

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131466/FO/2021

Date registered valid: 23 August 2021

Proposal: Replacement of non-compliant external timber decking and slot louvres with new PPC aluminium systems.

Address: 187 Water Street, Manchester, M3 4JD

Ward(s): Hulme Ward

Applicant: Vie (Manchester) Management Company 187 Water Street, Manchester, M3 4JD

Agent (if any): Miss Eleanor Swire 3 Riverside Mews , Commercial Street, Manchester, M15 4RQ

Case officer: Lucy Harrison
Tel: 0161 234 5795
Email: lucy.harrison@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9 November 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 16 September 2021

Standard consultations:

Printed: 9 September 2021 Expired: 30 September 2021

Neighbour notifications

Printed: 9 September 2021 Expired: 30 September 2021

Site notice

Posted: 16 September 2021 Expired: 7 October 2021

Press advert

Published: 14 September 2021 Expired: 5 October 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Description of area

The proposal relates to a triangular site with an area of 0.8 ha, which sits at the end of Water Street at the confluence of the River Irwell and the River Medlock. The site is within Castlefield Conservation Area and is in close proximity to the Grade II listed Hulme Junction canal basin and Hulme Locks, which are Grade II listed. The building is a residential-led mixed-use development formed from two, six storey linear blocks located parallel to the riverbanks – the 'Irwell Block' and the 'Medlock Block'. The Irwell Block is surmounted by a seven-storey tower. The development comprises 207 apartments, two live/work units and a single commercial unit at the apex of the site.

The main elevations of the building have projecting balconies with timber decking and are clad with white render, zinc panelling and vertical slots of timber louvres.

Description of development

Due to recent developments in Building Regulations and changes to Approved Document B Volume 1 and 2, the original external wall build-up would now be considered unsafe and requires alterations. The Building Regulations now restrict the use of combustible materials in the external walls of certain buildings over 18m in height, which could encourage the spread of flame up the building's facade. The proposal is to replace the timber louvres with PPC

aluminium louvres and the timber decking to the balconies and landscaped areas with aluminium decking. The cladding is a look-a-like timber made from bound basalt finished to give a timber appearance. Other elements of the building's façade, such as the render and zinc cladding, would be replaced on a like-for-like basis not requiring planning permission, so are not included within this application.

Consultations & Notification Responses

Publicity – The application has been advertised and site notices displayed. Occupiers of the buildings and neighbouring properties have been notified. No representations have been received.

Issues

The main issues to consider are the impact of the proposals on the visual amenity of the buildings and the street scene, whether the proposal would enhance or maintain the character and appearance of the conservation area, whether the proposal would have a detrimental impact on the settings of the nearby listed buildings and fire safety. The proposal should be assessed against the following policies: Core Strategy policies SP1 Spatial Principles, CC9 Design and Heritage, EN1 Design Principles and Strategic Character Areas, EN3 Heritage and DM1 Development Management; saved Unitary Development Plan (UDP) policies DC 18.1 Conservation Areas and DC19.1 Listed Buildings; and the NPPF sections 8 Promoting Healthy and Safe Communities, 12 Achieving Well-Designed Places and 16 Conserving and Enhancing the Historic Environment.

Fire Safety

The works are necessary to ensure the buildings are safe for people to live in.

Visual Impact and Heritage

The existing timber louvres have a pattern of alternating narrow and wide spacing within the vertical columns. The timber has become very weathered and, in some places, does not appear to be in good condition. The proposed ppc aluminium replacement would replicate the wide and narrow spacing pattern and would be in a colour similar to the original timber with the aluminium decking to match. The use of ppc aluminium is considered to be acceptable here as it is for small areas of the façade, and the appearance of the material would fit in with the rest of the building. It is considered that the proposal would maintain the character and appearance of the conservation area and would not have a detrimental impact on the settings of the nearby listed buildings.

Conclusion

Given the above, it is considered that the proposed replacement cladding would create an acceptable visual appearance that would maintain the character and appearance of the conservation area and the settings of nearby listed buildings, and would be in accordance with the above planning policies. The works are necessary to ensure the building is safe for people to live in and should be approved.

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

0) In assessing the merits of an application for planning permission officers shall work with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. Officers worked with the applicant to resolve visual amenity issues.

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:

Site location plan - 7564-al(05)0001;
Existing site plan - 7564-al(05)0010;
Site plan - proposed external landscaping finishes - 7564-al(05)0020;
Typical floor plan - proposed external finishes - 7564-al(05)0030;
Proposed elevation 01a - Irwell block (gridlines W1 - W14) - 7564-al(05)0150;
Proposed elevation 01b - Irwell block (gridlines W14 - W28) - 7564-al(05)0151;
Proposed elevations 02 and 04 - Irwell block - 7564-al(05)0152;
Proposed elevation 3a - Irwell block (gridlines W28 - W14) - 7564 al(05)0153;
Proposed elevation 3b - Irwell block (gridlines W14 - W1) - 7564 al(05)0154;
Proposed elevation 05a - Medlock block (gridlines E24 - E12) - 7564-al(05)0155;
Proposed elevation 05b - Medlock block (gridlines E12 - E1) - 7564-al(05)0156;
Proposed elevation 06 - Medlock block - 7564-al(05)0157;
Proposed elevation 7a - Medlock block (gridlines E1 - E12) - 7564-al(05)0158;
Proposed elevation 7b - Medlock block (gridlines E12 - E24) - 7564-al(05)0159;
Proposed elevation 8 - Medlock block - 7564-al(05)0160;
Section AA Irwell Block - 7564-al(05)0050;
Section BB Medlock Block - 7564-al(05)0051;

Existing and proposed typical balcony section details - 7564-al(05)0060;
Existing projecting bay slot louvre detail - 7564-al(05)0061;
Proposed projecting bay slot louvre detail - 7564-al(05)0062 P02;
Existing refuse chute slot louvre detail - 7564-al(05)0063;
Proposed refuse chute slot louvre detail - 7564-al(05)0064 P02;
AliDeck-Aluminium-Decking-Brochure-2020;
Premo Fabrications Replacement Louvres data sheet; and
Design Statement by stephenson hamilton risley STUDIO.

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.

3) Prior to the commencement of development, a detailed demolition and construction management plan outlining working practices during development (including demolition works) shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt the demolition and construction management plan shall include:

- *Display of an emergency contact number;
- *Details of Wheel Washing (where relevant);
- *Dust suppression measures;
- *Compound locations;
- *Location, removal and recycling of waste;
- *Routing strategy and swept path analysis for construction vehicles;
- *Parking of construction vehicles and staff;
- *Sheeting over of construction vehicles;
- *Communication strategy with residents that shall include details of how engagement with, consultation with and notification of residents during the works shall take place;

Development shall be carried out in accordance with the approved demolition and construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

4) a) Notwithstanding the submitted plans and documents specified in condition 2, prior to the commencement of development, the following shall be submitted to and approved in writing by the City Council, as local planning authority:

A programme for the issue of samples and specifications of all materials to be used on all external elevations of the development and drawings to illustrate the details of a full sized sample panel to be produced either on or off site. For the avoidance of doubt the programme and drawings shall include; timings for the submission of samples and specifications of all materials on the external elevations of the development; full and final jointing and fixing details; drip details to prevent staining; and a strategy for quality control management.

b) All samples and specifications shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the approved programme, as agreed above in part (a).

The development shall be implemented thereafter in accordance with the agreed samples, specifications and details, as relevant to part a and b of this condition.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Informatives

1) Materials

Any materials approved for planning purposes should be discussed in full with Building Control. This is to ensure they meet the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with the Building Regulations you should discuss these with the Planning Service as soon as possible as this could materially affect your permission.

2) Construction Hours

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Please refer to

https://secure.manchester.gov.uk/info/100006/environmental_problems/2956/noise/9

and IAQM/EPUKConstruction Guidance at: <http://iaqm.co.uk/guidance/>

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation
Building Control
GM Fire Rescue Service

Flat 94, 189 Water Street, Manchester, M3 4JE
190 Water Street, Manchester, M3 4AU
Ground Floor, 183 Water Street, Manchester, M3 4JU
Flat 6, 183 Water Street, Manchester, M3 4JU
Flat 25, 191 Water Street, Manchester, M3 4JA
Flat 12, 191 Water Street, Manchester, M3 4JA
Flat 1, 191 Water Street, Manchester, M3 4JA
Flat 57, 191 Water Street, Manchester, M3 4JA
Flat 41, 191 Water Street, Manchester, M3 4JA
Flat 93, 189 Water Street, Manchester, M3 4JE
Flat 91, 189 Water Street, Manchester, M3 4JE
Flat 88, 189 Water Street, Manchester, M3 4JE
Flat 86, 189 Water Street, Manchester, M3 4JE
Flat 71, 189 Water Street, Manchester, M3 4JE
Flat 70, 189 Water Street, Manchester, M3 4JE
Flat 117, 189 Water Street, Manchester, M3 4JE
Flat 111, 189 Water Street, Manchester, M3 4JE
Flat 109, 189 Water Street, Manchester, M3 4JE
Flat 106, 189 Water Street, Manchester, M3 4JE
Flat 154, 187 Water Street, Manchester, M3 4JD
Flat 158, 187 Water Street, Manchester, M3 4JD
Flat 152, 187 Water Street, Manchester, M3 4JD
Flat 146, 187 Water Street, Manchester, M3 4JD
Flat 143, 187 Water Street, Manchester, M3 4JD
Apartment 142, 187 Water Street, Manchester, M3 4JD
Apartment 133, 187 Water Street, Manchester, M3 4JD
Flat 204, 185 Water Street, Manchester, M3 4JU
Flat 201, 185 Water Street, Manchester, M3 4JU
Flat 200, 185 Water Street, Manchester, M3 4JU
Flat 180, 185 Water Street, Manchester, M3 4JU
Flat 1, 183 Water Street, Manchester, M3 4JU
Flat 35, 191 Water Street, Manchester, M3 4JA
Flat 22, 191 Water Street, Manchester, M3 4JA
Flat 9, 191 Water Street, Manchester, M3 4JA
Flat 61, 191 Water Street, Manchester, M3 4JA
Flat 59, 191 Water Street, Manchester, M3 4JA
Flat 90, 189 Water Street, Manchester, M3 4JE
Flat 80, 189 Water Street, Manchester, M3 4JE
Flat 122, 189 Water Street, Manchester, M3 4JE
Flat 110, 189 Water Street, Manchester, M3 4JE
Flat 108, 189 Water Street, Manchester, M3 4JE
Flat 107, 189 Water Street, Manchester, M3 4JE
Flat 165, 187 Water Street, Manchester, M3 4JD
Flat 150, 187 Water Street, Manchester, M3 4JD
Flat 149, 187 Water Street, Manchester, M3 4JD
Flat 153, 187 Water Street, Manchester, M3 4JD
Flat 128, 187 Water Street, Manchester, M3 4JD
Apartment 134, 187 Water Street, Manchester, M3 4JD

Flat 131, 187 Water Street, Manchester, M3 4JD
Flat 207, 185 Water Street, Manchester, M3 4JU
Flat 202, 185 Water Street, Manchester, M3 4JU
Flat 192, 185 Water Street, Manchester, M3 4JU
Flat 185, 185 Water Street, Manchester, M3 4JU
Flat 170, 185 Water Street, Manchester, M3 4JU
Flat 42, 191 Water Street, Manchester, M3 4JA
Flat 34, 191 Water Street, Manchester, M3 4JA
Flat 26, 191 Water Street, Manchester, M3 4JA
Flat 15, 191 Water Street, Manchester, M3 4JA
Flat 52, 191 Water Street, Manchester, M3 4JA
Flat 66, 191 Water Street, Manchester, M3 4JA
Flat 32, 191 Water Street, Manchester, M3 4JA
Flat 29, 191 Water Street, Manchester, M3 4JA
Flat 89, 189 Water Street, Manchester, M3 4JE
Flat 85, 189 Water Street, Manchester, M3 4JE
Flat 83, 189 Water Street, Manchester, M3 4JE
Flat 118, 189 Water Street, Manchester, M3 4JE
Flat 114, 189 Water Street, Manchester, M3 4JE
Flat 105, 189 Water Street, Manchester, M3 4JE
Flat 98, 189 Water Street, Manchester, M3 4JE
Flat 145, 187 Water Street, Manchester, M3 4JD
Flat 135, 187 Water Street, Manchester, M3 4JD
Flat 137, 187 Water Street, Manchester, M3 4JD
Flat 138, 187 Water Street, Manchester, M3 4JD
Apartment 164, 187 Water Street, Manchester, M3 4JD
Apartment 144, 187 Water Street, Manchester, M3 4JD
Flat 208, 185 Water Street, Manchester, M3 4JU
Flat 199, 185 Water Street, Manchester, M3 4JU
Flat 198, 185 Water Street, Manchester, M3 4JU
Flat 181, 185 Water Street, Manchester, M3 4JU
Flat 177, 185 Water Street, Manchester, M3 4JU
Flat 176, 185 Water Street, Manchester, M3 4JU
Flat 3A, 183 Water Street, Manchester, M3 4JU
Flat 4, 183 Water Street, Manchester, M3 4JU
Flat 3B, 183 Water Street, Manchester, M3 4JU
Flat 23, 191 Water Street, Manchester, M3 4JA
Flat 24, 191 Water Street, Manchester, M3 4JA
Flat 19, 191 Water Street, Manchester, M3 4JA
Flat 174, 185 Water Street, Manchester, M3 4JU
Flat 196, 185 Water Street, Manchester, M3 4JU
Flat 195, 185 Water Street, Manchester, M3 4JU
Flat 197, 185 Water Street, Manchester, M3 4JU
Flat 175, 185 Water Street, Manchester, M3 4JU
Flat 5, 183 Water Street, Manchester, M3 4JU
Flat 7, 183 Water Street, Manchester, M3 4JU
Flat 14, 191 Water Street, Manchester, M3 4JA
Flat 11, 191 Water Street, Manchester, M3 4JA
Flat 18, 191 Water Street, Manchester, M3 4JA
Flat 20, 191 Water Street, Manchester, M3 4JA
Flat 17, 191 Water Street, Manchester, M3 4JA
Flat 16, 191 Water Street, Manchester, M3 4JA
Flat 10, 191 Water Street, Manchester, M3 4JA
Flat 7, 191 Water Street, Manchester, M3 4JA

Flat 8, 183 Water Street, Manchester, M3 4JU
Flat 2, 183 Water Street, Manchester, M3 4JU
Flat 37, 191 Water Street, Manchester, M3 4JA
Flat 44, 191 Water Street, Manchester, M3 4JA
Flat 45, 191 Water Street, Manchester, M3 4JA
Flat 47, 191 Water Street, Manchester, M3 4JA
Flat 53, 191 Water Street, Manchester, M3 4JA
Flat 64, 191 Water Street, Manchester, M3 4JA
Flat 60, 191 Water Street, Manchester, M3 4JA
Flat 31, 191 Water Street, Manchester, M3 4JA
Flat 123, 189 Water Street, Manchester, M3 4JE
Flat 75, 189 Water Street, Manchester, M3 4JE
Flat 67, 189 Water Street, Manchester, M3 4JE
Flat 125, 189 Water Street, Manchester, M3 4JE
Flat 120, 189 Water Street, Manchester, M3 4JE
Flat 104, 189 Water Street, Manchester, M3 4JE
Flat 101, 189 Water Street, Manchester, M3 4JE
Flat 95, 189 Water Street, Manchester, M3 4JE
Flat 136, 187 Water Street, Manchester, M3 4JD
Apartment 157, 187 Water Street, Manchester, M3 4JD
Apartment 140, 187 Water Street, Manchester, M3 4JD
Flat 193, 185 Water Street, Manchester, M3 4JU
Flat 188, 185 Water Street, Manchester, M3 4JU
Flat 183, 185 Water Street, Manchester, M3 4JU
Flat 28, 191 Water Street, Manchester, M3 4JA
Flat 46, 191 Water Street, Manchester, M3 4JA
Flat 51, 191 Water Street, Manchester, M3 4JA
Flat 62, 191 Water Street, Manchester, M3 4JA
Flat 40, 191 Water Street, Manchester, M3 4JA
Flat 38, 191 Water Street, Manchester, M3 4JA
Flat 81, 189 Water Street, Manchester, M3 4JE
Flat 77, 189 Water Street, Manchester, M3 4JE
Flat 74, 189 Water Street, Manchester, M3 4JE
Flat 121, 189 Water Street, Manchester, M3 4JE
Flat 102, 189 Water Street, Manchester, M3 4JE
Flat 97, 189 Water Street, Manchester, M3 4JE
Flat 162, 187 Water Street, Manchester, M3 4JD
Flat 166, 187 Water Street, Manchester, M3 4JD
Flat 167, 187 Water Street, Manchester, M3 4JD
Flat 160, 187 Water Street, Manchester, M3 4JD
Flat 147, 187 Water Street, Manchester, M3 4JD
Flat 129, 187 Water Street, Manchester, M3 4JD
Flat 132, 187 Water Street, Manchester, M3 4JD
Apartment 163, 187 Water Street, Manchester, M3 4JD
Flat 148, 187 Water Street, Manchester, M3 4JD
Flat 205, 185 Water Street, Manchester, M3 4JU
Flat 189, 185 Water Street, Manchester, M3 4JU
Flat 186, 185 Water Street, Manchester, M3 4JU
Flat 173, 185 Water Street, Manchester, M3 4JU
Flat 5, 191 Water Street, Manchester, M3 4JA
Flat 171, 185 Water Street, Manchester, M3 4JU
Flat 33, 191 Water Street, Manchester, M3 4JA
Flat 30, 191 Water Street, Manchester, M3 4JA
Flat 4, 191 Water Street, Manchester, M3 4JA

Flat 48, 191 Water Street, Manchester, M3 4JA
Flat 58, 191 Water Street, Manchester, M3 4JA
Flat 36, 191 Water Street, Manchester, M3 4JA
Flat 8, 191 Water Street, Manchester, M3 4JA
Flat 87, 189 Water Street, Manchester, M3 4JE
Flat 84, 189 Water Street, Manchester, M3 4JE
Flat 68, 189 Water Street, Manchester, M3 4JE
Flat 115, 189 Water Street, Manchester, M3 4JE
Flat 112, 189 Water Street, Manchester, M3 4JE
Flat 100, 189 Water Street, Manchester, M3 4JE
Flat 156, 187 Water Street, Manchester, M3 4JD
Flat 159, 187 Water Street, Manchester, M3 4JD
Flat 130, 187 Water Street, Manchester, M3 4JD
Apartment 139, 187 Water Street, Manchester, M3 4JD
Apartment 126, 187 Water Street, Manchester, M3 4JD
Flat 203, 185 Water Street, Manchester, M3 4JU
Flat 184, 185 Water Street, Manchester, M3 4JU
Flat 3, 191 Water Street, Manchester, M3 4JA
Flat 2, 191 Water Street, Manchester, M3 4JA
Flat 43, 191 Water Street, Manchester, M3 4JA
Flat 49, 191 Water Street, Manchester, M3 4JA
Flat 50, 191 Water Street, Manchester, M3 4JA
Flat 54, 191 Water Street, Manchester, M3 4JA
Flat 56, 191 Water Street, Manchester, M3 4JA
Flat 65, 191 Water Street, Manchester, M3 4JA
Flat 63, 191 Water Street, Manchester, M3 4JA
Flat 103, 189 Water Street, Manchester, M3 4JE
Flat 99, 189 Water Street, Manchester, M3 4JE
Flat 96, 189 Water Street, Manchester, M3 4JE
Flat 161, 187 Water Street, Manchester, M3 4JD
Apartment 151, 187 Water Street, Manchester, M3 4JD
Flat 206, 185 Water Street, Manchester, M3 4JU
Flat 39, 191 Water Street, Manchester, M3 4JA
Flat 92, 189 Water Street, Manchester, M3 4JE
Flat 27, 191 Water Street, Manchester, M3 4JA
Flat 6, 191 Water Street, Manchester, M3 4JA
Flat 78, 189 Water Street, Manchester, M3 4JE
Flat 76, 189 Water Street, Manchester, M3 4JE
Flat 72, 189 Water Street, Manchester, M3 4JE
Flat 82, 189 Water Street, Manchester, M3 4JE
Flat 79, 189 Water Street, Manchester, M3 4JE
Flat 73, 189 Water Street, Manchester, M3 4JE
Flat 69, 189 Water Street, Manchester, M3 4JE
Flat 21, 191 Water Street, Manchester, M3 4JA
Flat 119, 189 Water Street, Manchester, M3 4JE
Flat 116, 189 Water Street, Manchester, M3 4JE
Flat 113, 189 Water Street, Manchester, M3 4JE
Flat 124, 189 Water Street, Manchester, M3 4JE
Flat 194, 185 Water Street, Manchester, M3 4JU
Flat 155, 187 Water Street, Manchester, M3 4JD
Apartment 141, 187 Water Street, Manchester, M3 4JD
Apartment 127, 187 Water Street, Manchester, M3 4JD
Flat 187, 185 Water Street, Manchester, M3 4JU
Flat 182, 185 Water Street, Manchester, M3 4JU

Flat 178, 185 Water Street, Manchester, M3 4JU
Flat 191, 185 Water Street, Manchester, M3 4JU
Flat 190, 185 Water Street, Manchester, M3 4JU
Flat 179, 185 Water Street, Manchester, M3 4JU
Flat 55, 191 Water Street, Manchester, M3 4JA
Flat 172, 185 Water Street, Manchester, M3 4JU
Flat 169, 185 Water Street, Manchester, M3 4JU
Flat 168, 185 Water Street, Manchester, M3 4JU

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 - Castlefield Conservation Area 1979
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
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 (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CITY1