

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136167/NMC/2023

Date registered valid: 6 February 2023

Proposal: Non Material Amendments to application (ref: 122000/FO/2018) as amended by 131328/NMC/2021, 131607/NMC/2021, 131634/JO/2021 and 134708/NMC/2022 in relation to elevational alterations.

Address: Victoria House , Great Ancoats Street, Manchester, M4 7AB

Ward(s): Piccadilly Ward

Applicant: FG Victoria House Limited

Agent (if any): Mr Will Hannah Turley

Case officer: Angela
Tel: 0161 234 Leckie
Email: angela.leckie@manchester.gov.uk 4651

Recommendation: Approve

Date of recommendation: 28-02-23

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: N/A

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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 site is approximately 0.16 hectares (0.39 acres) and is located to the east of the City Centre. It is bounded by Great Ancoats Street, Epworth Street, industrial development to the south / south-west and Longacre Street and the Piccadilly – Ashton-under-Lyne Metrolink line).

The site is adjacent to Piccadilly Station and the Inner Relief Route with access to all sustainable transport options. Pedestrian connections and permeability are compromised with the environment dominated by traffic. The New Islington metro-link stop is to the north and Piccadilly station to the south-west.

The area feels disconnected from the adjacent areas and the vibrant nearby neighbourhoods at Ancoats and New Islington. The environment is dominated by light industrial uses which have seen little investment for a number of years with the exception of Aeroworks on Adair Street.

The nearby Crusader Works (grade II listed), is being converted to apartments (113363/FO/2016 and 113364/LO/2016) with a 10 storey apartment building is being built to the north. Permission has been granted (122599/FO/2019) for a part 13 / part 14, 275-bedroom hotel at the junction of Adair Street and Great Ancoats Street, and on the site of Rammon House permission has been granted for the construction of two residential buildings 29 and 23 storeys along with a new public park (121099/FO/2018). These proposals include the demolition of existing buildings.

Other nearby listed buildings include the Co-operative Warehouse (both Pollard Street) Grade II Listed. The nearby Vulcan works is considered to be a nondesignated heritage asset. The Whitworth Street, Ancoats and Stevenson Square Conservation Areas are close by with potential for the site to be seen in views from within these Areas.

The nearest homes are to the north of Great Ancoats Street and around the Ashton Canal. There are car parks around the site and a multi-storey car park adjacent to Piccadilly Station.

Description of development

The application seeks approval for non material amendments to application ref no 122000/FO/2018 which approved the following:

Erection of a part 25 part 3 storey residential tower (Use Class C3) for 177 apartments comprising 59 x 1 bed (34 x 1 bed 1 person and 25 1 bed 2 person), 113 x 2 bed (44 x 2 bed 3 person and 69 x 2 bed 4 person) and 5 x 3 bed (3 bed 5 person) with ground floor commercial space (Use Class A1, A2, A3, A4 and D1) above partial basement level associated shared amenity spaces at 3rd floor level, realm enhancements following demolition of existing buildings.

The development is currently under construction. As the project has progressed the scheme has been subject to a process of further detailed design development and review with input from the client team together with an experienced and comprehensive team of specialist consultants and

contractors. This review and development process has resulted in a number of proposed enhancements to the consented scheme.

This application seeks to reword condition 2 (approved Dwgs and Documents).

The proposed minor amendments to the consented scheme are summarised below:

- Design alteration of pivoting solid ventilators to pivoting clear glazed ventilators behind perforated metal screens.
- Secondary brick banding around the perimeter of level 02 external residential garden increased and fixed glazing to level 02 crown reduced.
- Omission of projecting external fins to the lower levels (Ground, Level 01 & 02) of the South West Tower Elevation, as no longer required for wind mitigation.
- Improvements to apartment layouts and associated minor elevational amendments to coordinate with wall and window interfaces.
- Minor facade amendments to curtain wall and louvres resulting from detailed technical coordination.

A Mezzanine level was introduced as part of the previous amendments application. Following further design and structural coordination, the level 02 slab has increased 315mm. As a result of this, the thickness of the brick banding around the terrace has increased from a height of 7 to 11 bricks and the clear fixed glazing to the terrace crown has reduced slightly in height to accommodate.

An updated wind mitigation assessment was undertaken which concluded that with the neighbouring Heyrod Street scheme being delivered the wind safety exceedance has been eradicated and comfort conditions are now considered suitable for the intended use. Therefore the external perforated fins and trees are no longer required to achieve suitable conditions.

The proposed elevations indicate additional horizontal transom details to the ground floor sliding doors, which is required to provide additional structural support.

Consultations & Notification Responses

NONE

Issues

Condition 2 (approved dwgs and documents)

Original

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

(a) Location Plan Dwg ref. 10122-A-B5D9-G100-XP-00-003;

(b) Demolition Plan Dwg ref. 10122-A-B5D9-G110-XP-00-003;

(c) Proposed Site Plan Dwg ref. 10122-A-B5D9-G100-P-00-003 Rev 03;

(d) General Arrangement Basement Plan Dwg ref. 10122-A-B5D9-G200-P-B1-003 Rev 03]; General Arrangement Ground Floor Plan Dwg ref. 10122-A-B5D9-G200-P-00-003 Rev 003 ; General Arrangement First Floor Plan Dwg ref. 10122-A-B5D9-G200-P-01-003 Rev 03; General Arrangement Second Floor Plan Dwg ref. 10122-A-B5D9-G200-P-02-003 Rev 03 ; General Arrangement Level 03-08 Plan Dwg ref. 10122-A-B5D9-G200-P-03-003 Rev 03 ; General Arrangement Level 09-18 Plan Dwg ref. 10122-A-B5D9-G200-P-09-003 Rev 03; General

Arrangement Level 19-22 Plan Dwg ref. 10122-A-B5D9-G200-P-19-003 Rev 03 ; General Arrangement Level 23 Plan Dwg ref. 10122-A-B5D9-G200-P-23-003 Rev 03; General Arrangement Level 24 Plan Dwg ref. 10122-A-B5D9-G200-P-24-003 Rev 03; and General Arrangement Roof Plan [Dwg ref. 10122-A-B5D9-G200-P-RF-003 Rev 03;

(e) North East Elevation Dwg ref. 10122-A-B5D9-G200-E-NE-003 Rev 03; North West Elevation Dwg ref. 10122-A-B5D9-G200-E-NW-003 Rev 03; South East Elevation Dwg ref. 10122-A-B5D9-G200-E-SE-003 Rev 03; and South West Elevation Dwg ref. 10122-A-B5D9-G200-E-SW-003 Rev 03;

(f) Typical Level (NE Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY1-003 Rev 03]; Residential Entrance (NE Elevation) Dwg ref. 10122-A-B5D9-G251-D-TY2-003 Rev 03; Level 02 Parapet (NE Elevation) Dwg ref. 10122-AB5D9-G251-D-TY3-003 Rev 04; Roof Level Parapet (NE Elevation) Dwg ref. 10122-A-B5D9-G251-D-TY4-003 Rev 03; Substation (NW Elevation) Dwg ref. 10122-AB5D9-G251-D-TY5-003 Rev 03; Typical Level (SW Elevation) Dwg ref. 10122-A-B5D9-G251-D-TY6-003 Rev 03; and Retail Entrance (SW Elevation) Dwg ref. 10122-A-B5D9-G251-DTY7-003 Rev 03;

(g) Section AA Dwg ref. 10122-A-B5D9-G200-S-AA-003 Rev 03; and Section BB Dwg ref. 10122-A-B5D9-G200-S-BB-003 Rev 03;

(h) Level 00 General Arrangement (RFM-XX-00-DR-L-0001);

(i) Victoria House Waste Management Strategy Addendum Doc ref. VN81191, February 2022 by Vectos;

(j) Recommendations in sections, 3, 4, 5, 6 and 7 of the Crime Impact Assessment Version A dated 12/11/19

(k) Simpson Haugh's Design and Access Statement Doc ref. 10122-SHP-RP-DA03-02 and Design and Access Statement Addendum Doc ref. 10122-SHP-RP-S73 Rev 01;

(l) Land at Victoria House, Great Ancoats Street, Manchester, Archaeological Desk-Based, Assessment Report No: 3422.R01b January 2020 by Nexus Heritage

(m) Mitigation Measures detailed within Chapter 23 of Victoria House, Great Ancoats Street, Environmental Impact Assessment ES Vol 2 Environmental Statement, February 2020 by Turley; and additional mitigation measures detailed within Chapter 23 of the Victoria House, Great Ancoats Street, Environmental Statement Addendum, May 2021 by Turley

(n) Energy & Environmental Standards Statement (doc ref. P1389-ES-001 Rev A), prepared by Novo

(o) Implementation of Broadband installation in accordance with the Installation Design Document, Victoria House Manchester by hyperoptic.

(p) Fire Statement Doc ref.1841 FS001.0 Victoria House Fire Statement Gateway One Plan 22 02 17, February 2022, prepared Design Fire Consultants;

(q) Victoria House, Air Quality Assessment, Forshaw Land and Property Group Limited, Date: 24 January 2019, Doc ref: VIC-HYD-XX-XX-Y-RP-0003-P02 by Hydrock;

(r) Measures and recommendations within Forshaw Land & Property Group Ltd, VICTORIA HOUSE, GREAT ANCOATS STREET FLOOD RISK ASSESSMENT, Project NO. 70048738, DATED: NOVEMBER 2018;

(s) Pager Power, Television Impact Assessment and Baseline Survey, Victoria House, Great Ancoats Street, Forshaw Land & Property Group Ltd January, 2020 and mitigation measures set out within

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

Proposed

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

(a) Location Plan Dwg ref. 10122-A-B5D9-G100-XP-00-003;

(b) Demolition Plan Dwg ref. 10122-A-B5D9-G110-XP-00-003;

(c) Proposed Site Plan Dwg ref. 10122-A-B5D9-G100-P-00-003 Rev 03;

(d) General Arrangement Basement Plan Dwg ref. 10122-A-B5D9-G200-P-B1-003 Rev 03]; General Arrangement Ground Floor Plan Dwg ref. 10122-A-B5D9-G200-P-00-003 Rev 003 ; General Arrangement First Floor Plan Dwg ref. 10122-A-B5D9-G200-P-01-003 Rev 03; General Arrangement Second Floor Plan Dwg ref. 10122-A-B5D9-G200-P-02-003 Rev 03 ; General Arrangement Level 03-08 Plan Dwg ref. 10122-A-B5D9-G200-P-03-003 Rev 03 ; General Arrangement Level 09-18 Plan Dwg ref. 10122-A-B5D9-G200-P-09-003 Rev 03; General Arrangement Level 19-22 Plan Dwg ref. 10122-A-B5D9-G200-P-19-003 Rev 03 ; General Arrangement Level 23 Plan Dwg ref. 10122-A-B5D9-G200-P-23-003 Rev 03; General Arrangement Level 24 Plan Dwg ref. 10122-A-B5D9-G200-P-24-003 Rev 03; and General Arrangement Roof Plan [Dwg ref. 10122-A-B5D9-G200-P-RF-003 Rev 03;

(e) North East Elevation Dwg ref. 10122-A-B5D9-G200-E-NE-003 Rev 04; North West Elevation Dwg ref. 10122-A-B5D9-G200-E-NW-003 Rev 04; South East Elevation Dwg ref. 10122-A-B5D9-G200-E-SE-003 Rev 04; and South West Elevation Dwg ref. 10122-A-B5D9-G200-E-SW-003 Rev 04;

(f) Typical Level (NE Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY1-003 Rev 04]; Residential Entrance (NE Elevation) Dwg ref. 10122-A-B5D9-G251-D-TY2-003 Rev 04; Level 02 Parapet (NE Elevation) Dwg ref. 10122-AB5D9-G251-D-TY3-003 Rev 05; Roof Level Parapet (NE Elevation) Dwg ref. 10122-A-B5D9-G251-D-TY4-003 Rev 03; Substation (NW Elevation) Dwg ref. 10122-AB5D9-G251-D-TY5-003 Rev 04; Typical Level (SW Elevation) Dwg ref. 10122-A-B5D9-G251-D-TY6-003 Rev 04; and Retail Entrance (SW Elevation) Dwg ref. 10122-A-B5D9-G251-DTY7-003 Rev 04;

(g) Section AA Dwg ref. 10122-A-B5D9-G200-S-AA-003 Rev 03; and Section BB Dwg ref. 10122-A-B5D9-G200-S-BB-003 Rev 03;

(h) Level 00 General Arrangement (RFM-XX-00-DR-L-0001);

- (i) Victoria House Waste Management Strategy Addendum Doc ref. VN81191, February 2022 by Vectos;
- (j) Recommendations in sections, 3, 4, 5, 6 and 7 of the Crime Impact Assessment Version A dated 12/11/19
- (k) Simpson Haugh's Design and Access Statement Doc ref. 10122-SHP-RP-DA03-02 and Design and Access Statement Addendum Doc ref. 10122-SHP-RP-S73 Rev 01;
- (l) Land at Victoria House, Great Ancoats Street, Manchester, Archaeological Desk-Based, Assessment Report No: 3422.R01b January 2020 by Nexus Heritage
- (m) Mitigation Measures detailed within Chapter 23 of Victoria House, Great Ancoats Street, Environmental Impact Assessment ES Vol 2 Environmental Statement, February 2020 by Turley; and additional mitigation measures detailed within Chapter 23 of the Victoria House, Great Ancoats Street, Environmental Statement Addendum, May 2021 by Turley amended by gia Wind Microclimate Assessment Report Victoria House, Manchester 26-05-2-22;
- (n) Energy & Environmental Standards Statement (doc ref. P1389-ES-001 Rev A), prepared by Novo
- (o) Implementation of Broadband installation in accordance with the Installation Design Document, Victoria House Manchester by hyperoptic.
- (p) Fire Statement Doc ref.1841 FS001.0 Victoria House Fire Statement Gateway One Plan 22 02 17, February 2022, prepared Design Fire Consultants;
- (q) Victoria House, Air Quality Assessment, Forshaw Land and Property Group Limited, Date: 24 January 2019, Doc ref: VIC-HYD-XX-XX-Y-RP-0003-P02 by Hydrock;
- (r) Measures and recommendations within Forshaw Land & Property Group Ltd, VICTORIA HOUSE, GREAT ANCOATS STREET FLOOD RISK ASSESSMENT, Project NO. 70048738, DATED: NOVEMBER 2018;
- (s) Pager Power, Television Impact Assessment and Baseline Survey, Victoria House, Great Ancoats Street, Forshaw Land & Property Group Ltd January, 2020 and mitigation measures set out within

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6,

Principle of the changes as a non material amendment

The proposed amendments would not result in any material change in the scale and massing of the proposed building or the external appearance of the scheme as a whole. There will therefore be no perceivable additional impact upon the amenity of neighbouring residents or occupiers as a result of the proposed small-scale amendments.

The proposed amendments relate to changes resulting from detailed design and technical development and improvements to internal layouts. Many of the changes would deliver design improvements.

The rapid vent detail has been developed to have a flush finished perforated metal screen concealing a pivoting fully glazed ventilator. This change will enhance the original design to achieve a visually lighter appearance. It also maximises the extensive views from apartments and increases natural daylight into living spaces.

Due to the reconfiguration of the back of house spaces (refuse store, substation and switchroom), a clear glazed panel is proposed to change to a solid aluminium panel. The louvred curtain wall to the substation, cycle and refuse store has been reconfigured so that the transom aligns with the additional Mezzanine level, as well as a set of double doors at ground floor for external refuse access.

On the North East Elevation some window types have been changed from clear glazing to fritted glazing to provide privacy to an apartment ensuite that repeats from level 03 to 22.

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

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

1) Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

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

(a) Location Plan Dwg ref. 10122-A-B5D9-G100-XP-00-003;

(b) Demolition Plan Dwg ref. 10122-A-B5D9-G110-XP-00-003;

(c) Proposed Site Plan Dwg ref. 10122-A-B5D9-G100-P-00-003 Rev 03;

(d) General Arrangement Basement Plan Dwg ref. 10122-A-B5D9-G200-P-B1-003 Rev 03]; General Arrangement Ground Floor Plan Dwg ref. 10122-A-B5D9-G200-P-00-003 Rev 003 ; General Arrangement First Floor Plan Dwg ref. 10122-A-B5D9-G200-P-01-003 Rev 03; General Arrangement Second Floor Plan Dwg ref. 10122-A-B5D9-G200-P-02-003 Rev 03 ; General Arrangement Level 03-08 Plan Dwg ref. 10122-A-B5D9-G200-P-03-003 Rev 03 ; General Arrangement Level 09-18 Plan Dwg ref. 10122-A-B5D9-G200-P-09-003 Rev 03; General Arrangement Level 19-22 Plan Dwg ref. 10122-A-B5D9-G200-P-19-003 Rev 03 ; General Arrangement Level 23 Plan Dwg ref. 10122-A-B5D9-G200-P-23-003 Rev 03; General Arrangement Level 24 Plan Dwg ref. 10122-A-B5D9-G200-P-24-003 Rev 03; and General Arrangement Roof Plan [Dwg ref. 10122-A-B5D9-G200-P-RF-003 Rev 03;

(e) North East Elevation Dwg ref. 10122-A-B5D9-G200-E-NE-003 Rev 04; North West Elevation Dwg ref. 10122-A-B5D9-G200-E-NW-003 Rev 04; South East Elevation Dwg ref. 10122-A-B5D9-G200-E-SE-003 Rev 04; and South West Elevation Dwg ref. 10122-A-B5D9-G200-E-SW-003 Rev 04;

(f) Typical Level (NE Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY1-003 Rev 04]; Residential Entrance (NE Elevation) Dwg ref. 10122-A-B5D9-G251-D-TY2-003 Rev 04; Level 02 Parapet (NE Elevation) Dwg ref. 10122-AB5D9-G251-D-TY3-003 Rev 05; Roof Level Parapet (NE Elevation) Dwg ref. 10122-A-B5D9-G251-D-TY4-003 Rev 03; Substation (NW Elevation) Dwg ref. 10122-AB5D9-G251-D-TY5-003 Rev 04; Typical Level (SW Elevation) Dwg ref. 10122-A-B5D9-G251-D-TY6-003 Rev 04; and Retail Entrance (SW Elevation) Dwg ref. 10122-A-B5D9-G251-DTY7-003 Rev 04;

(g) Section AA Dwg ref. 10122-A-B5D9-G200-S-AA-003 Rev 03; and Section BB Dwg ref. 10122-A-B5D9-G200-S-BB-003 Rev 03;

(h) Level 00 General Arrangement (RFM-XX-00-DR-L-0001);

(i) Victoria House Waste Management Strategy Addendum Doc ref. VN81191, February 2022 by Vectos;

(j) Recommendations in sections, 3, 4, 5, 6 and 7 of the Crime Impact Assessment Version A dated 12/11/19

(k) Simpson Haugh's Design and Access Statement Doc ref. 10122-SHP-RP-DA03-02 and Design and Access Statement Addendum Doc ref. 10122-SHP-RP-S73 Rev 01;

(l) Land at Victoria House, Great Ancoats Street, Manchester, Archaeological Desk-Based, Assessment Report No: 3422.R01b January 2020 by Nexus Heritage

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Ancoats Street, Environmental Statement Addendum, May 2021 by Turley amended by gia Wind Microclimate Assessment Report Victoria House, Manchester 26-05-2-22;

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(o) Implementation of Broadband installation in accordance with the Installation Design Document, Victoria House Manchester by hyperoptic.

(p) Fire Statement Doc ref.1841 FS001.0 Victoria House Fire Statement Gateway One Plan 22 02 17, February 2022, prepared Design Fire Consultants;

(q) Victoria House, Air Quality Assessment, Forshaw Land and Property Group Limited, Date: 24 January 2019, Doc ref: VIC-HYD-XX-XX-Y-RP-0003-P02 by Hydrock;

(r) Measures and recommendations within Forshaw Land & Property Group Ltd, VICTORIA HOUSE, GREAT ANCOATS STREET FLOOD RISK ASSESSMENT, Project NO. 70048738, DATED: NOVEMBER 2018;

(s) Pager Power, Television Impact Assessment and Baseline Survey, Victoria House, Great Ancoats Street, Forshaw Land & Property Group Ltd January, 2020 and mitigation measures set out within

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Reason 2) The proposed amendments relate to changes resulting from detailed design development and technical development and improvements to internal layouts. Many of the changes would deliver design improvements. The amendments include alteration of pivoting solid ventilators to pivoting clear glazed ventilators behind perforated metal screens; An increase in the secondary brick banding around the perimeter of level 02 external residential garden and a reduction of the fixed glazing to level 02 crown; Omission of projecting external fins to the lower levels (Ground, Level 01 & 02) of the South West Tower Elevation (no longer required for wind mitigation); Improvements to apartment layouts and associated minor elevational amendments to coordinate with wall and window interfaces; and Minor facade amendments to curtain wall and louvres resulting from detailed technical coordination.

Appendix 1 – List of consultees & neighbours notified

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 (October 2020)

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Area Team Boundary - Name: CENTRAL