

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137219/NMC/2023

Date registered valid: 8 June 2023

Proposal: Non Material Amendment to application ref no 132255/JO/2021 to revise to the description of development and make relevant amendments to existing planning conditions (43,44,45,46,47,51,61, 62 and 63)

Address: Baring Street, Manchester, M1 2PY

Ward(s): Piccadilly Ward

Applicant: Mayfield Development Partnership LP

Agent (if any): Mr Michael Percival Deloitte LLP

Case officer: Angela Leckie
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Recommendation: Approve

Date of recommendation: 20-09-23

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 9 June 2023 Expired: 30 June 2023

Neighbour notifications

No neighbour notifications have been printed and sent.

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: Not applicable

Tree Preservation Order: Not applicable

The development site is approximately 5.01 ha and is located entirely within the Mayfield SRF area. The Mayfield area is bounded by Fairfield Street to the north; Temperance Street to the north-east; the Mancunian Way Ring Road (A653) to the south; and London Road (A6) to the west. It is close to Piccadilly Rail Station and the Metrolink. More specifically the site lies between Mayfield Park and the Mancunian Way.

The amendments proposed through this application relate to an area identified as Plot N. The original consent application ref no 124972/FO/2019 permitted use of this plot for a Multi Storey Car Park subsequently amended by 132255/JO/2021. It is the latter application for which non material amendment is being sought.

The wider SRF area extends to 30 acres overall, the SRF endorsed in 2010, set out a vision to create a commercially led mixed-use neighbourhood within a high quality environment, including a new city centre park. It sought to enhance connectivity and deliver regeneration benefits. It was updated in 2014 to strengthen connections to Piccadilly station and create a stronger gateway to the City Centre, building on the Northern Hub rail expansion and act as a catalyst for the regeneration anticipated as a result of HS2.

The phased development of Mayfield should deliver a commercially led mixed-use area comprising a new park, 154,800 sq m of office space, 1500 homes, a hotel and retail and leisure facilities. This should create up to 10,000 office, retail, leisure and construction jobs and regeneration benefits that would drive economic growth. Public spaces and routes would improve permeability and movement. The SRF has been broken down into developable sub-areas and this application relates to a plot within an area the lies between Mayfield Park, the Mancunian Way and Baring Street where office uses are envisaged.

Meanwhile uses within the wider SRF site over the past 6 years have commenced the process of regeneration and have introduced economic and social activity.

Application ref no 132255/JO/2021 has been partially implemented Phase A (enabling works) and Phases F, G, H and Mayfield Park were completed in 2022.

The remaining phases to be completed under the above consents are as follows:

Phase B - London Road junction & temporary access road.

Phase C – MSCP, public realm and associated works.

Phase E - Baring Street Office 1, public realm, and associated works.

Plot M – Baring Street Office 2, public realm, and associated works (the subject of this application)

Phase D - Baring Street and associated highways and public realm.

Phase X – temporary retention of Freight Island that is to be replaced at a later date.

The existing Site is previously developed 'brownfield land'. The site is not within a Conservation Area, there are no listed buildings nearby but the depot is a non-designated heritage asset. The nearest listed buildings are the Star and Garter Public House and Piccadilly Station (both Grade II) and London Road Fire Station (Grade II*).

Description of area

Close to the site the former railway arches on Temperance Street are occupied by workshops, storage spaces and meanwhile uses. Much of the rest of the area has low rise warehouse and industrial units, open land and car parking.

To the west is the Macdonald Hotel and purpose built student accommodation and the area forms an important link to the North Campus.

An EIA Addendum utilises the same baseline information that was established in the Original EIA dated December 2019 are unchanged.

Description of development

The application seeks approval of non material amendments to revise to the description of development due to the inclusion of additional active ground floor retail uses within the MSCP phase of development (so would include associated ground and basement floor commercial (**Use Class E / Sui Generis (bar)**) uses) along with a cycle hub in the basement and make relevant amendments to existing planning conditions (43,44,45,46,47,51,61, 62 and 63).

A s73 application to vary condition 2 (approved drawings) to make amendments to Multi Storey Car Park to include; an increase in the basement area to provide a full basement comprising circa 450 cycle parking spaces, lockers, shower facilities, introduction of commercial uses (Class E) at ground floor and basement; amendments to location of parking spaces and reduction in overall spaces from 581 spaces to 488 spaces; the provision of additional EV spaces and capacity; amendments to the external appearance (revised façade treatment to facilitate active and basement uses and alteration to the proposed structural grid and structural construction to allow for demountable modular build sitting above a concrete plinth to improve future adaptability); inclusion of Plant, PV array at roof level; inclusion of additional plant for powering, heating, cooling, and ventilating the building and EV charging spaces and revisions to the location of the security room, storage areas, servicing areas and back of house facilities and to amend conditions 43(Plant noise) , 44 (Noise uses), 45 (Refuse), 46 (hours), 47 (Fumes), 51(Deliveries), 61 (Amplified Music) 62 (Uses) and 63 (Management) to include these requirements for Phase C (MSCP) as a result of the new ground floor and basement uses proposed included attached to on application ref no 132255/JO/2021 as a result of 138008/NMC/23.

Consultations & Notification Responses

None

Issues

It is noted that since the completion of Mayfield Park, the building designs associated with this Permission and an adjacent Permission for a further office building (125248/FO/2019) have been modified to deliver enhanced placemaking outcomes, and significantly improved sustainability credentials in terms of embodied and operation carbon.

This application has therefore been submitted to extend the presence of active ground floor commercial uses proposed for the Poulton office scheme (Phase C) (Plot O) to the multistorey car park (Phase E) (Plot N). This is in order to create active frontages to the adjoining public

realm the principle of which has already been tested as part of the current extant planning permission. A cycle hub would also be included within the basement.

This will have the effect of amending the description of development to the following (amendments in red):

Phased creation of circa 2.4 ha (6 acres) of public park, including hard and soft landscaping and new bridges across the River Medlock; erection of 9 storey office (Use Class E) development above basement with mezzanine and plant level together with ground floor commercial (Use Class E / Sui Generis (bar)) uses, rooftop amenity spaces and terrace levels, associated public realm and riverside walkway; erection of a 487 space multi-storey car park, cycle hub and associated ground and basement floor commercial (Use Class E / Sui Generis (bar)) uses with associated back of house facilities and landscaping; highways and infrastructure works including the creation of new junction from London Road to provide access to the multi-storey car park (MSCP) (Use Class Sui Generis); alongside works to Baring Street, Bond Street Nether Street, Buxton Street, Berry Street and Travis Street (to be delivered and implemented prior to the MSCP becoming operational)) alongside enabling works comprising phased demolition and site clearance, earthworks including re-profiling and construction of retaining walls.

As the principle of these additional uses has been agreed as part of the wider permission within the Offices the appropriateness of this type of use within this phase of the delivery of the Mayfield Masterplan has been accepted.

Conditions

A number of conditions have been updated to reflect to amended scheme.

A number of additional conditions (90-94) have been added to reflect current policies, practice and the changes to the UCO since the original consent. Condition 89 is added to provide clarification in terms of requirements commercial uses in terms of acoustic insulation requirements (see also C44). Wording to conditions 44, 47 and 62 has been changed to reflect the approved uses as they are categorised under the amended UCO following the April 2021 update. Use class E (d) uses is not excluded (it is for the Office) as the MSCP which does not have the same potential amenity issues between ground and upper floor users that the office does.

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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

2) Reason 2: Since the completion of Mayfield Park, the building designs associated with this Permission and an adjacent Permission for a further office building (125248/FO/2019) have been modified to deliver enhanced placemaking outcomes, and significantly improved sustainability credentials in terms of embodied and operation carbon.

This application has therefore been submitted to extend the presence of active ground floor commercial uses proposed for the Poulton office scheme (Phase C) (Plot O) to the Multi Storey Car Park (MSCP) (Phase E) (Plot N). This is in order to create active frontages to the adjoining public realm (Approved Phasing Plan MAY101-WSL-EXT-GIL-DR-7060-0129), the principle of which has already been tested as part of the current extant planning permission. This will result in a reduction of car parking spaces and the inclusion of a cycle hub within the MSCP.

This will have the effect of amending the description of development to the following:

Phased creation of circa 2.4 ha (6 acres) of public park, including hard and soft landscaping and new bridges across the River Medlock; erection of 9 storey office (Use Class E) development above basement with mezzanine and plant level together with ground floor commercial (Use Class E / Sui Generis (bar)) uses, rooftop amenity spaces and terrace levels, associated public realm and riverside walkway; erection of a 487 space multi-storey car park, cycle hub and associated ground and basement floor commercial (Use Class E / Sui Generis (bar)) uses with associated back of house facilities and landscaping; highways and infrastructure works including the creation of new junction from London Road to provide access to the multi-storey car park (MSCP) (Use Class Sui Generis); alongside works to Baring Street, Bond Street Nether Street, Buxton Street, Berry Street and Travis Street (to be delivered and implemented prior to the MSCP becoming operational)) alongside enabling works comprising phased demolition and site clearance, earthworks including re-profiling and construction of retaining walls.

As the principle of these additional uses has been agreed as part of the wider permission within the Offices the principle of this type of use within this phase of the delivery of the Mayfield Masterplan has been accepted

43) Prior to occupation of each relevant phase (Phase C or E) (as detailed in condition 3 above) scheme for the acoustic insulation of any externally mounted ancillary equipment associated with

(a) the offices; and

(b) for each ground floor / basement commercial unit identified in 0439-SEW-ZZ-00-DR-A-001100 Rev P3 (Proposed - Level 00 (Ground)), 0439-SEW-ZZ-B1-DR-A-1099 Rev P3 (Proposed Floor Plan, Level B1; 1811-BA-XX-99-DR-A-P-0099 Rev A (Planning, Basement floor plan, Proposed); 1811-BA-XX-00-DR-A-P-0100 Rev C (Planning, Ground floor plan, Proposed)

to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved noise insulation scheme shall be completed before each of the approved uses commence.

Prior to occupation a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority. This is required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the above noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

The approved scheme shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect future occupiers and adjacent residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy and saved UDP Policy DC26.

44) Before each relevant phase of development (Phase C or E (as detailed in condition 3 above) commences a scheme for acoustically insulating the Class E (g)(i) (Office Use) against noise from adjacent roads and any noise transfer from the ground floor/ basement commercial uses to any offices above (as applicable), shall be submitted to and approved in writing by the City Council as local planning authority.

The approved noise insulation scheme shall be completed before each of the approved uses commence. Prior to occupation a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority. This is required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the above noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

45) Each ground floor / basement commercial unit within each relevant phase (Phase C or E (as detailed in condition 3 above) identified on 0439-SEW-ZZ-00-DR-A-001100 Rev P3 (Proposed - Level 00 (Ground)), 0439-SEW-ZZ-B1-DR-A-1099 Rev P3 (Proposed Floor Plan, Level B1; 1811-BA-XX-99-DR-A-P-0099 Rev A (Planning, Basement floor plan, Proposed); 1811-BA-XX-00-DR-A-P-0100 Rev C (Planning, Ground floor plan, Proposed) shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse for each unit 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 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

46) Before each ground floor / basement use within each relevant Phase (Phase C or E (as detailed in condition 3 above)) identified on 0439-SEW-ZZ-00-DR-A-001100 Rev P3 (Proposed - Level 00 (Ground)), 0439-SEW-ZZ-B1-DR-A-1099 Rev P3 (Proposed Floor Plan, Level B1; 1811-BA-XX-99-DR-A-P-0099 Rev A (Planning, Basement floor plan, Proposed); 1811-BA-XX-00-DR-A-P-0100 Rev C (Planning, Ground floor plan, Proposed) hereby approved commences, details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall not be operated outside the hours approved in discharge of this condition.

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

47) Before use of each ground floor/ basement unit within either of the following commences:

Class E (b) and
Sui Generis Use (p and q)

in each relevant phase (Phase C or E) commences final details of the method of extraction of any fumes, vapours and odours from any kitchen within the communal facilities shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

51) Any Deliveries, servicing and collections associated with the management of the building and ancillary uses associated with each relevant Phase (Phase C or E (as detailed in condition 3 above)) including waste collections shall not take place outside the following hours:

07:30 to 20:00 Monday to Saturday
10:00 to 18:00 Sundays and Bank Holidays

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

61) No amplified sound or any music shall be produced or played in any part of the site outside of each relevant phase of development (Phase C or E (as detailed in condition 3 above)) building other than in accordance with a scheme detailing the levels at which any music shall be played and the hours during which it shall be played which has been submitted to and approved in writing by the City Council as local planning authority.

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

The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

62) The commercial units, within each relevant phase (Phase C or E (as detailed in condition 3 above)) as indicated on drawings 0439-SEW-ZZ-00-DR-A-001100 Rev P3 (Proposed - Level 00 (Ground)), 0439-SEW-ZZ-B1-DR-A-1099 Rev P3 (Proposed Floor Plan, Level B1; 1811-BA-XX-99-DR-A-P-0099 Rev A (Planning, Basement floor plan, Proposed); 1811-BA-XX-00-DR-A-P-0100 Rev C (Planning, Ground floor plan, Proposed)XXXXX can be occupied as Use Classes E a, b, c, e, f and / or Use Class Sui Generis (p) and (q)) (excluding convenience retail). Class E (d) shall be permitted within the MSCP.

The first use of each commercial unit to be implemented shall thereafter be the permitted use of that unit and any further change of use may be the subject of the requirement of a new application for planning permission or subject to the requirements of the Town and Country Planning (General Permitted Development) Order 2015.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester.

63) In the event that any of the commercial units, within each relevant phase (Phase C or E) (as detailed in condition 3 above)) as indicated on drawings 0439-SEW-ZZ-00-DR-A-001100 Rev P3 (Proposed - Level 00 (Ground)), 0439-SEW-ZZ-B1-DR-A-1099 Rev P3 (Proposed Floor Plan, Level B1; 1811-BA-XX-99-DR-A-P-0099 Rev A (Planning, Basement floor plan, Proposed); 1811-BA-XX-00-DR-A-P-0100 Rev C (Planning, Ground floor plan, Proposed)XXXX are occupied as a Class E (b) or Sui Generis Use (p and q) , prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.

These details are as follows:

Management of patrons and control of external areas. For the avoidance of doubt this shall include:

*An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)

*Details of a Dispersal Procedure

* Mechanism for ensuring windows and doors remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

Reason - To safeguard the amenities of nearby residential and hotel occupiers as, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

Prior to implementation of any proposed lighting scheme details of any proposed lighting scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority.

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy

89) Before the operation of each ground floor / basement commercial units within each relevant phase of development (Phase C or E (as detailed in condition 3 above) commences , details of how the units will be acoustically insulated and treated to limit the break out of noise to adjacent noise sensitive uses shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a noise study of the premises and a scheme of acoustic treatment.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively. The scheme proposed may need to include different measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment and specified maximum internal noise levels.

The approved noise insulation scheme shall be completed before any of the approved uses commence.

Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26

90) No doors (other than those designated as fire exits, access to the sub station and ground floor bin store shown on Dwgs 0439-SEW-ZZ-00-DR-A-001100 Rev P3 (Proposed - Level 00 (Ground)), 0439-SEW-ZZ-B1-DR-A-1099 Rev P3 (Proposed Floor Plan, Level B1; 1811-BA-XX-99-DR-A-P-0099 Rev A (Planning, Basement floor plan, Proposed); 1811-BA-XX-00-DR-A-P-0100 Rev C (Planning, Ground floor plan, Proposed) shall open outwards onto adjacent public highway.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3

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

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Flood Zones Type 3 (high risk) -

Flood Zones Type 3 (high risk) -

Flood Zones Type 3 (high risk) -

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: NORTH AREA

Area Team Boundary - Name: CENTRAL

