



MANCHESTER
CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140568/AO/2024

Date registered valid: 19 July 2024

Proposal: Installation of various signage include 1No. Fly Poster Vinyl, 3No. KFC Lightboxes, 12No. Window Manifestations, 1No. Digital EG, 1No. Neon Bucket Portal, 1No. White KFC Letters, 1No. Colonel & Bucket, 1No. Opening Times Vinyl, 1No. Pull Vinyl, 1No. Entrance Vinyl, 1No. Entrance Manifestation, 1No. "HELLO BAGULEY" Lightbox, 1No. Delivery Entrance Vinyl, 1No. Cluckin' Good Vinyl, 1No. Collect &, Arrow Vinyl, 1No. 11 Herbs and Spices Vinyl, 1No. Pylon Sign, 1No. Height Restrictor, 1No. Free Standing Single Screen Digital Leader Board, 1No. Wall Mounted Double Screen Digital Leader Board, 1No. Speaker Post, 1No. Wall Mounted Double Screen Digital Menu Board, 1No. Traffic Directional Sign, 2No. Large Order Bay Signs, 1No. Disabled Parking Sign, 2No. Banner Frames and 3No. Car Park Disclaimer Signs

Address: KFC, 731 Altrincham Road, Manchester, M23 9TJ

Ward(s): Brooklands Ward

Applicant: Chicken Cabins Ltd

Agent (if any): Mr Richard Hindle

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21/08/2024

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 07/08/2024

Standard consultations:

Printed: 30 July 2024 Expired: 20 August 2024

Neighbour notifications

Printed: 30 July 2024 Expired: 20 August 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

Proposal relates to a new single storey building forming a mixed restaurant and hot food takeaway use (sui generis), incorporating a 'drive-thru' facility, car and cycle parking, a new pedestrian and cycle footpath link into the site from Altrincham Road and associated landscaping within part of existing Tesco supermarket car park approved in June 2022 (132835/FO/2022)

Listed building: Not applicable

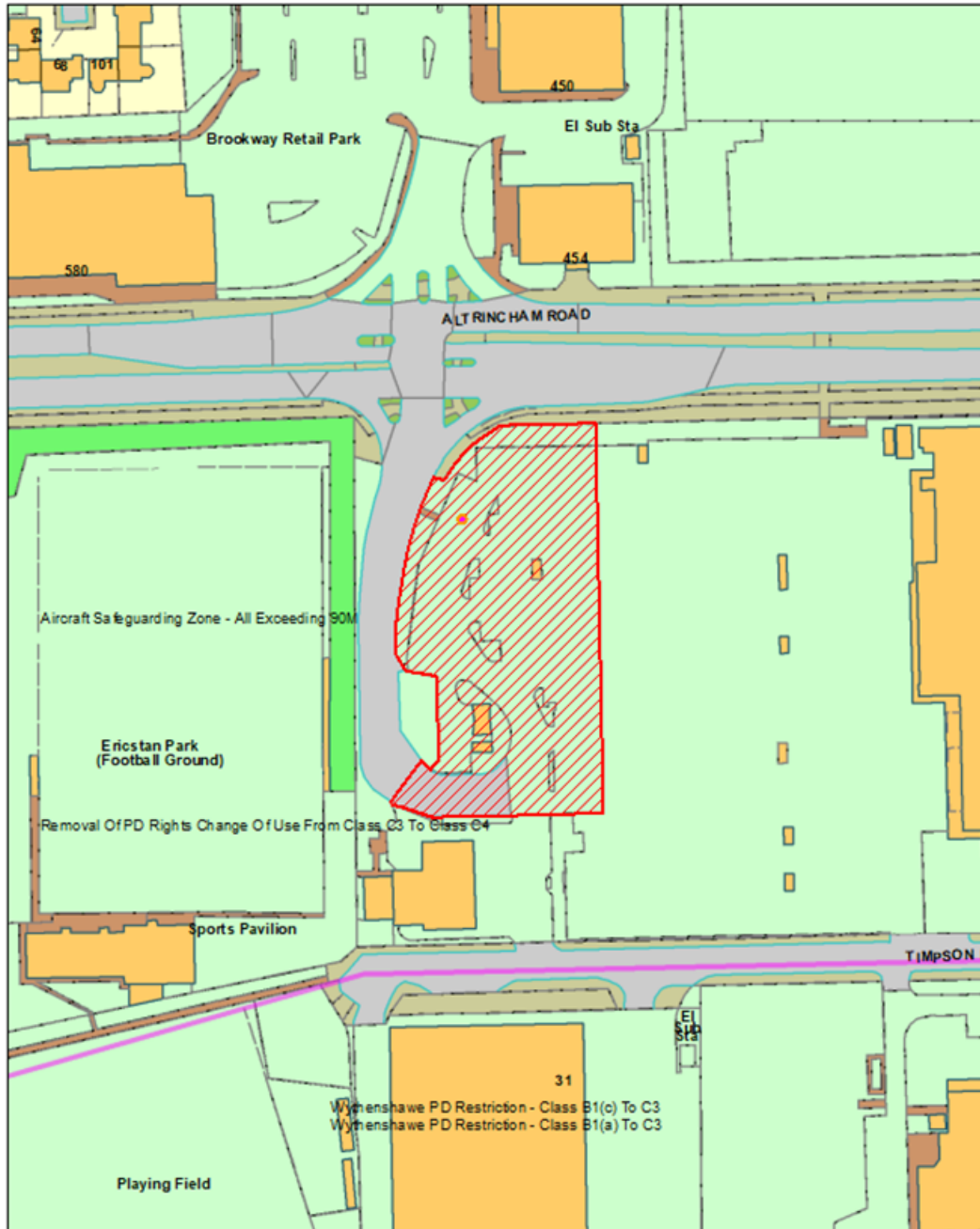
Conservation area: Not applicable

Tree Preservation Order: Not applicable

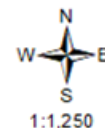


Description of area

The premises is located in a mostly commercial area of the Brooklands ward of Manchester. The premises sits within the existing Tesco Car Park with Brookway Retail Park to the north, Ericstan Football Ground to the West, Selco Builders Warehouse to the South (with Roundthorn industrial Estate beyond) and Tesco Extra to the East. The site is located within the West Wythenshawe Economic Development Area as identified in the Extant UDP.



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Description of development

The applicant is proposing the Installation of various signage include 1No. Fly Poster Vinyl, 3No. KFC Lightboxes, 12No. Window Manifestations, 1No. Digital EG, 1No. Neon Bucket Portal, 1No. White KFC Letters, 1No. Colonel & Bucket, 1No. Opening Times Vinyl, 1No. Pull Vinyl, 1No. Entrance Vinyl, 1No. Entrance Manifestation, 1No. "HELLO BAGULEY" Lightbox, 1No. Delivery Entrance Vinyl, 1No. Cluckin' Good Vinyl, 1No. Collect & Arrow Vinyl, 1No. 11 Herbs and Spices Vinyl, 1No. Pylon Sign, 1No. Height Restrictor, 1No. Free Standing Single Screen Digital Leader Board, 1No. Wall Mounted Double Screen Digital Leader Board, 1No. Speaker Post, 1No. Wall Mounted Double Screen Digital Menu Board, 1No. Traffic Directional Sign, 2No. Large Order Bay Signs, 1No. Disabled Parking Sign, 2No. Banner Frames and 3No. Car Park Disclaimer Signs.

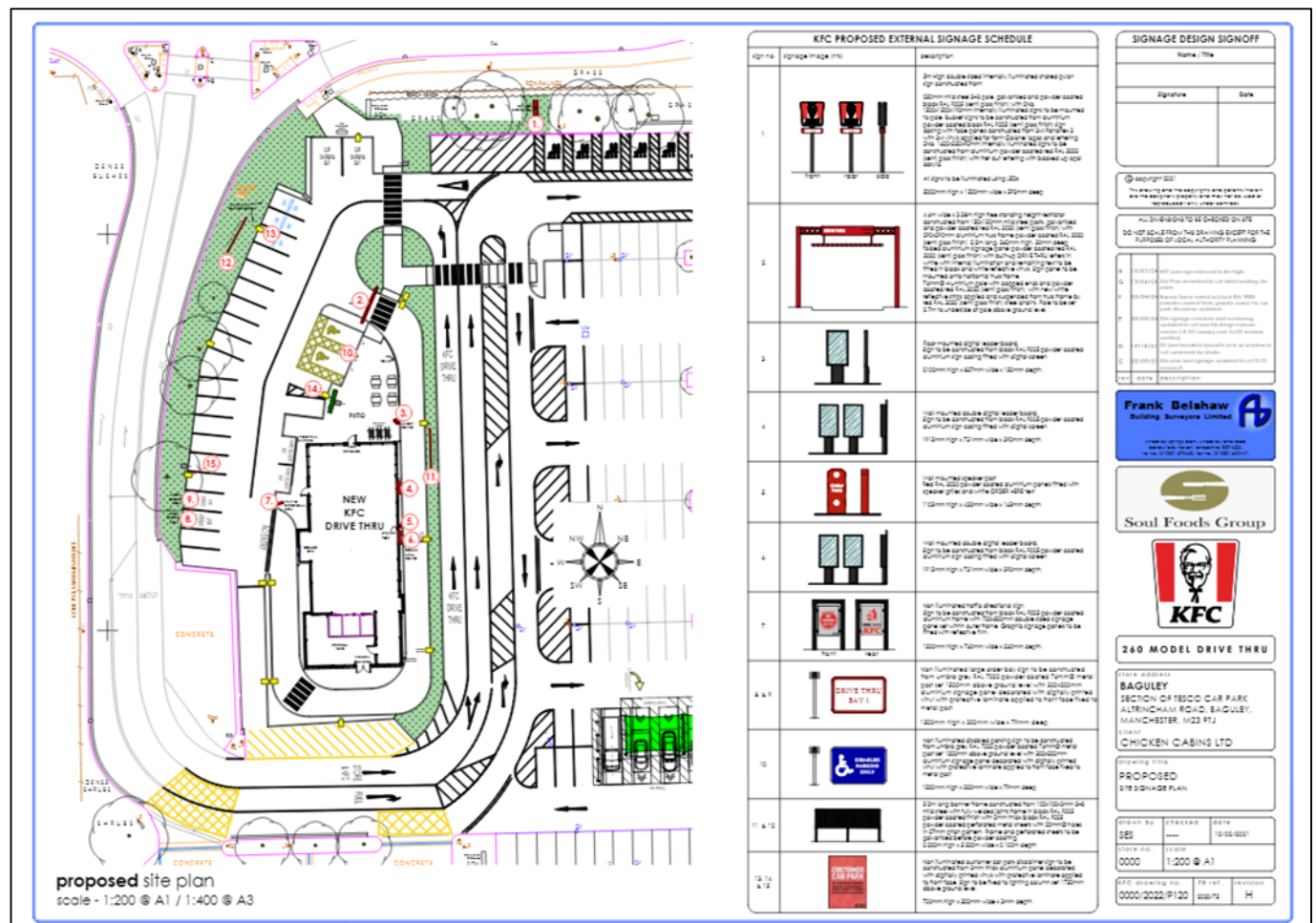


Figure 1. Site Signage Plan

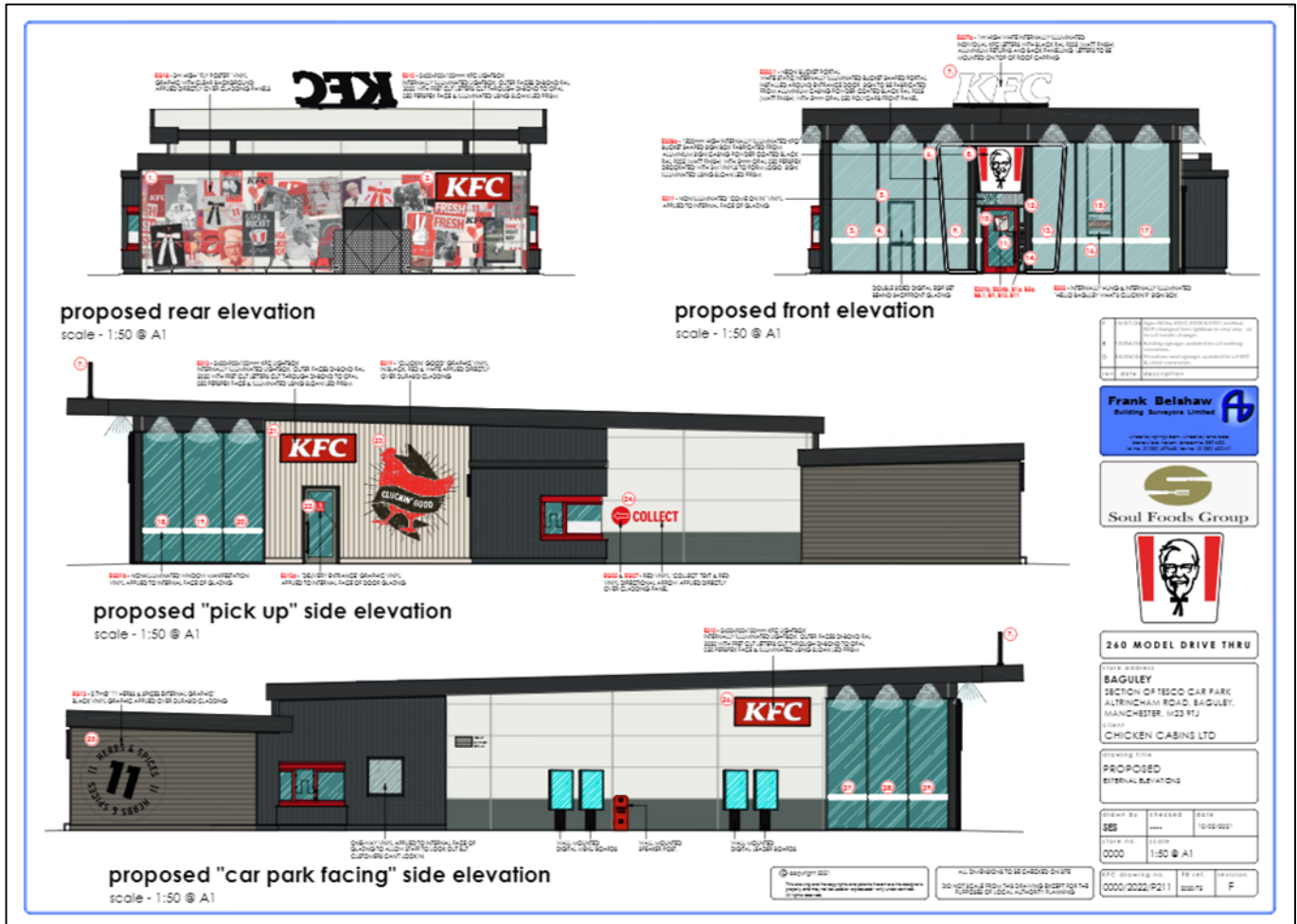


Figure 2. Proposed elevations

Planning History

140480/JO/2024

Description: Application Reference Number: 132835/FO/2022 Date of Decision: 31/05/2022

Condition Number(s): Conditions 2, 8, 10, 12, 13, 14, 18, 19 and 20

Conditions(s) Removal:

Decision: Received

132835/FO/2022

Description: Erection of a single storey building to form mixed restaurant and hot food takeaway use (sui generis), incorporating a 'drive-thru' facility, car and cycle parking, the creation of a new pedestrian and cycle footpath link into the site from Altrincham Road and associated landscaping within part of existing supermarket car park

Decision: Approved 31/05/2024

CDN/24/0608

Discharge of Condition 14 (drainage) attached to planning permission 132835/FO/2022

Decision: Pending decision

CDN/24/0352

Description: Discharge of conditions 14 (Drainage) and 20 (construction management plan) attached to planning permission 132835/FO/2022

Decision: Split 01/07/2024

CDN/23/0153

Description: Application to discharge conditions 8 (refuse storage), 12 (vehicle charging), 13 (pedestrian walkway), 18 (crime reduction) and 19 (landscaping) attached to planning permission 132835/FO/2022

Decision: Approved 15/01/2024

CDN/23/0076

Description: Application to discharge condition nos. 10 (contam land), 14 (drainage) and 20 (construction management) attached to planning permission 132835/FO/2022

Decision: Split 20/02/2024

132836/AO/2022

Description: Installation of various illuminated and non-illuminated advertisements including; 10 metre high freestanding internally illuminated totem sign; 5.2 metre wide banner sign; directional and car parking signage; free standing order point totem display; internally illuminated fascia signs, individual letter sign, and bucket sign.

Decision: Approved 25/03/2022

124691/AOH/2019

Description: Retention of 1 x 42" media screen and 3no. 2.4m high flag poles for EVC

Decision: Approved 06/12/2019

109570/AO/2015/S2

Description: Installation of various non illuminated signs in relation to the Click & Collect facility within existing car park

Decision: Approved 16/09/2015

109569/FO/2015/S2

Description: Erection of a 3.6 metre high customer collection canopy

Decision: Approved 16/09/2015

103655/AO/2013/S2

Description: Installation of various signs in relation to 'Click & Collect' pick up location within the Tesco store car park

Decision: Approved 13/11/2013

101276/FO/2012/S2

Description: Installation of canopy and kiosk to facilitate hand car wash and valeting following removal of 9 car parking spaces

Decision: Approved 07/02/2013

092270/FO/2010/S2

Description: Installation of two new covered trolley bays, reconfiguration of the car park and upgrading of car park lighting

Decision: Approved 25/03/2010

092206/AO/2010/S2

Description: Installation of various illuminated and non-illuminated signage to the building and free-standing signs

Decision: Approved 16/03/2010

082108/AO/2007/S2

Description: Installation of new illuminated name signs to building and associated relocation of existing signs, addition of externally illuminated hour signs, refurbished existing totem signs, refurbished additional directional signs and additional banner signage

Decision: Approved 21/03/2007

070127/AO/2003/S2

Description: Installation of 3 illuminated freestanding advertisement panels and 1 illuminated wall mounted advertisement panel

Decision: Approved 15/01/2004

063703/AO/SOUTH2/01

Description: Installation of internally illuminated i) 2 no. circular fascia signs and ii) 2 no. freestanding signs adjacent to main entrance

Decision: Approved 10/01/2004

064571/AO/SOUTH2/02

Description: Display of various non illuminated directional car park and petrol station signage and display of two internally illuminated gantry sign

Decision: Approved 25/04/2002

064392/AO/SOUTH2/02

Description: Display of 2no.internally illuminated elevational signs and 1no.high level internally illuminated roof sign

Decision: Approved 25/04/2002

062391/AO/SOUTH2/01

Description: 3 No. illuminated fascia name signs to North, East and West elevation

Decision: Approved 25/10/2001

056240/AO/SOUTH3/99

Description: Various illuminated signage including 2no. flagpoles

Decision: Approved 23/06/1999

057929/AO/SOUTH2/99

Description: Illuminated car park and forecourt signs

Decision: Approved 23/12/1999

Consultation, notification & publicity responses

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Service were consulted on this application and had no objection to the proposal.

Manchester City Council Environmental Health

Manchester City Council Environmental Health were consulted on this application and had no objection to the proposal.

Notifications

Local Residents

As stated in Appendix 1, people who live near the area were told about the proposal.

No one commented, objected, or gave their opinion on this application.

Relevant policies & the principle of development

After careful consideration, it is concluded that the proposal is acceptable and aligns with the following policies.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (partially superseded)
 - Objective 2 - Economy and the City Centre
 - EC 1 - Employment and Economic Growth in Manchester
 - EC 2 – Existing Employment Space
 - EC 10 – Wythenshawe
 - Objective 4 - Centres
 - C 10 – Leisure and the Evening Economy
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
- [Extant Unitary Development Plan \(UDP\) -](#)
 - DC10 - Food and Drink Uses
 - DC14 - Shop Fronts and Related Signs
 - DC15 - Advertisements, Hoardings and Posters.
 - WW2 – West Wythenshawe Economic Development
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Places for Jobs
 - JP-J1: Supporting Long-Term Economic Growth
 - JP-J2: Employment Sites and Premises
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - Section 4 – Decision-making
 - Section 6 – Building a strong, competitive economy
 - Section 12 – Achieving well-designed places

- [Town and Country Planning \(Control of Advertisements\) Regulation 2007](#) – This regulation is a law in England. It controls how advertisements are developed.
 - Section 3 - Powers to be exercised in the interests of amenity and public safety

The Manchester Core Strategy Development Plan (2012-2027)

We have assessed the proposal against the following policies of the Core Strategy.

Development Management and Planning Obligations

DM 1 – Development Management

New developments must adhere to the 'Development Principles' and design guidance in the Supplementary Planning Documents.

We have assessed the proposal against the following issues.

Appropriate siting, layout, scale, form, massing, materials, and detail

The proposed signage relates to a new KFC restaurant approved in 2022.

The signage is of a scale, form, design and materiality expected of this kind of development and is appropriate for the size and scale of the new development.

Advertising signage of this type would be expected to accompany the development of a new fast-food restaurant and was likely taken into consideration when the original scheme was approved.

Officers consider the new development to be acceptable in its siting, layout, scale, form, massing, materials, and detail.

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.

The proposed development is within a mostly commercial area with Brookway Retail Park and the adjacent Tesco utilising comparable signage and advertising. The addition of the proposed advertising won't significantly change the area's character, so its appearance is acceptable.

The proposal is similar in size and scale to others nearby notably the Tesco superstore. Therefore, it can fit on the property site and won't disrupt the area's existing features. There is a long history of illuminated advertisement at the location and the proposed development would not be out of place.

In general, the proposed development has little impact on the surrounding areas. The design, scale, and appearance are all in line with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

The proposal has negligible effect on local privacy.

The information contained in the application (static signage, maximum Illuminance levels of 600 cd/m²) is sufficient to ensure that the proposal will have a minimal effect on local light.

The proposal in of itself has a negligible effect on local noise levels or vibration. We understand that demolition and construction can be loud and disruptive to the local residents. Contractors should use construction guidance to reduce emissions and minimize disruptions for residents.

The proposal is expected to have a negligible effect on air quality or odours.

The proposal is expected to have a negligible effect on litter, vermin, or birds.

The information contained in the application (static signage, headroom clearances, maximum Illuminance levels of 600 cd/m2) is sufficient to ensure that the proposal will have a minimal effect on road safety and traffic generation.

It is noted that a full assessment of the amenity impacts of the development as a whole has been made on the original application.

Overall, the proposal has a negligible impact on privacy, light, noise, air quality, and other factors. So, it follows this principle of development management.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people can get in and out of the building.

The proposal is therefore in accordance with this development management principle.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site. We recognize that demolition and/or construction works often generate commercial waste. We expect contractors to follow best practices in waste management.

The proposal is in accordance with this development management principle.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property, so it follows the development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage

The applicant and consultees did not find any contamination or stability issues at the site.

The proposal does not sit within a Conservation Area or near a designated heritage asset.

The proposal is exempt from biodiversity net gain rules

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private

The proposal has negligible impact on green infrastructure and is therefore in accordance with this development management principle.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a negligible impact on drainage using the existing drainage on site.

The proposal is therefore in accordance with this development management principle.

Objective 1 - Spatial Principles

SP 1 - Spatial Principles

This policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should ‘make a positive contribution to neighbourhoods of choice’.

We consider this proposal to accord with the principles of this policy.

Objective 2 - Economy and the City Centre

EC 1 - Employment and Economic Growth in Manchester

This policy outlines the overall strategy for employment and economic growth in Manchester.

We consider this proposal to accord with the principles of this policy.

EC 2 – Existing Employment Space

This policy explains how to improve and protect current places where people work.

We consider this proposal to accord with the principles of this policy.

EC 10 – Wythenshawe

This policy outlines the principles for employment opportunities in Wythenshawe.

We consider this proposal to accord with the principles of this policy.

Objective 6 Environment

EN 1 – Design Principles and Strategic Character Areas

This policy outlines the key design principles for development in Manchester. All development in Manchester will be expected to follow the seven principles of urban design.

This proposal sits within the ‘Wythenshawe Character Area’.

We consider this proposal to accord with the principles of this policy.

Extant Unitary Development Plan (UDP)

The Core Strategy replaced most of the UDP, but some UDP policies still apply to this proposal.

DC10 - Food and Drink Uses

This policy outlines the key issues when considering proposed Food and Drink uses.

We consider this proposal to accord with the principles of this policy.

DC14 - Shop Fronts and Related Signs

This policy outlines the key issues when considering development of shop fronts and related signage.

We consider this proposal to accord with the principles of this policy.

DC15 - Advertisements, Hoardings and Posters

This policy outlines the key issues when considering development of Advertisements, Hoardings and Posters.

We consider this proposal to accord with the principles of this policy.

WW2 – West Wythenshawe Economic Development.

This policy outlines that within the Roundthorn Industrial Estate the Council will permit new industrial and commercial activities, incompatible with a location in a residential area, except where serious harm to the amenity of nearby residents or adjoining businesses would result.

Places for Everyone Plan (2022 – 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

Strategy

JP-Strat9: Southern Areas

This policy outlines the spatial strategy for the Southern Areas of the City Region which includes Southern areas of Manchester.

We consider this proposal to accord with the principles of this policy.

Places for Jobs

JP-J1: Supporting Long-Term Economic Growth

The policy outlines the ambition to have a thriving, inclusive and productive economy in all our boroughs.

We consider this proposal to accord with the principles of this policy.

JP-J2: Employment Sites and Premises

This policy outlines the strategy for a diverse range of employment sites and accessible premises, both new and second-hand, to offer opportunities for all kinds and sizes of businesses.

We consider this proposal to accord with the principles of this policy.

Places for People

JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework explains the government's planning policies for England. It also explains how to use these policies.

At all stages of the application, we have adhered to and considered the NPPF.

Section 4 - Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 6 - Building a strong, competitive economy

Section 6. of the NPPF outlines the development management principles to help create the conditions in which businesses can invest, expand, and adapt.

Section 12 - Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

We consider this proposal to accord with the principles of the NPPF.

Town and Country Planning (Control of Advertisements) Regulations 2007

The Town and Country Planning (Control of Advertisements) Regulation 2007 is an act of the United Kingdom Parliament regulating the development of advertisements in England.

Section 3

Section 3 outlines the powers to be exercised in the interests of amenity and public safety by the local planning authority.

1. A local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—
 - a. the provisions of the development plan, so far as they are material; and
 - b. any other relevant factors.
2. Without prejudice to the generality of paragraph (1)(b)—
 - a. factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;
 - b. factors relevant to public safety include—
 - i. the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - ii. whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;
 - iii. whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.
4. Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content, or design of what is to be displayed.

The proposal has been assessed against this criterion and is deemed in accordance with the regulations.

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- [Guide to Development in Manchester Supplementary Planning Document and Planning Guidance \(April 2007\)](#)
- [Manchester Residential Quality Guide \(July 2016\) \(MRQG\)](#)
- [Manchester, Salford, and Trafford Strategic Flood Risk Assessment](#)
- [Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems](#)
- [Manchester City Council Planning and Noise Technical Guidance \(2022\)](#)
- [Air Quality & Planning Technical Guidance \(2022\)](#)
- [Planning and Contaminated Land Technical Guidance \(2021\)](#)
- [Greater Manchester Joint Waste Development Plan Document \(GMJWDPD\)](#)
- [Waste Storage and Collection Guidance for New Developments \(2017\)](#)
- [Hot Food Takeaway Supplementary Planning Document \(2017\)](#)
- [Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards \(2020\)](#)
- [Manchester Tree and Woodland Action Plan 2024-2034](#)
- [Manual for Streets \(2007\)](#)
- [National design guide & National Model Design Code \(2021\)](#)
- [Outdoor advertisements and signs: a guide for advertisers \(2007\)](#)

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.

Conclusion

We find the proposal's design, size, and appearance acceptable for this location. It won't harm nearby properties or the street's character. There are no other material considerations of enough weight to say otherwise. Due to these reasons, the proposal is not likely to have a negative impact. It aligns with the relevant Core Strategy, Extant UDP, NPPF policies, and other material considerations.

Recommendation: Approve

Article 35 Declaration

Officers have collaborated with the applicant in a positive and proactive manner. We assessed the proposal with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan, and other material considerations. No significant problems have arisen during the consideration of this application.

Condition(s) to be attached to decision for approval

1. 3-year time limit

The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- | | | | |
|----------------------------|-------------|------------------|---------------------|
| a. Drawing - Location Plan | 19 Jul 2024 | | THE LOCATION PLAN |
| b. Drawing - Site Plan | 19 Jul 2024 | 0000/2022/P119 | EXISTING |
| c. Drawing - Proposed | 19 Jul 2024 | 0000/2022/P120 H | SITE SIGNAGE PLAN |
| d. Drawing - Proposed | 19 Jul 2024 | 0000/2022/P211 F | EXTERNAL ELEVATIONS |

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 of Places for Everyone.

3. Advertisement mandatory condition

- a. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- b. No advertisement shall be sited or displayed so as to:
 - a. endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - b. obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - c. hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- c. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- d. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- e. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason - In the interests of pedestrian and highway safety, pursuant to Policy DM 1, SP 1 and EN 1 of the Manchester Core Strategy (2012) and The Town and Country Planning (Control of Advertisements) Regulation 2007.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Wythenshawe Town FC, Timpson Road, Manchester, M23 9LL

Aldi, 580 Altrincham Road, Manchester, M23 9SR

Pets At Home, Brookway Retail Park, Altrincham Road, Manchester, M23 9BL

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA