



GROUNDTECH
CONSULTING

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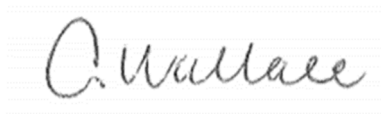
REVISION

CLIENT *SOUTHWAY HOUSING TRUST*

CLIENT CONTACT *JONATHAN TURNER*

For and Behalf of Groundtech Consulting

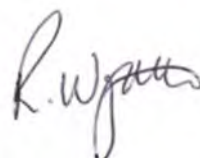
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TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
1.1	PROJECT OBJECTIVES	1
1.2	PROPOSED DEVELOPMENT.....	1
1.3	LIMITATIONS.....	1
2.0	SITE SETTING.....	3
2.1	LOCATION	3
2.2	SITE DESCRIPTION	3
3.0	ENVIRONMENTAL SETTING.....	4
3.1	SITE HISTORY	4
3.2	GEOLOGY.....	5
3.3	HYDROGEOLOGY.....	6
3.4	HYDROLOGY	7
3.5	ENVIRONMENTAL CONSULTATIONS.....	7
3.6	RADON	7
3.7	COAL AUTHORITY CONSULTATION	8
4.0	LAND QUALITY CONCEPTUAL SITE MODEL AND RISK ASSESSMENT	9
4.1	INTRODUCTION.....	9
4.2	POTENTIAL CONTAMINATION SOURCES	9
4.3	POLLUTION LINKAGES	10
4.4	RECEPTORS.....	10
4.5	PRELIMINARY CONCEPTUAL SITE MODEL (CSM)	10
5.0	GROUND ENGINEERING RECOMENDATIONS AND POTENTIAL LIMITATIONS	15
5.1	PRELIMINARY FOUNDATION ASSESSMENT	15
5.2	ADDITIONAL LIMITATIONS.....	15
6.0	CONCLUSIONS AND GROUND INVESTIGATION SCOPE RATIONALE	16
6.1	LAND QUALITY	16
6.2	GROUND ENGINEERING.....	16
6.3	ADDITIONAL CONSIDERATIONS.....	16
6.4	RECOMMENDED GROUND INVESTIGATION SCOPE OF INVESTIGATION.....	16

APPENDIX 1 - PLANS

APPENDIX 2 - SITE PHOTOGRAPHS

APPENDIX 3 - HISTORICAL MAPS

APPENDIX 4 - CONTAMINATED LAND OFFICERS CONSULTATION

APPENDIX 5 - GROUNDSURE REPORT

APPENDIX 6 - UTILITY SEARCH REPORT

APPENDIX 7 - RELEVANT CONTAMINATED LAND LEGISLATION

APPENDIX 8 - CIRIA RISK ASSESSMENT METHODOLOGY

APPENDIX 9 - LIMITATIONS

Plans		
<i>Plan Reference</i>	<i>Revision</i>	<i>Title</i>
GRO-20215-P01	-	Project Location Plan
GRO-20215-P02	-	Preliminary Development Constraints Plan
GRO-20215-P03	-	Illustrative Preliminary CSM

1.0 INTRODUCTION

1.1 Project Objectives

Groundtech Consulting Limited have been instructed by Neo Projects to undertake a Preliminary Risk Assessment for a site at Cross Road in Chorlton-cum-Hardy.

The objectives of the Preliminary Risk Assessment were to establish the sites environmental and geotechnical background in order to generate a Conceptual Site Model to identify any potential constraints and linkages which may affect the redevelopment of the site.

The report has been undertaken to fulfil the requirements of a preliminary risk assessment in accordance with CLR11 "Model Procedures for the Management of Land Contamination".

1.2 Proposed Development

No plans have been made available at this stage regarding the proposed development. It is understood that the partial demolition of the rear of the existing building will take place, and the remainder of the site will comprise a residential apartment building.



1.3 Limitations

This Preliminary Risk Assessment is based on information obtained from a number of sources and the information is assumed to be correct.

Other conditions may exist on the site that have not been taken into account in this assessment as they are outside the scope of works. Groundtech Consulting are not responsible for these circumstances that are not outlined in the report.

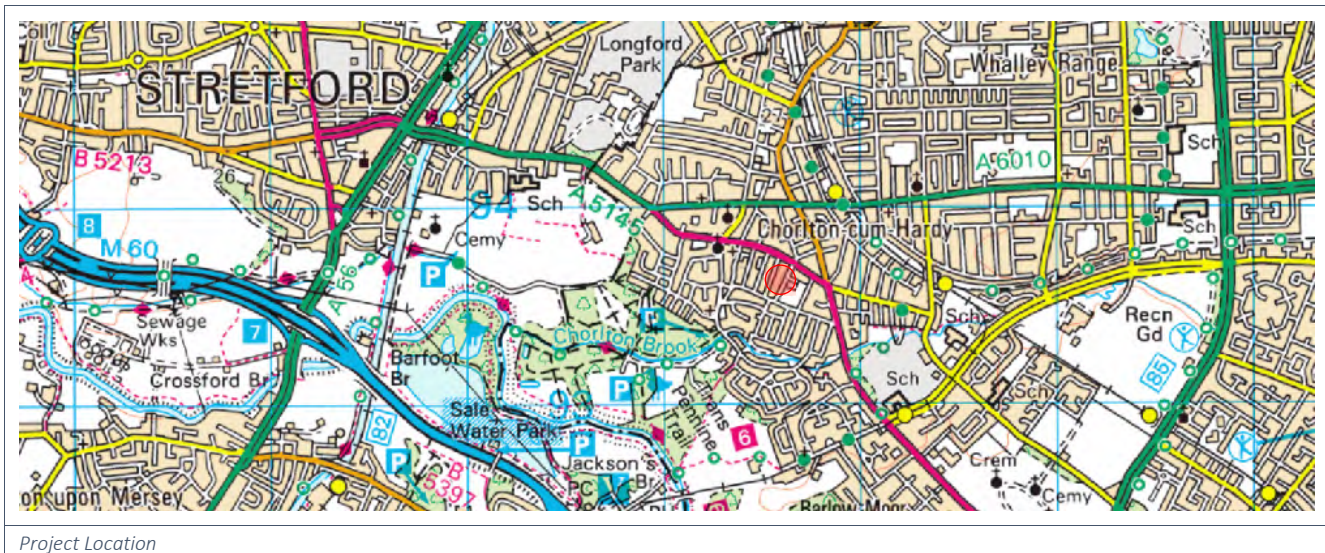


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2.0 SITE SETTING

2.1 Location

The site approximately 0.29 hectares in area and is located circa 2.3km east of Stretford Town Centre, as shown on the Project Location Plan *GRO-20215-P01* and is approximately centred on National Grid Reference 381721, 393651.



Access to the site is gained off High Lane (A4515) to the north.

2.2 Site Description

The site area is irregular in shape and topographically level with a narrow elongate rectangular area where the existing building is situated, that opens up to a large open area of hardstanding at the rear that has been used as a car park and a small fenced off area comprising artificial grass.

The site is currently occupied by the former Chorlton Irish Club which comprises a two-storey building with a basement that approximately covers half of the building footprint. The upper floor has been converted into a residential dwelling with associated bedroom, bathroom and kitchenette. The ground floor forms the social club with two bars, dance floors and storage areas. The basement was used for the storage of consumables and beer kegs. To the rear of the building is a large area of hardstanding formerly used as a car park alongside a small, grassed area with picnic benches.

A number of mature trees are situated within the southern boundary, and younger juvenile trees are within the car park area.

The building is neighboured by residential and commercial properties to the east and west. The rear site boundary is delineated by a c.1m high brick wall with cast iron gates fronting onto Cross Road to the east, and a low cast iron fence with light vegetation and mature trees forms the southern boundary which fronts onto a small public open space.

Site photographs are presented in *Appendix 2* and relevant features are recorded on the Preliminary Development and Constraints Plan *GRO-20215-P02*.

3.0 ENVIRONMENTAL SETTING

3.1 Site History

Available historical maps have been obtained, a list of dates and scale are listed in the table below:

Scale	Date
1:1,2500	1881, 1894, 1907, 1922, 1933, 1955, 1971/74, 1979/84, 1990/92, 1992, 2003.
1:10,000/10,560	1849, 1892, 1897, 1905, 1908-1911, 1911, 1923, 1934, 1938, 1955, 1966, 1981, 1988, 2001, 2010, 2020.

The plans were examined and potential issues have been identified and summarised in the table below:

Date	Site	Surrounding Area
1849	Fields covering the entire development area.	Fields and sparse residential dwellings c.500m surrounding the development area. Chorlton Brook c.500m south. Clough Farm c.250m north Longford Brook and numerous culverts c.800m north.
1881	Bowling Green southern development area. Masonic Hall on northern development area	Increasing residential development c.250m surrounding the development area. Railway c.500m north west.
1892	No apparent change.	Sewage Farm c.800m south west.
1905	No apparent change.	Recreation ground immediately south. Residential estate and 'Park Avenue' to the west. Tank c.800m south west. Aqueduct and Pump House c.800m south west. Filter Beds associated with Sewage Farm c.800m south west. Refuse Destructor c.820m south east. Brick Works and Clay Pits c.800m north west.
1907	Masonic Hall relabelled Hall within northern development area.	Chapel immediately west. Recreation ground immediately south.
1933	Pavilion indicated on site.	Bowling Green c.40m south west.
1934	No apparent change.	Significant increase in residential dwellings c.750m surrounding the development area. Area of land labelled 'Liable to Floods' c.750m south west.
1938	No apparent change	No apparent change.
1955	No apparent change	Garage c.90m east. Electricity substation c.120m south east. Transport Depot c.130m south east. Box Factory c.200m west.
1971/74	Site now indicated as 'Irish Association Social Club'. Pavilion demolished .	Warehouse c.100m east.
1988	No apparent change.	Sewage works c.800m south west no longer indicated on maps.
1990/92	No apparent change.	Transport Depot now labelled as Bus Station
2020	No apparent change.	No apparent change.

The historical plans are presented in *Appendix 3*.

3.2 Geology

The following British Geological Survey (BGS) records and other available information were inspected to accurately determine the geology underlying the site:

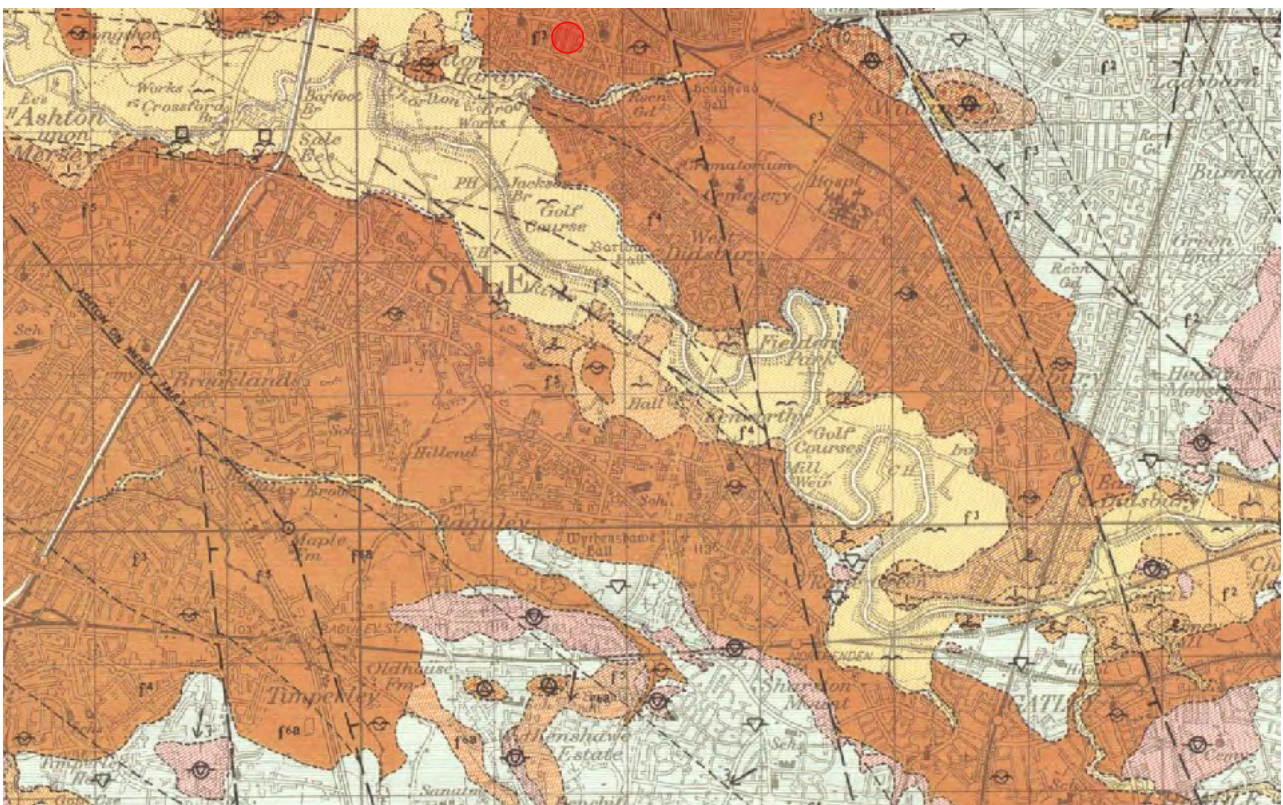
- 1:50,000 Scale Geological Sheet 98, Stockport – Solid and Drift Edition.
- BGS Records.

Made Ground

Made Ground is not indicated to be present on site. However, it is expected that Made Ground will be present in the vicinity of any previously demolished buildings, existing buildings and previous bowling green.

Superficial Deposits

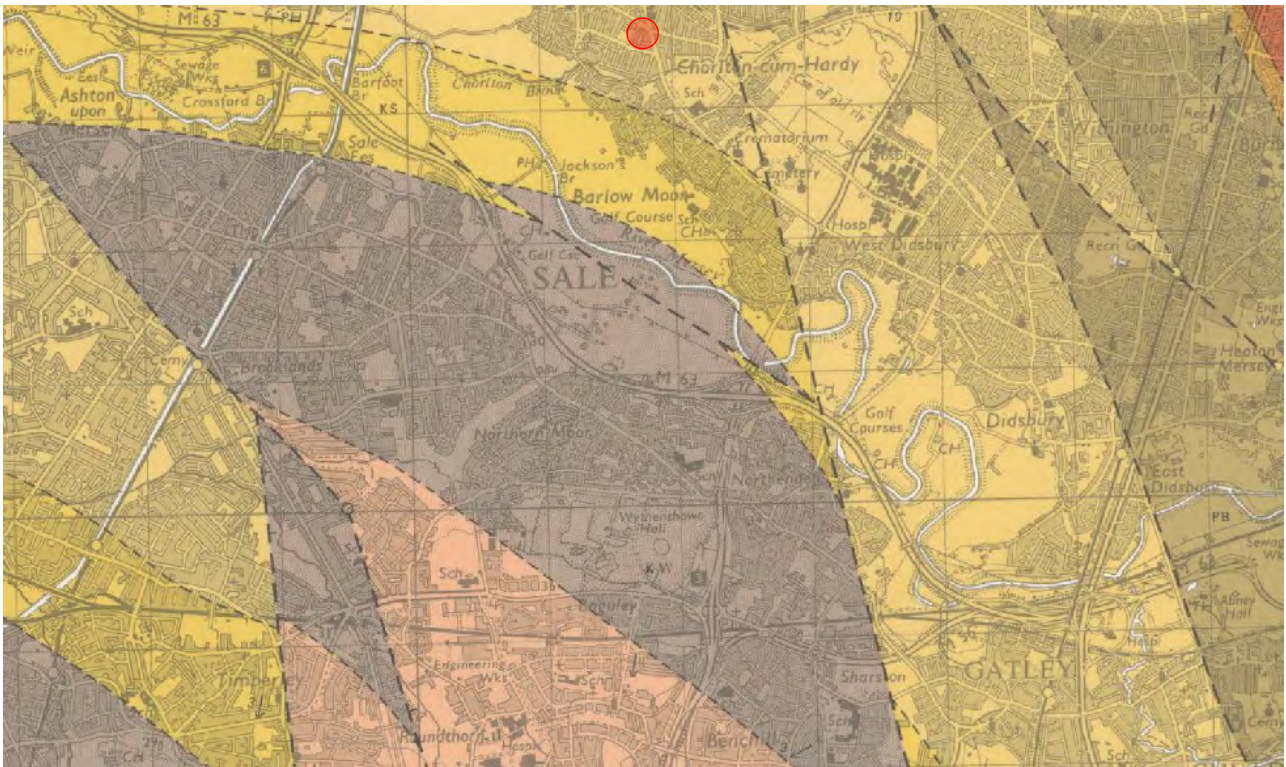
The site is indicated to be underlain by Glaciofluvial Sheet Deposits consisting of Sand and Gravel.



Geological Map – Superficial Deposits

Solid Geology

The solid bedrock geology is indicated to belong to the Upper Mottled Sandstone of the Sherwood Sandstone Group, comprising red, yellow and brown part pebbly Sandstone.



Geological Map – Solid Geology

Geological Faults

No faults are shown on or within an influencing distance of the site.

BGS Records

There are no relevant BGS borehole records within 250m of the development area.

3.3 Hydrogeology

The superficial Glaciofluvial Sheet Deposits in the area are classified by the Environment Agency as a Secondary A Aquifer. These are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

The bedrock is classified as a Principal Aquifer which is described as geology of a high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally, principal aquifers were previously major aquifers.

The soil leaching classification of the superficial deposits is high. These are areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.

There are no Source Protection Zones (SPZs) within 500m of the site and no potable abstraction licenses within 2000m of the site.

There are four recorded groundwater abstractions within 2000m of the site, the closest active licence being 1542m south where water is extracted for spray irrigation at Chorlton-cum-Hardy Golf Club.

3.4 Hydrology

The nearest named watercourse is Chorlton Brook which is recorded 473m south of the site. The River Mersey is situated 1076m south west and has an overall rating of 'Moderate', a 'Good' chemical rating and a 'Moderate' ecological rating.

There aren't any surface water features recorded within 250m of the site.

Environment Agency information indicates that Risk of Flooding from Rivers and Seas is very low.

There are two records of surface water abstraction licences within 2000m of the site. One is historical and one is active, both relating to the same license 1808m west. The active abstraction license is relating to Barrow Brook where water is abstracted for Lake and Pong Throughflow.

3.5 Environmental Consultations

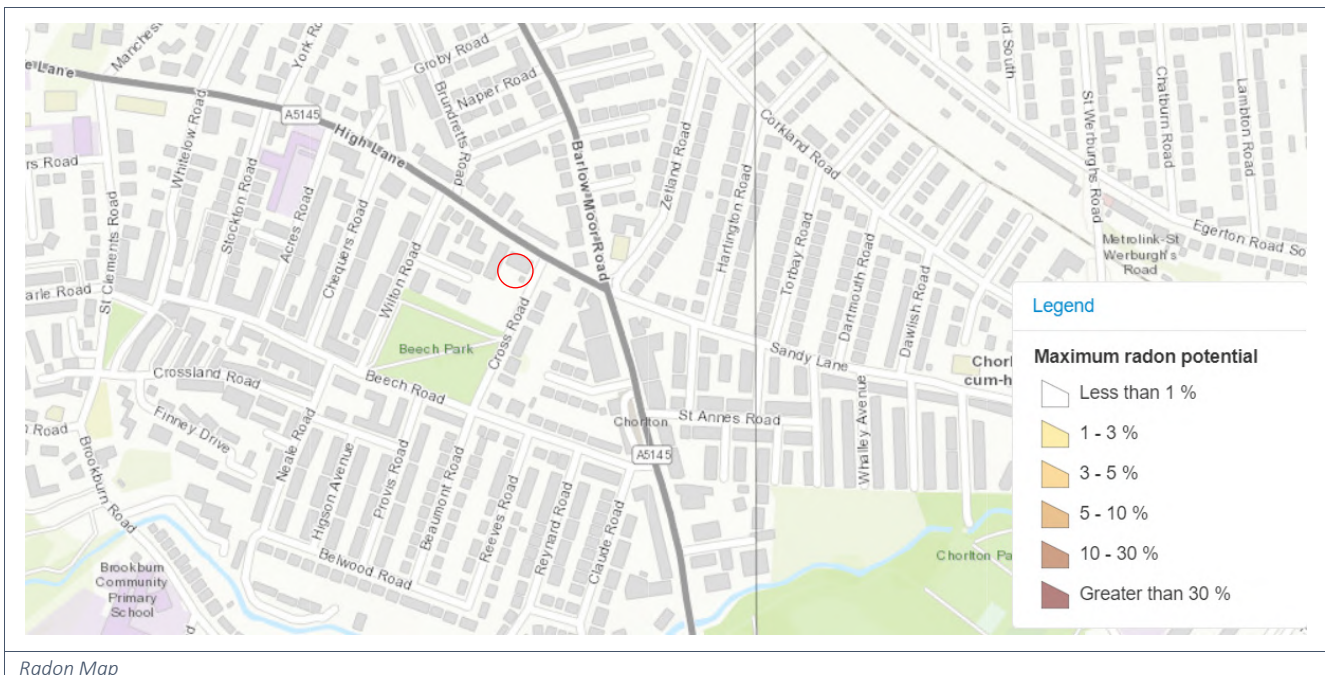
A request has been submitted to the Contaminated Land Officer at Manchester Council for information pertaining to the site. The response from the Contaminated Land Officer is pending and will be forwarded on receipt.

An environmental search has been conducted through Groundsure, which accesses British Geological Survey and Environment Agency databases. The complete Groundsure Report can be found in *Appendix 4*, a summary of the more relevant points is presented in the table below.

Record	<250m	250 – 500m	Description
Authorised Processes	-	6	The nearest process is c.317m south east 'Unloading of Petrol into Storage at Service Stations' – Current Permit
Pollution Incidents	-	-	-
Landfill and Waste Treatment	-	1	c.444m south west - Historical Landfill containing 'Inert, Industrial, Commercial, Household, Special and Liquid Sludge'
Discharge Consents	-	5	The nearest discharge consent is c.372m south east 'Sewer Storm Discharge' into Chorlton Brook
Petrol Filling Stations	-	3	The nearest active petrol filling station is c.429m north east 'Open' Morrison's Petrol Filling Station
Current industrial Uses	15	-	Engineering Services c.23m south east. Repair and Servicing c.67m south east. Transport, Storage and Delivery c.97m south east. Electricity Substation c.135m south west.

3.6 Radon

Map 13 'Northern Welsh Marches and Liverpool' from BRE 211 and HPA were examined which defines areas requiring radon protective measures. The probability is less than <1% and the site is not an area requiring radon precautions in foundations in accordance with BRE Report 211 'Radon – Guidance on protective measures for new dwellings' 2015 Edition.



The radon data in the Groundsure report is supplied by the BGS/Public Health England and is the definitive map of Radon Affected Areas in Great Britain and Northern Ireland and confirms the recommendations of the radon maps. The dataset was created using long-term radon measurements in over 479,000 homes across Great Britain and 23,000 homes across Northern Ireland, combined with geological data. The dataset is considered accurate to 50m to allow for the margin of error in geological lines, and the findings of this report supersede any answer given in the less accurate Indicative Atlas of Radon in Great Britain, which simplifies the data to give the highest risk within any given 1km grid square.

3.7 Coal Authority Consultation

The site is outside the area of a designated coalfield, the Law Society and Coal Authority state a mining search is not required.

4.0 LAND QUALITY CONCEPTUAL SITE MODEL AND RISK ASSESSMENT

4.1 Introduction

The potential level of risk posed by contaminants in soil and/or groundwater will be influenced by the type and concentration of the contamination at source, the likelihood of exposure occurring, the potential pollution linkages and the likely chronic or acute effects on the receptors.

A contaminant is defined as a substance that has the potential to cause harm, a risk is considered to exist if such a substance is present at sufficient concentrations to cause harm and if a pathway is present a receptor could be exposed to the contaminant.

Section 4.0 compiles the information from the previous sections to assemble a Conceptual Site Model to inform the risk assessment process. The potential sources identified on the site and off the site that are within influencing distance are assessed to determine if pollution linkages exist and an unacceptable risk is posed to human health and controlled waters. The assessment has been carried out on a qualitative basis and aims to produce a complete and comprehensive Preliminary Conceptual Site Model, the potential pollution linkages are displayed on GRO-20215-P03 - Illustrative Preliminary CSM.

Three potential types of impacts exist for a site and all three need to be considered in the qualitative preliminary risk assessment:

- *Impacts from sources on the subject site.*
- *Impacts to the surrounding area from the subject site.*
- *Impacts to the subject site from the surrounding area.*

4.2 Potential Contamination Sources

Onsite Sources and Associated Contaminants (CoC)

From the information obtained during the preliminary risk assessment, there are a limited number of potential onsite contaminative sources which may affect the redevelopment of the site.

- *Bowling Green.*
- *Demolition materials associated with a former Pavilion.*
- *Potential for Made Ground associated with the development of the site.*

Historically bowling greens were constructed on ash due to its drainage properties. There is the potential for metals and speciated Polycyclic Aromatic Hydrocarbons (PAHs) contamination.

The potential contaminants onsite associated with general Made Ground near existing and previously demolished buildings include metals, PAHs and asbestos.

Deep Made Ground is not anticipated which is a potential source of permanent ground gases such as methane and carbon dioxide.

Offsite Sources and Associated Contaminants (CoC)

From the information obtained through the consultations, there are a number of potential contaminative sources which may affect the redevelopment of the site, only potential sources within 250m have been considered and include:

- Garage - c.100m east
- Electricity Substation - c.120m east
- Warehouse - c.100m east
- Transport depot/bus station - c.130m south east

Electricity substations were historically a source of PolyChlorinated Biphenyls (PCBs) owing to their usage as a coolant within the transformers.

The DoE profile for 'Road Vehicle Fuelling, Service and Repair' states that contaminants associated with petrol stations and garages include organic compounds, methyl tert-butyl ether (MTBE), chlorinated hydrocarbons and heavy metals. Additionally, vehicle wash down stations have historically been the source of phosphate-silicate formulations, sodium carbonate, sodium silicate and chelating compounds which may contaminate the ground adjacent due to run-off of water.

4.3 Pollution Linkages

The definition of a pollution linkage is a medium which allows a contaminant to impact a receptor. Potential pollution linkages have been recognised for the proposed residential development from the identified contamination sources that exist.

At this stage the contaminants identified above are considered to potentially pose an unacceptable risk to human health and controlled waters through the following pollution linkages:

- *Direct soil and dust ingestion.*
- *Dermal contact with soil both indoors and outdoors.*
- *Indoor air inhalation from soil and vapour.*
- *Outdoor inhalation of soil and vapour.*
- *Migration and accumulation of ground gas into internal spaces.*
- *Impaction of groundwater from soil contamination (diffuse and point).*
- *Impaction of groundwater from groundwater plume.*
- *Migration of soil and groundwater contamination impacting surface waters.*

4.4 Receptors

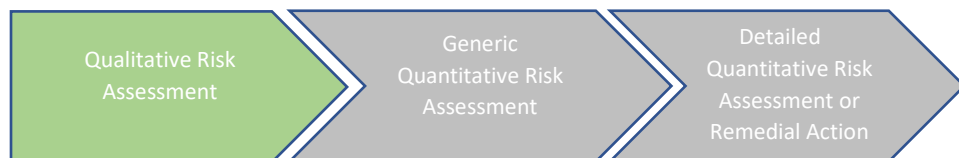
Receptors generally fall into the categories of human health or controlled waters within the river basin system. The recognised receptors are listed below:

- *Site end users.*
- *Chorlton Brook c.500m south.*
- *Principal and Secondary A Aquifer beneath the site.*
- *Clean potable water supply pipe.*

4.5 Preliminary Conceptual Site Model (CSM)

The factual information obtained from the searches and summarised in Section 2.0 and 3.0 has been used to compile a Preliminary CSM. Using Source-Pathway-Receptor assessment criteria that is applicable in the UK, a risk assessment has been completed to determine if a plausible pollution linkage exists between the identified contaminants and receptors. The risk classification has been estimated in accordance with the CIRIA C552 assessment criteria outlined in Appendix 8.

Human Health Pollution Linkage Assessment

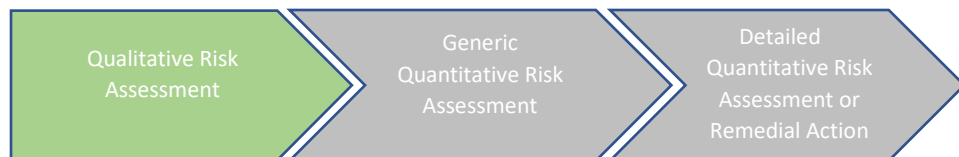


- The table below represents the first stage in the land quality risk assessment process - **the Qualitative Risk Assessment**.
- In order for a development site to be deemed 'suitable for use' the level of risk needs to be reduced to an acceptable level - low to negligible risk. The purpose of each stage of risk assessment is to establish if there is a requirement for additional stages of assessment in order to have sufficient confidence to support a risk characterisation or remedial action.

Conceptual Site Model					Qualitative Risk Assessment	
PL	Potential Source	Pollution Linkage	Likelihood	Consequence/ Severity	Risk Rating	Rationale and Action
PL1	Contaminated Soils	Ingestion of soil and dust. Dermal contact with soil.	Low likelihood	Medium	Moderate	Pollution Linkage 1 refers to proposed site users coming into contact with contaminated soils on the site. The site is currently unoccupied, and the land usage has not varied greatly over the site's history. The most significant development on site was the former bowling green and associated pavilion that have since been removed. Made Ground is anticipated to be present in the vicinity of existing and previously demolished structures including the potential for as beneath the former bowling green. Heavy metals, PAHs and asbestos may be present within the Made Ground soils. All potential offsite sources of contamination are at a distance that is sufficient not to impact the subject site. Soft landscaping is likely to be present as part of the proposed residential development and therefore a minor pollution linkage exists.

Conceptual Site Model					Qualitative Risk Assessment	
PL	Potential Source	Pollution Linkage	Likelihood	Consequence/ Severity	Risk Rating	Rationale and Action
PL2	Contaminated Soils	Inhalation of vapour.	Unlikely	Medium to Severe	Low	Pollution linkage 2 refers to vapours migrating into confined spaces within the proposed development. A volatile contamination source is not anticipated to be present on site and no plausible pollution linkage exists.
PL3	Contaminated Soils	Inhalation of soil dust by adjacent site users.	Unlikely	Medium	Low	No mobile source of contamination that could affect adjacent site end users has been identified and therefore no pollution linkage is considered to exist.
PL4	Contaminated Soils	Attacking potable water supply pipe.	Unlikely	Medium	Low	Pollution Linkage 4 refers to the possible contaminants permeating potable water pipes and consumption by the future site end users of the tainted water supply. Made Ground is unlikely to be present at installation depth and this should be confirmed during future intrusive works. Currently no realistic pollution link has been identified.
PL5	Ground Gas	Migration and accumulation of ground gas in internal spaces.	Unlikely to Low likelihood	Medium to Severe	Low	Deep Made Ground is unlikely to be present beneath the site and no offsite sources have been identified close to the site where ground gas could migrate into confined spaces of the proposed development. The site is not within an area requiring radon precautions within foundations and no realistic pollution linkage exists.

Controlled Waters Pollution Linkage Assessment



- The table below represents the first stage in the land quality risk assessment process – **Qualitative Risk Assessment**.
- In order for a development site to be deemed 'suitable for use' the level of risk needs to be reduced to an acceptable level - low to negligible risk. The purpose of each stage of risk assessment is to establish if there is a requirement for additional stages of assessment in order to have sufficient confidence to support a risk characterisation or remedial action.

Conceptual Site Model					Qualitative Risk Assessment	
PL	Potential source	Pollution linkage	Likelihood	Severity	Level of risk	Rationale
PL6	Contaminated Soils	Impaction of groundwater from soil contamination (diffuse and point). Impaction of groundwater from groundwater plume.	Unlikely	Medium	Low	Significant Made Ground is not anticipated to be present onsite due to the relatively limited land usage and site history. No mobile contaminants are anticipated to be present. Geological maps indicate that the site is underlain by Glaciofluvial Sand and Gravel (Secondary A Aquifer). The bedrock underlying the site is the Wilmslow Sandstone Formation (Principal Aquifer). The site is not within 500m of a SPZ, there are no potable abstractions within 2000m of the site and is not considered a sensitive resource. The proposed development will be covered with large areas of hardsurfacing and a new drainage system will be installed which will prevent infiltration and potential leaching. No plausible pollution linkage is present.



Conceptual Site Model					Qualitative Risk Assessment	
PL	Potential source	Pollution linkage	Likelihood	Severity	Level of risk	Rationale
PL7	Contaminated Soils	Migration of soil and groundwater contamination impacting surface waters.	Unlikely	Medium	Low	Pollution Linkage 7 refers to the impaction of Chorlton Brook 500m south of the site from contaminated soils and groundwater. No surface water features are present within 250m. No significant onsite sources of mobile contamination have been identified by the desk-based consultation. The distance to the nearest surface water feature would be sufficient to allow attenuation of potential contamination.

5.0 GROUND ENGINEERING RECOMENDATIONS AND POTENTIAL LIMITATIONS

5.1 Preliminary Foundation Assessment

No plans are currently available regarding the proposed development, it is understood the proposed development comprises part demolition of the existing building and the construction of apartments.

The site is anticipated to be underlain by natural Sand and Gravel. Depending on the depth of Made Ground that is encountered and the proposed loading of the apartment structure, traditional spread foundations such as strip or trench fill foundations founded within the natural Sand and Gravel deposits may be a viable solution. Alternatively a deeper foundation solution such as vibro ground improvement or piling could be utilised.

If the structure to be demolished is positioned over the existing basement, the resulting void should be infilled with appropriate engineered fill. Equivalent ground gas precautions within the existing building on site should also be incorporated within any proposed extensions.

Foundations for the proposed development should be designed not to surcharge or undermine the foundations of the existing structure.

The above preliminary foundation recommendations are based on desk-based information and should be confirmed by a Ground Investigation in accordance with current guidance.

5.2 Additional Limitations

The site is not affected by the legacy of coal mine workings.

Soil percolation testing may be a viable option for the proposed development as it is anticipated that shallow natural granular deposits will be present beneath the site. Soil infiltration rates will need to be determined in accordance with BRE Digest 365.

6.0 CONCLUSIONS AND GROUND INVESTIGATION SCOPE RATIONALE

6.1 Land Quality

The site is first indicated to be a field in 1849, later becoming a bowling green and Masonic Hall in 1881, the next development on site is the construction a pavilion in 1934. The hall appears to have remained and was eventually repurposed into the Irish Social Club in 1971 when the pavilion was demolished. Generally, the site has a limited history, and the land usage has remained largely consistent throughout.

Limited numbers of contaminative sources have been identified on the site, and any offsite contamination sources are at a distance to not impact the subject site and end users. Therefore, the risk to human health is considered to be *Low*.

Any further development on site is likely to incorporate new drainage. No significant sources of mobile contamination have been identified and the Chorlton Brook is circa 500m south of the site which is a distance to allow considerable attenuation. Therefore, the risk to controlled water is considered to be *Low*.

No potential source of ground gas has been identified by the desk based consultations and the risk from ground gas is considered to be *Low*.

6.2 Ground Engineering

The site is anticipated to be underlain by Sand and Gravel Deposits. Depending on the depth of Made Ground that is encountered and the proposed loadings for the proposed development, shallow spread foundations cast in the Sand and Gravel may be an option. Alternatively a deeper foundation solution may be more cost beneficial.

Soil percolation testing may be a viable option if a sufficient depth of Sand and Gravel deposits is present as this strata often provides good drainage properties.

6.3 Additional Considerations

The site is not affected by a historic legacy of shallow coal mining.

An Asbestos Demolition Survey should be undertaken prior to demolition or refurbishment of any of the existing buildings on site.

6.4 Recommended Ground Investigation Scope of Investigation

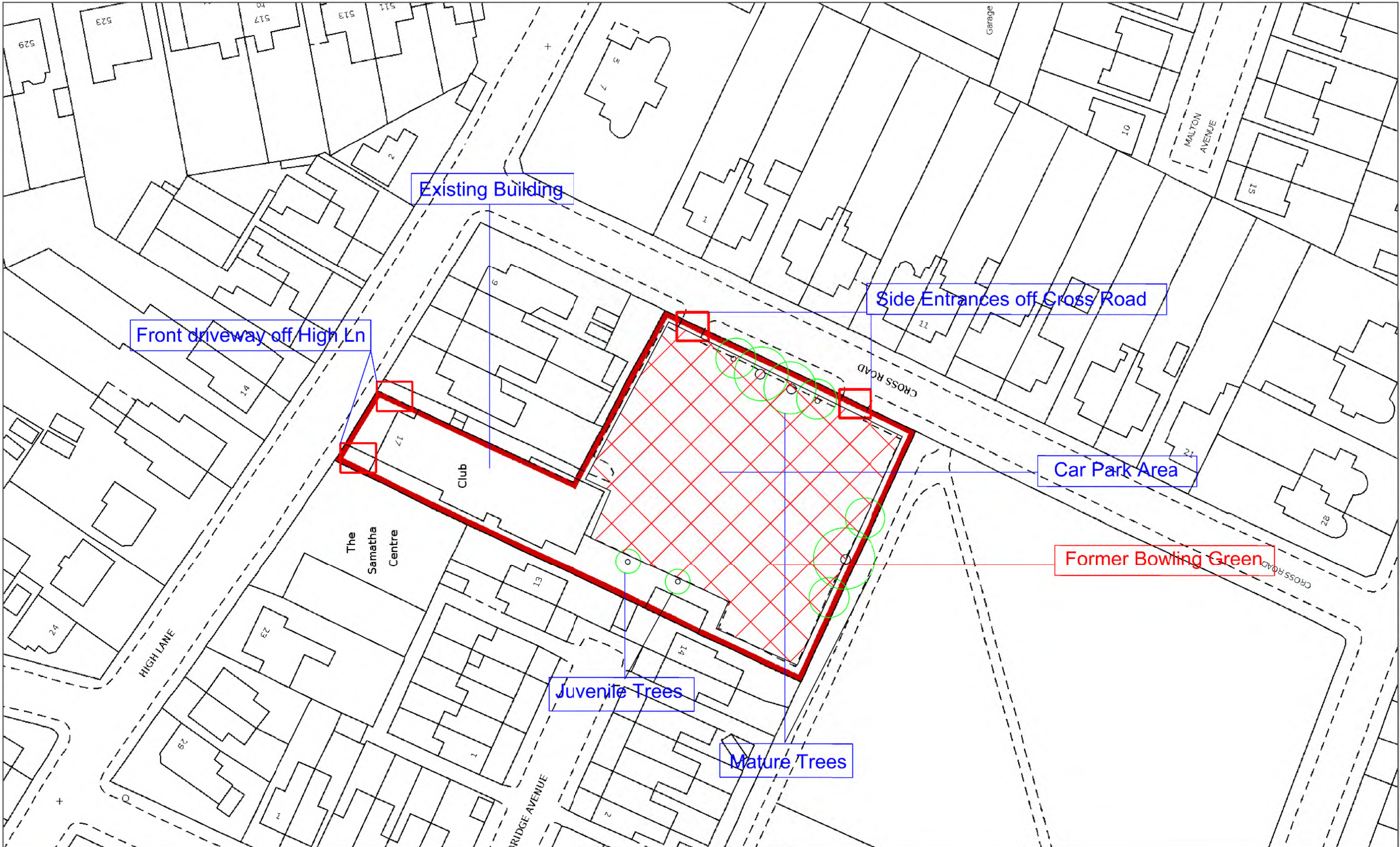
Based on the information in this assessment, a main investigation is required in accordance with BS 10175:2017 and BS 22475. The following scope of works is recommended based on the Preliminary CSM compiled, additional works may be required as the result of planning conditions for the proposed development:

Method of Investigation	G / E
1 No. Cable Percussive borehole to 15m bgl.	G/E
5 No. Windowless Sample boreholes to 4.0m bgl	G/E
1 No Hand Excavated Trial Pit to 1.2m bgl.	G/E
Geo-Environmental Testing.	E
Geotechnical Testing.	G

Note Environmental (E) / Geotechnical (G)

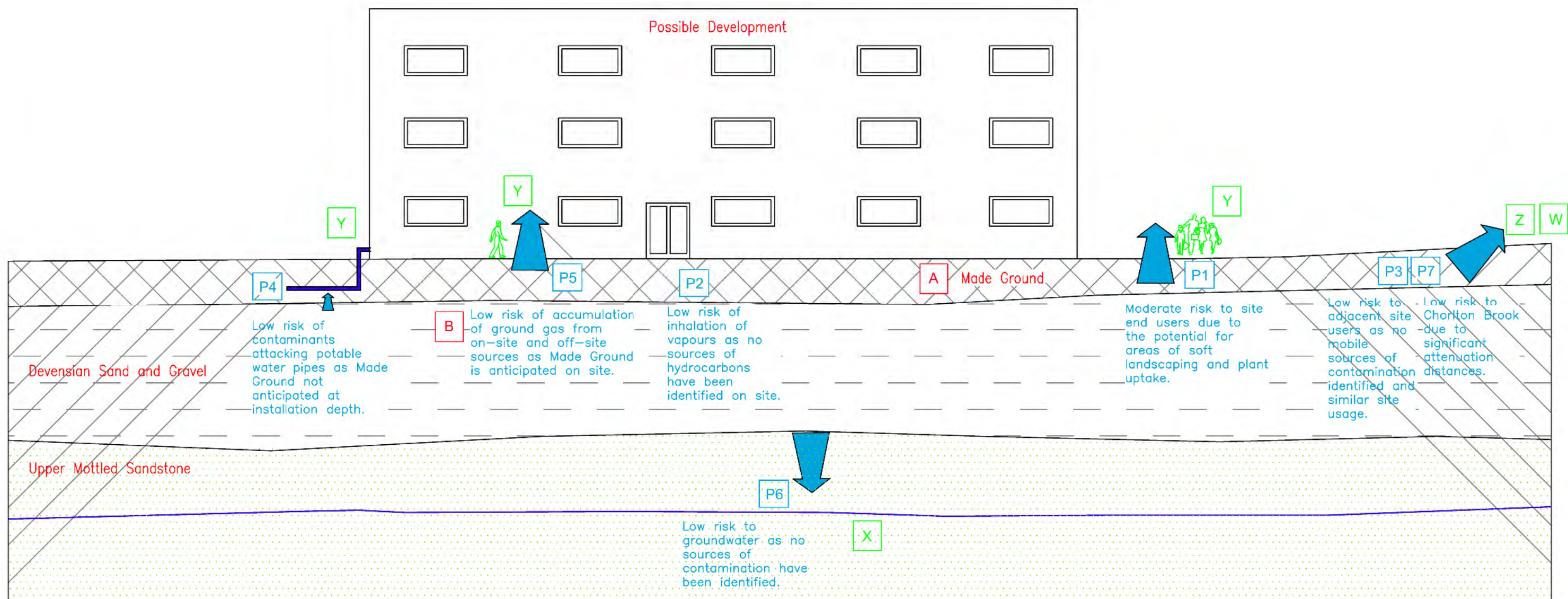


APPENDIX 1 - Plans



 GROUNDTECH CONSULTING	CLIENT	DATE			Status		Notes
	SOUTHWAY HOMES TRUST	SEPTEMBER 2020			Preliminary		
	PROJECT TITLE	SCALE			Draft		
	CROSS ROAD, CHORLTON-CUM-HARDY	NTS			Issued	●	
	PLAN TITLE	PLAN NUMBER			For Comment		
	PRELIMINARY DEVELOPMENT CONSTRAINTS PLAN	GRO-20215-P02	Rev.	Details	Date	Approved	

SOURCES A. Contaminated soils / Made ground. B. Ground gas.	POLLUTION LINKAGES P1. Ingestion of soil and dust. P2. Inhalation of vapour. P3. Inhalation of soil dust by adjacent site users. P4. Attacking of potable water supply pipe. P5. Migration and accumulation of ground gas in internal places. P6. Impaction of groundwater from soil contamination. P7. Migration of soil and groundwater contamination impacting surface waters.	RECEPTORS W. Chorlton Brook X. Groundwater within the secondary and principal aquifer. Y. Site End Users Z. Adjacent site users.
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 GROUNDTECH CONSULTING	CLIENT SOUTHWAY HOUSING TRUST	DATE SEPTEMBER 2020			Status Preliminary	Notes
	PROJECT TITLE CROSS ROAD, CHORLTON-CUM-HARDY	SCALE NTS			Draft	
	PLAN TITLE ILLUSTRATIVE PRELIMINARY CSM	PLAN NUMBER GRO-20215-P03			Issued ●	
			Rev.	Details	For Comment	
				Date	Approved	



APPENDIX 2 - Site Photographs



Photograph 1 - Front of property



Photograph 2 - Car Park at Rear of Property



Photograph 3 – Small Area of Artificial Grass at Rear of Property



Photograph 4 - Bin Storage Area to Front of Property



Photograph 5 - Eastern Site Boundary

SS

APPENDIX 3 - Historical Maps

Site Details:

Cross Road, Chorlton, Irish
Club, High Lane, M21 9DJ

Client Ref: EMS_632550_841295
Report Ref: EMS-632550_841295
Grid Ref: 381718, 393610

Map Name: County Series

Map date: 1849

Scale: 1:10,560

Printed at: 1:10,560



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



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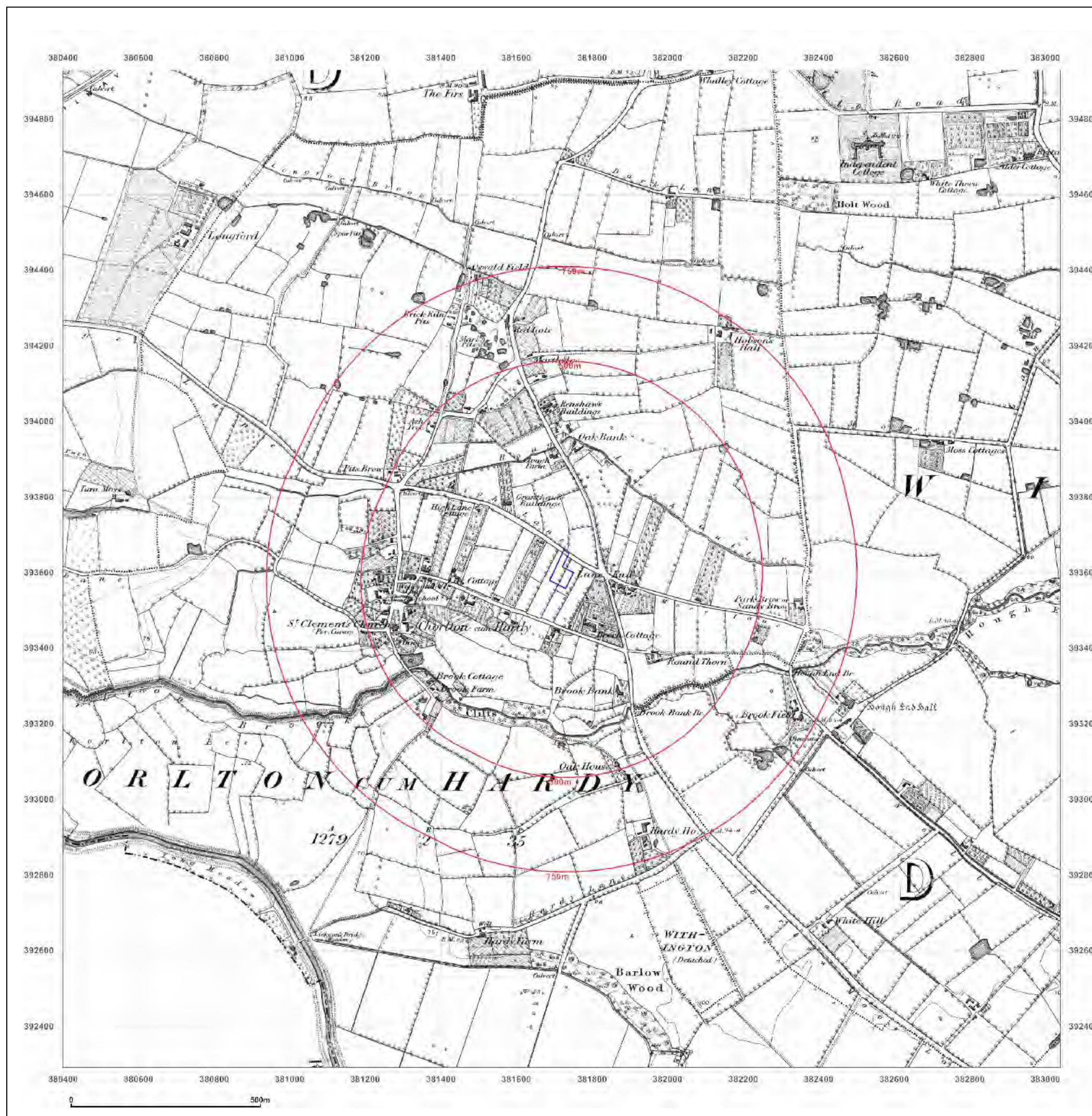


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Production date: 08 September 2020

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Site Details:

Cross Road, Chorlton, Irish
Club, High Lane, M21 9DJ

Client Ref: EMS_632550_841295
Report Ref: EMS-632550_841295
Grid Ref: 381718, 393610

Map Name: County Series

Map date: 1897

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1897
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1876
Revised 1897
Edition 1897
Copyright N/A
Levelled N/A



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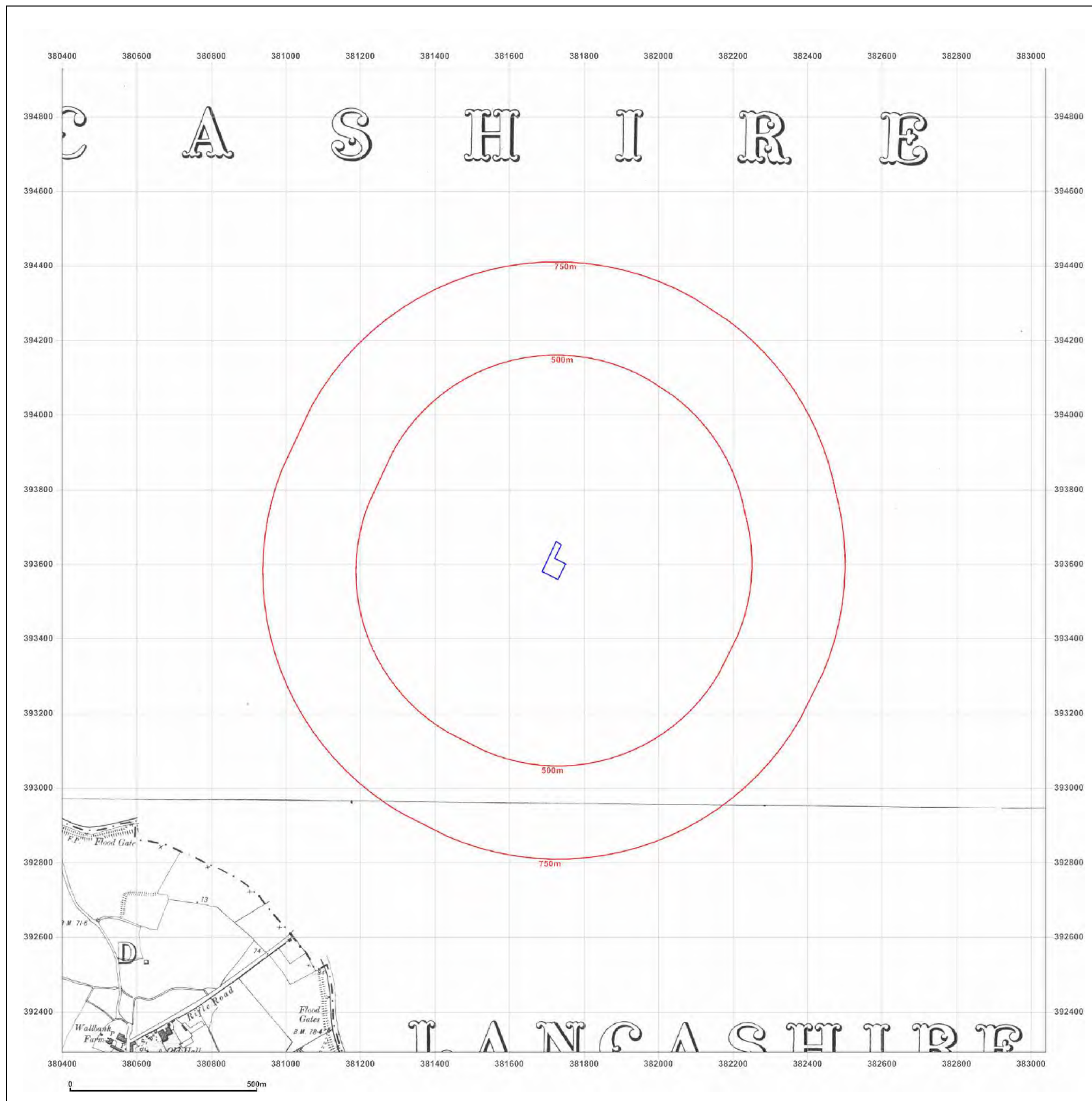


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Site Details:

Cross Road, Chorlton, Irish
Club, High Lane, M21 9DJ

Client Ref: EMS_632550_841295
Report Ref: EMS-632550_841295
Grid Ref: 381718, 393610

Map Name: County Series

Map date: 1908-1911

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
Revised 1911
Edition 1911
Copyright N/A
Levelled N/A

Surveyed 1873
Revised 1908
Edition 1908
Copyright N/A
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Site Details:

Cross Road, Chorlton, Irish
Club, High Lane, M21 9DJ

Client Ref: EMS_632550_841295
Report Ref: EMS-632550_841295
Grid Ref: 381718, 393610

Map Name: County Series

Map date: 1911

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
Revised 1908
Edition 1911
Copyright N/A
Levelled N/A



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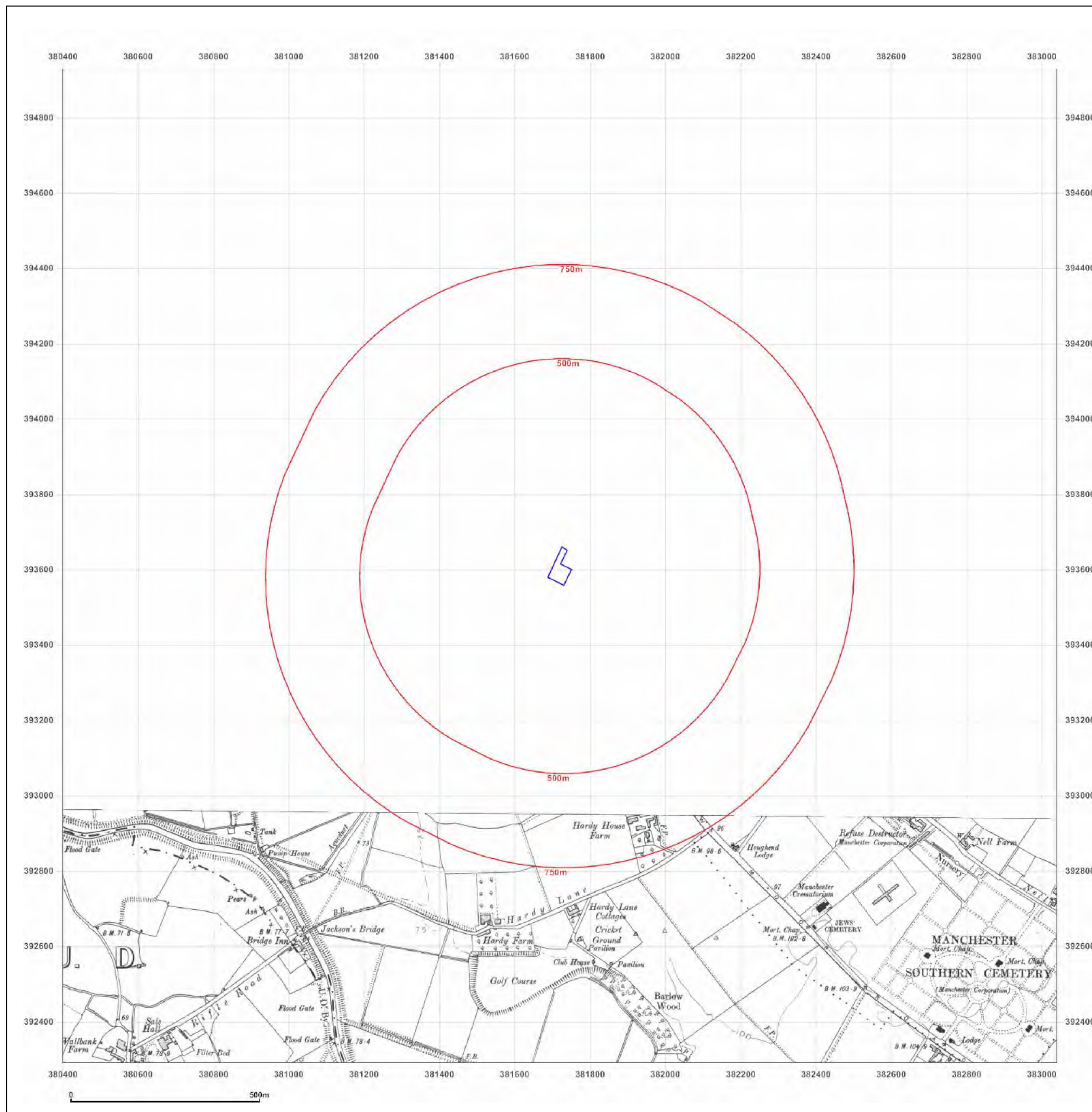


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Site Details:

Cross Road, Chorlton, Irish
Club, High Lane, M21 9DJ

Client Ref: EMS_632550_841295
Report Ref: EMS-632550_841295
Grid Ref: 381718, 393610

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



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



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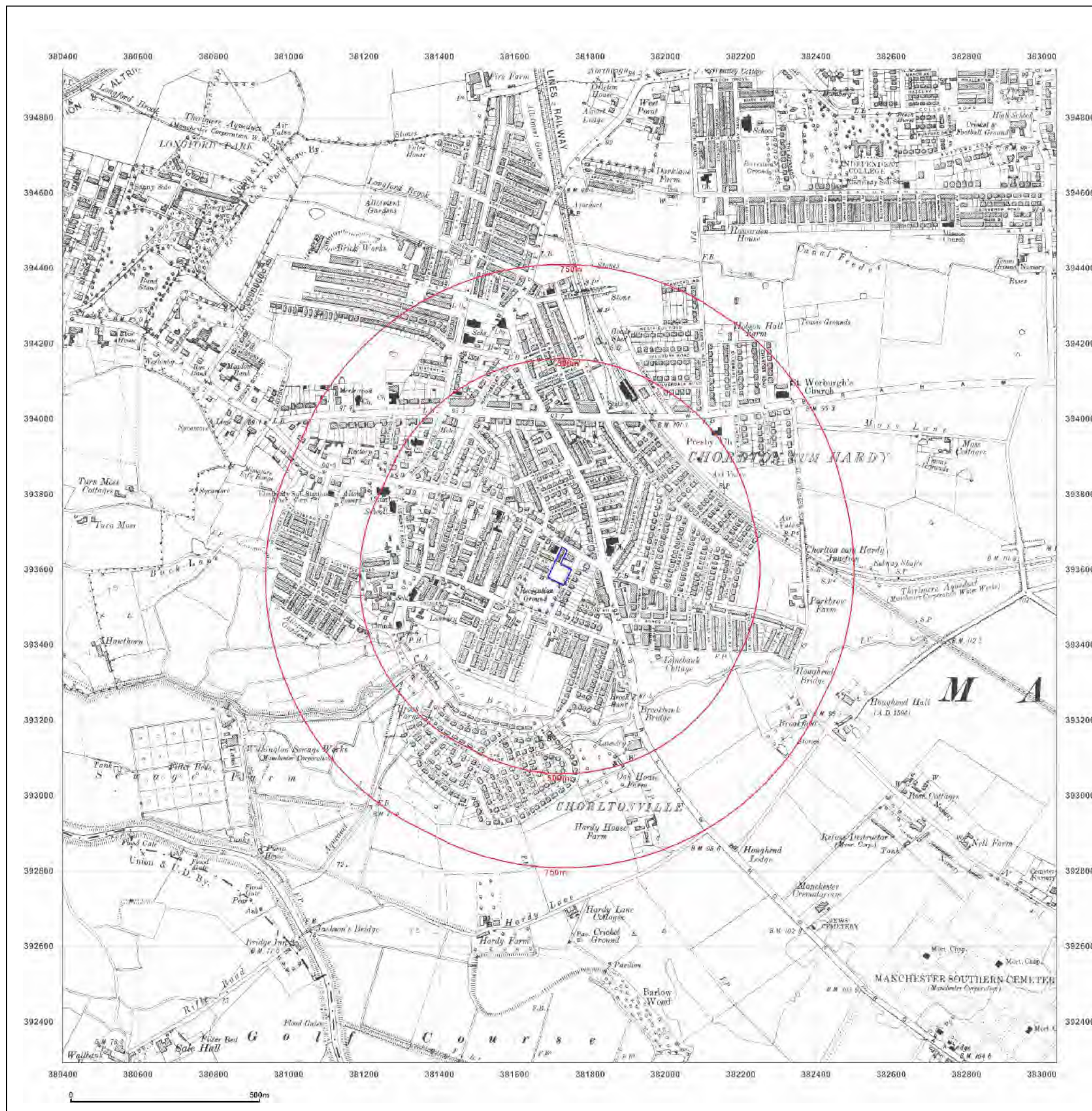


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Site Details:

Cross Road, Chorlton, Irish
Club, High Lane, M21 9DJ

Client Ref: EMS_632550_841295

Report Ref: EMS-632550_841295

Grid Ref: 381718, 393610

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



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



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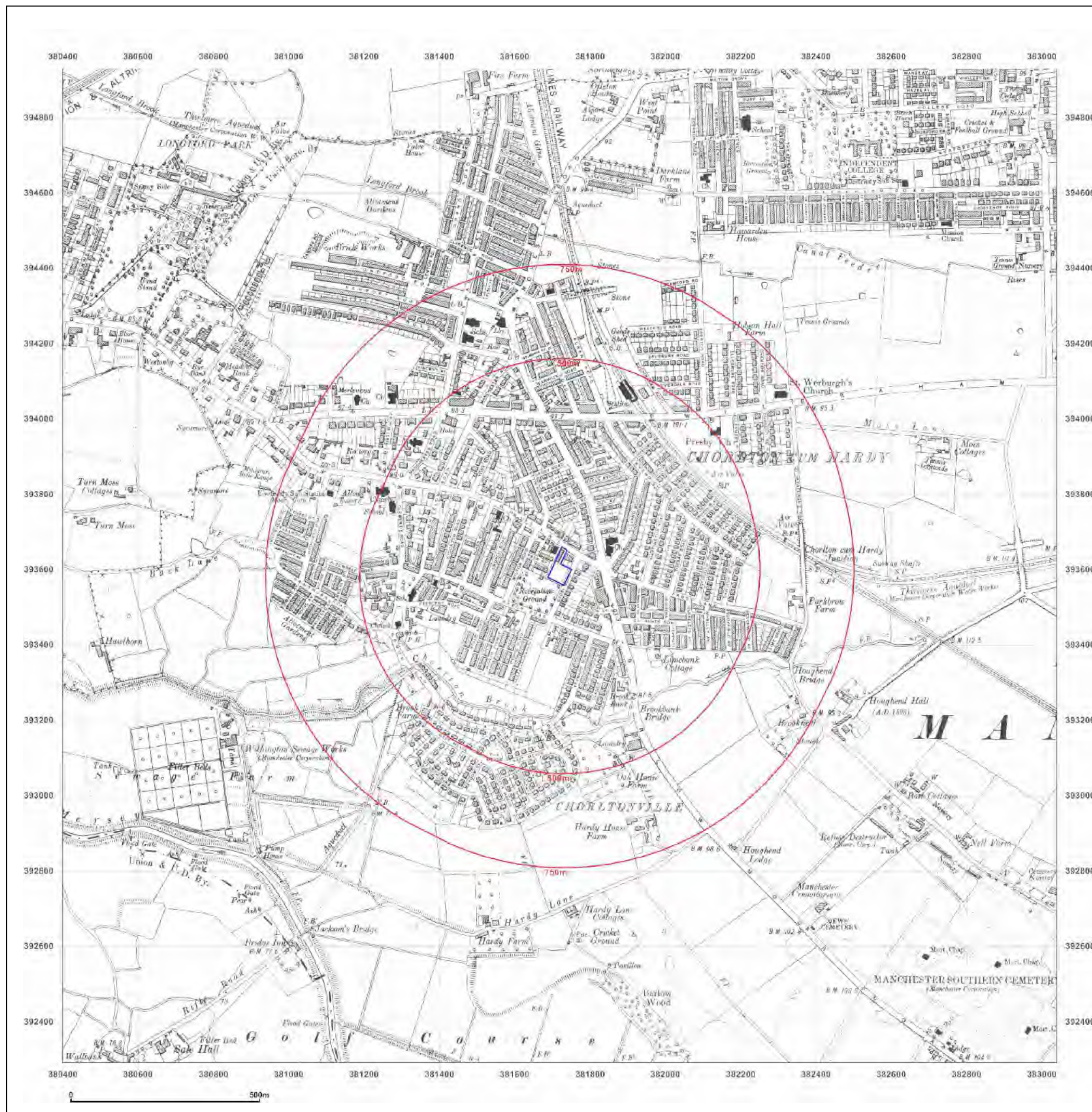


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Site Details:

Cross Road, Chorlton, Irish
Club, High Lane, M21 9DJ

Client Ref: EMS_632550_841295
Report Ref: EMS-632550_841295
Grid Ref: 381718, 393610

Map Name: County Series

Map date: 1934

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1934
Edition 1934
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Site Details:

Cross Road, Chorlton, Irish
Club, High Lane, M21 9DJ

Client Ref: EMS_632550_841295
Report Ref: EMS-632550_841295
Grid Ref: 381718, 393610

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1938
Edition 1938
Copyright N/A
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Site Details:

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Club, High Lane, M21 9DJ

Client Ref: EMS_632550_841295
Report Ref: EMS-632550_841295
Grid Ref: 381718, 393610

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1873
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A



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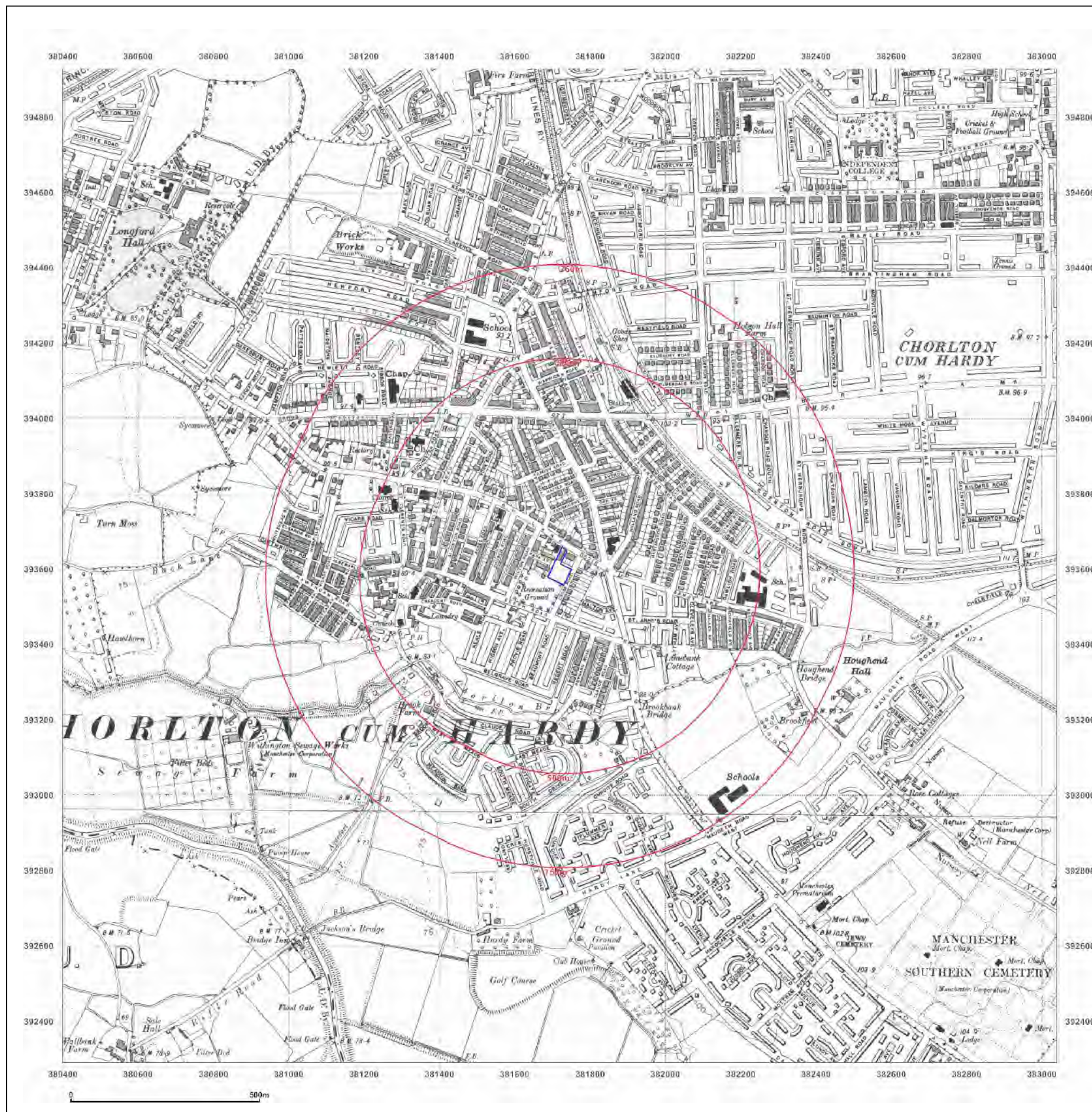


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Site Details:

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Client Ref: EMS_632550_841295
Report Ref: EMS-632550_841295
Grid Ref: 381718, 393610

Map Name: Provisional

Map date: 1955

Scale: 1:10,560

Printed at: 1:10,560



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



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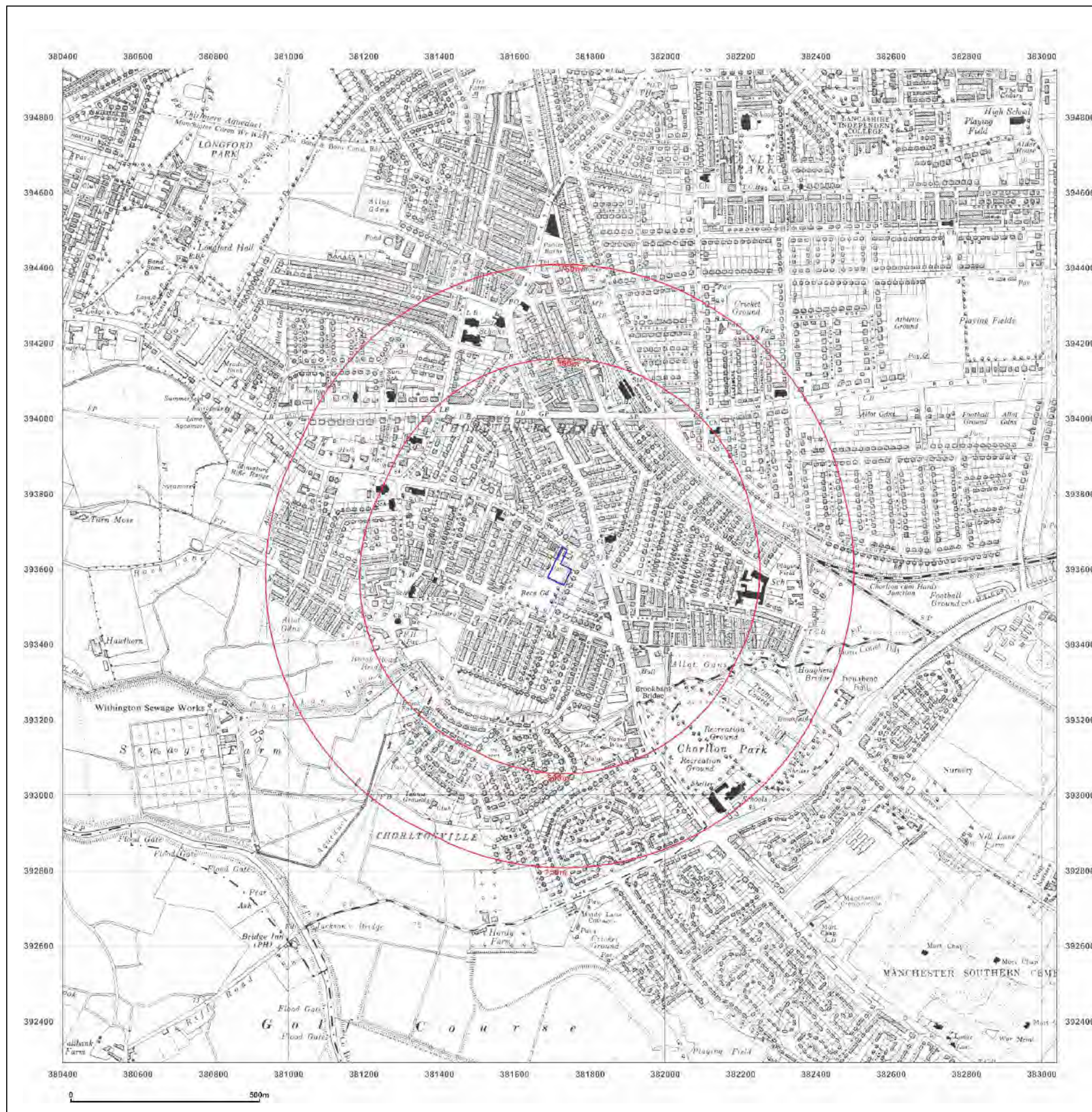


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Site Details:

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Club, High Lane, M21 9DJ

Client Ref: EMS_632550_841295
Report Ref: EMS-632550_841295
Grid Ref: 381718, 393610

Map Name: Provisional

Map date: 1966

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1966
Revised 1966
Edition N/A
Copyright 1966
Levelled N/A



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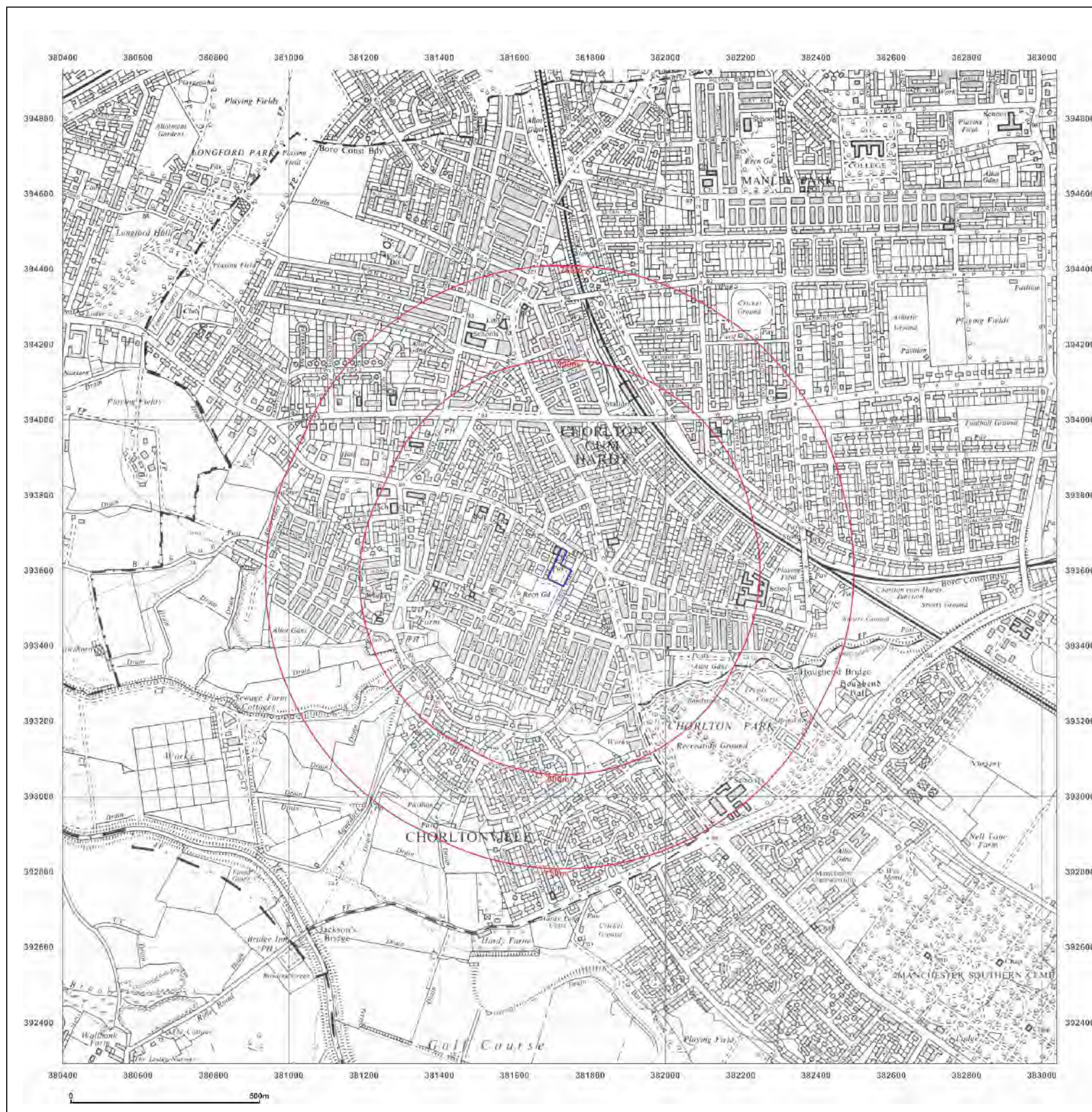


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Site Details:

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Client Ref: EMS_632550_841295
Report Ref: EMS-632550_841295
Grid Ref: 381718, 393610

Map Name: National Grid

Map date: 1981

Scale: 1:10,000

Printed at: 1:10,000



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



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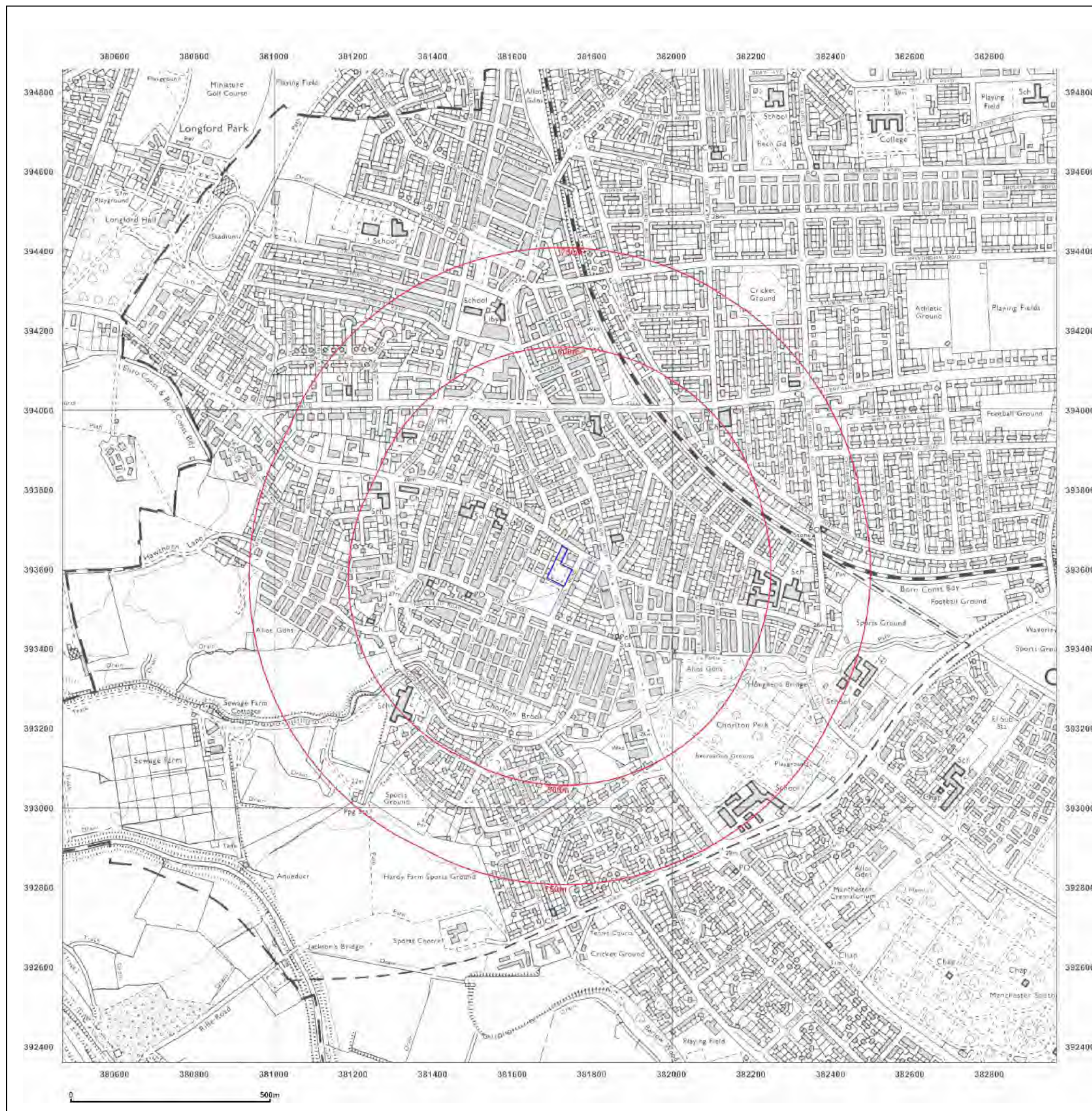


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Site Details:

Cross Road, Chorlton, Irish
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Client Ref: EMS_632550_841295
Report Ref: EMS-632550_841295
Grid Ref: 381718, 393610

Map Name: National Grid

Map date: 1988

Scale: 1:10,000

Printed at: 1:10,000



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



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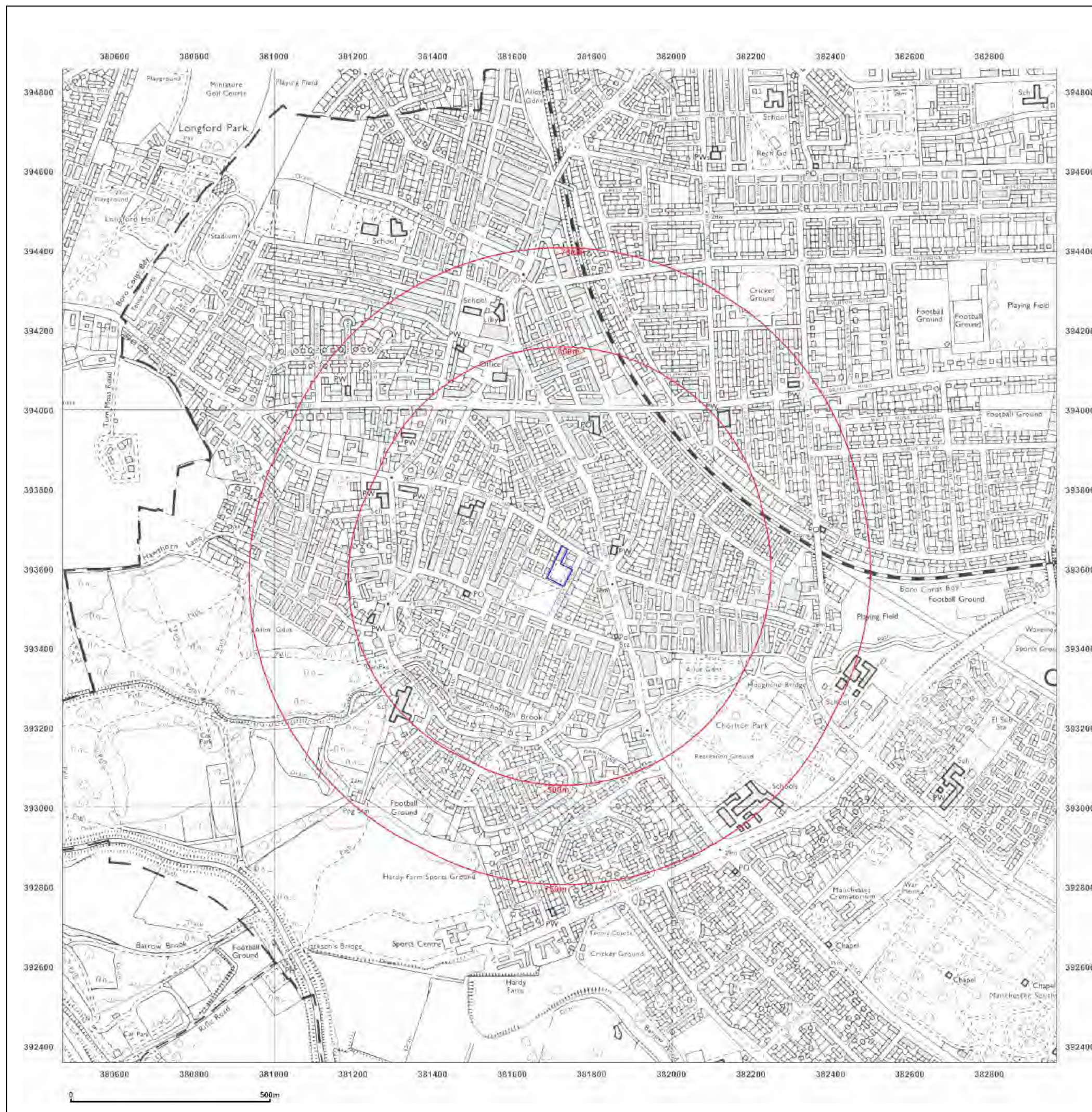


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Site Details:

Cross Road, Chorlton, Irish
Club, High Lane, M21 9DJ

Client Ref: EMS_632550_841295
Report Ref: EMS-632550_841295
Grid Ref: 381718, 393610

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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Site Details:

Cross Road, Chorlton, Irish
Club, High Lane, M21 9DJ

Client Ref: EMS_632550_841295

Report Ref: EMS-632550_841295

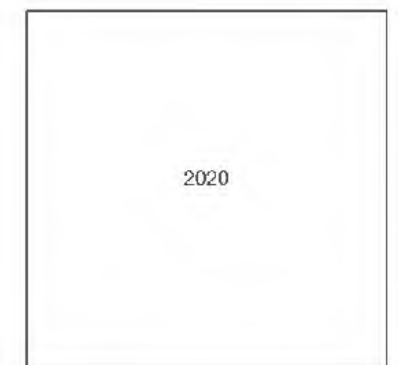
Grid Ref: 381718, 393610

Map Name: National Grid

Map date: 2020

Scale: 1:10,000

Printed at: 1:10,000



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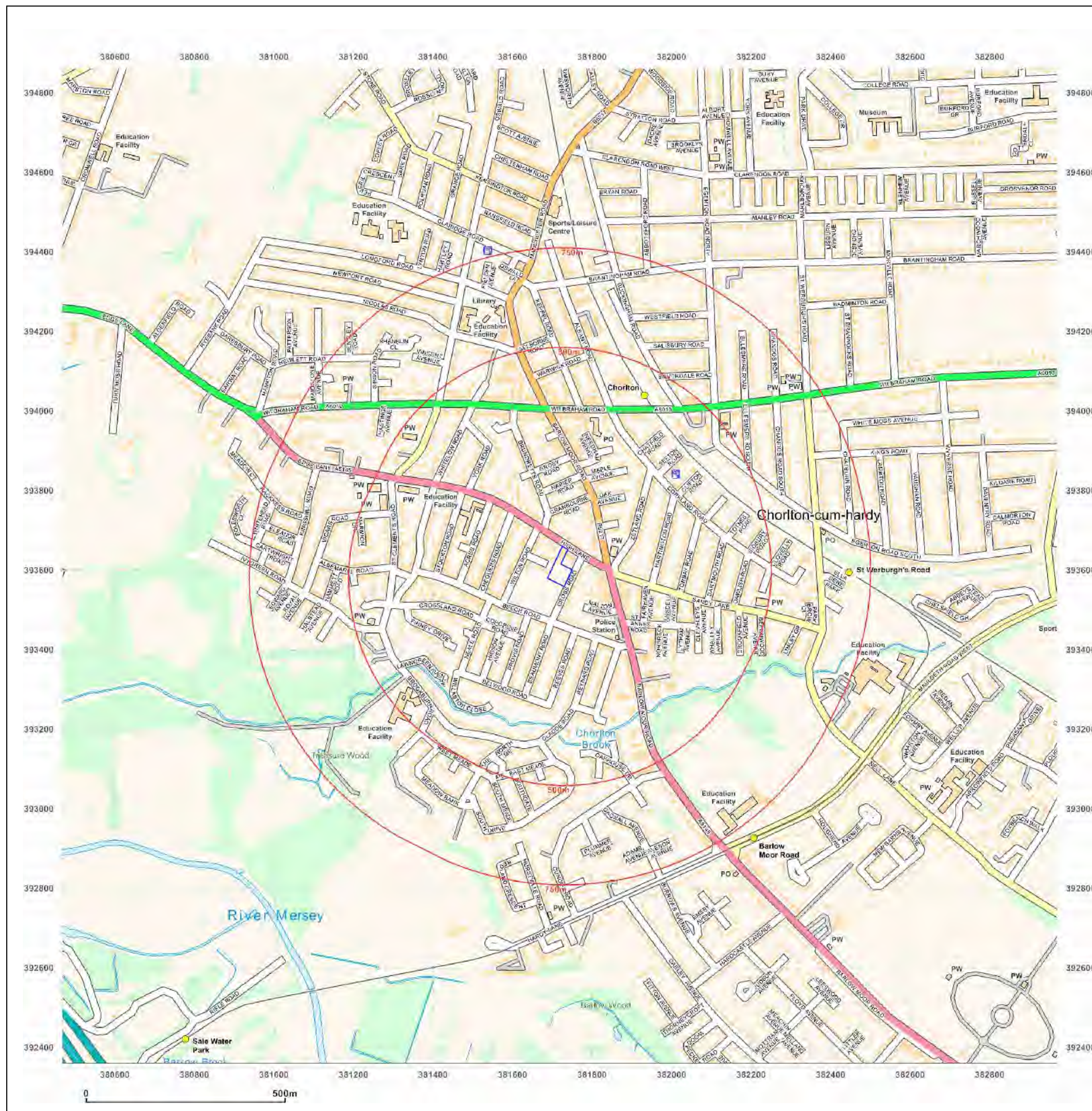


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Site Details:

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Client Ref: EMS_632550_841295
Report Ref: EMS-632550_841295
Grid Ref: 381718, 393610

Map Name: County Series

Map date: 1881

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1881
Revised 1881
Edition N/A
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Surveyed 1881
Revised N/A
Edition 1881
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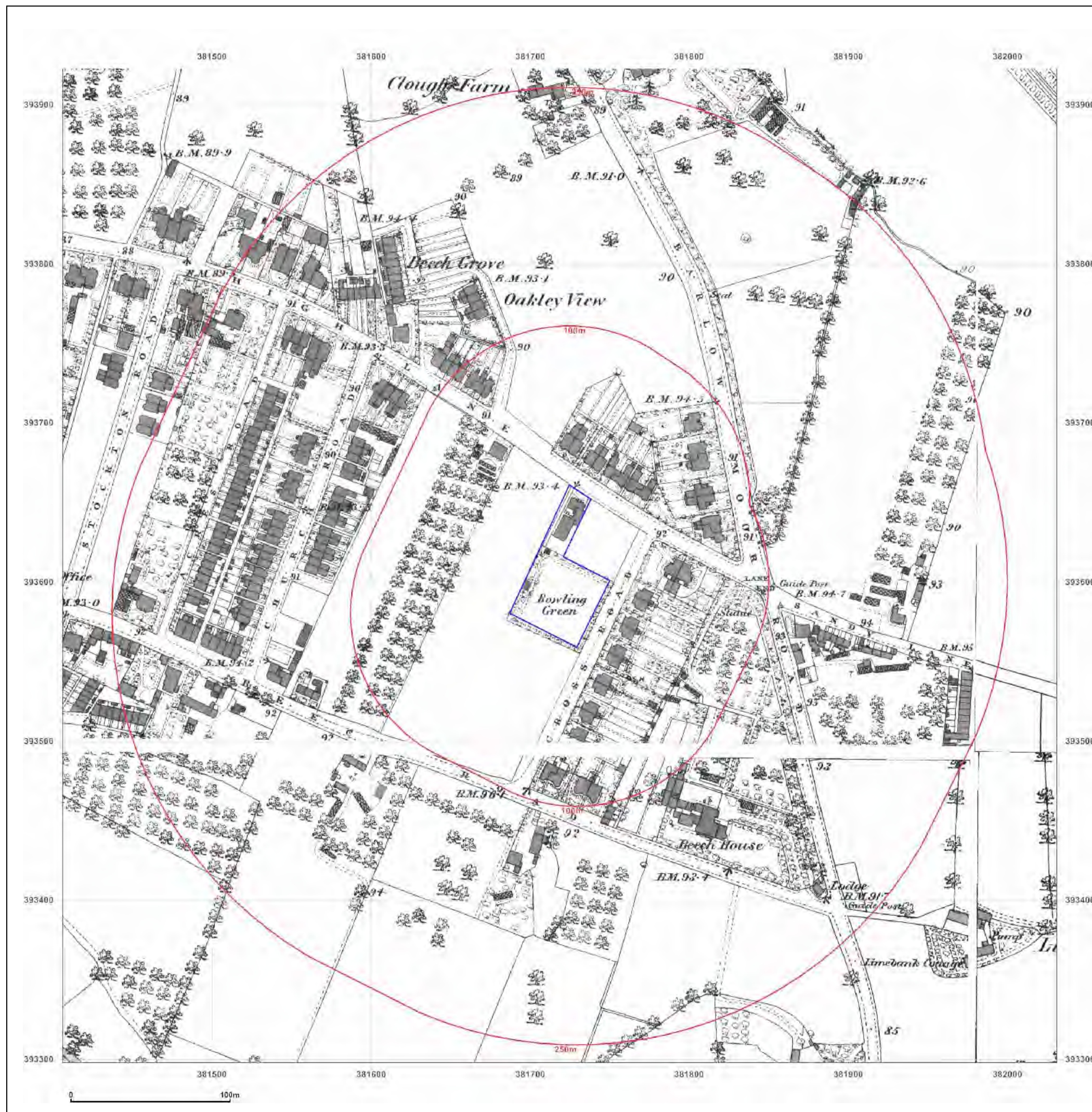


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Site Details:

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Client Ref: EMS_632550_841295
Report Ref: EMS-632550_841295
Grid Ref: 381718, 393610

Map Name: County Series

Map date: 1894

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1894
Revised 1894
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1894
Revised N/A
Edition 1894
Copyright N/A
Levelled N/A

Surveyed 1894
Revised 1894
Edition N/A
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Revised N/A
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Site Details:

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Client Ref: EMS_632550_841295
Report Ref: EMS-632550_841295
Grid Ref: 381718, 393610

Map Name: County Series

Map date: 1907

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1907
Revised 1907
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1891
Revised 1905
Edition 1907
Copyright N/A
Levelled N/A

Surveyed 1907
Revised 1907
Edition N/A
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Surveyed 1891
Revised 1905
Edition 1907
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Site Details:

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Client Ref: EMS_632550_841295
Report Ref: EMS-632550_841295
Grid Ref: 381718, 393610

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



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

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

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

Surveyed 1922
Revised 1916
Edition 1922
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Site Details:

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Client Ref: EMS_632550_841295
Report Ref: EMS-632550_841295
Grid Ref: 381718, 393610

Map Name: County Series

Map date: 1933

Scale: 1:2,500

Printed at: 1:2,500



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

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

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

Surveyed 1873
Revised 1933
Edition N/A
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Site Details:

Cross Road, Chorlton, Irish
Club, High Lane, M21 9DJ

Client Ref: EMS_632550_841295
Report Ref: EMS-632550_841295
Grid Ref: 381718, 393610

Map Name: National Grid

Map date: 1955

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1955
Revised 1955
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1955
Revised 1955
Edition N/A
Copyright N/A
Levelled 1948

Surveyed 1955
Revised 1955
Edition N/A
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Surveyed 1955
Revised 1955
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Site Details:

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Club, High Lane, M21 9DJ

Client Ref: EMS_632550_841295
Report Ref: EMS-632550_841295
Grid Ref: 381718, 393610

Map Name: National Grid

Map date: 1955

Scale: 1:2,500

Printed at: 1:2,500



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Site Details:

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Club, High Lane, M21 9DJ

Client Ref: EMS_632550_841295
Report Ref: EMS-632550_841295
Grid Ref: 381718, 393610

Map Name: National Grid

Map date: 1971-1974

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1955
Revised 1973
Edition N/A
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Surveyed 1955
Revised 1970
Edition N/A
Copyright 1971
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Site Details:

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Club, High Lane, M21 9DJ

Client Ref: EMS_632550_841295
Report Ref: EMS-632550_841295
Grid Ref: 381718, 393610

Map Name: National Grid

Map date: 1979-1984

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1958
Revised 1984
Edition N/A
Copyright 1984
Levelled 1958

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Edition N/A
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Revised N/A
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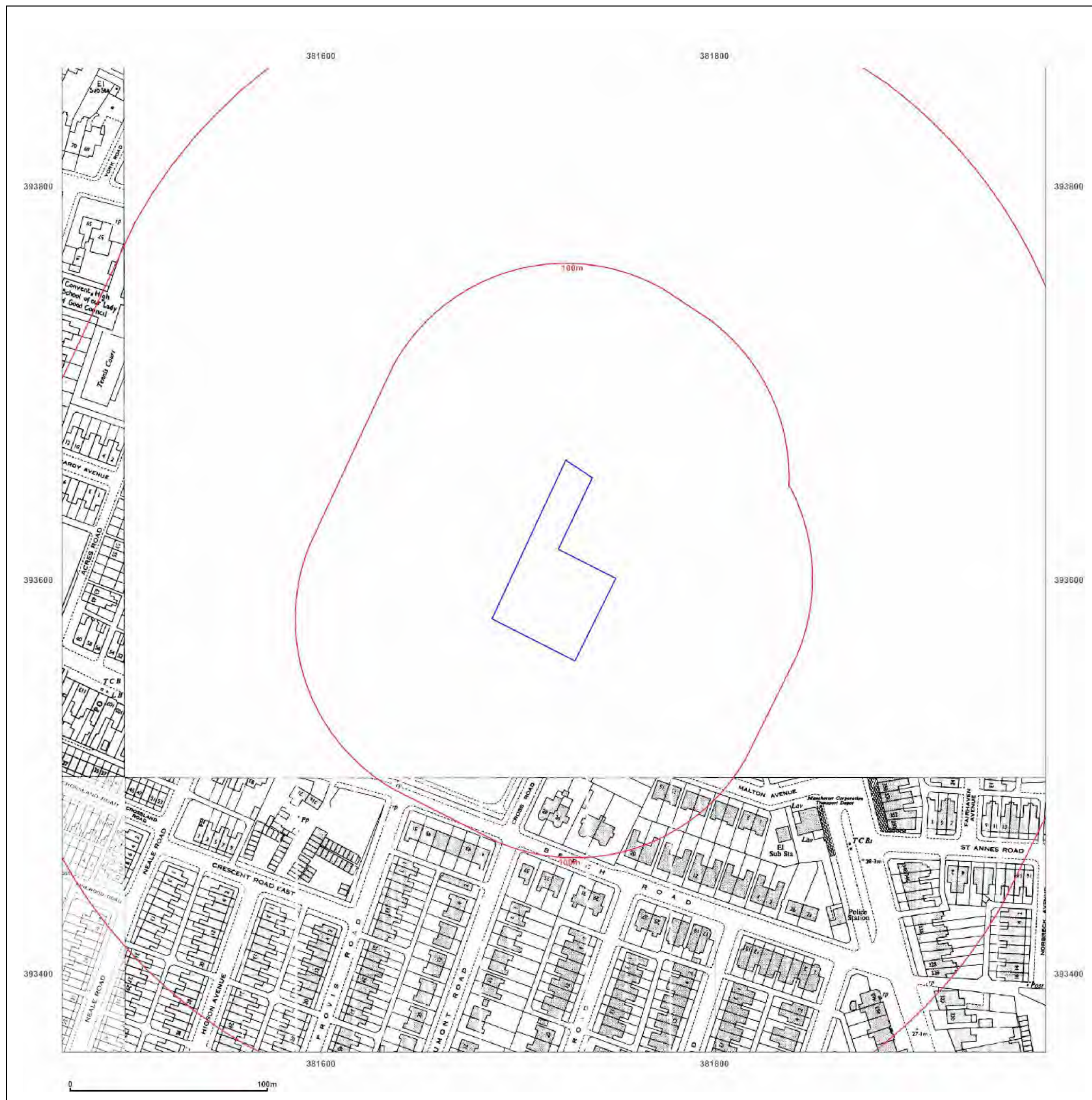


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Site Details:

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Club,High Lane,M21 9DJ

Client Ref: EMS_632550_841295
Report Ref: EMS-632550_841295
Grid Ref: 381718, 393610

Map Name: National Grid

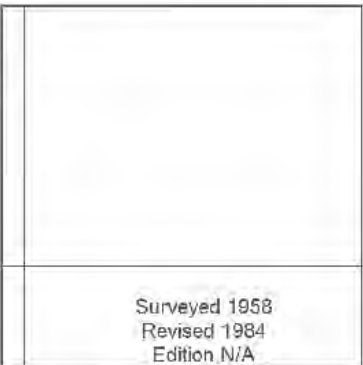
Map date: 1979-1984

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1979
Levelled 1958



Surveyed 1958
Revised 1984
Edition N/A
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Site Details:

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Client Ref: EMS_632550_841295
Report Ref: EMS-632550_841295
Grid Ref: 381718, 393610

Map Name: National Grid

Map date: 1990-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1958
Revised 1990
Edition N/A
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Levelled 1958

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

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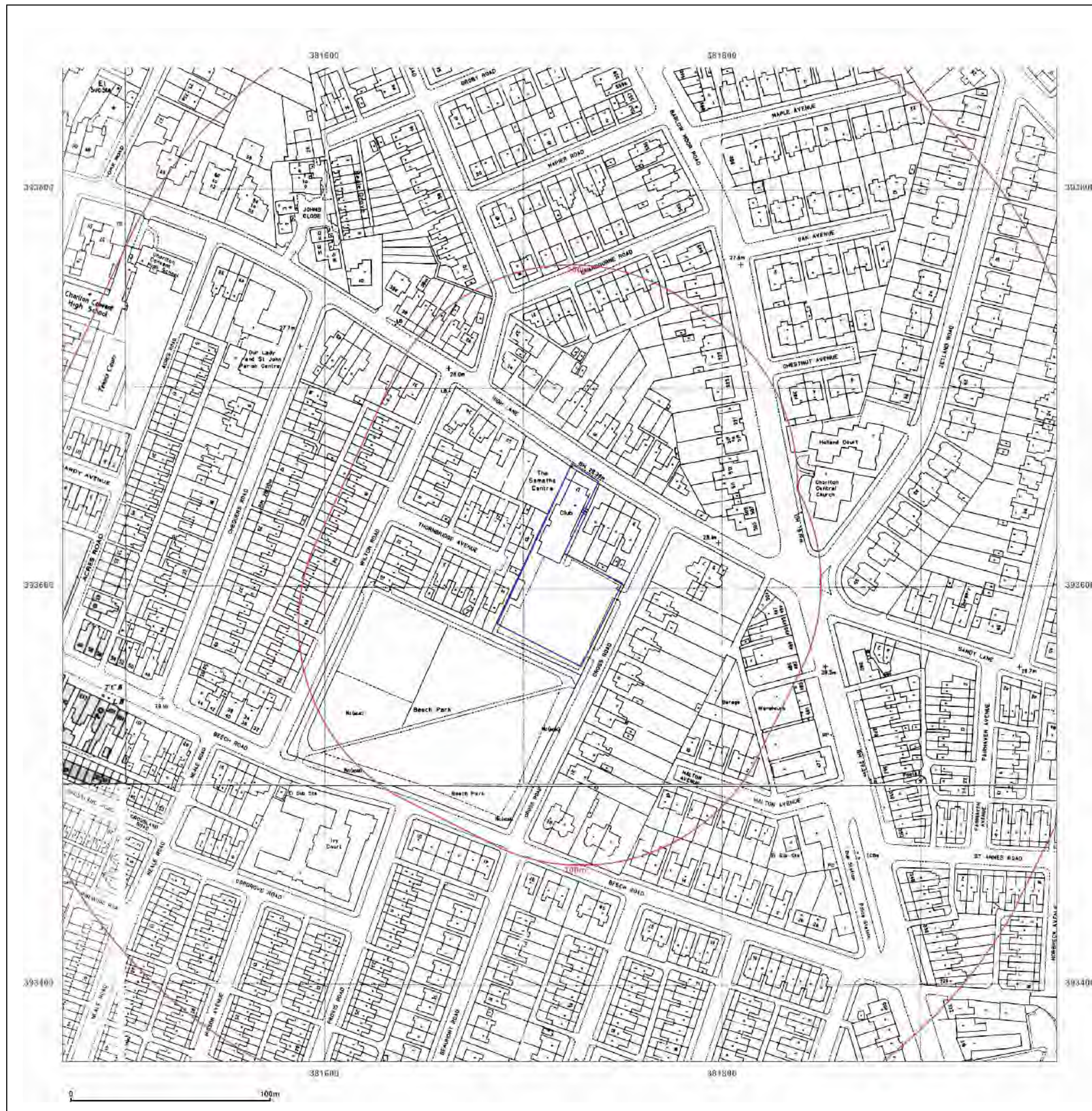


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Site Details:

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Client Ref: EMS_632550_841295
Report Ref: EMS-632550_841295
Grid Ref: 381718, 393610

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

Surveyed 1955
Revised 1973
Edition N/A
Copyright 1992
Levelled N/A

Surveyed 1955
Revised 1970
Edition N/A
Copyright 1992
Levelled N/A

Surveyed 1955
Revised 1955
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Copyright 1992
Levelled N/A



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Production date: 08 September 2020

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



Site Details:

Cross Road, Chorlton, Irish
Club, High Lane, M21 9DJ

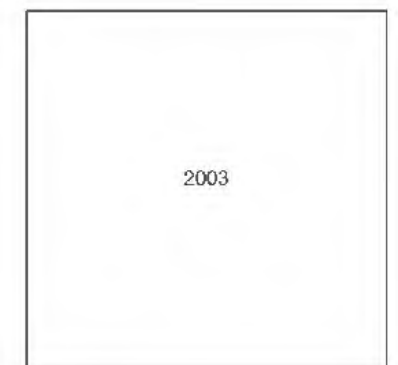
Client Ref: EMS_632550_841295
Report Ref: EMS-632550_841295
Grid Ref: 381718, 393610

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Production date: 08 September 2020

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



County Series 1:10,560 scale

VEGETATION



Fir Wood



Deciduous Wood



Mixed Wood



Brushwood



Orchard



Reeds



Rough Pasture



Furze



Marsh



Osiers

ROADS



Railway over Road



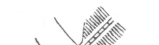
Road over Railway



Road over River or Canal



Level Crossing



Railway over River



Road over Stream



Road over Stream



Sunken Road



Raised Road

RAILWAYS

Double Lines of Railway



Single Lines of Railway and Tramway

GENERAL FEATURES



Gravel Pit



Sand Pit



Quarry



Shingle



Other Pits



Antiquities, Site of



Arrow, showing direction of flow of water



Trigonometrical Station

BOUNDARIES

County Boundary

Parish Boundary

Contours

Parliamentary Division Boundary

Union Boundary

Rural District Boundary

National Grid 1:10,000 scale

HEIGHTS (METRES)

Values are given in metres above mean sea level at Newlyn.

Surface heights determined by ground survey 163m
air survey 164m

Bench marks and their values are shown on large scale maps, and bench mark lists containing fuller and possibly later levelling information are obtainable from the Director General, Ordnance Survey.

Contours are at 5 metres vertical interval.

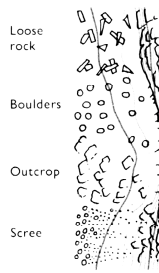
ROCK FEATURES

Loose rock

Boulders

Outcrop

Scree



CONVERSION SCALE

Metres - Feet

2000 Metres 6500 Feet

6000

5000

1500

4000

ABBREVIATIONS

BP,BS Boundary Post or Stone

Ch Church

CH Club House

F Sta Fire Station

FB Foot Bridge

Fn Fountain

GP Guide Post

MP,MS Mile Post or Stone

P Pole or Post

Pol Sta Police Station

PO Post Office

PC Public Convenience

PH Public House

S Stone

Spr Spring

TCB Telephone Call Box

TCP Telephone Call Post

TH Town Hall

W Well

Y Youth hostel

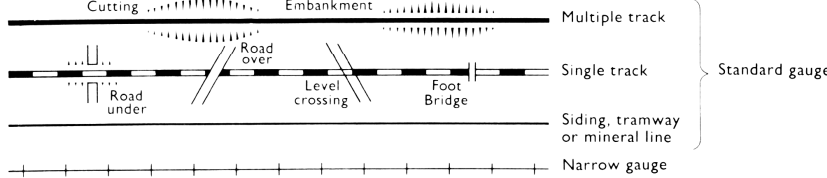
ROADS

Road

Track

Where unfenced shown by pecked lines.

RAILWAYS



GENERAL FEATURES

Antiquity, (site of)

Boulders

Building

Pylon

Pole

Glasshouse

Triangulation station

Direction of flow of water

Shingle

Sand

Lake, loch or pond

Sloping masonry

= Chalk pit, clay pit or quarry

= Gravel pit

= Sand pit

Refuse or slag heap

VEGETATION

Bracken, rough grassland

Scrub

Heath

Marsh

Saltings

Reeds

Coppice

Orchard

Coniferous trees

Non-coniferous trees

In some areas bracken () and rough grassland () are shown separately.



GroundSure

Historical Map Pack Legend

County Series & National Grid

1:10,560 scale

Information present on these legends is sourced from the same Ordnance Survey mapping as the maps used in this product.

If you have a query regarding any of the maps provided please contact GroundSure's technical helpline. We will endeavour to answer any queries you may have.

Technical Helpline

Tel 08444159000

groundsureinsight@groundsure.com
www.groundsure.com

County Series 1:2,500 scale

National Grid 1:2,500 / 1:1,250 scale



Historical Map Pack Legend

GENERAL FEATURES

Wood, Marsh, Reeds, Fir, Mixed Wood, Brush Wood, Osiers, Orchard, Bush, Rough Pasture, Furze, Ford, Stepping Stones, Ferry, Sloping Masonry, Flat Rock, Lock, Waterfall, Quarry, Sand Pit, Refuse Heap, Clay Pit, Shingle, Gravel Pit

Trigonometrical Station, Altitude at Trigonometrical Station, Bench Mark, Surface Level, Permanent Traverse Station, Antiquities (site of), Sluice, Trough, Spring, Well, Mooring Ring, Mooring Post, Boundary Stone, Boundary Post

Arrow denotes flow of water

GENERAL FEATURES

Non-coniferous Trees, Coniferous Trees, Surveyed Trees, Orchard Trees, Coppice, Osier, Scrub, Bracken, Heath, Rough Grassland, Marsh, Saltings, Reeds, Slopes, Cliff, Cave Entrance, Rock, Boulders, Sloping Masonry, Roofed Building, Glasshouse, Archway, Change of boundary marking, AREA notes, Antiquity (site of), Culvert, Direction of water flow, Electricity Pylon, Electricity Transmission Line, Triangulation Station, Traverse Station (permanent), Bench Mark, Surface Level, Revision Point (instrumentally fixed), Revision Point & Bench Mark coincident

Top, Slopes, Quarry, Refuse Heap, Sloping Masonry, Flat Rock, Sand, Sand Pit, Culvert, Archway, Shingle, Boulders, Gravel Pit, Cliff Face, Glazed Roof Building

ROADS

Road over single stream, Road crossing railway, Road over River or Canal

RAILWAYS

Railway crossing River or Canal, Railway crossing Road, Level Crossing, Embankment, Cutting

ABBREVIATIONS

Trigonometrical Station, Altitude at Trigonometrical Station, Bench Mark, Surface Level, Permanent Traverse Station, Antiquities (site of), Arrow denotes flow of water, Sluice, Trough, Spring, Well, Mooring Ring, Mooring Post, Boundary Stone, Boundary Post

ABBREVIATIONS

Beer House, Bench Mark, Boundary Post, Boundary Stone, Crane, Club House, Chimney, Captain, Drinking Fountain, Dock, Electricity Pillar or Post, Electricity Transmission Line, Fire Alarm, Fire Alarm Pillar, Filter Bed, Foot Bridge, Fundamental Bench Mark, Flagstaff, Fire Station, Guide Post, Gas Valve Compound, Hydrant or Hydraulic, Hectares, Letter Box, Lifeboat Station, Level Crossing, Loading Gauge, Lighthouse, Lighting Tower, Metres, Mean High Water, Mean High Water Springs, Mean Low Water, Mean Low Water Springs, Mile or Mooring Post, Mail Pick-up, Mile Stone, National Trust, Normal Tidal Limit, National Trust for Scotland, Pillar, Pole or Post, Public Convenience, Public House, Post Office, Pump, Police Telephone Pillar, Reservoir, Road House, Revision Point, Stone, Signal Box, Signal Light, Sluice, Signal Post, Spring, Signal Station, Telephone Call Box, Telephone Call Post, Tank or Track, Trough, Traverse Station, Well, Weighbridge, Wind Pump, Works, Water Point, Water Tap

BOUNDARIES

England & Wales

County Boundary (geographical), County & Civil Parish Boundary coterminous, Admin County or County Borough Boundary, London Borough Boundary, County District Boundaries based on civil parish

England, Wales & Scotland

Civil Parish Boundary, Parly & Ward Boundaries based on civil parish, Parly & Ward Boundaries not based on civil parish

Scotland

County Boundary (geographical), County Council Boundary, County of the City Boundary, Burgh Boundary, District Council Boundary

* Not with parish, † Coincident with parish

County Series 1:1,250 scale

County Series & National Grid 1:2,500 scale

Information present on these legends is sourced from the same Ordnance Survey mapping as the maps used in this product.

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Technical Helpline:

Tel 08444159000

groundsureinsight@groundsure.com
www.groundsure.com



APPENDIX 4 - Contaminated Land Officers Consultation



11 September 2020

Contaminated Land Team

For the attention of the Contaminated Land Officer

Dear Sir/Madam

Re: Chorlton Irish Club, High Ln, Chorlton-cum-Hardy, Manchester, M21 9DJ

We are at present investigating the environmental sensitivity of the above site as part of a Preliminary Risk Assessment. The location of the site is shown on the enclosed plan. Please could you provide us with comments on the following:

1. Details of any known environmental problems or land reclamation schemes that would affect the site.
2. Whether the Local Authority considers the site to be, or likely to be, contaminated land under Section S78 of the Environmental Protection Act 1990 as amended by the Environment Act 1995.
3. Whether the site is likely to be considered the subject of a Remediation Notice either currently or in the future.
4. Whether the site could be considered a Special Site.
5. Landfill sites, either current, suspected or disused which may be within 250m of the site.
6. Any record of pollution incidences on or in the vicinity of the site.
7. Any other information which could assist in our assessment.

Please could you confirm if there are any costs associated with the search before proceeding. Should you have any queries with our request, please do not hesitate to contact the undersigned.

Yours sincerely

On behalf of Groundtech Consulting Limited

Cameron Wallace
Consulting Engineer
cw@groundtechconsulting.com
Enc. - Location Plan

APPENDIX 5 - Groundsure Report

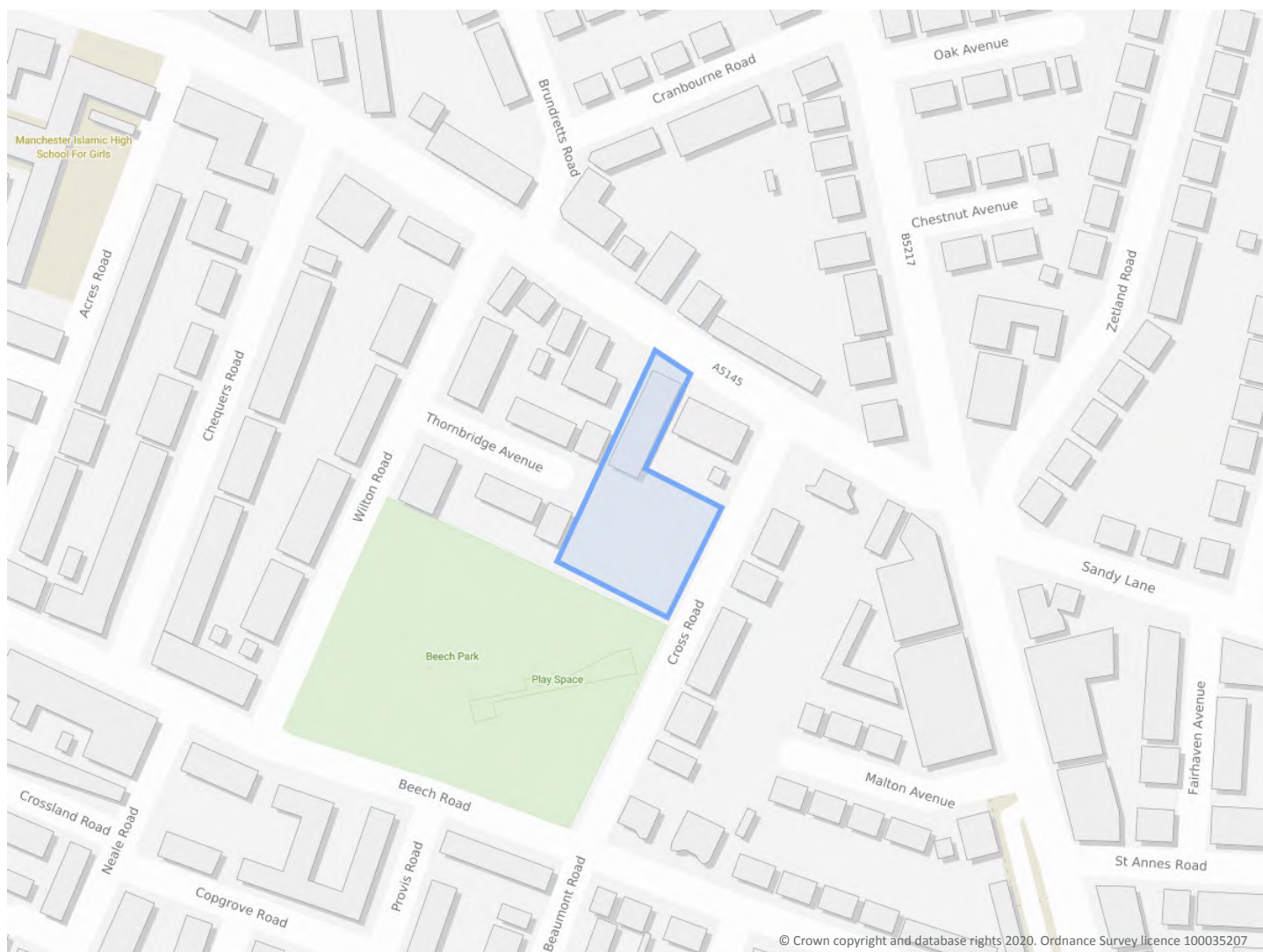
Cross Road, Chorlton, Irish Club, High Lane, M21 9DJ,

Order Details

Date: 08/09/2020
Your ref: EMS_632550_841296
Our Ref: EMS-632550_841296
Client: emapsite

Site Details

Location: 381718 393601
Area: 0.29 ha
Authority: [Manchester City Council](#)



Summary of findings

p. 2 **Aerial image**

p. 8

OS MasterMap site plan

p.12 groundsure.com/insightuserguide

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
13	1.1	Historical industrial land uses	0	0	6	41	-
15	1.2	Historical tanks	0	0	5	10	-
16	1.3	Historical energy features	0	0	4	12	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	2	11	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
19	2.1	Historical industrial land uses	0	0	8	54	-
22	2.2	Historical tanks	0	0	5	13	-
23	2.3	Historical energy features	0	0	10	26	-
24	2.4	Historical petrol stations	0	0	0	0	-
25	2.5	Historical garages	0	0	4	15	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
26	3.1	Active or recent landfill	0	0	0	0	-
26	3.2	Historical landfill (BGS records)	0	0	0	0	-
27	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
27	3.4	Historical landfill (EA/NRW records)	0	0	0	1	-
27	3.5	Historical waste sites	0	0	0	0	-
27	3.6	Licensed waste sites	0	0	0	0	-
28	3.7	Waste exemptions	0	0	0	1	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
29	4.1	Recent industrial land uses	0	1	14	-	-
30	4.2	Current or recent petrol stations	0	0	0	3	-
31	4.3	Electricity cables	0	0	0	0	-
31	4.4	Gas pipelines	0	0	0	0	-
31	4.5	Sites determined as Contaminated Land	0	0	0	0	-



31	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
32	4.7	Regulated explosive sites	0	0	0	0	-
32	4.8	Hazardous substance storage/usage	0	0	0	0	-
32	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
32	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
32	4.11	<u>Licensed pollutant release (Part A(2)/B)</u>	0	0	0	7	-
33	4.12	Radioactive Substance Authorisations	0	0	0	0	-
34	4.13	<u>Licensed Discharges to controlled waters</u>	0	0	0	5	-
35	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
35	4.15	Pollutant release to public sewer	0	0	0	0	-
35	4.16	List 1 Dangerous Substances	0	0	0	0	-
35	4.17	List 2 Dangerous Substances	0	0	0	0	-
35	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
36	4.19	Pollution inventory substances	0	0	0	0	-
36	4.20	Pollution inventory waste transfers	0	0	0	0	-
36	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
37	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
39	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
40	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
41	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
41	5.5	Groundwater vulnerability- local information	None (within 0m)				
42	5.6	<u>Groundwater abstractions</u>	0	0	0	0	4
44	5.7	<u>Surface water abstractions</u>	0	0	0	0	2
44	5.8	Potable abstractions	0	0	0	0	0
45	5.9	Source Protection Zones	0	0	0	0	-
45	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
46	6.1	Water Network (OS MasterMap)	0	0	0	-	-

46	6.2	Surface water features	0	0	0	-	-
47	6.3	<u>WFD Surface water body catchments</u>	1	-	-	-	-
47	6.4	<u>WFD Surface water bodies</u>	0	0	0	-	-
48	6.5	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
49	7.1	Risk of Flooding from Rivers and Sea (RoFRaS)	None (within 50m)				
49	7.2	Historical Flood Events	0	0	0	-	-
49	7.3	Flood Defences	0	0	0	-	-
49	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
50	7.5	Flood Storage Areas	0	0	0	-	-
51	7.6	Flood Zone 2	None (within 50m)				
51	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
52	8.1	<u>Surface water flooding</u>	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding					
54	9.1	<u>Groundwater flooding</u>	High (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
55	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
56	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
56	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
56	10.4	Special Protection Areas (SPA)	0	0	0	0	0
56	10.5	National Nature Reserves (NNR)	0	0	0	0	0
57	10.6	<u>Local Nature Reserves (LNR)</u>	0	0	0	1	2
57	10.7	Designated Ancient Woodland	0	0	0	0	0
57	10.8	Biosphere Reserves	0	0	0	0	0
58	10.9	Forest Parks	0	0	0	0	0
58	10.10	Marine Conservation Zones	0	0	0	0	0
58	10.11	<u>Green Belt</u>	0	0	0	1	1
58	10.12	Proposed Ramsar sites	0	0	0	0	0

59	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
59	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
59	10.15	Nitrate Sensitive Areas	0	0	0	0	0
59	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
60	10.17	SSSI Impact Risk Zones	0	-	-	-	-
60	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
61	11.1	World Heritage Sites	0	0	0	-	-
62	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
62	11.3	National Parks	0	0	0	-	-
62	11.4	Listed Buildings	0	0	0	-	-
62	11.5	<u>Conservation Areas</u>	0	0	2	-	-
63	11.6	Scheduled Ancient Monuments	0	0	0	-	-
63	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
64	12.1	<u>Agricultural Land Classification</u>	Urban (within 250m)				
65	12.2	Open Access Land	0	0	0	-	-
65	12.3	Tree Felling Licences	0	0	0	-	-
65	12.4	Environmental Stewardship Schemes	0	0	0	-	-
65	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
66	13.1	Priority Habitat Inventory	0	0	0	-	-
66	13.2	Habitat Networks	0	0	0	-	-
66	13.3	Open Mosaic Habitat	0	0	0	-	-
66	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
67	14.1	<u>10k Availability</u>	Identified (within 500m)				
68	14.2	Artificial and made ground (10k)	0	0	0	0	-
69	14.3	<u>Superficial geology (10k)</u>	1	0	0	4	-

70	14.4	Landslip (10k)	0	0	0	0	-
71	14.5	<u>Bedrock geology (10k)</u>	1	0	0	0	-
72	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
73	15.1	<u>50k Availability</u>	Identified (within 500m)				
74	15.2	Artificial and made ground (50k)	0	0	0	0	-
74	15.3	Artificial ground permeability (50k)	0	0	-	-	-
75	15.4	<u>Superficial geology (50k)</u>	1	0	0	5	-
76	15.5	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
76	15.6	Landslip (50k)	0	0	0	0	-
76	15.7	Landslip permeability (50k)	None (within 50m)				
77	15.8	<u>Bedrock geology (50k)</u>	1	0	0	1	-
78	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
78	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
79	16.1	<u>BGS Boreholes</u>	0	0	2	-	-
Page	Section	Natural ground subsidence					
80	17.1	<u>Shrink swell clays</u>	Negligible (within 50m)				
81	17.2	<u>Running sands</u>	Very low (within 50m)				
82	17.3	<u>Compressible deposits</u>	Negligible (within 50m)				
83	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
84	17.5	<u>Landslides</u>	Very low (within 50m)				
85	17.6	<u>Ground dissolution of soluble rocks</u>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
86	18.1	Natural cavities	0	0	0	0	-
87	18.2	BritPits	0	0	0	0	-
87	18.3	Surface ground workings	0	0	0	-	-
87	18.4	<u>Underground workings</u>	0	0	0	0	4
87	18.5	Historical Mineral Planning Areas	0	0	0	0	-



88	18.6	Non-coal mining	0	0	0	0	0
88	18.7	Mining cavities	0	0	0	0	0
88	18.8	<u>JPB mining areas</u>	Identified (within 0m)				
88	18.9	Coal mining	None (within 0m)				
89	18.10	Brine areas	None (within 0m)				
89	18.11	Gypsum areas	None (within 0m)				
89	18.12	Tin mining	None (within 0m)				
89	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
90	19.1	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
91	20.1	<u>BGS Estimated Background Soil Chemistry</u>	1	0	-	-	-
91	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
91	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
92	21.1	Underground railways (London)	0	0	0	-	-
92	21.2	Underground railways (Non-London)	0	0	0	-	-
92	21.3	Railway tunnels	0	0	0	-	-
92	21.4	Historical railway and tunnel features	0	0	0	-	-
92	21.5	Royal Mail tunnels	0	0	0	-	-
93	21.6	Historical railways	0	0	0	-	-
93	21.7	Railways	0	0	0	-	-
93	21.8	Crossrail 1	0	0	0	0	-
93	21.9	Crossrail 2	0	0	0	0	-
93	21.10	HS2	0	0	0	0	-

Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2020. All Rights Reserved.

Capture Date: 22/04/2019

Site Area: 0.29ha



Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 0.29ha



Recent site history - 2009 aerial photograph



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Capture Date: 02/06/2009

Site Area: 0.29ha



Recent site history - 2000 aerial photograph



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Capture Date: 27/06/2000

Site Area: 0.29ha

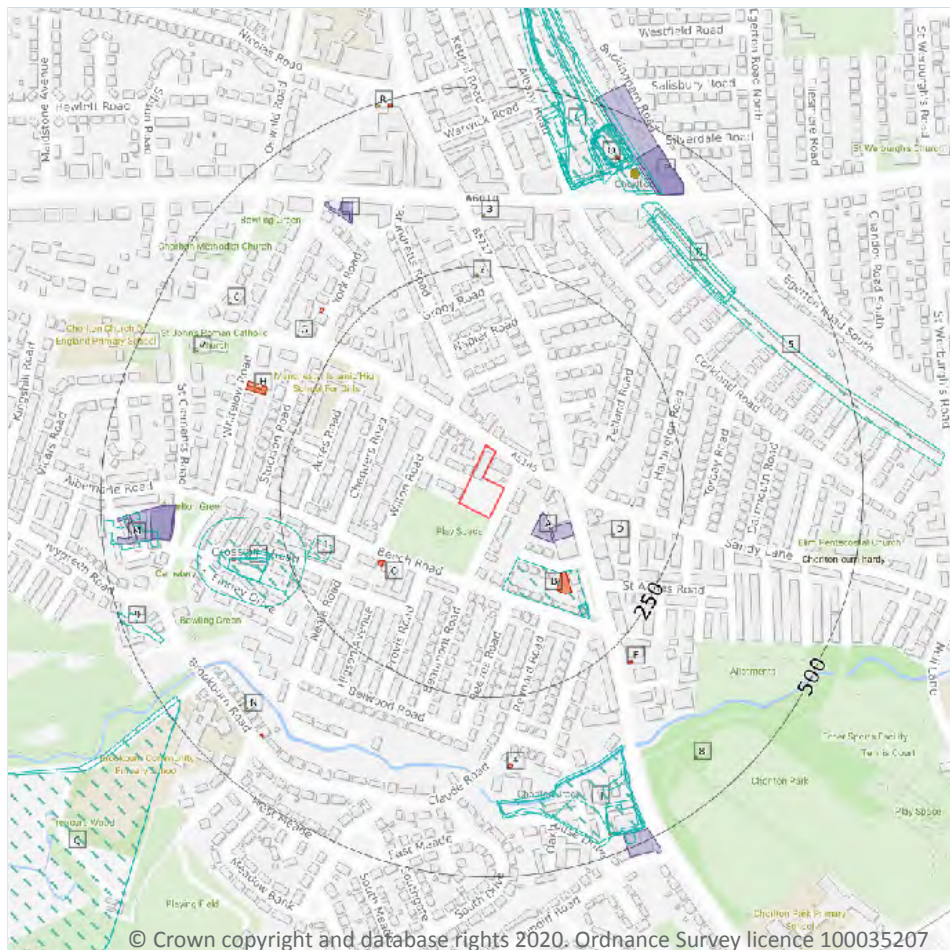
OS MasterMap site plan



Site Area: 0.29ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

47

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

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

ID	Location	Land use	Dates present	Group ID
B	68m SE	Police Station	1988	892748



ID	Location	Land use	Dates present	Group ID
B	175m SE	Police Station	1978	853689
B	175m SE	Police Station	1966	847897
1	186m W	Police Station	1892	832585
E	224m W	Laundry	1938	858769
E	244m W	Laundry	1934 - 1955	973980
E	274m W	Laundry	1911	844804
E	278m W	Laundry	1916 - 1923	947551
E	281m W	Laundry	1905	929249
J	367m SE	Unspecified Works	1955	962406
5	368m NE	Cuttings	1892	858432
J	370m SE	Unspecified Works	1938	854867
J	372m SE	Unspecified Works	1966 - 1978	887681
K	374m NE	Cuttings	1934	941065
K	374m NE	Cuttings	1938	920496
L	375m N	Railway Sidings	1916 - 1934	892336
L	375m N	Railway Sidings	1905	927779
K	378m NE	Cuttings	1955	942337
L	379m N	Railway Sidings	1966	943003
L	380m N	Railway Building	1905 - 1938	852300
L	381m N	Railway Sidings	1938	903952
L	381m N	Railway Sidings	1955	968469
L	383m N	Railway Sidings	1911	978316
J	388m SE	Unspecified Ground Workings	1923	800605
L	388m N	Railway Sidings	1938	861055
L	392m N	Railway Building	1934	978210
L	400m N	Railway Building	1923	848469
L	400m N	Railway Building	1905	985043
L	406m N	Railway Building	1938	855227



ID	Location	Land use	Dates present	Group ID
O	410m NE	Railway Station	1892	901681
O	410m NE	Railway Station	1905 - 1911	923249
O	420m NE	Railway Station	1938	911002
O	422m NE	Railway Station	1934	854271
O	422m NE	Railway Station	1916	962086
M	422m W	Unspecified Works	1966	830405
O	425m NE	Railway Station	1923	978170
O	425m NE	Railway Station	1966	876352
O	426m NE	Railway Station	1955	893918
O	428m NE	Railway Station	1938	910720
J	430m S	Laundry	1923	957055
J	435m S	Laundry	1916	902887
J	435m S	Laundry	1934	957558
L	442m N	Railway Building	1938	820247
9	454m SW	Unspecified Ground Workings	1916 - 1923	979579
L	461m N	Railway Sidings	1892	918341
Q	475m SW	Sewage Farm	1916	869662
Q	475m SW	Sewage Farm	1934 - 1938	877906

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

15

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

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



ID	Location	Land use	Dates present	Group ID
B	126m SE	Tank or Trough	1881	121265
C	143m SW	Tank or Trough	1881	121264
D	164m SE	Tank or Trough	1881	121266
D	179m E	Tank or Trough	1881	121267
2	235m N	Tank or Trough	1881	121262
G	303m NW	Tank or Trough	1881	121263
3	320m N	Tank or Trough	1881	121261
E	366m W	Tank or Trough	1881	121243
6	406m NW	Tank or Trough	1881	121246
N	410m SW	Tank or Trough	1881	121244
N	415m SW	Tank or Trough	1881	121245
7	420m NW	Unspecified Tank	1881	115039
8	439m SE	Unspecified Tank	1992	115038
J	470m S	Unspecified Tank	1922	115032
R	494m N	Unspecified Tank	1981 - 1992	147521

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

16

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

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

ID	Location	Land use	Dates present	Group ID
B	125m SE	Electricity Substation	1955	67003
B	125m SE	Electricity Substation	1984 - 1996	71175
C	131m SW	Electricity Substation	1984 - 1996	73178



ID	Location	Land use	Dates present	Group ID
C	132m SW	Electricity Substation	1992	64633
F	277m SE	Electricity Substation	1992	82096
F	278m SE	Electricity Substation	1992 - 1996	83167
G	294m NW	Electricity Substation	1979 - 1992	84606
H	309m NW	Electricity Substation	1992	65004
H	310m NW	Electricity Substation	1984 - 1990	83981
E	321m W	Electricity Substation	1979 - 1990	74030
4	344m S	Electricity Substation	1984 - 1996	73821
N	423m SW	Electricity Substation	1984 - 1992	70472
O	436m NE	Electricity Substations	1985	59888
O	438m NE	Electricity Substation	1992	68982
R	490m N	Electricity Substation	1985	80211
R	490m N	Electricity Substation	1981 - 1992	79301

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

13

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



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

ID	Location	Land use	Dates present	Group ID
A	62m SE	Garage	1974 - 1992	27657
A	84m SE	Garage	1955	26683
I	361m NW	Garage	1955 - 1974	25749
I	362m NW	Garage	1955	23848
M	395m W	Garage	1979	23245
M	396m W	Garage	1992	22590
M	397m W	Garage	1984 - 1990	27661
O	422m NE	Garages	1950	20523
P	425m NE	Garage	1981 - 1992	26217
P	425m NE	Garage	1992	21629
P	426m NE	Garage	1985	21834
M	451m W	Repair Works	1955	20595
J	479m SE	Garage	1955	25425

This data is sourced from Ordnance Survey / Groundsure.

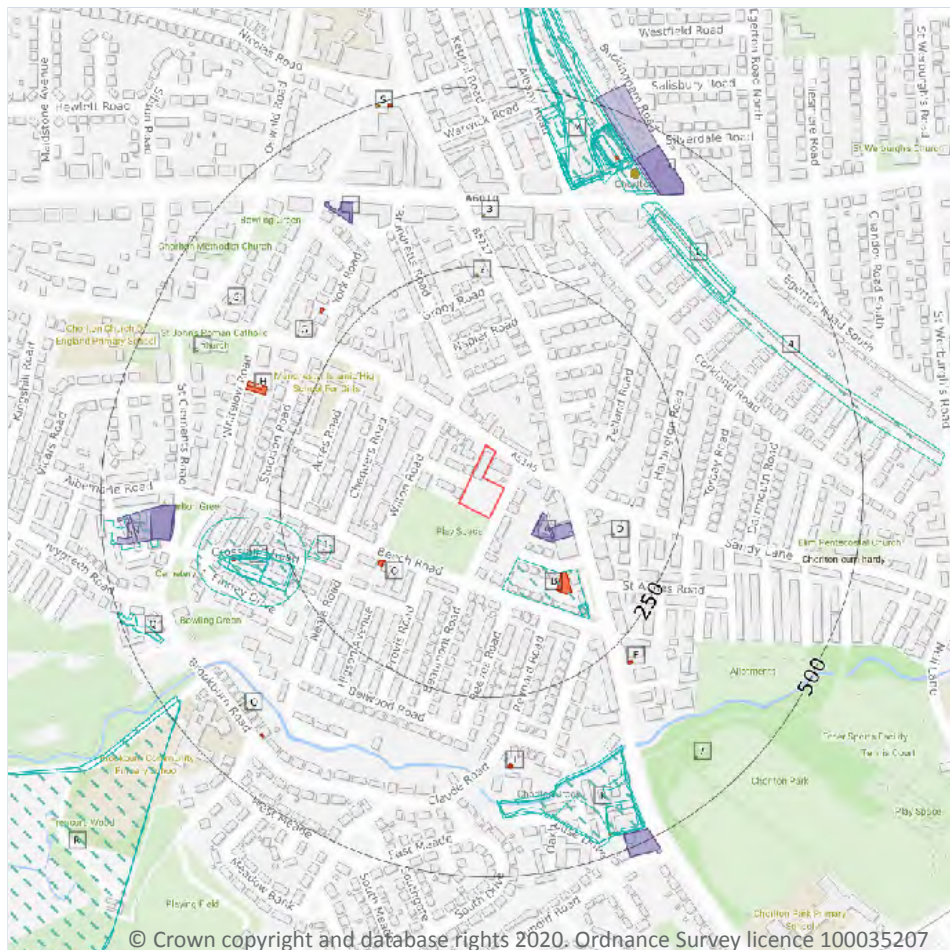
1.6 Historical military land

Records within 500m	0
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Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

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

2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

62

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

Features are displayed on the Past land use - un-grouped map on **page 19**

ID	Location	Land Use	Date	Group ID
B	68m SE	Police Station	1988	892748
B	175m SE	Police Station	1978	853689
B	175m SE	Police Station	1966	847897

ID	Location	Land Use	Date	Group ID
1	186m W	Police Station	1892	832585
E	224m W	Laundry	1938	858769
E	244m W	Laundry	1955	973980
E	246m W	Laundry	1938	973980
E	246m W	Laundry	1934	973980
E	274m W	Laundry	1911	844804
E	278m W	Laundry	1916	947551
E	281m W	Laundry	1905	929249
E	281m W	Laundry	1923	947551
K	367m SE	Unspecified Works	1955	962406
4	368m NE	Cuttings	1892	858432
K	370m SE	Unspecified Works	1938	854867
K	372m SE	Unspecified Works	1978	887681
K	372m SE	Unspecified Works	1966	887681
L	374m NE	Cuttings	1934	941065
L	374m NE	Cuttings	1938	920496
M	375m N	Railway Sidings	1905	927779
M	375m N	Railway Sidings	1923	892336
L	378m NE	Cuttings	1955	942337
M	379m N	Railway Sidings	1934	892336
M	379m N	Railway Sidings	1916	892336
M	379m N	Railway Sidings	1966	943003
M	380m N	Railway Building	1905	852300
M	380m N	Railway Building	1923	852300
M	381m N	Railway Sidings	1938	903952
M	381m N	Railway Sidings	1955	968469
M	383m N	Railway Sidings	1911	978316
M	384m N	Railway Building	1934	852300

ID	Location	Land Use	Date	Group ID
M	384m N	Railway Building	1916	852300
M	387m N	Railway Building	1938	852300
M	388m N	Railway Building	1911	852300
K	388m SE	Unspecified Ground Workings	1923	800605
M	388m N	Railway Sidings	1938	861055
M	392m N	Railway Building	1934	978210
M	400m N	Railway Building	1905	985043
M	400m N	Railway Building	1923	848469
M	406m N	Railway Building	1938	855227
M	410m NE	Railway Station	1905	923249
M	410m NE	Railway Station	1892	901681
M	420m NE	Railway Station	1938	911002
M	422m NE	Railway Station	1934	854271
M	422m NE	Railway Station	1916	962086
N	422m W	Unspecified Works	1966	830405
M	425m NE	Railway Station	1923	978170
M	425m NE	Railway Station	1966	876352
M	426m NE	Railway Station	1955	893918
M	428m NE	Railway Station	1938	910720
M	429m NE	Railway Station	1911	923249
K	430m S	Laundry	1923	957055
K	435m S	Laundry	1934	957558
K	435m S	Laundry	1916	902887
M	442m N	Railway Building	1938	820247
Q	454m SW	Unspecified Ground Workings	1923	979579
Q	457m SW	Unspecified Ground Workings	1916	979579
M	461m N	Railway Sidings	1892	918341
R	475m SW	Sewage Farm	1934	877906

ID	Location	Land Use	Date	Group ID
R	475m SW	Sewage Farm	1916	869662
R	478m SW	Sewage Farm	1938	877906
R	478m SW	Sewage Farm	1938	877906

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

18

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

Features are displayed on the Past land use - un-grouped map on **page 19**

ID	Location	Land Use	Date	Group ID
B	126m SE	Tank or Trough	1881	121265
C	143m SW	Tank or Trough	1881	121264
D	164m SE	Tank or Trough	1881	121266
D	179m E	Tank or Trough	1881	121267
2	235m N	Tank or Trough	1881	121262
G	303m NW	Tank or Trough	1881	121263
3	320m N	Tank or Trough	1881	121261
E	366m W	Tank or Trough	1881	121243
5	406m NW	Tank or Trough	1881	121246
O	410m SW	Tank or Trough	1881	121244
O	415m SW	Tank or Trough	1881	121245
6	420m NW	Unspecified Tank	1881	115039
7	439m SE	Unspecified Tank	1992	115038
K	470m S	Unspecified Tank	1922	115032
S	494m N	Unspecified Tank	1985	147521
S	494m N	Unspecified Tank	1992	147521
S	494m N	Unspecified Tank	1992	147521



ID	Location	Land Use	Date	Group ID
S	495m N	Unspecified Tank	1981	147521

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	36
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Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 19**

ID	Location	Land Use	Date	Group ID
B	125m SE	Electricity Substation	1955	67003
B	125m SE	Electricity Substation	1996	71175
B	125m SE	Electricity Substation	1992	71175
B	125m SE	Electricity Substation	1955	67003
B	126m SE	Electricity Substation	1984	71175
B	126m SE	Electricity Substation	1992	71175
C	131m SW	Electricity Substation	1984	73178
C	131m SW	Electricity Substation	1992	73178
C	132m SW	Electricity Substation	1996	73178
C	132m SW	Electricity Substation	1992	64633
F	277m SE	Electricity Substation	1992	82096
F	278m SE	Electricity Substation	1996	83167
F	278m SE	Electricity Substation	1992	83167
G	294m NW	Electricity Substation	1979	84606
G	294m NW	Electricity Substation	1984	84606
G	294m NW	Electricity Substation	1990	84606
G	294m NW	Electricity Substation	1992	84606
H	309m NW	Electricity Substation	1992	65004
H	310m NW	Electricity Substation	1984	83981



ID	Location	Land Use	Date	Group ID
H	310m NW	Electricity Substation	1990	83981
E	321m W	Electricity Substation	1979	74030
E	321m W	Electricity Substation	1984	74030
E	321m W	Electricity Substation	1990	74030
I	344m S	Electricity Substation	1984	73821
I	344m S	Electricity Substation	1992	73821
I	345m S	Electricity Substation	1996	73821
I	345m S	Electricity Substation	1992	73821
O	423m SW	Electricity Substation	1984	70472
O	423m SW	Electricity Substation	1992	70472
M	436m NE	Electricity Substations	1985	59888
M	438m NE	Electricity Substation	1992	68982
M	438m NE	Electricity Substation	1992	68982
S	490m N	Electricity Substation	1985	80211
S	490m N	Electricity Substation	1992	79301
S	490m N	Electricity Substation	1992	79301
S	490m N	Electricity Substation	1981	79301

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



2.5 Historical garages

Records within 500m

19

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

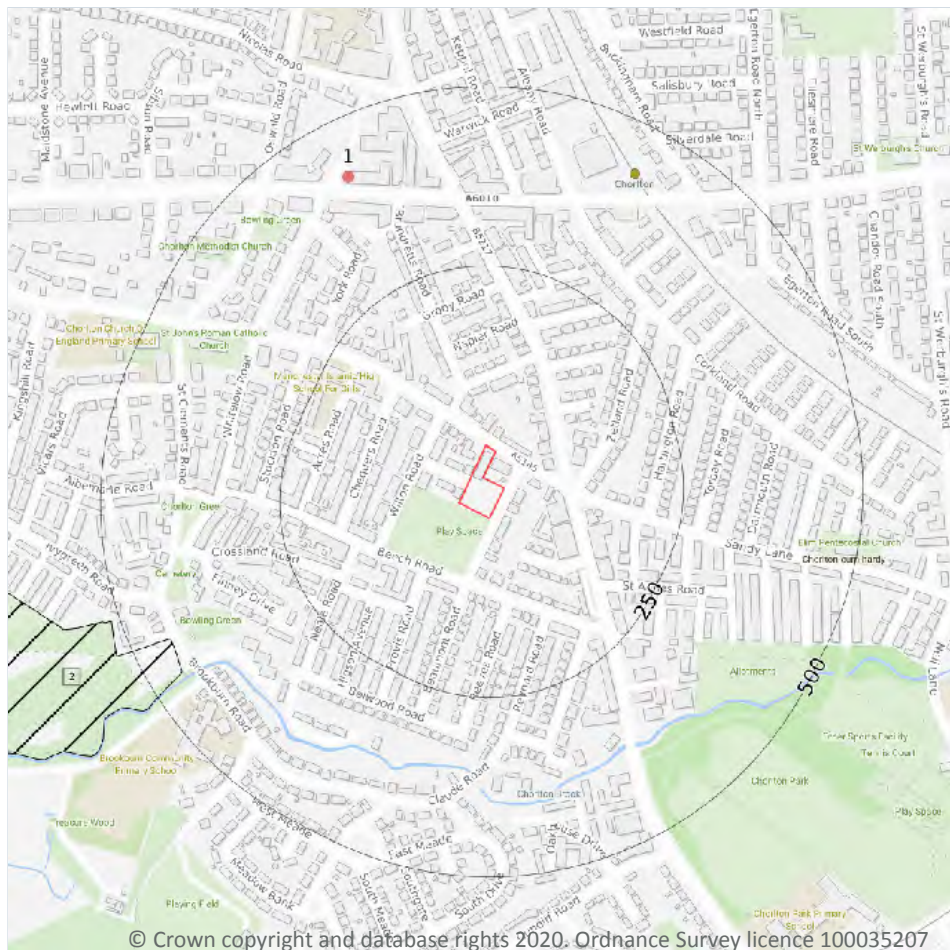
Features are displayed on the Past land use - un-grouped map on **page 19**

ID	Location	Land Use	Date	Group ID
A	62m SE	Garage	1974	27657
A	64m SE	Garage	1992	27657
A	84m SE	Garage	1955	26683
A	84m SE	Garage	1955	26683
J	361m NW	Garage	1974	25749
J	361m NW	Garage	1955	25749
J	362m NW	Garage	1955	23848
N	395m W	Garage	1979	23245
N	396m W	Garage	1992	22590
N	397m W	Garage	1984	27661
N	397m W	Garage	1990	27661
M	422m NE	Garages	1950	20523
P	425m NE	Garage	1992	26217
P	425m NE	Garage	1992	21629
P	425m NE	Garage	1981	26217
P	426m NE	Garage	1985	21834
N	451m W	Repair Works	1955	20595
K	479m SE	Garage	1955	25425
K	479m SE	Garage	1955	25425

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

1

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

Features are displayed on the Waste and landfill map on **page 26**

ID	Location	Details		
2	444m SW	Site Address: Ivy Green, Ivy Green Road, Stretford, Manchester Licence Holder Address: -	Waste Licence: Yes Site Reference: F013 Waste Type: Inert, Industrial, Commercial, Household, Special, Liquid sludge Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 01/01/1976 Licence Surrender: -	Operator: Manchester Corporation Cleansing Department Licence Holder: Manchester City Council First Recorded 08/01/1963 Last Recorded: 31/12/1970

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

3.5 Historical waste sites

Records within 500m

0

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

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

3.6 Licensed waste sites

Records within 500m

0

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

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

3.7 Waste exemptions

Records within 500m

1

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

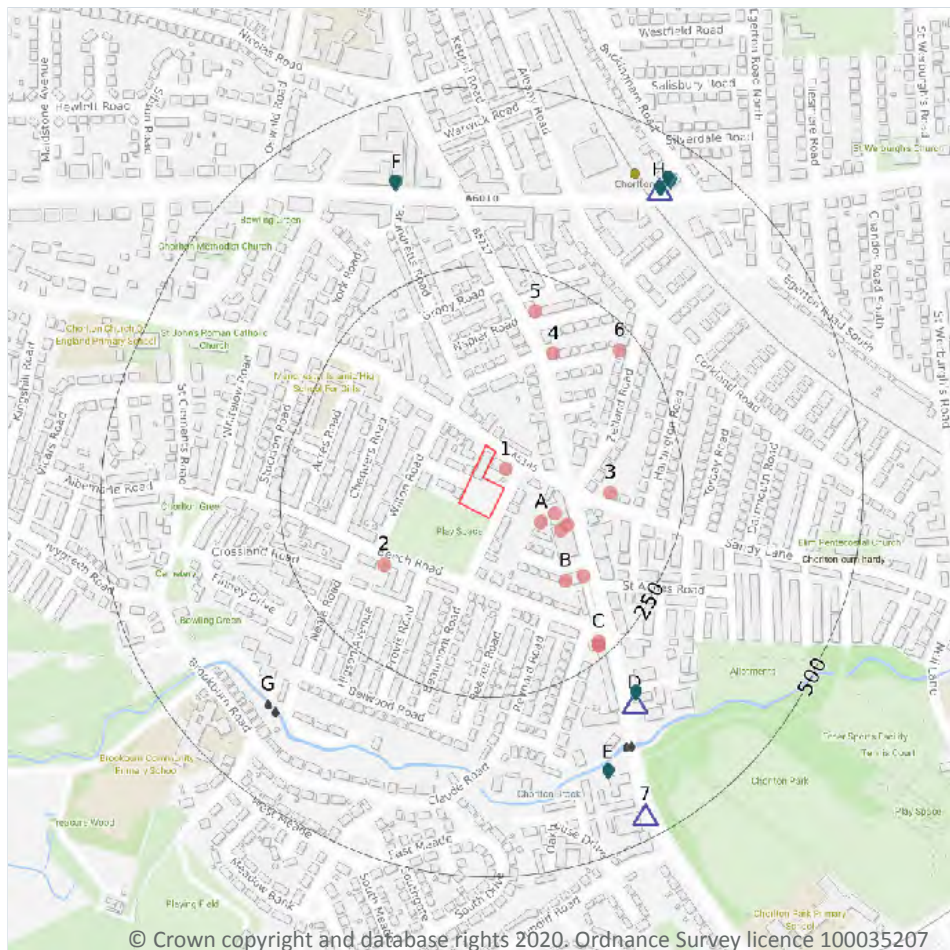
Features are displayed on the Waste and landfill map on **page 26**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	420m NW	496, WILBRAHAM ROAD, MANCHESTER, M21 9AS	WEX235271	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

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



4 Current industrial land use



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

4.1 Recent industrial land uses

Records within 250m

15

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 29**

ID	Location	Company	Address	Activity	Category
1	23m SE	B P I Projects Ltd	5A, High Lane, Manchester, Greater Manchester, M21 9DJ	Electrical and Electronic Engineers	Engineering Services
A	67m SE	Miller Autos	Rear of 485, Barlow Moor Road, Manchester, Greater Manchester, M21 8AG	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	79m SE	Motor Tech	489a, Barlow Moor Road, Chorlton, Manchester, Greater Manchester, M21 8AG	Vehicle Repair, Testing and Servicing	Repair and Servicing



ID	Location	Company	Address	Activity	Category
A	97m SE	Warehouse	Greater Manchester, M21	Container and Storage	Transport, Storage and Delivery
A	101m SE	Motor Tech Chorlton Ltd	483, Barlow Moor Road, Manchester, Greater Manchester, M21 8AG	Vehicle Repair, Testing and Servicing	Repair and Servicing
2	135m SW	Electricity Sub Station	Greater Manchester, M21	Electrical Features	Infrastructure and Facilities
B	137m SE	Electricity Sub Station	Greater Manchester, M21	Electrical Features	Infrastructure and Facilities
3	148m E	Sandybank Garage	1, Sandy Lane, Manchester, Greater Manchester, M21 8TL	Vehicle Repair, Testing and Servicing	Repair and Servicing
B	154m SE	Bus Station	Greater Manchester, M21	Bus and Coach Stations, Depots and Companies	Public Transport, Stations and Infrastructure
4	158m NE	Chorlton Beds & Mattresses	1, Oak Avenue, Manchester, Greater Manchester, M21 8BB	Beds and Bedding	Consumer Products
5	198m N	Kino a V	388, Barlow Moor Road, Manchester, Greater Manchester, M21 8BH	Electronic Equipment	Industrial Products
6	223m NE	P M Services Ltd	14, Zetland Road, Manchester, Greater Manchester, M21 8TH	Vehicle Repair, Testing and Servicing	Repair and Servicing
C	229m SE	Autoshield Maserati	465, Barlow Moor Road, Manchester, Greater Manchester, M21 8AU	Vehicle Repair, Testing and Servicing	Repair and Servicing
C	234m SE	Lux Prestige	463a, Barlow Moor Road, Manchester, Greater Manchester, M21 8AU	Vehicle Hire and Rental	Hire Services
C	234m SE	Hallmark Services	463, Barlow Moor Road, Manchester, Greater Manchester, M21 8AU	Secondhand Vehicles	Motoring

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	3
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Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 29**

ID	Location	Company	Address	LPG	Status
D	327m SE	TEXACO	302, Barlow Moor Road, Chorlton-Cum-Hardy, Manchester, Greater Manchester, M21 8AY	Not Applicable	Obsolete



ID	Location	Company	Address	LPG	Status
H	429m NE	MORRISONS	Wilbraham Road, Chorlton-Cum-Hardy, Manchester, Greater Manchester, M21 0SD	No	Open
7	467m SE	SHELL	423, Barlow Moor Road, Chorlton-Cum-Hardy, Manchester, Greater Manchester, M21 8ER	No	Open

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m **0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m **0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m **0**

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m **0**

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m**0**

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m**0**

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

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

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

Records within 500m**7**

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

Features are displayed on the Current industrial land use map on **page 29**

ID	Location	Address	Details	
D	317m SE	Barlow Moor Service Station, 302 Barlow Moor Road, Chorlton, M21 8AY	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
F	386m N	Johnsons Cleaners UK Ltd, 1A Chorlton Place, Chorlton, Manchester, M21 0AF	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
F	387m N	Johnsons Cleaners UK Ltd, 1a Chorlton Place, Chorlton, Manchester M21 0AF	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
E	390m SE	Chorlton Motoring Centre, 423 Barlow Moor Road, Chorlton, M21 2ER	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
H	432m NE	BP Ultra, 418A Wilbraham Road M14 7DW	Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
H	448m NE	21st Century Gges, Wilbraham Rd, M21 0SA	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
H	449m NE	Morrisons Petrol Filling Station, 418a Wilbraham Road, Chorlton-cum-Hardy, M21 1SA	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

0

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

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



4.13 Licensed Discharges to controlled waters

Records within 500m

5

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

Features are displayed on the Current industrial land use map on **page 29**

ID	Location	Address	Details	
E	372m SE	BEECH ROAD/CLAUDE RAOD CSO, 1A BEECH ROAD, CHORLTON-CUM-HARDY, MANCHESTER, GREATER MANCHESTER, M21 8BX	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016993509 Permit Version: 1 Receiving Water: CHORLTON BROOK	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 21/05/2004 Effective Date: 21/05/2004 Revocation Date: 04/03/2020
E	373m SE	BEECH ROAD/CLAUDE RAOD CSO, 1A BEECH ROAD, CHORLTON-CUM-HARDY, MANCHESTER, GREATER MANCHESTER, M21 8BX	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016993509 Permit Version: 2 Receiving Water: CHORLTON BROOK	Status: VARIED UNDER EPR 2010 Issue date: 05/03/2020 Effective Date: 05/03/2020 Revocation Date: -
G	387m SW	WILLASTON CLOSE PS, OFF BELLWOOD ROAD, CHORLTON	Effluent Type: MISCELLANEOUS DISCHARGES - EMERGENCY DISCHARGES Permit Number: 016991093 Permit Version: 1 Receiving Water: CHORLTON BROOK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/07/1991 Revocation Date: 01/07/1991
G	387m SW	BELLWOOD ROAD/WILLASTON CLOSE, MANCHESTER	Effluent Type: SEWAGE DISCHARGES - UNSPECIFIED - WATER COMPANY Permit Number: 01MAN0327 Permit Version: 1 Receiving Water: -	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/07/1991 Revocation Date: 31/12/1994
G	387m SW	BELLWOOD ROAD/WILLASTON CLOSE, MANCHESTER	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 01MAN0327 Permit Version: 2 Receiving Water: -	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: -

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



4.14 Pollutant release to surface waters (Red List)

Records within 500m**0**

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

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

4.15 Pollutant release to public sewer

Records within 500m**0**

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m**0**

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

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

4.17 List 2 Dangerous Substances

Records within 500m**0**

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m**0**

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

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

4.19 Pollution inventory substances

Records within 500m**0**

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

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

4.20 Pollution inventory waste transfers

Records within 500m**0**

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

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

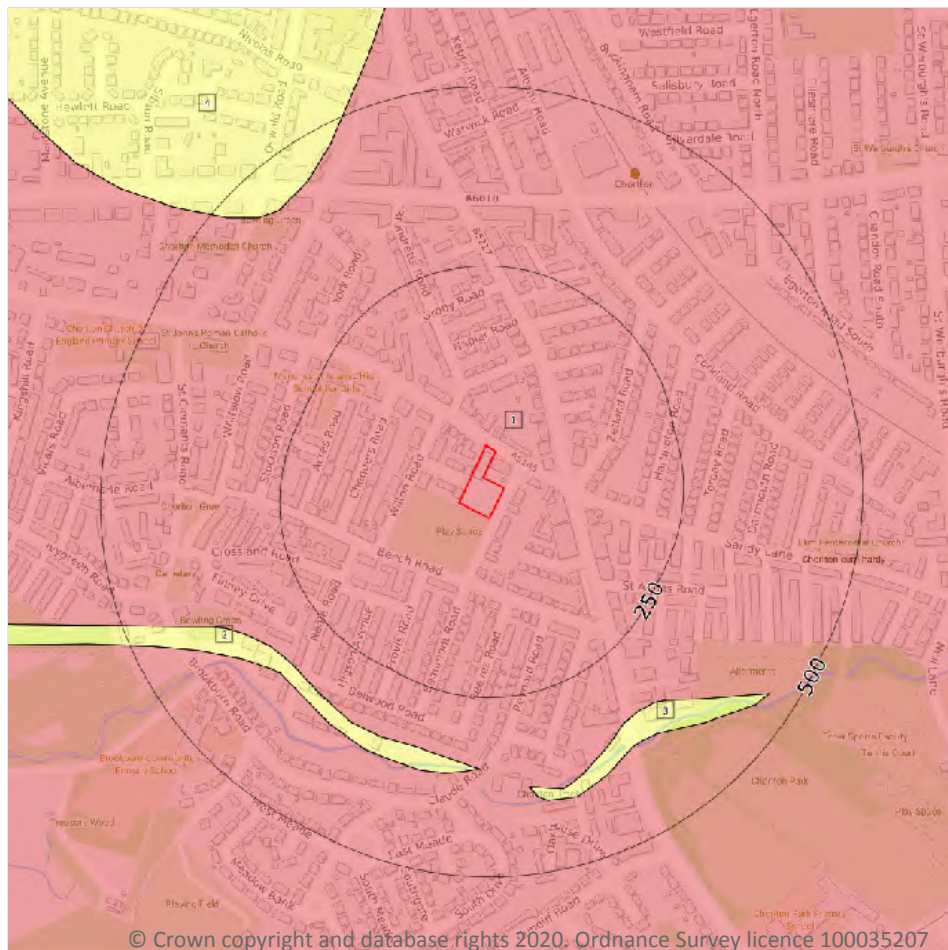
4.21 Pollution inventory radioactive waste

Records within 500m**0**

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

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

5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

4

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 37**

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	324m SW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

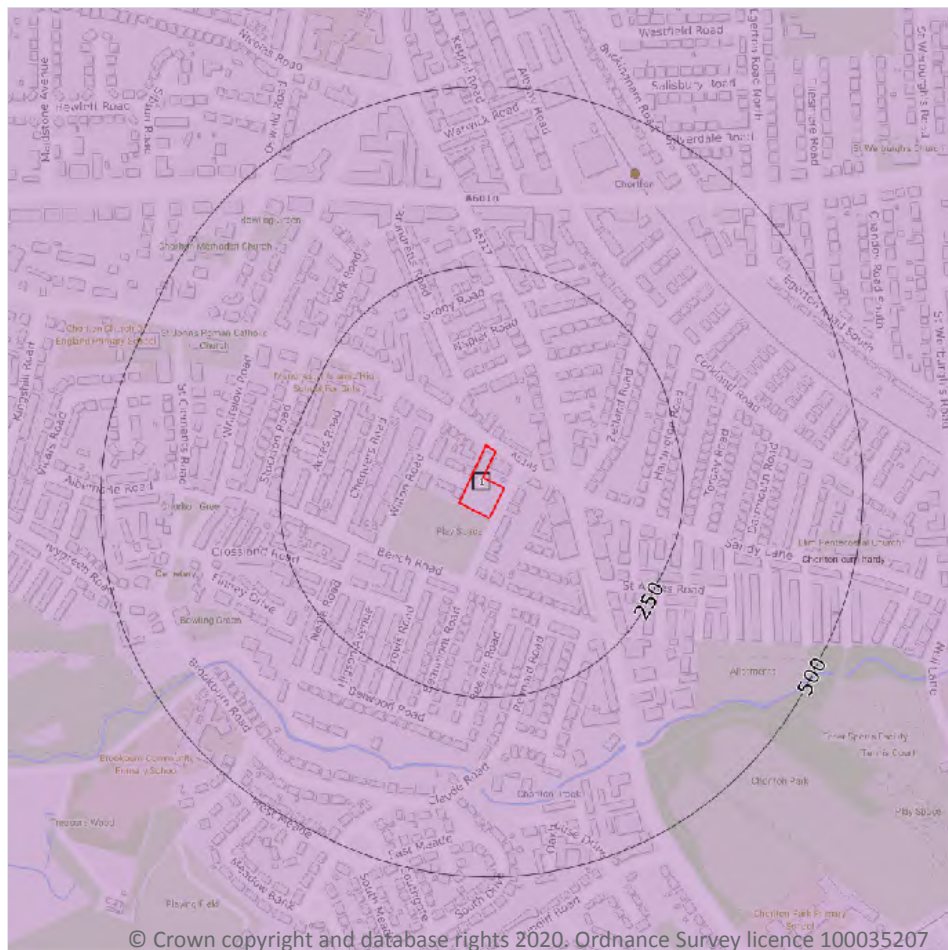


ID	Location	Designation	Description
3	340m SE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
4	436m NW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

1

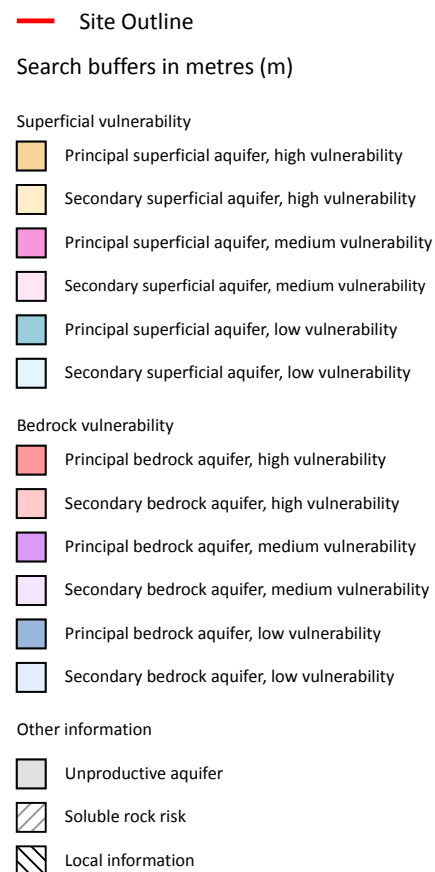
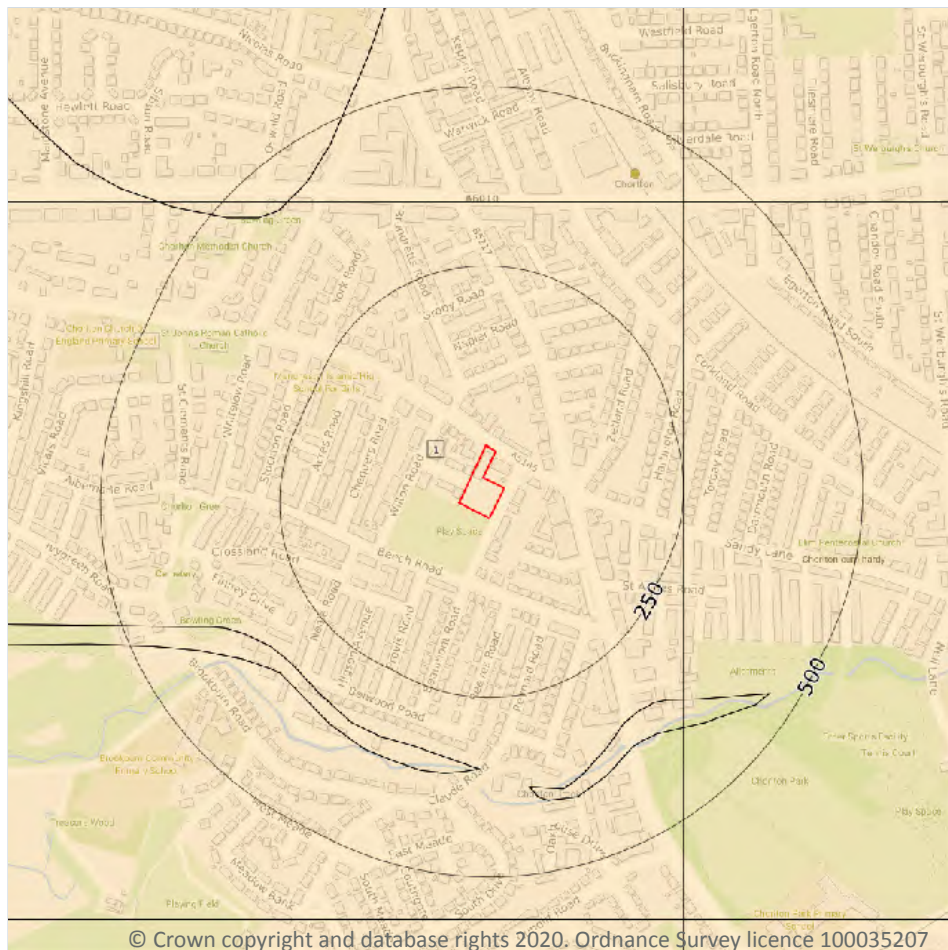
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 39**

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

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

Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

1

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

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

Features are displayed on the Groundwater vulnerability map on **page 40**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: High	Vulnerability: Low Aquifer type: Principal Flow mechanism: Mixed

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

5.4 Groundwater vulnerability- soluble rock risk

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

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

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

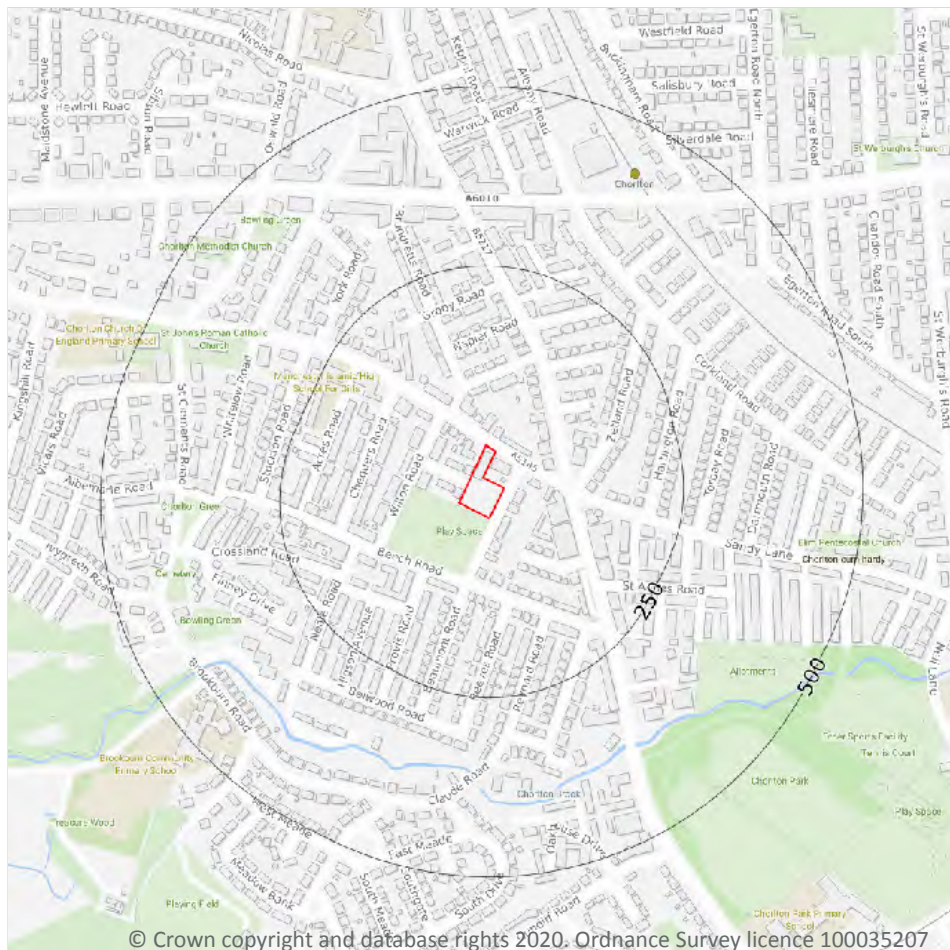
5.5 Groundwater vulnerability- local information

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

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

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

Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

4

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 42**

ID	Location	Details	
-	1542m S	Status: Active Licence No: 2569015015 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: BOREHOLE AT CHORLTON-CUM-HARDY GOLF CLUB Data Type: Point Name: CHORLTON CUM HARDY GOLF CO LTD Easting: 382230 Northing: 392100	Annual Volume (m ³): 8,500 Max Daily Volume (m ³): 70 Original Application No: - Original Start Date: 04/09/1998 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2019 Version End Date: -
-	1714m N	Status: Historical Licence No: 2569007080 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT WARWICK ROAD SOUTH Data Type: Point Name: TRAFFORD METAL FINISHERS MANCHESTER LTD Easting: 381290 Northing: 395320	Annual Volume (m ³): 75000 Max Daily Volume (m ³): 432 Original Application No: - Original Start Date: 10/02/1999 Expiry Date: 10/02/2009 Issue No: 103 Version Start Date: 14/05/2007 Version End Date: -
-	1777m SW	Status: Historical Licence No: 2569015013 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: "A BOREHOLE AT SALE GOLF CLUB, CHESHIRE" Data Type: Point Name: THE SECRETARY OF SALE GOLF CLUB Easting: 380750 Northing: 392070	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 24/10/1996 Expiry Date: - Issue No: 101 Version Start Date: 08/12/1999 Version End Date: -
-	1777m SW	Status: Active Licence No: 2569015013 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: A BOREHOLE AT SALE GOLF CLUB, CHESHIRE Data Type: Point Name: JOHN HILTON Easting: 380750 Northing: 392070	Annual Volume (m ³): 10,000 Max Daily Volume (m ³): 100 Original Application No: - Original Start Date: 24/10/1996 Expiry Date: - Issue No: 102 Version Start Date: 15/02/2005 Version End Date: -

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



5.7 Surface water abstractions

Records within 2000m

2

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 42**

ID	Location	Details	
-	1808m W	Status: Historical Licence No: 2569015012 Details: Lake & Pond Throughflow Direct Source: "Surface, Non-Tidal - North West Region" Point: "BARROW BROOK, SALE EES (KNOWN AS WEST LAKE) AT SALE" Data Type: Point Name: MERSEY VALLEY WARDEN SERVICE Easting: 379900 Northing: 393300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 11/07/1988 Expiry Date: - Issue No: 100 Version Start Date: 17/05/1996 Version End Date: -
-	1808m W	Status: Active Licence No: 2569015012 Details: Lake & Pond Throughflow Direct Source: Surface, Non-Tidal - North West Region Point: BARROW BROOK, SALE EES (KNOWN AS WEST LAKE) AT SALE Data Type: Point Name: ALAN G J BARTON Easting: 379900 Northing: 393300	Annual Volume (m ³): 34,096 Max Daily Volume (m ³): 93.41 Original Application No: - Original Start Date: 11/07/1988 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2008 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m

0

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

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



5.9 Source Protection Zones

Records within 500m

0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

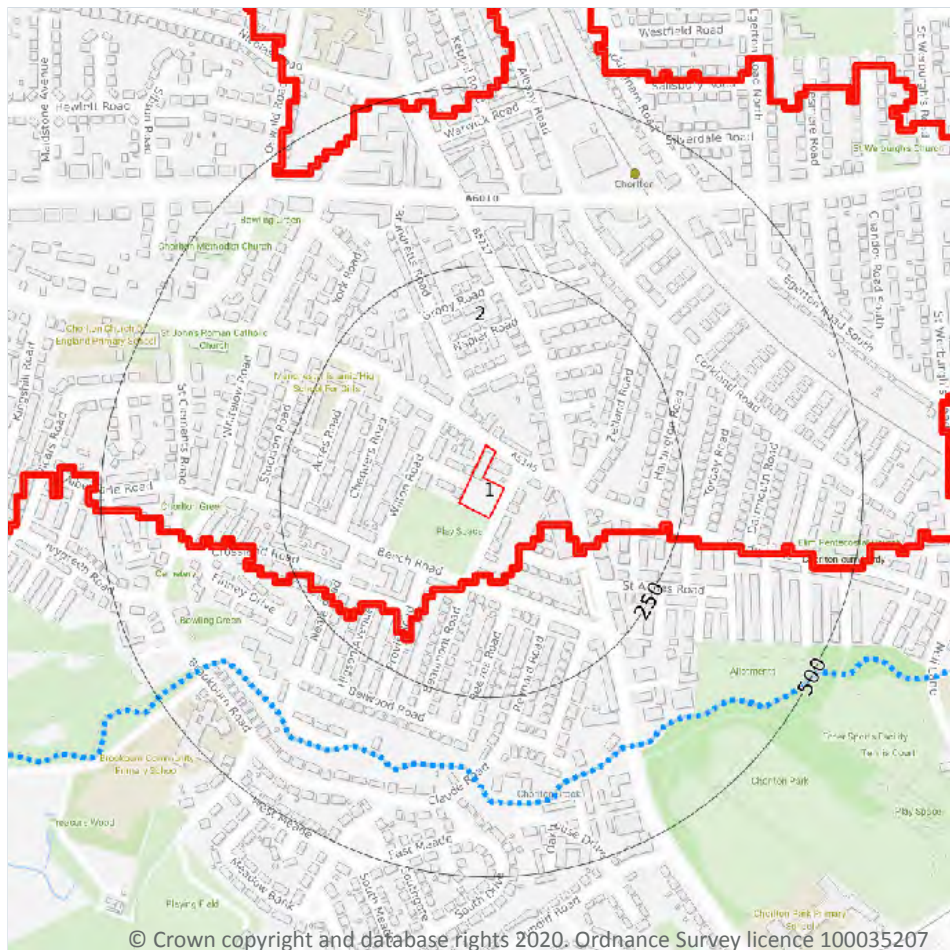
0

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

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

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

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

Features are displayed on the Hydrology map on **page 46**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
2	On site	River WB catchment	Mersey (upstream of Manchester Ship Canal)	GB112069061030	Bollin, Dean, Upper Mersey	Upper Mersey

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

6.4 WFD Surface water bodies

Records identified

1

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

Features are displayed on the Hydrology map on **page 46**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1076m SW	River	Mersey (upstream of Manchester Ship Canal)	GB112069061030	Moderate	Good	Moderate	2016

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



6.5 WFD Groundwater bodies

Records on site

1

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

Features are displayed on the Hydrology map on **page 46**

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

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



7 River and coastal flooding

7.1 Risk of Flooding from Rivers and Sea (RoFRaS)

Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance).

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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



7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

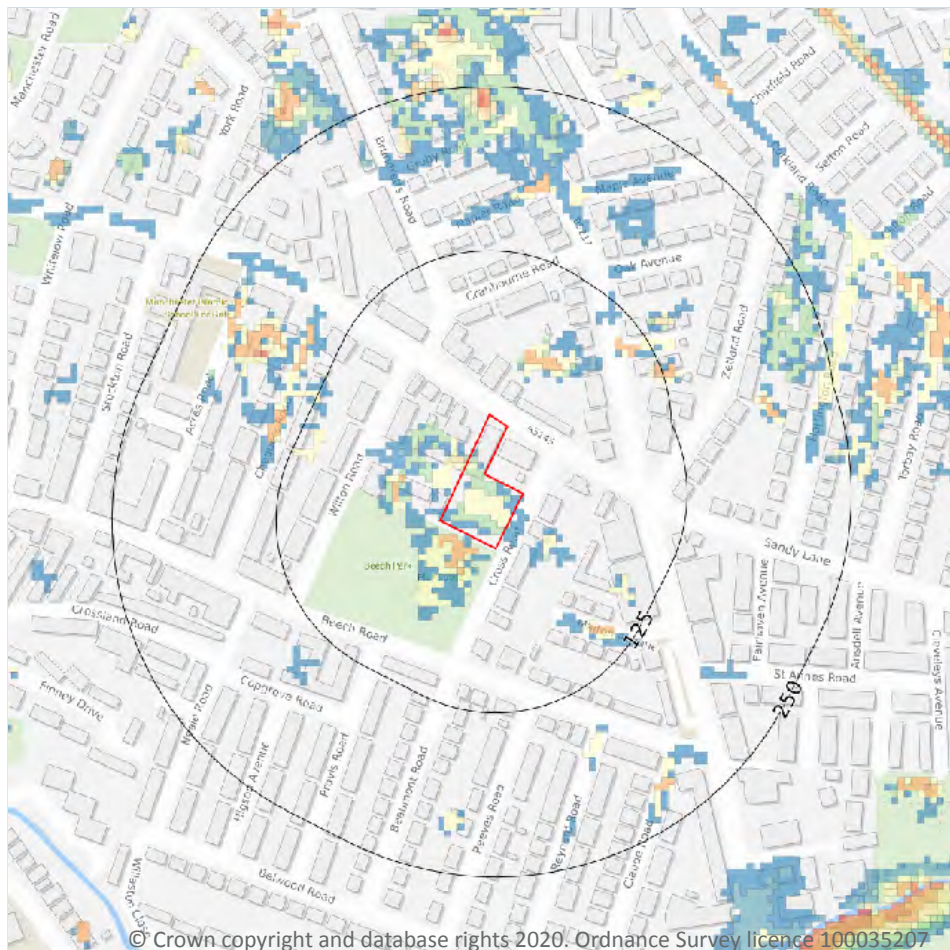
Records within 50m

0

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

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

8 Surface water flooding



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site

1 in 100 year, 0.1m - 0.3m

Highest risk within 50m

1 in 30 year, 0.1m - 0.3m

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

Features are displayed on the Surface water flooding map on **page 52**

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

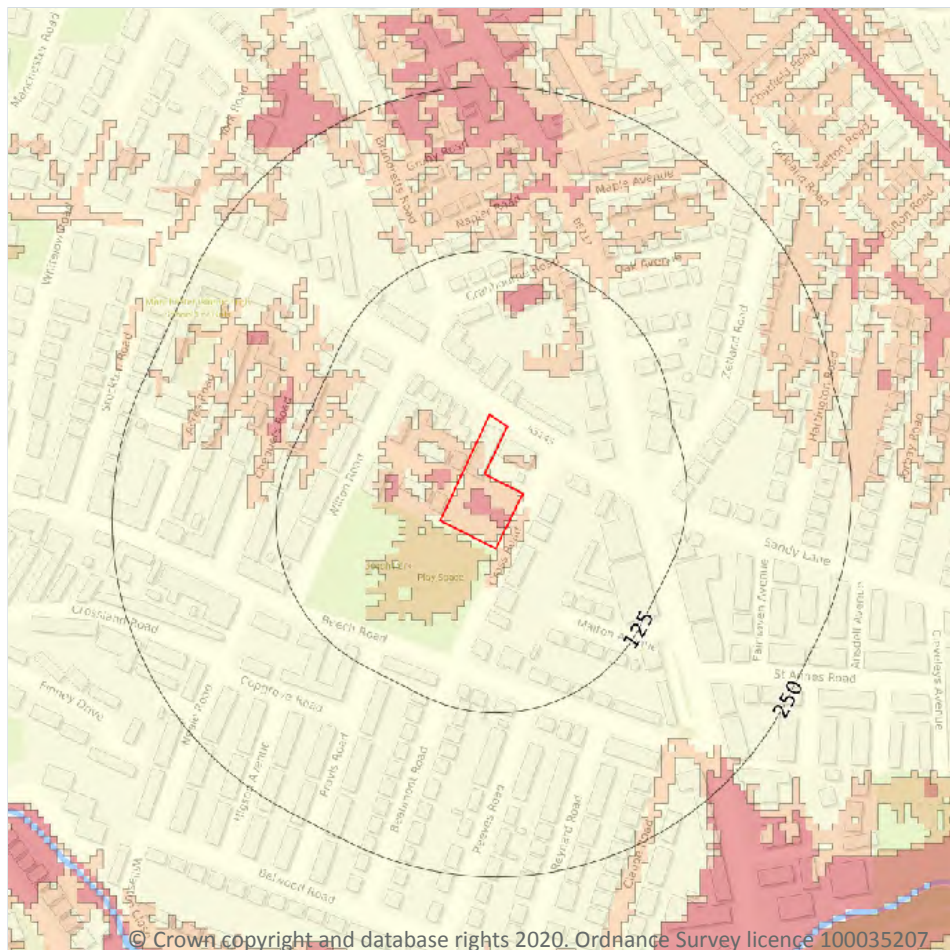
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.1m and 0.3m
1 in 30 year	Negligible

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site

High

Highest risk within 50m

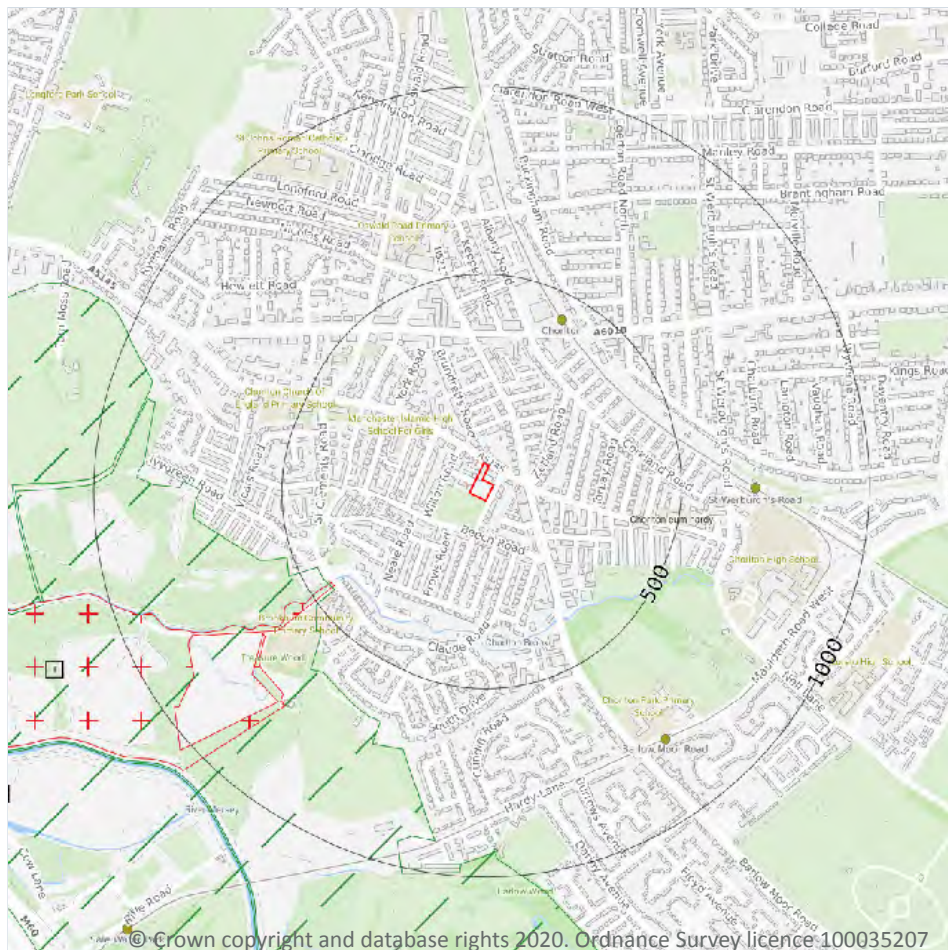
High

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

Features are displayed on the Groundwater flooding map on **page 54**

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



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

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

3

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

Features are displayed on the Environmental designations map on **page 55**

ID	Location	Name	Data source
1	436m SW	Chorlton Ees & Ivy Green	Natural England
-	1430m S	Chorlton Water Park	Natural England
-	1539m W	Broad Ees Dole	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

0

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

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m**0**

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m**0**

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

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

10.11 Green Belt

Records within 2000m**2**

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

Features are displayed on the Environmental designations map on **page 55**

ID	Location	Name	Local Authority name
2	442m SW	Liverpool and Manchester	Manchester
3	893m W	Liverpool and Manchester	Trafford

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

10.12 Proposed Ramsar sites

Records within 2000m**0**

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m**0**

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

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



SSSI Impact Zones and Units

10.17 SSSI Impact Risk Zones

Records on site

0

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

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

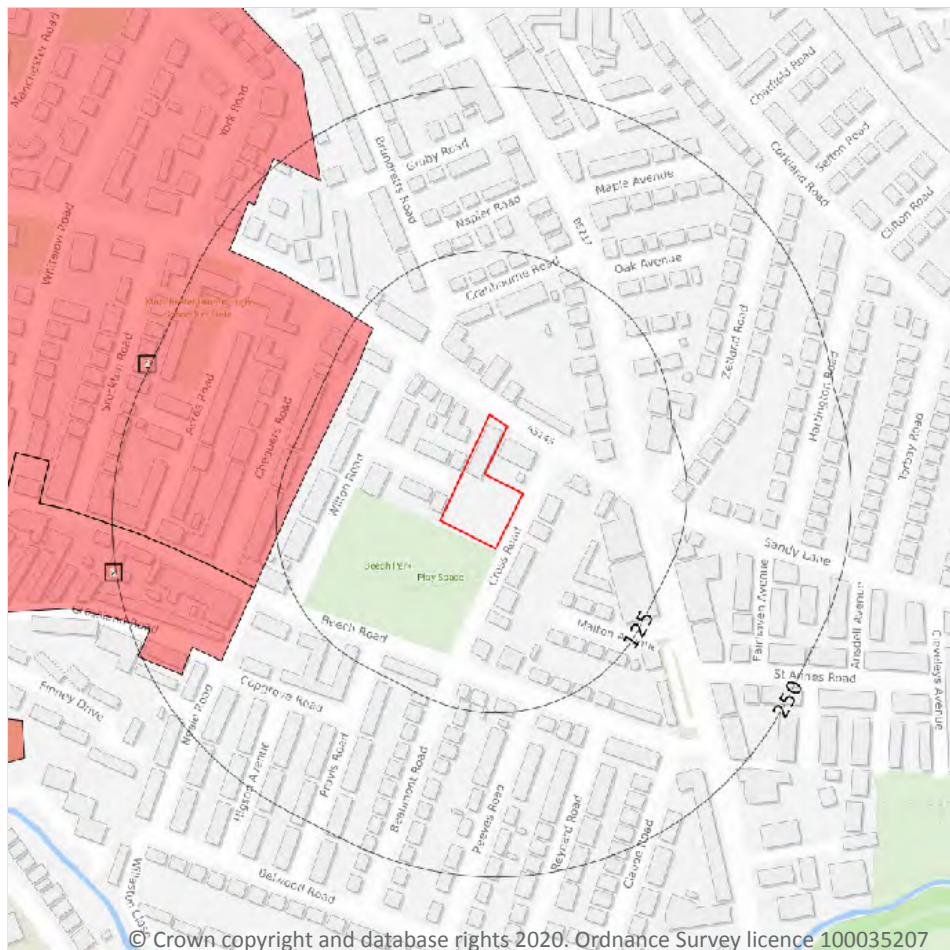
0

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

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



11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m**0**

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

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

11.3 National Parks

Records within 250m**0**

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

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

11.4 Listed Buildings

Records within 250m**0**

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

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

11.5 Conservation Areas

Records within 250m**2**

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



Features are displayed on the Visual and cultural designations map on **page 61**

ID	Location	Name	District	Date of designation
1	107m NW	Chorlton	Manchester	14/09/2005
2	150m W	Chorlton Green	Manchester	01/07/1970

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

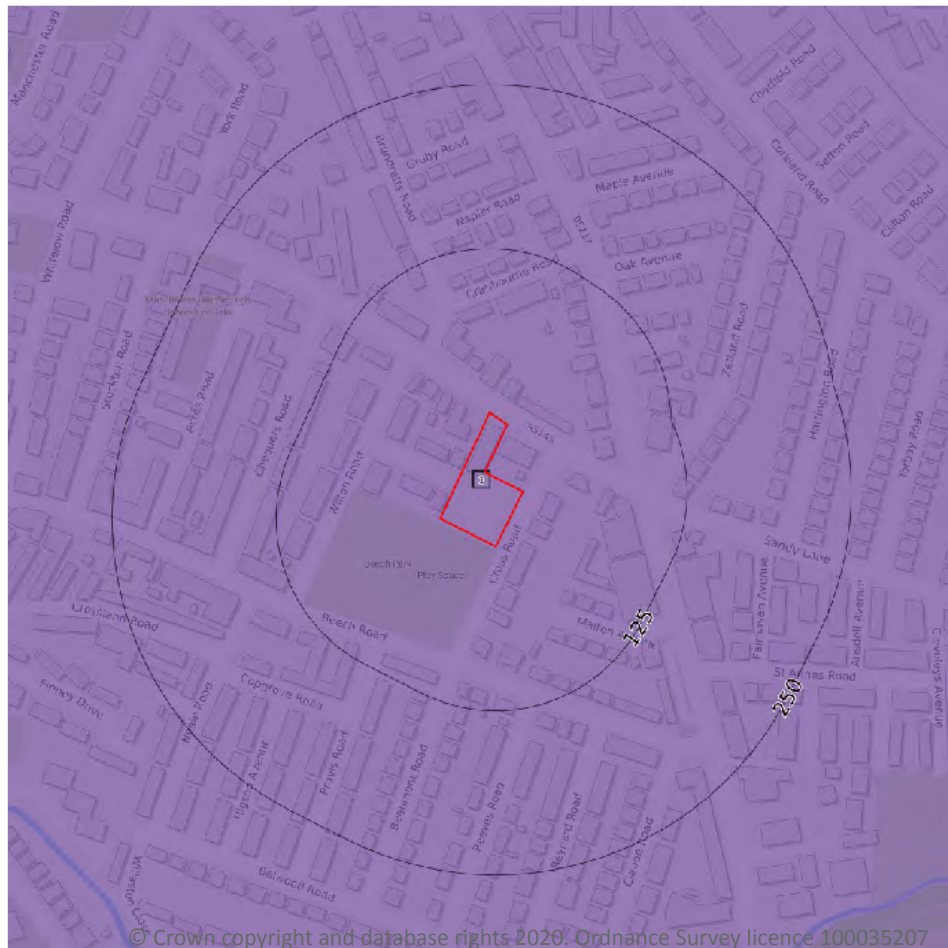
0

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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on **page 64**

ID	Location	Classification	Description
1	On site	Urban	-

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m

0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

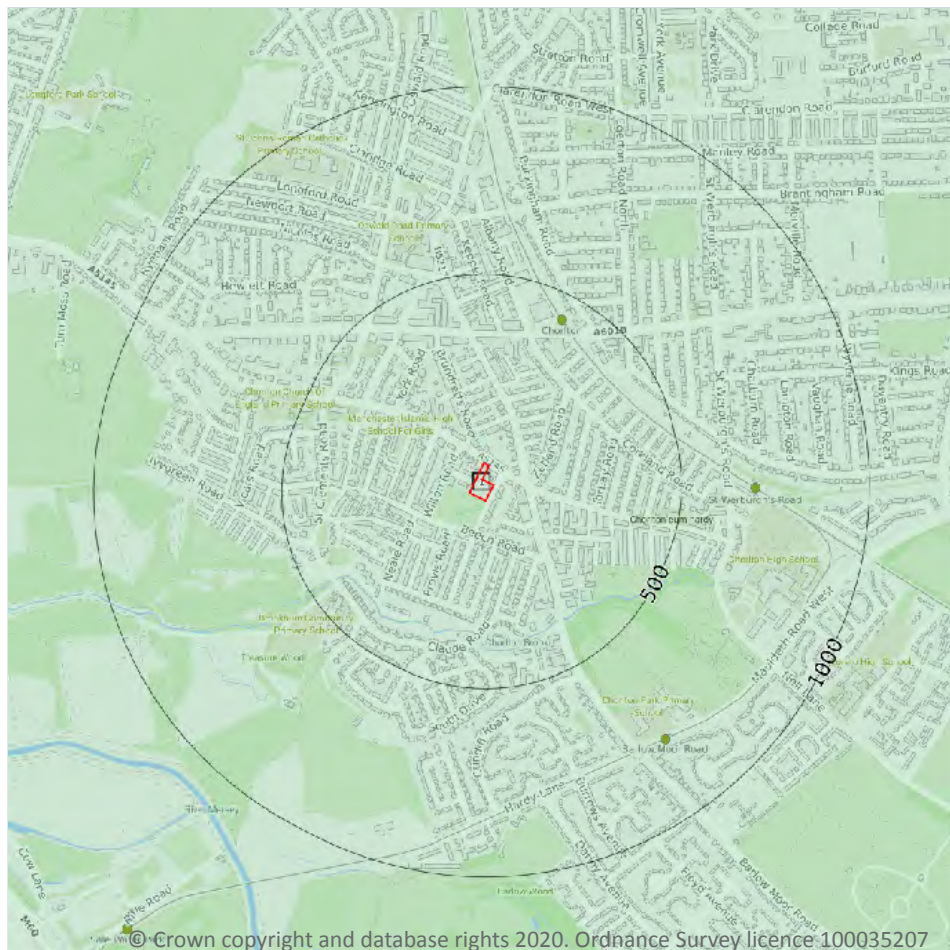
0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

1

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

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

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SJ89SW

This data is sourced from the British Geological Survey.

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

14.2 Artificial and made ground (10k)

Records within 500m

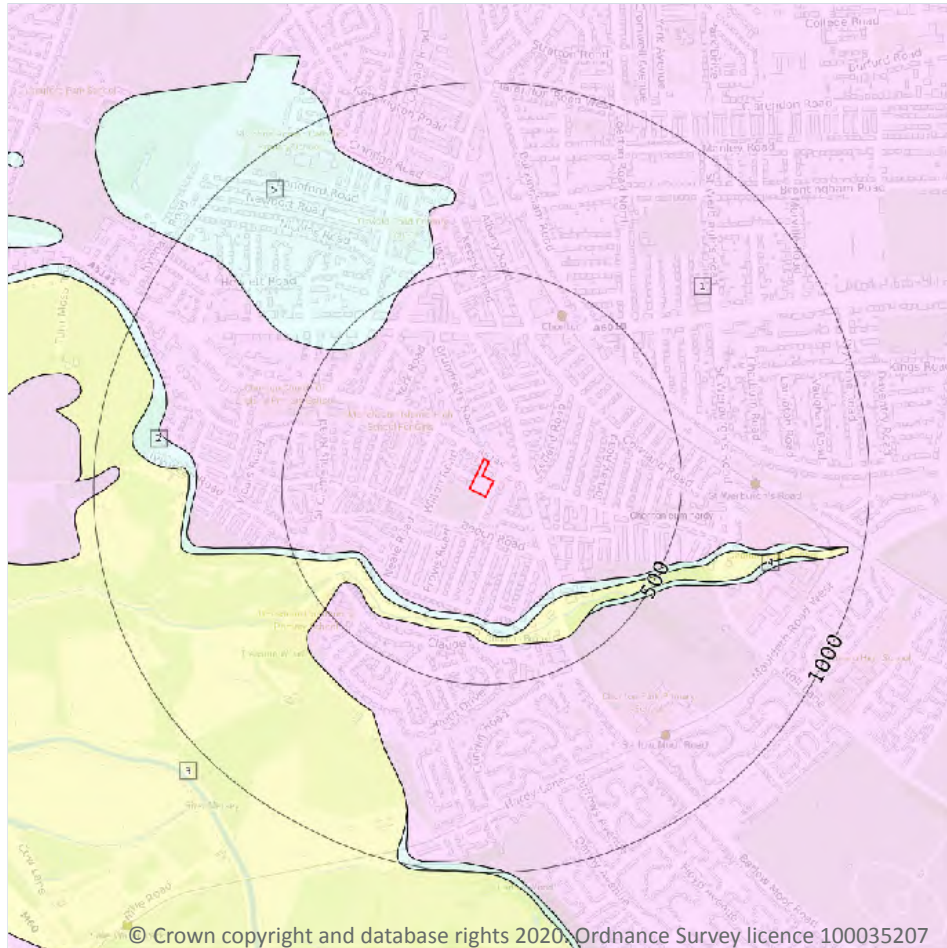
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



— Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

5

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

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

ID	Location	LEX Code	Description	Rock description
1	On site	GFSDD-XSV	Glaciofluvial Sheet Deposits, Devensian - Sand And Gravel	Sand And Gravel
2	303m SE	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
3	330m SE	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
4	412m SE	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton



ID	Location	LEX Code	Description	Rock description
5	438m NW	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

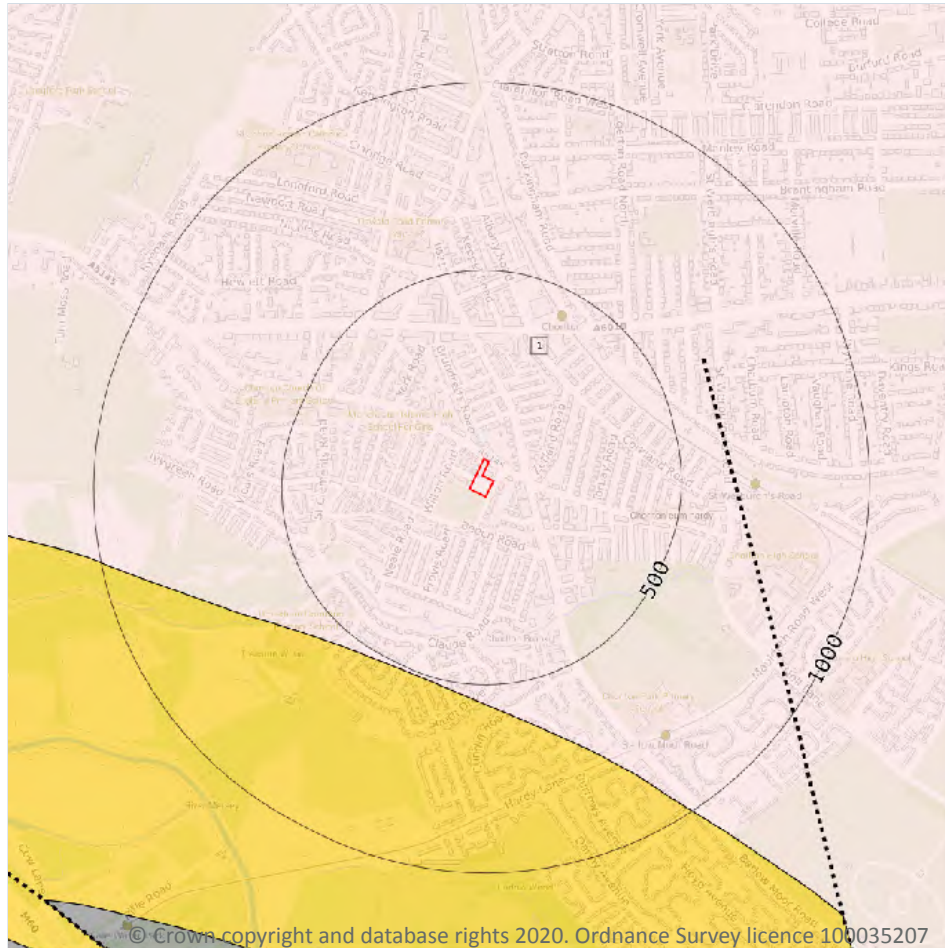
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

14.5 Bedrock geology (10k)

Records within 500m

1

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

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

ID	Location	LEX Code	Description	Rock age
1	On site	WLSF-SDST	Wilmslow Sandstone Formation - Sandstone	Early Triassic Epoch

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

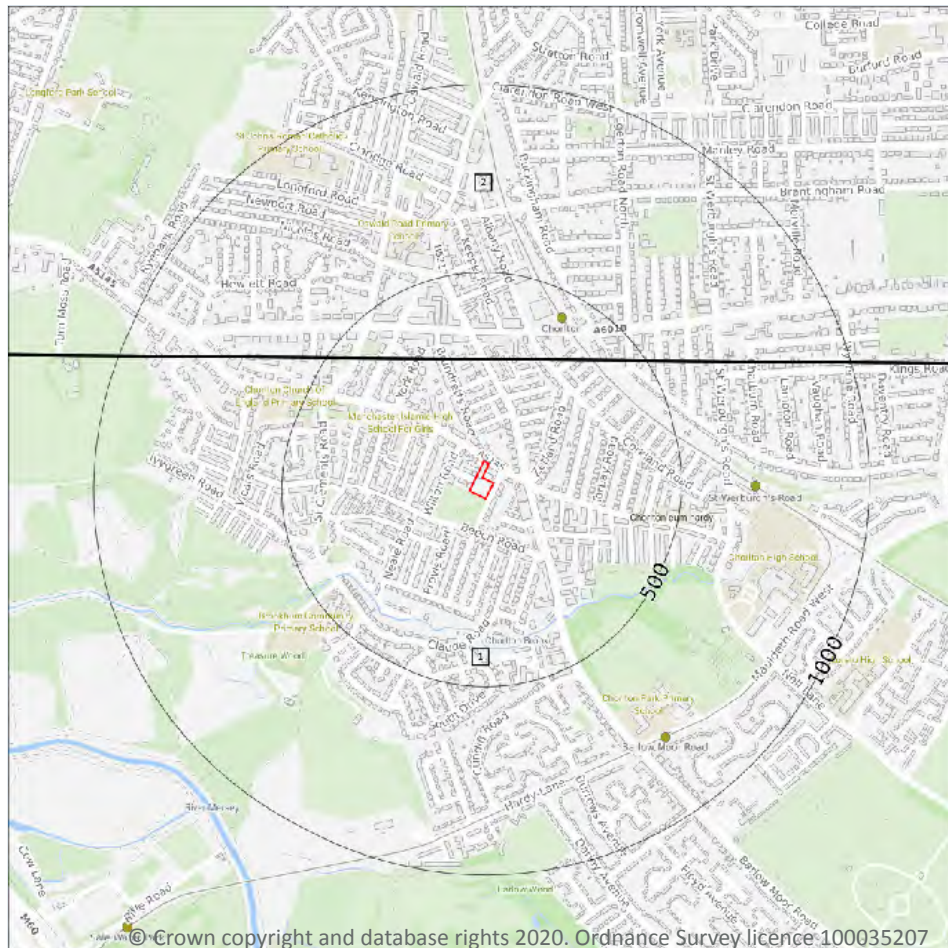
0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- Geological map tile

15.1 50k Availability

Records within 500m

2

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

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

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	Full	EW098_stockport_v4
2	270m N	No coverage	Full	Full	No coverage	EW085_manchester_v4

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

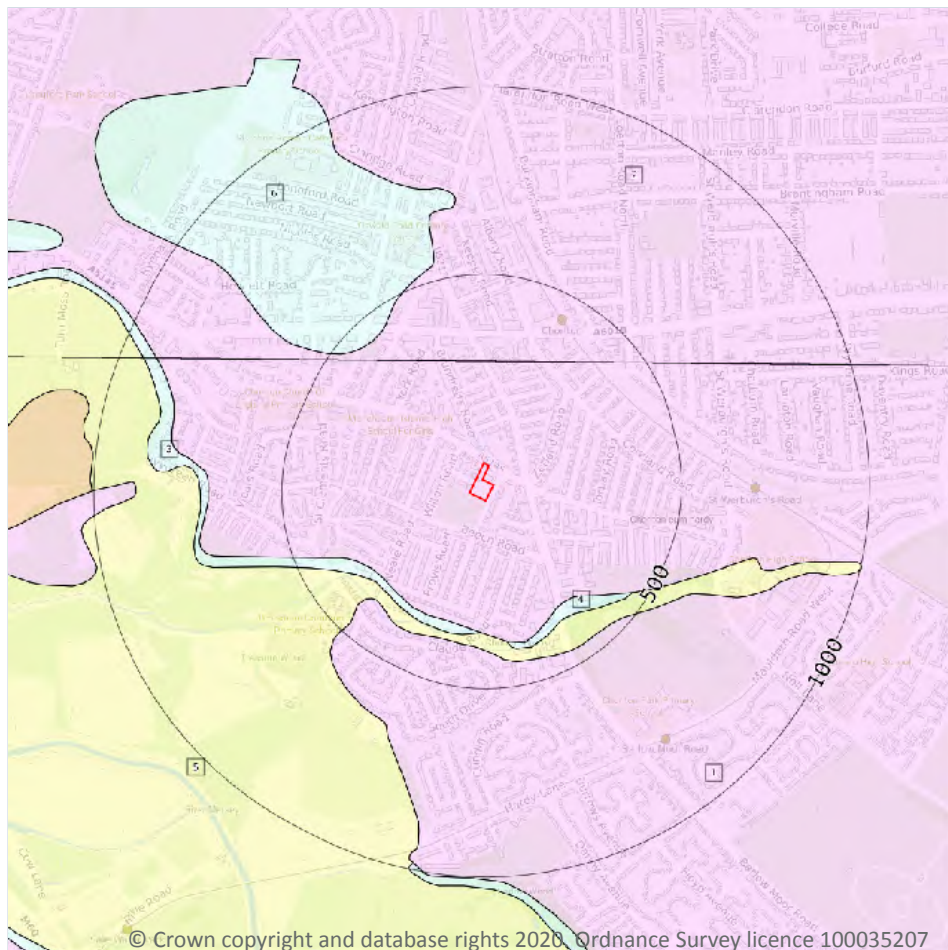
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

6

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

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

ID	Location	LEX Code	Description	Rock description
1	On site	GFSDD-XSV	GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	SAND AND GRAVEL
2	270m N	GFSDD-XSV	GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	SAND AND GRAVEL
3	324m SW	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON
4	340m SE	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON



ID	Location	LEX Code	Description	Rock description
5	344m SW	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
6	438m NW	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m **1**

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Intergranular	Very High	High

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m **0**

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

This data is sourced from the British Geological Survey.

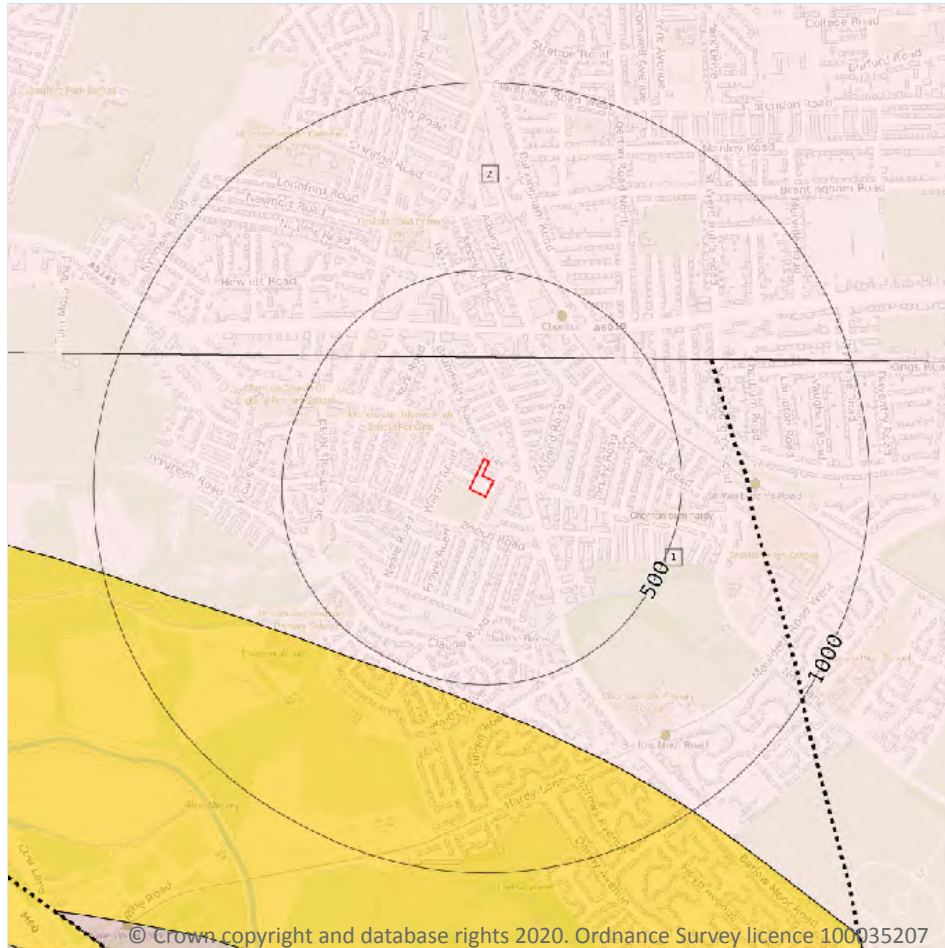
15.7 Landslip permeability (50k)

Records within 50m **0**

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

2

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

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

ID	Location	LEX Code	Description	Rock age
1	On site	WLSF-SDST	WILMSLOW SANDSTONE FORMATION - SANDSTONE	-
2	270m N	WLSF-SDST	WILMSLOW SANDSTONE FORMATION - SANDSTONE	-

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m**1**

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Intergranular	High	High

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

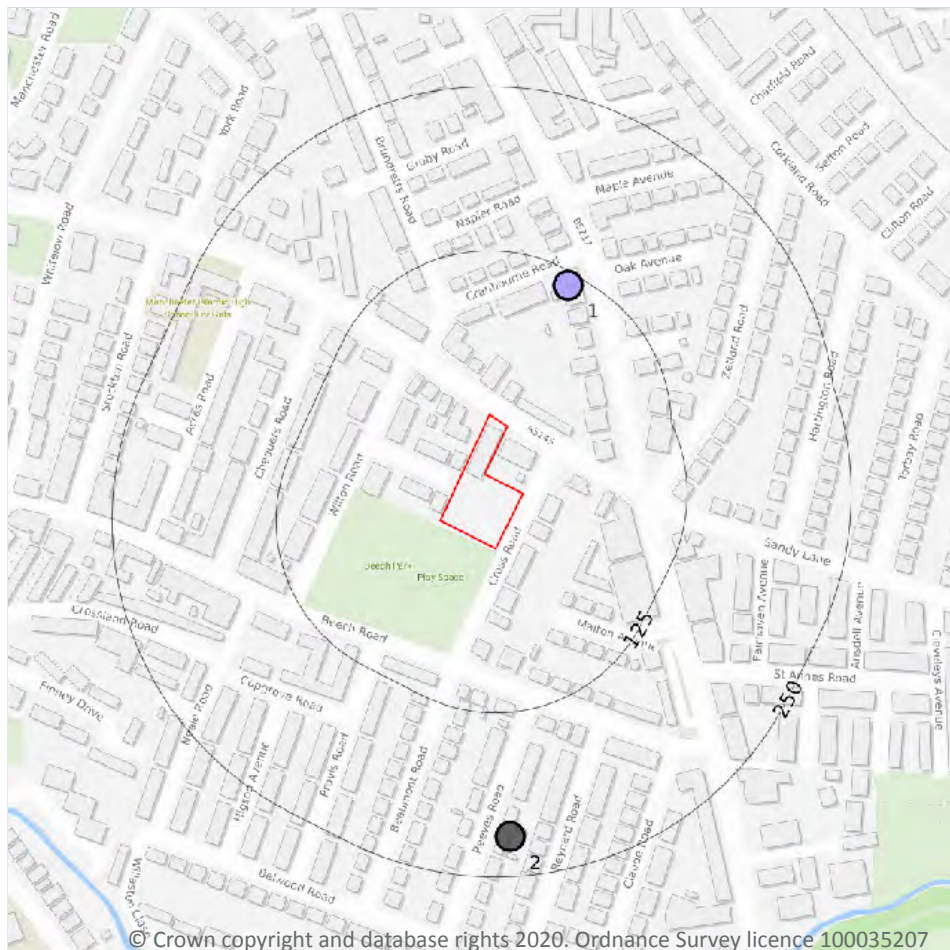
Records within 500m**0**

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

This data is sourced from the British Geological Survey.



16 Boreholes



Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

2

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

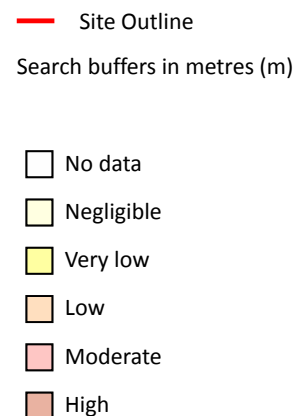
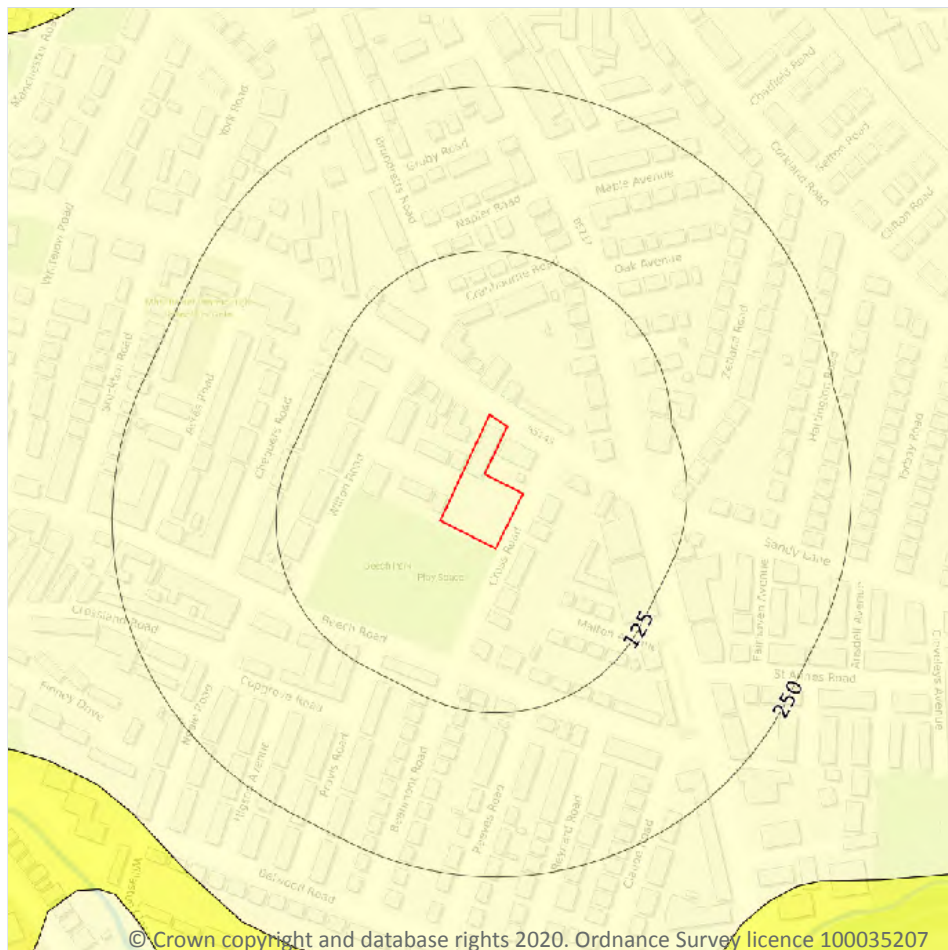
Features are displayed on the Boreholes map on **page 79**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	115m NE	381784 393760	BARLOW MOOR ROAD. NO.54	8.23	N	864886
2	220m S	381740 393340	LORD EGERTON SEWER CHORLTON 2	-	Y	N/A

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

1

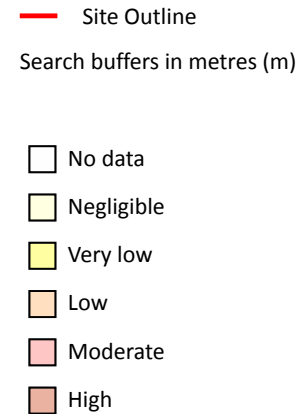
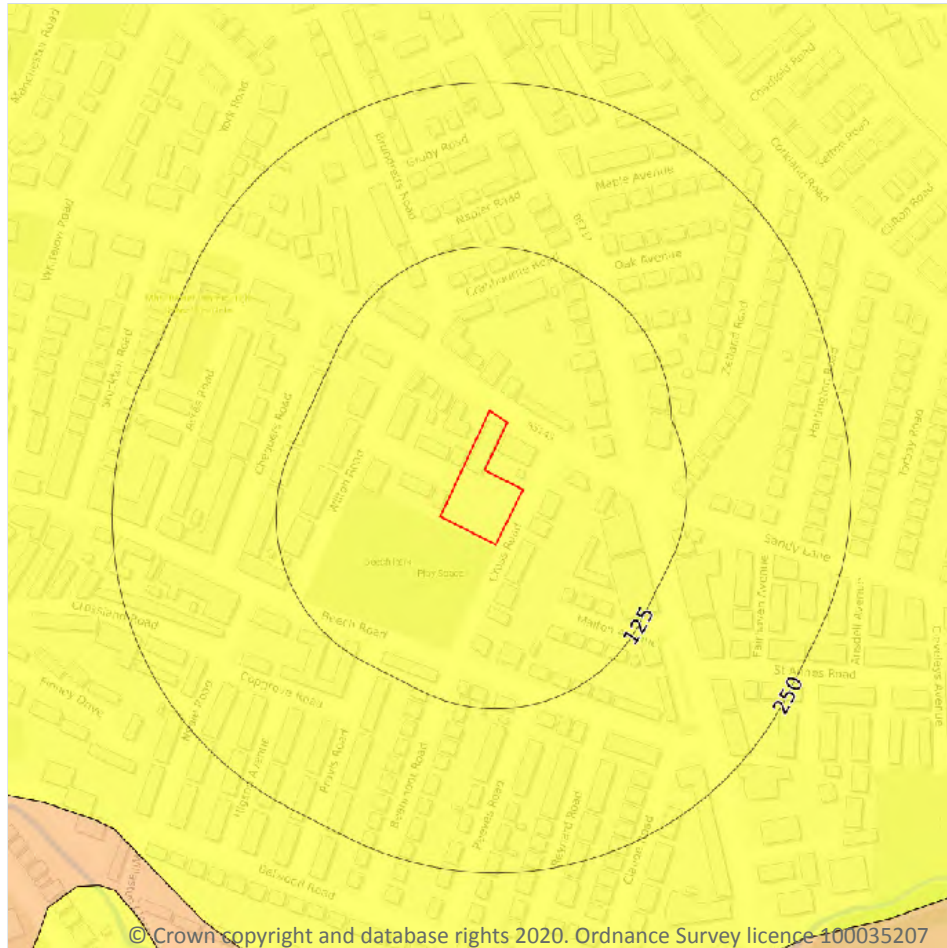
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 80**

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



17.2 Running sands

Records within 50m

1

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

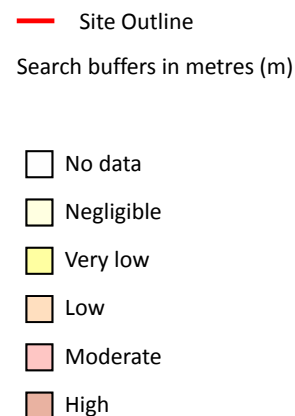
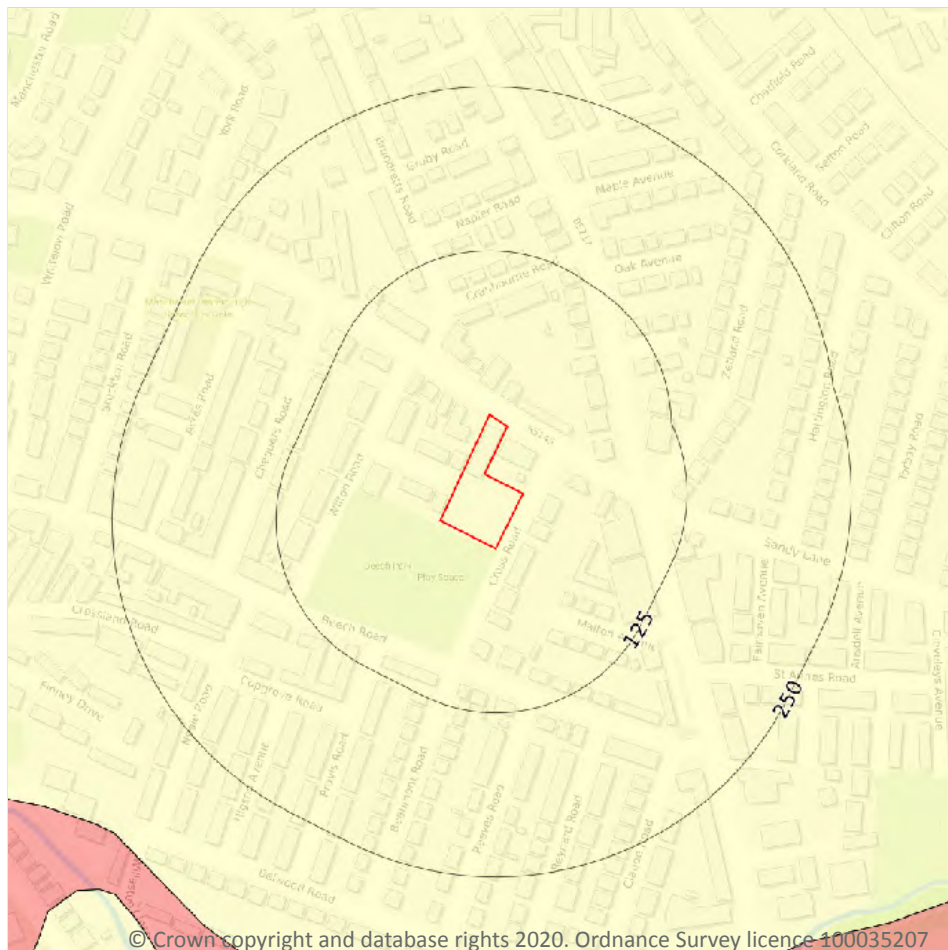
Features are displayed on the Natural ground subsidence - Running sands map on **page 81**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

1

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

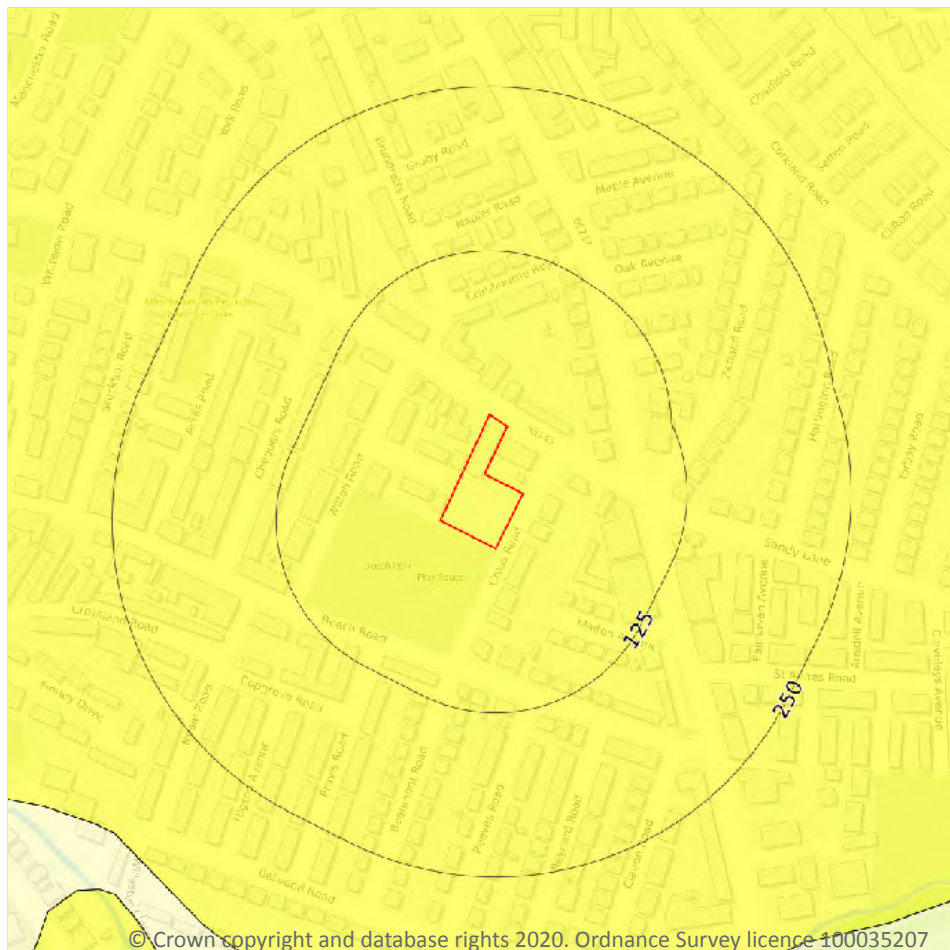
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 82**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

1

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

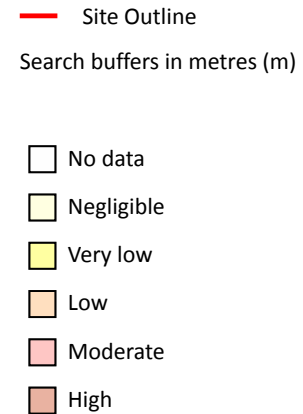
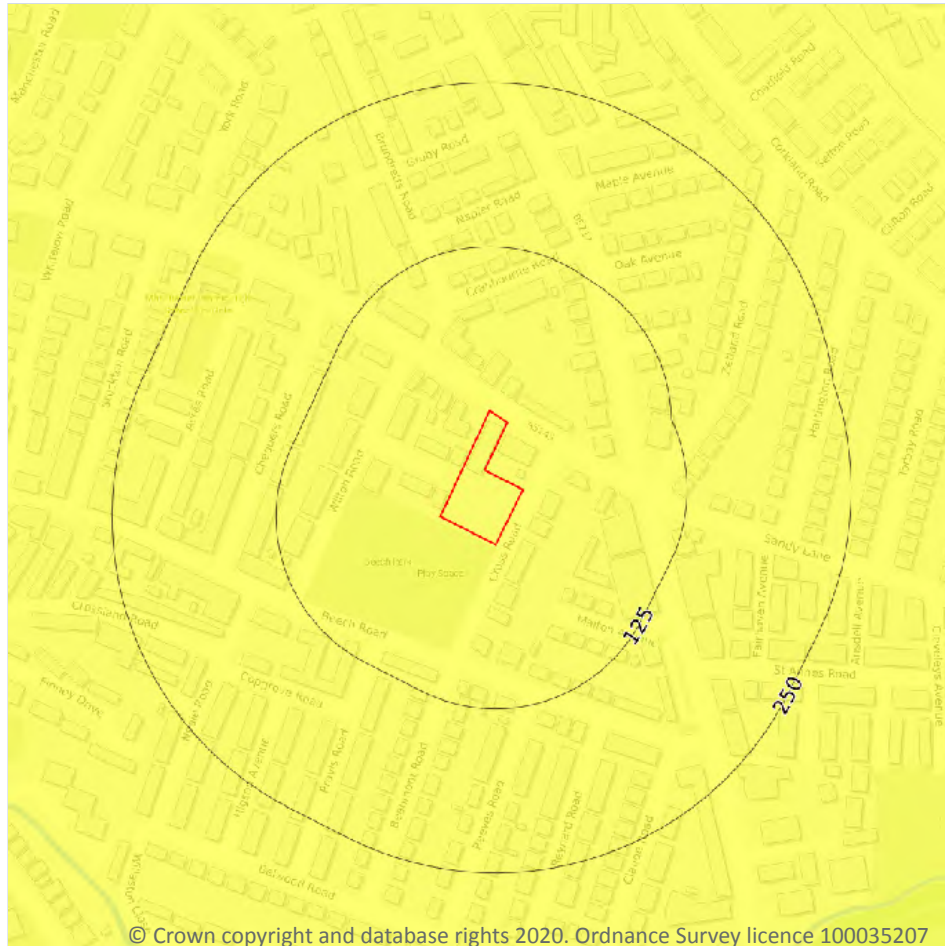
Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 83**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



17.5 Landslides

Records within 50m

1

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

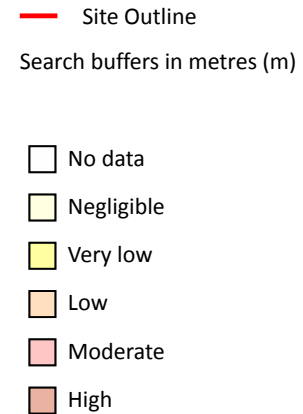
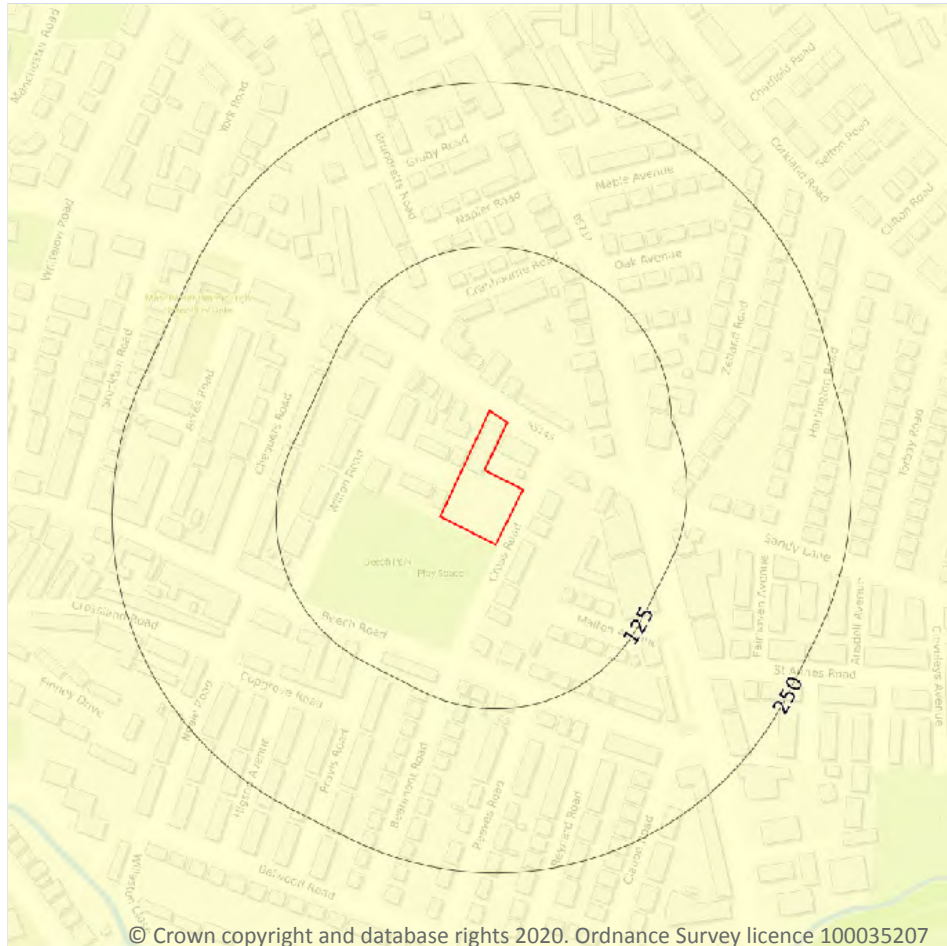
Features are displayed on the Natural ground subsidence - Landslides map on **page 84**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 85**

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

This data is sourced from the British Geological Survey.



18 Mining, ground workings and natural cavities



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

18.1 Natural cavities

Records within 500m

0

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

This data is sourced from Peter Brett Associates (PBA).

18.2 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m

0

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

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m

4

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 86**

ID	Location	Land Use	Year of mapping	Mapping scale
-	787m E	Unspecified Shafts	1916	1:10560
-	791m E	Unspecified Shafts	1923	1:10560
-	812m E	Unspecified Shafts	1916	1:10560
-	815m E	Unspecified Shafts	1923	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m**0**

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

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m**0**

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

This data is sourced from Peter Brett Associates (PBA).

18.8 JPB mining areas

Records on site**1**

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

Location	Details
On site	Whilst outside of an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) have information such as mining plans and maps held within their archive of mining activities that have occurred within 1km of this property. Further details and a quote for services can be obtained by emailing this report to enquiries.gs@jpb.co.uk .

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site**0**

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

This data is sourced from the Coal Authority.



18.10 Brine areas

Records on site	0
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The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

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

18.11 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Mining Searches UK.

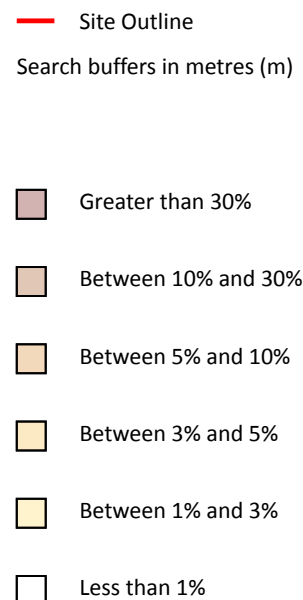
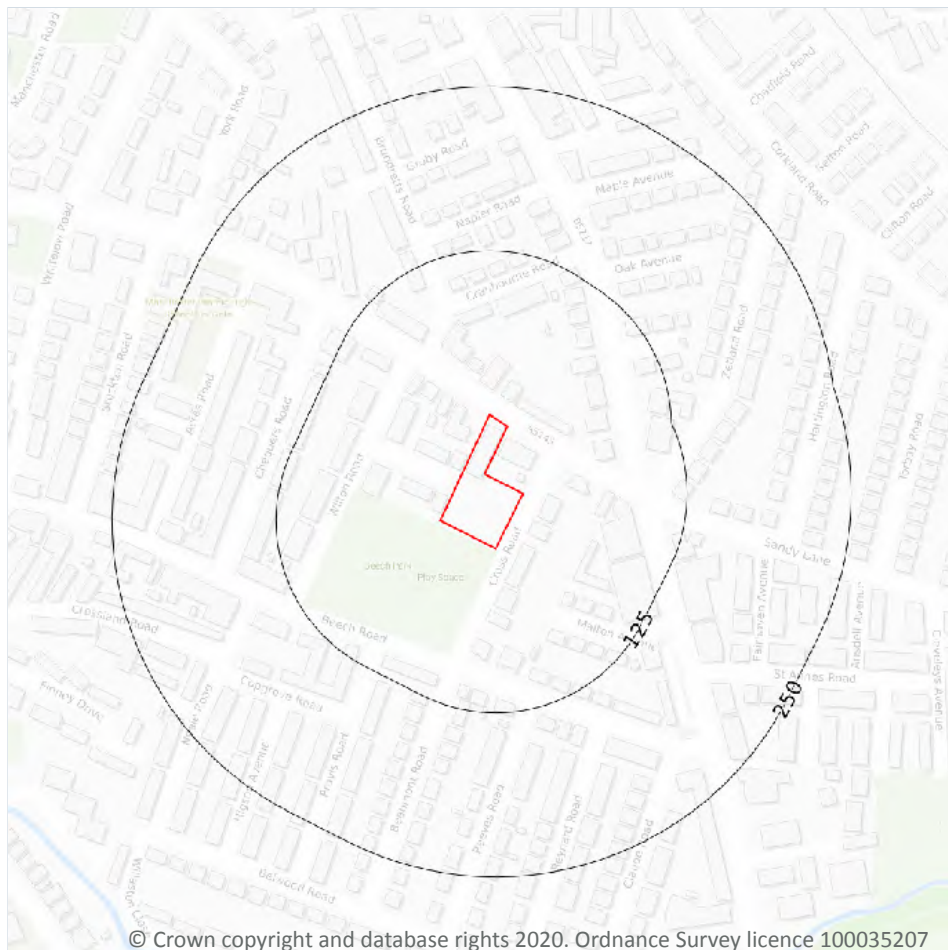
18.13 Clay mining

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

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

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

19 Radon



19.1 Radon

Records on site

1

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

Features are displayed on the Radon map on **page 90**

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

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



20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

1

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

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

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



21 Railway infrastructure and projects

21.1 Underground railways (London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m**0**

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

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m**0**

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



This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

Terms and conditions

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





APPENDIX 6 – Utility Search Report



Essentials Utility Search Report

For the following location:

Chorlton Irish Club, Chorlton-cum-Hardy, M21 9DJ

Client:

James Doyle

Co-ordinates:

381718.968,393601.698

Reference:

EMS07281/estl_M21 9DJ

Search Date:

08/09/2020

Thank you for your Utility Search Report order. You have selected one of several report options developed to suit the specific needs of our different customers. The range comprises:

Utility Essentials

The Utility Essentials report gives visibility of the 5 key services – Gas, Electric, Water, Sewage and British Telecom, supplied for areas of up to 25 hectares. The Essentials report is ideal for remote sites where only the main utilities providers are likely to be present or projects where the aim is merely to check the availability of the main utilities e.g. in the planning stages of a new development. All available information is collated and delivered as a single report in 5 working days with any outstanding information being delivered as soon as it is available.

Utility Premium

The Utility Premium report provides comprehensive information about all services affecting your site, including: Gas and Oil Pipelines; mains Water and Sewerage; Telecoms and fibre-optic cables; and transportation networks. This report is ideal when comprehensive information is required for your site, ensuring you are managing your risk and avoiding expensive delays. Supplied for areas of up to 25 hectares, all available information is gathered, collated and supplied as a single report within 10 working days, with any outstanding information being delivered as soon as it is available. Please note, a search of Vtesse Networks Ltd is not included in this report. If you require a Vtesse Networks Ltd search this is available through our Utility Singles Telecoms report.

Utility Fast-track

The Utility Fast-track report delivers all the information of a Premium report (Gas and Oil Pipelines; mains Water and Sewerage; Telecoms and fibre-optic cables; and transportation networks) but with all available supplier responses being collated in a report and delivered to you within 5 working days, with any outstanding information being delivered as soon as it is available. Please note, a search of Vtesse Networks Ltd is not included in this report. If you require a Vtesse Networks Ltd search this is available through our Utility Singles Telecoms report.

Utility Singles

Our Utility Singles reports enable you to request data for a single utility type. You can order Gas, Water & Sewerage, Electricity or Telecoms as an individual search. This is a cost-effective way to obtain relevant information if you only need to check the availability/position of a particular utility in order to plan a new development or make changes to an existing development. Supplied for areas of up to 25 hectares*, all available information is gathered, collated and supplied as a single report within 10 working days, with any outstanding information being delivered as soon as it is available.

*Telecom report with Vtesse is limited to a maximum radius of 250m.

UTILITY REPORT CONTENT & INFORMATION

1 Purpose of Utilities Report

The Utilities Report is intended to be for project planning and feasibility only. It is not suitable to be used for construction or excavation purposes. The existence of utilities on the plans does not imply that they are suitable in size, capacity, type or location for the project purpose. The Utility Companies should be contacted directly for clarification in this regard.

2 Compilation of the Utilities Report

The Utilities Report is a compilation of Utility Company record plans. These are obtained via application to the Utility Companies following a geographic search to determine which Companies are in a given area. The data is provided by the Utility Companies in a variety of formats including faxed plans, pdf files, digital drawing files and paper drawings. They are all converted to pdf files for inclusion in the report. The quality of the plans therefore varies. A quality assured process is followed for each report. This requires that it is checked at different stages during the process before being subjected to a final assessment prior to issue.

3 Limitations and Accuracy of the data

Each Utility Company has its own disclaimer statement in respect of the information they provide. They do not guarantee or provide a warranty for the data. The Utility Company disclaimers should be referred to when considering the accuracy and completeness of the data. Generally the plans provided are for guidance only and are not guaranteed to be up to date or to be a complete record of the Utility Company plant in a given area.

Some Utility Companies only show main utilities. Therefore service pipes or cables may not be shown on the plans but they may be present on the site.

Some Utility Companies state that the utilities may deviate from the route and position shown on the plans.

Due to the time delay between installation of, or repair or upgrading of utilities and the subsequent updating of the Utility Companies plans, it should be noted that there could be utilities present that are not shown on the plans.

The user shall make further enquires and investigations to satisfy himself as to the adequacy of the plans and position of the utilities. The exact position of the utilities should be verified by the use of suitable detecting devices and safe digging practices in accordance with HS(G)47. Further advice on the location of the utilities should be requested from the owner.

4 Completeness

Whilst every effort is made to locate all Utility Companies in a given area, due to the sensitive or restrictive nature of certain sites, the existence of redundant utilities, the emergence of new companies and the combining of, takeover or sale of existing Companies, we cannot guarantee to provide details on all utilities in a given area.

5 Date

Due to the Utility Companies plans being regularly changed and updated, the Utility Report is only valid at the time of production.

6 Liability

For the reasons given in 1 – 5 above neither emapsite Ltd nor Technics Group Limited (trading name of Subtechnics Limited) can accept any liability for or offer any guarantees for the report or the content. No representation is made by either emapsite Ltd and/or Technics Group Limited as to the accuracy, completeness, sufficiency or otherwise of this report.

7 Copyright

The copyright of the Utilities Report remains with Technics Group Limited and may not be copied nor communicated using any method either in whole or in part without the prior written consent of Technics Group Limited.

8 Assignment

The Utility Report cannot be assigned to any other party without the prior written consent of Technics Group Limited.

Terms and Conditions

The Terms and Conditions should be read in conjunction with the 'Report Content & Information' sheet. The content of the 'Report Content & Information' sheet forms part of the Terms and Conditions.

1. Disbursements

- 1.1. Several Utility Companies charge for either searching to determine if they have any plant or for providing plans. These charges are included in the cost of Utility Essentials, Utility Premium and Utility Fast-track Reports, and are not charged as extra. Utility Singles Reports do not include disbursement charges and these will be charged as extra to the client at cost. The client will be made aware of any applicable charges prior to finalisation of purchase.
- 1.2. The Utility Companies that make a charge or the charges themselves may be changed or updated without notification to the client.

2. Turnaround times

- 2.1. Whilst every effort is made to produce the reports as quickly as possible we are reliant on the Utility Companies to provide us with the plans and/or data. Depending on the product purchased, generally reports are completed within approximately 5 to 15 working days.
- 2.2. No guarantees can be made regarding the time taken to complete the report.

3. Limitation of Liability

- 3.1 Technics Group Ltd (trading name of Subtechnics Limited) and/or emapsite Ltd will make all reasonable endeavors to provide the Utility Report within the stated time period and shall not be liable for any delay arising because of any act, omission or delay of any Utility Company.
- 3.2 The Utility Companies have no liability to Technics Group Ltd and/or emapsite Ltd in relation to the provision of information, plans and/or data or the omission of or to provide such information, plans or data. Therefore Technics Group Ltd and/or emapsite Ltd shall have no liability to a Client for the information, plans and data contained in a Utilities Report.
- 3.3 Technics Group Ltd and/or emapsite Ltd shall have no liability in relation to any Utilities Report for loss or damage arising in relation to loss of profits, loss of business, loss of use, costs, damages, charges or expenses.

4. Cancellation Policy

- 4.1. We are unable to cancel the order once finalised.

5. Force Majeure

Technics Group Ltd and/or emapsite Ltd will have no liability to the Client if it is prevented from or delayed in performing its obligations in connection with producing the Utilities Report by any act, event, omission, accident or incident beyond its reasonable control. These include but are not limited to:- any form of industrial dispute, strike or lock-out, breakdown or failure of a utility service or transport network, act of God, war, riot, civil commotion, malicious damage, accident, incident, breakdown of plant, machinery or electronic system, fire or flood.

6. Governing Law

The Governing Law and Jurisdiction of these Terms and Conditions, any Contract or Agreement are governed by and construed in accordance with the laws of England and Wales. The courts of England and Wales shall have non-exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with these Terms and Conditions, any Contract or Agreement.

Site Location Plan

Our Ref EMS07281/estl_M21 9DJ

Grid Reference OSGB: 381718.968,393601.698



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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Utility Company Underground Services Results Schedule

Your Ref: estl_M21 9DJ

Our Ref: EMS07281

Address: Chorlton Irish Club, Chorlton-cum-Hardy, M21 9DJ

Grid Reference: 381718.968,393601.698

Post code: M21 9DJ

Author: Stephen Sawyer

Search Date: 08/09/2020

DRAFT

Utility Company	Responses	Outcome
Electricity		
Electricity North West	3	Affected
Gas		
National Grid UK	2	Affected
Telecoms/Cable		
BT Openreach	1	Affected
Water and Sewers		
United Utilities	0	No Response

Electricity



Electricity North West
Data Management,
Electricity North West
Linley House
Dickinson Street
Manchester, M1 4LF
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk
Web: www.enwl.co.uk

Mr Stephen Sawyer
Technics Group
Technics House Merrow Business Park
Guildford Surrey
GU4 7WA

Our Reference: 19915480

Your Reference: EMS07281

Dear Mr Stephen Sawyer

Electricity Network Plans

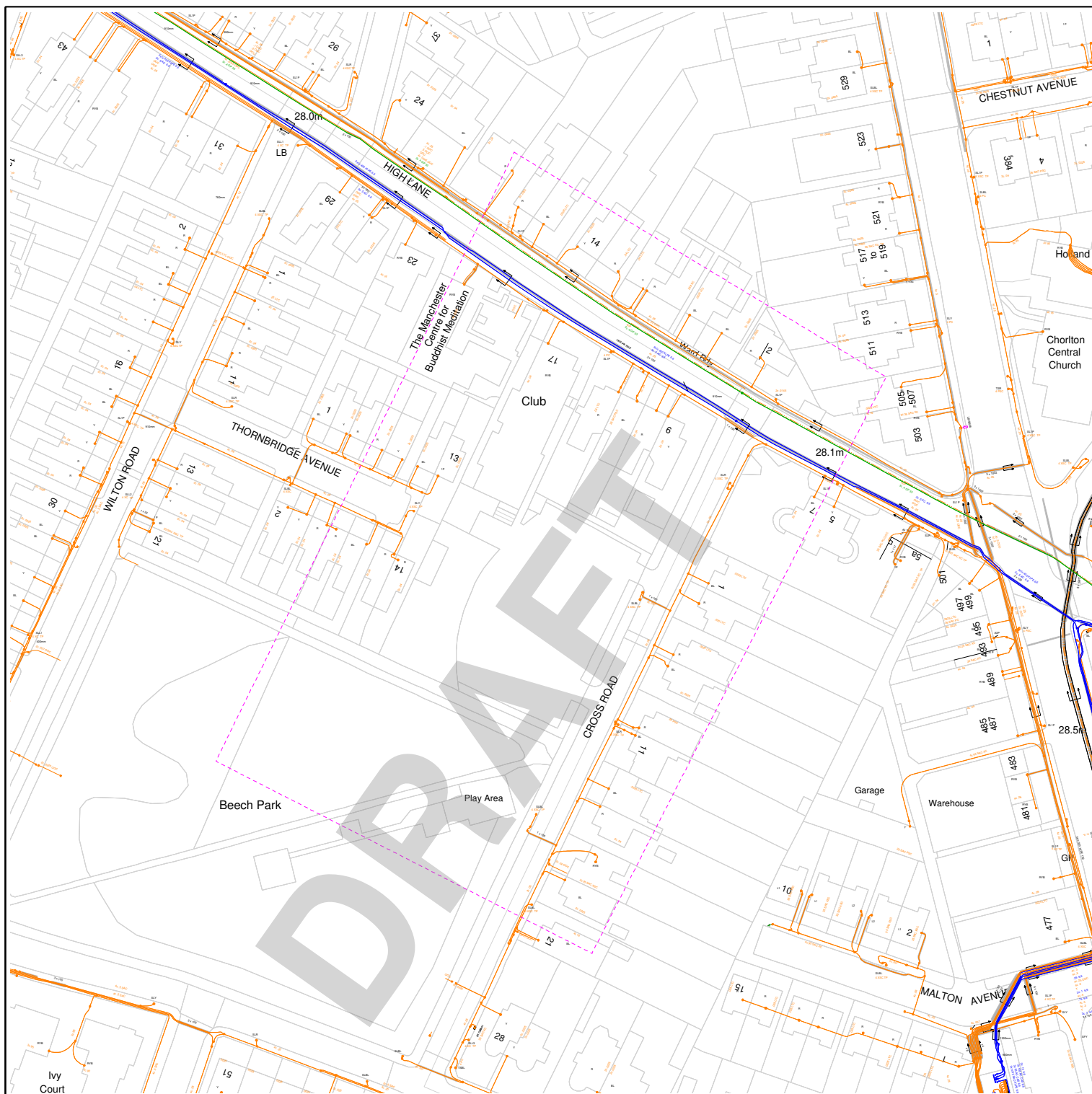
I acknowledge with thanks your request dated 14/09/2020 12:02:00 PM for information on the location of our services.

Please find enclosed plan(s) showing the approximate position of our apparatus known to be in the vicinity of this site.

I attach Conditions and information regarding electricity mains, which details contact numbers for additional services (i.e. new supplies, connections, diversion). In addition you should ensure they are made available to anyone carrying out any works which may affect our apparatus.

Yours sincerely,

Data Management



Requested by: Stephen Sawyer
 Company: Technics Group
 Date Requested: 14/09/2020
 Job Reference: 19915480
 Your Scheme/Reference: EMS07281

Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	



Dig Sites:
 Area Line

Data Management
 Electricity North West
 Linley House
 Dickinson Street
 Manchester, M1 4LF
 Phone: 0800 195 4141
 Email: planrequest@enwl.co.uk

Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited.

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Reference should be made to HSE Guidance, HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoidance of Danger from Overhead Power Lines".

Electricity North West Limited 304 Bridgewater Place, Birchwood Park, Warrington WA3 6XG. Registered in England and Wales. Registered No 02366949

Scales on A4 paper:
 1:1250 Area dig site
 1:250 Line dig site

Conditions and information regarding electricity mains

These general conditions and precautions apply to the electricity distribution system of Electricity North West Limited.

Please ensure that a copy of these conditions is passed to your representative and contractor on site.

1. There may be other Electricity North West Limited apparatus in the vicinity, which is not indicated on the cable records. Other apparatus may also be present which a third party owns other than Electricity North West Limited
2. Before any machines are used all of Electricity North West's underground apparatus should be located by manual excavation taking the appropriate safety precautions in accordance with the **Health and Safety Executive Guidance note HS(G)47 "Avoiding danger from underground services"**. This contains advice to site personnel when working near underground services.

Underground services, particularly electricity and gas, can be dangerous. Damage to electricity cables can cause a dangerous flash, leading to severe burns or even death. Gas leaks can cause fire or explosion.

Damage can result from excavation or penetration of the ground, e.g. by a road pin.

Underground services may be found in roads, footpaths and on sites. Always assume that they are present. Treat any services found anywhere as live.

Accidents have happened because people have mistaken one service for another, e.g. black plastic covered electricity cables look like black plastic water pipes and cast iron gas and water mains look alike. Check before you act.

3. Before starting work you must:
 - Make sure you have plans of the underground services in the area. This may not always be possible for emergency or unforeseen works. **Remember that service connection cables and pipes from the main to building or streetlight may not be shown.**
 - Use a cable and pipe locator to trace electricity cables and metal pipes.
 - Look for signs of service connection cables or pipes, e.g. a gas meter or service connection entry into a house or a streetlight.
 - Hand dig trial holes (as many as necessary) to confirm the position of services in close proximity to the area of work.

4. When you start work:

- Hand dig near buried services whenever possible. Spades and shovels are safer than picks, pins or forks.
- Remember that cables may be embedded in concrete. Electricity cables embedded in concrete **must** either be made dead before the concrete is broken out or another safe way of working agreed with the cable owner.
- Watch out for signs of services as work continues.
- Report damage to a cable, pipe or pipe coating however slight.
- Do not use hand held power tools within 0.5m of the marked position of an electricity cable, unless this is impracticable and the line of the cable has been identified by plans and positively confirmed by a locator.
- Do not use hand held power tools directly over the marked line of cable unless:
 - a) You have already found the cable at that position by careful hand digging beneath the surface and it is at a safe depth (at least 300mm) below the bottom of the surface to be broken, or
 - b) Physical means have been used to prevent the tool striking it.
- If an excavator is used near an electricity cable keep everyone clear of the bucket while it is digging. Buckets should not be used near cable – hand dig.
- Do not use exposed services as a convenient step or handhold.
- Do not handle or attempt to alter the position of an exposed service.
- Do not install plant close to an existing service.
- Do not build existing services into a manhole or other structure or encase them in concrete.

Would you also ensure that all site operators have this information and if any electrical apparatus is damaged, they/you should contact Electricity North West Limited fault desk on **0800 195 4141 (option 1)**

5. Overhead lines are not necessarily shown on the Electricity North West Limited cable records but may be present. In the event of work being carried out adjacent to overhead lines (including access, storage etc.) please always ensure strict adherence to the requirements of the **Health and Safety Executive's Document GS6 "Avoidance of Danger from Overhead Electric Lines"**.

Extreme personal danger can result from contact, or near contact, with live conductors or overhead lines.

Treat all overhead lines and other electrical apparatus as live. If in doubt, get advice.

6. Electricity North West Limited must be consulted if work is to take place within 15 metres of overhead lines on steel towers or 9 metres of overhead lines on wood, concrete or steel pylons. (All distances should be measure at ground level from a position estimated by eye to be vertically under the outermost conductor at a tower or pole position) Any person involved in work in the vicinity of overhead lines should:
- Understand and follow the instructions given on safe working areas and methods of work.
 - Make sure that warning notices are in the cabs of machines working in the vicinity of an overhead line.
 - Make sure that barriers and warning notices are erected as required.
 - Not tip soil or stack material underneath overhead lines as this may reduce the clearance to an unsafe distance.
 - Make sure when handling or using platforms, scaffold, poles, piping, ladders, hand tools etc., that they are kept at a safe distance from overhead lines.
 - Not steady a suspended load, skip, hoist wire, slings etc., unless satisfied that there isn't any danger from overhead lines.
 - Remember that when mobile plant, such as a crane or excavator, is operating near overhead lines, the raising or slewing of the jib may introduce danger.
 - Always keep overhead lines in view when manoeuvring mobile plant.
 - Never operate a machine unless carefully guided by an experienced banksman.
 - Not approach or touch any broken or fallen conductors or any plant in contact with an overhead line before Electricity North West Limited confirms that conditions are safe. Warn others to keep well clear.

Machine operators should note that: if a machine comes into contact with an overhead line and cannot be disentangled by backing off, remain seated in the cab and warn others to keep clear of the machine until Electricity North West Limited confirms that conditions are safe. If it is essential to

leave the machine while it is in contact with the overhead line, for example if it catches fire, jump well clear – and **do not** attempt to climb down in the normal way nor touch any part of the machine when on the ground.

7. Electricity North West Limited provides approximate locations of its electricity mains or apparatus according to its records but these records are not necessarily accurate or complete and do not always show the position of private cables from mains to properties. No person or company shall be relieved from liability for any damage caused by reason of the actual positions and/or depths being different from those indicated.

8. Care should be taken when excavating near cables. Known road crossings are highlighted on the enclosed plans. Should any cable, or Electricity North West Limited apparatus indicated on the attached plans, be affected by your proposals please contact us as follows:

Data Management
Linley House
Dickinson St
Manchester
M1 4LF

Telephone: **0800 195 4141 (option 2)**

Details of diversion costs, if any, will be provided on request once your firm proposals have been submitted.

9. Please note that service cables may be affected by some of the works being carried out on site.

If any services do require temporary disconnection please phone **0800 195 4141 (option 2)** for domestic and commercial disconnection, so that arrangement can be made to disconnect before work commences on site.

10. For information regarding supplies please contact us on **0800 195 4141 (option 2)**.

11. Please note that cable records supplied may not be up to date, or may be incomplete, if the area concerned is a new site.

12. For information regarding wayleave or easement agreements contact:

Manchester	08433 115157
Preston	08433 113969
Kendal	08433 115155

13. The latest cable records are always available for inspection during normal working hours and you should satisfy yourself that the information you have is up to date at the time you commence work. This service is consistent with the requirement of Regulation 36 of the Electricity Supply Regulations and paragraph 79 of the New Road and Street Works Act.

Please contact Data Management on **0800 195 4141 (option 2)** to arrange an appointment to view the records.



304 Bridgewater Place
Birchwood Park
Warrington
WA3 6XG

www.enwl.co.uk

Registered in England and Wales
Registered Number 2366949

Gas

Stephen Sawyer
Technics Group
Technics House
Guildford
Guildford
Surrey
GU4 7WA

Plant Protection
Cadent
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: plantprotection@cadentgas.com
Telephone: +44 (0)800 688588

National Gas Emergency Number:
0800 111 999*

National Grid Electricity Emergency Number:
0800 40 40 90*

* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.cadentgas.com

Date: 14/09/2020

Our Ref: NW_GW1B_3SWX_722393

Your Ref: EMS07281

RE: Proposed Works, Chorlton Irish Club, Chorlton-cum-Hardy, Greater Manchester

Thank you for your enquiry which was received on 14/09/2020.
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Limited, National Grid Electricity Transmission plc's and National Grid Gas Transmission plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.

For details of Network areas please see the Cadent website (<http://cadentgas.com/Digging-safely/Dial-before-you-dig>) or the enclosed documentation.

As your works are at a "proposed" stage, any maps and guidance provided are for information purposes only. This is not approval to commence work. You must submit a "Scheduled Works" enquiry at the earliest opportunity and failure to do this may lead to disruption to your plans and works. Plant Protection will endeavour to provide an initial assessment within 14 days of receipt of a Scheduled Works enquiry and dependent on the outcome of this, further consultation may be required.

In any event, for safety and legal reasons, works must not be carried out until a Scheduled Works enquiry has been completed and final response received.

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Limited, National Grid Electricity Transmission plc (NGET) and National Grid Gas Transmission plc (NGGT) and apparatus. This assessment does **NOT** include:

- | Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
- | Gas service pipes and related apparatus
- | Recently installed apparatus
- | Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on either the [National Grid](#) or [Cadent](#) website.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Limited, NGGT and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team

ASSESSMENT

Affected Apparatus

The apparatus that has been identified as being in the vicinity of your proposed works is:

- I Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

Requirements

BEFORE carrying out any work you must:

- I Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- I Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- I Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- I In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

Excavating Safely - Avoiding injury when working near gas pipes:

http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf

Standard Guidance

Essential Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>

General Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103>

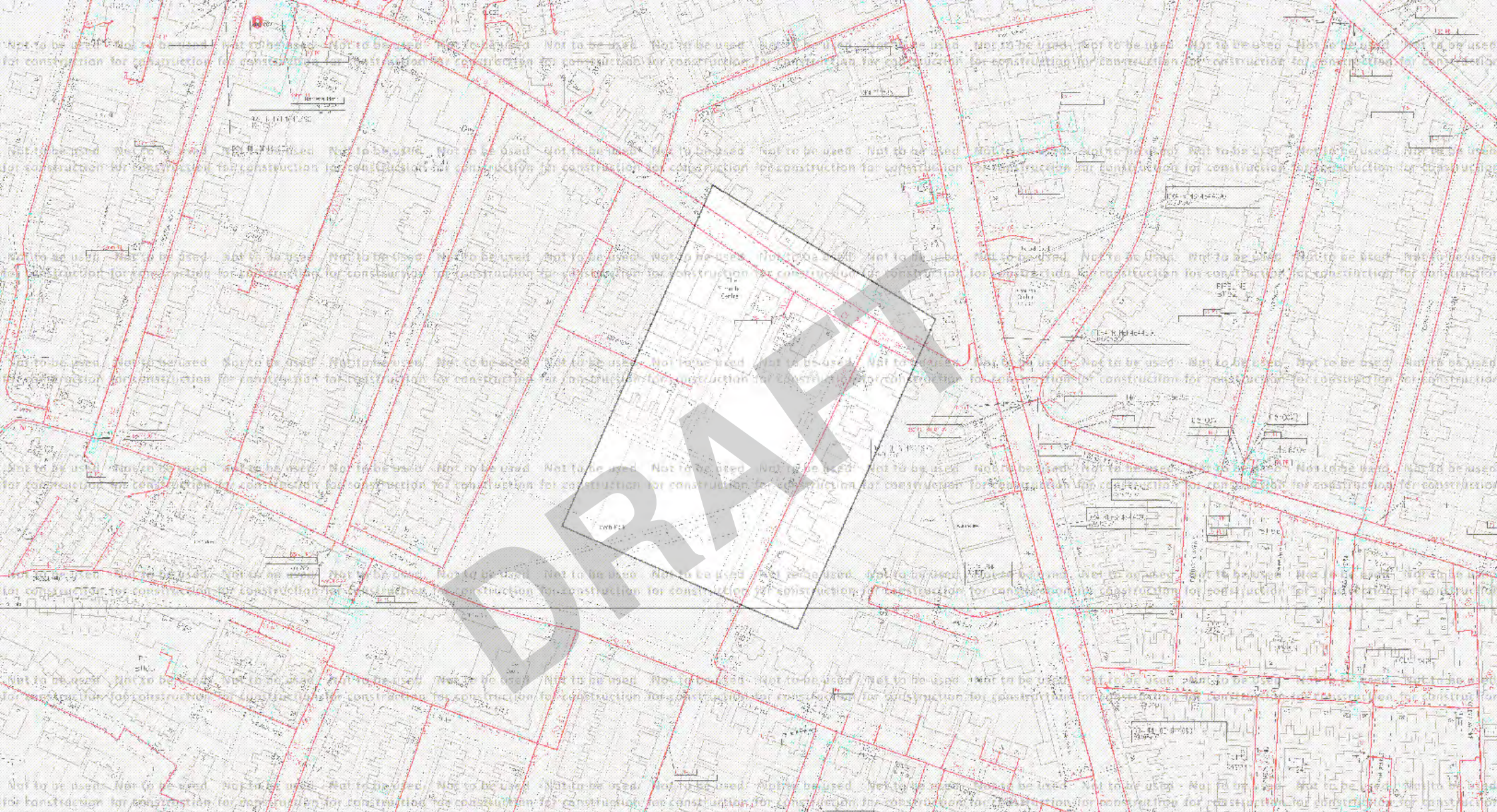
Excavating Safely in the vicinity of gas pipes guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

Excavating Safely in the vicinity of electricity cables guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the [National Grid](#) and [Cadent](#) websites.



ID: NW_GW1B_3SWX_722393	View extent: 723m, 393m	Map not to be used for construction	Map 1 of 1 (GAS)
USER: utilityreports	LP MAINS 	This plan shows those pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.	MAPS Plot Server Version 1.11.0
DATE: 14/09/2020	MP MAINS 		 Cadent Your Gas Network
DATA DATE: 13/09/2020	IP MAINS 		
REF: EMS07281	LHP MAINS 		
MAP REF: SJ8193 CENTRE: 381718, 393597	NHP MAINS   Approximate scale 1:2500 on A4 Colour Landscape		Requested by: Technics Group This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886
Some examples of Plant Items: Valve  Depth of Cover  Syphon  Diameter Change  Material Change  Out of Standard Service 			

ENQUIRY SUMMARY

Received Date

14/09/2020

Your Reference

EMS07281

Location

Centre Point: 381718, 393597

X Extent: 181

Y Extent: 215

Postcode: M21 9DJ

Location Description: Chorlton Irish Club, Chorlton-cum-Hardy, Greater Manchester

Map Options

Paper Size: A4

Orientation: LANDSCAPE

Requested Scale: 2500

Actual Scale: 1:2500 (GAS)

Real World Extents: 723m x 393m (GAS)

Recipients

utility.reports@technicsgroup.com

Enquirer Details

Organisation Name: Technics Group

Contact Name: Stephen Sawyer

Email Address: utility.reports@technicsgroup.com

Telephone: 01483 230080

Address: Technics House, Guildford, Guildford, Surrey, GU4 7WA

Description of Works

Chorlton Irish Club, Chorlton-cum-Hardy, Greater Manchester

Enquiry Type

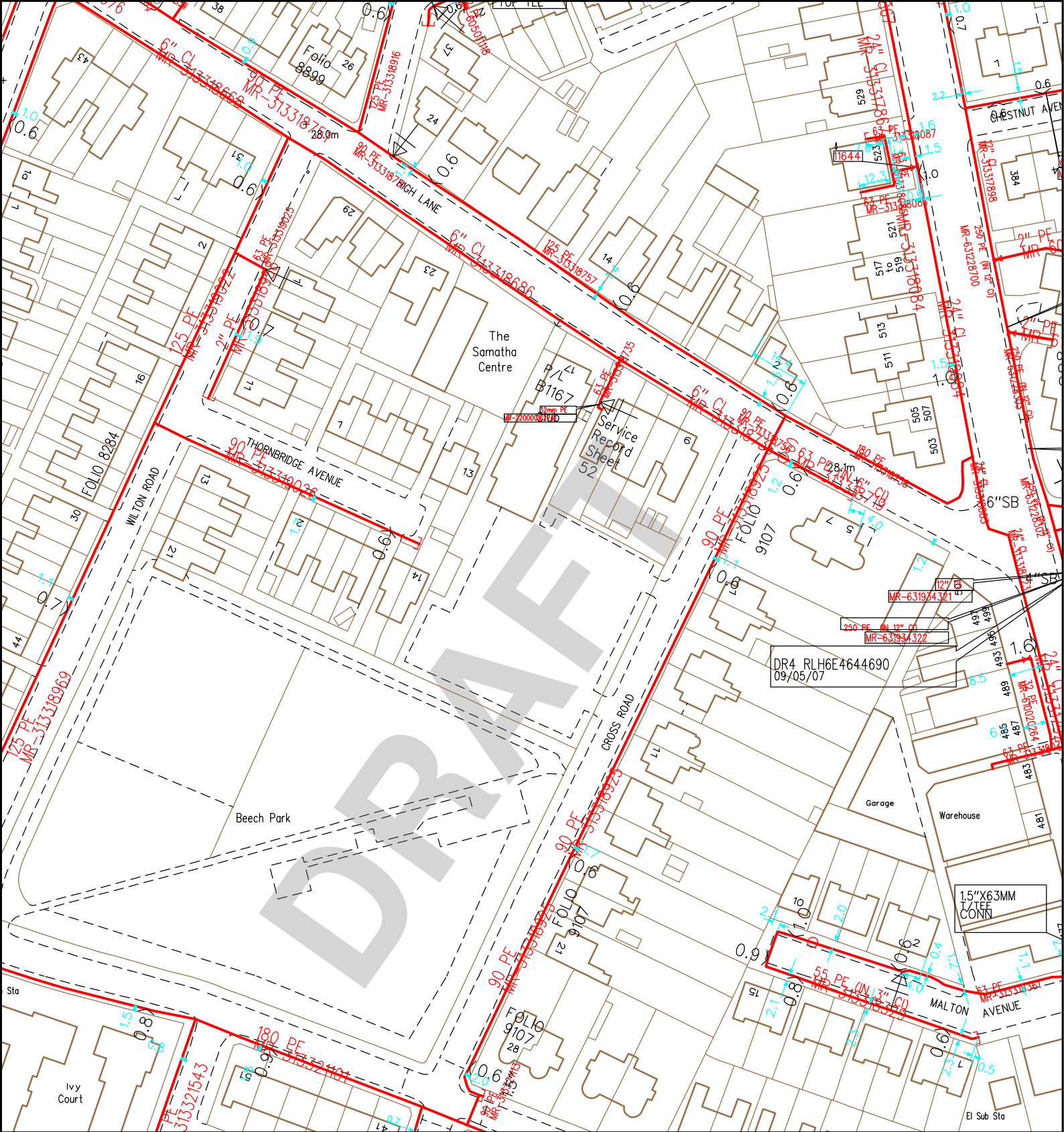
Proposed Works

Activity Type

Utility Works

Work Types

Work Type: Plans Only



SCALE: 1 : 1250			LP MAINS MP MAINS IP MAINS LHP MAINS		MAPS Viewer Version 5.8.0.1
USER ID: stephen					
DATE: 15/09/2020					
EXTRACT DATE: 10/06/2020					
MAP REF: SJ8193					
CENTRE: 381718, 393601				Local Machine	
This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.					

Some examples of Plant Items:

Valve

Depth of Cover

Syphon

Diameter Change

Material Change

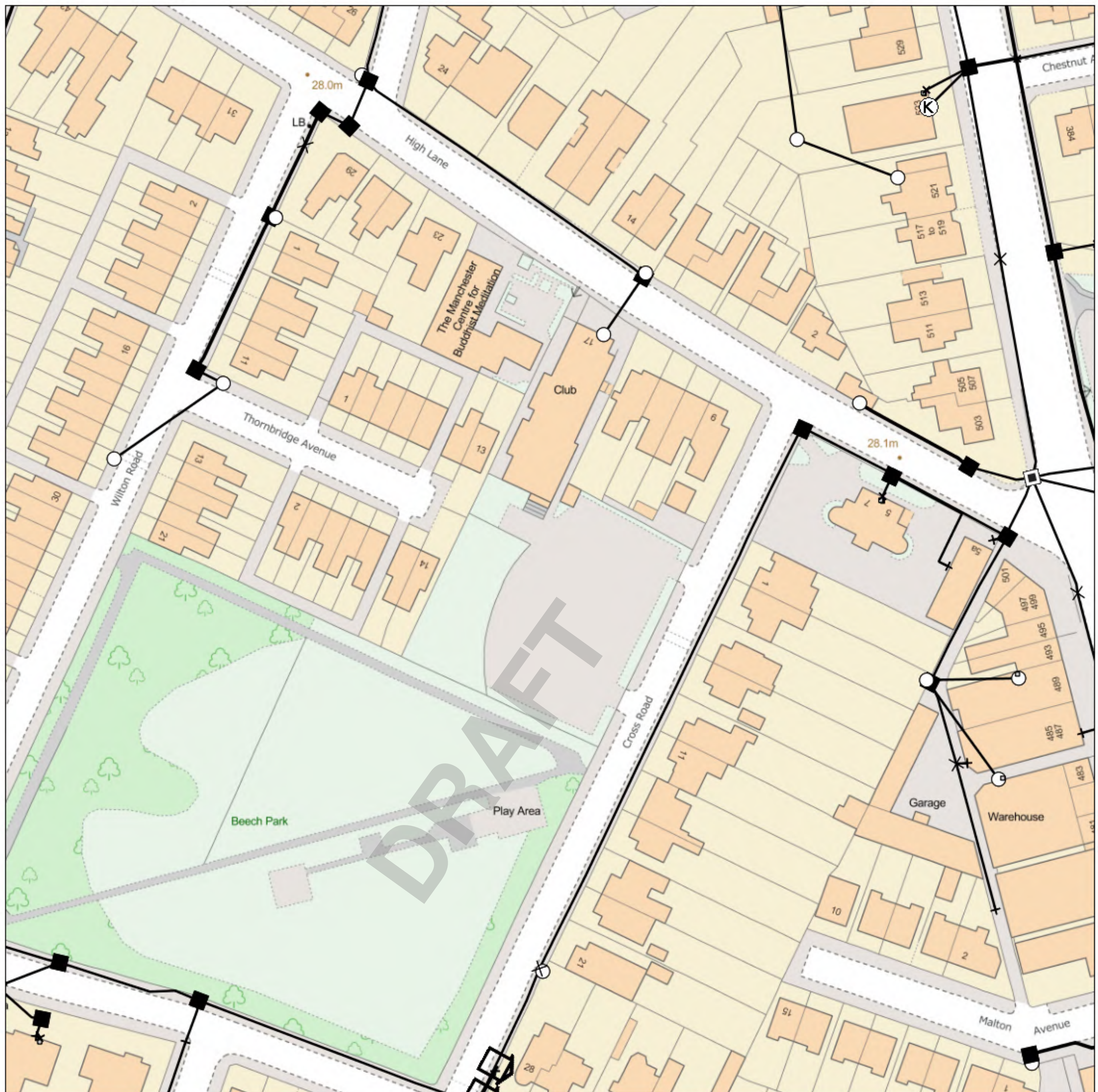
Out of Standard Service

This plan shows those pipes owned by Cadent Gas Ltd in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Ltd or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue. Further information on all DR4s can be determined by calling the DR4 hotline on 01455 892426 (9am-5pm)

A DR4 is where a potential error has been identified within the asset record and a process is currently underway to investigate and resolve the error as appropriate.

Telecoms/Cable

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

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by permission of Ordnance Survey on behalf of the
Controller of Her Majesty's Stationary Office
(C) Crown Copyright British Telecommunications plc 100028040

KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling		Built	
Pole			Duct Tee		Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

BT Ref : PAG01018B

Map Reference : (centre) SJ8171893601

Easting/Northing : (centre) 381718,393601

Issued : 14/09/2020 13:02:01

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

END USER LICENCE AGREEMENT

1 Introduction

By accessing this DATA the End User agrees to abide by the Terms and Conditions of Licence contained herein.

2 Definitions

- **LICENSOR** – emapsite.com Limited (Registered Number 3931726: MASDAR House, 1 Reading Road, Eversley, Hants RG27 0RP) who have been licensed to market the Intellectual Property Rights of others under these terms.
- **RESELLER** – Groundsure Limited and/or their own channel partners
- **END USER** – the person, organisation or company who is accessing the DATA, on the basis of these Licence terms, having been accepted as a Licensee by Licensor and paid the Price due to the Reseller in consideration for such Licence, and is identified as the person, organisation or company given on the corresponding invoice for this product from the Reseller.
- **DATA** - means the Products licensed and made available to the End User by the Licensor as a series of data sets which together provide indicative maps showing the underground assets of Utility Providers for England, Wales and Scotland and compiled by Subtechnics Limited.

3 Grant of licence

The licence granted to the End User is personal, revocable, non-exclusive and non-transferable, limited to Internal Use (as defined in clause 5 below) as the only Permitted Use by the End User and is for a period as specified in the corresponding order invoice from the Reseller. Save as expressly authorised to vary in accordance with clause 5 below, the End User shall be prohibited from:

modifying, translating, format-changing, enhancing, reproducing, copying (except where strictly necessary for system back up), redistributing, disseminating, selling, dealing with, licensing, encumbering, reverse engineering, disassembling or decompiling the DATA, or any part of thereof, except to the extent permitted by law;

using the DATA in any manner for the creation of products or services for Distribution;

using DATA otherwise than for Internal Use;

assigning or dealing with in any way its rights under the End User Contract;

putting, or allowing the DATA (or any Derived Data) to be put on any free, open or public access website; and

distributing or granting licences of the DATA (in whatever form) or material derived from DATA (including interrogating DATA), save as expressly varied by relevant part of clause 5 below.

4 Intellectual Property and Copyright

4.1 The End User must acknowledge and agree that all Intellectual Property Rights in the DATA are the absolute property of the Utility Providers (or where relevant Subtechnics Limited or the licensor). Material which is derived, developed or copied from DATA shall be deemed assigned to the relevant Utility Provider as legal and beneficial owner at creation, except as provided in this paragraph. However, where that material is created by End User under relevant Permitted Use by End User authorised by Licensor in accordance with the Agreement, the Intellectual Property in that material shall belong to the End User.

4.2 Copyright statements must be used with DATA as follows:

© Utility Provider (named as applicable) and Subtechnics Limited

5 Permitted use

5.1 PERMITTED USE BY END USER SHALL BE LIMITED TO INTERNAL USE. COMMERCIAL USE SHALL BE PROHIBITED. The meanings of such phrases are set out below.

5.2 Internal Use means the following internal uses by the End User: Without compromising the prohibitions contained in clause 3 above, analysing the DATA against a location or a series of locations to obtain information derived from the DATA such as proximity to underground assets and use of and sharing such information/results of such analysis internally within the End User's legal entity only.

5.3 Commercial Use means use that does not fall under Internal Uses (as above) and involves the provision or any form of Distribution to any third party of the DATA or any material derived from DATA (including Derived Data or Static Data) in connection with, expectation of or anticipation of any direct or indirect commercial benefit or commercial relationship (including a service, broker or agency agreement) and whether or not in return for any consideration (including direct or indirect fee, payment or other benefit), free of charge or for no consideration.

5.4 Derived Data means any material derived from or created using DATA, including where DATA is manipulated, aggregated, integrated, combined, merged, modelled, transformed or processed in or with other data or facilities;

5.5 Static Data means DATA and any data (including Derived Data resulting from Internal Uses presented or included in static format in presentations or reports in hard copy, .pdf or similar format. Static Data does not allow for alteration of the data presented, nor enable any further analysis to be carried out against the data (including against the DATA).

6 Confidentiality

6.1 In this clause 6, 'Confidential Information' means all confidential information disclosed (whether in writing, orally

or by another means and whether directly or indirectly) by a Party to the other Party whether before or after the date of this Agreement which might reasonably be considered confidential, including the DATA, information relating to the DATA, and information relating to any of the operations, plans or intentions, clients, contacts, product information, software, data, processes, methods, know-how, trade secrets, market opportunities and business affairs of a Party.

6.2 Each Party shall treat the other Party's Confidential Information as confidential and shall protect it as such. It shall manage it with not less than the same degree of care as it does its own Confidential Information. In any event where Confidential Information is disclosed in any way by one Party ('Disclosing Party') to the other Party ('Receiving Party'), either before or during the Term of this Agreement or after its expiry or termination for any reason, the Receiving Party shall:

not use Confidential Information for a purpose other than the performance of its obligations under this Agreement;
not disclose Confidential Information to any person except with the prior written consent of the Disclosing Party; and
make every effort to prevent the use or disclosure of Confidential Information.

6.3 During the term of this Agreement the Receiving Party may disclose Confidential Information solely to the extent that such disclosure is necessary for the purposes of this Agreement, to any of its directors, other officers, employees, End Users, Affiliates, contractors or sub-contractors. Receiving Party shall ensure that persons to whom Confidential Information is disclosed are made aware of and comply with the Receiving Party's obligations of confidentiality as if they were the Receiving Party.

7 Information Access

7.1 In so far as the End User is, or is deemed to be, or acts for and on behalf of or on the authority of a Public Authority for the purposes of the Information Access Regimes:

End User acknowledges that the Utility Providers, Subtechnics Limited, Reseller and Licensor consider that DATA is exempted from disclosure because DATA is: proprietary to the Utility Provider and disclosure would harm the interests of the Utility Provider (including its commercial interests);

protected by database rights and other Intellectual Property; confidential and the disclosure of it by the End User would constitute a breach of confidence actionable by the Utility Provider, Subtechnics Limited and/or the Licensor; and confidential commercial or industrial information protected by laws to protect a legitimate economic interest.

7.2 End User shall, in the event it receives a request for information ('Access Request') under the Information Access Regimes pursuant to which the DATA might be disclosed: immediately notify the Reseller of the Access Request and provide the Reseller with full and complete details of the

Access Request and the DATA that may be disclosed, together with any other information the Reseller may request;

consult, as soon as possible within receipt of Access Request, with the Reseller as to whether the DATA constitutes information which is exempt from disclosure or publication pursuant to the Information Access Regimes and/or pursuant to the matters set out above;

notify the Reseller immediately of any final decision as to disclosure of the DATA and no less than 72 hours before any proposed disclosure, as to what if any of the DATA (or any Derived Data) is proposed to be disclosed and co-operate fully and at End User's sole cost with the requirements set out in this paragraph.

7.3 End User shall not disclose the DATA in any publication scheme maintained pursuant to any Information Access Regime without first notifying the Reseller in advance of disclosure in accordance with this paragraph.

7.4 Where the End User is, or is deemed to be, or acts for and on behalf of or on the authority of a Public Authority under the Information Access Regimes and the End User seeks to make disclosure or discloses DATA under the Information Access Regimes without the consent of the Reseller, such disclosure shall entitle the Reseller and/or the Licensor and/or Subtechnics Limited to terminate the End User Contract with immediate effect and without liability on their part.

7.5 The Contracts (Rights of Third Parties) Act 1999 shall apply for the benefit of Subtechnics Limited and the Licensor and the Reseller that Subtechnics Limited and/or the Licensor and/or the Reseller may (but shall have no obligation to) enforce any of the terms in the End User Contract which relate to disclosure under the Information Access Regimes, limitation on liability, use of DATA or infringement of Intellectual Property Rights in the DATA.

8 Termination

8.1 The licence must terminate automatically in the event that the End User materially breaches any of the requirement / obligations set out in this End User Licence Agreement. All use of DATA and material derived from DATA shall cease promptly in such event, except as follows:

- Following expiry of the End User Contract, the End User may continue to use limited material created using DATA during the term of its End User Contract. Such material is limited to that which is both properly authorised as relevant Permitted Use by the End User and is in static form, i.e. such that after termination it is not changed, added to, updated, modified in any other way or used in or to create any new, updated, supplemented or modified product, tool, analysis or material.

- Material which is not in static form (including probabilistic modelling and models and output therefrom, which is automatically deemed to be not static) shall not be used after termination of the End User Contract.

- the End User must be prohibited from using DATA (including in Reseller's Product/Service), and from deriving any new, updated, supplemented or modified product, tool or material from DATA, after the date of termination of its End User Contract.

8.2 The invalidity or unenforceability of any part of this Agreement shall not prejudice or affect the validity or enforceability of the remainder of the Agreement, which shall remain in full force and effect. If any provision of this Agreement is found to be invalid, illegal or unenforceable but would cease to be so if some part of the provision were deleted or modified, the provision in question shall apply with such minimum modification as may be necessary to make it valid, legal and enforceable and still give effect to the commercial intention of the Parties in this Agreement.

9 Fees

9.1 The End User must acknowledge its obligation to pay licence fees to the Reseller. The total price of the Products shall be the Reseller's written quoted price as varied from time to time. The price is exclusive of any applicable Value Added Tax, which the End User shall be additionally liable to pay to Licensors.

9.2 End User shall pay in full on order or shall pay within 30 days of the date of invoice, if accepted for an account with the Reseller. The time of payment shall be of the essence of the Contract. All payments shall be made in full without deduction in respect of any set-off or counterclaim. If the End User fails to make any payment on the due date then without prejudice to any other right or remedy available to Licensors, Licensors shall be entitled to:

cancel the Contract or suspend any deliveries to the End User;

appropriate any payment made by the End User to the DATA; and

charge the End User interest (both before and after any judgment) on the amount unpaid, at the rate of 4 per cent per annum over the base rate for the time being of Barclays Bank PLC.

Licence to DATA is not deemed to commence until payment has been made of the Price in full to Licensors.

10 Liability

10.1 Licensors warrant that the DATA will correspond with its specification at the time of delivery. The above warranty does not extend to any defect resulting from use of the DATA with materials or equipment not supplied by Licensor. The above warranty is given by Licensors subject to the following conditions:

Neither Licensor nor Reseller shall be under any liability in respect of any defect in the DATA arising from any drawing, design or specification supplied by the End User or in respect of any defect arising from failure to follow Licensors' guidance, misuse or alteration of the DATA without Licensors' approval;

Neither Licensor nor Reseller shall be under any liability under the above warranty (or any other warranty, condition or guarantee) if the total price for the DATA has not been paid by the due date for payment; and Except in respect of death or personal injury caused by Licensor or Reseller's negligence, neither Licensor nor Reseller shall be liable to the End User for any consequential loss or damage (whether for loss of profit or otherwise), costs, expenses, or other claim for consequential compensation whatsoever which arises out of or in connection with the supply of the DATA, except as expressly provided in these Conditions.

Except in respect of injury to or death of any person Licensor's and Reseller's aggregate liability for breach of contract, negligence or other default shall not exceed the value of the Contract.

Except as expressed here all warranties, conditions or other terms implied by statute or common law are excluded to the fullest extent permitted by law.

11 Governing Law and Jurisdiction

The End User Contract and any matter, dispute or claim arising from or in connection with the End User Contract in so far as it applies to DATA and its use (including non-contractual disputes or claims) shall be governed by and construed in accordance with English law. The End User must submit to the mediation process prescribed in the Agreement and, subject to that, to the exclusive jurisdiction of the English court.

Index	
1	Cover Page
2	Description
4	Terms and Conditions
5	Results Schedule
6	Results Schedule - Response Table
7	Electricity - Results
8	Electricity North West
9	Electricity North West
10	Electricity North West
11	Electricity North West
12	Gas - Results
13	National Grid UK
14	National Grid UK
15	National Grid UK
16	National Grid UK
17	National Grid UK
18	National Grid UK
19	National Grid UK
20	Telecoms/Cable - Results
21	BT Openreach
22	End user licence agreement

APPENDIX 7 - Relevant Contaminated Land Legislation

Legislative Background

Environmental liabilities and risks have been evaluated in terms of a source -pathway - target relationship in accordance with the approach set out in:

- The 1995 Environment Act;
- The Contaminated Land (England) Regulations 2000;
- The DETR circular 02/2000 Environmental Protection Act 1990: Part IIA Contaminated Land.

Contaminated land is defined within the legislative framework as land which is in such condition by reason of substances in, on or under the land that:

- 1) Significant harm is being caused or there is a significant possibility of such harm being caused;
- 2) Significant pollution of controlled waters is being or is likely to be caused.

The potential for harm is based on the presence of three factors:

- **Source** - substances that are potential contaminants or pollutants that may cause harm;
- **Pathway** - a potential route by which contaminants can move from the source to the receptor;
- **Receptor** - a receptor that may be harmed, for example the water environment, humans and water.

Where a source, pathway and target are all present a pollutant linkage exists and there is potential for harm to be caused. The presence of a source does not automatically imply that a contamination problem exists, since contamination must be defined in terms of pollutant linkages and unacceptable risk of harm. The nature and importance of both pathways and receptors are site specific and will vary according to the intended end use of the site, its characteristics and its surroundings.

The key principle which supports the SPR approach is 'suitable for use' criteria. This requires remedial action only where contamination is considered to pose unacceptable actual or potential risks to health or the environment and, taking into account the proposed use of the site.

Relevant Guidance Documents

This report has been prepared in accordance with the list of guidance below however the list is not exhaustive:

- CLR11 – Model Procedures;
- Contamination and Environmental Matters - Their implications for Property Professionals (2nd Edition RICS Nov 2003);
- Brownfields – Managing the development of previously developed land – A client's guide, CIRIA 2002;
- DEFRA and Environment Agency publications CLR7 – 10, supported by the TOX guides and SGV guides, dated March 2002;
- DETR Circular 02/2000, Contaminated Land: Implementation of Part IIA of the Environmental Protection Act 1990;
- Environment Agency technical advice to third parties on Pollution of Controlled Waters for Part IIA of the EPA1990, May 2002;

Relevant Legislative Documents

The following is a non-exhaustive list of legislative framework documents that has been considered in the production of this report:

- The Environment Act (1995);
- The Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance (2012);
- The Environment Protection Act (1990);
- The Contaminated Land (England) Act (2000);
- Contaminated Land (England) Regulations (2012);
- The Water Resources Act (1991);
- The Pollution Prevention and Control (England and Wales) Regulations (2000);
- The Landfill Regulations (England and Wales) Regulations (2002);
- The Landfill (England and Wales) (Amendment) Regulations (2004);
- Health and Safety at Work Act;

APPENDIX 8 - CIRIA Risk Assessment Methodology

Contaminated Land Risk Assessment

Contaminated Land Risk Assessment is a technique that identifies and considers the associated risk, determines whether the risks are significant and whether action needs to be taken. The four main stages of risk assessment are:

Hazard Identification ➡ Hazard Assessment ➡ Risk Estimation ➡ Risk Evaluation

CLR11 outlines the framework to be followed for risk assessment in the UK. The framework is designed to be consistent with UK legislation and policies including planning. The starting point of the risk assessment is to identify the context of the problem and the objectives of the process. Under CLR11, three tiers of risk assessment exist - Preliminary, Generic Quantitative and Detailed Quantitative.

Formulating and developing a conceptual model for the site is an important requirement of risk assessment, this supports the identification and assessment of pollutant linkages. Development of the conceptual model forms the main part of preliminary risk assessment, and the model is subsequently refined or revised as more information and understanding is obtained through the risk assessment process.

Risk is a combination of the likelihood of an event occurring and the magnitude of its consequences. Therefore, both the likelihood and the consequences of an event must be taken into account when assessing risk.

The risk assessment process needs to take into account the degree of confidence required in decisions. Identification of uncertainties is an essential step in risk assessment.

The likelihood of an event is classified on a four-point system using the following terms and definitions from CIRIA C552:

- **High likelihood:** There is a pollution linkage and an event appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution;
- **Likely:** There is a pollution linkage and all the elements are present and in the right place, which means it is probable that an event will occur. Circumstances are such that the event is not inevitable, but possible in the short term and likely over the long term;
- **Low likelihood:** There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain even over a longer period such event would take place, and is less likely in the short term;
- **Unlikely:** There is a pollution linkage but circumstances are such that it is improbable the event would occur even in the long term.

The severity is also classified using a system based on CIRIA C552. The terms and definitions are:

- **Severe:** Short term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resources. Catastrophic damage to buildings or property. A short-term risk to a particular ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000);
Examples – High concentrations of contaminant on surface of recreation area, major spillage of contaminants from site into controlled waters, explosion causing building to collapse;

- **Medium:** Chronic damage to human health ('significant harm' as defined in DETR 2000). Pollution of sensitive water resources. A significant change in a particular ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000);
Examples - Concentrations of contaminants exceed the generic assessment criteria, leaching of contaminants from a site to a Principal or Secondary Aquifer, death of species within a designated nature reserve;
- **Mild:** Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000). Damage to sensitive buildings, structures, services or the environment;
Examples – Pollution of non-classified groundwater or damage to buildings rendering it unsafe to occupy.
- **Minor:** harm, not necessarily significant harm, which may result in financial loss or expenditure to resolve. Non-permanent health effects to human health (easily prevented by use of personal protective clothing etc). Easily repairable effects of damage to buildings, structures and services.
Examples – Presence of contaminants at such concentrations PPE is required during site work, loss of plants in landscaping scheme or discolouration of concrete.

Once the likelihood and severity have been determined, a risk category can be assigned using the table below.

		Consequences			
		Severe	Medium	Mild	Minor
Probability	Highly likely	Very high	High	Moderate	Moderate/low
	Likely	High	Moderate	Moderate/low	Low
	Low likelihood	Moderate	Moderate/low	Low	Very low
	Unlikely	Moderate/low	Low	Very Low	Very low

Definitions of the risk categories obtained from the above table are as follows together with an assessment of the further work that might be required:

- **Very high:** 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 is currently happening. This risk, if realised, could result in substantial liability. Urgent investigation and remediation are likely to be required;
- **High:** 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 is required and remedial works may be necessary in the short term and are likely over the longer term;
- **Moderate:** 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 would be more likely to be relatively mild. Investigation is normally required to clarify the risk and determine the liability. Some remedial works may be required in the longer term;
- **Low:** 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:** There is a low possibility that harm could arise to a receptor. In the event of such harm being realised, it is not likely to be severe.

APPENDIX 9 - Limitations

Limitations

This contract was completed by Groundtech Consulting on the basis of a defined programme and scope of works and terms and conditions agreed with the client. This report was compiled with due skill and care, taking into consideration the project brief provided, project objectives, agreed scope of works, prevailing site conditions and budget allocation.

Other than that defined in the paragraph above, Groundtech Consulting provides no other accountability or warranty whether express or implied, is made in relation to the services. Unless otherwise agreed this report has been prepared exclusively for the use and reliance of the client in accordance with generally accepted industry practices and for the intended purposes as stated in the agreement under which this work was completed. This report may not be relied upon, or transferred to, by any other party without the written agreement of a Director of Groundtech Consulting. A third party who relies on this report, does so at their own and sole risk and no liability to such parties is provided by Groundtech Consulting.

It is the understanding of Groundtech Consulting that this report is to be used for the intended purpose as set out in the introduction. The purpose was instrumental in determining the scope and level of the services provided. Should the purpose of the report or the proposed end use of the site change, this report will no longer be directly applicable, and its validity readdressed. No reliance upon the report in the revised situation should be assumed by the client without the permission of Groundtech Consulting.

The report was written in 2020, later changes in legislation, statutory requirements and industry best practices have not been considered and this should be allowed for. Ground conditions can also change and should be investigated if there is any significant delay in acting on the findings of this report. The period of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions in this report should not be relied upon in the future without the written confirmation from Groundtech Consulting that it is safe to do so.

The observations and conclusions outlined in this report are based exclusively on the services that were provided as set out in the agreement between the client and Groundtech Consulting.

Groundtech Consulting are not liable for the existence of any condition, the discovery of which would require additional investigation outside the agreed scope of works or core competency. The services provided are based upon Groundtech Consulting observations of existing physical conditions at the site gained from site reconnaissance together with interpretation of information including documentation, obtained from third parties and from the client on the history and usage of the site. The findings and recommendations contained in this report are based in part upon information provided by third parties, and Groundtech Consulting assume the information to be correct.

No responsibility can be accepted for errors for third party information presented in this report. Groundtech Consulting were not authorised to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the services. Groundtech Consulting are not liable for any inaccurate information, misrepresentation of data or conclusions, which may inform the scope of investigation undertaken by Groundtech Consulting and forms the contract with the client.

Where field investigations have been carried out these have been restricted to a level of detail required to achieve the stated objectives of the work. Ground conditions can also be variable due to its heterogeneous properties and as investigation exploratory locations only allow examination of the ground at discrete locations. The potential exists for ground conditions to be encountered which are different to those considered in this report,

particularly between exploratory holes. The extent of the limited area depends on the soil and groundwater conditions, together with other constraints such as the position of any existing structures and underground utilities. Geo-Environmental testing was carried out for a limited number of parameters [as stipulated in the contract] based on an understanding of the available operational and historical information, and it should not be inferred that other chemical species are not present.

The groundwater conditions entered on the exploratory hole records are those observed at the time of investigation. The groundwater level often has not had time to reach equilibrium and a monitoring period is required. Furthermore, groundwater levels are subject to seasonal variation or changes in local drainage conditions and higher groundwater levels may occur at other times of the year than were recorded during this investigation.

Any site drawings provided in this report are not meant to be an accurate base plan, but are preliminary and used to present the general relative locations of features on, and surrounding, the site.

