

Planning

Growth & Development

Delegated officer report for planning application

Application no.	136226/AO/2023	
Date registered valid:	10 February 2023	
Proposal:	Proposed LED screens and fascia signs	
Address:	The Printworks, Withy Grove, Manchester, M4 2BS	
Ward(s):	Piccadilly	Ward
Applicant:	DTZ Investors	
Agent (if any):	Mrs Heather Lindley-Clapp Nexus Planning	
Case officer:	Jack	Naven
	Tel: 0161 219	2095
	Email: jack.naven@manchester.gov.uk	
Recommendation:	Approve	
Date of recommendation:	05/04/2023	

Application Details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 16 February 2023

Standard consultations:

Printed: 15 February 2023 Expired: 8 March 2023

Neighbour notifications

Printed: 15 February 2023 Expired: 8 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: Shudehill Conservation Area 1987

Tree Preservation Order: Not applicable

The application relates to a building named the Printworks, which is bounded by Withy Grove, Garden Street, Well Street, Dantzic Street, Balloon Street and Corporation Street, and is located within the Shudehill Conservation Area. The property is a former newspaper printing works and is used as an entertainment complex with internal streets, night clubs, bars, restaurants and a cinema.

Notable surrounding buildings include the Arndale Shopping Centre, the National Football Museum, Chetham's School of Music, Victoria Train Station, and Shudehill transport interchange. Surrounding uses include hotels, residential accommodation, offices, bars, restaurants, and shops.

Description of Development

The proposal seeks the installation of LED screens and fascia signs across various elevations of the Printworks complex.

Planning approval was originally granted under application 125295/AOH/2019 on the 10th February 2020 for Proposed LED Screen and fascia signs. The works proposed in this currently submitted advertisement consent application are only minor in difference compared to what was approved in the application 125295/AOH/2019.

Additionally, further to the grant of the previous advertisement consent, an application for a S96 nonmaterial amendment 132025/NMC/2021 to Condition 2 (Specified Plans) was granted in November 2021.

Consultations & Notification Responses

Publicity - Letters were posted out to neighbouring properties notifying them of this advertisement consent application. No responses were received as a result of this publicity.

Highways Services requested that informatives be added concerning projection over licensing and general highway licensing requirements. Confirmed that luminance of the signage was within the recommended maximum.

Environmental Health requested that conditions be added concerning External Lighting and Signage, Advertising Screens, and that the conditions already discharged under the application 125295/AOH/2019 regarding the Construction Management Plan and Construction Hours are adhered to as part of this application.

Policy

Town and Country Planning (Control of Advertisements) Regulations 2007

The 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 Unitary Development Plan for the City of Manchester

DC14.1 (Shops and Related Signs) In determining applications relating to these premises for shop fronts, security grilles, advertisement signs, canopies and awnings, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings,

of adjoining shopfronts, where appropriate, and of the area within which the premises are located.

DC14.5 (Shops and Related Signs) The Advertisement Regulations require that applications for shop signs be considered only in the interests of amenity and public safety. In determining such applications, the Council will adopt the following policies. The policies relevant to this application are:

- A. In the interests of amenity,
 - a. signs should not normally be positioned other than at fascia level.
 - b. signs should respect the architectural form of buildings and shop frontages.
 - c. where no obvious fascia level exists, signs above shopfronts should be in keeping with the scale of the frontage of the building and in particular should not fill the gap between ground floor shop windows and first floor windows.
 - d. projecting box signs, or any other type of sign which projects significantly beyond the shopfront, should line up with the associated fascia board. Where this is not the case, such proposals will not be permitted.
 - e. On listed buildings and on buildings within Conservation Areas, signs consisting of individually mounted letters will be preferred to box fascia signs.

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

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

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

Other Legislation

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

National Policy

Decisions should accord with the requirements of the NPPF in particular and to section 16 (Conserving and Enhancing the Historic Environment) and Paragraph 136 which 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.

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

Issues

Principle

The main issues for consideration relate to the acceptability of the proposal in terms of its impact upon visual amenity and impact upon Public Safety as required by the Town and Country Planning (Control of Advertisements) Regulations 2007. In addition, the main policies in the development plan are:

Core Strategy policies DM1 (Development Management) and SP1 (Spatial Principles) and the Saved Policies contained within the Unitary Development Plan for Manchester in particular policy DC14 (Shop fronts and Related Signs).

National Planning Policy Framework, in particular Section 7 (Requiring Good Design)

Visual Amenity

The installation of the proposed LED screens and fascia signs are not considered to have a negative impact on the visual amenity of either the architecture of the Printworks site itself or the surrounding Shudehill Conservation Area. The design of these LED screens and signage is consistent with screens and signage already in place on the building. Conditions regarding luminance and both the lighting and glare of any screens and signage have been added to limit any light pollution on surrounding properties.

Public Safety

There are no public safety concerns in relation to these proposed works. All signage complies with headroom and carriageway clearance requirements. The luminance of illuminated signage is in line with the recommended maximum of 600cd/m² and there are no concerns raised by Highway Services.

Conclusion

Given the above, the proposal is considered to be consistent with National Planning Policy Framework, in particular Section 7 (Requiring Good Design) and the Core Strategy for the City of Manchester, in particular policies DM1 (Development Management), and the Saved Policy contained within the Unitary Development Plan for Manchester in particular policies DC14 (Shop fronts and Related Signs).

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 OR Reasons for recommendation to refuse

1) 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.

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

received by the Local Planning Authority on 10 February 2023:

- o Proposed Ground Floor Plan (ref: PL(1002) revision P4)
- o Proposed First Floor Plan (ref: PL(1003) revision P3)
- o Proposed Roof Plan (ref: PL(1010) revision P2)
- o Level 00 Proposed Corporation Street Entrance Plan (ref: PL(1013) revision P4)
- o Proposed Elevation Dantzic and Balloon Street (ref: PL(1020) revision P10)
- o Proposed Elevation Withy Grove and Corporation Street (ref: PL(1022) revision P9)
- o Proposed Elevation Corporation Street Entrance (ref: PL(1023) revision P7)
- o Proposed Sections Dantzic Street and Withy Grove Entrances (ref: PL(1035) revision P6)
- o Proposed Corporation Street Elevations/Sections (ref: PL(1036) revision P6)
- o Proposed Dantzic Street Section A-A, B-B and C-C (ref: PL(1037) revision P7)

- o 3D Viz, Dantzic Street, Arndale (ref: PL(1040) revision P2)
- o 3D Viz, Dantzic Street, Shudehill (ref: PL(1041))
- o 3D Viz, Corp Street, Entrance (ref: PL(1043) revision P2)
- o 3D Viz, Corp Street, Vic Station (ref: PL(1044) revision P2)
- o 3D Viz, Withy Grove, Exchange Square (ref: PL(1045))
- o 3D Viz, Withy Grove, Entrance (ref: PL(1046))
- o Proposed Signage Elevations (ref: PL(1038) revision P3)
- o Lighting Report

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, and saved policies DC14 and DC18.1.

3) (a) Prior to the first use of the advertisements hereby approved, a strategy to control the signage shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- No individual advertisements displayed on the LED panel shall contain moving images, animation, video or full motion images or any images that resemble road signs, traffic lights or traffic signs.
- No individual advertisements shall be displayed for duration of less than 10 seconds.
- Controls shall be in place to ensure smooth uninterrupted transition of images displayed on the panel.
- The display panel shall be fitted with a light sensor, designed to adjust the brightness to changes in ambient light levels.
- A mechanism shall be in place so that if the installation breaks down, it defaults to a black screen to avoid any flashing error messages or pixilation.
- The maximum luminance level of the advertisements displayed on the panel shall not exceed 300 cd/m² during non-daylight hours / inclement weather
- Confirmation of the maximum luminance level during the daytime
- A report to confirm details of how the screen can be monitored remotely for faults and also adjusted remotely should complaints be received. The report shall include a management strategy which details frequency of inspection, testing and confirms how faults are reported or non compliance with the agreed luminance level and what action is taken (i.e. screen shuts down)
- hours of use

(b) The signage shall be installed in accordance with the details agreed in part (a) of this planning condition and be in place upon the first use of the development.

Reason - In the interests of visual and amenity pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy and saved policies DC14.1, DC18.1, DC19.1 and E3.3 of the Unitary Development Plan for the City of Manchester.

4) (a) The development hereby approved shall be carried out in accordance with the Lighting Report 10 February 2023.

The maximum luminance of illuminated signage shall not exceed 300cd/m² during non-daylight hours / inclement weather.

(b) Prior to the signage being brought into first use, a verification report will be required to validate that the signage conforms to the recommendations and requirements as agreed in part (a) of this planning condition. The report shall also undertake post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the

recommendations in the report, above conditions and / or agreed luminance levels shall be detailed along with any measures required to ensure compliance with the criteria

Reason - In the interests of visual and residential amenity pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy and saved policies DC14.1, DC18.1, DC19.1 and E3.3 of the Unitary Development Plan for the City of Manchester.

Informatives

1) If any signage is to extend greater than 350mm over the adopted highway then the applicant will need to apply for a projection over license.

2) Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Kiosk, 18 - 20 Dantzic Street, Manchester, M4 2AE
12 - 22 Thorniley Brow, Manchester, M4 2AJ
Cafe Football Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG
Basement, 5 Well Street, Manchester, M4 2AB
Atana Aparthotel, 33 Withy Grove, Manchester, M4 2BJ
The Cooperative Food Store, Corporation Street, Manchester, M4 4BE
5 Well Street, Manchester, M4 2AG
Ground Floor, 1 Balloon Street, Manchester, M4 4BE
Second And Third Floor, 1 Balloon Street, Manchester, M4 4BE
Basement, 1 Balloon Street, Manchester, M4 4BE
Fourth And Fifth Floor, 1 Balloon Street, Manchester, M4 4BE
Flat 2, 15 Well Street, Manchester, M4 2AG
7 Shudehill, Manchester, M4 2AF
Unit 22 And 23, The Printworks, Withy Grove, Manchester, M4 2BS
Flat 1, 15 Well Street, Manchester, M4 2AG
31 Withy Grove, Manchester, M4 2BJ
Unit 10, The Printworks, Withy Grove, Manchester, M4 2BS
Flat 40, 8 Dantzic Street, Manchester, M4 2AD
The Rabbit In The Moon Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG
National Football Museum Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG
Tenpin, Withy Grove, Manchester, M4 2BS
Time Out, Withy Grove, Manchester, M4 2BS
Flat 403, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 402, The Works, 33 Withy Grove, Manchester, M4 2BJ
Ground Floor, 15 Shudehill, Manchester, M4 2AF
Flat 1, 15 Shudehill, Manchester, M4 2AF
Flat 4, 15 Shudehill, Manchester, M4 2AF
Ground Floor And First Floor, 5 Well Street, Manchester, M4 2AB
Treetop Adventure Golf, Unit 17A, The Printworks, 7 Dantzic Street, Manchester, M4 2AD
Unit 21 And 22, The Printworks, Withy Grove, Manchester, M4 2BS
T Mobile 66214, Communication Station On Roof Of, The Printworks, Withy Grove, Manchester, M4 2BS
Hotel Indigo Manchester Victoria Station, 6 Todd Street, Manchester, M3 1WU
Units 11 And 12, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 16 To 17, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 23A, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 3A, The Printworks, Withy Grove, Manchester, M4 2BS
Flat 33, 8 Dantzic Street, Manchester, M4 2AD
Flat 24, 8 Dantzic Street, Manchester, M4 2AD
Flat 18, 8 Dantzic Street, Manchester, M4 2AD
Flat 8, 8 Dantzic Street, Manchester, M4 2AD
Flat 203, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 103, The Works, 33 Withy Grove, Manchester, M4 2BJ
Second Floor, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 20, The Printworks, Withy Grove, Manchester, M4 2BS
Flat 39, 8 Dantzic Street, Manchester, M4 2AD
Flat 32, 8 Dantzic Street, Manchester, M4 2AD
Flat 31, 8 Dantzic Street, Manchester, M4 2AD
Flat 29, 8 Dantzic Street, Manchester, M4 2AD

Flat 25, 8 Dantzic Street, Manchester, M4 2AD
Flat 2, 8 Dantzic Street, Manchester, M4 2AD
Flat 602, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 501, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 106, The Works, 33 Withy Grove, Manchester, M4 2BJ
13 Shudehill, Manchester, M4 2AF
4 Dantzic Street, Manchester, M4 2AD
Flat 401, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 302, The Works, 33 Withy Grove, Manchester, M4 2BJ
11 Shudehill, Manchester, M4 2AF
The Printworks, Corporation Street, Manchester, M4 2BS
Nuffield Health, Unit 4, The Printworks, Withy Grove, Manchester, M4 2BS
Flat 17, 8 Dantzic Street, Manchester, M4 2AD
Service Apartment 9, 8 Dantzic Street, Manchester, M4 2AD
Flat 1, 8 Dantzic Street, Manchester, M4 2AD
10 Dantzic Street, Manchester, M4 2AD
Flat 803, The Works, 33 Withy Grove, Manchester, M4 2BJ
15 Shudehill, Manchester, M4 2AF
Flat 601, The Works, 33 Withy Grove, Manchester, M4 2BJ
Units 5 And 6, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 13, The Printworks, Withy Grove, Manchester, M4 2BS
Flat 37, 8 Dantzic Street, Manchester, M4 2AD
Flat 27, 8 Dantzic Street, Manchester, M4 2AD
Flat 20, 8 Dantzic Street, Manchester, M4 2AD
Flat 305, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 604, The Works, 33 Withy Grove, Manchester, M4 2BJ
9 Shudehill, Manchester, M4 2AF
Flat 34, 8 Dantzic Street, Manchester, M4 2AD
Flat 10, 8 Dantzic Street, Manchester, M4 2AD
18 - 20 Dantzic Street, Manchester, M4 2AE
Flat 801, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 702, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 603, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 2, 15 Shudehill, Manchester, M4 2AF
Flat 802, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 901, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 3, 15 Shudehill, Manchester, M4 2AF
35 - 39 Withy Grove, Manchester, M4 2BJ
2 Dantzic Street, Manchester, M4 2AD
Flat 30, 8 Dantzic Street, Manchester, M4 2AD
Flat 12, 8 Dantzic Street, Manchester, M4 2AD
Flat 21, 8 Dantzic Street, Manchester, M4 2AD
Flat 28, 8 Dantzic Street, Manchester, M4 2AD
Flat 22, 8 Dantzic Street, Manchester, M4 2AD
Flat 19, 8 Dantzic Street, Manchester, M4 2AD
Flat 15, 8 Dantzic Street, Manchester, M4 2AD
Flat 11, 8 Dantzic Street, Manchester, M4 2AD
Flat 38, 8 Dantzic Street, Manchester, M4 2AD
Flat 36, 8 Dantzic Street, Manchester, M4 2AD
Flat 35, 8 Dantzic Street, Manchester, M4 2AD
Flat 23, 8 Dantzic Street, Manchester, M4 2AD
Flat 16, 8 Dantzic Street, Manchester, M4 2AD
Flat 26, 8 Dantzic Street, Manchester, M4 2AD
Flat 14, 8 Dantzic Street, Manchester, M4 2AD

Flat 7, 8 Dantzic Street, Manchester, M4 2AD
Flat 703, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 504, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 303, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 902, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 701, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 205, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 4, 8 Dantzic Street, Manchester, M4 2AD
Flat 3, 8 Dantzic Street, Manchester, M4 2AD
Flat 5, 8 Dantzic Street, Manchester, M4 2AD
Flat 6, 8 Dantzic Street, Manchester, M4 2AD
Flat 503, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 304, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 101, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit 14, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 19, The Printworks, Withy Grove, Manchester, M4 2BS
Hard Rock Cafe, The Printworks, Corporation Street, Manchester, M4 2BS
Flat 404, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 104, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 102, The Works, 33 Withy Grove, Manchester, M4 2BJ
Kiosk, The Printworks, Withy Grove, Manchester, M4 2BS
Units 2 An 2C, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 18, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 1A, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 3, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 2C, The Printworks, Withy Grove, Manchester, M4 4BS
Unit 15, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 1, The Printworks, Withy Grove, Manchester, M4 2BS
Flat 502, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 204, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 201, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 105, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 301, The Works, 33 Withy Grove, Manchester, M4 2BJ
29 Withy Grove, Manchester, M4 2BJ
Flat 202, The Works, 33 Withy Grove, Manchester, M4 2BJ

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Shudehill Conservation Area 1987
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL