MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139354/AO/2024
Date registered valid:	23 February 2024
Proposal:	Installation of 3x Fascia sign (2 internally illuminated), 1x Projecting sign (internally illuminated), 4x Vinyl, 1x Gantry sign (internally illuminated)
Address:	Tesco Express, 300 Barlow Moor Road, Manchester, M21 8AY
Ward(s):	Chorlton Park Ward
Applicant:	Mr Andy Horwood Tesco
Agent (if any):	
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **08/04/2024**

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 13/03/2024

Standard consultations:
Printed: 7 March 2024 Expired: 28 March 2024

Neighbour notifications
Printed: 7 March 2024 Expired: 28 March 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 large commercial premises on Barlow Moor Road. The property is a converted public house with a ground floor Tesco Express convenience store. The premises features hardstanding for off street vehicle parking and delivery vehicle movements. The property features existing signage.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



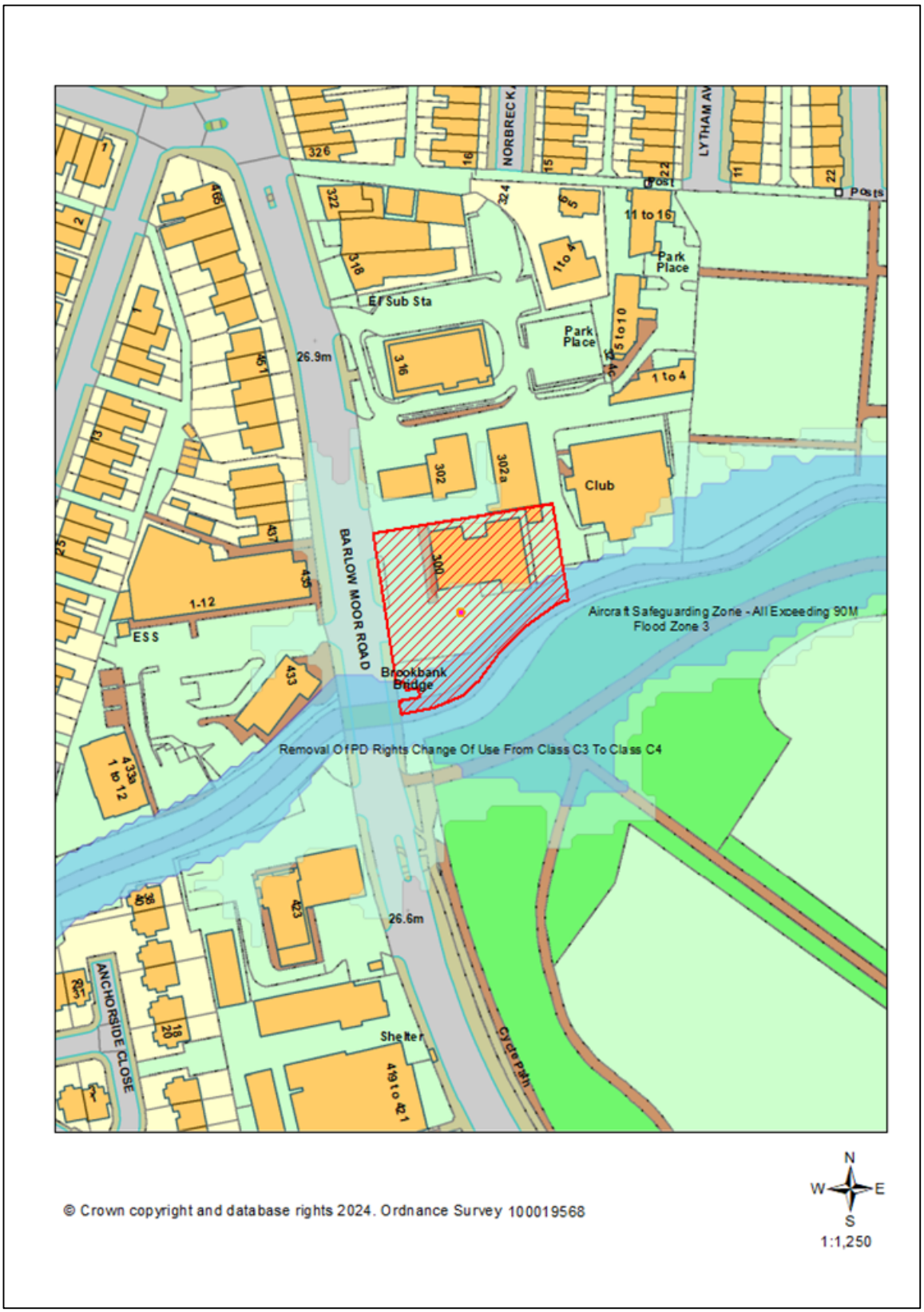
Figure 1. Front elevation



Figure 2. Front and side

Description of area

The property sits in a mixed commercial/residential area of the Chorlton Park Ward. The site sits at the southern end of the Chorlton District Centre. The site sits in Flood Zone 2 and partially in Flood Zone 3.



Description of development

The applicant proposes the installation of 3x Fascia sign (2 internally illuminated), 1x Projecting sign (internally illuminated), 4x Vinyl, 1x Gantry sign (internally illuminated).

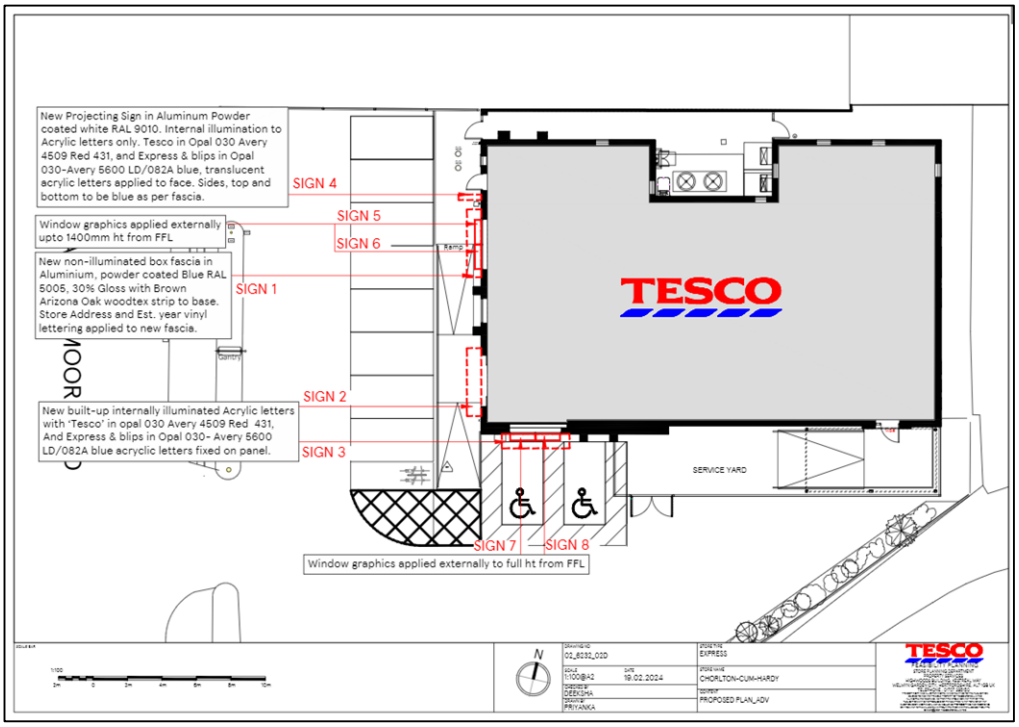


Figure 3. Site plan with description and location of signage

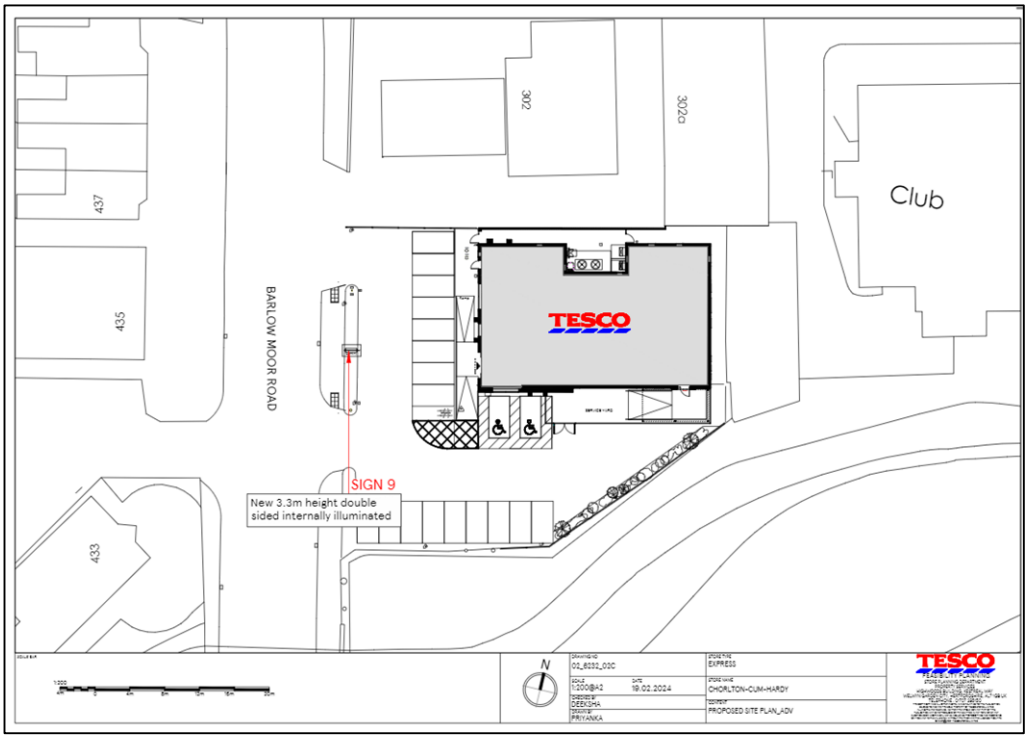


Figure 4. Site plan with description and location of signage

Planning History

105513/AO/2014/S1
Description: Installation of 3no. internally illuminated fascia signs, 1no. projecting box sign, replacement 2.3-metre-high totem sign and various other information signs
Decision: Approved 28/05/2014

093670/AO/2010/S1
Description: 3 fascia signs, 1 projecting sign and various car park signage
Decision: Approved 11/08/2010

093530/FO/2010/S1
Description: Installation of an Automated Telling Machine and associated access door
Decision: Approved 19/08/2010

093518/NMC/2010/S1
Description: Non-Material Amendment to planning permission 092100/FO/2009/S1 relating to elevational alterations, relocation of air conditioning units, re-arrangement of landscaping and re-arrangement of access ramps
Decision: Approved 12/07/2010

092100/FO/2009/S1
Description: alterations to the existing public house together with the installation of 3 air conditioning units and timber fencing
Decision: Approved 02/02/2010

065756/FO/SOUTH1/02
Description: Use of land for the siting of mobile catering unit on part of Public House car park
Decision: 28/08/2002

064804/AOH/SOUTH1/02
Description: Erection of 48 sheet advertisement hoarding to replace existing 96 sheet hoarding, erection of open boarded fence with associated landscaping
Decision: Refused 15/05/2002

F16220
Description: Change of use from kitchen to take-away hot food shop
Decision: Refused 02/09/1981

Consultations & Notification Responses

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Service were consulted on this application.

They had no objections 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

Summary of relevant policy

Applications for planning permission must be assessed against the local development plan, unless there are important reasons not to, as stated in planning law.

In considering this application, we consider the following policies relevant.

- The Manchester Core Strategy Development Plan Document 2012-2027 The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and is used to review development applications. Parts of the policies have been superseded by the Places for Everyone Plan. We consider the following Core Strategy Policies relevant to this proposal.
    - 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 9 – South Manchester
    - Objective 4 - Centres
        - C 2 – District Centres
          C 6 - South Manchester District Centres - Chorlton, Didsbury, Fallowfield, Levenshulme and Withington
    - Objective 6 Environment
        - EN 1 - Design Principles and Strategic Character Areas
        - EN 3 – Heritage (partially superseded)
        - EN 14 – Flood Risk (partially superseded)
- Extant Unitary Development Plan (UDP) - The Core Strategy replaced most of the UDP. However, some UDP Development Control policies are still in effect. The following extant policy are still considered relevant to this proposal.
    - DC14 - Shop Fronts and Related Signs
    - DC15 - Advertisements, Hoardings and Posters.
- Places for Everyone Plan Joint Development Plan Document 2022-2039- Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.
    - Strategy
          JP-Strat9: Southern Areas

    - Sustainable and Resilient Places
        - JP-S1: Sustainable Development
        - JP-S4: Flood Risk and the Water Environment
    - Places for Jobs
        - JP-J1: Supporting Long-Term Economic Growth
        - JP-J2: Employment Sites and Premises
    - Places for People
        - JP-P1 Sustainable Places
- The National Planning Policy Framework (The NPPF) – The NPPF was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019, 20 July 2021, 5 September 2023 and 19 December 2023. It sets out the government's planning policies for England and how these are expected to be applied. We consider the following sections relevant to this proposal.
    - Section 4 – Decision-making
    - Section 6 – Building a strong, competitive economy
    - Section 7 - Ensuring the vitality of town centres
    - Section 12 – Achieving well-designed places
    - Section 14 - Meeting the challenge of climate change, flooding and coastal change

Principle of the development

The proposal's principle is acceptable. No factors in amenity terms would warrant refusal.

After careful consideration, it is concluded that the proposed development aligns with the Manchester Core Strategy, Extant UDP, Places for Everyone Plan and the NPPF. This conclusion is based on the assessment in the sections that follow.

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 new additions replace existing signage at the site and are of a size, materiality and detail expected of this kind of development.

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 proposal can be seen from the street however the design, scale and appearance are what is expected of this kind of development and replaces existing signage to the frontage.

The site is within the Chorlton District Centre and won't significantly change the area's character, so its appearance is acceptable.

It is of note that there are other local businesses with advertising and signage that is illuminated to a similar standard.

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 is expected to have a negligible effect on local privacy.

The proposal is expected to have minimal effect on local light. The luminance is proposed at 350cd/m2 which is below the maximum of 600cd/m2.

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 proposal is expected to have a minimal effect on road safety and traffic generation. All signs will be situated on private land and will not project over the adopted highway, therefore they will not require a projection over license. The proposed luminance of the signs is noted as 350cd/m2, and all illuminated signs are noted as static. This is in line with the MCC recommended maximum of 600cd/m2 and is acceptable to Highways. The signs comply with headroom and carriageway clearance requirements.

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.

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.

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 balances development with existing green space.

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

Flood risk and drainage.
The site is located in a flood risk area however the type of proposal (advertising mounted on existing building) does not warrant a flood risk 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 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 9 – South Manchester
This policy outlines the principles for employment opportunities in South Manchester.

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

Objective 4 - Centres

C 2 – District Centres
This policy outlines the strategy for development within district centres. Development will support thriving district centres, with distinct local character, providing a good range of accessible key services, including retail, health facilities, public services, leisure activities and financial and legal services.

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

C 6 – South Manchester District Centres - Chorlton, Didsbury, Fallowfield, Levenshulme and Withington
This policy outlines the strategy for development within district centres in South Manchester.

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 'Southern Character Area'.

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

EN 14 – Flood Risk
This policy outlines the key principles around Flood Risk Management in the city.

The site is located in a flood risk area however the type of proposal (advertising mounted on existing building) does not warrant a flood risk assessment.

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.

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.

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.

Sustainable and Resilient Places

JP-S1: Sustainable Development
This policy outlines how, to help tackle climate change, development should aim to maximise its economic, social, and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

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

JP-S4: Flood Risk and the Water Environment

This policy outlines the measures to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk.

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 7 - Ensuring the vitality of town centres

Section 7 outlines how planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

Section 12 - Achieving well-designed places

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

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 12 outlines how the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.

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)

- 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 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.

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, Places for Everyone Plan policy 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 23 Feb 2024 THE LOCATION PLAN
   b. Drawing - Site Plan 23 Feb 2024 02_6232_02A EXISTING SITE PLAN
   c. Drawing - Existing 23 Feb 2024 02_6232_02B EXISTING PLANS
   d. Drawing - Site Plan 23 Feb 2024 02_6232_02C PROPOSED SITE PLAN
   e. Drawing - Proposed 23 Feb 2024 02_6232_02D PROPOSED PLANS
   f. Drawing - Existing 23 Feb 2024 03_6232_03A ELEVATION
   g. Drawing - Proposed 23 Feb 2024 03_6232_03B ELEVATION 1
   h. Drawing - Proposed 23 Feb 2024 03_6232_03C ELEVATION 2
   i. Drawing - Proposed 23 Feb 2024 03_6232_03D SITE SIGNAGE
   j. Drawing - Proposed 23 Feb 2024 TYPICAL DETAILS
   k. Drawing - Proposed 23 Feb 2024 GENERAL ARRANGEMENT PLAN

   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. **Specified materials**

   The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

   Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

4. **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), JP-S1 and JP-P1 of Places for Everyone and The Town and Country Planning (Control of Advertisements) Regulation 2007.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Flat 6, 445 Barlow Moor Road, Manchester, M21 8AU
Flat 12, 435 Barlow Moor Road, Manchester, M21 8AU
435 Barlow Moor Road, Manchester, M21 8AU
Flat 1, 435 Barlow Moor Road, Manchester, M21 8AU
Flat 2, 435 Barlow Moor Road, Manchester, M21 8AU
Flat 3, 435 Barlow Moor Road, Manchester, M21 8AU
Flat 4, 435 Barlow Moor Road, Manchester, M21 8AU
Flat 5, 435 Barlow Moor Road, Manchester, M21 8AU
Flat 6, 435 Barlow Moor Road, Manchester, M21 8AU
Flat 7, 435 Barlow Moor Road, Manchester, M21 8AU
Flat 8, 435 Barlow Moor Road, Manchester, M21 8AU
Flat 9, 435 Barlow Moor Road, Manchester, M21 8AU
Flat 10, 435 Barlow Moor Road, Manchester, M21 8AU
Flat 11, 435 Barlow Moor Road, Manchester, M21 8AU
443A Barlow Moor Road, Manchester, M21 8AU
Offices Rear Of 437, Barlow Moor Road, Manchester, M21 2AN
441A Barlow Moor Road, Manchester, M21 8AU
302B Barlow Moor Road, Manchester, M21 8AY
Flat, 300 Barlow Moor Road, Manchester, M21 8AY
Flat 4, 445 Barlow Moor Road, Manchester, M21 8AU
Flat 2, 445 Barlow Moor Road, Manchester, M21 8AU
302 Barlow Moor Road, Manchester, M21 8AY
433 Barlow Moor Road, Manchester, M21 8AU
Kfc (gb)ltd, 433 Barlow Moor Road, Manchester, M21 8AU
Flat 5, 445 Barlow Moor Road, Manchester, M21 8AU
Flat 3, 445 Barlow Moor Road, Manchester, M21 8AU
Flat 1, 445 Barlow Moor Road, Manchester, M21 8AU
439A Barlow Moor Road, Manchester, M21 8AU
437A Barlow Moor Road, Manchester, M21 8AU

443 Barlow Moor Road, Manchester, M21 8AU
441 Barlow Moor Road, Manchester, M21 8AU
439 Barlow Moor Road, Manchester, M21 8AU
437 Barlow Moor Road, Manchester, M21 8AU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA