

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140115/FO/2024

Date registered valid: 8 July 2024

Proposal: Temporary erection of a beach club, bar, small food units and seating from 5th June 2024 - 26th August 2024.

Address: Land Adjacent To Exchange Square Station, Exchange Square, Manchester

Ward(s): Deansgate Ward

Applicant: Williams, Premier Winter Wonderland Events Limited

Agent (if any): Ms Karen Jones, Blandy&Blandy

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15/08/2024

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 17 July 2024

Standard consultations:

Printed: 17 July 2024 Expired: 7 August 2024

Neighbour notifications

Printed: 17 July 2024 Expired: 7 August 2024

Site notice

Posted: 17 July 2024 Expired: 7 August 2024

Press advert

Published: 23 July 2024 Expired: 13 August 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to Exchange Square, a triangular-shaped pedestrianised area bounded by Selfridges to the south, the Grade II listed buildings of the Corn Exchange, the Old Wellington Inn and Sinclair's Oyster Bar to the north, Exchange Square Metrolink tram stop, and Arndale Centre to the east.

The site lies within an area of the City Centre that contains a variety of uses including shops, bars, restaurants, as well as various other commercial and residential uses.

The site is located adjacent to the Cathedral Conservation Area and must be considered within the context of the Grade II listed buildings mentioned above.

A tram line runs directly on Corporation Street to the east of the site in close proximity.

Description of Development

The proposal seeks planning permission for the temporary erection of a beach club, bar, small food units and seating which will be known as 'Capri Club'.

The main structure on the site will be the bar which is the central focus of Capri Beach Club. There will be a number of seating areas and four units that will be compromises of individual traders providing food and drink.

The temporary permission is sought from 5th June 2024 to 26th August 2024. The maximum capacity at the Site is approximately 200 people.

Consultations & Notification Responses

Highway Services – Are accepting of the proposals.

Environmental Health – Are accepting of the proposals.

Greater Manchester Police - Have reviewed the plans and documents associated with the above application, in particular the Alcohol Management Plan, Security Schedule and the Event Safety Management Plan 2024. Have no objections to the proposal and have requested that a condition be imposed that requires the facility to operate in accordance with these plans and schedule.

Transport for Greater Manchester / Metrolink - Have no comments to make in respect of this application.

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Policy

The following policy and guidance is considered relevant to the consideration of this application:

The Adopted Core Strategy for the City of Manchester

Adopted on 11th July 2012 and the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

SP1 (Spatial Principles) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety, and well-being of residents, consider the needs of all members of the community, and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

DM1 (Development Management) states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:

- Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.

- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

CC1 (Primary Economic Development Focus: City Centre and Fringe) identifies that City Centre as a strategic economic location and focus of employment growth encouraging a variety of high quality accommodation types, sizes and foot-plates to boost investment by local, national and international businesses and supports the provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities within the City Centre to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.

CC2 (Retail) states that the Council will promote the growth and improve retail provision in the City Centre.

CC4 (Visitors, tourist, culture and leisure) states that proposals to improve the appearance, use and accessibility of all cultural and visitor attractions and associated facilities will be supported.

CC9 (Design and Heritage) advises that design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

C10 (Leisure and the Evening Economy) outlines how new development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted, subject to the following considerations:

- a) Cumulative impact - in areas where there is already a concentration of bars (A4), hot food takeaways (A5) and other night-time uses which are detrimental to the character or vitality and viability of the centre, there will be a presumption against further facilities.
- b) Residential amenity - the proposed use should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance.
- c) Balance - new uses in Manchester centres should support both the day-time and evening/night-time economies whilst not undermining the role of the primary shopping area.

When considering the impact of proposed bars and hot food take aways, regard will be had to the above policies and also:

- The existing number of similar establishments in the immediate area and their proximity to each other
- The type and characteristics of other uses, such as housing, shops and public houses
- The existence of vacant shop units and the condition of the unit
- The importance of the location for local shopping, and the number, function and location of shops that would remain to serve the local community

- The character of the centre and its frontage, and the nature of the use proposed
- The potential impacts of the proposal on the wider community
- Any known unresolved amenity, traffic or safety issues arising from existing uses in the area.

EN1 (Design Principles and Strategic Character Areas) advises that development provide opportunities for good design to enhance the overall image of the City should be fully realised and both reinforce and enhances the local character. It also advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

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

The Unitary Development Plan (UDP) for the City of Manchester

The Unitary Development Plan was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced; however, a number of policies were saved on 11 July 2012 and remain extant.

DC18.1 (Conservation Areas) seeks to preserve and enhance the character of its designated conservation areas.

DC19.1 (Listed Buildings) seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity

DC26.1 (Development and Noise) details how the development control process will be used to reduce the impact of noise on people living and working in the City and states that this will include consideration of the impact that development proposals which are likely to be generators of noise will have on amenity.

DC26.5 (Development and Noise) states that the Council will control noise levels by requiring where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

JP-Strat2 (City Centre) states that the role of the City Centre as the most significant economic location in the country outside London will be strengthened considerably. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded. It will be a priority for investment in development and infrastructure. This will include addressing current network capacity issues in the City Centre which will enable the future expansion of the rapid transit public transport network across Greater Manchester. Improvements in the public realm, walking and cycling facilities, and green infrastructure will help to enhance the local character and environmental quality of the City Centre so that it can rival city centres across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists. A broad range of commercial accommodation will be delivered, helping the City Centre to capture growth across key economic sectors. The new functions within the City Centre will be delivered in a way that complement, rather than displace the area's non-residential functions and will seek to protect and enhance the city centre's historic environment and assets.

JP-P2 (Heritage) states an aim to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

The National Planning Policy Framework (2023)

Decisions should accord with the requirements of the National Planning Policy Framework (2023), which sets out the Government's Planning Policies for England and how these are expected to be applied.

The following policies are of relevance to this application:

Section 6 (Building a strong and competitive economy) - Which is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future and places significant weight on the need to support economic growth through the planning system.

Section 7 (Ensuring the Vitality of Town Centres) - Which promotes competitive town centre environments.

Section 8 (Promoting Healthy Communities) require planning decisions to create safe and accessible environments where crime and disorder and fear of crime do not undermine quality of life or community cohesion.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

It specifically states that:

"Development that is not well designed should be refused, specifically where it fails to reflect local design policies and government guidance on design. Developments should help to raise the standard of design more generally in an area and fit in with the overall form and layout of their surroundings" (paragraph 139).

At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking" (**paragraph 11**).

This is further explored in paragraph 8, which confirms that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and

c) an environmental objective.

Section 16 (Conserving and enhancing the historic environment) sets out the criteria that should be taken into account when assessing the impact of development on heritage assets when determining planning applications. Heritage assets include areas or landscapes with a heritage interest.

Paragraph 200 advises that Local Planning Authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Paragraph 201 advises that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 202 advises that in determining applications, local planning authorities should take account of:

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

The National Design Guide (January 2021)

Illustrates how well-designed places that are beautiful, enduring, and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

There are 10 characteristics of well-designed places within the National Design Guide which are listed below:

- Context - enhances the surroundings
- Identity - attractive and distinctive
- Built form - a coherent pattern of development
- Movement - accessible and easy to move around
- Nature - enhanced and optimised
- Public Spaces - safe, social, and inclusive
- Uses - mixed and integrated
- Homes and buildings - functional, healthy, and sustainable
- Resources - efficient and resilient
- Lifespan - made to last

Other Legislation

Sections 16, 66, and 74 of the Listed Buildings and Conservation Areas Act 1990 require that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

S17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

Issues

The Principle of the Development

The principle of the development is considered to be appropriate in this case. Exchange Square is regularly used for temporary event spaces such as this.

Visual Amenity

There will be a degree of impact upon the visual amenity upon the surrounding area.

The layout for each of the market sites has been agreed in consultation with Manchester Specialist Markets, Greater Manchester Police and MCC Neighbourhood Services, with input from the access audits that have been undertaken for each site.

Whilst comprising of temporary structures, the stalls would be a high-quality design appropriate on a temporary basis to the character and the setting of surrounding area and adjacent listed buildings.

There will be an amount of visual clutter caused by the number of structures in this public space. The main negative impact on visual amenity will be the various fences and hoardings are not designed to be sympathetic to the visual amenity of the surrounding area and therefore would not usually be supported by the City Council.

However, given that these are temporary feature with all associated works being reversible, the proposals are therefore considered to be in accordance with section 16 of the NPPF, Core Strategy policies EN1 CC9, SP1 and DM1 and saved UDP policies DC18.1 and DC19.1.

Residential Amenity

Background recorded music will be playing throughout the day between the hours of 11:00 and 23:00. Any noise emanated will be monitored to make sure it stays within acceptable limits.

Core Strategy Policy C10 states that the proposed use "should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance."

The impact of the event will be temporary in nature.

Policy C10 also states that new uses in the centre should support both the daytime and evening/night-time economies whilst not undermining the role of the primary shopping area.

Whilst the temporary event space is situated in the heart of the primary shopping area, being right next to the Arndale Centre and New Cathedral Street, which are both primary shopping areas, there are a number of similar bar and food uses in the Corn Exchange nearby in Exchange Square, as well as various other drinking establishments nearby, such as Sinclair's Oyster Bar, The Old Wellington, and the Crown and Anchor.

Access

The maximum capacity at the site is noted to be approximately 200 people.

Access to the site is provided from the entrance to the southern perimeter adjacent to Selfridges.

Regular bus services are routed along Corporation Street providing access to Piccadilly Gardens, Oldham and Bury. Further bus stops can be found along Todd Street and provides connections to Shudehill Interchange and Piccadilly Railway Station.

The site is located adjacent to Exchange Square Metrolink Stop which provides connections to Bury, Altrincham, Oldham, Manchester Airport, and Victoria.

Manchester Victoria Rail Station is within walking distance of the site providing access to local and national destinations.

The site is well accessed by sustainable modes given the city centre location.

There are well-established pedestrian footways/walking routes surrounding the site.

No car parking is proposed as part of the application. Given the nature and location of this development within the city centre, this is deemed to be acceptable.

There is access to public car parks within a short distance of the site which visitors/employees can use.

There are also Pay&Display parking bays available on Cateaton Street which individuals can utilise.

Waste Management

A refuse storage area is noted within the site to the rear of the proposed bar. This is considered to be appropriate in ensuring no obstruction on the adjacent highway.

Waste will be picked up throughout the day and taken to the designated waste storage area for collection. It is noted that refuse bins are emptied three-times a week (Monday, Wednesday and Friday).

On collection days, bins are to be pushed out to the collection point located to the north of the site and will be returned once emptied. Kenny Waste Management service the site with refuse vehicles accessing the site via Corporation Street at around 8am.

It is acknowledged that deliveries are made via vans between 8am - 10am with a frequency of 3 / 4 times a week via Corporation Street.

There is an agreement with Metrolink for refuse vehicles to access the site via Corporation Street

Public Safety

DM1 states that all development should consider community safety and crime prevention.

A comprehensive Event Management Plan has been submitted alongside the application. There will be picket fencing around the Site during the Event. During the night, the Site will be completely fenced in by a Heras style fence for security purposes.

Conclusion

The proposal is for a temporary period only and on this basis the application complies with current planning policy.

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 worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

Condition(s) to be attached to decision for approval

1) The permission hereby granted is for a limited period only, expiring on 26 August 2024, and the use comprising the development for which permission is hereby granted is required to be discontinued on that date.

Reason - The use hereby approved is of a temporary nature only and pursuant to Core Strategy Policies SP1, CC1, CC2, CC4, CC9, EN3 and DM1 and saved Unitary Development Plan policies DC18, DC19 and DC26.

2) The structures hereby permitted shall be discontinued no later than the 27 August 2024 and the fixings and works comprising the development are required to be removed no later than one week from the use ceasing.

Reason - The use and buildings are required to cease and be removed from site within a specified timescale in order to allow reinstatement of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) Within two weeks of the expiration of the temporary period, a scheme to restore the land shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall be implemented within one month of the use ceasing and thereafter retained and maintained in accordance with this scheme.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity and to restore the recreational value of the site pursuant to policies SP1, EN9, EN10 and DM1 of the Manchester Core Strategy (2012).

4) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 28 May 2024:

- Location Plan
- Design and Access Statement
- Event Safety Management Plan 2024
- Proposed Map
- Planning Statement

Received by Manchester City Council as the Local Planning Authority on 07 June 2024:

- Alcohol Management Plan
- Capri Beach Club Security Schedule
- Capri Beach Club Waste Management

Received by Manchester City Council as the Local Planning Authority on 08 July 2024:

- Additional information in relation to application 140115/FO/2024
- Noise Assessment Report
- Smartvent Canopy Extraction Ventilation System Data Sheet
- Refuse Storage and Collection Details
- Waste Proforma

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 saved policies DC14 and DC18.1.

5) The premises (including the external areas) shall not be open to the public outside the following hours:

- 11:00 to 23:00 Sunday to Saturday

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to Core Strategy Policies DM1 and SP1 and saved UDP policies DC26.1 and 26.5.

6) Refuse storage and disposal shall be carried out in accordance with 'Capri Beach Club Waste Management' stamped as received by the City Council as the Local Planning Authority

on 07 June 2024, and 'Refuse Storage and Collection Details' and 'Waste Proforma', stamped as received by the City Council as the Local Planning Authority on 08 July 2024, for the lifetime of the development.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

7) Deliveries, servicing and collections including waste collections shall not take place outside of the following hours:

- 07:30 to 20:00, Monday to Saturday,
- 10:00 to 18:00 Sunday and Bank Holiday

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

8) The operational management and event safety of the development shall be carried out in accordance with the measures outlined in the following document, stamped as received by the City Council as the Local Planning Authority on 28 May 2024:

- Event Safety Management Plan 2024

And in accordance with the measures outlined in the following documents stamped as received by the City Council as the Local Planning Authority on 07 June 2024:

- Alcohol Management Plan
- Capri Beach Club Security Schedule

The development shall be carried out in accordance with the measures outlined in these documents for the lifetime of the development.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

9) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with the 'Acoustic Planning Report' produced by Lighthouse Acoustics, dated 08 July 2024 and received by the City Council as the Local Planning Authority on 08 July 2024. The scheme shall be implemented in full before the use commences.

Reason - In interests of the amenities of the occupiers of the building and occupiers of nearby properties, in order to reduce noise and general disturbance, in accordance with policy DM1 of Manchester's Core Strategy, and policies DC26 and DC10 of the saved Unitary Development Plan for the City of Manchester.

10) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with the 'Additional information in relation to application 140115/FO/2024' and 'Smartvent Canopy Extraction Ventilation System Data Sheet' received by the City Council as the Local Planning Authority on the 08 July 2024.

Unit 2 shall be carried out in accordance with the following provisions that have been outlined directly to the City Council as the Local Planning Authority:

In order to combat odours, the extraction canopy that is located directly above the small hot plate and fryer on Unit 2, which vents fume upward by a fan in the canopy, will have the "Super Pads" installed on the fan changed each week and have the carbon filters changed each week. The fat traps shall be washed daily.

Reason - To ensure an adequate fume and odour extraction system is installed in the interest of visual and residential amenity pursuant to policies SP1 and DM1 of the City of Manchester Core Strategy and saved policies DC26 and DC10 of the Unitary Development Plan for the City of Manchester.

11) External seating areas shall be in operation between 11:00 and 23:00 as outlined in the Operational Management Plan.

Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter associated with any external seating is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Transport For Greater Manchester
Metrolink

Post Office, Corporation Street, Manchester, M4 3AG
Sinclairs Oyster Bar, 2 Cathedral Gates, Manchester, M3 1SW
Old Wellington Inn, 4 Cathedral Gates, Manchester, M3 1SW
Caffe Nero, Corporation Street, Manchester, M4 3AG
Next, 100 Corporation Street, Manchester, M4 3AJ

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
Area Team Boundary - Name: CENTRAL