

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141800/FO/2024

Date registered valid: 20 December 2024

Proposal: Removal of 6no existing antennas to be replaced with 6no new antennas, installation of 1no new 600mm dish and 1no new 300mm dish and other associated ancillary works thereto.

Address: Lowry House, Marble Street, Manchester, M2 3AW

Ward(s): Deansgate Ward

Applicant: Cornerstone Telecommunications Infrastructure Ltd

Agent (if any): Miss Mandy Poon Avison Young

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10 February 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 15 January 2025

Standard consultations:

Printed: 7 January 2025 Expired: 28 January 2025

Neighbour notifications

Printed: 7 January 2025 Expired: 28 January 2025

Site notice

Posted: 15 January 2025 Expired: 5 February 2025

Press advert

Published: 14 January 2025 Expired: 4 February 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Upper King Street (Extension) Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The building subject of this application has frontages onto Marble Street, Spring Gardens, Fountain Street, Phoenix Street and Sickle Street. The building is named Lowry House and is a relatively modern building built in 1973 with a central 15 storey tower located on a plinth, comprising of glass and brown concrete with areas of bronze cladding at the lower levels.

The building is not listed but is located within the designated Upper King Street Conservation Area (1985). It is also surrounded by a number of listed buildings and non-designated heritage assets including, the Grade II Listed former Debenhams departments store and the Grade II* Listed 1-3 York Street.

Surrounding uses include offices, shops, bars, post office and restaurants. The building is close to Market Street which is a main retail street within the City Centre with extremely high footfall. The building is within the central shopping and business area of the City Centre.

Planning application referenced 128812/FO/2020 was approved in March 2021 and allowed the relocation of 2 no. existing Vodafone antennas, the installation of 7 no. additional Vodafone antennas, 9 no. additional Telefonica antennas and ancillary development thereto, including 15 no. Ericsson Radio Systems (ERSs), 15 no. Remote Radio Units (RRUs), and 2 no. GPS modules on the rooftop of Lowry House.

Description of development

Planning permission is sought for the upgrade of the existing telecoms base station on the rooftop of Lowry House. This would comprise the replacement of 6no. Vodafone antennas with new antennas, the installation of 1no. 600mm dish, 1no. 300mm dish, 15 no. Remote Radio Units (RRUs) and a freestanding demarcation chain to create operational ICNIRP exclusion zone. All equipment would be located on the rooftop of the tower.

The proposed antennas would be installed in the same locations as the existing. They would be grouped in three corners of the roof of the 15-storey tower and would be tight to the edges of the roof as existing. They would be located in existing locations on the corners facing Fountain Street/Phoenix Street and Marble Street/Spring Gardens and Spring Gardens towards Market Street. The chain would be close to the Fountain Street/Phoenix Street.

Consultations & Notification Responses

Environmental Health - Confirmed that no conditions are required in this instance.

Publicity - The application was publicised through a site notice, and an advert in the local press. Letters were also sent to surrounding occupiers. No responses were received.

Issues

Issues and Policy

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC17.1 (Telecommunications) states that applications for telecommunications developments will normally be approved if the Council can be satisfied that the development has been sited and designed to minimise its impact on residential amenity and in environmentally sensitive areas. Wherever possible, the Council will expect the potential of existing buildings and masts, including the sharing of such facilities, to be fully explored before agreeing to additional separate development.

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character.

Saved Policy DC26 (Development and Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City.

Places for Everyone -

The Places for Everyone Plan is a Joint Development Plan Document, which provides a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8-week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

Policy JP-P 1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-P 2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater

Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

JP-C1 (An Integrated Network) aims to deliver an accessible, low carbon Greater Manchester with world-class connectivity by delivering a pattern of development that minimises both the need to travel and the distance travelled by unsustainable modes, enabling the provision of high quality digital infrastructure; locating and designing development, to deliver a significant increase in the proportion of trips that can be made by walking, cycling and public transport; transforming transport infrastructure and services by securing investment in new and improved transport infrastructure and services that will promote social inclusion, support economic growth, reduce carbon emissions and protect our environment and air quality; meets customers' needs by being integrated, reliable, resilient, safe and secure, well-maintained, environmentally responsible, attractive and healthy; and provide access to jobs and other key services, including healthcare, education, retail, recreation and leisure facilities, greenspace and green infrastructure, ensuring that development and transport investment fully considers the needs of all people and those modes which make most efficient and sustainable use of limited road space, by following the Global Street Design Guide(125) hierarchy (highest priority first) and developing local transport industry skills and education to ensure the right skills are available into the future.

JP-C2 (Digital Connectivity) States that the provision of affordable, high quality, digital infrastructure is supported. In making decisions we will support a range of measures, including enabling the roll-out of latest generation mobile technology in a way that maximises coverage whilst protecting townscape quality and ensuring an ability to respond to updated/changing technology.

National Policy

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Section 8 (Promoting healthy and safe communities) outlines how planning policies and decisions should aim to achieve healthy, inclusive, and safe places and beautiful buildings.

Section 10 (Supporting High Quality Communications) states that Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being but advises that the number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing buildings and other structures for new electronic communications capability should be encouraged. Where new sites are required (such as for new 5G networks), equipment should be sympathetically designed and camouflaged where appropriate.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Visual Amenity and the Impact on the Historic Environment -

The current equipment was approved in 2021 so the locations of the equipment can't be changed but the equipment would be required to be coloured grey to blend in with most weather. The chain should however be coloured to match the building fabric on which it would be located.

The need to provide adequate network coverage is recognised and the principle of locating telecommunications equipment on this building is acceptable as demonstrated by previous approvals for telecommunications equipment on the site.

The proposed site on this building's rooftop is far preferable to location on the surrounding historic buildings including those that are Grade II and Grade II* listed. The proposal is for the upgrade of the existing base station and as such it is not necessary to provide information of other sites considered. The site selection process was carried out on previous applications for such installations at this location.

The antennas, when viewed against the scale of the buildings would appear to be relatively small and their colour would be required to blend with the typical Manchester sky. Their impact is reduced by their location on a modern building that has a tower element.

It is imperative to consider the impact on the designated heritage assets nearest to the site.

Given the height above ground level and the building mass of the host property, it is not considered that the proposed equipment would have prominence within the streetscene or within the Upper King Street Conservation Area. It is acknowledged that the equipment would be out of the eye-line of most pedestrians, who would generally be looking straight ahead rather than up towards the roofline of the host building.

The proposed equipment would impact on the Conservation Area and the setting of surrounding listed buildings and non-designated heritage assets, particularly in wider views on Spring Gardens and Fountain Street. However, due to the built-up nature of the area, the height of the building and the positioning of the proposed equipment on the rooftop, there are no views from public vantage points where all of the equipment would be visible at once.

The existing equipment in-situ is already an established feature on the rooftop meaning that the proposed telecommunications equipment is unlikely to alter the experience and appreciation of the conservation area from within its immediate surrounds, or from views through the Conservation Area from outside it. Views of the equipment would be glimpses of the antennas, that would be noticeable for a very brief period whilst travelling along the surrounding streets.

The proposed antennas would replace the existing and their proposed material and colour would be required by condition to be agreed with the City Council as local planning authority to minimise the impact.

For these reasons it is considered that the proposal would cause less than substantial harm to the conservation area.

The scheme as a whole is considered to be acceptable in terms of the siting, design, location, and scale. The equipment would be roof mounted on a taller building minimising the impact on the surrounding street scene of the conservation area. The precedent for siting telecoms equipment on the rooftop is already established in this location, which would be far preferable to siting equipment on the surrounding Listed Buildings and non-designated heritage assets.

It is also considered that the benefits of the proposal would outweigh the less substantial harm caused to the affected heritage asset and are consistent with paragraphs 210 and 215 of the NPPF

and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. The public benefits of the proposals are as follows:

- the upgrade of the existing telecommunications site would improve capacity on the 2G, 3G and 4G networks.
- It would maintain and improve coverage for the Mobile Virtual Network Operators that use the masts.
- Customers of the above networks would benefit from a more reliable network as a result of the proposal and would have
- 5G would allow cities and communities to manage traffic flow, monitor air quality and control energy usage through real-time management of high volumes of data.

Residential Amenity

The siting, design and appearance of the equipment is not considered to be detrimental to visual amenity of nearby residents as discussed above. The applicant has also provided evidence of International Commission on Non-Ionizing Radiation Protection (ICNIRP) certification in relation to health and safety for surrounding residents. The equipment wouldn't cause a noise issue.

Given the above, the works are considered to be in accordance with Section 10 of the National Planning Policy Framework (2018), policy DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policies DC17.1 (Telecommunications), DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development

Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. Appropriate conditions have been attached to the decision to ensure an acceptable development.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

The location plan received by the City Council as local planning authority on 20 December 2024

The drawings referenced:

100 Rev A
201 Rev 1A
304 Rev 1A
305 Rev 1A
306 Rev 1A
307 Rev 1A

received by the City Council as local planning authority on 5 March 2021

The Design and Access Statement prepared by Avison Young received by the City Council as local planning authority on 20 December 2024

The letter from Avison Young dated 19 December 2024

The email from Avison Young dated 5 February 2025

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies EN3, CC9, SP1 and DM1 of the Manchester Core Strategy, saved policies DC17.1, DC18.1 and DC19.1 and Sections 8,10,12 and 16 of the National Planning Policy Framework.

3) Notwithstanding the details submitted with the application, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority prior to each type of equipment (a) to c) hereby approved being installed on site:

- a) Samples and specifications of the colour treatment that shall be used to colour all equipment that protrudes above the roofline of the building.
- b) Samples and specifications of the colour treatment that shall be used to colour the roof mounted chain.
- c) A maintenance schedule for this painting, that shall be complied with for the life of the equipment.

The equipment shall be installed and treated only in accordance with the above.

Reason - In the interests of visual amenity, because the proposed works affect the setting of a number of designated heritage assets so careful attention to building work is required to minimise the impact of the works on the character and appearance of these heritage assets and because the building is located in a prominent position on a major radial route in accordance with saved policies 18.1 and 19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

74 - 76 Market Street, Manchester, M1 1PN
Basement, 82 - 84 Market Street, Manchester, M1 1PD
82 - 84 Market Street, Manchester, M1 1PD
Flat 1, 1 Sickle Street, Manchester, M2 1DL
Flat 5, 1 Sickle Street, Manchester, M2 1DL
Third Floor, 17 Marble Street, Manchester, M2 3AW
Fifteenth Floor, 17 Marble Street, Manchester, M2 3AW
11 Spring Gardens, Manchester, M2 1FB
Seventh Floor, 17 Marble Street, Manchester, M2 3AW
16 Spring Gardens, Manchester, M2 1EE
Fourth Floor, Tootal House, 19 - 21 Spring Gardens, Manchester, M2 1FB
Flat 1, 14 Fountain Street, Manchester, M2 2AA
Flat 12, 1 Sickle Street, Manchester, M2 1DL
Unit 5 Halle Place, Arndale Centre, Market Street, Manchester, M1 1PT
Unit 10 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
51 - 55 Market Street, Manchester, M1 1WR
3 Spring Gardens, Manchester, M2 1FB
48 Arndale Centre, Market Street, Manchester, M4 2HU
Flat 3, 1 Sickle Street, Manchester, M2 1DL
Flat 6, 1 Sickle Street, Manchester, M2 1DL
Eighth Floor, 17 Marble Street, Manchester, M2 3AW
Twelfth Floor, 17 Marble Street, Manchester, M2 3AW
First Floor, 17 Marble Street, Manchester, M2 3AW
Eleventh Floor, 17 Marble Street, Manchester, M2 3AW
Second Floor, 19 Spring Gardens, Manchester, M2 1FB
Upper Mall, Arndale Centre, Market Street, Manchester, M4 2EA
27 Arndale Centre, Market Street, Manchester, M4 2HU
ALDI, 55A Market Street, Manchester, M1 1WR
68 - 70 Market Street, Manchester, M1 1PW
Sugar Hut, Kiosk Adjacent 74 To 76, Market Street, Manchester, M1 1PD
First Floor And Second Floor, 3 Spring Gardens, Manchester, M2 1FB
Unit 11 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 2, 1 Sickle Street, Manchester, M2 1DL
Ninth Floor, 17 Marble Street, Manchester, M2 3AW
Ground Floor, 17 Marble Street, Manchester, M2 3AW
BRUNTWOOD ESTATES BETA, Fourth Floor, 17 Marble Street, Manchester, M2 3AW
Fourth Floor, 19 Spring Gardens, Manchester, M2 1FB
102 - 104 Market Street, Manchester, M1 1PB
Flat 4, 14 Fountain Street, Manchester, M2 2AA
Flat 16, 1 Sickle Street, Manchester, M2 1DL
Unit 824 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 2EA
Ground Floor, 78 Market Street, Manchester, M1 1PD
Unit 3 Halle Place, Arndale Centre, Market Street, Manchester, M1 1PT
Second Floor, 17 Marble Street, Manchester, M2 3AW
Fourteenth Floor, 17 Marble Street, Manchester, M2 3AW
Brewdog Doghouse, 18 - 20 Fountain Street, Manchester, M2 2AA
Third Floor, 19 Spring Gardens, Manchester, M2 1FB
Ground Floor, 19 Spring Gardens, Manchester, M2 1FB
Flat 14, 1 Sickle Street, Manchester, M2 1DL
Flat 17, 1 Sickle Street, Manchester, M2 1DL

84 Arndale Centre, Market Street, Manchester, M4 2HU
Units 23 To 25 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AT
Lower Mall, Arndale Centre, Market Street, Manchester, M1 1WR
49 Market Street, Manchester, M1 1WR
What A Potato, Kiosk, Market Street, Manchester, M1 1PD
Stall Adjacent 82 To 84, Market Street, Manchester, M1 1PD
Unit 32A, Lower Mall Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 4, 1 Sickle Street, Manchester, M2 1DL
Tenth Floor, 17 Marble Street, Manchester, M2 3AW
Sixth Floor, 19 Spring Gardens, Manchester, M2 1FB
Fifth Floor, Tootal House, 19 - 21 Spring Gardens, Manchester, M2 1FB
Flat 3, 14 Fountain Street, Manchester, M2 2AA
47 Market Street, Manchester, M1 1WR
35 Market Street, Manchester, M1 1WR
1 Brown Street, Manchester, M2 1DA
72 Market Street, Manchester, M1 1PN
First And Second Floor, 82 - 84 Market Street, Manchester, M1 1PD
Unit 826 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 2EA
Thirteenth Floor, 17 Marble Street, Manchester, M2 3AW
Fifth Floor, 17 Marble Street, Manchester, M2 3AW
4 Marble Street, Manchester, M2 3AW
16 Fountain Street, Manchester, M2 2AA
Basement To First Floor, 86 - 88 Market Street, Manchester, M1 1PD
Third Floor And Fourth Floor, 86 - 88 Market Street, Manchester, M1 1PD
Flat 11, 1 Sickle Street, Manchester, M2 1DL
Flat 9, 1 Sickle Street, Manchester, M2 1DL
Flat 15, 1 Sickle Street, Manchester, M2 1DL
Units 20 And 21 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
57 Market Street, Manchester, M1 1WR
33 Market Street, Manchester, M1 1WR
78 Market Street, Manchester, M1 1PD
Second And Third Floor, 3 Spring Gardens, Manchester, M2 1FB
Unit 825 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 2EA
48A Arndale Centre, Market Street, Manchester, M4 2HU
Unit 4 Halle Place, Arndale Centre, Market Street, Manchester, M1 1PT
Sixth Floor, 17 Marble Street, Manchester, M2 3AW
BETFRED, 18 Fountain Street, Manchester, M2 2AA
First Floor, 19 Spring Gardens, Manchester, M2 1FB
Flat 2, 14 Fountain Street, Manchester, M2 2AA
Flat 8, 1 Sickle Street, Manchester, M2 1DL
Flat 7, 1 Sickle Street, Manchester, M2 1DL
Flat 10, 1 Sickle Street, Manchester, M2 1DL
Unit 11 Halle Place, Arndale Centre, Market Street, Manchester, M1 1PT
First Second Floor And Third Floors, 90 - 100 Market Street, Manchester, M1 1PB
Units 31 And 32 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Marsden Way South, Arndale Centre, Market Street, Manchester, M1 1WR
HOLLAND & BARRETT, 105 Market Street, Manchester, M1 1NN
Flat 18, 1 Sickle Street, Manchester, M2 1DL
36 Fountain Street, Manchester, M2 2BE
Fifth Floor, 19 Spring Gardens, Manchester, M2 1FB
Flat 13, 1 Sickle Street, Manchester, M2 1DL
54 Arndale Centre, Market Street, Manchester, M4 2HU
93 Arndale Centre, Market Street, Manchester, M4 2HU
Tim Hortons, 107 Market Street, Manchester, M1 1NN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Upper King Street (Extension) Conservation Area 1985

Area Team Boundary - Name: CENTRAL