

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140770/AOH/2024

Date registered valid: 14 August 2024

Proposal: Installation of 3 no applied vinyl panels on hoarding on Loverose Way elevation for a temporary period up to 12 months.

Address: New Warehouse, Museum Of Science And Industry, Liverpool Road, Manchester, M3 4JP

Ward(s): Deansgate Ward

Applicant: n/a Science and Industry Museum

Agent (if any): N/A Deloitte LLP

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 September 2024

Application Details

Type of application: Advertisement Hoardings Consent

Development type: Advertisements

Date of site visit: 20 August 2024

Standard consultations:

Printed: 20 August 2024 Expired: 11 September 2024

Neighbour notifications

Printed: 20 August 2024 Expired: 11 September 2024

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Grade II

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

The Science and Industry Museum is located in the western part of Manchester City Centre, on the site of the former Liverpool Road railway station.

The wider museum site is bounded to the north by a number of large warehouses including the site of the new Aviva Studios, to the south by Liverpool Road, to the east by Lower Byrom Street, and to the west by the River Irwell and Stephenson's Viaduct.

The Museum is spread across several historic buildings that are connected by walkways and outdoor spaces. The museum is located on the site of the former Liverpool Road Railway Station, which was the terminus of the world's first intercity passenger railway. The buildings that house the museum are all listed and include the New Warehouse, the Power Hall, and the 1830 Warehouse and 1830 Station.

Throughout the museum complex, there are a number of outdoor spaces and walkways that allow visitors to explore the historic buildings and enjoy views of the surrounding area. The museum's layout is designed to be both educational and engaging, while retaining the industrial character and general spatial layout associated with its historic use.

The museum site is located in the Castlefield Conservation Area, known for its canals, warehouses, and industrial architecture.

This advertisement hoarding consent relates to the Loverose Way elevation of the New Warehouse.

The New Warehouse is a three-storey warehouse (with basement), large seven-bay rectangular building on an east-west axis with entrances for railway lines through the west end from the 1876 viaduct.

The original Lower Byrom Street façade was L-shaped; this has been filled in and extended to the street edge with a modern glass structure, which opened in 2000, housing a café/shop on the ground floor and offices above.

The building is of red brick with detail in blue brick and sandstone, with a pitched slate and glass roof over each bay.

The southern elevation overlooks the Upper Yard, and each bay has two pairs of segmentally headed windows of diminishing height. The blue brick is used for the plinth, the keystones, the bands between the floors and vertical strips extending to the windows and door.

Loverose Way is a pedestrianised street that runs from Lower Byrom Street, with the New Warehouse on one side and Versa Studios on the other, and provides access to The Crystal Maze Experience, The Stables, and will soon provide a direct pedestrian footpath to the St John's development. This pedestrianised footpath is currently closed off whilst improvement works are finished to this area.

Description of Development

The application seeks advertisement consent for the installation of 3 no applied vinyl panels on hoarding on Loverose Way elevation for a temporary period up to 12 months.

The scaffolding, and accompanying vinyl panels on the hoarding, will be in place whilst works are undertaken to facilitate the consented restoration and repair works to the New Warehouse, which are anticipated to take up to 12 months from completion at the maximum. Therefore, consent has been sought for the proposed advertisement hoarding to be in place for 12 months from September 2024.

There are three separate elements of advertisement hoardings that make up the proposal.

Element 1 is 48,523 mm in length, element 2 8,840 mm in length, and element 3 27,200 mm. All of the hoardings are 2400 mm in height.

The advertisement proposals that form this application do not interact with any historic fabric, as the proposals are proposed to be located on the consented scaffolding on the north elevation of the New Warehouse along Loverose Way.

Related Applications

138261/LO/2023 - Listed building consent for Phased refurbishment works, with Phase 1 including full replacement of the roof with new insulation, downpipes and gutters, access gantries and ladders and revised rooflight arrangement, fabric repairs and decoration works to the facades, waterproofing works to the Special Exhibitions Gallery at basement level including some excavation of the Upper Yard to allow for access, the installation of a new entrance porch on the west elevation, installation of scaffolding and hoarding during construction works, other associated works, and Phase 2 comprising the reinstatement of the Upper Yard hard landscaping following completion of the waterproofing works to the Special Exhibitions Gallery.

Approved February 2024.

138260/FO/2023 - Phased refurbishment works, with Phase 1 including full replacement of the roof with new insulation, downpipes and gutters, access gantries and ladders and revised rooflight arrangement, fabric repairs and decoration works to the facades, waterproofing works to the Special Exhibitions Gallery at basement level including some excavation of the Upper Yard to allow for access, the installation of a new entrance porch on the west elevation, installation of scaffolding and hoarding during construction works, other associated works, and Phase 2 comprising the reinstatement of the Upper Yard hard landscaping following completion of the waterproofing works to the Special Exhibitions Gallery.

Approved February 2024.

139799/LO/2024 - Listed Building Consent for the erection of scaffolding and associated ties.

Approved May 2024.

Consultations & Notification Responses

Highway Services – Have no objections to the proposals.

Publicity - Neighbour notification letters were sent to surrounding properties. At the time of writing this report, no representations have been received because of this publicity.

Policy

Town and Country Planning (Control of Advertisements) Regulations 2007

(1) A Local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—

- (a) the provisions of the development plan, so far as they are material; and
- (b) any other relevant factors.

(2) Without prejudice to the generality of paragraph (1)(b)—

- (a) factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;
- (b) factors relevant to public safety include—
 - (i) the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (ii) whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;
 - (iii) whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(3) In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.

(4) Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content, or design of what is to be displayed.

The Adopted Core Strategy for the City of Manchester

Adopted on 11th July 2012 and the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

DM1 (Development Management) states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

SP1 (Spatial Principle) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety, and well-being of residents, consider the needs of all members of the community, and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

CC9 (Design and Heritage) advises that design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

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

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

Paragraph 8.53 of the supporting text states that the City Centre has 14 Conservation Areas and numerous Listed Buildings. These are essential ingredients to the City's sense of place, providing aesthetic quality and strong references to the City's past, which will always be a central part of Manchester's character. Development which fails to respond to the opportunities that this context affords should not be supported.

The Unitary Development Plan (UDP) for the City of Manchester

DC15.1 (Advertisements, Hoardings and Posters) states that the Advertisement Regulations require that applications for advertisements be considered only in the interests of amenity and public safety. In determining applications for free standing hoardings and wall mounted posters the Council will take account of the following matters in assessing these interests:

- a) the general location of the proposed development and the effect on visual amenity;
- b) the scope for posters and hoardings to make a positive contribution to the locality;
- c) the design of the structures, and the relationship with any premises on which they are located;
- d) the effect of the proposal on permanent redevelopment of the land;
- e) public safety resulting from the positioning of the design of the display;
- f) the ease with which the structure is capable of being satisfactorily maintained;
- g) the use of hoardings to screen vacant sites or buildings during development, or where development is known to be imminent;
- h) the use of hoardings as part of a scheme to prevent access by unauthorised users onto land pending development;
- i) the use of hoardings to disguise or improve the appearance of unsightly features, operations or activities;
- j) the number of advertisements in the locality and their cumulative effect on visual amenity.

DC15.2 (Advertisements, Hoardings and Posters) states that in assessing the interests of amenity and safety the Council will take account of the following criteria:

- a) developments of this kind should not harm the character or architectural features of a building, nor interfere with its proper use;
- b) they should be in scale with the locality and relate properly to the site on which they stand;
- c) they should be unobtrusive and should not intrude into residential neighbourhoods and areas of high amenity value;
- d) a proposal which would be injurious to public safety or adversely affect the flow of traffic, by reason of its position, size, or design will not be permitted.

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.

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.

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

Policy JP-P2 (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.

National Planning Policy Framework (NPPF) (2023)

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development".

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.

Paragraph 141 of section 12 states:

"The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient, and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts."

Section 16 (Conserving and Enhancing the Historic Environment) addresses how proposals that affect heritage assets should be considered.

Paragraph 200 advises that Local Planning Authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Paragraph 201 advises that Local Planning Authorities (LPAs) should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 202 advises that in determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

Other Legislation

Sections 16, 66, and 74 of the Listed Buildings and Conservation Areas Act 1990 require that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

Issues

The main issues for consideration relate to the principle of the proposal, as well as, in accordance with the advertisement regulations, the acceptability of the proposal in terms of its impact upon visual amenity and upon public safety. In judging this, the provisions of the development plan and any other relevant factors, so far as they are material, must be taken into account.

The Principle of the Proposal

The advertisements will only be implemented on a temporary basis at the Site, whilst scaffolding is erected at the New Warehouse to facilitate the consented restoration and repair works to the building.

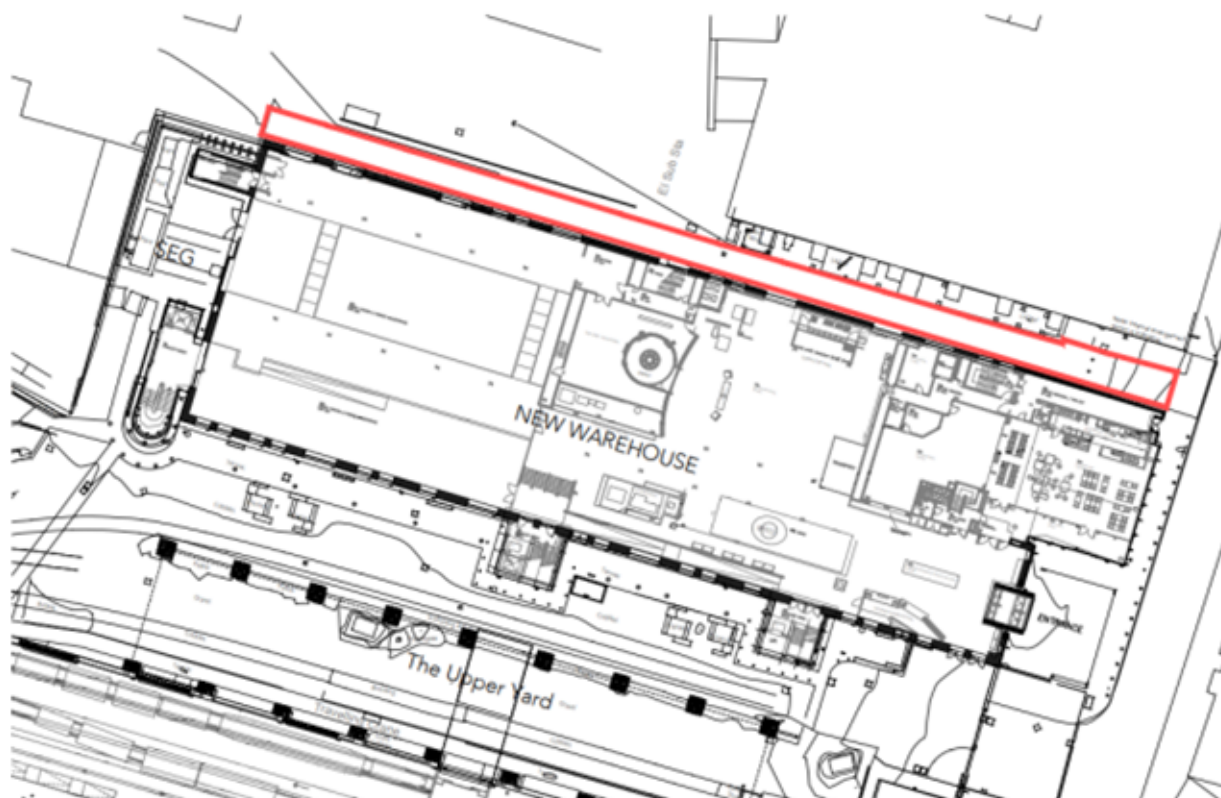
The proposals will improve wayfinding along Loverose Way, which in a pedestrianised route that leads to businesses at the bottom, such as the Crystal Maze Experience and the St John's Development. As there will be a scaffold in place along Loverose Way that will slightly narrow the width of Loverose Way and will overhang and shroud the path slightly in shadow, it is considered that these advertisements will provide some mitigation to potential visual amenity and wayfinding impacts of the scaffolding on Loverose Way.

Taking these aspects into consideration, the principle of the proposal is considered to be acceptable in this case.

Visual Amenity

The proposed advertisements will be visible from ground-floor level and have been sensitively designed to provide clear wayfinding information at the site, whilst consented refurbishment and construction works take place.

The proposed advertisements are temporary in nature and will not be directly fixed to any of the heritage assets at the Museum estate. They will instead be a part of the hoarding that will separate Loverose Way with the New Warehouse and the associated scaffolding attached to this building.

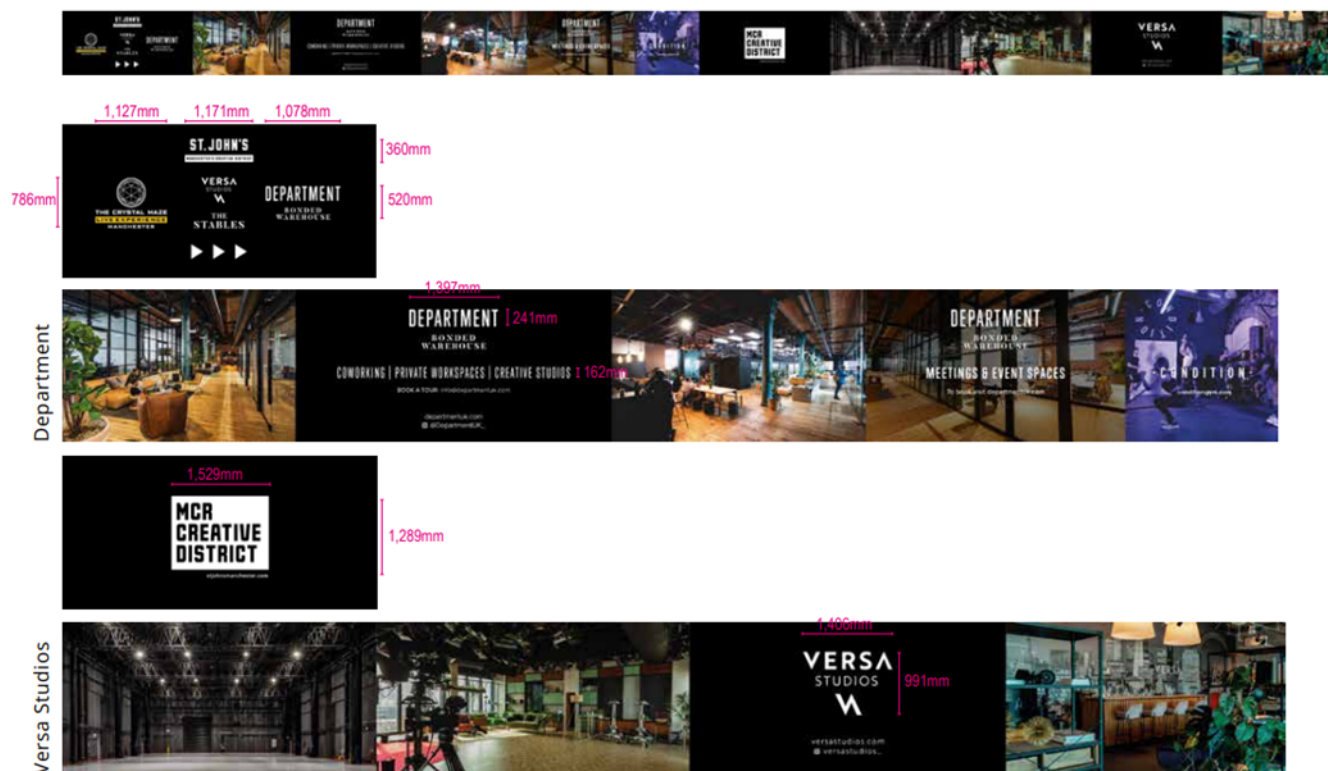


Proposed Site Plan

In terms of the content of the advertisements, it is considered that the content is appropriate for the area, as they advertise surrounding businesses and areas that are accessed by Loverose Way and will help to provide wayfinding to these businesses and areas. The wayfinding

provided by these advertisements will help to mitigate any potential wayfinding issues that may arise due to the hoarding and scaffolding that will be in place on Loverose Way.

ELEMENT 1



Some of the Proposed Hoarding Designs

In terms of their design and size, the proposed advertisements are not considered to be overbearing or incongruous in appearance, and it is considered that they will have a minimal impact on the setting of the listed New Warehouse, the surrounding street scene, and the wider conservation area, when taken into consideration with the current impact caused by the hoardings and scaffolding currently in place and given they are for a temporary period only.

The proposed advertisements would not be considered to be appropriate for permanent use, but given the fact that they shall be in place for a temporary period, and given the fact that they will provide a visual barrier that will screen the bottom of the scaffolding from view, it is considered that the proposed advertisements will have a positive impact on the visual amenity of Loverose Way whilst the scaffolding is in place by helping to mitigate the visual amenity impact that the scaffolding and hoarding in place on the Loverose Way elevation of the New Warehouse.

It is therefore considered that the proposed development can be supported on visual amenity grounds.

Public Safety

There is no luminance to the signage and therefore no concerns regarding any potential light pollution caused by the proposed advertisement hoardings.

All signage complies with headroom and carriageway clearance requirements.

Overall, there are no public safety concerns with the proposed signage.

Conclusion

Given the above, the proposal is considered to be consistent with the Core Strategy for the City of Manchester, in particular DM1 (Development Management) and SP1 (Spatial Principles), the saved policies contained within the Unitary Development Plan for Manchester, in particular DC15.1 and DC15.2 (Advertisements, Hoardings and Posters), and the National Planning Policy Framework, in particular Section 12 (Achieving Well Designed Places) and Section 16 (Conserving and Enhancing the Historic Environment).

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

Condition(s) to be attached to decision for approval

- 1) a) The express advertisement consent hereby granted is limited to a period of 12 months starting on the date of the commencement of the display of the advertisement hoarding hereby approved or 16 September 2024; if that is earlier.
- b) Written notice shall be given to the Council of the date of commencement of the display of the advertisement hoarding(s) within 7 working days of that commencement.
- c) On the date of the expiry of the express consent period on 16 September 2025 or earlier (see a), or on the date of completion of the relevant works; if that is earlier; the advertisement

hoardings and all associated development shall be removed, any use of the land/building authorised by this consent shall be discontinued, and the land/building shall be reinstated in accordance with a scheme that shall be submitted to the City Council as the Local Planning Authority at least one month before 16 September 2025.

Reason - To enable the City Council to consider the acceptability of the continuance of the display of the advertisement hoardings at the site on the expiry of the period of express consent, having regard to visual amenity and changing circumstances in the locality in order to comply with policies DM1, EN1, EN3, CC9, and SP1 of the Adopted Core Strategy for the City of Manchester, paragraphs 2.10, 2.20, 12.6, 3.1 and 8.8 of the Guide to Development in Manchester SPD and saved policies E3.3, DC15.1 and DC15.2, DC18.1 and DC19.1 of the Unitary Development Plan for Manchester

2) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by the City Council as Local Planning Authority on 14 August 2024:

- Proposed Hoarding Design
- Block Plan of the site

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Bonded Warehouse, 18 Lower Byrom Street, Manchester, M3 4AP

Chaos Karts, Lower Byrom Street, Manchester, M3 4AP

15 Atherton Street, Manchester, M3 3GS

The Crystal Maze, Lower Byrom Street, Manchester, M3 4AP

83 Rozel Square, Manchester, M3 4FQ

77 Rozel Square, Manchester, M3 4FQ

71 Rozel Square, Manchester, M3 4FQ

65 Rozel Square, Manchester, M3 4FQ

6 Rozel Square, Manchester, M3 4FQ

55 Rozel Square, Manchester, M3 4FQ

5 Rozel Square, Manchester, M3 4FQ

43 Rozel Square, Manchester, M3 4FQ

39 Rozel Square, Manchester, M3 4FQ

35 Rozel Square, Manchester, M3 4FQ

31 Rozel Square, Manchester, M3 4FQ

29 Rozel Square, Manchester, M3 4FQ

26 Rozel Square, Manchester, M3 4FQ

10 Rozel Square, Manchester, M3 4FQ

1 Culvercliff Walk, Manchester, M3 4FL

1 Rozel Square, Manchester, M3 4FQ

9 Culvercliff Walk, Manchester, M3 4FL

7 Culvercliff Walk, Manchester, M3 4FL

5 Culvercliff Walk, Manchester, M3 4FL

39 Culvercliff Walk, Manchester, M3 4FL

51 Rozel Square, Manchester, M3 4FQ

49 Rozel Square, Manchester, M3 4FQ

47 Rozel Square, Manchester, M3 4FQ

45 Rozel Square, Manchester, M3 4FQ

41 Rozel Square, Manchester, M3 4FQ

4 Rozel Square, Manchester, M3 4FQ

37 Rozel Square, Manchester, M3 4FQ

36 Rozel Square, Manchester, M3 4FQ

34 Rozel Square, Manchester, M3 4FQ

33 Rozel Square, Manchester, M3 4FQ

32 Rozel Square, Manchester, M3 4FQ

30 Rozel Square, Manchester, M3 4FQ

3 Rozel Square, Manchester, M3 4FQ

28 Rozel Square, Manchester, M3 4FQ

27 Rozel Square, Manchester, M3 4FQ

25 Rozel Square, Manchester, M3 4FQ

24 Rozel Square, Manchester, M3 4FQ

23 Rozel Square, Manchester, M3 4FQ

22 Rozel Square, Manchester, M3 4FQ

21 Rozel Square, Manchester, M3 4FQ

20 Rozel Square, Manchester, M3 4FQ

2 Rozel Square, Manchester, M3 4FQ

19 Rozel Square, Manchester, M3 4FQ

18 Rozel Square, Manchester, M3 4FQ

17 Rozel Square, Manchester, M3 4FQ

16 Rozel Square, Manchester, M3 4FQ

15 Rozel Square, Manchester, M3 4FQ
14 Rozel Square, Manchester, M3 4FQ
37 Culvercliff Walk, Manchester, M3 4FL
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17 Culvercliff Walk, Manchester, M3 4FL
15 Culvercliff Walk, Manchester, M3 4FL
13 Culvercliff Walk, Manchester, M3 4FL
11 Culvercliff Walk, Manchester, M3 4FL
13 Rozel Square, Manchester, M3 4FQ
12 Rozel Square, Manchester, M3 4FQ
11 Rozel Square, Manchester, M3 4FQ
9 Rozel Square, Manchester, M3 4FQ
8 Rozel Square, Manchester, M3 4FQ
79 Rozel Square, Manchester, M3 4FQ
75 Rozel Square, Manchester, M3 4FQ
73 Rozel Square, Manchester, M3 4FQ
7 Rozel Square, Manchester, M3 4FQ
69 Rozel Square, Manchester, M3 4FQ
67 Rozel Square, Manchester, M3 4FQ
63 Rozel Square, Manchester, M3 4FQ
61 Rozel Square, Manchester, M3 4FQ
59 Rozel Square, Manchester, M3 4FQ
57 Rozel Square, Manchester, M3 4FQ
53 Rozel Square, Manchester, M3 4FQ

Appendix 2 – Planning constraints

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
Conservation Area - Castlefield Conservation Area 1979
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL