MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140005/FO/2024
Date registered valid:	23 July 2024
Proposal:	Shopfront alterations to existing building.
Address:	Land Off Oldham Street And Spear Street, Manchester
Ward(s):	Piccadilly Ward
Applicant:	Sainsburys Supermarkets Ltd
Agent (if any):	Alder King Planning Consultants
Case officer:	Max Gibson Tel: 0161 219 6359 Email: maximillian.gibson@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:
Printed: 7 August 2024 Expired: 29 August 2024

Neighbour notifications
Printed: 7 August 2024 Expired: 29 August 2024

Site notice
Posted: Expired:

Press advert
Published: 13 August 2024 Expired: 3 September 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building
This application site relates to a recently completed building at 76-82 Oldham Street (Block A) and 70 Spear Street (Block B). The buildings are separated by Spear Street. The site was redeveloped following a fire in 2013 that resulted in the loss of all but one of the buildings on site including the substantial art deco building that was formerly Dobbins department store. The building remaining on site was located at 5 Warwick Street and was a two-story brick-built building constructed in the 1930's that has seen some incremental change.

Listed building: Not applicable

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order:

Description of area
The site is within the Stevenson Square Conservation Area and opposite the Smithfield Conservation Area. Grade II Listed buildings at 132 Oldham Street, 105 Oldham Street, 66 Oldham Street are close to the site and the Grade II Listed former worker's cottages at 4-8 Bradley Street are opposite the site.

Other uses in the immediate area include offices, residential apartments, creative industries, shops, bars and restaurants. The adjoining property at 84-86 Oldham Street, is used for residential purposes. There are other nearby residential properties at 2 Houldsworth Street, 60a Oldham Street, 89-95 Oldham Street, 90-94 Oldham Street, 99 Oldham Street, 105 Oldham Street, 119 Oldham Street, 127 Oldham Street, 82 Tib Street, 100 Tib Street and 110-112 Tib Street.

Description of development
The application relates to the installation of a new shopfront entrance, comprising a sliding door and two side panels of different widths to the Oldham Street elevation of 76-82 Oldham Street.

Consultations & Notification Responses

Publicity - a notice was displayed on site informing passers-by of the development. A press notice was placed in the local press advertising the works as those affecting a conservation area. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

Design for Security at Greater Manchester Police - no comments

Highways Services - no objections regarding doorway as it would not open outwards and hence not impinge on adopted highway. Informative regarding construction management arrangements requested.

Issues

The main policies and documents that relate to this application are DM1 (Development Management) and SP1 (Spatial Principles) of the Manchester Core Strategy (2012), saved policy DC18 (Conservation Areas) of the Unitary Development Plan for Manchester (1995), the guidance contained within the Manchester City Council Shopfront and Signage Design Guide (2024), in particular sections 4 and 6, and the National Planning Policy Framework, in particular Section 12.

Planning and Site history

Plans approved under 139580/JO/2024

Planning permission was granted for the development at the application site under 139580/JO/2024. Below is the Oldham Street elevation as approved under this application:



(Drawing – Proposed OSM-FEA-BA-XX-DE-A-3700 Rev P3 received by the City Council, as Local Planning Authority, on 23/09/2021)

At the ground floor level, the shopfront to the unit comprises 3no. larger archways, comprising 5no. glazed panels, and 3no. single glazed panel openings. There is a clearly legible architectural language to the elevation. The glazed sections of the ground floor are separated by several brick piers. The openings are regular and equally proportioned, which lends a rhythm to the elevation.



Oldham Street elevation (Source: Author's own)



The opening in the development under consideration is marked in blue – this includes areas within and outside of the development site.

It is highlighted in relation to this application, that planning permission is required for to subdivide the ground floor unit of the development by virtue of condition 30 attached to planning permission 139580/JO/2024. Under 139580/JO/2024, a variation of Condition 30 was applied for and subsequently refused, as set out in the officer's report, on the following basis:

Condition 30 currently states that 'No commercial unit within Building A or Building B as identified on the approved drawings shall be combined with another or subdivided unless planning permission is specifically granted.' Given this a Full Planning application is required to subdivide the units and the wording of Condition 30 will therefore not be changed as part of this decision. The acceptability of this change can be further and fully assessed in terms of the impacts in a future planning application.

At no point has the subdivision of the ground floor unit been given full planning permission and it is clear that any the acceptability of any subdivision would need further assessment as part of an application for formal planning permission.

Elevational alterations applied for under 140005/FO/2024

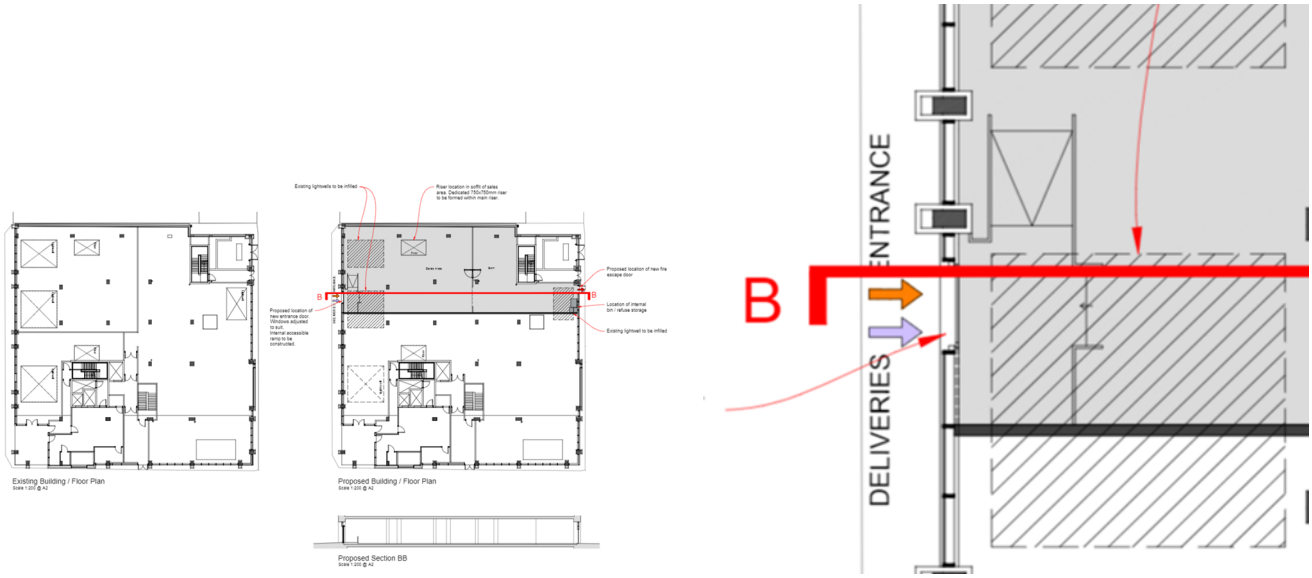


Proposed Oldham Street elevation submitted under application reference 140005/FO/2024 (Drawings – Existing and Proposed PL-A-1007 REV B received by the City Council, as Local Planning Authority, on 10/07/2024)

As can be seen on the above drawing, the applicant is seeking permission for elevational alterations to insert a new doorway and associated side panels into the middle archway of Oldham Street elevation of the building at 72-86 Oldham Street. A comparison is shown below.



The opening was designed to comprises five equal sized glazed panels. The elevational alterations are proposed to be installed in the area covered by the three rightmost glazed panels. The leftmost of the glazed panels would match the door in size to facilitate the recess of the door itself when open, whilst the northernmost would be substantially thinner to fill the gap left over by the two large panels in the space that would have been filled by the three equal panels in the original design. The applicant has stated that the width of the two larger panels is to ensure DDA compliance.



Subdivision indicated on plans submitted under application reference 140005/FO/2024 (Source: Drawings – Existing and Proposed PL-A-1005-B - A2)

The City Council reasonably considers that the area of blue glazing denotes the extent of the Sainsbury's shopfront, with the white glazing falling outside of the Sainsbury's unit. This is supported by the floorplans submitted by the applicant, which show a dividing wall abutting the glazing at the join between the middle and second from the right panels. Planning permission has not been sought for this subdivision under this application, which relates to the shopfront alterations only. This was clarified by the agent in an email dated 03/09/2024 'Our application only relates to the new doors'.

Unauthorised works on site

During the course of the application, it has been observed by officers that unauthorised shopfront alterations and internal subdivision at the development site have taken place (see below). The works undertaken on site clearly demonstrate that an internal subdivision at the location shown on the submitted plans would wholly inappropriate.



Photographs showing unauthorised works on site (Source: Author's own)

As can be seen in the above pictures, to properly abut the external elevation of the unit at this location, a gold spandrel panel has been inserted into the opening to provide an appropriately robust and practically deliverable end to the internal subdivision. A spandrel panel of this type has no relation to any other elevational elements and creates a further disharmony in the elevations rhythm by virtue of its substantially different proportions to any glazed panels either side of it.

An assessment of the location of the subdivision that has been erected on site clearly shows that this would fall within the area of shopfront that has been applied for under application reference 140005/FO/2024. This is evident from the fact that the two right most panels, marked in red, have remained unaltered (see below). It is clear that the end of a subdividing wall would be visible through the Sainsbury's shopfront.



Assessment of the shopfront

Principle of development

The application seeks approval for alterations to the shopfront of 72-86 Oldham Street comprising the installation of a new sliding door and two new glazed panels either side of this door to the middle of three equal sized openings on the Oldham Street elevation. On the basis of the submitted plans, the City Council considers that the shopfront alterations have been applied for pursuant to the subdivision of the ground floor unit to create the new Sainsbury's retail unit.

Thus, it is considered that the siting of the shopfront alterations is as a result of an internal subdivision to create the unit to which the shopfront relates. Hence any internal and external alterations are considered by the City Council to be inextricably linked and any internal subdivision would thus form a material consideration in the assessment of this application.

As previously stated, any subdivision would require planning permission. The City Council would not support the subdivision shown on the submitted floorplan by virtue of the abutment with a glazed section of the Oldham Street elevation. Clearly, subdivision at this location would not relate properly to the architecture of the building, which would lend itself to internal subdividing walls that would abut any of the six brick piers between the glazed sections of the ground floor.

Policy DM1 of the Manchester Core Strategy (2012) states that new development must be *Appropriate siting, layout, scale, form, massing, materials and detail.* The Shopfront and Signage Design Guide (2024) states in section 4.1 *Shopfronts should reflect and respond positively to the architectural expression and proportions of the existing building*. Section 6.2.1 also states that new shopfronts should *sit within the frame of a shopfront (i.e. pilasters)* and *be aligned with other features, elements and detailing.* It is considered that a shopfront at the

proposed location, installed in relation to a poorly sited internal subdivision, would fail to deliver on these principles and would not relate properly to the design of the existing building. Therefore, the principle of the development cannot be supported.

Impact on visual amenity

It is considered that the development would be harmful to visual amenity. The shopfront and any related internal subdivision would clearly create an awkward and unattractive elevational feature by virtue of the end of a wall being visible through one of the clear glazed panels.

The works observed on site demonstrate that the scheme would be undeliverable, as an unprecedented solid elevational element would have to be introduced to reconcile the abutment of an internal subdivision with the glazed part of the elevation. It is noted that no such elevational element is proposed and therefore it can reasonably be assumed that the end of the wall would remain visible if approved.

The shopfront alterations cannot be supported as they would not deliver a well-designed and attractive shopfront that practically and aesthetically relates to the subdivision necessary to create the unit to which the shopfront would relate. Given the above, it is considered that the development would be harmful to visual amenity.

Conclusion

An assessment of the drawings submitted by the applicant, together with an assessment of the works that have taken place on site, demonstrates it would not be possible to deliver the shopfront in a visually coherent manner. Furthermore, if the unit to which the shopfront relates had its dividing wall in the location shown on the applicant's proposed plans, it is considered that it would not be possible to install any shopfront that respects the architectural language of the building and, consequently, could only be done in a manner that is harmful to visual amenity. The application is therefore recommended for refusal.

Enforcement

As covered in previous sections of this report, there have been unauthorised works undertaken on site, which may be subject to further investigation.

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 polices 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: Refuse

Article 35 Declaration
Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Officers have communicated their concerns about this proposal to the applicant during the course of the planning application, but these concerns have not been overcome. The proposal is considered to be contrary to the development plan and therefore refused in a timely manner.

Reasons for recommendation to refuse

1) The shopfront alterations, by virtue of their design, appearance and siting would result in an awkward and unsightly manifestation on the elevation. The shopfront alterations do not respect or properly relate to the architectural language of the external elevations, the rhythm of the building's design or the relationship between materials on the elevation. This is as a consequence of the internal subdivision of the ground floor unit. The result would be harmful to visual amenity. The development is hereby refused pursuant to policies EN1, DM1 and SP1 of the Manchester Core Strategy, the guidance contained within Shopfront and Signage Design Guide (2024) and the NPPF.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Police

Flat 27, 5 Warwick Street, Manchester, M1 1AU
Flat 23, 5 Warwick Street, Manchester, M1 1AU
Flat 33, 5 Warwick Street, Manchester, M1 1AU
Flat 44, 5 Warwick Street, Manchester, M1 1AU
Flat 1, 70 Spear Street, Manchester, M1 1AW
Flat 61, 5 Warwick Street, Manchester, M1 1AU
Flat 68, 5 Warwick Street, Manchester, M1 1AU
Flat 10, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 1, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 9, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 17, 70 Spear Street, Manchester, M1 1AW
Flat 16, 70 Spear Street, Manchester, M1 1AW
Flat 7, 70 Spear Street, Manchester, M1 1AW
Flat 22, 70 Spear Street, Manchester, M1 1AW
Flat 24, 70 Spear Street, Manchester, M1 1AW
22 Great Ancoats Street, Manchester, M4 5AB
81 Lever Street, Manchester, M1 1FL
Unit 1, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 3, 2 Houldsworth Street, Manchester, M1 1EJ
2A Houldsworth Street, Manchester, M1 1EJ
Flat 6, 127 Oldham Street, Manchester, M4 1LN
Flat 9, 5 Warwick Street, Manchester, M1 1AU
Flat 2, 5 Warwick Street, Manchester, M1 1AU
Flat 15, 5 Warwick Street, Manchester, M1 1AU
Flat 67, 5 Warwick Street, Manchester, M1 1AU
Flat 45, 5 Warwick Street, Manchester, M1 1AU
Flat 39, 5 Warwick Street, Manchester, M1 1AU
Flat 70, 5 Warwick Street, Manchester, M1 1AU
Flat 3, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 4, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 26, 70 Spear Street, Manchester, M1 1AW
Flat 8, 70 Spear Street, Manchester, M1 1AW
Flat 7, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 17, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
111 - 115 Oldham Street, Manchester, M4 1LN
Flat 11, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 1, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Serviced Apartment 1, 131A Oldham Street, Manchester, M4 1LN
Flat 2, 131A Oldham Street, Manchester, M4 1LN
Flat 30, 5 Warwick Street, Manchester, M1 1AU
Flat 35, 5 Warwick Street, Manchester, M1 1AU
Flat 57, 5 Warwick Street, Manchester, M1 1AU
Flat 54, 5 Warwick Street, Manchester, M1 1AU
Flat 63, 5 Warwick Street, Manchester, M1 1AU
Flat 37, 5 Warwick Street, Manchester, M1 1AU
Flat 52, 5 Warwick Street, Manchester, M1 1AU
Flat 41, 5 Warwick Street, Manchester, M1 1AU
Flat 64, 5 Warwick Street, Manchester, M1 1AU
Flat 3, 70 Spear Street, Manchester, M1 1AW

Flat 13, 70 Spear Street, Manchester, M1 1AW
Flat 4, 70 Spear Street, Manchester, M1 1AW
Flat 7, 5 Warwick Street, Manchester, M1 1AU
Flat 17, 5 Warwick Street, Manchester, M1 1AU
Flat 24, 5 Warwick Street, Manchester, M1 1AU
Flat 12, 5 Warwick Street, Manchester, M1 1AU
Flat 2, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 9, 70 Spear Street, Manchester, M1 1AW
Flat 25, 70 Spear Street, Manchester, M1 1AW
125 Oldham Street, Manchester, M4 1LN
Basement And Ground Floor, 119 Oldham Street, Manchester, M4 1LN
Flat 9, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 5, 127 Oldham Street, Manchester, M4 1LN
Flat 7, 127 Oldham Street, Manchester, M4 1LN
Flat 3, 5 Warwick Street, Manchester, M1 1AU
Flat 47, 5 Warwick Street, Manchester, M1 1AU
Flat 16, 5 Warwick Street, Manchester, M1 1AU
Flat 6, 5 Warwick Street, Manchester, M1 1AU
Flat 50, 5 Warwick Street, Manchester, M1 1AU
Flat 7, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 8, 84 - 86 Oldham Street, Manchester, M4 1LF
84 - 86 Oldham Street, Manchester, M4 1LF
Flat 19, 70 Spear Street, Manchester, M1 1AW
Flat 28, 70 Spear Street, Manchester, M1 1AW
Flat 5, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 15, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 2, 2 Houldsworth Street, Manchester, M1 1EJ
129 Oldham Street, Manchester, M4 1LN
Flat 2, 127 Oldham Street, Manchester, M4 1LN
Flat 13, 5 Warwick Street, Manchester, M1 1AU
Flat 25, 5 Warwick Street, Manchester, M1 1AU
Flat 18, 70 Spear Street, Manchester, M1 1AW
Flat 22, 5 Warwick Street, Manchester, M1 1AU
Flat 46, 5 Warwick Street, Manchester, M1 1AU
Flat 31, 5 Warwick Street, Manchester, M1 1AU
Flat 1, 5 Warwick Street, Manchester, M1 1AU
Flat 43, 5 Warwick Street, Manchester, M1 1AU
Flat 48, 5 Warwick Street, Manchester, M1 1AU
Flat 6, 84 - 86 Oldham Street, Manchester, M4 1LF
86 Oldham Street, Manchester, M4 1LF
Commonwealth House, 22 - 30 Great Ancoats Street, Manchester, M4 5AB
6 - 8 Houldsworth Street, Manchester, M1 1EJ
4 Houldsworth Street, Manchester, M1 1EJ
Flat 12, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
117 Oldham Street, Manchester, M4 1LN
Flat 1, 2 Houldsworth Street, Manchester, M1 1EJ
Flat 8, 127 Oldham Street, Manchester, M4 1LN
Flat 53, 5 Warwick Street, Manchester, M1 1AU
Flat 18, 5 Warwick Street, Manchester, M1 1AU
Flat 40, 5 Warwick Street, Manchester, M1 1AU
Flat 34, 5 Warwick Street, Manchester, M1 1AU
Flat 60, 5 Warwick Street, Manchester, M1 1AU
Flat 10, 5 Warwick Street, Manchester, M1 1AU
Flat 69, 5 Warwick Street, Manchester, M1 1AU

Flat 59, 5 Warwick Street, Manchester, M1 1AU
Flat 15, 70 Spear Street, Manchester, M1 1AW
Flat 14, 70 Spear Street, Manchester, M1 1AW
Flat 11, 70 Spear Street, Manchester, M1 1AW
Flat 10, 70 Spear Street, Manchester, M1 1AW
Close Male Grooming, Ground Floor, 22 Great Ancoats Street, Manchester, M4 5AB
Flat 6, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 8, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 1, 119 Oldham Street, Manchester, M4 1LN
Flat 19, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
1 Houldsworth Street, Manchester, M1 1EJ
88 Oldham Street, Manchester, M4 1LF
Flat 4, 2 Houldsworth Street, Manchester, M1 1EJ
133 Oldham Street, Manchester, M4 1LN
Flat 1, 127 Oldham Street, Manchester, M4 1LN
Flat 4, 5 Warwick Street, Manchester, M1 1AU
Flat 71, 5 Warwick Street, Manchester, M1 1AU
Flat 8, 5 Warwick Street, Manchester, M1 1AU
Flat 19, 5 Warwick Street, Manchester, M1 1AU
Flat 62, 5 Warwick Street, Manchester, M1 1AU
Flat 58, 5 Warwick Street, Manchester, M1 1AU
Flat 11, 5 Warwick Street, Manchester, M1 1AU
Flat 66, 5 Warwick Street, Manchester, M1 1AU
Flat 65, 5 Warwick Street, Manchester, M1 1AU
Flat 21, 5 Warwick Street, Manchester, M1 1AU
Flat 51, 5 Warwick Street, Manchester, M1 1AU
Flat 42, 5 Warwick Street, Manchester, M1 1AU
Flat 27, 70 Spear Street, Manchester, M1 1AW
Flat 2, 70 Spear Street, Manchester, M1 1AW
Flat 5, 70 Spear Street, Manchester, M1 1AW
Flat 6, 70 Spear Street, Manchester, M1 1AW
Flat 2, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 10, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 18, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 3, 127 Oldham Street, Manchester, M4 1LN
123 Oldham Street, Manchester, M4 1LN
Flat 4, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 4, 127 Oldham Street, Manchester, M4 1LN
Flat 9, 127 Oldham Street, Manchester, M4 1LN
Flat 14, 5 Warwick Street, Manchester, M1 1AU
Flat 5, 5 Warwick Street, Manchester, M1 1AU
Flat 55, 5 Warwick Street, Manchester, M1 1AU
Flat 26, 5 Warwick Street, Manchester, M1 1AU
Flat 36, 5 Warwick Street, Manchester, M1 1AU
Flat 72, 5 Warwick Street, Manchester, M1 1AU
Flat 29, 5 Warwick Street, Manchester, M1 1AU
Flat 49, 5 Warwick Street, Manchester, M1 1AU
Flat 28, 5 Warwick Street, Manchester, M1 1AU
Flat 56, 5 Warwick Street, Manchester, M1 1AU
Flat 38, 5 Warwick Street, Manchester, M1 1AU
Flat 5, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 20, 70 Spear Street, Manchester, M1 1AW
Flat 23, 70 Spear Street, Manchester, M1 1AW
Flat 12, 70 Spear Street, Manchester, M1 1AW

Flat 21, 70 Spear Street, Manchester, M1 1AW
Travel Lodge, 22 Great Ancoats Street, Manchester, M4 5AZ
Flat 16, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 14, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 3, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 2, 119 Oldham Street, Manchester, M4 1LN
131 Oldham Street, Manchester, M4 1LN
Flat 20, 5 Warwick Street, Manchester, M1 1AU
Flat 32, 5 Warwick Street, Manchester, M1 1AU

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Stevenson Square Conservation Area 1987
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL