

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145652/NMC/2026

Date registered valid: 9 April 2026

Proposal: Non-material amendment to Planning Permission 142888/FO/2025 to facilitate changes to the energy strategy and photovoltaic (PV) configuration.

Address: Cambridge Halls Of Residence, Cavendish Street, Manchester, M15 6TT

Ward(s): Hulme Ward

Applicant: Unite Students and Manchester Metropolitan University

Agent (if any): Steven Healey Turley

Case officer: Lucy Harrison
Tel: 0161 234 5795
Email: lucy.harrison@manchester.gov.uk

Recommendation: Approve

Date of recommendation:

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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The site forms part of Manchester Metropolitan University's All Saints Campus and comprised two 5 to 6 storey blocks of student accommodation, which are currently under demolition. The Business School lies to the north, Cavendish Halls to the east and the Manchester Metropolitan Student Union and the Salutations pub to the south. To the west is Hulme and the Birley Fields campus.

The surrounding area is dominated by other buildings associated with the All Saints Campus. Oxford Road and Cambridge Street are major arterial routes. The Oxford Road Corridor is a key area for higher education and is an economic driver. The area is highly accessible to all forms of public transport together with pedestrian and cycling routes.

The site is in Flood Zone 1 and a critical drainage area with a low risk of surface water flooding. It is in the Manchester Air Quality Management Area (AQMA) where air quality conditions are poor. The site is not located within a designated Conservation Area with the Whitworth Street Conservation Area being the closest which is 500m north-east of the site.

There are no listed buildings within the site with the nearest listed buildings being: Former Manchester Ear Hospital (Grade II) (c.60m to the north-east), Roman Catholic Church of St Augustine (Grade II) (c.50m to the east), Ormond Building, Manchester Metropolitan University

(Formerly Municipal Offices) (Grade II) (c. 50m to the east), Righton Building (Grade II) (c. 50m to the south-east), Grosvenor Building, Manchester Metropolitan University Faculty of Art and Design (Grade II) (c. 90m to the east) and Former Town Hall Façade to Mabel Tylecote Building, Manchester Metropolitan University (Grade II) (c. 100m to the east).

Description of development

The application seeks to secure amendments to the design of the approved development comprising updates to the energy strategy largely linked to the substitution of wet for dry heating, and increased provision of solar photovoltaic panels on the rooves as a result.

Consultations & Notification Responses

The applicant has liaised with the following bodies to confirm that they have no objections to the proposals and their responses have been submitted as part of this application:

NATS - No safeguarding objection to the proposal.

MAG – No objections subject to the informatives previously advised [under the original planning application].

Helipad Manager – No objections.

Issues

The main issue to consider is whether the proposed changes would have a material planning impact on the approved scheme.

The proposed energy strategy remains all-electric and compliant with Building Regulations 2021 Part L and compliant with Core Strategy policies EN4, EN5, EN6 and EN8; and PfE policies JP-S2, JP-S3 and JP-S6. A BREEAM rating of 'Excellent' would be maintained. An addendum to the Climate Change Chapter of the Environmental Statement (ES) (prepared by Turley) confirms that the original ES conclusion of no likely significant effects would remain.

The increased solar PV array would be located on floors 10, 12, 23, 29 and the overall roof level. The roof-mounted PV panels would continue to be shielded by the parapets of each block, with the exception of a limited number of PVs which would be fixed to the pitched roofs of the rooftop greenhouses. The applicant has undertaken pre-application engagement with aviation-related consultees (Manchester Airport Group, NATS and the Helicopter Manager) to confirm that they have no concerns with regard to glint and glare.

It is considered that the amendments would not alter the overall height, massing and external envelope of the buildings, or its materiality and visual appearance. It is considered that the proposed amendments would not alter the nature of the original application that was consulted upon. It is therefore considered that the changes sought by this application constitute non-material amendments in accordance with the provisions set out in Section 96A of the Town and Country Planning Act 1990.

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

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

- 1) The proposal seeks amendments to the approved energy strategy largely linked to the substitution of wet for dry heating, and increased provision of solar photovoltaic panels as a result.
- 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 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.
- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings received by the City Council as local planning authority on 15 August 2025

998-CPA-ZZ-00-DR-A-0100 Rev P01 Location Plan
998-CPA-ZZ-00-DR-A-0110 P01 Existing Site Plan
998-CPA-ZZ-00-DR-A-0111 Rev P01 Site Plan - Demolition
998-CPA-ZZ-00-DR-A-0112 Rev P01 Site Plan - Proposed
998-CPA-ZZ-00-DR-A-0113 Rev P01 Site Plan - Phasing
998-CPA-ZZ-00-DR-A-0114 Rev P01 Site Plan - Existing - Topography
998-CPA-ZZ-00-DR-A-0115 Rev P01 Site Plan - Fire Service
998-CPA-ZZ-B1-DR-A-0220 Rev P01 Planning - Floor Plan - Basement
998-CPA-ZZ-00-DR-A-0221 Rev P01 Planning - Floor Plan - Ground Floor
998-CPA-ZZ-01-DR-A-0222 Rev P01 Planning - Floor Plan - Level 01

998-CPA-ZZ-02-DR-A-0223 Rev P01 Planning - Floor Plan - Level 02
998-CPA-ZZ-03-DR-A-0224 Rev P01 Planning - Floor Plan - Level 03
998-CPA-ZZ-04-DR-A-0225 Rev P01 Planning - Floor Plan - Level 04
998-CPA-ZZ-05-DR-A-0226 Rev P01 Planning - Floor Plan - Level 05
998-CPA-ZZ-06-DR-A-0227 Rev P01 Planning - Floor Plan - Level 06
998-CPA-ZZ-07-DR-A-0228 Rev P01 Planning - Floor Plan - Level 07
998-CPA-ZZ-08-DR-A-0229 Rev P01 Planning - Floor Plan - Level 08
998-CPA-ZZ-09-DR-A-0230 Rev P01 Planning - Floor Plan - Level 09
998-CPA-ZZ-10-DR-A-0231 Rev P02 Planning - Floor Plan - Level 10
998-CPA-ZZ-11-DR-A-0232 Rev P01 Planning - Floor Plan - Level 11
998-CPA-ZZ-12-DR-A-0233 Rev P02 Planning - Floor Plan - Level 12
998-CPA-ZZ-13-DR-A-0234 Rev P01 Planning - Floor Plan - Level 13
998-CPA-ZZ-14-DR-A-0235 Rev P01 Planning - Floor Plan - Level 14
998-CPA-ZZ-15-DR-A-0236 Rev P01 Planning - Floor Plan - Level 15
998-CPA-ZZ-16-DR-A-0237 Rev P01 Planning - Floor Plan - Level 16
998-CPA-ZZ-17-DR-A-0238 Rev P01 Planning - Floor Plan - Level 17
998-CPA-ZZ-18-DR-A-0239 Rev P01 Planning - Floor Plan - Level 18
998-CPA-ZZ-19-DR-A-0240 Rev P01 Planning - Floor Plan - Level 19
998-CPA-ZZ-20-DR-A-0241 Rev P01 Planning - Floor Plan - Level 20
998-CPA-ZZ-21-DR-A-0242 Rev P01 Planning - Floor Plan - Level 21
998-CPA-ZZ-22-DR-A-0243 Rev P01 Planning - Floor Plan - Level 22
998-CPA-ZZ-23-DR-A-0244 Rev P02 Planning - Floor Plan - Level 23
998-CPA-ZZ-24-DR-A-0245 Rev P01 Planning - Floor Plan - Level 24
998-CPA-ZZ-25-DR-A-0246 Rev P01 Planning - Floor Plan - Level 25
998-CPA-ZZ-26-DR-A-0247 Rev P01 Planning - Floor Plan - Level 26
998-CPA-ZZ-27-DR-A-0248 Rev P01 Planning - Floor Plan - Level 27
998-CPA-ZZ-28-DR-A-0249 Rev P01 Planning - Floor Plan - Level 28
998-CPA-ZZ-29-DR-A-0250 Rev P02 Planning - Floor Plan - Level 29
998-CPA-ZZ-ZZ-DR-A-0251 Rev P03 Planning - Floor Plan - Roof
998-CPA-ZZ-ZZ-DR-A-0631 Rev P01 Planning - Site Elevations - South West & North East
Cambridge St. & Chatham St.
998-CPA-ZZ-ZZ-DR-A-0632 Rev P01 Planning - Site Elevations - South East & North West
Boundary St. West & Service Rd.
998-CPA-ZZ-ZZ-DR-A-0633 Rev P01 Planning - Site Elevation - South West - Cambridge St.
998-CPA-ZZ-ZZ-DR-A-0634 Rev P01 Planning - Site Elevation - North East - Chatham St.
998-CPA-ZZ-ZZ-DR-A-0635 Rev P01 Planning - Site Elevation - South East & North West -
Boundary St. & Service Rd.
998-CPA-ZZ-ZZ-DR-A-0636 Rev P01 Planning - Site Elevation - Link
998-CPA-ZZ-ZZ-DR-A-0710 Rev P01 Planning - Section AA
998-CPA-ZZ-ZZ-DR-A-0711 Rev P01 Planning - Section BB
998-CPA-AZ-ZZ-DR-A-0712 Rev P01 Planning - Section CC - Phase 1
998-CPA-AZ-ZZ-DR-A-0713 Rev P01 Planning - Section DD - Phase 1
998-CPA-BZ-ZZ-DR-A-0714 Rev P01 Planning - Section EE - Phase 2
998-CPA-BZ-ZZ-DR-A-0715 Rev P01 Planning - Section FF - Phase 2
998-CPA-BZ-ZZ-DR-A-0716 Rev P01 Planning - Section GG - Phase 2
998-CPA-AZ-ZZ-DR-A-0800 Rev P01 Planning - Bay Study - Cluster - Cambridge Street
998-CPA-AZ-ZZ-DR-A-0801 Rev P01 Planning - Bay Study - Studio - Cambridge Street
998-CPA-AZ-ZZ-DR-A-0802 Rev P01 Planning - Bay Study - Phase 01 Tower
998-CPA-AZ-ZZ-DR-A-0803 Rev P01 Planning - Bay Study - Phase 01 - Chatham St. Corner
998-CPA-BZ-ZZ-DR-A-0804 Rev P01 Planning - Bay Study - Phase 02 - Tower Link - Chatham
St.
998-CPA-BZ-ZZ-DR-A-0805 Rev P01 Planning - Bay Study - Phase 02 - Cambridge Street
998-CPA-ZZ-ZZ-DR-A-8910 Rev P01 Planning - GEA Area Plans
998-CPA-ZZ-ZZ-DR-A-8911 Rev P01 Planning - GIA Area Plans

998-CPA-ZZ-ZZ-DR-A-8912 Rev P01 Planning - NIA Area Plans
1132-RFM-XX-00-DR-L-0001 Rev P10 L00&L01 Landscape General Arrangement
1132-RFM-XX-00-DR-L-0002 Rev P08 L00&L01 Planting Strategy
1132-RFM-XX-07-DR-L-0003 Rev P08 L07 Roof Podium General Arrangement
1132-RFM-XX-00-DR-L-0004 Rev P02 L07 Planting Strategy
1132-RFM-XX-00-DR-L-0005 Rev P03 L00 Landscape Sections
1132-RFM-XX-00-DR-L-0006 Rev P02 L00 & L01 Landscape Sections
1132-RFM-XX-07-DR-L-0007 Rev P01 L07 Landscape Sections

Drawing received by the City Council as local planning authority on 23 July 2025
CAM-ARU-ZZ-ZZ-DR-C-000002 P04 Proposed Drainage Strategy Plan

Drawing received by the City Council as local planning authority on 18 July 2025
CAM-ARP-ZZ-ZZ-DR-C-000004 P04 Proposed Surface Water Drainage Catchment Plan

Documents

Design and Access Statement by Cartwright Pickard 998-CPA-ZZ-ZZ-RP-A-9029 Revision P01 dated August 2025, including:

RIBA Stage 3 Life Cycle Embodied Carbon Assessment Reference CAM-ARP-ZZ-ZZ-RP-WLC-0001 P02 by Arup dated 21 March 2025 (contained within Design and Access Statement);

Transport Statement Addendum Ref: CAM-ARP-XX-XX-RP-OT-0003 P01 by Arup dated 18 August 2025;

Framework Travel Plan Ref: CAM-ARP-XX-XX-RP-OT-0002 Issue V2 by Arup dated 18 August 2025;

Cambridge Halls, (the "Residence"), Non-Student Management Plan for Summer Occupancy received by the City Council as local planning authority on 31 July 2025;

Manchester Metropolitan University letter dated 23 July 2025 regarding discounted accommodation;

Flood Risk Assessment Date Environment Agency dated 14 April 2025;

Ground Investigation Report Reference CAM-ARP-ZZ-XX-RP-G-0002 P02 by ARUP dated 11 April 2025;

Statutory Biodiversity Metric V2.0 dated 19 August 2025;

Streetscape and Areas Surrounding Cambridge Halls Schedule of Condition V1 dated 23 October 2025 by Point 2 Surveyors Limited with accompanying photographic survey 'Schedule of Condition: Contact Photo Sheet' both received by the Local Planning Authority on 4 November 2025;

Demolition Management Plan by P P O'Connor received by the City Council as local planning authority on 31 October 2025;

Wider Site Logistics showing Pedestrian & Cycle Routes dated 18 November by Graham received by the Local Planning Authority on 28 November 2025;

Site Logistics Rev 7 dated 18/11/2025 by Graham received by the Local Planning Authority on 28 November 2025;

Traffic Management Plan SAL-D03529 REV A by Graham received by the Local Planning Authority on 28 November 2025;

Construction Management Plan Reference: CAM-ARP-ZZ-ZZ-RP-CMP-000001 P03 by Arup dated 14 May 2025 received by the Local Planning Authority on 24 November 2025;

Stage 2 Accommodation Schedule Revision P10 dated 19/05/2025;

Geotechnical and Geoenvironmental Desk Study Reference CAM-ARUP-ZZ-XX-RP-G-0001 revision P02 by Arup dated 11th April 2025;

Flood Risk Assessment & Drainage Strategy Reference CAM-ARP-ZZ-ZZ-RP-C-0001 Rev P03 by ARUP dated 25 April 2025;

Fire Statement form received by the City Council as local planning authority on 7 May 2025;

Ecological Impact Assessment Report 1520/Version 2.0 by Johns Associates dated 15 April 2025;

Crime Impact Statement Version A: dated 25/02/2025 Ref: 2014/0909/CIS/01 by Greater Manchester Police;

Site Waste Management Plan Reference: CH-SWMP by ARUP dated 2 December 2024;

Broadband Connectivity Assessment by Pagerpower March 2025;

Breeam Pre-Assessment Breeam New Construction v6.1 Student Residential (Phase 1) by Waterman dated April 2025;

Breeam Pre-Assessment Breeam New Construction v6.1 Student Residential (Phase 2) by Waterman dated April 2025;

Biodiversity Net Gain (BNG) Report 1520/Version 1.0 by Johns Associates dated 15 April 2025;

Arboricultural Implications Assessment by Johns Associates received by the City Council as local planning authority on 7 May 2025;

Environmental Statement Volume 1: by Turley dated April 2025;

Environmental Statement Volume 2: Appendices received by the City Council as local planning authority on 7 May 2025;

Environmental Statement Volume 3: Environmental Management Plan (EMP) by Turley dated April 2025;

Environmental Statement Volume 4: Non-Technical Summary (NTS) by Turley dated April 2025;

Transport Statement Reference 01 by ARUP dated 30 April 2025 as amended by the drawings received by the City Council as local planning authority on 15 August 2025 and the Transport Statement Addendum Ref: CAM-ARP-XX-XX-RP-OT-0003 P01 by Arup dated 18 August 2025;

Terrestrial Television Baseline Survey by Pagerpower dated June 2024;

Sustainability Statement Stage 2 15299-WAT-XX-XX-RP-V-59008 by Waterman dated April 2025;

Student Management Plan by Unite Students dated April 2025;

Planning and Tall Building Statement by Turley dated April 2025 as amended by the drawings and documents received by the City Council as local planning authority on 15 and 18 August 2025;

Appendix C Sustainability Services Approved Document O Overheating Assessment Stage 2 Reference: BSD15299-WAT-XX-XX-RP-V-59016 by Waterman dated April 2025;

Outline Local Labour Method Statement dated April 2025;

Sustainability Services Operational Waste Management Strategy Stage 2 15299-WAT-XX-XX-RP-V-59017 by Waterman dated April 2025 as amended by the drawings and documents received by the City Council as local planning authority on 15 and 18 August 2025;

Health Impact Assessment by Turley dated May 2025;

Green and Blue Infrastructure Statement 1132-RFM-XX-XX-RP-L-0001 by re-form dated March 2025 as amended by the drawings and documents received by the City Council as local planning authority on 15 and 18 August 2025;

Graham - Local benefits/Social Value Delivery Plan (SVDP) MMU/Unite Cambridge Halls Project received by the City Council as local planning authority on 24 September 2025;

Local Labour Construction Proosal and Reporting Template received by the City Council as local planning authority on 24 September 2025;

Employer's Instruction Bespoke Pre-Contract Services Agreement EA1020 Contractor Parking dated and received by the Local Planning Authority on 24 November 2025; and

Vol 2 - Employer's Requirements No Parking Policy for Construction Sites Pre-Construction Services Agreement received by the Local Planning Authority on 8 December 2025;

TM54 Operational Energy Assessment Stage 4 Reference: 15299-WAT-XX-XX-RP-V-59026 P04 by Waterman Building Services Ltd dated April 2026;

Design Note 4 - Planning Addendum - Part L Compliance Ref: 5006-WWL-XX-XX-DN-CS-00004 Issue No. P03 by Wallace Whittle;

Phase 1 BRUKL (CAM-WWL-1Z-ZZ-RP-N-000001 P04);

Phase 2 BRUKL (CAM-WWL-2Z-ZZ-RP-N-000001 P04);

Phase 1 Part O Overheating Design Note (CAM-WWL-1Z-ZZ-RP-N-000002 S5 P05) by Wallace Whittle;
Phase 2 Part O Overheating Report (CAM-WWL-2Z-ZZ-RP-N-000002 P04) by Wallace Whittle;
Phase 1 Part L Compliance Review - Electric Panel Heaters (CAM-WWL-1Z-ZZ-RP-N-000003 S5 P07) by Wallace Whittle;
Phase 2 Part L Compliance Review - Electric Panel Heaters (CAM-WWL-2Z-ZZ-RP-N-000003 S5 P07) by Wallace Whittle;
Technical Note - Cambridge Halls - Climate Change ES Chapter update dated March 2026 by Turley; and
Energy and Carbon Proforma GMCA Non-Residential Major Development dated 17.03.2026.

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.

33) a) Notwithstanding the details shown within the approved drawings and documents, prior to any above ground works, not including demolition or site clearance, associated with Phase 1 of the development a noise insulation and ventilation scheme for acoustically insulating the student accommodation within Phase 1 against and external and internal noise sources, together with details of the performance of any glazing, shall be submitted to and approved in writing by the Local Planning Authority.

The noise insulation and ventilation scheme shall take the potential for overheating into account. 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 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.

The development shall then be carried out in accordance with the approved noise insulation and ventilation scheme.

b) Prior to the first use/occupation of the student accommodation within Phase 1, 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 insulation and ventilation scheme.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, 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 secure a reduction in noise from internal and external sources and in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

65) a) Notwithstanding the details shown within the approved drawings and documents, prior to any above ground works, not including demolition or site clearance, associated with Phase 2 of the development a noise insulation and ventilation scheme for acoustically insulating the

student accommodation within Phase 2 against and external and internal noise sources, together with details of the performance of any glazing, shall be submitted to and approved in writing by the Local Planning Authority.

The noise insulation and ventilation scheme shall take the potential for overheating into account. 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 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.

The development shall then be carried out in accordance with the approved noise insulation and ventilation scheme.

b) Prior to the first use/occupation of the student accommodation within Phase 2, 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 insulation and ventilation scheme.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, 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 secure a reduction in noise from internal and external sources and in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

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

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 2 (low to medium risk) -

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 (More) -

Area Team Boundary - Name: CENTRAL