

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134129/LO/2022

Date registered valid: 29 June 2022

Proposal: Listed Building Consent for the installation of internal partitions and alterations to the second floor.

Address: Express Building , 1 George Leigh Street, Manchester, M4 5DL

Ward(s): Ancoats & Beswick Ward

Applicant: Huckletree Ancoats The Express Building, 9 Great Ancoats Street, Manchester, M4 5AD

Agent (if any): Mr Don Murphy Paul Butler Associates 31 Blackfriars Road, Salford, M3 7AQ

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 September 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 22 July 2022

Standard consultations:

Printed: 1 July 2022 Expired: 22 July 2022

Neighbour notifications

Printed: 1 July 2022 Expired: 22 July 2022

Site notice

Posted: 5 July 2022 Expired: 26 July 2022

Press advert

Published: 5 July 2022 Expired: 26 July 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II Star

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order: Not applicable

Description of area

The application relates to the Grade II* Listed former Daily Express Building, which is currently being used as offices and is partly vacant. It formally housed a printing press and was part of a business that occupied a site bounded by Great Ancoats Street to the west, Luna Street to the north, Cornell Street to the east and George Leigh Street to the south. Following cessation of printing on the site the buildings were refurbished for new uses.

The building is bounded by Great Ancoats Street, George Leigh Street, The Express Building One and Luna Street and is within the Ancoats district of Manchester and the Ancoats Conservation Area.

It was constructed in 1939 by Sir Owen Williams and was extended in 1960 with the addition of what is now the Express Building One and was also extended upwards and to the side in 1979.

The site ceased to be a printing location in the 1980s with Express Printers Ltd the service gradually relocating.

The six-storey building has a steel frame with glazed curtain walling and the two top storeys are set back with a narrow 7-storey tower occupying the left end side when viewed from Great Ancoats Street. The building is noted for its futuristic looks with black glass in continuous bands and strips, with clear glazing between.

It was listed in 1974 in recognition of its modernist art deco appearance, specifically streamline modern with its horizontal lines and curved corners. The curtain wall cladding system with its combination of opaque and vitrolite glass was considered radical at the time of construction and the structural use of reinforced concrete was a new thing.

This application relates to the second floor, which has already undergone 'CAT A' refurbishment and has an open floor plate as it would originally have had.

Other listed buildings surrounding the former Express Building are the Grade II listed Crown and Kettle Public House, the Grade II Listed Former Midland Bank and the Grade II Listed Victoria Square.

Other uses in the immediate area include offices, hotels, residential apartments, houses, creative industries, warehouses, shops, bars, live music venues, restaurants and car parking.

Listed Building Consent is sought for the following internal alterations to the vacant second floor of the building:

Description of development

Listed Building Consent is sought for the following works:

- The installation of demountable stud partitions.
- The installation of demountable glazed partitions.
- The installation of demountable partially glazed partitions.
- Carpet and vinyl floor finishes.
- Paint finishes / Hygienic wall paints.
- Writeable and magnetic whiteboards.
- Pegboard wall cladding.
- The installation of plasterboard ceilings, existing ceiling to be retained behind proposed elements.
- Internal feature lighting.
- Bespoke joinery.

There are no external alterations proposed.

Consultations & Notification Responses

Publicity - The applications were advertised in the local press as an application for listed building consent. A notice was displayed on site and letters were sent to surrounding occupiers. No responses have been received.

Issues

Issues and Policy

The Adopted Core Strategy for the City of Manchester

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

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

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC14 (Shopfronts and Related Signs) confirms acceptable shop front works.

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.

National Policy

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. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

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.

Paragraph 197 states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 194 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 200 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 201 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

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.

Under these criteria the effect of the proposal on the affected heritage assets has been considered.

The works are generally well considered and will make the offices more usable and likely to be occupied and are predominately fully glazed so don't have as much impact on the original open plan volume of the spaces affected as fully solid partitions would. They also avoid most of the columns and where they are attached are glazed and have minimal fixings. Large spaces within the floorplate would remain open.

It is considered that the benefits of the proposal would outweigh the less substantial harm caused to the affected heritage asset for the above reasons and are consistent with paragraphs 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. The public benefits of the external works are the increased facilities that will help lease the spaces and result in improved maintenance of the building.

Subject to compliance with conditions, the proposals are consistent with the above identified policies.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application, the amendments required, and the conditions needed to allow the recommendation of approval.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

The location plan referenced LP-000 received by the City Council as local planning authority on 22 June 2022

The drawings referenced:

34_002

received by the City Council as local planning authority on 22 June 2022

13_111 Rev A

received by the City Council as local planning authority on 9 August 2022

00_200 Rev I

14_200 Rev C

16_200 Rev C

17_200 Rev C

18_200 Rev C

received by the City Council as local planning authority on 26 September 2022

The following documents:

The Finishes Schedule referenced 45_001 received by the City Council as local planning authority on 26 September 2022

The Method Statement received by the City Council as local planning authority on 9 August 2022

The email from Paul Butler Associates dated 23 September 2022 time 14:45

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies EN3, CC9, SP1 and DM1 of the Manchester Core Strategy, saved policies DC17.1, DC18.1 and DC19.1 and Section 10 of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Historic England (North West)
National Amenity Societies

5 Luna Street, Manchester, M4 5LX
Crown And Kettle, 2 Oldham Road, Manchester, M4 5FE
CLOSE MALE GROOMING LTD, Part Ground Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AZ
Flat 13, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
27 Great Ancoats Street, Manchester, M4 5AJ
First Floor, 6 Oldham Road, Manchester, M4 5DE
9 Great Ancoats Street, Manchester, M4 5AD
Commonwealth House, 22 - 30 Great Ancoats Street, Manchester, M4 5AB
Suites, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Cafe, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Second To Fifth Floor, 27 Great Ancoats Street, Manchester, M4 5AJ
Lower Ground And First Floor, 27 Great Ancoats Street, Manchester, M4 5AJ
Ground Floor, 9 Great Ancoats Street, Manchester, M4 5AD
Unit 50, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 11, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 7, 2 George Leigh Street, Manchester, M4 5AL
Flat 5, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 12, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
City Warehouse Apartments, 4 Great Ancoats Street, Manchester, M4 5AZ
Flat 514, 6 Oldham Road, Manchester, M4 5DB
Flat 513, 6 Oldham Road, Manchester, M4 5DB
Flat 509, 6 Oldham Road, Manchester, M4 5DB
Flat 412, 6 Oldham Road, Manchester, M4 5DB
Flat 411, 6 Oldham Road, Manchester, M4 5DB
Flat 313, 6 Oldham Road, Manchester, M4 5DB
Apartment 302, 5 Luna Street, Manchester, M4 5LX
Apartment 206, 5 Luna Street, Manchester, M4 5LX
Apartment 203, 5 Luna Street, Manchester, M4 5LX
Ground Floor, Phase 2 Express Network, George Leigh Street, Manchester, M4 6BD
Unit 44, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 40, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 36, Express Building, 1 George Leigh Street, Manchester, M4 5DL
MONARCH SOLICITORS LTD, Unit 25, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 18, Express Building, 1 George Leigh Street, Manchester, M4 5DL
PRESTIGE FITNESS, Unit 12, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 9, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 15, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Basement, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Fourth Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AZ
CLOUDY LIMITED, First Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Flat 510, 6 Oldham Road, Manchester, M4 5DB
Flat 505, 6 Oldham Road, Manchester, M4 5DB
Flat 502, 6 Oldham Road, Manchester, M4 5DB
Flat 310, 6 Oldham Road, Manchester, M4 5DB
Flat 306, 6 Oldham Road, Manchester, M4 5DB
Flat 302, 6 Oldham Road, Manchester, M4 5DB

Flat 301, 6 Oldham Road, Manchester, M4 5DB
Flat 211, 6 Oldham Road, Manchester, M4 5DB
Flat 206, 6 Oldham Road, Manchester, M4 5DB
Flat 201, 6 Oldham Road, Manchester, M4 5DB
Apartment 306, 5 Luna Street, Manchester, M4 5LX
Apartment 304, 5 Luna Street, Manchester, M4 5LX
Apartment 212, 5 Luna Street, Manchester, M4 5LX
Apartment 307, 5 Luna Street, Manchester, M4 5LX
Unit B, 6 Oldham Road, Manchester, M4 5DE
Phase 2 Express Network, George Leigh Street, Manchester, M4 6BD
Unit 43, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 30, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 29, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 28, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 20, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 1, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Third Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Flat 3, 2 George Leigh Street, Manchester, M4 5AL
Flat 9, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 7, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 511, 6 Oldham Road, Manchester, M4 5DB
Flat 508, 6 Oldham Road, Manchester, M4 5DB
Flat 504, 6 Oldham Road, Manchester, M4 5DB
Flat 501, 6 Oldham Road, Manchester, M4 5DB
Flat 404, 6 Oldham Road, Manchester, M4 5DB
Flat 207, 6 Oldham Road, Manchester, M4 5DB
Flat 205, 6 Oldham Road, Manchester, M4 5DB
Apartment 301, 5 Luna Street, Manchester, M4 5LX
Apartment 308, 5 Luna Street, Manchester, M4 5LX
Apartment 214, 5 Luna Street, Manchester, M4 5LX
Apartment 205, 5 Luna Street, Manchester, M4 5LX
Unit 42, Express Building, 1 George Leigh Street, Manchester, M4 5DL
First Floor, Express Networks, George Leigh Street, Manchester, M4 5DL
Unit 47, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 45, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 35, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 33, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 32, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 24, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 23, Express Building, 1 George Leigh Street, Manchester, M4 5DL
EQUITY, Unit 16, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 13, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 6, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 4, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 6, 2 George Leigh Street, Manchester, M4 5AL
2 George Leigh Street, Manchester, M4 5AL
Flat 8, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 11, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 1, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 507, 6 Oldham Road, Manchester, M4 5DB
Flat 413, 6 Oldham Road, Manchester, M4 5DB
Flat 410, 6 Oldham Road, Manchester, M4 5DB
Flat 408, 6 Oldham Road, Manchester, M4 5DB
Flat 407, 6 Oldham Road, Manchester, M4 5DB

Flat 401, 6 Oldham Road, Manchester, M4 5DB
Flat 311, 6 Oldham Road, Manchester, M4 5DB
Flat 203, 6 Oldham Road, Manchester, M4 5DB
Apartment 213, 5 Luna Street, Manchester, M4 5LX
4 Oldham Road, Manchester, M4 5FE
22 Great Ancoats Street, Manchester, M4 5AB
Unit 31, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 21, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 4, 2 George Leigh Street, Manchester, M4 5AL
Flat 4, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 10, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 409, 6 Oldham Road, Manchester, M4 5DB
Flat 406, 6 Oldham Road, Manchester, M4 5DB
Flat 309, 6 Oldham Road, Manchester, M4 5DB
Flat 303, 6 Oldham Road, Manchester, M4 5DB
Flat 214, 6 Oldham Road, Manchester, M4 5DB
Flat 209, 6 Oldham Road, Manchester, M4 5DB
Flat 208, 6 Oldham Road, Manchester, M4 5DB
Apartment 204, 5 Luna Street, Manchester, M4 5LX
Apartment 305, 5 Luna Street, Manchester, M4 5LX
Apartment 303, 5 Luna Street, Manchester, M4 5LX
Flat 6, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 3, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 2, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 14, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Apartment 209, 5 Luna Street, Manchester, M4 5LX
Apartment 207, 5 Luna Street, Manchester, M4 5LX
Apartment 201, 5 Luna Street, Manchester, M4 5LX
Unit C, 6 Oldham Road, Manchester, M4 5DB
39 Great Ancoats Street, Manchester, M4 5AE
41 Great Ancoats Street, Manchester, M4 5AE
Ground Floor, 6 Oldham Road, Manchester, M4 5DE
Close Male Grooming, Ground Floor, 22 Great Ancoats Street, Manchester, M4 5AB
First Floor, Phase 2 Express Network, George Leigh Street, Manchester, M4 6BD
Unit 49, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 41, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 27, Express Building, 1 George Leigh Street, Manchester, M4 5DL
UPROMISE INTERNATIONAL LTD, Unit 22, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 17, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Second Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Flat 1, 2 George Leigh Street, Manchester, M4 5AL
Flat 312, 6 Oldham Road, Manchester, M4 5DB
Flat 308, 6 Oldham Road, Manchester, M4 5DB
Flat 204, 6 Oldham Road, Manchester, M4 5DB
Apartment 211, 5 Luna Street, Manchester, M4 5LX
Apartment 202, 5 Luna Street, Manchester, M4 5LX
Unit 39, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 38, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 15, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 14, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 8, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 7, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 5, Express Building, 1 George Leigh Street, Manchester, M4 5DL

Unit 3, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 9, 2 George Leigh Street, Manchester, M4 5AL
Flat 8, 2 George Leigh Street, Manchester, M4 5AL
Flat 5, 2 George Leigh Street, Manchester, M4 5AL
Flat 2, 2 George Leigh Street, Manchester, M4 5AL
Flat 506, 6 Oldham Road, Manchester, M4 5DB
Flat 503, 6 Oldham Road, Manchester, M4 5DB
Flat 405, 6 Oldham Road, Manchester, M4 5DB
Flat 307, 6 Oldham Road, Manchester, M4 5DB
Flat 304, 6 Oldham Road, Manchester, M4 5DB
Flat 213, 6 Oldham Road, Manchester, M4 5DB
Apartment 208, 5 Luna Street, Manchester, M4 5LX
Unit 48, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 46, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 37, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 26, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 19, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 10, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 2, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit A, 6 Oldham Road, Manchester, M4 5DE
Unit 34, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Basement And Ground Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Buckley Frayne Estate Agents, 6 - 14 Great Ancoats Street, Manchester, M4 5AZ
Frog And Bucket, 102 Oldham Street, Manchester, M4 1LJ
Flat 512, 6 Oldham Road, Manchester, M4 5DB
Flat 414, 6 Oldham Road, Manchester, M4 5DB
Flat 403, 6 Oldham Road, Manchester, M4 5DB
Flat 402, 6 Oldham Road, Manchester, M4 5DB
Flat 305, 6 Oldham Road, Manchester, M4 5DB
Flat 212, 6 Oldham Road, Manchester, M4 5DB
Flat 210, 6 Oldham Road, Manchester, M4 5DB
Flat 202, 6 Oldham Road, Manchester, M4 5DB
Flat 314, 6 Oldham Road, Manchester, M4 5DB
Apartment 210, 5 Luna Street, Manchester, M4 5LX

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
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
Conservation Area - Ancoats Conservation Area 1989
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL