

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141223/FO/2024
Date registered valid: 29 October 2024
Proposal: Creation of 1no three bedroom flat.
Address: Globe House, 30 Southall Street, Manchester, M3 1LG
Ward(s): Cheetham Ward

Applicant: Mr Gary Macarthur
Agent (if any): Mr Yaqoob Malik Footprint Design Ltd
Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: **24/12/2024**

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit:

Standard consultations:

Printed: 1 November 2024 Expired: 22 November 2024

Neighbour notifications

Printed: 1 November 2024 Expired: 22 November 2024

Site notice

Posted: 11 November 2024 Expired: 2 December 2024

Press advert

Published: 5 November 2024 Expired: 19 November 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a large, attractive, five storey (including basement), red brick, office building (Globe House) situated at the corner of Southall Street and Carnarvon Street. The building is at present occupied by apartments as a result of prior approval being granted for 28no. apartments under the provisions of Class O of the General permitted development Order, having previously been in use as offices (Class B1a) (app ref no123141/P3OPA/2019) together with subsequent planning permission for the addition of 3no. apartments (app ref no 137264/FO/2023). One apartment is located within the basement but the remainder of the basement space is currently utilised for car parking accessed through a solid roller shutter in a non-original opening and 2 areas for cycle storage.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site lies within an area known as Strangeways, which is located on the northern fringe of Manchester's city centre. The locale is dominated by HMP Manchester (Strangeways Prison). Commercial and residential uses are also found in the immediate area.

Description of development

Consent is sought for the creation of a further three-bedroom apartment to the basement of Globe House, in an area currently utilised for parking together with the creation of 1no. window on the Southall Street elevation to the garage door. The basement cycle storage areas would

be retained but the existing 3 parking spaces would be removed, with the disabled parking bay relocated to the rear carpark.

Consultations & Notification Responses

Publicity - a notice was displayed on site, informing passersby of the development. A press notice was placed in the local press advertising for reasons of public interest. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

Environmental Health - no objections, conditions requested for noise insulation, plant noise, refuse, air quality and construction management plan.

Highways Services - conditions requested (travel plan, construction management plan)

GMP - no concerns regarding the proposal, recommended security rated windows and retention of window bars.

Issues

The main policies that relate to this development are DM1 (Development Management), SP1 (Spatial Principles), H1 (Overall Housing Provision), H5 (Central Manchester), CC1 (Primary Economic Development Focus : City Centre and Fringe), CC3 (Housing) CC5 (Transport) EN1 (Design Principles and Strategic Character Areas) and EN19 (Waste) of the Manchester Core Strategy (2012), saved policies DC5 (Flat conversions) and DC26 (Development and Noise) of the Unitary Development Plan for the City of Manchester (1995), the National Planning Policy Framework, in particular section 5 (Delivering a Sufficient Supply of Homes) and the guidance found in the Manchester Residential Quality Guide (2017)

Principle

The application seeks approval for the creation of 1no. three-bedroom flat (Use Class c3a) to the basement of Globe House. The creation of residential accommodation is considered acceptable to help overcome the current housing shortage across Manchester and would be pursuant to Policy H1 and H5 of the Manchester Core Strategy (2012).

Policy CC6 of the Manchester Core Strategy support high density development in the City Centre, on the fringe of which the development site sits. The addition of 1no. apartment would increase the efficiency of land use at the location by providing additional residential accommodation within the same area of land.

The Great Ducie Street SPD earmarks the development site for commercial development, however, there is an established residential use at Globe House, which already comprises 31no. apartments. Furthermore, the precedence of residential accommodation to the basement is established, with a previous conversion to 2no. flats to the basement.

However, consideration must be given to the impact on the amenity of future occupiers, impact on the visual amenity of the area, highway considerations and environmental health considerations.

Visual amenity

The proposal would see the introduction of windows in the ground floor archways/openings to the southern end of the Southall Street elevation and the western end of the Carnarvon Street

elevation. This includes the partial reinstatement of 1no. window which had previously been converted to a garage door.

A full reinstatement of the window is not possible owing to the presence of a structural iron beam that was inserted to support archway for the garage door. However, the new window, which would maintain the rhythm of fenestration across the elevation would help to improve the overall appearance of the building not least due to the removal of the non-original and visually incongruous roller shutter. The window design would match the specification of that installed to the other basement flat windows, affording a degree of design consistency.

Residential amenity

Policy CC3 requires that new residential accommodation is of high quality, including appropriate in terms of size of new residences and the number of rooms allowing for a variety of occupiers. The proposed apartments comply with Manchester's emerging space standards, as per the MCC residential quality guide. Paragraph 71 of the NPPF also requires new development to support a variety of tenures.

The three-bedroom apartment to the basement measures 130.2sqm, which is c30% higher than that required for a three-bedroom, five-person apartment. Therefore, the proposed internal area of the apartment is significantly above that required by Manchester's space standards.

The apartment would comprise 1no. master bedroom with ensuite, together with 2no. standard bedrooms with shared bathroom facilities. Thus, the apartment would be suitable for use as both family accommodation as well as a flat share.

Each habitable room in the development would have at least one external window as a source of natural light. Although the bedrooms only benefit from one window a piece, it is considered that the large size of the windows would ensure they are a satisfactory light source.

Given the above it is considered that there are no concerns regarding residential amenity that would warrant a refusal.

Noise

30 Southall Street is located in a primarily commercial area, with no nearby residential properties and the high walls of a prison entirely covering the opposite side of Southall Street on to which the new flats' windows would open on to. Thus, it is not considered that the additional flat is likely to cause disamenity to surrounding occupiers.

A residential insulation scheme has been proposed to protect the amenity of the occupiers of the proposed new flat. This has been accepted by Environmental Health, who request post completion validation testing is secured by condition.

Any new plant that is to be installed, including the MVHR system used to ventilate the new flat, would require an assessment to ensure its operation does not lead to an increase in background noise levels. A condition attached to this approval would require a noises assessment of any new plant.

Subject to satisfactory discharge of these conditions, it is considered that the development would be acceptable pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995), which requires consideration of the effect of new development proposals which are likely to be generators of noise and the implications of new development

being exposed to existing noise sources which are effectively outside planning control, together with the implementation of appropriate mitigation measures.

Transport

Policy T1 supports development that facilitates the modal shift from car use towards sustainable transport methods, including public transport and active travel such as walking and cycling. Saved policy DC5 (c) of the Unitary Development Plan for the City of Manchester (1995) requires flat conversions to have adequate parking provision.

The development site is in a highly accessible location nearby to the City Centre. Manchester Victoria station, a major transport hub, is c10 minutes' walk away and is well serviced by both tram and rail. There is an existing large cycle store internally, which would encourage active travel to and from the development. This cycle store was previously approved under application reference 137264/FO/2023. Highways Services have requested clarification that the store would have additional capacity to accommodate bike store provision for the apartment proposed under this application. Therefore, a condition attached to this approval will require the provision of these details and the retention of this store for the lifetime of the development.

However, the development would lead to a net loss of 2no. on-site parking spaces due to the loss of all the remaining basement spaces, with the movement of the 1no. disabled bay to the rear courtyard, necessitating new demarcation of the parking spaces at this location. The rear courtyard currently houses 7no. car parking spaces that serve Globe House, accessed via an archway on Cheviot Street to the rear of the building. The carpark is secured by a roller shutter door to the archway. The implementation of this disabled bay would be secured by condition.

Given the accessible location of the building, the loss of car parking spaces is considered acceptable in principle subject to the relocation of the disabled bay to the rear courtyard. A Travel Plan for the site was approved under CDN/24/0113 and Highways Services have requested that the measures set out in the Travel Plan remain in place in order to monitor the travel requirements of residents, secure greater use of low carbon transport methods and ensure the loss of parking does not lead to an unacceptable impact on the highways network. This would be secured by a condition attached to this approval.

Refuse

Policy EN19 of the Manchester Core Strategy (2012) requires the agreement of a satisfactory waste management scheme. There is an existing private twice weekly waste collection system in place for the building, with a bin store in the rear courtyard, the capacity of which Environmental Health have confirmed is sufficient. This waste management strategy was previously approved under CDN/24/0113. It is considered that the addition of 1no. apartment to the building would not significantly alter the waste management arrangements. However, as the full and final details have not yet been agreed with Environmental Health and Highways Services, a condition is attached to this approval requiring the final refuse strategy be agreed prior to the development commencing.

Highways have requested details regarding bin stores for other occupiers of surrounding buildings. The applicant demonstrated on the plans that their existing bin store is to be retained and that this has sufficient capacity for the residences at Globe House. Information concerning the waste management arrangement of other occupiers unrelated to the residences within Globe House are not considered to be applicable to the scope of this application, which seeks an additional 1no. apartment within an existing residential building with a previously approved waste management scheme.

Access

There is level access into the basement via an internal lift that runs through all floors of the building. This would open into the corridor from which the new basement flat is to be accessed. The existing 1no. disabled parking bay is to be relocated to the rear of the building where there is an existing carpark serving the residences. There is a rear entrance from the courtyard into Globe House ensuring those with mobility issues would not have to use the front entrance to the other side of the building on Southall Street. Given the above, the development is considered acceptable pursuant to policy CC10 of the Manchester Core Strategy (2012), which supports high quality access arrangements across the City Centre.

Security

The Design for Security Team at Greater Manchester Police were consulted on the application and recommendations were made that any new windows and doors were security rated to BS PAS 24 and bars to the windows were retained for additional protection. A condition attached to this approval will require this to be implemented.

Conclusion

Whilst the area within which the development site sits is allocated for commercial development as per the Great Ducie Street SPD, there is an established precedent for residential units at Globe House, which currently comprises 31no apartments. The site is highly accessible, nearby to the City Centre, and so on balance the loss of parking is considered acceptable. The works would see the creation of a new window, replacing an existing garage door, which would lead to a slight visual uplift of the primary elevation of Southall Street. Subject to the satisfactory discharge of a number of conditions relating to construction management, noise, air quality, refuse and transport, it is considered that the development would be acceptable.

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

In assessing the merits of an application for planning permission officers will seek to work with the applicant in a positive and pro-active manner in seeking solutions to problems arising in relation to dealing with the application. In this instance, the application was considered acceptable and appropriate conditions have been attached to this approval.

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:

- Drawing - Proposed REAR CARPARK
- Drawing - Existing & Proposed A031.1_P(00)051 ELEVATION
- Noise assessment or information ASSESSMENT OF NOISE IMPACT

All received by the City Council, as Local Planning Authority, on 14/10/2024

- Drawing - Proposed BASEMENT PLAN received by the City Council, as Local Planning Authority, on 04/11/2024

- Noise assessment or information ARR/C/3565.02B GLAZING NOTE
- Supporting Information GLAZING SPECIFICATION
- Supporting Information MVHR BROCHURE

All received by the City Council, as Local Planning Authority, on 06/12/2024

The approved details shall be implemented as part of the development.

Reasons - to ensure the development is carried out in accordance with the approved plans pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

3) Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- Measures to control noise and vibration into adjoining occupied properties
- Dust suppression measures;
- Compound locations where relevant;
- Details of the proposed construction traffic routes to and from the site;
- The measures for on-site / off-site car parking;
- Details of an emergency contact telephone number;
- A community consultation plan and;
- Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

4) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

5) a) The development shall be carried out in accordance with the approved noise assessment and acoustic insulation scheme (Noise assessment or information ARR/C/3565.02B GLAZING NOTE; Supporting Information GLAZING SPECIFICATION; Supporting Information MVHR BROCHURE; All received by the City Council, as Local Planning Authority, on 06/12/2024; Noise assessment or information ASSESSMENT OF NOISE IMPACT received by the City Council, as Local Planning Authority, on 14/10/2024). The approved details shall be implemented in full as part of the development.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

6) a) Prior to commencement of the development, an air quality impact and/or [delete as appropriate: see IAQM Planning guidance] exposure assessment together with any mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

7) a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policies DM1, SP1 and EN19 of the Manchester Core Strategy (2012).

8) Notwithstanding the approved drawing (Drawing - Existing & Proposed A031.1_P(00)051 ELEVATION), prior to the commencement of the development hereby approved, full and final details of the new wall and window to the Southall Street elevations shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of detailed elevations, cross sections, product specifications and physical material samples. The approved details shall be implemented in full as part of the development.

Reason - in the interest of visual amenity pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

9) The development hereby approved shall be operated in accordance with the Travel Plan approved under CDN/24/0113 (Transport or Travel information 230827 TRAVEL PLAN received by the City Council, as Local Planning Authority, on 18/04/2024) as referenced in the approved document (Supporting Information TECHNICAL NOTE 2 received by the City Council, as Local Planning Authority, on 14/10/2024). The Travel Plan shall remain in place for the lifetime of the development.

Reason - To minimise the level of vehicular traffic generated by the development, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester and the provisions contained within Planning Policy Guidance 13.

10) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as

families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

12) The development hereby approved shall incorporate the following security measures:

- Internal entrance doorset to the proposed basement apartment should be security-certified to BS PAS 24.
- Windows onto the street should also be security-certified to BS PAS 24
- External bars to match the existing basement window openings.

Reason - in the interest of public safety pursuant to policy DM1 of the Manchester Core Strategy (2012)

13) a) Prior to the commencement of the development hereby approved, full and final details of the bike store indicated on the approved layout (Drawing - Proposed BASEMENT PLAN received by the City Council, as Local Planning Authority, on 04/11/2024) demonstrating the bike store has sufficient capacity to accommodate additional storage for the new apartment shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

b) The approved bike store shall be made available for use prior to first use of the development and shall be available for use for the lifetime of the development.

Reason - to promote sustainable transport methods pursuant to policies DM1 and T1 of the Manchester Core Strategy (2012).

14) Prior to the commencement of the development hereby approved, the disabled parking bay indicated on the approved plan (Drawing - Proposed REAR CARPARK) shall be installed to the rear courtyard and made available for use. The disabled parking bay shall remain in situ for the lifetime of the development.

Reason - to ensure the development remains accessible pursuant to policies DM1 and CC10 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Flat 31, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 30, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 29, Globe House, 30 Southall Street, Manchester, M3 1LP
Dental Department, HMP Manchester, Southall Street, Manchester, M60 9AH
Flat, HMP Manchester, Southall Street, Manchester, M60 9AH
Healthcare Department, HMP Manchester, Southall Street, Manchester, M60 9AH
Unit 3, 1 Cheviot Street, Manchester, M3 1LW
Unit 2, 1 Cheviot Street, Manchester, M3 1LW
Rock Over Climbing, Unit 1, 1 Cheviot Street, Manchester, M3 1LW
First Floor, 45 Julia Street, Manchester, M3 1LN
Ground Floor, 45 Julia Street, Manchester, M3 1LN
HMP Manchester, Southall Street, Manchester, M3 1JL
1 Cheviot Street, Manchester, M3 1LW
Ground Floor, 47 - 49 Carnarvon Street, Manchester, M3 1EZ
First Floor, 47 - 49 Carnarvon Street, Manchester, M3 1LQ
Basement, 47 - 49 Carnarvon Street, Manchester, M3 1LQ
47 - 49 Carnarvon Street, Manchester, M3 1LQ
Flat 23, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 22, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 21, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 19, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 20, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 14, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 13, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 12, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 11, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 10, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 9, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 8, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 7, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 18, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 17, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 16, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 15, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 6, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 5, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 4, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 3, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 1, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 2, Globe House, 30 Southall Street, Manchester, M3 1LP
45 Julia Street, Manchester, M3 1LN
Flat 24, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 28, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 27, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 26, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 25, Globe House, 30 Southall Street, Manchester, M3 1LP
Basement, 45 Julia Street, Manchester, M3 1LN

Appendix 2 – Planning constraints

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

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

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL