

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143730/LO/2025

Date registered valid: 13 August 2025

Proposal: Listed building consent for the below ground services and electrical services with reinstatement of hard landscaping

Address: The Stables Car Park, Paradise Wharf, Ducie Street, Manchester, M1 2JN

Ward(s): Piccadilly Ward

Applicant: Mike Purcell Victor (M1) Ltd

Agent (if any): Lynsay Ewart Paul Butler Associates

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 06/10/2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 22 August 2025 Expired: 13 September 2025

Neighbour notifications

Printed: 22 August 2025 Expired: 13 September 2025

Site notice

Posted: 27 August 2025 Expired: 17 September 2025

Press advert

Published: 2 September 2025 Expired: 23 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the cobbled access to the front of the Grade II listed former Stables building present at Paradise Walk. The application property dates from the early to mid-19th century and is two storey. The property is then completed in red brick and features a pitched slate roof. The property previously served the neighbouring General Wharf and Stores building to the west of the site, now demolished for residential apartments. The site access is a cobbled road that leads to a car park where there is a live planning permission for the erection of 4no residential properties (Class C3), approved under planning permission 132574/FO/2021. The site is currently in use as offices (Class E(g)(i)). Underneath the cobbled access road lies a set of Victorian subterranean brick arches.

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site lies close to the eastern boundary of Manchester City Centre, adjacent to the Ashton Canal. Development within the immediate neighbouring area is varied, with higher density development dominating the street scene to the west closer to the heart of Manchester City Centre. Built development to the south-east of the application site is comparatively small scale, consisting of three to four storey residential buildings (Class C3). To the north of the application site lies the Grade II listed former Junction Works. As previously stated within this report, immediately to the south of the application site lies a plot of land subject to an extant planning permission for the erection of 4no residential dwellings, approved under application 132574/FO/2021.

Description of development

The application seeks listed building consent for ground works to lay electrical and water services an adjacent future residential development.

The proposal would comprise of the taking up of cobbles adjacent to the listed stables and the subsequent laying of 4no water mains, 1no electrical duct and 1no broadband internet cable. The cables would run from the surface parking spaces located to the south of listed building, along its cobbled access, with them then meeting other electrical and water mains along Ducie Street.

The proposed servicing would provide electrical and water services to 4no houses approved to the south of the listed building under planning permission 132574/FO/2021.

Planning History

143579/LE/2025 - Installation of underground drainage pipe – Application under consideration.

132574/FO/2021 - Erection of 4 no. part 4, part 5 storey, three bedroom townhouses (Use Class C3) with associated car / cycle parking, recessed balconies and rooftop terraces – Approved July 2022.

Consultations & Notification Responses

Publicity – A site notice and press notice were published. Neighbouring properties were notified of the proposal by letter. Two representations were received that neither supported nor objected to the proposals. The matters raised within the representations can be summarised as follows:

- The proposals will directly affect a vehicle access to multiple properties. Reassurance that uninterrupted access can be preserved should be confirmed.
- The proposals may lead to excess noise being generated that would adversely affect neighbouring amenity.

The proposals are for listed building consent and thus matters relating to site access and noise generation are not material considerations that can affect the determination of the application. In light of this, these representations will not have any weight in affecting the outcome of the application. Notwithstanding this, in the event of an approval informatives will be attached notifying the applicant of neighbouring access and noise concerns.

Greater Manchester Ecological Advisory Service – No objection subject to a planning condition relating to a written scheme of investigation.

Policy

The Places for Everyone Plan - Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy CC3 – Housing
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC19 – Listed Buildings
- Policy DC20 – Archaeology

National Planning Policy Framework (NPPF)

- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Impact upon the Heritage Asset

The listed stables are a rare example within Manchester City Centre of an ancillary industrial building that has a collective group value. The building would have been critical to the running and transportation of goods to and from the Ashton Canal, providing spaces for work horses to rest. The area to the west of the application site was redeveloped during the 1990s in which the current residential apartment block was constructed. The age of the cobbles surrounding the application site are unknown and it is not clear if they were relayed during the redevelopment of the adjacent site. As an aside to this, the cobble setts arranged in a circular pattern are confirmed to have been laid as part of the regeneration of the site to the west in the 1990s. Notwithstanding this, it is considered the cobbles contribute positively to the setting of the listed building.

Archaeology of significance within the curtilage of the listed building is present, with Victorian subterranean brick vaults being present at the western extent of the curtilage of the stables. These vaults likely were used as storage space for the General Wharf and Stores Building that was located to the west of the application site, now demolished.

Whilst it is acknowledged that the age of the cobble setts is unknown, it is considered that as they positively contribute to the setting of the listed building, their taking up and subsequent relaying would incur a small amount of less than substantial harm to be caused to the significance of the listed building via the disturbance caused to cobbles form and pointing. Notwithstanding this, it is appreciated that through the implementation of the proposed works, four residential dwellings would be able to be brought forward for development thereby contributing to the City Centre’s housing supply. In order to control the level of harm incurred by the proposed works, it is considered necessary that in the event of an approval, conditions will be attached requiring a methodology for the proposed works, an archaeological scheme for the findings and dissemination of results, as well as samples of replacement pointing, to be submitted to and approved in writing by the Local Planning Authority

Heritage Assessment and Conclusion

In light of how the proposal would enable the contribution of houses to Manchester City Centre's supply, and how the identified harm would be able to be significantly limited with the imposition of appropriate planning conditions, it is considered the very low amount of less than substantial harm identified, would be outweighed by the public benefits of the proposal in this instance. Therefore, the proposal would meet the requirements as set out under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990, and as such accord with Places for Everyone Plan Policies JP-Strat1, JP-Strat2 and JP-P2, Core Strategy Policies SP1, CC3, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC19 and DC20, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have acted positively in determining this application by assessing the proposal against relevant planning policies and all material considerations. The nature of the scheme has not necessitated further discussions with the applicant. On this basis it is decided to grant planning permission in accordance with the presumption in favour of sustainable development.

Conditions to be attached to decision for approval

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:

- o Location Plan (Planning Portal Reference PP-14134603v1)
- o 7-8545 0001 Revision P2: External Services
- o Covering Letter & Heritage Statement (Prepared by Paul Butler Associates; Dated 13/08/2025)
- o Written Scheme of Investigation (Prepared by Paul Butler Associates; Dated 12/08/2025)

All stamped as received by the City Council as Local Planning Authority on 13/08/2025.

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 the National Planning Policy Framework

3) Prior to the commencement of the development hereby approved, a methodology for the recording, lifting, storage and reinstatement of cobbles that are to be lifted as part of the approved works, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

4) Prior to the relaying of any cobbles taken up as part of the approved works, material samples for the pointing up of setts of cobbles shall be prepared on site and then submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

5) a) The development shall proceed in accordance with the written scheme of investigation (Prepared by Paul Butler Associates; Dated 12/08/2025; Stamped as received by the City Council as Local Planning Authority on 13/08/2025).

b) Within six months of the practical completion of the development, information to satisfy the below points shall be submitted to and approved in writing by the City Council as Local Planning Authority.

- I. Informed by the North West Historic Environment Research Framework, a phased programme and methodology of investigation and recording to include:
 - archaeological monitoring and recording undertaken during groundworks associated with the installation of services
- II. A programme for post-investigation assessment to include:
 - analysis of the site investigation records and finds
 - production of a final report on the investigation results.
- III. Deposition of the final report with the Greater Manchester Historic Environment Record.
- IV. Dissemination of the results commensurate with their significance.
- V. Provision for archive deposition of the report and records of the site investigation.
- VI. Nomination of a competent person or persons/organisation to undertake the works set out within the approved PD.

The development hereby approved shall be carried out in accordance with the approved WSI.

Reason - To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible, pursuant

to saved policy DC20.1 of the Unitary Development Plan for the City of Manchester and guidance in Section 16, Paragraph 199 of the National Planning Policy Framework.

Informatives

1) The applicant should be made aware that any construction activity that will infringe upon the site access, and cause high levels of noise, should be undertaken in consultation with neighbouring properties and stakeholders.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Greater Manchester Archaeological Advisory Service

Flat 5, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 19, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 16, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 24, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 23, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 20, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 12, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 2, 10 Wharf Close, Manchester, M1 2WE
M Five, Paradise Wharf, Ducie Street, Manchester, M1 2JN
The Stables Suite B, Paradise Wharf, Ducie Street, Manchester, M1 2JN
Flat 16, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 19, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Second Floor Unit 202, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Duplex 4, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 215, Ducie House, 10 Ducie Street, Manchester, M1 2JW
Second Floor Unit 209, Ducie House, 37 Ducie Street, Manchester, M1 2JW
47 Ducie Street, Manchester, M1 2JW
Duplex 3, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 116, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 204, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 111, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 102, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 129 And Unit 131, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Flat 10, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 6, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 4, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Gap PR, Paradise Wharf, Ducie Street, Manchester, M1 2JN
Flat 21, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 1, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 22, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 13, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 4, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Second Floor Unit 207, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Flat 3, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 9, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 11, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Second Floor Unit 205, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 133, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Third Floor Unit 302, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 104, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Unit 106, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Flat 28, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 2, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 1, 10 Wharf Close, Manchester, M1 2WE
Flat 3, 10 Wharf Close, Manchester, M1 2WE
Flat 12, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 8, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 23, Junction Works, 40 Ducie Street, Manchester, M1 2DF
The Cotton House, Ducie Street, Manchester, M1 2TP

Third Floor Unit 306, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 201, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 226, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 225, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 210, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Third Floor Unit 303, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Third Floor Unit 308, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Flat 27, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 11, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 21, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 18, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 26, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Imagine CGA Ltd, Paradise Wharf, Ducie Street, Manchester, M1 2JN
Paradise Wharf Partnership, The Stables Suite A, Paradise Wharf, Ducie Street, Manchester, M1 2JN
URBAN SPLASH WORK LTD, Second Floor Unit 223, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 234, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 1C, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Flat 26, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 28, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Duplex 2, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 130, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 128, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 235, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 105, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 230, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Duplex 5, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Flat 22, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
49 Store Street, Manchester, M1 2WA
The Stables Suite D, Paradise Wharf, Ducie Street, Manchester, M1 2JN
Flat 20, Junction Works, 40 Ducie Street, Manchester, M1 2DF
First Floor Unit 127, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 109, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Flat 18, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 17, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Unit 206, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 110, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 117, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 214, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 219, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 125, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Flat 9, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 8, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 1, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Creation ADM, Paradise Wharf, Ducie Street, Manchester, M1 2JN
Flat 15, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 5, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 2, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 27, Junction Works, 40 Ducie Street, Manchester, M1 2DF
First Floor Unit 123, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Third Floor Unit 300, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 203, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Flat 6, Junction Works, 40 Ducie Street, Manchester, M1 2DF

Duplex 1, Ducie House, 37 Ducie Street, Manchester, M1 2JW
 Third Floor Unit 310, Ducie House, 37 Ducie Street, Manchester, M1 2JW
 Second Floor Unit 217, Ducie House, 37 Ducie Street, Manchester, M1 2JW
 Second Floor Unit 221, Ducie House, 37 Ducie Street, Manchester, M1 2JW
 Third Floor Unit 305, Ducie House, 37 Ducie Street, Manchester, M1 2JW
 Room 228, Ducie House, 37 Ducie Street, Manchester, M1 2JW
 First Floor Unit 113, Ducie House, 37 Ducie Street, Manchester, M1 2JW
 Flat 14, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
 Flat 3, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
 Flat 25, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
 Flat 17, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
 Flat 15, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
 Flat 13, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
 Flat 7, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
 First Floor, Ducie House, 37 Ducie Street, Manchester, M1 2JW
 23 Ducie Street, Manchester, M1 2JL
 Second Floor Unit 236, Ducie House, 37 Ducie Street, Manchester, M1 2JW
 Flat 14, Junction Works, 40 Ducie Street, Manchester, M1 2DF
 Flat 7, Junction Works, 40 Ducie Street, Manchester, M1 2DF
 Flat 25, Junction Works, 40 Ducie Street, Manchester, M1 2DF
 Second Floor Unit 231, Ducie House, 37 Ducie Street, Manchester, M1 2JW
 Third Floor Unit 304, Ducie House, 37 Ducie Street, Manchester, M1 2JW
 Paradise Wharf, Ducie Street, Manchester, M1 2JN
 The Stables Suite C, Paradise Wharf, Ducie Street, Manchester, M1 2JN
 Flat 29, Junction Works, 40 Ducie Street, Manchester, M1 2DF
 Flat 24, Junction Works, 40 Ducie Street, Manchester, M1 2DF
 Second Floor Unit 232, Ducie House, 37 Ducie Street, Manchester, M1 2JW
 Second Floor Unit 227, Ducie House, 37 Ducie Street, Manchester, M1 2JW
 Second Floor Unit 233, Ducie House, 37 Ducie Street, Manchester, M1 2JW
 Flat 10, Junction Works, 40 Ducie Street, Manchester, M1 2DF
 Flat At, 47 Ducie Street, Manchester, M1 2JW
 First Floor Unit 134, Ducie House, 37 Ducie Street, Manchester, M1 2JW
 Second Floor Unit 224, Ducie House, 37 Ducie Street, Manchester, M1 2JW
 Second Floor Unit 213, Ducie House, 37 Ducie Street, Manchester, M1 2JW

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(c) To C3
 Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
 Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
 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) -
 Susceptible to Surf Water Flood (More) -
 Susceptible to Surf Water Flood (More) -
 Area Team Boundary - Name: CENTRAL