

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143028/VO/2025

Date registered valid: 27 June 2025

Proposal: City Council Development: Elevational alterations including installation of external facade system and roof top safety handrail together with the installation of 14 no. roof top and 14 no. ground level mounted air source heat pump units

Address: 13-51 Riverdale Road And 2-16 Inchcape Drive, Manchester, M9

Ward(s): Higher Blackley Ward

Applicant: Mr. Kevin Burke, Manchester City Council

Agent (if any): Mr. David Ng, Corstorphine & Wright

Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 November 2025

Application details

Type of application: Regulation 3 Consent

Development type: Minor Other

Date of site visit: 28 July 2025

Standard consultations:

Printed: 16 July 2025 Expired: 6 August 2025

Neighbour notifications

Printed: 30 October 2025 Expired: 6 November 2025

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/area

The application comprises three existing four-storey maisonette blocks in the Higher Blackey ward. The three separate residential buildings were originally constructed in brick and render, with a flat membrane roof and uPVC windows. The three maisonette blocks (referred to as north block, west block and south block) are orientated around a central resident carpark with access taken from Inchcape Drive.

The submitted Design and Access statement highlights that the existing three residential blocks currently suffer from deterioration, significant thermal inefficiencies and overall poor building performance.

The surrounding area is predominantly residential in character, with varied housing types. Directly to the west of the application site is Blackley Cemetery, and associated grounds. Within this park lies Blackley Crematorium, a Grade II listed building, circa 180m away from the application site.

Circa 44m to the south of the southern block, the former larger block, which comprised 16 maisonettes, underwent demolition due to poor condition of the building and concerns for safety, this site is currently vacant (Demolition ref: 131404/DEM/2021).

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The submitted application seeks planning permission for City Council Development for the external facade refurbishment works (EWI) to 3no. three storey maisonette buildings together with the installation of air source heat pumps (ASHP), acoustic fencing panels and roof top safety handrail.

The proposed external wall insulation would comprise insulated render and brick slips, the proposed material specifications (colouration/type) are listed as follows:

- Brickwork - Wetherby Grey Multi Waterstruck 764
- Render – Wetherby 4S Silicone 1.5mm 'K' Textured Finish in colour G 0507-Y40R
- Mortar – Y73 DARK

The proposed 28no. units are understood to be as follows:

- Daikin Altherma R32 Monobloc - EDLA04EV3

This is a resubmission of the previously approved scheme 140665/VO/2024, albeit with inclusion of acoustic timber fencing panels (Jakoustic Reflective Acoustic Barrier by Jacksons) at ground floor level to South & West blocks and split arrangement of 28no. ASHP units at rooftop and ground floor levels.

Consultations & Notification Responses

Local responses

None

Consultee responses

Environmental Health –

Colleagues in Environmental Health reviewed the application and the original submitted NIA. Colleagues had concerns with assessment methods and conclusions within the submitted noise impact assessment. A dialogue took place between the agent and noise consultant on behalf of Environmental Health.

Relevant Planning History

At the application site –

140665/VO/2024 – City Council development - External facade refurbishment works to 3no. three storey maisonette buildings together with the installation of photo voltaic panels, air source heat pumps and roof top safety handrail. Approved 15.11.2024.

At 2-32 (even) Bridgnorth Road, Manchester, M9 8HN –

131404/DEM/2021 – Prior notification for the demolition of a block of 16 maisonettes at 2-32 Bridgnorth Road. No objection 14.09.2021.

History of negotiations

The planning officer requested that acoustic mitigation measures were incorporated into the scheme, to achieve neighbouring noise receptor limit of (equal or lower than) 37.0dBA. The agent submitted (30/10/2025) a revised set of plans and NIA which incorporated an Acoustic Timber Fence solution.

Local Planning Policies

Places for Everyone (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.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development
JP-S2 – Carbon and Energy
JP-P1 – Sustainable Places

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EN 1 – Design Principles and Strategic Character Areas
EN 4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development (partially superseded by PfE)
EN 5 – Strategic Areas for low and zero carbon decentralised energy infrastructure
EN 6 – Target Framework for CO2 reductions from low or zero carbon energy supplies (partially superseded by PfE)
EN 7 – Energy Infrastructure opportunities
EN 8 – Adaptation to Climate Change (partially superseded by PfE)

The relevant saved **UDP** policies for this application are:

DC26 – Development and Noise

National Planning Policy Framework

The NPPF (2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 8 – Promoting healthy and safe communities
- Section 12 – Achieving well-designed places

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

Issues

Principle of development:

The submitted Design and Access statement (dated October 2025) highlights that the existing three residential blocks currently suffer from significant thermal inefficiencies and overall poor building performance. To remedy these issues and enhance the maisonette block's liveability and sustainability, a comprehensive renovation or redevelopment project is necessary, focusing on improving insulation and addressing structural concerns.

The three residential blocks would undergo external facade refurbishment works, including External Walling Insulation (EWI) and installation of a roof top safety handrail. The current heating system (gas powered boilers) would be changed to an Air Source Heat system installed to the building to further generate renewable electricity for the three blocks of maisonettes. The proposal would support the City Council in its ambition to become a Zero Carbon city by 2038, reducing the carbon emissions associated with the occupation of the residential buildings, through the provision of on-site renewable electricity generation and increased thermal efficiency. This is subject to the proposed external façade refurbishment works, safety handrail, ASHPs and acoustic fencing panels not compromising the levels of amenity within the surrounding area.

As such, the proposal is considered pursuant to policies DM1, SP1, EN1, EN4, EN5, EN6, EN7 of the Core Strategy, saved UDP policy DC26 and policies JP-S1, JP-S2 and JP-P1 of Places for Everyone. As such, the principle of development is considered acceptable. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Impact on visual amenity and the streetscene:

External walling insulation (EWI) is proposed to the three maisonette blocks. This would include removal of the existing external fabric, addressing structural concerns where necessary and implementation of insulated silicone render and brick slips over new 100-150mm mineral fibre slab insulation, fixed to existing masonry backing wall or new steel frame system with associated boarding and membrane. The following proposed material details have been previously agreed under ref: **140665/VO/2024**, which will be conditioned.

- Brickwork - Wetherby Grey Multi Waterstruck 764
- Render – Wetherby 4S Silicone 1.5mm 'K' Textured Finish in colour G 0507-Y40R
- Mortar – Y73 DARK

The proposed EWI is considered to increase thermal efficiency of the residential properties, whilst improving the current visual amenity of the residential properties and character of the wider area.

The proposed safety handrail would be installed to the maisonette flat roofs, set within the roofspace between 1-2.1m, comprising fixed metal railings. This is required in order to provide safe servicing of proposed rooftop mechanical services (ASHPs). Whilst these may be partially visible from the street level, the sustainability benefits associated with enabling renewable electricity at this site is considered to outweigh any visual harm anticipated.

The Air Source Heat Pumps proposed are utilitarian in appearance and with a design which benefits its function, measuring 750mm(H) x 900(W) x 400(L), similar to that of large air-conditioning unit.

The proposed 28no. units are understood to be as follows:

- Daikin Altherma R32 Monobloc - EDLA04EV3

The proposed ASHPs are to be positioned in a split arrangement, across the maisonette roofs and at ground floor level, as shown on submitted proposed plans. The 14no. rooftop units would not be readily visible from the local street scene, whereas the 14no. floor mounted units would be sited to the rear elevations of the ground floor maisonettes under kitchen windows, therefore would be visible when viewed from private rear amenity spaces and the centralised car park afforded to residents. However, the benefits associated with the proposed air source heat pumps cannot be achieved without the structure. As such, the sustainability benefits associated with enabling renewable electricity at this site is considered to outweigh any visual harm anticipated.

In principle the number of ASHPs (28no.) proposed are considered acceptable given the large footprint of the existing buildings.

Acoustic timber fencing panels (model: Jakoustic Reflective Acoustic Barrier by Jacksons) measuring 3m height x 1.2m width are proposed to the rear elevations of the South and West Blocks only, affixed to the rear wall of the maisonettes along shared boundaries. This fencing would be visible when viewed from private rear amenity spaces and the centralised car park afforded to residents. Whilst it is acknowledged that this fencing is significantly tall, the noise mitigation benefits associated with this fencing is considered to outweigh any visual harm anticipated.

As such, the proposal is considered pursuant to policy DM1 and SP1 of the Core Strategy.

Impact on residential amenity:

The proposed external facade refurbishment works (EWI), installation of air source heat pumps (ASHP), acoustic fencing panels and roof top safety handrail are not considered to give rise to undue impacts upon the amenity of current, future and neighbouring occupants.

The proposed external facade refurbishment works would improve the insulation and sustainability of the three maisonette blocks, which would improve the liveability of the existing units.

The proposed ASHPs are to be sited to the maisonette roofs (14.no) and ground floor level (14.no), as shown on submitted proposed floor plans. As the 14.no floor mounted units would be sited close to the ground floor maisonette windows, such views of the units should not be easily visible from the residents' ground floor windows due to the height of the structures and would not obstruct the view from such windows nor give rise to any adverse loss of light implications. As the units would be placed directly under the windows, any views of the structures from the first-floor windows should be limited.

Acoustic timber fencing panels (3m height x 1.2m width) are proposed to be affixed to the rear elevations of the South and West Blocks only, sited along shared boundaries, for noise mitigation purposes. It is acknowledged that the proposed fencing panels would be sited in close proximity to five ground floor maisonette kitchen windows, creating a degree of impact to the existing levels of outlook and daylight afforded to these windows. This anticipated harm is considered acceptable on balance, given that kitchen windows are deemed 'non-habitable'

rooms, alongside the reduction of noise impacts from the proposed ASHPs, where two or more units are located within close proximity at ground floor level to the South and West Blocks.

This application is supported by a noise impact assessment which has been reviewed and assessed by the LPA, which deem the proposed noise mitigation measures acceptable, subject to a verification report submitted.

Noise

A total of 28no. Air Source Heat Pumps are proposed as part of this proposal, 14no. are to be sited within the roof space of the three maisonette blocks and 14no. will be floor mounted units. In addition, to address initial noise concerns, the applicant has incorporated the installation of acoustic timber fencing panels between maisonettes at ground floor level to the South and West Blocks only, as per the Acoustic Engineer's recommendations.

The north block does not require any additional mitigation measures, due to the presence of existing brick piers between the maisonettes, adjacent to proposed ASHP locations.

The application has been supported by a Noise Impact Assessment, Ref. AA0532.2 (prepared by Azymuth Acoustics; dated 29/09/2025).

Following discussions with the applicant and acoustic consultants, the following noise limit criteria was agreed:

- For on-site receptors: MCS 020a noise limit of ≤ 37 dB from neighbouring ASHP on individual receptor location i.e. not inclusive of receptors own ASHP.
- For off-site receptors: MCS 020a noise limit of ≤ 37 dB from all ASHP units accumulatively.

The LPA have reviewed the submitted Azymuth Acoustics Noise Impact Assessment, Ref. AA0532.2 dated 29/10/2025, and consider this report acceptable with respect to satisfying part a of the recommended condition 5 detailed in this report and the noise limit criteria as agreed. The inclusion of acoustic fencing to the south and west blocks, will result in noise levels being reduced and compliant with the MSC 020a noise limits for both on and off-site receptors, such as the air source heat pumps.

Notwithstanding this, part b of planning condition 5 remains outstanding (subject to discharge), which requires the submission of a noise verification report following the installation and prior to operation of the ASHPs to 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, in the interests of preserving residential amenity.

As such, the proposal is considered pursuant to policy DM1 and SP1 of the Core Strategy and saved policy DC26 of the UDP.

Impact on Highway Safety:

The proposed development would not interfere with the existing parking provision on street and within the resident carpark, as such is considered acceptable in this regard.

Waste:

The current waste storage arrangements would be unaffected by the proposal.

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

The proposal was assessed 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. Officers have worked with the applicant/agent in a positive and proactive manner, issues raised during the course of the application have been addressed and overcome, and appropriate conditions have been placed on the approval granted.

Condition(s) to be attached to decision for approval

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 documents labelled:

- Proposed Second and Third Floor Plan – South Block (Ref: 23746-2012 P-00)
- Proposed Second and Third Floor Plan – West Block (Ref: 23746-2015 P-00)
- Proposed Second and Third Floor Plan – North Block (Ref: 23746-2018 P-00)

- Airtightness – South and West Block Sheet 1 (Ref: 23746-3001 P-00)
- Airtightness – South and West Block Sheet 2 (Ref: 23746-3002 P-00)
- Airtightness – North Block Sheet (Ref: 23746-3003 P-00)
- Section C-C Inc. Airtightness Details (Ref: 23746-3007 P-00)
- Section D-D Inc. Airtightness Details (Ref: 23746-3008 P-00)
- Altherma 3 Monobloc Specification Brochure (Prepared by Daikin)

- Proposed Roof Plan – South Block (Ref: 23746-2013 P-01; Received 27/06/2025)
- Proposed Roof Plan – West Block (Ref: 23746-2016 P-01; Received 27/06/2025)
- Proposed Ground and First Floor Plan – North Block (Ref: 23746-2017 P-01; Received 27/06/2025)
- Proposed Roof Plan – North Block (Ref: 23746-2019 P-01; Received 27/06/2025)
- Proposed Elevations – North Block (Ref: 23746-2031 P-01; Received 27/06/2025)
- Mechanical Services Equipment Schedules (Ref: 312169 REV P03; Prepared by Harley Haddow; Received 27/06/2025)

- Proposed Ground and First Floor Heating Layout – North Block (Ref: 312169-HAH-NB-ZZ-D-M-05610_P04; Prepared by Harley Haddow; Received 27/06/2025)
- Proposed Roof and Heating Layout – North Block (Ref: 312169-HAH-NB-ZZ-D-M-05612 P03; Prepared by Harley Haddow; Received 27/06/2025)
- Proposed MEP Services – North Block Elevation (Ref: 312169-HAH-NB-ZZ-D-ME-09010_P05; Prepared by Harley Haddow; Received 27/06/2025)
- Proposed Ground and First Floor Heating Layout – South Block (Ref: 312169-HAH-SB-ZZ-D-M-05610_P04; Prepared by Harley Haddow; Received 27/06/2025)
- Proposed Roof Floor Heating Layout – South Block (Ref: 312169-HAH-SB-ZZ-D-M-05612 P03; Prepared by Harley Haddow; Received 27/06/2025)
- Proposed MEP Services – South Block Elevation (Ref: 312169-HAH-SB-ZZ-D-ME-09010_P05; Prepared by Harley Haddow; Received 27/06/2025)
- Proposed Ground and First Floor Heating Layout – West Block (Ref: 312169-HAH-WB-ZZ-D-M-05610_P04; Prepared by Harley Haddow; Received 27/06/2025)
- Proposed Roof Floor Heating Layout – West Block (Ref: 312169-HAH-WB-ZZ-D-M-05612 P03; Prepared by Harley Haddow; Received 27/06/2025)
- Proposed MEP Services – West Block Elevation (Ref: 312169-HAH-WB-ZZ-D-ME-09010_P05; Prepared by Harley Haddow; Received 27/06/2025)

- Proposed Ground and First Floor Plan – South Block (Ref: 23746-2011 P-02; Received 29/10/2025)
- Proposed Ground and First Floor Plan – West Block (Ref: 23746-2014 P-02; Received 29/10/2025)
- Proposed Elevations – South Block (Ref: 23746-2029 P-02; Received 29/10/2025)
- Proposed Elevations – West Block (Ref: 23746-2030 P-02; Received 29/10/2025)
- Section AA and BB inc. Airtightness details (Ref: 23746-3006 P-01; Received 29/10/2025)
- Proposed Heating Schematic (Ref: 312169-HAH-XX-XX-D-M-05601 P03; Received 29/10/2025)
- Noise Impact Assessment, Ref: AA0532.2 (Prepared by Azymuth Acoustics UK, Dated and Received 29/10/2025)
- Cover Letter (Prepared by Corstorphine & Wright; Received 29/10/2025)
- Proposed Site Plan (Ref: 23746-2001 P-00; Received 29/10/2025)
- Design & Access Statement; October 2025 (Ref: 23746-8001 P-02; Prepared by Corstorphine & Wright; Received 29/10/2025)

Stamped as received by the City Council as Local Planning Authority on 23/05/2025 unless specified otherwise.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) The development hereby approved shall be carried out in full accordance with the material samples submitted to the City Council as local planning authority and detailed in the email dated 15/11/2024. For the avoidance of doubt these include:

- Brickwork - Wetherby Grey Multi Waterstruck 764
- Render – Wetherby 4S Silicone 1.5mm 'K' Textured Finish in colour G 0507-Y40R
- Mortar - Y73 DARK

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1, DM1 and EN1 of the Core Strategy.

4) a) The scheme shall be implemented in full accordance with the measures, as set out in the submitted Azymuth Acoustics Noise Impact Assessment, Ref. AA0532.2 dated 29/10/2025, stamped as received by the City Council as Local Planning Authority on 29/10/2025.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise impacts assessment.

c) In the event of any non-conformity with the approved noise impact assessment, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved UDP policy DC26.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

88 Printon Avenue, Manchester, M9 8GY
84 Printon Avenue, Manchester, M9 8GY
9 Inchcape Drive, Manchester, M9 8JN
8 Inchcape Drive, Manchester, M9 8JN
16 Inchcape Drive, Manchester, M9 8JN
11 Inchcape Drive, Manchester, M9 8JN
82 Printon Avenue, Manchester, M9 8GF
11 Riverdale Road, Manchester, M9 8GD
9 Riverdale Road, Manchester, M9 8GD
115 Printon Avenue, Manchester, M9 8GY
107 Printon Avenue, Manchester, M9 8GY
101 Printon Avenue, Manchester, M9 8GY
95 Printon Avenue, Manchester, M9 8GY
12 Inchcape Drive, Manchester, M9 8JN
51 Riverdale Road, Manchester, M9 8JW
45 Riverdale Road, Manchester, M9 8JW
39 Riverdale Road, Manchester, M9 8JW
31 Riverdale Road, Manchester, M9 8JW
25 Riverdale Road, Manchester, M9 8JW
19 Riverdale Road, Manchester, M9 8JW
13 Riverdale Road, Manchester, M9 8JW
113 Printon Avenue, Manchester, M9 8GY
111 Printon Avenue, Manchester, M9 8GY
109 Printon Avenue, Manchester, M9 8GY
105 Printon Avenue, Manchester, M9 8GY
103 Printon Avenue, Manchester, M9 8GY
99 Printon Avenue, Manchester, M9 8GY
97 Printon Avenue, Manchester, M9 8GY
93 Printon Avenue, Manchester, M9 8GY
49 Riverdale Road, Manchester, M9 8JW
47 Riverdale Road, Manchester, M9 8JW
43 Riverdale Road, Manchester, M9 8JW
41 Riverdale Road, Manchester, M9 8JW
37 Riverdale Road, Manchester, M9 8JW
35 Riverdale Road, Manchester, M9 8JW
33 Riverdale Road, Manchester, M9 8JW
29 Riverdale Road, Manchester, M9 8JW
27 Riverdale Road, Manchester, M9 8JW
23 Riverdale Road, Manchester, M9 8JW
21 Riverdale Road, Manchester, M9 8JW
17 Riverdale Road, Manchester, M9 8JW
6 Inchcape Drive, Manchester, M9 8JN
4 Inchcape Drive, Manchester, M9 8JN
2 Inchcape Drive, Manchester, M9 8JN
14 Inchcape Drive, Manchester, M9 8JN
10 Inchcape Drive, Manchester, M9 8JN
92 Printon Avenue, Manchester, M9 8GY
86 Printon Avenue, Manchester, M9 8GY
94 Printon Avenue, Manchester, M9 8GY

90 Printon Avenue, Manchester, M9 8GY

Appendix 2 – Planning constraints

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

Historic Landfill Site 50m Buffer -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH AREA