

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144704/NMC/2025

Date registered valid: 5 December 2025

Proposal: Non-material amendment to planning permission 143253/FO/2025 to change description of development to refer to serviced accommodation.

Address: Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY

Ward(s): Piccadilly Ward

Applicant: The James (M1) Living Limited

Agent (if any): Eve Grant Deloitte LLP

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

Recommendation: Approve

Date of recommendation: 17/12/2025

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

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

The application relates to Boulton House, a part nine storey part seven storey modernist office block dating from 1973, and the south-eastern facing gable wall of the Grade II listed 8 Minshall Street/42 Bloom Street. The site was previously home to Victorian warehouses before being redeveloped in the late 1960s/early 1970s. Boulton House, designed as a modern interpretation of a Victorian warehouse, is completed in a brown brick, with zinc cladding to its ground and top floors. As a modernist property, the building sits within a generous plot, its main nine storey element spans the site's Chorlton Street frontage, with its secondary seven storey property being set back from both Major Street and Bloom Street. This secondary element however is stepped further back from Bloom Street than it is Major Street, giving the building an irregular T shape footprint. The open areas of the site along Major Street and Bloom Street are in use as surface car parks. The redevelopment of the site saw the stopping up of Hart Street which previously ran through the site to Chorlton Street. Boulton House, originally intended as offices, is now in mixed use as offices (Class E(g)(i)) and premises for the provision of education (Class F1(a)). 8 Minshall Street/42 Bloom Street is a five storey Victorian shipping warehouse completed in an ornate façade of red brick and sandstone window surrounds. The site is currently unoccupied having last been in use as a nightclub (Sui Generis). The application is subject to a live planning permission and listed building consent, reference numbers 143253/FO/2025 and 143387/LO/2025, for the site's change of use to an aparthotel (Class C1) and the erection of a seven storey infill extension to Bloom Street, along with associated tying in works to the listed building.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area constitutes that of Manchester City Centre, with the Whitworth Street Conservation Area lying across Chorlton Street to the south of the site. The application sits as a midway point between the City Centre neighbourhoods of Chinatown, the Gay Village along Canal Street and Piccadilly Gardens. The neighbouring plots surrounding the application site represent a tight cluster of post-war modernist development, consisting of Boulton House itself (Dated 1973), Arthur House to the north (Dated 1963), Barlow House, Manchester Chorlton Street Coach Station (Dated 1950) and Manchester One (Formerly St Andrews House; Dated 1962). To the south of the site lies an empty plot in use as a surface car park. Standing in contrast to the properties lie a high number of Victorian properties located to the south and east of the application site, these include the Grade II listed 11 Bloom Street, Minshull House, 9 Richmond Street, The Churchill Public House, and 39 Chorlton Street; to the north of the site past Arthur House lies the Grade II* listed Britannia Hotel. Neighbouring uses are largely comprised of office and educational uses, with residential development lying to the south of the site along Canal Street and an extant permission for residential apartments lying to the south-east of the site across Bloom Street at 11 Bloom Street and Mindel House.

Description of development

The application seeks a non-material amendment to planning permission 143253/FO/2025 that would see a change in the description of development, removing the reference to the provision of “serviced apartments”, and replacing this with “serviced accommodation”. Existing and proposed descriptions of development are shown below:

Existing description of development - *Refurbishment and reuse of Boulton House (including new build extensions up to seven storeys to Bloom Street and 1 storey to Major Street) to provide 261no serviced apartments and associated amenity space (Class C1) plus flexible ground floor commercial uses (Use Class E and/or Sui Generis (p) and (q) along with associated landscaping and public realm works, external plant, and amended servicing and access arrangements (including new secure cycle parking).*

Proposed description of development - Refurbishment and reuse of Boulton House (including new build extensions up to seven storeys to Bloom Street and 1 storey to Major Street) to provide 261no suites of serviced accommodation and associated amenity space (Class C1) plus flexible ground floor commercial uses (Use Class E and/or Sui Generis (p) and (q) along with associated landscaping and public realm works, external plant, and amended servicing and access arrangements (including new secure cycle parking).

The proposed change in description of development has been brought about in order to avoid the approved use being misconstrued as a residential use, which potentially could trigger the need for it to comply and proceed with the Building Safety Act (BSA) Gateway 2 process. The approved use is a Class C1 use and will remain such.

Planning History

143387/LO/2025 – Listed Building Consent for interface works to 8 Minshull Street to facilitate the redevelopment and reuse of Boulton House – Approved September 2025.

143253/FO/2025 – Refurbishment and reuse of Boulton House (including new build extensions up to seven storeys to Bloom Street and 1 storey to Major Street) to provide 261 serviced apartments and associated amenity space (Class C1) plus flexible ground floor commercial uses

(Use Class E and/or Sui Generis (p) and (q) along with associated landscaping and public realm works, external plant, and amended servicing and access arrangements (including new secure cycle parking) – Approved September 2025.

Consultations & Notification Responses

Not applicable.

Issues

The proposed amendment would see a minor change in the terminology used within the application's description of development, though the approved use class, this being Class C1, would remain unchanged with no other alterations proposed to the development. Considering how this minor rewording would not alter the nature of the use approved, and still accurately describes what would be provided on site, the proposed change is acceptable and is considered to be non-material in nature. As part of this approval, the conditions that refer to the approved use as an aparthotel, shall be reworded to refer to the development as serviced accommodation in order for the wording of the decision notice to be coherent with that of the description of development, this alteration applies to the following conditions; 4 (Highway Condition Survey), 12 (Street Tree and Servicing Strategy), 14 (Aparthotel – Acoustics Insulation), 19 (Air Quality), 20 (Off-site Highway Works), 22 (Bat and Bird Boxes), 23 (Disabled Hoists), 24 (Disabled Drop Off), 25 (Signage Strategy), 27 (Secured by Design), 30 (Aparthotel – Odour Extraction), 31 (Aparthotel – Plant), 35 (Aparthotel - Acoustics Ground Floor), 38 (Travel Plan), 39 (BREEAM), 45 (Deliveries, servicing and collections), 47 (Aparthotel - Use Class Limitation), 50 (Aparthotel - Cycle Storage), 51 (Aparthotel - Waste Management) and 56 (Aparthotel - Gym use restriction). The trigger point for the discharge of these conditions, as well as the information they relate to and require remain unchanged.

On this basis the application is therefore 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

Conditions to be attached to decision for approval

1) The proposed seeks to amend the description of the development in order to avoid the development being misconstrued as residential development.

2) New plans

o Covering Letter (Prepared by Deloitte; Dated 04/12/2025)

Stamped as received by the Local Planning Authority on 17/12/2025.

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

4) a) Before the development commences, a full condition survey of the carriageways/footways on construction vehicle routes immediately surrounding the site shall be undertaken and submitted for approval in writing by the City Council as Local Planning Authority.

b) When all construction/fit-out works are complete, and prior to the first use of the development, the same carriageways/footways shall be re-surveyed, and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have

occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority and the works completed in accordance with the approved scheme prior to the first use of the serviced accommodation.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Manchester Core Strategy.

12) Prior to the commencement of the development, a programme for the delivery of 4no street trees along Major Street, as shown on drawing no. 10531-SHA-ZZ-A-B5D9-G200-PL-00-001 Rev P02, shall be submitted to and approved in writing by the City Council as local planning authority. The approved programme will include information on the following:

- o Overall tree size, number and species
- o Details of tree pit dimensions and specifications
- o Details of how tree pits will be compatible with any existing and proposed underground servicing.

The approved scheme shall be implemented prior to the use of the serviced accommodation element of the development. If within the period of time covered by the 30 year habitat management and monitoring plan secured by condition 9 of this permission, any street tree, or any tree in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

14) a) Before the development commences, a scheme for acoustically insulating the proposed serviced accommodation against noise from Chorlton Street, Major Street and Bloom Street shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises such as the coach station and late night entertainment uses in the nearby area including on Canal Street.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 10 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq
Gardens and terraces (daytime)	55 dB LAeq

Higher internal noise levels than those specified above may be allowed when higher rates of ventilation are required in relation to the overheating condition.

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre

frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

The development shall then proceed in accordance with the approved details.

b) Prior to first use of the serviced accommodation rooms, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to first occupation of the residential units to ensure compliance with the internal noise criteria.

Reason - To safeguard the amenities of nearby residents and future users of the serviced accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

19) a) The development hereby approved shall proceed in accordance with the submitted Air Quality Assessment (Prepared by NoiseAir; Document Reference P8288-R2-V2; Dated 04/04/2025).

b) Prior to the use of the serviced accommodation element of the development, any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

20) Prior to the first occupation of the serviced accommodation use hereby approved, a scheme of highway works and details of footpath reinstatement/public realm works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- o Amendments/new TROs on Chorlton Street, Major Street, Minshull Street, Bloom Street and Richmond Street.
- o Footway improvement and reinstatement works around the perimeter of the application site, including material samples.
- o Removal/replacement of directional signage
- o Details of pick up/drop off points
- o Provision of street trees

The approved scheme shall be implemented and be in place prior to the first use of the serviced accommodation element of the development hereby approved and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and in accordance with the New Cross Public Realm Strategy.

22) a) The development shall be completed in accordance with submitted Preliminary Ecological Appraisal prepared by Brindle & Green (Received 18/06/2025).

b) Prior to the first use of the serviced accommodation use hereby approved, details of the number, siting and appearance of bird and bat boxes at the application site shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented and be in place prior to the first use of the serviced accommodation use hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds and bats and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

23) a) Prior to the use of the serviced accommodation use hereby approved, a strategy for the management and provision of suitable number of certified mobile hoists within the suites for disabled people shall be submitted to and approved in writing by the City Council as Local Planning Authority on the basis of an initial provision of one hoist.

b) Final details of the number and types of hoists shall be submitted to and agreed in writing prior to the first use of the serviced accommodation hereby approved. The details shall include an evidence based assessment/evaluation of the demand for this facility by guests. The approved details shall be fully implemented and retained thereafter.

Reason - To ensure that adequate provision of hoist facilities for guests is provided, pursuant to policies SP1 and DM1 of the City of Manchester Core Strategy (2012).

24) Prior to first use of the development hereby approved, a strategy for the pick up and drop off arrangements that will be in place to support disabled guests, and their luggage, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The strategy shall also cover enter and exit details from the site from the surrounding highway when disabled guests are dropped off/picked up by a taxi or other vehicle from outside of the serviced accommodation.

The approved strategy shall be implemented upon the first use of the serviced accommodation element of the development and thereafter be retained for as long as the development remains in use.

Reason - To ensure that adequate arrangements are put in place to assist disabled guests enter and exit the serviced accommodation from the surrounding highway pursuant to policies SP1 and DM1 of the City of Manchester Core Strategy.

25) Prior to the first use of the premises, a signage strategy shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The signage strategy shall cover all commercial units on site, as well as the serviced accommodation use hereby approved above. The approved strategy shall then be implemented as part of the development and then be adhered to thereafter. It should be noted the approval of a signage strategy does not negate the need for all external advertisements to have advertisement consent.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

27) a) The development hereby approved shall be carried out in accordance with the Crime Impact Statement (Prepared by Design for Security at Greater Manchester Police; Received by the City Council, as Local Planning Authority, on the 18/06/2025).

b) The serviced accommodation and ground floor commercial unit uses hereby approved shall not be used until the Council as local planning authority has acknowledged in writing that the development has received written confirmation of a Secured by Design accreditation for that part of the development.

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

30) a) Fumes, vapours and odours shall be extracted and discharged from the serviced accommodation hereby approved in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the first use of the development.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to first use of the serviced accommodation use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

31) a) Externally mounted ancillary plant, equipment and servicing for the serviced accommodation use hereby approved, shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to the first use of the development hereby approved the scheme 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 site. The scheme shall be implemented in full before the first use of the development.

b) Prior to the first use of the scheme, a verification report shall be submitted to and approved in writing by the City Council as local planning authority 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 noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

35) a) The ground floor ancillary uses associated with the serviced accommodation hereby approved (including ancillary gym and business break out area), shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

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 (Leq,5min), respectively.

b) Prior to use of the ground ancillary uses associated with the serviced accommodation, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. 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 verification report shall be detailed along with any measures required to be undertaken prior to occupation of the development to ensure compliance with the internal noise criteria.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

38) The development hereby approved shall be carried out in accordance with the Interim Travel Plan, prepared by Focus Transport Planning (Dated June 2025), received by the City Council, as Local Planning Authority, on the 18/06/2025.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
- ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified Travel Plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first occupation of the serviced accommodation element of the development, a Travel Plan for the development which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

39) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Very Good'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority within 3 months of the first use of the serviced accommodation element of the development.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

45) Deliveries, servicing and collections, including waste collections, for both the serviced accommodation and commercial Class E/Sui Generis ground floor use hereby approved, shall not take place outside the following hours for the lifetime of the development:

07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday deliveries etc. are permitted the times shall be confined to 10:00 to 18:00.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

47) The serviced accommodation use hereby approved shall be used for Class C1, and for no other purpose (including any other purpose within Class C of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

50) The provision of 26no cycle spaces, as indicated on drawing no. 10531-SHA-ZZ-A-B5D9-G200-PL-00-001 Rev P02, received by the City Council as Local Planning Authority on 07/07/2025, shall be implemented prior to the first use of the serviced accommodation element of the development hereby approved and shall be retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

51) The serviced accommodation use hereby approved shall be carried out in accordance with the submitted waste management proforma, drawing no. 10531-SHA-ZZ-A-B5D9-G200-PL-00-001 Rev P02 and section 5.4 of the submitted Design and Access Statement, stamped as received by the City Council as Local Planning Authority on 25/06/2025, 07/07/2025 and 04/08/2025 respectively. The approved details shall be implemented prior to the first occupation of the serviced accommodation element of the development and thereafter be retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the serviced accommodation element of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

56) The ancillary gym for the serviced accommodation use hereby approved, as shown on drawing no. 10531-SHA-ZZ-A-B5D9-G200-PL-00-001 Rev P02 (Received 07/07/2025), shall only be for use by patrons of the serviced accommodation use.

Reason - In the interest of protecting neighbouring amenity and how the use of the premises other than in association with the approved serviced accommodation use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, Saved Unitary Development Plan Policy DC26, and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

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

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

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 (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) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL