

LAND AT 764 – 786 STOCKPORT ROAD, MANCHESTER

Phase 1 - Preliminary Risk Assessment



Prepared for:

VIEWS (Holdings) Limited

Report Ref: BEK-20767-1 (Rev B)

October 2020

Project Quality Assurance Information Sheet

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LAND AT 764 – 786 STOCKPORT ROAD, MANCHESTER

Phase 1 - Preliminary Risk Assessment

PROJECT NO: 20767

REPORT REF: BEK-20767-1

DATE: October 2020

REVISION STATUS / HISTORY

Rev	Date	Issue / Comment	Prepared	Checked
A	27 April 2021	Minor modifications. Site assessment specific to ground conditions	D Emmott	M Buckley
B	22 December 2021	Extended red line boundary to now encompass 764 – 786 Stockport Road	J Douglas	M Buckley

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 VIEWS (Holdings) Limited to prepare a Preliminary Risk Assessment (PRA) for land located at 764 – 786 Stockport Road, Manchester (hereafter referred to as ‘the site’) to assess potential risks associated with ground contamination and ground gas with respect to the re-development of the site to residential.

1.1.2 The site location and site layout are presented on BEK Drawing No 20767-1, 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 commercial units (ground floor) and residential apartments (upper floors) and associated infrastructure.

1.2.2 Initial liaison with the client confirms that there will be no landscaped areas at the site.

1.2.3 At the time of writing, a copy of the proposed development has not been made available to BEK.

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
 - Drawings provided by VIEWS Holdings Ltd
- 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.
- 1.4.4 It is noted that reports from Groundsure have been acquired to support the assessment herein. However, the area covered by the Groundsure is actually for “Land south of 786 Stockport Road” shown on Figure 1. Nonetheless, it includes all relevant information for the subject site herein (Land at 764 – 786 Stockport Road). The Groundsure information has been acquired for the same client. Adjustments have been made in this report to make information correct for the subject site as marked by the red line boundary in Figure 1.



Figure 1: Area Covered by Groundsure Reports (Land south of 786 Stockport Road) and the Subject Site Herein (Land at 764 – 786 Stockport Road)

2. SITE DESCRIPTION

2.1 Site Location

2.1.1 The site is located to the west of Stockport Road, with Swallow Street to the south and 762 Stockport Road to the north. The site is approximately 5.2 km north-west of Stockport and some 5.7 km south-west of Manchester City Centre. Access to the site is currently off Stockport Road.

2.1.2 The National Grid Reference for the centre of the site is 387268, 394836. The site location plan is shown on BEK Drawing No 20767-1 presented in Appendix F.

2.2 Site Layout & Description

2.2.1 An engineer from BEK visited the site on Wednesday 9th September 2020 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 a rectangular shaped plot of land of approximately 1,200 m² which is occupied by a row of terraced properties with yard areas, and single storey units in the north of the site with an associated concrete hardstanding yard. The general layout of the site is presented on BEK Drawing No 20767-2 (see Appendix F).

2.2.3 Inspections around the periphery of the site (and information from Google Maps) indicates that a single storey unit and a yard area are located in the north of the site (within the curtilage of 774 Stockport Road). However, these areas were inaccessible at the time of the site walkover with retaining walls preventing access.

2.2.4 Terraced Properties belonging to 776 to 784 Stockport Road occupy the areas extending further to the south of the site. The properties are of brick construction with slate roofs. Each of the properties have single storey lean to brick extensions to the rear with the single storey annex linking 778 to 780. The single storey extensions appeared to have corrugated plastic roofs. The frontages of the properties indicate commercial/retail uses. The frontage of 776 to 778 was boarded up. However, the frontage of 780 to 786 indicated that a property services company (fitting of worktops, sinks, tyres and sand and cement).

2.2.5 Access to the interior of the properties indicated that it was generally in a poor state of repair with some rooms being empty and others containing stored construction materials including paint, wood, fencing, traffic cones and piping. Moreover, household furniture (ie chairs and mattresses were also noted). It was not possible to access all of the buildings at the site.

2.2.6 Liaison with the client indicates that the single storey units and hardstanding in the north of the site have been used as a Car Sales and Servicing Business.

2.3 Surrounding Land Use

- 2.3.1 The area is a mix of residential and commercial, light industrial. To the west are residential areas. Along Stockport Road to the east there is a tyre shop, car wash and car parking facilities. A number of shops are located immediately north of the site. Swallow Street lies to the south, beyond which a parcel of undeveloped land is located. The Manchester-Stockport rail line is located to 90 m to the west.

3. SITE HISTORY

- 3.1 The history of the site has been established using historical OS maps supplied by Groundsure. A selection of the maps reviewed is presented in Appendix A.

1849

- 3.2 The site is located in the east of a large open field adjacent to an un-named road (Stockport Road).

- 3.3 A row of five residential houses are located some 60 m south of the site. There is a hotel/inn situated approximately 85 m south-east of the site along Stockport Road. The surrounding area is rural with farms/country houses. The Crewe and Manchester rail line is located approximately 90 m to the west. Crowcroft Cotton Mill is located approximately 230 m to the north of the site.

1892 - 1893

- 3.4 The 1892 maps show the site to be occupied by residential terraced properties. Swallow St is situated to the south of the site. Stockport Road is marked immediately east of the site. Residential properties lie to the north, south and beyond Stockport Road some 10 m east. Further extensive residential development lies 120 m to the south of the site.

1908

- 3.5 There are no significant changes to the site and the surrounding areas appear increasingly residential. A branch of the Crewe and Manchester Railway line lies 140 m west of the site. Crowcroft Park lies 160 m north of the site also extending 240 m east.

1922 - 1933

- 3.6 There are no significant changes to the site. Levenshulme 'Palais de Dance' is located 50 m north-east of the site.

1956

- 3.7 There are no significant changes to the site. A neon sign works is located 10 m west of the site and a garage lies 20 m north-east. A coal yard is situated 90 m south of the site.

1978

- 3.8 The 1978 maps show no significant changes to the site. The garage to the east has been extended. A substation is present 40 m south-east of the site. A government office lies 130 m south-east.

1984

- 3.9 The 1984 maps show the residential properties (764 – 772) located in the north of the site have been demolished. A police station is present 40 m south replacing demolished residential properties in this location. Residential properties located 60 m south of the site have been demolished.

1992

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

2003 – 2010

- 3.11 The 2003 and 2010 maps show no significant changes to the site. The Police Station to the south of the site has been demolished.

2020

- 3.12 The 2020 maps show a small outbuilding is located in the north of the site (in the same configuration as the existing garage in the north of the site). Residential properties remain in the centre and south of the site.

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 is one borehole available to view within 250 m of the site, located 14 m to the north. Made ground was encountered to 0.3 m depth below ground level (bgl) in this borehole, underlain by clay layers to the maximum depth investigated (15.24 m depth bgl).
- 4.1.3 A copy of the BGS Borehole record are presented in Appendix C.

Made Ground

- 4.1.4 According to the Enviro+GeoInsight Report there are no recorded of artificial ground (made ground) located at the site. Two areas of 'Made Ground (undivided) – Artificial Deposit' are situated circa 110 m and 170 m north-west of the site associated with the rail line. Moreover, approximately 250 m to the south-west is an area of 'infilled ground' also associated with the rail line. These areas are considered too distant from the site to pose a direct risk of potential hazardous ground gases.

Superficial Geology

- 4.1.5 The Enviro+GeoInsight Report states that Glacial Till (Boulder Clay) is present below the site and is laterally continuous on a regional scale. This strata generally has a low permeability.

Bedrock

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

Linear Features

- 4.1.7 There are three faults identified by Groundsure in the surrounding area located 60 m north-west, 106 m west and 135 m north.

4.2 Mining & Ground Stability

- 4.2.1 Information in the Enviro+GeoInsight Report indicates that the site is not located within a coal mining area as defined by the Coal Authority.

- 4.2.2 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

- 4.2.3 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 not located within a groundwater Source Protection Zone.

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

4.4 Hydrology

- 4.4.1 The Enviro+GeoInsight Report indicates that there are no surface water features on site or within 250 m of the site. There are no surface water abstractions within 2 km of the site.

4.4.2 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 waste exemptions or licensed waste operations within 250 m of the site.

4.5.2 Two areas of 'Made Ground (undivided) – Artificial Deposit' are situated circa 110 m and 170 m north-west of the site associated with the rail line. Moreover, approximately 250 m to the south-west is an area of 'infilled ground' also associated with the rail line. These areas are considered too distant from the site to pose a direct risk of potential hazardous ground gases.

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

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

4.5.5 There are no Part A(2) or IPPC Authorised Activities located within 250 m of the site. There is one historical Part B licensed activity for 'Petrol Vapour Recovery' issued for the Crowcroft Service Station located to the east of the site. The license had no enforcement notices issued for it.

4.5.6 A current/recent petrol station is previously located circa 15 m east of the site. This is now marked Obsolete.

4.5.7 There are 21 potentially contaminative industrial sites located within 250 m of the site, the closest of which is an Unspecified Works or Factory located some 5 m west.

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 development commercial/residential development comprising commercial units (ground floor) and residential apartments (upper floors) and associated infrastructure.

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 Based on the earliest available historical maps dating from 1849 show the site to be located in the east of a large open field adjacent to an un-named road (Stockport Road). From 1892 maps the site was occupied by residential terraced properties. The properties in the north of the site (764 – 772) were demolished by 1984 and have since been replaced with the existing single storey unit and concrete hardstanding yard. A recent site walkover confirms the ground floor of the terraced properties to be occupied by commercial/retail frontages.

5.2.2 The use of the southern portion of the site for residential with commercial/retail shop on the ground floors is unlikely to have resulted in significant contamination being deposited at the site. However the use of the northern portion of the site as a Car Sales and Servicing Business may have resulted in localised contamination. Notwithstanding, the hardstanding surfaces across the northern portion of the site will likely have mitigated the impacts on the shallow ground.

5.2.3 Furthermore, 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 full

extent of the made ground is currently unknown and it could contain contaminants of concern. To a lesser extent, the site may have been impacted upon by the industrial activities (historically) located within close proximity to the site.

- 5.2.4 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.
- 5.2.5 The nature and extent of any made ground is currently unknown and it could contain contaminants of concern.
- 5.2.6 The site walkover identified stored construction materials within the interior of the building which included paint, wood, fencing, traffic cones and piping. Moreover, household furniture (ie chairs and mattresses were also noted).
- 5.2.7 The potential contaminants of concern associated with made ground are presented below:

Contaminants Associated with Made Ground	
Arsenic	Zinc
Cadmium	Cyanide
Chromium	Phenols
Copper	Sulphate
Lead	Polycyclic Aromatic Hydrocarbons (PAHs)
Mercury	Total Petroleum Hydrocarbons
Nickel	pH
Selenium	Asbestos
Contaminants Associated with Fuel Oil/Grease Spills	
Total Petroleum Hydrocarbons	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 residential buildings have been present on site since <1900 with no previous development at the site, and that the northern portion of the site was only changed from residential to being capped with hardstanding, 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 below ground works do encountered 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 comprising commercial units (ground floor) and residential apartments (upper floors) and associated infrastructure all of which are assessed in the conceptual model:

- Inhalation of contaminative dust (groundworkers only)
- Indoor inhalation of ground gas/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

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 ground gas, although the risk should be considered as low. There will be no 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 or by direct contact.

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 site or within 250 m of the site.
- 5.4.9 Given the sites current and 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.
- 5.4.10 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 sensitive receptor.
- 5.4.11 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.
- 5.4.12 The site is not located within a source protection zone and there are no groundwater abstractions within 250 m of the site.

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 also 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 ground gases (**Link 2**) and/or volatile contamination migrating into properties on site (**Link 3**).
- 5.6.4 Property (including services, flora and fauna) could be affected by direct contact to high concentrations of contaminants (**Link 4**).



- 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 5**).
- 5.6.6 Dissolution or suspension (leaching) of contaminants from site soils leading to impact on the underlying Principle Aquifer within the bedrock (**Link 6**).
- 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 ground contamination have been identified with respect to the proposed change of use to residential without plant uptake (the most sensitive end use on site).
- 6.2 At this stage a final proposed development layout has not been made available for the site. Note that based on liaison with the client the current assessment assumes no landscaped areas at the site. However, further assessment will be required if the final development contains such features.
- 6.3 Based on an assessment of the site risks have been identified to human health and property (including services). Site investigation is required to determine shallow ground conditions and quantify the potential risks identified.
- 6.4 To assess the potential risk associated with contamination and ground gas at the site, BEK recommends that the following works should be undertaken.

Site Investigation

- 6.5 At this stage the extent of any refurbishment/demolition and below ground works is not known. However, site investigation works will be required to fully characterise the shallow ground conditions in areas of new builds. The site investigation should be designed to facilitate the quantitative risk assessment required to determine the significance of the potential risks identified herein.
- 6.6 The scope of the site investigation should be approved by the local authority (contaminated land officer) before works commence.

Other Considerations

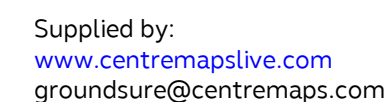
- 6.7 It is recommended that the site investigation includes a full geotechnical assessment to inform foundation design.
- 6.8 We would also recommend that consideration is given to the requirements of the water supply service provider as site investigation works may be required to facilitate the completion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

APPENDIX A

Historical OS Maps



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



Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Land south of 786 Stockport Road, M12 4QL

Client Ref: 29721
Report Ref: CMAPS-CM-896422-29721-200820HIS
Grid Ref: 387287, 394775

Map Name: County Series

Map date: 1907-1908

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1891
Revised 1905
Edition 1908
Copyright NIA
Levelled NIA

Surveyed 1891
Revised 1905
Edition 1907
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groundsure@centremaps.com

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Production date: 20 August 2020

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





Site Details:

Land south of 786 Stockport Road, M12 4QL

Client Ref: 29721
Report Ref: CMAPS-CM-896422-29721-200820HIS
Grid Ref: 387287, 394775

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1922
Revised 1915
Edition 1922
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Levelled 1915

Surveyed 1922
Revised 1915
Edition 1922
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Production date: 20 August 2020

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





Site Details:

Land south of 786 Stockport Road, M12 4QL

Client Ref: 29721
Report Ref: CMAPS-CM-896422-29721-200820HIS
Grid Ref: 387287, 394775

Map Name: County Series

Map date: 1933

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1873
Revised 1933
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1873
Revised 1933
Edition N/A
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Production date: 20 August 2020

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





Site Details:

Land south of 786 Stockport Road, M12 4QL

Client Ref: 29721
Report Ref: CMAPS-CM-896422-29721-200820HIS
Grid Ref: 387287, 394775

Map Name: National Grid

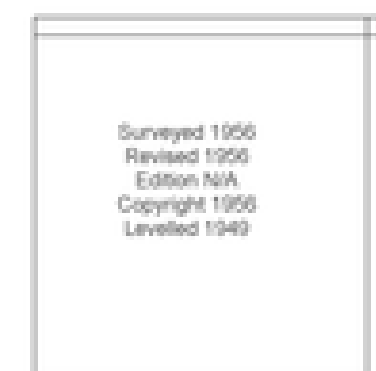
Map date: 1951-1956

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
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Surveyed 1956
Revised 1956
Edition N/A
Copyright 1956
Levelled 1949

Surveyed 1956
Revised 1956
Edition N/A
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Site Details:

Land south of 786 Stockport Road, M12 4QL

Client Ref: 29721
Report Ref: CMAPS-CM-896422-29721-200820HIS
Grid Ref: 387287, 394775

Map Name: National Grid

Map date: 1956

Scale: 1:2,500

Printed at: 1:2,500



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Surveyed 1956
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Site Details:

Land south of 786 Stockport Road, M12 4QL

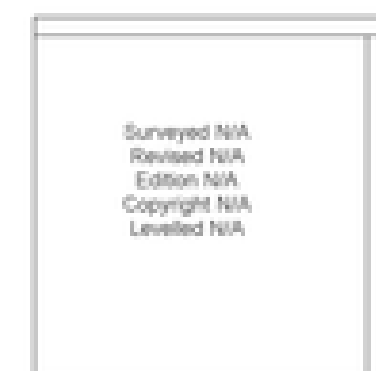
Client Ref: 29721
Report Ref: CMAPS-CM-896422-29721-200820HIS
Grid Ref: 387287, 394775

Map Name: National Grid

Map date: 1957

Scale: 1:1,250

Printed at: 1:2,000



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Land south of 786 Stockport Road, M12 4QL

Client Ref: 29721
Report Ref: CMAPS-CM-896422-29721-200820HIS
Grid Ref: 387287, 394775

Map Name: National Grid

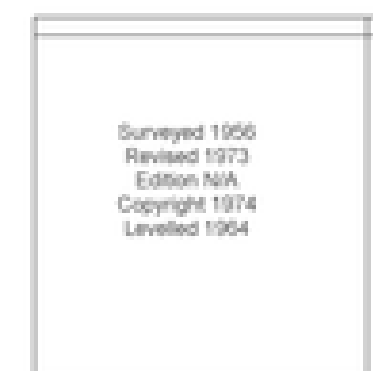
Map date: 1974-1978

Scale: 1:1,250

Printed at: 1:2,000



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Site Details:

Land south of 786 Stockport Road, M12 4QL

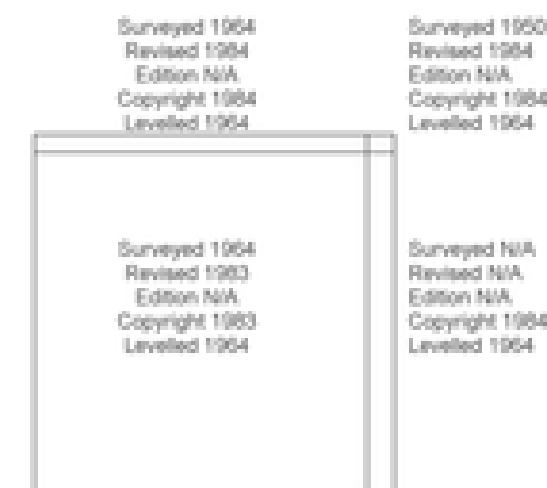
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Report Ref: CMAPS-CM-896422-29721-200820HIS
Grid Ref: 387287, 394775

Map Name: National Grid

Map date: 1983-1984

Scale: 1:1,250

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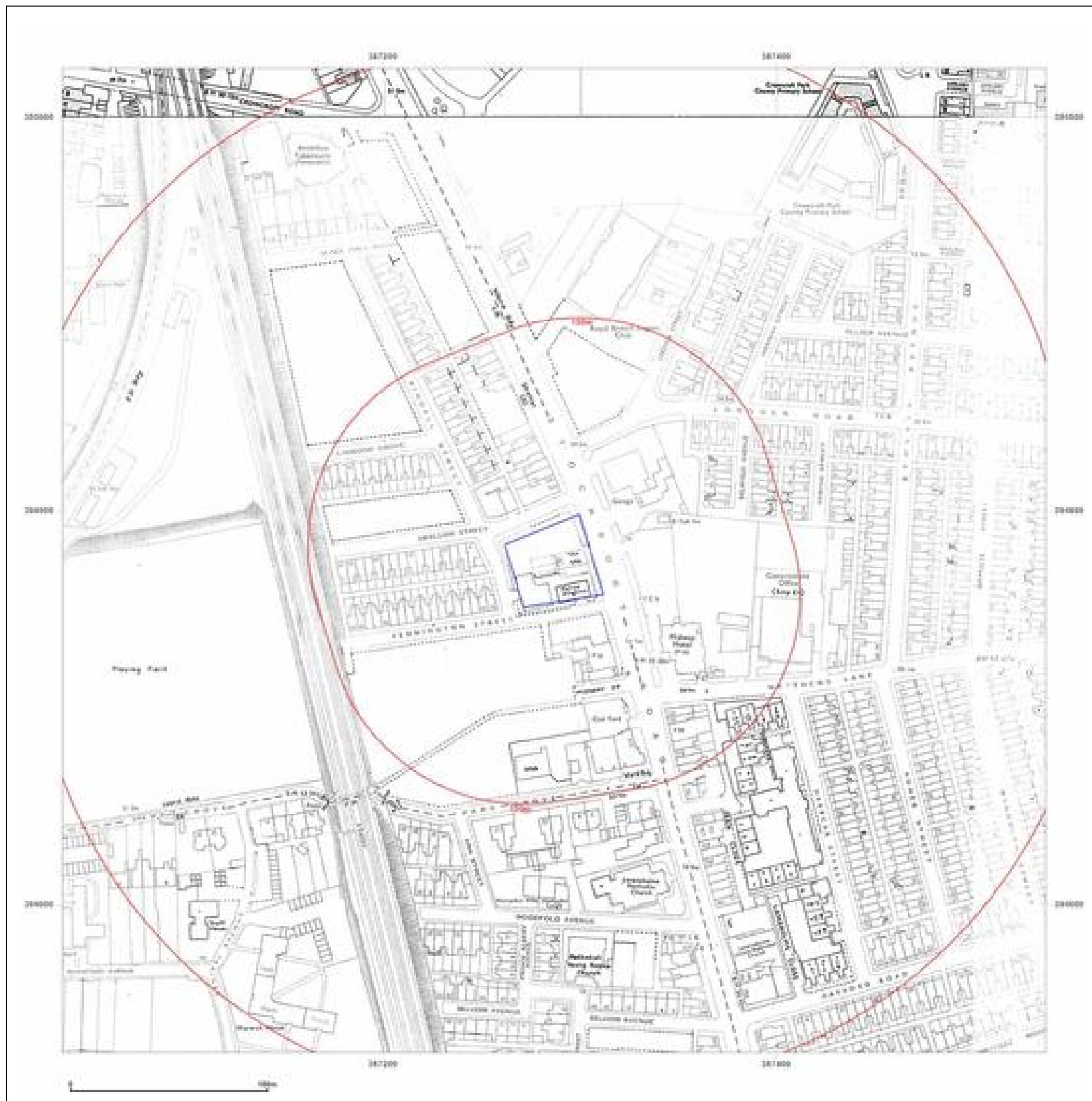


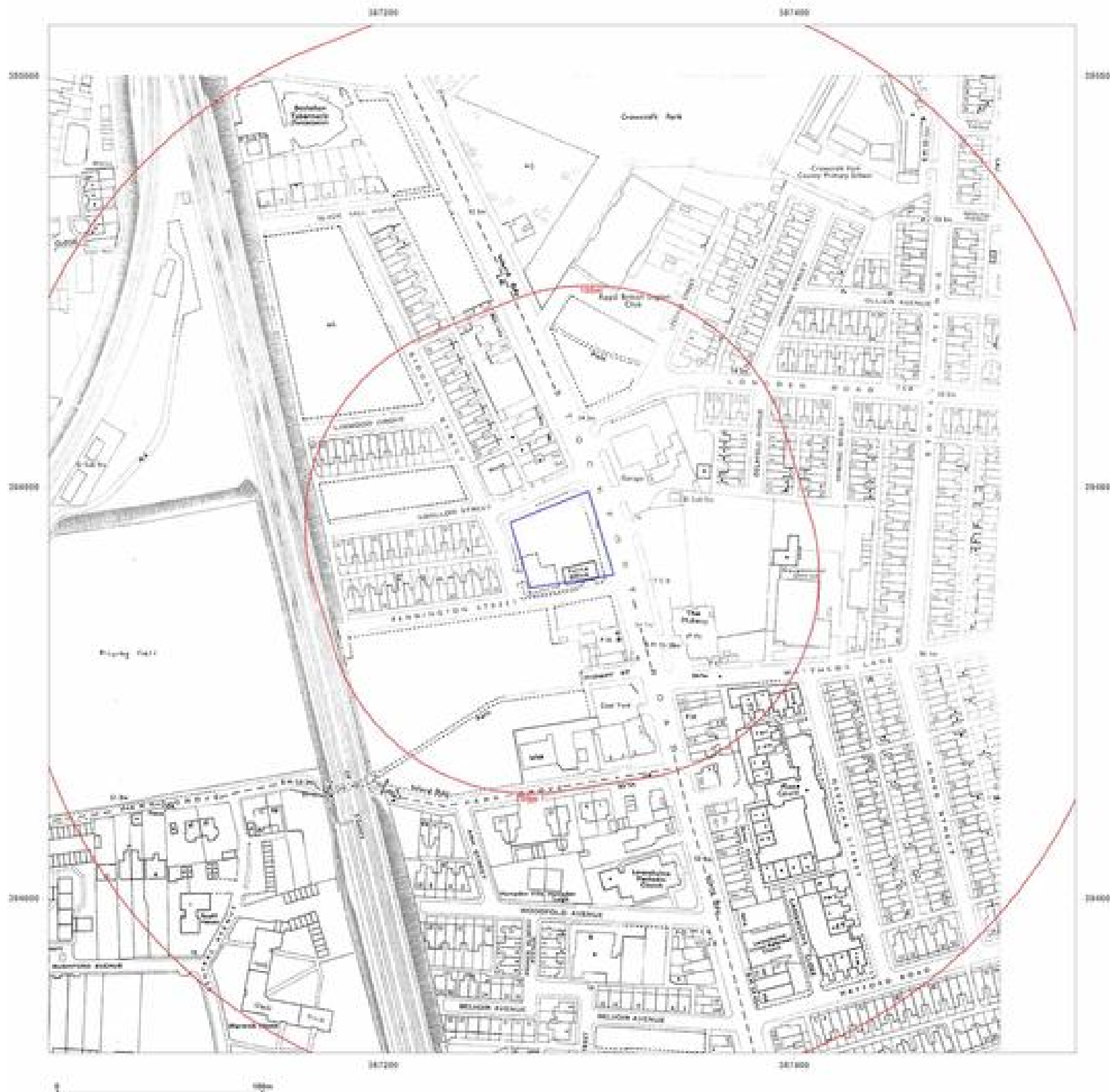
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Land south of 786 Stockport
Road, M12 4QL

Client Ref: 29721
Report Ref: CMAPS-CM-896422-29721-200820HIS
Grid Ref: 387287, 394775

Map Name: National Grid

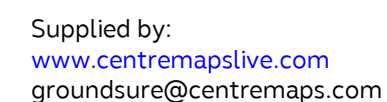
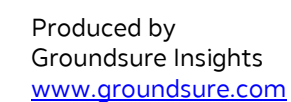
Map date: 1986

Scale: 1:1,250

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Site Details:

Land south of 786 Stockport
Road, M12 4QL

Client Ref: 29721
Report Ref: CMAPS-CM-896422-29721-200820HIS
Grid Ref: 387287, 394775

Map Name: National Grid

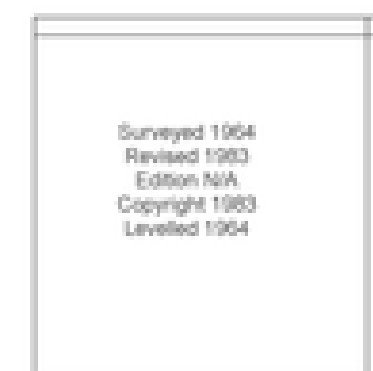
Map date: 1979-1988

Scale: 1:1,250

Printed at: 1:2,000



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Site Details:

Land south of 786 Stockport
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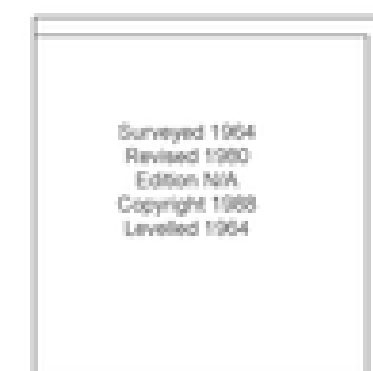
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Report Ref: CMAPS-CM-896422-29721-200820HIS
Grid Ref: 387287, 394775

Map Name: National Grid

Map date: 1988

Scale: 1:1,250

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Site Details:

Land south of 786 Stockport Road, M12 4QL

Client Ref: 29721
Report Ref: CMAPS-CM-896422-29721-200820HIS
Grid Ref: 387287, 394775

Map Name: National Grid

Map date: 1988-1992

Scale: 1:1,250

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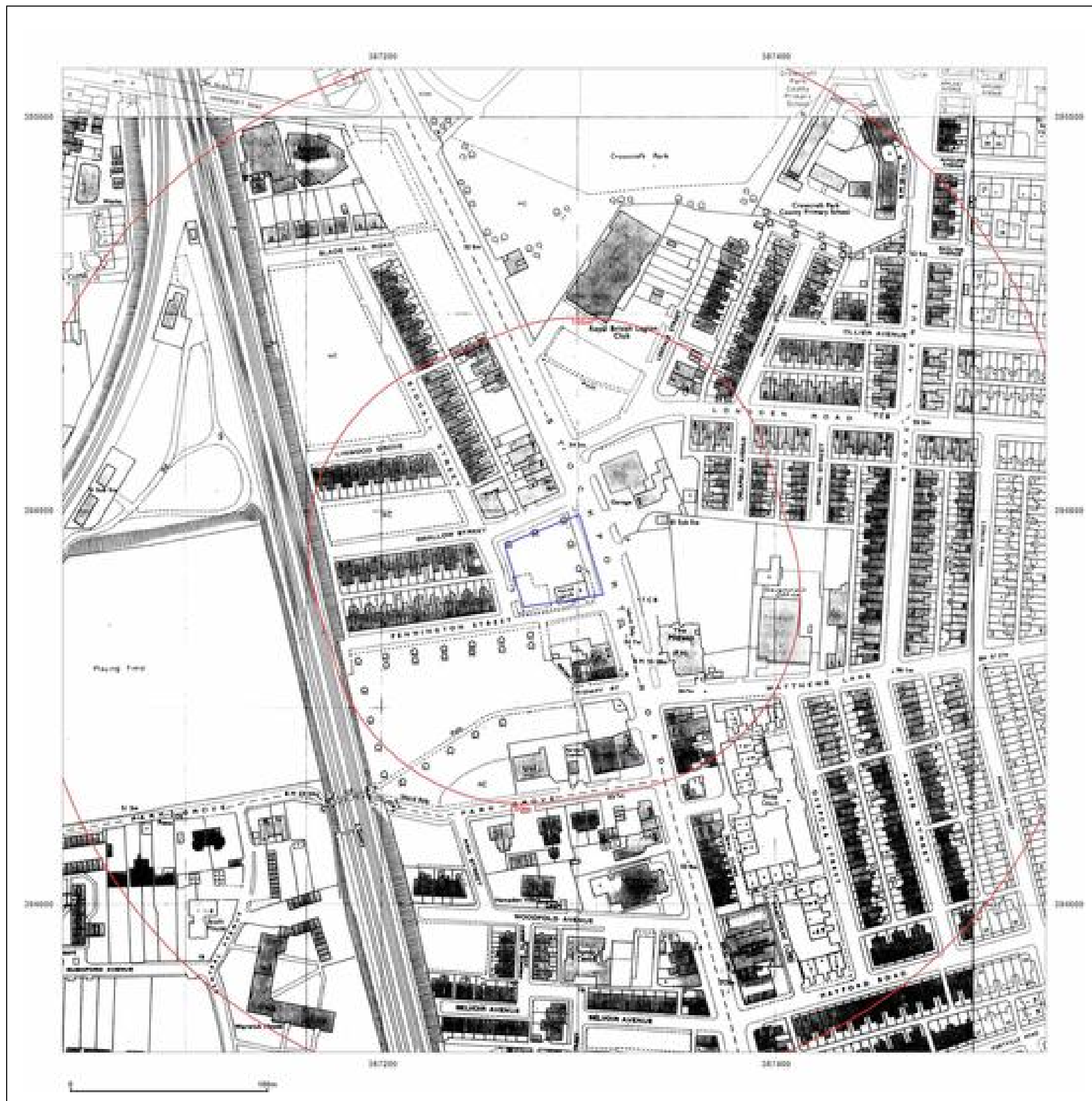


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Site Details:

Land south of 786 Stockport
Road, M12 4QL

Client Ref: 29721
Report Ref: CMAPS-CM-896422-29721-200820HIS
Grid Ref: 387287, 394775

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



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Site Details:

Land south of 786 Stockport
Road, M12 4QL

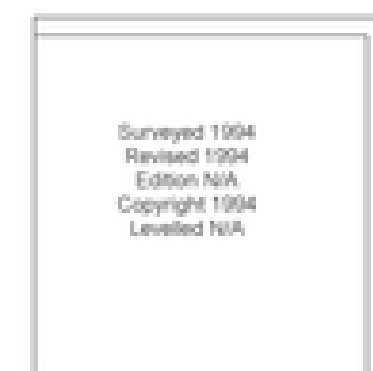
Client Ref: 29721
Report Ref: CMAPS-CM-896422-29721-200820HIS
Grid Ref: 387287, 394775

Map Name: National Grid

Map date: 1994

Scale: 1:1,250

Printed at: 1:2,000



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Client Ref: 29721
Report Ref: CMAPS-CM-896422-29721-200820HIS
Grid Ref: 387287, 394775

Map Name: National Grid

Map date: 1994

Scale: 1:1,250

Printed at: 1:2,000



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Site Details:

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Road, M12 4QL

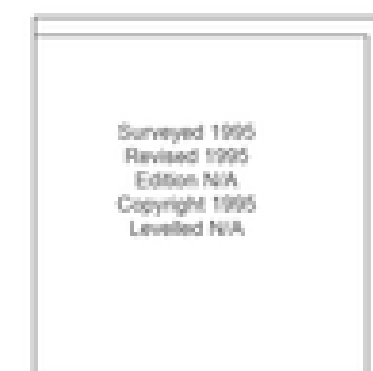
Client Ref: 29721
Report Ref: CMAPS-CM-896422-29721-200820HIS
Grid Ref: 387287, 394775

Map Name: National Grid

Map date: 1995

Scale: 1:1,250

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Site Details:

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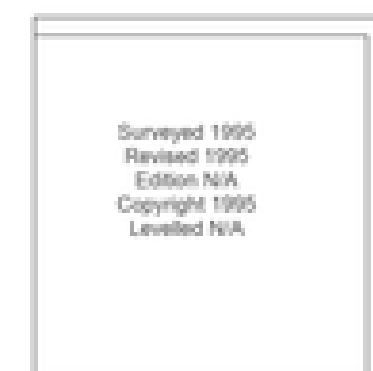
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Report Ref: CMAPS-CM-896422-29721-200820HIS
Grid Ref: 387287, 394775

Map Name: National Grid

Map date: 1995

Scale: 1:1,250

Printed at: 1:2,000



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Site Details:

Land south of 786 Stockport Road, M12 4QL

Client Ref: 29721
Report Ref: CMAPS-CM-896422-29721-200820HIS
Grid Ref: 387287, 394775

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Site Details:

Land south of 786 Stockport Road, M12 4QL

Client Ref: 29721
Report Ref: CMAPS-CM-896422-29721-200820HIS
Grid Ref: 387287, 394775

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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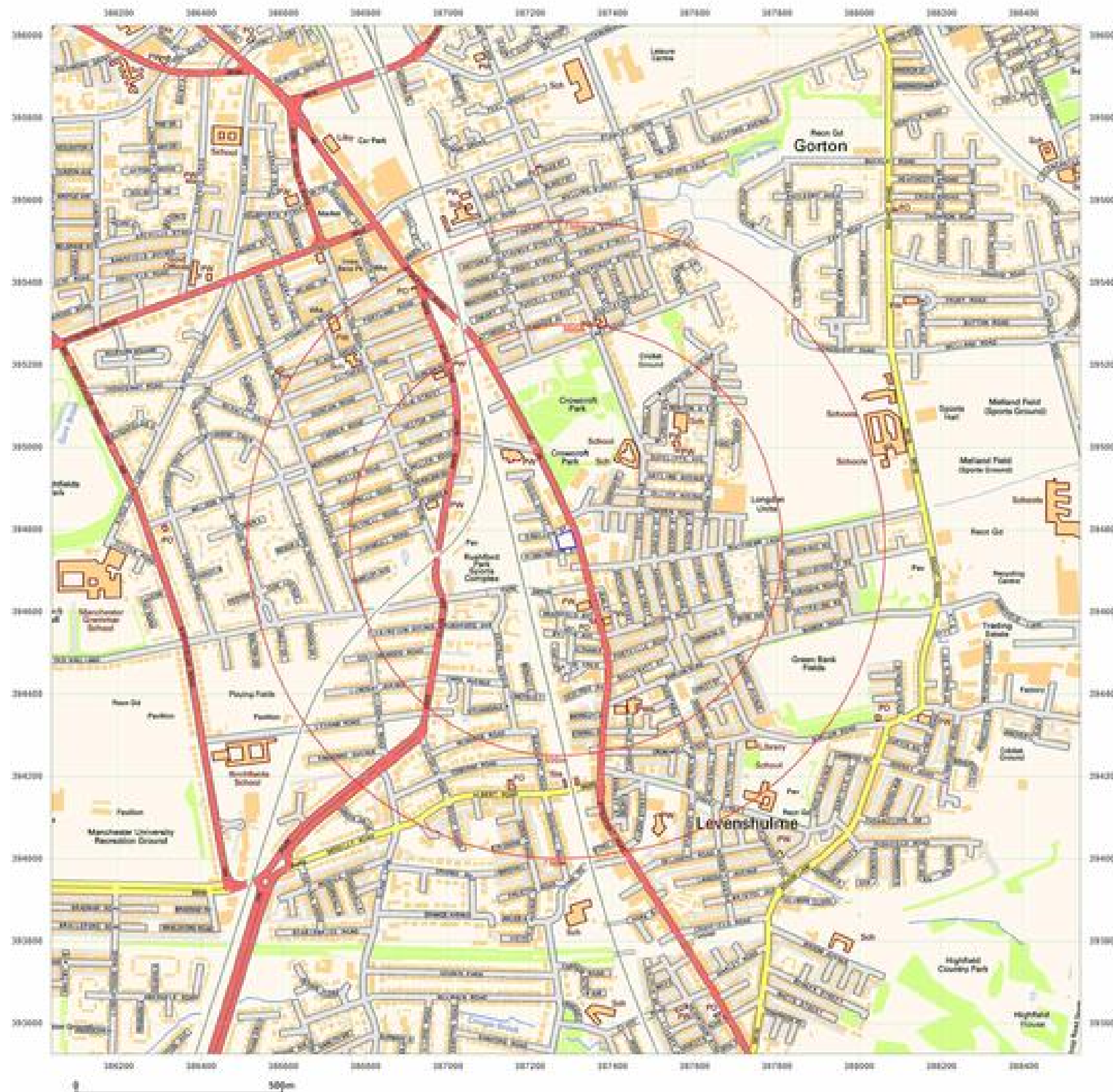


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Site Details:

Land south of 786 Stockport
Road, M12 4QL

Client Ref: 29721
Report Ref: CMAPS-CM-896422-29721-200820HIS
Grid Ref: 387287, 394775

Map Name: National Grid

Map date: 2020

Scale: 1:10,000

Printed at: 1:10,000



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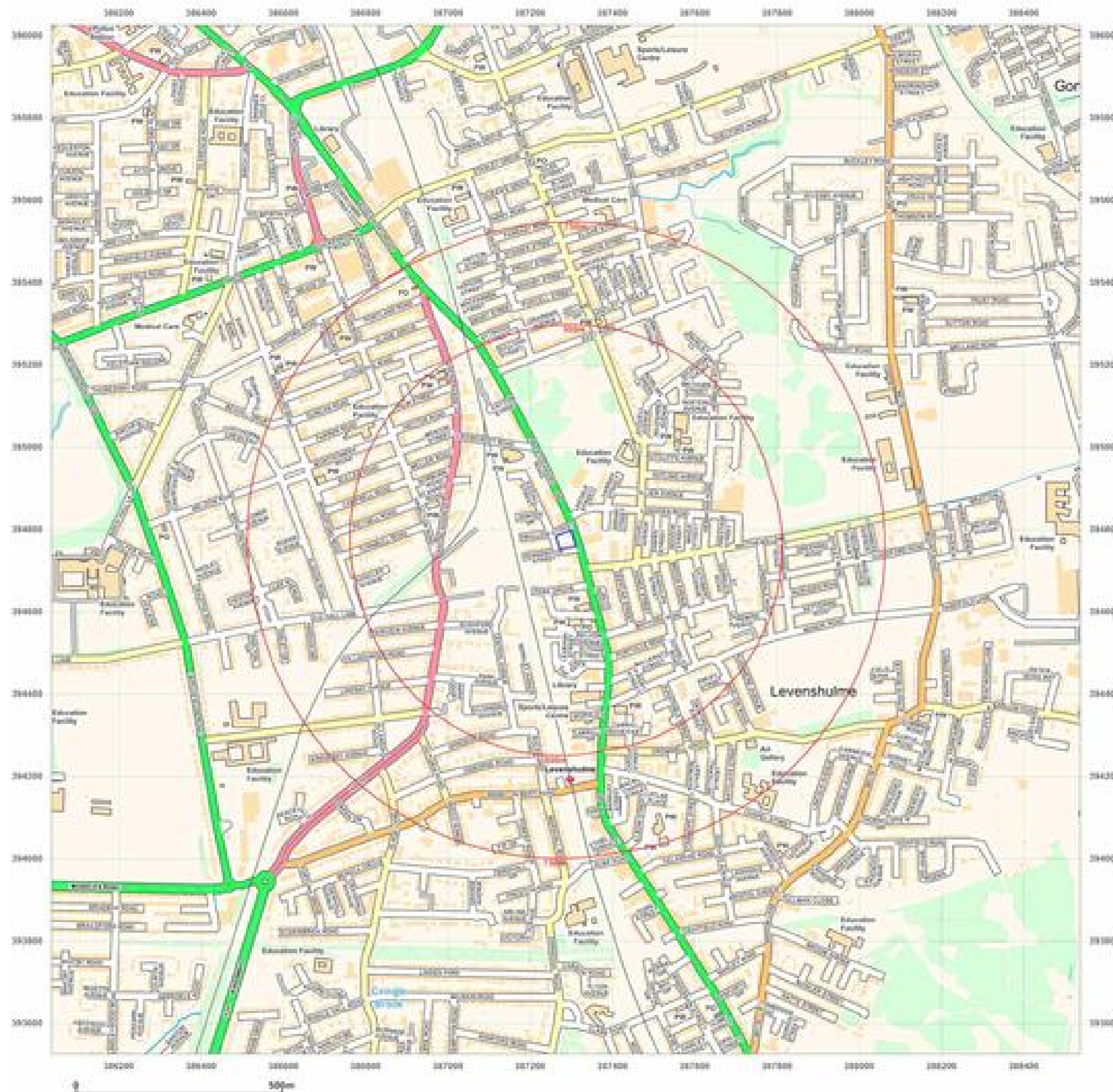


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APPENDIX B

Enviro+GeoInsight Report

Land south of 786 Stockport Road, M12 4QL

Order Details

Date: 20/08/2020
Your ref: 29721
Our Ref: CMAPS-CM-896422-29721-200820EDRGEO
Client: CENTREMAPS

Site Details

Location: 387286 394774
Area: 0.15 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	<u>Historical industrial land uses</u>	1	0	3	17	-
14	1.2	Historical tanks	0	0	0	0	-
15	1.3	<u>Historical energy features</u>	0	1	5	10	-
16	1.4	Historical petrol stations	0	0	0	0	-
16	1.5	<u>Historical garages</u>	0	5	4	3	-
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	<u>Historical industrial land uses</u>	2	0	3	23	-
20	2.2	Historical tanks	0	0	0	0	-
20	2.3	<u>Historical energy features</u>	0	7	16	17	-
22	2.4	Historical petrol stations	0	0	0	0	-
22	2.5	<u>Historical garages</u>	0	9	9	5	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
24	3.1	Active or recent landfill	0	0	0	0	-
24	3.2	Historical landfill (BGS records)	0	0	0	0	-
25	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
25	3.4	<u>Historical landfill (EA/NRW records)</u>	0	0	0	1	-
25	3.5	Historical waste sites	0	0	0	0	-
25	3.6	Licensed waste sites	0	0	0	0	-
26	3.7	<u>Waste exemptions</u>	0	0	0	2	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
27	4.1	<u>Recent industrial land uses</u>	0	4	17	-	-
29	4.2	<u>Current or recent petrol stations</u>	0	1	0	1	-
29	4.3	Electricity cables	0	0	0	0	-
29	4.4	Gas pipelines	0	0	0	0	-
29	4.5	Sites determined as Contaminated Land	0	0	0	0	-



30	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
30	4.7	Regulated explosive sites	0	0	0	0	-
30	4.8	Hazardous substance storage/usage	0	0	0	0	-
30	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
30	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
31	4.11	<u>Licensed pollutant release (Part A(2)/B)</u>	0	1	0	1	-
31	4.12	Radioactive Substance Authorisations	0	0	0	0	-
31	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
31	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
32	4.15	Pollutant release to public sewer	0	0	0	0	-
32	4.16	List 1 Dangerous Substances	0	0	0	0	-
32	4.17	List 2 Dangerous Substances	0	0	0	0	-
32	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
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	7
42	5.7	Surface water abstractions	0	0	0	0	0
43	5.8	Potable abstractions	0	0	0	0	0
43	5.9	Source Protection Zones	0	0	0	0	-
43	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
44	6.1	Water Network (OS MasterMap)	0	0	0	-	-

44	6.2	Surface water features	0	0	0	-	-
45	6.3	<u>WFD Surface water body catchments</u>	1	-	-	-	-
45	6.4	<u>WFD Surface water bodies</u>	0	0	0	-	-
46	6.5	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
47	7.1	Risk of Flooding from Rivers and Sea (RoFRaS)	None (within 50m)				
47	7.2	Historical Flood Events	0	0	0	-	-
47	7.3	Flood Defences	0	0	0	-	-
47	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
48	7.5	Flood Storage Areas	0	0	0	-	-
49	7.6	Flood Zone 2	None (within 50m)				
49	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
50	8.1	<u>Surface water flooding</u>	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding					
52	9.1	<u>Groundwater flooding</u>	Moderate (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
53	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
54	10.5	National Nature Reserves (NNR)	0	0	0	0	0
55	10.6	<u>Local Nature Reserves (LNR)</u>	0	0	0	0	1
55	10.7	Designated Ancient Woodland	0	0	0	0	0
55	10.8	Biosphere Reserves	0	0	0	0	0
55	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
56	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	Listed Buildings	0	0	0	-	-
61	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	<u>Priority Habitat Inventory</u>	0	0	2	-	-
66	13.2	Habitat Networks	0	0	0	-	-
66	13.3	Open Mosaic Habitat	0	0	0	-	-
66	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
67	14.1	<u>10k Availability</u>	Identified (within 500m)				
68	14.2	<u>Artificial and made ground (10k)</u>	0	0	2	16	-
70	14.3	<u>Superficial geology (10k)</u>	1	0	1	0	-

71	14.4	Landslip (10k)	0	0	0	0	-
72	14.5	<u>Bedrock geology (10k)</u>	1	0	4	5	-
73	14.6	<u>Bedrock faults and other linear features (10k)</u>	0	0	3	2	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
74	15.1	<u>50k Availability</u>	Identified (within 500m)				
75	15.2	<u>Artificial and made ground (50k)</u>	0	0	0	1	-
76	15.3	Artificial ground permeability (50k)	0	0	-	-	-
77	15.4	<u>Superficial geology (50k)</u>	1	0	0	0	-
78	15.5	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
78	15.6	Landslip (50k)	0	0	0	0	-
78	15.7	Landslip permeability (50k)	None (within 50m)				
79	15.8	<u>Bedrock geology (50k)</u>	1	0	2	3	-
80	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
80	15.10	<u>Bedrock faults and other linear features (50k)</u>	0	0	2	1	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
81	16.1	<u>BGS Boreholes</u>	0	0	1	-	-
Page	Section	Natural ground subsidence					
82	17.1	<u>Shrink swell clays</u>	Very low (within 50m)				
83	17.2	<u>Running sands</u>	Very low (within 50m)				
84	17.3	<u>Compressible deposits</u>	Negligible (within 50m)				
85	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
86	17.5	<u>Landslides</u>	Very low (within 50m)				
87	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
88	18.1	Natural cavities	0	0	0	0	-
89	18.2	BritPits	0	0	0	0	-
89	18.3	Surface ground workings	0	0	0	-	-
89	18.4	<u>Underground workings</u>	0	0	0	0	3
89	18.5	<u>Historical Mineral Planning Areas</u>	0	0	0	1	-



<u>90</u>	<u>18.6</u>	<u>Non-coal mining</u>	0	0	0	1	1
90	18.7	Mining cavities	0	0	0	0	0
<u>91</u>	<u>18.8</u>	<u>JPB mining areas</u>	Identified (within 0m)				
91	18.9	Coal mining	None (within 0m)				
91	18.10	Brine areas	None (within 0m)				
91	18.11	Gypsum areas	None (within 0m)				
92	18.12	Tin mining	None (within 0m)				
92	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
<u>93</u>	<u>19.1</u>	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
<u>94</u>	<u>20.1</u>	<u>BGS Estimated Background Soil Chemistry</u>	1	0	-	-	-
<u>94</u>	<u>20.2</u>	<u>BGS Estimated Urban Soil Chemistry</u>	2	2	-	-	-
95	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
96	21.1	Underground railways (London)	0	0	0	-	-
96	21.2	Underground railways (Non-London)	0	0	0	-	-
97	21.3	Railway tunnels	0	0	0	-	-
<u>97</u>	<u>21.4</u>	<u>Historical railway and tunnel features</u>	0	0	6	-	-
97	21.5	Royal Mail tunnels	0	0	0	-	-
98	21.6	Historical railways	0	0	0	-	-
<u>98</u>	<u>21.7</u>	<u>Railways</u>	0	0	30	-	-
99	21.8	Crossrail 1	0	0	0	0	-
99	21.9	Crossrail 2	0	0	0	0	-
<u>100</u>	<u>21.10</u>	<u>HS2</u>	0	0	0	1	-

Recent aerial photograph



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Capture Date: 22/04/2019

Site Area: 0.15ha



Recent site history - 2015 aerial photograph



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Capture Date: 11/06/2015

Site Area: 0.15ha



Recent site history - 2009 aerial photograph



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Capture Date: 02/06/2009

Site Area: 0.15ha



Recent site history - 2000 aerial photograph



Capture Date: 19/06/2000

Site Area: 0.15ha

OS MasterMap site plan



Site Area: 0.15ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

21

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
1	On site	Police Station	1983 - 1989	856964



ID	Location	Land use	Dates present	Group ID
2	124m N	Police Station	1965	832602
3	146m SE	Rope Walk	1851	794202
4	223m N	Nursery	1968	831877
5	288m N	Cotton Mill	1851	797883
F	326m E	Laundry	1934 - 1938	878281
G	334m SE	Unspecified Works	1916 - 1923	959856
F	338m E	Laundry	1955 - 1974	865040
G	378m E	Chocolate Works	1965	843638
G	378m E	Unspecified Works	1983 - 1989	908936
G	378m E	Unspecified Works	1974	980950
I	433m S	Railway Building	1916	919746
I	437m S	Railway Building	1934 - 1938	881628
8	450m E	Railway Sidings	1965	794673
J	472m S	Railway Buildings	1916	833691
J	475m S	Railway Building	1923	820590
10	483m NE	Tramway Sidings	1956	821582
K	494m NE	Clay Pit	1968	896276
K	494m NE	Clay Pit	1978	934170
11	495m N	Brick Works	1905	909791
12	496m S	Railway Station	1955	873594

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

0

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'.

This data is sourced from Ordnance Survey / Groundsure.



1.3 Historical energy features

Records within 500m

16

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	27m E	Electricity Substation	1974 - 1994	73066
B	192m W	Electricity Substation	1994	82198
B	192m W	Electricity Substation	1983 - 1988	76589
B	193m W	Electricity Substation	1974	64612
C	211m NW	Electricity Substation	1956 - 1994	81109
C	212m NW	Electricity Substation	1974 - 1988	78320
D	283m S	Electricity Substation	1982	62154
D	288m S	Electricity Substation	1992	62155
6	381m SW	Electricity Substation	1995	62153
7	413m N	Electricity Substation	1950 - 1992	66201
H	422m N	Electricity Substation	1984 - 1992	76900
G	423m SE	Electricity Substation	1956	82104
H	423m N	Electricity Transformer	1972	63781
G	426m SE	Electricity Substation	1984	67844
G	432m SE	Electricity Substation	1956 - 1996	75334
9	460m SW	Electricity Substation	1984 - 1995	73072

This data is sourced from Ordnance Survey / Groundsure.



1.4 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, 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

12

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
A	16m E	Garage	1983 - 1988	27349
A	16m NE	Garage	1956	21073
A	16m E	Garage	1994	23699
A	16m E	Garage	1974	22991
A	28m NE	Garage	1956	22217
B	226m W	Garage	1956	23442
B	226m W	Garage	1994	22482
B	226m W	Garage	1983 - 1988	27499
B	227m W	Garage	1956 - 1974	26294
E	293m S	Garage	1956	26998
E	295m S	Garage	1992	22953
E	295m S	Garage	1982	27257

This data is sourced from Ordnance Survey / Groundsure.



1.6 Historical military land

Records within 500m

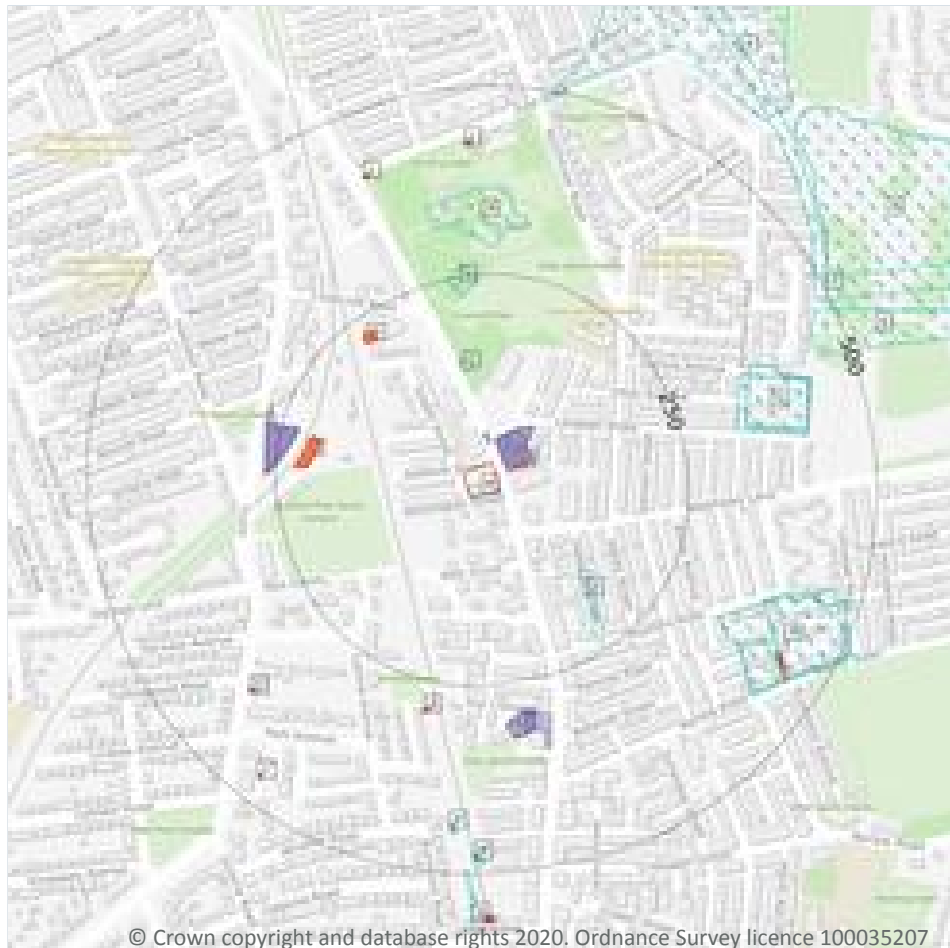
0

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 energy features
- Historical garages

2.1 Historical industrial land uses

Records within 500m

28

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	On site	Police Station	1983	856964
A	On site	Police Station	1989	856964
1	124m N	Police Station	1965	832602



ID	Location	Land Use	Date	Group ID
2	146m SE	Rope Walk	1851	794202
3	223m N	Nursery	1968	831877
4	288m N	Cotton Mill	1851	797883
G	326m E	Laundry	1938	878281
G	326m E	Laundry	1934	878281
H	334m SE	Unspecified Works	1923	959856
G	338m E	Laundry	1974	865040
G	338m E	Laundry	1955	865040
G	338m E	Laundry	1965	865040
H	377m SE	Unspecified Works	1916	959856
H	378m E	Unspecified Works	1974	980950
H	378m E	Unspecified Works	1983	908936
H	378m E	Unspecified Works	1989	908936
H	378m E	Chocolate Works	1965	843638
K	433m S	Railway Building	1916	919746
K	437m S	Railway Building	1938	881628
K	437m S	Railway Building	1934	881628
6	450m E	Railway Sidings	1965	794673
M	472m S	Railway Buildings	1916	833691
M	475m S	Railway Building	1923	820590
7	483m NE	Tramway Sidings	1956	821582
N	494m NE	Clay Pit	1978	934170
N	494m NE	Clay Pit	1968	896276
8	495m N	Brick Works	1905	909791
9	496m S	Railway Station	1955	873594

This data is sourced from Ordnance Survey / Groundsure.



2.2 Historical tanks

Records within 500m

0

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'.

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

40

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
B	27m E	Electricity Substation	1983	73066
B	27m E	Electricity Substation	1983	73066
B	27m E	Electricity Substation	1986	73066
B	27m E	Electricity Substation	1988	73066
B	27m E	Electricity Substation	1988	73066
B	27m E	Electricity Substation	1974	73066
B	27m E	Electricity Substation	1994	73066
C	192m W	Electricity Substation	1994	82198
C	192m W	Electricity Substation	1983	76589
C	192m W	Electricity Substation	1983	76589
C	192m W	Electricity Substation	1986	76589
C	192m W	Electricity Substation	1988	76589
C	192m W	Electricity Substation	1988	76589
C	193m W	Electricity Substation	1974	64612
D	211m NW	Electricity Substation	1994	81109
D	211m NW	Electricity Substation	1956	81109



ID	Location	Land Use	Date	Group ID
D	212m NW	Electricity Substation	1956	81109
D	212m NW	Electricity Substation	1974	78320
D	212m NW	Electricity Substation	1983	78320
D	212m NW	Electricity Substation	1983	78320
D	212m NW	Electricity Substation	1986	78320
D	212m NW	Electricity Substation	1988	78320
D	212m NW	Electricity Substation	1988	78320
E	283m S	Electricity Substation	1982	62154
E	288m S	Electricity Substation	1992	62155
5	381m SW	Electricity Substation	1995	62153
I	413m N	Electricity Substation	1992	66201
I	414m N	Electricity Substation	1972	66201
I	414m N	Electricity Substation	1950	66201
I	414m N	Electricity Substation	1984	66201
I	414m N	Electricity Substation	1950	66201
J	422m N	Electricity Substation	1992	76900
H	423m SE	Electricity Substation	1956	82104
J	423m N	Electricity Substation	1984	76900
J	423m N	Electricity Transformer	1972	63781
H	426m SE	Electricity Substation	1984	67844
H	432m SE	Electricity Substation	1996	75334
H	432m SE	Electricity Substation	1956	75334
L	460m SW	Electricity Substation	1995	73072
L	460m SW	Electricity Substation	1984	73072

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

23

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
B	16m E	Garage	1983	27349
B	16m E	Garage	1983	27349
B	16m E	Garage	1986	27349
B	16m E	Garage	1988	27349
B	16m E	Garage	1988	27349
B	16m E	Garage	1994	23699
B	16m NE	Garage	1956	21073
B	16m E	Garage	1974	22991
B	28m NE	Garage	1956	22217
C	226m W	Garage	1956	23442
C	226m W	Garage	1994	22482
C	226m W	Garage	1983	27499
C	226m W	Garage	1983	27499
C	226m W	Garage	1986	27499
C	226m W	Garage	1988	27499
C	226m W	Garage	1988	27499

ID	Location	Land Use	Date	Group ID
C	227m W	Garage	1956	26294
C	227m W	Garage	1974	26294
F	293m S	Garage	1956	26998
F	295m S	Garage	1992	22953
F	295m S	Garage	1982	27257
F	295m S	Garage	1982	27257
F	296m S	Garage	1956	26998

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical landfill (EA/NRW)
- 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

1

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.

Features are displayed on the Waste and landfill map on **page 24**

ID	Location	Details		
1	415m E	Site Address: Matthews Lane, Longsight, Greater Manchester Licence Holder Address: -	Waste Licence: Yes Site Reference: F009 Waste Type: Inert, Industrial, Commercial, Household, Special, Liquid sludge Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 01/01/1974 Licence Surrender: -	Operator: Manchester Corporation Cleansing Department Licence Holder: Greater Manchester Waste Disposal Authority First Recorded 31/12/1969 Last Recorded: 11/07/1978

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

2

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 24**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	374m E	Unit 13 Hemmons Road Manchester Manchester M12 5ST	EPR/YF0407TQ /A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
A	399m E	Unit 13, Hemmons Road, Levenshulme, Manchester, M12 5ST	EA/EPR/VP385 2VP/A001	Treating waste exemption	Not on a farm	Repair or refurbishment of WEEE

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)

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4.1 Recent industrial land uses

Records within 250m

21

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 27**

ID	Location	Company	Address	Activity	Category
A	25m N	Works	Greater Manchester, M12	Unspecified Works Or Factories	Industrial Features
A	39m E	Rikshaw Ltd	691, Stockport Road, Manchester, Greater Manchester, M12 4QN	Vehicle Hire and Rental	Hire Services
A	39m E	Tyreworx Tyres	691, Stockport Road, Manchester, Greater Manchester, M12 4QN	Vehicle Parts and Accessories	Motoring



ID	Location	Company	Address	Activity	Category
A	46m E	Electricity Sub Station	Greater Manchester, M12	Electrical Features	Infrastructure and Facilities
B	57m S	816 Garage	816, Stockport Road, Manchester, Greater Manchester, M19 3AW	Vehicle Repair, Testing and Servicing	Repair and Servicing
B	76m SE	Kam Auto Spares & Diagnostics	707, Stockport Road, Manchester, Greater Manchester, M19 3AG	Vehicle Repair, Testing and Servicing	Repair and Servicing
C	77m N	Crowcroft Garages	762-770, Stockport Road, Manchester, Greater Manchester, M12 4GD	Garden Goods	Consumer Products
1	82m S	Works	Greater Manchester, M19	Unspecified Works Or Factories	Industrial Features
C	93m N	Computer Empire	760a, Stockport Road, Manchester, Greater Manchester, M12 4GD	Electrical Equipment Repair and Servicing	Repair and Servicing
B	96m SE	Auto Services M C R Ltd	715, Stockport Road, Manchester, Greater Manchester, M19 3AG	Vehicle Repair, Testing and Servicing	Repair and Servicing
2	121m E	S & R Auto Repair Centre	3, Matthews Lane, Manchester, Greater Manchester, M12 4QW	Vehicle Repair, Testing and Servicing	Repair and Servicing
3	172m NE	Cafron Technical Services	5, Hannah Street, Manchester, Greater Manchester, M12 5SN	Mechanical Engineers	Engineering Services
4	172m NW	Electricity Sub Station	Greater Manchester, M13	Electrical Features	Infrastructure and Facilities
D	181m SE	Vaughan Locksmiths	Flat 7 747, Stockport Road, Manchester, Greater Manchester, M19 3AR	Vehicle Repair, Testing and Servicing	Repair and Servicing
D	182m S	Fonelab	828a, Stockport Road, Manchester, Greater Manchester, M19 3AW	Electrical Equipment Repair and Servicing	Repair and Servicing
5	221m NW	Electricity Sub Station	Greater Manchester, M12	Electrical Features	Infrastructure and Facilities
E	246m W	Nasar Auto Repairs	91a, Slade Lane, Manchester, Greater Manchester, M13 0GW	Vehicle Repair, Testing and Servicing	Repair and Servicing
E	246m W	Fast Autos	91, Slade Lane, Manchester, Greater Manchester, M13 0GW	Vehicle Repair, Testing and Servicing	Repair and Servicing
E	247m W	Eclipse Auto Parts	91, Slade Lane, Manchester, Greater Manchester, M13 0GW	Vehicle Parts and Accessories	Motoring
E	247m W	A1 Tyres	91a, Slade Lane, Manchester, Greater Manchester, M13 0GW	Vehicle Parts and Accessories	Motoring



ID	Location	Company	Address	Activity	Category
6	248m S	Car Sound Studio	848, Stockport Road, Manchester, Greater Manchester, M19 3AW	Vehicle Repair, Testing and Servicing	Repair and Servicing

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	2
----------------------------	----------

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 27**

ID	Location	Company	Address	LPG	Status
A	22m N	TEXACO	691, Stockport Road, Longsight, Manchester, Greater Manchester, M12 4QN	Not Applicable	Obsolete
E	279m W	Q8	91, Slade Lane, Levenshulme, Manchester, Greater Manchester, M13 0GW	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0
----------------------------	----------

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0
----------------------------	----------

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0
----------------------------	----------

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**

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

2

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 27**

ID	Location	Address	Details	
A	2m N	Crowcroft Serv Stn, Stockport Rd, M12 4QN	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	417m E	British Cement Corp Ltd, Levenshulme Trad Est, Printwks Lane M19 3JP	Process: Use of Bulk Cement 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

0

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

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**0**

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

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

2

Aquifer status of groundwater held within superficial geology.

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

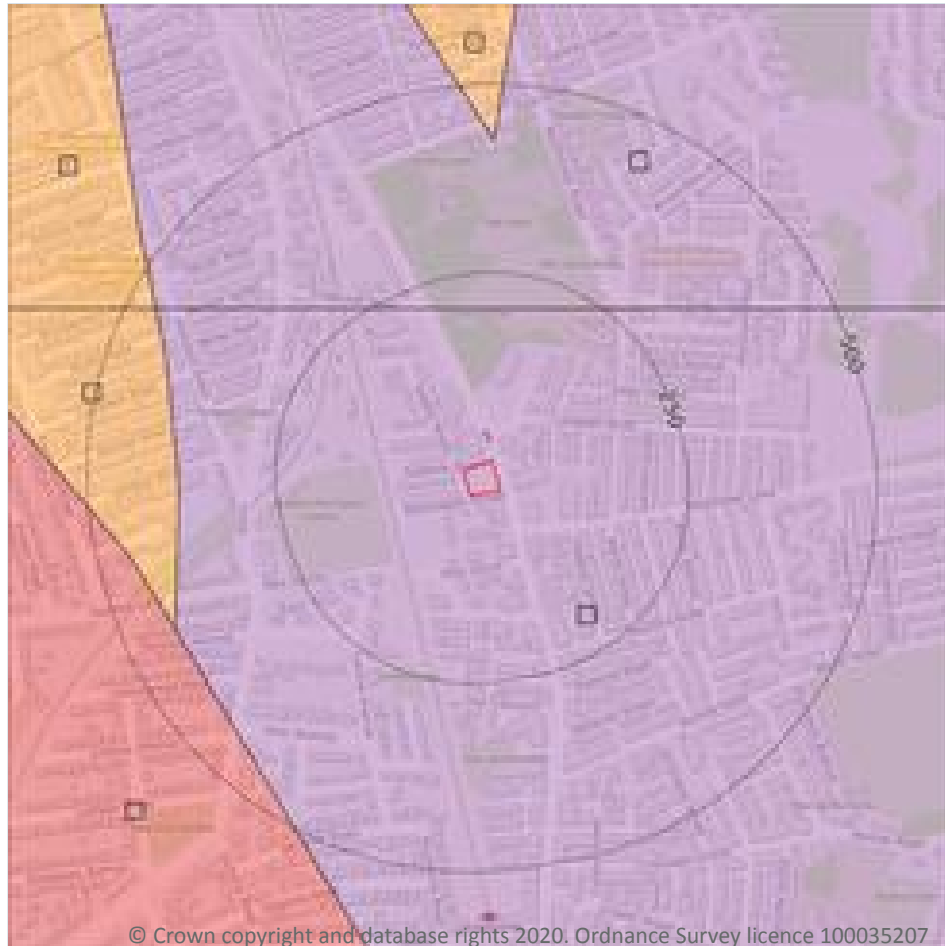
ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	202m N	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	202m N	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

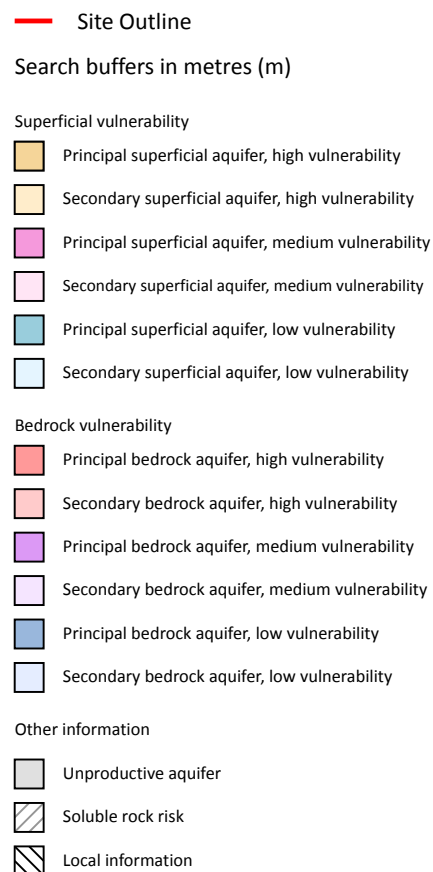


ID	Location	Designation	Description
3	378m W	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
4	426m N	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	428m SW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
6	462m NW	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

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
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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
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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

7

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	
-	1129m N	Status: Historical Licence No: 2569006042 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: CLIVE BACK Easting: 387590 Northing: 395890	Annual Volume (m ³): 15000 Max Daily Volume (m ³): 276 Original Application No: - Original Start Date: 11/07/2002 Expiry Date: 31/03/2014 Issue No: 3 Version Start Date: 04/02/2009 Version End Date: -
-	1130m N	Status: Historical Licence No: 2569006042 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: CLIVE BACK Easting: 387591 Northing: 395891	Annual Volume (m ³): 10000 Max Daily Volume (m ³): 276 Original Application No: - Original Start Date: 11/07/2002 Expiry Date: 31/03/2014 Issue No: 4 Version Start Date: 29/02/2012 Version End Date: -
-	1130m N	Status: Historical Licence No: NW/069/0006/006 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: The Chief Operating Officer of the Eastlands Trust Easting: 387591 Northing: 395891	Annual Volume (m ³): 8000 Max Daily Volume (m ³): 276 Original Application No: - Original Start Date: 16/05/2014 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 16/05/2014 Version End Date: -
-	1189m E	Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT SANDFOLD LANE, LEVENSHULME, MANCHESTER" Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -

ID	Location	Details	
-	1189m E	Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT SANDFOLD LANE, LEVENSHULME, MANCHESTER Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -
-	1189m E	Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT SANDFOLD LANE LEVENSHULME MANCHESTER Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700	Annual Volume (m ³): 117835 Max Daily Volume (m ³): 409 Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -
-	1455m NE	Status: Historical Licence No: 2569006043 Details: Dust Suppression Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE, MANCHESTER Data Type: Point Name: G R A LIMITED Easting: 387950 Northing: 396100	Annual Volume (m ³): 4000 Max Daily Volume (m ³): 22 Original Application No: - Original Start Date: 20/06/2003 Expiry Date: 31/03/2014 Issue No: 2 Version Start Date: 01/04/2008 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

0

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
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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	0
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Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m	0
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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 44**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River WB catchment	Platt Brook (Source to Fallowfield Bk)	GB112069061060	Bollin, Dean, Upper Mersey	Upper Mersey

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 44**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	721m NW	River	Platt Brook (Source to Fallowfield Bk)	GB112069061060	Moderate	Good	Moderate	2016

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 44**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	Manchester and East Cheshire Permo-Triassic Sandstone Aquifers	<u>GB41201G101100</u>	Poor	Poor	Poor	2015

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 Sea (RoFRaS)

Records within 50m**0**

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition; 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).

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
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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.

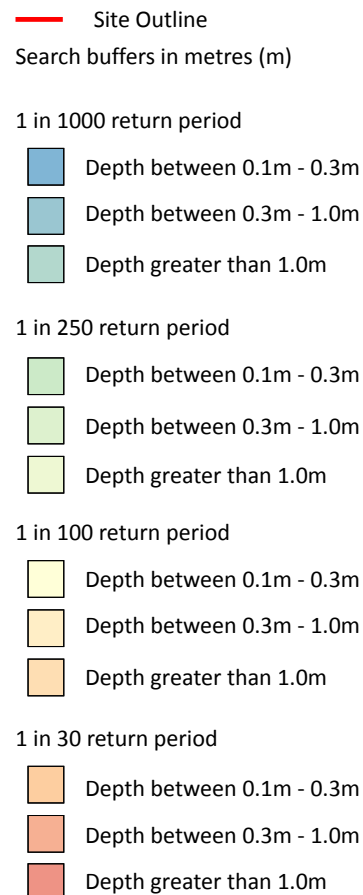
7.7 Flood Zone 3

Records within 50m	0
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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

Negligible

Highest risk within 50m

1 in 30 year, 0.1m - 0.3m

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 50**

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.

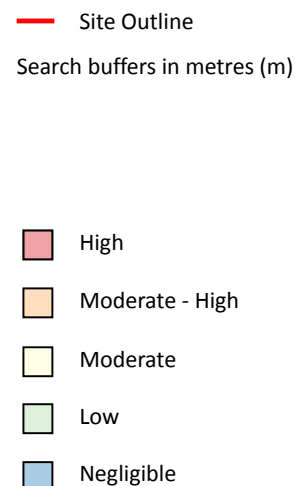
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
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



9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

Moderate

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 52**

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)

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**1**

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.

Features are displayed on the Environmental designations map on **page 53**

ID	Location	Name	Data source
1	1146m SE	Highfield Country Park	Natural England

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 > 500m², slurry lagoons > 4000m². 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**0**

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.

This data is sourced from English Heritage, 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	135m SW	Rushford Park, Levenshulme	Manchester	01/03/1986

This data is sourced from English Heritage, 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 English Heritage, 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 English Heritage, 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.

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



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

2

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

Features are displayed on the Habitat designations map on **page 65**

ID	Location	Main Habitat	Other habitats
1	204m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	217m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

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

14.1 10k Availability

Records within 500m

2

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.

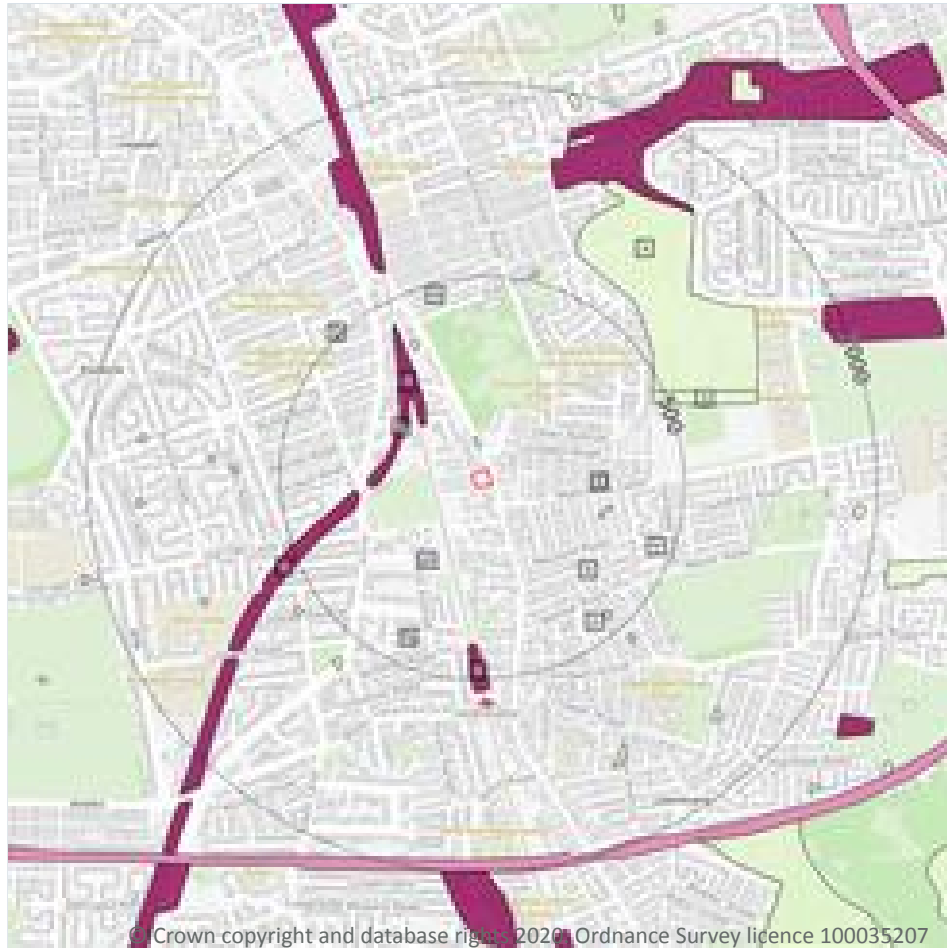
Features are displayed on the Geology 1:10,000 scale - Availability map on **page 67**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SJ89SE
2	202m N	Full	Full	Full	Full	SJ89NE

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

18

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	176m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	216m SW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
A	254m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
B	257m E	WMGR-ARTDP	Infilled Ground	Artificial Deposit

ID	Location	LEX Code	Description	Rock description
B	287m E	WMGR-ARTDP	Infilled Ground	Artificial Deposit
C	300m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
B	306m E	WMGR-ARTDP	Infilled Ground	Artificial Deposit
3	325m SE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
A	355m NW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
4	408m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
5	415m SW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
D	439m SE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
D	442m SE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
6	446m E	WMGR-ARTDP	Infilled Ground	Artificial Deposit
7	463m N	WMGR-ARTDP	Infilled Ground	Artificial Deposit
8	465m NE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
9	475m NE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
10	496m 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

2

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 70**

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
2	202m N	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

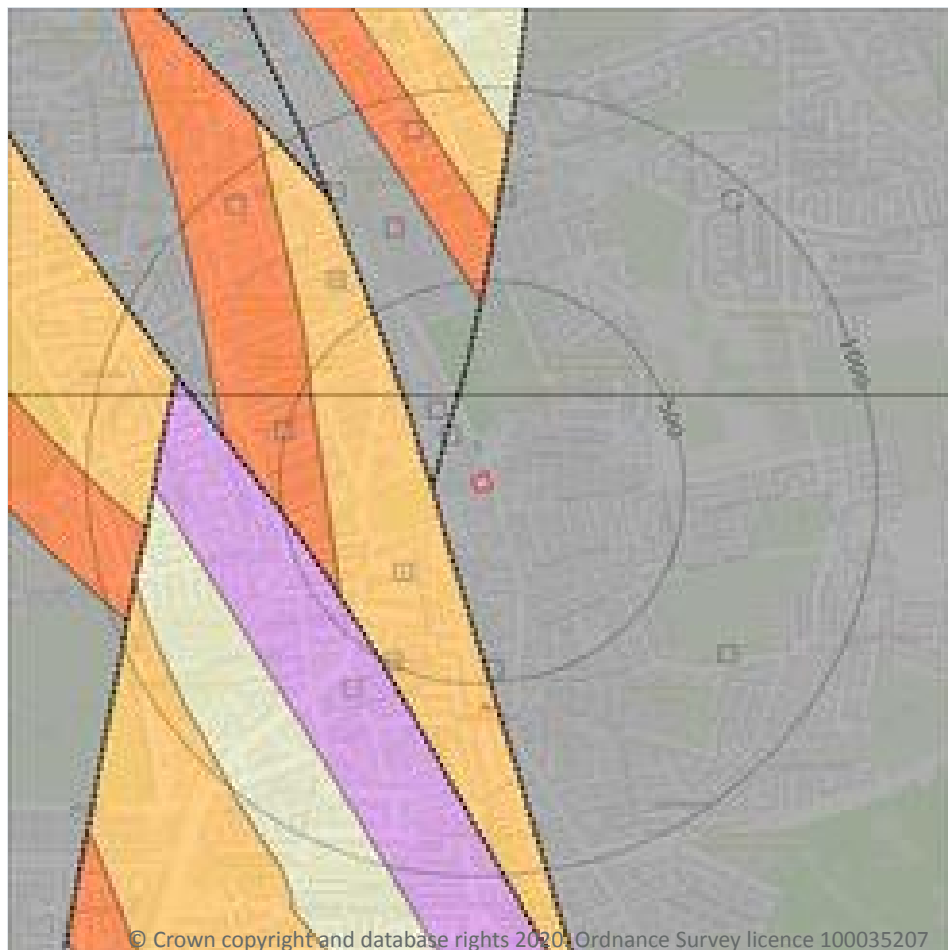
0

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

10

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 72**

ID	Location	LEX Code	Description	Rock age
1	On site	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
3	95m W	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
5	106m W	CS-SDST	Collyhurst Sandstone Formation - Sandstone	Cisuralian Epoch
6	202m N	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch



ID	Location	LEX Code	Description	Rock age
7	215m N	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
10	282m NW	CS-SDST	Collyhurst Sandstone Formation - Sandstone	Cisuralian Epoch
11	381m W	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]
12	444m N	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]
13	445m SW	ETM-STMD	Etruria Formation - Sandstone And Mudstone	Westphalian Age
15	471m NW	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

5

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.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 72**

ID	Location	Category	Description
2	95m W	FAULT	Normal fault, inferred; crossmarks on downthrow side
4	106m W	FAULT	Normal fault, inferred; crossmarks on downthrow side
8	215m N	FAULT	Normal fault, inferred; crossmarks on downthrow side
9	282m NW	FAULT	Normal fault, inferred; crossmarks on downthrow side
14	445m SW	FAULT	Normal fault, inferred; crossmarks on downthrow side

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 74**

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



- Site Outline
- Search buffers in metres (m)
- Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m

1

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.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 75**

ID	Location	LEX Code	Description	Rock description
1	465m NE	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT

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

1

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 77**

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON

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)

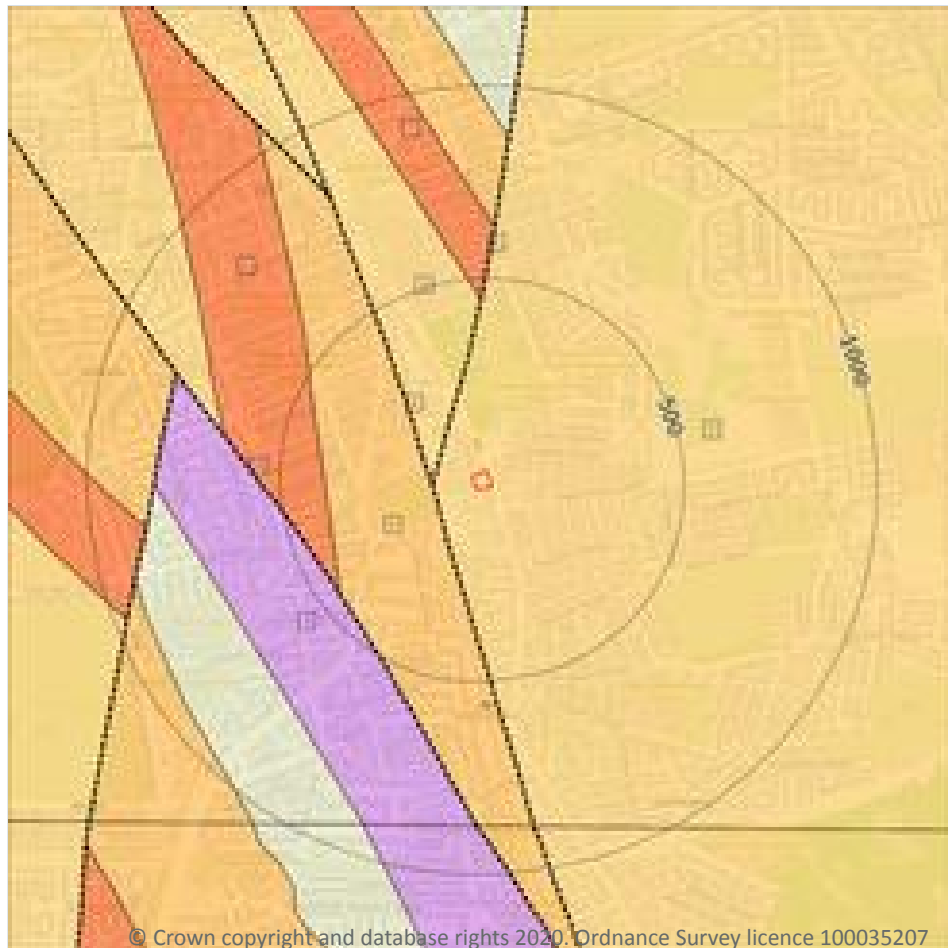
Records within 50m**0**

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

6

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 79**

ID	Location	LEX Code	Description	Rock age
1	On site	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN
3	95m W	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN
5	106m W	CS-SDST	COLLYHURST SANDSTONE FORMATION - SANDSTONE	-
6	381m W	MM-MDST	MANCHESTER MARLS FORMATION - MUDSTONE	-

ID	Location	LEX Code	Description	Rock age
7	444m N	MM-MDST	MANCHESTER MARLS FORMATION - MUDSTONE	-
8	445m SW	ETM-STMD	ETRURIA FORMATION - SANDSTONE AND MUDSTONE	WESTPHALIAN

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

3

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.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 79**

ID	Location	Category	Description
2	95m W	FAULT	Fault, inferred
4	106m W	FAULT	Fault, inferred
9	445m SW	FAULT	Fault, inferred

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

1

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.

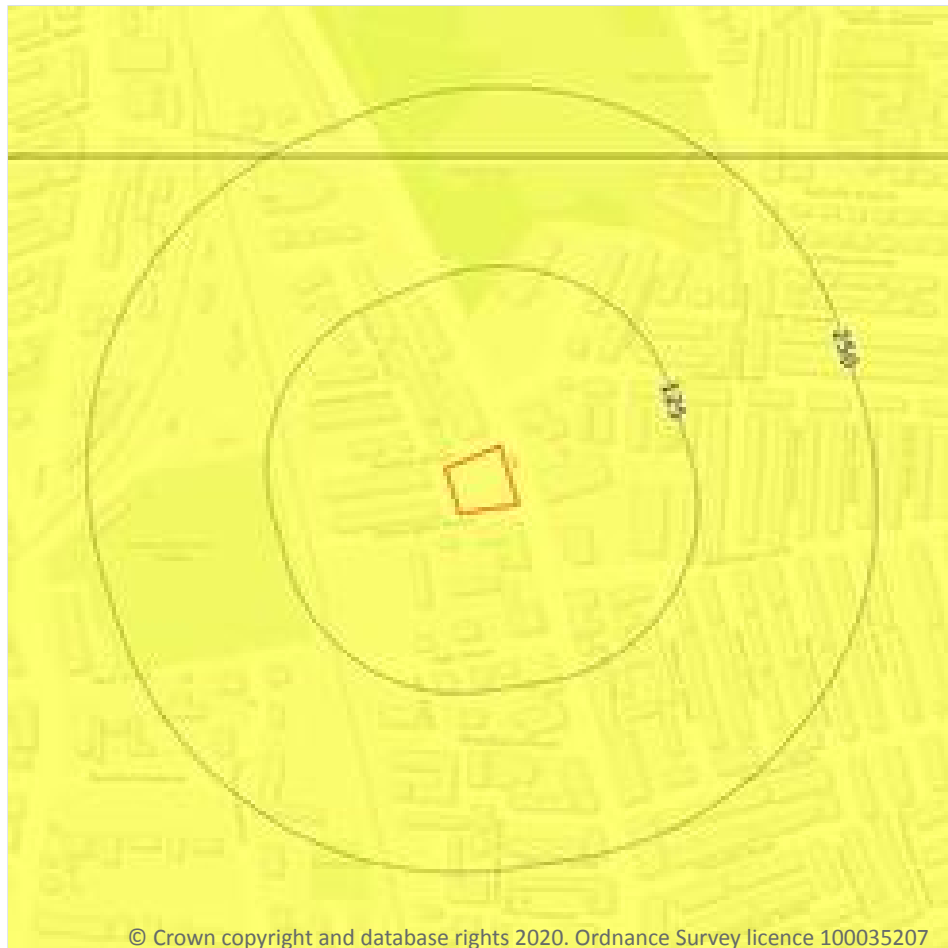
Features are displayed on the Boreholes map on **page 81**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	94m N	387258 394883	MANCHESTER CORP. LEVENSHULME 34	5.36	N	865691

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

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).

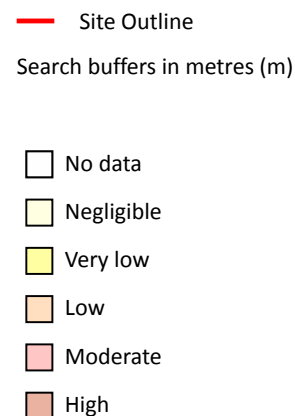
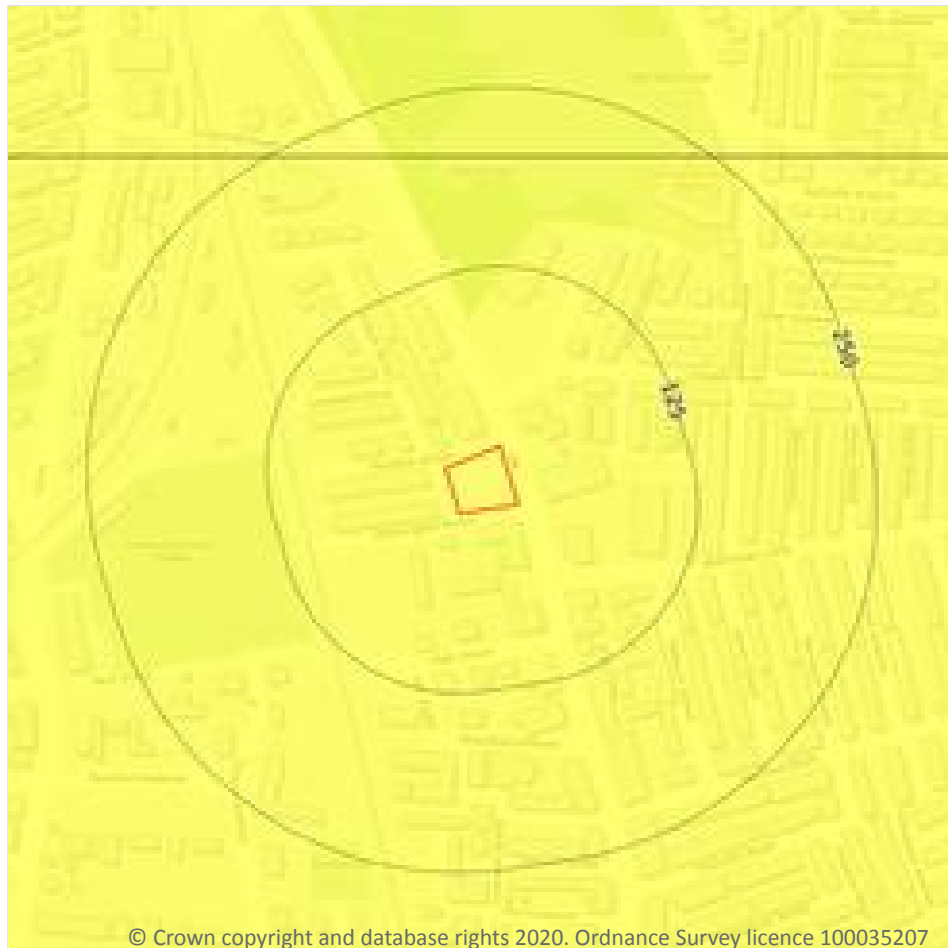
Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 82**

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



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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 83**

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

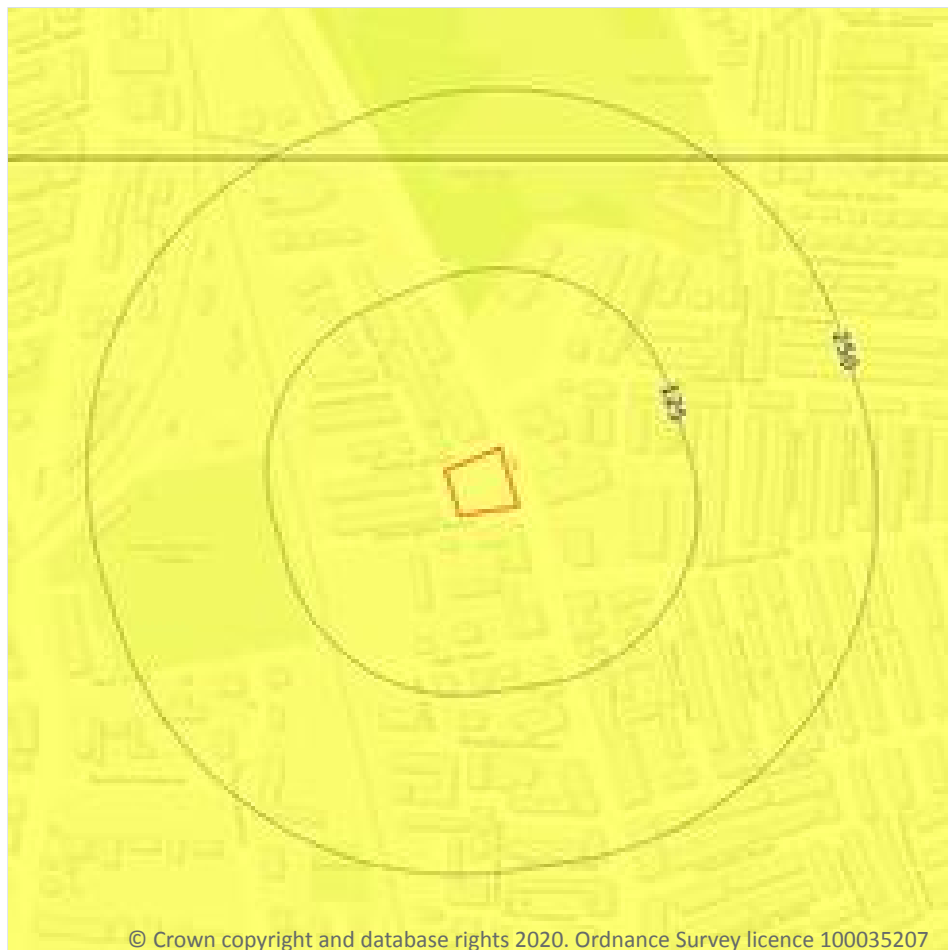
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

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

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

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.

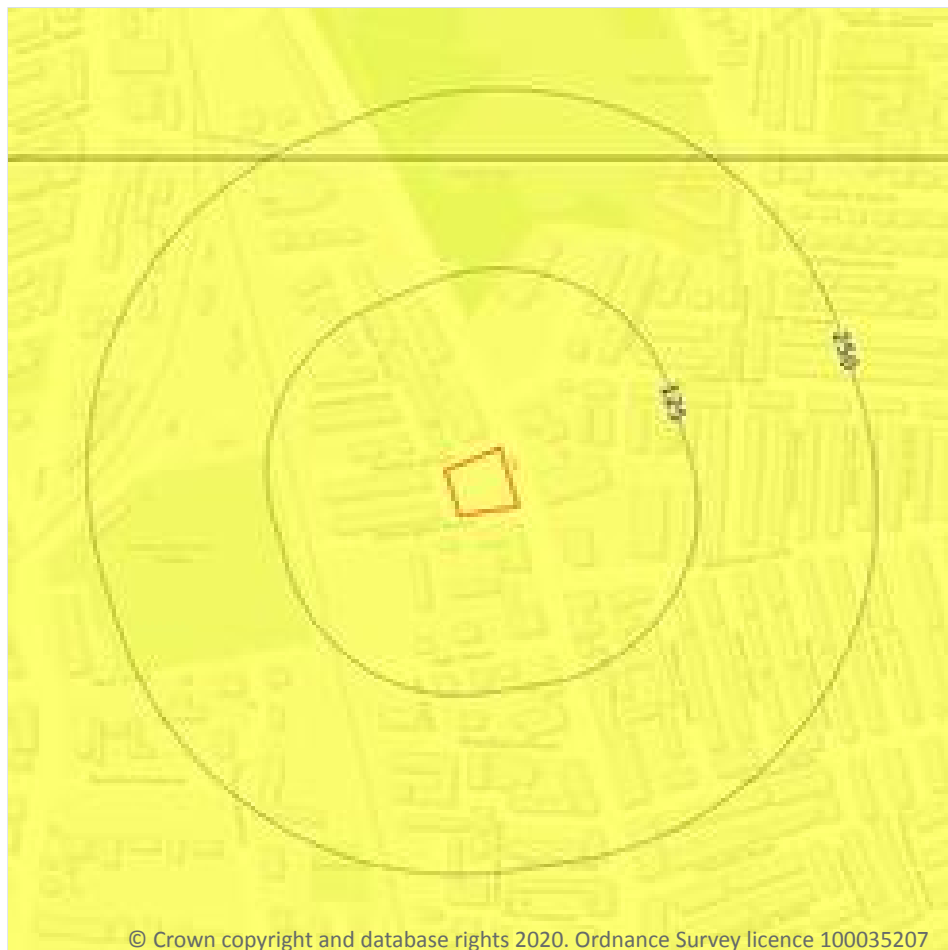
Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 85**

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 86**

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



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- 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 87**

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 Peter Brett Associates (PBA).

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**0**

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.

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m**3**

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 88**

ID	Location	Land Use	Year of mapping	Mapping scale
-	979m S	Tunnel	1974	1:10000
-	979m S	Tunnel	1983	1:10000
-	979m S	Tunnel	1989	1:10000

This data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m**1**

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.

Features are displayed on the Mining, ground workings and natural cavities map on **page 88**



ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
4	410m E	Nelstrop Road	Brick clay	Surface mineral working	Valid	21/10/47

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

2

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).

Features are displayed on the Mining, ground workings and natural cavities map on **page 88**

ID	Location	Name	Commodity	Class	Likelihood
5	428m SW	Not available	Vein Mineral	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered
-	753m W	Not available	Vein Mineral	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered

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 Peter Brett Associates (PBA).



18.8 JPB mining areas

Records on site	1
-----------------	---

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

Location	Details
On site	Whilst outside of 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. Further details and a quote for services 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	0
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Areas which could be affected by past, current or future coal mining.

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 Mining Searches UK.

18.13 Clay mining

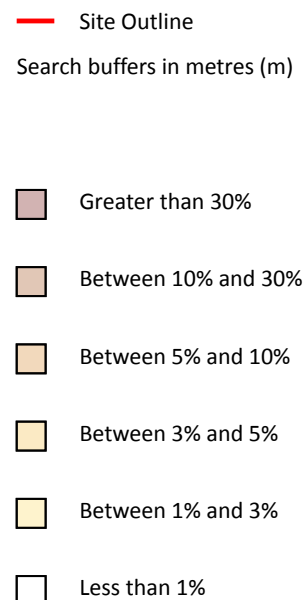
Records on site	0
-----------------	---

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 93**

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 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

4

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	26	4.6	42	29	0.3	79	12	38	3
On site	26	4.6	43	30	0.3	80	13	38	4
2m NE	26	4.6	42	29	0.3	80	12	39	3
2m NW	27	4.7	41	28	0.3	79	12	38	3

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



- Site Outline
- Search buffers in metres (m)
- C1 Crossrail 1 Stations
- Crossrail 1 Route
- Crossrail 1 Worksites
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- ... Active railways
- ... Active tunnels
- ... Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

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

6

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.

Features are displayed on the Railway infrastructure and projects map on **page 96**

Location	Land Use	Year of mapping	Mapping scale
89m W	Railways	1893	-
94m W	Railways	1903	-
94m W	Railways	1930	-
189m S	Railway	1907	-
209m NW	Railway Sidings	1956	2500
209m NW	Railway Sidings	1956	1250

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

30

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

Features are displayed on the Railway infrastructure and projects map on **page 96**

Location	Name	Type
100m W	Manchester-Crewe Line	rail
100m W	Manchester-Crewe Line	rail
100m W	-	rail
103m W	Manchester-Crewe Line	rail
105m W	Not given	Multi Track
107m W	Manchester-Crewe Line	rail
108m W	-	rail
108m W	Manchester-Crewe Line	rail
110m W	Manchester-Crewe Line	rail
111m W	Manchester-Crewe Line	rail
113m W	Manchester-Crewe Line	rail
118m W	Manchester-Crewe Line	rail
121m SW	Manchester-Crewe Line	rail
123m SW	Manchester-Crewe Line	rail
127m SW	Manchester-Crewe Line	rail
131m SW	Manchester-Crewe Line	rail
136m SW	Manchester-Crewe Line	rail
139m SW	Manchester-Crewe Line	rail

Location	Name	Type
141m SW	Manchester-Crewe Line	rail
145m SW	Manchester-Crewe Line	rail
168m NW	Manchester-Crewe Line	rail
168m NW	-	rail
204m NW	Manchester-Crewe Line	rail
204m NW	-	rail
208m W	Styal Line	rail
209m W	Not given	Multi Track
209m W	Not given	Multi Track
209m W	Not given	Multi Track
209m NW	Manchester-Crewe Line	rail
211m NW	Styal Line	rail

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

1

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.

Features are displayed on the Railway infrastructure and projects map on **page 96**

Location	Track Type	Speed (mph)	Speed (km/h)	Status
419m W	Tunnel	143mph	230kph	Current preferred consultation route

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

APPENDIX D

Potential Pollutant Linkages

POTENTIAL RECEPTOR	COMMENTS	Include in PCM
PROPERTY: Other		
On Site		
Crops	None Intended on site	x
Domestic Produce	Unlikely	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	Possibly in houses in vicinity of the site	✓
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 business, services	✓
HUMANS		
On Site		
Residents	Future Residents	✓
Construction Workers	During ground excavations	✓
Employees	Building Service Companies	✓
Surface water users	No current surface water abstractions located on site	x
Off Site		
Residents	Residents adjacent to the site	✓
Surrounding Area	Residential/commercial (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 not considered 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		
	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		Inhalation of Ground Gas	Degradation of contaminants generating ground gas through unsaturated zone to soil leading to inhalation	Inhalation of Gases	Air	Humans (on-site/off-site, domestic pets)	Low
3		Vapour Inhalation	Volatilisation of organic compounds through unsaturated zone of soil leading to inhalation	Inhalation of Gases	Air	Humans (on-site/off-site, domestic pets)	Low-Medium
4		Damage to structure/services	Direct contact of contaminants with building structures/services	Direct contact	Soil/Water	Flora, services	Low-Medium
5		Degradation of perched water quality	Dissolution or suspension of contaminants into perched waters	Dissolution or Suspension	Water	Perched Waters	Low
6		Pollution of underlying groundwater	Dissolution or suspension of contaminants into groundwaters	Dissolution or Suspension	Water	Groundwaters	Low-Medium

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: A series of attached single storey units occupy the west of the site (rear of the residential properties)at the site



P2: Single Storey unit to rear of 786 Stockport Road.



P3: Terraced properties belonging to 776 to 780 Stockport Road occupy the areas extending south of the site. Note single storey annex linking 778 to 780.



P4: Terraced properties belonging to 782 to 786 Stockport Road



P5: Gable end of 786 Stockport Road. Spray painted business services indicating former use of the building. (Tyre Fitting/Doors)



P6: The interior of the properties were generally in a poor state of repair with some rooms being empty

Comments:



Photographs 1 to 6

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

Site:
Land at 764 – 786 Stockport Road, Manchester

Title: Appendix E – Site Photographs

Project No:
20767

Created By:
J Mashiter

Date:
20/10/2020

Client: VIEWS (Holdings) Limited



P7: The interior of the properties were generally in a poor state of repair



P8: Stored construction materials were present within the interior of the properties



P9: Stored Paint within the interior of the properties



P10: Stored construction materials were present within the interior of the properties



P11: Stored construction materials were present within the interior of the properties

Comments:



Photographs 7 to 11

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

Site:
Land at 764 – 786 Stockport Road, Manchester

Title: Appendix E – Site Photographs

Project No:
20767

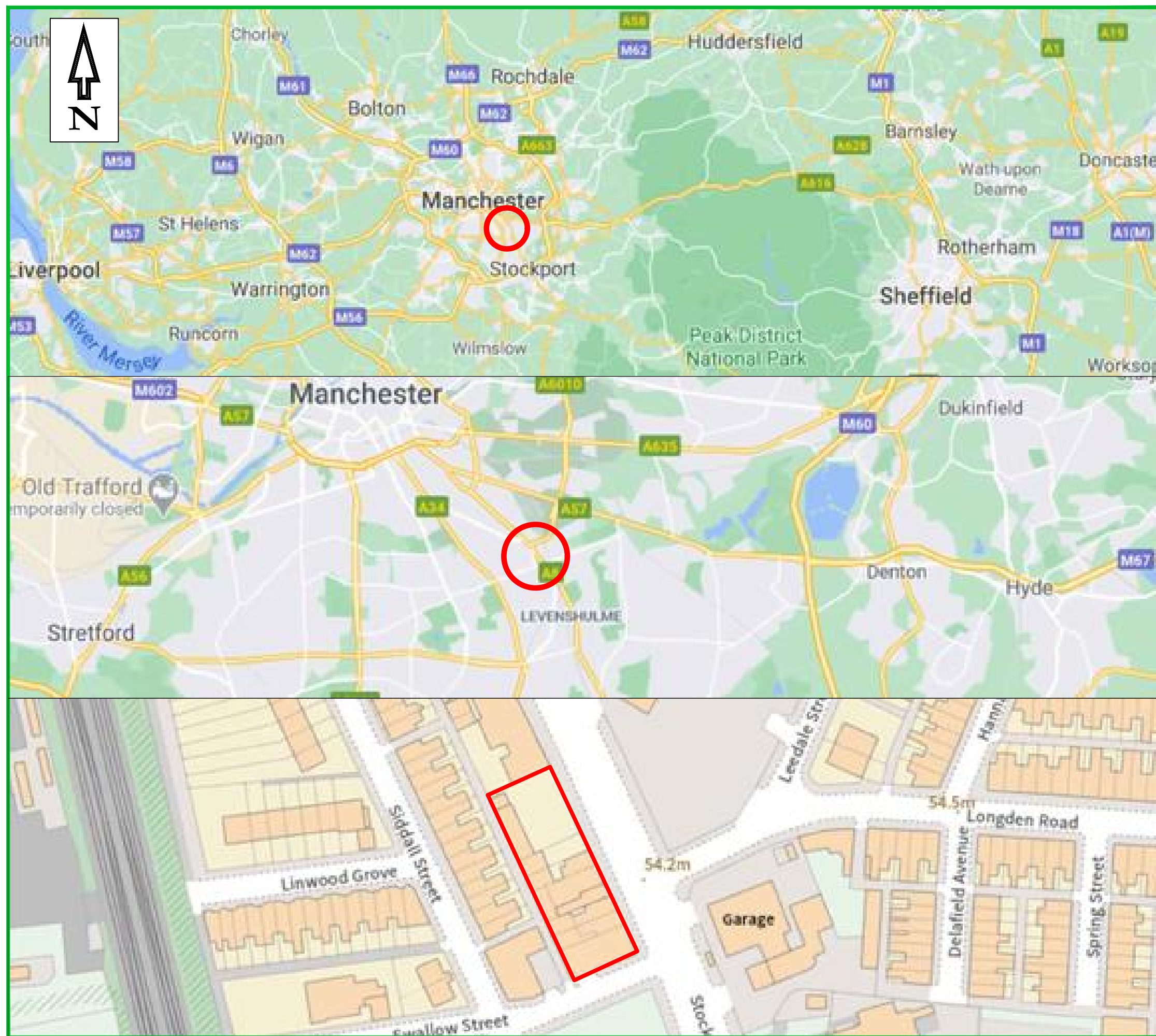
Created By:
J Mashiter

Date:
20/10/2020

Client: VIEWS (Holdings) Limited

APPENDIX F

Drawings



 SITE LOCATION

REV	DESCRIPTION	DATE	BY



CLIENT.

VIEWS (HOLDINGS) LTD

JOB TITLE.

764 - 786 STOCKPORT ROAD,
MANCHESTER

DRAWING TITLE.

SITE LOCATION PLAN

SCALE @ A3. NTS	DRAWN BY. D.E.	APPROVED BY. M.B.	DATE. 21/09/20
DRAWING No. 20767-1			REV. -



LEGEND

— SITE FOOTPRINT

REV	DESCRIPTION	DATE	BY



Suite One, No 3 Mitton Road Business Park, Mitton Road,
Whalley, Lancashire BB7 9YE
Tel: 01254 377622 Mob: 07906753583
Email: mbuckley@bekenviro.co.uk
Web: www.bekenviro.co.uk

CLIENT.

VIEWS (HOLDINGS) LTD

JOB TITLE.

764 - 786 STOCKPORT ROAD,
MANCHESTER

DRAWING TITLE.

SITE LAYOUT PLAN

SCALE © A3. NTS	DRAWN BY. D.E.	APPROVED BY. M.B.	DATE. 21/09/20
DRAWING No. 20767-2			REV. -