MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140218/JO/2024
Date registered valid:	7 June 2024
Proposal:	Variation of Condition 7 (Hours of Opening) attached to planning permission 090253/FO/2009/N2 to allow 06.00 hrs to 23.00 hrs daily on Saturdays and Sundays
Address:	Morrisons, 1216 Ashton Old Road, Manchester, M11 1ND
Ward(s):	Clayton & Openshaw Ward
Applicant:	Motor Fuel Group Ltd
Agent (if any):	Mr Graham Adcock Adcock Associates
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	25 July 2024

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit: 27 June 2024

Standard consultations:
Printed: 20 June 2024 Expired: 11 July 2024

Neighbour notifications
Printed: 20 June 2024 Expired: 11 July 2024

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

This planning application relates to a detached petrol filling station and associated retail facilities located on the southern side of Ashton Old Road. Customer vehicles are required to access and egress the site via Ashton Old Road. Vehicular egress is traffic light controlled. A secondary vehicular access from Stanley Street (to the north) is secured and restricted for use by tankers during deliveries. Halfords Auto centre is located the west of the site with residential use beyond it and Lidl supermarket and its car park is located to west. The southern side of Stanley Street is predominantly residential. Lime Square shopping centre is located opposite the site on the north side Ashton Old Road. Further residential uses are located to the north-east of the site.



Fig.1 – Views of the application site from Ashton Old Road



Fig. 2 – Views of the application site from Stanley Street

Description of development

This application solely relates to amendments of the following opening hours approved under condition 7 planning permission ref: 090253/FO/2009/N2:

Monday to Friday 06.00 hrs to 23.00 hrs
Saturday 08.00 hrs to 23.00 hrs
Sunday 10.00 hrs to 20.00 hrs

The following amended hours are proposed:

Monday to Sunday (including Bank Holidays): Friday 06.00 hrs to 23.00 hrs.

The amended hours would continue to relate to the operation of the petrol station kiosk and pumps.

Site history

i. 133622/FO/2022: Approved - 14.12.2022
1270 Ashton Old Road, Manchester, M11 1JJ
Revision to the existing Ashton Old Road vehicular exit point to form an access/egress point from Ashton Old Road and the reconfiguration of the car park.

ii. 118747/AO/2018: Approved - 15.02.2018
Morrisons Petrol Filling Station, Adjacent To 1210 Ashton Old Road, Manchester, M11 1DA
Proposed installation of 5 no. internally illuminated replacement signs to petrol filling station, car wash and totem signs

iii. 099181/AO/2012/N2: Refused - 19.06.2012
Wm Morrison Supermarkets Plc, 1216 Ashton Old Road, Bradford, Manchester, M11 2NGVariation of condition 3 of advertisement consent 092630/AO/2012/N2 to allow 24 hour illumination of 2 existing totem signs

iv. 113958/FO/2016: Approved - 28.11.2016
1270 Ashton Old Road, Manchester, M11 1JJ
Reconfiguration of existing access arrangement of existing car park to allow the existing 'access only' to become an access/egress from Ashton Old Road, together with alterations to the layout of the car park

v. 092630/AO/2010/N2: Approved - 27.04.2010
1216 Ashton Old Road, Bradford, Manchester, M11 2NG
Installation of internally illuminated external freestanding and fascia signage to petrol filling station

vi. 090648/AO/2009/N2: Approved - 09.09.2009
Morrisons Petrol Station, Between Ashton Old Road And Stanley Street, Openshaw, Manchester, M11 1ND
Installation of 5 internally illuminated canopy signs, 2 internally illuminated car wash signs, one internally illuminated fascia sign to kiosk and 2 freestanding internally illuminated 5.5 metre high totem signs

v. 090253/FO/2009/N2: Approved - 02.09.2009
Petrol Filling Station Between, Ashton Old Road And Stanley Street , (1216 Ashton Old Road) , Openshaw, Manchester, M11 2NG

Erection of petrol filling station comprising kiosk, canopy and car wash with vehicular access from Ashton Old Road and Stanley Street following demolition of existing structures

vi. 091610/NMC/2009/N2: Approved - 26.11.2009
1216 Ashton Old Road, Openshaw, Manchester, M11 2NG
Non-material change application to: offset fill island amended to incorporate vent stacks; amendment to tank positions, amendments to kerb lines around kiosk and removal of wing walls to kiosk to planning application reference number 090253

vii. 050240/AO/NORTH2/96: Approved - 31.07.1996
Openshaw Service Station, Ashton Old Road/Stanley St Openshaw
Various illuminated signage to Petrol Filling Station

viii. 037451: Approved - 13.12.1990
Land adjacent Kwiksave, supermarket,, Ashton Old Road, Openshaw
Details of siting, design, external appearance, means of access and landscaping for the erection of petrol filling station approved in outline ref. no. F34607.

ix. 062144/AOH/NORTH2/01: Refused - 17.07.2001
Openshaw Filling Station, 1094 Ashton Old Road, Openshaw
Illuminated double sided free standing pole mounted advertising display unit

x. 038938: Approved - 18.04.1991
Petrol Filling Station, Ashton Old Road Openshaw
Two illuminated double sided post mounted name signs

xi. 034607: Application Approved - 06.12.1989
Land adjacent Kwiksave, supermarket, Ashton Old Road, Openshaw
Construction of petrol station car showroom and associated workshops

xii. 040953: Refused - 21.05.1992
Kara Petrol Filling Station, opposite Turton Street, Ashton Old Road, Openshaw
Revision of condition no.5 attached to application no.F34607 approved on 6/12/89 to allow x24hr opening for the petrol filling station and the automatic car wash to open 8.00 a.m to 10.00 p.m Monday to Sunday inclusive

Consultations & Notification Responses

Local residents – No comments received.

Environmental Health – No objection. The submitted acoustic report and it is considered that the proposed extended opening hours would have a ‘low impact’ on nearby residents. The opening hours are therefore considered to be acceptable.

Highway Services – No objection.

Greater Manchester Police Design for Security - No comments received.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019 and subsequently in December 2023. It represents key up to date national policy and is an important material consideration in determining the current application. A number of key aspects of the NPPF that impact on the

considerations that need to be given to the current application are identified below. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). The purpose of the planning system is to achieve sustainable development. Paragraph 8 of the NPPF states that to achieve this, the following three overarching objectives need to be pursued mutually:

i. The economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth.
ii. The social role is required to support communities by creating a high quality built environment with accessible local services to reflect the needs of the community.
iii. The environmental role should protect and enhance the natural, built and historic environment.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. The following aspects of the Framework are considered to be relevant.

i. Chapter 8: Promoting healthy and safe communities – States that planning decisions should aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. It is not considered that the extended opening hours would depart notably from the existing circumstances. Furthermore, it has been demonstrated additional noise impacts would not be significantly changed, Chapter 8 would therefore be appropriate responded to.

Planning Policy Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In considering this application consideration has been given to the following aspects of the PPG, which have been positively responded to through the submitted:

i. Consultation and pre-decision matters
ii. Health and well-being
iii. Noise

Places for Everyone - The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'. The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone. The first Council meetings to approve the plan will be Salford and Wigan (28 February). The plan was considered at the Full Council meeting in Manchester on 20 March 2024, and was subsequently approved on 21st March 2024. Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance. The following policies are relevant:
i. JP- S1- Sustainable development

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 (`the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles) - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The proposed changes to opening hours would contribute to the on-going operation of the petrol filling station and the services that it provides. The submitted details have demonstrated that extended operating hours could be undertaken without undue harm to the amenities or well being of nearby residents. Policy SP1would thereby be accorded with.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations in this case are:

a. Impact on the surrounding areas:
b. Effects on amenity;
c. Community safety and crime prevention;
d. Design for health.

The acoustic report demonstrates that no undue additional noise disturbance would occur. The extended opening hours would not unduly harm residential amenity. The opening hours would not introduce issues with regard to on-site security and the existing arrangements would remain in place. Policy DM1 would thereby be accorded with.

Unitary Development Plan (UDP) saved policy

The following policy is relevant to the development:

Part 2 policy

Policy DC 23 Petrol Filling Stations – The development relates to an existing facility and it is considered that the development would be consistent with the relevant policy objectives of: safeguarding the amenities of the area, access and impact on the highway and design.

Policy DC26 Development and noise - The following elements of policy DC26 are relevant to the consideration of the development:

Policy DC26.1- The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:
a. The effect of new development proposals which are likely to be generators of noise and
b. The implications of new development being exposed to existing noise sources which are effectively outside planning control.

Potential noise impacts have been assessed and it has been demonstrated that there would not be undue additional harm to residential amenity. Policy DC26 would thereby be complied with.

Positive and proactive engagement with the applicant - An amendment to the Development Management Order, which came into effect on 1st December 2012, requires every decision notice relating planning permission and reserved matters applications include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. This includes the identification of issues and 'problems' associated with the proposals that have required positive consideration, dialogue and negotiation to secure positive outcomes. In this case, the application was supported with sufficient information to facilitate the assessment of the planning application. The applicants, through their appointed representative, were also advised of requirements to address outstanding conditions relating to the original planning permission ref: 090253/2009/N2.

Principle of the development – The use of the site has been historically established. It is considered that the characteristics of the operation of the petrol filling station will not be affected by the variation of the opening hours, including nose and disturbance to neighbouring residents.

Extended hours of operation – The retail kiosk and pumps currently operate until 11.00 pm between Monday and Friday. It is not considered the extension of these hours on Saturday and Sunday would represent a departure from these circumstances, particularly as the site is located on a major road with extended periods of traffic movement into the late evening period. Similarly, 6.00 am opening has been established between Monday and Friday. Whilst there may be some additional noise impacts relating to the operates of the site from 6.00 am onwards on Saturday and Sunday, the number of vehicles visiting the site before 8.00 am is unlikely to be significant. Furthermore, Environmental Health Officer is satisfied that the submitted acoustic assessment has demonstrated that additional noise will not be unduly harmful to the nearest residents on Stanley Street. The acoustic report indicates that the extended hours will result in a ‘no observed effect’. The findings of the acoustic report are conditioned for implementation as part of the development, in its recommendations that the public address system is not used between the hours of 6.00 am and 7.00 am.

Conditions – It has been noted that a number of conditions relating to the originally planning permission ref: 090253/2009/N2 require full or partial discharge. To address related issues, these conditions have been and reattached to secure appropriate discharge. Operational conditions, including those relating to deliveries, have been re-attached.

Conclusion – The proposed extended opening hours would be appropriate given the character of the surrounding area and subject to implementation in accordance with operational conditions.

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: **Approve**

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. In this case, the application was supported with sufficient information to facilitate the assessment of the planning application. The applicants, through their appointed representative, were also advised of requirements to address outstanding conditions relating to the original planning permission ref: 090253/2009/N2.

Condition(s) to be attached to decision for approval

1) Within two months of the date of the planning permission hereby granted, a scheme shall be submitted to and approved in writing by the City Council as local planning authority, detailing samples and specifications of all materials used on all external elevations of the development. The development shall be maintained in accordance with the approved materials.

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 for the City of Manchester and saved policy E3.3 of the Unitary Development Plan.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents agreed in writing by the City Council as Local Planning Authority on the specified dates:

Application forms for the removal or variation of a condition received 7 June 2024,
Location plan with a red edge Ref: 24960-10 / PA01 received 7 June 2024,
The application form (relating to planning permission ref: 090253/FO/2009/N2), the Design and Access Statement, the Site Waste Management Plan and the plans numbered PL100 Rev C, PL101 Rev A, PL103 Rev A, PL104 Rev A, PL105 and D1/P3, stamped as received by the Local Planning Authority on the 2nd June, 3rd June and the 24th June 2009, and the amended drawings numbered PL102 Rev L and PL106 Rev A, stamped as received by the Local Planning Authority on the 28th August 2009.

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 for the City of Manchester and saved policy E3.3 of the Unitary Development Plan.

3) The development shall be implemented in accordance with the following documents:

i. Letter report from J Wilson for Sirius, Former PFS, Land off Stanley Street, Reference: C2776A/JW/3687, Dated: 2nd February 2010.
ii. Letter from J M Hirst for Sphinx Commercial Limited, Demolition of Former PFS, Ashton Old Road, Reference: 9/157/09, Dated: 8th January 2010.
iii. Addenda to Specification for Remedial Works for Land off Stanley Street, Sirius, Report Reference: C2776A, Dated: September 2009.

When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a completion / verification report shall be submitted to and approved in writing by the City Council as local planning authority within two months of the date of the planning permission hereby granted.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, was found to be present on the site at any time before the development is occupied, then a report outlining what measures, if any, were required to remediate the land (the Revised Remediation Strategy) shall be submitted to and approved in writing by the City Council as local planning authority. The approved any remediation strategy or amendments to it.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy for the City of Manchester.

4) Within two months of the date of the planning permission hereby granted details of the measures incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation has been achieved, including written confirmation of its attainment, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be maintained in accordance with the approved details.

Reason - To reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework.

5) The proposed boundary treatment around the development hereby approved shall be completed in accordance with the drawings numbered PL102 Rev L and PL106 Rev A in

relation to the positions, design, materials and type of boundary treatment to be erected. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

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 in order to comply with to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and saved policy E3.3 of the Unitary Development Plan for the City of Manchester.

6) The petrol station kiosk and pumps shall not be open outside the following hours:

Monday to Sunday (including Bank Holidays): Friday 06.00 hrs to 23.00 hrs.

Reason - In interests of residential amenity and in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 and the Unitary Development Plan.

7) The proposed car washing/vacuuming/air pressure facilities shall not be used outside the following hours:

Monday to Saturday 08:00 hrs to 20:00 hrs
Sundays 10:00 hrs to 18:00 hrs

The use of a tannoy system on this site shall only be used in the event of an emergency and the provision of any such services shall be sited away from residential properties, in accordance with a scheme to be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason – In interests of residential amenity and in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 and the Unitary Development Plan.

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

Monday to Saturday 07:30 hrs to 20:00 hrs
No deliveries/waste collections on Sundays/Bank Holidays.

Reason – In interests of residential amenity and in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 and the Unitary Development Plan.

9) Within two months of the date of the planning permission hereby granted, written confirmation of the full implementation of the surfacing and demarcation of the petrol station forecourt and surrounding hardstanding areas in accordance with the approved plans, shall be submitted to and approved in writing by the City Council as local planning authority. These areas shall remain available and maintained in accordance with the approved details at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied and to comply with policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

10) Within two months of the date of the planning permission hereby granted, written confirmation that the redundant vehicular crossing onto Ashton Old Road has been closed and the lowered kerb and footway must be reinstated to full height, shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - In the interests of highway safety, pursuant to policies SP1, DM1 and T1 of the Core Strategy for the City of Manchester and saved policy DC23 and H2.2 of the Unitary Development Plan.

11) Within two months of the date of the planning permission hereby granted, details of installed external lighting or CCTV cameras shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be maintained in situ.
If lighting is installed and if when illuminated, it causes undue glare or light spillage to the detriment of adjoining and nearby residential properties, baffles and/or cut-offs shall be installed on the units and adjustments made to the angle of the lighting units and the direction of illumination, and shall thereafter be retained in accordance with details which have received the prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights and CCTV cameras on the occupiers of nearby residential accommodation, pursuant to with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

12) Within two months of the date of the planning permission hereby granted, a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

13) Within two months of the date of the planning permission hereby granted, an acoustic report shall be submitted to and approved in writing by the City Council and local planning authority, detailing measures to secure acoustic attenuation of installed external plant and equipment. The report shall demonstrate a noise level of 5dB below the existing background (LA90) in each octave band at the nearest noise sensitive location shall be achieved. The approved acoustic scheme shall be fully implemented in accordance with a timescale agreed by the City Council as local planning authority and maintained in operation thereafter.

Reason - In interests of residential amenity and in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Highway Services
Greater Manchester Police

1166 Ashton Old Road, Manchester, M11 2NG
Halfords Autocentre, 1210 Ashton Old Road, Manchester, M11 1ND
10 Kelmarsh Close, Manchester, M11 1NL
27 Brinklow Close, Manchester, M11 1NH

25 Brinklow Close, Manchester, M11 1NH
21 Brinklow Close, Manchester, M11 1NH
19 Brinklow Close, Manchester, M11 1NH
17 Brinklow Close, Manchester, M11 1NH
16 Kelmarsh Close, Manchester, M11 1NL
14 Kelmarsh Close, Manchester, M11 1NL
12 Kelmarsh Close, Manchester, M11 1NL
23 Brinklow Close, Manchester, M11 1NH
McDonalds, Lime Square, Ashton Old Road, M11 1 DA
Lidl, 1270 Ashton Old Road, M11 1JJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA