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98 WILMSLOW ROAD, RUSHOLME

Phase 1 - Preliminary Risk Assessment



Prepared for:

Venture MCR Limited

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REVISION STATUS / HISTORY

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GENERAL REPORT LIMITATIONS

BEK Enviro Limited (BEK) has prepared this report for the sole use of the client, showing reasonable skill and care, for the intended purposes as stated in the agreement under which this work was completed. The report may not be relied upon by any other party without the express agreement of the client and BEK. No other warranty, expressed or implied, is made as to the professional advice included in this report.

Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by BEK for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

No part of this report may be copied or duplicated without the express permission of BEK and the party for whom it was prepared. Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

Unless explicitly agreed otherwise, in writing, this report has been prepared under BEK's limited standard Terms and Conditions as included within our proposal to the Client.

The report needs to be considered in the light of the BEK proposal and associated limitations of scope. The report needs to be read in full and isolated sections cannot be used without full reference to other elements of the report and any previous works referenced within the report.

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1. INTRODUCTION

1.1 Appointment

1.1.1 BEK Enviro Limited (BEK) have been commissioned by Venture MCR Limited to prepare a Preliminary Risk Assessment for land located at 98 Wilmslow Road, Rusholme (hereafter referred to as 'the site') to assess potential risks associated with contamination and ground gas with respect to the re-development of the site for a mixed use residential and commercial development.

1.1.2 The site location and site layout are presented on BEK Drawing No 21992-1 and BEK Drawing No 21992-2, respectively. Copies of these drawings are presented in Appendix F.

1.2 Proposed Development

1.2.1 This report has been prepared to support a planning application for a mixed use commercial/residential development comprising a retail units (ground floor) and residential apartments (upper floors) and associated infrastructure. Initial liaison with the client confirms that there will be no landscaped areas at the site. However, if landscaped areas are to be present, this assessment should be subjected to revision.

1.2.2 The proposed site layout is presented on Ollier Smurthwaite Architects drawings entitled "Proposed Ground Floor Plan" (Ref:A454_P_100 dated: April 2021) and "Proposed First Floor Plan" (Ref: A454_P_101 Dated: April 2021). Copies of the proposed site layout drawings are presented in Appendix F.

1.3 Objective & Scope of Work

1.3.1 This report provides the details of the works undertaken by BEK to assess the potential risks from contamination considering the change of use as above.

1.3.2 To achieve the objective BEK will undertake the following:

- Carry out a site inspection and take photographs
- Review the available relevant background information for the site, including:
 - Recent Ordnance Survey Map
 - Coal Authority Website
 - BGS Web Page
 - Site Specific GroundSure Reports
 - Site Specific Historical Maps
 - Manchester City Council Planning Portal
 - Drawings provided by VIEWS Holdings Ltd
 - UXO Zetica Website

- Develop a preliminary conceptual site model in accordance with guidance to identify potentially significant pollutant linkages specific to the proposed development
- Establish areas of potential concern based on identified risks and/or potential risks
- Identify any actions required to assess or reduce the risks identified

1.4 Limitations

- 1.4.1 The conclusions and recommendations presented in this report are the result of our professional interpretation of the information currently available. BEK reserves the right to amend the conclusions and recommendations if further information becomes available.
- 1.4.2 However, it should be noted that much of the information has been derived from reports written by others and BEK takes no responsibility for the accuracy of that information. Notwithstanding the above, the reports reviewed have all been written by professional environmental consultants with a duty of care to provide relevant and accurate information.
- 1.4.3 This report does not include an assessment of the vegetation of site and in particular the identification of any invasive plant species.

2. SITE DESCRIPTION

2.1 Site Location

- 2.1.1 The site is located to the west of Wilmslow Road, and to the north of Grandale Street. The site is approximately 3.3 km south of Manchester City Centre and some 6.5 km north-west of Salford. Access to the site is currently off Wilmslow Road.
- 2.1.2 The National Grid Reference for the centre of the site is 385187, 395244. The site location plan is shown on BEK Drawing No 21992-1 presented in Appendix F.

2.2 Site Layout & Description

- 2.2.1 An engineer from BEK visited the site on Wednesday 19th January 2022 to carry out a site walkover/inspection. A series of photographs taken during the site inspection is provided as Appendix E.
- 2.2.2 The site is occupied by an irregular shaped plot of land of approximately 1100 m². This includes a unit of brick construction with a metal cladded roof which occupies approximately a 660 m² of the centre and west of the site. The building is currently used as a restaurant with hardstanding tarmac occupying the north-east. The hardstanding tarmac is currently used for access and outdoor seating.
- 2.2.3 The restaurant building comprises a large seat restaurant area, a drinks bar, bathrooms, a kitchen, and four storage rooms. A storage room in the south-eastern corner of the building contained chairs, a cement mixer, barrels of cooking oil, rope barriers, microwaves, and boxes of plastic cups, and charcoal briquettes. A further storage room in the south-east contained shisha pipes and a fume cupboard. The storage room in the north-western section of the building contained fridges, freezers, drinks, food produce, a sink and cleaning fluids. A storage room in the north-east contained drinks a fridge cooking oils and cleaning fluids. It was not possible to access the loft space of the building.
- 2.2.4 The exterior hardstanding area comprises stone flags adjacent to the building entrance with the remaining area being occupied by tarmac. The stone flagged area is covered by retractable awnings. A number of benches, tables, planters, bins, and large umbrellas occupy the tarmac area. At the time of the site inspection, concrete breeze blocks and bags of cement were present in the tarmac area to support the construction of a small wall between the stone flag area and the tarmac area.
- 2.2.5 The walls of the building form the western site boundary and the western portions of the northern and southern boundaries. The outdoor space is bounded by a Job Centre to the north and a 1 m high brick wall to the east and south. There is also a new wooden fence along the southern boundary of the outdoor space. A metal and wooden gate provides access to the hardstanding area from Wilmslow Road.



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2.2.6 Liaison with the client indicated that the building was previously used as an MOT testing garage.

2.3 Surrounding Land Use

2.3.1 The area surrounding the site is comprises a mixture of residential and commercial property. The immediate surrounding area is occupied by commercial buildings off Wilmslow Road including a job centre, restaurants, barbers, and clothing shops, and food shops. The general surrounding area is dominated by residential properties. Rusholme Health Centre is located approximately 85 m north-west of the site.

3. SITE HISTORY

- 3.1 The history of the site has been established using historical OS maps supplied by Groundsure. Reference has also been made to the Manchester City Council planning portal. A selection of the maps reviewed is presented in Appendix A.

1848 - 1850

- 3.2 The site is located within the curtilage of 'Regent House' and comprises vegetated areas and pathways. The site is located to the west of a large road marked Rusholme Green.
- 3.3 'Regent House' and associated outbuildings are located some 10 m north of the site and the land immediately to the south and west of the site is occupied by open fields. The remaining surrounding area comprises further open fields and a number of large residential properties. Ponds are located some 130 m and 180 m west of the site.

1890 - 1893

- 3.4 The 1890 to 1893 maps show the site to be vacant. 'Regent House' and associated buildings and garden features have been demolished/removed. The site is now located within a large area of vacant land to the west of the large road to the east now labelled 'Wilmslow Road'. A tramway runs along Wilmslow Road.
- 3.5 Extensive residential properties development has taken place in the areas 60 m north, 90 m south and 110 m west. The ponds located 130 m and 180 m west of the site are no longer present (presumably infilled). A smithy is located some 110 m south-east of the site. A brewery is located some 240 m south-west of the site.

1907 - 1908

- 3.6 The 1907 to 1908 maps show the site to remain vacant.
- 3.7 A post office is located some 3 m west of the site and a 'Parish Hall' is located some 5 m north of the site. Further residential development has taken place immediately west and 10 m south. An electricity substation is located some 70 m south-east of the site.

1922 - 1923

- 3.8 The 1922 – 1923 maps show no change to the site.
- 3.9 The post office to the west of the site has been extended towards the site and is now situated immediately west of the site. The brewery 240 m south-west of the site has changed use to a 'Boot & Metal Polish Works'.

1933 - 1934

- 3.10 The 1933 – 1934 maps show that the majority of the site to be occupied by a large property. The north-east portion of the site is vacant and appears to provide access to the new property.
- 3.11 Xaverian College has replaced a number of large residential properties some 100 m north-west of the site.

1950 – 1956

- 3.12 The 1950 - 1956 maps show no significant changes to the site. An 'Oxygen Works' with associated tanks is located some 190 m west of the site. The 'Boot & Metal Polish Works' 240 m south-west of the site is labelled as a 'Process Engravers (Textile)'.

1961

- 3.13 The 1961 maps show no significant changes to the site. A number of buildings in the surrounding area have been labelled as 'Works' the closest of which is located some 80 m north of the site.

1979 - 1988

- 3.14 The 1979 – 1988 maps shows no changes to the site. However, the 'Parish Hall' located 5 m north of the site have been demolished and replaced with a large government offices building. A 'Health Centre' is located some 90 m north-west of the site.

1990 - 2003

- 3.15 The 1992 - 2022 maps show no significant changes to the site or the surrounding area.

2009 - 2022

- 3.16 Aerial photographs and maps from 1992 - 2022 show no significant changes to the site or the surrounding area. The photos show that the north-eastern portion of the site has been used for car parking from 2009 at the earliest.

Planning Applications

- 3.17 Information provided on the Manchester City Council Planning Portal indicates that the site was previously used at a tyre fitting and vehicle maintenance garage since as early as 1974.

4. ENVIRONMENTAL SETTING

- 4.0.1 An Enviro+GeoInsight Report has been obtained from Groundsure and information provided in these reports has been used within this section. A copy of the report is presented in Appendix B.

4.1 **Geology**

- 4.1.1 The site geology is illustrated in the Enviro+GeoInsight Report which has sourced data from several sources including British Geological Society (BGS), BRITPITS database and the Coal Authority. A copy of the report is presented in Appendix B.

BGS Information

- 4.1.2 In addition, BEK has sought site investigation information from the BGS website. There are six boreholes available to view within 250 m of the site. Four of the boreholes are situated some located 95 m to the south-east, one borehole lies approximately 192 m to the south-west and one borehole is situated circa 248 m south-east.
- 4.1.3 Made ground was encountered in all boreholes from the ground surface to depths ranging from 0.5 m to 1.83 m below ground level (bgl). Made ground was underlain by clay in all boreholes. Strata of sand were encountered in two boreholes. A 0.9m thick strata of peat was encountered in one of the boreholes located 95 m south of the site. Sandstone was encountered at the base of 3 of the boreholes where bedrock as proven.
- 4.1.4 Copies of the BGS Borehole records are presented in Appendix C.

Made Ground

- 4.1.5 According to the Enviro+GeoInsight Report there are no records of artificial ground (made ground) located at the site within 250 m of the site. However, due to the historical development of the site and surrounding area it is considered likely that limited made ground will be present on site and in the surrounding area. The extent and depth of any made ground is unknown.

Superficial Geology

- 4.1.6 The Enviro+GeoInsight Report states that 'Till, Devensian – Diamicton' (Boulder Clay) is present below the site and is laterally continuous in the surrounding area. This strata generally has a low permeability.

Bedrock

- 4.1.7 The Enviro&GeoInsight Report states that the solid geology underlying the site comprises the 'Chester Pebble Beds Formation - Sandstone'. This strata generally comprises 'well-rounded pebbles, cobbles and boulders in a coarse to fine granulestone and silty sandstone matrix.'

Linear Features

- 4.1.8 There are no faults or other linear features identified by Groundsure within 250 m of the site.

4.2 Mining & Ground Stability

- 4.2.1 Information in the Enviro+GeoInsight Report indicates that the site is located within a coal mining area as defined by the Coal Authority. However, reference to the Coal Authority Interactive Maps suggests that the site is not located within a 'Development High Risk Area'. Moreover, there are no coal mining features located within 250 m of the site.

- 4.2.2 Based on the Coal Authority's guidance entitled 'Risk Based Approach to Development Management – Guidance for Developers' (2017) the site is located within a Development Low Risk Area within the coalfield and as such 'there is no need for you submit any coal mining information with your planning application' and a Desk Based Coal Mining Risk Assessment is not required.

- 4.2.3 The Enviro+GeoInsight Report provides hazard ratings associated with ground subsidence at the site, as summarised below:

Shrink-Swell Clay:	Very Low
Landslides:	Very Low
Ground Dissolution of Soluble Rocks:	Negligible
Compressible Deposits:	Negligible
Collapsible Deposits:	Very Low
Running Sands:	Very Low

- 4.2.4 It can be seen from the above that the site is unlikely to be affected by natural ground instability.

4.3 Hydrogeology

- 4.3.1 The underlying superficial strata is classified as a 'Secondary (undifferentiated) Aquifer' which are described as 'assigned where it is not possible to attribute either category A or B to a rock type.'

4.3.2 The underlying 'Chester Pebble Beds Formation – Sandstone' bedrock is classified by the EA as a 'Principal' aquifer which are described as 'geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale.'

4.3.3 The Enviro+GeoInsight Report indicates that there are no groundwater abstraction licenses within 250 m of the site.

4.3.4 The site is located within a zone 3 total catchment groundwater source protection zone

4.3.5 The site is at a moderate to high risk from groundwater flooding.

4.4 Hydrology

4.4.1 The Enviro+GeoInsight Report indicates that there are no surface water features on or within 250 m of the site.

4.4.2 There are no surface water abstractions within 2 km of the site.

4.4.3 There is one record of a licensed discharge to controlled waters situated within 250 m of the site. The consent is registered 145 m north of the site for the discharge of sewage into an unnamed receiving water. The consent was effective from 01/01/1995 and no revocation date is provided.

4.4.4 According to Groundsure the site is located within Flood Zone 1.

4.5 Contaminated Land & Landfill Activities

4.5.1 Information provided in the Enviro+GeoInsight Report indicates that there are no current or historic landfill sites located within 250 m of the site. There are no licensed waste operations within 250 m of the site.

4.5.2 There is one waste exemption located 186 m south-east of the site described as the 'sorting and de-naturing of controlled drugs for disposal'. This is unlikely to have impacted upon the site.

4.5.3 A review of the historical maps identified the presence and probable infilling of two ponds located 130 and 180 m west of the site in 1893. These features are considered too distant from the site to pose a direct risk of potential hazardous ground gases. Furthermore the infilled ponds are unlikely to be producing gas due to their age.

4.5.4 There are no EA recorded pollution incidents located within 250 m of the site.

4.5.5 There are no NIHHS or COMAH sites located on/within 250 m of the site.

- 4.5.6 There are no Part A(1), Part A(2), Part B or IPC Authorised Activities located within 250 m of the site.
- 4.5.7 A number of potentially contaminative historical land uses are located within 250 m of the site. The closest refers to a police station (present between 1890 and 1968) located 95 m south. These features are considered too distant from the site to pose a direct risk to the site.
- 4.5.8 The Groundsure report identifies a group of historical tanks 203 m west of the site present in 1950 – 1951. These features are considered too distant from the site to pose a direct risk to the site.
- 4.5.9 Two historical garages are located 138 m and 215 m north of the site. These features are considered too distant from the site to pose a direct risk to the site.
- 4.5.10 The Groundsure report identifies three electricity substations located within 250 m of the site. One is present 63-83 m south-east of the site and has been present since 1908 with an altered configuration in 1983. A further ESS is present 228 m north of the site with the remaining ESS located 244 m north-east of the site (being present since 1983). These substations are considered too distant from the site to pose a direct risk to the site.
- 4.5.11 There are no current or recent petrol stations identified within 250 m of the site.
- 4.5.12 There are 13 potentially contaminative industrial sites located within 250 m of the site. The closest activities refer to 'Radar and Telecommunications Equipment' located 31 m south-east and 'Jewellery, Gems, Clocks and Watches' 31 m north-east of the site. These features are not considered to pose a contaminative risk to the site.
- 4.6 Sensitive Land Uses**
- 4.6.1 The site is not affected by any of the ecological systems identified as a statutory receptor in the DETR Circular 01/2006.
- 4.7 Radon**
- 4.7.1 The Enviroinsight report states that 'the property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level. Therefore, 'no radon protective measures are necessary.'

5. POTENTIAL POLLUTANT LINKAGES

5.1 General

5.1.1 This section identifies the potential contaminants of concern, sources, pathways and receptors that may be associated with the site based on its known history and the current condition and with respect to the mixed use commercial/residential development.

5.1.2 This information is used to develop a conceptual model which is a qualitative description of potential sources of environmental pollutants, the pathways by which they are transported and the receptors:

- i) Potential sources of contamination: these include any actual or potentially contaminating materials and activities, located either on or in the vicinity of the site
- ii) Potential pathways for contamination migration: these comprise the routes or mechanisms by which contaminants may migrate from the source to the receptor including environmental migration pathways and human health exposure pathways
- iii) Potential receptors of contamination: these include future land users, ecological systems, water resources and property.

5.2 Potential Contaminants of Concern

5.2.1 The earliest available historical maps dating from 1848 show the site to be located in within the curtilage of 'Regent House' comprising paths and vegetated areas. From 1890 the maps showed the site to be vacant. The site remained this way until 1933 when maps showed a large building (in its existing configuration) to occupy the west and centre of the site with the north-east portion of the site being vacant. The site has remained this way until present. A recent site walkover confirms the access area in the north-east of the site is covered in hardstanding.

5.2.2 The use of the site as a restaurant is unlikely to have resulted in significant contamination being deposited at the site.

5.2.3 Notwithstanding, the historic use of the site as a tyre fitting and vehicle maintenance garage may pose a risk of contamination of the shallow soils underlying the site. Key contaminants of concern include fuel, lubricating oils and greases which are likely to be associated with the sites repair activities or where vehicle may have stood for significant periods of time. The use of the building on site between 1933 and 1974 is unknown however the size and shape of the building would suggest it was used as a garage or for light industry.

- 5.2.4 Limited made ground is likely to be present at the site associated with the historical activity/development which has taken place on site. The nature and source of the made ground is currently unknown and it could contain contaminants of concern.
- 5.2.5 Furthermore, considering the age of the buildings at the site it is possible that oil fired boilers were used for heating/hot water and there may have been an associated kerosene oil tank. Although the presence/location of any such tank is unknown, consideration should be given the potential for localised organic contamination.
- 5.2.6 The current use of the north-east portion site for car parking may have resulted in localised hydrocarbon spillages at the site. However, the hardstanding tarmac is likely to have mitigated the migration of any localised hydrocarbon contamination to the underlying shallow ground.
- 5.2.7 The potential contaminants of concern associated with made ground and the historic use of the site as a vehicle maintenance garage are presented below:

Contaminants Associated General Made Ground	
Arsenic	Zinc
Cadmium	Sulphate
Chromium	Cyanide
Copper	Phenols
Lead	Polycyclic Aromatic Hydrocarbons (PAHs)
Mercury	Total Petroleum Hydrocarbons (TPHCWG)
Nickel	Asbestos
Selenium	pH
Additional Contaminants Associated with the former garage	
Speciated Petroleum Hydrocarbons (TPH-CWG)	
MTBE	
BTEX Compounds	

Table 1: Potential Contaminants of Concern

- 5.2.8 It should be noted that the above list represents a broad range of potential contaminants of concern. Additional contaminants of concern may be present if ground conditions differ from those anticipated.
- 5.2.9 Based on the available background information the potential risks from ground gas are considered to be very low. Given that the buildings have been present on site since 1933 with no previous development at the site, it is considered very unlikely that a significant thickness of made ground (>3 m thick) or organic rich strata will be present at the site (including high wood content). However, if site investigation works do encounter any of the above, further assessment will be required.

5.3 Potential Pathways

5.3.1 The pathways through which contaminants may reach receptors are in part dependent by the nature and behaviour of the contaminant and the intended end use of the site.

5.3.2 The following potential pathways have been identified with respect to the existing site condition, the environmental setting and the re-development of the site to a mixed use commercial/residential development and associated infrastructure all of which are assessed in the conceptual model:

- Inhalation of contaminative dust (groundworkers only)
- Indoor inhalation of vapours
- Contamination affecting the integrity of service pipelines by direct contact
- Buildings affected by direct contact with elevated concentrations of sulphate and/or extreme pH
- Dissolution or suspension (leaching) of contaminants from site soils leading to contamination of perched water groundwater.

5.4 Receptors

5.4.1 Potential site specific receptors that may be affected by contamination at the site are listed below:

Future Site Users

5.4.2 Future occupants of the site could be at risk from indoor inhalation of vapours, although the risk should be considered as low.

Given the absence of landscaped areas at the site, there will be no direct exposure pathway to the shallow ground for future occupants/users of the site.

Construction Workers

5.4.3 The primary risks to construction workers are associated with shallow excavations and inhalation of contaminated dust.

5.4.4 Standard personal protective equipment and site specific risk assessments and method statements should reduce risks associated with all contaminants of concern due to short exposure duration.

Off Site Receptors

- 5.4.5 Off site receptors include nearby home owners. Human health could be at risk through inhalation of contaminated dust generated during earthworks.

Buildings & Services

- 5.4.6 Concrete used for the construction of buildings can be affected by high levels of sulphate and extreme pH.
- 5.4.7 The integrity of service pipes can be affected by concentrations of organic contamination.

Controlled Waters

- 5.4.8 There are no surface water features on or within 250 m of the site.
- 5.4.9 The superficial strata (Boulder Clay) is classified by the EA as a 'Secondary (Undifferentiated) Aquifer'. This strata is relatively impermeable and any water trapped/held within the deposits are not considered to represent a significant sensitive receptor.
- 5.4.10 The underlying bedrock is classified as a Principal Aquifer and is unlikely to be impacted due to the presence of laterally continuous Boulder Clay which will inhibit vertical migration of contamination to the underlying bedrock. Notwithstanding, it may be prudent to prove the presence of Boulder Clay below the site.
- 5.4.11 The site is not located within a source protection zone and there are no groundwater abstractions within 250 m of the site.
- 5.4.12 Given the sites historical use (likely to have resulted in low contaminant levels) and that the proposed development will predominantly be covered in hardstanding which will mitigate the infiltration of water into the shallow ground, risks to groundwater are generally considered to be low.

5.5 Preliminary Conceptual Model

- 5.5.1 The identified potential sources of contaminants, pathways and receptors have been assessed to establish plausible pollutant linkages. All potentially significant pollutant linkages are detailed in Table B, in Appendix D.

5.6 Potentially Significant Pollutant Linkages

- 5.6.1 A number of possible 'significant pollutant linkages' have been identified associated with the site.
- 5.6.2 There is the possibility of windblown particulates released during earthworks could be inhaled by people/animals both on site and off site (**Link 1**).
- 5.6.3 Human health could be at risk by the inhalation of volatile contamination migrating into properties on site (**Link 2**).
- 5.6.4 Property (including structures and services) could be affected by direct contact to high concentrations of contaminants (**Link 3**).
- 5.6.5 Dissolution or suspension (leaching) of contaminants from site soils leading to lateral migration within perched permeable layers within the made ground/natural strata, underground services and piles/foundations (**Link 4**).
- 5.6.6 Dissolution or suspension (leaching) of contaminants from site soils leading to impact on the underlying Principal Aquifer within the bedrock (**Link 5**).
- 5.6.7 Site investigation is required to identify site specific conditions and assess the risks associated with each identified plausible pollutant linkage.

6. RECOMMENDATIONS

6.1 Based on the findings of the Preliminary Risk Assessment herein, a number of potential risks associated with contamination have been identified with respect to the proposed change to mixed use of residential/commercial (the most sensitive end use on site is residential without plant uptake).

6.2 Based on an assessment of the site risks have been identified to human health and property (including services). Following the demolition of the building, site investigation will be required to determine shallow ground conditions and quantify the potential risks identified.

6.3 To assess the potential risk associated with contamination at the site, BEK recommends that the following works should be undertaken:

Pre-demolition Asbestos Survey

6.4 The building on site should be subject to a pre-demolition asbestos survey prior to demolition of the property. Any asbestos present should be removed by a specialist contractor.

Site Investigation

6.5 The investigation should comprise the drilling of a series of window sample boreholes to characterise the shallow ground conditions across the site. The investigation should provide widespread information for the ground conditions across the site to prove nature and thickness of any made ground present and characterise the natural strata.

6.6 In-situ strength tests (SPTs) could also be carried out during the site investigation works (depending on ground conditions) to provide additional geotechnical information.

6.7 The site investigation should be supervised by an experienced engineer who will be responsible for recording ground conditions encountered.

6.8 The engineer will recover representative samples for laboratory testing. All samples recovered for chemical testing will be stored in appropriate sampling vessels in a precooled cool box and dispatched to the laboratory within 24 hours.

6.9 If a significant thickness of made ground is encountered (>3 m thick) or organic rich strata is encountered (including high wood content), it may be necessary to install ground gas monitoring wells to facilitate a gas risk assessment.

Laboratory Testing

- 6.10 Following a review of ground conditions encountered, a selection of samples should be tested for the contaminants of concern listed in Table 1 of this report. If visual or olfactory evidence of contamination is encountered during the site investigation then it may be necessary to undertake additional testing.
- 6.11 In addition, if soils or made ground materials are to be removed from site to facilitate the development works then it may be necessary to test soils/made ground for Waste Acceptance Criteria (WAC) and/or for Waste Duty of Care purposes.
- 6.12 Samples may also be submitted for geotechnical testing (depending on ground conditions) to support an assessment for foundation design.
- 6.13 All testing will be carried out by a UKAS accredited laboratory to MCERTS standard (where applicable).

Risk Assessment

- 6.14 The investigation findings will be assessed as part of a quantitative risk assessment to amend the conceptual site model and identify any potential significant pollutant linkages.
- 6.15 The assessment will be undertaken in accordance with current UK guidance and policy.

Reporting

- 6.16 The investigation findings should be assessed in accordance with current UK policy and guidance to identify any potential significant pollutant linkages and determine the requirements for mitigation and/or remediation.
- 6.17 The works undertaken will be detailed in a Site Investigation & Ground Assessment report along with full justifications for the assessment and the conclusions/recommendations.

Other Considerations

- 6.18 It is recommended that the site investigation includes a full geotechnical assessment to inform foundation design.
- 6.19 We would also recommend that consideration is given to the requirements of the water supply service provider as site investigation works may be required to facilitate the completion of the UKWIR risk assessment for water pipe selection.

APPENDIX A

Historical OS Maps

Site Details:

98, WILMSLOW ROAD,
MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: County Series

Map date: 1848-1849

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1845
Revised N/A
Edition 1848
Copyright N/A
Levelled N/A

Surveyed 1845
Revised 1849
Edition 1849
Copyright N/A
Levelled N/A

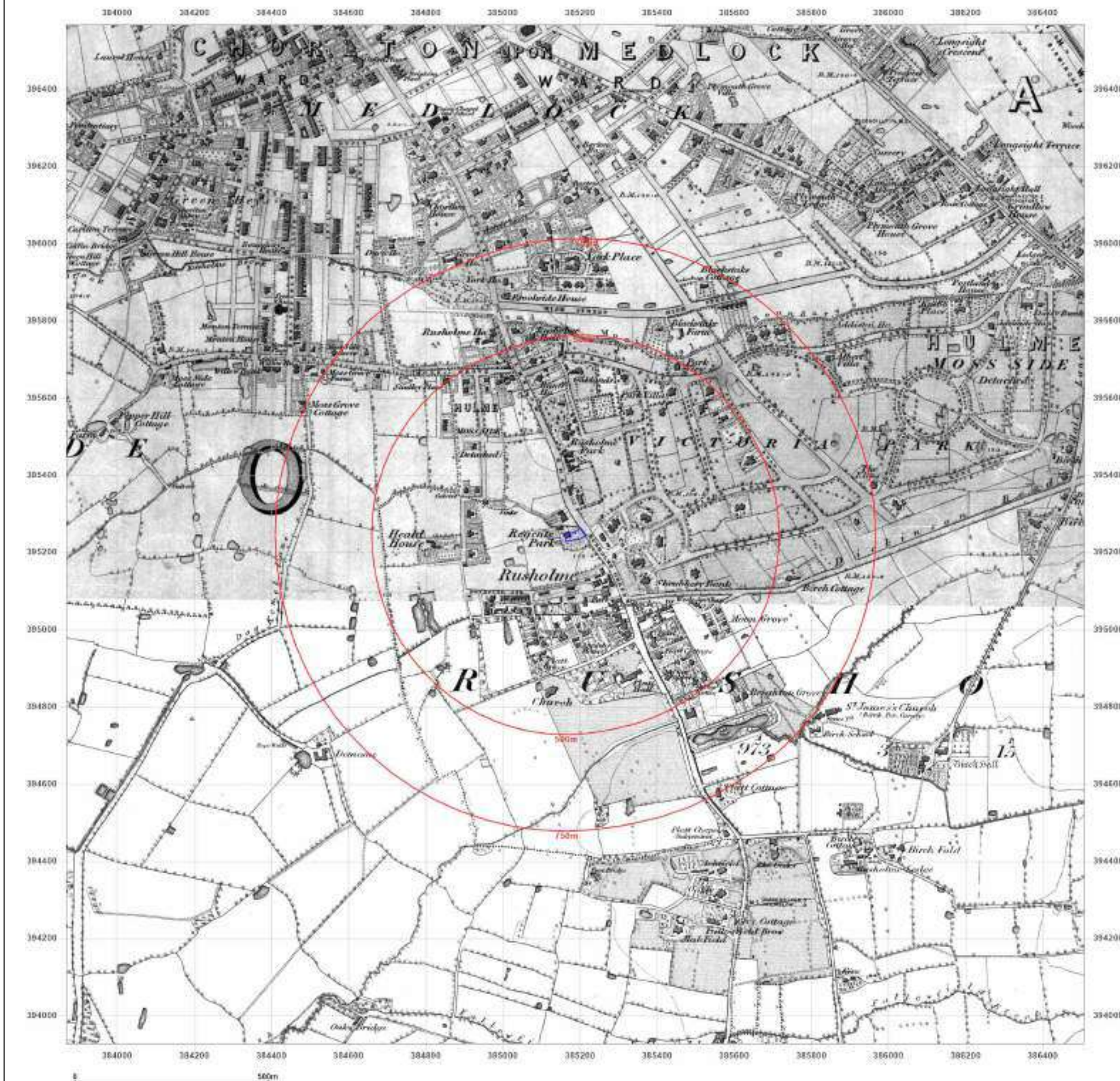


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Site Details:

98, WILMSLOW ROAD,
MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: County Series

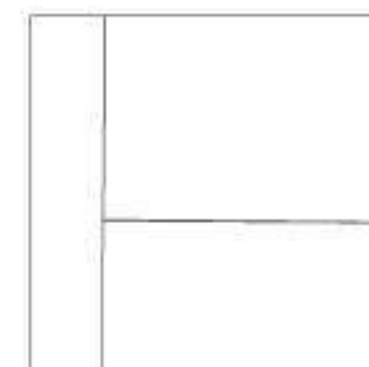
Map date: 1890-1892

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1890
Revised 1890
Edition 1890
Copyright N/A
Levelled N/A



Surveyed 1892
Revised 1892
Edition 1892
Copyright N/A
Levelled N/A

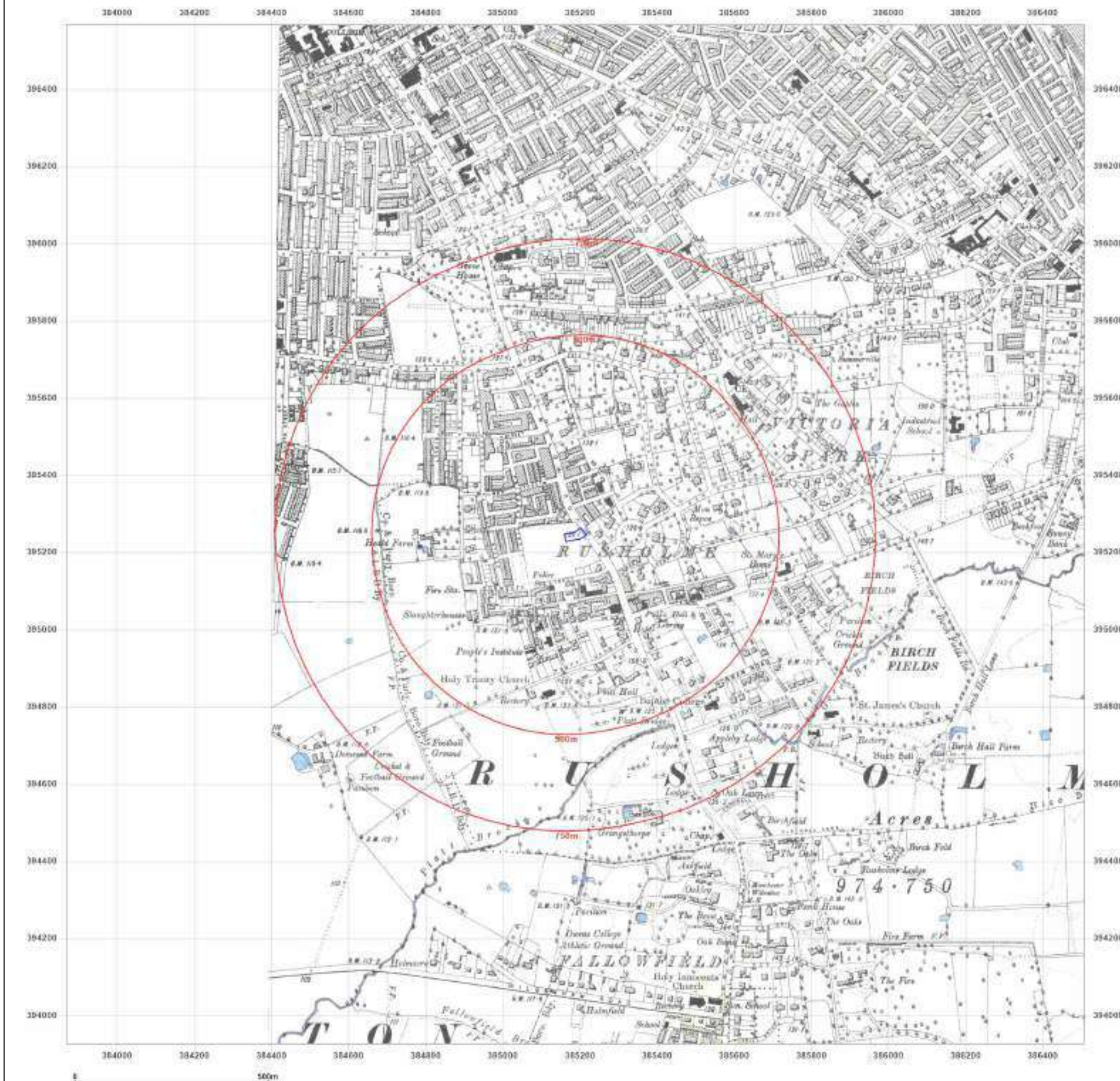


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Site Details:

98, WILMSLOW ROAD,
MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: County Series

Map date: 1905

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1905
Edition 1905
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1905
Edition 1905
Copyright N/A
Levelled N/A

Surveyed 1892
Revised 1905
Edition 1905
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Site Details:

98, WILMSLOW ROAD,
MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1916
Edition 1923
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Levelled 1915

Surveyed 1844
Revised 1915
Edition 1923
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Levelled 1915

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Revised 1916
Edition 1923
Copyright N/A
Levelled 1915

Surveyed 1844
Revised 1916
Edition 1923
Copyright N/A
Levelled 1915

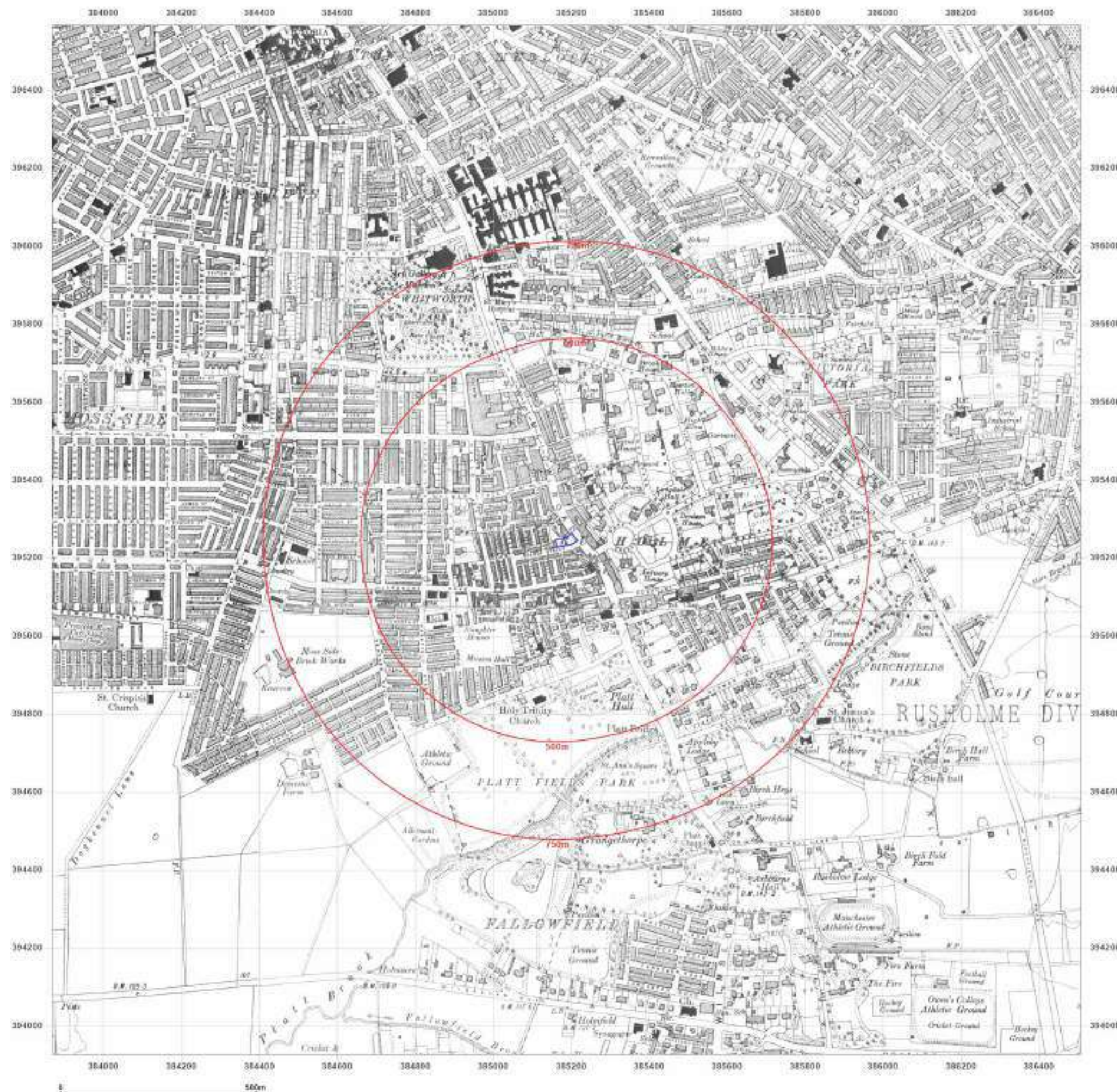


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Site Details:

98, WILMSLOW ROAD,
MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: County Series

Map date: 1932-1934

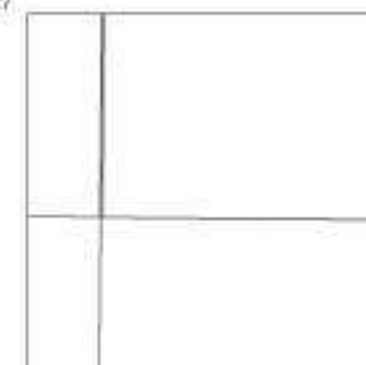
Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1932
Edition 1932
Copyright N/A
Levelled 1927

Surveyed 1844
Revised 1934
Edition 1934
Copyright N/A
Levelled 1927



Surveyed 1844
Revised 1934
Edition 1934
Copyright N/A
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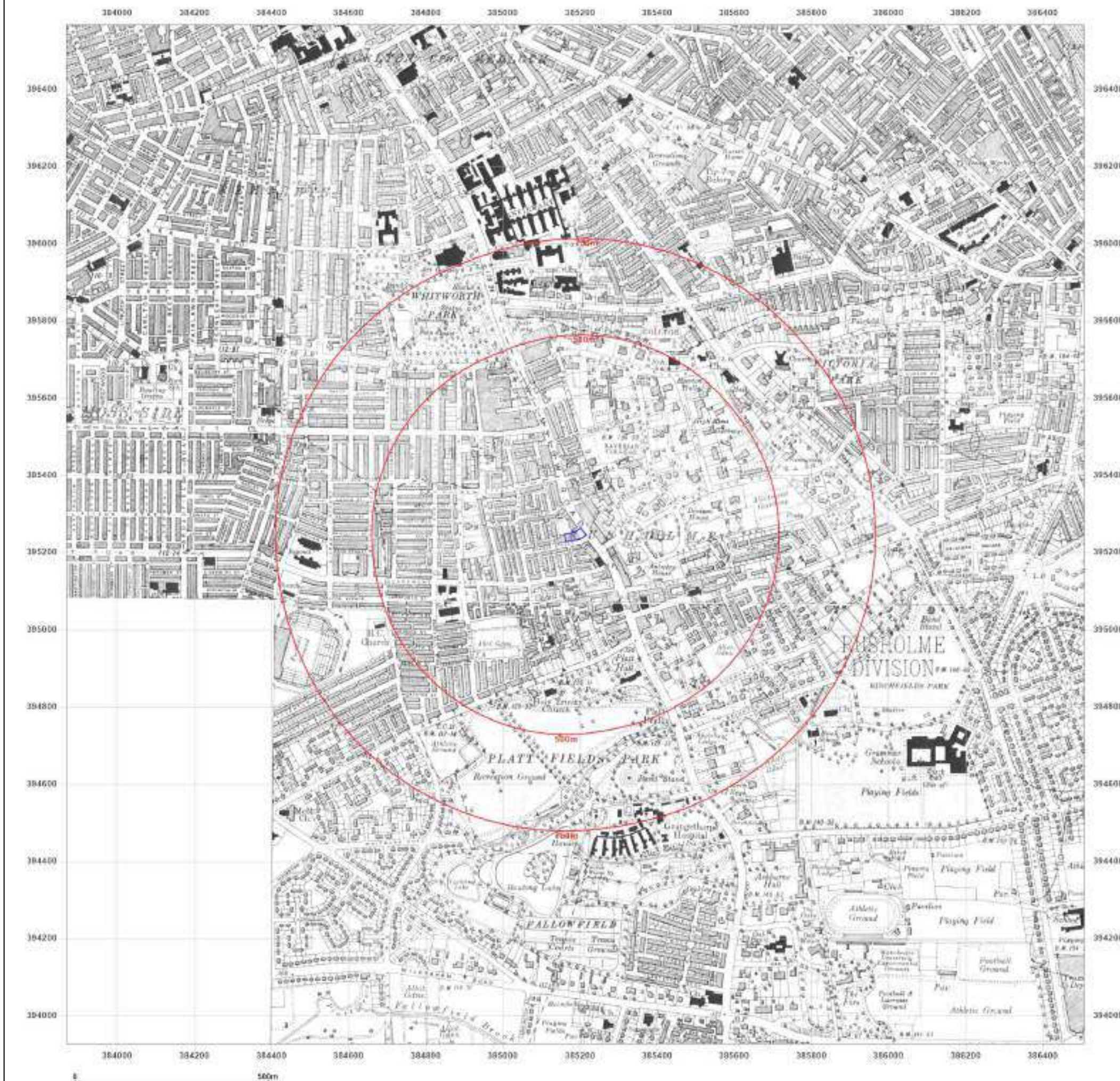


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Site Details:

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MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1938
Edition 1938
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Levelled 1927

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Revised 1938
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Revised 1938
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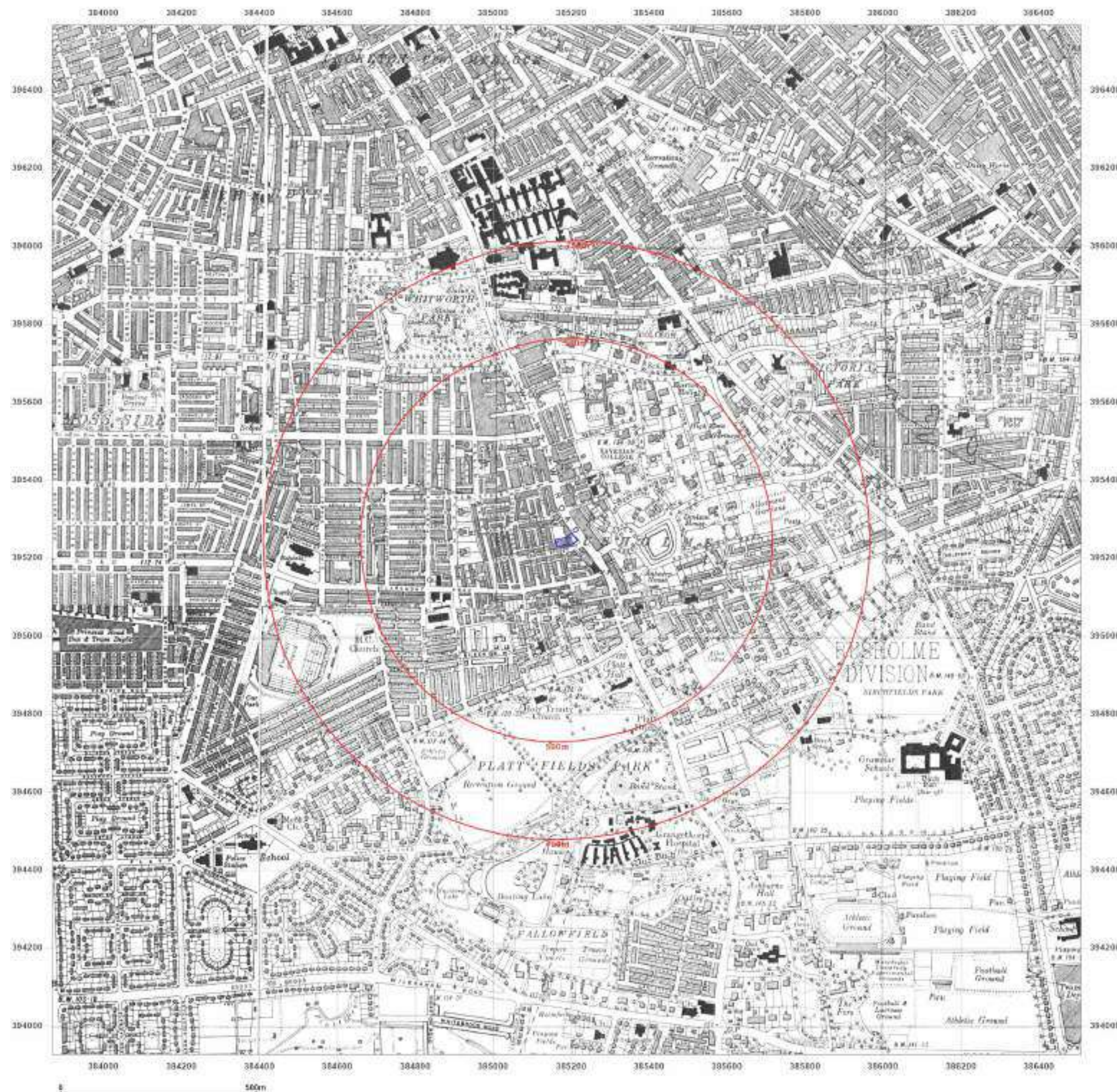


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Site Details:

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MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: Provisional

Map date: 1955-1956

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1956
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Edition N/A
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Levelled N/A

Surveyed 1956
Revised 1956
Edition N/A
Copyright 1956
Levelled N/A

Surveyed N/A
Revised 1955
Edition N/A
Copyright 1955
Levelled N/A

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Revised 1955
Edition N/A
Copyright 1955
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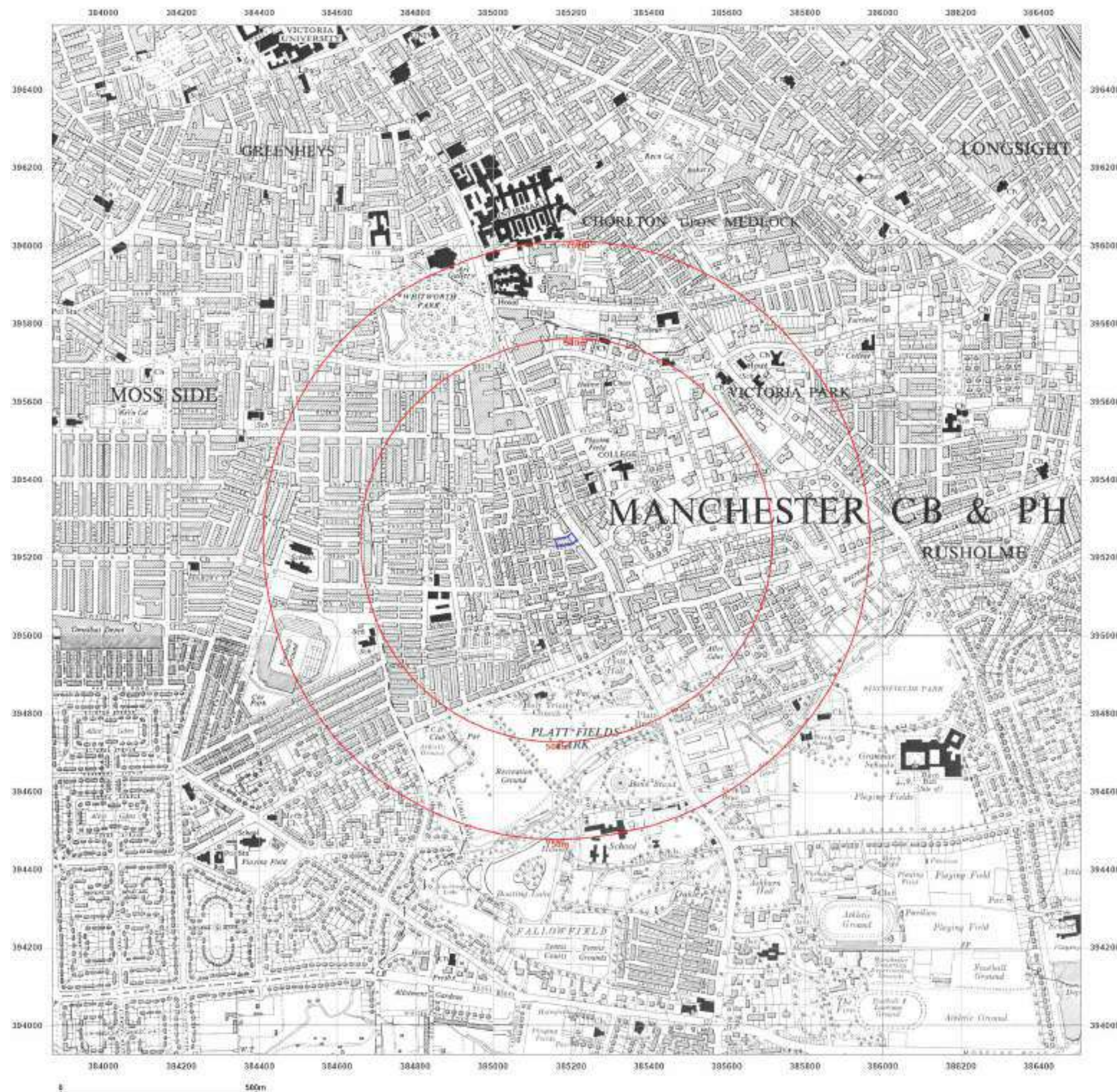


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Site Details:

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MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: Provisional

Map date: 1965-1968

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1968
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Edition N/A
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Surveyed 1968
Revised 1968
Edition N/A
Copyright 1968
Levelled N/A

Surveyed 1965
Revised 1965
Edition N/A
Copyright 1965
Levelled N/A

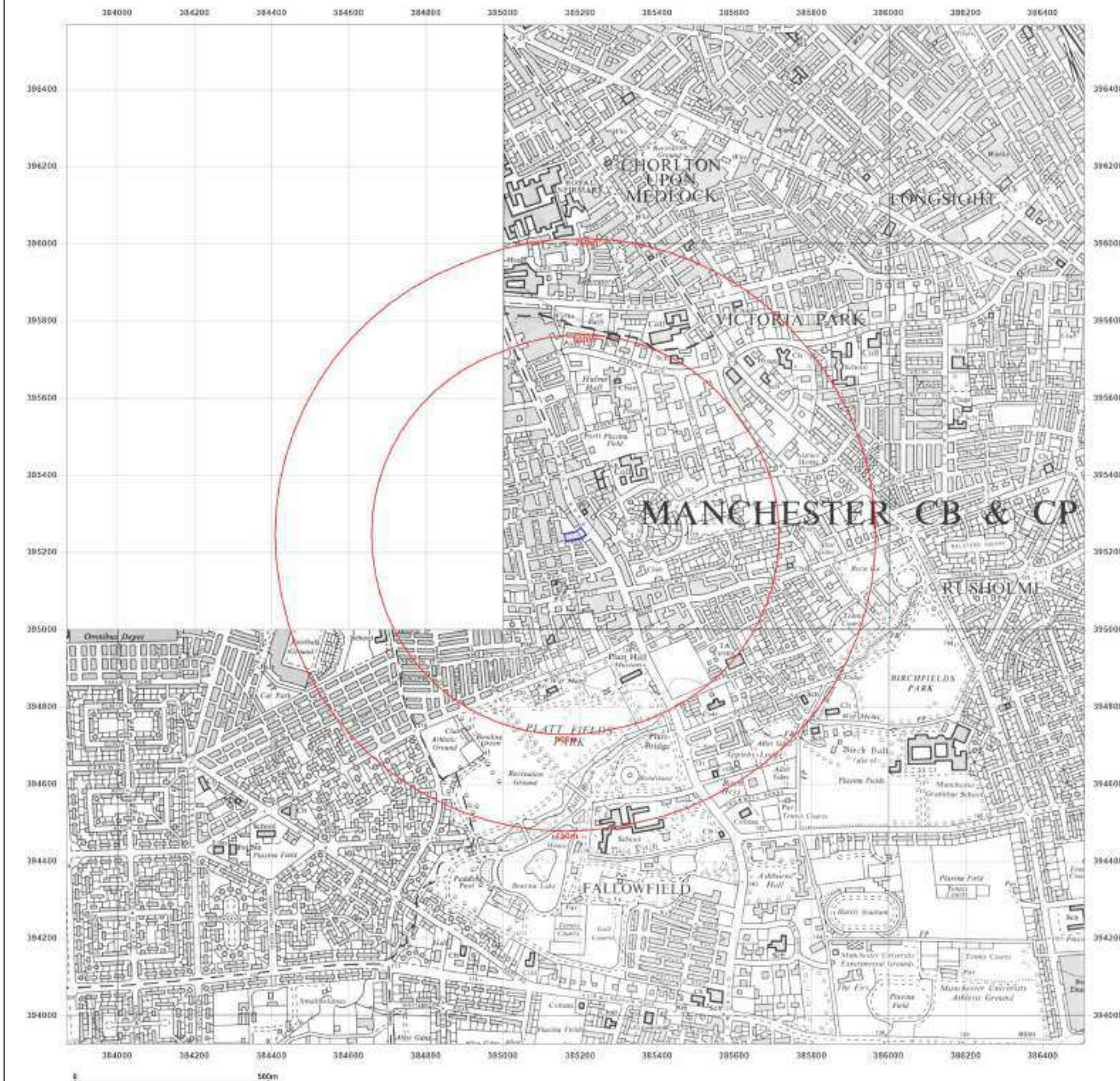


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MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: National Grid

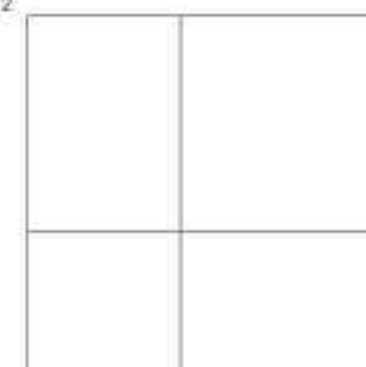
Map date: 1972-1976

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1971
Revised 1972
Edition N/A
Copyright 1972
Levelled 1972



Surveyed 1974
Revised 1975
Edition N/A
Copyright 1976
Levelled 1984

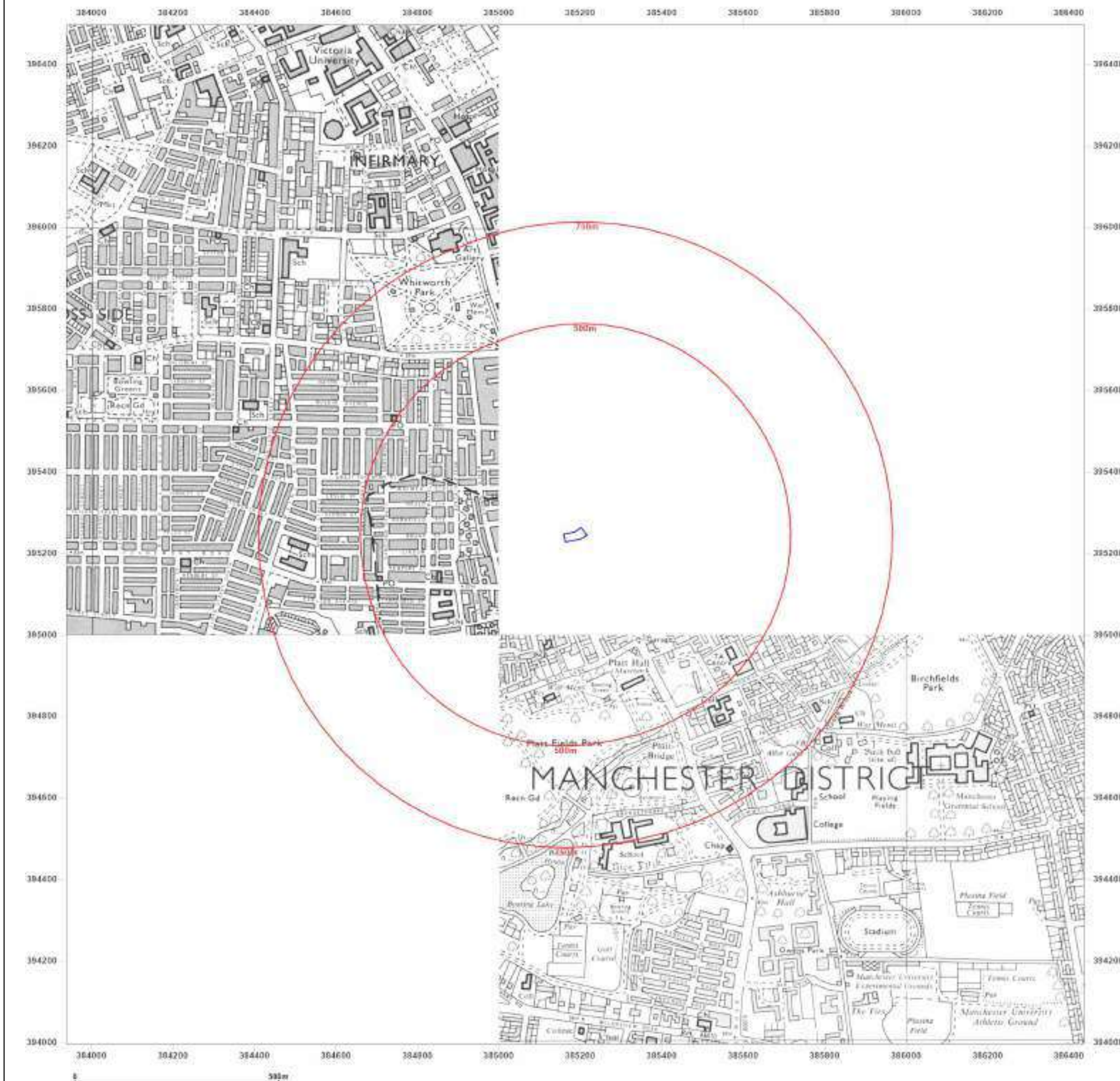


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Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: National Grid

Map date: 1980-1983

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1978
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Edition N/A
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Revised 1980
Edition N/A
Copyright 1981
Levelled 1976

Surveyed 1977
Revised 1981
Edition N/A
Copyright 1981
Levelled 1976

Surveyed 1981
Revised 1983
Edition N/A
Copyright 1983
Levelled 1981

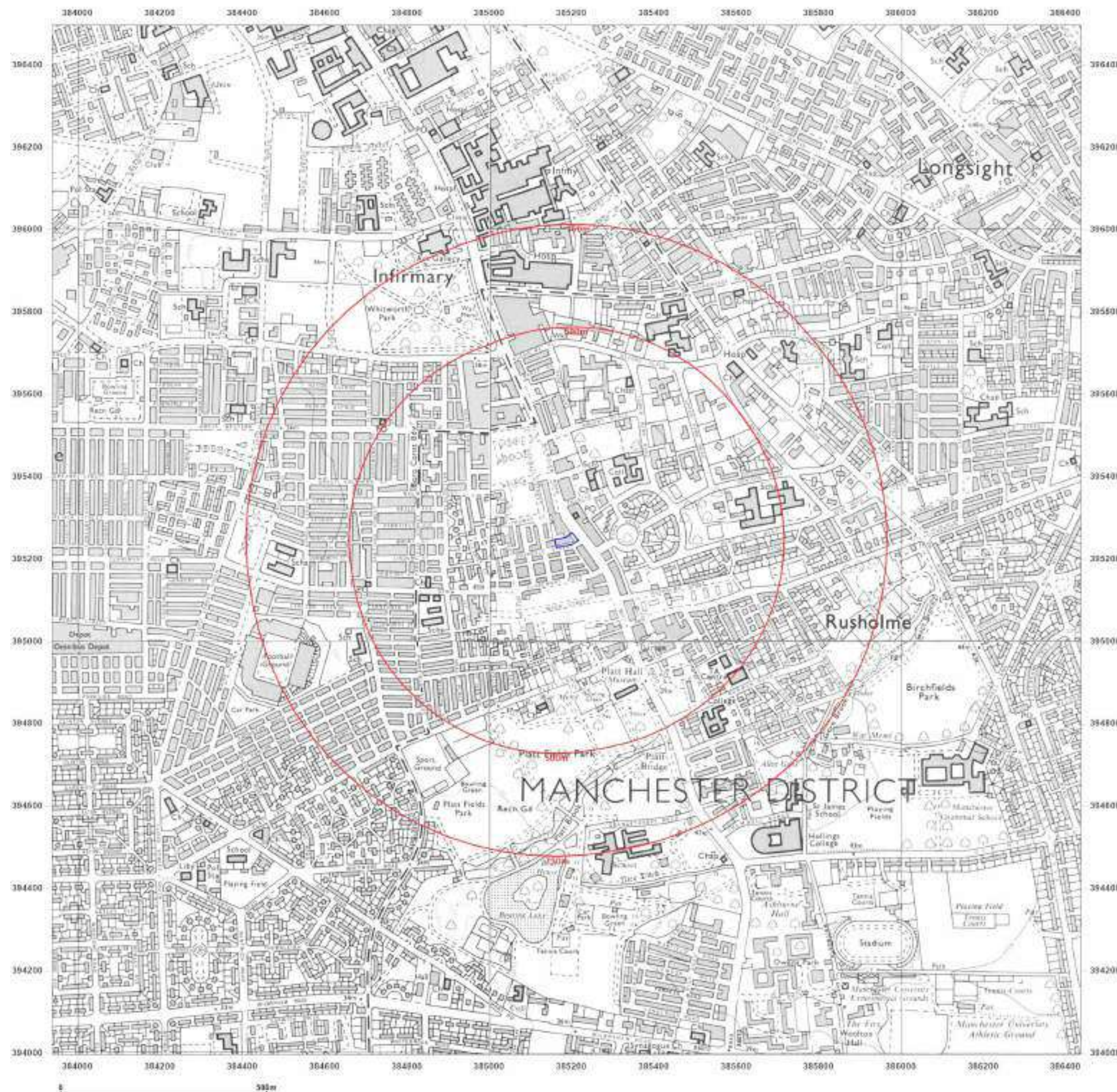


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Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: National Grid

Map date: 1985-1989

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1983
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Edition N/A
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Revised 1985
Edition N/A
Copyright 1985
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Surveyed 1985
Revised 1988
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Surveyed 1988
Revised 1989
Edition N/A
Copyright 1989
Levelled 1981

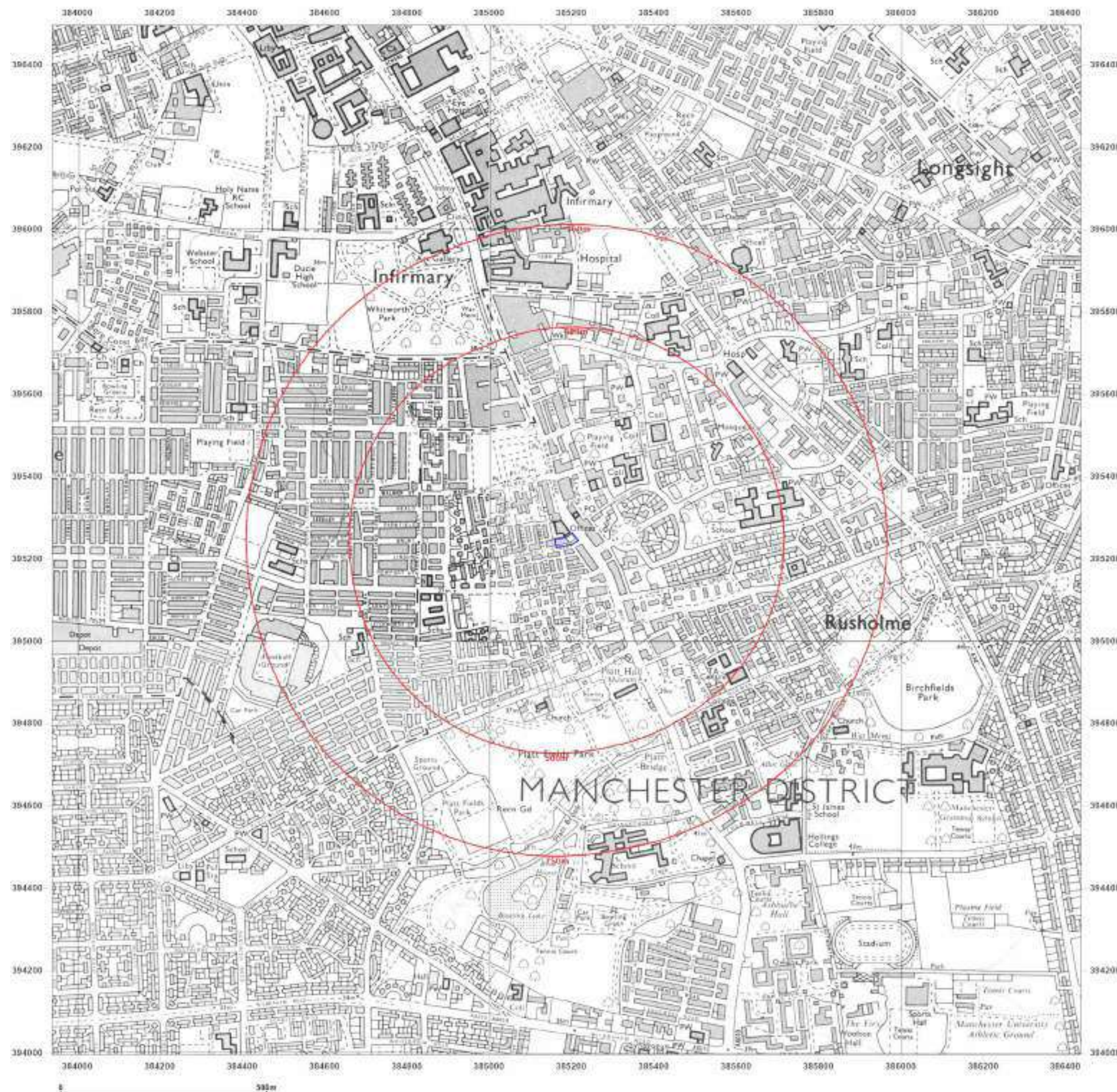


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Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: National Grid

Map date: 1988-1991

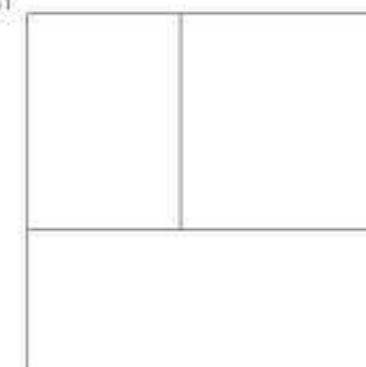
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Printed at: 1:10,000



Surveyed 1988
Revised 1988
Edition N/A
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Levelled 1981

Surveyed 1985
Revised 1991
Edition N/A
Copyright 1991
Levelled 1981

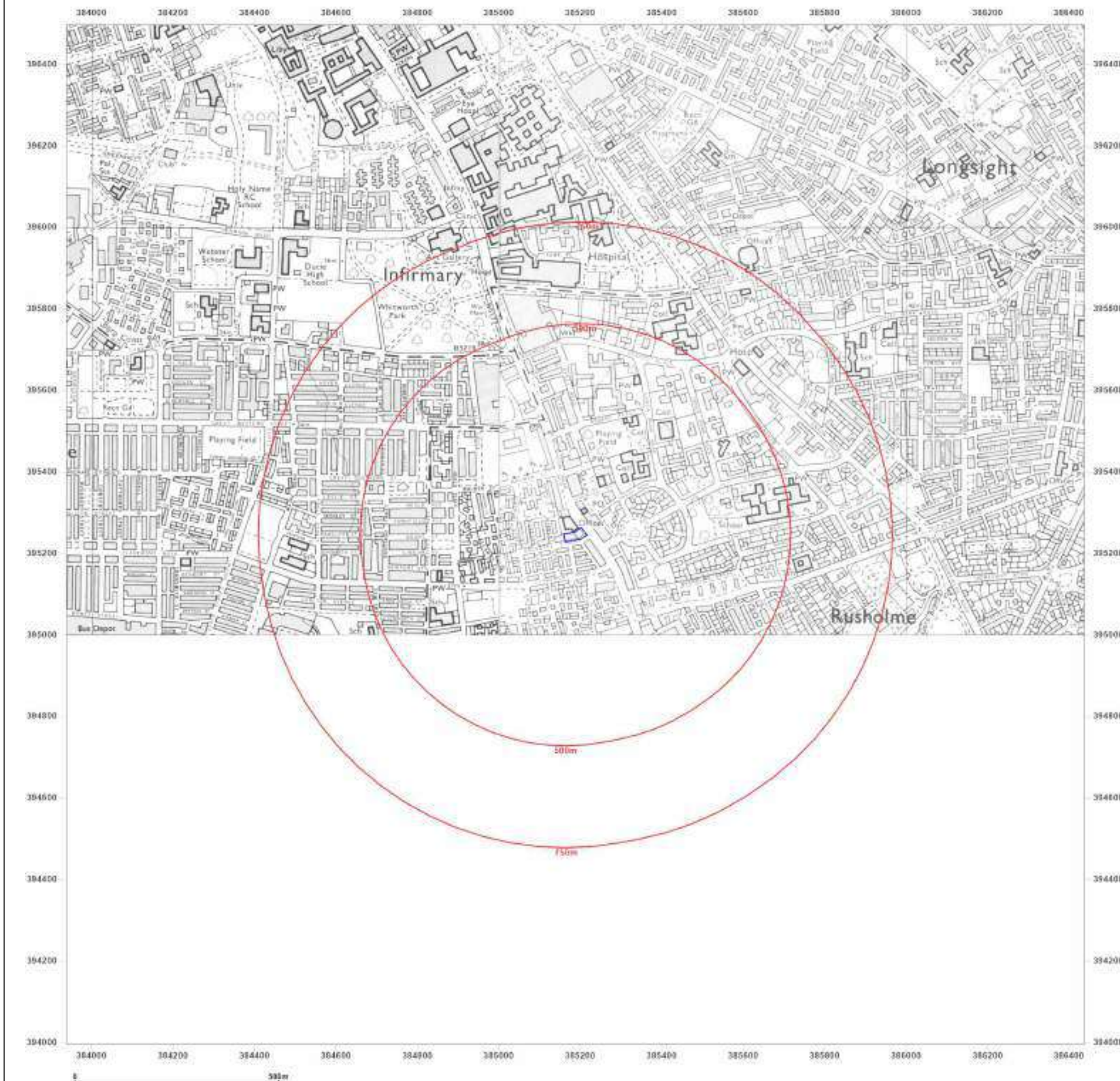


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MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: National Grid

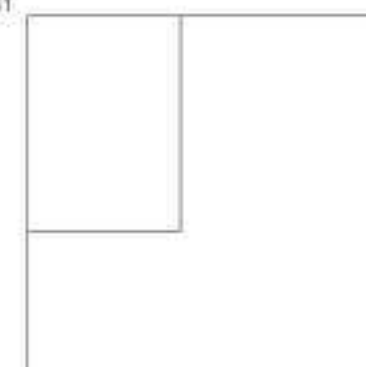
Map date: 1994

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1986
Revised 1994
Edition N/A
Copyright 1994
Levelled 1981

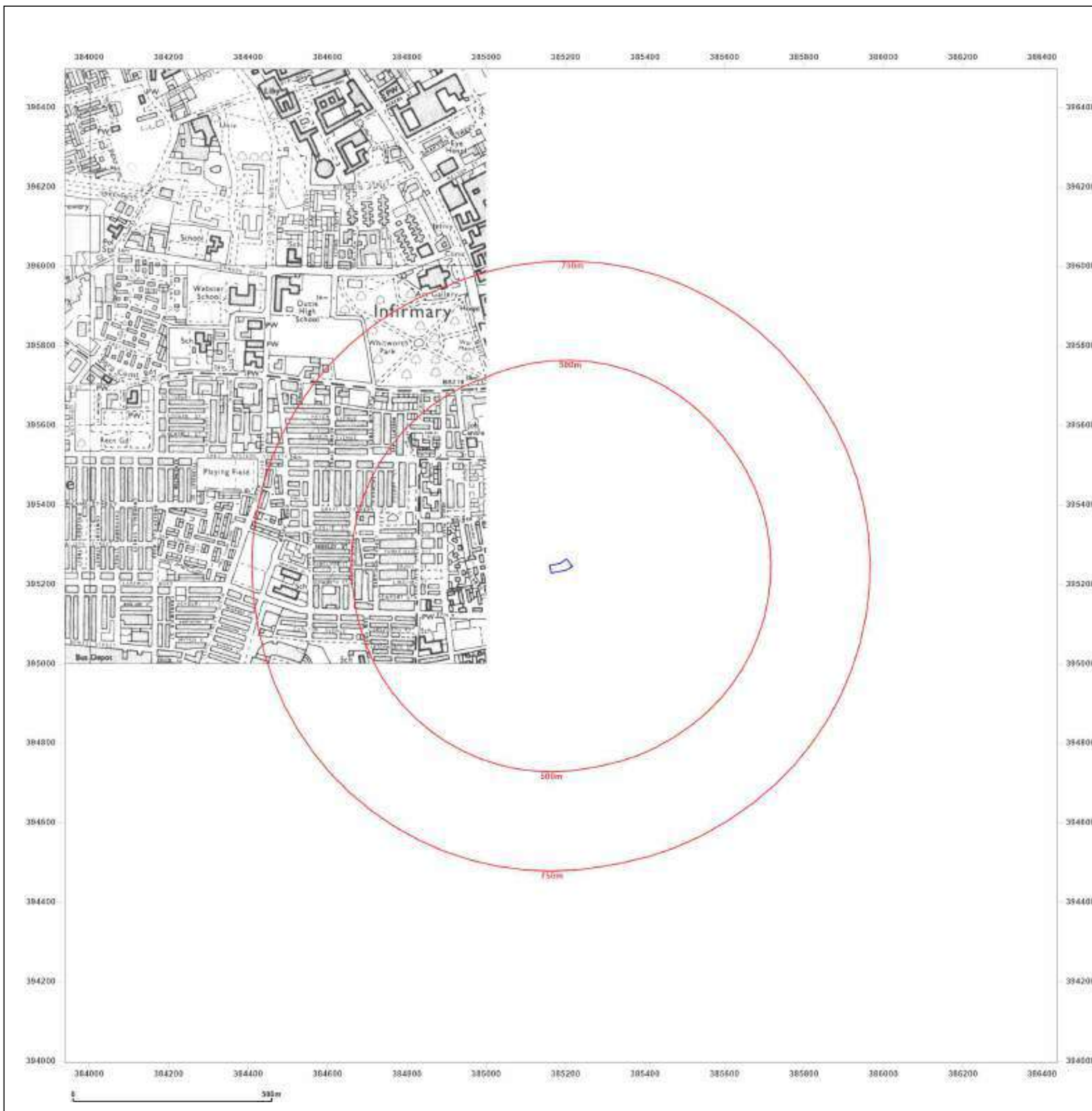


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MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

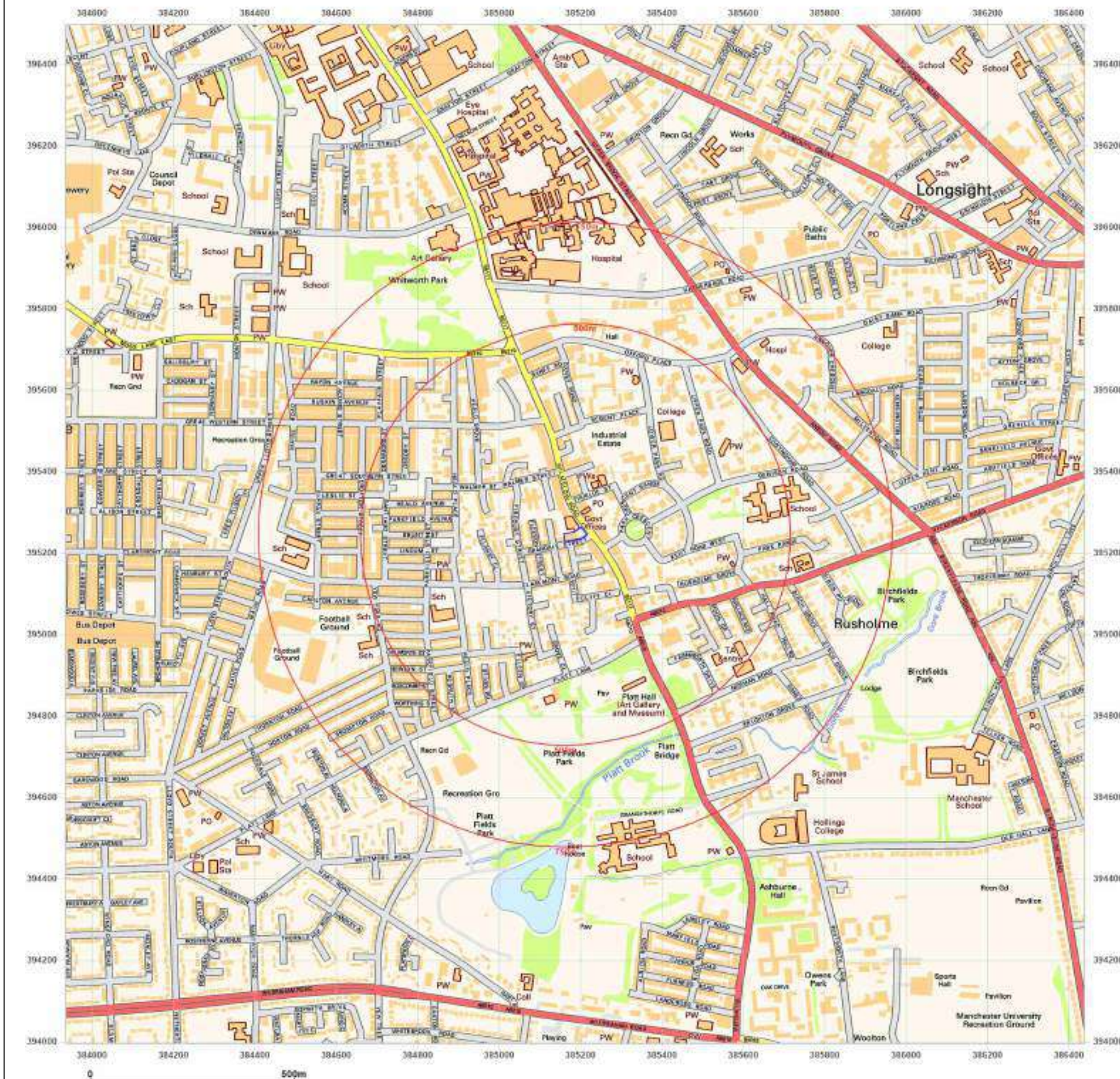


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Site Details:

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MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

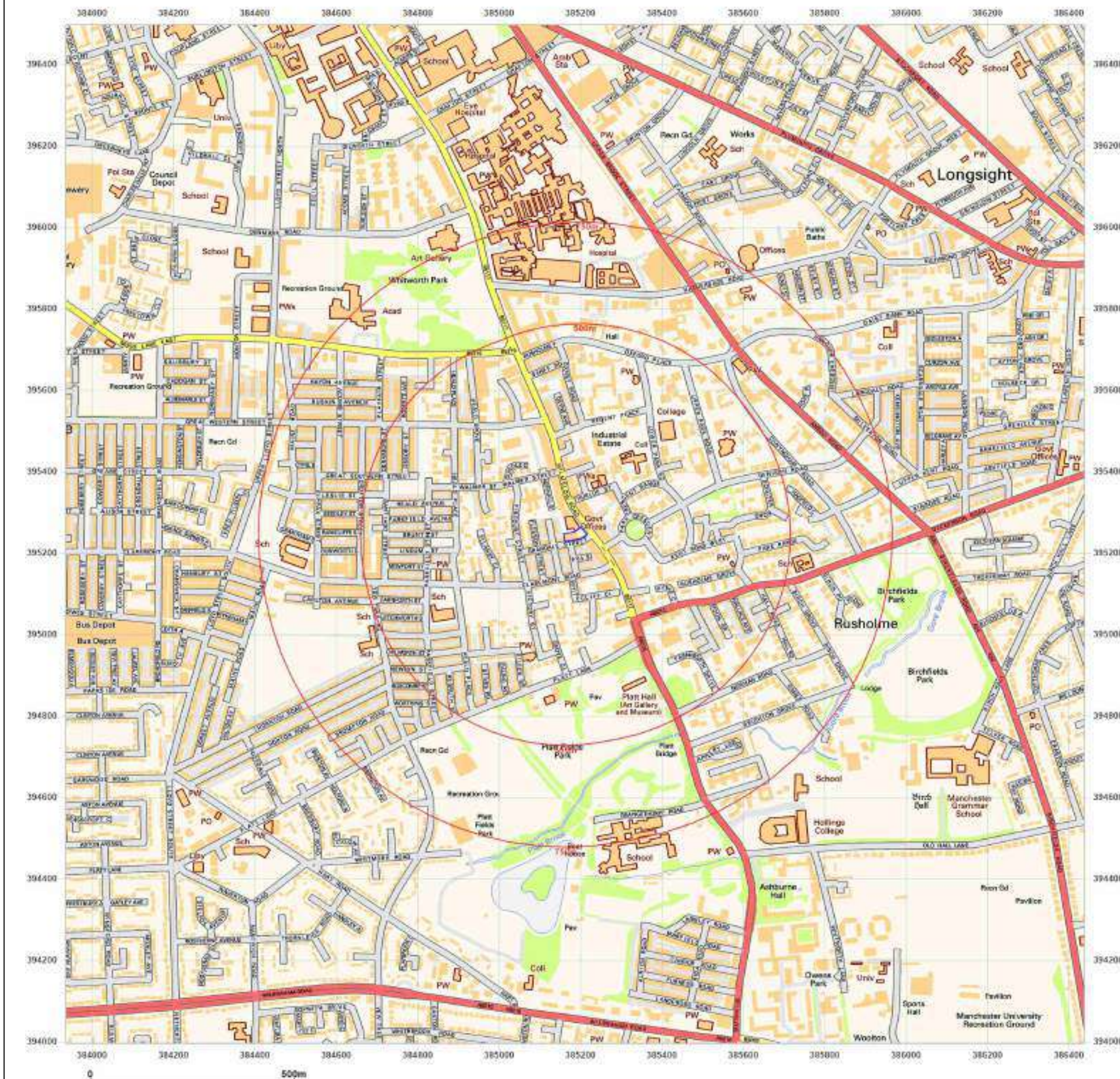


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Site Details:

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MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: National Grid

Map date: 2022

Scale: 1:10,000

Printed at: 1:10,000

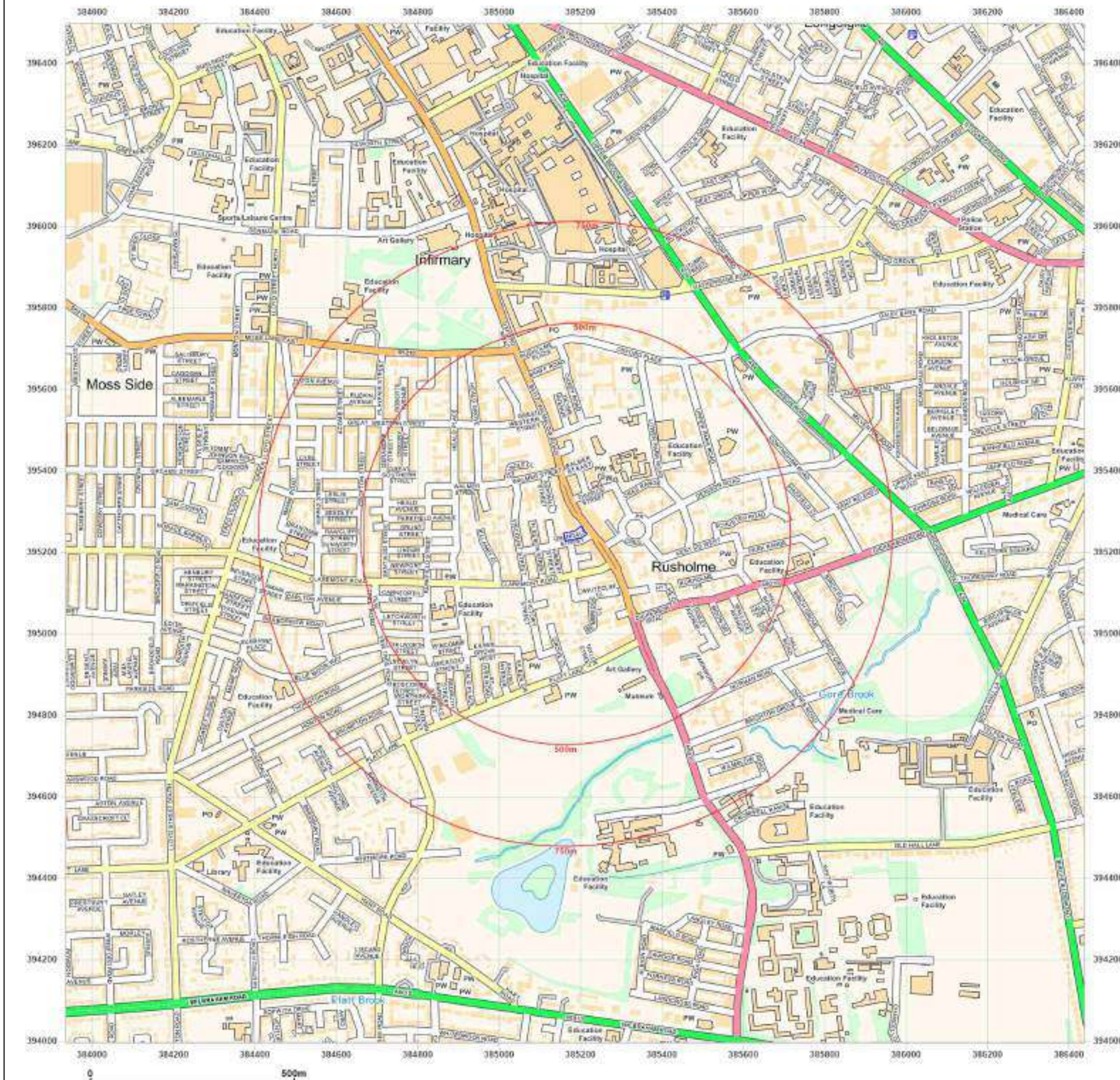


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Site Details:

98, WILMSLOW ROAD,
MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: 1056 Scale Town Plan

Map date: 1848-1850

Scale: 1:1,056

Printed at: 1:1,056



Surveyed N/A
Revised N/A
Edition 1848
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition 1850
Copyright N/A
Levelled N/A

Surveyed 1849
Revised N/A
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Copyright N/A
Levelled N/A

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Revised N/A
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Copyright N/A
Levelled N/A

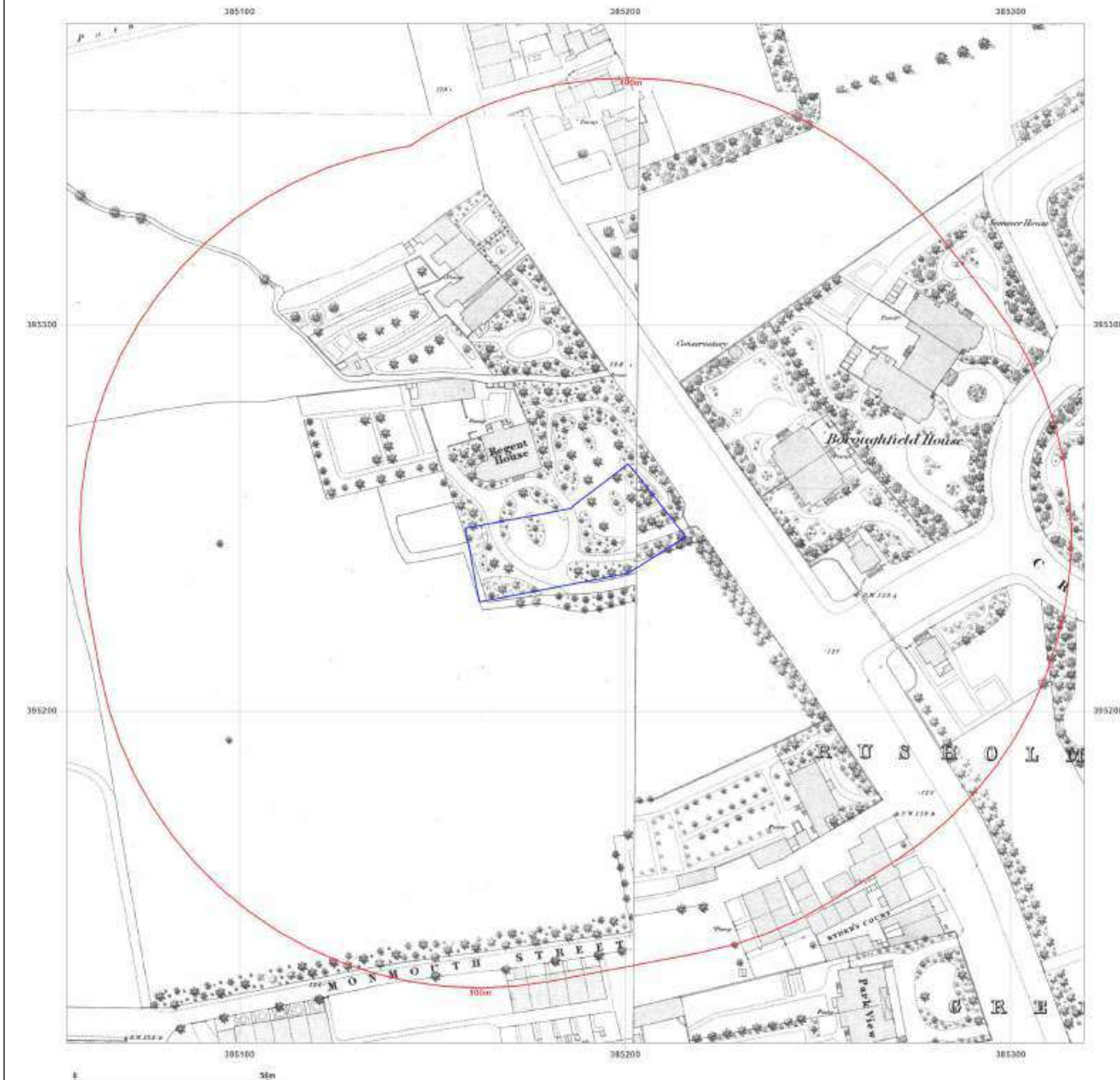


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Site Details:

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Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: County Series

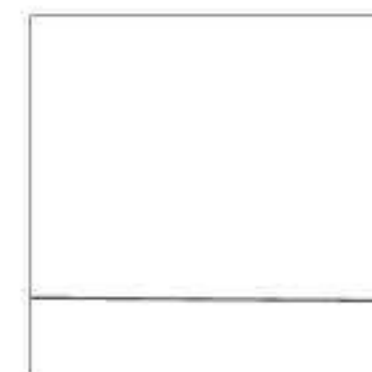
Map date: 1881

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1881
Revised N/A
Edition 1881
Copyright N/A
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Revised N/A
Edition 1881
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Levelled N/A

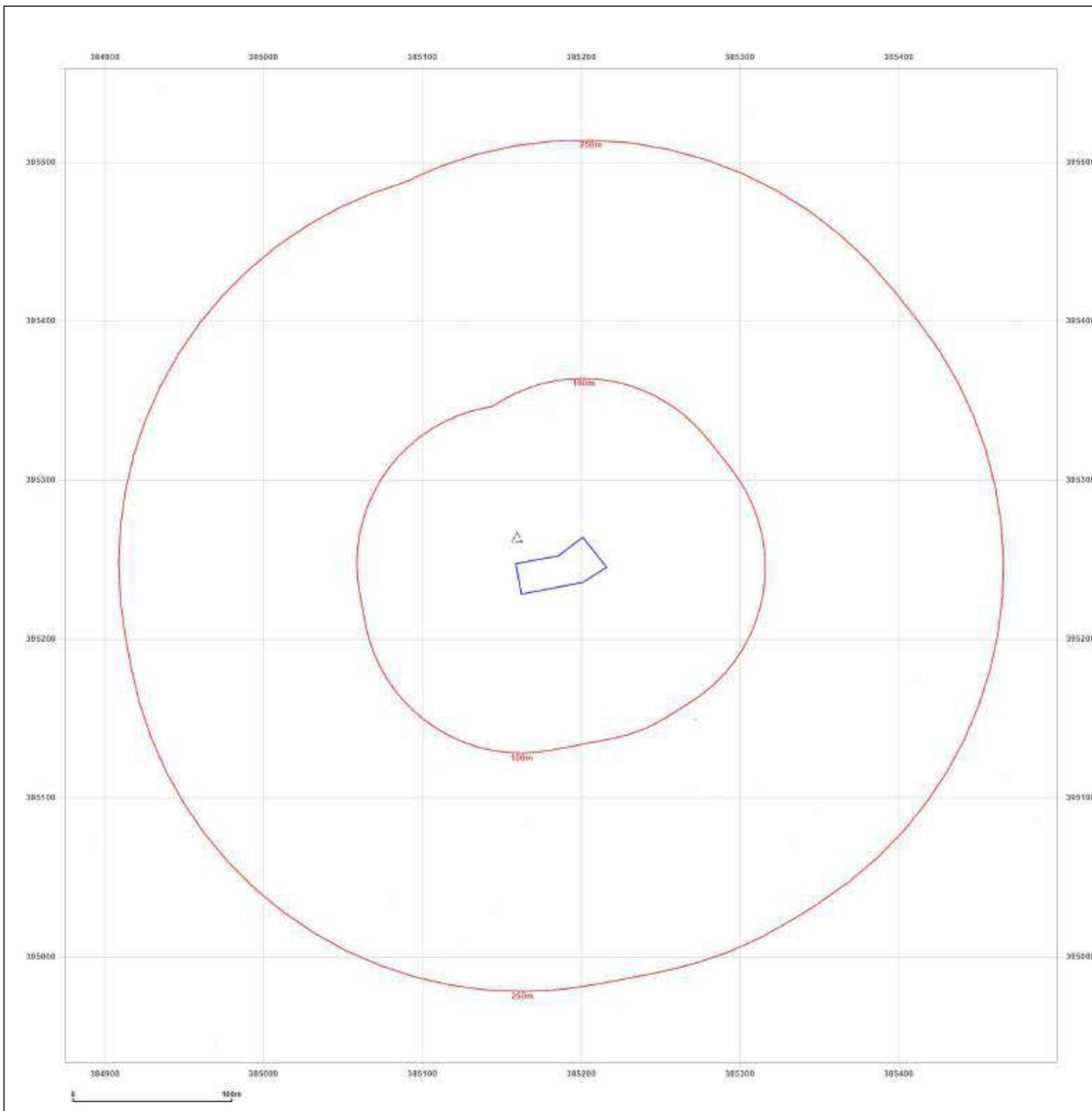


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Site Details:

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MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: County Series Town Plan

Map date: 1891

Scale: 1:500

Printed at: 1:1,000



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Site Details:

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MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: County Series

Map date: 1893

Scale: 1:2,500

Printed at: 1:2,500



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Revised N/A
Edition 1893
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Surveyed 1893:
Revised N/A
Edition 1893
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Levelled N/A

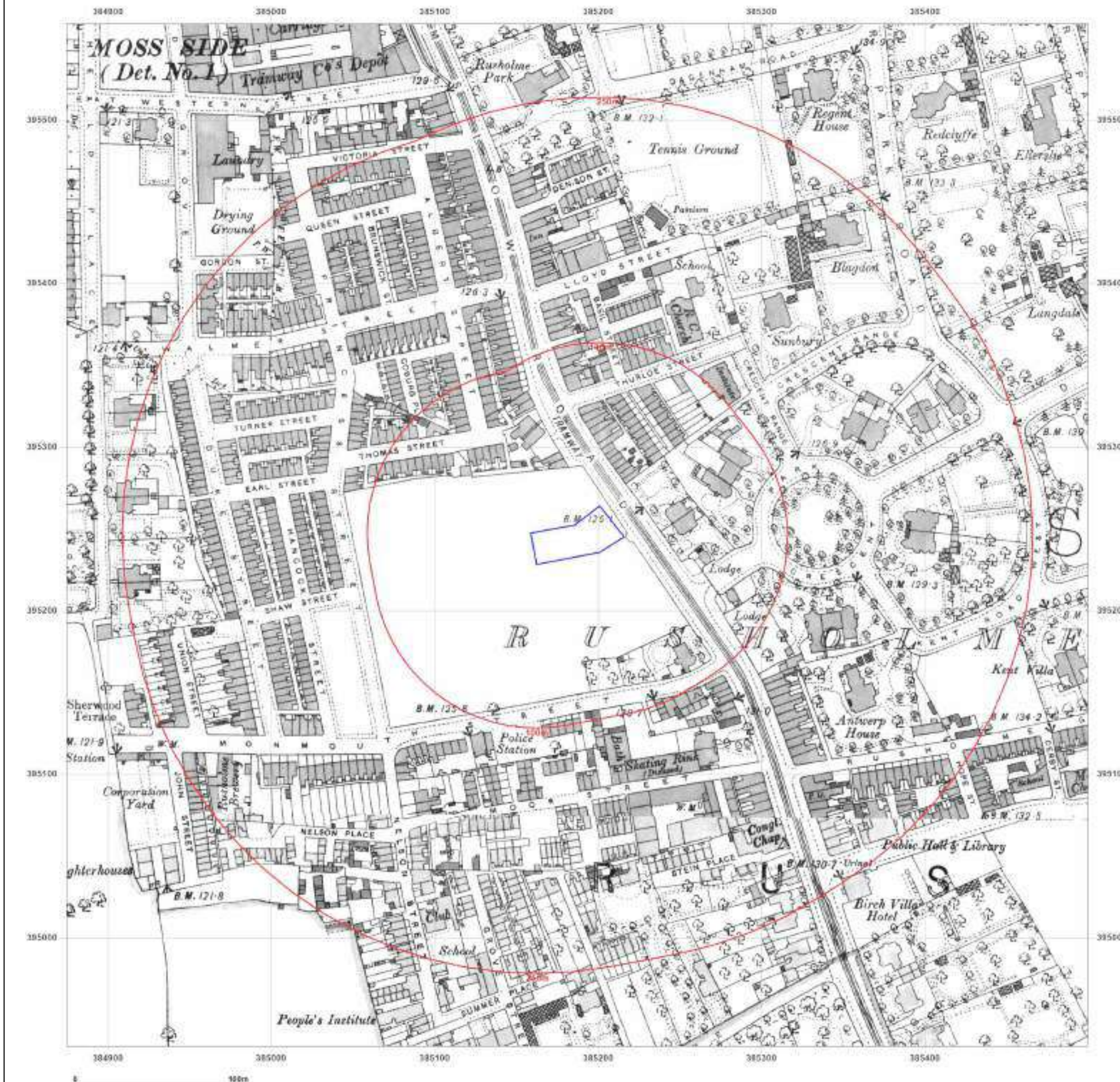


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Site Details:

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MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: County Series

Map date: 1907-1908

Scale: 1:2,500

Printed at: 1:2,500



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Edition 1908
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Surveyed 1891
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Site Details:

98, WILMSLOW ROAD,
MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1922
Revised 1916
Edition 1922
Copyright N/A
Levelled 1915

Surveyed 1922
Revised 1916
Edition 1922
Copyright N/A
Levelled 1915

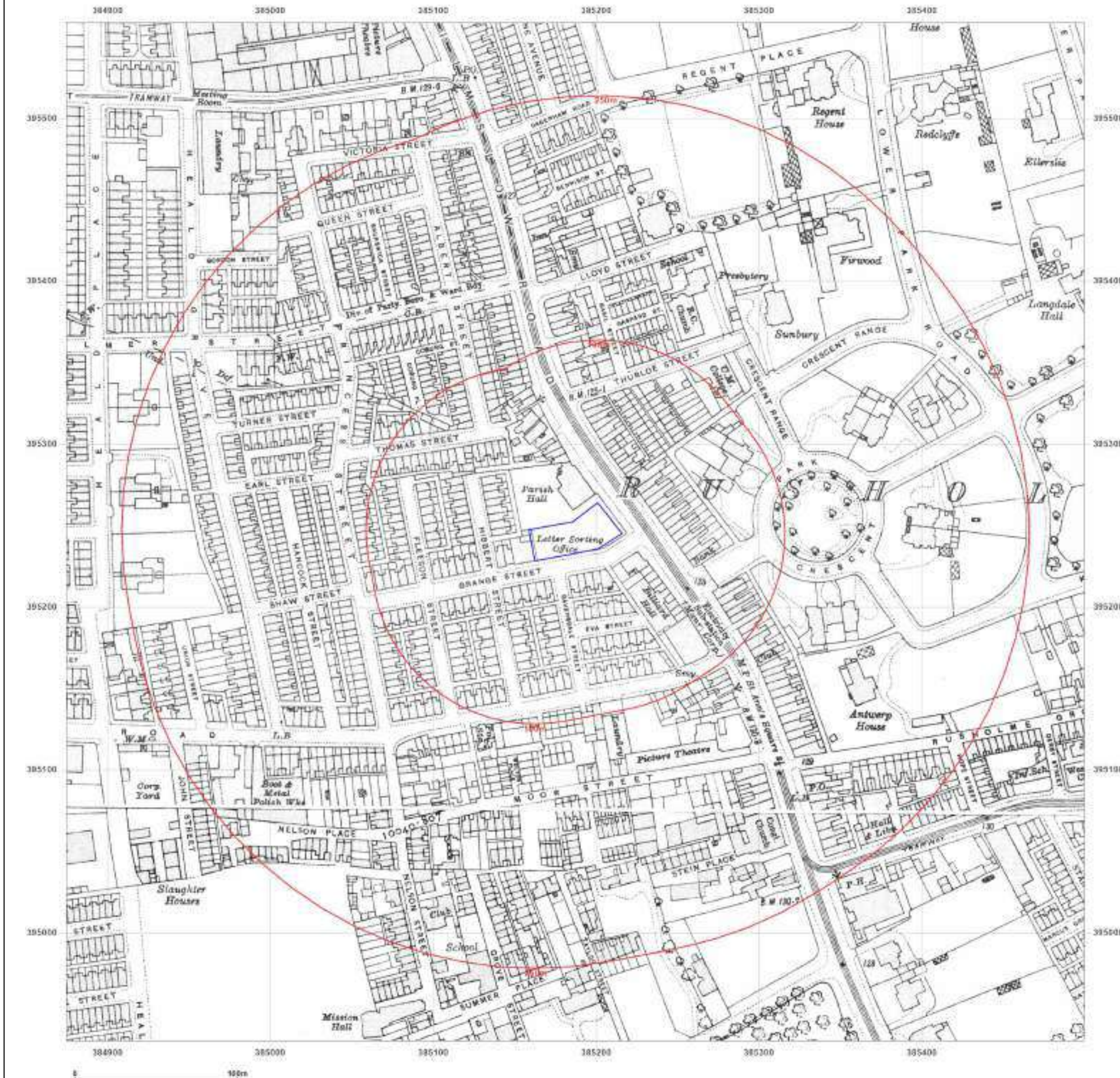


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MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: County Series

Map date: 1933-1934

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1873
Revised 1933
Edition N/A
Copyright N/A
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Surveyed 1873
Revised 1934
Edition N/A
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Site Details:

98, WILMSLOW ROAD,
MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: National Grid

Map date: 1950

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1926

Surveyed 1950
Revised 1950
Edition N/A
Copyright 1950
Levelled 1928

Surveyed 1950
Revised 1950
Edition N/A
Copyright 1950
Levelled 1927

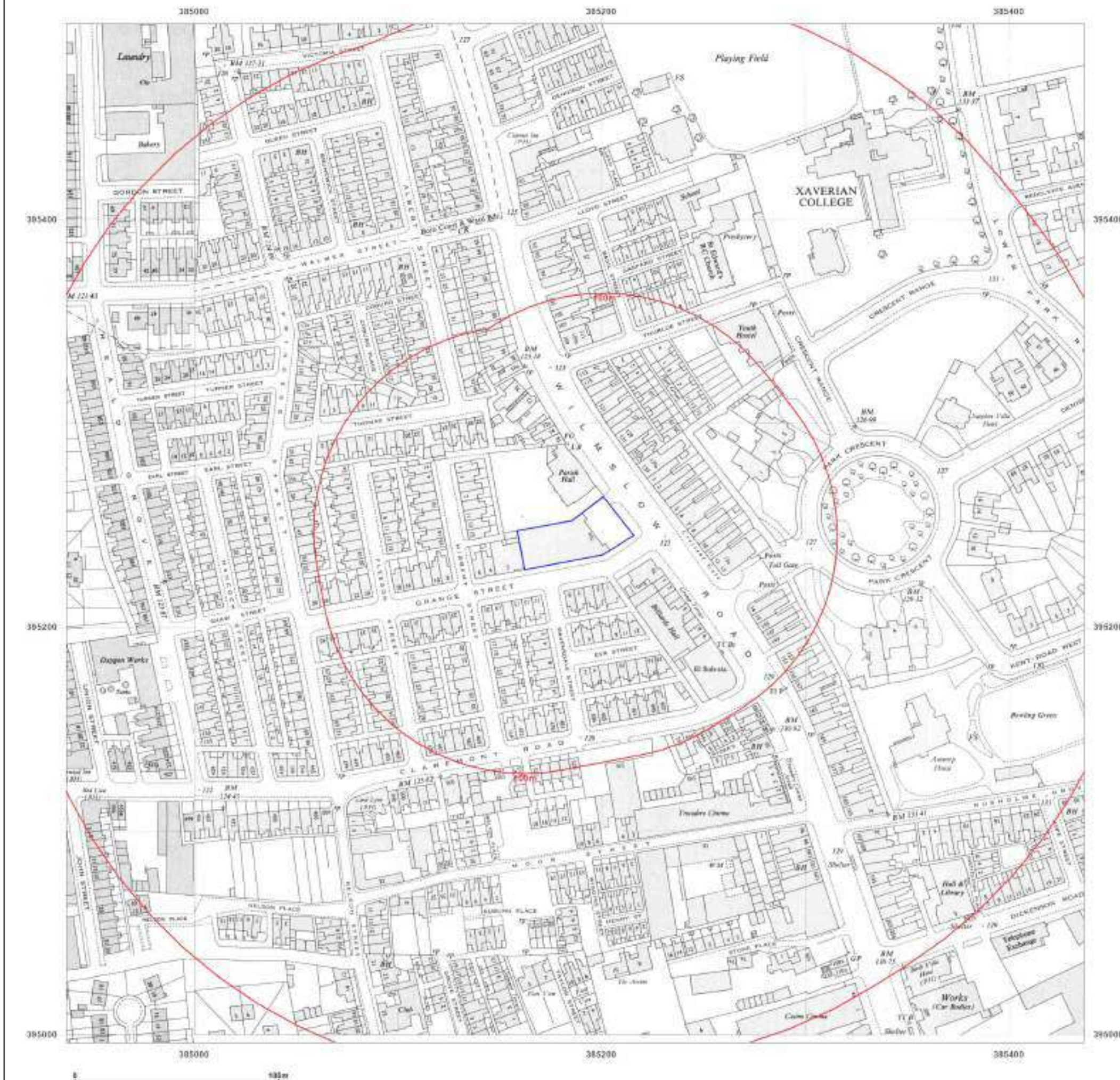


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Site Details:

98, WILMSLOW ROAD,
MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: National Grid

Map date: 1950-1951

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1950
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Edition N/A
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Levelled 1928

Surveyed 1950
Revised 1950
Edition N/A
Copyright 1951
Levelled 1928

Surveyed 1950
Revised 1950
Edition N/A
Copyright 1951
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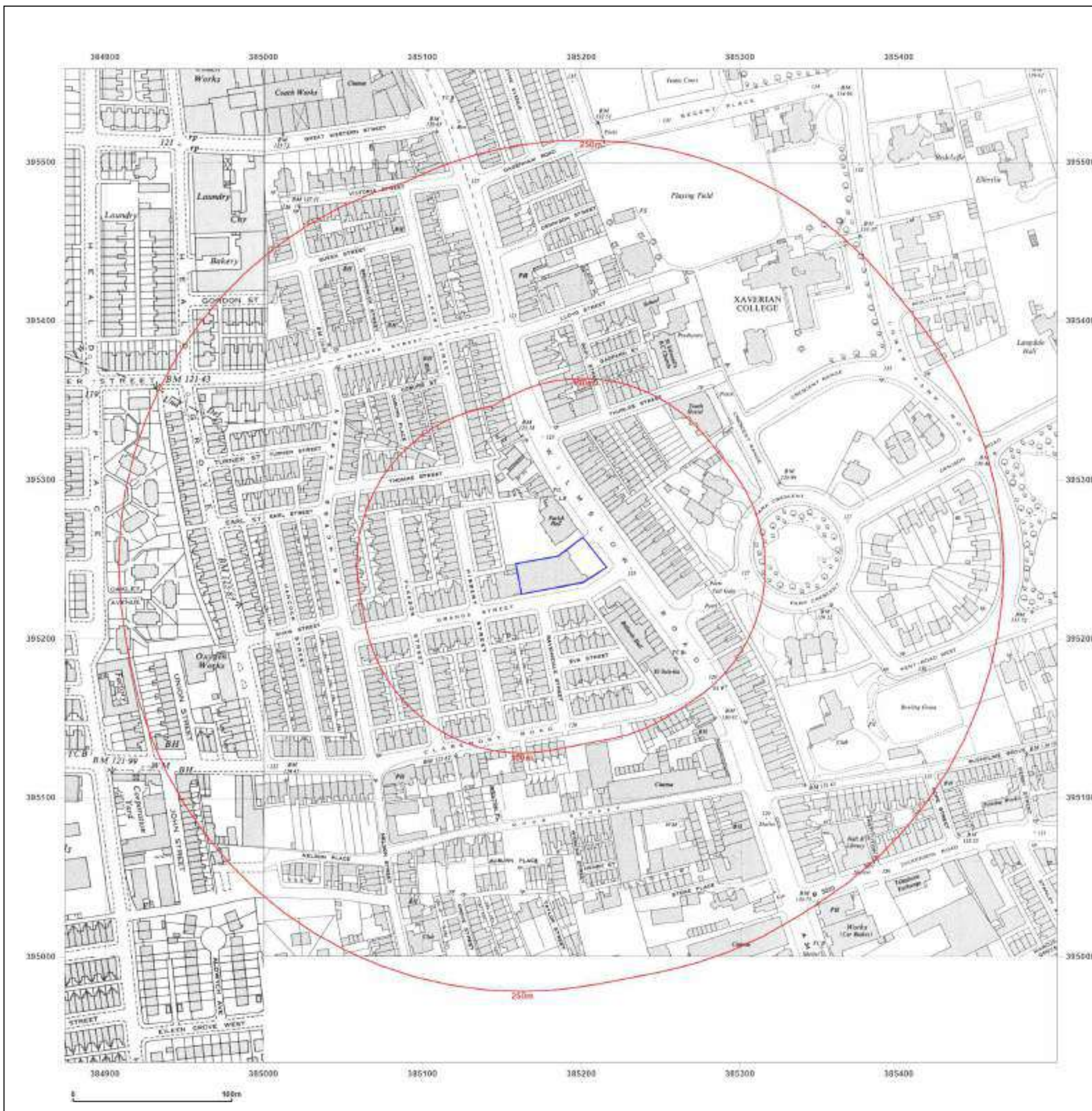


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Site Details:

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MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: National Grid

Map date: 1951-1956

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled 1926

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
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Surveyed 1958
Revised 1956
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Site Details:

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Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: National Grid

Map date: 1961

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1960
Revised 1960
Edition N/A
Copyright 1961
Levelled 1958

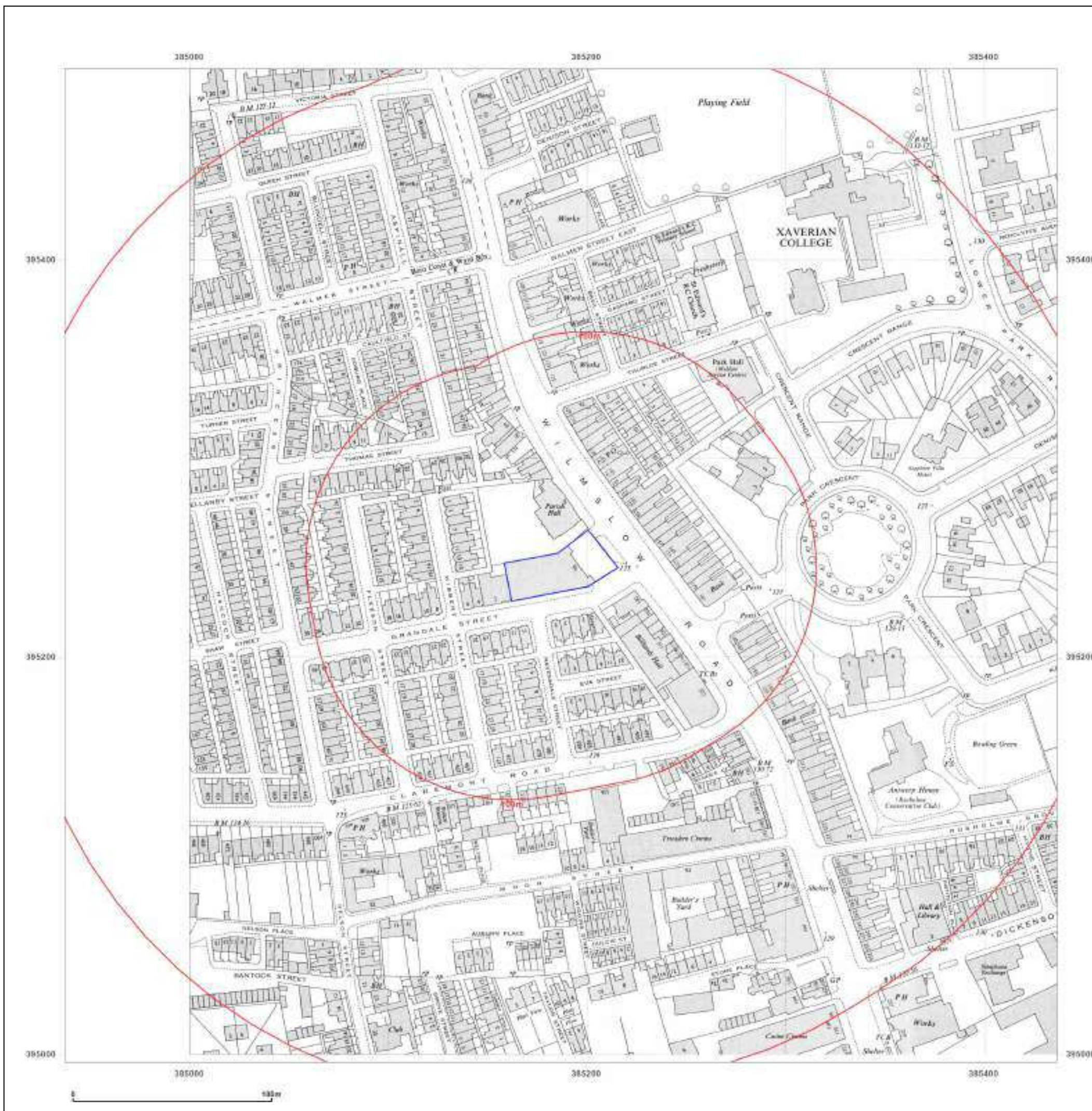


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Site Details:

98, WILMSLOW ROAD,
MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: National Grid

Map date: 1979-1982

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
Revised 1981
Edition N/A
Copyright 1982
Levelled 1958

Surveyed 1979
Revised 1979
Edition N/A
Copyright 1979
Levelled 1963

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Revised N/A
Edition N/A
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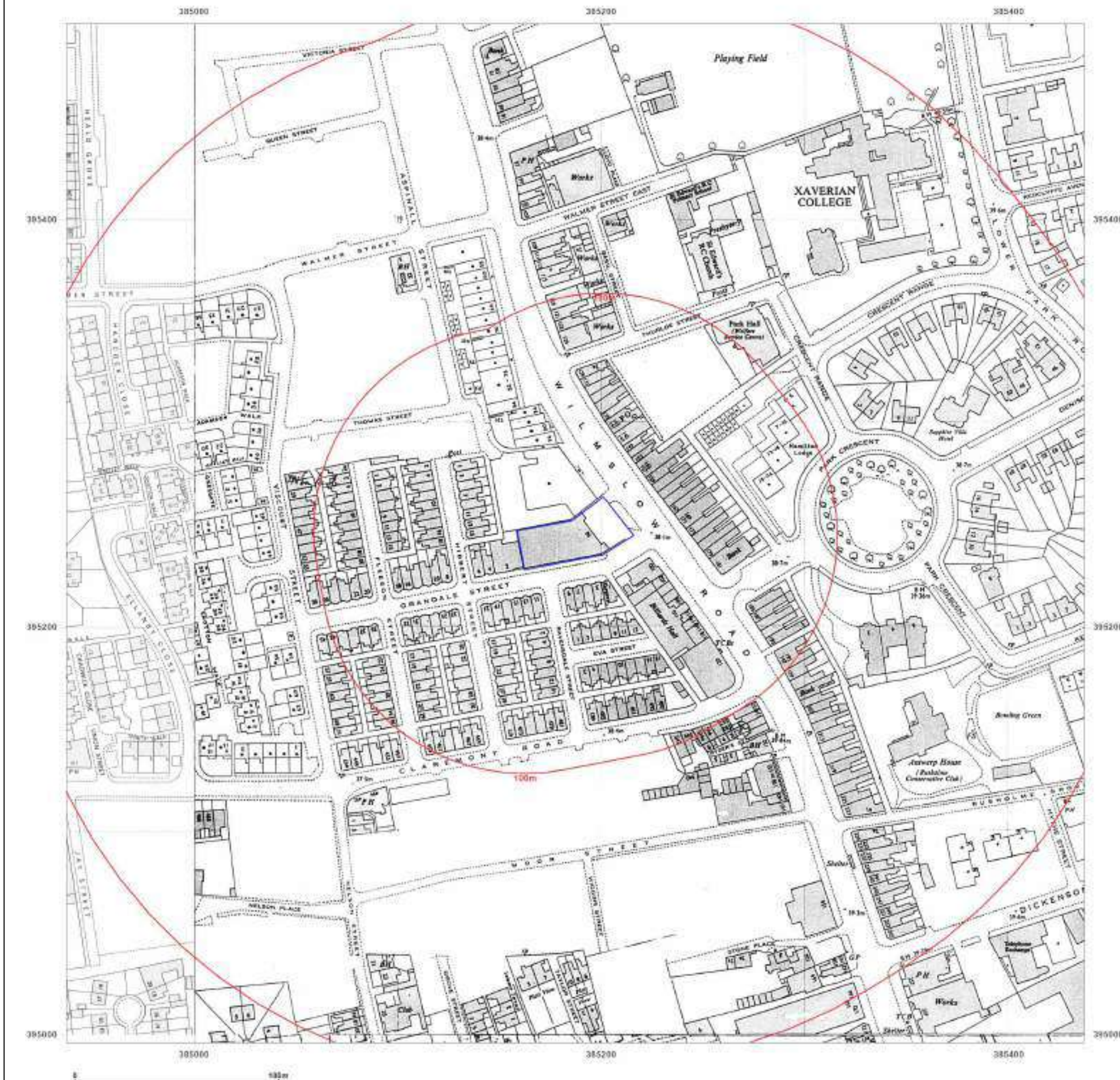


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Site Details:

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MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: National Grid

Map date: 1980-1983

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1980
Levelled 1963

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1983
Levelled 1958

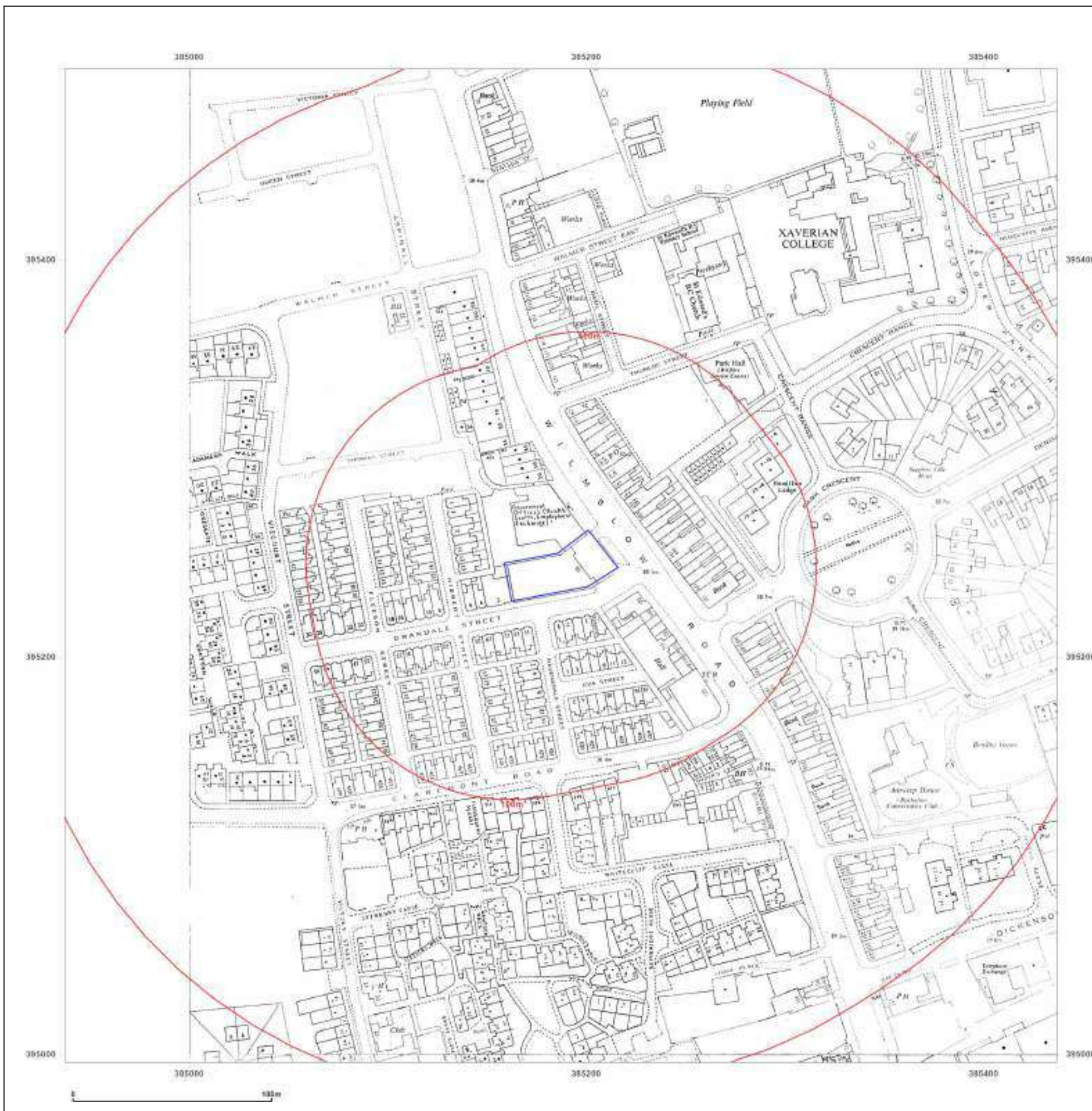


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Site Details:

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MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: National Grid

Map date: 1983-1988

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
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Levelled 1958

Surveyed 1950
Revised 1982
Edition N/A
Copyright 1983
Levelled 1963

Surveyed 1958
Revised 1988
Edition N/A
Copyright 1988
Levelled 1958

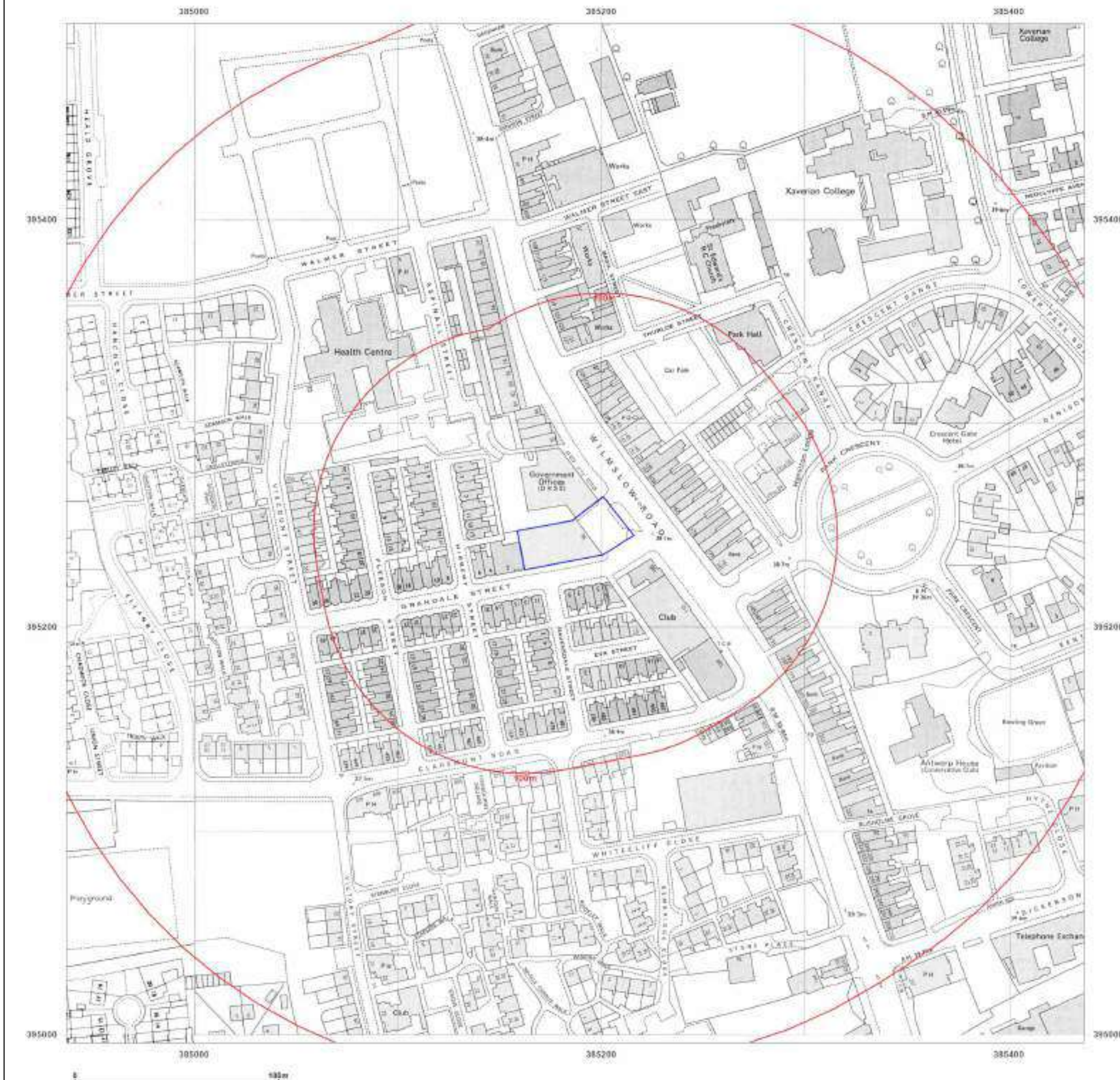


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Site Details:

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MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: National Grid

Map date: 1983-1988

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
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Edition N/A
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Levelled 1958

Surveyed 1950
Revised 1982
Edition N/A
Copyright 1983
Levelled 1963

Surveyed N/A
Revised N/A
Edition N/A
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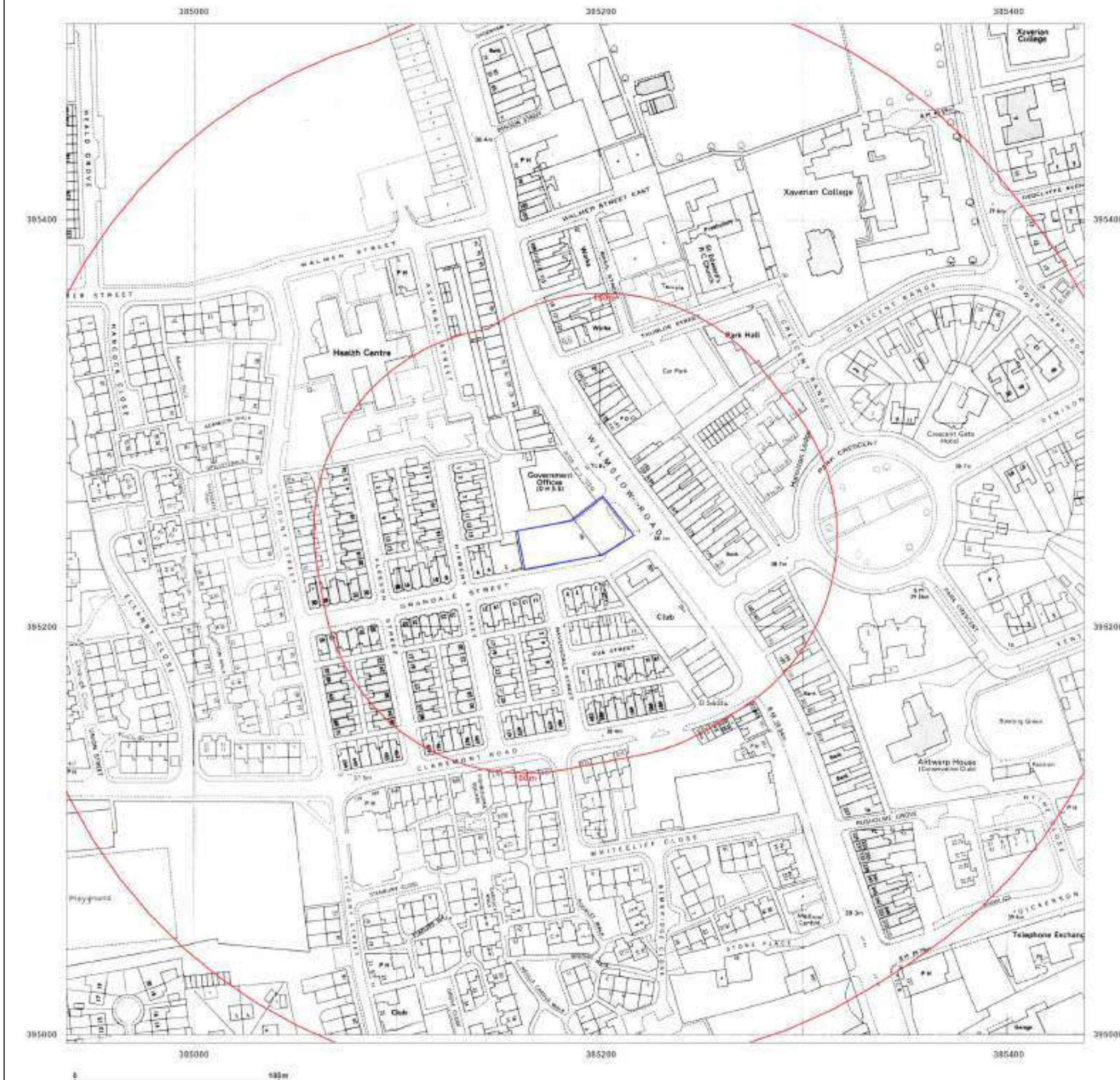


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Site Details:

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MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: National Grid

Map date: 1991

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1985
Revised 1991
Edition N/A
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Levelled 1985

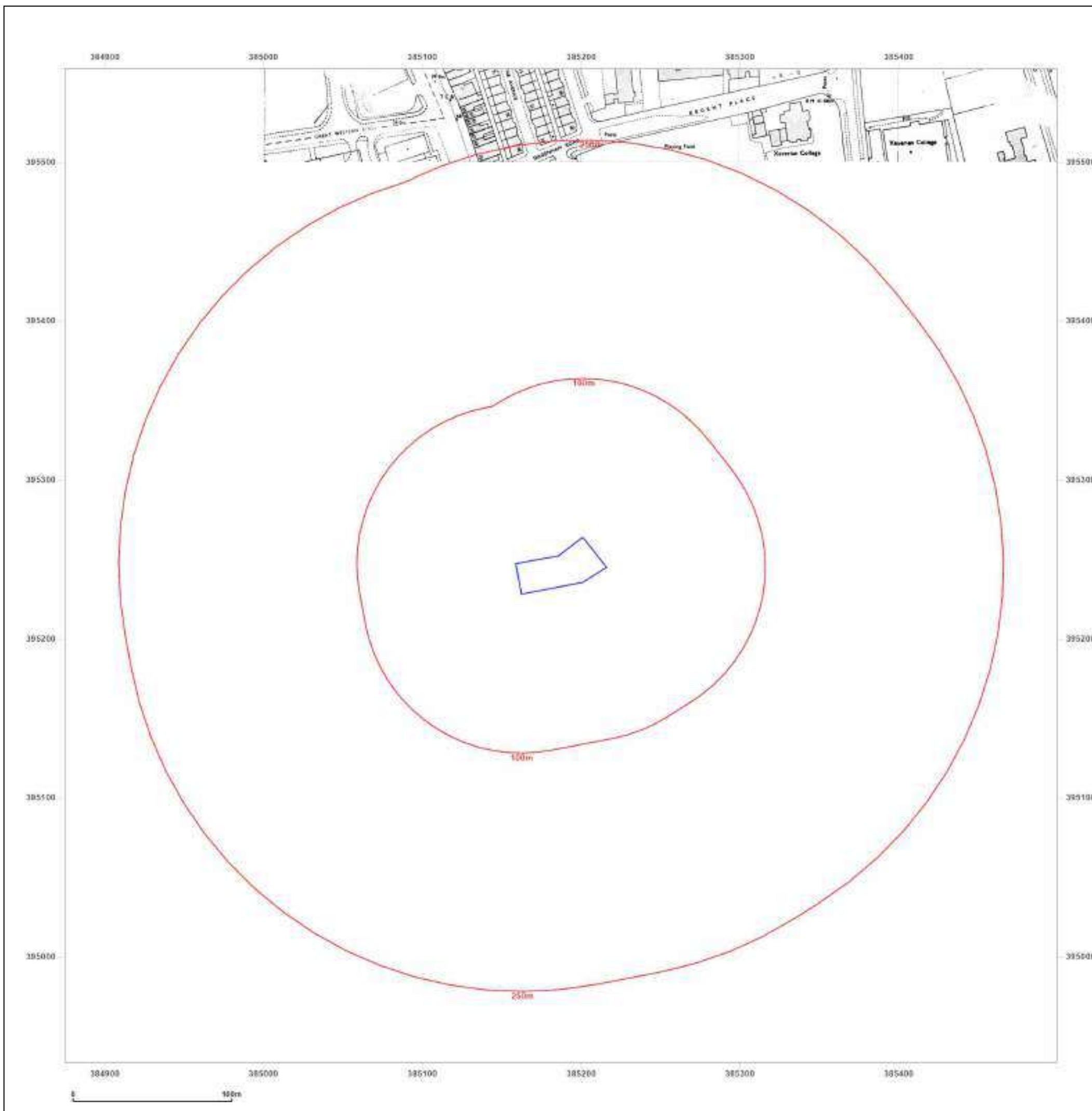


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Site Details:

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MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: National Grid

Map date: 1990-1992

Scale: 1:1,250

Printed at: 1:2,000



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Revised N/A
Edition N/A
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Revised N/A
Edition N/A
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Revised 1992
Edition N/A
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Surveyed 1992
Revised 1992
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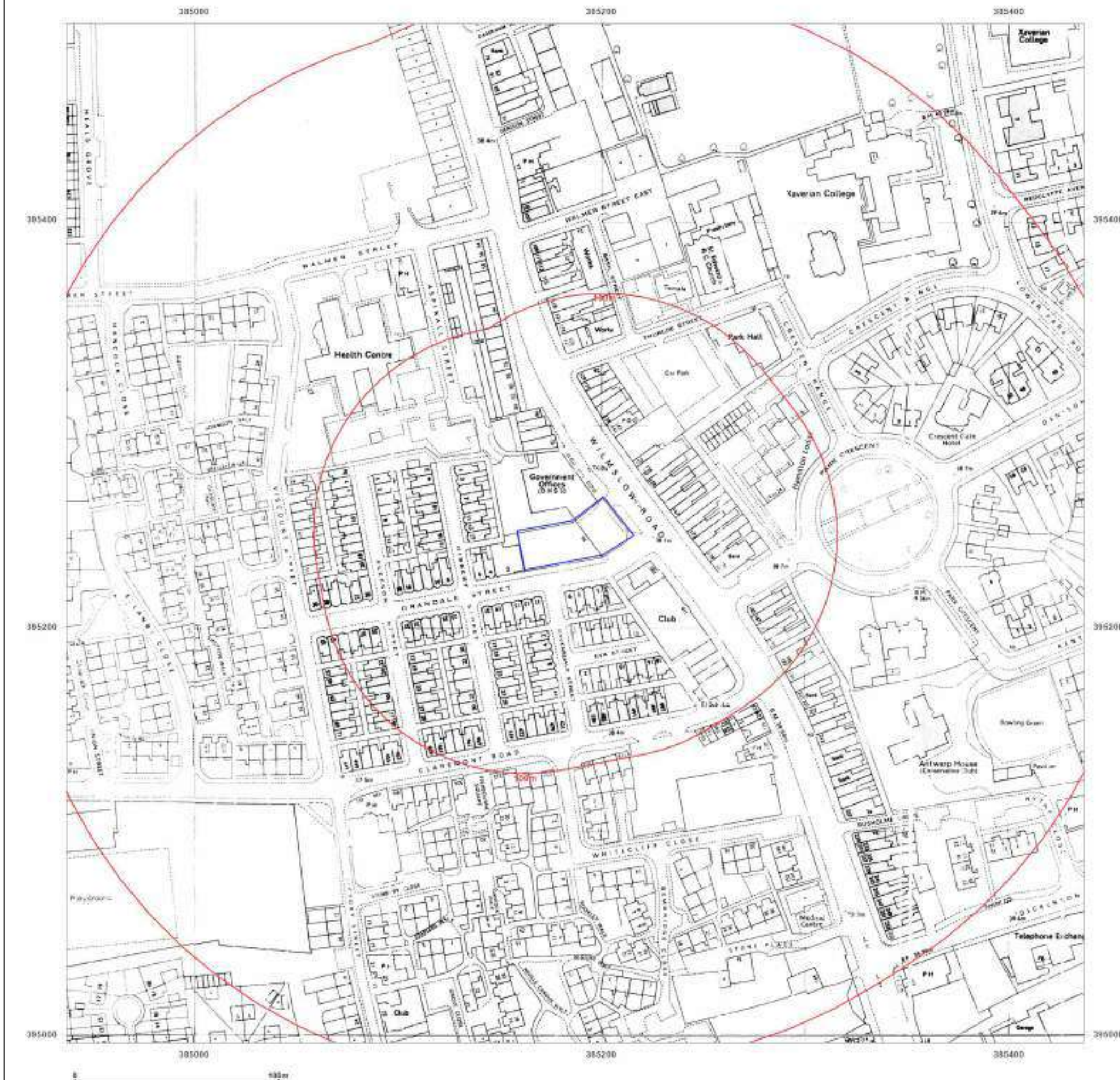


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Site Details:

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MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
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Surveyed 1992
Revised 1992
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Site Details:

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MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: National Grid

Map date: 1993-1994

Scale: 1:1,250

Printed at: 1:2,000



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Revised N/A
Edition N/A
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Surveyed 1994
Revised 1994
Edition N/A
Copyright 1994
Levelled N/A

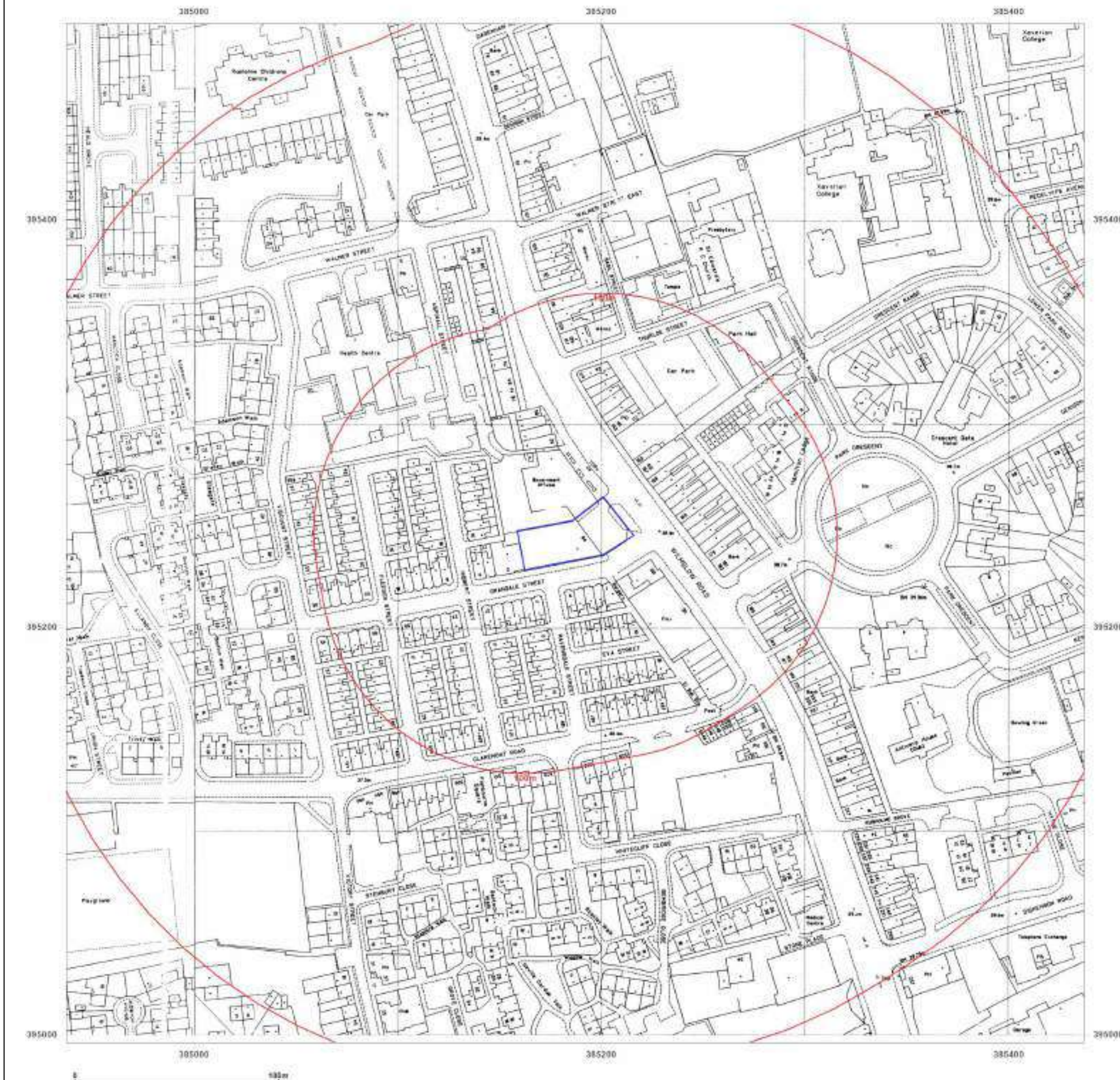


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Site Details:

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MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: National Grid

Map date: 1993-1994

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed 1994
Revised 1994
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Site Details:

98, WILMSLOW ROAD,
MANCHESTER, M14 5AL

Client Ref: 7322-21992-JD
Report Ref: GS-8422680
Grid Ref: 385187, 395246

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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APPENDIX B

Enviro+GeoInsight Report

98, WILMSLOW ROAD, MANCHESTER, M14 5AL

Order Details

Date: 04/01/2022
Your ref: 7322-21992-JD
Our Ref: GS-8422681
Client: bek enviro ltd

Site Details

Location: 385186 395243
Area: 0.11 ha
Authority: [Manchester City Council](#)



Summary of findings

p. 2

Aerial image

p. 8

OS MasterMap site plan

p.12

groundsure.com/insightuserguide

Contact us with any questions at:

info@groundsure.com

08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
13	1.1	Historical industrial land uses	0	0	9	17	-
15	1.2	Historical tanks	0	0	1	1	-
15	1.3	Historical energy features	0	0	8	2	-
16	1.4	Historical petrol stations	0	0	0	0	-
16	1.5	Historical garages	0	0	2	19	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
18	2.1	Historical industrial land uses	0	0	10	23	-
20	2.2	Historical tanks	0	0	3	1	-
20	2.3	Historical energy features	0	0	9	2	-
21	2.4	Historical petrol stations	0	0	0	0	-
21	2.5	Historical garages	0	0	2	30	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24	3.7	Waste exemptions	0	0	1	5	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
26	4.1	Recent industrial land uses	0	2	11	-	-
27	4.2	Current or recent petrol stations	0	0	0	3	-
28	4.3	Electricity cables	0	0	0	0	-
28	4.4	Gas pipelines	0	0	0	0	-
28	4.5	Sites determined as Contaminated Land	0	0	0	0	-



28	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
29	4.7	Regulated explosive sites	0	0	0	0	-
29	4.8	Hazardous substance storage/usage	0	0	0	0	-
29	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
29	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
29	4.11	<u>Licensed pollutant release (Part A(2)/B)</u>	0	0	0	7	-
30	4.12	Radioactive Substance Authorisations	0	0	0	0	-
31	4.13	<u>Licensed Discharges to controlled waters</u>	0	0	1	0	-
31	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
31	4.15	Pollutant release to public sewer	0	0	0	0	-
31	4.16	List 1 Dangerous Substances	0	0	0	0	-
32	4.17	List 2 Dangerous Substances	0	0	0	0	-
32	4.18	<u>Pollution Incidents (EA/NRW)</u>	0	0	0	3	-
32	4.19	Pollution inventory substances	0	0	0	0	-
33	4.20	Pollution inventory waste transfers	0	0	0	0	-
33	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
34	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
36	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
38	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
39	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
39	5.5	Groundwater vulnerability- local information	None (within 0m)				
40	5.6	<u>Groundwater abstractions</u>	0	0	0	0	9
43	5.7	Surface water abstractions	0	0	0	0	0
43	5.8	Potable abstractions	0	0	0	0	0
43	5.9	<u>Source Protection Zones</u>	1	0	0	0	-
44	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
45	6.1	Water Network (OS MasterMap)	0	0	0	-	-



45	6.2	Surface water features	0	0	0	-	-
46	6.3	<u>WFD Surface water body catchments</u>	1	-	-	-	-
46	6.4	<u>WFD Surface water bodies</u>	0	0	0	-	-
47	6.5	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
48	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
48	7.2	Historical Flood Events	0	0	0	-	-
48	7.3	Flood Defences	0	0	0	-	-
49	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
49	7.5	Flood Storage Areas	0	0	0	-	-
50	7.6	Flood Zone 2	None (within 50m)				
50	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
51	8.1	<u>Surface water flooding</u>	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding					
53	9.1	<u>Groundwater flooding</u>	Moderate-High (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
54	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
54	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
54	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
54	10.4	Special Protection Areas (SPA)	0	0	0	0	0
55	10.5	National Nature Reserves (NNR)	0	0	0	0	0
55	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
55	10.7	Designated Ancient Woodland	0	0	0	0	0
55	10.8	Biosphere Reserves	0	0	0	0	0
56	10.9	Forest Parks	0	0	0	0	0
56	10.10	Marine Conservation Zones	0	0	0	0	0
56	10.11	Green Belt	0	0	0	0	0
56	10.12	Proposed Ramsar sites	0	0	0	0	0



56	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
57	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
57	10.15	Nitrate Sensitive Areas	0	0	0	0	0
57	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
58	10.17	<u>SSSI Impact Risk Zones</u>	1	-	-	-	-
59	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
60	11.1	World Heritage Sites	0	0	0	-	-
61	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
61	11.3	National Parks	0	0	0	-	-
61	11.4	<u>Listed Buildings</u>	0	0	2	-	-
62	11.5	<u>Conservation Areas</u>	0	0	1	-	-
62	11.6	Scheduled Ancient Monuments	0	0	0	-	-
62	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
63	12.1	<u>Agricultural Land Classification</u>	Urban (within 250m)				
64	12.2	Open Access Land	0	0	0	-	-
64	12.3	Tree Felling Licences	0	0	0	-	-
64	12.4	Environmental Stewardship Schemes	0	0	0	-	-
64	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
65	13.1	Priority Habitat Inventory	0	0	0	-	-
65	13.2	Habitat Networks	0	0	0	-	-
65	13.3	Open Mosaic Habitat	0	0	0	-	-
65	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
66	14.1	<u>10k Availability</u>	Identified (within 500m)				
68	14.2	<u>Artificial and made ground (10k)</u>	0	0	0	3	-
69	14.3	<u>Superficial geology (10k)</u>	1	0	2	2	-

70	14.4	Landslip (10k)	0	0	0	0	-
71	14.5	<u>Bedrock geology (10k)</u>	1	0	2	3	-
72	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
73	15.1	<u>50k Availability</u>	Identified (within 500m)				
74	15.2	Artificial and made ground (50k)	0	0	0	0	-
74	15.3	Artificial ground permeability (50k)	0	0	-	-	-
75	15.4	<u>Superficial geology (50k)</u>	1	0	0	1	-
76	15.5	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
76	15.6	Landslip (50k)	0	0	0	0	-
76	15.7	Landslip permeability (50k)	None (within 50m)				
77	15.8	<u>Bedrock geology (50k)</u>	1	0	0	2	-
78	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
78	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
79	16.1	<u>BGS Boreholes</u>	0	0	19	-	-
Page	Section	Natural ground subsidence					
81	17.1	<u>Shrink swell clays</u>	Very low (within 50m)				
82	17.2	<u>Running sands</u>	Very low (within 50m)				
83	17.3	<u>Compressible deposits</u>	Negligible (within 50m)				
84	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
85	17.5	<u>Landslides</u>	Very low (within 50m)				
86	17.6	<u>Ground dissolution of soluble rocks</u>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
87	18.1	Natural cavities	0	0	0	0	-
88	18.2	BritPits	0	0	0	0	-
88	18.3	<u>Surface ground workings</u>	0	0	1	-	-
88	18.4	Underground workings	0	0	0	0	0
88	18.5	Historical Mineral Planning Areas	0	0	0	0	-



89	18.6	Non-coal mining	0	0	0	0	0
89	18.7	Mining cavities	0	0	0	0	0
89	18.8	<u>JPB mining areas</u>	Identified (within 0m)				
89	18.9	<u>Coal mining</u>	Identified (within 0m)				
90	18.10	Brine areas	None (within 0m)				
90	18.11	Gypsum areas	None (within 0m)				
90	18.12	Tin mining	None (within 0m)				
90	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
91	19.1	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
92	20.1	<u>BGS Estimated Background Soil Chemistry</u>	1	0	-	-	-
92	20.2	<u>BGS Estimated Urban Soil Chemistry</u>	2	4	-	-	-
93	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
94	21.1	Underground railways (London)	0	0	0	-	-
94	21.2	Underground railways (Non-London)	0	0	0	-	-
94	21.3	Railway tunnels	0	0	0	-	-
94	21.4	Historical railway and tunnel features	0	0	0	-	-
94	21.5	Royal Mail tunnels	0	0	0	-	-
95	21.6	Historical railways	0	0	0	-	-
95	21.7	Railways	0	0	0	-	-
95	21.8	Crossrail 1	0	0	0	0	-
95	21.9	Crossrail 2	0	0	0	0	-
95	21.10	HS2	0	0	0	0	-

Recent aerial photograph



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Capture Date: 22/04/2019

Site Area: 0.11ha



Recent site history - 2015 aerial photograph



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Capture Date: 11/06/2015

Site Area: 0.11ha



Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 0.11ha



Recent site history - 2000 aerial photograph



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Capture Date: 19/06/2000

Site Area: 0.11ha



OS MasterMap site plan



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Site Area: 0.11ha



1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

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1.1 Historical industrial land uses

Records within 500m

26

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
A	65m SE	Electric Substation	1915	834482



ID	Location	Land use	Dates present	Group ID
A	72m SE	Electricity Substation	1923	837774
B	95m S	Police Station	1968	941224
B	114m S	Police Station	1890	982791
C	199m SW	Unspecified Works	1923	944679
C	203m SW	Unspecified Works	1915	903089
E	228m NW	Laundry	1923	945072
E	232m NW	Laundry	1915	898301
E	232m NW	Laundry	1934 - 1938	913000
3	263m SW	Fire Station	1890	793998
G	275m SW	Slaughter Houses	1916	871638
G	275m SW	Slaughter House	1923	901529
G	275m SW	Slaughter House	1905	908627
G	280m SW	Slaughter Houses	1892	977312
H	286m NW	Unspecified Factory	1915 - 1923	966705
H	287m N	Unspecified Commercial/Industrial	1934	796894
I	305m SE	Garage	1974	870236
I	305m SE	Garage	1983	990406
H	339m N	Depository	1923	797964
L	429m N	Unspecified Works	1985 - 1991	913859
L	445m N	Quilt Works	1934 - 1938	903276
L	448m N	Unspecified Works	1978	844768
L	448m N	Unspecified Works	1968	922782
5	454m W	Unspecified Works	1915 - 1923	932469
M	480m N	Infirmery	1978	923267
M	480m N	Infirmery	1985 - 1994	924246

This data is sourced from Ordnance Survey / Groundsure.



1.2 Historical tanks

Records within 500m

2

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
2	203m W	Tanks	1950 - 1951	132104
4	307m NE	Unspecified Tank	1893	115794

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

10

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
A	63m SE	Electricity Substation	1950	62144
A	63m SE	Electricity Substation	1950	72939
A	71m SE	Electricity Substation	1922	77168
A	78m SE	Electricity Substation	1908	62143
A	79m SE	Electricity Substation	1983	71456
A	80m SE	Electricity Substation	1994	83004
F	237m NE	Electricity Substation	1983 - 1994	80218
F	241m NE	Electricity Substation	1983	78251
J	348m NW	Electricity Substation	1994	62146



ID	Location	Land use	Dates present	Group ID
J	362m NW	Electricity Substation	1994	62145

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0
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Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	21
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Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
1	138m N	Garage	1991	22885
D	215m N	Garage	1991	23943
I	290m SE	Garage	1994	21162
I	290m SE	Garage	1980 - 1983	25774
I	291m SE	Garage	1983	24109
I	291m SE	Garage	1956 - 1966	26245
I	292m SE	Garage	1992	21193
I	301m SE	Garage	1983	24108
D	327m N	Garage	1986 - 1993	24309
D	327m N	Garage	1970	23123



ID	Location	Land use	Dates present	Group ID
D	327m N	Garage	1991	24608
K	410m NW	Garage	1949 - 1951	25684
K	412m NW	Garage	1951	20799
L	442m N	Motor Repair Works	1933	20732
L	448m N	Garage	1986 - 1991	25010
L	448m N	Motor Repair Works	1950	22993
L	448m N	Motor Repair Works	1950 - 1970	25458
L	449m N	Garage	1993	23678
L	461m N	Garage	1993	21659
L	486m N	Garage	1986 - 1991	24354
L	486m N	Motor Repair Works	1950 - 1970	25959

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.



2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

2.1 Historical industrial land uses

Records within 500m

33

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
A	65m SE	Electric Substation	1915	834482
A	72m SE	Electricity Substation	1923	837774
B	95m S	Police Station	1968	941224

ID	Location	Land Use	Date	Group ID
B	114m S	Police Station	1890	982791
C	199m SW	Unspecified Works	1923	944679
C	203m SW	Unspecified Works	1915	903089
F	228m NW	Laundry	1923	945072
F	232m NW	Laundry	1938	913000
F	232m NW	Laundry	1934	913000
F	232m NW	Laundry	1915	898301
2	263m SW	Fire Station	1890	793998
H	275m SW	Slaughter Houses	1916	871638
H	275m SW	Slaughter House	1905	908627
H	275m SW	Slaughter House	1923	901529
H	280m SW	Slaughter Houses	1892	977312
I	286m NW	Unspecified Factory	1923	966705
I	287m N	Unspecified Commercial/Industrial	1934	796894
J	305m SE	Garage	1974	870236
J	305m SE	Garage	1983	990406
I	312m NW	Unspecified Factory	1915	966705
I	339m N	Depository	1923	797964
L	429m N	Unspecified Works	1985	913859
L	429m N	Unspecified Works	1991	913859
L	445m N	Quilt Works	1938	903276
L	445m N	Quilt Works	1934	903276
L	448m N	Unspecified Works	1978	844768
L	448m N	Unspecified Works	1968	922782
M	454m W	Unspecified Works	1923	932469
M	457m W	Unspecified Works	1915	932469
N	480m N	Infirmary	1988	924246
N	480m N	Infirmary	1978	923267



ID	Location	Land Use	Date	Group ID
N	480m N	Infirmary	1985	924246
N	480m N	Infirmary	1994	924246

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

4

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
D	203m W	Tanks	1950	132104
D	203m W	Tanks	1951	132104
D	203m W	Tanks	1951	132104
3	307m NE	Unspecified Tank	1893	115794

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

11

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
A	63m SE	Electricity Substation	1950	62144
A	63m SE	Electricity Substation	1950	72939
A	71m SE	Electricity Substation	1922	77168
A	78m SE	Electricity Substation	1908	62143
A	79m SE	Electricity Substation	1983	71456



ID	Location	Land Use	Date	Group ID
A	80m SE	Electricity Substation	1994	83004
G	237m NE	Electricity Substation	1983	80218
G	237m NE	Electricity Substation	1994	80218
G	241m NE	Electricity Substation	1983	78251
I	348m NW	Electricity Substation	1994	62146
I	362m NW	Electricity Substation	1994	62145

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

32

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
1	138m N	Garage	1991	22885
E	215m N	Garage	1991	23943
J	290m SE	Garage	1994	21162
J	290m SE	Garage	1980	25774
J	290m SE	Garage	1983	25774
J	291m SE	Garage	1983	24109
J	291m SE	Garage	1966	26245



ID	Location	Land Use	Date	Group ID
J	291m SE	Garage	1956	26245
J	292m SE	Garage	1956	26245
J	292m SE	Garage	1992	21193
J	301m SE	Garage	1983	24108
E	327m N	Garage	1993	24309
E	327m N	Garage	1991	24608
E	327m N	Garage	1991	24608
E	327m N	Garage	1970	23123
E	327m N	Garage	1986	24309
K	410m NW	Garage	1951	25684
K	410m NW	Garage	1949	25684
K	412m NW	Garage	1951	20799
L	442m N	Motor Repair Works	1933	20732
L	448m N	Garage	1986	25010
L	448m N	Garage	1991	25010
L	448m N	Garage	1991	25010
L	448m N	Motor Repair Works	1950	22993
L	448m N	Motor Repair Works	1950	25458
L	448m N	Motor Repair Works	1970	25458
L	449m N	Garage	1993	23678
L	461m N	Garage	1993	21659
L	486m N	Garage	1986	24354
L	486m N	Garage	1991	24354
L	486m N	Garage	1991	24354
L	486m N	Motor Repair Works	1970	25959

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m

0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m

0

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m

0

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m

6

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 23**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	186m SE	253, wilmslow road, manchester, M14 5LW	WEX242188	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

ID	Location	Site	Reference	Category	Sub-Category	Description
2	331m SW	Heald Place Primary School Heald Place M14 7GG	EPR/JH0019QX /A001	Using waste exemption	Non- Agricultura l Waste Only	Use of waste in construction
A	411m N	Victoria Park Campus, Oxford Place, Manchester, M14 5RR	WEX167801	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	411m N	Victoria Park Campus, Oxford Place, Manchester, M14 5RR	WEX167915	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	411m N	Victoria Park Campus, Oxford Place, Manchester, M14 5RR	WEX006501	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	411m N	Victoria Park, Oxford Place, Manchester, M14 5RR	WEX006663	Storing waste exemption	Not on a farm	Storage of waste in a secure place

This data is sourced from the Environment Agency and Natural Resources Wales.



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- ◆ Licensed pollutant release (Part A(2)/B)
- ◆ Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

13

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 26**

ID	Location	Company	Address	Activity	Category
1	31m SE	Pan Rhythm	102a, Wilmslow Road, Manchester, Greater Manchester, M14 5AJ	Radar and Telecommunications Equipment	Industrial Products
2	31m NE	Eastern Gold	161, Wilmslow Road, Manchester, Greater Manchester, M14 5AP	Jewellery, Gems, Clocks and Watches	Consumer Products



ID	Location	Company	Address	Activity	Category
A	83m N	Works	Greater Manchester, M14	Unspecified Works Or Factories	Industrial Features
3	83m SE	Electricity Sub Station	Greater Manchester, M14	Electrical Features	Infrastructure and Facilities
A	123m N	Works	Greater Manchester, M14	Unspecified Works Or Factories	Industrial Features
B	183m N	Kashmir Poultry Ltd	Unit 5, Dagenham Road Industrial Estate, Manchester, Greater Manchester, M14 5ED	Fish, Meat and Poultry Products	Foodstuffs
C	192m SE	Eggfree Cake Box	231-233, Wilmslow Road, Manchester, Greater Manchester, M14 5LW	Baking and Confectionery	Foodstuffs
C	221m SE	Baloche MOT Centre	Dickenson Road, Longsight, Manchester, Greater Manchester, M13 0YN	Vehicle Repair, Testing and Servicing	Repair and Servicing
B	222m N	Industrial Estate	Greater Manchester, M14	Business Parks and Industrial Estates	Industrial Features
C	224m SE	Sylhet Travel Services	249-251, Wilmslow Road, Manchester, Greater Manchester, M14 5LW	Airlines and Airline Services	Transport, Storage and Delivery
4	228m SE	Charles Wilson Auto Engineers	160-164, Wilmslow Road, Manchester, Greater Manchester, M14 5LQ	Vehicle Breakdown and Recovery Services	Personal, Consumer and Other Services
B	228m N	Electricity Sub Station	Greater Manchester, M14	Electrical Features	Infrastructure and Facilities
5	244m NE	Electricity Sub Station	Greater Manchester, M14	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

3

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 26**

ID	Location	Company	Address	LPG	Status
D	302m N	SHELL	10, Wilmslow Road, Rusholme, Manchester, Greater Manchester, M14 5TQ	No	Open
E	360m N	OBSOLETE	25-33, Wilmslow Road, Rusholme, Manchester, Greater Manchester, M14 5TB	Not Applicable	Obsolete



ID	Location	Company	Address	LPG	Status
10	492m SE	OBSOLETE	261-263, Wilmslow Road, Rusholme, Manchester, Greater Manchester, M14 5LN	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0
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High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0
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High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0
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Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0
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Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m

0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m

7

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on **page 26**

ID	Location	Address	Details	
6	306m SE	Wilmslow Serv Stn, Wilmslow Rd, M14 5NL	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
D	309m NW	Moss Side Service Station, Wilmslow Road, Rusholme, M14 5AQ	Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
D	312m NW	Total Convenience Store (Rusholme), 25-33 Wilmslow Road, Rusholme, M14 5AQ	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
E	349m N	Rusholme Serv Stn, Wilmslow Rd, M14 5TB	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
7	360m NW	Save, Moss Lane East, M14 4PA	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
8	446m N	Green Bros Ltd, Condor Wks, Rusholme Place, M14 5GB	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
9	478m N	Manchester Garages Ltd, Oxford Road, Rusholme, M13 0JD	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.



4.13 Licensed Discharges to controlled waters

Records within 500m

1

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on **page 26**

ID	Location	Address	Details	
A	145m N	WALMER ST/WILMSLOW RD, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0382 Permit Version: 1 Receiving Water: -	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 List 1 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 2 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 Pollution Incidents (EA/NRW)

Records within 500m

3

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on **page 26**

ID	Location	Details	
F	396m E	Incident Date: 12/04/2002 Incident Identification: 71126 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
F	416m E	Incident Date: 05/04/2002 Incident Identification: 69238 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
F	416m E	Incident Date: 05/04/2002 Incident Identification: 69238 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution inventory substances

Records within 500m

0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



4.20 Pollution inventory waste transfers

Records within 500m

0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.21 Pollution inventory radioactive waste

Records within 500m

0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



5 Hydrogeology - Superficial aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

5.1 Superficial aquifer

Records within 500m

4

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 34**

ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	159m W	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

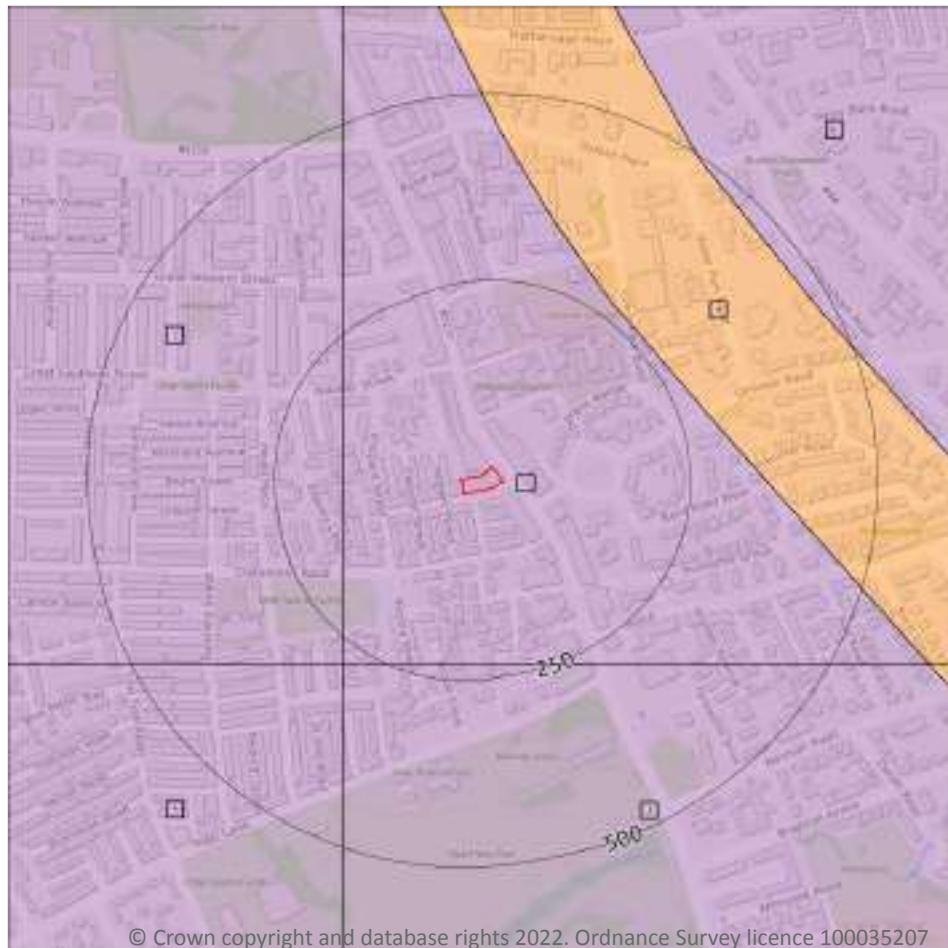


ID	Location	Designation	Description
3	228m S	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
4	280m SW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

5.2 Bedrock aquifer

Records within 500m

6

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 36**

ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	159m W	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

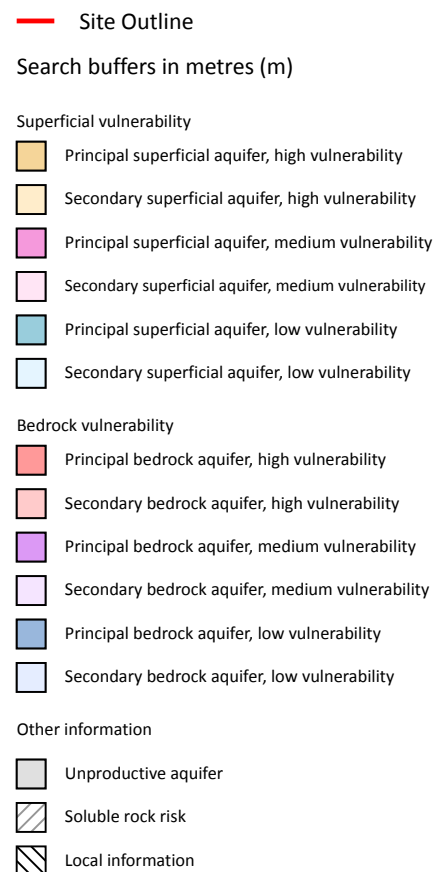


ID	Location	Designation	Description
3	228m S	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
4	265m NE	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
5	280m SW	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
6	473m NE	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

1

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on **page 38**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300- 550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

5.5 Groundwater vulnerability- local information

Records on site

0

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk.

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m

9

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 40**

ID	Location	Details	
-	1417m NW	Status: Historical Licence No: 2569007007 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER" Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/08/1995 Version End Date: -
-	1417m NW	Status: Historical Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER" Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/08/1995 Version End Date: -
-	1417m NW	Status: Historical Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/12/2003 Version End Date: -
-	1417m NW	Status: Historical Licence No: 2569007007 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/12/2003 Version End Date: -



ID	Location	Details	
-	1417m NW	Status: Historical Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383900 Northing: 395900	Annual Volume (m ³): 227000 Max Daily Volume (m ³): 900 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 23/11/2009 Version End Date: -
-	1417m NW	Status: Historical Licence No: 2569007007 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383900 Northing: 395900	Annual Volume (m ³): 227000 Max Daily Volume (m ³): 900 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 23/11/2009 Version End Date: -
-	1452m NW	Status: Active Licence No: 2569007007 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383865 Northing: 395909	Annual Volume (m ³): 227,000 Max Daily Volume (m ³): 900 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 08/05/2014 Version End Date: -
-	1452m NW	Status: Active Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383865 Northing: 395909	Annual Volume (m ³): 227,000 Max Daily Volume (m ³): 900 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 08/05/2014 Version End Date: -

ID	Location	Details	
-	1571m N	Status: Historical Licence No: NW/069/0004/005 Details: Heat Pump Direct Source: Ground Water - North West Region Point: AREA OF ABSTRACTION - LOWER CARBONIFEROUS LIMESTONE Data Type: Poly4 Name: G T Energy UK Limited Easting: 385729 Northing: 396778	Annual Volume (m ³): 2,049,840 Max Daily Volume (m ³): 8640 Original Application No: - Original Start Date: 17/01/2013 Expiry Date: 16/01/2037 Issue No: 2 Version Start Date: 11/06/2013 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.7 Surface water abstractions

Records within 2000m	0
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Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m	0
-----------------------------	----------

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m	1
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Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination. Features are displayed on the Abstractions and Source Protection Zones map on **page 40**

ID	Location	Type	Description
1	On site	3	Total catchment

This data is sourced from the Environment Agency and Natural Resources Wales.



5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ... WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

0

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on **page 45**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Irwell / Manchester Ship Canal (Irk to confluence with Upper Mers	GB112069061452	Croal Irwell	Irwell

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified

1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on **page 45**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	3402m NW	River	Irwell / Manchester Ship Canal (Irk to confluence with Upper Mers	GB112069061452	Moderate	Fail	Moderate	2019

This data is sourced from the Environment Agency and Natural Resources Wales.



6.5 WFD Groundwater bodies

Records on site

1

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 45**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	On site	Manchester and East Cheshire Permo-Triassic Sandstone Aquifers	<u>GB41201G101100</u>	Poor	Poor	Poor	2019

This data is sourced from the Environment Agency and Natural Resources Wales.



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m

0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m

0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.4 Areas Benefiting from Flood Defences

Records within 250m

0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.5 Flood Storage Areas

Records within 250m

0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.7 Flood Zone 3

Records within 50m

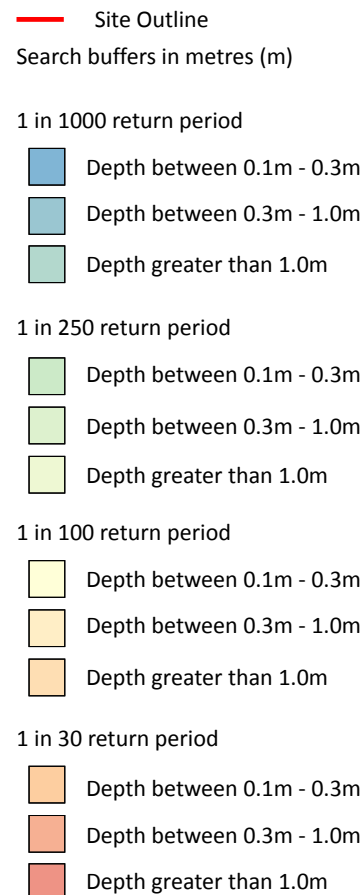
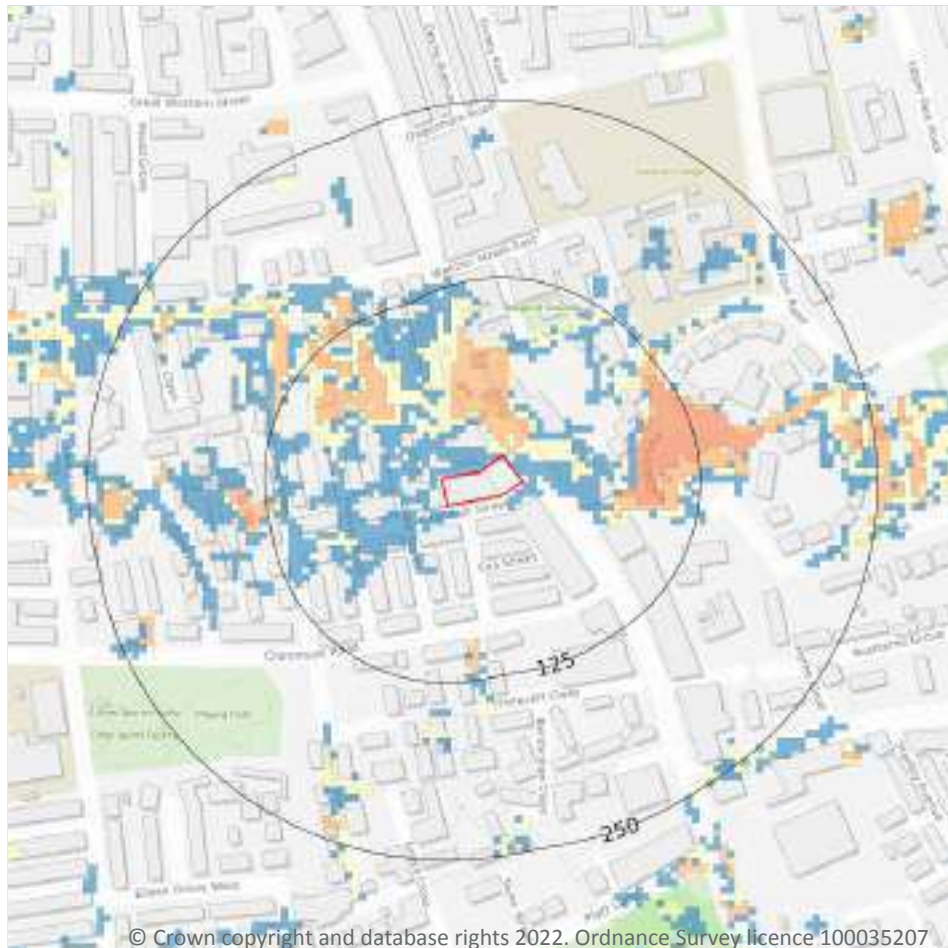
0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

1 in 1000 year, 0.1m - 0.3m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on **page 51**

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Between 0.1m and 0.3m
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

Highest risk on site

Moderate-High

Highest risk within 50m

Moderate-High

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on **page 53**

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m

0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.5 National Nature Reserves (NNR)

Records within 2000m

0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m

0

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m**0**

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m**0**

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m**0**

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m**0**

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

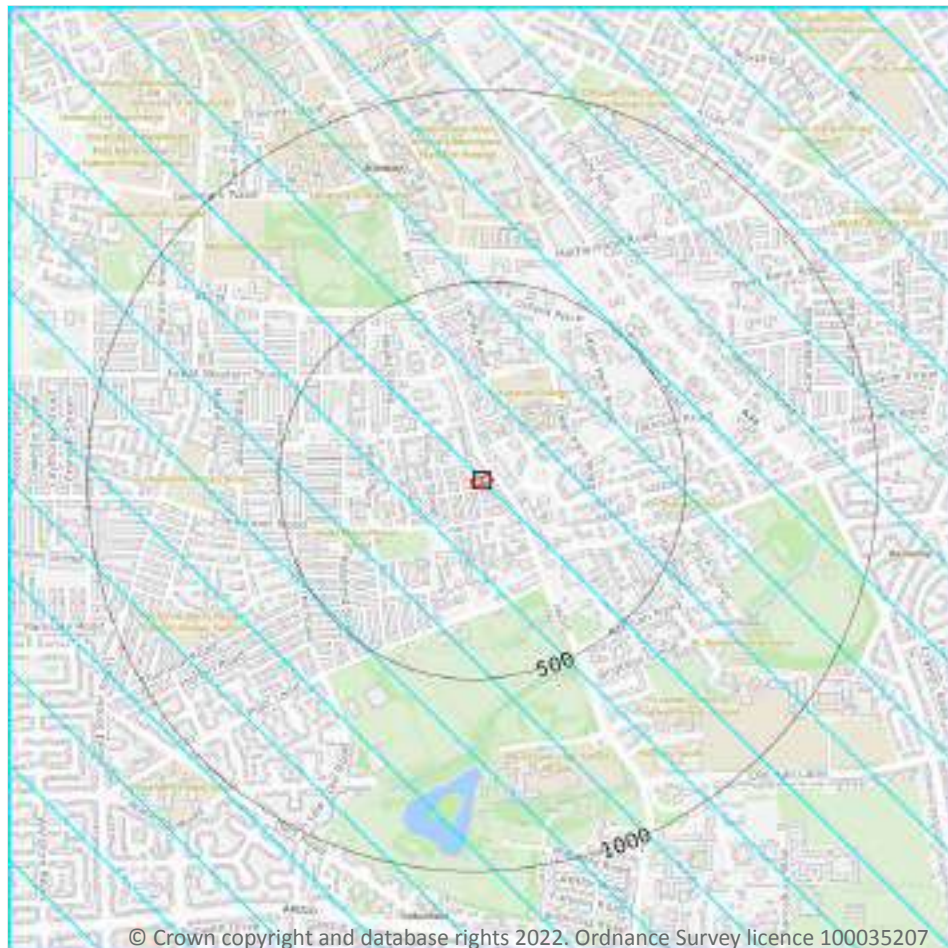
Records within 2000m

0

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

This data is sourced from Natural England and Natural Resources Wales.

SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on **page 58**

ID	Location	Type of developments requiring consultation
1	On site	Air pollution - Livestock & poultry units with floorspace > 500m ² , slurry lagoons & digestate stores > 4000m ² . Combustion - General combustion processes >50mw energy input. incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

0

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

This data is sourced from Natural England and Natural Resources Wales.



11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m

2

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on **page 60**

ID	Location	Name	Grade	Reference Number	Listed date
2	134m SE	Victoria Park Hotel, Rusholme, Manchester, M14	II	1271228	03/10/1974
3	225m NE	Xaverian College, Part Of, And Attached Archway, Rusholme, Manchester, M14	II	1197923	03/10/1974

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



11.5 Conservation Areas

Records within 250m

1

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

Features are displayed on the Visual and cultural designations map on **page 60**

ID	Location	Name	District	Date of designation
1	52m NE	Victoria Park	Manchester	01/03/1972

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m

0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.7 Registered Parks and Gardens

Records within 250m

0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

1

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on **page 63**

ID	Location	Classification	Description
1	On site	Urban	-

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m

0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m

0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m

0

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

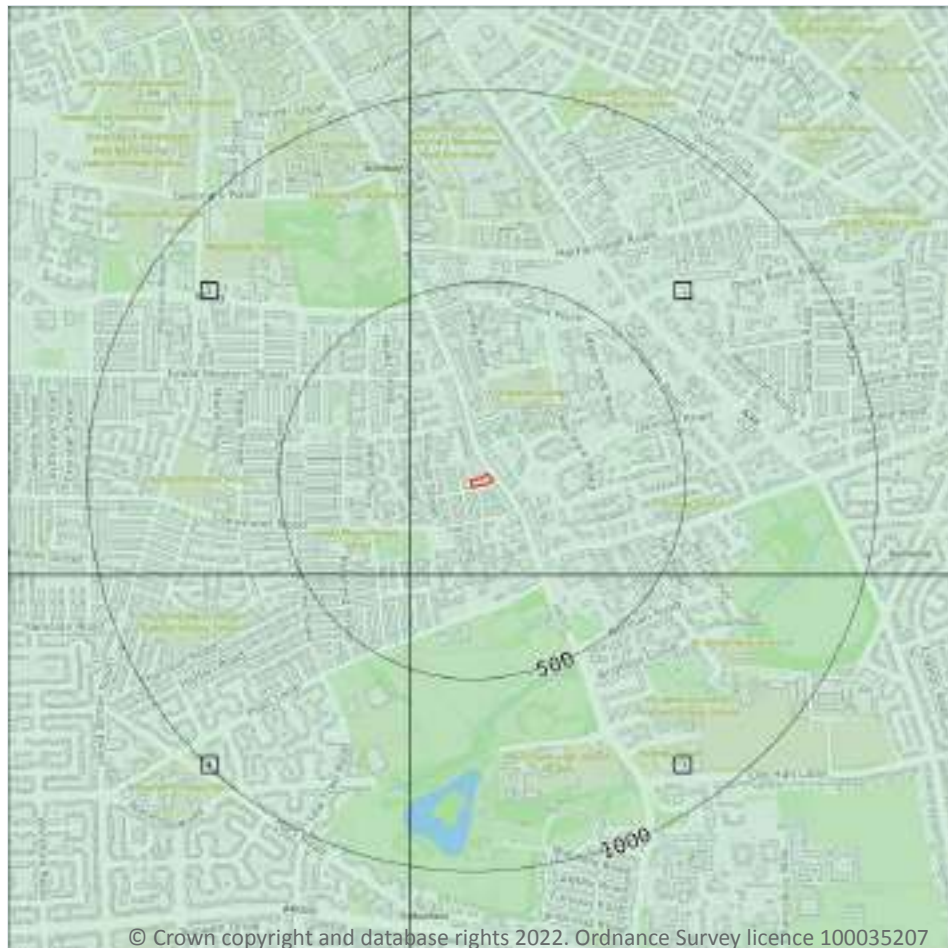
0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

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14.1 10k Availability

Records within 500m

4

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 66**

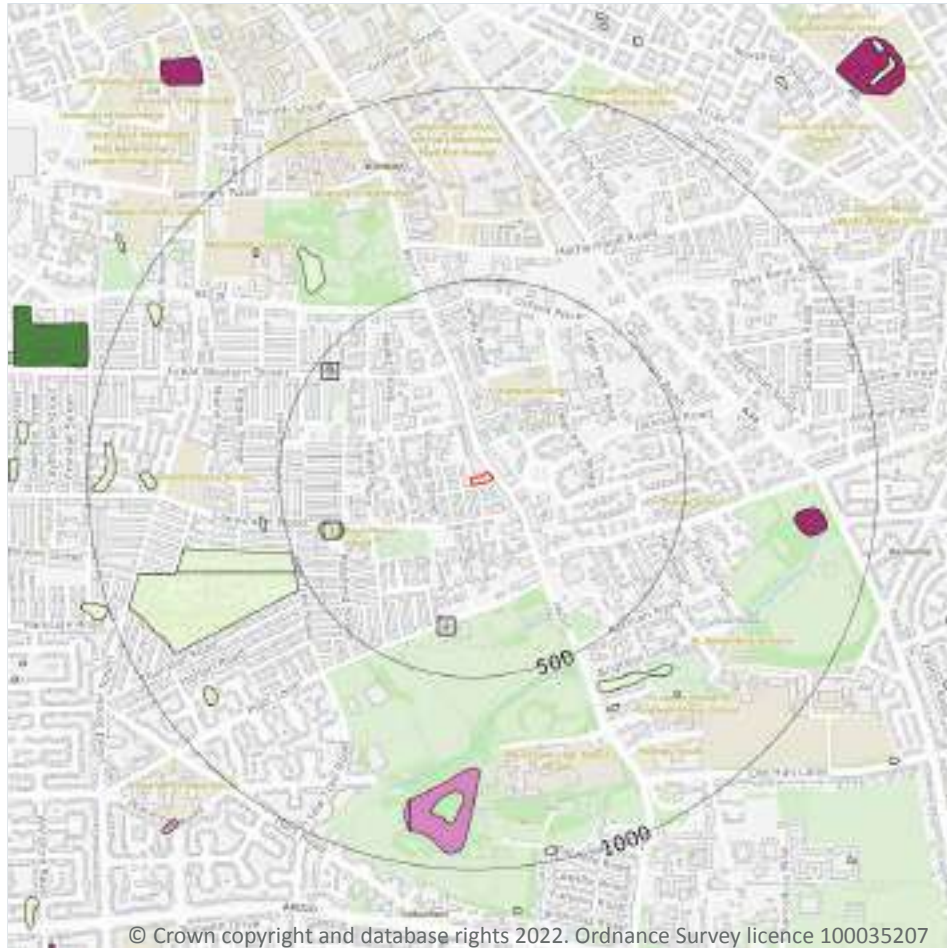
ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SJ89NE
2	159m W	Full	Full	Full	No coverage	SJ89NW
3	228m S	Full	Full	Full	No coverage	SJ89SE
4	280m SW	Full	Full	Full	No coverage	SJ89SW



This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Artificial and made ground



— Site Outline
Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

3

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

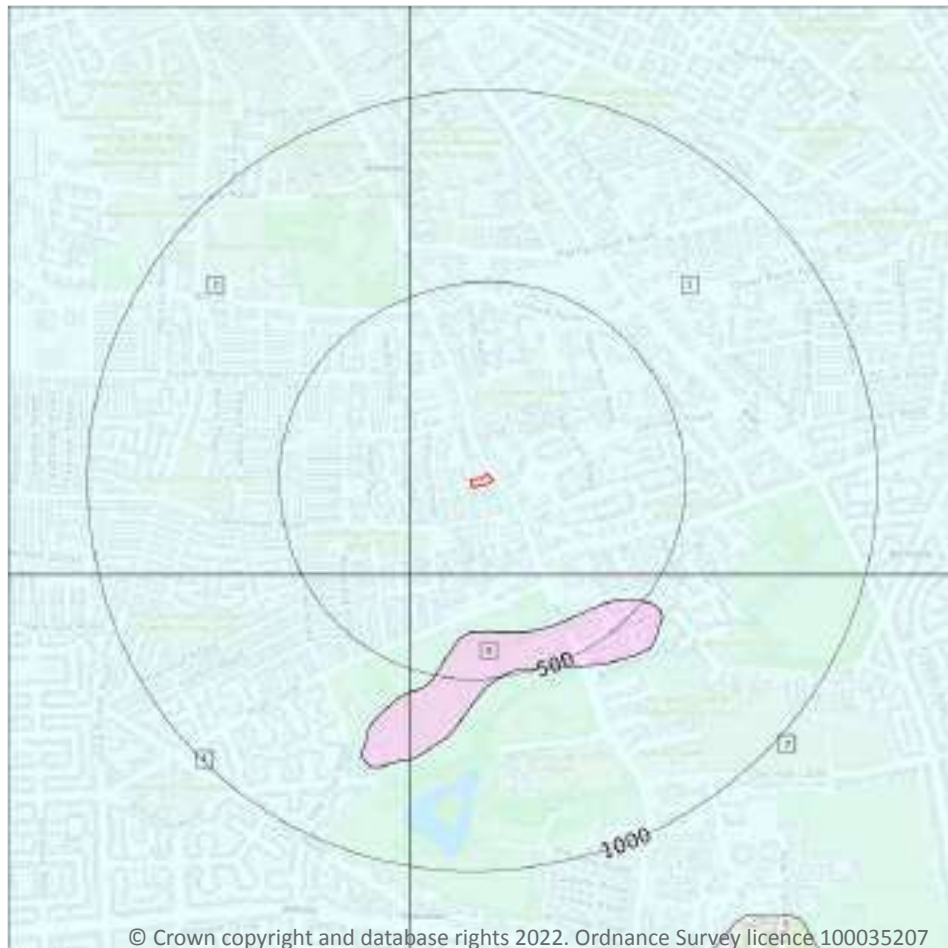
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 68**

ID	Location	LEX Code	Description	Rock description
1	353m W	WMGR-ARTDP	Infilled Ground	Artificial Deposit
2	364m S	WMGR-ARTDP	Infilled Ground	Artificial Deposit
3	450m NW	WMGR-ARTDP	Infilled Ground	Artificial Deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

5

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 69**

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
2	159m W	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
3	228m S	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton



ID	Location	LEX Code	Description	Rock description
4	280m SW	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
5	376m S	GFICD-XSV	Glaciofluvial Ice Contact Deposits, Devensian - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

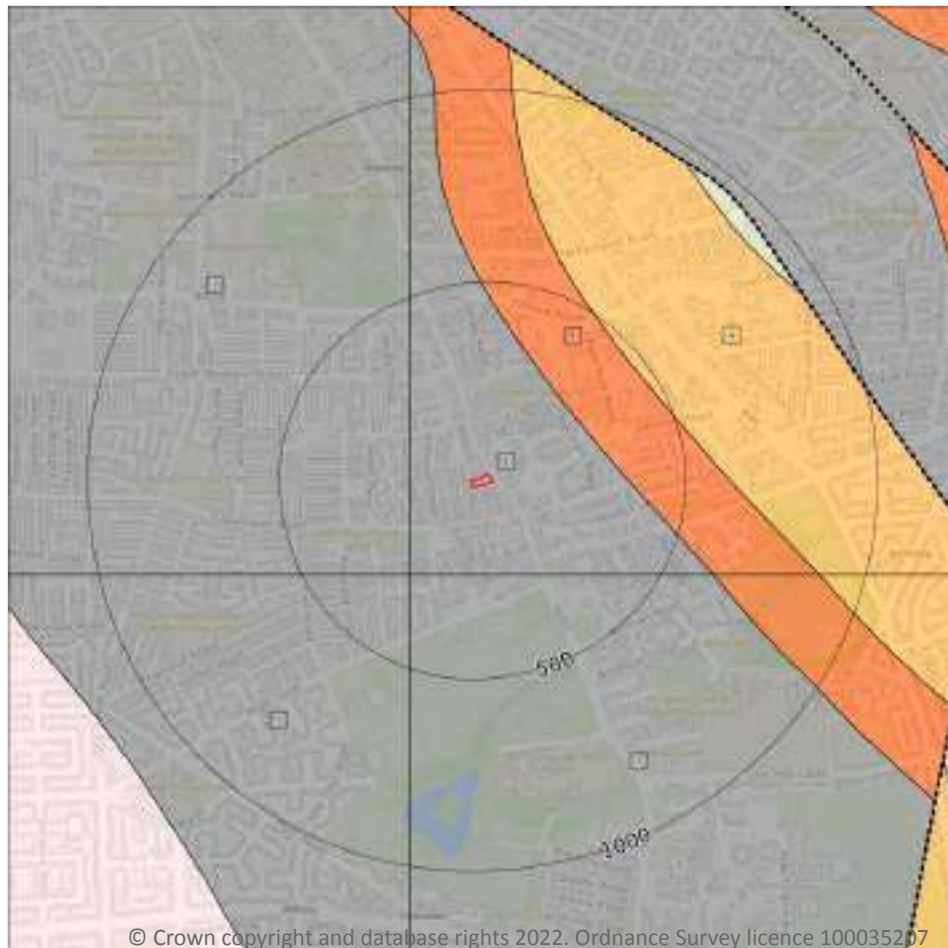
0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

6

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 71**

ID	Location	LEX Code	Description	Rock age
1	On site	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
2	159m W	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
3	228m S	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch

ID	Location	LEX Code	Description	Rock age
4	270m NE	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]
5	280m SW	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
6	469m NE	CS-SDST	Collyhurst Sandstone Formation - Sandstone	Cisuralian Epoch

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

0

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

☐ Geological map tile

15.1 50k Availability

Records within 500m

1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 73**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	No coverage	EW085_manchester_v4

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Artificial and made ground

15.2 Artificial and made ground (50k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

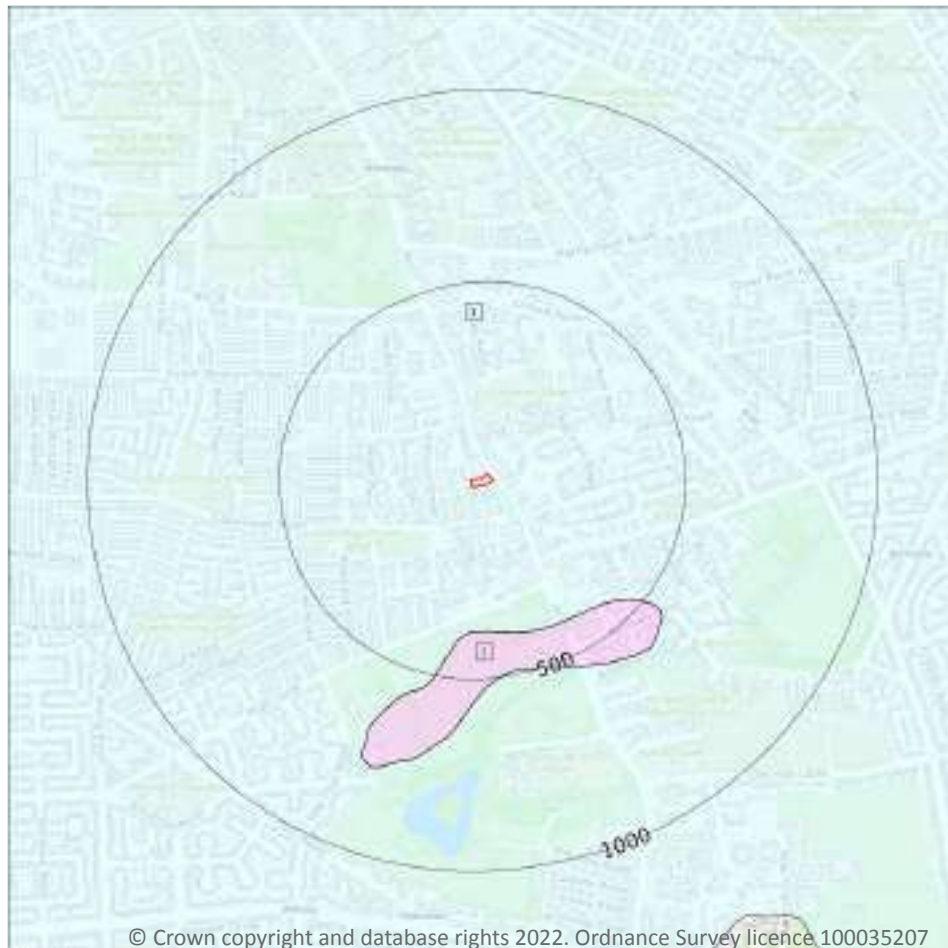
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



— Site Outline

Search buffers in metres (m)

Landslip (50k)

Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

2

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 75**

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON
2	376m S	GFICD-XSV	GLACIOFLUVIAL ICE CONTACT DEPOSITS, DEVENSIAN	SAND AND GRAVEL

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m**1**

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	High	Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m**0**

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

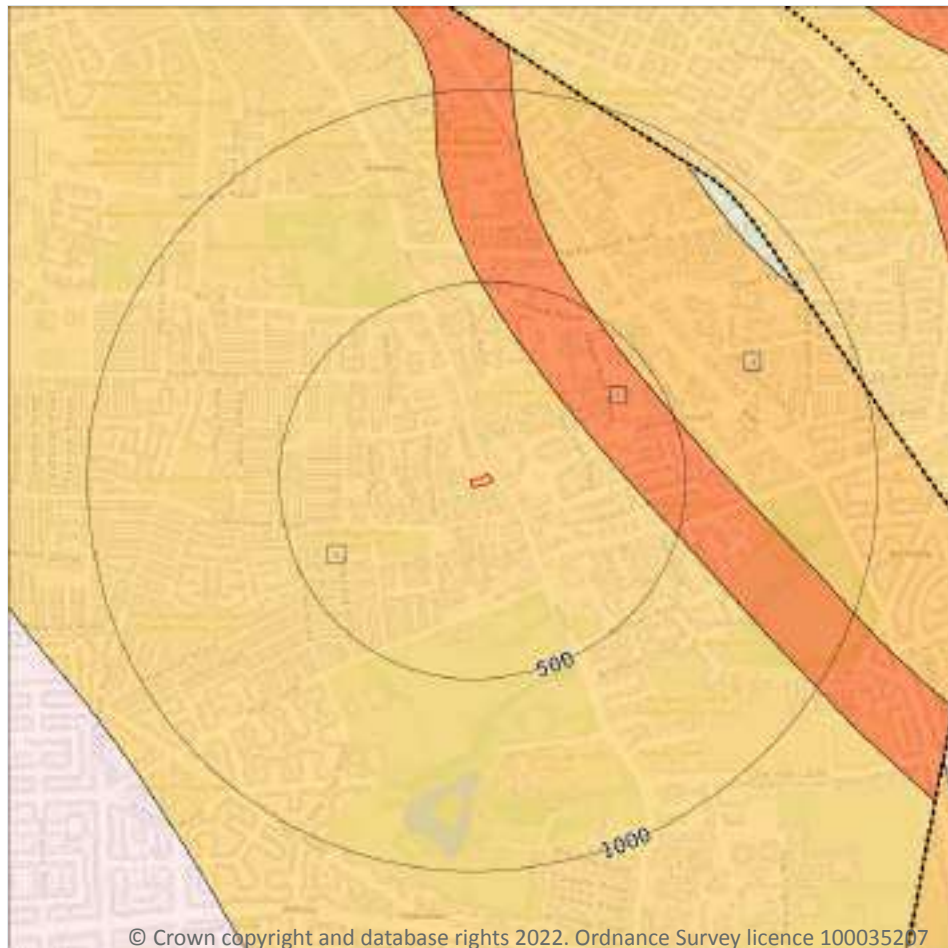
Records within 50m**0**

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

3

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 77**

ID	Location	LEX Code	Description	Rock age
1	On site	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN
2	270m NE	MM-MDST	MANCHESTER MARLS FORMATION - MUDSTONE	-
3	469m NE	CS-SDST	COLLYHURST SANDSTONE FORMATION - SANDSTONE	-

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m**1**

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	High	Moderate

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

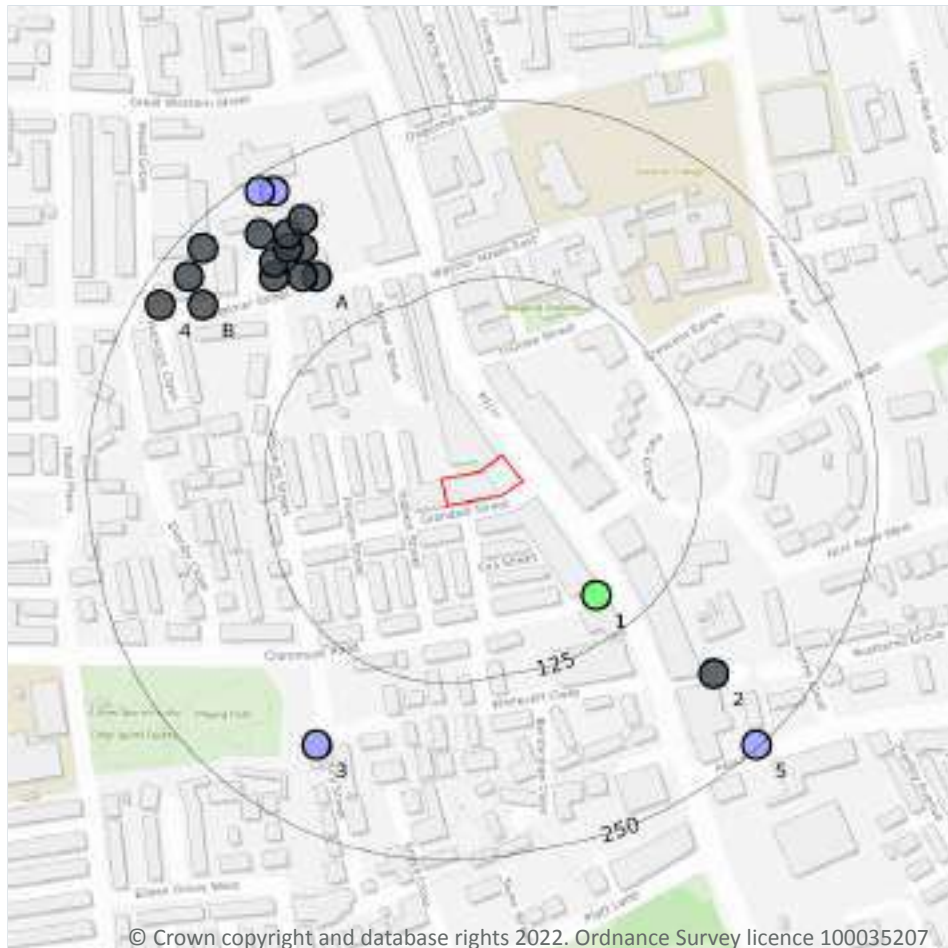
Records within 500m**0**

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m

19

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on **page 79**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	95m SE	385267 395165	MANCHESTER CORP. WILNSLOW ROAD	12.5	N	936440
A	168m NW	385070 395390	WALMER STREET MANCHESTER TPG	-	Y	N/A
A	173m NW	385060 395390	WALMER STREET MANCHESTER 2	-	Y	N/A

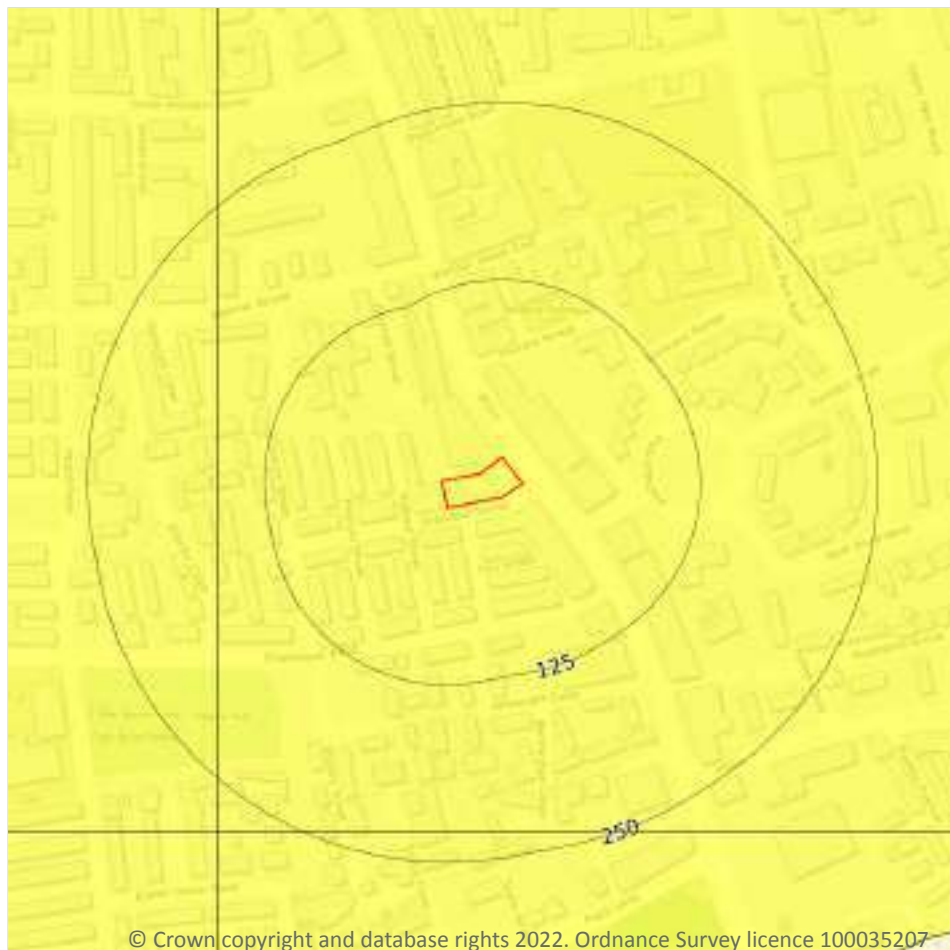


ID	Location	Grid reference	Name	Length	Confidential	Web link
A	185m NW	385040 395390	WALMER STREET MANCHESTER TPF	-	Y	N/A
A	190m NW	385060 395410	WALMER STREET MANCHESTER TPE	-	Y	N/A
2	191m SE	385350 395110	RUSHOLME GROVE 1	-	Y	N/A
3	192m SW	385070 395060	PLATT LANE CATCHMENT 9	5.0	N	937258
A	193m NW	385040 395400	WALMER STREET MANCHESTER TPC	-	Y	N/A
A	195m NW	385050 395410	WALMER STREET MANCHESTER TPD	-	Y	N/A
A	204m NW	385050 395420	WALMER STREET MANCHESTER 1	-	Y	N/A
A	207m NW	385060 395430	WALMER STREET MANCHESTER TPB	-	Y	N/A
B	208m NW	384990 395370	WALMER STREET MOSS SIDE 11	-	Y	N/A
A	215m NW	385030 395420	WALMER STREET MANCHESTER TPA	-	Y	N/A
B	228m NW	384980 395390	WALMER STREET MOSS SIDE 9	-	Y	N/A
4	233m NW	384960 395370	WALMER STREET MOSS SIDE 10	-	Y	N/A
B	234m NW	384990 395410	WALMER STREET MOSS SIDE 8	-	Y	N/A
C	235m NW	385040 395450	WALMER STREET RUSHOLME TP H	2.7	N	937257
C	240m NW	385030 395450	WALMER STREET RUSHOLME TP G	2.6	N	937256
5	248m SE	385380 395060	DICKENSON ROAD 1	9.85	N	937092

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

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17.1 Shrink swell clays

Records within 50m

1

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

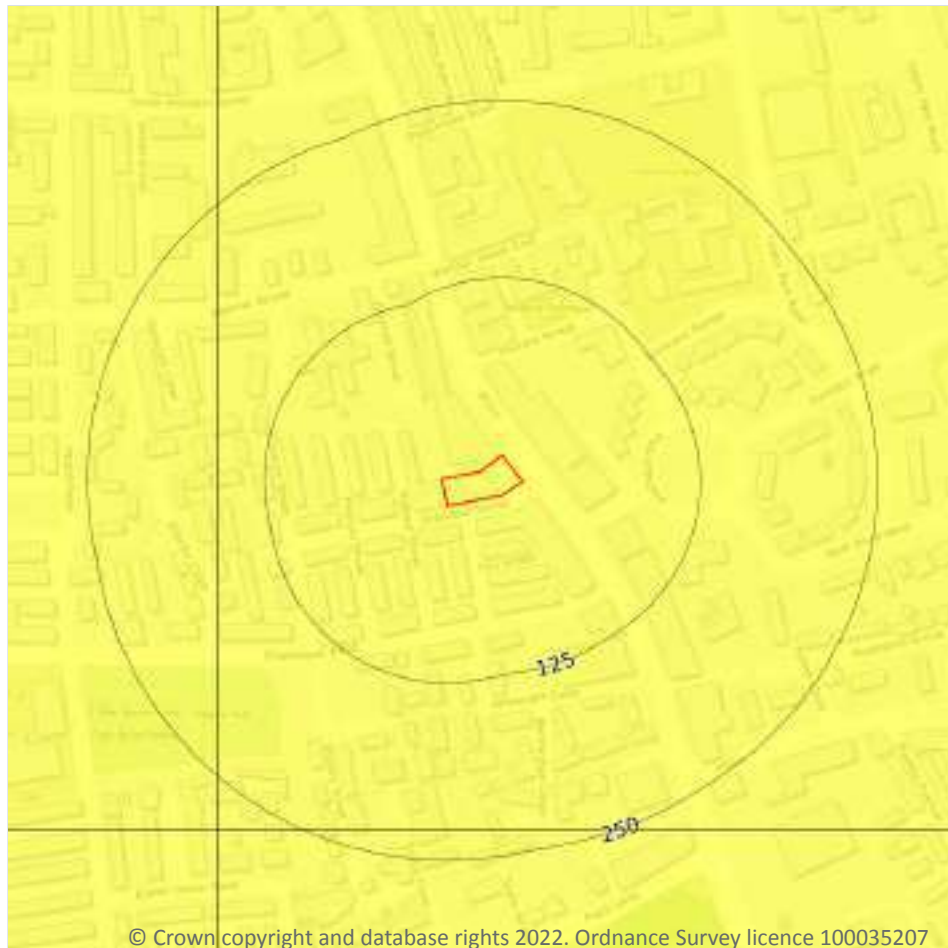
Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 81**

Location	Hazard rating	Details
On site	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

1

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

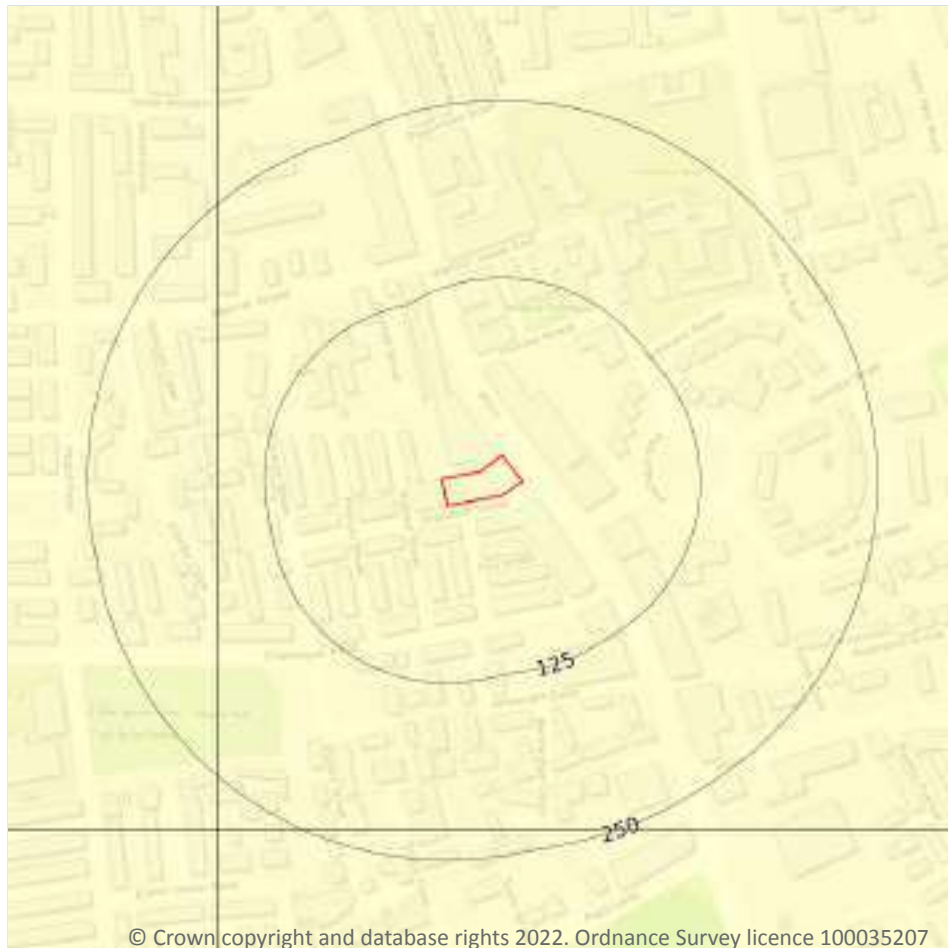
Features are displayed on the Natural ground subsidence - Running sands map on **page 82**

Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.3 Compressible deposits

Records within 50m

1

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

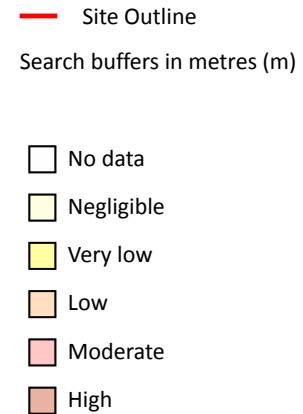
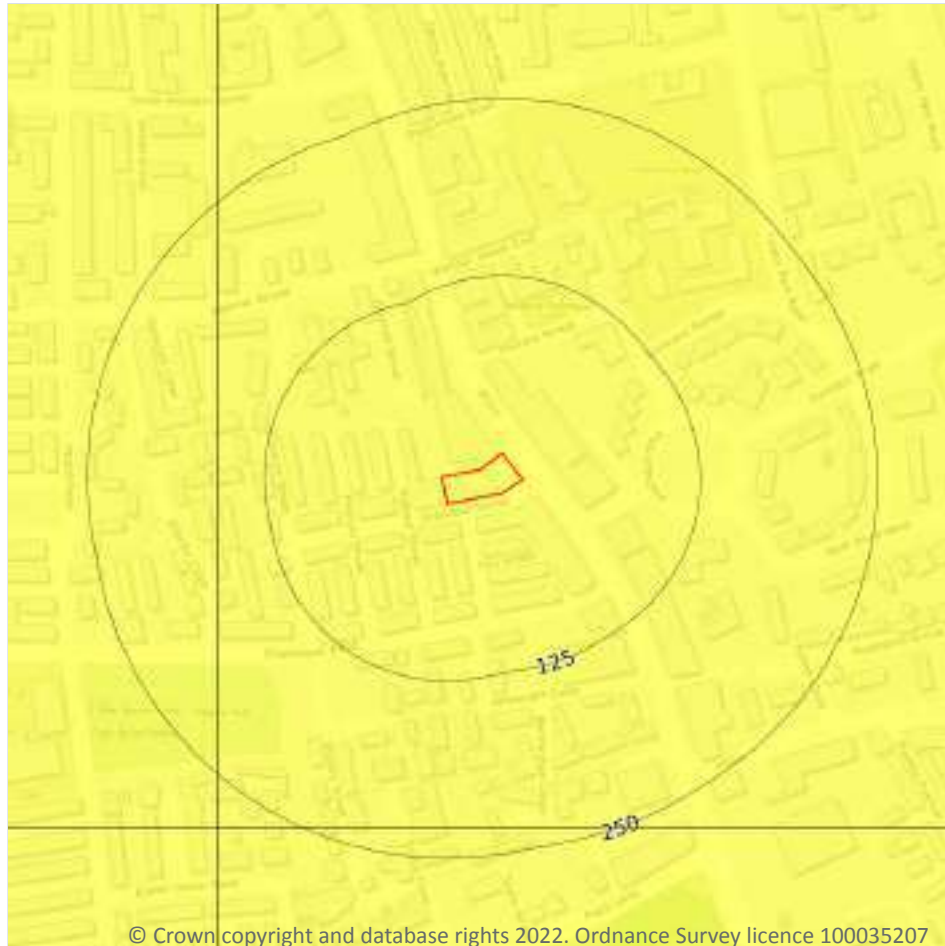
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 83**

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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17.4 Collapsible deposits

Records within 50m

1

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

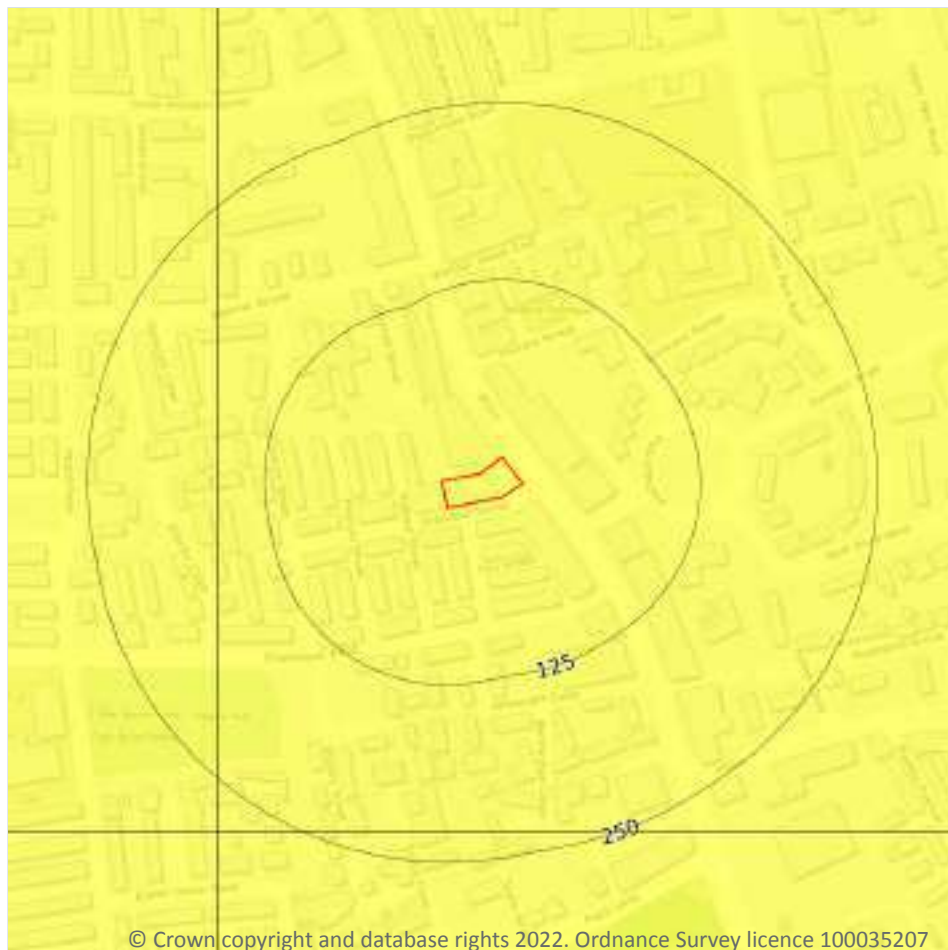
Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 84**

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.5 Landslides

Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

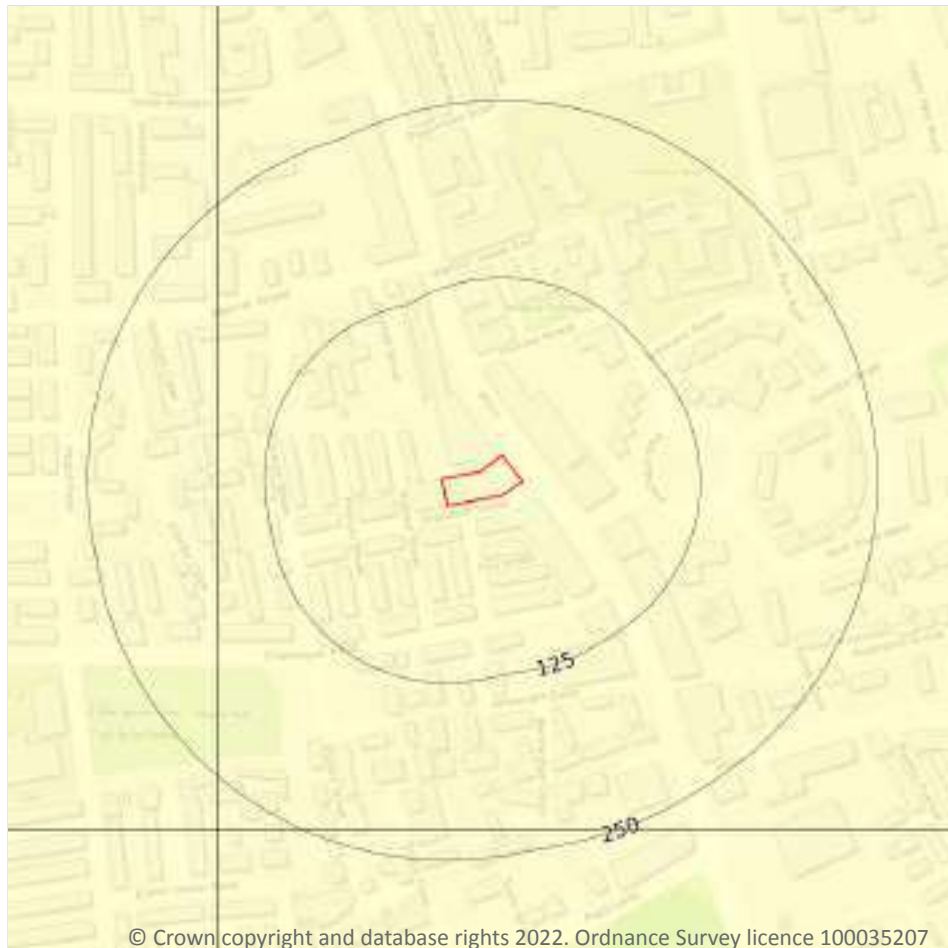
Features are displayed on the Natural ground subsidence - Landslides map on **page 85**

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.6 Ground dissolution of soluble rocks

Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 86**

Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

This data is sourced from the British Geological Survey.



18 Mining, ground workings and natural cavities



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- BritPits
- Surface ground workings
- Underground workings
- Historical Mineral Planning Areas
- Mining Cavities
- Non Coal Mining
 - Sporadic underground mining of restricted extent possible
 - Localised small scale underground mining possible
 - Small scale mining possible
 - Underground mining known or likely within or in close proximity
 - Underground mining known within or in very close proximity

18.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

18.2 BritPits

Records within 500m

0

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m

1

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining, ground workings and natural cavities map on **page 87**

ID	Location	Land Use	Year of mapping	Mapping scale
1	249m SW	Pond	1851	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m

0

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

This data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

0

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

18.8 JPB mining areas

Records on site

1

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

Location	Details
On site	In addition to being located inside an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) have information such as mining plans and maps held within their archive of mining activities that have occurred within 1km of this property which may supplement this information. Please note, the plans held by JPB may also relate to non-mining records. Further details and a quote for services (if appropriate) can be obtained by emailing this report to enquiries.gs@jpb.co.uk .

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site

1

Areas which could be affected by past, current or future coal mining.



Location	Details
On site	The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider.

This data is sourced from the Coal Authority.

18.10 Brine areas

Records on site	0
-----------------	---

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.11 Gypsum areas

Records on site	0
-----------------	---

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	0
-----------------	---

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

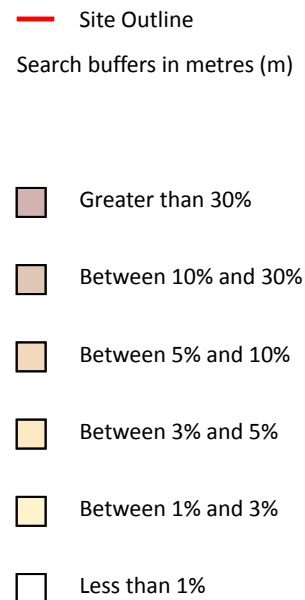
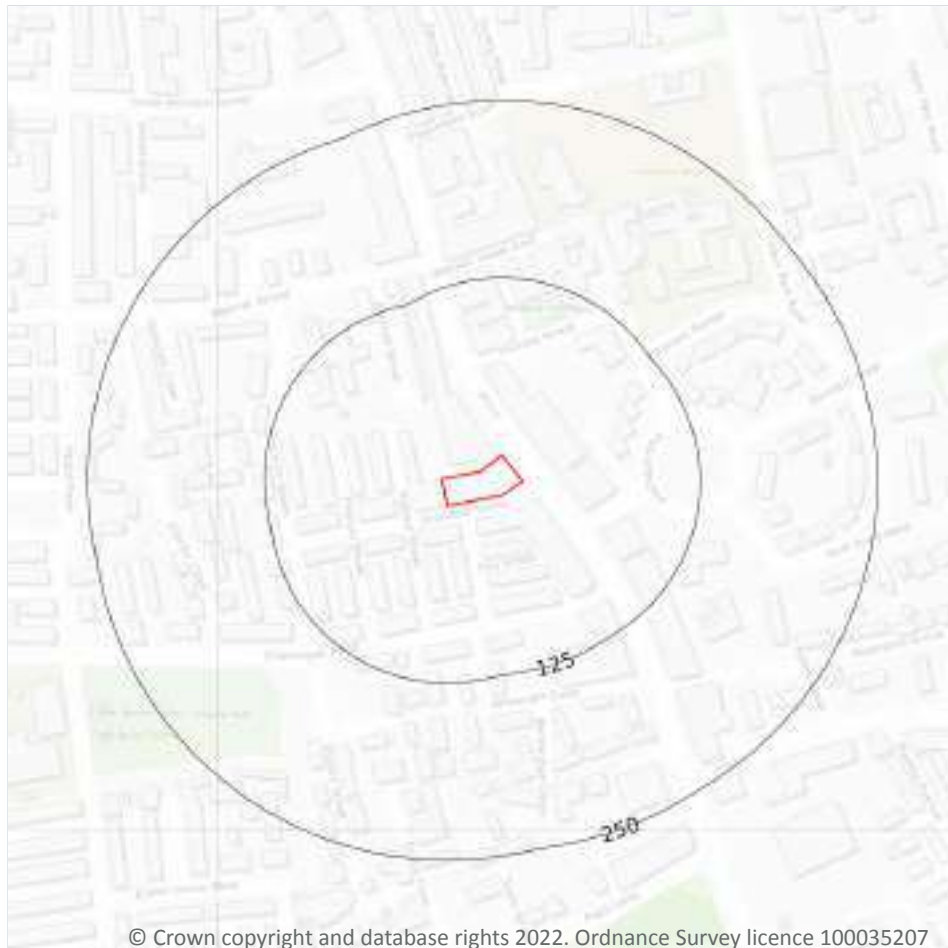
18.13 Clay mining

Records on site	0
-----------------	---

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Radon



19.1 Radon

Records on site

1

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on **page 91**

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None**

This data is sourced from the British Geological Survey and Public Health England.



20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

1

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

6

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	11	1.9	131	90	0.6	45	49	18	12
On site	14	2.5	83	57	0.6	60	32	21	6
28m S	14	2.5	124	85	0.9	63	41	22	7
35m SE	12	2.1	85	58	0.6	50	34	20	7
36m NE	13	2.3	220	151	0.6	51	73	20	22
36m N	15	2.6	67	46	0.5	67	25	23	6

This data is sourced from the British Geological Survey.



20.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



21 Railway infrastructure and projects

21.1 Underground railways (London)

Records within 250m

0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m

0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m

0

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m

0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.



This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m

0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m

0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m

0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m

0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference>.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: <https://www.groundsure.com/terms-and-conditions-jan-2020/>.



APPENDIX C

BGS Borehole Records

Nos. 55-58 34 No. and section

(111167) WL 17532-8154-6080 1500 sq. ft. O.A.

SECTION OF

Boulders in Rushmore

S180NE 38-41

Maps: One-inch 85 Six-inch 1045.E.W. County Lancashire

Height above O.D. Latitude Longitude

Communicated by Manchester Corporation Date of Sinking

Made by Dip of Strata

38

(Mar. 39) ²⁸⁶ 126.89 ft. O.D. Corner of Rushmore Place & Wilmslow Rd.

made ground	1.22	1.22
Stiff brown clay	4. -	4. -
Darker clay	2.44	3.66
Loamy clay	8. -	12. -
Red sandstone	5.49	17.14
	18. -	30. -
	3.05	33.19
	10. -	43. -
	0.91	
	3. -	

39

(Mar. 38) ³⁸¹ 128.59 ft. O.D. Corner of Clarendon Rd. & Wilmslow Rd.

made ground	1.22	1.22
Clay with boulders	4. -	4. -
Darker clay	3.35	4.57
Hard red sand (later level at 3 ft.)	11. -	15. -
Red rock.	4.27	8.84
	14. -	29. -
	2.74	31.58
	9. -	38. -
	0.91	38.50
	3. -	41. -

40

(Mar. 37) ⁴¹³ 135.64 ft. O.D. Corner of Hall Rd. & Dickinson Rd.

Fillings & sets.	0.61	2. -	0.61	2. -
Yellow sandy clay	0.61	2. -	1.22	4. -
Black peat	0.91	3. -	2.13	7. -
Brown clay	4.27	14. -	6.40	21. -

41

(Mar. 36) ⁴⁴⁵ 162.56 ft. O.D. Corner of Dickinson Rd. & St. Paul Rd. Layfield.

Filled up stuff	1.83	6. -	1.83	6. -
Boulder clay	6.10	20. -	7.93	26. -

MANCHESTER CITY COUNCIL
CITY ENGINEER AND SURVEYORS DEPARTMENT

STBINE 841

SITE INVESTIGATION FOR Main Drainage				DATE COMMENCED 22.1.86			
LOCATION Platt Lane Catchment				BORING METHOD Shell and Auger			
BOREHOLE No. 9				BORING DIAMETER 150 mm			
GRID REFERENCE 8507 9506				SCALE 1:50 approx.			

DATE	CASING DEPTH (m)	WATER LEVEL MORNING & EVENING	DEPTH OF STRATA BELOW GCL	Reduced Level	DESCRIPTION	No. and Type of Sample	SAMPLE DEPTH PENETRATION		No. of Blows	Linen
							From	To		
22.1.86	1.70	Dry	0.05		Bituminous surfacing					
			0.20		Setts					
			0.50		Asbes, stones, clay, roots etc. - Made Ground	D1	0.5			
			0.60		Firm grey silty CLAY					
			1.05		Stiff brown silty and sandy CLAY with grey fissures, stone and coal inclusions	U2	0.8	1.25		
					Very stiff brown sandy CLAY with grey fissures stone and coal inclusions (slightly laminated in parts)	D3	1.30			
						U4	1.5	1.95		
						D5	2.0			
						U6	2.5	2.95		
						D7	3.0			
						U8	3.5	3.95		
			D9	4.0						
			U10	4.5	4.95					
			D11	5.0						

WATER OBSERVATIONS DURING BORING				WATER LEVEL IN CASED/UNCASED BOREHOLE ON COMPLETION		
DEPTH OF WATER ENTRY (m)	ESTIMATED SEE PAGE	STANDING LEVEL (m)	DEPTH OF CASING WHEN SEALED (m)	DATE	WATER LEVEL	DEPTH OF CASING
None						
Observed						
REMARKS: -						

SAMPLE TEST KEY	D - DISTURBED SAMPLE F - 30T SAMPLE	S - BULK SAMPLE W - WATER SAMPLE	U - UNDISTURBED SAMPLE
-----------------	--	-------------------------------------	------------------------

NOTE: WHERE FULL 0.3 PENETRATION HAS NOT BEEN ACHIEVED, THE NUMBER OF BLOWS FOR THE QUOTED PENETRATION IS GIVEN IN OT N - VALUE

ALL DEPTHS AND REDUCED LEVELS IN (m) UNLESS OTHERWISE STATED

REMARKS

CITY ENGINEER AND SURVEYORS DEPARTMENT

DATE 5.8.84 675

SITE INVESTIGATION FOR Main Drainage					DATE COMMENCED 5.8.84					
LOCATION Dickenson Road REF.					BORING METHOD Cable Percussive					
BOREHOLE No. 1					BORING DIAMETER 200mm					
GRID REFERENCE					SCALE 1:50 approx.					
DATE	CASING DEPTH (m)	WATER LEVEL MORNING & EVENING	DEPTH OF STRATA BELOW GL	Reduced Level	DESCRIPTION	No. and type of sample	SAMPLE DEPTH PENETRATION		No. of Blows	Legend
							From	To		
5.8.84			0.25		Bituminous Surfacing					
			0.60		Crushed Stone					
			1.20		Housebricks, ashes, stone etc. Made ground.	P1	1.15	1.45	4	
					Very stiff/hard Sandy CLAY, slightly laminated in parts, with stone inclusions and occasional lenses of silt and sand.	U2	2.0	2.45		
						U3	2.45			
						U4	3.0	3.45		
						U5	3.45			
						U6	4.0	4.45		
						U7	4.45			
						U8	5.0	5.45		
						U9	5.45			
					U10	6.0	6.45			
		U11	6.45							
		U12	7.0	7.20						
		7.20								
5.8.84	3.4	Dry	7.50		Clayey fine grained gravelly SAND					
5.8.84		Dry			Very stiff brown sandy CLAY with stone inclusions.	U14	8.0	8.45		
			8.50			U15	8.45			
					Very dense fine/medium grained SANDSTONE	P16	8.65	8.92	50	
						P17	8.45	9.52	50	
						P18	9.7	9.85	63	
6.8.84			9.65							
WATER OBSERVATIONS DURING BORING					WATER LEVEL IN CASED/UNCASED BOREHOLE ON COMPLETION					
DEPTH OF WATER ENTRY (m)	ESTIMATED SEE PAGE	STANDING LEVEL (m)	DEPTH OF CASING WHEN SEALED (m)		DATE	WATER LEVEL	DEPTH OF CASING			
None observed										
					REMARKS -					
SAMPLE TEST KEY					D - DISTURBED SAMPLE B - BULK SAMPLE U - UNDISTURBED SAMPLE P - SPT SAMPLE W - WATER SAMPLE					
NOTE: WHERE FULL 0.3 PENETRATION HAS NOT BEEN ACHIEVED, THE NUMBER OF BLOWS FOR THE QUOTED PENETRATION IS GIVEN (NOT N - VALUE)										
ALL DEPTHS AND REDUCED LEVELS IN (m) UNLESS OTHERWISE STATED										
REMARKS Trial hole excavated to 1.0m below ground level. Borehole backfilled with concrete on completion. SPT sample P18 recorded 63 blows for the initial 150mm penetration.										
MIS 5931										

APPENDIX D

Potential Pollutant Linkages

POTENTIAL RECEPTOR	COMMENTS	Include in PCM
PROPERTY: Other		
On Site		
Crops	None Intended on site	x
Domestic Produce	Unlikely – No garden spaces	x
Livestock	None Intended on site	x
Domestic Animals	Possibly belonging to residential end users	✓
Game	None Intended on site	x
Off Site		
Crops	None	x
Domestic Produce	Unlikely	x
Livestock	Unlikely	x
Domestic Animals	May belong to adjacent residents	✓
Game	Unlikely	x
PROPERTY: Buildings		
On Site		
	Commercial and Residential Properties, services	✓
Off Site		
	Residential Properties, commercial businesses, services	✓
HUMANS		
On Site		
Residents	Future Residents	✓
Construction Workers	During ground excavations	✓
Employees	Employees of the commercial businesses	✓
Surface water users	No current surface water abstractions located on site	x
Off Site		
Residents	Residents adjacent to the site (during construction)	✓
Employees	Employees of the commercial businesses (during construction)	✓
Groundwater users	No existing groundwater abstractions within 250 m	x
Controlled Waters		
On Site		
Surface Waters	No surface water features on site	x
Groundwater	The superficial strata (Boulder Clay) is classified by the EA as a 'Secondary (Undifferentiated) Aquifer'. This strata is relatively impermeable and any water trapped/held within the deposits are unlikely to represent a sensitive receptor. The underlying bedrock is classified as a Principal Aquifer and is unlikely to be impacted due to the presence of laterally continuous Boulder Clay which will inhibit vertical migration of contamination to the underlying bedrock. It may be prudent to prove the presence of Boulder Clay below the site before ruling out risks to groundwater.	✓
Off Site		
Controlled Waters	There are no surface water receptors within likely impacting distance from the site.	x
Ecological Systems		
On/Off Site		
SSSIs, national nature reserves, SACs etc	Not applicable to the site	x

Table A: Potential Receptors to be considered in the Preliminary Conceptual Model

Link	Source	Hazard	Transport Mechanism	Pathway	Medium of Exposure	Receptor	Risk Summary*
1	Made Ground/ Contaminated Soils/ Contaminated Groundwater	Particulate inhalation	Wind blown particulates (during construction)	Inhalation of particulates	Air	Humans (on-site/off-site), domestic pets	Low-Medium
2		Vapour Inhalation	Volatalisation of organic compounds through unsaturated zone of soil leading to inhalation	Inhalation of Gases	Air	Humans (on-site/off-site, domestic pets)	Low
3		Damage to structure/services	Direct contact of contaminants with building structures/services	Direct contact	Soil/Water	Structures, Services	Low-Medium
4		Degradation of perched water quality	Dissolution or suspension of contaminants into perched waters	Dissolution or Suspension	Water	Perched Waters	Low
5		Pollution of underlying groundwater	Dissolution or suspension of contaminants into groundwaters	Dissolution or Suspension	Water	Groundwaters	Low

Table B: Preliminary Conceptual Model (based on preliminary development proposals for a food shop with single apartment above, and carparking (no landscaped or garden areas))

***Relative Risk Screening and Prioritisation for further Investigation & or Assessment**

High	Higher probability of occurrence and identification of primary sources of contamination with respect to most sensitive receptors.
Medium	Pollutant linkage generally dependent on the presence of other primary pollutant linkages and/or where pollutant linkage generally associated with less sensitive receptors.
Low	Lower probability of occurrence such as based on requirement for significant migration pathway or where pollutant linkage requires the presence of source contaminants at concentration likely to be much higher than other identified pollutant linkages.

APPENDIX E

Site Photographs



P1: Southern boundary from Grendale Street



P2: Outdoor seating area and access area from north-east corner of site



P3: Wilmslow Road from eastern boundary



P4: Wooden and metal access gate in north-east corner of site



P5: Western end of the northern boundary from Job Centre car park



P6: Main seating area

Comments:

This appendix is for illustrative purposes only and is for use only in conjunction with associated reports relating to the project

Site:
98 Wilmslow Road, Rusholme
Title: Appendix E – Site Photographs



Photographs 1 to 6

Project No: 21992	Created By: J Douglas	Date: 20/01/2022
Client: VIEWS (Holdings) Limited		



P7: South-eastern storage room containing cement mixer, microwave, and cooking oil and other restaurant supplies



P8: Second south-eastern storage including shisha pipes and fume cupboard



P9: Kitchen



P10: North-western storage room containing refrigerators and restaurant supplies



P11: North-eastern storage room containing drinks and fridges



P12: Drinks bar

Comments:

This appendix is for illustrative purposes only and is for use only in conjunction with associated reports relating to the project

Site:
98 Wilmslow Road, Rusholme
Title: Appendix E – Site Photographs

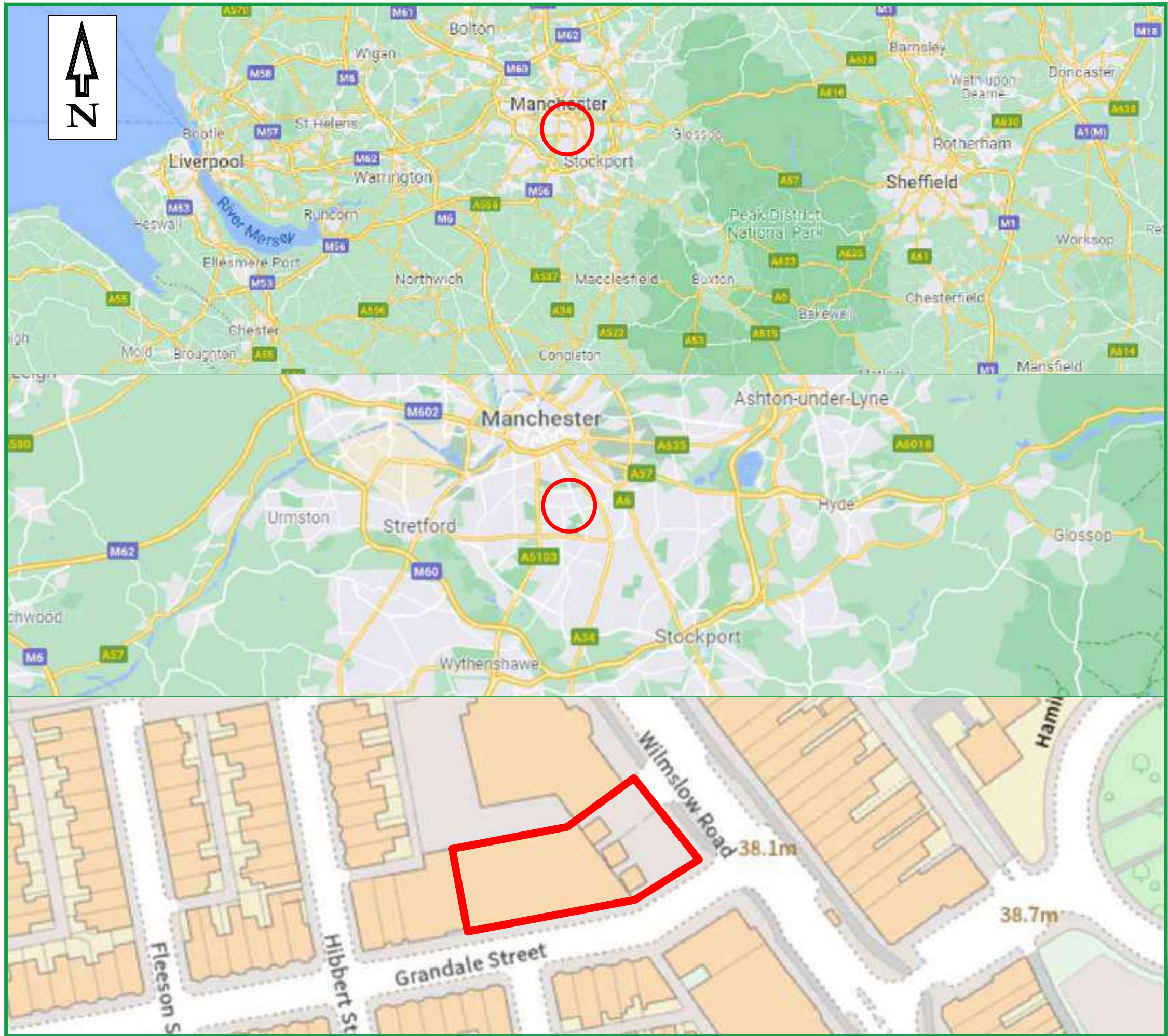


Photographs 7 to 12

Project No: 21992	Created By: J Douglas	Date: 20/01/2022
Client: VIEWS (Holdings) Limited		

APPENDIX F

Drawings



LEGEND

— SITE LOCATION

REV	DESCRIPTION	DATE	BY



Suite One, No 3 Mitton Road Business Park,
Mitton Road, Whalley, Lancashire, BB7 9YE
Tel: 01254 377 622
Email: mbuckley@bekenviro.co.uk
Web: www.bekenviro.co.uk

CLIENT.

VIEWS (Holdings) Limited

JOB TITLE.

98 WILMSLOW ROAD, RUSHOLME

DRAWING TITLE.

SITE LOCATION PLAN

SCALE © A3. NTS	DRAWN BY. J.D.	APPROVED BY. M.B.	DATE. 04/01/22
DRAWING No. 21992-1			REV. -



LEGEND

— SITE FOOTPRINT

REV	DESCRIPTION	DATE	BY



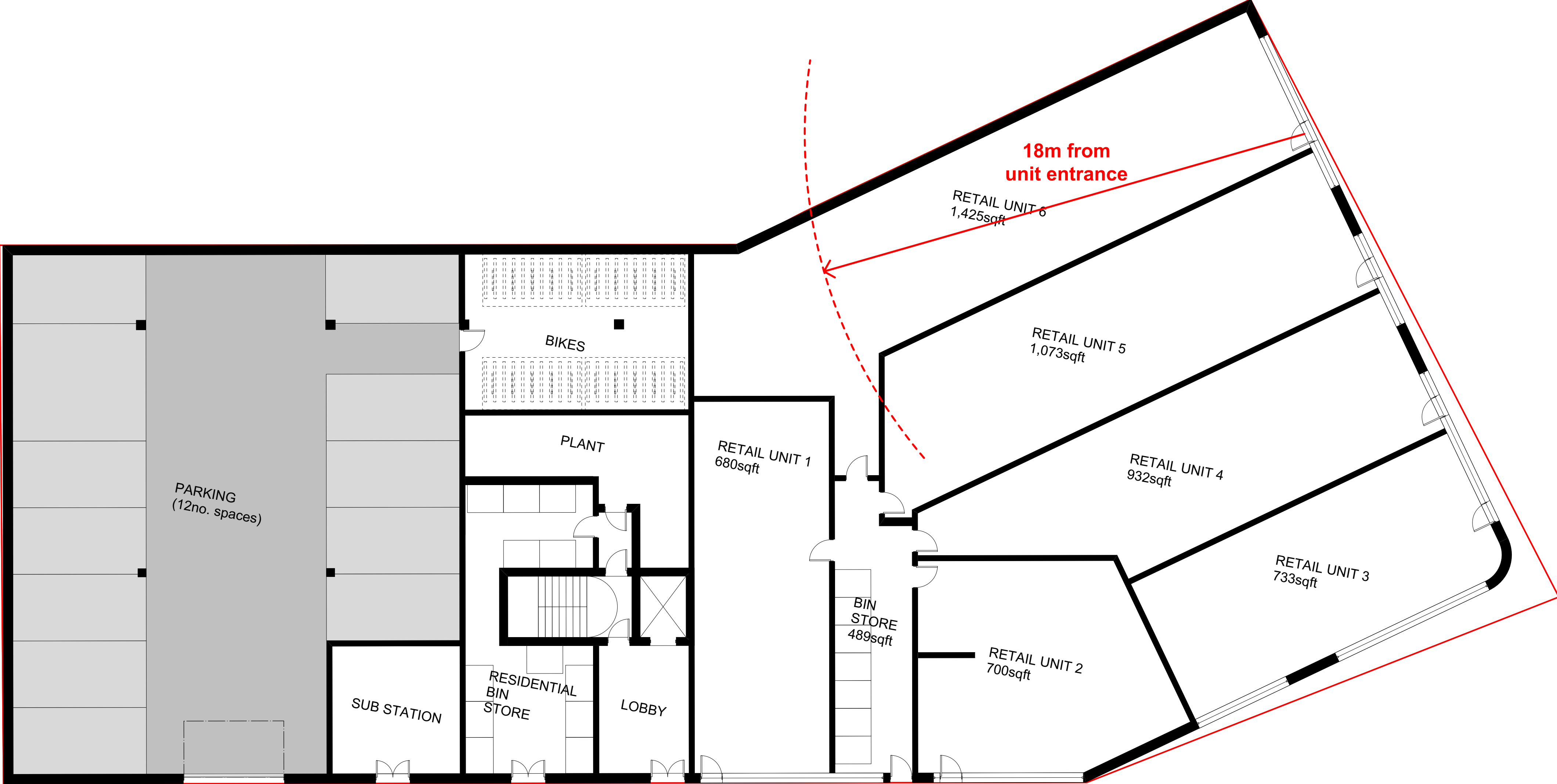
Suite One, No 3 Mitton Road Business Park,
Mitton Road, Whalley, Lancashire, BB7 9YE
Tel: 01254 377 622
Email: mbuckley@bekenviro.co.uk
Web: www.bekenviro.co.uk

CLIENT.
VIEWS (Holdings) Limited

JOB TITLE.
98 WILMSLOW ROAD, RUSHOLME

DRAWING TITLE.
SITE LAYOUT PLAN

SCALE © A3. N'TS	DRAWN BY. J.D.	APPROVED BY. M.B.	DATE. 04/01/22
DRAWING No. 21992-2	REV. -		



PROPOSED GROUND FLOOR PLAN
1:100 @ A1

IMPORTANT NOTES:			CLIENT:		OLLIER SMURTHWAITE ARCHITECTS 40 King Street, Manchester, M2 6BA T 0161 883 0838 F 0161 883 0839 E mail@olliersmurthwaite.com
			PROJECT: NEW RESIDENTIAL DEVELOPMENT		
			ADDRESS: 98 WILMSLOW ROAD, RUSHOLME		
			DRAWING TITLE: PROPOSED GROUND FLOOR PLAN		
REVISION	DATE	DESCRIPTION	SCALE: 1:100 @ A1		DATE: APRIL 2021
			DRAWING NO: A454_P_100		



PROPOSED FIRST FLOOR PLAN
1:100 @ A1

IMPORTANT NOTES:

REVISION	DATE	DESCRIPTION

CLIENT:	
PROJECT: NEW RESIDENTIAL DEVELOPMENT	
ADDRESS: 98 WILMSLOW ROAD, RUSHOLME	
DRAWING TITLE: PROPOSED FIRST FLOOR PLAN	
SCALE: 1:100 @ A1	DATE: APRIL 2021
DRAWING NO: A454_P_101	

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