



Client:

Mr I Butt
91 Kingswood Road
Withington
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Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

91 Kingswood Road, Withington, Manchester

Oct 2021

Site Ref: 6083/VKW V2.00
PCLRA

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Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

1. Introduction

This report is an account of a Phase I Desk Study and Preliminary Contaminated Land Risk Assessment carried out by GeoAssist Limited at the request of the Client Mr I Butt for the development at 91 Kingswood Road, Withington, Manchester.

The work was commissioned following the receipt of instruction to proceed issued by the Client on 11th November 2021.

The purpose of this Phase I investigation is to provide information in order to ensure that the site:

- Is assessed in accordance with the UK government methodology outlined online in Land Contamination Risk Management (LCRM)
- Satisfies the relevant requirements of the Updated National Planning Policy Framework July 2021
- Is suitable for the intended proposed land use. In this case, as a Residential development with home grown produce.

The approximate grid reference for the centre of the site is 386270, 393510 and the total area of the site is approximately 500 m². The area of the site is outlined with a red line on the site plan in Appendix A1.

The proposed development plan is given in Appendix A3.

2. Description of the Site

The site is located in a residential setting on Kingswood Road Withington, Manchester.

The site forms a roughly triangular shape, and the topography is relatively level across the site and with the surrounding area. The site formed part of the garden of the neighbouring property and at the time of the site visit consisted of vacant land with some builder's waste noted to the northwest of the site.

The boundary of the site is formed by residential property to the east and northeast. Kingswood Road and Cringle Brook bound the site to the south and northwest respectively, over both of which lies more residential property. Apart from the builder's waste there was no obvious visual or olfactory evidence of contamination or potential sources of contamination noted on site during the site walkover.

Photographs from the site walkover are presented in appendix A2.

3. Historical Researches

3.1 Historical Mapping

Examination of the historical maps of the area confirm that the site was agricultural land prior to being a residential garden. A series of historical maps and ordnance plans have been reviewed as part of this search. The following table highlights plans and maps that are of particular significance for the purpose of this report. Where possible, reference to the large scale (1:500, 1:1056, 1:1250 & 1:2,500) plans and maps has been made in preference to those at smaller scales (1:10,560 & 1:10,000) as the details on the smaller scale plans and maps are often lacking because of the lower resolution at which they were originally drafted.

Date of Mapping	Scale	Potentially contaminative Feature within 250m of site boundary	Remarks	Direction from site	Distance from site(m)	Feature still present in 2021 edition?
1848	1:10,5600		Agricultural Land	On site	0	No
1893 – 1894	1:2,500		Small Pond Feature Not shown by 1907	NW	170	No
			Small Pond Feature Not shown by 1934	E	120	No
1894	1:10,560	None Identified				
1907	1:2,500	Pond Feature	Small Pond Feature Not shown by 1922	SE	50	No
1908	1:10,5600	None Identified				
1922	1:2,500	Railway Embankment		E	90	Yes
1923	1:10,5600	None Identified				
1934	1:2,500		Residential garden with small structure Not shown by 1958	On Site	0	Yes/No
1934	1:10,5600	None Identified				
1938	1:10,5600	None Identified				
1955	1:10,000	None Identified				
1958	1:2,500			On site	0	No
1965 – 1966	1:10,000	None Identified				
1976	1:10,000	None Identified				
1979 – 1988	1:1,250	None Identified				
1981 – 1985	1:10,000	None Identified				
1990	1:10,000	None Identified				
1992	1:1,250	None Identified				
1999	1:10,000	None Identified				
2021	1:10,000	None Identified				

A comprehensive list of the historical maps as referred to is attached in Appendix B1 to this report.

3.2 Anecdotal Historical Information

Anecdotal historical information has not been provided as part of this investigation.

3.3 Previous Intrusive Investigation

There is no indication that previous subsurface ground investigations have been undertaken on this site. The issues to be covered in the present investigation are to provide information in respect of any potentially unacceptable

geo-environmental risks arising from previous land uses in the immediate area, including from ground gas, and the potential for any sources of contamination to impact both present and future receptors, including:

- Human
- Controlled waters via established pathways
- Property
- Adjoining land
- Ecological systems

3.4 Environmental Data Search

An Environmental data search report referenced 287954242_1_1, has been used for background data on this site and is included as appendix C1.

3.4.1 Historical Land uses

The Environmental data search report referenced 287954242_1_1, and data from the historical plans summarises that past and present use of the site indicates that there have been no potentially contaminative land uses on the site. The Environmental data search report referenced 287954242_1_1 and plans also summarises that adjacent areas up to 250m indicate potentially contaminative land uses capable of impacting the site.

3.4.2 Statutory Authorisations, Incidents and Registers

The Environmental data search report referenced 287954242_1_1, confirms that within 250m of the site boundary there is/are:

- No Pollution Incidents to Controlled Waters
- No Discharge Consents
- No Local Authority Pollution Prevention and Controls

The details of the recorded consents Incidents and Registers indicate it is highly unlikely that the proposed development will be impacted by related contaminative issues.

3.4.3 Landfill & Other Waste Sites

The Environmental data search report referenced 287954242_1_1, indicates that Manchester City Council had landfill data but passed it to the relevant environment agency. The Environment Agency England and Wales have supplied the following landfill and waste site data.

Table 3.4 A summary of the landfill/waste transfer data as provided by the Environment Agency England & Wales and the environmental data search report referenced 287954242_1_1

Site name	Material deposited	Operational period	Approximate distance from site (m)	Direction from site
Registered and Historical Landfill Sites				
None within 250m of site				
Waste Transfer/Management Sites				
None within 250m of site				

The potential for ground gas generation from registered landfill sources and subsequent ingress into the proposed development is classified as low given the distance of any recorded potential sources of landfill gas to the site.

3.4.4 In-Filled Land

Data from the County Series Surveys and the Ordnance Survey plans of the area indicates that there is the potential of infilled land within 250m of the site boundary, in the form of pond features that have potentially been infilled. Given the size and age of potential infill and the indicated geological strata of the area, it is considered highly unlikely that gas generation and subsequent migration to impact the site could occur. The potential for ground gas generation from infilled land and subsequent ingress into the proposed development is classified as low based on the available data.

4. Geology & Hydrogeology

4.1 Site Geology

The relevant geological map of the area referenced SJ 89 SE, shows the site to be underlain by Boulder Clay deposits of the Recent and Pleistocene epochs.

The solid geology is shown as being Manchester Marls with Stockport Conglomerates. A solid geological boundary passes the site in a roughly northwest - southeast direction to the west of the site, across which lies Bunter Pebble Beds of the Permo-Triassic Period.

No faults are shown as passing directly beneath the site. However, a Fault is shown passing approximately 65m west of the site boundary.

4.2 Radon Affected Area

The Environmental data search report referenced 287954242_1_1, indicates that the site is in a lower probability radon area. No radon protective measures are necessary in the construction of new dwellings or extensions.

4.3 Hydrogeology and Groundwater Vulnerability

The Bedrock Aquifer Designation as determined by the British Geological Survey is: Principal Aquifer - These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer. The Superficial Aquifer Designation as determined by the British Geological Survey is: Secondary Undifferentiated - 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.

4.4 Surface Water

The Environmental data search report referenced 287954242_1_1, and plans of the site indicate that the nearest surface water feature is Cringle Brook which borders the site boundary to the northwest. There is no evidence that the site in its present state, or any proposed development, will significantly impact surface water receptors and consequently the risk to surface waters is classified as low.

4.5 Subsurface Water

There is no evidence that the site in its present state or the proposed development will impact subsurface water receptors and consequently the risk to subsurface waters is classified as low.

4.6 Water Abstractions

The Environmental data search report referenced 287954242_1_1, indicates that there are no active water abstractions within 250m of the site, and the site does not lie within a source protection zone. The Environment Agency England and Wales has defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk.

The maps show three main zones (inner Zone I, outer Zone II and total catchment Zone III).

5. Mineworkings & Mineral Sites

The Environmental data search report referenced 287954242_1_1, indicates that the site is located in an area that might not be affected by coal mining.

The site is not located within a Coal Authority Development High Risk Area. The risk to the development on this site in respect of past, present or future coal workings is low.

6. Designated Environmentally Sensitive Sites

The environmental data search report referenced 163440870_1_1, indicates the site is not situated within or within 250m of a designated environmentally sensitive site.

7. Conceptual Model

The table below is the conceptual model for the site based on the information available at this time.

Table 7.1 Preliminary Conceptual model.

Potential Source /Hazard	Nature of Hazard (Risk Level to site given a residential end use)	Contaminants Associated with Source	Potential Pathway	Potential Receptor
<i>Previous ON SITE Land uses:</i>				
1. Previous and Current Land Use Residential Garden	Ground contamination Low Risk	None	Dermal Contact Ingestion Inhalation	Site Users Construction workers
	Gas from in-filled ground Low Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
<i>Previous OFF SITE land uses within 250m as indicated by Historical Plans Including:</i>				
2. Pond Feature (potentially Infilled)	Ground contamination Low Risk	None	None	Site Users Construction workers
	Gas from in-filled ground Low Risk Given age and distance	None	None	Site Users Future Buildings & Services
3. Railway Embankment	Ground contamination Low Risk	See DOE Profile	None	Site Users Construction workers
	Gas from in-filled ground Low Risk	None	None	Site Users Future Buildings & Services
4. Coal Workings & Mineral Extraction	Geotechnical Hazard Low Risk	-	-	-
	Ground contamination Low Risk	None	None	Site Users Future Buildings & Services
	Mine Gas Low Risk	None	None	Site Users Future Buildings & Services

Only sources that have not been present on site in the past or currently are considered within the off site category. Unless the information is deemed to be pertinent to the analysis.

From the sources of information examined as part of this investigation a low-risk potential for contaminated materials to be present on site has been established along with a low risk potential for the presence of ground gas. Geotechnical hazards from past coal workings have been assessed to be low.

8. Conclusions & Recommendations

The evidence presented elsewhere within this report indicates that the site is unlikely to have been significantly impacted by contamination from previous on site and adjacent land uses and assessment of the data available has confirmed that the risk classification from contaminated ground is low in all reasonably foreseeable circumstances and as a consequence, no new contaminant pathways should be established by the proposed development.

The risk to any future development from potential ground gas ingress is classified as low based on the available data and no particular measures will need to be adopted based on the recommendations within Ciria C665 best practice guidance.

8.1 Supplementary Recommendations

If the proposed development is being warranted under a guarantee scheme such as that operated by the NHBC, then a basic site investigation for both geotechnical and environmental purposes will be required as part of the standard terms of the agreement and the developer should seek to obtain such services as soon as possible.



Matthew Benson BSc MSc GMICE
Geotechnical/Environmental Engineer

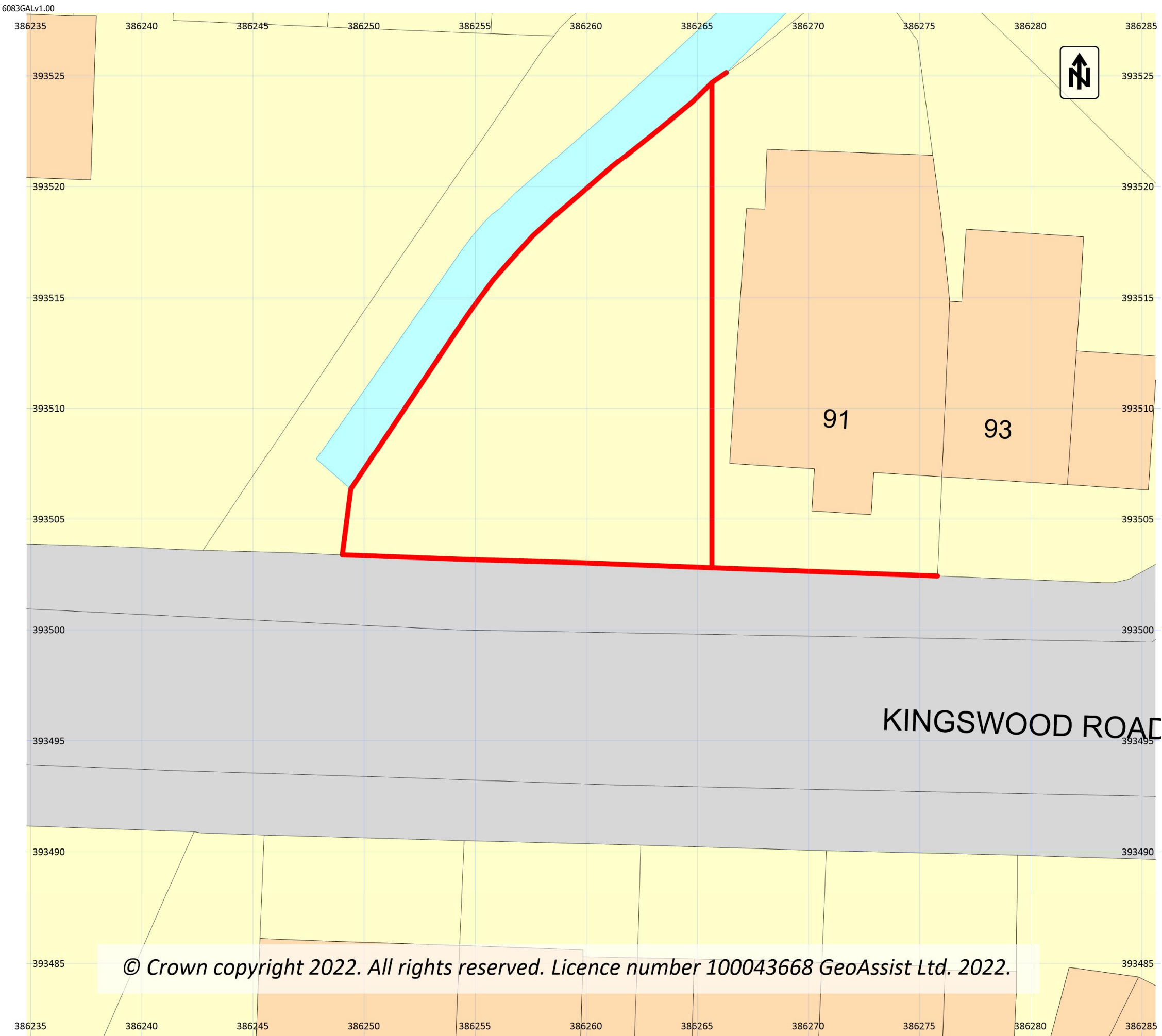


Mark Richardson MSc CEng MICE
Technical Director

This report has been prepared by GeoAssist Limited with all reasonable professional skill, care and diligence within the terms of the contract with Mr I Butt. The report is confidential to Mr I Butt, their/the named persons advisors and bankers, and GeoAssist Limited accepts no responsibility of whatever nature to third parties to whom this report may be divulged. GeoAssist Limited owns the copyright in this report. All rights are reserved and unauthorised use is prohibited. Mr I Butt may use the report for their/her/his own purposes. GeoAssist have utilised the third party information presented in the Environmental data search in order to undertake the Preliminary Contaminated Land Risk Assessment. GeoAssist are not liable for any errors, omissions or facts that might be contained within the Environmental data search report.

Appendix A

- A1 Site Plan**
- A2 Site Photographs**
- A3 Site Development Plan**



A1 Site Plan

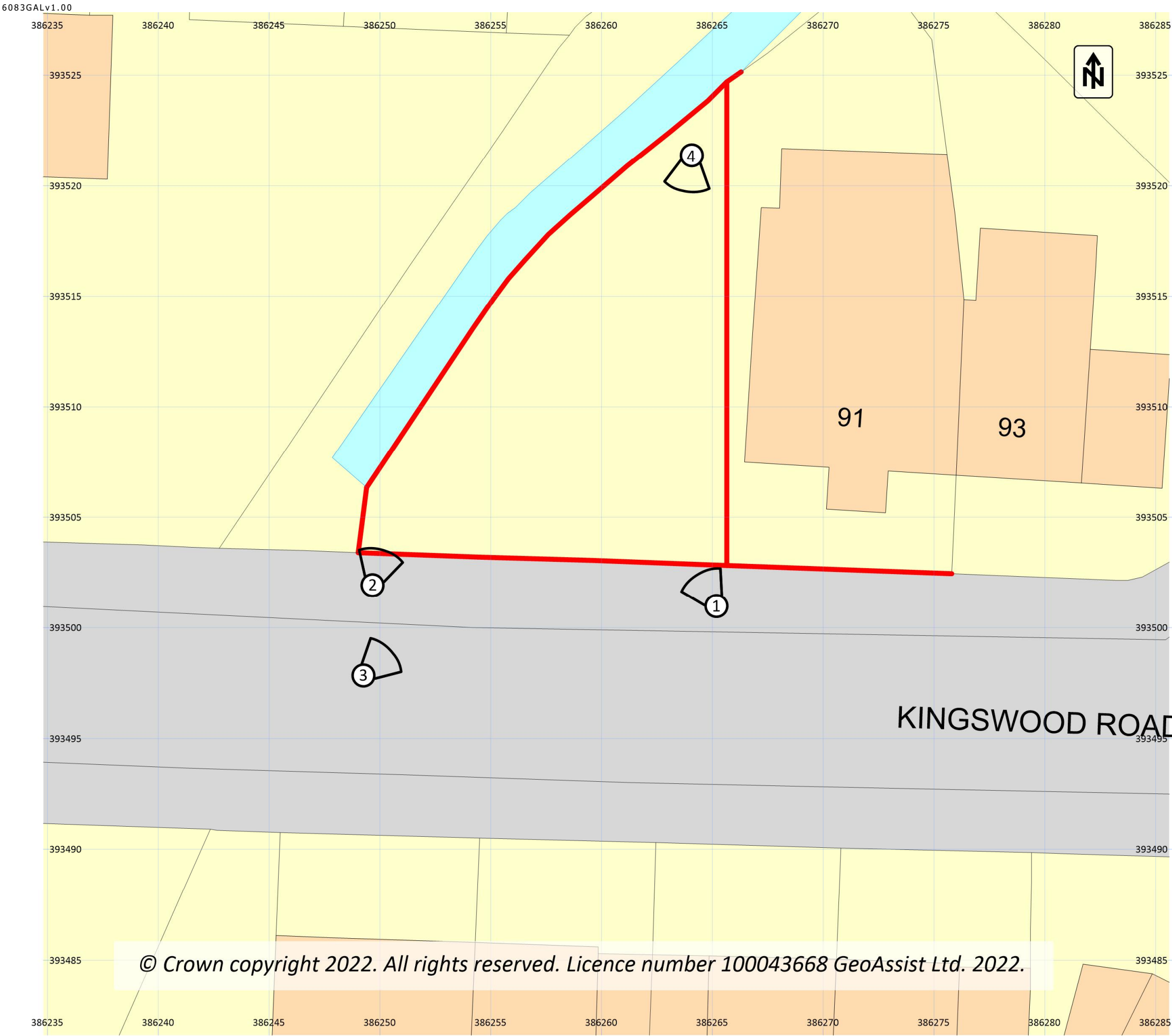
Site Name	91 Kingswood Road
Location	Withington, Manchester
GeoAssist Ref	6083VKW
Client	Mr I Butt
	91 Kingswood Road Withington Manchester M14 6RY
Planning Consultant	Holborow & Ormesher Ltd
NGR (centre of site)	386270,393510
Production Date	Oct 2021
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

6083GALv1.00



A2 Site Photos

Site Name	91 Kingswood Road
Location	Withington, Manchester
GeoAssist Ref	6083VKW
Client	Mr I Butt
	91 Kingswood Road Withington Manchester M14 6RY
Planning Consultant	Holborow & Ormesher Ltd
NGR (centre of site)	386270,393510
Production Date	Oct 2021
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

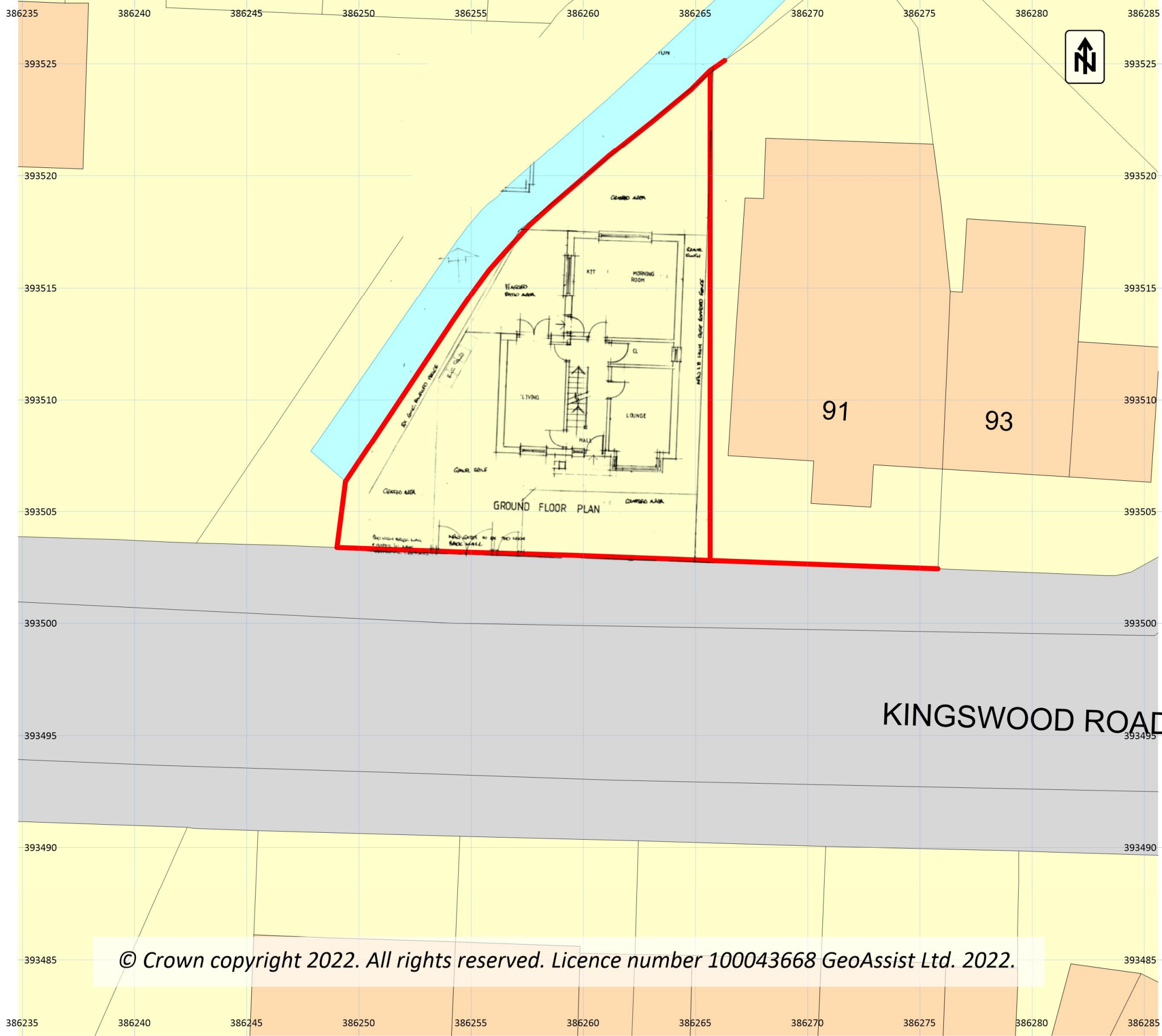


GeoAssist Limited
Civil, Environmental & Geotechnical
Telephone: +44 (0) 161 480 8885 e-mail : info@geoassist.co.uk

A2. Site Photo Plan

Site Name	91 Kingswood Road
Location	Withington, Manchester
GeoAssist Ref	6083VKW
Client	Mr I Butt
	91 Kingswood Road Withington Manchester M14 6RY
Planning Consultant	Holborow & Ormesher Ltd
NGR (centre of site)	386270,393510
Production Date	Oct 2021
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36





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A3 Site Proposal

Site Name	91 Kingswood Road
Location	Withington, Manchester
GeoAssist Ref	6083VKW
Client	Mr I Butt
	91 Kingswood Road Withington Manchester M14 6RY
Planning Consultant	Holborow & Ormesher Ltd
NGR (centre of site)	386270,393510
Production Date	Oct 2021
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36



Appendix B

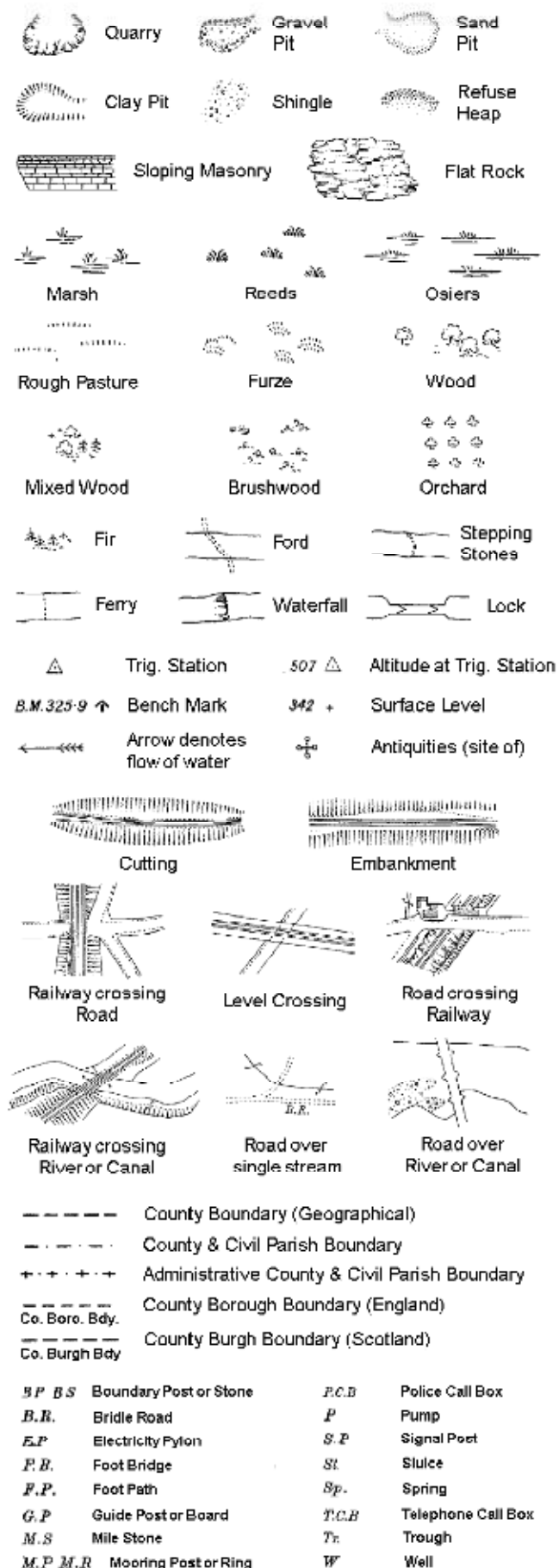
B1 Reference List of OS Historical Plans

Appendix B1

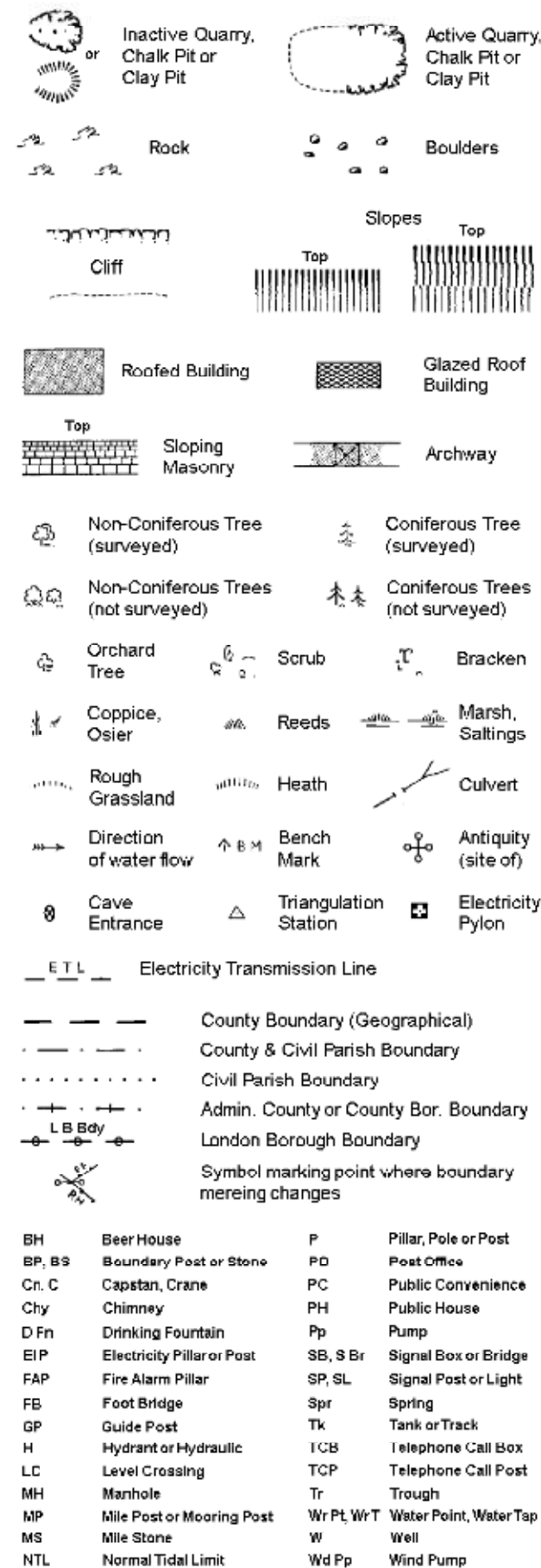
Map Series Name	Published	Source Scale
Lancashire And Furness	1893-1894	1:2,500
Lancashire And Furness	1907	1:2,500
Lancashire And Furness	1922	1:2,500
Lancashire And Furness	1934	1:2,500
Ordnance Survey Plan	1958	1:2,500
Ordnance Survey Plan	1958	1:1,250
Ordnance Survey Plan	1970-1987	1:1,250
Additional SIMs	1979-1988	1:1,250
Additional SIMs	1982-1990	1:1,250
Large-Scale National Grid Data	1992	1:1,250
Large-Scale National Grid Data	1994	1:1,250
Large-Scale National Grid Data	1995	1:1,250
Large-Scale National Grid Data	1996	1:1,250

Historical Mapping Legends

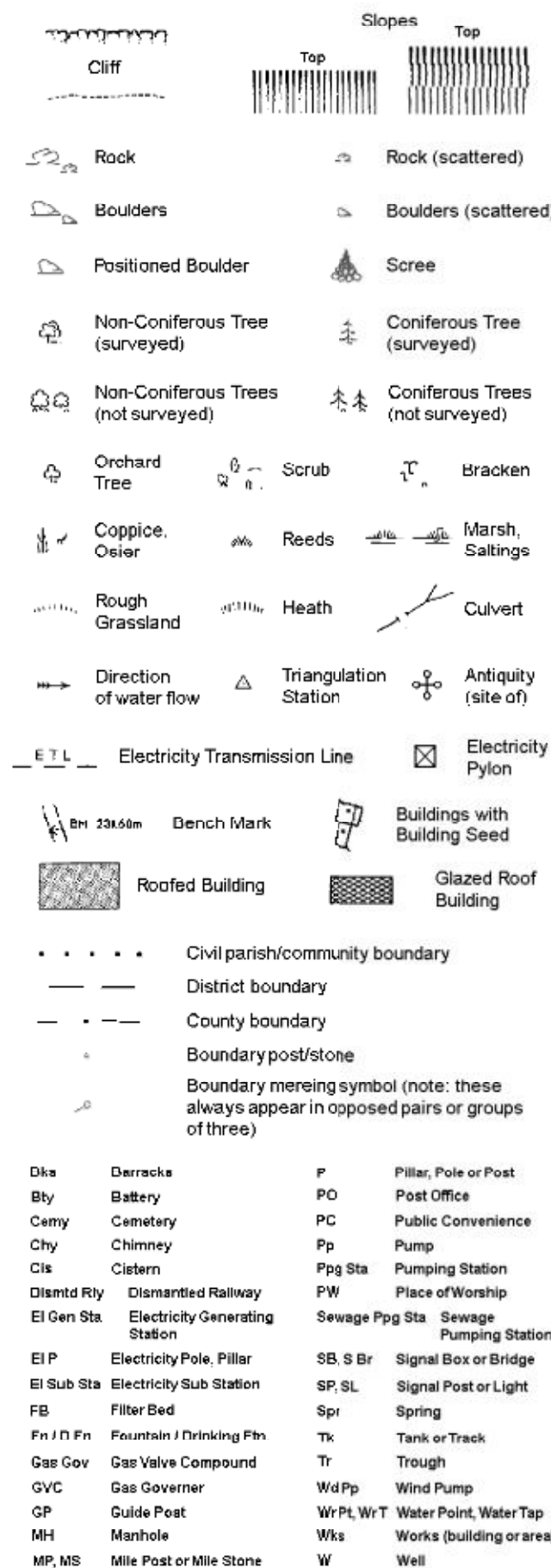
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



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



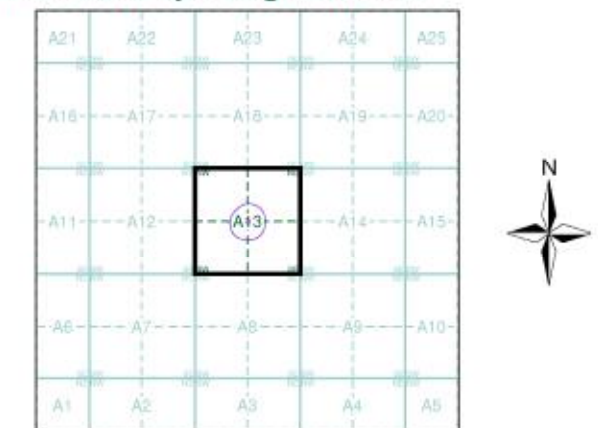
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:2,500	1893 - 1894	2
Lancashire And Furness	1:2,500	1907	3
Lancashire And Furness	1:2,500	1922	4
Lancashire And Furness	1:2,500	1934	5
Ordnance Survey Plan	1:2,500	1958	6
Ordnance Survey Plan	1:1,250	1958	7
Ordnance Survey Plan	1:1,250	1970 - 1987	8
Additional SIMs	1:1,250	1979 - 1988	9
Additional SIMs	1:1,250	1982 - 1990	10
Large-Scale National Grid Data	1:1,250	1992	11
Large-Scale National Grid Data	1:1,250	1994	12
Large-Scale National Grid Data	1:1,250	1995	13
Large-Scale National Grid Data	1:1,250	1996	14

Historical Map - Segment A13



Order Details

Order Number: 287954242_1_1
 Customer Ref: 6083 VKW
 National Grid Reference: 386270, 393510
 Slice: A
 Site Area (Ha): 0.05
 Search Buffer (m): 100

Site Details

91, Kingswood Road, MANCHESTER, M14 6RY

Lancashire And Furness

Published 1893 - 1894

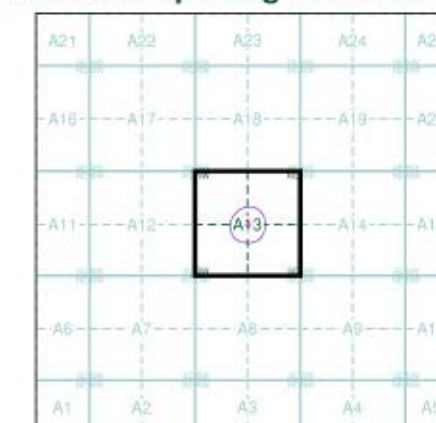
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Map Name(s) and Date(s)

111_03	1893	1:2,500
111_07	1894	1:2,500

Historical Map - Segment A13

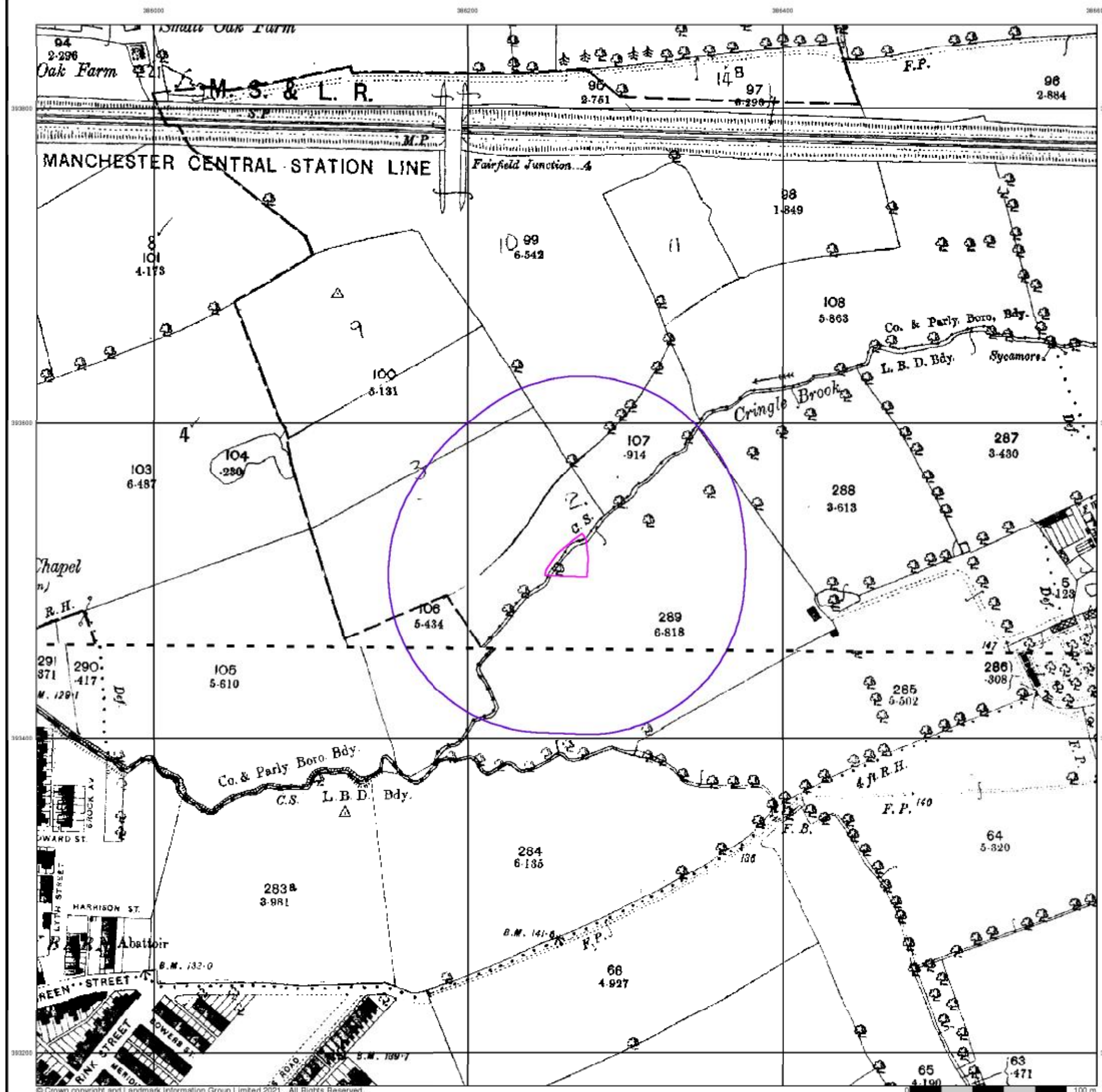


Order Details

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Customer Ref: 6083 VKW
National Grid Reference: 386270, 393510
Slice: A
Site Area (Ha): 0.05
Search Buffer (m): 100

Site Details

91, Kingswood Road, MANCHESTER, M14 6RY



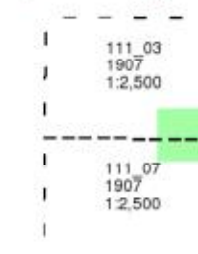
Lancashire And Furness

Published 1907

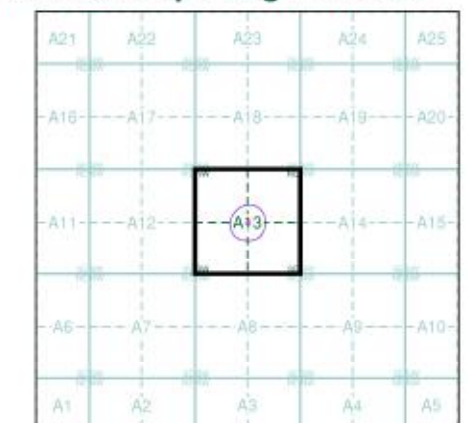
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Map Name(s) and Date(s)



Historical Map - Segment A13

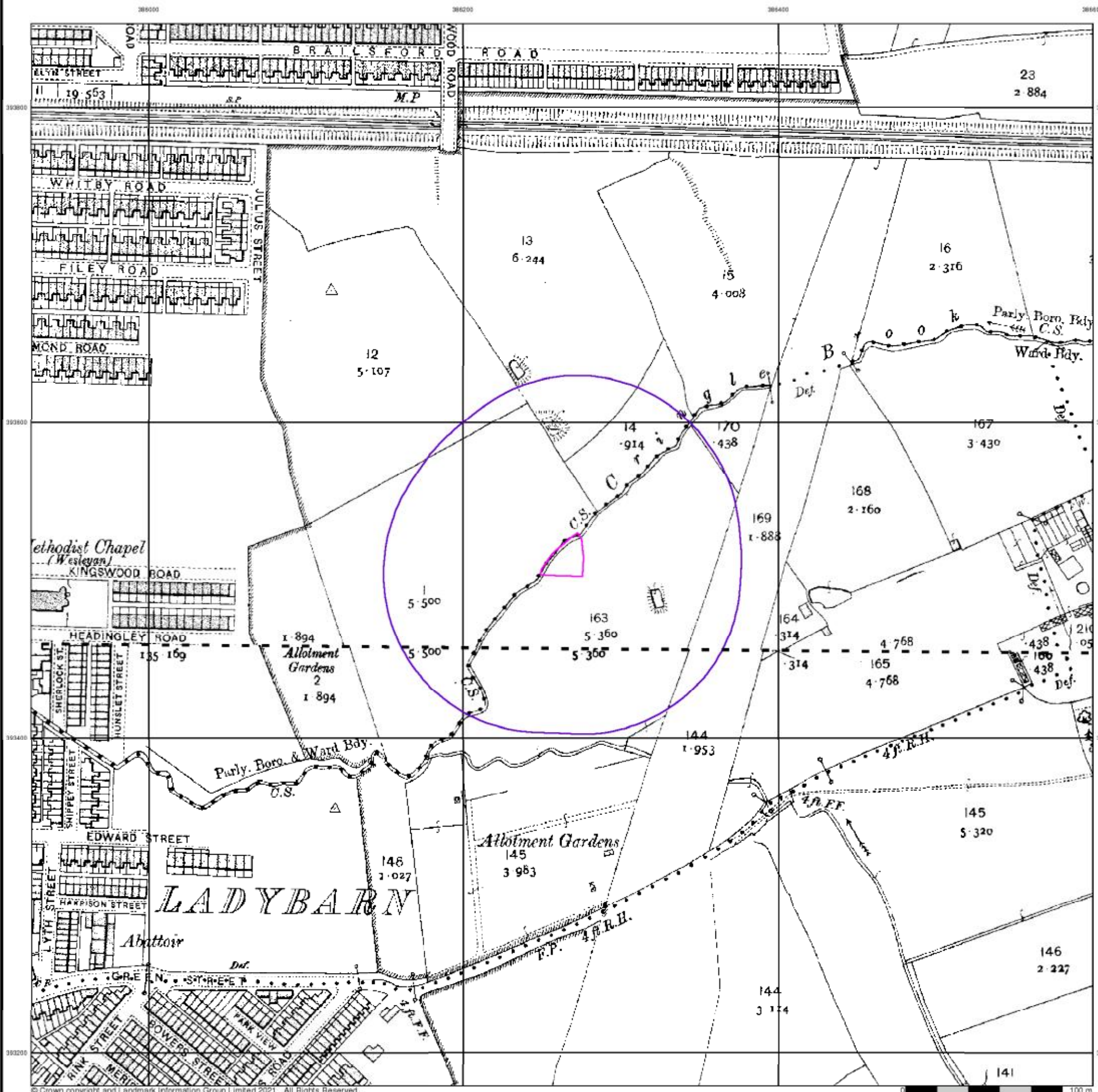


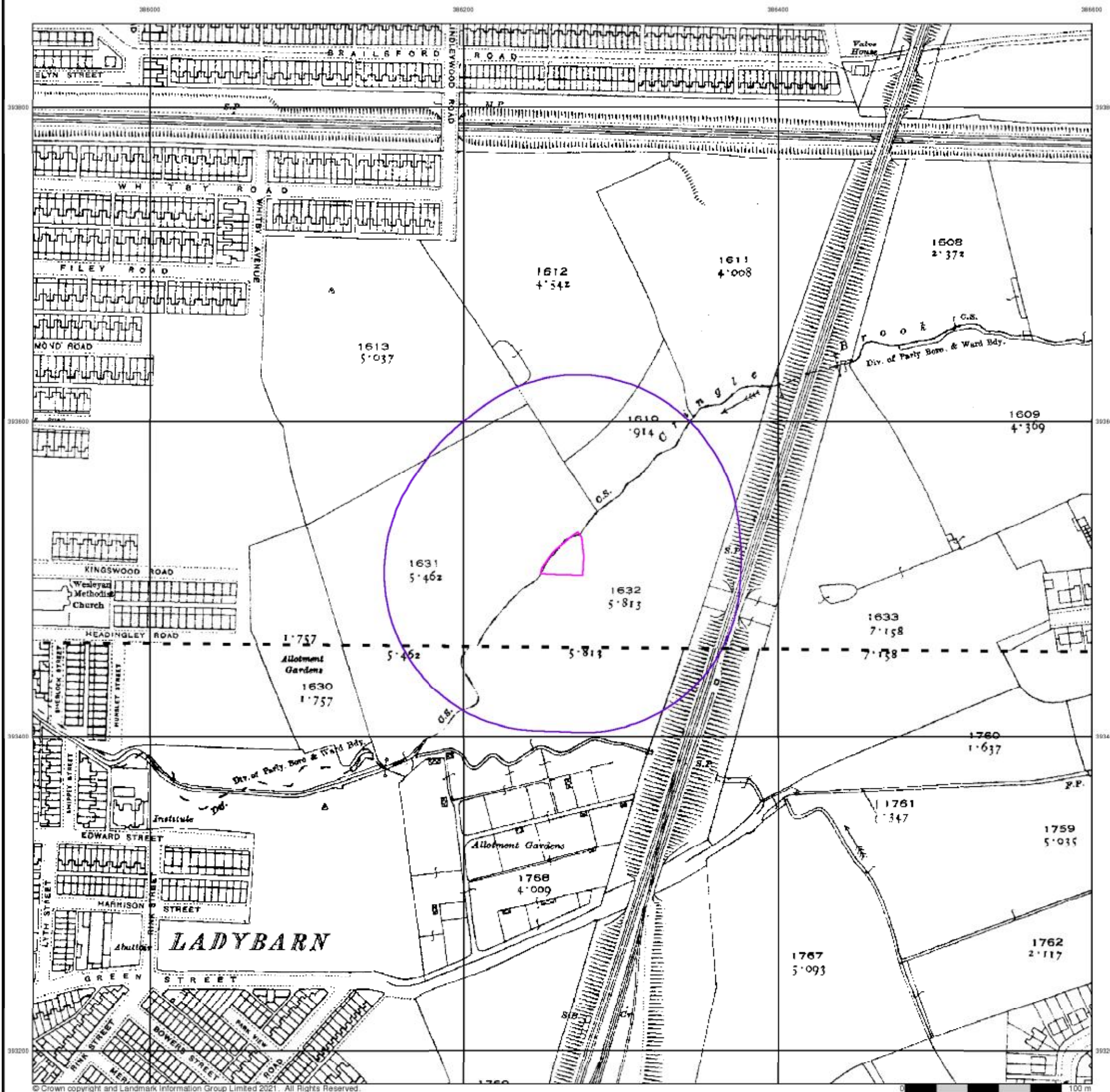
Order Details

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National Grid Reference: 386270, 393510
Slice: A
Site Area (Ha): 0.05
Search Buffer (m): 100

Site Details

91, Kingswood Road, MANCHESTER, M14 6RY





Lancashire And Furness

Published 1934

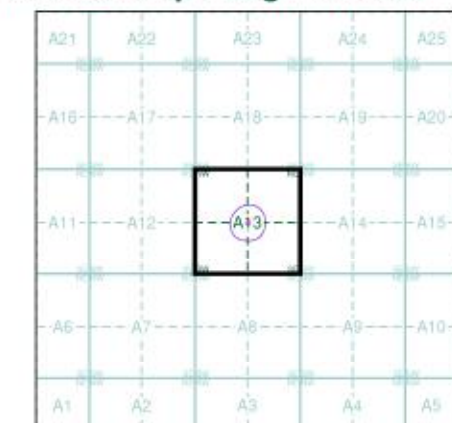
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

111_03	1934	1:2,500
111_07	1934	1:2,500

Historical Map - Segment A13

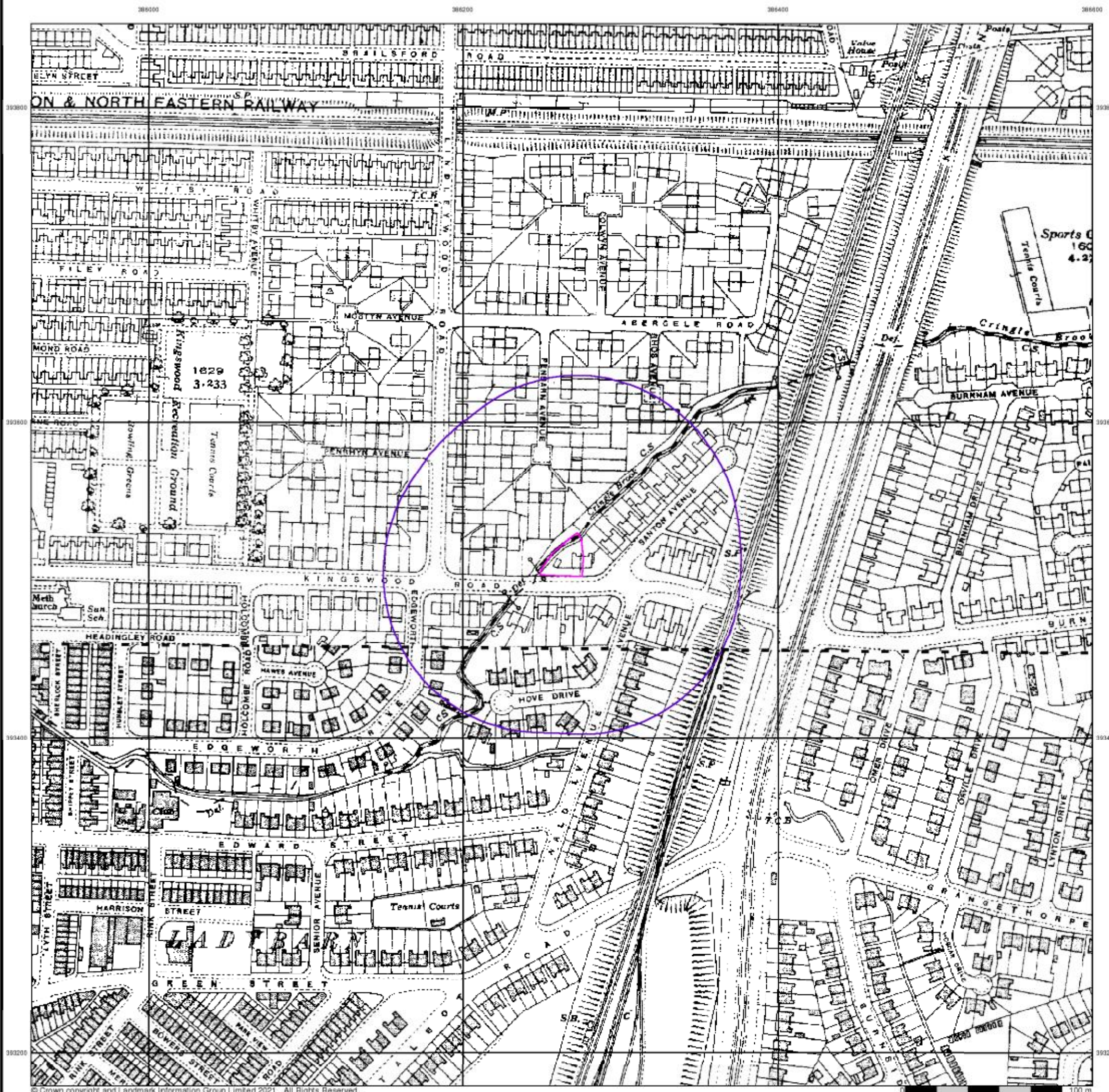


Order Details

Order Number: 287954242_1_1
Customer Ref: 6083 VKW
National Grid Reference: 386270, 393510
Slice: A
Site Area (Ha): 0.05
Search Buffer (m): 100

Site Details

91, Kingswood Road, MANCHESTER, M14 6RY



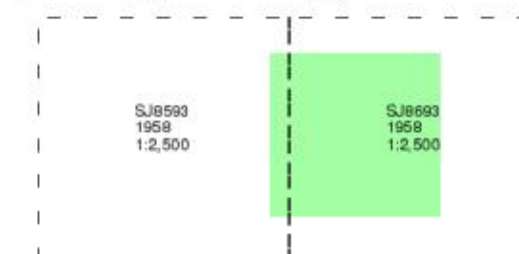
Ordnance Survey Plan

Published 1958

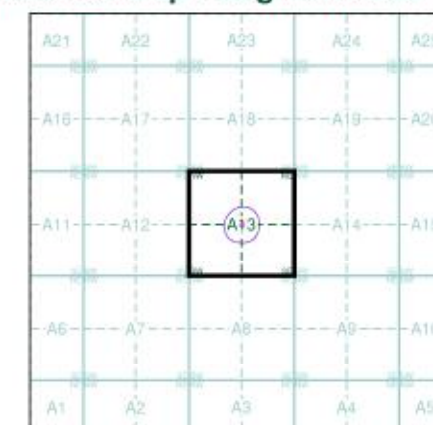
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Map Name(s) and Date(s)



Historical Map - Segment A13

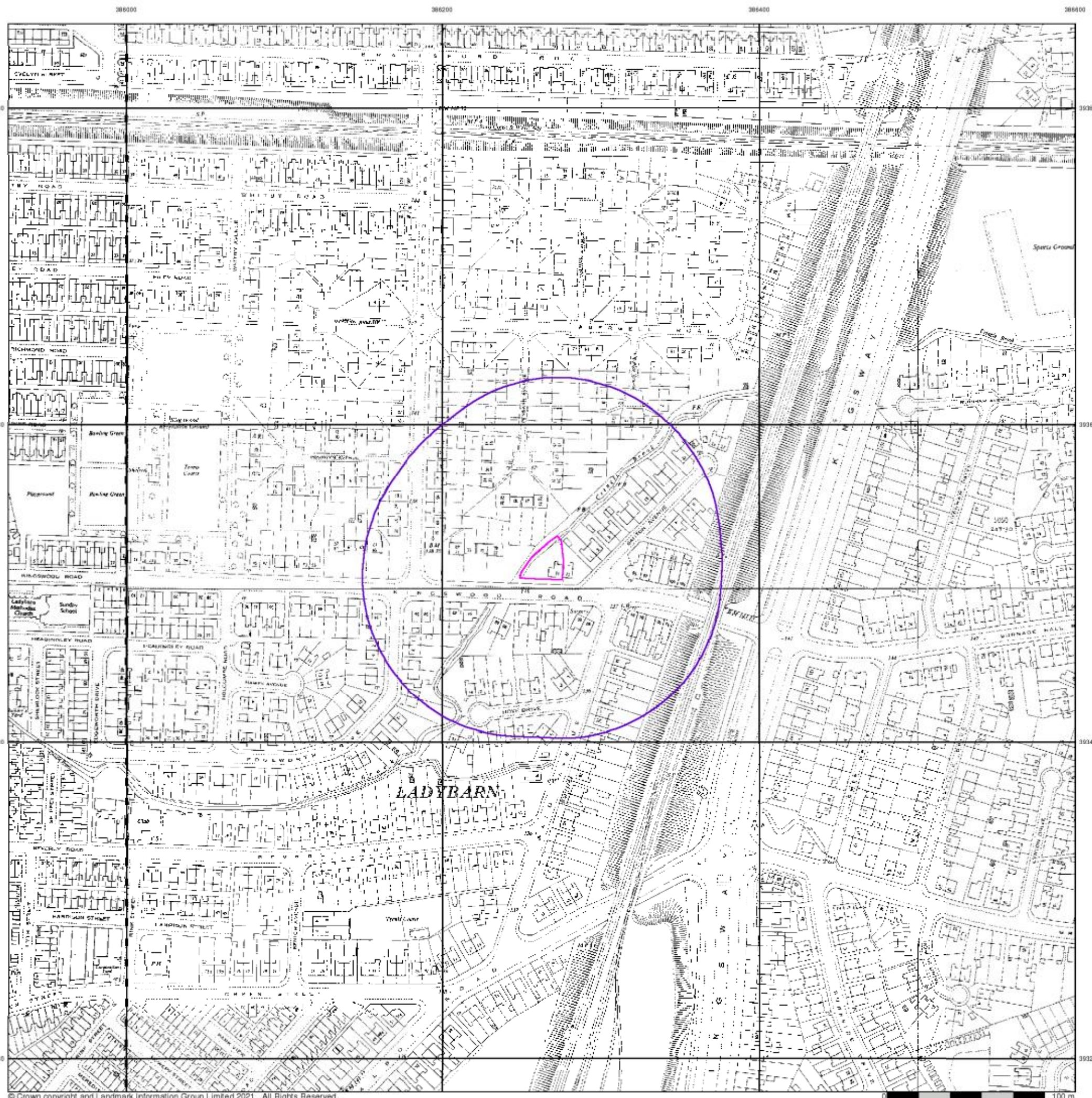


Order Details

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Customer Ref: 6083 VKW
National Grid Reference: 386270, 393510
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Site Area (Ha): 0.05
Search Buffer (m): 100

Site Details

91, Kingswood Road, MANCHESTER, M14 6RY



Ordnance Survey Plan

Published 1958

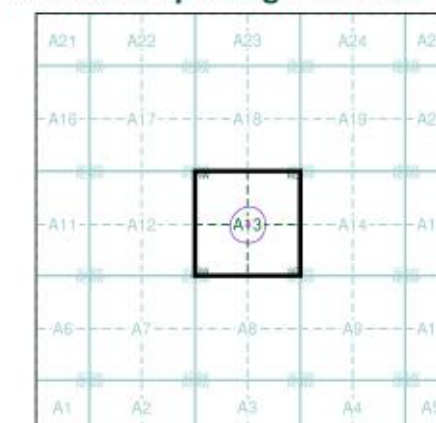
Source map scale - 1:1,250

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Map Name(s) and Date(s)

SJ8593NE 1958 1:1,250	SJ8693NW 1958 1:1,250	SJ8693NE 1958 1:1,250
SJ8593SE 1958 1:1,250	SJ8693SW 1958 1:1,250	SJ8693SE 1958 1:1,250

Historical Map - Segment A13

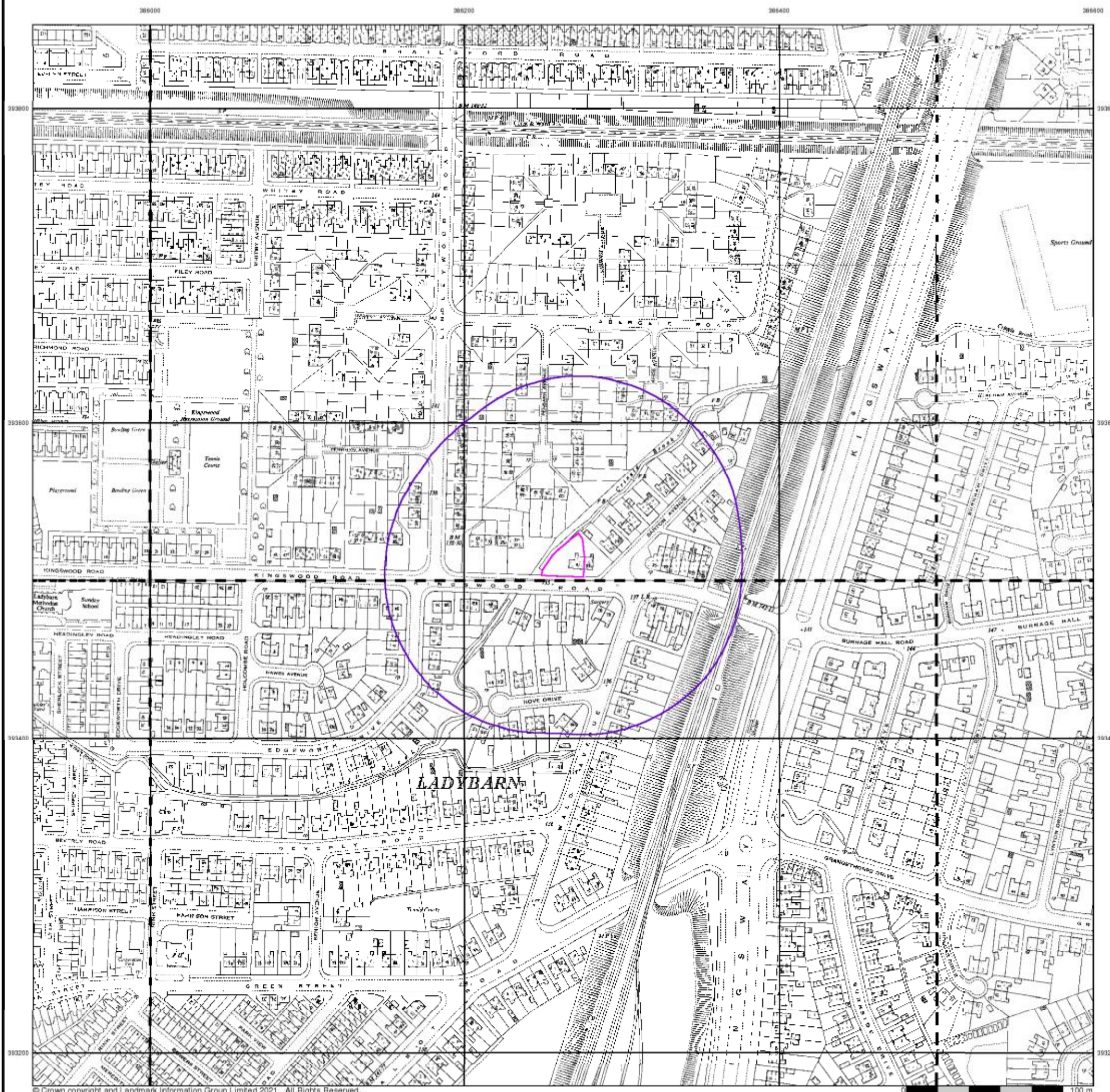


Order Details

Order Number: 287954242_1_1
Customer Ref: 6083 VKW
National Grid Reference: 386270, 393510
Slice: A
Site Area (Ha): 0.05
Search Buffer (m): 100

Site Details

91, Kingswood Road, MANCHESTER, M14 6RY



Ordnance Survey Plan

Published 1970 - 1987

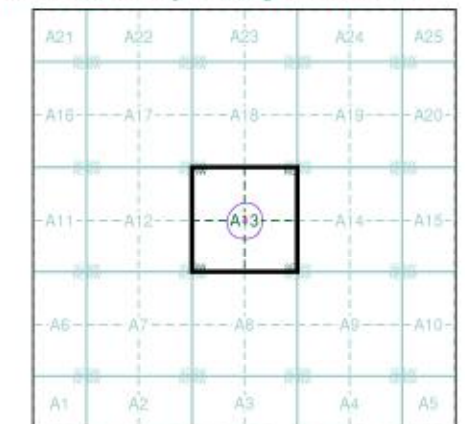
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8593NE 1971 1:1,250	SJ8693NE 1970 1:1,250
SJ8593SE 1987 1:1,250	SJ8693SE 1975 1:1,250

Historical Map - Segment A13

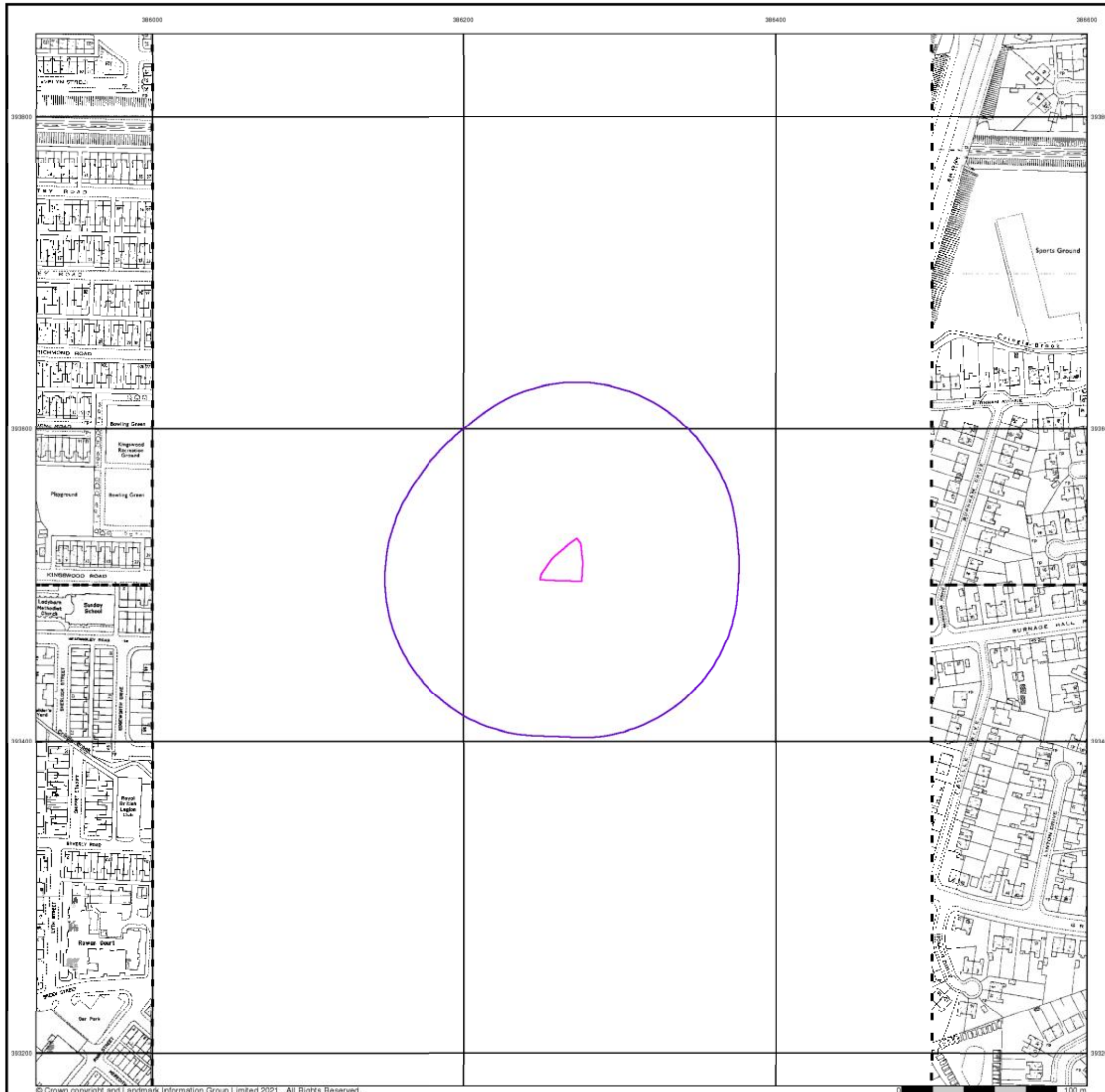


Order Details

Order Number: 287954242_1_1
Customer Ref: 6083 VKW
National Grid Reference: 386270, 393510
Slice: A
Site Area (Ha): 0.05
Search Buffer (m): 100

Site Details

91, Kingswood Road, MANCHESTER, M14 6RY



Additional SIMs

Published 1979 - 1988

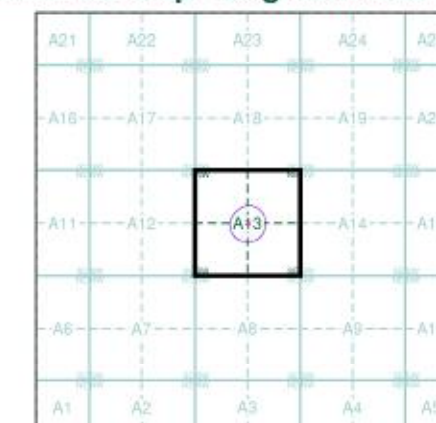
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8593NE 1981 1:1,250	SJ8693NW 1988 1:1,250	SJ8693NE 1984 1:1,250
SJ8593SE 1979 1:1,250	SJ8693SW 1988 1:1,250	SJ8693SE 1988 1:1,250

Historical Map - Segment A13

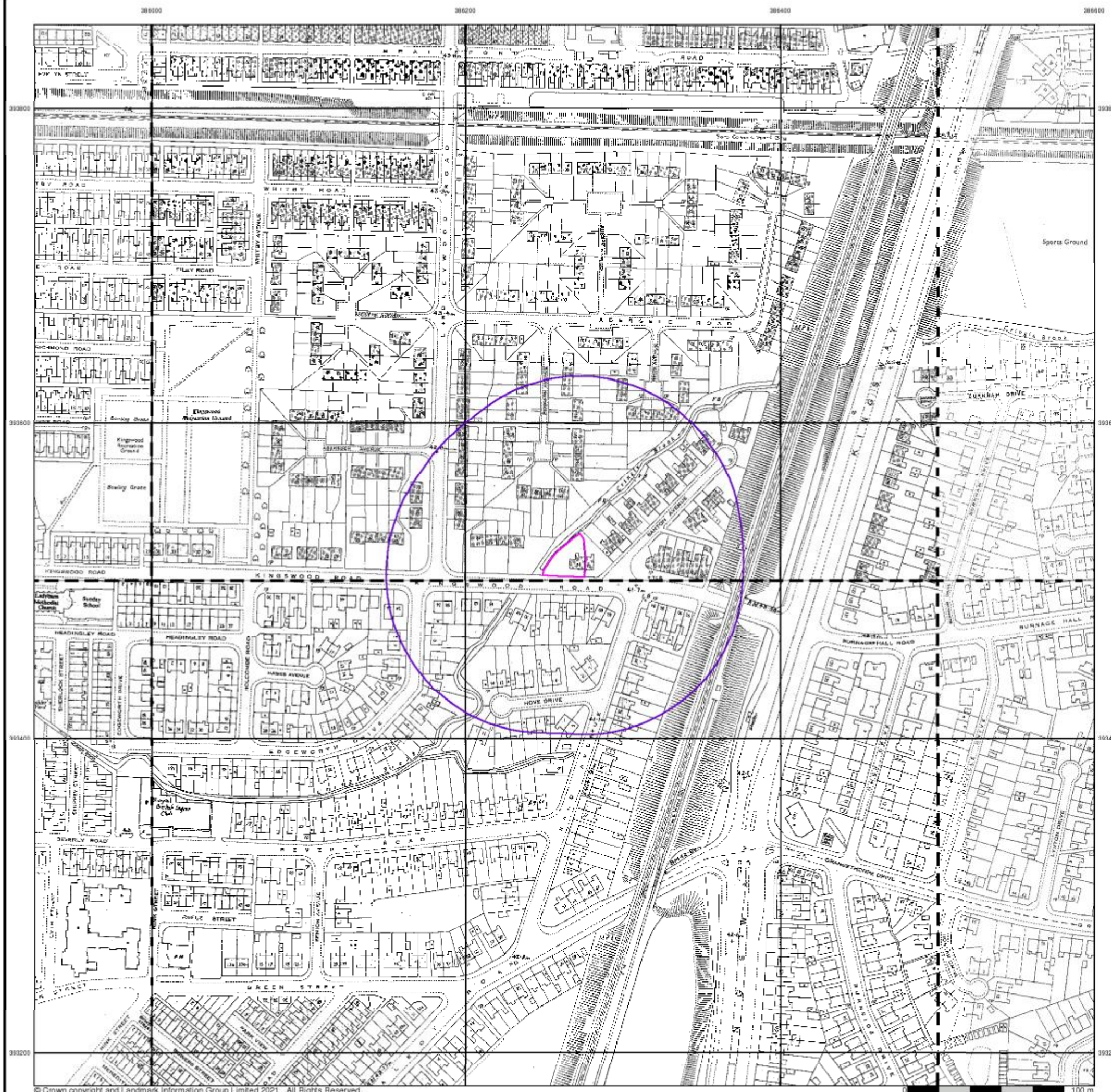


Order Details

Order Number: 287954242_1_1
Customer Ref: 6083 VKW
National Grid Reference: 386270, 393510
Slice: A
Site Area (Ha): 0.05
Search Buffer (m): 100

Site Details

91, Kingswood Road, MANCHESTER, M14 6RY



Additional SIMs

Published 1982 - 1990

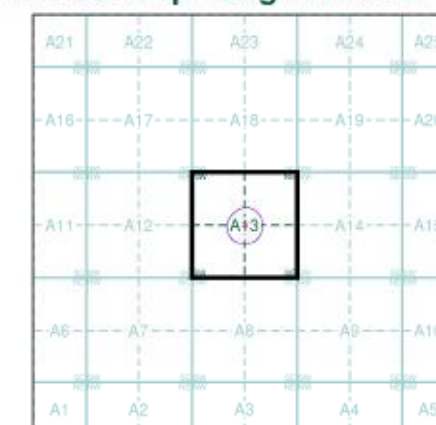
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8593NE 1988 1:1,250		SJ8693NE 1989 1:1,250
SJ8593SE 1982 1:1,250	SJ8693SW 1990 1:1,250	

Historical Map - Segment A13

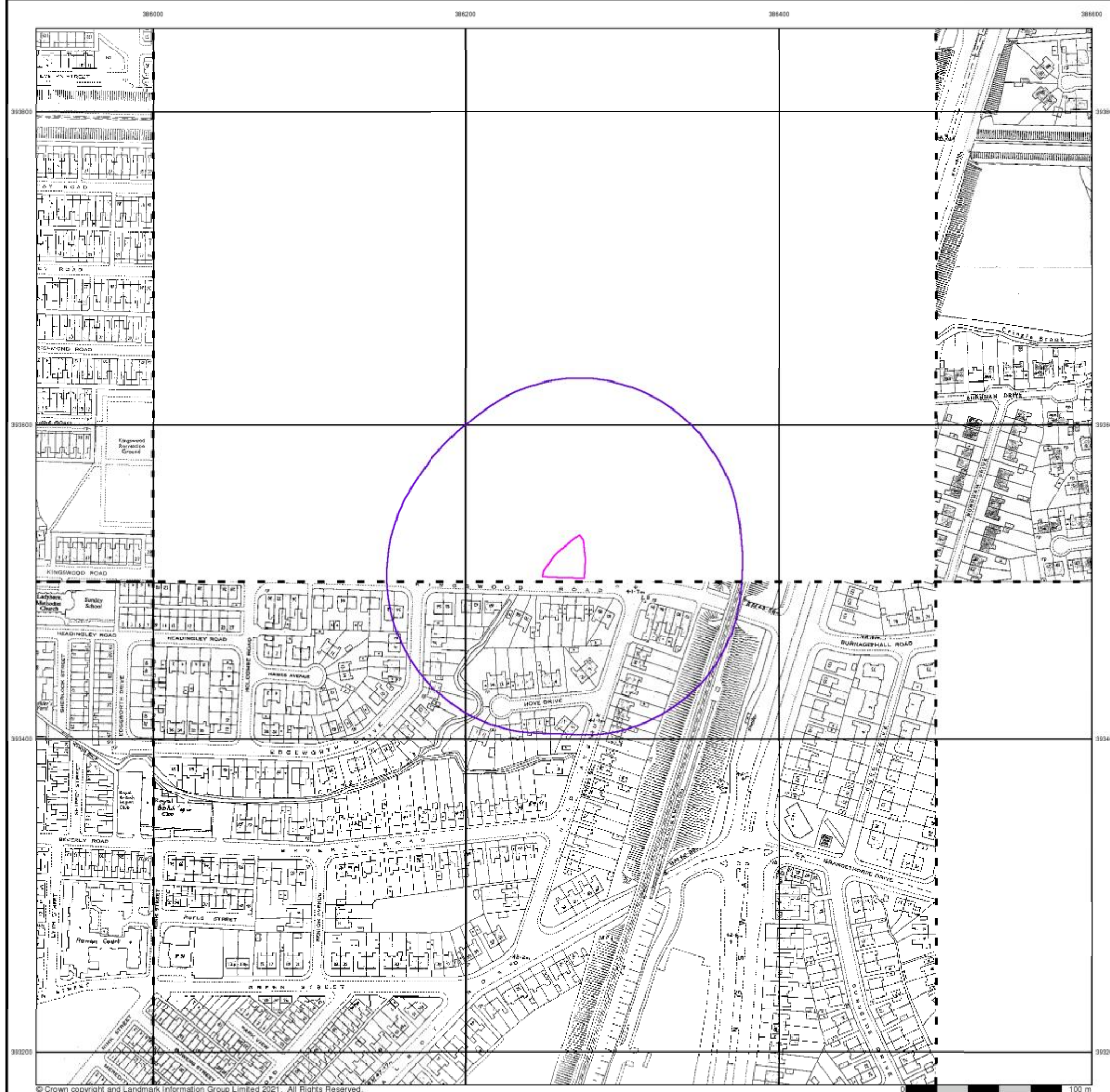


Order Details

Order Number: 287954242_1_1
Customer Ref: 6083 VKW
National Grid Reference: 386270, 393510
Slice: A
Site Area (Ha): 0.05
Search Buffer (m): 100

Site Details

91, Kingswood Road, MANCHESTER, M14 6RY



Large-Scale National Grid Data

Published 1992

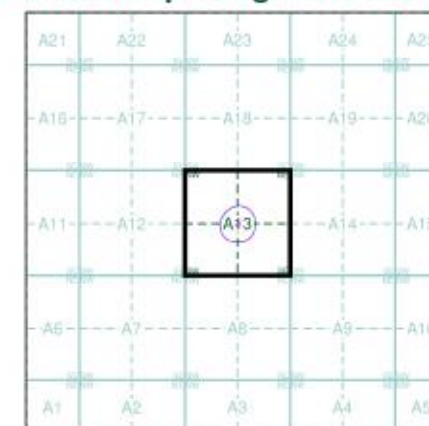
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8593NE 1992 1:1,250	SJ8693NW 1992 1:1,250	SJ8693NE 1992 1:1,250
SJ8593SE 1992 1:1,250	SJ8693SW 1992 1:1,250	SJ8693SE 1992 1:1,250

Historical Map - Segment A13

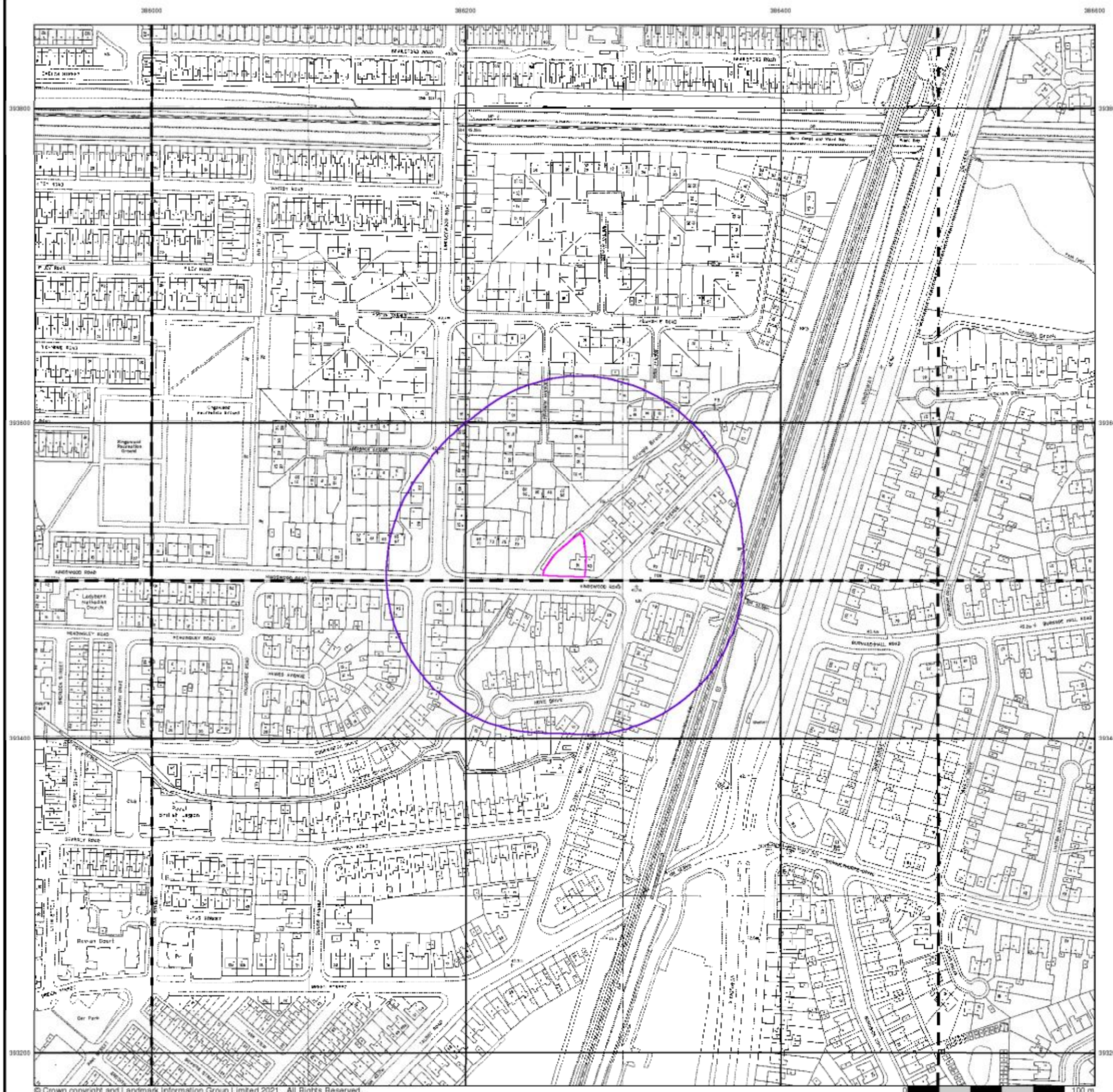


Order Details

Order Number: 287954242_1_1
Customer Ref: 6083 VKW
National Grid Reference: 386270, 393510
Slice: A
Site Area (Ha): 0.05
Search Buffer (m): 100

Site Details

91, Kingswood Road, MANCHESTER, M14 6RY



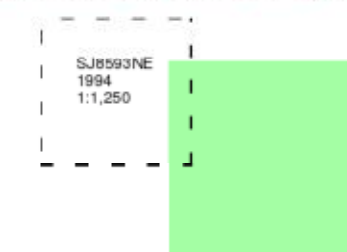
Large-Scale National Grid Data

Published 1994

Source map scale - 1:1,250

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

Map Name(s) and Date(s)



Historical Map - Segment A13

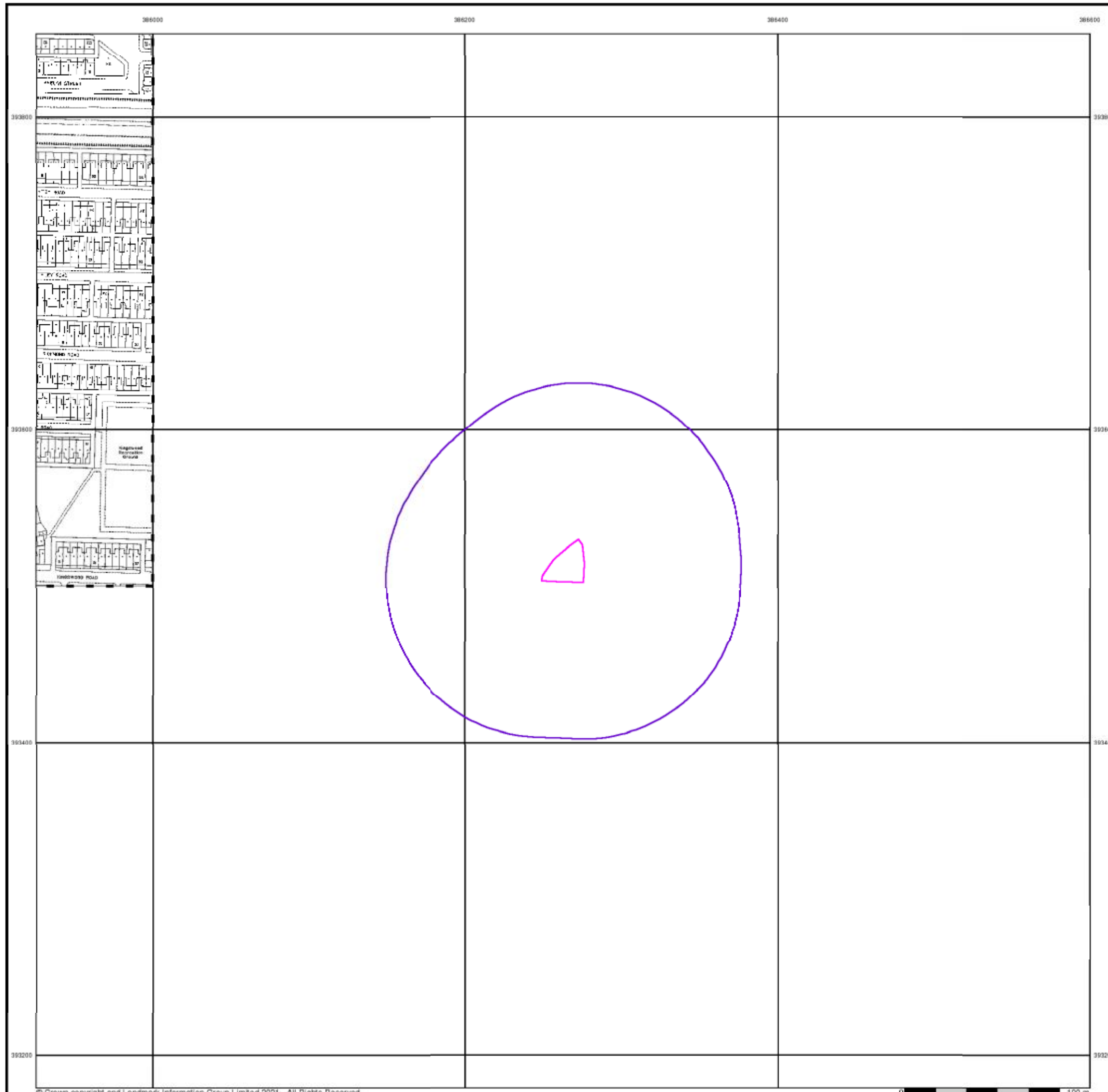


Order Details

Order Number: 287954242_1_1
Customer Ref: 6083 VKW
National Grid Reference: 386270, 393510
Slice: A
Site Area (Ha): 0.05
Search Buffer (m): 100

Site Details

91, Kingswood Road, MANCHESTER, M14 6RY



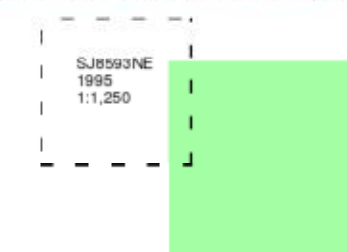
Large-Scale National Grid Data

Published 1995

Source map scale - 1:1,250

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

Map Name(s) and Date(s)



Historical Map - Segment A13

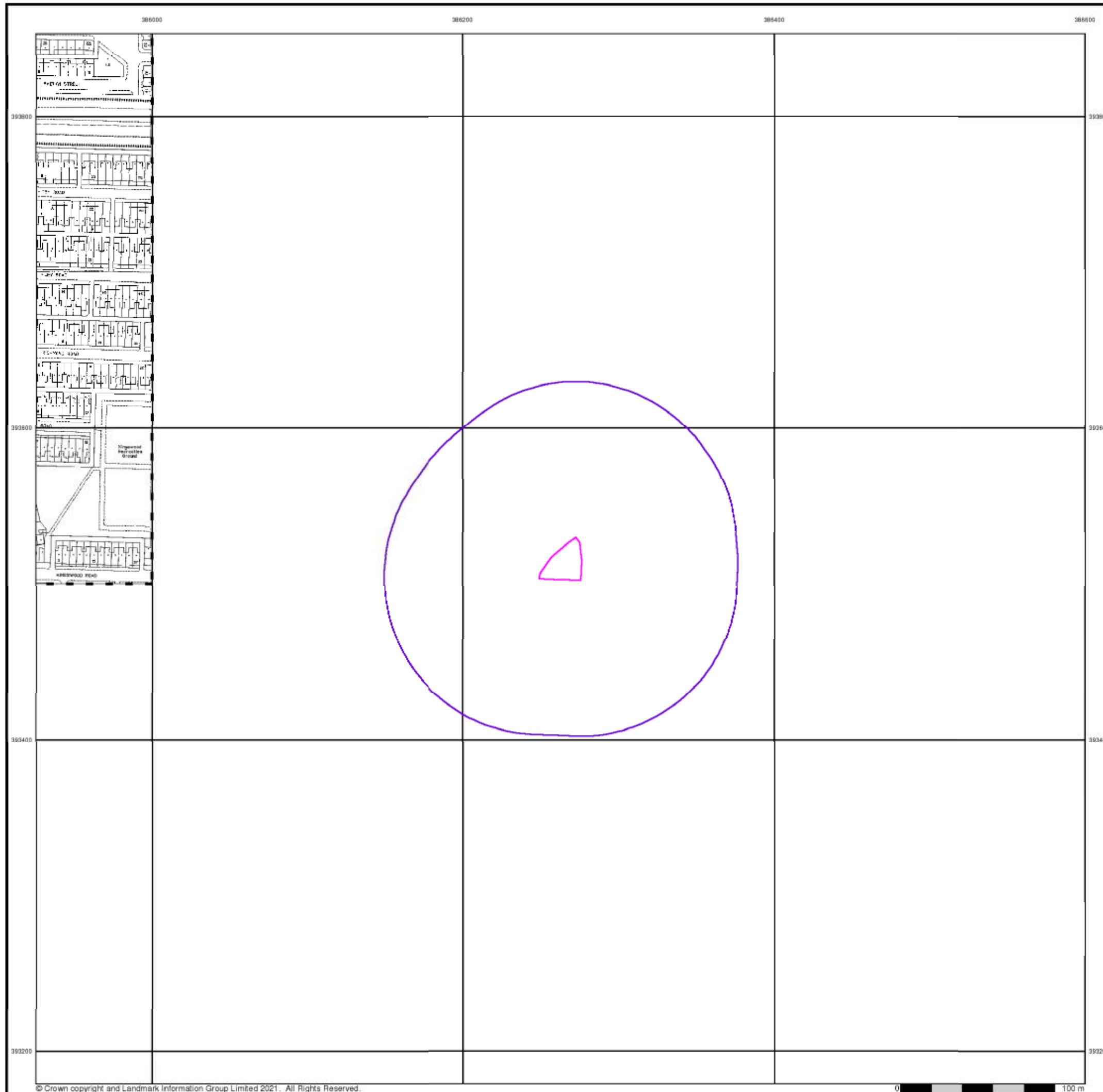


Order Details

Order Number: 287954242_1_1
Customer Ref: 6083 VKW
National Grid Reference: 386270, 393510
Slice: A
Site Area (Ha): 0.05
Search Buffer (m): 100

Site Details

91, Kingswood Road, MANCHESTER, M14 6RY



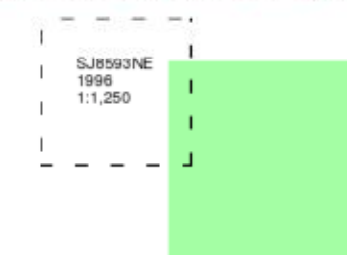
Large-Scale National Grid Data

Published 1996

Source map scale - 1:1,250

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

Map Name(s) and Date(s)



Historical Map - Segment A13

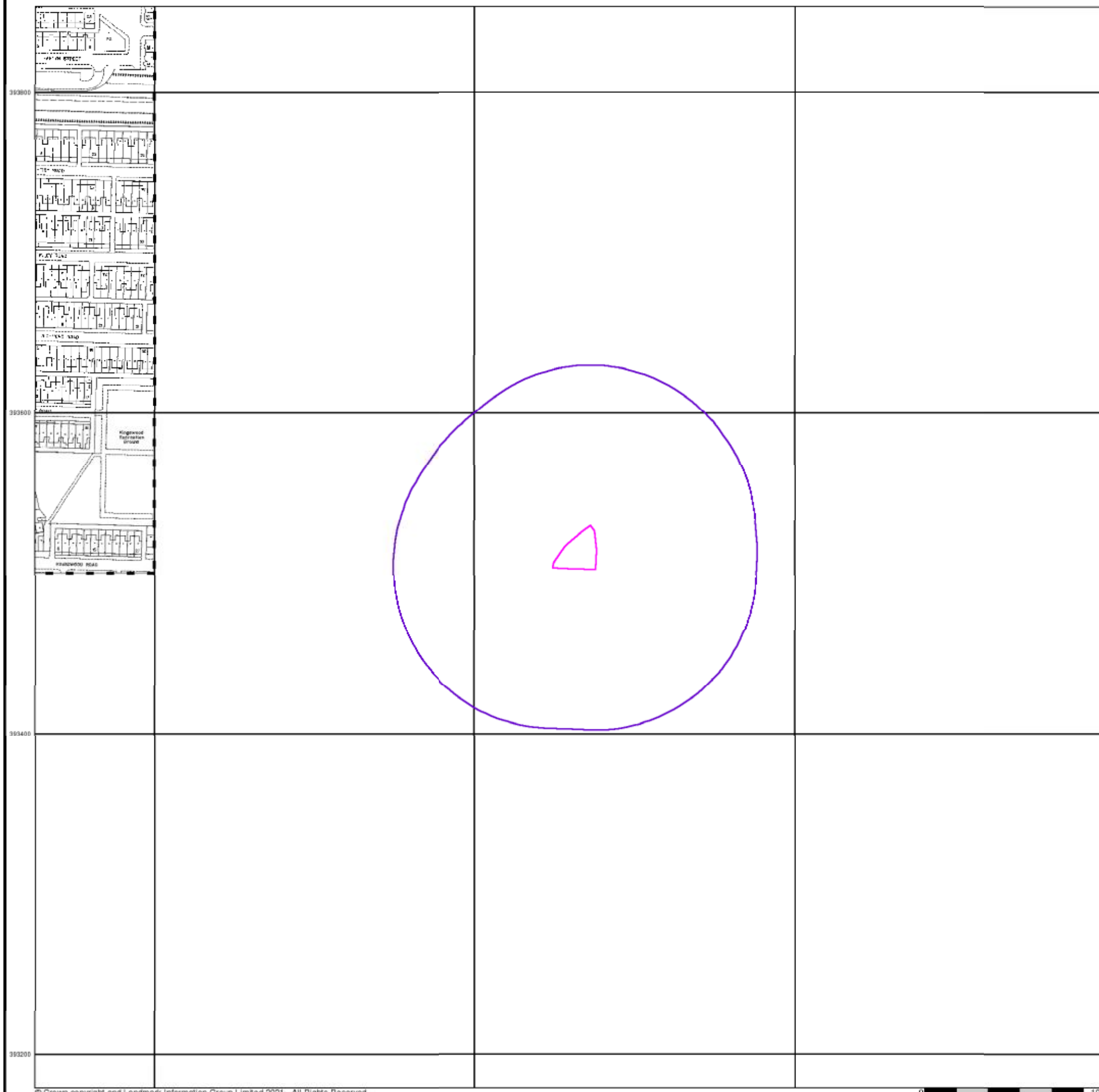


Order Details

Order Number: 287954242_1_1
Customer Ref: 6083 VKW
National Grid Reference: 386270, 393510
Slice: A
Site Area (Ha): 0.05
Search Buffer (m): 100

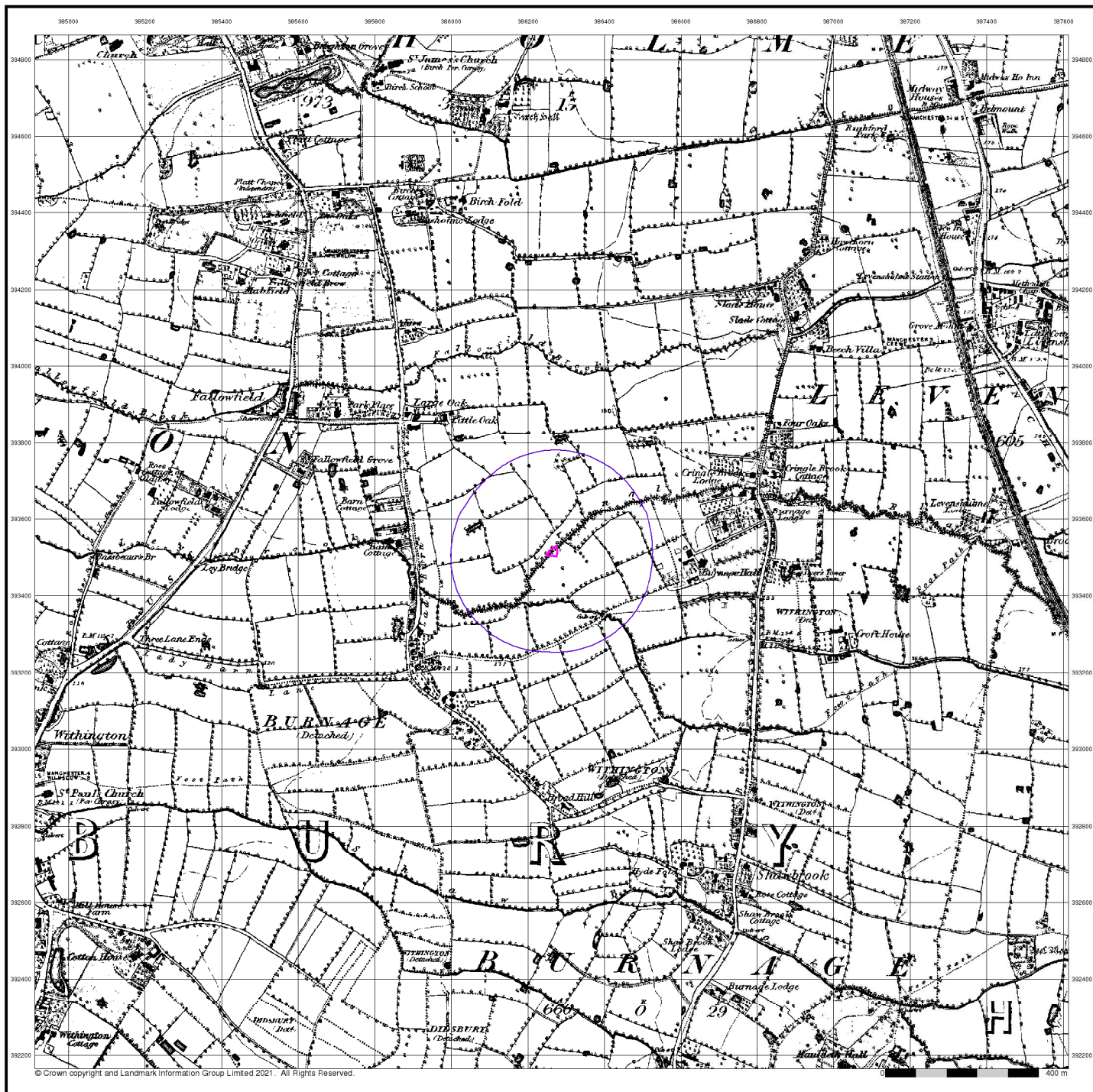
Site Details

91, Kingswood Road, MANCHESTER, M14 6RY



Appendix B1 Continued

Map Series Name	Published	Source Scale
Lancashire And Furness	1848	1:10,560
Cheshire	1882	1:10,560
Lancashire And Furness	1894	1:10,560
Cheshire	1899	1:10,560
Lancashire And Furness	1908	1:10,560
Cheshire	1911	1:10,560
Lancashire And Furness	1923	1:10,560
Lancashire And Furness	1934	1:10,560
Cheshire	1938	1:10,560
Lancashire And Furness	1938	1:10,560
Ordnance Survey Plan	1955	1:10,560
Ordnance Survey Plan	1965-1966	1:10,560
Ordnance Survey Plan	1976	1:10,000
Ordnance Survey Plan	1981-1985	1:10,000
Ordnance Survey Plan	1989	1:10,000
Ordnance Survey Plan	1990	1:10,000
10K Raster Mapping	1999	1:10,000
Street View	2021	1:10,000



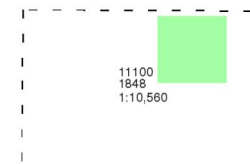
Lancashire And Furness

Published 1848

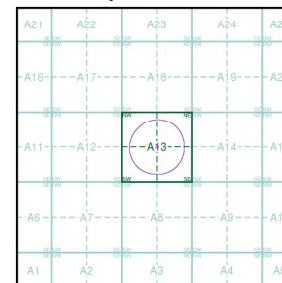
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 287954242_1_1
Customer Ref: 6083 VKW
National Grid Reference: 386270, 393510
Slice: A
Site Area (Ha): 0.05
Search Buffer (m): 250

Site Details

91, Kingswood Road, MANCHESTER, M14 6RY



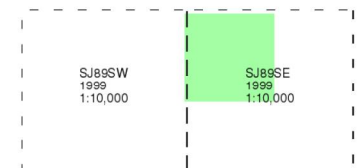
10k Raster Mapping

Published 1999

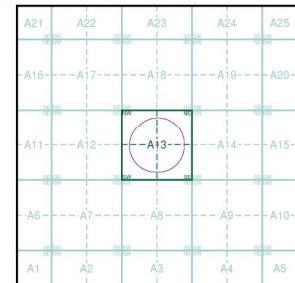
Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice A

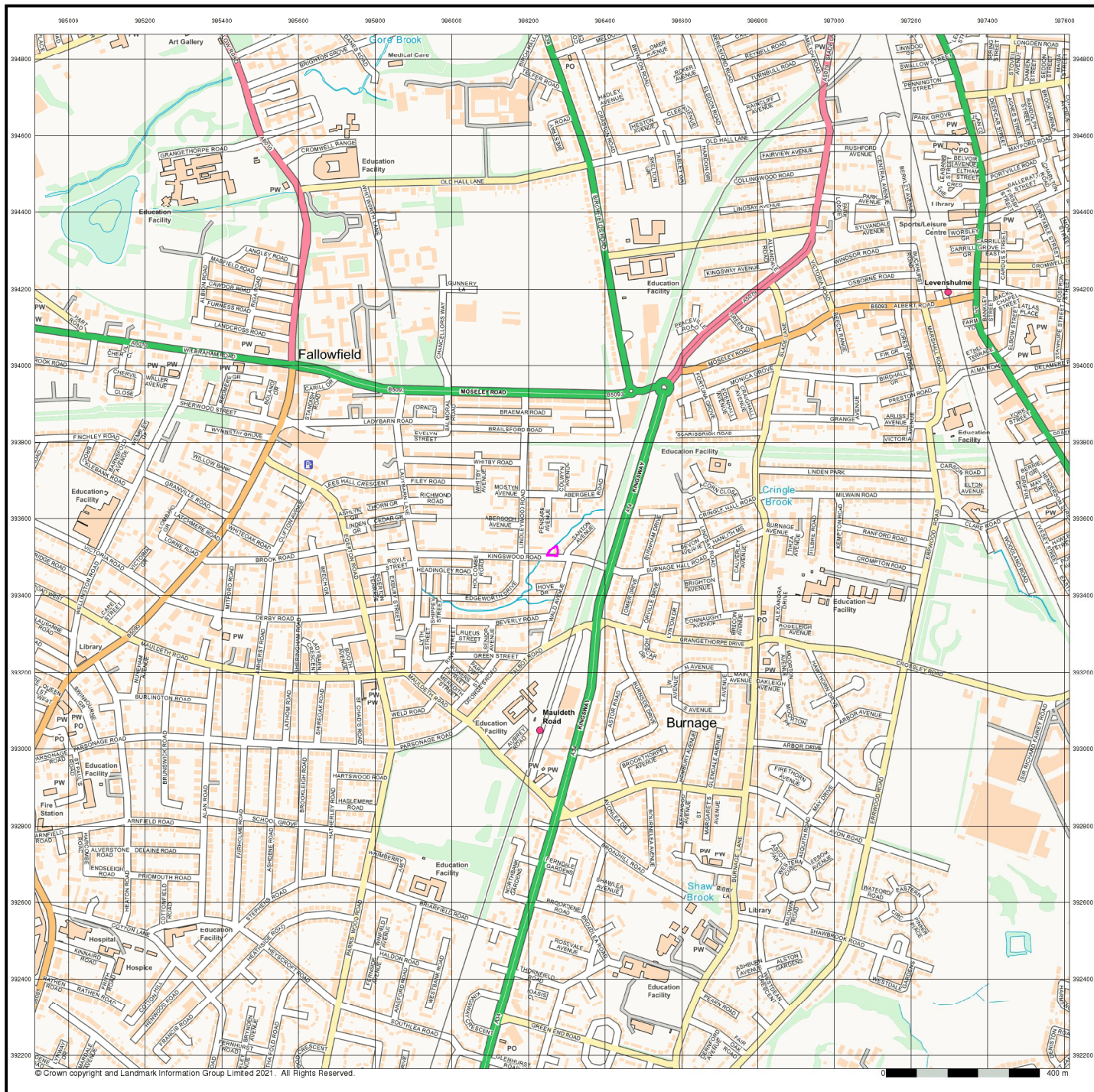


Order Details

Order Number: 287954242_1_1
Customer Ref: 6083 VKW
National Grid Reference: 386270, 393510
Slice: A
Site Area (Ha): 0.05
Search Buffer (m): 250

Site Details

91, Kingswood Road, MANCHESTER, M14 6RY



Street View

Published 2021

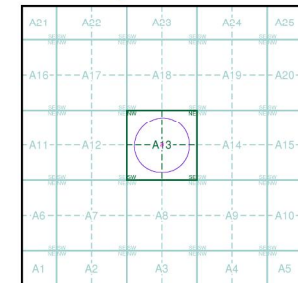
Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Street View Map - Slice A



Order Details

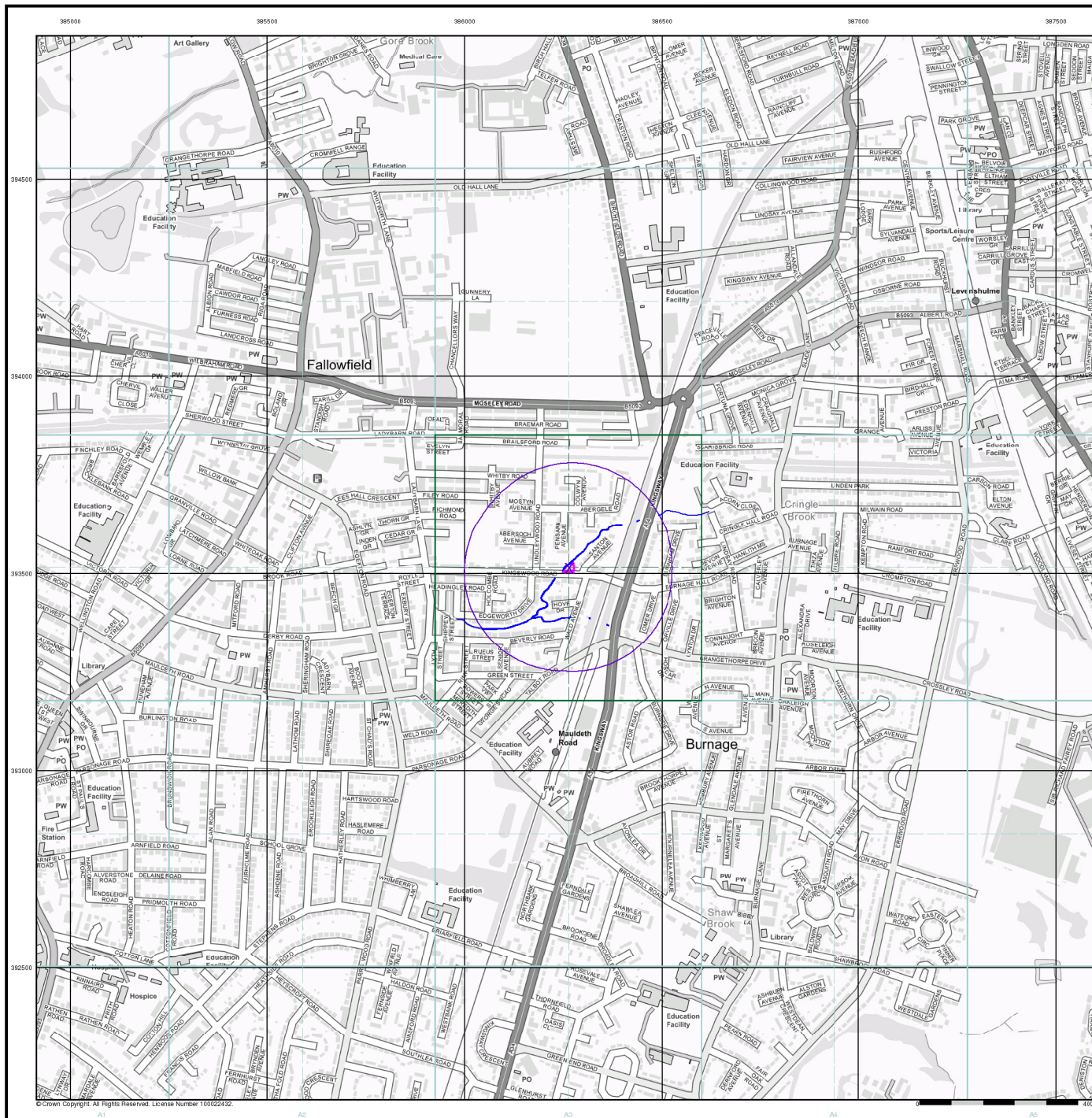
Order Number: 287954242_1_1
Customer Ref: 6083 VKW
National Grid Reference: 386270, 393510
Slice: A
Site Area (Ha): 0.05
Search Buffer (m): 250

Site Details

91, Kingswood Road, MANCHESTER, M14 6RY

Appendix C

C1 Environmental Data Search



General

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

Agency and Hydrological

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

Waste

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

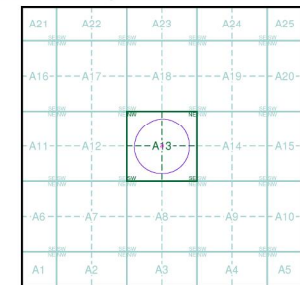
Geological

- BOS Recorded Mineral Site

Industrial Land Use

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

Site Sensitivity Map - Slice A



Order Details

Order Number: 287954242_1_1
Customer Ref: 6083 VKW
National Grid Reference: 386270, 393510
Slice: A
Site Area (Ha): 0.05
Search Buffer (m): 250

Site Details

91, Kingswood Road, MANCHESTER, M14 6RY

Envirocheck[®] Report: Datasheet

Order Details:

Order Number:

287954242_1_1

Customer Reference:

6083 VKW

National Grid Reference:

386270, 393510

Slice:

A

Site Area (Ha):

0.05

Search Buffer (m):

250

Site Details:

91, Kingswood Road

MANCHESTER

M14 6RY

Client Details:

Mr M Richardson

GeoAssist Ltd

Unit 4

Sheffield Street

Heaton Norris

Stockport

Cheshire

SK4 1RU

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	4
Hazardous Substances	-
Geological	5
Industrial Land Use	-
Sensitive Land Use	-
Data Currency	6
Data Suppliers	10
Useful Contacts	11

Introduction

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

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Report Version v53.0

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Agency & Hydrological			
BGS Groundwater Flooding Susceptibility	pg 1	Yes	
Contaminated Land Register Entries and Notices			
Discharge Consents			
Prosecutions Relating to Controlled Waters			n/a
Enforcement and Prohibition Notices			
Integrated Pollution Controls			
Integrated Pollution Prevention And Control			
Local Authority Integrated Pollution Prevention And Control			
Local Authority Pollution Prevention and Controls			
Local Authority Pollution Prevention and Control Enforcements			
Nearest Surface Water Feature	pg 1	Yes	
Pollution Incidents to Controlled Waters			
Prosecutions Relating to Authorised Processes			
Registered Radioactive Substances			
River Quality			
River Quality Biology Sampling Points			
River Quality Chemistry Sampling Points			
Substantiated Pollution Incident Register			
Water Abstractions			
Water Industry Act Referrals			
Groundwater Vulnerability Map	pg 1	Yes	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a
Bedrock Aquifer Designations	pg 1	Yes	n/a
Superficial Aquifer Designations	pg 1	Yes	n/a
Source Protection Zones			
Extreme Flooding from Rivers or Sea without Defences	pg 1	Yes	Yes
Flooding from Rivers or Sea without Defences	pg 1	Yes	Yes
Areas Benefiting from Flood Defences			
Flood Water Storage Areas			
Flood Defences			
OS Water Network Lines	pg 2		16

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Waste			
BGS Recorded Landfill Sites			
Historical Landfill Sites			
Integrated Pollution Control Registered Waste Sites			
Licensed Waste Management Facilities (Landfill Boundaries)			
Licensed Waste Management Facilities (Locations)			
Local Authority Landfill Coverage	pg 4	1	n/a
Local Authority Recorded Landfill Sites			
Registered Landfill Sites			
Registered Waste Transfer Sites			
Registered Waste Treatment or Disposal Sites			
Hazardous Substances			
Control of Major Accident Hazards Sites (COMAH)			
Explosive Sites			
Notification of Installations Handling Hazardous Substances (NIHHS)			
Planning Hazardous Substance Consents			
Planning Hazardous Substance Enforcements			
Geological			
BGS 1:625,000 Solid Geology	pg 5	Yes	n/a
BGS Recorded Mineral Sites			
CBSCB Compensation District			n/a
Coal Mining Affected Areas			n/a
Mining Instability			n/a
Man-Made Mining Cavities			
Natural Cavities			
Non Coal Mining Areas of Great Britain			
Potential for Collapsible Ground Stability Hazards	pg 5	Yes	
Potential for Compressible Ground Stability Hazards			
Potential for Ground Dissolution Stability Hazards			
Potential for Landslide Ground Stability Hazards	pg 5	Yes	Yes
Potential for Running Sand Ground Stability Hazards	pg 5	Yes	Yes
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 5	Yes	
Radon Potential - Radon Affected Areas			n/a
Radon Potential - Radon Protection Measures			n/a

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

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SE (S)	0	1	386265 393513
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (W)	0	1	386250 393513
	Nearest Surface Water Feature	A13NW (NW)	0	-	386260 393520
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - Low Vulnerability Combined Vulnerability: Low Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Well Connected Fractures Dilution: 300-550 mm/year Baseflow Index: <40% Superficial: >90% Patchiness: Superficial Thickness: 3-10m Superficial Recharge: High	A13SE (S)	0	2	386265 393513
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - Low Vulnerability Combined Vulnerability: Low Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Well Connected Fractures Dilution: 300-550 mm/year Baseflow Index: <40% Superficial: >90% Patchiness: Superficial Thickness: 3-10m Superficial Recharge: High	A13SW (SW)	0	2	386251 393506
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A13SW (SW)	0	2	386251 393506
	Bedrock Aquifer Designations Aquifer Designation: Secondary Aquifer - B	A13SE (S)	0	2	386265 393513
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - Undifferentiated	A13SE (S)	0	2	386265 393513
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NW (NW)	0	3	386261 393517
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SE (E)	115	3	386384 393464
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (NE)	193	3	386436 393633
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NW (NW)	0	3	386261 393517
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (NE)	193	3	386436 393633

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (NE)	238	3	386486 393636
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
1	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 249.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Cringle Brook Catchment Name: Mersey Primacy: 1	A13NW (NW)	1	4	386259 393520
2	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 1.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Cringle Brook Catchment Name: Mersey Primacy: 1	A13NE (NE)	48	4	386307 393563
3	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 115.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Cringle Brook Catchment Name: Mersey Primacy: 1	A13NE (NE)	50	4	386308 393564
4	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 106.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Shaw Brook Catchment Name: Mersey Primacy: 1	A13SE (S)	113	4	386269 393390
5	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 47.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Shaw Brook Catchment Name: Mersey Primacy: 1	A13SE (S)	113	4	386269 393390
6	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 1.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Shaw Brook Catchment Name: Mersey Primacy: 1	A13SE (S)	122	4	386316 393387
7	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 46.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Shaw Brook Catchment Name: Mersey Primacy: 1	A13SE (S)	123	4	386317 393387

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
8	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 273.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Cringle Brook Catchment Name: Mersey Primacy: 1	A13SW (SW)	142	4	386170 393387
9	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 5.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Shaw Brook Catchment Name: Mersey Primacy: 1	A13SE (SE)	157	4	386361 393371
10	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 39.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Cringle Brook Catchment Name: Mersey Primacy: 1	A13NE (NE)	157	4	386399 393623
11	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 67.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Shaw Brook Catchment Name: Mersey Primacy: 1	A13SE (SE)	162	4	386366 393369
12	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Cringle Brook Catchment Name: Mersey Primacy: 1	A13NE (NE)	195	4	386437 393635
13	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 50.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Cringle Brook Catchment Name: Mersey Primacy: 1	A13NE (NE)	201	4	386443 393636
14	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 20.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Shaw Brook Catchment Name: Mersey Primacy: 1	A13SE (SE)	219	4	386430 393348
15	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 41.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Shaw Brook Catchment Name: Mersey Primacy: 1	A13SE (SE)	239	4	386442 393332
16	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 140.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Cringle Brook Catchment Name: Mersey Primacy: 1	A13NE (NE)	250	4	386491 393651

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: Manchester City Council - Had landfill data but passed it to the relevant environment agency		0	5	386265 393513

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Permian Rocks (Undifferentiated)	A13SE (S)	0	1	386265 393513
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	1	386265 393513
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	1	386265 393513
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	1	386265 393513
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	1	386265 393513
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	133	1	386304 393373
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	1	386265 393513
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	217	1	386253 393746
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	217	1	386253 393746
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	229	1	386352 393744
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	1	386265 393513
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	217	1	386253 393746
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	229	1	386352 393744
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	1	386265 393513
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	1	386265 393513

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Environment Agency - Head Office Manchester City Council - Environmental Health Department Stockport Metropolitan Borough Council - Environment Team (Land & Water)	June 2020 October 2017 October 2017	Annually Annual Rolling Update Annual Rolling Update
Discharge Consents Environment Agency - North West Region	July 2021	Quarterly
Enforcement and Prohibition Notices Environment Agency - North West Region	March 2013	
Integrated Pollution Controls Environment Agency - North West Region	January 2009	
Integrated Pollution Prevention And Control Environment Agency - North West Region	July 2021	Quarterly
Local Authority Integrated Pollution Prevention And Control Stockport Metropolitan Borough Council - Environmental Health Department, EEDD Manchester City Council - Environmental Health Department	October 2014 September 2014	Variable Variable
Local Authority Pollution Prevention and Controls Stockport Metropolitan Borough Council - Environmental Health Department, EEDD Manchester City Council - Environmental Health Department	October 2014 September 2014	Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements Stockport Metropolitan Borough Council - Environmental Health Department, EEDD Manchester City Council - Environmental Health Department	October 2014 September 2014	Variable Variable
Nearest Surface Water Feature Ordnance Survey	August 2021	
Pollution Incidents to Controlled Waters Environment Agency - North West Region	January 2000	
Prosecutions Relating to Authorised Processes Environment Agency - North West Region	July 2015	
Prosecutions Relating to Controlled Waters Environment Agency - North West Region	March 2013	
Registered Radioactive Substances Environment Agency - North West Region	June 2016	Annually
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	April 2012	Annually
River Quality Chemistry Sampling Points Environment Agency - Head Office	April 2012	Annually
Substantiated Pollution Incident Register Environment Agency - North West Region - South Area	July 2021	Quarterly
Water Abstractions Environment Agency - North West Region	July 2021	Quarterly
Water Industry Act Referrals Environment Agency - North West Region	October 2017	Quarterly
Groundwater Vulnerability Map Environment Agency - Head Office	June 2018	As notified
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Source Protection Zones Environment Agency - Head Office	May 2021	Bi-Annually

Agency & Hydrological	Version	Update Cycle
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	September 2021	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	September 2021	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	September 2021	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	September 2021	Quarterly
Flood Defences Environment Agency - Head Office	September 2021	Quarterly
OS Water Network Lines Ordnance Survey	July 2021	Quarterly
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	Annually
Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	November 2002	Not Applicable
Historical Landfill Sites Environment Agency - Head Office	May 2021	Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - North West Region	January 2009	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - North West Region - South Area	October 2021	Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - North West Region - South Area	July 2021	Quarterly
Local Authority Landfill Coverage Manchester City Council - Planning Department Stockport Metropolitan Borough Council - Environmental Health Department, EEDD	February 2003 February 2003	Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Manchester City Council - Planning Department Stockport Metropolitan Borough Council - Environmental Health Department, EEDD	October 2018 October 2018	
Registered Landfill Sites Environment Agency - North West Region - South Area	March 2006	Not Applicable
Registered Waste Transfer Sites Environment Agency - North West Region - South Area	April 2018	
Registered Waste Treatment or Disposal Sites Environment Agency - North West Region - South Area	June 2015	

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	April 2018	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	Annually
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	August 2001	
Planning Hazardous Substance Enforcements Manchester City Council - Planning Department Stockport Metropolitan Borough Council - Environment and Economic Development	February 2016 February 2016	Variable Variable
Planning Hazardous Substance Consents Manchester City Council - Planning Department Stockport Metropolitan Borough Council - Environment and Economic Development	February 2016 February 2016	Variable Variable
Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	Not Applicable
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	November 2021	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified Not Applicable
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	Annual Rolling Update
Mining Instability Ove Arup & Partners	June 1998	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	Annually
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	Annually

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	October 2021	Quarterly
Fuel Station Entries Catalist Ltd - Experian	August 2021	Quarterly
Gas Pipelines National Grid	October 2021	Annually
Underground Electrical Cables National Grid	May 2021	Annually
Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	February 2021	Bi-Annually
Areas of Adopted Green Belt Manchester City Council Stockport Metropolitan Borough Council	October 2020 October 2020	Quarterly Quarterly
Areas of Unadopted Green Belt Manchester City Council Stockport Metropolitan Borough Council	October 2020 October 2020	Quarterly Quarterly
Areas of Outstanding Natural Beauty Natural England	January 2021	Bi-Annually
Environmentally Sensitive Areas Natural England	January 2017	
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	February 2021	Bi-Annually
Marine Nature Reserves Natural England	July 2019	Bi-Annually
National Nature Reserves Natural England	January 2021	Bi-Annually
National Parks Natural England	February 2018	Bi-Annually
Nitrate Sensitive Areas Natural England	April 2016	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Environment Agency - Head Office	April 2016 June 2017	Bi-Annually
Ramsar Sites Natural England	August 2020	Bi-Annually
Sites of Special Scientific Interest Natural England	February 2021	Bi-Annually
Special Areas of Conservation Natural England	July 2020	Bi-Annually
Special Protection Areas Natural England	February 2021	Bi-Annually

Data Suppliers

A selection of organisations who provide data within this report

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

Useful Contacts

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	Environment Agency - Head Office Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
3	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
4	Ordnance Survey Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
5	Manchester City Council - Planning Department Town Hall, Manchester, Greater Manchester, M60 2LA	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
6	Natural England County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
-	Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

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