

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134048/FO/2022

Date registered valid: 14 June 2022

Proposal: Elevational alterations including the installation of 3 no. louvres.

Address: 6 Oldham Road, Manchester, M4 5DB

Ward(s): Ancoats & Beswick Ward

Applicant: Tesco Stores Ltd Shire Park, Kestrel Way, Hertfordshire, Welwyn Garden City, AL7 1GA

Agent (if any): Mr. Daniel Botten Rok Planning 16 Upper Woburn Place, London, WC1H0AF

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

Recommendation: Approve

Date of recommendation: 18 July 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 17 June 2022

Standard consultations:

Printed: 16 June 2022 Expired: 7 July 2022

Neighbour notifications

Printed: 16 June 2022 Expired: 7 July 2022

Site notice

Posted: 17 June 2022 Expired: 8 July 2022

Press advert

Published: 22 June 2022 Expired: 13 July 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order: Not applicable

Description of area

This application relates to the ground floor of a property located at 6 Oldham Road. The building is a modern mixed-use building that includes residential apartments and Class E uses. This application relates to the ground floor of the building.

The site is within the Ancoats Conservation Area. The Grade II* Listed Express Building, the Grade II listed Crown and Kettle Public House, the Grade II Listed Former Midland Bank and the Grade II Listed Victoria Square are close to the site.

The Ancoats Conservation Area is a densely developed conservation area that retains much of its Victorian grid iron street pattern which has shaped the siting of many of the buildings which followed. The building subject of this application is one of the few modern buildings within the Ancoats Conservation Area.

The site is within a mixed-use location and is sited on Oldham Road, which is a gateway route into the City Centre from North Manchester.

Other uses in the immediate area include offices, hotels, residential apartments, houses, creative industries, warehouses, shops, bars, live music venues, restaurants and car parking. There are residential properties within 6 Oldham Road.

Description of development

Planning permission is sought for the installation of 3no. louvres on the Luna Street and Henry Street elevations of the building. They would replace existing solid external roller shutters and would be coloured to match existing materials present on the building.

Consultations & Notification Responses

Environmental Health - Advised that the Noise Solutions Ltd acoustic report reference 90643/NIA dated 29th April 2022 is accepted. A verification report will be required on completion of the work.

Greater Manchester Police - Confirmed that they are satisfied with the measures proposed by the applicant.

Publicity - The application was advertised in the local press as affecting a conservation area and affecting the setting of listed buildings. A site notice was displayed on site and letters were sent to surrounding occupiers - No comments have been received.

Issues

The main issues for consideration relate to the acceptability of the proposals in terms of the impact on visual amenity, in particular the impact on the character and appearance of the surrounding conservation area and nearby listed buildings, residential amenity and crime and disorder. The main policies that relate to this proposal are policies EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), CC9 (Design and Heritage), SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester and Sections 12 (Achieving Well Designed Places) and 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework (2018)

Visual Amenity and the Impact on the Historic Environment -

The proposed siting of the louvres is to the rear and side of the building and is well screened by existing buildings and would not be seen within the setting of nearby listed buildings or have a detrimental impact on the surrounding Ancoats Conservation Area. Two of the louvres are large, but infill openings that previously accommodated external roller shutters so would improve the appearance of the elevations affected. The other louvre would replace a modern door and would be of a size that would be in keeping with the features of the building.

The louvres would be coloured Anthracite RAL 7016

It is considered that the works would be beneficial to the setting of the Conservation Area and are consistent with paragraph 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement.

Given the above, the works are considered to be in accordance with Sections 12 and 16 of the National Planning Policy Framework, policies EN3 (Heritage), CC9 (Design and Heritage), EN1 (Design Principles and Strategic Character Areas), SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policies E3.3 (Environmental Improvement and Protection), DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

Residential Amenity

The condition recommended by the City Council's Environmental Health Service would be applied to the application to ensure that the proposals comply with the submitted noise report.

In view of the above subject to compliance with conditions the proposals would be consistent with Section 8 of the NPPF and Core Strategy Policies EN1, SP1 and DM1.

Crime and Disorder

Greater Manchester Police have confirmed that the proposed security measures are acceptable.

In view of the above the proposals would be consistent with Section 8 of the NPPF, policies SP1 and DM1 of the Core Strategy for the City of Manchester.

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 advice about information required to allow the approval of the application.

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 91 of the Town and Country Planning Act 1990.

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

The location plan referenced 01_OLDH_01B received by the City Council as local planning authority on 14 June 2022

The drawings referenced:

2665 108
RF90643 SK002B
02_OLDH_02H
03_OLDH_03E
03_OLDH_03D

received by the City Council as local planning authority on 15 July 2022

The letter from Daniel Botten of ROK dated 14th June 2022 received by the City Council as local planning authority on 15 July 2022

The Plant Noise Impact Assessment prepared by NSL Noise Solutions Limited reference 90643/NIA dated 29 April 2022 received by the City Council as local planning authority on 14 June 2022

The email from Daniel Botten of ROK dated 7 July 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, EN1, SP1 and DM1 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

3) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the Noise Solutions Ltd acoustic report reference 90643/NIA dated 29th April 2022 received by the City Council as local planning authority on 14 June 2022. The scheme as detailed within this approved document shall be implemented in full before the use commences.

b) Prior to the first use of the plant hereby approved, a verification report will be required to be submitted for approval in writing by the City Council, as Local Planning Authority, to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter be retained and maintained in situ

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

4) The louvres hereby approved should be coloured Anthracite RAL 7016.

Reason – In the interest of visual amenity pursuant to policies SP1, EN1, EN3 and DM1 of the Manchester Core Strategy (2012).

Informatives

1) The applicant should be advised that 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

Environmental Health
Greater Manchester Police

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
8 Cable Street, Manchester, M4 5EG
4 Oldham Road, Manchester, M4 5FE
Cafe, Express Building, 1 George Leigh Street, Manchester, M4 5DL
First Floor, 6 Oldham Road, Manchester, M4 5DE
9 Great Ancoats Street, Manchester, M4 5AD
Suites, Express Building, 1 George Leigh Street, Manchester, M4 5DL
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 301, 5 Luna Street, Manchester, M4 5LX
Apartment 204, 5 Luna Street, Manchester, M4 5LX
Apartment 209, 5 Luna Street, Manchester, M4 5LX
Apartment 207, 5 Luna Street, Manchester, M4 5LX
Apartment 201, 5 Luna Street, Manchester, M4 5LX
Ground Floor, 9 Great Ancoats Street, Manchester, M4 5AD
5 Luna Street, Manchester, M4 5LX
Unit 50, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 11, Express Building, 1 George Leigh Street, Manchester, M4 5DL
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
Flat 5, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 14, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 302, 5 Luna Street, Manchester, M4 5LX
Apartment 206, 5 Luna Street, Manchester, M4 5LX
Apartment 203, 5 Luna Street, Manchester, M4 5LX
Flat 41, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 13, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 10, Connect House, 1 Henry Street, Manchester, M4 5DA
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
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
Flat 37, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 28, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 17, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 307, 5 Luna Street, Manchester, M4 5LX
Flat 45, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 36, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 33, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 29, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 20, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 11, Connect House, 1 Henry Street, Manchester, M4 5DA
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 1, 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
Third Floor, Virginia House, 7 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
Flat 26, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 21, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 308, 5 Luna Street, Manchester, M4 5LX
Apartment 214, 5 Luna Street, Manchester, M4 5LX
Apartment 205, 5 Luna Street, Manchester, M4 5LX
Flat 9, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 43, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 24, Connect House, 1 Henry Street, Manchester, M4 5DA
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 42, 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 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
Flat 30, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 19, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 213, 5 Luna Street, Manchester, M4 5LX
Flat 6, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 40, Connect House, 1 Henry Street, Manchester, M4 5DA
Unit 31, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 21, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Express Building, 1 George Leigh Street, Manchester, M4 5DL
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 208, 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 44, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 305, 5 Luna Street, Manchester, M4 5LX
Apartment 303, 5 Luna Street, Manchester, M4 5LX
Flat 38, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 27, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 1, Connect House, 1 Henry Street, Manchester, M4 5DA
Ground Floor, 6 Oldham Road, Manchester, M4 5DE
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 312, 6 Oldham Road, Manchester, M4 5DB
Flat 308, 6 Oldham Road, Manchester, M4 5DB
Flat 204, 6 Oldham Road, Manchester, M4 5DB
Flat 35, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 32, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 23, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 211, 5 Luna Street, Manchester, M4 5LX
Apartment 202, 5 Luna Street, Manchester, M4 5LX
Flat 34, Connect House, 1 Henry Street, Manchester, M4 5DA
First Floor, Phase 2 Express Network, George Leigh Street, Manchester, M4 6BD
Unit 39, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 38, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 7, 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 5, Express Building, 1 George Leigh Street, Manchester, M4 5DL
 Unit 3, Express Building, 1 George Leigh Street, Manchester, M4 5DL
 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
 Flat 7, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 42, Connect House, 1 Henry Street, Manchester, M4 5DA
 Apartment 208, 5 Luna Street, Manchester, M4 5LX
 Flat 8, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 31, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 16, Connect House, 1 Henry Street, Manchester, M4 5DA
 Unit C, 6 Oldham Road, Manchester, M4 5DB
 Unit 48, Express Building, 1 George Leigh Street, Manchester, M4 5DL
 Unit 46, Express Building, 1 George Leigh Street, Manchester, M4 5DL
 Unit 34, 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
 Basement And Ground Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
 Unit 37, Express Building, 1 George Leigh Street, Manchester, M4 5DL
 Flat 512, 6 Oldham Road, Manchester, M4 5DB
 Flat 403, 6 Oldham Road, Manchester, M4 5DB
 Flat 402, 6 Oldham Road, Manchester, M4 5DB
 Flat 314, 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 4, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 12, Connect House, 1 Henry Street, Manchester, M4 5DA
 Apartment 210, 5 Luna Street, Manchester, M4 5LX
 Flat 414, 6 Oldham Road, Manchester, M4 5DB
 Flat 46, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 39, Connect House, 1 Henry Street, Manchester, M4 5DA
 Serviced Apartment 3, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 25, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 22, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 2, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 18, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 15, Connect House, 1 Henry Street, Manchester, M4 5DA

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
 Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
 Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
 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) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRL