

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137889/FO/2023

Date registered valid: 19 September 2023

Proposal: Installation of 4 x 21 metre and 5 x 24 metre floodlight poles for pitches 5, 6 & 7 with floodlight installations to other pitches of the same site.

Address: City Football Academy, 400 Ashton New Road, Manchester, M11 4TQ

Ward(s): Clayton & Openshaw Ward

Applicant: Mr Michael Gizauskas Manchester City Football Club

Agent (if any): Mr Michael Gizauskas Manchester City Football Club

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30/10/2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 12 October 2023 Expired: 2 November 2023

Neighbour notifications

Printed: 28 September 2023 Expired: 19 October 2023

Site notice

Posted: 6 October 2023 Expired: 27 October 2023

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to pitches 5, 6 and 7 of the Manchester City Training Academy. Said pitches lie within the southern portion of the training academy and are lined by security fencing and mature trees to the east, south and west, with it's northern border facing onto the Training Academy's indoor pitch facility. The grassed pitches are utilised for the purpose of sports training and are accessed off of Allison Way and Young Drive.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area to the north of the application site is characterised by the Manchester City Training Academy, a facility used for the purposes of sport that consists of the Manchester City Joie Stadium and 15no sports pitches, 1no of which is indoor. To the south of the application site lie properties in residential use along Wilson Street and Clayton Lane that are separated from the training pitches by a utility/storage yard that serves the Training Academy.

Description of development

The application seeks consent for the installation of 9no floodlights, consisting of 5no 24m high floodlights and 4no 21m high floodlights.

4no of the 24m high floodlights would feature a single row of 7no TLC-LED-1200 luminaries, with 1no only featuring a row of 4no of said luminaries. The 4no 21m high floodlights would then each feature 17no of the aforementioned luminaries set over 3no rows.

The locations of the proposed floodlights would see 3no set to the west of the pitches, 2no to the east, 2no to the north and 2no to the south.

The floodlights would be for the purpose of illuminating the site to allow for longer training hours in the winter months. The proposed hours of operation for the floodlights are as follows:

- January – 15:45 to 20:30 – Monday to Sunday
- February – 16:30 to 20:30 – Monday to Sunday
- April – 19:30 to 20:30 – Monday to Sunday
- September – 18:30 to 20:30 – Monday to Sunday
- October – 16:30 to 20:30 – Monday to Sunday
- November – 15:45 to 20:30 – Monday to Sunday
- December – 15:45 to 20:30 – Monday to Sunday

Planning History

138186/FO/2023 - Installation of single storey cubicles to form WCs – Application pending consideration.

120805/FO/2018 - Installation of 6 x 24 metre high floodlights to football pitches 3 and 4 – Approved September 2018.

113413/FO/2016 - Retrospective application for the installation of 7 x 15m high pole mounted cameras to training pitches – Approved September 2016.

100388/JO/2012/N2 - Application for variation of condition 7 of planning approval reference 097342/OO/2011/N2 to allow for various external elevational alterations to the Arena, Central Training Facility and Facilities Management Building; the increasing of height of the energy centre chimney in association with the re-positioning of the pitches within the Central Training Facility; profile and positioning change to the Arena roof; the positioning of a permanent gas meter room/outside broadcaster generator structure; and amendments to the outdoor training facilities, landscaping, grounds maintenance yard, vehicular site entrances and car parking layout – Approved May 2013.

097342/OO/2011/N2 - Outline application for development comprising football training facilities, a 7,000-capacity Arena and ancillary Offices and Media Centre, 12 full-size and 2 half-size football training pitches, detached building forming accommodation for Youth Development and First Teams and incorporating two full size football pitches, a grounds maintenance building, Energy centre, pedestrian bridge across Ashton New Road linking to the Etihad Stadium, associated parking, landscaping, boundary treatments and other infrastructure works with all matters to be considered: and, Outline application for an Institute for Sports Medicine (a medical assessment, diagnosis and treatment centre, and research and product development facility in the fields of physiotherapy and sports science) and new Sixth Form College in the South West corner of the site with all matters reserved; following the demolition of all existing on site structures – Approved December 2011.

Consultations & Notification Responses

Environment Agency – No objection.

Environmental Health – No objection subject to an informative relating to ground conditions.

Highways – No objection subject to an informative relating to construction hoarding/scaffolding.

The Coal Authority – No objection subject to an informative relating to mine shaft entrances.

Publicity – None received.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy CC5 – Transport
- Policy EC7 – Eastlands Strategic Employment Location
- Policy EN18 – Contaminated Land and Ground Stability
- Policy DM1 – Development Management

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places

Other Legislative Requirements

Eastlands Regeneration Framework – Adopted in 2011 and updated in 2017 (ERF)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester’s development plan.

To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council’s Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, 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 significant weight in the planning balance.

Issues

Principle of Development

The application seeks consent for the installation of 9no floodlights in order to illuminate 3no existing sports pitches. Floodlights are already present elsewhere within the Manchester City Training Academy complex and the proposed development would not fundamentally alter the use of the application site as a space for outdoor sport (Class F2) but merely allow for longer hours of operation during the winter months. On this basis the proposal is considered to be acceptable in principle in accordance with Core Strategy Policies SP1, EC7 and DM1, subject to the matters discussed below.

Residential Amenity

The application site, as previously stated, lies within the Manchester City Training Academy complex which borders residential development to the south along Wilson Street, Colliery Street and Clayton Lane. The proposed hours of operation of the floodlights would not extend beyond 20:30 and would only be in use for seven months of the year. The proposal has been accompanied by a lighting assessment that details how the overspill of light would be controlled so as not to adversely affect the amenity of neighbouring properties. Environmental Health do not object to the proposal subject to a condition that would require the proposed development to be constructed in accordance with the submitted lighting assessment and that a verification report then be submitted to confirm its installation. Subject to such a condition, as well as an additional condition controlling the hours of operation of the floodlights in line with the maximum hours proposed, it is considered the proposal would have an acceptable impact on neighbouring amenity in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

Visual Amenity

The proposed floodlights would be either 21m or 24m tall. This height, whilst tall by the standards of neighbouring development, is considered somewhat unavoidable due to their nature as floodlights and the need for them to effectively illuminate the pitches they would serve. Due to the low-rise development that surrounds the Manchester City Training Academy Complex it is considered that views of the proposed floodlights would be possible from along Clayton Lane, Wilson Street and Alan Turning Way. Notwithstanding this however, there are existing floodlights of a similar height already present within the training complex, which are visible from along Clayton Lane, Ashton New Road and Alan Turing Way. On this basis it is considered that the proposal would not introduce a form of development alien to the local street scene and that the proposed floodlights would be read within the wider context of the training academy, thus having an acceptable impact on visual amenity. On this basis it is considered that the proposal is acceptable from a visual amenity perspective and accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Ground Conditions

The application site resides in an area that is recognised as having high levels of ground contamination. The Coal Authority's database notes that the application site resides in an area that has abandoned mines and surface coal resources on record and is noted as being a development high risk area. Notwithstanding this, the Coal Authority does not object to the proposal subject to an informative notifying the applicant of mine shaft entrances that lie in close proximity to the application site. Environmental Health do not object to the proposal subject to an informative relating to groundwater contamination. Subject to a condition that would require the submission of a remediation strategy if ground contamination is found or suspected where it had not been, as well as the aforementioned informative, it is considered the proposal is acceptable in this regard and accords with Core Strategy Policies EC7 and DM1, and the National Planning Policy Framework.

Highway Safety

The proposed floodlights would be erected on private land away from the public highway, however, it is acknowledged that no floodlights would face toward it and that there exists the risk of light overspill that may be a hazard to road users. Highways have assessed the submitted information and do not object to the proposal subject to the proposed lights being switched off no later than 23:00, as well as an informative relating to any necessary hoarding and scaffolding required during the construction phase of the development. Subject to a condition that would limit the hours of operation of the floodlights in line with those proposed, as well as the aforementioned condition, it is considered the proposal is acceptable from a highway safety perspective in accordance with Core Strategy Policy CC5 and the National Planning Policy Framework.

Conclusion

In light of the above it is considered that the proposal is acceptable and is in accordance with Core Strategy Policies SP1, CC5, EC7, E18 and DM1, the Eastlands Regeneration Framework, the Places for Everyone Plan and the National Planning Policy Framework, therefore the application is recommended for approval.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have acted positively in determining this application by assessing the proposal against relevant planning policies and all material considerations. The nature of the scheme has not

necessitated further discussions with the applicant. On this basis it is decided to grant planning permission in accordance with the presumption in favour of sustainable development.

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

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

- o CFA-FL 01: Pitches 5, 6 & 7 Floodlight Location Plan (Received 19/09/2023)
- o 203262 - 203262P1 1 of 4 sheets (Dated 25/07/2023; Received 18/08/2023)
- o 203262 - 203262P1 2 of 4 sheets (Dated 25/07/2023; Received 18/08/2023)
- o 203262 - 203262P1 3 of 4 sheets (Dated 25/07/2023; Received 18/08/2023)
- o 203262 - 203262P1 4 of 4 sheets (Dated 25/07/2023; Received 18/08/2023)
- o Lighting Assessment Ref 203262E (Prepared by MUSCO Lighting; Dated 20/07/2023; Received 22/08/2023)
- o Datasheet: Luminarie and Driver - TLC-LED-1200 (Received 22/08/2023)
- o Datasheet: Luminarie and Driver - TLC-LEDL-1200 (Received 22/08/2023)

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.

3) No materials shall be used on the proposed development other than those referred to on the approved plans and supporting documentation.

Reason - To secure a satisfactory detailed development in accordance with the provisions of Manchester Core Strategy Policies SP1 and DM1 and the National Planning Policy Framework.

4) a) The development hereby approved shall proceed in accordance with the submitted lighting statement (Prepared by MUSCO Lighting; Dated 15/09/2023; Received 19/09/2023) and lighting assessment (Reference number 203262E; Prepared by MUSCO Lighting; Dated 20/07/2023; Received 22/08/2023). The proposed mitigation and overspill control measures shall be installed prior to the first use of the development hereby approved and shall be retained for the lifetime of the development.

b) Prior to the first use of the development a verification report, to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report, shall be submitted to and approved in writing by the Local Planning Authority. The report shall also undertake post completion testing to confirm that acceptable criteria have 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 criteria.

Reason - To safeguard the amenity of the occupiers of the building and other nearby properties. Pursuant to policy DM1 of the Core Strategy and the National Planning Policy Framework.

5) The floodlights hereby approved shall not be in use outside of the following times:

o Monday to Sunday (Including Bank Holidays) - 15:45 to 20:30

Reason - To safeguard the amenity of occupiers of neighbouring properties in accordance with the provisions of Manchester Core Strategy Policy DM1 and the National Planning Policy Framework.

6) If during site preparation or development works, contamination is encountered or is suspected in areas where it had not been anticipated, then a scheme for detailed investigation, risk assessment, remediation and verification shall be submitted for the written approval of the Local Planning Authority prior to all but urgent remediation works necessary to secure the area. The remediation scheme shall be carried out in accordance with the approved details.

Reason - To ensure the site is suitable or can be made suitable for the approved development and protects groundwater's from potential pollution, in accordance with Core Strategy Policy EC7 and the National Planning Policy Framework.

Informatives

1) In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the first use of the development, the developer is advised to cease works and call Contact Manchester City Council on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

2) The applicant should take note that the Coal Authority's records indicate the presence of two mine entrances (shafts) within, or within close proximity of the site edged red. An untreated mine entry and its resultant zone of influence pose a significant risk not only to surface stability but also public safety, as such the applicant is advised to take caution when carrying out the approved works.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Environment Agency
The Coal Authority

Medical Centre, MCFC Facilities Management Building, 161 Clayton Lane, Manchester, M11 4TS

52 Wilson Street, Beswick, Manchester, M11 2AZ

Ground Floor Flat, 140 Clayton Lane, Manchester, M11 2AG

34 Goole Street, Manchester, M11 2AX

45 Selby Street, Manchester, M11 2BY

5 Attewell Street, Manchester, M11 2BX

Flat 2, 60 Goole Street, Manchester, M11 2AX

Unit 3, Former Polytech, Clayton Lane, Manchester, M11 2AG

48 Colliery Street, Bradford, Manchester, M11 2AP

50 Wilson Street, Beswick, Manchester, M11 2AZ

25 Colliery Street, Bradford, Manchester, M11 2AW

33 Colliery Street, Bradford, Manchester, M11 2AW

56 Goole Street, Manchester, M11 2AX

135 Clayton Lane, Manchester, M11 2AS

6 Colliery Street, Bradford, Manchester, M11 2AP

27 Goole Street, Manchester, M11 2AU

28 Colliery Street, Bradford, Manchester, M11 2AP

149 Clayton Lane, Manchester, M11 2AS

128 Clayton Lane, Manchester, M11 2AG

122 Clayton Lane, Manchester, M11 2AG

43 Goole Street, Manchester, M11 2AU

49 Goole Street, Manchester, M11 2AU

31 Goole Street, Manchester, M11 2AU

116 Clayton Lane, Manchester, M11 2AG

46 Wilson Street, Beswick, Manchester, M11 2AZ

Flat 2, 24 Colliery Street, Bradford, Manchester, M11 2AP

51 Selby Street, Manchester, M11 2BY

32 Goole Street, Manchester, M11 2AX

140 Clayton Lane, Manchester, M11 2AG

Unit 1, Former Polytech, Clayton Lane, Manchester, M11 2AG

23 Colliery Street, Bradford, Manchester, M11 2AW

18 Colliery Street, Bradford, Manchester, M11 2AP

16 Colliery Street, Bradford, Manchester, M11 2AP

134 Clayton Lane, Manchester, M11 2AG

143 Clayton Lane, Manchester, M11 2AS

8 Colliery Street, Bradford, Manchester, M11 2AP

32 Colliery Street, Bradford, Manchester, M11 2AP

35 Colliery Street, Bradford, Manchester, M11 2AW

Top Flat, 48 Colliery Street, Bradford, Manchester, M11 2AP

45 Goole Street, Manchester, M11 2AU

VAN PARTS LIMITED, Unit 4, Wilson Street, Beswick, Manchester, M11 2AZ

7 Attewell Street, Manchester, M11 2BX

155 Clayton Lane, Manchester, M11 2AS

124 Clayton Lane, Manchester, M11 2AG

54 Goole Street, Manchester, M11 2AX

38 Goole Street, Manchester, M11 2AX

51 Goole Street, Manchester, M11 2AU
33 Goole Street, Manchester, M11 2AU
40 Colliery Street, Bradford, Manchester, M11 2AP
12 Colliery Street, Bradford, Manchester, M11 2AP
2 Colliery Street, Bradford, Manchester, M11 2AP
20 Colliery Street, Bradford, Manchester, M11 2AP
118 Clayton Lane, Manchester, M11 2AG
70 Wilson Street, Beswick, Manchester, M11 2AZ
29 Goole Street, Manchester, M11 2AU
60 Wilson Street, Beswick, Manchester, M11 2AZ
53 Selby Street, Manchester, M11 2BY
Unit 2, Wilson Street, Beswick, Manchester, M11 2AZ
55 Selby Street, Manchester, M11 2BY
47 Goole Street, Manchester, M11 2AU
38 Colliery Street, Bradford, Manchester, M11 2AP
Former Polytech, Clayton Lane, Manchester, M11 2AG
114 Clayton Lane, Manchester, M11 2AG
54 Wilson Street, Beswick, Manchester, M11 2AZ
62 Wilson Street, Beswick, Manchester, M11 2AZ
Manchester Institute Of Health And Performance, 299 Alan Turing Way, Manchester, M11 3BS
Flat 1, 24 Colliery Street, Bradford, Manchester, M11 2AP
MANCAB (UK)LIMITED, Unit 4, Former Polytech, Clayton Lane, Manchester, M11 2AS
Flat A, 36 Colliery Street, Bradford, Manchester, M11 2AP
58 Goole Street, Manchester, M11 2AX
47 Selby Street, Manchester, M11 2BY
36 Goole Street, Manchester, M11 2AX
Unit 3, Wilson Street, Beswick, Manchester, M11 2AZ
68 Wilson Street, Beswick, Manchester, M11 2AZ
37 Colliery Street, Bradford, Manchester, M11 2AW
31 Colliery Street, Bradford, Manchester, M11 2AW
9 Attewell Street, Manchester, M11 2BX
137 Clayton Lane, Manchester, M11 2AS
21 Colliery Street, Bradford, Manchester, M11 2AW
127 Clayton Lane, Manchester, M11 2AS
44 Colliery Street, Bradford, Manchester, M11 2AP
34 Colliery Street, Bradford, Manchester, M11 2AP
22 Colliery Street, Bradford, Manchester, M11 2AP
Co-op Academy Belle Vue, Connell Sixth Form College, 301 Alan Turing Way, Manchester, M11 3BS
138 Clayton Lane, Manchester, M11 2AG
48 Wilson Street, Beswick, Manchester, M11 2AZ
64 Wilson Street, Beswick, Manchester, M11 2AZ
Flat B, 36 Colliery Street, Bradford, Manchester, M11 2AP
139 Clayton Lane, Manchester, M11 2AS
130 Clayton Lane, Manchester, M11 2AG
Flat 1, 60 Goole Street, Manchester, M11 2AX
Unit 2, Former Polytech, Clayton Lane, Manchester, M11 2AG
Ground Floor Flat, 48 Colliery Street, Bradford, Manchester, M11 2AP
49 Selby Street, Manchester, M11 2BY
1 Attewell Street, Manchester, M11 2BX
136 Clayton Lane, Manchester, M11 2AG
120 Clayton Lane, Manchester, M11 2AG
35 Goole Street, Manchester, M11 2AU
50 Colliery Street, Bradford, Manchester, M11 2AP

26 Colliery Street, Bradford, Manchester, M11 2AP
145 Clayton Lane, Manchester, M11 2AS
58 Wilson Street, Beswick, Manchester, M11 2AZ
126 Clayton Lane, Manchester, M11 2AG
46 Colliery Street, Bradford, Manchester, M11 2AP
44 Wilson Street, Beswick, Manchester, M11 2AZ
3 Attewell Street, Manchester, M11 2BX
41 Goole Street, Manchester, M11 2AU
37 Goole Street, Manchester, M11 2AU
MCFC Facilities Management Building, 161 Clayton Lane, Manchester, M11 4TS
72 Wilson Street, Beswick, Manchester, M11 2AZ
66 Wilson Street, Beswick, Manchester, M11 2AZ
39 Goole Street, Manchester, M11 2AU
131 Clayton Lane, Manchester, M11 2AS
50 Goole Street, Manchester, M11 2AX
132 Clayton Lane, Manchester, M11 2AG
133 Clayton Lane, Manchester, M11 2AS
10 Colliery Street, Bradford, Manchester, M11 2AP
30 Colliery Street, Bradford, Manchester, M11 2AP
141 Clayton Lane, Manchester, M11 2AS
56 Wilson Street, Beswick, Manchester, M11 2AZ
First Floor Flat, 140 Clayton Lane, Manchester, M11 2AG
155A Clayton Lane, Manchester, M11 2AS
Parkhouse Street Industrial Estate, 2 Kelbrook Road, Manchester, M11 2QA
2 Ridings Street, Bradford, Manchester, M40 2BR
Unit 1, Wilson Street, Beswick, Manchester, M11 2AZ
27 Colliery Street, Bradford, Manchester, M11 2AW
29 Colliery Street, Bradford, Manchester, M11 2AW
Connell Sixth Form College, 301 Alan Turing Way, Manchester, M11 3BS
52 Goole Street, Manchester, M11 2AX
147 Clayton Lane, Manchester, M11 2AS
129 Clayton Lane, Manchester, M11 2AS
14 Colliery Street, Bradford, Manchester, M11 2AP
151 Clayton Lane, Manchester, M11 2AS
42 Colliery Street, Bradford, Manchester, M11 2AP
4 Colliery Street, Bradford, Manchester, M11 2AP

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
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
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 (More) -

Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL