

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135648/FO/2022
Date registered valid: 16 February 2023
Proposal: Retention of tree planters within pavements to Store Street, Millbank Street and Great Ancoats Street.
Address: Oxygen Tower , 50 Store Street, Manchester, M1 2FS
Ward(s): Piccadilly Ward

Applicant: Store Street Developments Limited
Agent (if any): Mrs Emily Davies Avison Young
Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 11 April 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 05-04-23

Standard consultations:
Printed: 27 February 2023 Expired: 20 March 2023

Neighbour notifications
Printed: 27 February 2023 Expired: 20 March 2023

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/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to the pavement areas that form the boundary of the development known as Oxygen (approved under application ref no 122258/JO/2018 (amendment of 115545/FO/2017 (Resubmission of application ref no 110276) as amended by 122929)). These comprise Store Street, Millbank Street and Great Ancoats Street.

The site is not in a conservation area. The nearest listed building is the Grade II Listed Store Street Aqueduct.

Description of area

The surrounding area is predominantly made up of surface car parks, derelict buildings and some new/converted residential development, including the Oxygen Tower and converted offices/residential buildings to the west.

Description of development

Consent is sought to retain the 14 wooden panelled planters that have been installed to the back of pavement on Store Street, Millbank Street and Great Ancoats Street. This would regularise the wind mitigation measures approved under application ref no under application ref no CDN/19/0986 (discharged for condition 9 attached to application ref no 115545/FO/2017).

Consultations & Notification Responses

Publicity – Occupiers of adjacent properties have been notified about the proposals. No representations have been received.

Head of Highways – Have no objections but note that all maintenance details are within the Highways Agreement and Service Level Agreement dated 7th April 2022 between Manchester City Council, Store Street Developments Limited and Property Alliance Group Limited, made under Sections 278 and 38 of the Highways act 1980 relating to highways works fronting Oxygen Towers, Store Street, Great Ancoats Street (A6650 and Millbank Street, Manchester.

Issues

Local Policies

Core Strategy - The following policies are considered to be most relevant to the proposed development:

Policy SP1 (Spatial Principles) - Guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It states that all development within the City Centre regeneration area should have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines the following core development principles:

Development should:-

Make a positive contribution to neighbourhoods of choice including:-

- creating well designed places that enhance or create character;
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment;
- minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- Improve access to jobs, services, education and open space by being located to reduce the need to travel; and
- Provide good access to sustainable transport provision.

Policy DM1 (Development Management) –States that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:-

- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

Policy CC9 (Design and Heritage) - States that the design of new buildings will need to be of the highest standard in terms of appearance and function and that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including conservation areas and listed buildings.

Highway Safety – The tree planters are necessary to provide wind mitigation to ensure pedestrian safety and comfort as identified in discharging application ref no CDN/19/0986. In agreeing the discharge of that condition, it was established that due to the location of underground services it was not possible to plant the trees within the pavement.

In view of the above the proposals are consistent with Core Strategy Policies DM1 and SP1.

Impact on Visual Amenity

The preference in terms of visual amenity would be for the trees to have been planted in the ground as the size and large number of planters do create visual clutter within the street scene. In addition, the trees and planters need to be adequately managed to ensure that they maintain an acceptable standard of appearance. Given that the planters are the only feasible option to provide the necessary wind mitigation, there are exceptional circumstances in this case which along with the Maintenance Agreement in place with Highways which on balance support the retention of the planters in this instance. A condition will be attached to any consent granted

which require any planting to be replaced if it fails given that the planters are only acceptable on the basis that they are necessary for wind mitigation.

In view of the above the retention of the planters is on balance consistent with Core Strategy Policies DM1 and CC9.

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 in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. No such issues have arisen.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1)The development hereby approved shall be retained in situ in accordance with the following plans and documents:

(a) Dwgs 0789-RFM-XX-00-DR-L-8001 T03, 0789-RFM-XX-00-DR-L-8002 T03, 0789-RFM-XX-00-DR-L-0003 CO2 and 05393 B1 02 9200 B; and

(b) Oxygen Tower Tree Planters: Photo Schedule (10th November 2022)

Reason - Pursuant to Core Strategy Policies SP1 and DM1.

2) If any tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure a satisfactory development as the trees and consequently the planters are required for wind mitigation under application ref no CDN/19/0986 (discharged for condition 9 attached to application ref no 115545/FO/2017) in the interest of pedestrian and highway safety pursuant to Section 130 of the NPPF 2021 to ensure that a satisfactory landscaping scheme for the development is retained in situ in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Flat A2506, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2308, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2307, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2205, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2107, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2003, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1906, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1802, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1704, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1205, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1204, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1203, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1202, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1004, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A908, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A905, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A807, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A607, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A602, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A406, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A403, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A201, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
24 William Jessop Court, Millbank Street, Manchester, M1 2NE
16 William Jessop Court, Millbank Street, Manchester, M1 2NE
13 William Jessop Court, Millbank Street, Manchester, M1 2NE
6 William Jessop Court, Millbank Street, Manchester, M1 2NE
5 William Jessop Court, Millbank Street, Manchester, M1 2NE
25 James Brindley Basin, Manchester, M1 2NL
11 James Brindley Basin, Manchester, M1 2NL
10 James Brindley Basin, Manchester, M1 2NL
6 James Brindley Basin, Manchester, M1 2NL
3 James Brindley Basin, Manchester, M1 2NL
5 Thomas Telford Basin, Manchester, M1 2NH
Flat 103, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 102, 148 Great Ancoats Street, Manchester, M4 7AA
19 William Jessop Court, Millbank Street, Manchester, M1 2NE
12 William Jessop Court, Millbank Street, Manchester, M1 2NE
2 William Jessop Court, Millbank Street, Manchester, M1 2NE
34 James Brindley Basin, Manchester, M1 2NL
20 James Brindley Basin, Manchester, M1 2NL
2 James Brindley Basin, Manchester, M1 2NL
20 William Jessop Court, Millbank Street, Manchester, M1 2NE
32 James Brindley Basin, Manchester, M1 2NL
28 James Brindley Basin, Manchester, M1 2NL
21 James Brindley Basin, Manchester, M1 2NL
18 James Brindley Basin, Manchester, M1 2NL
16 James Brindley Basin, Manchester, M1 2NL
Flat A1808, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2005, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2001, Oxygen Tower, 50 Store Street, Manchester, M1 2FT

Flat A1902, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1608, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1508, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1408, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1308, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1206, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1007, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1006, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A703, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A401, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A203, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A202, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
11 Millbank Street, Manchester, M1 2FR
23 William Jessop Court, Millbank Street, Manchester, M1 2NE
22 William Jessop Court, Millbank Street, Manchester, M1 2NE
11 William Jessop Court, Millbank Street, Manchester, M1 2NE
29 James Brindley Basin, Manchester, M1 2NL
4 Thomas Telford Basin, Manchester, M1 2NH
9 Thomas Telford Basin, Manchester, M1 2NH
Flat 211, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 209, 148 Great Ancoats Street, Manchester, M4 7AA
Flat G11, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 218, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 217, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 214, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G07, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G05, 146 Great Ancoats Street, Manchester, M4 7AA
Flat C905, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat B303, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B201, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat C806, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C606, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C604, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C602, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat 202, 148 Great Ancoats Street, Manchester, M4 7AA
12 James Brindley Basin, Manchester, M1 2NL
1 James Brindley Basin, Manchester, M1 2NL
2 Thomas Telford Basin, Manchester, M1 2NH
Flat 205, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 203, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 106, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 109, 146 Great Ancoats Street, Manchester, M4 7AA
10 Outram House, Piccadilly Village, Great Ancoats Street, Manchester, M4 7AA
Flat C903, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C902, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat B1503, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B305, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B301, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat C605, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C406, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat B1302, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1202, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1105, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B905, Oxygen Tower, 50 Store Street, Manchester, M1 2FW

Flat C504, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C301, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat B1102, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B702, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat A3008, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2704, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2703, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2408, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2402, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2208, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1908, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1807, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A3105, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat B1005, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B604, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1001, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B805, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B402, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat A3003, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2903, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2404, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2403, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2304, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2301, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1703, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1806, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1804, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1705, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1603, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1602, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1507, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1506, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1305, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1304, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1302, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1103, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1008, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1005, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1001, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A704, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A508, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
1 Millbank Street, Manchester, M1 2FR
Flat B603, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B602, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat A2401, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat B1101, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1006, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat A603, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A503, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A502, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A302, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
19 James Brindley Basin, Manchester, M1 2NL
Piccadilly Village, Great Ancoats Street, Manchester, M4 7AB
Flat A1404, Oxygen Tower, 50 Store Street, Manchester, M1 2FT

Flat A2203, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2006, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1905, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1301, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1201, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1106, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1105, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1104, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1002, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A901, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A808, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A803, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
8 Thomas Telford Basin, Manchester, M1 2NH
6 Thomas Telford Basin, Manchester, M1 2NH
Flat B506, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat A3005, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1101, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat C501, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C404, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C503, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C201, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat B406, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat A3001, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A3004, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A204, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A507, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A506, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A408, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
21 Millbank Street, Manchester, M1 2FR
23 Millbank Street, Manchester, M1 2FR
28 William Jessop Court, Millbank Street, Manchester, M1 2NE
10 William Jessop Court, Millbank Street, Manchester, M1 2NE
9 William Jessop Court, Millbank Street, Manchester, M1 2NE
4 William Jessop Court, Millbank Street, Manchester, M1 2NE
30 James Brindley Basin, Manchester, M1 2NL
22 James Brindley Basin, Manchester, M1 2NL
3 Thomas Telford Basin, Manchester, M1 2NH
Flat 216, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 215, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 113, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 110, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G08, 146 Great Ancoats Street, Manchester, M4 7AA
Flat C105, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat A2908, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2603, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2602, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat C102, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C101, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat B401, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat A3108, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat B405, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B404, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat A2605, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2007, Oxygen Tower, 50 Store Street, Manchester, M1 2FT

Flat A2103, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1606, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1605, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1702, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1701, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1607, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1407, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1405, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1403, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1406, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1402, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A801, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
29 William Jessop Court, Millbank Street, Manchester, M1 2NE
Flat G06, 146 Great Ancoats Street, Manchester, M4 7AA
Flat C505, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C401, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
140 Great Ancoats Street, Manchester, M4 6DU
Flat 204, 148 Great Ancoats Street, Manchester, M4 7AA
Flat G02, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 114, 146 Great Ancoats Street, Manchester, M4 7AA
8 Outram House, Piccadilly Village, Great Ancoats Street, Manchester, M4 7AA
Flat B1504, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat C1001, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C906, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
33 James Brindley Basin, Manchester, M1 2NL
Flat B1406, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
53 Store Street, Manchester, M1 2WD
17 James Brindley Basin, Manchester, M1 2NL
Flat B808, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat A505, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A802, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A707, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A706, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A504, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A305, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A304, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A306, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A708, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat 101, 148 Great Ancoats Street, Manchester, M4 7AA
Flat B807, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat 208, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 206, 148 Great Ancoats Street, Manchester, M4 7AA
Flat G01, 148 Great Ancoats Street, Manchester, M4 7AA
Flat G10, 146 Great Ancoats Street, Manchester, M4 7AA
Flat B1502, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat C901, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C801, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C601, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C405, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C202, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C104, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C103, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat B1405, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
3 William Jessop Court, Millbank Street, Manchester, M1 2NE

Flat A705, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
21 William Jessop Court, Millbank Street, Manchester, M1 2NE
18 William Jessop Court, Millbank Street, Manchester, M1 2NE
14 William Jessop Court, Millbank Street, Manchester, M1 2NE
7 William Jessop Court, Millbank Street, Manchester, M1 2NE
24 James Brindley Basin, Manchester, M1 2NL
23 James Brindley Basin, Manchester, M1 2NL
8 James Brindley Basin, Manchester, M1 2NL
10 Thomas Telford Basin, Manchester, M1 2NH
13 Thomas Telford Basin, Manchester, M1 2NH
Flat 210, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 108, 146 Great Ancoats Street, Manchester, M4 7AA
Flat B306, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B302, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat C705, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C704, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C603, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C304, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat B1203, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B903, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B804, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B703, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B606, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat A2905, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2904, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2901, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2807, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2708, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2707, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat B902, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1404, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1401, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1206, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B701, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B601, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B504, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat A2706, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2606, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2604, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2508, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2504, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2503, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2502, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2207, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2204, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2101, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2008, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2004, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1903, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1805, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1801, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1708, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1604, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1502, Oxygen Tower, 50 Store Street, Manchester, M1 2FT

Flat A1401, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1306, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1207, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1102, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A907, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A906, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A805, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2501, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2702, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2701, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2607, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2405, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2306, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2302, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2206, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2201, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2108, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1907, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1904, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1707, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1501, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1208, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1107, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A904, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A903, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A806, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A702, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A608, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A501, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A404, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
13 Millbank Street, Manchester, M1 2FR
9 Millbank Street, Manchester, M1 2FR
7 Millbank Street, Manchester, M1 2FR
15 William Jessop Court, Millbank Street, Manchester, M1 2NE
8 William Jessop Court, Millbank Street, Manchester, M1 2NE
26 James Brindley Basin, Manchester, M1 2NL
15 James Brindley Basin, Manchester, M1 2NL
13 James Brindley Basin, Manchester, M1 2NL
9 James Brindley Basin, Manchester, M1 2NL
7 James Brindley Basin, Manchester, M1 2NL
Flat C804, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat B202, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B705, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat C805, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C803, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C802, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C703, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C701, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C303, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C302, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C204, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C203, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat B1403, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1305, Oxygen Tower, 50 Store Street, Manchester, M1 2FW

Flat B1304, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1303, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1201, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1103, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B901, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat A303, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A804, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A605, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A407, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
27 William Jessop Court, Millbank Street, Manchester, M1 2NE
17 William Jessop Court, Millbank Street, Manchester, M1 2NE
1 William Jessop Court, Millbank Street, Manchester, M1 2NE
31 James Brindley Basin, Manchester, M1 2NL
27 James Brindley Basin, Manchester, M1 2NL
14 James Brindley Basin, Manchester, M1 2NL
5 James Brindley Basin, Manchester, M1 2NL
4 James Brindley Basin, Manchester, M1 2NL
14 Thomas Telford Basin, Manchester, M1 2NH
15 Thomas Telford Basin, Manchester, M1 2NH
Flat 212, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 201, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 105, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 104, 148 Great Ancoats Street, Manchester, M4 7AA
Flat G03, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 111, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G09, 146 Great Ancoats Street, Manchester, M4 7AA
Flat B304, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B203, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat A3203, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A3202, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat C706, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C702, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C506, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C502, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C403, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat B1301, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1205, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat 207, 148 Great Ancoats Street, Manchester, M4 7AA
1 Thomas Telford Basin, Manchester, M1 2NH
11 Thomas Telford Basin, Manchester, M1 2NH
12 Thomas Telford Basin, Manchester, M1 2NH
Flat 107, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 213, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 112, 146 Great Ancoats Street, Manchester, M4 7AA
Flat C904, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat B1501, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat C402, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C306, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C305, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat B1402, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1306, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1104, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B802, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B704, Oxygen Tower, 50 Store Street, Manchester, M1 2FW

Flat B505, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat A3106, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A3007, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A3006, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2902, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2804, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2608, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat B906, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B806, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B801, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B706, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1004, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1003, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat G04, 146 Great Ancoats Street, Manchester, M4 7AA
Flat A2907, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2906, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2808, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2806, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2303, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1706, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1003, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A902, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A701, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A606, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A604, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
15 Millbank Street, Manchester, M1 2FR
7 Thomas Telford Basin, Manchester, M1 2NH
Flat B605, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B502, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat A3107, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A3104, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A3103, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A3101, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A3102, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2802, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2507, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2801, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2705, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2505, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2406, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2407, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2305, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2106, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2202, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2105, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2002, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1901, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1803, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1601, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1303, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1307, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1108, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A601, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A402, Oxygen Tower, 50 Store Street, Manchester, M1 2FS

Flat A405, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
5 Millbank Street, Manchester, M1 2FR
17 Millbank Street, Manchester, M1 2FR
3 Millbank Street, Manchester, M1 2FR
19 Millbank Street, Manchester, M1 2FR
Flat A301, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A101, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1505, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1504, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1503, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
26 William Jessop Court, Millbank Street, Manchester, M1 2NE
25 William Jessop Court, Millbank Street, Manchester, M1 2NE
Flat B904, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1204, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1106, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1002, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B803, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B503, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B501, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B403, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat A3201, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A3002, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2805, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2803, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2601, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2104, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2102, Oxygen Tower, 50 Store Street, Manchester, M1 2FT

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
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL