

PHASE 1 GEO-ENVIRONMENTAL DESK STUDY
FOR LAND AT
227 MOSTON LANE EAST, NEW MOSTON, GREATER MANCHESTER M40 3HY

Prepared for:-

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**Project Quality Assurance
Information Sheet**

**Phase 1 Geo-Environmental Desk Study for Land at 227 Moston Lane East, New Moston,
Greater Manchester M40 3HY.**

Report Number : TLC1183

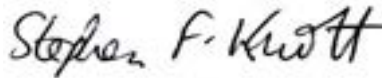
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1.0 INTRODUCTION

- 1.1** The Land Consultancy Limited (TLC) has been commissioned by Mr Joshua Heavens (e-mail dated 6th December 2021), to complete a Phase 1 geo-environmental desk study report for a rectangular plot of land that falls within the boundary of the following property: 227 Moston Lane East, New Moston, Greater Manchester M40 3HY. The site boundary (edged in blue) is indicated on Drawing No. TLC1183/02a in Appendix A.
- 1.2** The site is scheduled to be developed out with a two-storey house which will include a block paved front parking area, as well as a rear lawn and decked area. Proposed development plans/elevations are presented in Drawing Nos. TLC1183/03a to 03e in Appendix A.
- 1.3** The main aim of a Phase 1 desk study is to identify potential environmental issues that may represent a constraint to the proposed redevelopment of a site. The findings of this assessment can be used to determine the scope of a follow-on Phase 2 intrusive site investigation. Geotechnical and mining risks can also be assessed using the desk study report.
- 1.4** TLC's remit for the geo-environmental desk study included the following:
- Review contemporary and historical Ordnance Survey and geological publications, conduct an environmental database search and review a client supplied CON29M Coal Authority mining report;
 - Complete a site walkover survey;
 - Prepare a conceptual site model and Preliminary Risk Assessment with respect to contamination, shallow mining, geotechnical and ground gas risks; and,
 - From the findings of the conceptual model, determine whether and to what extent site investigation and laboratory testing work are required to enable advice to be given with respect to foundation, floorslab and buried concrete design and mining.

1.5 Limitations

- 1.5.1** The assessment and interpretation of the factual data obtained as part of this desk study has been undertaken in accordance with generally accepted standard consulting practice and with current national and international guidance.
- 1.5.2** This report presents the observations made during the desk study and the factual data obtained. The conclusions and recommendations in this report are limited to those which can be made based on the findings of the survey and information provided by third parties. TLC assumes all third-party data to be true and correct. No responsibility can be accepted by TLC for inaccuracies in the information supplied by any other party.
- 1.5.3** This report is written in the context of an agreed scope of work and should not be used in a different context. Furthermore, new information, improved practices and changes in legislation may require a re-interpretation of the report in whole or in part after its original issue. TLC reserves the right to alter their conclusions and recommendations in the light of further information that may become available. This report is provided for the sole use of the Client and is confidential to them and their professional advisers unless agreed otherwise in writing.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1** The site is located within a residential setting and is situated $\approx 295\text{m}$ SE of Moston railway station and $\approx 725\text{m}$ SSW of Junction 21 of the M60. The property can be centred approximately at the following coordinates: 388998E, 402808 and is accessed directly from Moston Lane East.
- 2.2** General site location plans are presented in Drawing Nos. TLC1183/01a and 01b in Appendix A; a site boundary plan is presented in Drawing No. TLC1183/02a and more detailed site plans and elevations are presented in Drawing Nos. TLC1183/02b to 02e.
- 2.3** The site is rectangular in shape, orientated NE to SW, and has an area of $\approx 175\text{m}^2$.
- 2.4** Overall, the topography of the site and surrounding area are approximately level. The site is situated at an altitude of $\approx 104\text{m}$ AOD.
- 2.5** A site walkover survey was undertaken on 6th December 2021. The main findings of this survey are presented below:
- The site is located within the property boundary of No. 227 Moston Lane East. A garage is located towards the centre of the development area. Block paved areas are located to the front, side and rear of the garage.
 - Artificial grass is found at the rear of the site together with a small amount of slate gravel covered landscaping.
 - A small amount of weed covered landscaping is present at the front of the site in which a young monkey puzzle tree is present. An unidentified semi-mature tree is also situated close to the rear of the garage.
 - No potentially invasive plant species were observed to be growing (e.g. Japanese Knotweed, Himalayan Balsam, Giant Hogweed etc)
 - No asbestos containing materials were observed during the site walkover. No ashy Made Ground deposits were observed.
 - No visible or olfactory evidence for the presence of mobile contamination (e.g. hydrocarbons/solvents) was recorded.
 - Unmetalled access roads are present just beyond the NW and SW property boundaries. Residential property is situated beyond Moston New Lane which forms the NE site boundary and beyond the unmetalled access roads. The existing two storey No. 227 is located adjacent SW.
- 2.6** Selected site photographs taken during the walkover survey are presented in Drawing No. TLC1183/04 in Appendix A.

3.0 SITE HISTORY

3.1 Copies of the following Ordnance Survey (OS) plans have been sourced from Landmark and are reproduced in Appendix C.

3.2 The site history is summarised below:

Date	Historical Land use	
	Site	Adjacent areas (compass dir ⁿ) – within 250m
1848	Site falls within a field. Possible small watercourse passes SW-NE through the site.	Fields – 0m SW, SE, & NW. Road indicated ≈8m NE. Ponds – 75m & 120m NE; 100m & 120m SE; 190m NW; 175m & 215m N. Railway line – 250m W (associated cutting comes to within 225m W).
1893 & 1894	Possible small watercourse not shown.	Ponds to N not shown. Road is labelled as Moston Lane.
1909 & 1910	Site is located within a large area being developed out with housing. Site itself is not yet developed.	Residential property No. 227 is shown 0m SE. Terraced housing along Moston Lane - >8m NW. Pond to NW not shown. Ponds to NE now marshy. Ponds to SE now one pond.
1923	No apparent change.	Further terraced housing to SE of No. 227.
1933	No apparent change.	Pond to SE not shown. Marshy former ponds to NE not shown.
1938	No apparent change.	Extensive residential development has taken place in the general area – including to the NE of Moston Lane.
1951 & 1952	No apparent change.	Road renamed Moston Lane East & is now shown adjacent to NE boundary. Probable residential garages – 5m W & 60m S.
1956 & 1957	No apparent change.	Little significant change within 250m.
1966	No apparent change.	Little significant change within 250m.
1970	No apparent change.	Little significant change within 250m.
1975	No apparent change.	Little significant change within 250m.
1978	No apparent change.	Little significant change within 250m.
1983	No apparent change.	Little significant change within 250m.
1990 & 1992	Garage is indicated in present day location.	Little significant change within 250m.
1999	No apparent change.	Little significant change within 250m.
2021	No apparent change.	Little significant change within 250m.

3.3 Google Earth historical imagery was available to view for the following years: 2000, 2003, 2005, 2009, 2013, 2017, 2018, 2019 and 2020. This imagery is reviewed below:

- 2000 image – Several trees shown to rear of garage. Hedge shown adjacent to NW boundary at the front of the site. Several garages to the west are not shown and the garages to the south have been removed.
- 2003 & 2005 – No significant change.
- 2009 – Further garages removed to the west.
- 2013 – On site garage has either been replaced or has a new roof.
- 2016 – No significant change.
- 2018 – Most of the offsite garages to the west are no longer shown.
- 2019 – All trees to the rear of site removed - except one. Hedge at the front of the site is not shown.

- 2020 – No significant change.
- 2021 – Artificial grass laid to rear of site.

4.0 ENVIRONMENTAL SETTING

4.1 Data Sources

4.1.1 Unless indicated, the data which has been used to establish the environmental setting of the site has been obtained from the Landmark Envirocheck report presented in Appendix B.

4.2 Geology, Coal Mining, Quarrying and Ground Stability

4.2.1 Geological information pertaining to the site has been obtained from the following sources:

- The British Geological Survey (BGS) 1:50,000 scale Bedrock map for Manchester (sheet 85) dated 2010;
- The BGS 1:50,000 scale Bedrock and Superficial map for Manchester (sheet 85) dated 2011;
- The 1:10,560 scale geology plan covering the site (Lancashire Sheet 96SE) dated 1929;
- The superficial deposit thickness map for the Manchester area within the BGS 1:50,000 scale explanatory notes document dated 2012;
- The Coal Authorities interactive map viewer (www.mapapps2.bgs.ac.uk/coalauthority/home.html);
- A Coal Authority CON29M coal mining report (this is presented in Appendix D); and the
- BGS online map viewer (www.mapapps.bgs.ac.uk/geologyofbritain/home.html).

4.2.2 The table below summarises the site geology findings:

MADE GROUND	None indicated on geological mapping.
DRIFT	Devensian Glacial Till (Boulder Clay) - diamicton. Likely to comprise of sandy gravelly CLAY containing cobbles and occasional boulders. The Glacial Till may be 30-40m thick beneath and in the immediate vicinity of the site.
SOLID	Pennine Middle Coal Measures Strata – Undifferentiated strata. Undifferentiated strata often comprise of cyclical sequences of sandstone, siltstone, mudstone, coal seams and seat earths; marine bands and ironstone horizons are also occasionally present.
FAULTING	A NW-SE trending fault (NE downthrow) is indicated ≈10m SW of the site.
ROCK DIP	BGS rock dips in the general area of the site are shown to be down to the SW at 15°.
COAL SEAMS AND COAL MINING	Shallow coal seams area not expected to be present beneath the site; coal seams are not expected within at least 100m below the rockhead surface. The shallowest coal seam is expected to be the Radley coal. The Coal Authority (CA) CON29M coal mining report indicated that: • The shallowest known coal mining that has taken place beneath the site occurred at 210m depth – the last date of working is given as 1920. The CA state that any movement associated with these past workings should have stopped by now. • The CA do not state that the site is located within an area where shallow coal seams are likely to be present which may have been worked in the past. • The site is not affected by known opencast coal mining. • The site is not located within an area affected by present or proposed future coal mining (deep mining or opencast). • No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk from subsidence. • The site and immediate surrounding area are not affected by known mine entries (within at least 20m). • No coal mining subsidence claims have been made for the site and immediate surrounding area (within 50m).

- The CA has no record of a mine gas emission affecting the property that required action.
- The property has not been subject to coal mining remedial works under emergency hazard call out procedures.

The CA interactive map viewer provided the following additional information:

- Contrary to the CON29M report, coal mining is not indicated to have taken place beneath the site.
- The property is not located within a development high risk area.
- The property is not indicated to be at risk from unrecorded probable shallow coal mining.
- The nearest known mine entry is located ≈545m to the W.
- The site is not affected by known coal mining related fissures or breaklines.

It should be noted that CA records are incomplete prior to 1872.

4.2.3 No BGS borehole logs were available to view within at least 320m of the site.

4.2.4 No BGS recorded mineral sites have been identified within at least 933m of the site.

4.2.5 According to the BGS, the property is at no or very low risk of being affected by the following potential ground stability hazards: collapsible or compressible ground, landslip, ground dissolution, running sand or shrinking/swelling clay.

4.3 Hydrogeology

4.3.1 In terms of groundwater quality vulnerability, the strata (drift and rock) beneath the site have been designated as a low vulnerability Secondary Aquifers.

4.3.2 The Pennine Middle Coal Measures strata has been designated as a Secondary A Aquifer.

4.3.3 The Glacial Till deposits have been designated as a Secondary Undifferentiated Aquifer.

4.3.4 The site does not lie within, or within at least 1km of, an Environment Agency (EA) defined groundwater source protection zone.

4.3.5 No EA licenced groundwater abstraction boreholes have been identified within 486m of the site.

4.4 Hydrology and Flooding

4.4.1 No surface water features have been identified within at least 396m of the site.

4.4.2 No river quality data was available to view for watercourses within at least 929m of the site.

4.4.3 No EA licenced surface water abstraction points have been identified within 1.4km of the site.

4.4.4 The site is not indicated to be at risk from sea or river related flooding.

4.4.5 According to the BGS, the site is located within an area where there is potential for groundwater flooding of property situated below ground level to occur.

4.5 Radon

4.5.1 The property is located within a lower probability radon area (where <1% of homes are estimated to be at or above the Action Level).

4.5.2 In accordance with BRE publication BR211, no radon gas protection measures need to be installed into proposed developments falling within lower probability radon areas.

4.6 Landfills and Waste Related Industry

- 4.6.1 No landfills or waste related industry have been identified within at least 760m of the site.
- 4.6.2 A number of potentially infilled ponds were identified on historical mapping within 250m of the site. These are listed below:
- Ponds 75m & 120m NE – potentially infilled by 1933.
 - Ponds 100m & 120m SE – potentially infilled by 1933.
 - Pond 190m NW – potentially infilled by 1910.
 - Ponds 175m & 215m N – potentially infilled by 1894.

4.7 Other Relevant Environmental Information

- 4.7.1 5no. contemporary trade directory entries are listed within 250m of the site; these are:
- A dairy (83m SE) – no longer trading.
 - A textile manufacturer (121m W) – still trading.
 - A refrigeration equipment manufacturer & distributor (124m SW) – still trading.
 - A cleaning materials and equipment business (140m NE) – no longer trading.
 - An electricity generating and equipment distribution business (189m NE) – no longer trading.
 - A dry-cleaning business (249m NW) – no longer trading.
- 4.7.2 The site lies within a nitrate vulnerable zone.
- 4.7.3 No fuel stations have been identified within 358m of the site.
- 4.7.4 None of the following were identified within influencing distance of the site:
- Wastewater discharge consents.
 - Pollution incidents to controlled waters.
 - Contaminated land register entries and notices.
 - Prosecutions relating to controlled waters.
 - Enforcement notices and prohibition notices.
 - Integrated pollution controls.
 - Pollution prevention and control authorisations.
 - Prosecutions relating to authorised processes.
 - Registered radioactive substances.
 - Substantiated pollution incident register entries.
 - Water industry act referrals.
 - Integrated pollution control registered waste sites.
 - Control of major accident hazard sites.
 - Explosive sites.
 - Notification of installations handling hazardous substances sites.
 - Planning hazardous substance consent sites.
 - Planning hazardous substance enforcement sites.
 - Nature reserves.

4.8 Unexploded Bomb Risk

- 4.8.1 According to Zetica, the site and surrounding area are at low risk of being affected by unexploded bombs which were dropped during WWII. This information was obtained using the following link: <https://zeticauxo.com/download3ads-and-resources/risk-maps/>.
- 4.8.2 Zetica grades WWII bomb risk as being either low, medium or high.

5.0 PRELIMINARY RISK ASSESSMENT

5.1 Introduction

- 1.1.1 In statutory guidance regarding potentially contaminated land, risk assessments are used as a site-specific generic technique to identify potential environmental issues.

5.2 Risk Assessment Methodology

- 1.2.1 The purpose of a Phase 1 Environmental Assessment (desk study) is to obtain information regarding the site or property to gain a preliminary understanding of potential environmental issues. This information includes existing or proposed use, site history and environmental setting. The information obtained is used to develop a conceptual model, which describes potential hazards (sources), pathways and receptors, which may be relevant to a property or site. The following definitions have been adapted from Part IIA of the Contaminated Land Regulations 2000:

Source: A substance or condition that has the potential to cause harm.

Pathway: One or more routes by which a receptor is being or could be exposed to or brought into contact with a source of contamination.

Receptor: A living organism or group of living organisms, an ecological system or property that could be detrimentally affected by the source.

Figure 5.1 depicts a conceptual model, which shows the stages of a risk assessment via source – pathway – receptor methodology to produce a pollutant linkage.

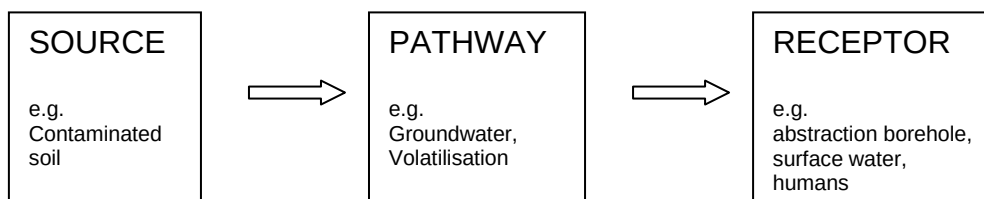


Figure 5.1: Risk assessment conceptual model.

- 2.2.2 A risk may be considered significant if all three of the above stages are present and thereby forming a pollutant linkage. Geotechnical and mining risks can also be considered using the source, target, pathway model.

5.3 Conceptual Site Model (CSM)

- 1.3.1 The table below summarises the potential pollutant linkages/geotechnical/mining risks that have been identified (risks have assumed that no remedial works have taken place); Appendix E presents guidance as to how the CSM preliminary risk ratings have been derived):

Outline Conceptual Site Model		
Source of Contamination/Other	Pathway	Receptor & Preliminary Risk Rating + Notes
<u>Site Borne Contamination</u> No potentially contaminative past usage of the site has been identified. No. 227 was built around 1910. It is likely that the site was associated with this dwelling from around this date. A small SW-NE trending watercourse may have passed through the property before 1893. The channel to this feature would have had to have been backfilled. The nature of the backfilling is not known. Ash and cinder (from coal burning) was historically used as a soil improver in garden areas. Ash and cinder were often used as a sub-base to hardstanding. Ash and cinder can contain elevated concentrations of some determinands (e.g. arsenic, lead and benzo(a)pyrene) when compared to guideline levels for the protection of human health in the residential with plant uptake setting. If Made Ground is present beneath the site, it may contain some of the determinands indicated in table footnote (1).	Ingestion of soil Inhalation of dust Inhalation of vapours Consumption of fruit and vegetables Dermal contact	<u>End users</u> – at low risk <u>Construction/future maintenance workers</u> – at very low risk <u>Nearby residents</u> – at negligible risk
	Leaching from contaminated soils into groundwater with vertical and lateral migration. Impacted perched groundwater. Lateral and vertical migration.	<u>Surface Waters</u> (nearest ≈320m away) – At negligible risk. Negligible risk given due to the distance of the watercourse from the site and the fact that it is unlikely that significant amounts of potentially mobile contamination are present beneath the site. <u>Aquifers</u> – (Pennine Middle Coal Measures strata – Secondary A Aquifer) – At negligible risk. A negligible risk is given as the site is likely to be underlain by a significant thickness low permeability Glacial Till and the fact that it is unlikely that significant amounts of potentially mobile contamination are present beneath the site. No groundwater source protection zones or groundwater abstractions have been identified within influencing distance of the site.
	Plant Uptake	<u>Plants & Native Grasses</u> – at low risk.
<u>Asbestos Containing Materials (ACMs)</u> The nature of any Made Ground material beneath the site is not known. Any Made Ground present could contain ACMs.	Inhalation of fibres	<u>End users</u> – at low risk. <u>Construction/future maintenance workers</u> – at low risk. <u>Nearby residents</u> – at low risk.
<u>Site Borne Contamination/Leachate Contaminated Perched Groundwater/Aggressive natural ground conditions (high sulphate and/or low pH)</u>	Reaction	<u>Below ground services</u> (including buried concrete and water supply pipes) – at low risk.
<u>Offsite Contamination</u> The topography in the general area of the site is approximately level. No potentially contaminative past land usage (historical or contemporary) has been identified adjacent to the site boundary. The nearest (within 250m) potentially contaminative land usages identified include the following: • A railway line – 250m W. • Probable domestic garages – 5m W & 60m S. • A former dairy – 83m SE. • A textile manufacture – 121m W. • A refrigeration equipment manufacturer and distributor – 124m W. • A former cleaning materials and equipment business – 140m NE. • An electricity generating and equipment distribution business – 189m NE. • A dry-cleaning business – 249m NW.	Leaching from contaminated soils into groundwater with and lateral migration. Inhalation of vapours Dermal contact	<u>End users</u> – at very low risk. <u>Construction/future maintenance workers</u> – at very low risk.
	Leaching from contaminated soils into groundwater with and lateral migration. Reaction	<u>Below ground services</u> – at very low risk Very low risk given due to distance from the site and lack of topography.
<u>Hazardous Gases</u> – see table footnote (2) No landfills or waste related industry have been identified within at least 760m of the site. A number of potentially infilled ponds have been identified within 250m of the site (closest 75m NE and all will have been infilled by 1933). The coal measures strata beneath the site are likely to be overlain by at least 30m of low permeability Glacial Till. No mine entries have been identified within at least 545m of the site. It is unlikely that thick deposits of Made Ground and/or Made Ground containing biodegradable material will be present beneath/in the near vicinity of the site. It is unlikely that significant quantities of degradable natural organic matter (e.g. peat) will be present beneath/in the immediate vicinity of the site.	Migration into buildings followed by build-up in poorly ventilated confined areas and inhalation/explosion.	<u>End users</u> – at very low risk. <u>Construction/future maintenance workers</u> – at very low risk. <u>Nearby residents</u> – at negligible risk (from site derived gases). <u>Buildings/services</u> – at very low risk. The potentially infilled ponds are likely to have very low gas generation potential. This is due to their relatively small size and age that they would have been infilled. The ponds are unlikely to present a significant gas risk due to their likely very low gas generation potential and distance from the site. Although the gas generation potential of coal is very low, large volumes of mining gas can build up in workings/shafts which can then be emitted very quickly to the surface (e.g. through collapsed overlying strata/fault zones following a rapid fall in atmospheric pressure). However, the workings beneath the site are at significant depth and although the rock strata are likely to be fractured in the near vicinity of the site (a fault is present just to the west) the site is likely to be underlain by at least 30m of predominantly low permeability Glacial Till. The Glacial Till will act as an effective barrier preventing any coal derived gases from migrating to the ground surface. Note – Gas generation potential has been assessed in line with CIRIA C665 and BS8576:2013 - see table footnote (3) & (4).
<u>Radon gas</u> <1% of homes in the area are expected to be at or above the Action Level.	Migration into buildings followed by build-up in poorly ventilated confined areas and inhalation.	<u>End users</u> – at very low risk.

Outline Conceptual Site Model		
Source of Contamination/Other	Pathway	Receptor & Preliminary Risk Rating + Notes
<u>Shallow Coal Mining</u> The site is not located within a Coal Authority defined development high risk area and is not shown to be a risk from probable unrecorded shallow coal workings. It is highly unlikely that shallow worked coal seams will be present beneath the site.	Collapse with excessive total and differential settlements.	<u>Structures/Services</u> – at very low risk.
<u>Mine Entries</u> No known mine entries are listed within ≈545m of the site.	Collapse with excessive total and differential settlements.	<u>End users</u> – at very low risk. <u>Construction/future maintenance workers</u> – at very low risk. <u>Nearby residents</u> – at very low risk. <u>Buildings/services</u> – at very low risk.
<u>Flooding</u>	River related Sea related	<u>Property</u> – At negligible risk.
	Groundwater	<u>Property</u> (below ground) – at risk. The BGS indicates that the site is located within an area where there is potential for groundwater flooding of property situated below ground level to occur.
<u>Geotechnical properties of the ground.</u>	Failure of foundations/floorslabs. Excessive total and differential settlement.	<u>Structures/Services</u> – at low to moderate risk. Glacial Till (clay) is expected to be present beneath the site. Foundation depths may well need to take into account the presence of existing/former trees/shrubs and any proposed new planting in accordance with NHBC Chapter 4.2 entitled 'Building near trees' dated 2017. The nature, consistency, strength and shrinkability of the soils beneath the site should be confirmed so that appropriate foundations are used to support the proposed house.
<u>Invasive Plants</u> No invasive plant species were observed growing over the site during the site walkover survey.	Movement of affected soil across the site/off site during site preparation works.	<u>Structure/Services</u> – at negligible risk. <u>Ecology</u> – at negligible risk.
<u>Unexploded Bomb Risk</u>	Encountering unexploded WWII bombs during the site investigation or building works followed by explosion.	<u>Structures/Services/Human Health</u> – at low risk. According to Zetica the site is at low risk of being affected by unexploded WWII ordnance; unexploded bomb risk is graded from low to high.
(1) The most likely contaminants that could be present beneath the site include metals and metalloids, inorganic compounds, polynuclear aromatic hydrocarbons (PAHs), sulphate, petroleum hydrocarbons and asbestos fibres. Any perched groundwater present could also contain a similar suite of contaminants (except asbestos). (2) Methane, carbon dioxide, carbon monoxide and hydrogen sulphide. (3) British Standards Institute guidance document BS8576:2013 entitled 'Guidance on investigations for ground gas – Permanent gases and Volatile Organic Compounds (VOCs). (4) CIRIA guidance document C665, dated 2007 and entitled 'Assessing risks posed by hazardous ground gases to buildings'.		

6.0 RECOMMENDATIONS

- 6.1** Planning conditions pertaining to the redevelopment of the site and stipulated by Manchester City Council's planning department state that:

'In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority'.

- 6.2** No significant contamination or ground gas related risks were identified by TLC's preliminary risk assessment presented in Section 5.0 of this report. Therefore, it is anticipated that the planning department will not require that a Phase 2 contamination/ground gas investigation will need to be carried out.
- 6.3** All soils materials brought onto site (e.g. topsoil/hardcore) should be from a reputable source. Any soils materials not derived from a first-generation source (e.g. building sand derived from a quarry and bought from a builder's merchant) should be independently validated by a contaminated land consultant by the taking of representative samples for chemical laboratory analysis with the results presented in a completion report towards the end of the build.
- 6.4** TLC advises that a watching brief should be maintained by the builder during the site preparatory/foundation excavation works. If ash and cinder rich Made Ground, thick Made Ground deposits, biodegradable material, organic rich soil, oil, solvents or contaminated groundwater are encountered, then works should stop and the advice of a contaminated land consultant should be sought.

6.5 General Advice

A watching brief is recommended in all coal mining areas – the site is located within the Lancashire coalfield. On this site, TLC recommends that this should be carried out by site personnel as the site is considered to be at very low risk of being affected by unrecorded shafts. The watching brief should cover the period in which any earthworks, reduce level dig or foundation excavation works are being undertaken. Particular care should be taken to identify any potential features which may indicate the presence of shallow coal mining hazards.

Such hazards may include, but not limited to, features such as unexplained depressions or voids, outcropping coal seams, localised areas of deep made ground (which could represent backfilled areas of coal mining related ground subsidence, crown holes or mine entries), or unexpected man-made items at depth (e.g. brickwork, concrete, timber or steelwork).

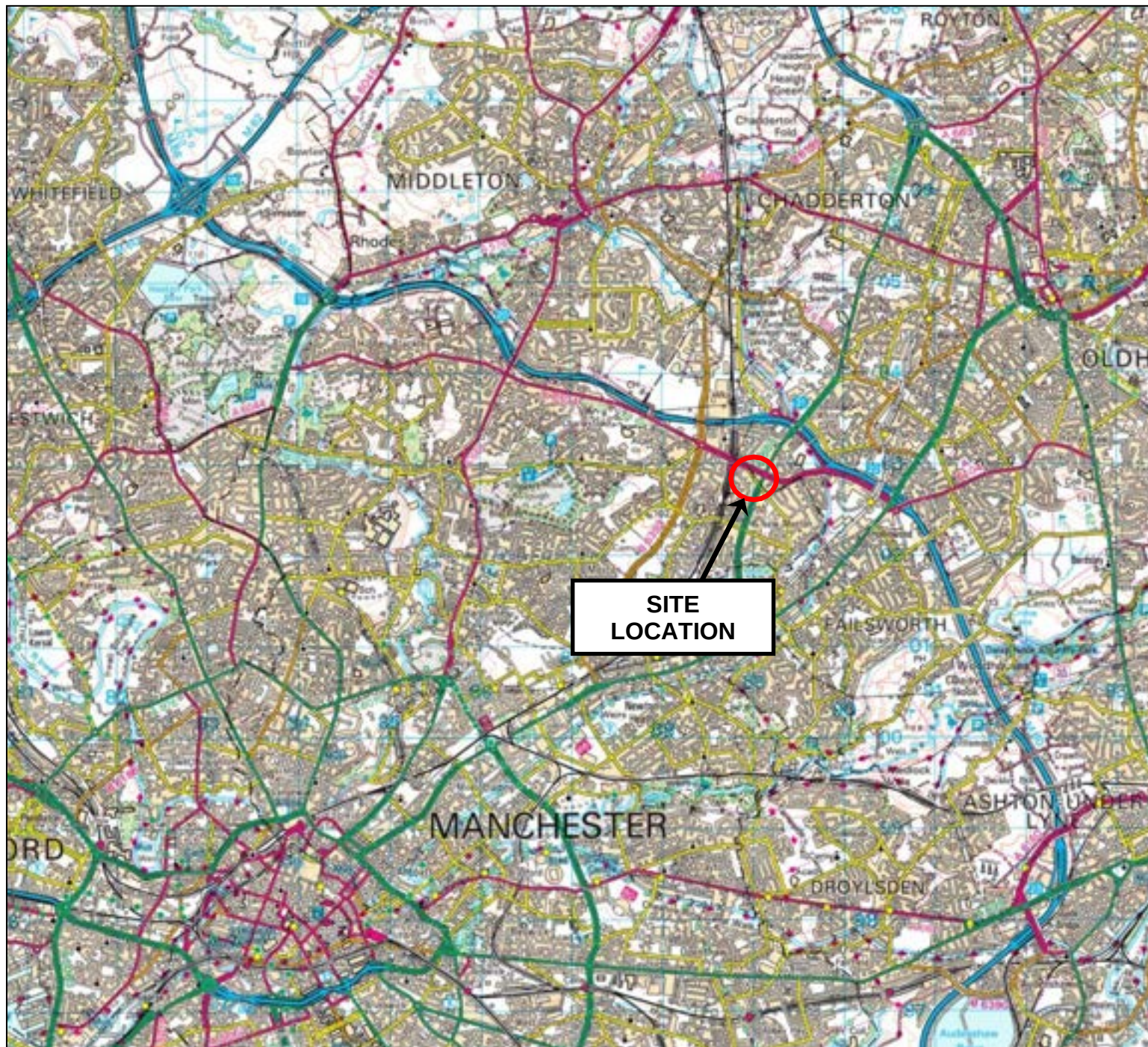
Mine entries may manifest during excavation works as circular, square or rectangular areas of deep Made Ground (typically several metres in size) set against the natural lighter coloured natural strata (completely/highly weathered rock on this site). Mine shafts may also be covered with a large, thick concrete cap.

If any of the above features are identified during the course of the development works then work should be stopped to allow the mining engineer / consultant to assess them and, if necessary, design further or additional investigation and / or remediation works.

APPENDICES

APPENDIX A

DRAWINGS



**SITE
LOCATION**

THE LAND CONSULTANCY LIMITED

Fairweather House, 4 Parker Lane, Whitestake, Preston PR4 4JX
Tel: 01772 610609; M: 07771 800859
email: sfknott@thelandconsultancy.co.uk; www.thelandconsultancy.co.uk

Project:

227 Moston Lane East, New Moston, Greater Manchester M40 3HY

Title:

Site Location Plan

Scale:

Km Grid Squares

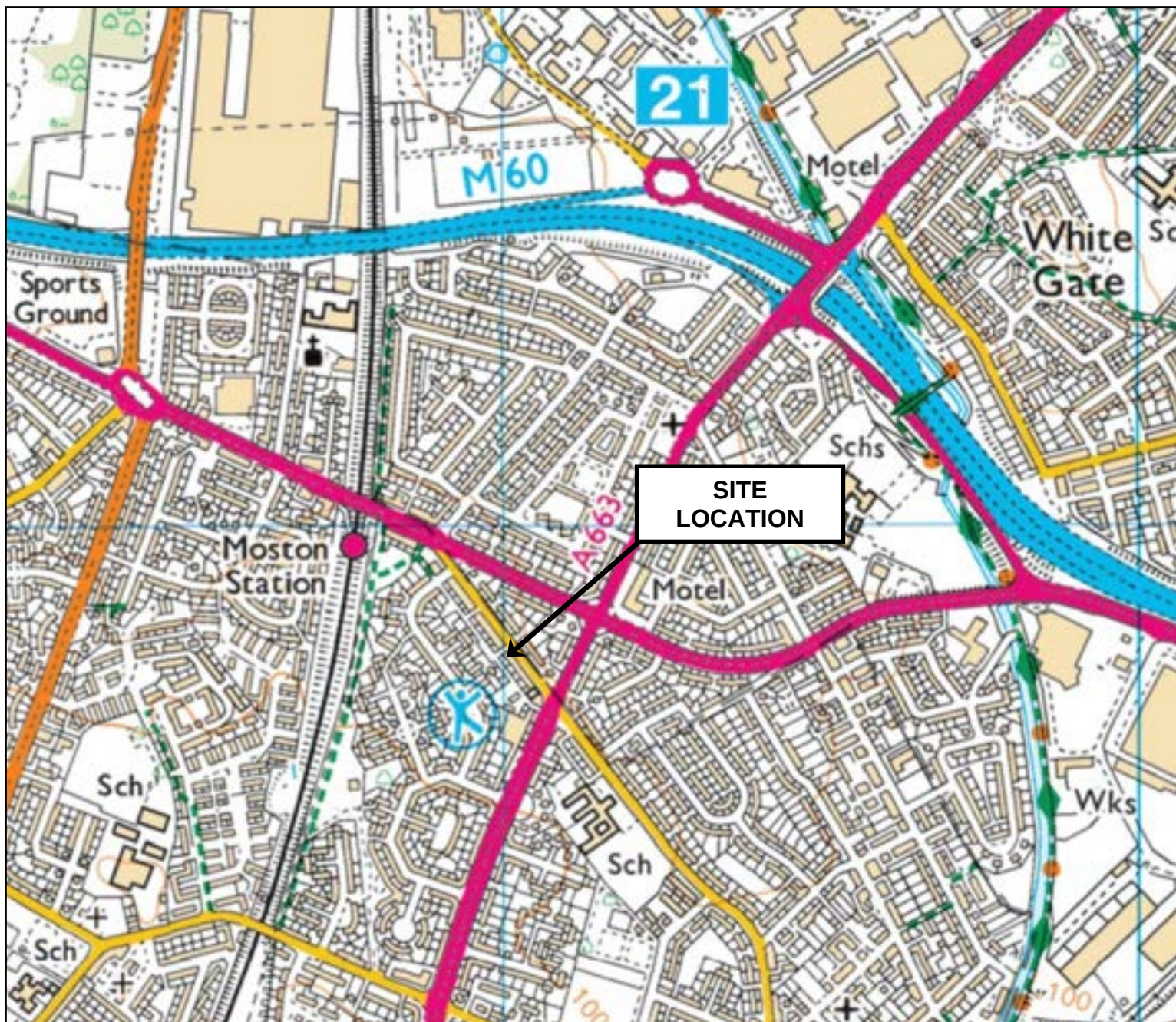
Drawn by:

SFK

Date:

06/12/2021

Drawing No.: TLC1183/01a



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email: sfknot@thelandconsultancy.co.uk; www.thelandconsultancy.co.uk

Project:

227 Moston Lane East, New Moston, Greater Manchester M40 3HY

Title:

Site Location Plan

Scale:

Km Grid Squares

Drawn by:

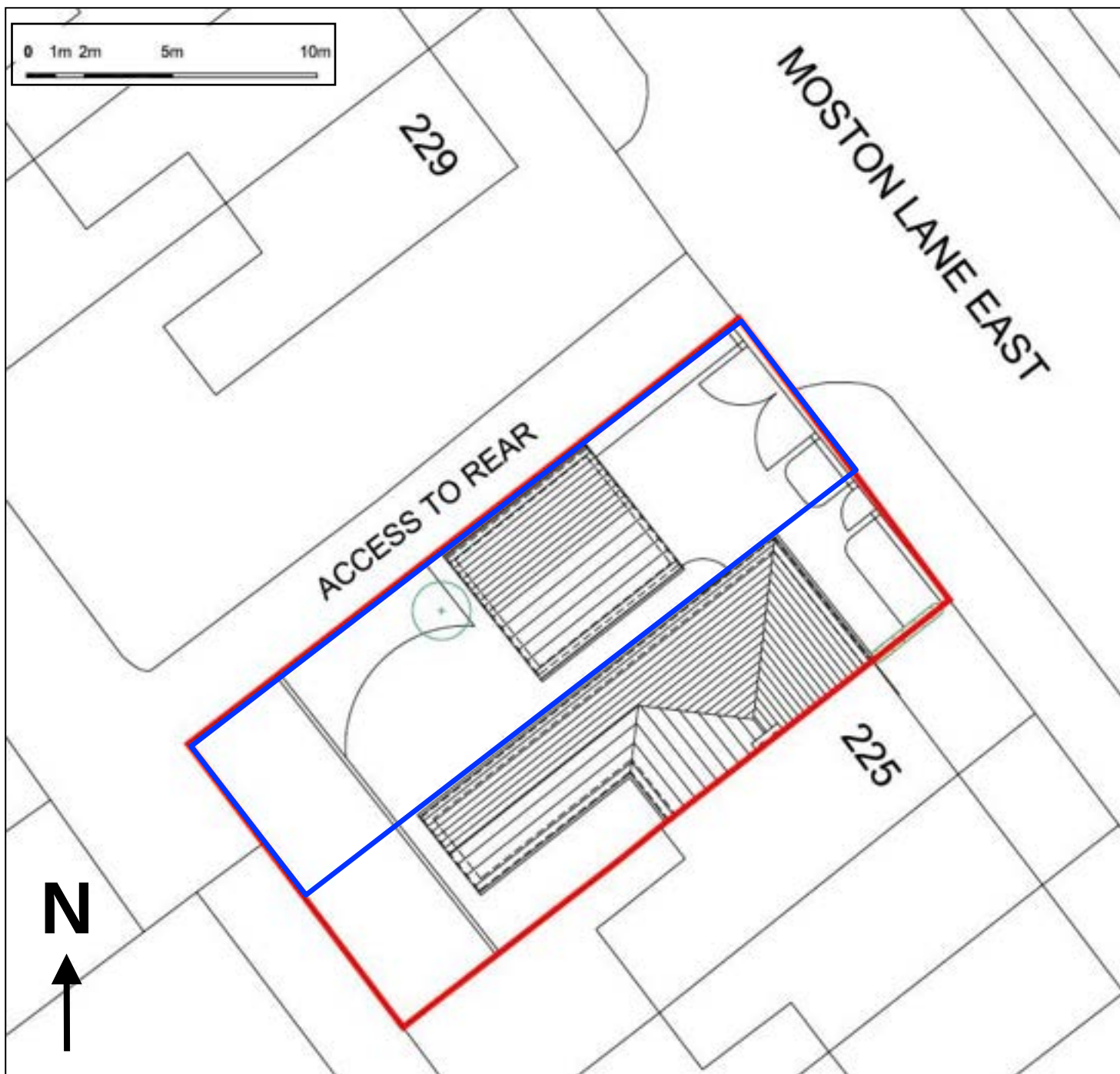
SFK

Date:

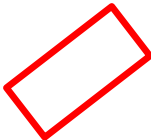
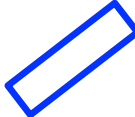
06/12/2021

Drawing No.: TLC1183/01b

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KEY

-  227 Moston Lane East property boundary
-  Proposed development boundary

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Project:

227 Moston Lane East, New Moston, Greater Manchester M40 3HY

Title:

Existing Site Layout Plan displaying the 227 Moston Lane East Property Boundary as well as the Proposed Development Area

Scale:

As Shown

Drawn by:

SFK

Date:

06/12/2021

Drawing No.: TLC1183/02a



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email: sfknot@thelandconsultancy.co.uk; www.thelandconsultancy.co.uk

Project:

227 Moston Lane East, New Moston, Greater Manchester M40 3HY

Title:

Existing Front Elevation to 227 Moston Lane East.

Scale:

As Shown

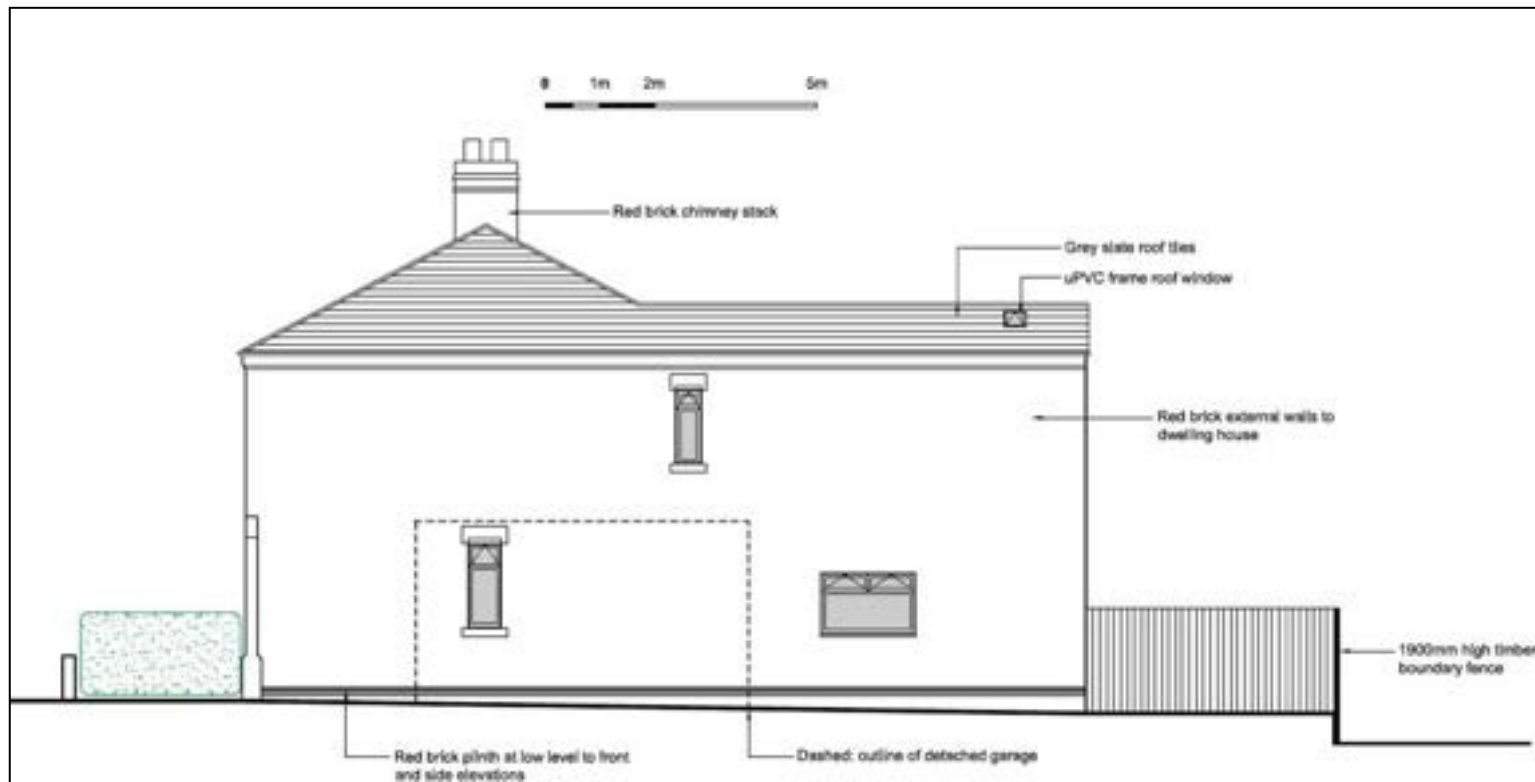
Drawn by:

SFK

Date:

06/12/2021

Drawing No.: TLC1183/02b



Reproduced from Spence & Oldham Architects Drawing No.(02)002 entitled 'Existing Plans & Elevations'

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Project:

227 Moston Lane East, New Moston, Greater Manchester M40 3HY

Title:

Existing Side Elevation to 227 Moston Lane East.

Scale:

As Shown

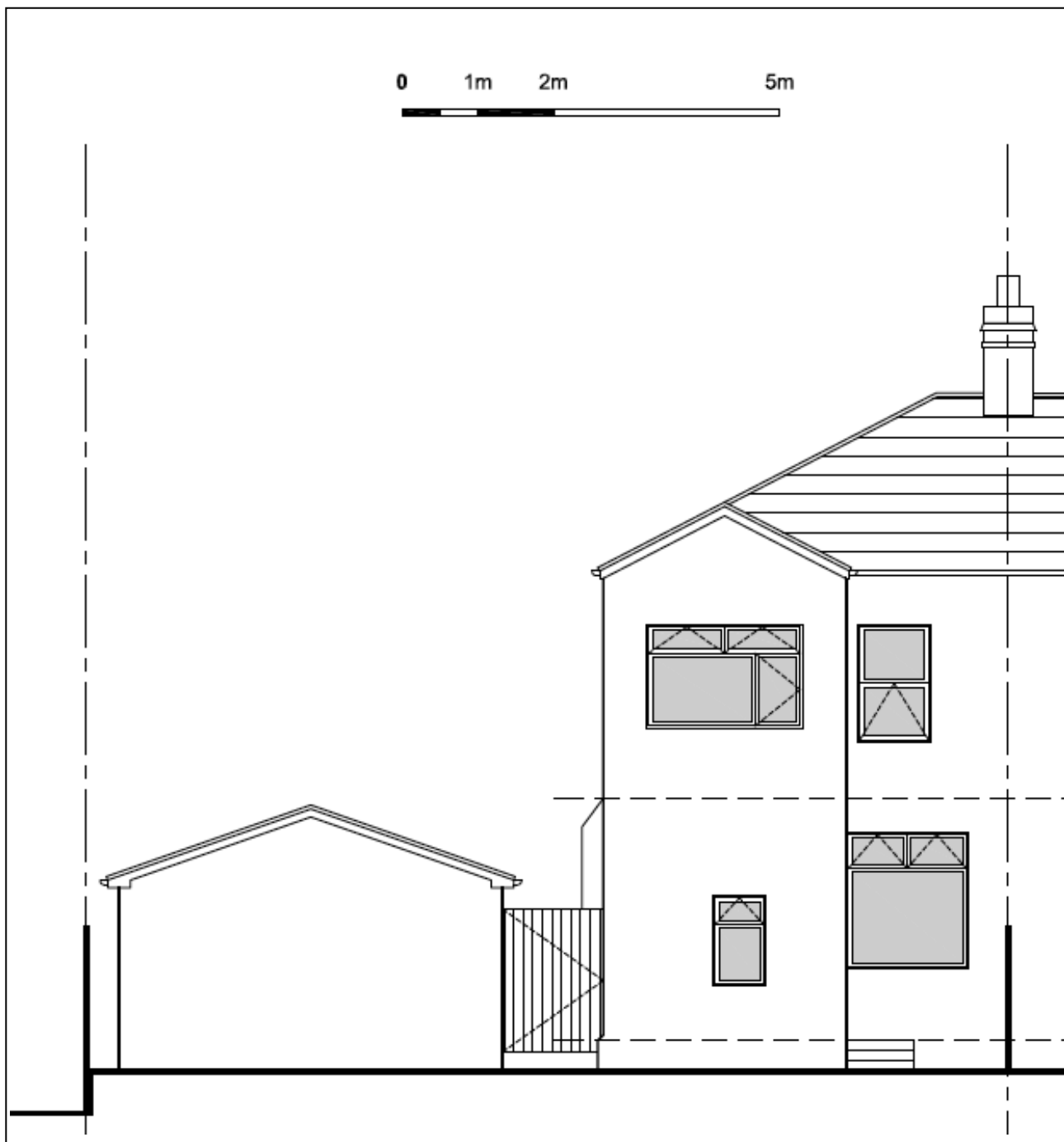
Drawn by:

SFK

Date:

06/12/2021

Drawing No.: TLC1183/02c



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email: sfknott@thelandconsultancy.co.uk; www.thelandconsultancy.co.uk

Project:

227 Moston Lane East, New Moston, Greater Manchester M40 3HY

Title:

Existing Rear Elevation to 227 Moston Lane East.

Scale:

As Shown

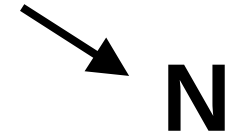
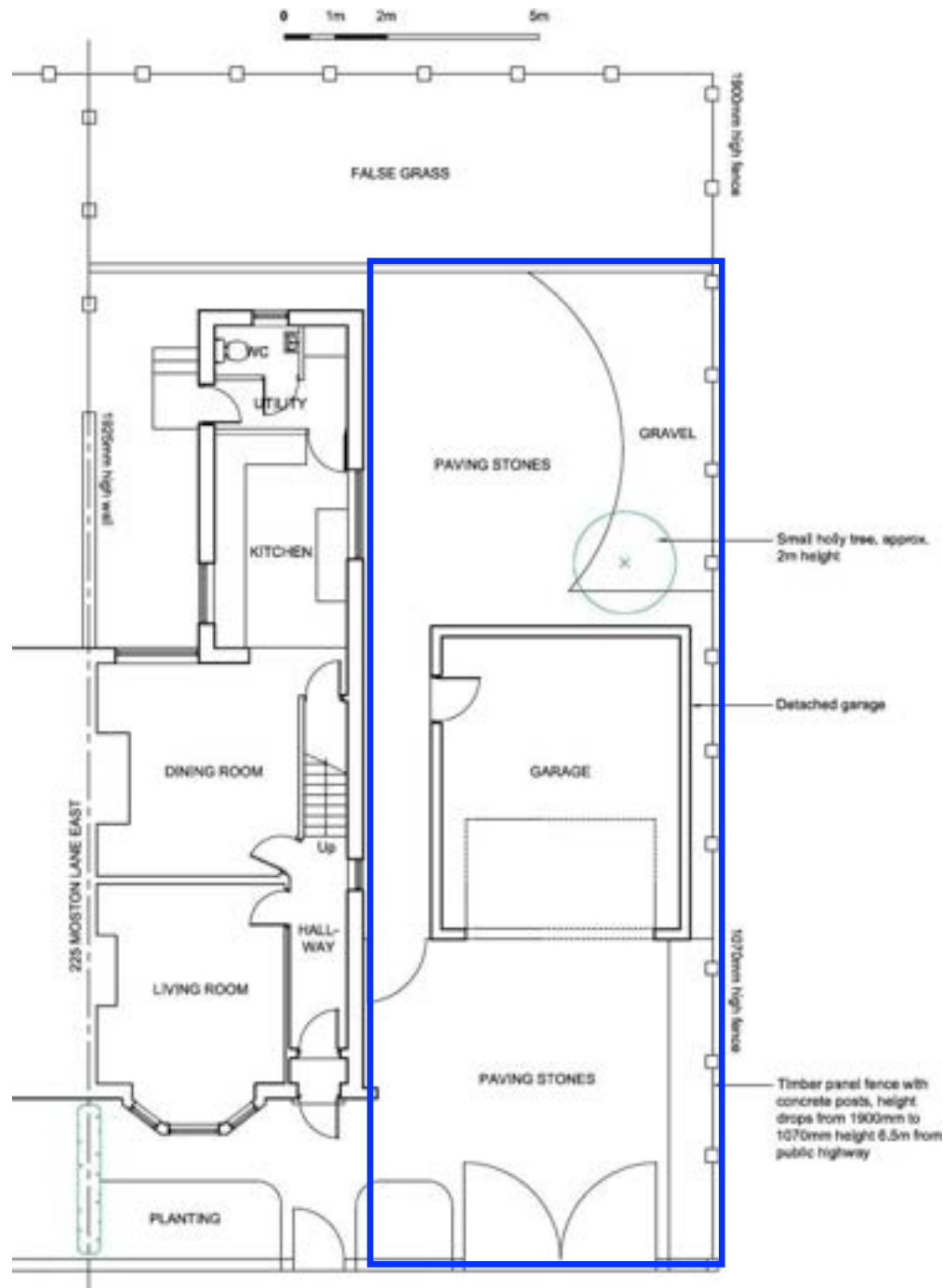
Drawn by:

SFK

Date:

06/12/2021

Drawing No.: TLC1183/02d



KEY



Proposed development
boundary

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email: sfknott@thelandconsultancy.co.uk; www.thelandconsultancy.co.uk

Project:

227 Moston Lane East, New Moston, Greater
Manchester M40 3HY

Title:

Existing Ground Floor Plan

Scale:

As Shown

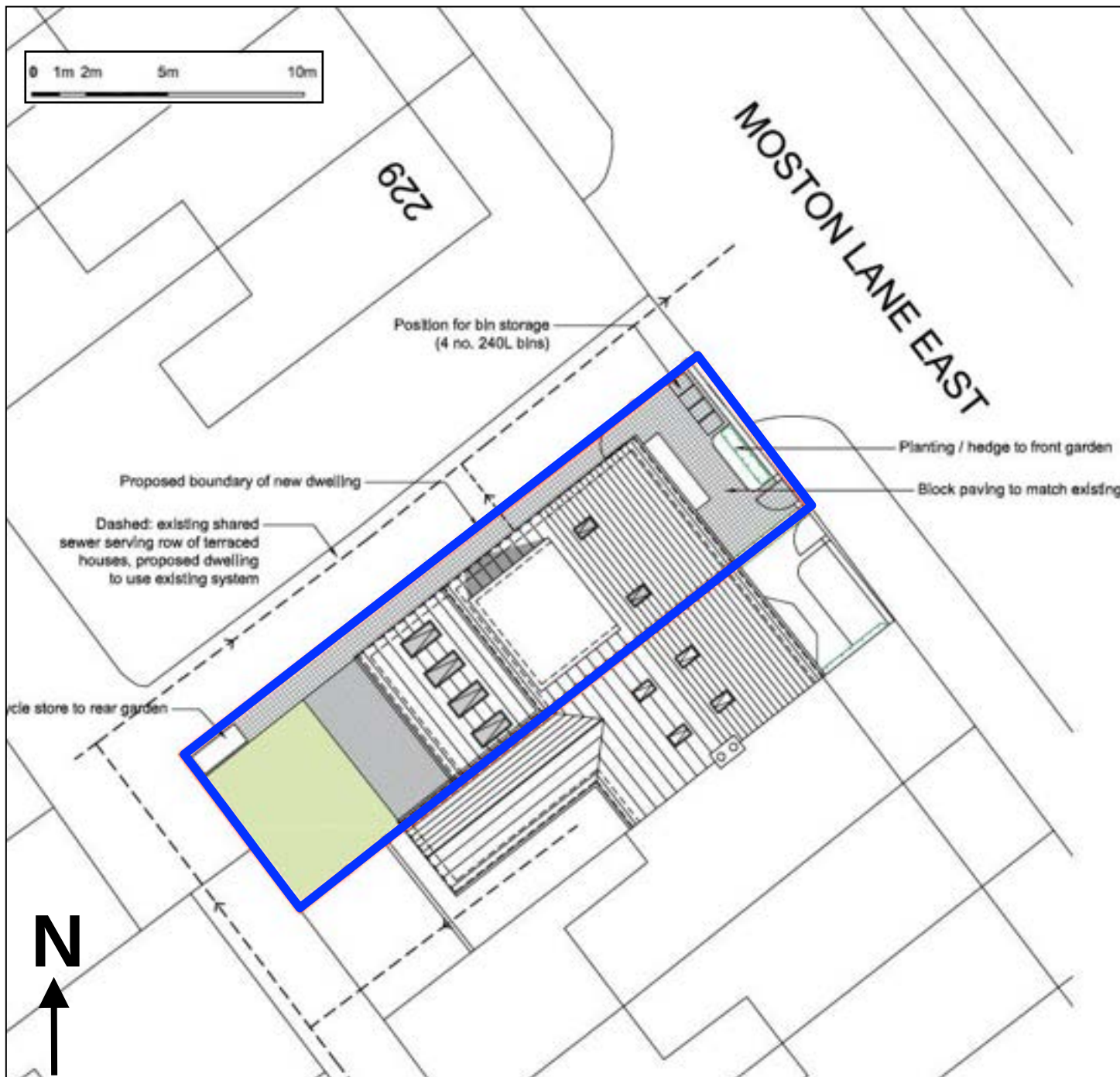
Drawn by:

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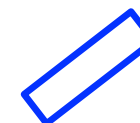
Date:

06/12/2021

Drawing No.: TLC1183/02e



KEY



Proposed development
boundary

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Fairweather House, 4 Parker Lane, Whitestake, Preston PR4 4JX
Tel: 01772 610609; M: 07771 800859
email: sfknott@thelandconsultancy.co.uk; www.thelandconsultancy.co.uk

Project:

227 Moston Lane East, New Moston, Greater
Manchester M40 3HY

Title:

Proposed Development Layout Plan.

Scale:

As Shown

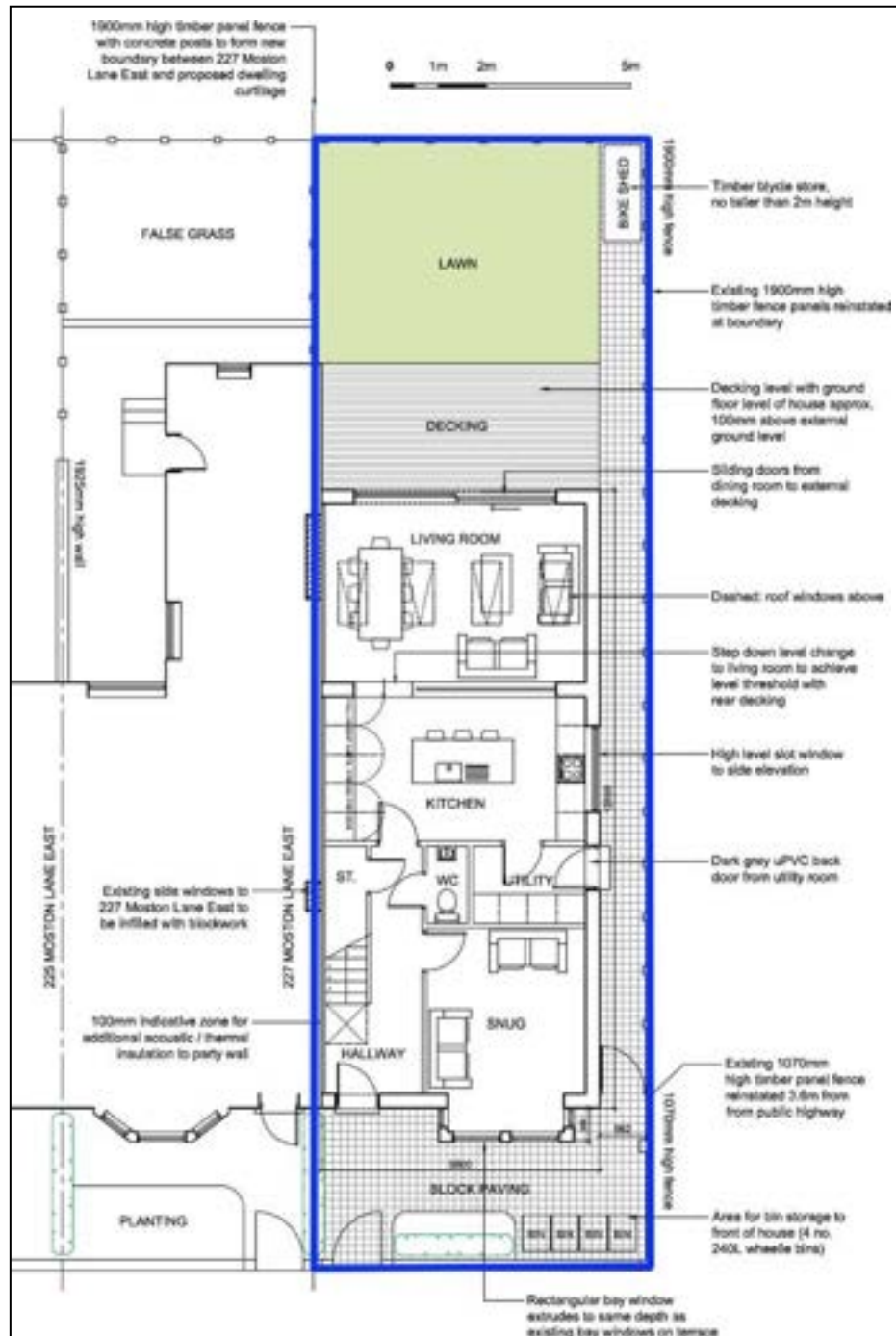
Drawn by:

SFK

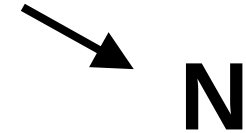
Date:

06/12/2021

Drawing No.: TLC1183/03a



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KEY



Proposed development boundary

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email: sfknott@thelandconsultancy.co.uk; www.thelandconsultancy.co.uk

Project:

227 Moston Lane East, New Moston, Greater Manchester M40 3HY

Title:

Proposed Ground Floor Layout Plan.

Scale:

As Shown

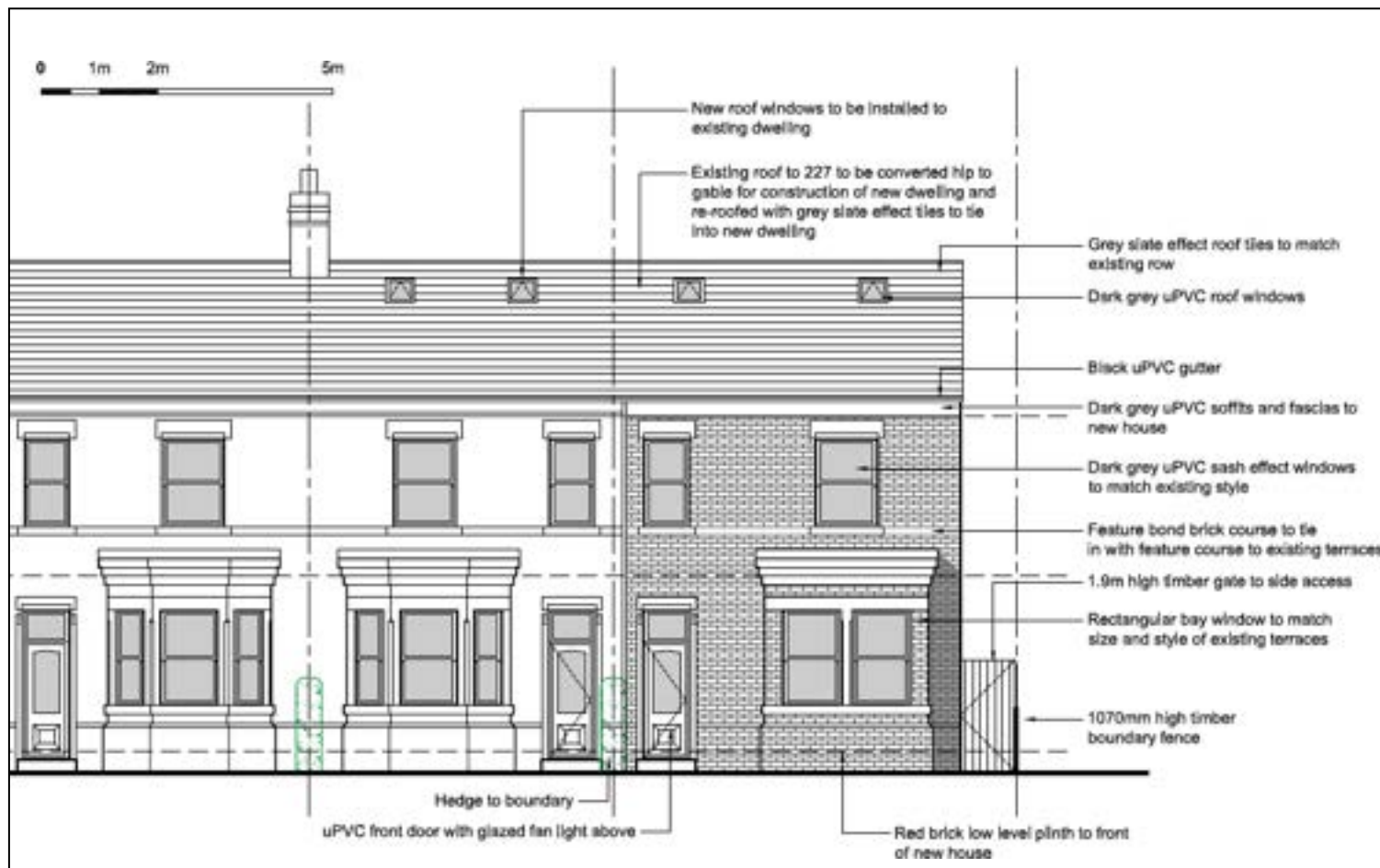
Drawn by:

SFK

Date:

06/12/2021

Drawing No.: TLC1183/03b



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email: sfknott@thelandconsultancy.co.uk; www.thelandconsultancy.co.uk

Project:

227 Moston Lane East, New Moston, Greater Manchester M40 3HY

Title:

Proposed Front Elevation

Scale:

As Shown

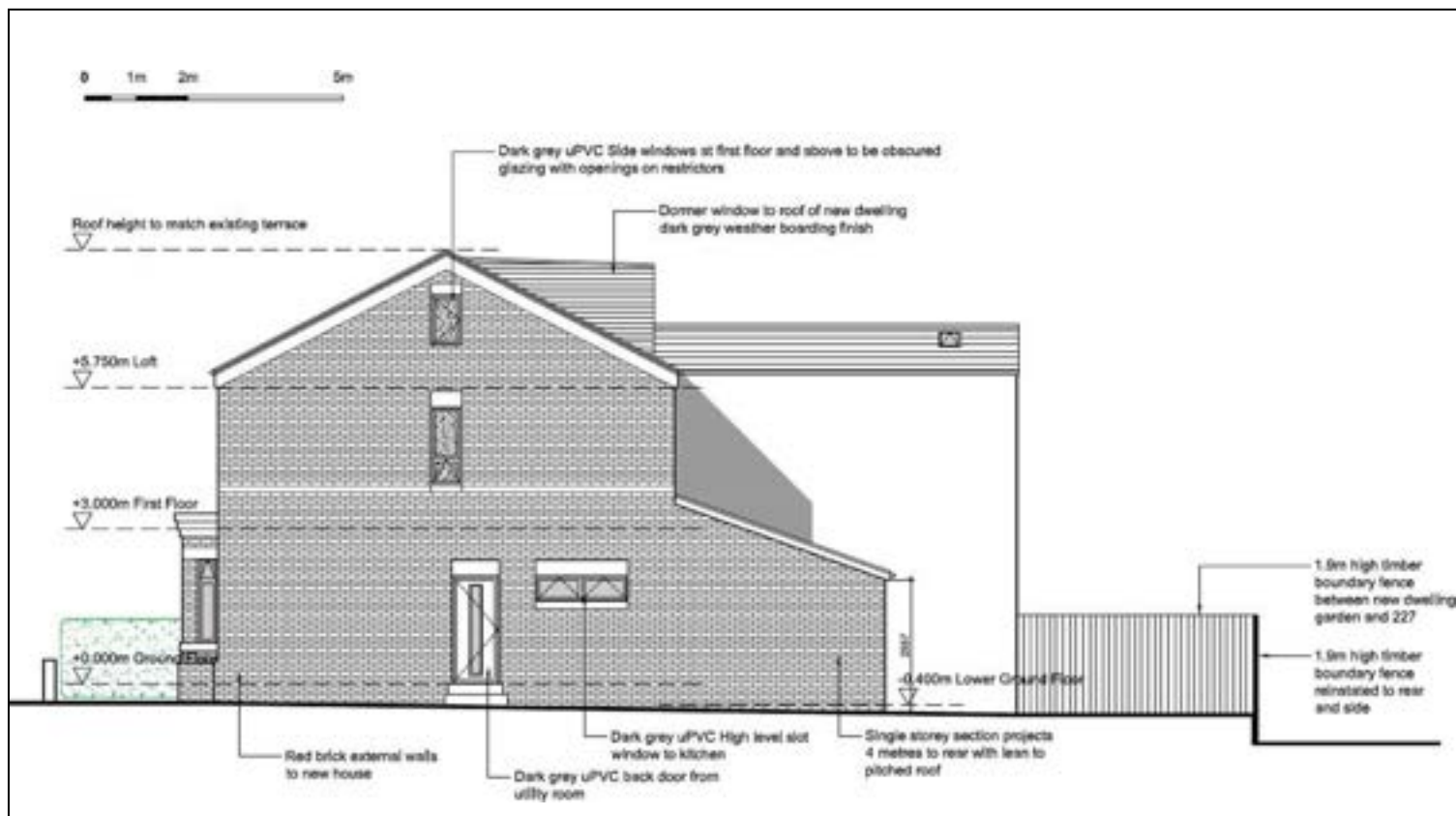
Drawn by:

SFK

Date:

06/12/2021

Drawing No.: TLC1183/03c



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email: sfknott@thelandconsultancy.co.uk; www.thelandconsultancy.co.uk

Project:

227 Moston Lane East, New Moston, Greater Manchester M40 3HY

Title:

Proposed Side Elevation

Scale:

As Shown

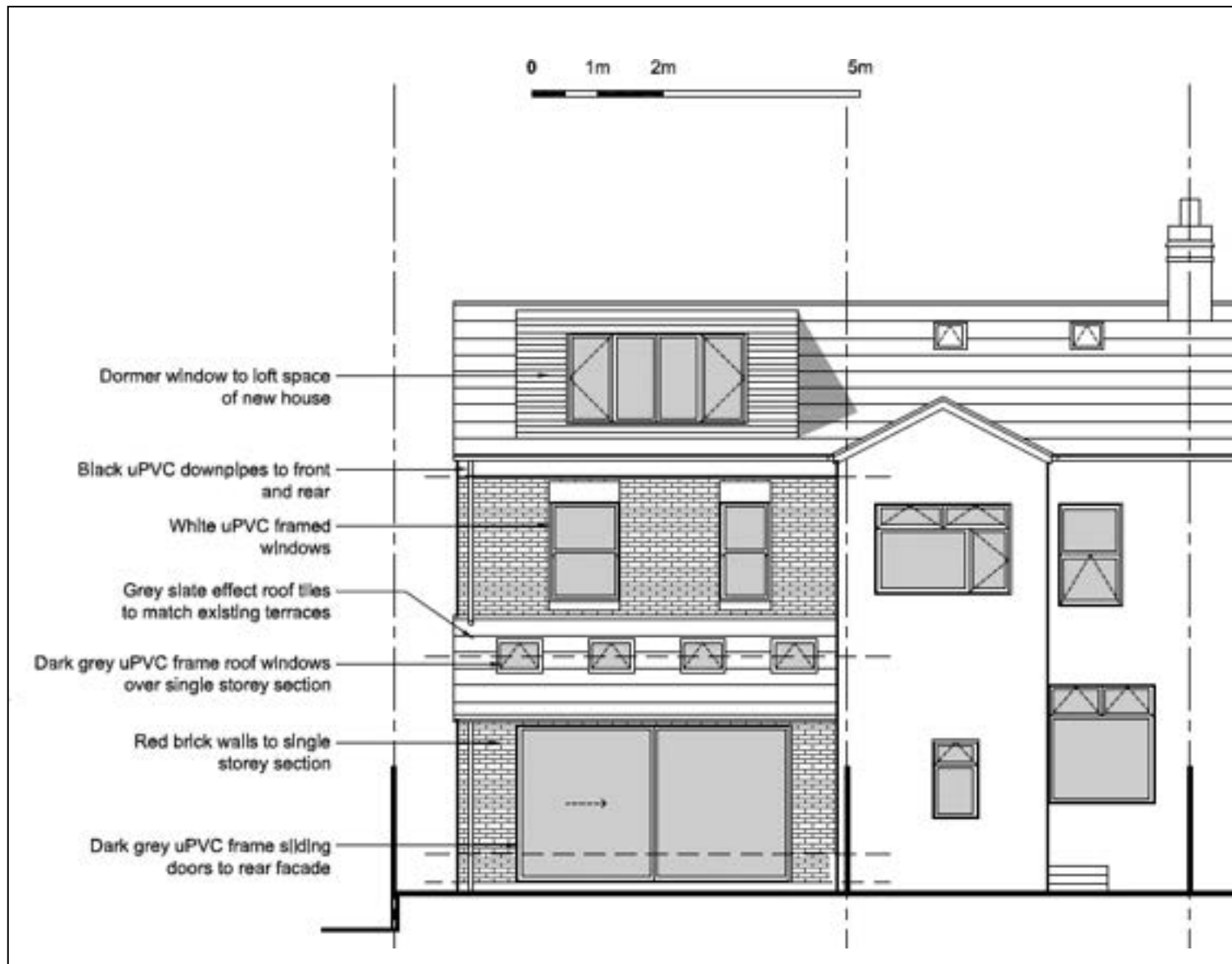
Drawn by:

SFK

Date:

06/12/2021

Drawing No.: TLC1183/03d



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email: sfknot@thelandconsultancy.co.uk; www.thelandconsultancy.co.uk

Project:

227 Moston Lane East, New Moston, Greater Manchester M40 3HY

Title:

Proposed Rear Elevation

Scale:

As Shown

Drawn by:

SFK

Date:

06/12/2021

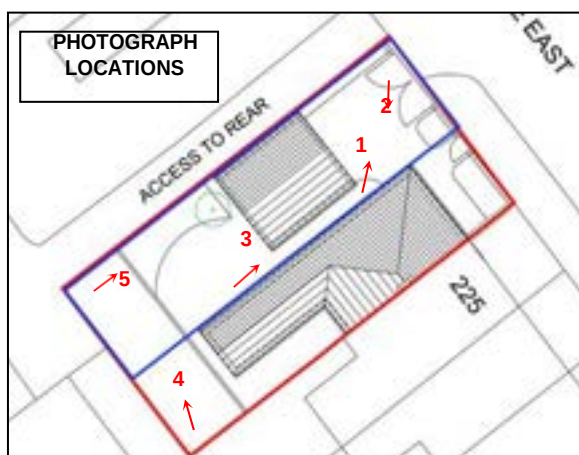
Drawing No.: TLC1183/03e

SITE NAME/CONTRACT: 227 Moston Lane East, New Moston M40 3HY

SCALE: NTS

TITLE: Selected Site Photographs

DATE: Dec. 2021



THE LAND CONSULTANCY LIMITED

Fairweather House, 4 Parker Lane, Whitestake, Preston PR4 4JX

Tel: 01772 610609; M: 07771 800859

email: sfknott@thelandconsultancy.co.uk; web: www.thelandconsultancy.co.uk

DRAWING No.
TLC1183/04

APPENDIX B

LANDMARK ENVIROCHECK REPORT

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

288571764_1_1

Customer Reference:

TLC1183

National Grid Reference:

389000, 402800

Slice:

A

Site Area (Ha):

0.02

Search Buffer (m):

1000

Site Details:

227, Moston Lane East

MANCHESTER

M40 3HY

Client Details:

Mr S Knott

Land Consultancy Ltd (The)

4 Parkers Lane

Whitestake

Preston

Lancashire

PR4 4JX

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	11
Hazardous Substances	-
Geological	13
Industrial Land Use	14
Sensitive Land Use	21
Data Currency	22
Data Suppliers	27
Useful Contacts	28

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client. In this datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Report Version v53.0

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes	Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1				3
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 2				2
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 2			Yes	
Pollution Incidents to Controlled Waters	pg 2				19
Prosecutions Relating to Authorised Processes					
Registered Radioactive Substances					
River Quality	pg 5				1
River Quality Biology Sampling Points	pg 6				1
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register	pg 6				1
Water Abstractions	pg 6			1	(*2)
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 7	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 7	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 7	Yes	n/a	n/a	n/a
Source Protection Zones					
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 8			4	21

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites	pg 11				6
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)	pg 12				1
Local Authority Landfill Coverage		1	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Registered Landfill Sites					
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					
Geological					
BGS 1:625,000 Solid Geology	pg 13	Yes	n/a	n/a	n/a
BGS Recorded Mineral Sites	pg 13				1
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas	pg 13	Yes	n/a	n/a	n/a
Mining Instability	pg 13	Yes	n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 13	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 13	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 13	Yes		n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 13	Yes		n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Industrial Land Use					
Contemporary Trade Directory Entries	pg 14		6	9	43
Fuel Station Entries	pg 18			1	2
Gas Pipelines					
Underground Electrical Cables	pg 19				12
Sensitive Land Use					
Ancient Woodland					
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 21	1			
Ramsar Sites					
Sites of Special Scientific Interest	pg 21				1
Special Areas of Conservation	pg 21				1
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (SE)	0	1	388997 402805
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (E)	0	1	389000 402805
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NW (W)	192	1	388800 402850
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (E)	193	1	389200 402800
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NW (NW)	239	1	388800 402950
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12NE (NW)	391	1	388650 403000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NW (NE)	392	1	389350 403000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NW (E)	417	1	389400 402950
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12NE (W)	461	1	388550 402950
1	Discharge Consents Operator: United Utilities Water Limited Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Hollinwood Ave, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01old0046 Permit Version: 1 Effective Date: 30th July 1992 Issued Date: Not Supplied Revocation Date: 1st January 1995 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Unknown Outlet; Licence Status: Revoked Status: Authorisation revoked Positional Accuracy: Located by supplier to within 100m	A9NE (SE)	936	2	389700 402180
1	Discharge Consents Operator: United Utilities Water Limited Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Stable Street, Sso, Failsworth, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01old0055 Permit Version: 1 Effective Date: 15th September 1993 Issued Date: Not Supplied Revocation Date: 15th September 1993 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Bower Brook Status: Authorisation revoked Positional Accuracy: Located by supplier to within 10m	A9NE (SE)	936	2	389700 402180

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
2	Discharge Consents Operator: United Utilities Water Limited Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Broadway, Sso, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01man0109 Permit Version: 1 Effective Date: 15th September 1993 Issued Date: Not Supplied Revocation Date: 15th September 1993 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Moston Brook Status: Authorisation revoked Positional Accuracy: Located by supplier to within 100m	A8SW (S)	937	2	388840 401870
3	Local Authority Pollution Prevention and Controls Name: Bae Systems Location: Chadderton Works, Greengate, Middleton, MANCHESTER, Lancashire, M24 1SA Authority: Oldham Metropolitan Borough Council, Environmental Health Department Permit Reference: 3-031-1 Dated: 25th September 1992 Process Type: Local Authority Air Pollution Control Description: PG6/40 Coating and recoating of aircraft and aircraft components Status: Authorised Positional Accuracy: Manually positioned to the address or location	A17NE (NW)	873	3	388615 403596
4	Local Authority Pollution Prevention and Controls Name: Wm Morrison Supermarkets Plc Location: Tweedale Way, Hollinwood Avenue, Chadderton, OLDHAM, Lancashire, OL9 7LD Authority: Oldham Metropolitan Borough Council, Environmental Health Department Permit Reference: 4-005 Dated: 9th October 1998 Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station Status: Authorised Positional Accuracy: Manually positioned to the address or location	A14SE (E)	973	3	389980 402790
	Nearest Surface Water Feature	A18SW (NW)	396	-	388797 403152
5	Pollution Incidents to Controlled Waters Property Type: Construction Location: HOLLINWOOD Authority: Environment Agency, North West Region Pollutant: Miscellaneous - Inert Suspended Solids Note: Moston Brook; Silt Incident Date: 18th July 1997 Incident Reference: 97611362 Catchment Area: Irk Receiving Water: Freshwater Stream/River Cause of Incident: Deliberate Disposal To Drain Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14SE (E)	693	2	389700 402800
6	Pollution Incidents to Controlled Waters Property Type: Private Sewage (Non-PLC): Sewerage Systems Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Crude Sewage Note: Rochdale Canal; Crude Sewage Incident Date: 17th June 1996 Incident Reference: 96611291 Catchment Area: Rochdale Canal Receiving Water: Not Given Cause of Incident: Blocked Sewer Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14SE (E)	701	2	389700 402700

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
7	Pollution Incidents to Controlled Waters Property Type: Private Sewage (Non-PLC): Sewerage Systems Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Unknown Sewage Note: Moston Brook Incident Date: 4th August 1993 Incident Reference: 93611560 Catchment Area: Irk Receiving Water: Not Given Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A9NW (SE)	782	2	389600 402300
8	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Miscellaneous - Natural Note: Rochdale Canal; Algae Incident Date: 31st July 1995 Incident Reference: 95611937 Catchment Area: Rochdale Canal Receiving Water: Not Given Cause of Incident: Algal Bloom Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14SE (E)	792	2	389800 402800
8	Pollution Incidents to Controlled Waters Property Type: Private Sewage (Non-PLC): Sewerage Systems Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Other Sewage Note: Whit Brook; Sewage Incident Date: 7th September 1996 Incident Reference: 96611982 Catchment Area: Irk Receiving Water: Not Given Cause of Incident: Land Runoff Incident Severity: Category 3 - Minor Incident Positional Accuracy: Unknown	A14SE (E)	793	2	389800 402795
8	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: Oil Reported Incident Date: 6th February 1996 Incident Reference: 96610218 Catchment Area: Rochdale Canal Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14SE (E)	797	2	389805 402800
8	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: None Pollution Found Incident Date: 10th April 1996 Incident Reference: 96610724 Catchment Area: Rochdale Canal Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14SE (E)	798	2	389805 402795
9	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: Oil Reported Incident Date: 24th February 1996 Incident Reference: 96610337 Catchment Area: Rochdale Canal Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14SE (E)	800	2	389800 402700

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
10	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Oils - Diesel (Including Agricultural) Note: Rochdale Canal; Oil Incident Date: 17th February 1996 Incident Reference: 96630296 Catchment Area: Rochdale Canal Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14SE (E)	820	2	389800 402600
11	Pollution Incidents to Controlled Waters Property Type: Private Sewage (Non-PLC): Sewerage Systems Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Storm Sewage Note: Moston Brook Incident Date: 16th December 1993 Incident Reference: 93612297 Catchment Area: Irk Receiving Water: Not Given Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A9NW (SE)	850	2	389600 402200
11	Pollution Incidents to Controlled Waters Property Type: Pollution Found Source Not Determined Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Chemicals - Paints / Dyes Note: Moston Brook Incident Date: 19th September 1995 Incident Reference: 95612362 Catchment Area: Irk Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A9NW (SE)	854	2	389600 402195
12	Pollution Incidents to Controlled Waters Property Type: Private Sewage (Non-PLC): Sewerage Systems Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Unknown Sewage Note: Moston Brook Incident Date: 22nd May 1993 Incident Reference: 93611055 Catchment Area: Irk Receiving Water: Not Given Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A9NE (SE)	860	2	389700 402300
13	Pollution Incidents to Controlled Waters Property Type: Demolition Location: Broadway , CHADDERTON Authority: Environment Agency, North West Region Pollutant: Oils - Other Oil Note: Rochdale Canal; Lubricating Oil Incident Date: 4th April 1997 Incident Reference: 97610546 Catchment Area: Rochdale Canal Receiving Water: Canal Cause of Incident: Other Cause Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A19NW (NE)	909	2	389600 403500
14	Pollution Incidents to Controlled Waters Property Type: Private Sewage (Non-PLC): Sewerage Systems Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Crude Sewage Note: Moston Brook Incident Date: 15th June 1995 Incident Reference: 95611558 Catchment Area: Huddersfield Canal Receiving Water: Not Given Cause of Incident: Mechanical Failure Incident Severity: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 100m	A9NE (SE)	923	2	389700 402200

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
14	Pollution Incidents to Controlled Waters Property Type: Construction Location: NEW MOSTON Authority: Environment Agency, North West Region Pollutant: Miscellaneous - Inert Suspended Solids Note: Moston Brook; Silt Incident Date: 2nd June 1997 Incident Reference: 97610968 Catchment Area: Irk Receiving Water: Freshwater Stream/River Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A9NE (SE)	926	2	389700 402195
14	Pollution Incidents to Controlled Waters Property Type: No Premises Identified Location: Moston Brook Between, Failsworth & Hollinsworth Railway Stn, Greater Manchester Authority: Environment Agency, North West Region Pollutant: Organic Chemicals : Dyestuffs Note: Not Supplied Incident Date: 29th June 1999 Incident Reference: 29304 Catchment Area: Irk Receiving Water: River Stretch (Freshwater) Cause of Incident: Other Cause Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A9NE (SE)	930	2	389705 402195
15	Pollution Incidents to Controlled Waters Property Type: Not Given Location: CHADDERTON Authority: Environment Agency, North West Region Pollutant: Oils - Gas Oil Note: Rochdale Canal; Red Diesel Incident Date: 7th April 1997 Incident Reference: 97610563 Catchment Area: Irk Receiving Water: Canal Cause of Incident: Other Cause Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A19NW (NE)	925	2	389500 403595
15	Pollution Incidents to Controlled Waters Property Type: Demolition Location: River Rochdale Canal, Broadway, Chadderton, OLDHAM Authority: Environment Agency, North West Region Pollutant: Oils - Black Fuel Oil Note: Not Supplied Incident Date: 23rd January 1998 Incident Reference: SO980167 Catchment Area: Rochdale Canal Receiving Water: Canal Cause of Incident: Poor Operational Practice Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A19NW (NE)	928	2	389505 403595
15	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Oils - Diesel (Including Agricultural) Note: Rochdale Canal; Oil Incident Date: 16th June 1996 Incident Reference: 96611307 Catchment Area: Rochdale Canal Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A19NW (NE)	929	2	389500 403600
	River Quality Name: Rochdale Canal GQA Grade: River Quality B Reach: Qsl At Summit To Empress Processing Estimated Distance 27.6 (km): Flow Rate: Flow greater than 80 cumecs Flow Type: Canal Year: 2000	A14NW (NE)	739	2	389668 403142

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
16	River Quality Biology Sampling Points Name: Moston Beck Reach: Qsl At Hale Lane Failsforth To Irk Estimated Distance: 5.60 Positional Accuracy: Located by supplier to within 10m Year: 1990 GQA Grade: River Quality Biology GQA Grade F - Bad Year: 1995 GQA Grade: River Quality Biology GQA Grade F - Bad Year: 2000 GQA Grade: River Quality Biology GQA Grade E - Poor Year: 2002 GQA Grade: River Quality Biology GQA Grade E - Poor Year: 2003 GQA Grade: River Quality Biology GQA Grade F - Bad Year: 2004 GQA Grade: River Quality Biology GQA Grade F - Bad Year: 2005 GQA Grade: River Quality Biology GQA Grade F - Bad Year: 2006 GQA Grade: River Quality Biology GQA Grade F - Bad Year: 2007 GQA Grade: River Quality Biology GQA Grade F - Bad Year: 2008 GQA Grade: River Quality Biology GQA Grade F - Bad Year: 2009 GQA Grade: River Quality Biology GQA Grade E - Poor	A8SE (S)	981	2	389250 401850
17	Substantiated Pollution Incident Register Authority: Environment Agency - North West Region, South Area Incident Date: 21st July 2008 Incident Reference: 606370 Water Impact: Category 1 - Major Incident Air Impact: Category 4 - No Impact Land Impact: Category 4 - No Impact Positional Accuracy: Located by supplier to within 10m Pollutant: Pollutant Not Identified: Not Identified	A19NW (NE)	960	2	389378 403699
18	Water Abstractions Operator: Pifco Ltd Licence Number: 2569005024 Permit Version: Not Supplied Location: Borehole, Moston Mill, Moston, MANCHESTER Authority: Environment Agency, North West Region Abstraction: Boiler Feed Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): 27 Yearly Rate (m3): 9928 Details: Licence Status: Revoked Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A12SE (W)	486	2	388500 402800
	Water Abstractions Operator: Courtaulds Ltd Licence Number: 2569005027 Permit Version: Not Supplied Location: Reservoir Fed By Surface Drainage, Holinwood, OLDHAM, Lancashire Authority: Environment Agency, North West Region Abstraction: Boiler Feed Abstraction Type: Not Supplied Source: River Daily Rate (m3): 23 Yearly Rate (m3): 4964 Details: Licence Status: Revoked Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A15NE (E)	1405	2	390400 403000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Astor Chemicals Limited Licence Number: 2569006011 Permit Version: Not Supplied Location: Rochdale Canal, Beresford Street, FAILSWORTH Authority: Environment Agency, North West Region Abstraction: Cooling Abstraction Type: Not Supplied Source: Canal Daily Rate (m3): 600 Yearly Rate (m3): 54552 Details: Licence Status: Revoked Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	(S)	1708	2	389200 401100
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - Low Vulnerability Combined Vulnerability: Low Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Well Connected Fractures Dilution: >550 mm/year Baseflow Index: <40% Superficial Patchiness: >90% Superficial Thickness: >10m Superficial Recharge: Medium	A13NE (SE)	0	4	388997 402805
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - Low Vulnerability Combined Vulnerability: Low Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Well Connected Fractures Dilution: >550 mm/year Baseflow Index: <40% Superficial Patchiness: >90% Superficial Thickness: >10m Superficial Recharge: Medium	A13NE (E)	0	4	389000 402805
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13NE (SE)	0	4	388997 402805
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - Undifferentiated	A13NE (SE)	0	4	388997 402805
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
19	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 25.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A13SW (SW)	360	5	388667 402633
20	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 5.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A12SE (SW)	384	5	388657 402601
21	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 10.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A18SW (NW)	396	5	388797 403152
22	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 12.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A18SW (N)	500	5	388807 403274
23	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 11.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A18SW (NW)	502	5	388782 403264
24	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 11.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A18SW (N)	596	5	388786 403369
25	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 9.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A18NW (N)	715	5	388787 403495
26	OS Water Network Lines Watercourse Form: Canal Watercourse Length: 196.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A14NE (E)	728	5	389697 403043
27	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 5.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A18NW (N)	734	5	388805 403522

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
28	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 1.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A18NW (N)	736	5	388800 403522
29	OS Water Network Lines Watercourse Form: Canal Watercourse Length: 90.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A14NE (E)	746	5	389702 403081
30	OS Water Network Lines Watercourse Form: Canal Watercourse Length: 28.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A14NE (E)	774	5	389776 402907
31	OS Water Network Lines Watercourse Form: Canal Watercourse Length: 654.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A14NE (E)	784	5	389788 402881
32	OS Water Network Lines Watercourse Form: Canal Watercourse Length: 2062.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A19SW (NE)	796	5	389632 403303
33	OS Water Network Lines Watercourse Form: Canal Watercourse Length: 67.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A19SE (NE)	801	5	389724 403168
34	OS Water Network Lines Watercourse Form: Canal Watercourse Length: 5.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A19SE (NE)	803	5	389692 403229
35	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 399.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Moston Brook Catchment Name: Mersey Primacy: 1	A8SW (S)	914	5	388976 401881
36	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 480.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Moston Brook Catchment Name: Mersey Primacy: 1	A9NW (SE)	934	5	389651 402133

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
37	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 191.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Moston Brook Catchment Name: Mersey Primacy: 1	A8SW (S)	936	5	388882 401866
38	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 11.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Moston Brook Catchment Name: Mersey Primacy: 1	A9NE (SE)	937	5	389692 402169
39	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 22.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Moston Brook Catchment Name: Mersey Primacy: 2	A9NE (SE)	938	5	389672 402147
40	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 19.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Moston Brook Catchment Name: Mersey Primacy: 1	A9NE (SE)	938	5	389673 402149
41	OS Water Network Lines Watercourse Form: Canal Watercourse Length: 465.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A9NE (SE)	970	5	389792 402240
42	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 37.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Hole Bottom Brook Catchment Name: Mersey Primacy: 1	A9NE (SE)	970	5	389792 402240
43	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 38.0 Watercourse Level: Underground Permanent: True Watercourse Name: Moston Brook Catchment Name: Mersey Primacy: 1	A8SE (S)	1000	5	389248 401829

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
44	Historical Landfill Sites Licence Holder: Not Supplied Location: Romer Avenue, Moston, Manchester, Greater Manchester Name: Land to the rear of Romer Avenue Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHLD16383 First Input Date: Not Supplied Last Input Date: Not Supplied Specified Waste: Deposited Waste included Household Waste Type: EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: Not Supplied BGS Ref: Not Supplied Other Ref: F029	A8SE (S)	760	2	389043 402037
45	Historical Landfill Sites Licence Holder: Not Supplied Location: Moston, Manchester, Greater Manchester Name: Land to the rear of Fairway Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHLD16384 First Input Date: Not Supplied Last Input Date: Not Supplied Specified Waste: Not Supplied Type: EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: Not Supplied BGS Ref: Not Supplied Other Ref: F021, G036	A8SW (S)	830	2	388766 401996
46	Historical Landfill Sites Licence Holder: Not Supplied Location: Moston, Manchester, Greater Manchester Name: Land at Belgrave Road Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHLD16368 First Input Date: Not Supplied Last Input Date: Not Supplied Specified Waste: Deposited Waste included Inert Waste Type: EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: Not Supplied BGS Ref: Not Supplied Other Ref: F032	A9NE (SE)	884	2	389688 402246
47	Historical Landfill Sites Licence Holder: Greater Manchester Waste Disposal Authority Location: Broadway, Failsworth Name: Hardman Fold Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHLD16391 First Input Date: 1st April 1977 Last Input Date: 27th September 1980 Specified Waste: Deposited Waste included Inert, Industrial, Commercial, Household and Type: Special Waste, and Liquid Sludge EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: 4200/9645 BGS Ref: Not Supplied Other Ref: G069, RD/RES/099/85	A8SE (S)	924	2	389047 401873
48	Historical Landfill Sites Licence Holder: Not Supplied Location: Belgrave Road, New Moston, Oldham, Greater Manchester Name: Land adjacent to Moston Brook Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHLD16377 First Input Date: Not Supplied Last Input Date: Not Supplied Specified Waste: Not Supplied Type: EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: Not Supplied BGS Ref: Not Supplied Other Ref: G108	A9NW (SE)	936	2	389662 402141

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
49	Historical Landfill Sites Licence Holder: Not Supplied Location: Failsworth, Greater Manchester Name: Failsworth Refuse Tip Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHLD32075 First Input Date: 31st December 1964 Last Input Date: Not Supplied Specified Waste Type: Deposited Waste included Inert, Industrial and Commercial Waste EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: Not Supplied BGS Ref: 371 Other Ref: Not Supplied	A8SW (S)	993	2	388749 401832
50	Licensed Waste Management Facilities (Locations) Licence Number: 104364 Location: Gateway Crescent, Oldham Broadway Business Park, Chadderton, Oldham, Lancashire, OL9 9XB Operator Name: Electricity North West Ltd Operator Location: Not Supplied Authority: Environment Agency - North West Region, South Area Site Category: Physical Treatment Facilities Licence Status: Modified Issued: 24th October 2012 Last Modified: 24th July 2015 Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A18NE (N)	946	2	389295 403715
	Local Authority Landfill Coverage Name: Manchester City Council - Had landfill data but passed it to the relevant environment agency		0	6	388997 402805
	Local Authority Landfill Coverage Name: Oldham Metropolitan Borough Council - Has not been able to supply Landfill data		17	7	389020 402822

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Pennine Middle Coal Measures Formation And South Wales Middle Coal Measures Formation (Undifferentiated)	A13NE (SE)	0	1	388997 402805
51	BGS Recorded Mineral Sites Site Name: Hollinwood Avenue Clay Pit Location: Failsworth, Oldham, Lancashire Source: British Geological Survey, National Geoscience Information Service Reference: 15093 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary, Devensian Geology: Till, Devensian Commodity: Common Clay and Shale Positional Accuracy: Located by supplier to within 10m	A14SE (E)	933	1	389925 402640
	Coal Mining Affected Areas Description: In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.	A13NE (SE)	0	8	388997 402805
	Mining Instability Mining Evidence: Inconclusive Coal Mining Source: Ove Arup & Partners Boundary Quality: As Supplied	A13NE (SE)	0	-	388997 402805
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	1	388997 402805
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	1	388997 402805
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	1	388997 402805
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	1	388997 402805
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	1	388997 402805
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	1	388997 402805
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	1	388997 402805
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	1	388997 402805

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
52	Contemporary Trade Directory Entries Name: Waterford Dairies Location: 2, Broadway, Manchester, M40 3LN Classification: Dairies Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (SE)	83	-	389043 402732
53	Contemporary Trade Directory Entries Name: Sky Blue Box Ltd Location: 28, WARBECK ROAD, MANCHESTER, M40 3LG Classification: Textile Manufacturing Status: Active Positional Accuracy: Automatically positioned to the address	A13NW (W)	121	-	388865 402806
54	Contemporary Trade Directory Entries Name: A D B Contracts Ltd Location: 7, Girvan Avenue, Manchester, M40 3LT Classification: Refrigeration Equipment Manufacturers & Distributors Status: Active Positional Accuracy: Automatically positioned to the address	A13SW (SW)	124	-	388888 402724
55	Contemporary Trade Directory Entries Name: Perfect Prevention Location: 292, Hollinwood Avenue, Chadderton, Oldham, OL9 9NQ Classification: Cleaning Materials & Equipment Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (NE)	140	-	389101 402916
56	Contemporary Trade Directory Entries Name: M E M 500 Location: Whitegate Broadway, Chadderton, Oldham, Lancashire, OL9 9QG Classification: Electricity Generating & Distributing Equipment Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A13NE (NE)	189	-	389168 402910
57	Contemporary Trade Directory Entries Name: R & C Drycleaners Location: 342, Hollinwood Avenue, Manchester, M40 0JB Classification: Dry Cleaners Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (NW)	249	-	388876 403028
58	Contemporary Trade Directory Entries Name: Eurotune (Mobile Services) Location: 274, Hollinwood Avenue, Chadderton, Oldham, OL9 8DG Classification: Car Engine Tuning & Diagnostic Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (E)	268	-	389274 402832
59	Contemporary Trade Directory Entries Name: Your Local Cleaning Co Location: 52, Broadway, Manchester, M40 3LL Classification: Carpet, Curtain & Upholstery Cleaners Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (S)	307	-	388944 402492
60	Contemporary Trade Directory Entries Name: Monitor Location: 362, Hollinwood Avenue, Manchester, M40 0JB Classification: Hardware Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (NW)	314	-	388802 403055
61	Contemporary Trade Directory Entries Name: Simpson Vehicle Recovery Services Location: 14, Chesney Avenue, Chadderton, Oldham, OL9 8DR Classification: Car Breakdown & Recovery Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A14NW (E)	353	-	389337 402935
62	Contemporary Trade Directory Entries Name: The P V C Cleaning Company Location: 204, Moston Lane East, Manchester, M40 3QH Classification: Cleaning Services - Domestic Status: Active Positional Accuracy: Automatically positioned to the address	A13SE (SE)	387	-	389264 402520
63	Contemporary Trade Directory Entries Name: Leaflet Local Location: 101, Blueberry Avenue, Manchester, M40 0GE Classification: Distribution Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SE (W)	443	-	388558 402685

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
64	Contemporary Trade Directory Entries Name: Handiwork Constructions Location: 5, Whitegate Close, Manchester, M40 3WY Classification: Fascias and Soffits Status: Inactive Positional Accuracy: Automatically positioned to the address	A8NE (SE)	455	-	389221 402404
65	Contemporary Trade Directory Entries Name: Transport Training Location: 8, Kenwick Drive, MANCHESTER, M40 3RT Classification: Fork Lift Trucks Status: Inactive Positional Accuracy: Automatically positioned to the address	A14SW (SE)	458	-	389397 402568
66	Contemporary Trade Directory Entries Name: Arresta Pest Location: 31, Mough Lane, Chadderton, Oldham, OL9 9PJ Classification: Pest & Vermin Control Status: Inactive Positional Accuracy: Automatically positioned to the address	A18SE (N)	497	-	389054 403309
67	Contemporary Trade Directory Entries Name: Sarbs Location: 6k Blueberry Av, Manchester, Lancashire, M40 0GF Classification: Ironing & Home Laundry Services Status: Inactive Positional Accuracy: Manually positioned to the address or location	A12SE (W)	512	-	388479 402729
68	Contemporary Trade Directory Entries Name: Dubcheck Location: 1, Anfield Road, Manchester, M40 3WF Classification: Commercial Cleaning Services Status: Active Positional Accuracy: Automatically positioned to the address	A8NW (SW)	514	-	388705 402367
69	Contemporary Trade Directory Entries Name: B S Systems Location: 145, Nuthurst Road, Manchester, M40 3NR Classification: Gate Manufacturers - Automated Status: Active Positional Accuracy: Automatically positioned to the address	A8NW (S)	514	-	388809 402314
70	Contemporary Trade Directory Entries Name: Patricias Soft Furnishings Location: 113, Nuthurst Road, Manchester, M40 3NR Classification: Soft Furnishings - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A7NE (SW)	533	-	388653 402381
71	Contemporary Trade Directory Entries Name: M H Services Location: 166, Nuthurst Road, Manchester, M40 3WG Classification: Blinds, Awnings & Canopies Status: Inactive Positional Accuracy: Automatically positioned to the address	A8NW (S)	561	-	388856 402251
71	Contemporary Trade Directory Entries Name: J Wild Location: 90, Broadway, Manchester, M40 3WQ Classification: Hardware Status: Inactive Positional Accuracy: Automatically positioned to the address	A8NW (S)	565	-	388861 402246
72	Contemporary Trade Directory Entries Name: Lewis Road Stone Location: 48, Whitegate Road, Chadderton, Oldham, OL9 9PW Classification: Road Haulage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A18SE (N)	591	-	389042 403404
73	Contemporary Trade Directory Entries Name: M C S Location: 26, Greengate East, Manchester, M40 0JL Classification: Computer Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A17SE (NW)	721	-	388476 403310
74	Contemporary Trade Directory Entries Name: Gladeside Fitted Kitchens Uk Location: Lee House, Tomlinson St, Moston, Manchester, Lancashire, M40 5RY Classification: Kitchen Furniture Manufacturers Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A12NW (W)	725	-	388292 403011

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
75	Contemporary Trade Directory Entries Name: Clean Living Location: 53, Eastwood Road, Manchester, Lancashire, M403TE Classification: Carpet, Curtain & Upholstery Cleaners Status: Inactive Positional Accuracy: Automatically positioned to the address	A9NW (SE)	729	-	389557 402330
76	Contemporary Trade Directory Entries Name: Philip Beswick Location: West Av, New Moston, Manchester, M40 3NP Classification: Textile Manufacturing Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A8SW (S)	730	-	388774 402098
76	Contemporary Trade Directory Entries Name: M & P Domestic Location: 3, West Avenue, New Moston, Manchester, M40 3WW Classification: Washing Machines - Servicing & Repairs Status: Inactive Positional Accuracy: Automatically positioned to the address	A8SW (S)	745	-	388798 402075
77	Contemporary Trade Directory Entries Name: Hazeldene Medical Centre Location: 97, Moston Lane East, Manchester, M40 3HD Classification: Medical & Dental Laboratories Status: Inactive Positional Accuracy: Automatically positioned to the address	A9NW (SE)	737	-	389397 402181
78	Contemporary Trade Directory Entries Name: K T N Waste Removals Location: 345, Lightbowne Road, Manchester, M40 0HN Classification: Waste Disposal Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SW (W)	780	-	388218 402663
79	Contemporary Trade Directory Entries Name: B & J Autos Location: Chain Bar Mill, 809, Moston Lane, Manchester, M40 5RT Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned in the proximity of the address	A12NW (NW)	791	-	388260 403115
79	Contemporary Trade Directory Entries Name: Moston Motor Co Location: Unit 1/2, Chain Bar Mill, 809, Moston Lane, Manchester, M40 5RT Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned in the proximity of the address	A12NW (NW)	791	-	388260 403115
80	Contemporary Trade Directory Entries Name: Community Garage Location: 20, Eastwood Road, Manchester, M40 3TF Classification: Garage Services Status: Active Positional Accuracy: Automatically positioned to the address	A9NW (SE)	799	-	389524 402200
81	Contemporary Trade Directory Entries Name: Advance Door Systems Location: 566, Moston Lane, Manchester, M40 5RS Classification: Gate Manufacturers - Automated Status: Active Positional Accuracy: Automatically positioned to the address	A12NW (W)	830	-	388181 403005
81	Contemporary Trade Directory Entries Name: Advance Door Systems Location: 566, Moston Lane, Manchester, M40 5RS Classification: Gate Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A12NW (W)	830	-	388181 403005
82	Contemporary Trade Directory Entries Name: Miller Vehicle Services Ltd Location: Chain Bar Mill, 809, Moston Lane, Manchester, M40 5RT Classification: Garage Services Status: Active Positional Accuracy: Automatically positioned to the address	A12NW (W)	849	-	388183 403078
82	Contemporary Trade Directory Entries Name: Miller Vehicle Services Ltd Location: Chain Bar Mill, 809, Moston Lane, Manchester, M40 5RT Classification: Mot Testing Centres Status: Inactive Positional Accuracy: Automatically positioned to the address	A12NW (W)	849	-	388183 403078

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
82	Contemporary Trade Directory Entries Name: Textile Reclamation Ltd Location: Unit 1 Chain Bar Mill, Manchester, Greater Manchester, M40 5RT Classification: Recycling Services Status: Active Positional Accuracy: Automatically positioned to the address	A12NW (W)	849	-	388183 403077
82	Contemporary Trade Directory Entries Name: Moston Tyres Location: Chain Bar Mill, 809, Moston Lane, Manchester, Lancashire, M40 5RT Classification: Tyre Dealers Status: Inactive Positional Accuracy: Manually positioned to the address or location	A12NW (W)	849	-	388183 403078
82	Contemporary Trade Directory Entries Name: Harlequin Kitchens & Bedrooms Location: Unit 3, Chain Bar Mill, 809, Moston Lane, Manchester, Lancashire, M40 5RT Classification: Kitchen Furniture Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A12NW (W)	849	-	388183 403078
82	Contemporary Trade Directory Entries Name: M V S Location: Chain Bar Mill, 809, Moston Lane, Manchester, Lancashire, M40 5RT Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A12NW (W)	849	-	388183 403078
83	Contemporary Trade Directory Entries Name: Pullman Fleet Services Location: Broadgate, Oldham Broadway Business Park, Chadderton, Oldham, OL9 9XA Classification: Commercial Vehicle Servicing, Repairs, Parts & Accessories Status: Active Positional Accuracy: Automatically positioned to the address	A18NW (N)	859	-	388994 403673
84	Contemporary Trade Directory Entries Name: N O V P F T Location: Greengate, Middleton, Manchester, Greater Manchester, M24 1SA Classification: Pump Manufacturers Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A17NE (NW)	873	-	388615 403596
84	Contemporary Trade Directory Entries Name: N O V Process & Flow Technologies Uk Ltd Location: Greengate, Middleton, Manchester, Greater Manchester, M24 1SA Classification: Pump Manufacturers Status: Active Positional Accuracy: Manually positioned within the geographical locality	A17NE (NW)	873	-	388615 403596
85	Contemporary Trade Directory Entries Name: Morrisons Petrol Station Location: Tweedale Way, Oldham, Lancashire, OL9 7LD Classification: Petrol Filling Stations Status: Inactive Positional Accuracy: Automatically positioned to the address	A14SE (E)	890	-	389897 402769
86	Contemporary Trade Directory Entries Name: S & C Woodward Launderette Location: 129 Long Lane, Chadderton, Oldham, Lancashire, OL9 8AY Classification: Dry Cleaners Status: Active Positional Accuracy: Manually positioned within the geographical locality	A19SE (NE)	894	-	389693 403384
87	Contemporary Trade Directory Entries Name: Elite Location: 37, Shawford Road, Manchester, Lancashire, M40 5QU Classification: Distribution Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SW (W)	903	-	388086 402721
87	Contemporary Trade Directory Entries Name: Goldstar Professional Location: 37, Shawford Road, Manchester, M40 5QU Classification: Ironing & Home Laundry Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SW (W)	903	-	388086 402721
88	Contemporary Trade Directory Entries Name: Sparkles Location: 3, Kinver Road, Manchester, M40 5QQ Classification: Cleaning Services - Domestic Status: Active Positional Accuracy: Automatically positioned to the address	A12SW (W)	911	-	388075 402792

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
89	Contemporary Trade Directory Entries Name: Bespoke Kitchens & Bedrooms Location: 451-453, Broadway, Chadderton, OL9 8AP Classification: Kitchen Furniture Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A19NW (NE)	916	-	389625 403487
89	Contemporary Trade Directory Entries Name: Aj Cleaning Services Location: 42, Argyll Road, Chadderton, Oldham, OL9 8AL Classification: Cleaning Services - Domestic Status: Inactive Positional Accuracy: Automatically positioned to the address	A19NW (NE)	960	-	389666 403509
89	Contemporary Trade Directory Entries Name: Aj Commercial Location: 42, Argyll Road, Chadderton, Oldham, OL9 8AL Classification: Commercial Cleaning Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A19NW (NE)	960	-	389666 403509
90	Contemporary Trade Directory Entries Name: J R V Motors Location: 58, Belgrave Road, Manchester, M40 3ST Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A9SW (SE)	921	-	389538 402055
91	Contemporary Trade Directory Entries Name: Initial Medical Location: Aniseed Park, Broadgate, Chadderton, OL9 9XA Classification: Medical Waste Disposal Status: Active Positional Accuracy: Automatically positioned to the address	A18NE (N)	953	-	389139 403758
92	Contemporary Trade Directory Entries Name: Morrisons Petrol Station Location: Tweeddale Way, Oldham, Lancashire, OL9 7LD Classification: Petrol Filling Stations Status: Active Positional Accuracy: Manually positioned to the address or location	A14SE (E)	974	-	389981 402795
93	Contemporary Trade Directory Entries Name: Uk Restoration Ltd Location: 771a, Moston Lane, Manchester, M405RJ Classification: Chemicals - Distributors & Wholesalers Status: Inactive Positional Accuracy: Automatically positioned to the address	A12NW (W)	984	-	388001 402805
94	Contemporary Trade Directory Entries Name: Modern Home Plumbing Location: 14, Williams Crescent, Chadderton, Oldham, OL9 8BJ Classification: Boilers - Servicing, Replacements & Repairs Status: Inactive Positional Accuracy: Automatically positioned to the address	A19SE (NE)	985	-	389821 403364
95	Contemporary Trade Directory Entries Name: Dootec Security Location: 757, Moston Lane, Manchester, M405RJ Classification: Roller Shutter Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SW (W)	986	-	388001 402739
96	Contemporary Trade Directory Entries Name: Marick Ltd Location: Hollinwood, Oldham, Lancashire, OL9 7LD Classification: Printers Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A14SE (E)	996	-	389985 402616
97	Fuel Station Entries Name: Moston Service Station Location: Hollingwood Avenue, Moston, Manchester, Greater Manchester, M40 0JB Brand: OBSOLETE Premises Type: Not Applicable Status: Obsolete Positional Accuracy: Manually positioned to the address or location	A13NW (NW)	358	-	388722 403042

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
98	Fuel Station Entries Name: Morrisons Oldham Location: Hollinwood Avenue Tweedale Way, Chadderton , Oldham, Greater Manchester, OL9 7LD Brand: MORRISONS Premises Type: Hypermarket Status: Open Positional Accuracy: Manually positioned to the address or location	A14SE (E)	973	-	389980 402792
99	Fuel Station Entries Name: Costco Oldham Automat Location: The Broadway , Chadderton , Oldham, Greater Manchester, OL9 8AU Brand: Costco Premises Type: Hypermarket Status: Open Positional Accuracy: Manually positioned to the address or location	A19NW (NE)	990	-	389551 403640
100	Underground Electrical Cables Unique Feature Identifier: 10057556 Cable Status: Planned Cable Type: Not Supplied Record Last Updated: 8th July 2020	A18NE (N)	726	9	389091 403535
101	Underground Electrical Cables Unique Feature Identifier: 10007448 Cable Status: Commissioned Cable Type: Alternating Current Record Last Updated: 23rd March 2018	A18NW (N)	768	9	388931 403579
102	Underground Electrical Cables Unique Feature Identifier: 10007446 Cable Status: Commissioned Cable Type: Alternating Current Record Last Updated: 23rd March 2018	A18NW (N)	769	9	388964 403582
103	Underground Electrical Cables Unique Feature Identifier: 10007447 Cable Status: Commissioned Cable Type: Alternating Current Record Last Updated: 23rd March 2018	A18NW (N)	771	9	388879 403576
104	Underground Electrical Cables Unique Feature Identifier: 10008283 Cable Status: Commissioned Cable Type: Alternating Current Record Last Updated: 23rd March 2018	A18NE (N)	772	9	389001 403586
105	Underground Electrical Cables Unique Feature Identifier: 10007498 Cable Status: Commissioned Cable Type: Alternating Current Record Last Updated: 29th March 2018	A18NE (N)	776	9	389039 403589
106	Underground Electrical Cables Unique Feature Identifier: 10007449 Cable Status: Commissioned Cable Type: Alternating Current Record Last Updated: 23rd March 2018	A18NW (N)	787	9	388870 403590
107	Underground Electrical Cables Unique Feature Identifier: 10007445 Cable Status: Commissioned Cable Type: Alternating Current Record Last Updated: 23rd March 2018	A18NW (N)	798	9	388836 403595

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
108	Underground Electrical Cables Unique Feature Identifier: 10006809 Cable Status: Commissioned Cable Type: Alternating Current Record Last Updated: 14th July 2020	A18NW (N)	800	9	388929 403611
109	Underground Electrical Cables Unique Feature Identifier: 10008192 Cable Status: Commissioned Cable Type: Alternating Current Record Last Updated: 14th July 2020	A18NE (N)	807	9	389030 403621
110	Underground Electrical Cables Unique Feature Identifier: 10006810 Cable Status: Commissioned Cable Type: Alternating Current Record Last Updated: 14th July 2020	A18NE (N)	809	9	389040 403622
111	Underground Electrical Cables Unique Feature Identifier: 10059046 Cable Status: Commissioned Cable Type: Not Supplied Record Last Updated: 14th July 2020	A18NW (N)	811	9	388994 403625

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
112	Nitrate Vulnerable Zones Name: River Irk (Moston Brook To River Irwell) Nvz Description: Surface Water Source: Environment Agency, Head Office	A13NE (SE)	0	4	388997 402805
113	Sites of Special Scientific Interest Name: Rochdale Canal Multiple Areas: Y Total Area (m2): 263678.3 Source: Natural England Reference: 2000430 Designation Details: Special Area Of Conservation Designation Date: 16th August 2000 Date Type: Notified Designation Details: Site Of Special Scientific Interest Designation Date: 16th August 2000 Date Type: Notified Designation Details: Water Framework Directive (WFD) Designation Date: 16th August 2000 Date Type: Notified	A14NE (E)	724	10	389694 403039
114	Special Areas of Conservation Name: Rochdale Canal Multiple Areas: Y Total Area (m2): 261103.36 Source: Natural England Reference: UK0030266 Status: Designated	A14NE (E)	724	10	389694 403039

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Environment Agency - Head Office Manchester City Council - Environmental Health Department Oldham Metropolitan Borough Council - Environmental Health Department Salford City Council - Environmental Health Department Tameside Metropolitan Borough Council - Environmental Health Department Rochdale Metropolitan Borough Council - Environmental Health Department Bury Metropolitan Borough Council - Environmental Health Department	June 2020 October 2017 October 2017 October 2017 October 2017 October 2017 September 2017	Annually Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update Annually Annual Rolling Update
Discharge Consents Environment Agency - North West Region	October 2021	Quarterly
Enforcement and Prohibition Notices Environment Agency - North West Region	March 2013	
Integrated Pollution Controls Environment Agency - North West Region	January 2009	
Integrated Pollution Prevention And Control Environment Agency - North West Region	October 21	Quarterly
Local Authority Integrated Pollution Prevention And Control Bury Metropolitan Borough Council - Environmental Health Department Rochdale Metropolitan Borough Council - Environmental Health Department Tameside Metropolitan Borough Council - Environmental Health Department Oldham Metropolitan Borough Council - Environmental Health Department Salford City Council - Environmental Health Department Manchester City Council - Environmental Health Department	February 2015 July 2014 June 2015 March 2015 March 2015 September 2014	Variable Variable Variable Variable Variable Variable
Local Authority Pollution Prevention and Controls Bury Metropolitan Borough Council - Environmental Health Department Rochdale Metropolitan Borough Council - Environmental Health Department Tameside Metropolitan Borough Council - Environmental Health Department Oldham Metropolitan Borough Council - Environmental Health Department Salford City Council - Environmental Health Department Manchester City Council - Environmental Health Department	February 2015 July 2014 June 2015 March 2015 March 2015 September 2014	Not Applicable Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements Bury Metropolitan Borough Council - Environmental Health Department Rochdale Metropolitan Borough Council - Environmental Health Department Tameside Metropolitan Borough Council - Environmental Health Department Oldham Metropolitan Borough Council - Environmental Health Department Salford City Council - Environmental Health Department Manchester City Council - Environmental Health Department	February 2015 July 2014 June 2015 March 2015 March 2015 September 2014	Variable Variable Variable Variable Variable Variable
Nearest Surface Water Feature Ordnance Survey	August 2021	
Pollution Incidents to Controlled Waters Environment Agency - North West Region	January 2000	
Prosecutions Relating to Authorised Processes Environment Agency - North West Region	July 2015	
Prosecutions Relating to Controlled Waters Environment Agency - North West Region	March 2013	
Registered Radioactive Substances Environment Agency - North West Region	June 2016	Annually
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	April 2012	Annually
River Quality Chemistry Sampling Points Environment Agency - Head Office	April 2012	Annually

Agency & Hydrological	Version	Update Cycle
Substantiated Pollution Incident Register Environment Agency - North West Region - South Area	October 2021	Quarterly
Water Abstractions Environment Agency - North West Region	October 2021	Quarterly
Water Industry Act Referrals Environment Agency - North West Region	October 2017	Quarterly
Groundwater Vulnerability Map Environment Agency - Head Office	June 2018	As notified
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Source Protection Zones Environment Agency - Head Office	May 2021	Bi-Annually
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	September 2021	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	September 2021	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	September 2021	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	September 2021	Quarterly
Flood Defences Environment Agency - Head Office	September 2021	Quarterly
OS Water Network Lines Ordnance Survey	July 2021	Quarterly
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	Annually

Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	November 2002	Not Applicable
Historical Landfill Sites Environment Agency - Head Office	May 2021	Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - North West Region	January 2009	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - North West Region - South Area	October 2021	Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - North West Region - South Area	October 2021	Quarterly
Local Authority Landfill Coverage Bury Metropolitan Borough Council Manchester City Council - Planning Department Oldham Metropolitan Borough Council Rochdale Metropolitan Borough Council - Environmental Health Department Salford City Council - Environmental Health Department Tameside Metropolitan Borough Council	February 2003 February 2003 February 2003 February 2003 February 2003 February 2003	Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Bury Metropolitan Borough Council Manchester City Council - Planning Department Oldham Metropolitan Borough Council Rochdale Metropolitan Borough Council - Environmental Health Department Salford City Council - Environmental Health Department Tameside Metropolitan Borough Council	October 2018 October 2018 October 2018 October 2018 October 2018 October 2018	
Registered Landfill Sites Environment Agency - North West Region - South Area	March 2006	Not Applicable
Registered Waste Transfer Sites Environment Agency - North West Region - South Area	April 2018	
Registered Waste Treatment or Disposal Sites Environment Agency - North West Region - South Area	June 2015	
Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	April 2018	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	Annually
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	August 2001	
Planning Hazardous Substance Enforcements Bury Metropolitan Borough Council Manchester City Council - Planning Department Oldham Metropolitan Borough Council Rochdale Metropolitan Borough Council Tameside Metropolitan Borough Council - Planning and Building Control Salford City Council	February 2016 February 2016 February 2016 February 2016 February 2016 June 2016	Variable Variable Variable Variable Variable Variable
Planning Hazardous Substance Consents Bury Metropolitan Borough Council Manchester City Council - Planning Department Oldham Metropolitan Borough Council Rochdale Metropolitan Borough Council Tameside Metropolitan Borough Council - Planning and Building Control Salford City Council	February 2016 February 2016 February 2016 February 2016 February 2016 June 2016	Variable Variable Variable Variable Variable Variable

Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	Not Applicable
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	November 2021	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified Not Applicable
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	Annual Rolling Update
Mining Instability Ove Arup & Partners	June 1998	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	Annually
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	Annually
Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	October 2021	Quarterly
Fuel Station Entries Catalist Ltd - Experian	August 2021	Quarterly
Gas Pipelines National Grid	October 2021	Annually
Underground Electrical Cables National Grid	May 2021	Annually

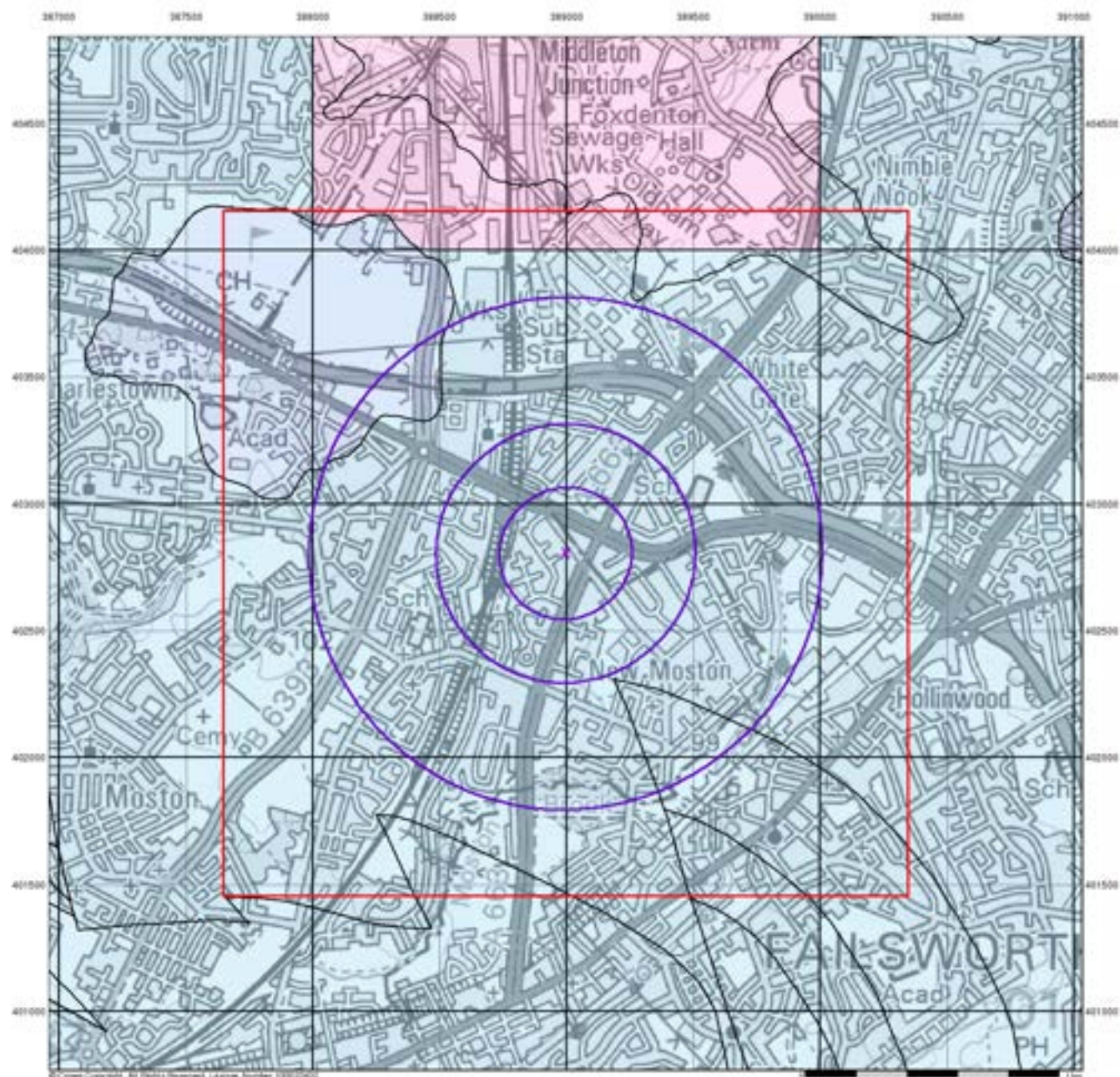
Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	February 2021	Bi-Annually
Areas of Adopted Green Belt Bury Metropolitan Borough Council Manchester City Council Oldham Metropolitan Borough Council Rochdale Metropolitan Borough Council Salford City Council Tameside Metropolitan Borough Council	October 2020 October 2020 October 2020 October 2020 October 2020 October 2020	Quarterly Quarterly Quarterly Quarterly Quarterly Quarterly
Areas of Unadopted Green Belt Bury Metropolitan Borough Council Manchester City Council Oldham Metropolitan Borough Council Rochdale Metropolitan Borough Council Salford City Council Tameside Metropolitan Borough Council	October 2020 October 2020 October 2020 October 2020 October 2020 October 2020	Quarterly Quarterly Quarterly Quarterly Quarterly Quarterly
Areas of Outstanding Natural Beauty Natural England	January 2021	Bi-Annually
Environmentally Sensitive Areas Natural England	January 2017	
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	February 2021	Bi-Annually
Marine Nature Reserves Natural England	July 2019	Bi-Annually
National Nature Reserves Natural England	January 2021	Bi-Annually
National Parks Natural England	February 2018	Bi-Annually
Nitrate Sensitive Areas Natural England	April 2016	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Environment Agency - Head Office	April 2016 June 2017	Bi-Annually
Ramsar Sites Natural England	August 2020	Bi-Annually
Sites of Special Scientific Interest Natural England	February 2021	Bi-Annually
Special Areas of Conservation Natural England	July 2020	Bi-Annually
Special Protection Areas Natural England	February 2021	Bi-Annually

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	 British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL
Centre for Ecology and Hydrology	 Centre for Ecology & Hydrology NATURAL ENVIRONMENT RESEARCH COUNCIL
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Stantec UK Ltd	

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	Oldham Metropolitan Borough Council - Environmental Health Department Area Office West End House, West End Street, Oldham, Lancashire, OL1 6DW	Telephone: 0161 911 4503 Fax: 0161 678 4550 Website: www.oldham.gov.uk
4	Environment Agency - Head Office Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
5	Ordnance Survey Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
6	Manchester City Council - Planning Department Town Hall, Manchester, Greater Manchester, M60 2LA	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
7	Oldham Metropolitan Borough Council Civic Centre, P O Box 55, West Street, Oldham, Lancashire, OL1 1XN	Telephone: 0161 911 3000 Fax: 0161 678 4550 Website: www.oldham.gov.uk
8	The Coal Authority - Property Searches 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG	Telephone: 0345 762 6848 Fax: 01623 637 338 Email: groundstability@coal.gov.uk Website: www2.groundstability.com
9	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9966 Fax: 0844 844 9951 Email: helpdesk@landmark.co.uk Website: www.landmark.co.uk
10	Natural England County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
-	Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

Please note that the Environment Agency / Natural Resources Wales / SEPA have a charging policy in place for enquiries.

**Envirocheck®**

● LANDMARK INFORMATION GROUP®

Groundwater Vulnerability

General

 Specified Site
 Specified Buffer(s)
 Bearing Reference Point

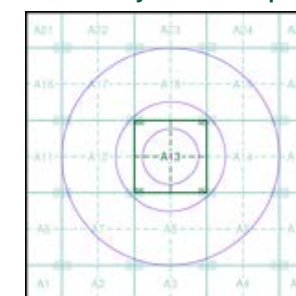
Agency and Hydrological

Bedrock Aquifers

■ High Vulnerability, Principal Aquifer
■ High Vulnerability, Secondary Aquifer
■ Medium Vulnerability, Principal Aquifer
■ Medium Vulnerability, Secondary Aquifer
■ Low Vulnerability, Principal Aquifer
■ Low Vulnerability, Secondary Aquifer

Superficial Aquifers

Site Sensitivity Context Map - Slice A



Order Details

Order Number:	288571764_1_1
Customer Ref:	TLC1183
National Grid Reference:	389000, 402800
Slice:	A
Site Area (Ha):	0.02
Search Buffer (m):	1000

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY

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 INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Bedrock Aquifer Designation

General

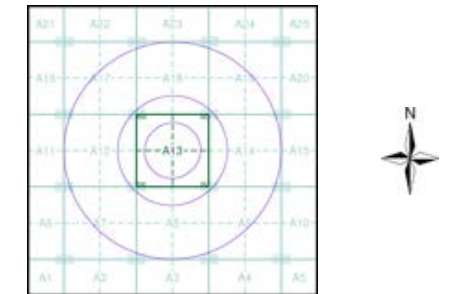
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Site
- Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 288571764_1_1
 Customer Ref: TLC1183
 National Grid Reference: 389000, 402800
 Slice: A
 Site Area (Ha): 0.02
 Search Buffer (m): 1000

Site Details

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Superficial Aquifer Designation

General

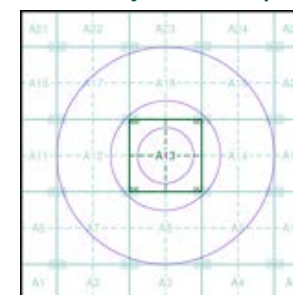
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Site
- Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



Order Details

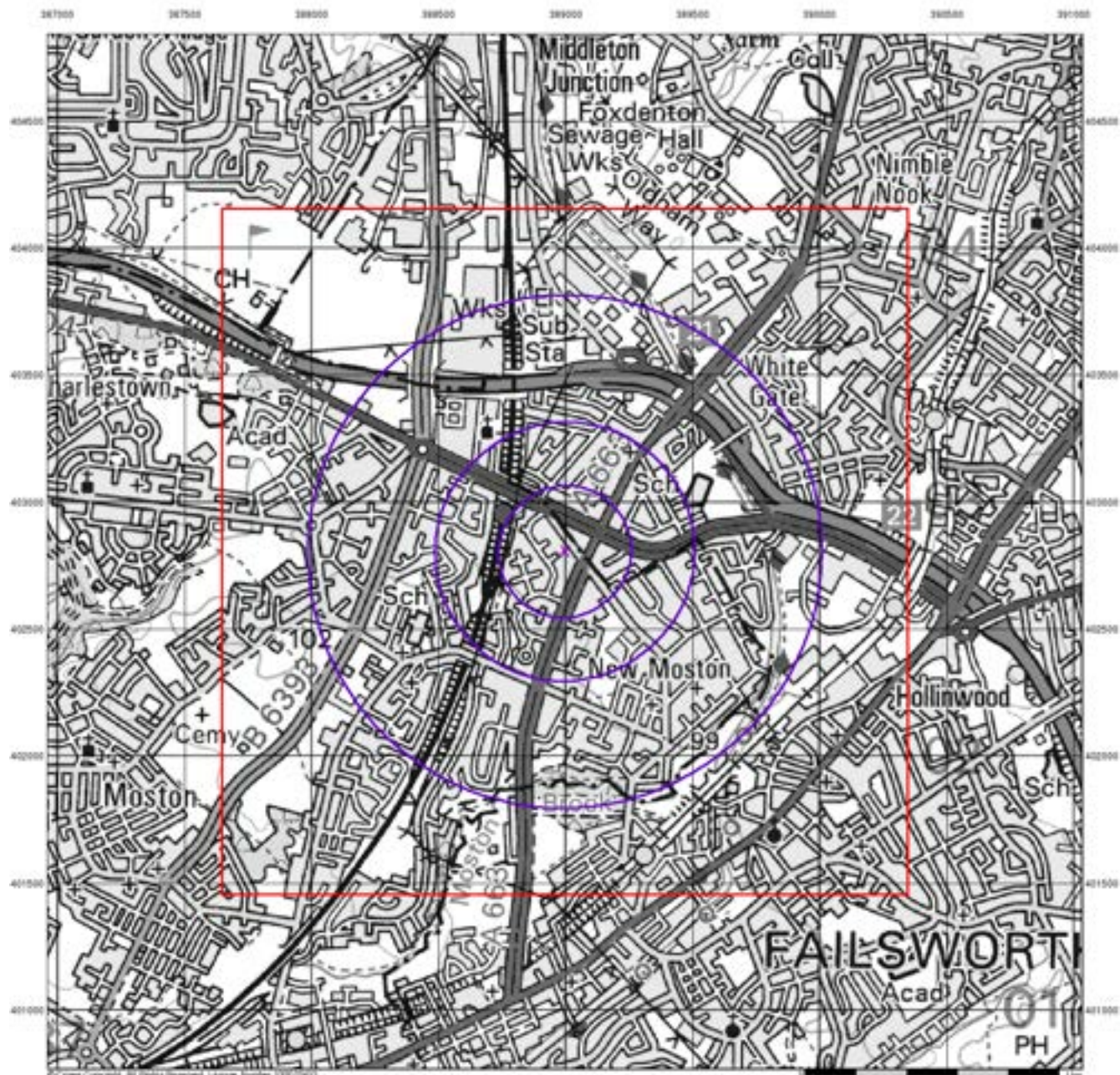
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 Customer Ref: TLC1183
 National Grid Reference: 389000, 402800
 Slice: A
 Site Area (Ha): 0.02
 Search Buffer (m): 1000

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY

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 Web: www.envirocheck.co.uk



Source Protection Zones

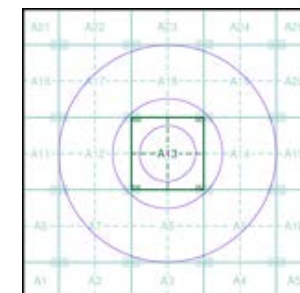
General

- ◇ Specified Site
- ◇ Specified Buffer(s)
- X Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

- Inner zone (Zone 1)
- ▨ Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- ▨ Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- ▨ Total catchment - subsurface activity only (Zone 3c)
- Special interest (Zone 4)

Site Sensitivity Context Map - Slice A

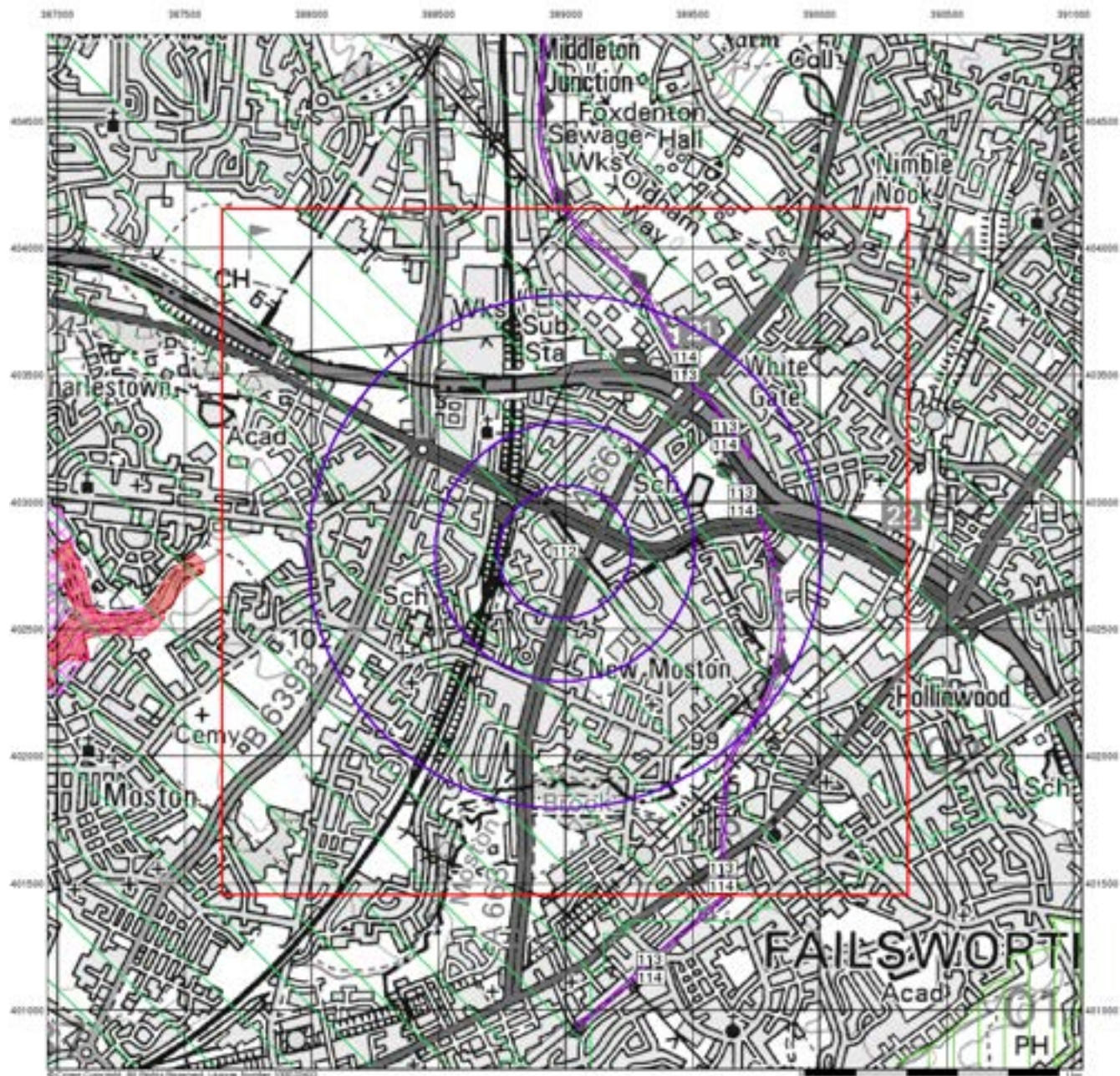


Order Details

Order Number: 288571764_1_1
 Customer Ref: TLC1183
 National Grid Reference: 389000, 402800
 Slice: A
 Site Area (Ha): 0.02
 Search Buffer (m): 1000

Site Details

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Sensitive Land Uses

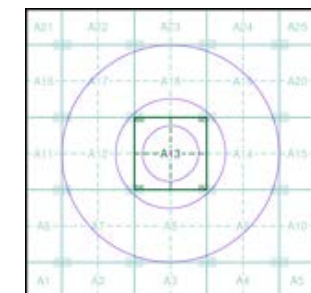
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Site
- Map ID

Sensitive Land Uses

- Ancient Woodland
- Area of Adopted Green Belt
- Area of Unadopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- World Heritage Sites

Site Sensitivity Context Map - Slice A



Order Details

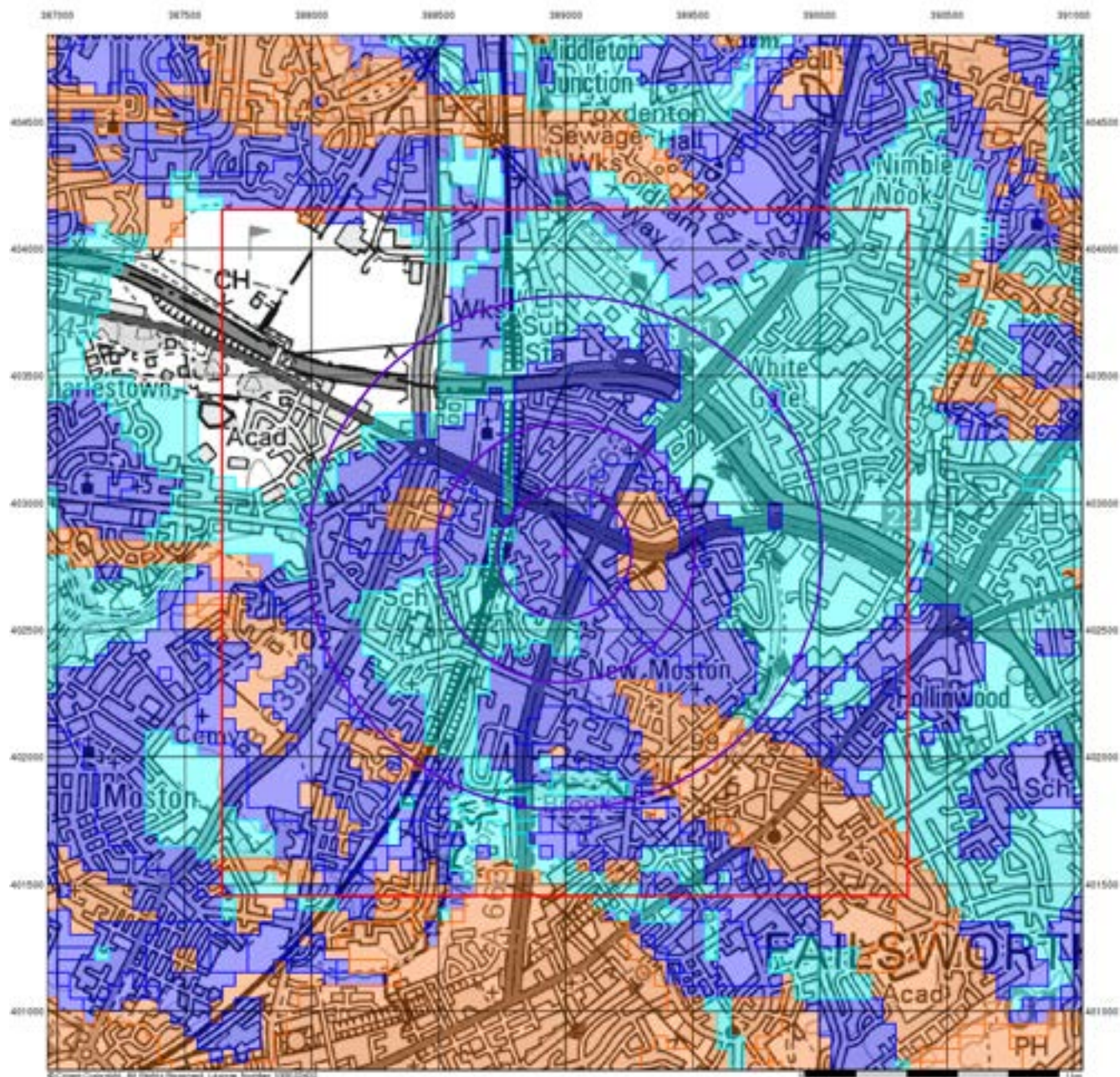
Order Number: 288571764_1_1
Customer Ref: TLC1183
National Grid Reference: 389000, 402800
Slice: A
Site Area (Ha): 0.02
Search Buffer (m): 1000

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY

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Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Envirocheck®

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BGS Flood GFS Data

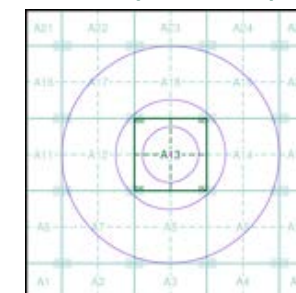
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Site

Agency and Hydrological (Flood)

- Limited Potential for Groundwater Flooding to Occur
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding to Occur at Surface

Site Sensitivity Context Map - Slice A



Order Details

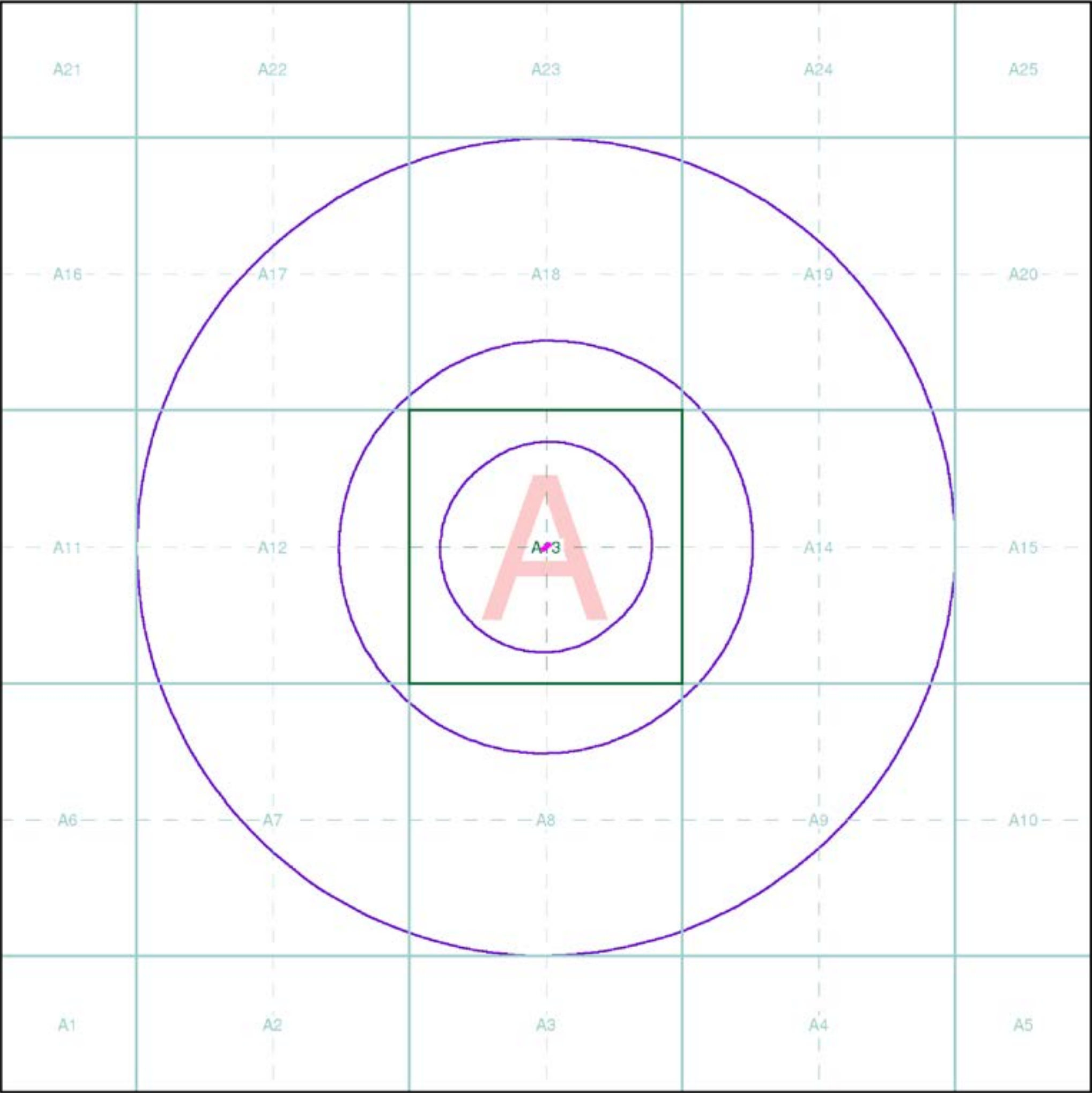
Order Number: 288571764_1_1
 Customer Ref: TLC1183
 National Grid Reference: 389000, 402800
 Slice: A
 Site Area (Ha): 0.02
 Search Buffer (m): 1000

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY

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 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice
Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice "grid". This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

Segment
A segment represents a 1:2,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant
A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:



Envirocheck reports are compiled from 136 different sources of data.

Client Details

Mr S Knott, Land Consultancy Ltd (The), 4 Parkers Lane, Whitestake, Preston, Lancashire, PR4 4JX

Order Details

Order Number:	288571764_1_1
Customer Ref:	TLC1183
National Grid Reference:	389000, 402800
Site Area (Ha):	0.02
Search Buffer (m):	1000

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY

Full Terms and Conditions can be found on the following link:
<http://www.landmarkinfo.co.uk/Terms/Show/515>

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

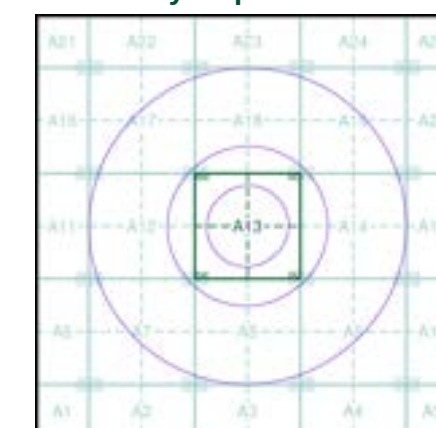
Geological

- BGS Recorded Mineral Site

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- COMAH Site
- Explosive Site
- NIHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

Site Sensitivity Map - Slice A



Order Details

Order Number: 288571764_1_1
 Customer Ref: TLC1183
 National Grid Reference: 389000, 402800
 Slice: A
 Site Area (Ha): 0.02
 Search Buffer (m): 1000

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY

Industrial Land Use Map

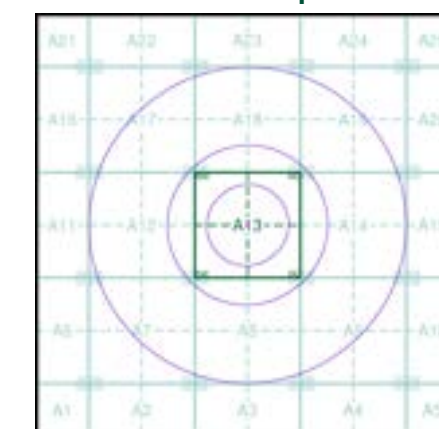
General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point
-  Slice
-  Map ID

Industrial Land Use

-  Contemporary Trade Directory Entry
-  Fuel Station Entry
-  Gas Pipeline
-  Underground Electrical Cables

Industrial Land Use Map - Slice A



Order Details

Order Number: 288571764_1_1
 Customer Ref: TLC1183
 National Grid Reference: 389000, 402800
 Slice: A
 Site Area (Ha): 0.02
 Search Buffer (m): 1000

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY

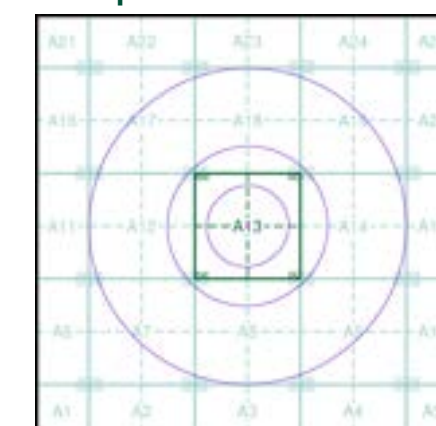
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice A



Order Details

Order Number: 288571764_1_1
 Customer Ref: TLC1183
 National Grid Reference: 389000, 402800
 Slice: A
 Site Area (Ha): 0.02
 Search Buffer (m): 1000

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

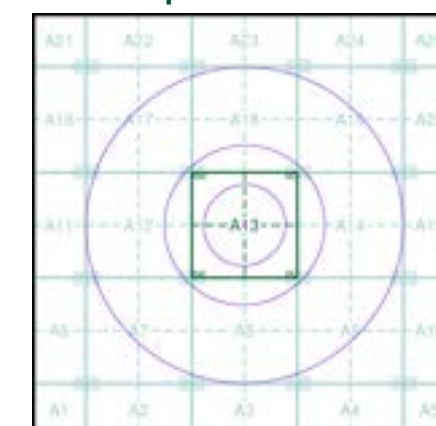
Agency and Hydrological (Boreholes)

- BGS Borehole Depth 0 - 10m
- BGS Borehole Depth 10 - 30m
- BGS Borehole Depth 30m +
- Confidential
- Other

For Borehole information please refer to the Borehole .csv file which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Borehole Map - Slice A



Order Details

Order Number: 288571764_1_1
 Customer Ref: TLC1183
 National Grid Reference: 389000, 402800
 Slice: A
 Site Area (Ha): 0.02
 Search Buffer (m): 1000

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY

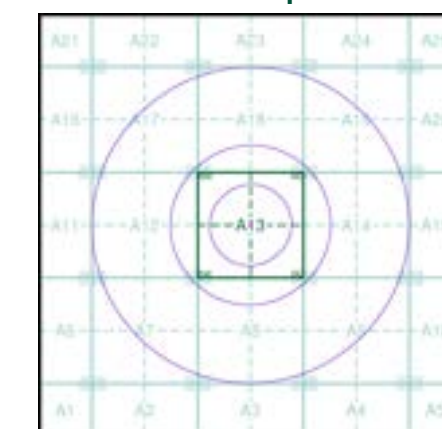
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

OS Water Network Data

- | | |
|--------------|-------------------------|
| Canal | Drain |
| Reservoir | Other |
| Foreshore | Lake |
| Marsh | Transfer |
| Tidal River | Lock Or Flight Of Locks |
| Inland River | Sea |

OS Water Network Map - Slice A



Order Details

Order Number: 288571764_1_1
 Customer Ref: TLC1183
 National Grid Reference: 389000, 402800
 Slice: A
 Site Area (Ha): 0.02
 Search Buffer (m): 1000

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY

APPENDIX C

LANDMARK ENVIROCHECK HISTORICAL MAPS

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Borough Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Bracken		Heath
	Marsh		Reeds
	Building		Glasshouse
	Sloping Masonry		Pylon
	Cutting		Embankment
	Road Under		Road Over
	Level Crossing		Foot Bridge
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		
	Administrative County, County Borough or County of City		
	Municipal Borough, Urban or Rural District, Borough or District Council		
	Borough, Borough or County Constituency		
	Civil Parish		
	Boundary Post or Stone		Police Station
	Church		Post Office
	Club House		Public Convenience
	Fire Engine Station		Public House
	Foot Bridge		Signal Box
	Fountain		Spring
	Guide Post		Telephone Call Box
	Mile Post		Telephone Call Post
	Mile Stone		Well

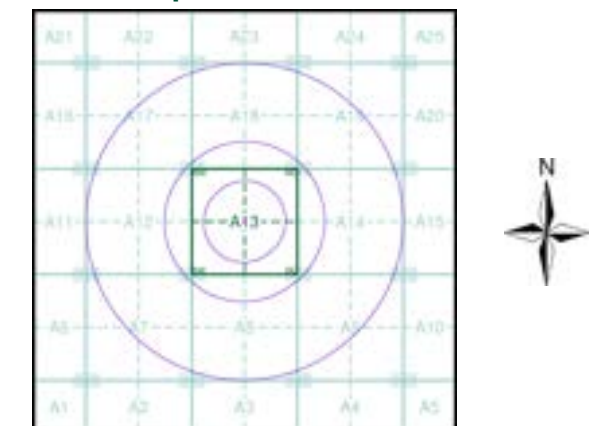
1:10,000 Raster Mapping

	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	Mean high water (springs)		Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:10,560	1848	2
Yorkshire	1:10,560	1854	3
Cheshire	1:10,560	1882	4
Lancashire And Furness	1:10,560	1894 - 1895	5
Lancashire And Furness	1:10,560	1909 - 1910	6
Lancashire And Furness	1:10,560	1922 - 1923	7
Lancashire And Furness	1:10,560	1932 - 1933	8
Lancashire And Furness	1:10,560	1938	9
Lancashire And Furness	1:10,560	1938	10
Ordnance Survey Plan	1:10,000	1956	11
Ordnance Survey Plan	1:10,000	1966 - 1967	12
Ordnance Survey Plan	1:10,000	1975 - 1978	13
Ordnance Survey Plan	1:10,000	1982 - 1983	14
Ordnance Survey Plan	1:10,000	1990	15
10K Raster Mapping	1:10,000	1999	16
Street View	Variable		17

Historical Map - Slice A



Order Details

Order Number: 288571764_1_1
Customer Ref: TLC1183
National Grid Reference: 389000, 402800
Slice: A
Site Area (Ha): 0.02
Search Buffer (m): 1000

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY

Lancashire And Furness

Published 1848

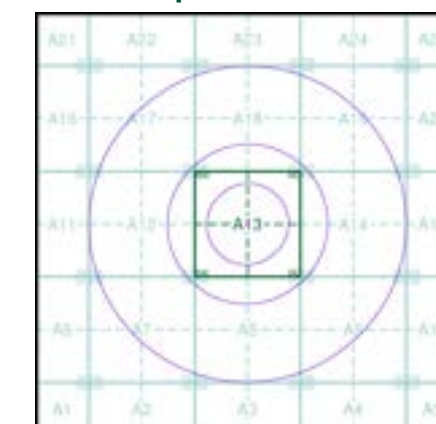
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

09600 1848 1:10,560	09700 1848 1:10,560
10400 1848 1:10,560	10500 1848 1:10,560

Historical Map - Slice A

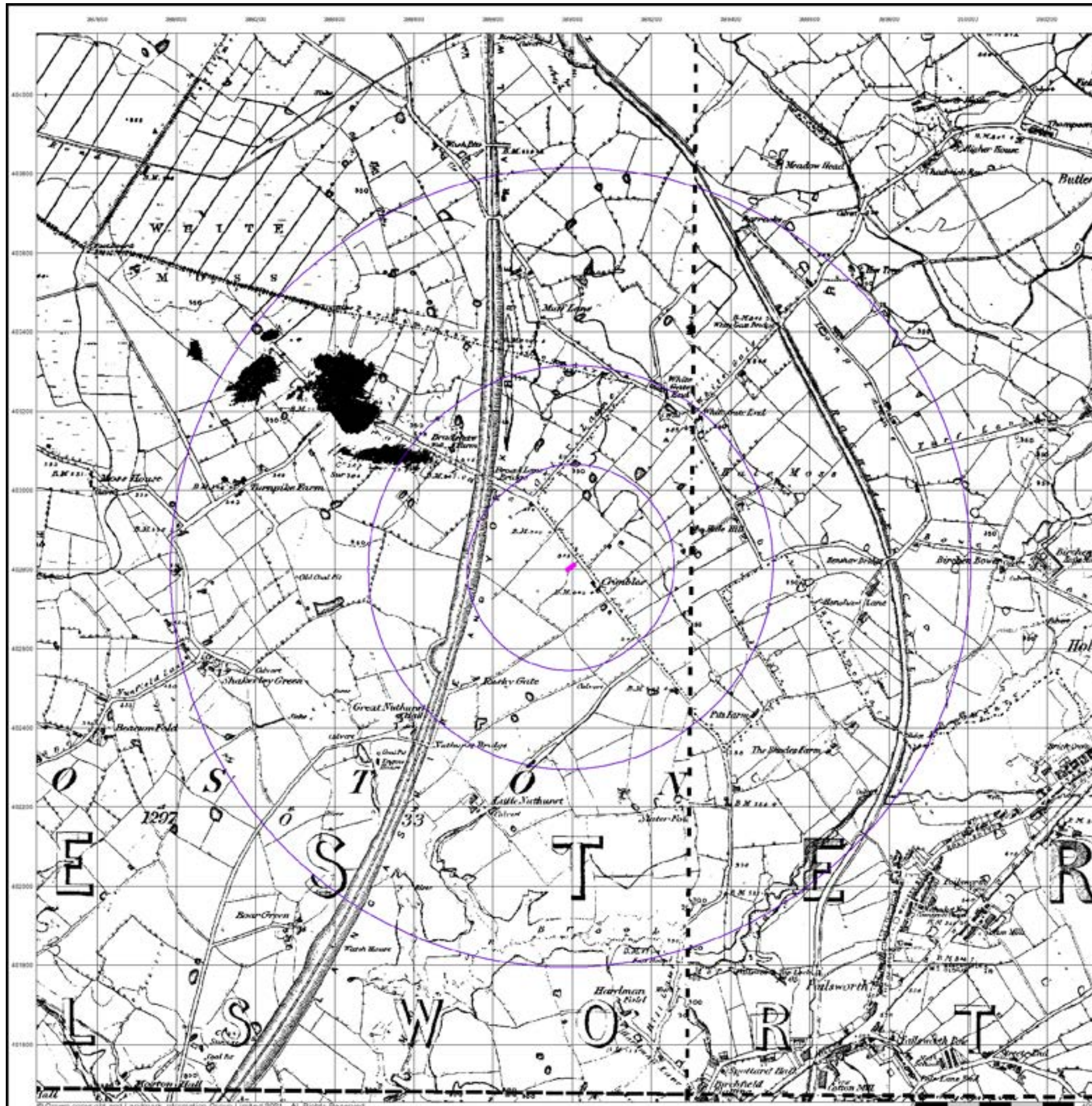


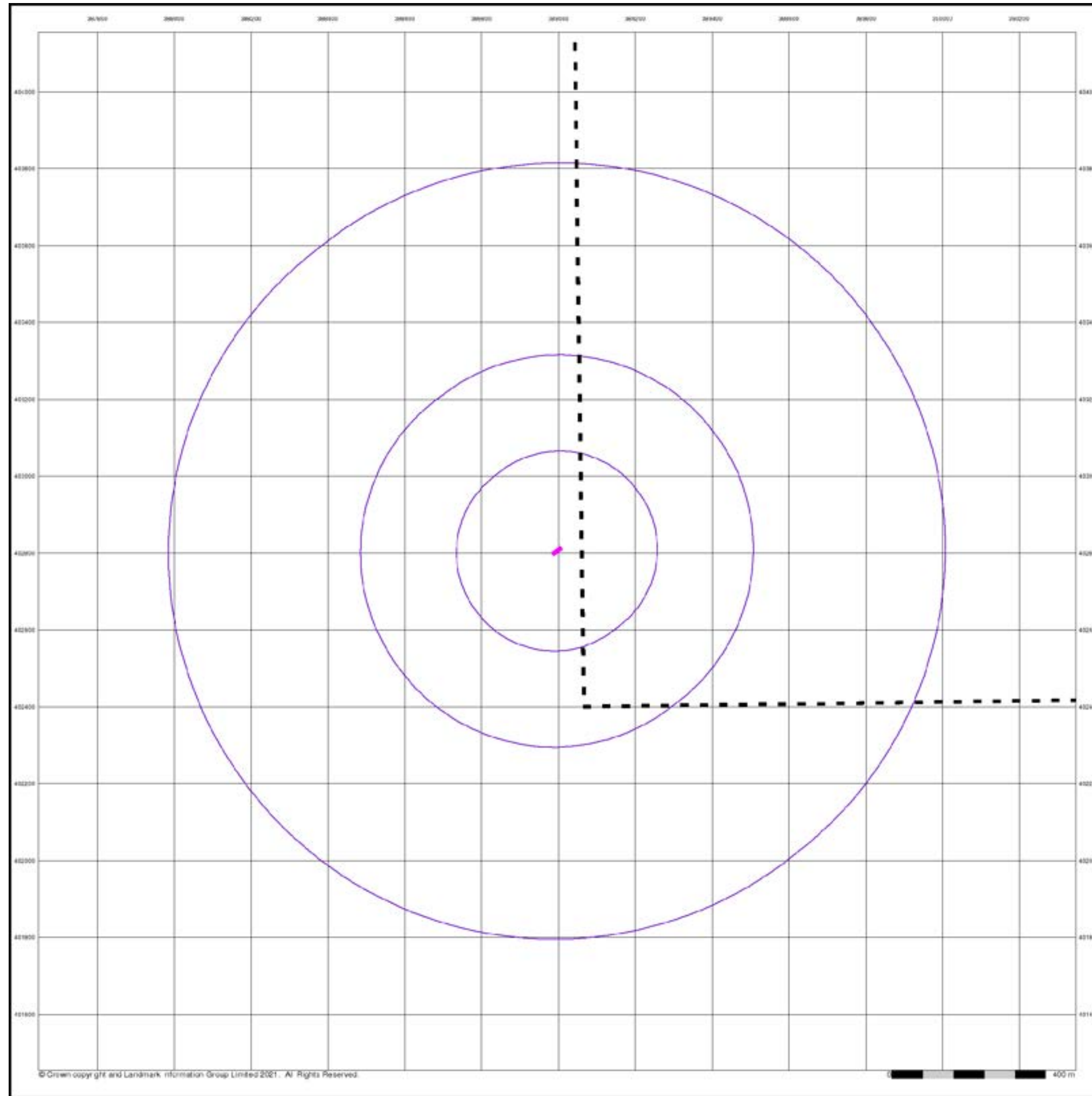
Order Details

Order Number: 288571764_1_1
Customer Ref: TLC1183
National Grid Reference: 389000, 402800
Slice: A
Site Area (Ha): 0.02
Search Buffer (m): 1000

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY





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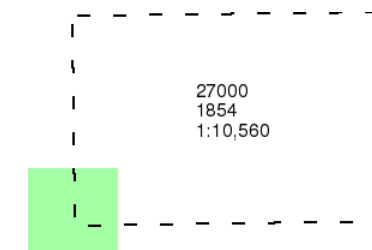
Yorkshire

Published 1854

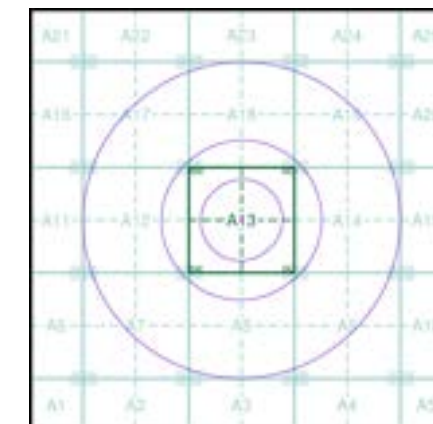
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

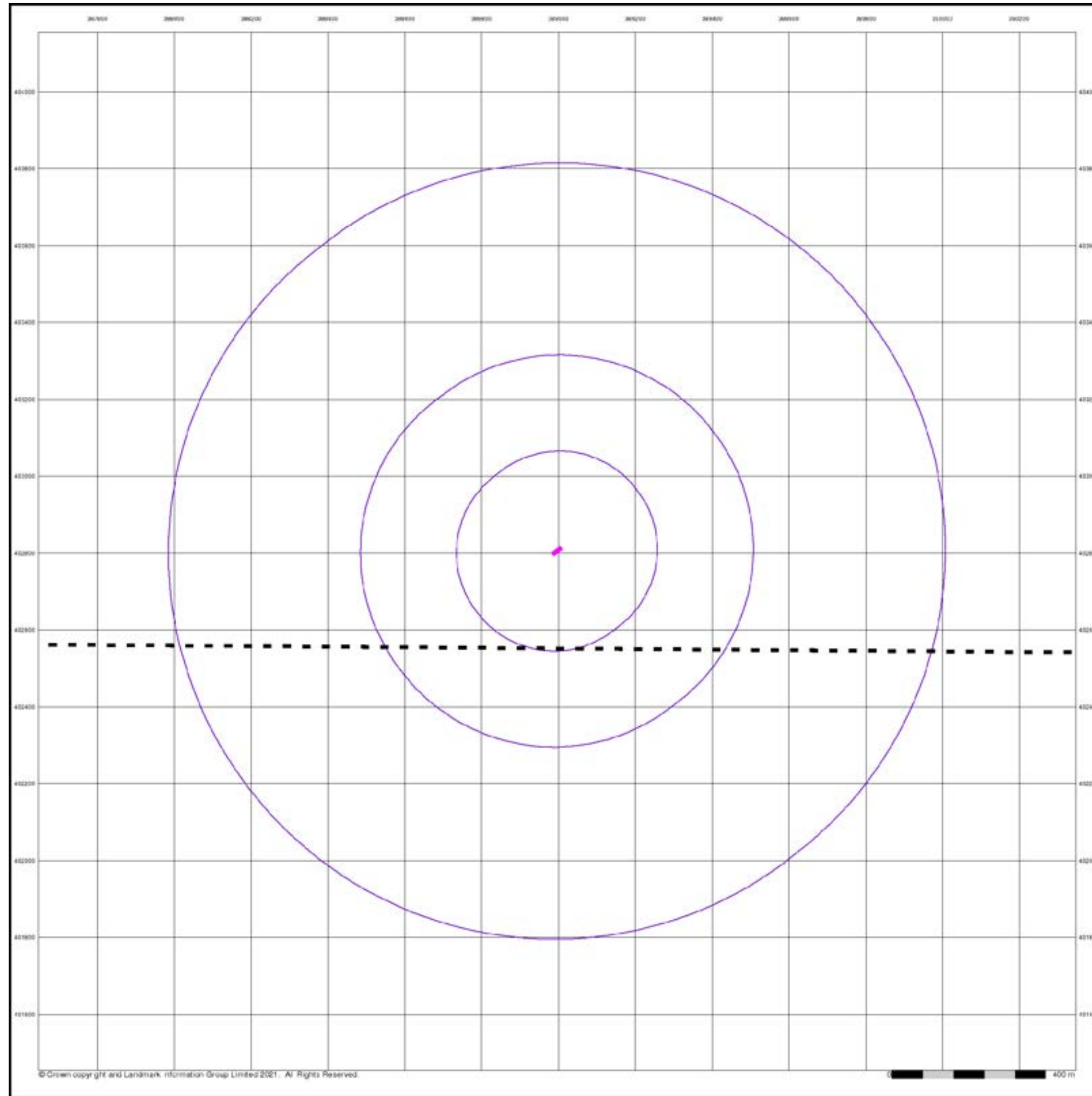


Order Details

Order Number: 288571764_1_1
Customer Ref: TLC1183
National Grid Reference: 389000, 402800
Slice: A
Site Area (Ha): 0.02
Search Buffer (m): 1000

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY



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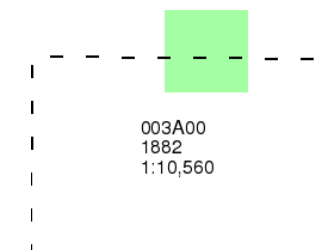
Cheshire

Published 1882

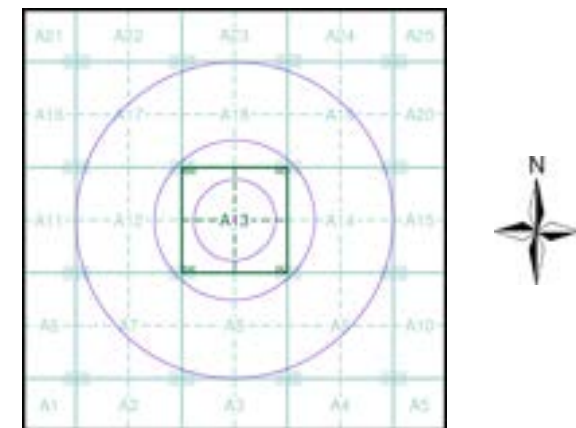
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 288571764_1_1

Customer Ref: TLC1183

National Grid Reference: 389000, 402800

Slice: A

Site Area (Ha): 0.02

Search Buffer (m): 1000

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY

Lancashire And Furness

Published 1894 - 1895

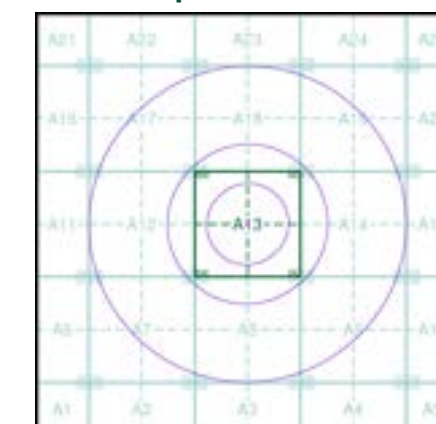
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

098SE 1894 1:10,560	097SW 1895 1:10,560
104NE 1894 1:10,560	105NW 1895 1:10,560

Historical Map - Slice A

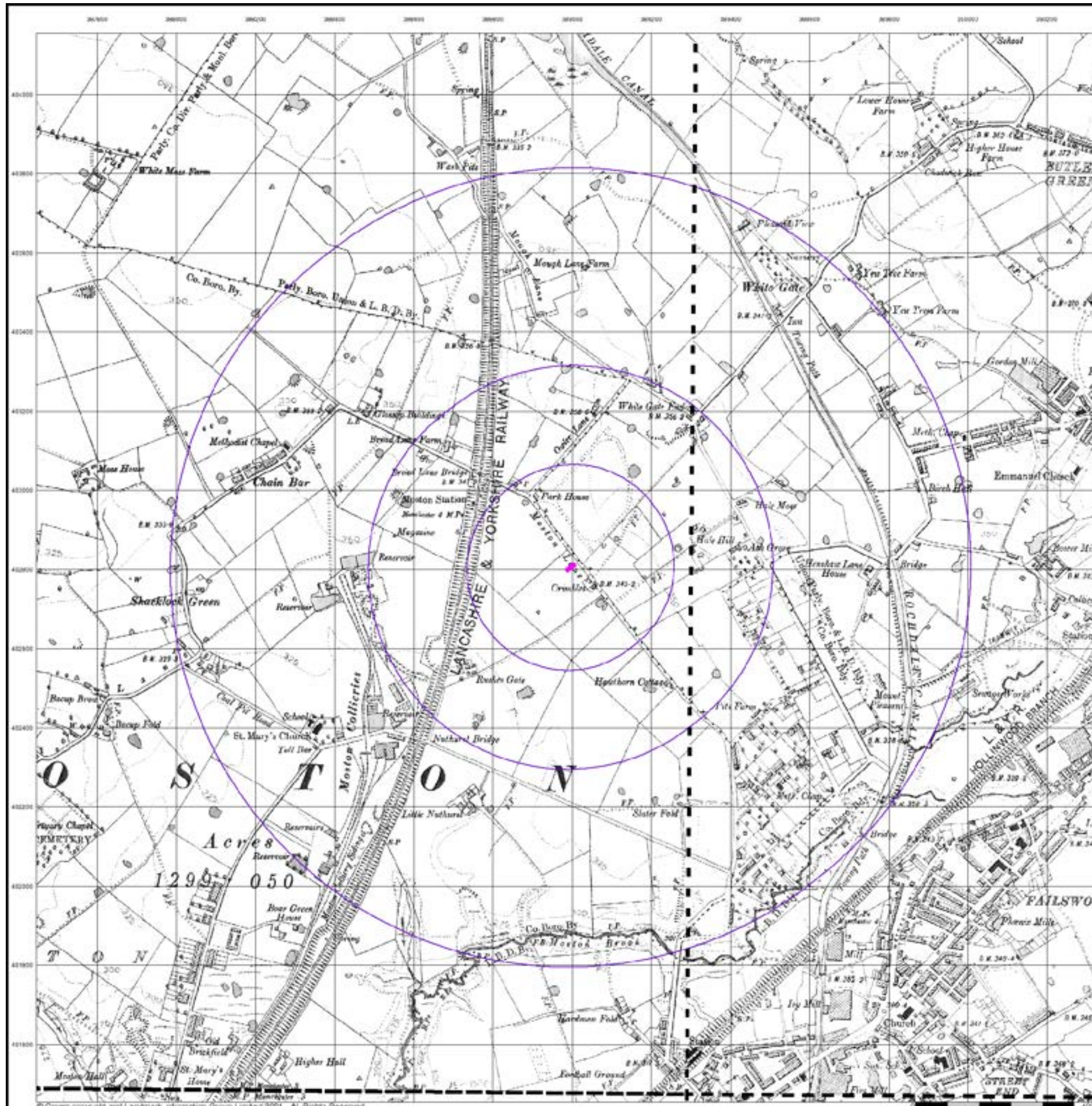


Order Details

Order Number: 288571764_1_1
Customer Ref: TLC1183
National Grid Reference: 389000, 402800
Slice: A
Site Area (Ha): 0.02
Search Buffer (m): 1000

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY



Lancashire And Furness

Published 1909 - 1910

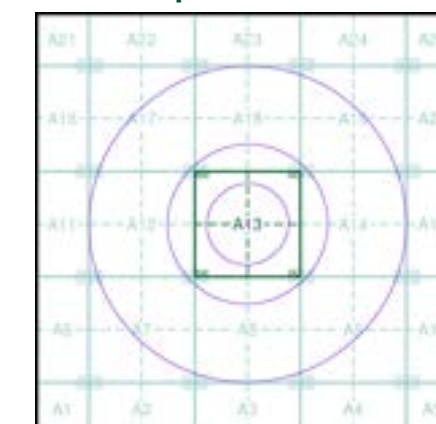
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

098SE 1910 1:10,560	097SW 1910 1:10,560
104NE 1909 1:10,560	105NW 1910 1:10,560

Historical Map - Slice A

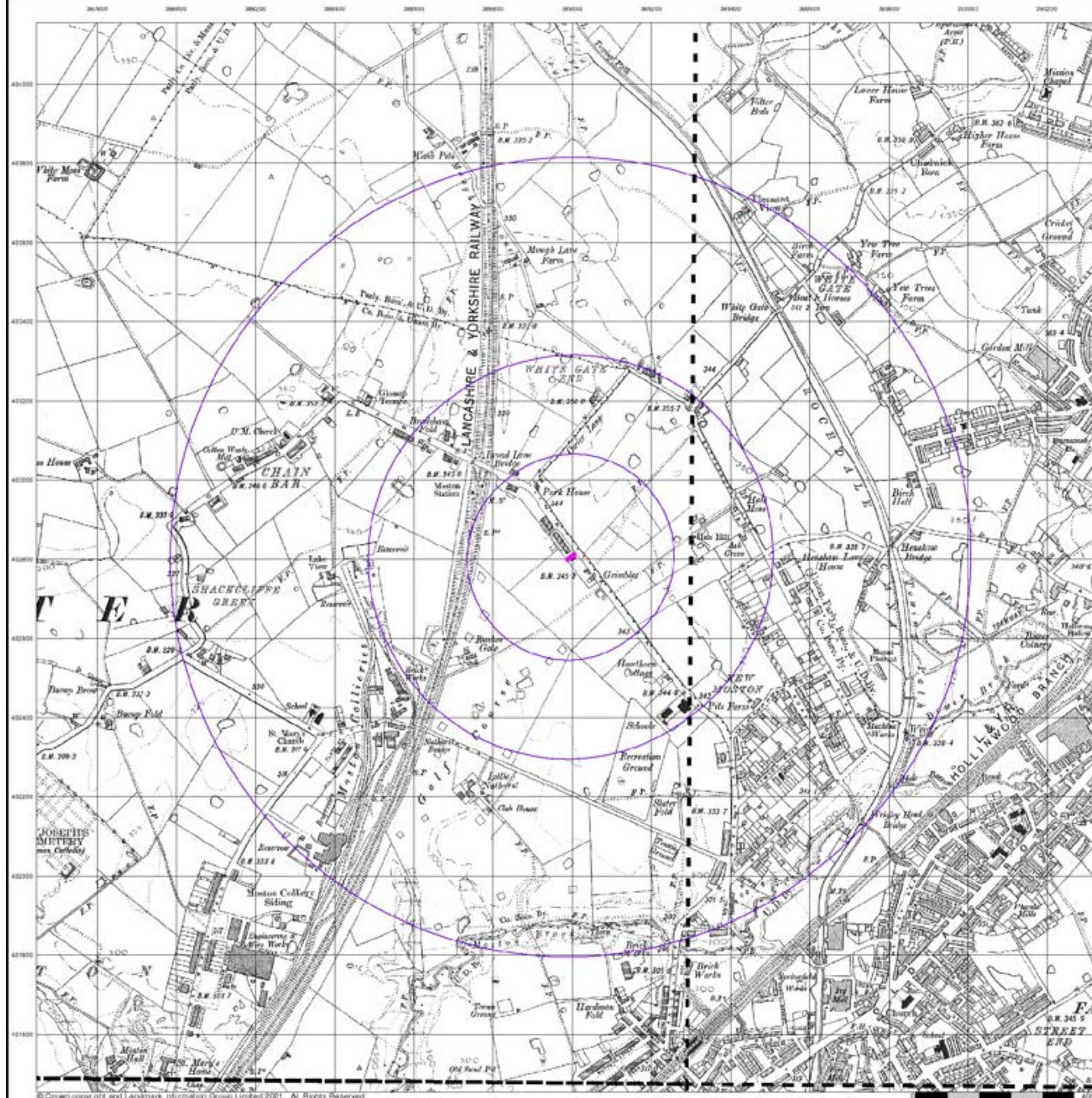


Order Details

Order Number: 288571764_1_1
 Customer Ref: TLC1183
 National Grid Reference: 389000, 402800
 Slice: A
 Site Area (Ha): 0.02
 Search Buffer (m): 1000

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY



Lancashire And Furness

Published 1922 - 1923

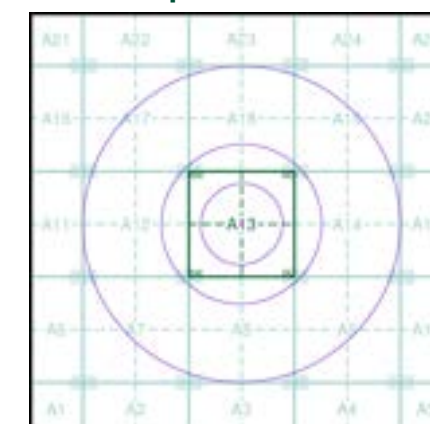
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

098SE 1923 1:10,560	097SW 1922 1:10,560
104NE 1923 1:10,560	105NW 1922 1:10,560

Historical Map - Slice A



Order Details

Order Number: 288571764_1_1
Customer Ref: TLC1183
National Grid Reference: 389000, 402800
Slice: A
Site Area (Ha): 0.02
Search Buffer (m): 1000

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY



Lancashire And Furness

Published 1932 - 1933

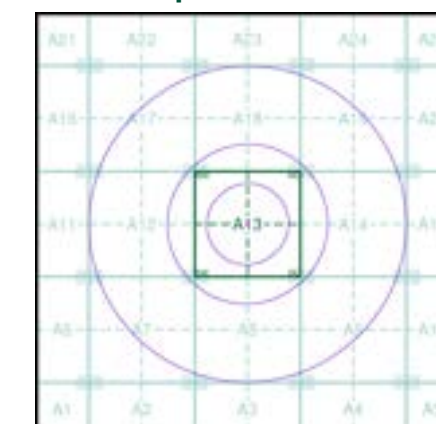
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

098SE 1933 1:10,560	097SW 1933 1:10,560
104NE 1932 1:10,560	105NW 1933 1:10,560

Historical Map - Slice A



Order Details

Order Number: 288571764_1_1
 Customer Ref: TLC1183
 National Grid Reference: 389000, 402800
 Slice: A
 Site Area (Ha): 0.02
 Search Buffer (m): 1000

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY



Lancashire And Furness

Published 1938

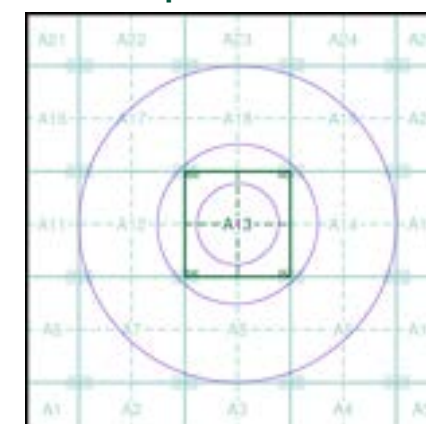
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

098SE 1938 1:10,560	097SW 1938 1:10,560
104NE 1938 1:10,560	105NW 1938 1:10,560

Historical Map - Slice A

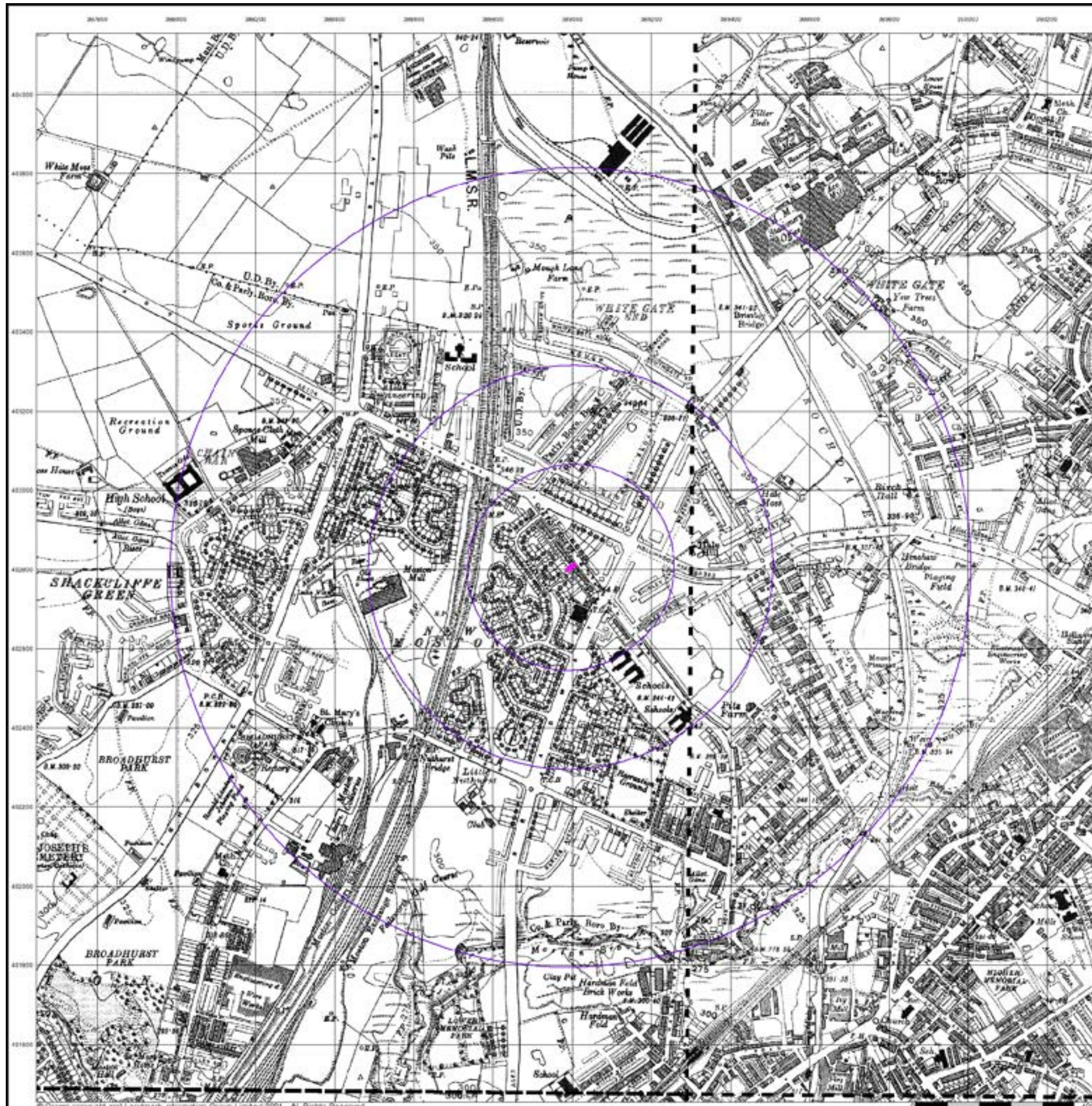


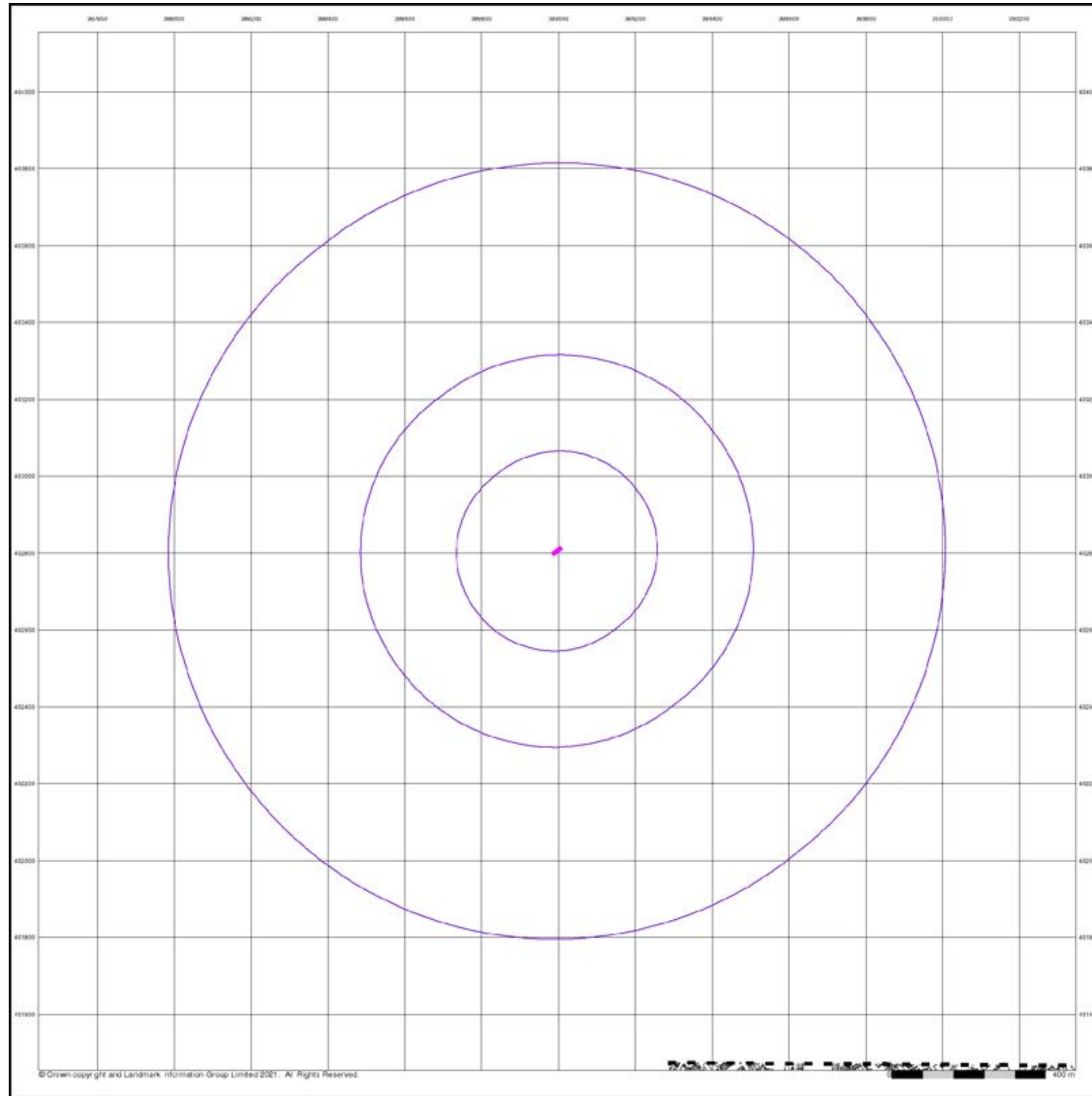
Order Details

Order Number: 288571764_1_1
 Customer Ref: TLC1183
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 Slice: A
 Site Area (Ha): 0.02
 Search Buffer (m): 1000

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY





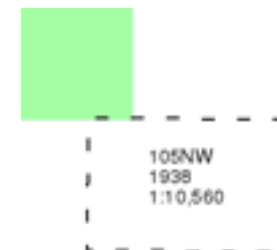
Lancashire And Furness

Published 1938

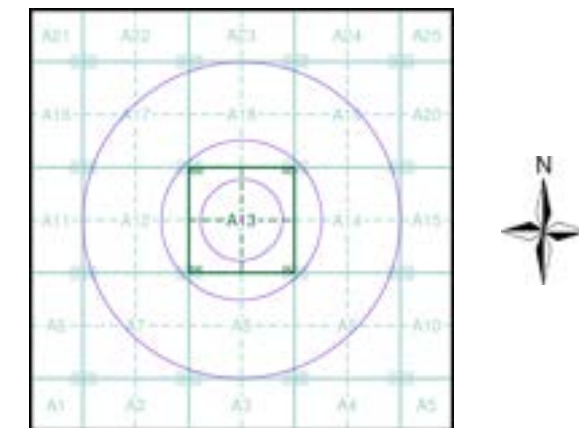
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 288571764_1_1

Customer Ref: TLC1183

National Grid Reference: 389000, 402800

Slice: A

Site Area (Ha): 0.02

Search Buffer (m): 1000

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY

Ordnance Survey Plan

Published 1956

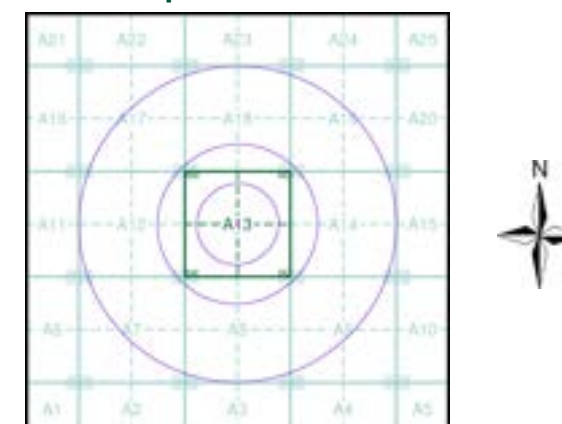
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 288571764_1_1
 Customer Ref: TLC1183
 National Grid Reference: 389000, 402800
 Slice: A
 Site Area (Ha): 0.02
 Search Buffer (m): 1000

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY

Ordnance Survey Plan

Published 1966 - 1967

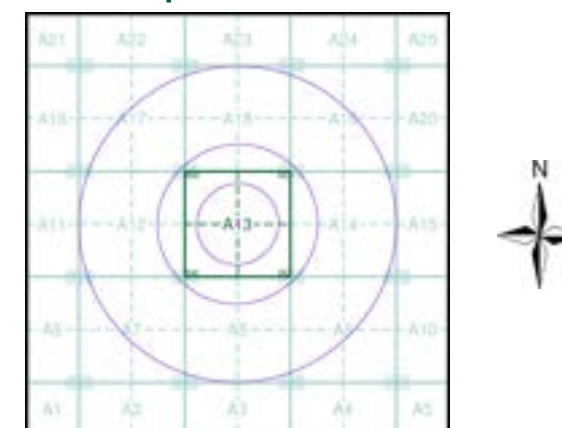
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



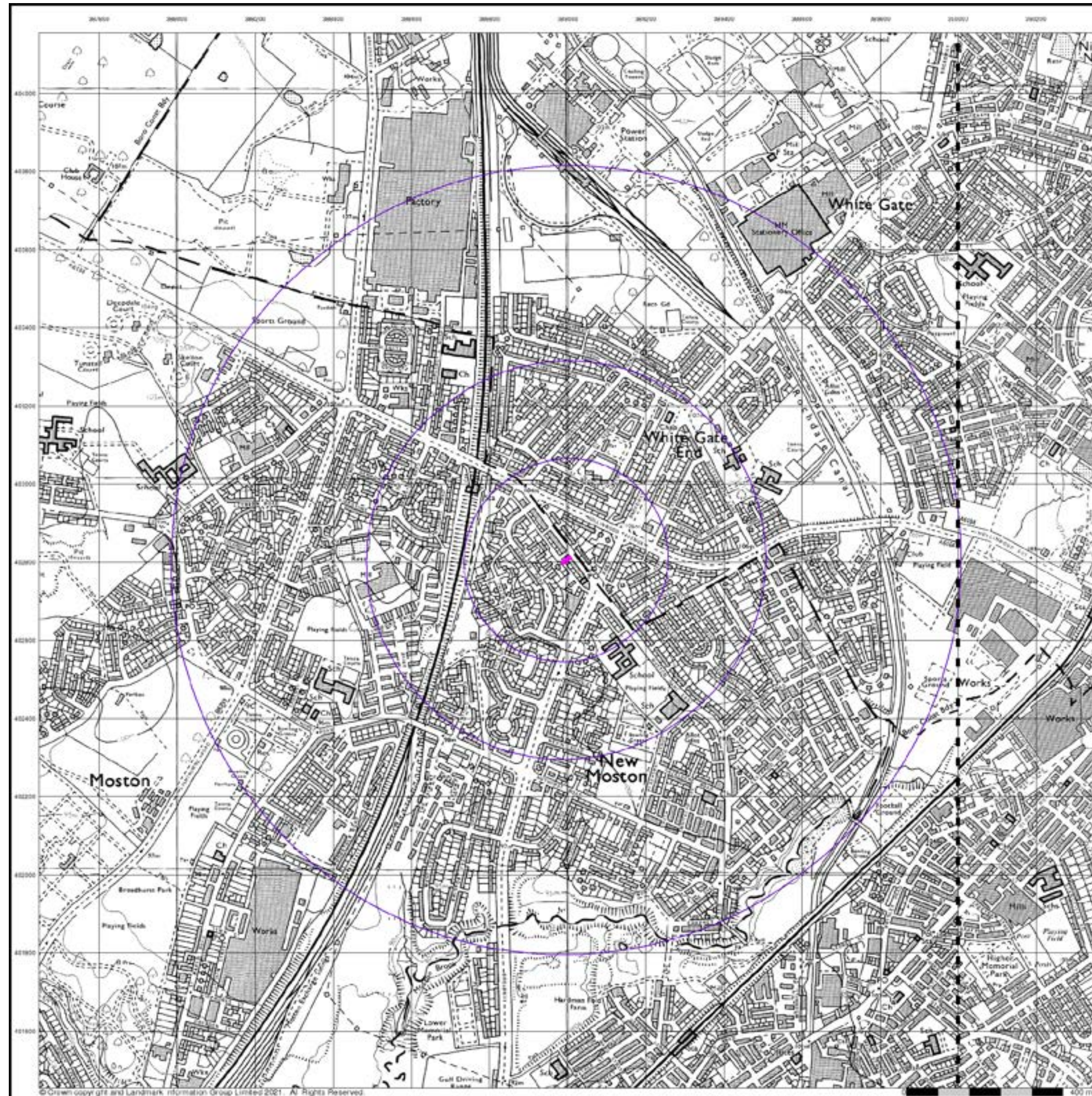
Order Details

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Customer Ref: TLC1183
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Site Area (Ha): 0.02
Search Buffer (m): 1000

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY





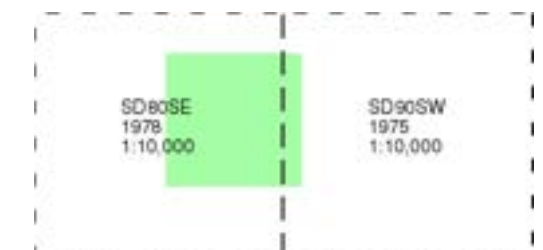
Ordnance Survey Plan

Published 1975 - 1978

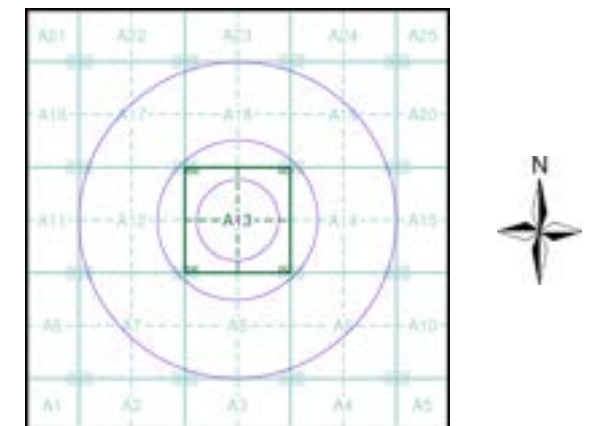
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

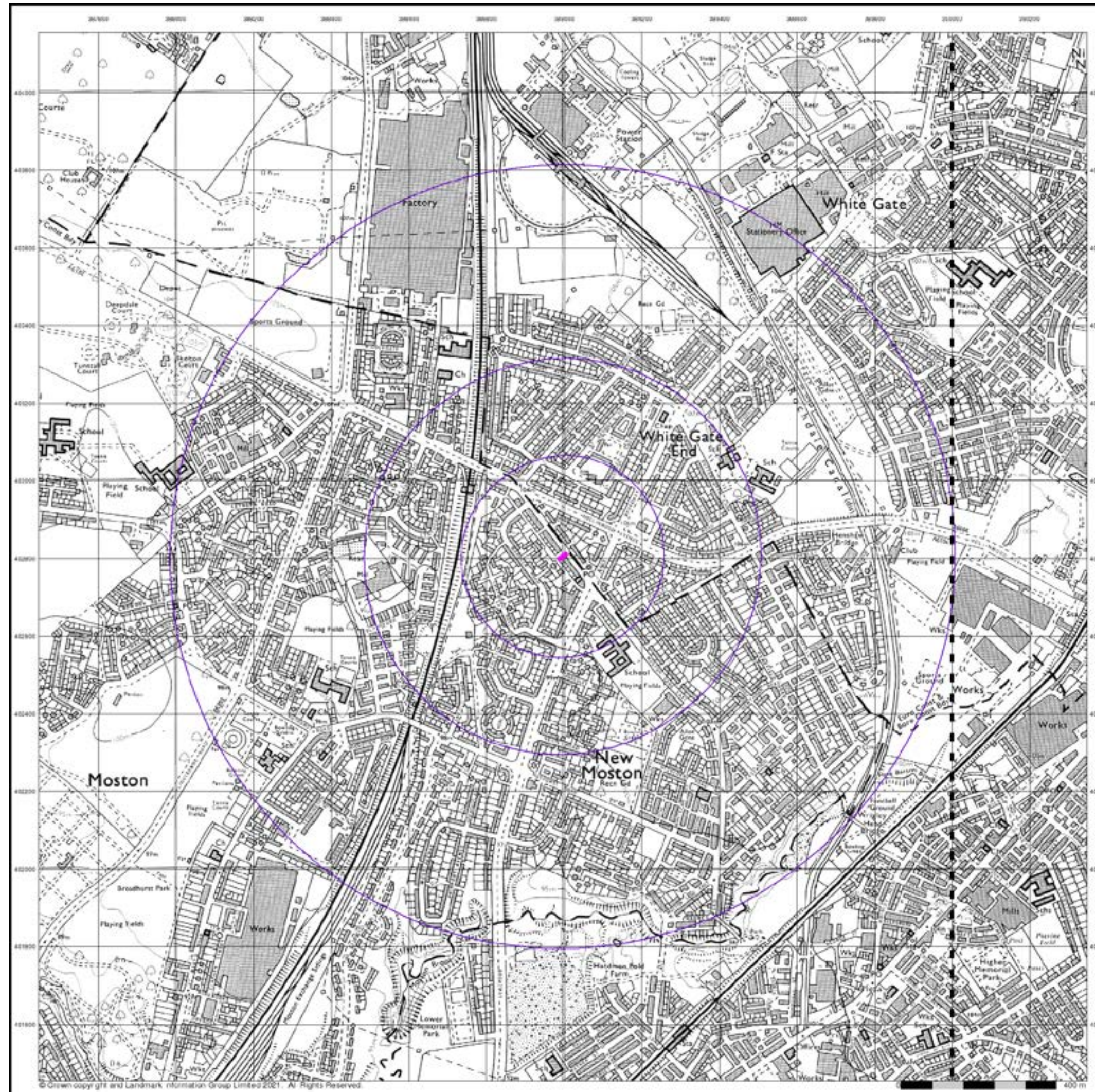


Order Details

Order Number: 288571764_1_1
Customer Ref: TLC1183
National Grid Reference: 389000, 402800
Slice: A
Site Area (Ha): 0.02
Search Buffer (m): 1000

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY



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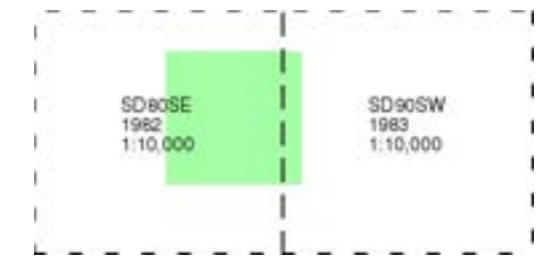
Ordnance Survey Plan

Published 1982 - 1983

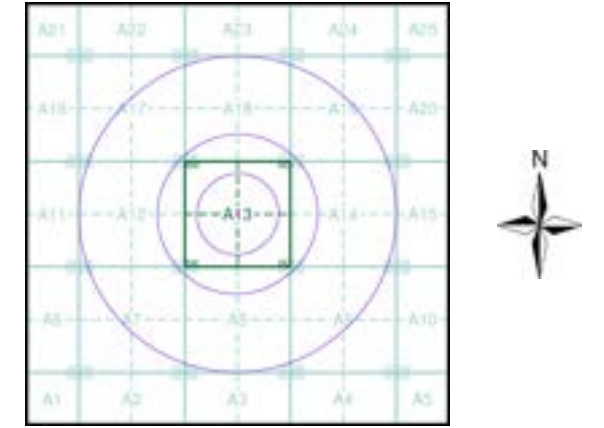
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 288571764_1_1
Customer Ref: TLC1183
National Grid Reference: 389000, 402800
Slice: A
Site Area (Ha): 0.02
Search Buffer (m): 1000

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY



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Ordnance Survey Plan

Published 1990

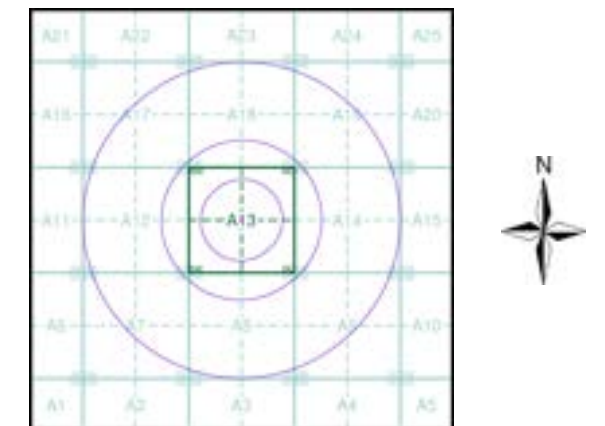
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

SD80SE 1990 1:10,000	SD90SW 1990 1:10,000
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Historical Map - Slice A



Order Details

Order Number: 288571764_1_1
Customer Ref: TLC1183
National Grid Reference: 389000, 402800
Slice: A
Site Area (Ha): 0.02
Search Buffer (m): 1000

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY

10k Raster Mapping

Published 1999

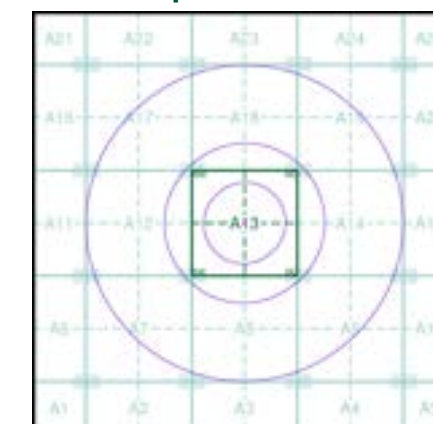
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

SD80SE 1999 1:10,000	SD90SW 1999 1:10,000
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Historical Map - Slice A

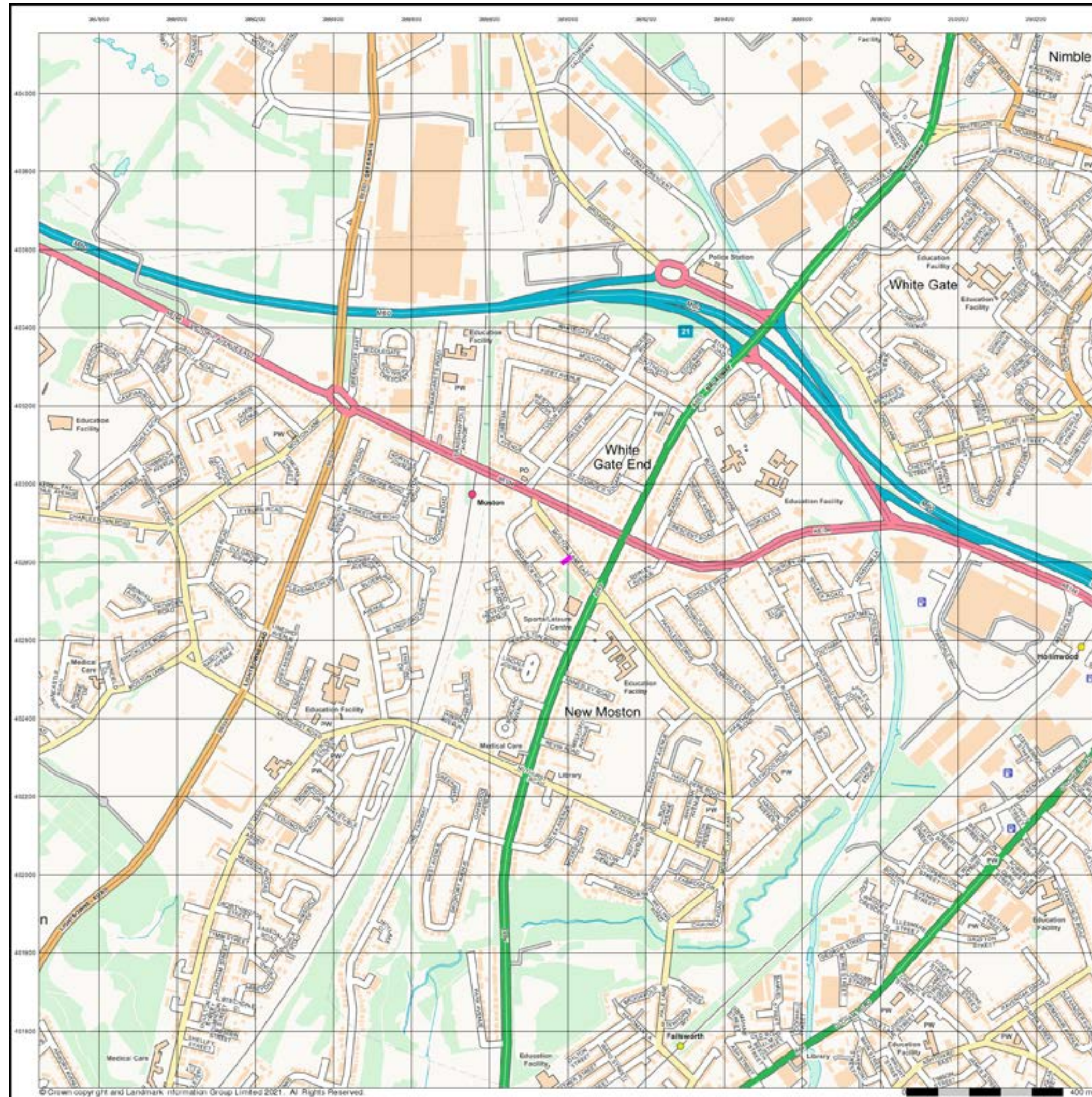


Order Details

Order Number: 288571764_1_1
Customer Ref: TLC1183
National Grid Reference: 389000, 402800
Slice: A
Site Area (Ha): 0.02
Search Buffer (m): 1000

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY



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LANDMARK INFORMATION GROUP®

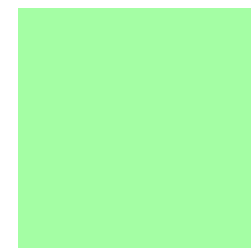
Street View

Published 2021

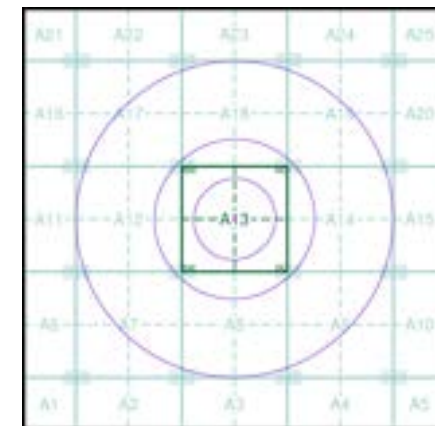
Source map scale - 1:10,000

Street View is a street-level map for the whole of Great Britain produced by the Ordnance Survey. These maps are provided at a nominal scale of 1:10,000

Map Name(s) and Date(s)



Street View Map - Slice A



Order Details

Order Number: 288571764_1_1
Customer Ref: TLC1183
National Grid Reference: 389000, 402800
Slice: A
Site Area (Ha): 0.02
Search Buffer (m): 1000

Site Details

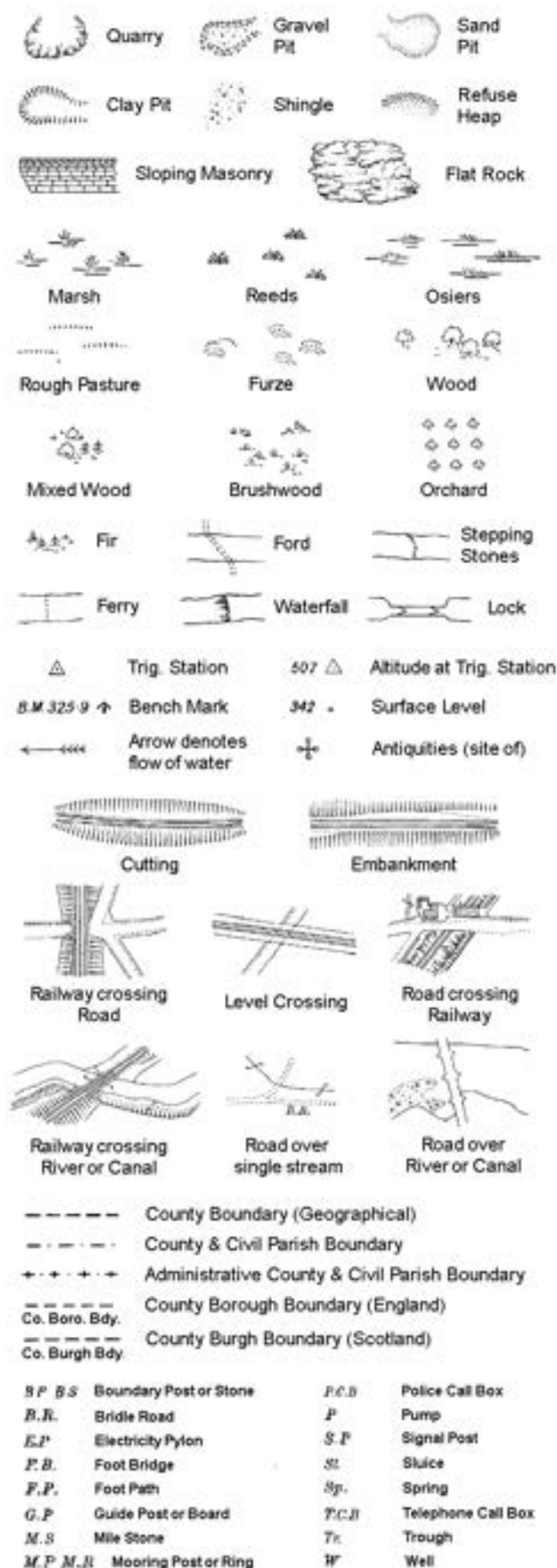
227, Moston Lane East, MANCHESTER, M40 3HY

Landmark®
INFORMATION GROUP

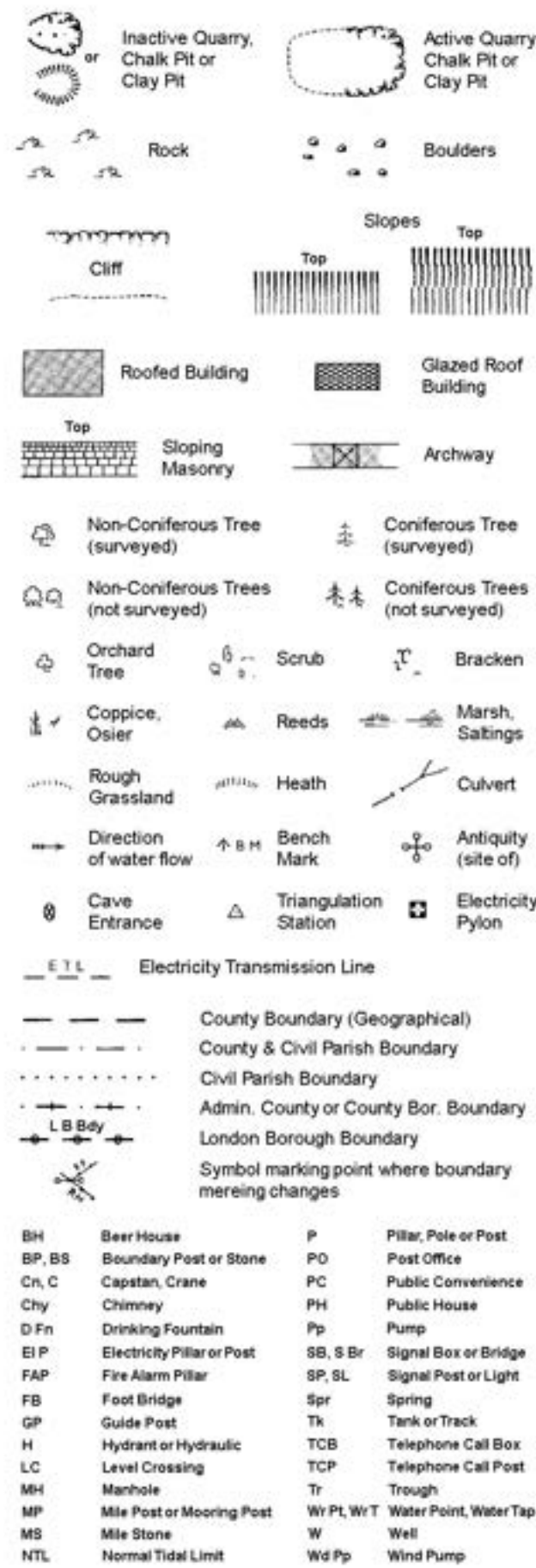
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

Historical Mapping Legends

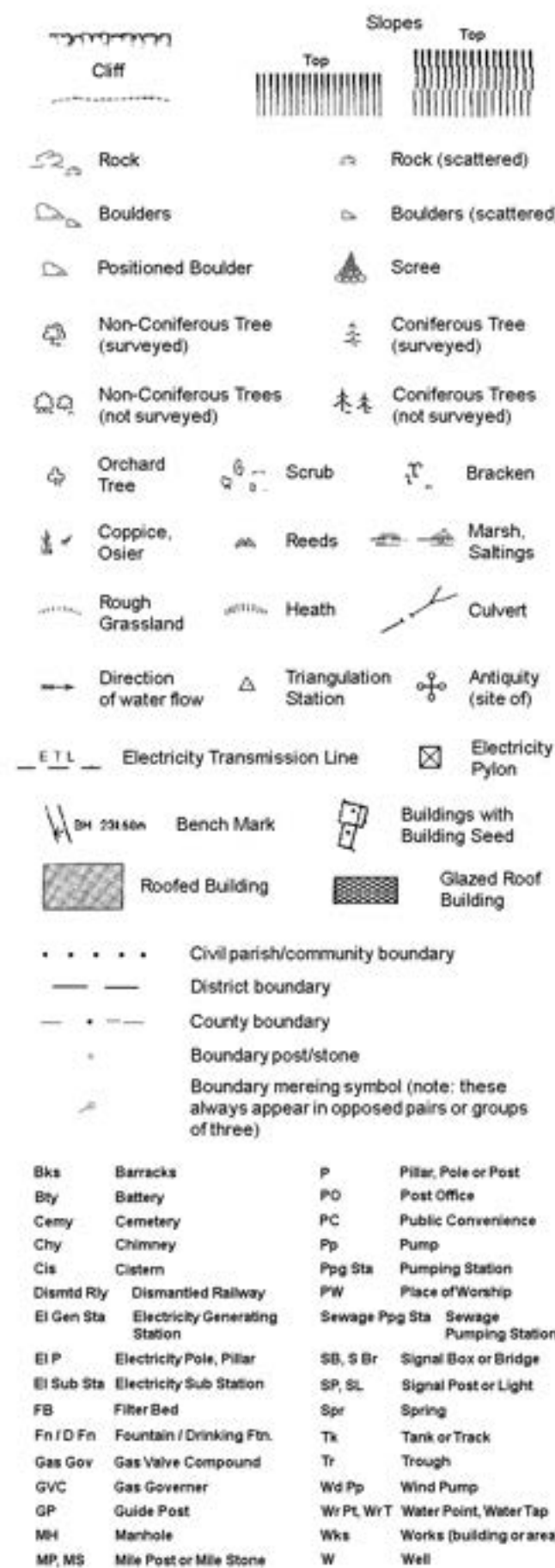
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



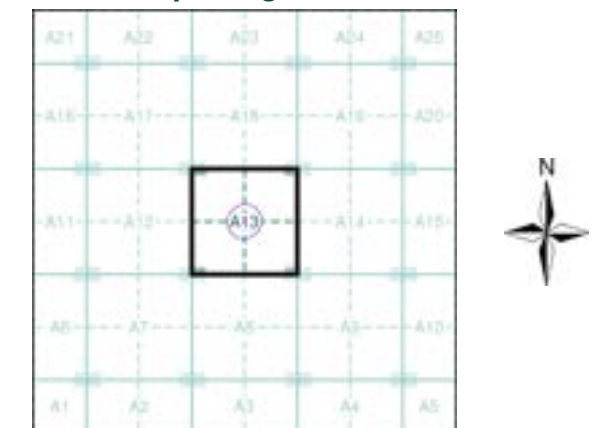
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:2,500	1893 - 1894	2
Lancashire And Furness	1:2,500	1909	3
Lancashire And Furness	1:2,500	1932 - 1933	4
Ordnance Survey Plan	1:1,250	1951 - 1954	5
Ordnance Survey Plan	1:2,500	1952 - 1955	6
Ordnance Survey Plan	1:1,250	1954 - 1967	7
Ordnance Survey Plan	1:2,500	1970	8
Ordnance Survey Plan	1:1,250	1975 - 1983	9
Additional SIMs	1:1,250	1977 - 1986	10
Additional SIMs	1:1,250	1990	11
Large-Scale National Grid Data	1:1,250	1992	12
Large-Scale National Grid Data	1:1,250	1993	13

Historical Map - Segment A13



Order Details

Order Number: 288571764_1_1
Customer Ref: TLC1183
National Grid Reference: 389000, 402800
Slice: A
Site Area (Ha): 0.02
Search Buffer (m): 100

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY

Lancashire And Furness

Published 1893 - 1894

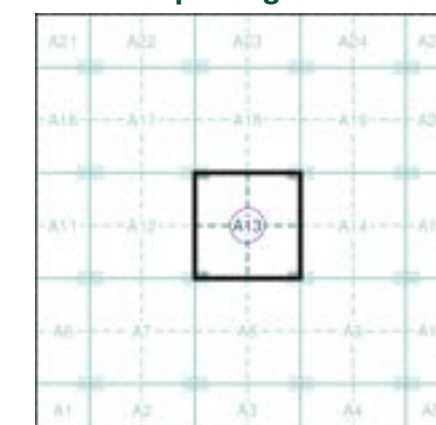
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

096_12 1893 1:2,500	097_09 1893 1:2,500
096_16 1893 1:2,500	097_13 1894 1:2,500

Historical Map - Segment A13

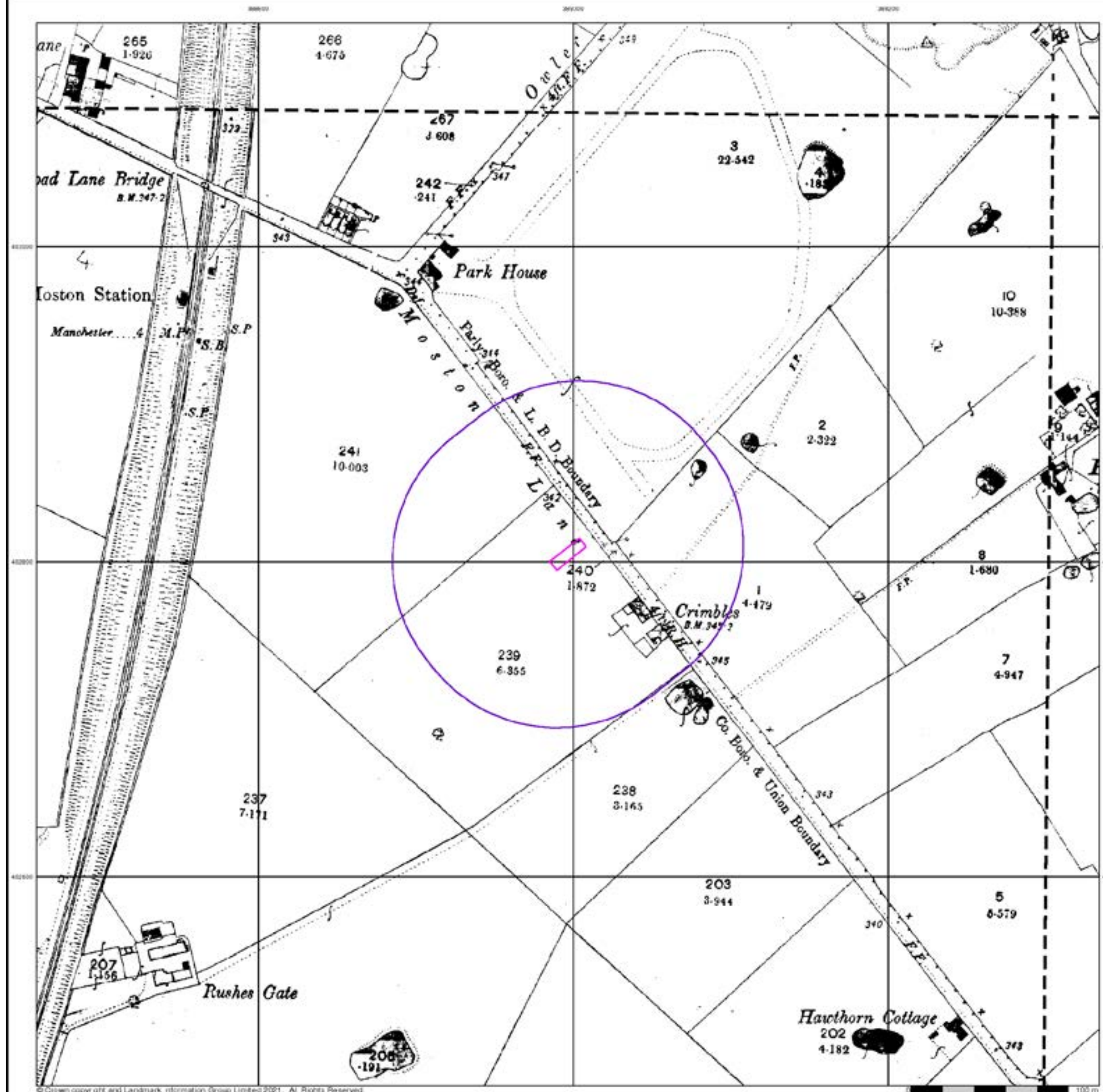


Order Details

Order Number: 288571764_1_1
 Customer Ref: TLC1183
 National Grid Reference: 389000, 402800
 Slice: A
 Site Area (Ha): 0.02
 Search Buffer (m): 100

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY



Lancashire And Furness

Published 1909

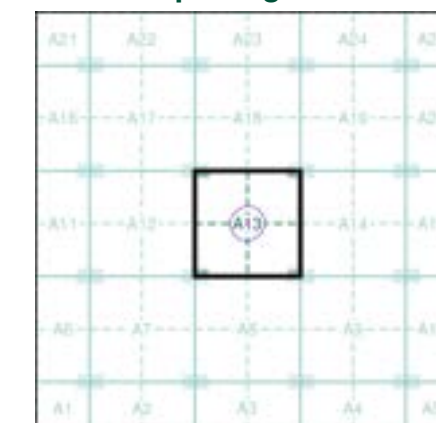
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

096_12 1909 1:2,500	097_09 1909 1:2,500
096_16 1909 1:2,500	097_13 1909 1:2,500

Historical Map - Segment A13

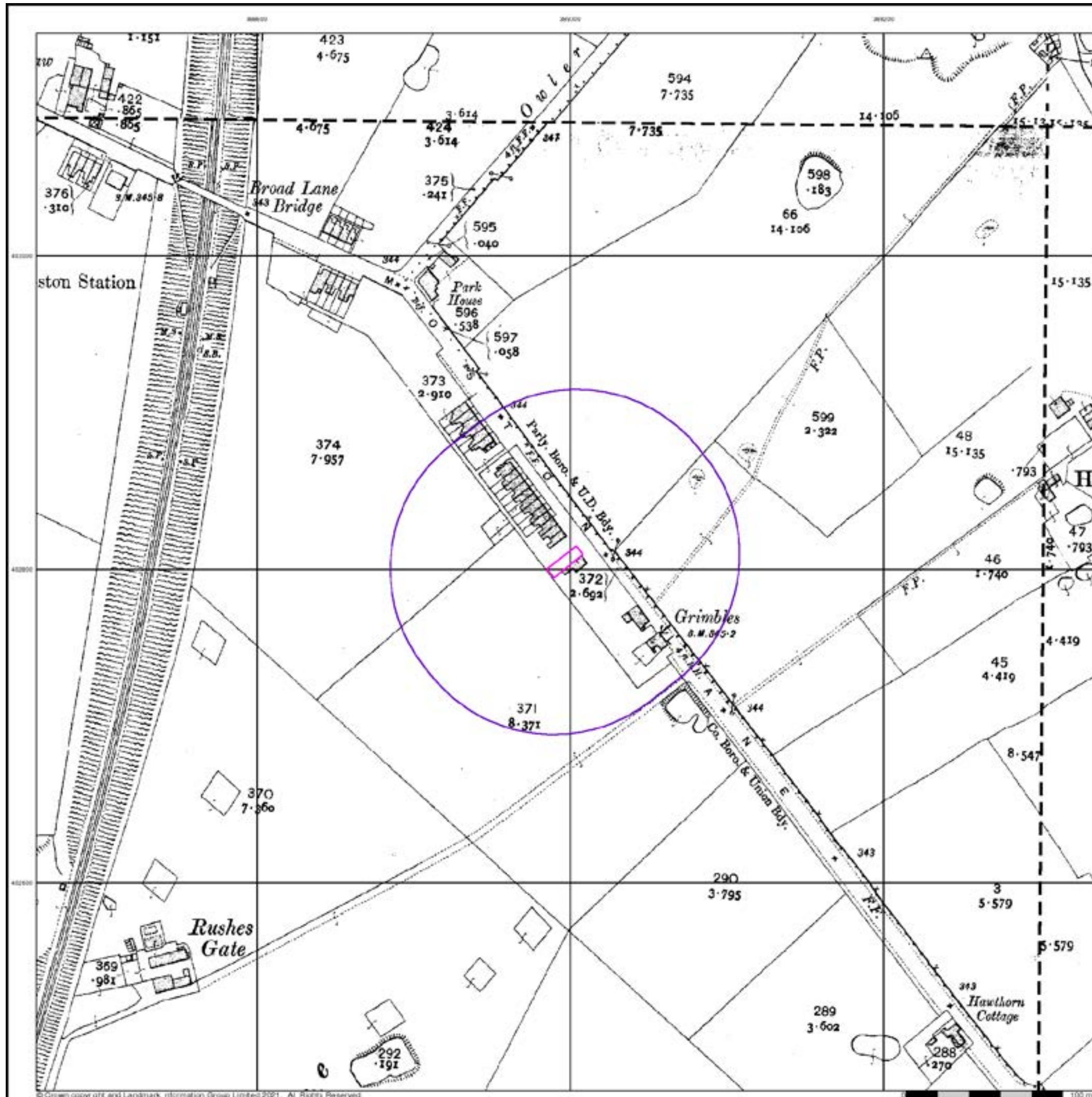


Order Details

Order Number: 288571764_1_1
 Customer Ref: TLC1183
 National Grid Reference: 389000, 402800
 Slice: A
 Site Area (Ha): 0.02
 Search Buffer (m): 100

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY



Lancashire And Furness

Published 1932 - 1933

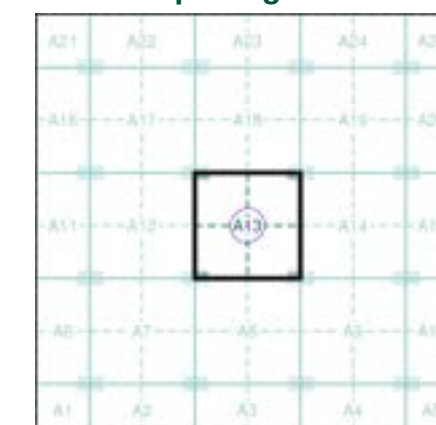
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

096_12 1932 1:2,500	097_09 1932 1:2,500
096_16 1933 1:2,500	097_13 1932 1:2,500

Historical Map - Segment A13

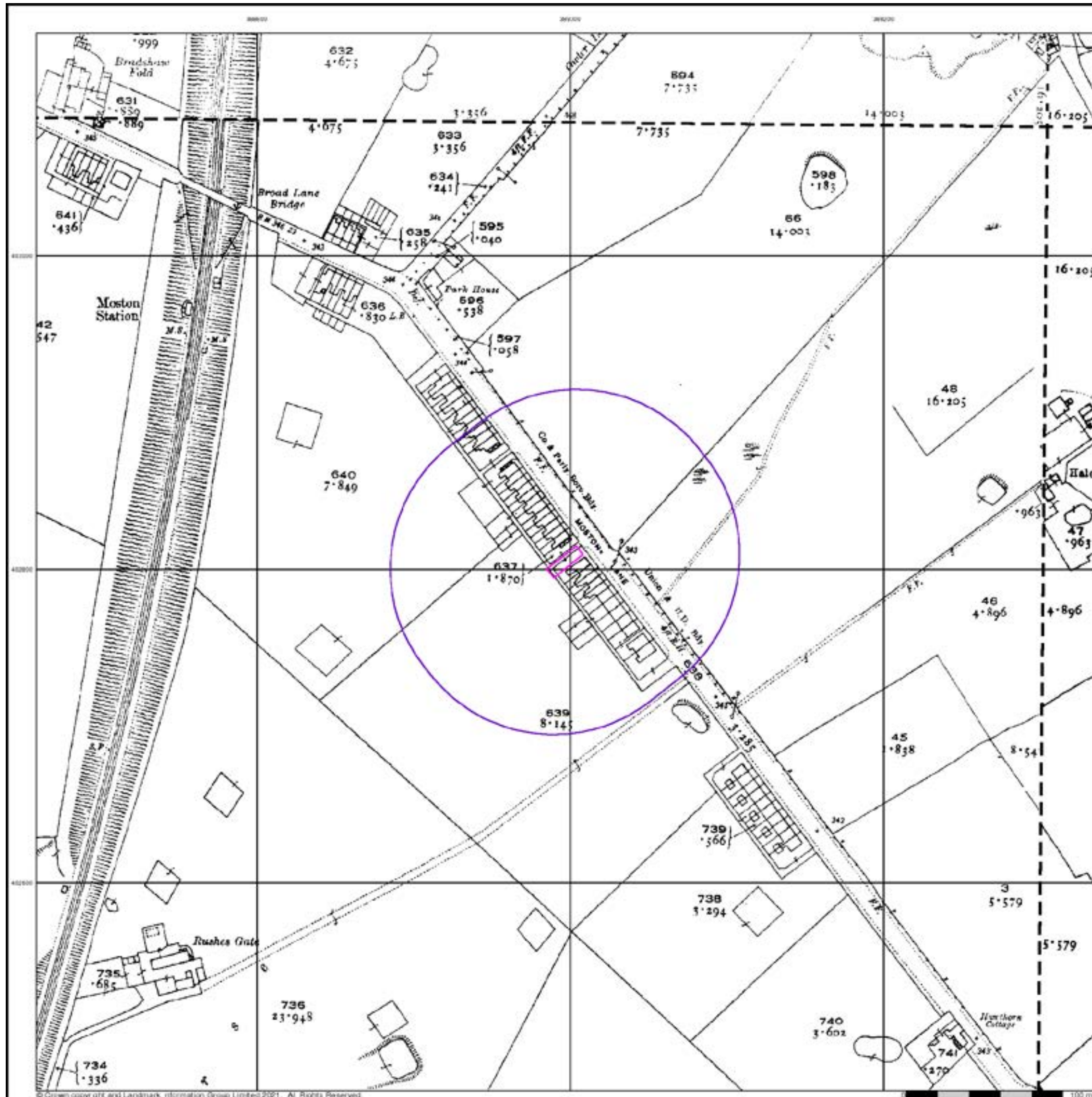


Order Details

Order Number: 288571764_1_1
 Customer Ref: TLC1183
 National Grid Reference: 389000, 402800
 Slice: A
 Site Area (Ha): 0.02
 Search Buffer (m): 100

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY



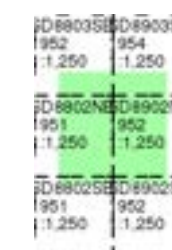
Ordnance Survey Plan

Published 1951 - 1954

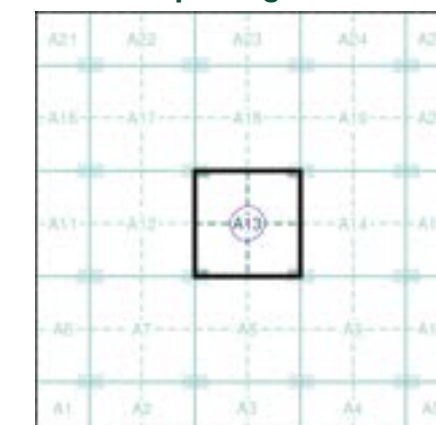
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

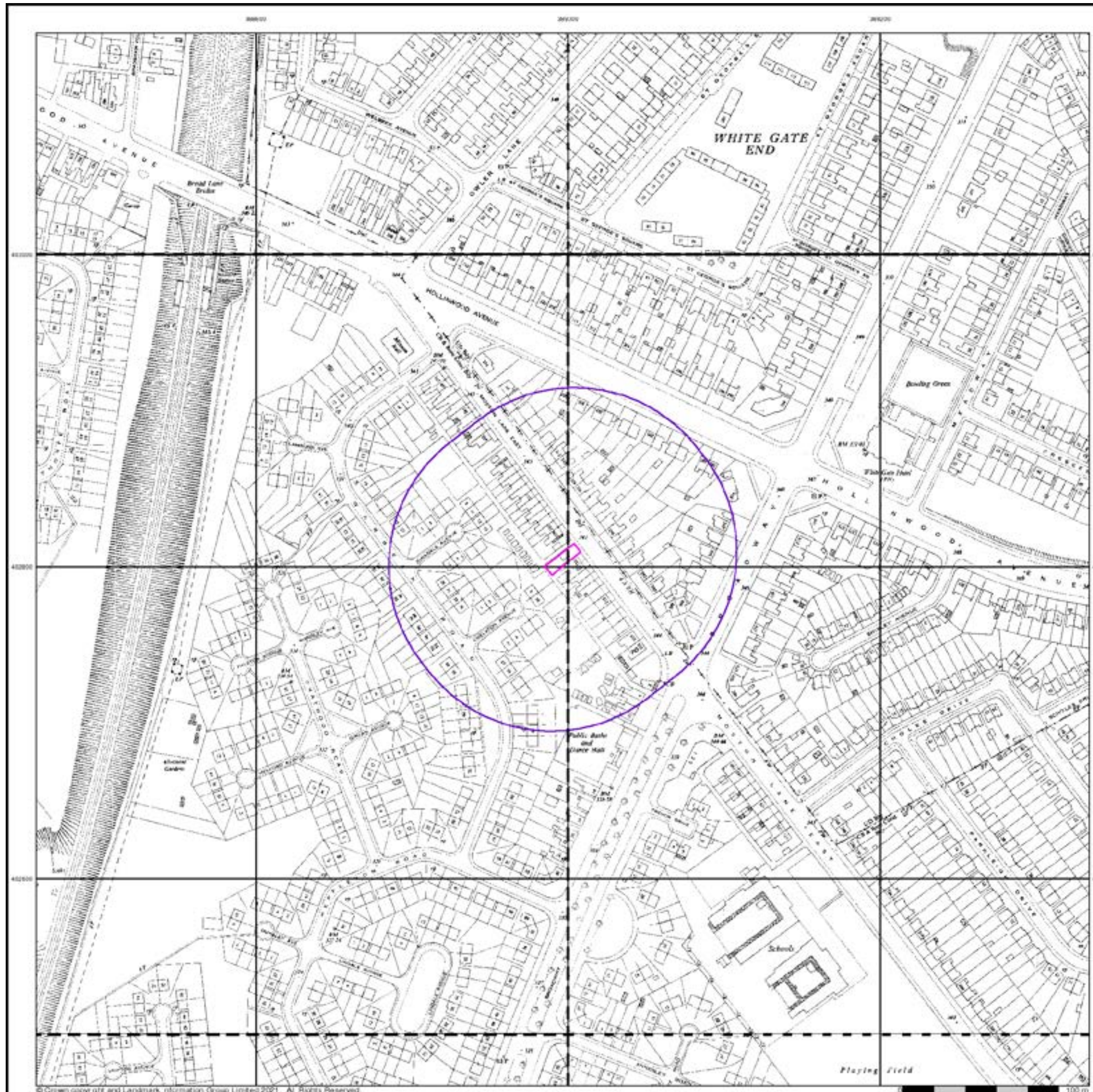


Order Details

Order Number: 288571764_1_1
 Customer Ref: TLC1183
 National Grid Reference: 389000, 402800
 Slice: A
 Site Area (Ha): 0.02
 Search Buffer (m): 100

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY



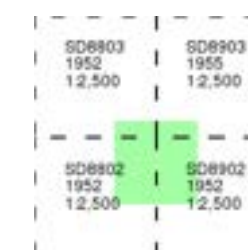
Ordnance Survey Plan

Published 1952 - 1955

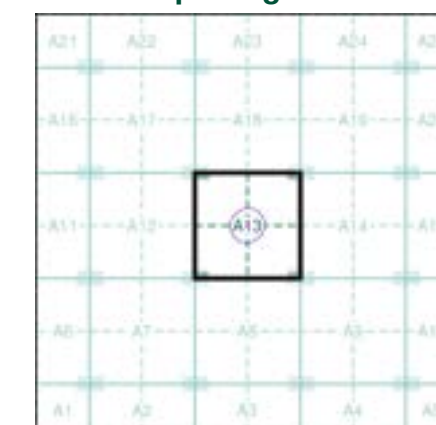
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

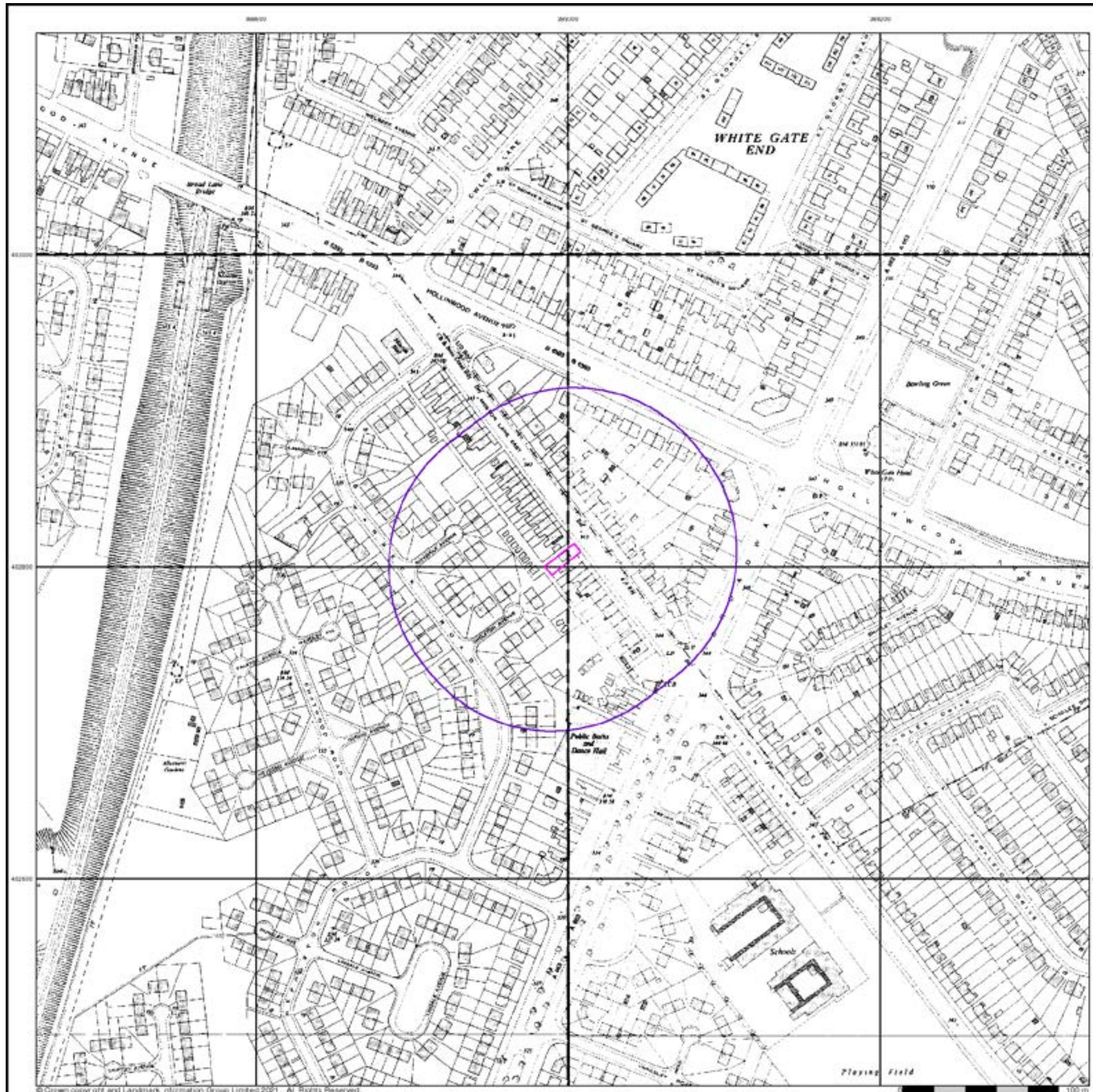


Order Details

Order Number: 288571764_1_1
 Customer Ref: TLC1183
 National Grid Reference: 389000, 402800
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 Search Buffer (m): 100

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY



Ordnance Survey Plan

Published 1954 - 1967

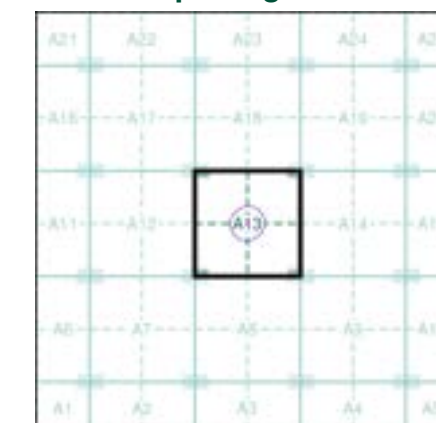
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

D880358	D89035W
1957	1959
1:250	1:250
D880258	D89025W
1967	1964
1:250	1:250
D880258	D89025W
1966	1963
1:250	1:250

Historical Map - Segment A13

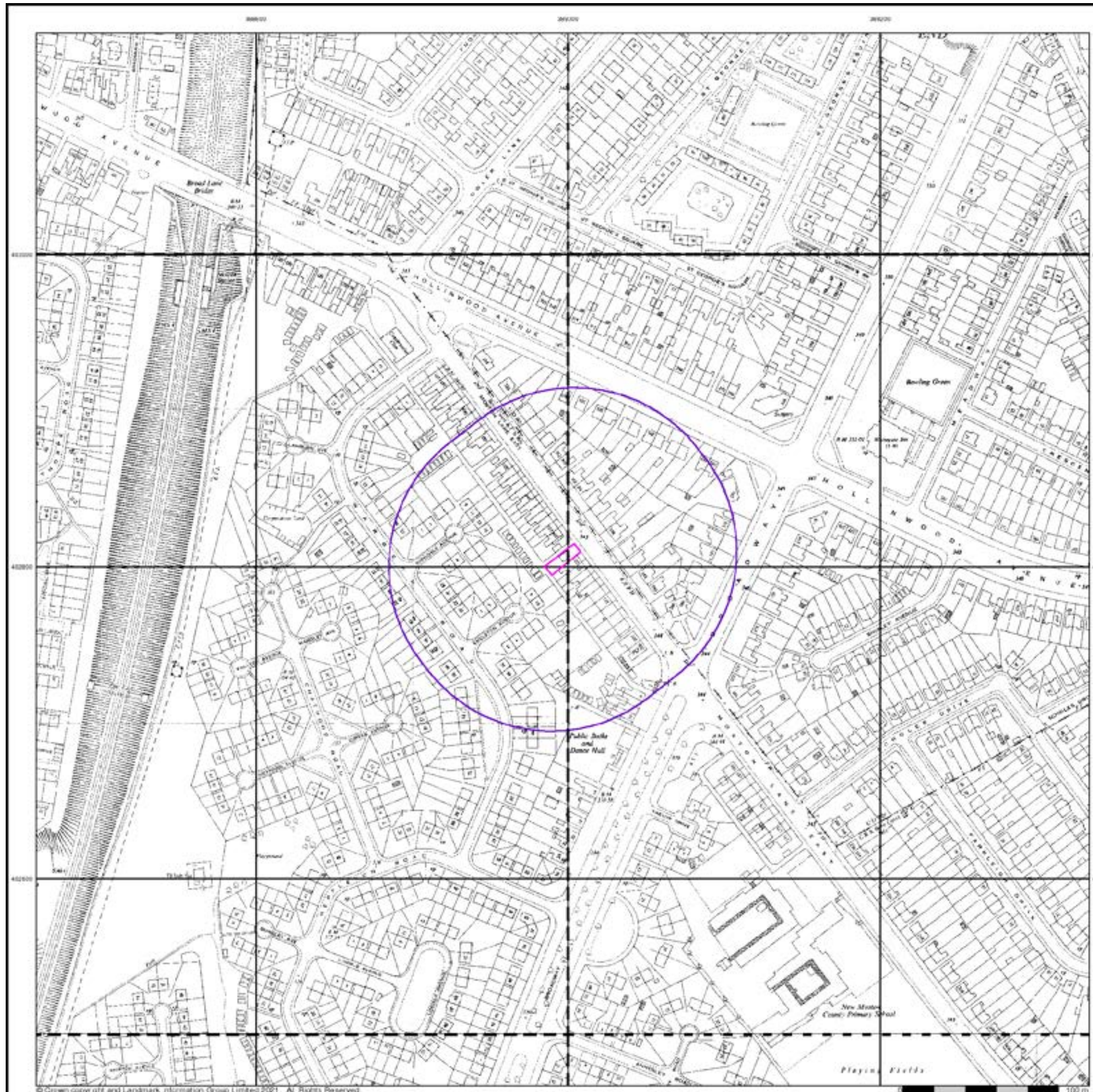


Order Details

Order Number: 288571764_1_1
 Customer Ref: TLC1183
 National Grid Reference: 389000, 402800
 Slice: A
 Site Area (Ha): 0.02
 Search Buffer (m): 100

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY



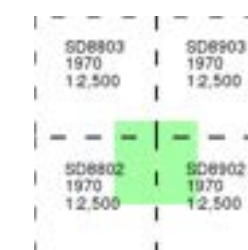
Ordnance Survey Plan

Published 1970

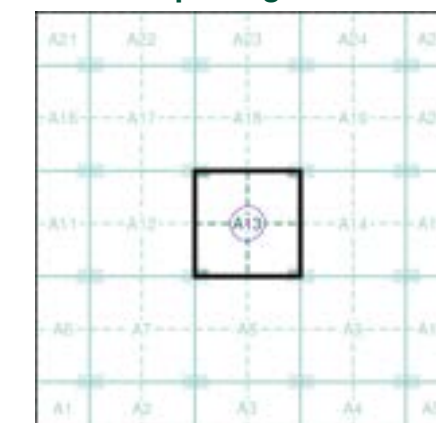
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 288571764_1_1
 Customer Ref: TLC1183
 National Grid Reference: 389000, 402800
 Slice: A
 Site Area (Ha): 0.02
 Search Buffer (m): 100

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY

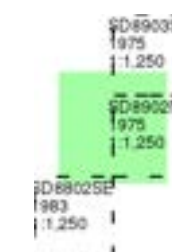
Ordnance Survey Plan

Published 1975 - 1983

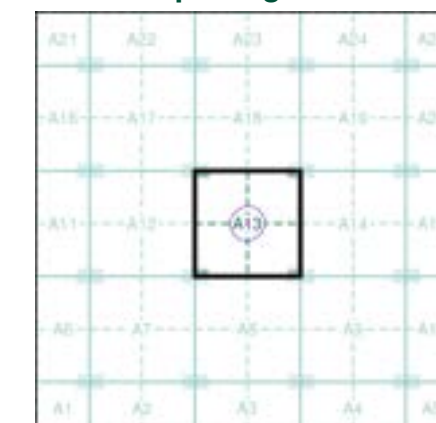
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

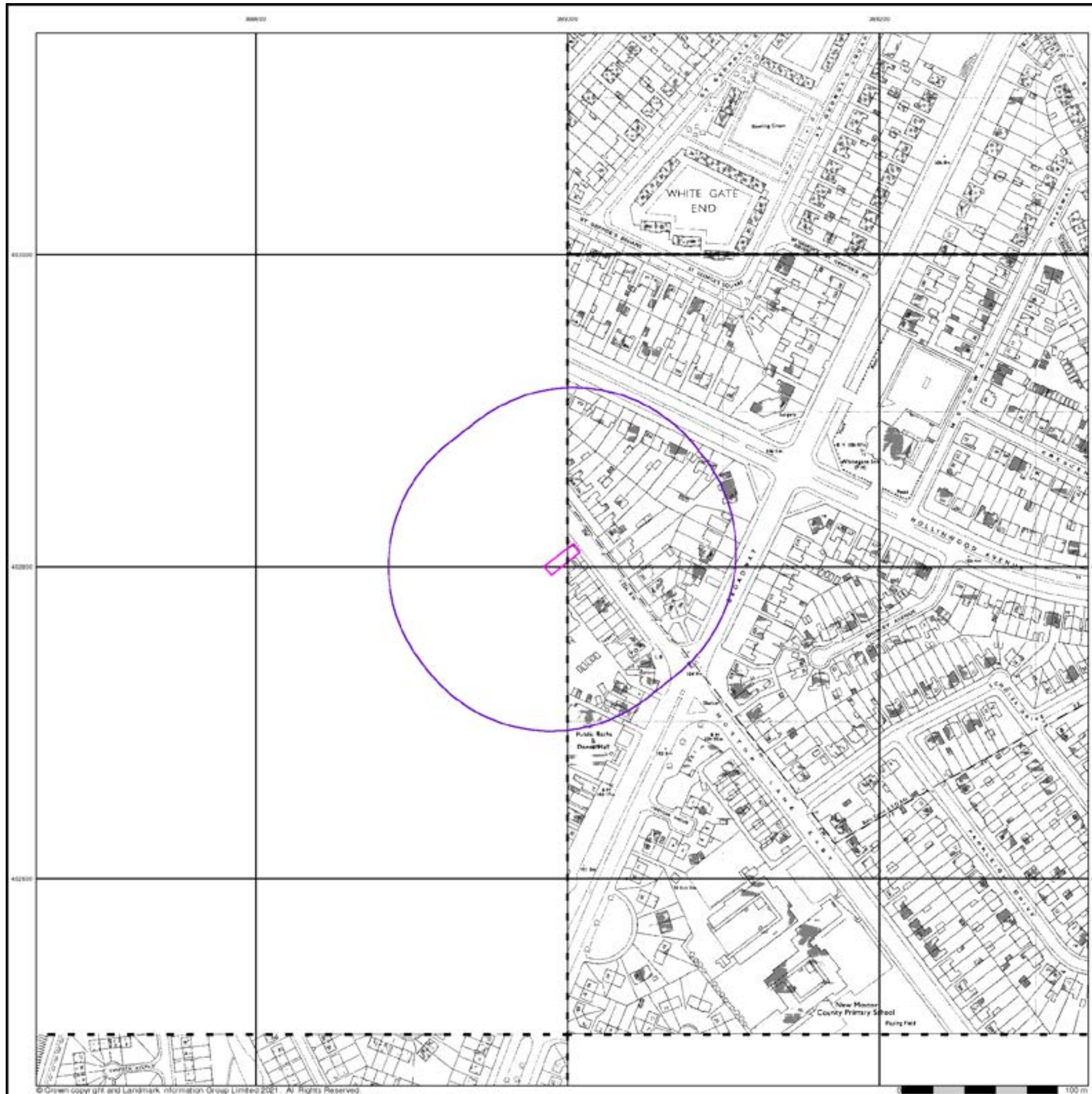


Order Details

Order Number: 288571764_1_1
 Customer Ref: TLC1183
 National Grid Reference: 389000, 402800
 Slice: A
 Site Area (Ha): 0.02
 Search Buffer (m): 100

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY



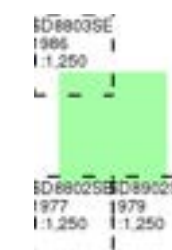
Additional SIMs

Published 1977 - 1986

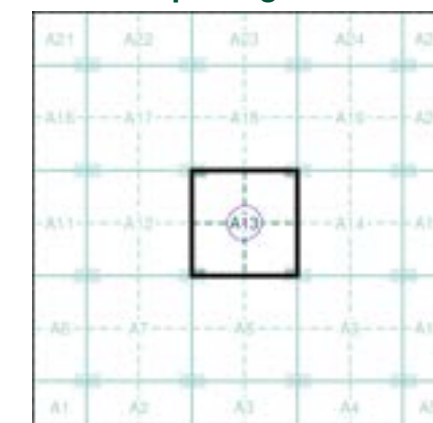
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13

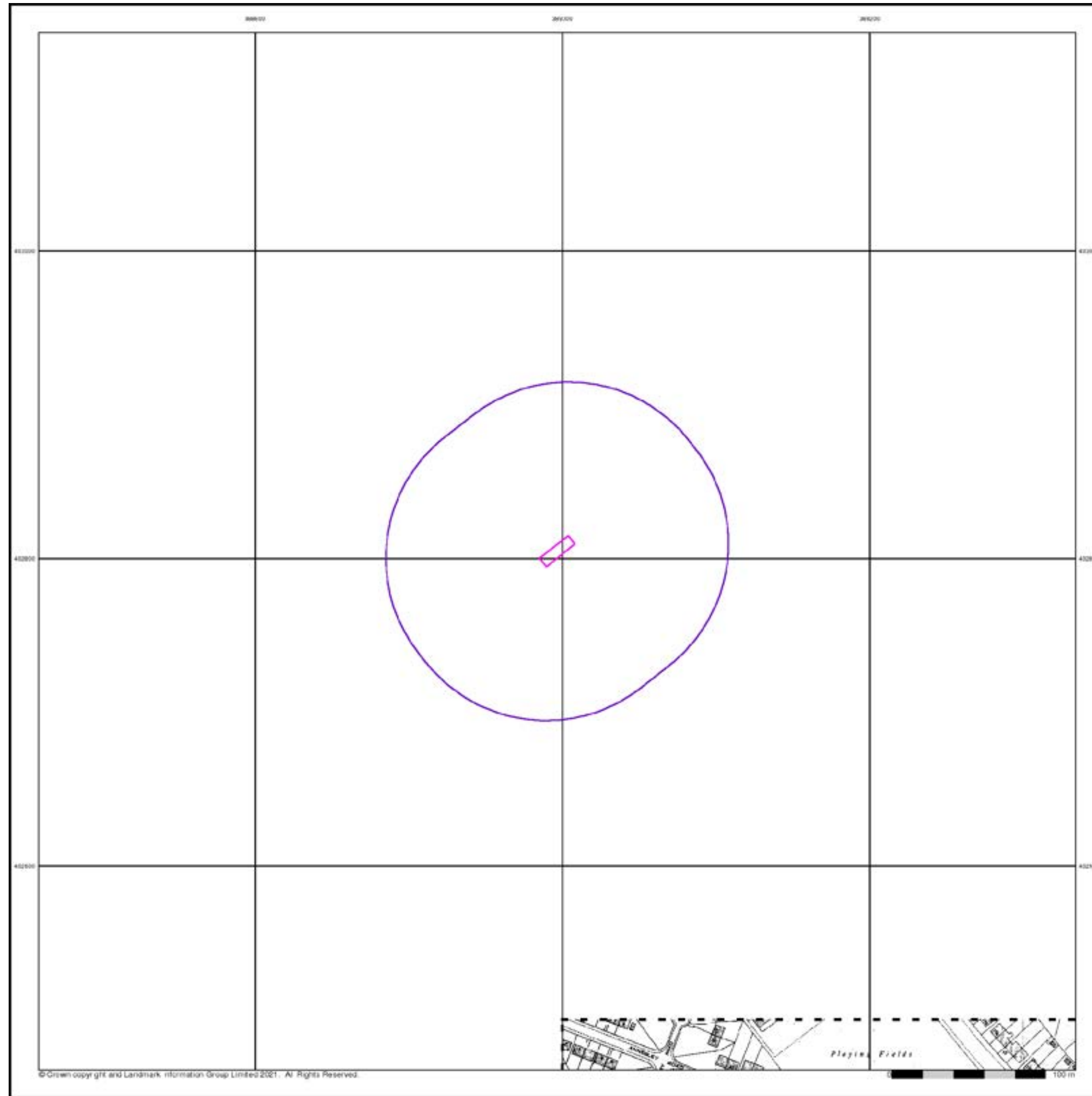


Order Details

Order Number: 288571764_1_1
 Customer Ref: TLC1183
 National Grid Reference: 389000, 402800
 Slice: A
 Site Area (Ha): 0.02
 Search Buffer (m): 100

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY



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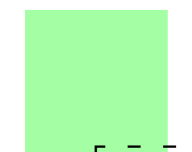
Additional SIMs

Published 1990

Source map scale - 1:1,250

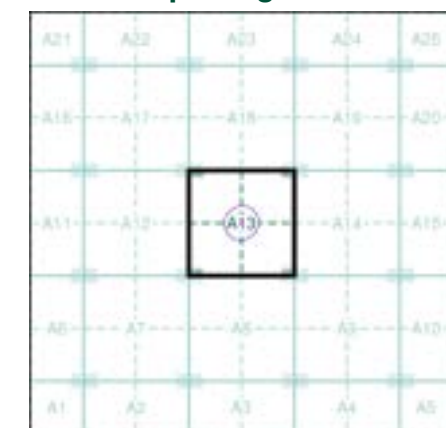
The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



SD8902SW
1990
1:1,250

Historical Map - Segment A13



Order Details

Order Number: 288571764_1_1
Customer Ref: TLC1183
National Grid Reference: 389000, 402800
Slice: A
Site Area (Ha): 0.02
Search Buffer (m): 100

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY

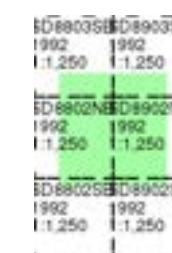
Large-Scale National Grid Data

Published 1992

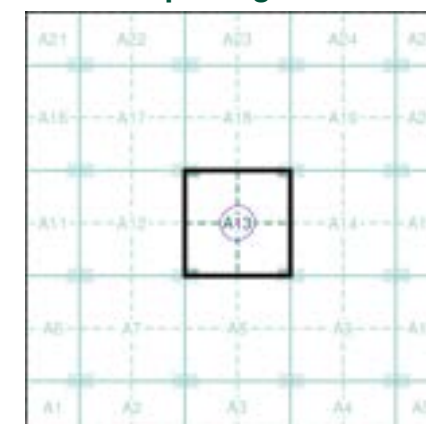
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 288571764_1_1
 Customer Ref: TLC1183
 National Grid Reference: 389000, 402800
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 Site Area (Ha): 0.02
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Site Details

227, Moston Lane East, MANCHESTER, M40 3HY

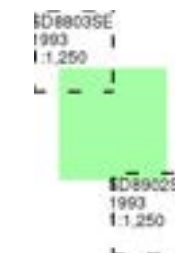
Large-Scale National Grid Data

Published 1993

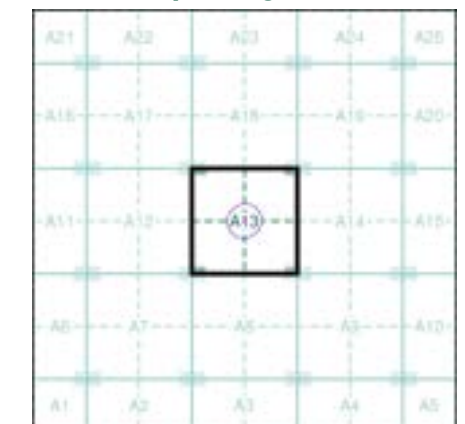
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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Customer Ref: TLC1183
National Grid Reference: 389000, 402800
Slice: A
Site Area (Ha): 0.02
Search Buffer (m): 100

Site Details

227, Moston Lane East, MANCHESTER, M40 3HY

APPENDIX D

COAL AUTHORITY CON29M COAL MINING REPORT



The Coal Authority

Resolving the impacts of mining

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??7 i7OSTOIt L'tIV? EAST
MAT SHELTER
ivl .0 3H'/

Date of enquiry: 08 August 2018
Date enquiry received: 08 August 2018
Issue date: 08 August 2018

Our reference: 5 00 85686000
Your reference: 3035 4 1



CON29M Residential Mining Report

This report is based on a search of the records held by the Coal Authority, at the time of the search

Client need

PROPERTYSEARCH GROUP

Engineering address

227 MOSTON LANE EAST, MANCHESTER, M40 3HY

How to contact us

0345 762 6848 (UK)

+44 (0)1623 637 000 (International)

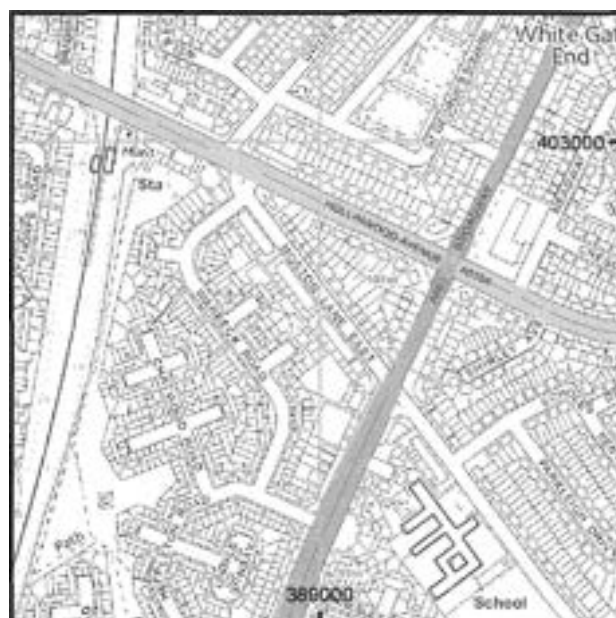
200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.groundstability.com

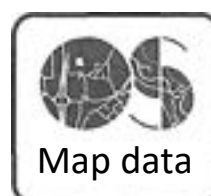
[/company/the-coal-authority](http://company/the-coal-authority)

[/thecoalauthority](http://thecoalauthority)

[/coalauthority](http://coalauthority)



Approximate position of property



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Summary

Has the search report highlighted evidence or potential of		
1	Past underground coal mining	Yes
2	Present underground coal mining	No
3	Future underground coal mining	Yes
4	Mine entries	No
5	Coal mining geology	No
6	Past opencast coal mining	No
7	Present opencast coal mining	No
8	Future opencast coal mining	No
9	Coal mining subsidence	No
10	Mine gas	No
11	Hazards related to coal mining	No

For detailed findings, please go to page 4.

1. Past underground coal mining

The property is in a surface area that could be affected by underground mining in 1 seam of coal at 210m depth, and last worked in 1920.

Any movement in the ground due to coal mining activity should have stopped.

2. Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3. Future underground coal mining

The property is not in an area where the Coal Authority has plans to grant a licence to remove coal using underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

4. Nearby coal mine entries

There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

a. Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

10.3.1.1 The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7. Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

4.1.1.1 The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

There are no licence requests outstanding to remove coal by openCast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9. Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31st October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

10.1.1.1 The Coal Authority has no record of a mine gas emission requiring action.

The Coal Authority has no record of a mine gas emission requiring action.

11. Hazard related to coal mining

The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

Information provided by the Coal Authority in this report is compiled in response to the Law Society's Con29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.

If this Report is for a residential property, insurance is included to cover any loss in property value caused by any changes in the information contained in this report. Please see the attached certificate of insurance for the terms and conditions of this insurance. The insurance does not cover non-residential property or interpretive reports.

Disclaimer

The Coal Authority owns the copyright in this report and the information used to produce this report is protected by our database rights. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

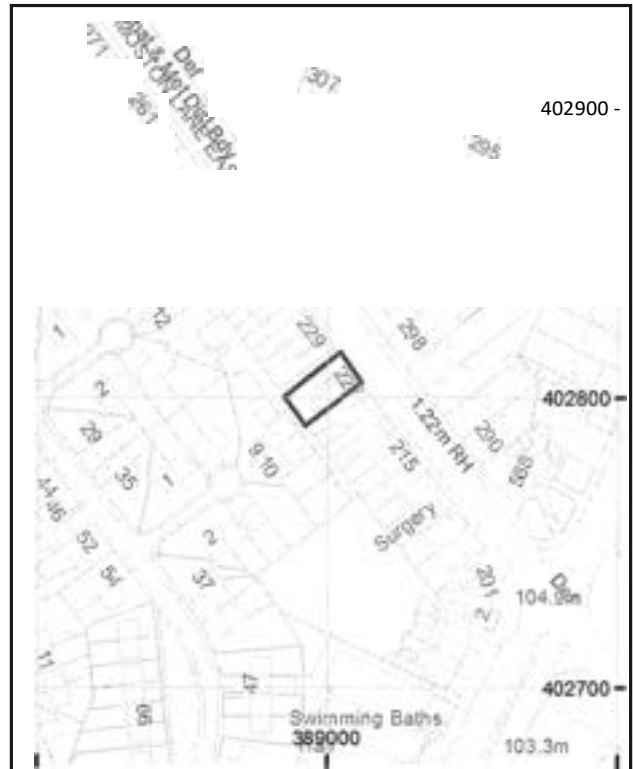
Alternative formats

If you would like this report in an alternative format, please contact our communications team.

SGQCIFJ bOUGddF)/

Key

Approximate position of enquiry
boundary shown



FOVV) O COC BCfUS

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG1 8 4RG

www.groundstability.com

i\ >/ /company/the-coal-authority
/thecoalauthority
/coalauthority



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This is a summary of the policy and does not contain the full terms and conditions of the cover which can be found in the policy document. It is important that you read the policy document carefully when you receive it. If you are a solicitor you should also disclose this document to your client, their lender and/or the purchaser's solicitors for the benefit of their client.

Name of insurer

The insurer is Liberty Legal Indemnities, part of Liberty Mutual Insurance Europe Limited. The underwriting agency is Legal and Insurance Services Limited, PO Box 234, Tunbridge Wells, Kent TN3 0LX.

Legal and Insurance Services Limited is regulated by the Financial Conduct Authority (FCA) and authorised to arrange general insurance contracts. Register number: 305910.

The Coal Authority

The Coal Authority, a NDPB (non-departmental public body) sponsored by BEIS (Department for Business, Energy and Industrial Strategy) 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG, is responsible for producing the Coal Search Report, issuing the policy, collecting the premium and declaring the existence of the policy to Liberty Legal Indemnities.

Type of insurance and cover

- a. The policy is evidenced by the policy that is attached to the Coal Search Report provided by the Coal Authority in respect of a search in form CON29M (2006).
- b. Where a Coal Search Report has been obtained in connection with a sale of the property, cover is provided for the benefit of a purchaser and their lender; in the case of a re-mortgage or where the existing owner chooses to obtain a Coal Search Report, cover is provided for the benefit of the owner and their lender.
- c. The policy offers protection against loss sustained by the owner of the property if any new problems or adverse entries are revealed in a subsequent Coal Search Report which were not revealed by the original report to which the policy was attached.

Significant features or benefits under the policy and the term/duration of the policy

- a. Cover is provided for loss that you suffer up to an amount of £50,000.00.
- b. For the purposes of the policy loss includes:
 - (i) any reduction in the market value of the property directly attributable to changes in the information revealed in the Coal Search Report compiled against the property; and
 - (ii) all other costs and expenses incurred which we have agreed, in writing, to cover.
- c. A single premium has been paid in respect of the cover provided under the policy; the policy remains in effect until you sell the property, or if you are the lender, the debt secured by the mortgage has been repaid.
- d. You cannot transfer the benefits of the policy to anyone else. However, if you die whilst you still have the benefit of the cover provided by the policy, the benefit will pass to your estate and beneficiaries.

Significant or unusual Exclusions or Conditions under the policy

- a. Full details can be found in the Cover and Exclusions sections of the policy.
- b. The policy does not cover your costs in relation to the loss of a transaction for the sale or purchase of the property.
- c. The property must be an existing (i.e. it must have been lived in) single residential house, flat or maisonette in the United Kingdom.
- d. The policy does not cover loss relating to structural or other physical damage caused to the property by subsidence, flooding or otherwise.
- e. The policy does not cover you for any loss in relation to any matter revealed in the Coal Search Report to which the policy is attached nor in relation to any matter that you were otherwise aware of on or before the policy was issued.

Cancellation rights

You can cancel your policy within 14 days of the commencement date. Please telephone or email Legal and Insurance Services Limited on 01892 863863 or at enquiries@goodtitle.co.uk quoting your policy number.

How to claim

If you need to make a claim, please write to Legal and Insurance Services Limited, PO Box 234, Tunbridge Wells, Kent TN3 0LX quoting your policy number. You can also telephone 01892 863863 or contact them via email at enquiries@goodtitle.co.uk. Please enclose your policy and the Coal Search Report attached to it together with the subsequent report giving rise to the claim.

If you have a complaint:

In the first instance, please contact the Underwriting Manager (Complaints) Legal and Insurance Services Limited, PO Box 234, Tunbridge Wells, Kent TN3 0LX.

Tel: 01892 863863

Fax: 01892 861025

Email: enquiries@goodtitle.co.uk

If you are unable to resolve your complaint with the above please contact:

Liberty Specialty Markets

20 Fenchurch Street

London

EC3M 3AW

Tel: 02037580000

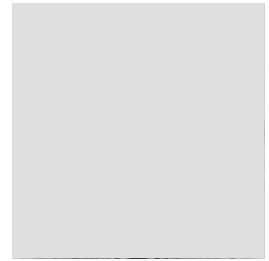
Complaints that cannot be resolved may be referred to the Financial Ombudsman Service (www.financial-ombudsman.org.uk). Further details will be provided at the appropriate stage of the complaints process.

Financial services compensation scheme

Legal and Insurance Services Limited are members of the Financial Services Compensation Scheme (FSCS). You may be entitled to compensation from this scheme if they cannot meet their obligations, depending on the type of insurance and the circumstances of your claim.

Further information about the scheme is available from:

The Financial Services Compensation Scheme, 10th Floor, Beaufort House, 15 St. Botolph Street, London, EC3A 7QU. The FSCS website may be viewed at www.fscs.org.uk



On behalf of the insurer

Coal Search Report

INSLIF4ICO ROICy

Policy number: 2519Y118

The insurer: Liberty Legal Indemnities - underwritten by Liberty Mutual Insurance
Europe Limited

Binding Authority contract number: RNMFP1803841

Property: 227 MOSTON LANE EAST, MANCHESTER, M40 3HY

Report reference number: 51001896860001

Limit of cover: £50,000.00

Dated: 08 August 2018

This policy and schedule shall be read together and any word or expression to which a specific meaning has been attached in either shall bear such meaning wherever it may appear.

Where a Coal Search Report has been obtained in connection with a sale of the property, cover is provided for the benefit of a purchaser and their lender; in the case of a re-mortgage or where the existing owner chooses to obtain a Coal Search Report, cover is provided for the benefit of the owner and their lender.

The policy offers protection against loss sustained by the owner of the property if any new problems or adverse entries are revealed in a subsequent Coal Search Report which were not revealed by the original report to which the policy was attached.

The insured shall at all times comply with the requirements of the Conditions of this Policy.

In this policy unless the context requires otherwise the following words or expressions shall have the following meanings:

Date of the report means the date of the Coal Search Report attached to this policy.

Coal Search Report means the attached Coal Search Report that the Coal Authority has prepared for the property following a Coal Search Report providing information compiled from the Coal Authority's records in relation to past, present and future underground and opencast coal-mining activity, shafts and adits (vertical and horizontal entries to mines) coal-mining geology, coal-mining related hazards, coal-mining subsidence and mine gas.

The Coal Authority is a NDPB (non-departmental public body) sponsored by BEIS (Department for Business, Energy and Industrial Strategy) 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG. The Coal Authority is responsible for producing the Coal Search Report, issuing this policy, collecting the premium and declaring the existence of this policy to the insurer.

Insurer means Liberty Legal Indemnities — part of Liberty Mutual Insurance Europe Limited.

Insured means the person insured by this policy. This may be:

- i. the person who asked for the Coal Search Report in connection with your purchase of the property (and your mortgagee)
- ii. the person who purchased the property (and your mortgagee) if the person selling the property has asked for a Coal Search Report for the benefit of the purchaser as part of a seller's pack or if the property has been purchased by way of auction
- iii. the owner of the property (and your mortgagee) if you are re-mortgaging the property or the owner of the property who has chosen to obtain a Coal Search Report

Knowledge means actual knowledge or notice but not knowledge or notice which may be imputed to the insured by reason of the public records as defined in this policy or any other records which impute notice of matters affecting the property.

Market value means the average of the estimates given by 2 independent valuers (one to be appointed by and paid for by the insurer and the other by the insured) as to the price which could have been obtained for the property on the open market at the date on which the insured first becomes aware of the existence of the defect and under normal sale conditions at the time.

Property means the residential property at each address shown in the Schedule to this Policy and in respect of which the Coal Authority has provided the attached Coal Search Report.

Public records means records established by the Crown or any local or statutory authority at the date of the mortgage pursuant to the Land Registration Acts 1925 and 2002 the Land Charges Act 1972 and the Local Land Charges Act 1975 including any replacement or amending legislation.

Period of insurance means the period from the date of the report until:

- i. the property is sold
- ii. the debt secured by the mortgage is repaid if the insured is a mortgagee

Premium means the total amount paid in consideration of the cover provided by this policy which includes Insurance Premium Tax at the appropriate rate.

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Subject to the terms and conditions of this policy and provided the Coal Authority has collected the premium cover will be provided up to the limit of cover for all claims made during the period of insurance in respect of:

- i. the loss in market value of the property directly attributable to any changes in the information revealed in a subsequent Coal Search Report which was not revealed in the Coal Search Report attached to this policy which was carried out on the date of the report, such loss in market value to be calculated at the date of the subsequent Coal Search Report, and
- ii. any costs and expenses incurred with the consent of the insurer

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This policy does not cover any loss:

1. if at the date of the claim you are not the legal or beneficial owner of the property
2. if the property is not a single private home in the United Kingdom which is used only for residential purposes
3. in relation to loss of a transaction for the sale or for the purchase of the property nor for any costs incurred by you in relation to the loss of such transaction
4. in respect of structural or other physical damage caused to the property by subsidence, flooding or otherwise
5. as a result of any change in information in response to questions 3(a), 3(b), 8(a) or 8(b) of a Coal Search Report (form CON29M (2006))
6. for any entry on any subsequent Coal Search Report after the date of the report if this entry also appears on the attached Coal Search Report
7. for any problem revealed by the first Coal Search Report after the date of the report if the insured or their legal representative knew about the problem on or before the date of the report
8. for any change in the interpretation of data upon which the Coal Search Report was produced provided such data remains unchanged

The insurer will not be responsible for any loss for which the Coal Authority may be required to pay by law.

Conditions

1. On becoming aware of any potential or actual claim against this policy the insured must:
 - a) provide written notice and details to the insurer without unnecessary delay
 - b) provide all information and assistance that the insurer (and/or their agents solicitors or surveyors) require at the insured's own expense
2. Any act or omission by the insured or anyone acting on the insured's behalf which in whole or in part induces a claim under this policy (save as may already have occurred and be recorded in this policy or schedule and save in relation to carrying out the insured use) shall void this policy.
3. If at the time of a claim under this policy there is other insurance (whether incepted by the insured or any other party) under which the insured may be entitled to make a claim either wholly or partly in respect of the same interest or risk covered by this policy the insurer will not be liable to pay or contribute more than their rateable proportion of the claim.
4. The law of England and Wales will apply to this contract unless at the date of the report you are a resident of Scotland or Northern Ireland in which case the law of that country will apply.

Cancellation rights

You can cancel a policy by contacting us within 14 days of the policy commencement date provided all parties that have an interest in the policy (for example mortgage lender) also consent to the cancellation. Please telephone or email us in the first instance on 01 892 863863 or at enquiries@goodtitle.co.uk referencing the policy number.

Non-invalidating clause

The interest of any insured under this policy will not be invalidated or affected by any other party breaching the policy terms and conditions, or providing false or misleading information to the insurer, unless:

- a) such party acted on the insured's behalf or with the insured's knowledge and consent
- b) where the insured is a successor in title or mortgagee, chargee or lessee, they had knowledge of a breach of the policy terms or conditions, or that false or misleading information has been provided to the insurer prior to the date of commencement

General

1. Unless otherwise indicated, no term of this insurance contract is intended to limit or affect the statutory rights or obligations of any of the parties to this contract under, and/or the effect of, parts 2, 3, 4 or 5 of the Insurance Act 2015 (the “2015 Act”).
2. Any term of this insurance contract which would, but for this clause, put the insured in a worse position as respects any of the matters provided for in parts 2, 3, 4 or 5 of the 2015 Act than it would be by virtue of the provisions of those parts is, to that extent, of no effect, unless the insurer has complied with the transparency requirements in section 17 of the 2015 Act.
3. The insured should ask the insurer or its broker or solicitor for clarification of any matters which are not clear to it regarding the scope of disclosure required or the provisions of this insurance contract.

The duty of fair presentation

1. Before this insurance contract is entered into, the insured (including anyone acting on behalf of the insured in arranging this insurance contract) must make a fair presentation of the risk to the insurer, in accordance with section 3 of the 2015 Act. In summary, they must:
 - a) disclose to the insurer every material circumstance which the insured knows or ought to know. Failing that, they must give the insurer sufficient information to put a prudent insurer on notice that it needs to make further enquiries in order to reveal material circumstances. A matter is material if it would influence the judgement of a prudent insurer as to whether to accept the risk, or the terms of the insurance (including premium)
 - b) make the disclosure in clause 1 a) above in a reasonably clear and accessible way
 - c) ensure that every material representation of fact is substantially correct, and that every material representation of expectation or belief is made in good faith
2. For the purposes of clause 1 a) above, the insured is expected to know the following:
 - a) if the insured is an individual, what is known to the individual and anybody who is responsible for arranging his or her insurance
 - b) if the insured is not an individual, what is known to anybody who is part of the insured's management; or anybody who is responsible for arranging the insured's insurance
 - c) whether the insured is an individual or not, what should have reasonably been revealed by a reasonable search of information available to the insured. The information may be held within the insured's organisation, or by any third party (including but not limited to the broker, solicitor, subsidiaries, affiliates or any other person who will be covered under the insurance). If the insured is insuring subsidiaries, affiliates or other parties, the insurer expects that the insured will have included them in its enquiries, and that the insured will inform the insurer if it has not done so. The reasonable search may be conducted by making enquiries or by any other means

If the insured breaches a warranty in this insurance contract, the insurer's liability under the contract shall be suspended from the time of the breach until the time when the breach is remedied (if it is capable of being remedied). The insurer will have no liability to the insured for any loss which occurs, or which is attributable to something happening, during the period when the insurer's liability is suspended.

Terms not relevant to the actual loss

Where: (i) there has been a failure to comply with a term (express or implied) of this insurance contract, other than a term that defines the risk as a whole; and (ii) compliance with such term would tend to reduce the risk of loss of a particular kind and/or loss at a particular location and/or loss at a particular time, the insurer cannot rely on the breach of such term to exclude, limit or discharge its liability if the insured shows that the failure to comply with such term could not have increased the risk of the loss which actually occurred in the circumstances in which it occurred.

1. If the insured makes a fraudulent claim under this insurance contract, the insurer:
 - a) is not liable to pay the claim
 - b) may recover from the insured any sums paid by the insurer to the insured or to any third party in respect of the claim
 - c) may by notice to the insured treat the contract as having been terminated with effect from the time of the fraudulent act
2. If the insurer exercises its right under Clause 1 c) above:
 - a) the insurer shall not be liable to the insured in respect of a relevant event occurring after the time of the fraudulent act. A relevant event is whatever gives rise to the insurer's liability under the insurance contract (such as the occurrence of a loss, the making of a claim, or the notification of a potential claim)
 - b) the insurer need not return any of the premiums paid

If this insurance contract provides cover for any person or entity who is not a party to the contract (a covered person), and a fraudulent claim is made under the contract by or on behalf of a covered person, the insurer may exercise the rights set out in the preceding clause above as if there were an individual insurance contract between the insurer and the covered person. However the exercise of any of those rights shall not affect the cover provided under the contract for any other person or entity.

Remedies for breach of the duty of fair presentation

1. If, prior to entering into this insurance contract, the duty of fair presentation shall have been breached, the remedies available to the insurer are set out below:
 - a) if the breach of the duty of fair presentation is deliberate or reckless:
 - i) the insurer may avoid the contract, and refuse to pay all claims
 - ii) the insurer need not return any of the premiums paid
 - b) if the breach of the duty of fair presentation is not deliberate or reckless, the insurer's remedy shall depend upon what the insurer would have done if the duty of fair presentation had been complied with:
 - i) if the insurer would not have entered into the contract at all, the insurer may avoid the contract and refuse all claims, but must return the premiums paid
 - ii) if the insurer would have entered into the contract, but on different terms (other than terms relating to the premium), the contract is to be treated as if it had been entered into on those different terms from the outset, if the insurer so requires
 - iii) in addition, if the insurer would have entered into the contract, but would have charged a higher premium, the insurer may reduce proportionately the amount to be paid on a claim (and, if applicable, the amount already paid on prior claims). In those circumstances, the insurer shall pay only $X\%$ of what it would otherwise have been required to pay, where $X = (\text{premium actually charged} / \text{higher premium}) \times 100$

2. If, prior to entering into a variation to this insurance contract, the duty of fair presentation shall have been breached, the remedies available to the insurer are set out below:
- a) if the breach of the duty of fair presentation is deliberate or reckless:
 - i) the insurer may by notice to the insured treat the contract as having been terminated from the time when the variation was concluded
 - ii) the insurer need not return any of the premiums paid
 - b) if the breach of the duty of fair presentation is not deliberate or reckless, the insurer's remedy shall depend upon what the insurer would have done if the duty of fair presentation had been complied with:
 - i) if the insurer would not have agreed to the variation at all, the insurer may treat the contract as if the variation was never made, but must in that event return any extra premium paid
 - ii) if the insurer would have agreed to the variation of the contract, but on different terms (other than terms relating to the premium), the variation is to be treated as if it had been entered into on those different terms, if the insurer so requires
 - iii) if the insurer would have increased the premium by more than it did or at all, then the insurer may reduce proportionately the amount to be paid on a claim arising out of events after the variation. In those circumstances, the insurer shall pay only $X\%$ of what it would otherwise have been required to pay, where $X = (\text{premium actually charged} / \text{higher premium}) \times 100$
 - iv) if the insurer would not have reduced the premium by more than it did or at all, then the insurer may reduce proportionately the amount to be paid on a claim arising out of events after the variation. In those circumstances, the insurer shall pay only $X\%$ of what it would otherwise have been required to pay, where $X = (\text{premium actually charged} / \text{reduced total premium}) \times 100$

Notice to the insured

Any enquiry or complaint should be addressed in the first instance to:

Legal and Insurance Services Limited
PO Box 234
Tunbridge Wells
Kent
TN3 0LX

Tel: 01892 863863

Fax: 01892 861025

Email: enquiries@goodtitle.co.uk

If you are unable to resolve your enquiry or complaint with the above please contact:

Liberty Specialty Markets
20 Fenchurch Street
London
EC3M 3AW

Tel: 020 3758 0000

Complaints that cannot be resolved may be referred to the Financial Ombudsman Service (www.financial-ombudsman.org.uk). Further details will be provided at the appropriate stage of the complaints process.

Notifying a claim

If anything should happen which might give rise to a claim under the policy please forward full details to Legal and Insurance Services Limited at the above address. Please include mention of the Policy Number shown at the top of the Schedule to the policy.

If you do not receive a reply or acknowledgement within 10 working days please forward the details to Liberty Specialty Markets at the above address.

APPENDIX E

PRELIMINARY RISK ASSESSMENT GUIDANCE

GUIDANCE ON PRELIMINARY RISK RATINGS

CIRIA document C552 dated 2001 and entitled 'Contaminated Land Risk Assessment', 'A Guide to Good Practice', provides advice on the development of the Conceptual Site Model (CSM) and preliminary risk ratings. Risk ratings are derived by assessing the likelihood of the risk occurring in conjunction with the magnitude of the potential consequence of the risk should it occur.

The table below has been taken from C552 and has been used to develop the CSM presented in section 5.0.

Preliminary Risk Rating	Action Required
Very High	Extensive ground investigation required. There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or there is evidence that severe harm to a designated receptor is currently happening. The risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.
High	Extensive ground investigation required. Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the long term.
Moderate	Ground investigation required. It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur, it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the long term.
Low	Nominal ground investigation required. It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very Low	No ground investigation required.* There is a low probability that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.
Negligible	No ground investigation required.* There is a very low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

* - No further action required unless unforeseen contaminated ground conditions are encountered.