

RUSHOLME SERVICE STATION

Preliminary Land Quality Risk Assessment

Prepared for: MFG EV Power Ltd

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1.0 Introduction

1.1 Context and Terms of Reference

SLR Consulting Limited (SLR) was commissioned by MFG EV Power Limited (MFG) to undertake a Preliminary Land Quality Risk Assessment (PLQRA) in support of their proposed partial redevelopment of Rusholme Service Station, 10 Wilmslow Road, Manchester, M14 5TQ (the Site).

SLR understands the redevelopment to comprise demolition of existing car wash and installation of new substation, EV canopy, five EV chargers and three jet wash bays. SLR further understands the existing fuel storage and dispensing infrastructure including the forecourt will remain in use and without alteration. The proposed development layout is shown on a drawing presented in Appendix 01.

This report presents the findings of the PLQRA and collates information with respect to the Site's environmental setting, land use history and previous environmental investigation reports in order to assess the potential for contamination. The report has been prepared to evaluate the Site's suitability for redevelopment.

This report has been prepared in accordance with the terms and conditions of the SLR-MFG memorandum of agreement dated 1st February 2019.

1.2 Objectives

The objective of this desk-based assessment is to summarise the available relevant information to establish potential risks to human and environmental receptors presented by the additional development to the existing service station site.

1.3 Sources of Information

SLR has collected and reviewed various reports and maps to characterise the site and its surrounds including:

- Current site layout plan (prepared as part of the planning application is page 1 of Appendix 01).
- Proposed site plan prepared to illustrate the development and layout plan for the Site (Appendix 01).
- A site inspection and walkover visit in March 2020 and repeated in January 2022 (site photographs included as Appendix 02)
- A Groundsure Enviro and Geo Insight report on site conditions dated December 2021 (Appendix 03).
- Historical Ordnance Survey mapping (Appendix 04).
- Petroleum Officer report (Appendix 05).
- Wetstock management report, prepared by Fairbanks (Appendix 06).
- Environmental information provided on the MAGIC website.
- Information provided on the British Geological Survey website.
- Copies of previous environmental investigations and groundwater monitoring reports and quantitative risk assessments associated with the previous operation of the Site.

The information from the above sources is reviewed and summarised within the following sections of this report.

2.0 Site Information

2.1 Site Description

The Site is outlined in red in Figure 2-1 below and comprises the operational petrol station and forecourt with the sales building in the north and a canopy above the forecourt dispenser pumps. The underground tankfarm is beneath a concrete slab to the south of the forecourt canopy.

Figure 2-1: Aerial Photograph of the Site



2.2 Site Details

The following tables summarise the details of the Site, its history and setting. The information populating Tables 2-1 to 2-3 has been derived from a desk-based review of existing and published information and an inspection and walkover visit in March 2020 and repeated in January 2022.

2.2.1 Site Details and Use

Table 2-1 – Site Details and Use

Site Address	Rusholme Service Station, 10 Wilmslow Road, Rusholme, Manchester, M14 5TQ.																									
National Grid Reference	385073 395548																									
Site Area	0.16 hectares (approximately).																									
Current Site Use	The Site is an operational, Shell-branded, petrol filling station.																									
Site Details	Buildings	The Site has one permanent single storey brick built, flat roofed shop building along the northern boundary.																								
	External areas	The forecourt dispensing area, comprising three pump islands in a starter-gate layout, is covered with a canopy and surfaced with concrete. The tankfarm area is also surfaced with concrete, with the peripheral areas east, south and west of the tankfarm surfaced with block paving. There is a former roll-over car wash building to the west of the tanks, currently used as a hand car wash.																								
	Drainage system	It is understood that the Site has separate surface water and foul water drainage to a combined adopted sewer system. There is an oil-water interceptor in the southwest corner of the Site for the forecourt and a separate car wash interceptor in the car wash access lane.																								
	Underground storage tanks	Five underground fuel storage tanks are understood to be present on the Site. The following details are taken from previous environmental reports and petroleum officer enquiries undertaken in 2016 (see Appendix 03): <table border="1"> <thead> <tr> <th>Tank No.</th><th>Contents</th><th>Capacity (Litres)</th><th>Date Installed</th></tr> </thead> <tbody> <tr> <td>1</td><td>Petrol</td><td>21,280</td><td>28/02/1990</td></tr> <tr> <td>2</td><td>Petrol</td><td>21,280</td><td>28/02/1990</td></tr> <tr> <td>3</td><td>Petrol</td><td>21,280</td><td>28/02/1990</td></tr> <tr> <td>4</td><td>Diesel</td><td>21,280</td><td>28/02/1990</td></tr> <tr> <td>5</td><td>Diesel</td><td>21,280</td><td>28/02/1990</td></tr> </tbody> </table> All tanks are reported to be of single skin steel construction. The 2016 petroleum officer report indicates that no spillages or leaks were reported in 2016. Although a previous petroleum officer report indicated a fuel line from Tank 4 to Pumps 3/4 failed under testing in 1997.		Tank No.	Contents	Capacity (Litres)	Date Installed	1	Petrol	21,280	28/02/1990	2	Petrol	21,280	28/02/1990	3	Petrol	21,280	28/02/1990	4	Diesel	21,280	28/02/1990	5	Diesel	21,280
Tank No.	Contents	Capacity (Litres)	Date Installed																							
1	Petrol	21,280	28/02/1990																							
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4	Diesel	21,280	28/02/1990																							
5	Diesel	21,280	28/02/1990																							
Surrounding Land Use	North	Modern, terraced four-storey block with retail and restaurant units on the ground floor (facing Wilmslow Road) with residential flats above and asphalt surfaced parking areas to the rear. Supermarket at 70m+.																								
	South	Great Western Street, then 10m to the south is a modern single storey restaurant and a terraced two-storey block with restaurant units on the ground floor and possibly residential flats above, both facing Wilmslow																								

Site Address	Rusholme Service Station, 10 Wilmslow Road, Rusholme, Manchester, M14 5TQ.	
		Road. These buildings have asphalt surfaced parking areas to the rear to 120m. To the southwest at 20m are the car park and grounds to Rusholme Children's Centre with the main building at 40m and outdoor play areas to the west and southwest side of the building (>50m from the Site).
	East	Wilmslow Road to 15m; to the northeast is a modern terraced four storey block with retail and restaurant units on the ground floor facing Wilmslow Road. To the east is an older 1920s terrace with retail or restaurants on the ground floor and residential flats above.
	West	Access road to 10m, leading to blocks of modern four storey student flats with a car park to 60m, further parking areas and student flats beyond.

2.2.2 Site History

The site history in Table 2-2 is based on a review of historical maps (Appendix 02), Google internet searches and information included within the previous report section 2.2.1.

Table 2-2 – Site History

Dates	Site History
1848	The Site comprised undeveloped land, possibly in agricultural use, to the west side of Wilmslow Road. Immediate surroundings to the north, west and south resembled agricultural fields. To the west of Wilmslow Road were landscaped grounds to a large house named Rusholme Park.
1891 & 1893	The Site was developed, with tramways on the eastern third of the site and the remainder occupied by <i>Manchester Carriage & Tramway Co's Depot</i> . This comprised multiple adjacent industrial units extending >100m west and 50m north of the Site. Large, detached houses in landscaped grounds remain to the west. Terraced housing along various residential streets extended to the south. A <i>Laundry</i> was present 90m+ to the southwest.
1908	No apparent change to the site layout. The industrial site to the north is now named as a <i>Depository</i> . Land to the west of Wilmslow Road is now occupied by terraced houses. Other surrounding land uses remain unchanged and predominantly residential in scale and appearance.
1922	The arrangement of buildings on-site appears unchanged but the western third is labelled <i>Palace Theatre</i> . Surrounding land uses appear unchanged, except that <i>Whitworth Park Factory (Handkerchief)</i> is present in part of a former works 90m northwest.
1933	No apparent change to the site or its immediate surroundings.
1950 & 1951	The theatre on site has changed its name. The industrial units adjacent to the west remain as a <i>Coach Works</i> . There are no other notable changes to the Site's surroundings.

Dates	Site History
1970 (partial coverage of surroundings)	The northeast corner of the Site is mapped as two numbered buildings, possibly houses. The remainder appears unchanged. A <i>Garage</i> (understood to have included a petrol station) is present 20m off-site to the northeast. Otherwise, surrounding land uses appear to remain unchanged.
1987 (partial coverage of surroundings)	The buildings on-site appear to remain unchanged. A <i>Depository</i> is labelled to the north and a <i>Works</i> to the west. Terraced buildings across Wilmslow Road to the west remain and the <i>Garage</i> to the northeast has a canopy over the forecourt. The block of streets to the south appears to have been cleared of all buildings as far as Walmer Street.
1992	The Site is mapped resembling its current layout as a petrol station, although the shop building is smaller. Land uses to the north and northwest appear unchanged. A series of units, possibly retail have been built facing Wilmslow road 10m to the south. The access road is present to the west, with possible vacant plots beyond. Rusholme Children's Centre is present >20m to the southwest with the main building >40m away.
1994	No substantial change to the Site or its immediate surroundings. New housing is present south of the Children's Centre at >80m.
2003	The shop building on-site has been extended to the east and west. Land to the west and north has been developed with buildings that have layouts resembling those present today.

In summary, the petroleum officer information combined with the mapping suggests that the Site was first developed as a petrol station in the 1990s and has operated largely unchanged since that time. Parts of the site have a longer history of industrial activity.

2.2.3 Site Setting

The Site's setting including geography, geology, hydrogeology and hydrology is summarised in Table 2-3 below.

Table 2-3 – Site Environmental Setting

Site Address	Rusholme Service Station, 10 Wilmslow Road, Rusholme, Manchester, M14 5TQ.	
Geography and Hydrology	Topography and Gradient	The Site slopes downwards to the south or southwest at a steady gradient of around 1 to 2%.
	Elevation	Approx. 39mAOD.
	Surface Water	The Site lies northwest of a WFD catchment boundary and is in the catchment of the River Irwell. The nearest surface water feature is the Platt Brook 1km south of the Site.
	Flood Risk	The Site does not lie within an area at risk of river or coastal flooding; nor is it in an area at risk of surface water flooding.
Geology and Hydrogeology	Geology	The superficial geology is recorded as Till (Diamicton) of Devensian age. The solid geology is recorded as the Cheshire Pebble Beds, a sandstone unit.

Site Address	Rusholme Service Station, 10 Wilmslow Road, Rusholme, Manchester, M14 5TQ.	
		A geological log for a borehole drilled at the junction of Rusholme Place and Wilmslow Road (100m north of the site) recorded made ground to 1.2m overlying 11m of superficial clays with sandstone present beneath. A report on the local authority planning portal for a site investigation at the former petrol station to the north-east¹ recorded 0.8m of made ground overlying 7.2m of stiff sandy clay with gravel, coal fragments and sand lenses. Weathered sandstone was recorded below 8 to 8.5m. Monitoring wells in the boreholes were dry at 10m bgl.
	Aquifer status	The Till is classed as a secondary (undifferentiated) aquifer. The Chester Pebble Beds are classified as a Principal aquifer. The groundwater vulnerability at the Site is classified as low. This means that the geology provides protection from pollution. It is likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability Borehole records nearby do not record groundwater strikes suggesting groundwater is >10m below ground level in the Pebble Beds. The Site lies within a groundwater Source Protection Zone (SPZ) 3 associated with a groundwater abstraction to the west of the site. The nearest active groundwater abstraction is by Heineken UK Ltd 1,200m west. There are no potable public water supplies recorded within 2,000m of the Site.
	Abstractions (within 1km)	There are no active groundwater abstraction permits within 1km of the Site.
Other including permits, pollution incidents, landfills, ecological designations etc.	There are no COMAH regulated premises within 500m of the Site. There are no Part A1 industrial activities requiring regulation under the Environmental Permitting Regulations (England and Wales) 2016 within 500m of the Site. The only Part A(2)/B industrial activities requiring regulation under the Environmental Permitting Regulations (England and Wales) 2016 is the Site itself for unloading petrol into storage tanks. There are one current and three historical permits for licensed discharges to controlled waters recorded within 500m of the Site; all are for sewer overflow (for the water undertaker). There are no active or historical landfill sites within 500m of the Site.	

¹https://pa.manchester.gov.uk/online-applications/files/AE4DF595644D364B1AE274D658980E29/pdf/111739_FO_2016_S1-Phase_II_-_Risk_assessment-635477.pdf

Site Address	Rusholme Service Station, 10 Wilmslow Road, Rusholme, Manchester, M14 5TQ.
	There is one licensed waste site located 450m northeast for a clinical waste transfer station at Manchester Royal Infirmary. No sites have been designated as 'Contaminated Land' within 500m of the Site. No sites with ecological or nature conservation designation are located within 500m of the Site. The Site lies within an area where Radon Protection Measures are not required.

3.0 Land Quality Risk Assessment

3.1 Conceptual Site Model

When considering the contaminants, receptors and pathways relevant to this site, SLR has been mindful of the continued petroleum retail end use. The current buildings and petroleum storage infrastructure on the Site will remain in their current condition and operation. The only groundworks required will be relatively superficial excavations and enabling works to build new jetwashes and install EV charging infrastructure, plus locally deeper excavations for canopies over the EV charging bays at the edge of the Sites; generally set apart from the petroleum infrastructure.

It is considered that the desk study indicates that the Site has a previous history of industrial and commercial use. The operational records held by the petroleum officer combined with the wetstock management records held by Fairbanks do not record any leaks or spills of hydrocarbons to ground at the Site. Nevertheless, based on the site history there are lines of evidence to indicate that the potential for the presence of petroleum hydrocarbons, heavy metals and asbestos containing materials in the made ground cannot be categorically discounted. The conceptual site model and associated risk assessment presented in Table 3-1 below assess whether or not the contamination sources identified pose risks that require further investigation or remediation to facilitate the redevelopment.

Following an assessment of the environmental and geological setting of the site and considering the land use, it is considered that potential pathways for contaminant impact are present. The validity of each of these pathways is assessed in Table 3-1 below.

The statutory guidance for Part IIA, DEFRA Circular 04/12, defines a Receptor as:

“something that could be adversely affected by a contaminant, for example a person, an organism, an ecosystem, property, or Controlled Waters.”

Post redevelopment the site will comprise a petrol filling station with charging infrastructure for electric vehicles and the existing shop structure will be retained and refurbished. Therefore, potential on-site human health receptors will be present (site staff). The Site is also proximal to residential properties, therefore off-site human health receptors (residents) are also considered present. The Site is underlain by a Secondary (undifferentiated) Aquifer within the superficial deposits and a Principal Aquifer within the bedrock, which are considered as sensitive receptors.

As part of the evaluation of the Site and in accordance with current best practice, SLR has developed a Conceptual Site Model to assess potential pollutant linkages (PPLs) posed by Source – Pathway – Receptor relationships. The results of this assessment are summarised in Table 3-1 below. This lists the potential sources, pathways and receptors identified and the possible pollutant linkages between them in the context of the proposed partial redevelopment i.e. a situation where the source(s), pathway(s) and receptor(s) are all present at a site and therefore a real (as opposed to a perceived) risk of potential impact exists.

Table 3-1 - Risk Assessment

Sources	Contamination Sources	Contaminant of Concern (CoC)
	Petroleum hydrocarbon contamination bound within soil matrix.	No site history of containment failure. Any residual soil impact with hydrocarbons derived from fuel retailing is likely to be confined to areas beneath the: 1) pump islands; 2) below ground tanks; and,

	Solid-phase metals, PAHs and asbestos		3) forecourt drainage infrastructure. Heavy metals may also be present in the made ground, along with PAHs and asbestos, derived from historical land use/importation of made ground, although no previous analysis for these contaminants has been undertaken.
Pathways	Pathway	Description	Comments
	Ground to controlled waters	Vertical migration to groundwater	Limited potential for drainage of hydrocarbons under gravity to the groundwater table through stiff, low permeability clays. Similarly, leaching of contaminants via percolating porewater through shallow soils beneath the Site is limited due to the low permeability of the pathway and lack of recharge due to presence of impermeable hard surfacing.
		Surface Water	Low probability via groundwater migration through superficial strata due to distance to watercourses.
	Underground services/ preferential pathways	On and off site	Potential for migration of hydrocarbon impacts into drainage and utility corridors where they may intercept any perched groundwater and/or extend below the groundwater table.
	Vapour / gas migration	On-Site	Migration of vapour via preferential pathways such as utility corridors or via granular made ground.
		Off-Site	Migration of vapour via preferential pathways such as utility corridors or via granular made ground.
	Dermal contact, ingestion or inhalation	On-site	In future, the Site will continue to be surfaced with hard standing, thus there is unlikely to be a pathway for direct contact.
		Off-Site	Potential for off-site contact would require a pathway for off-site migration of dissolved phase and separate phase impacts via shallow groundwater onto adjacent properties. This is unlikely due to the depth to groundwater and the presence of impermeable surfacing off-site.
Receptors	Receptor	Comments	
	Groundwater	A secondary (undifferentiated) aquifer is present in the superficial deposits beneath the Site. The underlying bedrock is classified as a Principal aquifer. Site investigation boreholes on nearby sites indicate that groundwater is >10m below ground level, and the Till/Clay secondary aquifer is dry.	
	Surface waters	The Platt Brook, a tributary of the River Irwell flows west 1km south of the Site.	
	Buildings	No new buildings are to be constructed on-site under the proposed partial redevelopment. Open sided EV charging infrastructure and jetwash bays are the only structures to be built on the Site.	
	Human Health – on site	Continued petroleum/commercial use – site workers and visitors.	
	Human Health – off site	Properties in commercial and educational use are present downgradient to the west and south of the Site.	

	Ecological (fauna/flora)	No designated ecological receptors are present.
Potential Pollutant Linkages (PPLs)	Linkage	Presence
	Harm to Human Health – on site	Unlikely to be present. Although residual metals, asbestos and petroleum contaminant impact may exist, no new pathways are being created under the proposed partial redevelopment and the location of any potential contaminant impact; combined with extensive impermeable hardstanding and no change to current fuel infrastructure is likely to mitigate risk. <u>No further action is required.</u>
	Harm to Human Health – off site	Unlikely to be present. If hydrocarbon impacts are present on-site; the likely depth and location of contaminant impact combined with the absence of a shallow groundwater table and low permeability superficial strata will limit the potential for off-site migration. No new man-made preferential pathways will be created by the proposed redevelopment. <u>No further action is required.</u>
	Impact to Groundwater	Unlikely to be present. Impacts to groundwater on-site would not appear to be likely given its likely depth (>8m below ground level) and the low permeability of the superficial clays beneath contaminant sources. <u>No further action is required.</u>
	Harm to surface waters	Not present. Given the low likelihood of impact to groundwater, combined with the low permeability of any pathway for lateral migration towards the distant surface water receptor (Platts Brook), this linkage is unlikely to exist. <u>No further action is required.</u>
	Damage to Buildings/Structures	Potentially present. The proposed development is likely to include concrete foundations which could be damaged by aggressive compounds present within the natural soils. However this is a standard situation on a development site and risks can be mitigated by suitable sampling and precaution in selection of concrete type. <u>No further action is required.</u>
	Harm to Property: (fauna / flora)	Not present. SLR considers that no potential pollutant linkages exist as commercial crops will not be grown at the Site or livestock kept. The risks to surrounding land usage (wholly commercial) are not thought to be significant. <u>No further action is required.</u>
	Harm to Ecosystems	Not present. The Site is not located within close proximity to a designated ecological site. <u>No further action is required.</u>

4.0 SUMMARY AND CONCLUSIONS

4.1 Summary

Based on the review of the available information, Table 4-1 provides a summary of the Site's environmental setting and the conceptual site model outlined at Table 3-1.

Table 4-1 – Summary and Evaluation

Issue	Summary and Evaluation
History	In summary, the mapping suggests that the Site was in industrial and commercial use from the 19 th Century until its first development as a petrol station around 1990. The operational records held by the petroleum officer combined with the wetstock management records held by Fairbanks do not record any leaks or spills of hydrocarbons to ground at the Site.
Geology	Site geology consists of superficial deposits of Till described as stiff, sandy clay with gravel, coal fragments and sand lenses in boreholes within 100m of the Site. Bedrock comprises sandstone of the Cheshire Pebble Beds. Nearby, off-site borehole logs record that rockhead is at least 8m below ground level.
Hydrogeology	Off-site borehole records indicated that groundwater is present at depths of greater than 8m, likely to be in the sandstone only. The Site is located within groundwater SPZ3 for an abstraction over 1km to the west of the Site.
Hydrology	The nearest surface water feature is the Platts Brook, which lies over 1km south of the Site. The Site is not within a Flood Zone.
Soil & Groundwater Quality	There are no previous investigation reports for the Site.
Contamination Issues and Risk Assessment	Based on the site's history, there are lines of evidence to indicate that the potential for the presence of petroleum hydrocarbons, heavy metals and asbestos containing materials in the made ground or superficial clay cannot be discounted. However risk to groundwater is likely substantially mitigated by depth to groundwater (>8m below ground level) and the low permeability of the superficial clays beneath contamination sources. SLR's conceptual site model has not identified potential risks to on-site or off-site human health or controlled waters receptors in the context of the proposed partial redevelopment which comprises the addition of jetwash bays and EV charging infrastructure to an operational petrol filling station. Consequently there are no complete potential contaminant linkages considered to be present at the Site.

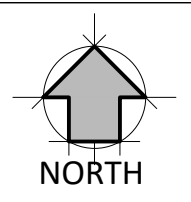
4.2 Conclusions and Recommendations

In view of the absence of any identified complete contaminant linkages and the relatively superficial scale of the redevelopment work, SLR considers that the proposed redevelopment can proceed without further investigation or assessment.

Nevertheless, it would be prudent to prepare an unexpected contamination procedure and should the contractor encounter suspected contaminated material in the absence of the environmental consultant on site, the environmental consultant's project manager should be contacted to provide advice and/or attend the Site.

APPENDIX 01

Indicative Proposed Site Development



STANDARD DISCLAIMERS

- This drawing is based on all the available as built information for the site and the standard details available. Installation may be compromised by unforeseen elements encountered on site during installation of works.
- Contractors must follow good practice in locating and excavating around existing services and follow all necessary H&S procedures.
- Contractors must follow the routes and works shown on the attached plans unless discussed and agreed with the Project Manager & Architect.
- As constructed details must be returned to the Architect for production of as built layouts.

Scheme Based on Technics Underground Services Survey dated 09-08-2021

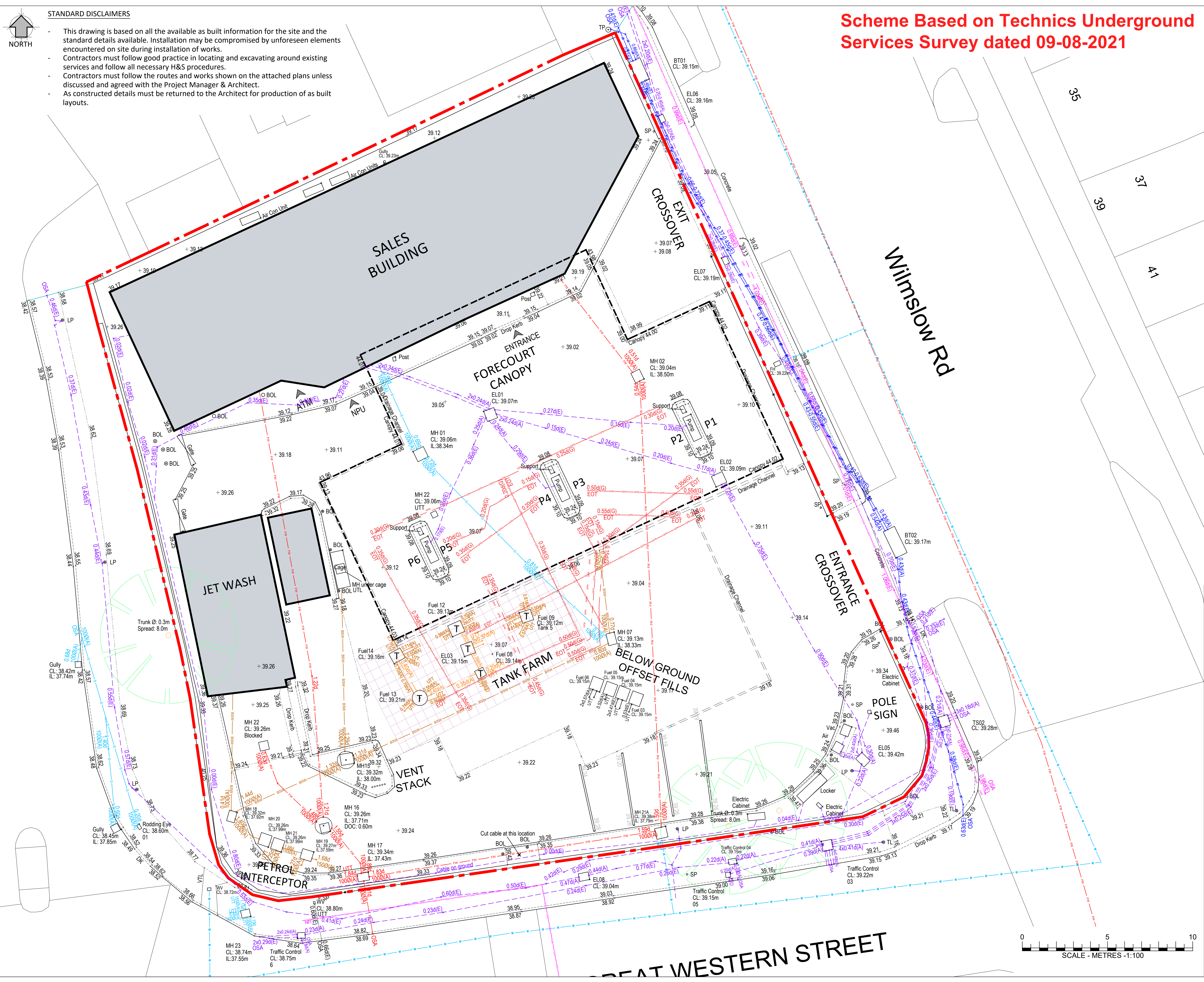
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- LEGEND**
- Existing Power Duct
 - Existing Data Duct
 - Existing Water Line
 - Unkown GRP
 - Existing BT Line
 - Existing Vent Line
 - Existing Surface water Drain
 - Existing Brown water Drain
 - Existing Combined water Drain
 - Existing Foul water Drain
 - Existing Fuel Lines
 - Existing Levels
 - Extents of Existing Tanks



REV	DATE	DESCRIPTION	DRAWN/CHECKED
REVISION NOTES			

TENDER

mbh

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CLIENT

mfg
motor fuel group

PROJECT

FS408 RUSHOLME SERVICE STATION
10 WILMSLOW ROAD
MANCHESTER
M14 5TQ

DRAWING TITLE

EXISTING SITE PLAN

DRAWN BY	DATE	SCALE	PAPER SIZE
MM	03.12.2021	1:100	A1
CHECKED BY	DRAWING NUMBER	REV.	
RRB	13664-408-01	-	



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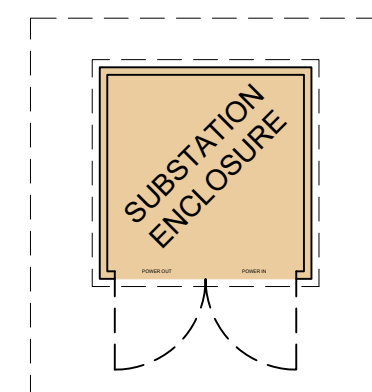
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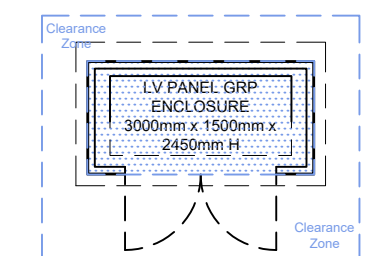
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EV INFRASTRUCTURE

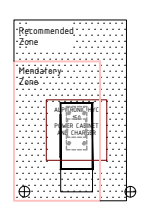


DENOTES DNO HV/LV SUBSTATION
Typical GRP Enclosure 2.8m x 2.8m
All to service provider standard details
TO ICP DETAILS

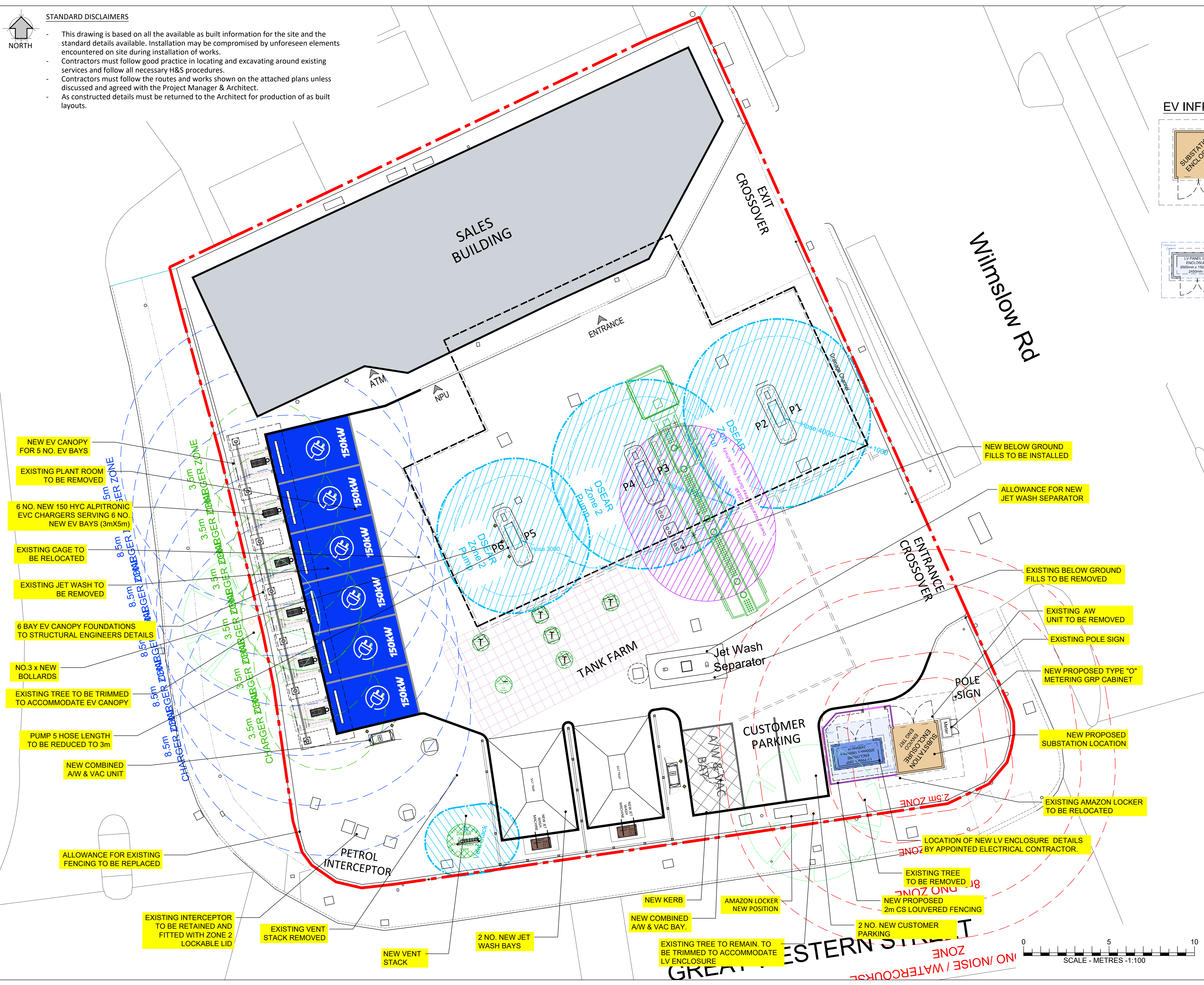
DENOTES METERING GRP CABINET
Envico Engineering Ltd
Roadside Range Type 'O'
1065mm x 540mm x 1273mm H
GRP Housing set 300mm clear
from GRP Enclosure



DENOTES BESPOKE LV PANEL GRP
ENCLOSURE
TO BE SPECIFIED BY ELECTRICIAN
Unit Size 3000mm x 1500mm x 2450mm H
GRP unit allowed for currently



DENOTES CHARGING POST
ALPITRONICS HYC 150



REV	DATE	DESCRIPTION	DRAWN/CHECKED
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CLIENT			
mfg motor fuel group			
PROJECT			
FS408 RUSHOLME SERVICE STATION 10 WILMSLOW ROAD MANCHESTER M14 5TQ			
DRAWING TITLE			
GENERAL WORKS PLAN			
DRAWN BY		DATE	SCALE
MM		03.12.2021	1:100
CHECKED BY		DRAWING NUMBER	PAPER SIZE
RRB		13664-408-10	A1
		REV.	
		-	



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ALL HV AND LV DUCTING ARE SHOW INDICATIVELY ONLY. FOR ALL PREPARATION AND INSTALLATION OF DUCTING, REFER TO ICP DRAWINGS FOR FULL DETAILS AND SECTIONS

Allowance for 1 x 50mm Ø CAT 6 cable for return cabling from LV enclosure to sales building and 2 x 100mm Ø for LV cabling to forecourt canopy, & A/W Vac Unit. All to enter sales building at high level in grey (RAL 7016) shrouding as per blue book guidance

Allowance for 2 No 100mm Ø ducts for electrical cabling back to shop for canopy & charger lighting.

Allowance for 1 x 100mm Ø Ducts from EV canopy to sales building

Existing services to be checked, if required to be rerouted or lowered.

New Water Duct to be supplied from sales building.

50mm Ø ducts linking charger uplights to each drawpit

Charger 3

Charger 4

Charger 5

Charger 6

New Water Tap to be installed within A/W and Vac unit

SALES BUILDING

ENTRANCE

TANK FARM

CUSTOMER PARKING

PETROL INTERCEPTOR

EXIT CROSSOVER

ENTRANCE CROSSOVER

NEW DRAWPIT / DUCTING SCHEDULE			
CHAMBER	TYPE	SIZE	COVER TYPE
E1	ELECTRICAL	600 x 600	STANDARD DUTY
E2	ELECTRICAL	600 x 600	STANDARD DUTY
E3	ELECTRICAL	600 x 600	STANDARD DUTY
E4	ELECTRICAL	450 x 450	STANDARD DUTY
E5	ELECTRICAL	450 x 450	STANDARD DUTY
E6	ELECTRICAL	450 x 450	STANDARD DUTY
E7	ELECTRICAL	450 x 450	STANDARD DUTY
E8	ELECTRICAL	450 x 450	STANDARD DUTY
E9	ELECTRICAL	450 x 450	STANDARD DUTY
E10	ELECTRICAL	450 x 450	STANDARD DUTY
E11	ELECTRICAL	450 x 450	STANDARD DUTY
W1	WATER	450 x 450	STANDARD DUTY
W2	WATER	450 x 450	STANDARD DUTY
W3	WATER	450 x 450	STANDARD DUTY
Uplights	Ansell Lighting AFRWOLED/185	x 6	For x6 Chargers supplied & fitted by electrician
Downlights	Ansell ANAPLED/8 Nappa LED 298mm ø	x 6	Canopy downlighters to be supplied & fitted by electrician
LED Strip Light	Hi-Life 30	18.09 m l/m approx	Canopy LED Bar clipped to canopy supplied & fitted by electrician

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ELECTRICAL LEGEND

- Existing Power Duct
- Existing Data Duct
- Existing Water Line
- New Water Line
- Unknown GRP
- Existing BT Line
- Existing Interceptor Vent Line
- Proposed Interceptor Vent Line
- 150mm Ø Electrical Duct
- 100mm Ø Electrical Duct
- 63mm Ø Electrical Duct
- 50mm Ø Electrical Duct
- Supplier cable routes as per service provider quotation document
- 23x3mm bare copper tape buried 600mm
- New Electrical inspection chamber
- New Electrical uplight location Ansell Lighting - AFRWOLED/185
- Denotes new area floodlighting
- Denotes new area bulkhead lighting
- Denotes new drainage grating

ELECTRICAL NOTES

- All underground cable ducts will be compliant with appropriate parts of the 4th Edition APEA/EI "Blue Book"
- The use of existing cable duct routes on site will be preferred and utilisation of any existing spare ducts and draw pit chambers.
- All cable ducts will be sealed as per the specific requirements of the 4th Edition APEA/EI "Blue Book"
- All EV cable ducts shall not pass through or below any hazardous area on site.
- In particular below the LV Metering enclosure, charging equipment and charging unit, sufficient depth must be provided below these units to allow cables to be correctly installed, bent and terminated suggest Min 1m
- All cables will be compliant with appropriate parts of BS7671:2018 18th Edition and 4th Edition APEA/EI "Blue Book" for type, size and circuit parameters. EV Cables may also be subject to specification set by the EV equipment manufacturer.
- Electrical Contractor to provide appropriate cable design calculations in handover documentation.
- Supply and install a permanent cable and conductor marking system on all installed cables both for the PFS Electrical installation works and EV Charger installation works. This shall consist of the Minimum both ends of all cables but also of those cables at all underground draw pits. On all cable conductors unless its colour of conductor is fundamentally clear to its purpose and complies with BS7671:2018.
- All cable ducts will be routed and installed and sealed as per the specific requirements of the 4th Edition APEA/EI "Blue Book"
- All EV HV cable ducts shall not pass through or below any hazardous areas on site.

REV	DATE	DESCRIPTION	DRAWN/CHECKED
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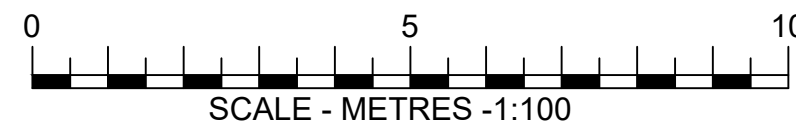
CLIENT

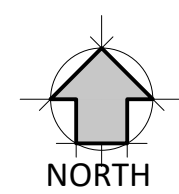
mfg
motor fuel group

PROJECT
FS408 RUSHOLME SERVICE STATION
10 WILMSLOW ROAD
MANCHESTER
M14 5TQ

DRAWING TITLE
DUCTED SERVICES PLAN

DRAWN BY MM	DATE 03.12.2021	SCALE 1:100	PAPER SIZE A1
CHECKED BY RRB	DRAWING NUMBER 13664-408-20	REV. -	





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DRAINAGE NOTES

1. **EXISTING DRAINAGE**
Prior to commencement of works, Main Contractor to check inverts and positions of existing drains, sewers, inspection chambers and manholes against information shown on drawings and report any discrepancies to MBH PM. Any Existing Manholes and inspection chambers retained and protected throughout the course of the works to be cleaned upon completion and confirmation on no blockages. All existing manhole are to have new cover and frame, subject to resurfacing works. Existing manhole covers are to be adjusted to suit new levels where required with a 300mm concrete margin.
All Chambers within LTA to have sealed covers and frames.

2. **PROPOSED DRAINAGE**
All proposed drainage to be installed in accordance to Motor Fuel Group standard drawings, latest issue as well as Local Authority Regulations. All drainage works to comply with CP301. All drainage to be 100 or 150mm dia. Wavin Plastics OSMA Drain or equivalent encased in min. 150mm granular material in accordance with the recommendations of BS5955 Part 6 1980 appendix system. All brown surface water drains to receive nitrile rubber gaskets.

All new drainage to be laid at min. Falls as follows:

FOUL 100Ø - 1:40 / 150Ø - 1:80

SURFACE WATER / COMBINED - 100Ø - 1:60 / 150Ø - 1:100

Accurate As Built information to be recorded and photographed for inclusion within H&S folder.

All ACO Channel to have metal intercepted gratings with heel protection laid with 300mm concrete margins with expansion joints at 3m lengths, sumps to be located at 10m intervals (maximum).

3. **CLASS 1 PETROL INTERCEPTOR**

Existing petrol interceptor to be retained.

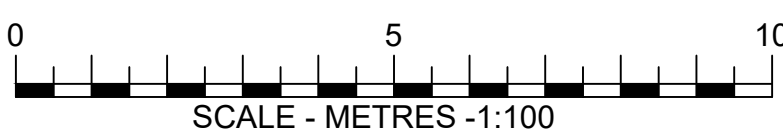
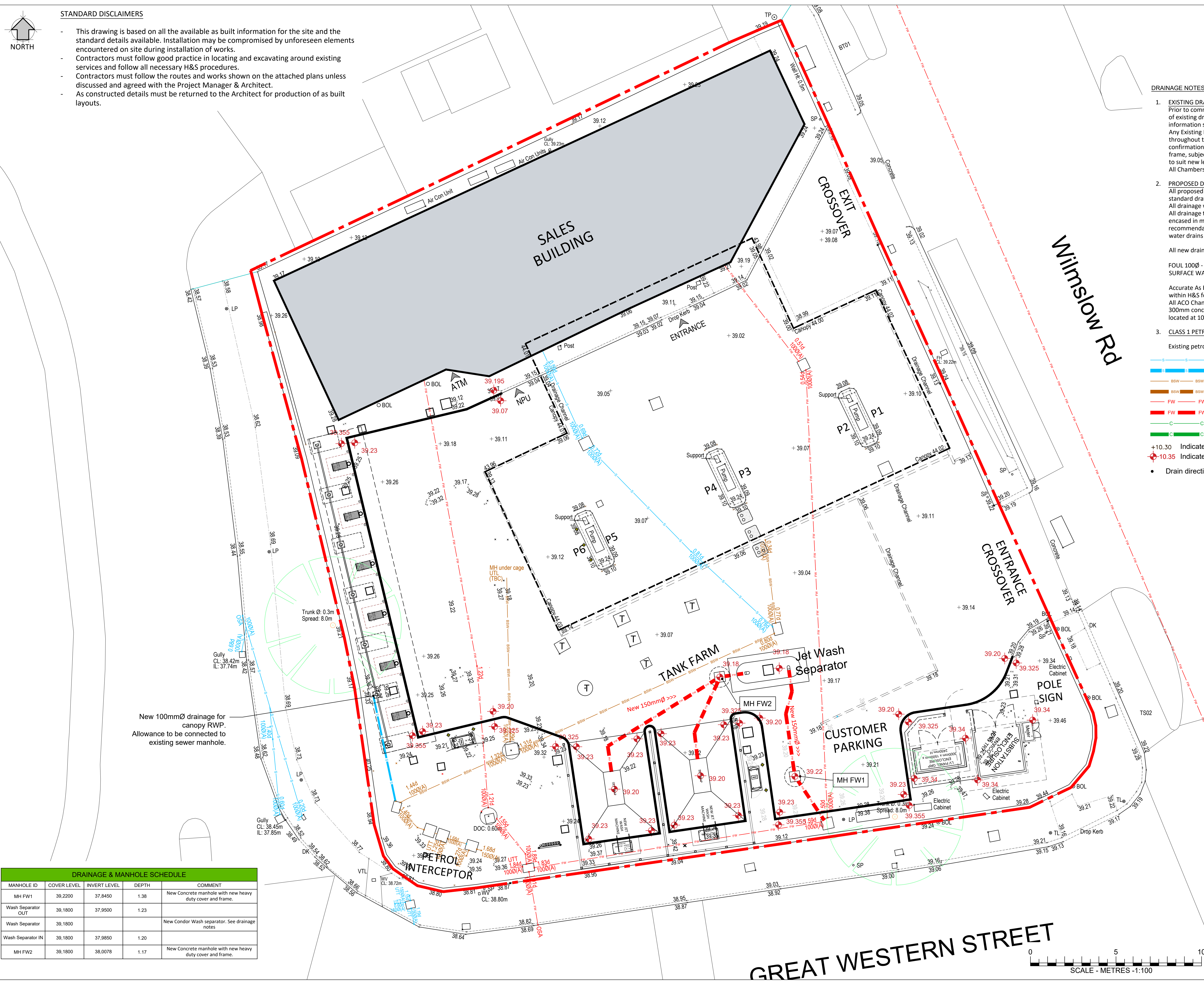
- Existing Surface Water Drain
- New Surface Water Drain
- Existing Brown Water Drain
- New Brown Water Drain
- Existing Foul Water Drain
- New Foul Water Drain
- Existing Combined Water Drain
- New Combined Water Drain

+10.30 Indicates Existing Ground Level

+10.35 Indicates Proposed Ground Level

- Drain direction / diameter marked on plan

DRAINAGE & MANHOLE SCHEDULE				
MANHOLE ID	COVER LEVEL	INVERT LEVEL	DEPTH	COMMENT
MH FW1	39,2200	37,8450	1.38	New Concrete manhole with new heavy duty cover and frame.
Wash Separator OUT	39,1800	37,9500	1.23	New Condor Wash separator. See drainage notes
Wash Separator IN	39,1800	37,9850	1.20	
MH FW2	39,1800	38,0078	1.17	New Concrete manhole with new heavy duty cover and frame.



REV	DATE	DESCRIPTION	DRAWN/CHECKED
REVISION NOTES			
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CLIENT mfg motor fuel group			
PROJECT FS408 RUSHOLME SERVICE STATION 10 WILMSLOW ROAD MANCHESTER M14 5TQ			
DRAWING TITLE DRAINAGE PLAN			
DRAWN BY MM	DATE 03.12.2021	SCALE 1:100	PAPER SIZE A1
CHECKED BY RRB	DRAWING NUMBER 13664-408-30	REV. -	



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UNLEADED

SUPREME UNLEADED

DIESEL

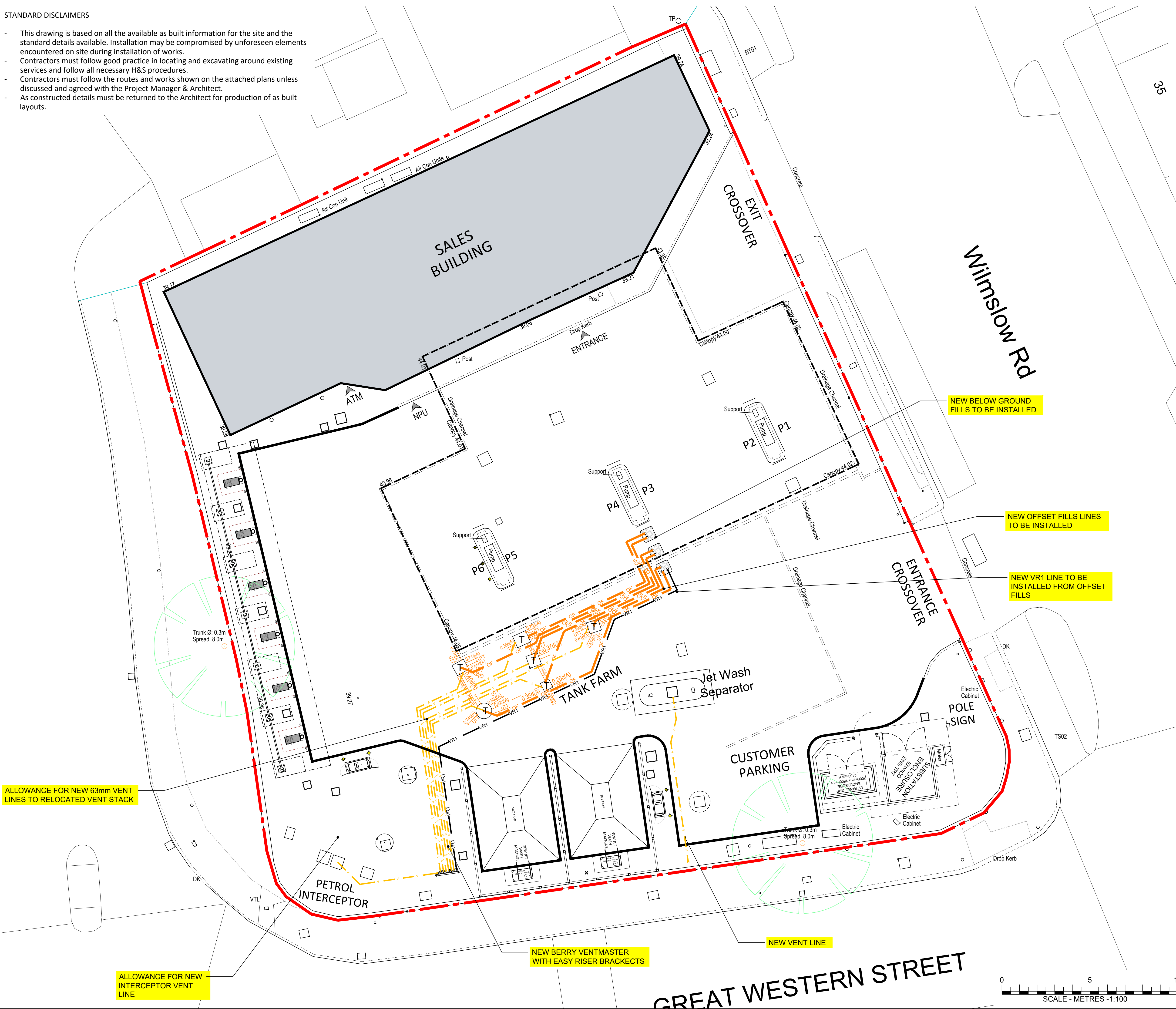
SUPREME DIESEL

STAGE 1 VR

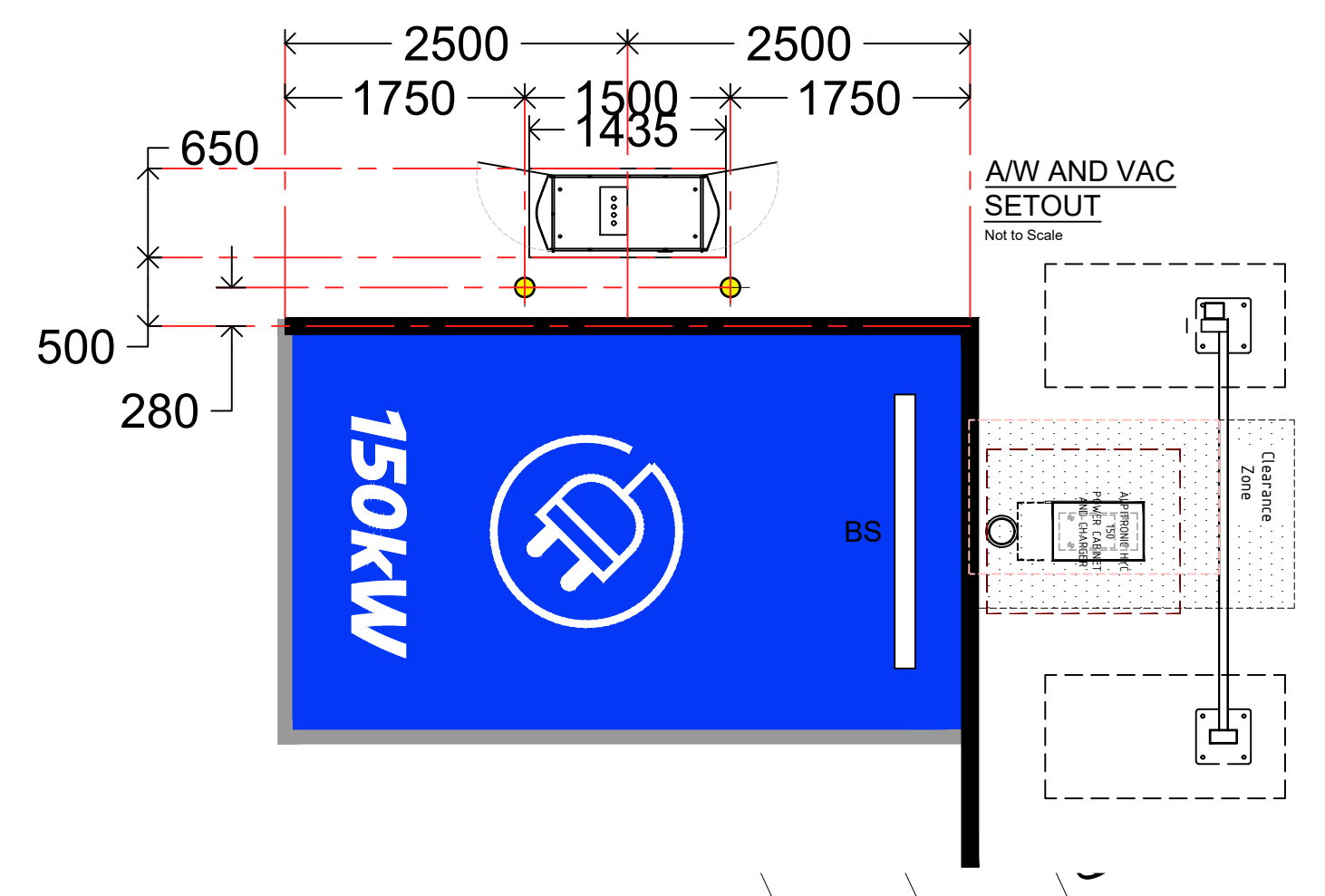
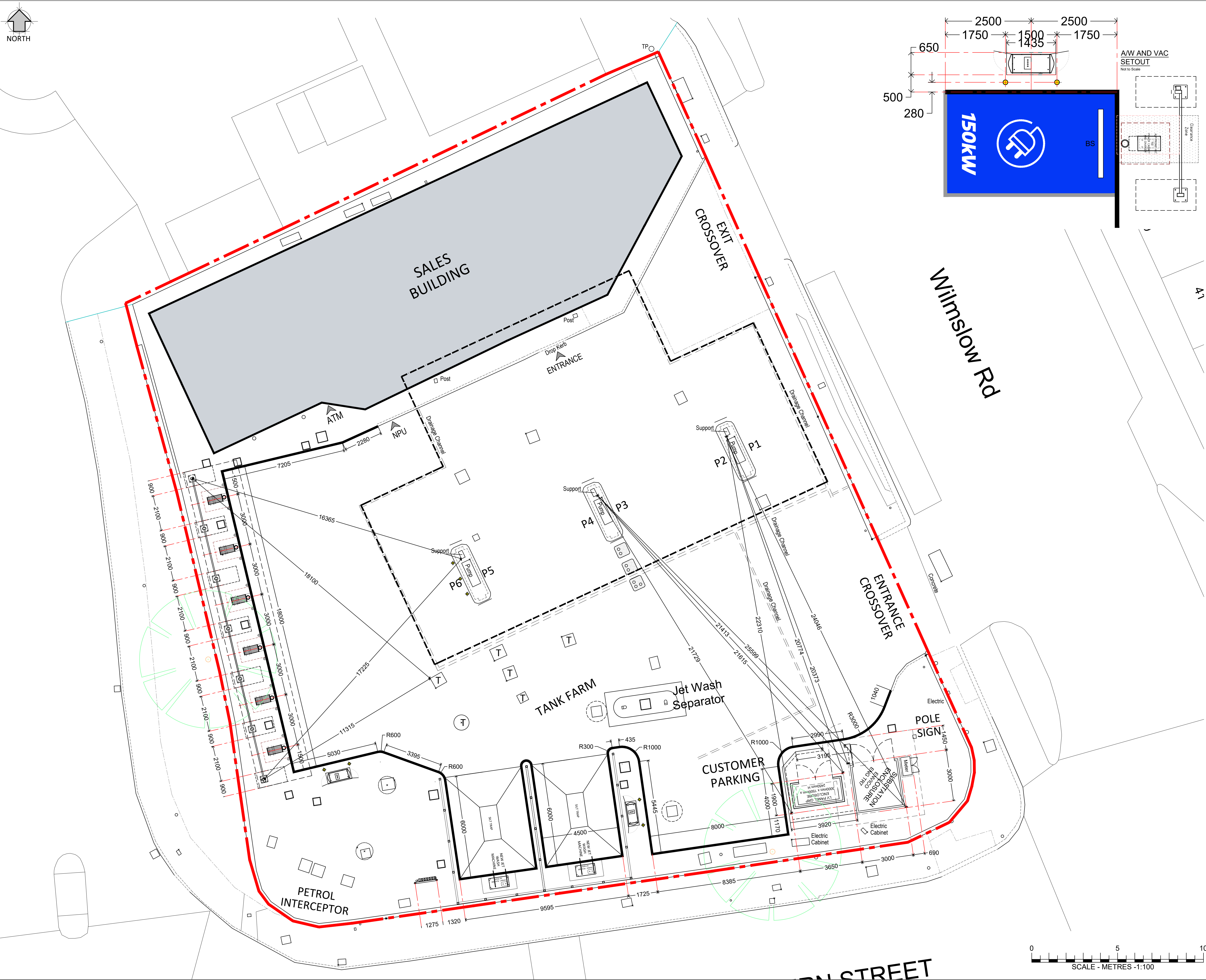
STAGE 2 VR

OFFSET FILL

VENT



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PROJECT FS408 RUSHOLME SERVICE STATION 10 WILMSLOW ROAD MANCHESTER M14 5TQ			
DRAWING TITLE FUEL LINES WORKS PLAN			
DRAWN BY	DATE	SCALE	PAPER SIZE
MM	03.12.2001	1:100	A1
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SETTING OUT SHOWN TO CONCRETE BASES NOT TO POWER PACKS OR ENCLOSURES

CHARGER SETOUT
Not to Scale
PAD DETAIL AS PER STRUC TEMP DETAIL
(SLT-STT-ZZ-ZZ-DR-TW-1002_ALPITRONIC HYC_150
FOUNDATION DETAIL REBAR - Rev 4)

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CLIENT

mfg
motor fuel group

PROJECT

**FS408 RUSHOLME SERVICE STATION
10 WILMSLOW ROAD
MANCHESTER
M14 5TQ**

DRAWING TITLE

**SETTING OUT PLAN
EV PARKING AREA**

DRAWN BY MM	DATE 03.12.2021	SCALE 1:100	PAPER SIZE A1
CHECKED BY RRB	DRAWING NUMBER 13664-408-50	REV. -	





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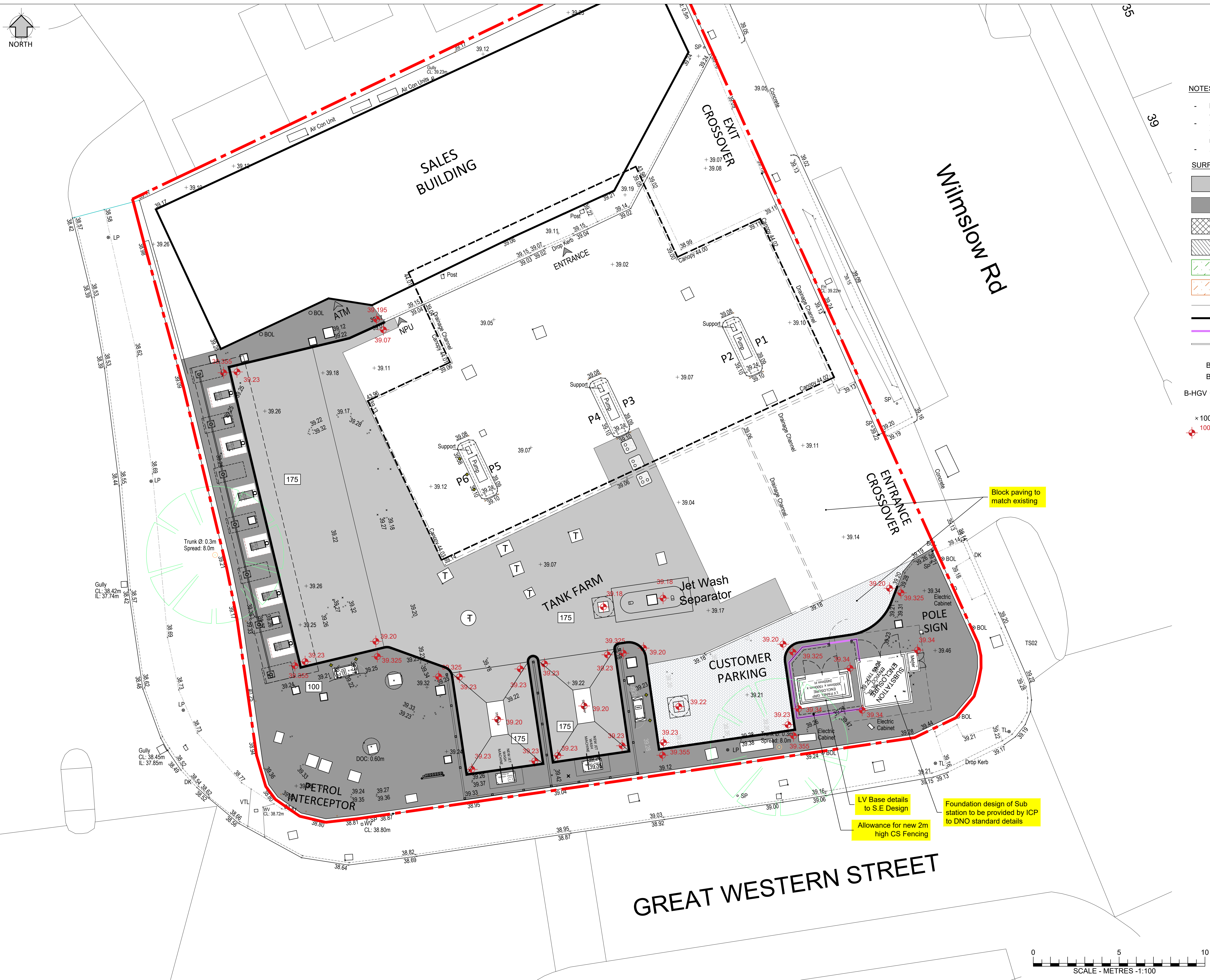
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NOTES

- Refer to Structural Engineers standard foundation details for relevant part of installation.
- All general surfacing work to be to MFG standard forecourt details, except where electrical supplier requirements take precedent.
- All line work in thermoplastic paint

SURFACING LEGEND

- Denotes 175mm Concrete
- Denotes 100mm Concrete
- Denotes HRA/SMA Surfacing (Full Construction)
- Denotes HRA/SMA Surfacing (Wearing Course)
- Denotes Landscape Infill
- Denotes Pea Shingle
- Denotes Existing Kerb Line
- Denotes New Kerb Line
- Denotes 2000mm H Louvered Fencing
- BS - Denotes Black Yellow Wheelstops by Barriers Direct
- BS Denotes 1.8m Barriers Direct ground bump strip (black)
- B ♦ B - Denotes new 140mmØ anti ram protection bollard
- B-HGV ♦ Denotes new 273mm Ø 'HGV' protection bollard
- × 100.14 Denotes Existing Recorded Ground Level
- 100.50 Denotes Proposed Ground Level



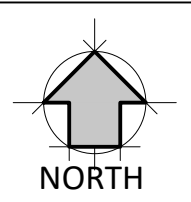
Block paving to match existing

LV Base details to S.E Design

Allowance for new 2m high CS Fencing

Foundation design of Sub station to be provided by ICP to DNO standard details

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PROJECT			
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DRAWING TITLE			
FINISHES PLAN			
DRAWN BY		DATE	SCALE
MM		03.12.2021	1:100
CHECKED BY		DRAWING NUMBER	PAPER SIZE
RRB		13664-408-60	A1
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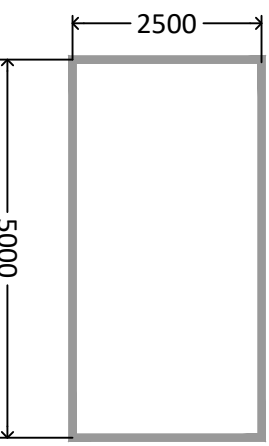
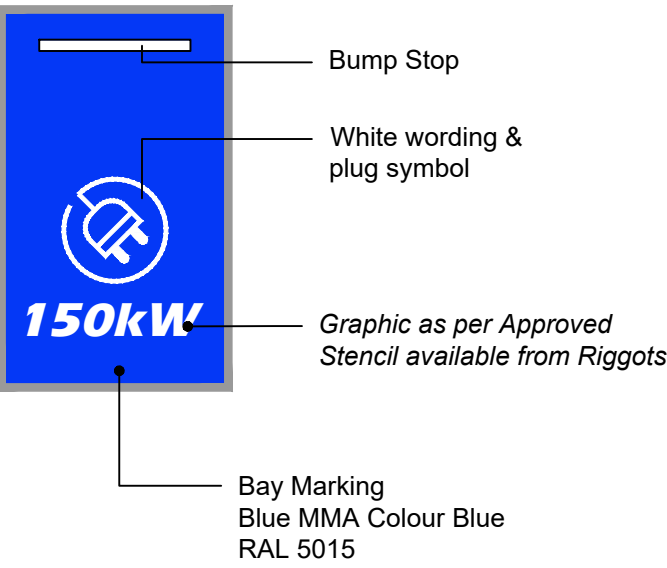
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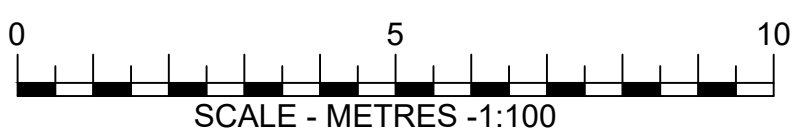
REFRESH EXISTING LINEWORK

EV PARKING BAYS
All bays 5m x 3m



CUSTOMER PARKING BAY
100mm width white Thermoplastic lining.

EV Line Work
Scale 1:100



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REVISION NOTES			
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PROJECT FS408 RUSHOLME SERVICE STATION 10 WILMSLOW ROAD MANCHESTER M14 5TQ			
DRAWING TITLE LINEWORK SIGNAGE PLAN			
DRAWN BY MM	DATE 03.12.2021	SCALE 1:100	PAPER SIZE A1
CHECKED BY RRB	DRAWING NUMBER 13664-408-70	REV. -	

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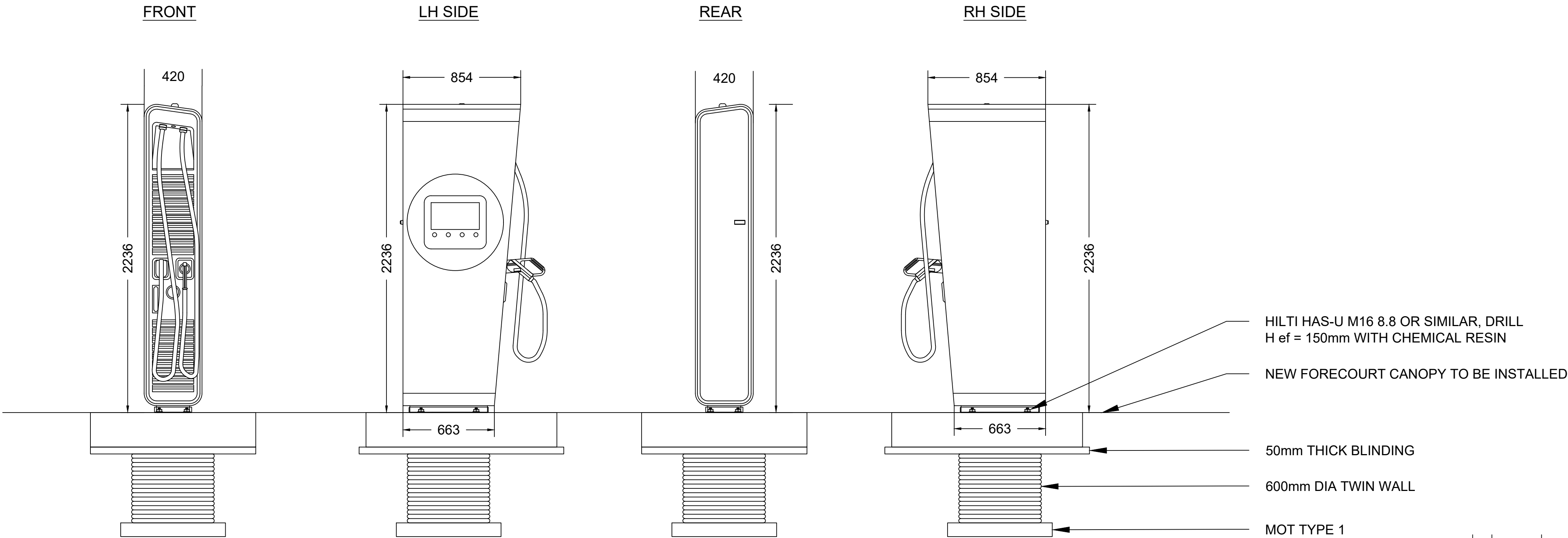
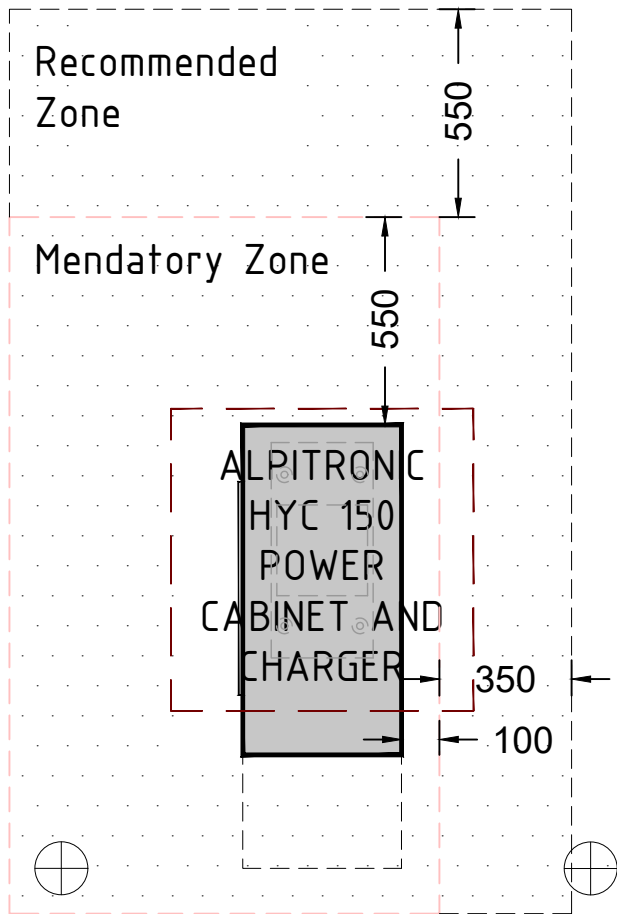
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ALPITRONIC 150 HYC CHARGER
SCALE - NTS
Please refer to: SLT-STT-ZZ-ZZ-DR-TW-1002_ALPITRONIC HYC_150 FOUNDATION DETAIL REBAR - Rev 4

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REVISION NOTES			
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PROJECT FS408 RUSHOLME SERVICE STATION 10 WILMSLOW ROAD MANCHESTER M14 5TQ			
DRAWING TITLE ALPITRONIC 150 SERIES DETAILS			
DRAWN BY MM	DATE 03.12.2021	SCALE NTS	PAPER SIZE A1
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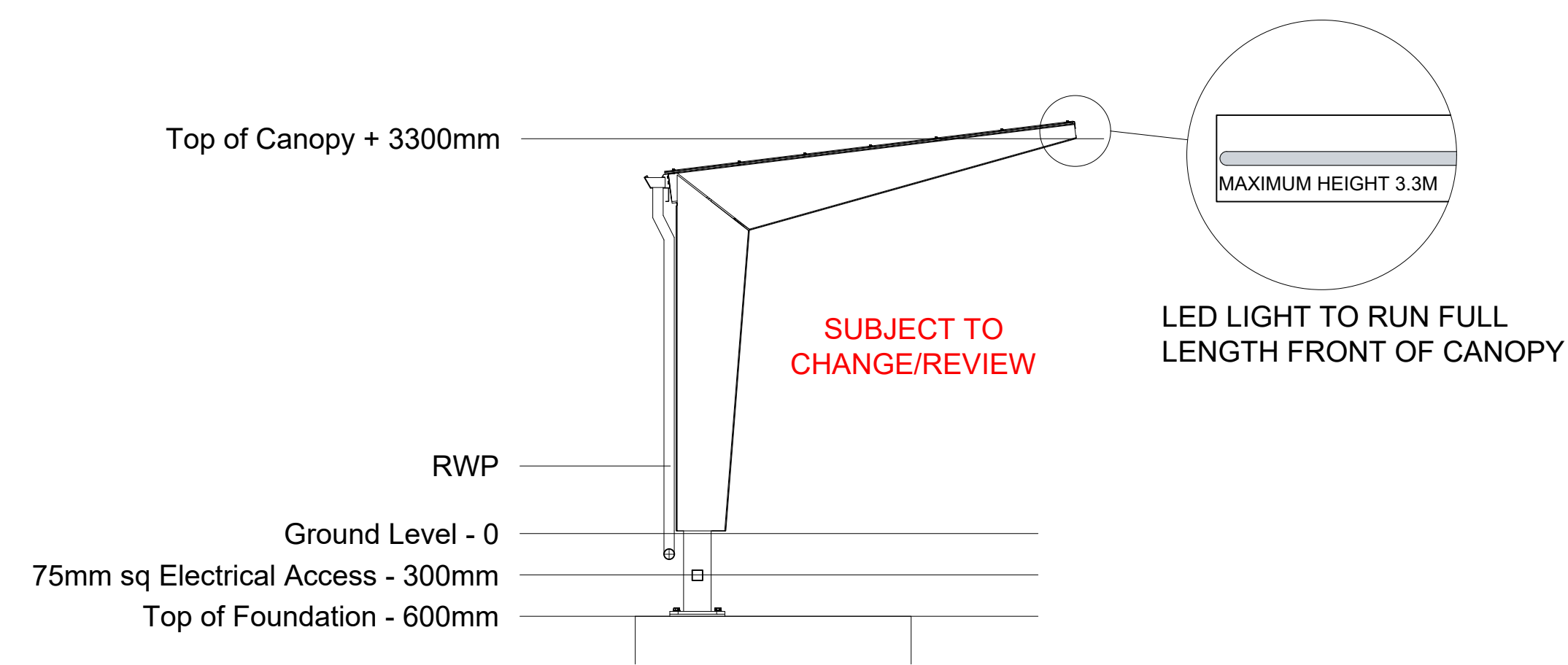
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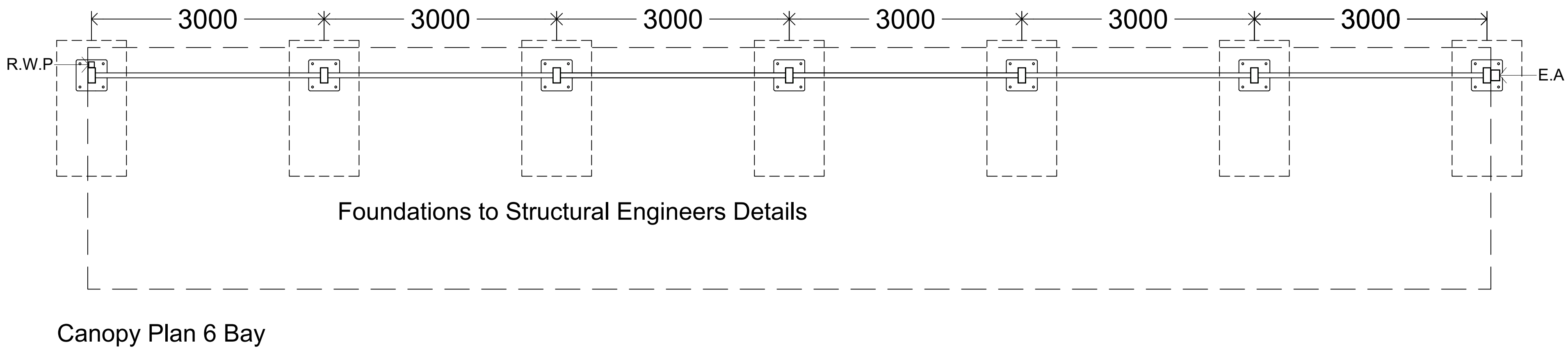
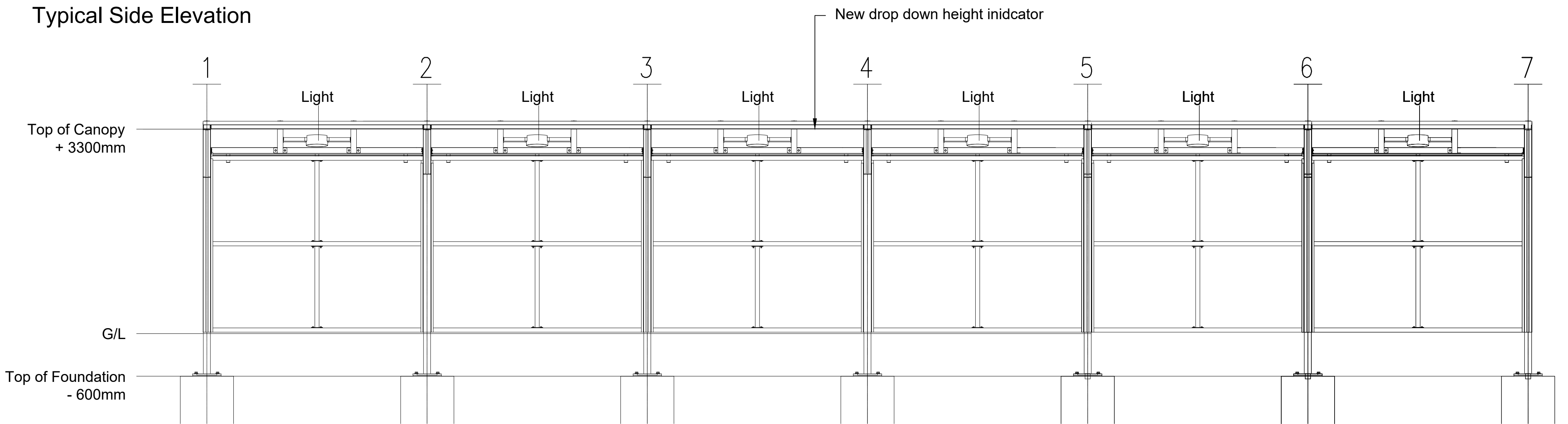
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Subject to detailed design by Clovis Canopies



Typical Side Elevation



REV	DATE	DESCRIPTION	DRAWN/CHECKED
REVISION NOTES			
TENDER			
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PROJECT FS408 RUSHOLME SERVICE STATION 10 WILMSLOW ROAD MANCHESTER M14 5TQ			
DRAWING TITLE EV CANOPY DETAILS			
DRAWN BY MM	DATE 03.12.2021	SCALE NTS	PAPER SIZE A1
CHECKED BY RRB	DRAWING NUMBER 13664-408-90	REV. -	

APPENDIX 02

Site Walkover Photographs



Plate 1

Looking west across the forecourt to the location of the EV chargers & existing jet wash.



Plate 2

View of the Forecourt looking south-west towards proposed new jet wash locations.



Plate 3 View of the existing forecourt and shop building looking north, jet wash on left.



Plate 4 View of the forecourt looking south east.

APPENDIX 03

Groundsure EnviroInsight report

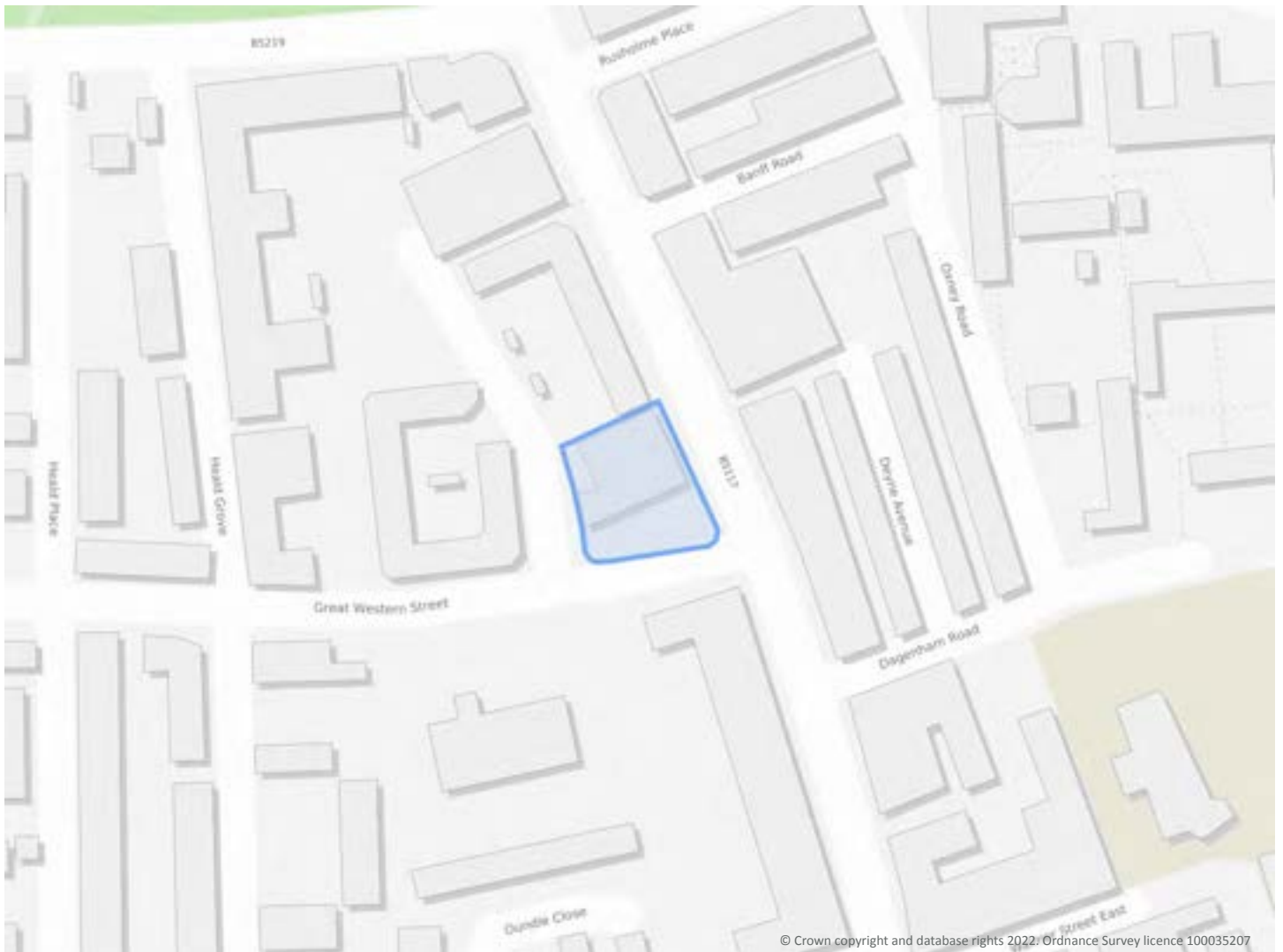
MFG Rusholme PFS,10 Wilmslow Road,Rusholme,Manchester,M14 5TQ

Order Details

Date: 06/01/2022
Your ref: EMS_748051_972576
Our Ref: EMS-748051_972576
Client: emapsite

Site Details

Location: 385073 395548
Area: 0.16 ha
Authority: [Manchester City Council](#)



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Summary of findings

p. 2 **Aerial image**

p. 8

OS MasterMap site plan

p.12 groundsure.com/insightuserguide

Contact us with any questions at:

info@groundsure.com

08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
13	1.1	Historical industrial land uses	1	2	9	36	-
15	1.2	Historical tanks	0	0	0	2	-
16	1.3	Historical energy features	0	0	2	14	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	1	3	12	2	-
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	1	2	15	50	-
22	2.2	Historical tanks	0	0	0	4	-
22	2.3	Historical energy features	0	0	2	18	-
23	2.4	Historical petrol stations	0	0	0	0	-
24	2.5	Historical garages	1	5	19	3	-
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	0	-
27	3.5	Historical waste sites	0	0	0	0	-
27	3.6	Licensed waste sites	0	0	0	4	-
29	3.7	Waste exemptions	0	0	4	3	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
31	4.1	Recent industrial land uses	1	3	8	-	-
32	4.2	Current or recent petrol stations	0	2	1	1	-
33	4.3	Electricity cables	0	0	0	0	-
33	4.4	Gas pipelines	0	0	0	0	-
33	4.5	Sites determined as Contaminated Land	0	0	0	0	-



33	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
34	4.7	Regulated explosive sites	0	0	0	0	-
34	4.8	Hazardous substance storage/usage	0	0	0	0	-
34	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
34	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
34	4.11	<u>Licensed pollutant release (Part A(2)/B)</u>	2	1	3	1	-
36	4.12	Radioactive Substance Authorisations	0	0	0	0	-
36	4.13	<u>Licensed Discharges to controlled waters</u>	0	0	1	3	-
37	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
37	4.15	Pollutant release to public sewer	0	0	0	0	-
37	4.16	List 1 Dangerous Substances	0	0	0	0	-
37	4.17	List 2 Dangerous Substances	0	0	0	0	-
37	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
38	4.19	Pollution inventory substances	0	0	0	0	-
38	4.20	Pollution inventory waste transfers	0	0	0	0	-
38	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
39	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
41	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
43	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
44	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
44	5.5	Groundwater vulnerability- local information	None (within 0m)				
45	5.6	<u>Groundwater abstractions</u>	0	0	0	0	19
50	5.7	Surface water abstractions	0	0	0	0	0
51	5.8	Potable abstractions	0	0	0	0	0
51	5.9	<u>Source Protection Zones</u>	1	0	0	0	-
51	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
52	6.1	Water Network (OS MasterMap)	0	0	0	-	-



52	6.2	Surface water features	0	0	0	-	-
53	6.3	<u>WFD Surface water body catchments</u>	1	-	-	-	-
53	6.4	<u>WFD Surface water bodies</u>	0	0	0	-	-
54	6.5	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
55	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
55	7.2	Historical Flood Events	0	0	0	-	-
55	7.3	Flood Defences	0	0	0	-	-
56	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
56	7.5	Flood Storage Areas	0	0	0	-	-
57	7.6	Flood Zone 2	None (within 50m)				
57	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
58	8.1	<u>Surface water flooding</u>	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding					
60	9.1	<u>Groundwater flooding</u>	High (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
61	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
61	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
61	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
61	10.4	Special Protection Areas (SPA)	0	0	0	0	0
62	10.5	National Nature Reserves (NNR)	0	0	0	0	0
62	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
62	10.7	Designated Ancient Woodland	0	0	0	0	0
62	10.8	Biosphere Reserves	0	0	0	0	0
63	10.9	Forest Parks	0	0	0	0	0
63	10.10	Marine Conservation Zones	0	0	0	0	0
63	10.11	Green Belt	0	0	0	0	0
63	10.12	Proposed Ramsar sites	0	0	0	0	0



63	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
64	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
64	10.15	Nitrate Sensitive Areas	0	0	0	0	0
64	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
65	<u>10.17</u>	<u>SSSI Impact Risk Zones</u>	1	-	-	-	-
66	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
67	11.1	World Heritage Sites	0	0	0	-	-
68	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
68	11.3	National Parks	0	0	0	-	-
68	<u>11.4</u>	<u>Listed Buildings</u>	0	0	5	-	-
69	<u>11.5</u>	<u>Conservation Areas</u>	0	0	1	-	-
69	11.6	Scheduled Ancient Monuments	0	0	0	-	-
69	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
70	<u>12.1</u>	<u>Agricultural Land Classification</u>	Urban (within 250m)				
71	12.2	Open Access Land	0	0	0	-	-
71	12.3	Tree Felling Licences	0	0	0	-	-
71	12.4	Environmental Stewardship Schemes	0	0	0	-	-
71	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
72	<u>13.1</u>	<u>Priority Habitat Inventory</u>	0	0	8	-	-
73	13.2	Habitat Networks	0	0	0	-	-
73	13.3	Open Mosaic Habitat	0	0	0	-	-
73	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
74	<u>14.1</u>	<u>10k Availability</u>	Identified (within 500m)				
75	<u>14.2</u>	<u>Artificial and made ground (10k)</u>	0	0	0	3	-
76	<u>14.3</u>	<u>Superficial geology (10k)</u>	1	0	1	0	-

77	14.4	Landslip (10k)	0	0	0	0	-
78	14.5	<u>Bedrock geology (10k)</u>	1	0	2	1	-
79	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
80	15.1	<u>50k Availability</u>	Identified (within 500m)				
81	15.2	Artificial and made ground (50k)	0	0	0	0	-
81	15.3	Artificial ground permeability (50k)	0	0	-	-	-
82	15.4	<u>Superficial geology (50k)</u>	1	0	0	0	-
83	15.5	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
83	15.6	Landslip (50k)	0	0	0	0	-
83	15.7	Landslip permeability (50k)	None (within 50m)				
84	15.8	<u>Bedrock geology (50k)</u>	1	0	1	1	-
85	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
85	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
86	16.1	<u>BGS Boreholes</u>	0	1	49	-	-
Page	Section	Natural ground subsidence					
89	17.1	<u>Shrink swell clays</u>	Very low (within 50m)				
90	17.2	<u>Running sands</u>	Very low (within 50m)				
91	17.3	<u>Compressible deposits</u>	Negligible (within 50m)				
92	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
93	17.5	<u>Landslides</u>	Very low (within 50m)				
94	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
95	18.1	Natural cavities	0	0	0	0	-
96	18.2	BritPits	0	0	0	0	-
96	18.3	<u>Surface ground workings</u>	0	1	0	-	-
96	18.4	Underground workings	0	0	0	0	0
96	18.5	Historical Mineral Planning Areas	0	0	0	0	-



97	18.6	Non-coal mining	0	0	0	0	0
97	18.7	Mining cavities	0	0	0	0	0
97	18.8	<u>JPB mining areas</u>	Identified (within 0m)				
97	18.9	<u>Coal mining</u>	Identified (within 0m)				
98	18.10	Brine areas	None (within 0m)				
98	18.11	Gypsum areas	None (within 0m)				
98	18.12	Tin mining	None (within 0m)				
98	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
99	19.1	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
100	20.1	<u>BGS Estimated Background Soil Chemistry</u>	1	1	-	-	-
100	20.2	<u>BGS Estimated Urban Soil Chemistry</u>	2	4	-	-	-
101	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
102	21.1	Underground railways (London)	0	0	0	-	-
102	21.2	Underground railways (Non-London)	0	0	0	-	-
103	21.3	Railway tunnels	0	0	0	-	-
103	21.4	<u>Historical railway and tunnel features</u>	1	0	0	-	-
103	21.5	Royal Mail tunnels	0	0	0	-	-
103	21.6	Historical railways	0	0	0	-	-
104	21.7	Railways	0	0	0	-	-
104	21.8	Crossrail 1	0	0	0	0	-
104	21.9	Crossrail 2	0	0	0	0	-
104	21.10	HS2	0	0	0	0	-



Recent aerial photograph



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Capture Date: 22/04/2019

Site Area: 0.16ha



Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 0.16ha



Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 0.16ha



Recent site history - 2000 aerial photograph

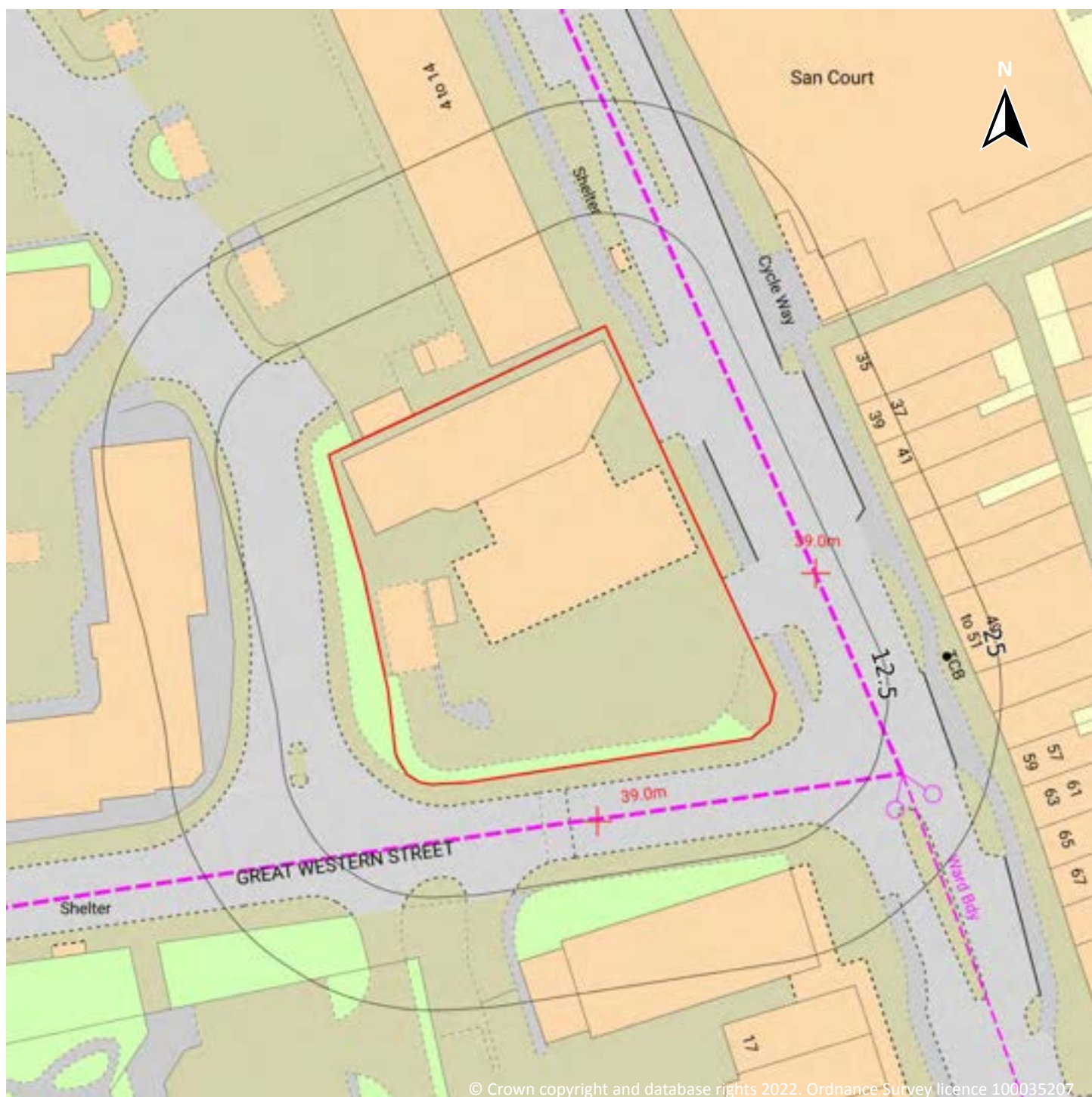


Capture Date: 19/06/2000

Site Area: 0.16ha



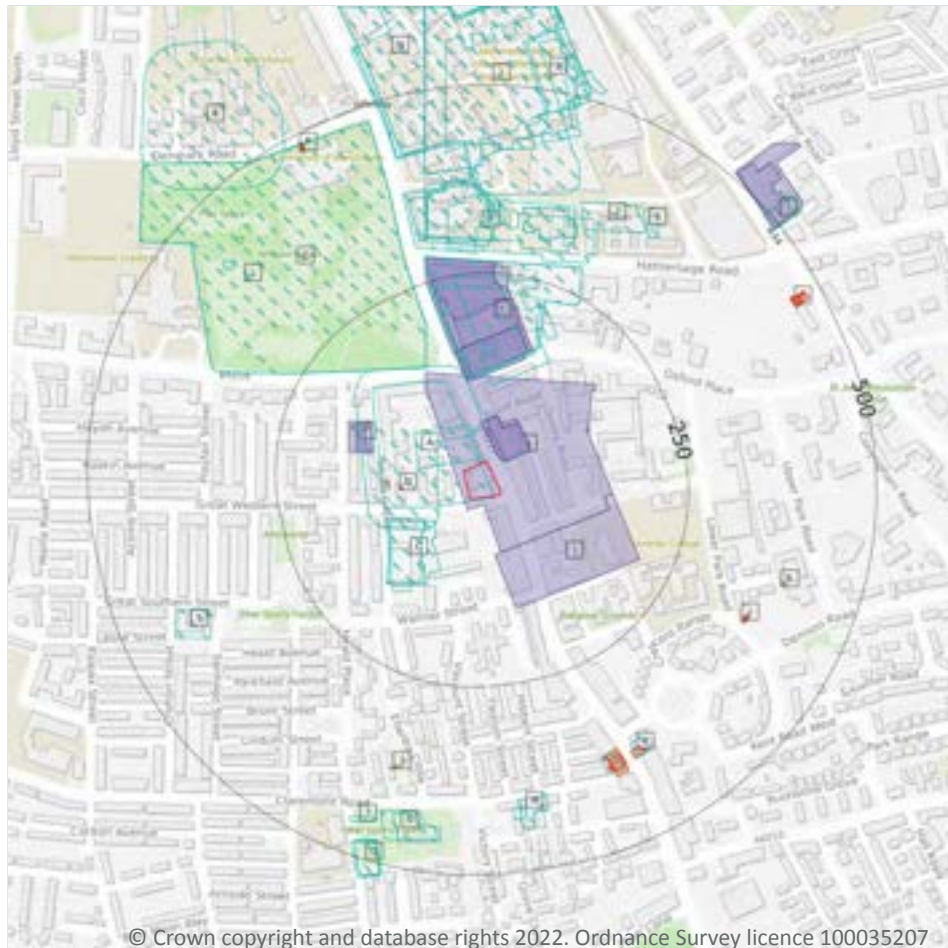
OS MasterMap site plan



Site Area: 0.16ha



1 Past land use



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

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1.1 Historical industrial land uses

Records within 500m

48

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

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

ID	Location	Land use	Dates present	Group ID
A	On site	Unspecified Commercial/Industrial	1934	796894



ID	Location	Land use	Dates present	Group ID
A	5m NW	Depository	1923	797964
A	34m W	Unspecified Factory	1915 - 1923	966705
C	55m SW	Laundry	1923	945072
C	68m SW	Laundry	1915	898301
C	68m SW	Laundry	1934 - 1938	913000
E	101m N	Unspecified Works	1985 - 1991	913859
E	111m N	Quilt Works	1934 - 1938	903276
E	115m N	Unspecified Works	1978	844768
E	115m N	Unspecified Works	1968	922782
G	146m NW	Infirmary	1978	923267
G	146m NW	Infirmary	1985 - 1994	924246
H	276m N	Hospital	1985 - 1991	847961
H	277m N	Hospital	1915 - 1938	922359
H	285m N	Hospital	1956	868737
H	287m N	Hospital	1978	898101
H	291m N	Hospital	1968	862009
H	303m N	Unspecified Laboratory	1934 - 1938	886827
H	303m N	Unspecified Laboratory	1915	964979
H	305m N	Hospital	1994	848052
H	305m N	Hospital	1988	902319
2	333m NE	Unspecified Laboratory	1923	834698
I	353m N	Infirmary	1915 - 1994	973639
4	368m NE	Unspecified Laboratory	1968	834699
K	373m SE	Electricity Substation	1923	837774
K	374m SE	Electric Substation	1915	834482
5	376m SW	Unspecified Works	1915 - 1923	932469
I	379m N	Infirmary	1923	860268
L	381m NW	Boat House	1915	817499



ID	Location	Land use	Dates present	Group ID
I	389m N	Infirmary	1956 - 1968	888104
I	389m N	Infirmary	1978	909767
M	403m S	Police Station	1968	941224
L	409m NW	Boat House	1923	817498
I	413m N	Infirmary	1985	985912
M	414m S	Police Station	1890	982791
N	418m N	Hospital	1978	981247
N	418m N	Hospital	1956 - 1971	990416
O	422m S	Unspecified Works	1915	903089
L	424m NW	Unspecified Tank	1915	825229
O	424m S	Unspecified Works	1923	944679
7	442m S	Fire Station	1890	793998
8	466m NW	Infirmary	1971	934544
9	470m N	Hospital	1915 - 1923	880707
Q	471m S	Slaughter Houses	1916	871638
Q	471m S	Slaughter House	1923	901529
Q	471m S	Slaughter House	1905	908627
Q	474m S	Slaughter Houses	1892	977312
S	490m NE	Laundry	1915	798082

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

2

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

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



ID	Location	Land use	Dates present	Group ID
3	366m S	Tanks	1950 - 1951	132104
6	393m E	Unspecified Tank	1893	115794

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
D	83m W	Electricity Substation	1994	62146
D	100m W	Electricity Substation	1994	62145
J	362m SE	Electricity Substation	1983 - 1994	80218
J	365m SE	Electricity Substation	1983	78251
K	372m SE	Electricity Substation	1950	72939
K	374m S	Electricity Substation	1950	62144
K	379m SE	Electricity Substation	1922	77168
K	382m SE	Electricity Substation	1908	62143
K	390m SE	Electricity Substation	1983	71456
K	391m SE	Electricity Substation	1994	83004
P	458m NE	Electricity Substation	1986	69658
P	458m NE	Electricity Substation	1991 - 1993	73779
P	459m NE	Electricity Substation	1950	68262
P	461m NE	Electricity Substation	1950 - 1970	76712
R	476m NW	Electricity Substation	1989	79645
R	476m NW	Electricity Substation	1994	83254



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

18

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
B	On site	Garage	1991	23943
B	16m NE	Garage	1991	24608
B	17m NE	Garage	1986 - 1993	24309
B	23m NE	Garage	1970	23123
1	72m S	Garage	1991	22885
E	108m N	Motor Repair Works	1933	20732
E	113m N	Garage	1986 - 1991	25010
E	114m N	Motor Repair Works	1950	22993
E	115m N	Motor Repair Works	1950 - 1970	25458
E	115m N	Garage	1993	23678
F	122m W	Garage	1949 - 1951	25684
F	127m W	Garage	1951	20799



ID	Location	Land use	Dates present	Group ID
E	151m N	Garage	1986 - 1991	24354
E	151m N	Motor Repair Works	1950 - 1970	25959
E	154m N	Garage	1993	21659
E	191m N	Motor Repair Works	1950	20969
S	493m NE	Garage	1991	27380
S	493m NE	Garage	1993	21264

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

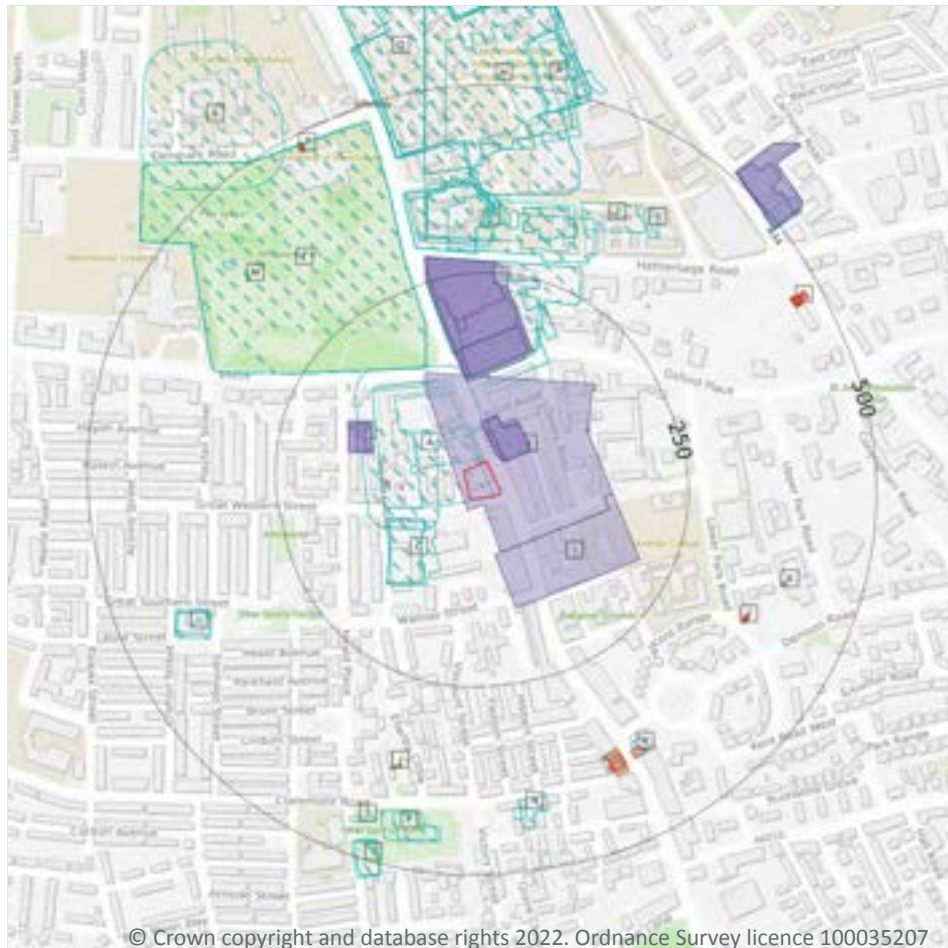
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Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

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

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2.1 Historical industrial land uses

Records within 500m

68

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
A	On site	Unspecified Commercial/Industrial	1934	796894
A	5m NW	Depository	1923	797964
A	34m W	Unspecified Factory	1923	966705

ID	Location	Land Use	Date	Group ID
C	55m SW	Laundry	1923	945072
A	60m W	Unspecified Factory	1915	966705
C	68m SW	Laundry	1938	913000
C	68m SW	Laundry	1934	913000
C	68m SW	Laundry	1915	898301
D	101m N	Unspecified Works	1985	913859
D	101m N	Unspecified Works	1991	913859
D	111m N	Quilt Works	1938	903276
D	111m N	Quilt Works	1934	903276
D	115m N	Unspecified Works	1978	844768
D	115m N	Unspecified Works	1968	922782
F	146m NW	Infirmary	1988	924246
F	146m NW	Infirmary	1978	923267
F	146m NW	Infirmary	1985	924246
F	146m NW	Infirmary	1994	924246
G	276m N	Hospital	1985	847961
G	276m N	Hospital	1991	847961
G	277m N	Hospital	1938	922359
G	277m N	Hospital	1934	922359
G	277m N	Hospital	1915	922359
G	277m N	Hospital	1923	922359
G	285m N	Hospital	1956	868737
G	287m N	Hospital	1978	898101
G	291m N	Hospital	1968	862009
G	303m N	Unspecified Laboratory	1938	886827
G	303m N	Unspecified Laboratory	1934	886827
G	303m N	Unspecified Laboratory	1915	964979
G	305m N	Hospital	1988	902319

ID	Location	Land Use	Date	Group ID
G	305m N	Hospital	1994	848052
2	333m NE	Unspecified Laboratory	1923	834698
H	353m N	Infirmery	1938	973639
H	353m N	Infirmery	1934	973639
H	353m N	Infirmery	1915	973639
3	368m NE	Unspecified Laboratory	1968	834699
K	373m SE	Electricity Substation	1923	837774
K	374m SE	Electric Substation	1915	834482
L	376m SW	Unspecified Works	1923	932469
L	377m SW	Unspecified Works	1915	932469
H	379m N	Infirmery	1923	860268
M	381m NW	Boat House	1915	817499
H	389m N	Infirmery	1956	888104
H	389m N	Infirmery	1978	909767
H	389m N	Infirmery	1968	888104
N	403m S	Police Station	1968	941224
M	409m NW	Boat House	1923	817498
H	413m N	Infirmery	1985	985912
N	414m S	Police Station	1890	982791
O	418m N	Hospital	1971	990416
O	418m N	Hospital	1956	990416
O	418m N	Infirmery	1988	973639
O	418m N	Hospital	1978	981247
O	418m N	Infirmery	1985	973639
O	418m N	Infirmery	1994	973639
P	422m S	Unspecified Works	1915	903089
M	424m NW	Unspecified Tank	1915	825229
P	424m S	Unspecified Works	1923	944679



ID	Location	Land Use	Date	Group ID
5	442m S	Fire Station	1890	793998
6	466m NW	Infirmery	1971	934544
R	470m N	Hospital	1915	880707
R	470m N	Hospital	1923	880707
S	471m S	Slaughter Houses	1916	871638
S	471m S	Slaughter House	1905	908627
S	471m S	Slaughter House	1923	901529
S	474m S	Slaughter Houses	1892	977312
U	490m NE	Laundry	1915	798082

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

4

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

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

ID	Location	Land Use	Date	Group ID
J	366m S	Tanks	1950	132104
J	366m S	Tanks	1951	132104
J	366m S	Tanks	1951	132104
4	393m E	Unspecified Tank	1893	115794

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

20

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
A	83m W	Electricity Substation	1994	62146
A	100m W	Electricity Substation	1994	62145
I	362m SE	Electricity Substation	1983	80218
I	363m SE	Electricity Substation	1994	80218
I	365m SE	Electricity Substation	1983	78251
K	372m SE	Electricity Substation	1950	72939
K	374m S	Electricity Substation	1950	62144
K	379m SE	Electricity Substation	1922	77168
K	382m SE	Electricity Substation	1908	62143
K	390m SE	Electricity Substation	1983	71456
K	391m SE	Electricity Substation	1994	83004
Q	458m NE	Electricity Substation	1986	69658
Q	458m NE	Electricity Substation	1991	73779
Q	458m NE	Electricity Substation	1991	73779
Q	459m NE	Electricity Substation	1950	68262
Q	459m NE	Electricity Substation	1993	73779
Q	461m NE	Electricity Substation	1950	76712
Q	461m NE	Electricity Substation	1970	76712
T	476m NW	Electricity Substation	1989	79645
T	476m NW	Electricity Substation	1994	83254

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

28

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
B	On site	Garage	1991	23943
B	16m NE	Garage	1991	24608
B	16m NE	Garage	1991	24608
B	17m NE	Garage	1986	24309
B	21m NE	Garage	1993	24309
B	23m NE	Garage	1970	23123
1	72m S	Garage	1991	22885
D	108m N	Motor Repair Works	1933	20732
D	113m N	Garage	1986	25010
D	113m N	Garage	1991	25010
D	113m N	Garage	1991	25010
D	114m N	Motor Repair Works	1950	22993
D	115m N	Motor Repair Works	1950	25458
D	115m N	Motor Repair Works	1970	25458
D	115m N	Garage	1993	23678
E	122m W	Garage	1951	25684
E	122m W	Garage	1949	25684
E	127m W	Garage	1951	20799
D	151m N	Garage	1986	24354
D	151m N	Garage	1991	24354
D	151m N	Garage	1991	24354
D	151m N	Motor Repair Works	1970	25959
D	154m N	Garage	1993	21659



ID	Location	Land Use	Date	Group ID
D	176m N	Motor Repair Works	1950	25959
D	191m N	Motor Repair Works	1950	20969
U	493m NE	Garage	1991	27380
U	493m NE	Garage	1991	27380
U	493m NE	Garage	1993	21264

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

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

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

3.5 Historical waste sites

Records within 500m

0

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

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

3.6 Licensed waste sites

Records within 500m

4

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

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

ID	Location	Details		
B	454m NE	Site Name: Central Manchester & Manchester Childrens University Hospital Nhs Trust Site Address: Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL Correspondence Address: -	Type of Site: Clinical Waste Transfer Station Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CMH001 EPR reference: EA/EPR/PP3391CE/A001 Operator: Central Manchester & Manchester Childrens University Hospital Nhs Trust Waste Management licence No: 53906 Annual Tonnage: 417	Issue Date: 18/04/1990 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
B	454m NE	Site Name: Manchester Royal Infirmary Site Address: - Correspondence Address: Facilities Directorate, Gate 9, Oxford Road, Manchester, M13 9WL	Type of Site: Clinical Waste Transfer Station Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CMH001 EPR reference: - Operator: Central Manchester Area Health Authority Waste Management licence No: 53906 Annual Tonnage: 417	Issue Date: 18/04/1990 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
B	454m NE	Site Name: Central Manchester University Hospitals N H S Foundation Trust Site Address: Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL Correspondence Address: -	Type of Site: Clinical Waste Transfer Station Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CMH001 EPR reference: EA/EPR/PP3391CE/S002 Operator: Central Manchester University Hospitals N H S Foundation Trust Waste Management licence No: 53906 Annual Tonnage: 110088	Issue Date: 18/04/1990 Effective Date: - Modified: - Surrendered Date: Aug 24 2012 12:00AM Expiry Date: - Cancelled Date: - Status: Surrendered



ID	Location	Details		
B	454m NE	Site Name: Central Manchester University Hospitals N H S Foundation Trust Site Address: Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL Correspondence Address: -	Type of Site: Clinical Waste Transfer Station Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CMH001 EPR reference: EA/EPR/PP3391CE/S002 Operator: Central Manchester University Hospitals N H S Foundation Trust Waste Management licence No: 53906 Annual Tonnage: 110088	Issue Date: 18/04/1990 Effective Date: - Modified: - Surrendered Date: Aug 24 2012 12:00AM Expiry Date: - Cancelled Date: - Status: Surrendered

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

3.7 Waste exemptions

Records within 500m	7
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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
A	200m NE	Victoria Park Campus, Oxford Place, Manchester, M14 5RR	WEX167801	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	200m NE	Victoria Park Campus, Oxford Place, Manchester, M14 5RR	WEX167915	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	200m NE	Victoria Park Campus, Oxford Place, Manchester, M14 5RR	WEX006501	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	200m NE	Victoria Park, Oxford Place, Manchester, M14 5RR	WEX006663	Storing waste exemption	Not on a farm	Storage of waste in a secure place
1	330m N	ST. MARYS HOSPITAL, HATHERSAGE ROAD, MANCHESTER, M13 0JH	WEX132662	Using waste exemption	Not on a farm	Use of waste in construction



ID	Location	Site	Reference	Category	Sub-Category	Description
2	485m SW	Heald Place Primary School Heald Place M14 7GG	EPR/JH0019QX /A001	Using waste exemption	Non- Agricultura l Waste Only	Use of waste in construction
3	492m SE	253, wilmslow road, manchester, M14 5LW	WEX242188	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

12

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 31**

ID	Location	Company	Address	Activity	Category
A	On site	Shell Service Station	10, Wilmslow Road, Manchester, Greater Manchester, M14 5TQ	Petrol and Fuel Stations	Road and Rail
A	30m E	Diamond Telecommunications	53, Wilmslow Road, Manchester, Greater Manchester, M14 5TB	Electrical Equipment Repair and Servicing	Repair and Servicing



ID	Location	Company	Address	Activity	Category
A	35m NW	Techways	10, Wilmslow Road, Manchester, Greater Manchester, M14 5TP	Electrical Equipment Repair and Servicing	Repair and Servicing
A	35m NW	Manchester Flatpack	6, Wilmslow Road, Manchester, Greater Manchester, M14 5TP	Packaging	Industrial Products
B	93m SE	Industrial Estate	Greater Manchester, M14	Business Parks and Industrial Estates	Industrial Features
1	101m W	Electricity Sub Station	Greater Manchester, M14	Electrical Features	Infrastructure and Facilities
B	117m E	Electricity Sub Station	Greater Manchester, M14	Electrical Features	Infrastructure and Facilities
B	143m SE	Kashmir Poultry Ltd	Unit 5, Dagenham Road Industrial Estate, Manchester, Greater Manchester, M14 5ED	Fish, Meat and Poultry Products	Foodstuffs
4	168m NE	Electricity Sub Station	Greater Manchester, M14	Electrical Features	Infrastructure and Facilities
C	172m SE	Works	Greater Manchester, M14	Unspecified Works Or Factories	Industrial Features
C	210m SE	Works	Greater Manchester, M14	Unspecified Works Or Factories	Industrial Features
6	228m W	Electricity Sub Station	Greater Manchester, M14	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

4

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 31**

ID	Location	Company	Address	LPG	Status
A	6m NE	SHELL	10, Wilmslow Road, Rusholme, Manchester, Greater Manchester, M14 5TQ	No	Open
A	28m N	OBSOLETE	25-33, Wilmslow Road, Rusholme, Manchester, Greater Manchester, M14 5TB	Not Applicable	Obsolete
5	208m NW	OBSOLETE	490, Moss Lane East, Heald Grove & Heald Place, Rusholme, Manchester, Greater Manchester, M14 4PA	Not Applicable	Obsolete



ID	Location	Company	Address	LPG	Status
9	367m W	OBSOLETE	353, Moss Lane East, Manchester, Greater Manchester, M14 4PY	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

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

This data is sourced from National Grid.

4.4 Gas pipelines

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

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

7

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

Features are displayed on the Current industrial land use map on **page 31**

ID	Location	Address	Details	
A	On site	Moss Side Service Station, Wilmslow Road, Rusholme, M14 5AQ	Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
A	On site	Total Convenience Store (Rusholme), 25-33 Wilmslow Road, Rusholme, M14 5AQ	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
A	29m NE	Rusholme Serv Stn, Wilmslow Rd, M14 5TB	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
2	123m N	Green Bros Ltd, Condor Wks, Rusholme Place, M14 5GB	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
3	159m W	Save, Moss Lane East, M14 4PA	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
7	230m NE	Manchester Garages Ltd, Oxford Road, Rusholme, M13 0JD	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
8	346m NE	Manchester Royal Infirmary, Central Services Complex Off Hathersage Road, Rusholme, M13 9WL	Process: Combustion & Incineration Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.



4.12 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m

4

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 31**

ID	Location	Address	Details	
C	141m S	WALMER ST/WILMSLOW RD, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0382 Permit Version: 1 Receiving Water: -	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: -
D	318m NW	OXFORD ROAD CSO, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982917 Permit Version: 1 Receiving Water: MALKIN BROOK TRIB CORN BK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/01/1995 Revocation Date: 10/05/1995
D	318m NW	OXFORD ROAD CSO, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982917 Permit Version: 2 Receiving Water: MALKIN BROOK TRIB CORN BK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 11/05/1995 Revocation Date: 07/11/1995
D	318m NW	OXFORD ROAD CSO, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982917 Permit Version: 3 Receiving Water: MALKIN BROOK TRIB CORN BK	Status: REVOKED - UNSPECIFIED Issue date: 08/11/1995 Effective Date: 08/11/1995 Revocation Date: 13/07/2005

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



4.14 Pollutant release to surface waters (Red List)

Records within 500m**0**

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

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

4.15 Pollutant release to public sewer

Records within 500m**0**

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m**0**

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

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

4.17 List 2 Dangerous Substances

Records within 500m**0**

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m**0**

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

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

4.19 Pollution inventory substances

Records within 500m

0

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

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

4.20 Pollution inventory waste transfers

Records within 500m

0

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

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

4.21 Pollution inventory radioactive waste

Records within 500m

0

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

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

5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

2

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 39**

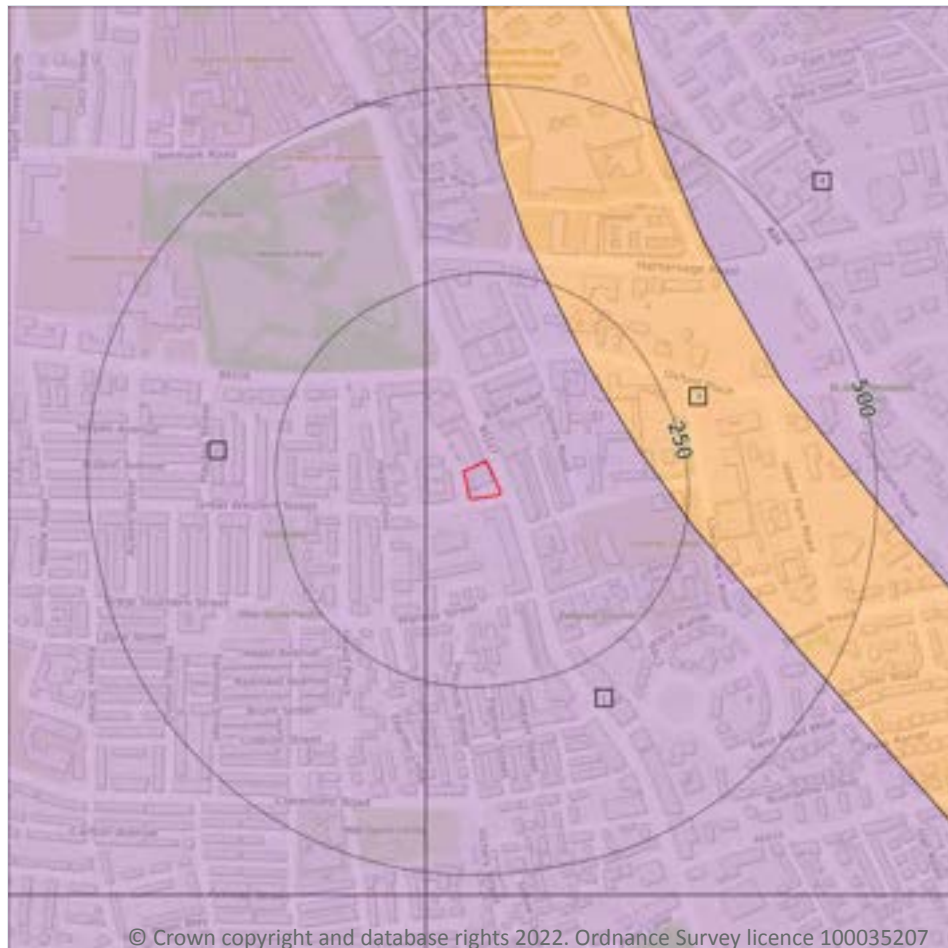
ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	50m W	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type



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

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5.2 Bedrock aquifer

Records within 500m

4

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 41**

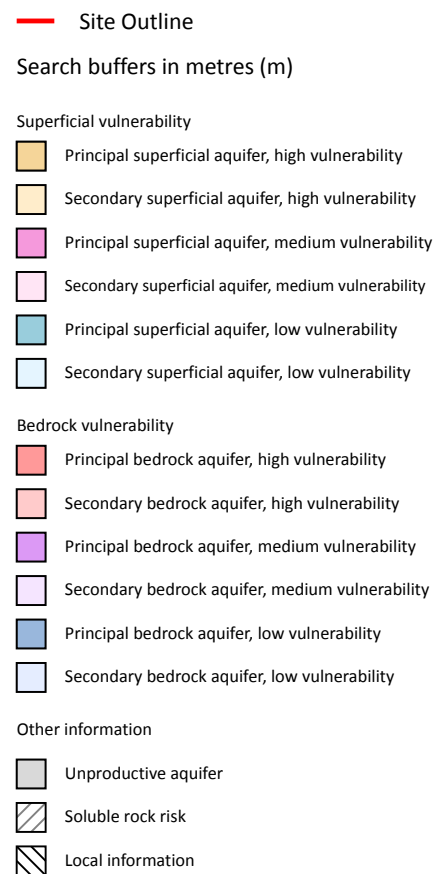
ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	50m W	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

ID	Location	Designation	Description
3	182m NE	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
4	394m NE	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

1

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

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

Features are displayed on the Groundwater vulnerability map on **page 43**

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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0
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This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

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

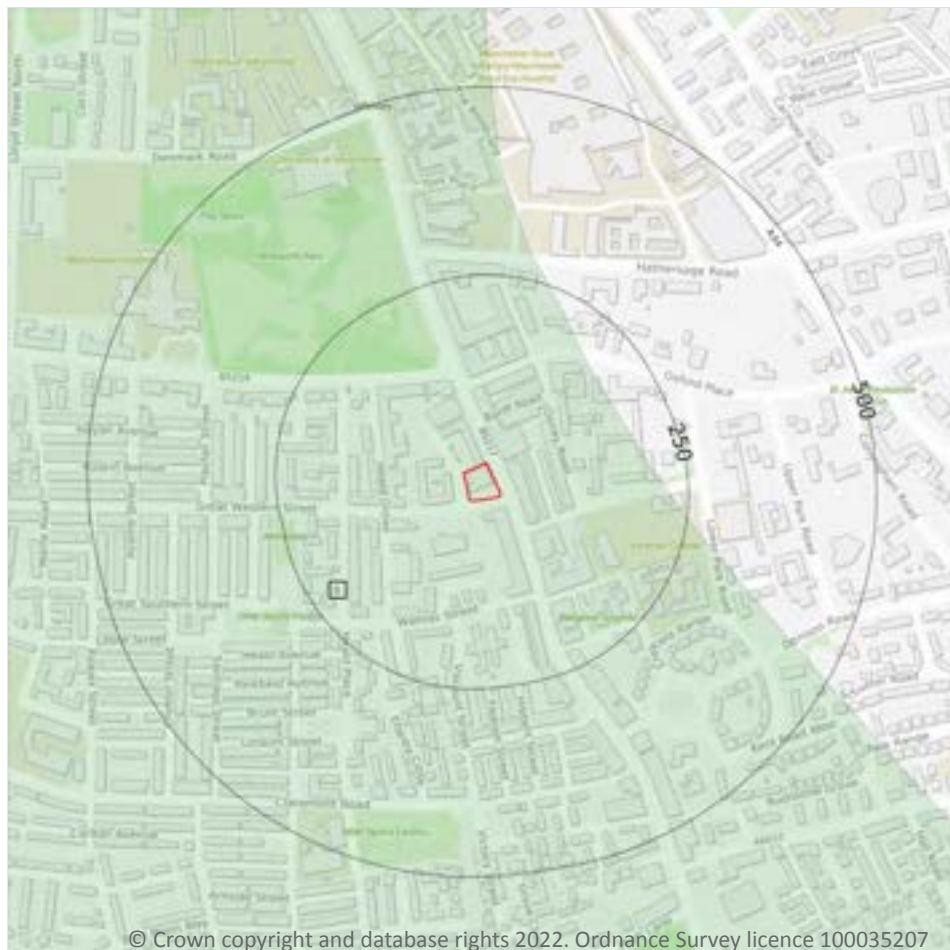
5.5 Groundwater vulnerability- local information

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

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

19

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 45**

ID	Location	Details	
-	1198m W	Status: Historical Licence No: 2569007007 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER" Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/08/1995 Version End Date: -
-	1198m W	Status: Historical Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER" Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/08/1995 Version End Date: -
-	1198m W	Status: Historical Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/12/2003 Version End Date: -
-	1198m W	Status: Historical Licence No: 2569007007 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/12/2003 Version End Date: -

ID	Location	Details	
-	1198m W	Status: Historical Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383900 Northing: 395900	Annual Volume (m ³): 227000 Max Daily Volume (m ³): 900 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 23/11/2009 Version End Date: -
-	1198m W	Status: Historical Licence No: 2569007007 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383900 Northing: 395900	Annual Volume (m ³): 227000 Max Daily Volume (m ³): 900 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 23/11/2009 Version End Date: -
-	1234m W	Status: Active Licence No: 2569007007 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383865 Northing: 395909	Annual Volume (m ³): 227,000 Max Daily Volume (m ³): 900 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 08/05/2014 Version End Date: -
-	1234m W	Status: Active Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383865 Northing: 395909	Annual Volume (m ³): 227,000 Max Daily Volume (m ³): 900 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 08/05/2014 Version End Date: -

ID	Location	Details	
-	1332m NE	Status: Historical Licence No: NW/069/0004/005 Details: Heat Pump Direct Source: Ground Water - North West Region Point: AREA OF ABSTRACTION - LOWER CARBONIFEROUS LIMESTONE Data Type: Poly4 Name: G T Energy UK Limited Easting: 385729 Northing: 396778	Annual Volume (m ³): 2,049,840 Max Daily Volume (m ³): 8640 Original Application No: - Original Start Date: 17/01/2013 Expiry Date: 16/01/2037 Issue No: 2 Version Start Date: 11/06/2013 Version End Date: -
-	1758m NW	Status: Active Licence No: NW/069/0006/003 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE 1 AT LOWER CHATHAM STREET Data Type: Point Name: Manchester Metropolitan University Easting: 384180 Northing: 397091	Annual Volume (m ³): 283,240 Max Daily Volume (m ³): 1,532 Original Application No: - Original Start Date: 04/04/2014 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 04/04/2014 Version End Date: -
-	1758m NW	Status: Active Licence No: NW/069/0006/003 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE 1 AT LOWER CHATHAM STREET Data Type: Point Name: Manchester Metropolitan University Easting: 384180 Northing: 397091	Annual Volume (m ³): 283,240 Max Daily Volume (m ³): 1,532 Original Application No: - Original Start Date: 04/04/2014 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 04/04/2014 Version End Date: -
-	1784m NW	Status: Active Licence No: NW/069/0004/003 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT MANCHESTER METROPOLITAN UNIVERSITY Data Type: Point Name: Manchester Metropolitan University Easting: 383715 Northing: 396746	Annual Volume (m ³): 274,115 Max Daily Volume (m ³): 751 Original Application No: - Original Start Date: 20/09/2013 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/01/2015 Version End Date: -

ID	Location	Details	
-	1784m NW	Status: Active Licence No: NW/069/0004/003 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE AT MANCHESTER METROPOLITAN UNIVERSITY Data Type: Point Name: Manchester Metropolitan University Easting: 383715 Northing: 396746	Annual Volume (m ³): 274,115 Max Daily Volume (m ³): 751 Original Application No: - Original Start Date: 20/09/2013 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/01/2015 Version End Date: -
-	1852m W	Status: Historical Licence No: 2569007009 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, MOSS LANE WEST MANCHESTER" Data Type: Point Name: HYDES BREWERY LTD Easting: 383220 Northing: 395850	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 21/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 07/10/2000 Version End Date: -
-	1852m W	Status: Historical Licence No: 2569007009 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, MOSS LANE WEST MANCHESTER" Data Type: Point Name: HYDES BREWERY LTD Easting: 383220 Northing: 395850	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 21/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 07/10/2000 Version End Date: -
-	1852m W	Status: Historical Licence No: 2569007009 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, MOSS LANE WEST MANCHESTER Data Type: Point Name: HYDES BREWERY LTD Easting: 383220 Northing: 395850	Annual Volume (m ³): 66826.2 Max Daily Volume (m ³): 372.772 Original Application No: - Original Start Date: 21/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 07/10/2000 Version End Date: -

ID	Location	Details	
-	1852m W	Status: Historical Licence No: 2569007009 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, MOSS LANE WEST MANCHESTER Data Type: Point Name: HYDES BREWERY LTD Easting: 383220 Northing: 395850	Annual Volume (m ³): 66826.2 Max Daily Volume (m ³): 372.772 Original Application No: - Original Start Date: 21/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 19/07/2018 Version End Date: -
-	1969m N	Status: Historical Licence No: 2569006001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, BROADIE ST, ARDWICK, MANCHESTER" Data Type: Point Name: MOSELEY RUBBER CO LTD Easting: 385240 Northing: 397540	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 08/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/02/1966 Version End Date: -
-	1969m N	Status: Historical Licence No: 2569006001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, BROADIE ST, ARDWICK, MANCHESTER Data Type: Point Name: MOSELEY RUBBER CO LTD Easting: 385240 Northing: 397540	Annual Volume (m ³): 331858 Max Daily Volume (m ³): 909.2 Original Application No: - Original Start Date: 08/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/02/1966 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

0

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

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



5.8 Potable abstractions

Records within 2000m

0

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

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

5.9 Source Protection Zones

Records within 500m

1

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination. Features are displayed on the Abstractions and Source Protection Zones map on **page 45**

ID	Location	Type	Description
1	On site	3	Total catchment

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

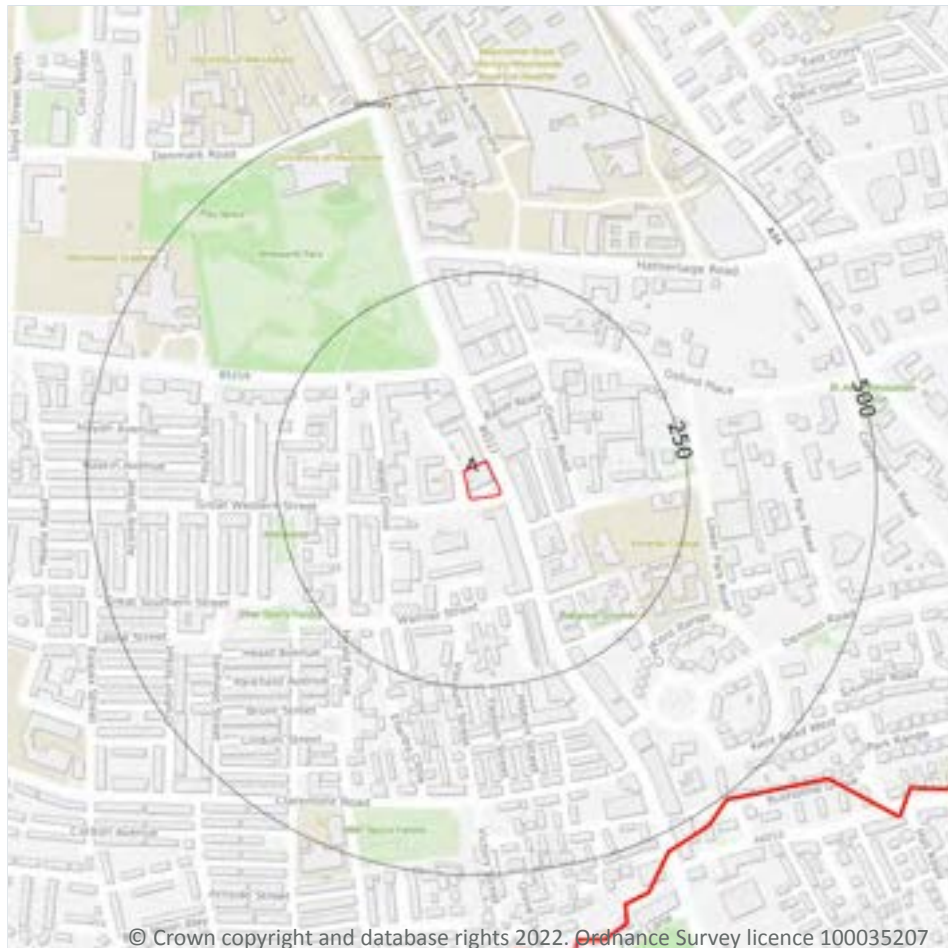
0

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

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

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

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

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

Features are displayed on the Hydrology map on **page 52**

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

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

6.4 WFD Surface water bodies

Records identified	1
---------------------------	----------

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

Features are displayed on the Hydrology map on **page 52**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	3125m NW	River	Irwell / Manchester Ship Canal (Irk to confluence with Upper Mers	GB112069061452	Moderate	Fail	Moderate	2019

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



6.5 WFD Groundwater bodies

Records on site

1

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

Features are displayed on the Hydrology map on **page 52**

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

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

0

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

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



8 Surface water flooding



— 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

Negligible

Highest risk within 50m

1 in 30 year, 0.1m - 0.3m

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

Features are displayed on the Surface water flooding map on **page 58**

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

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

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site

Moderate-High

Highest risk within 50m

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 60**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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



10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

0

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

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

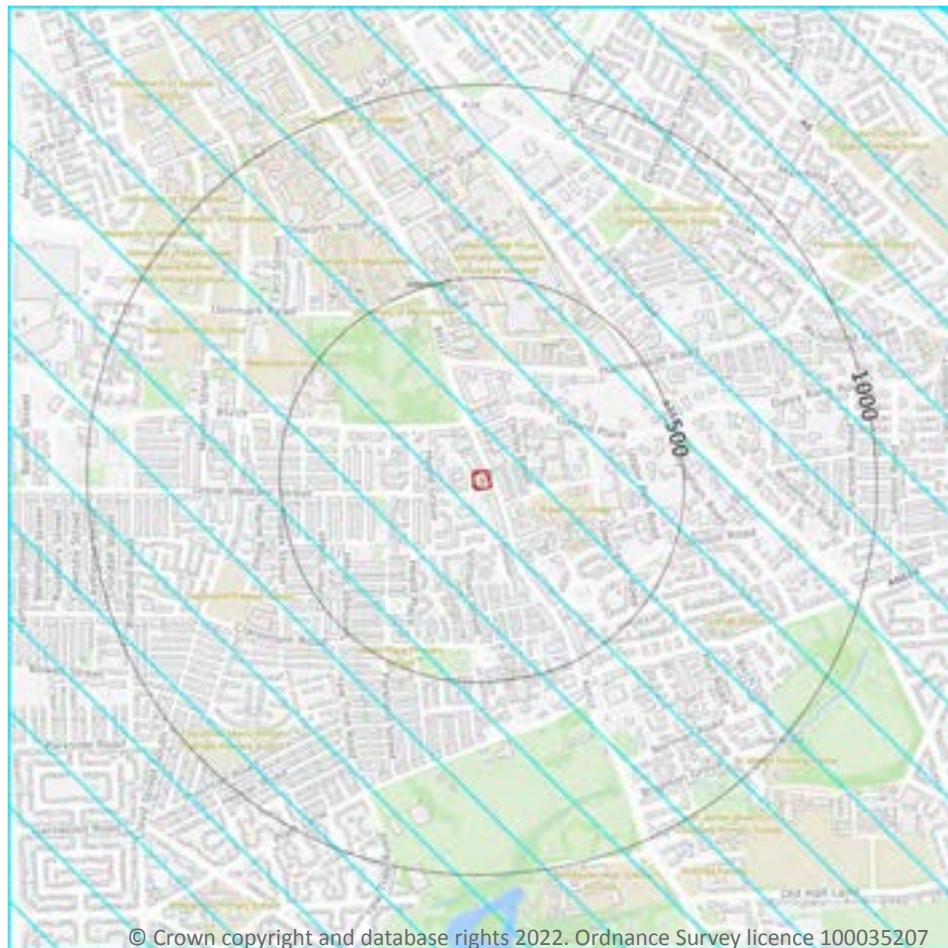
Records within 2000m

0

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

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

SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 65**

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

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

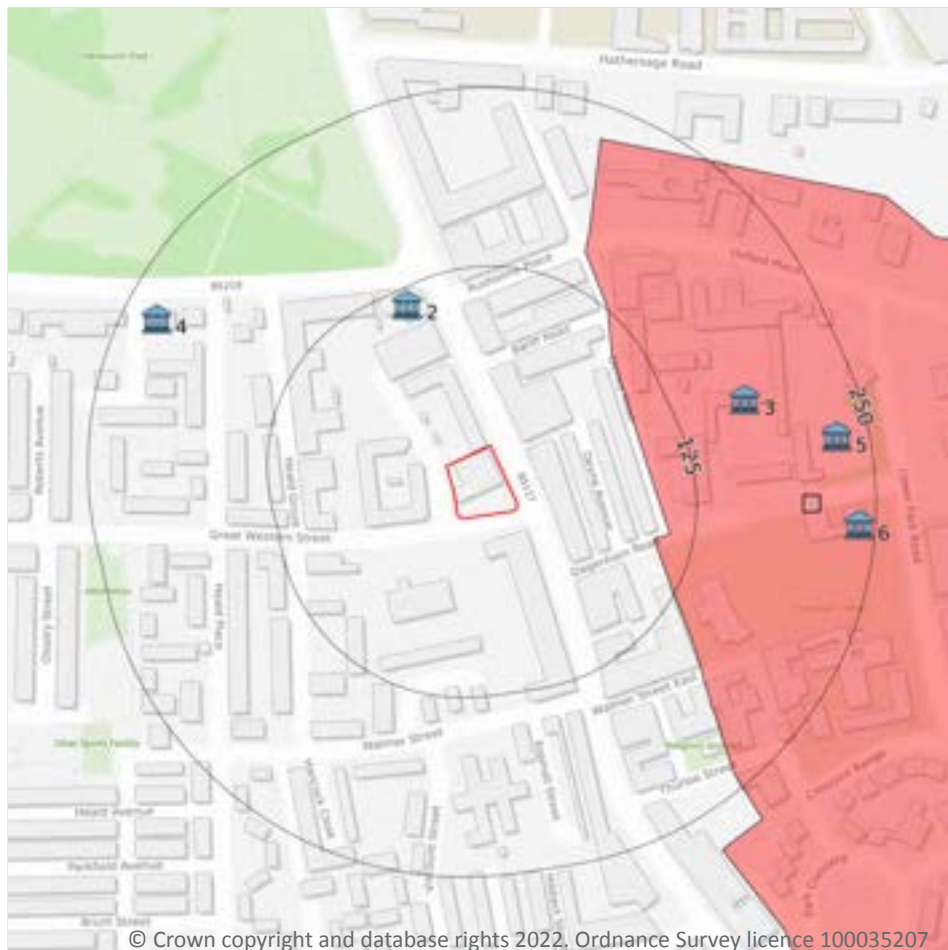
0

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

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



11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

5

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

Features are displayed on the Visual and cultural designations map on **page 67**

ID	Location	Name	Grade	Reference Number	Listed date
2	114m NW	Barclays Bank, Moss Side, Manchester, M14	II	1255024	03/10/1974
3	174m NE	Hume Hall, Hall Of Residence, University Of Manchester (Original Portion), Rusholme, Manchester, M14	II	1246448	03/10/1974
4	227m NW	466 And 468, Moss Lane East, Moss Side, Manchester, M14	II	1197931	03/10/1974
5	227m E	Park House, Rusholme, Manchester, M14	II	1283017	03/10/1974
6	238m E	Marylands, Rusholme, Manchester, M14	II	1219785	06/06/1994

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

11.5 Conservation Areas

Records within 250m

1

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

Features are displayed on the Visual and cultural designations map on **page 67**

ID	Location	Name	District	Date of designation
1	95m E	Victoria Park	Manchester	01/03/1972

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

0

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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on **page 70**

ID	Location	Classification	Description
1	On site	Urban	-

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

13 Habitat designations



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

13.1 Priority Habitat Inventory

Records within 250m

8

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

Features are displayed on the Habitat designations map on **page 72**

ID	Location	Main Habitat	Other habitats
A	145m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	149m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
1	155m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	159m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
2	163m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	200m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	220m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	231m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0
----------------------------	----------

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0
----------------------------	----------

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m	0
----------------------------	----------

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

2

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

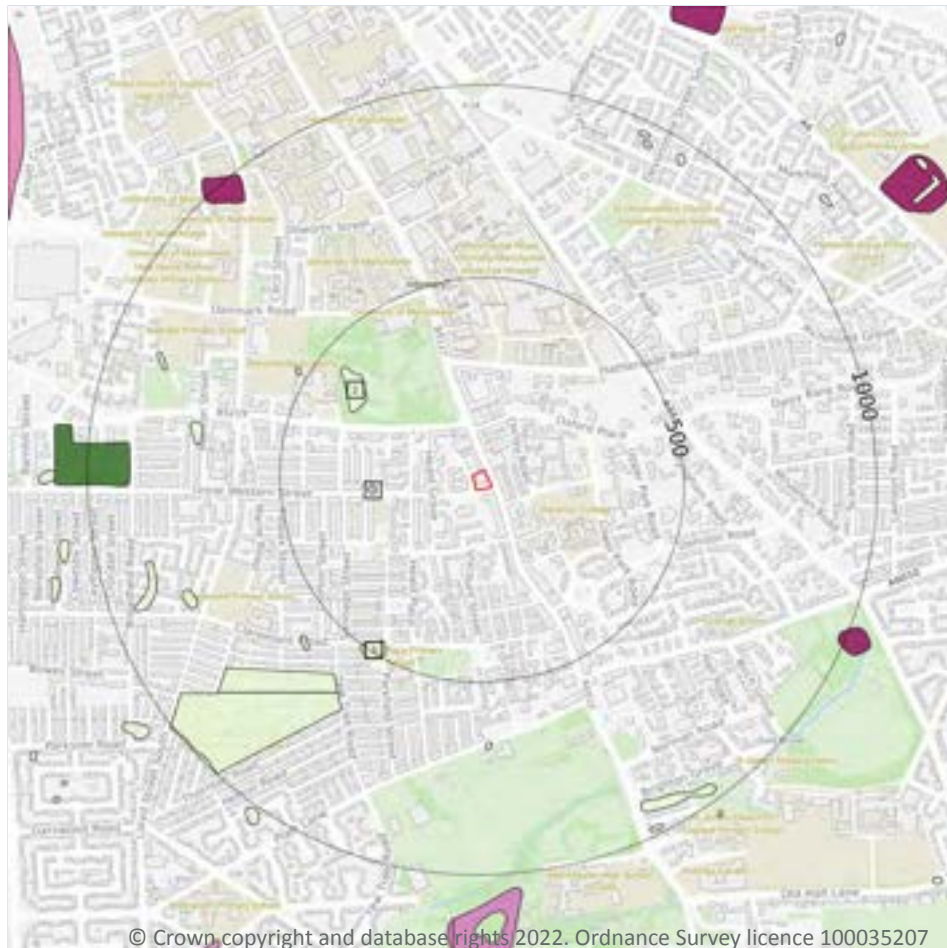
Features are displayed on the Geology 1:10,000 scale - Availability map on **page 74**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SJ89NE
2	50m W	Full	Full	Full	No coverage	SJ89NW

This data is sourced from the British Geological Survey.



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



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

14.2 Artificial and made ground (10k)

Records within 500m

3

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

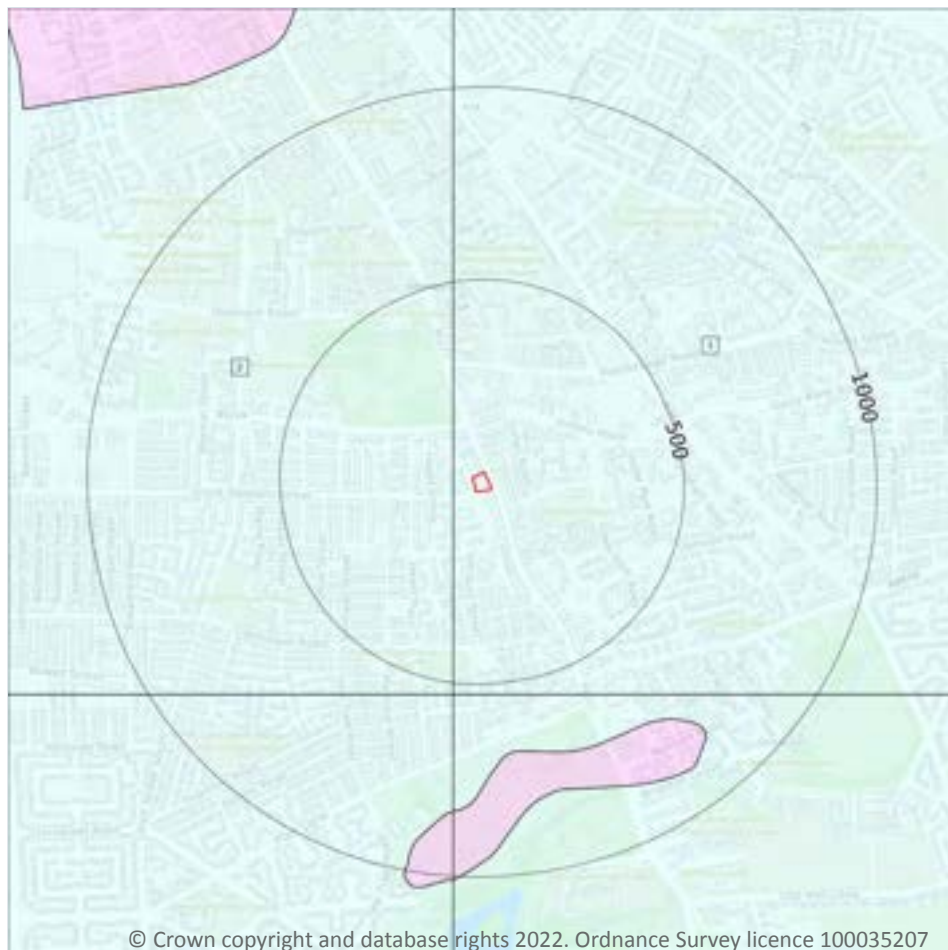
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 75**

ID	Location	LEX Code	Description	Rock description
1	252m W	WMGR-ARTDP	Infilled Ground	Artificial Deposit
2	338m NW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
3	462m SW	WMGR-ARTDP	Infilled Ground	Artificial Deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



— Site Outline

Search buffers in metres (m)

 Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

2

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 76**

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
2	50m W	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

4

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 78**

ID	Location	LEX Code	Description	Rock age
1	On site	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
2	50m W	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
3	184m NE	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]

ID	Location	LEX Code	Description	Rock age
4	388m NE	CS-SDST	Collyhurst Sandstone Formation - Sandstone	Cisuralian Epoch

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

☐ Geological map tile

15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 80**

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

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

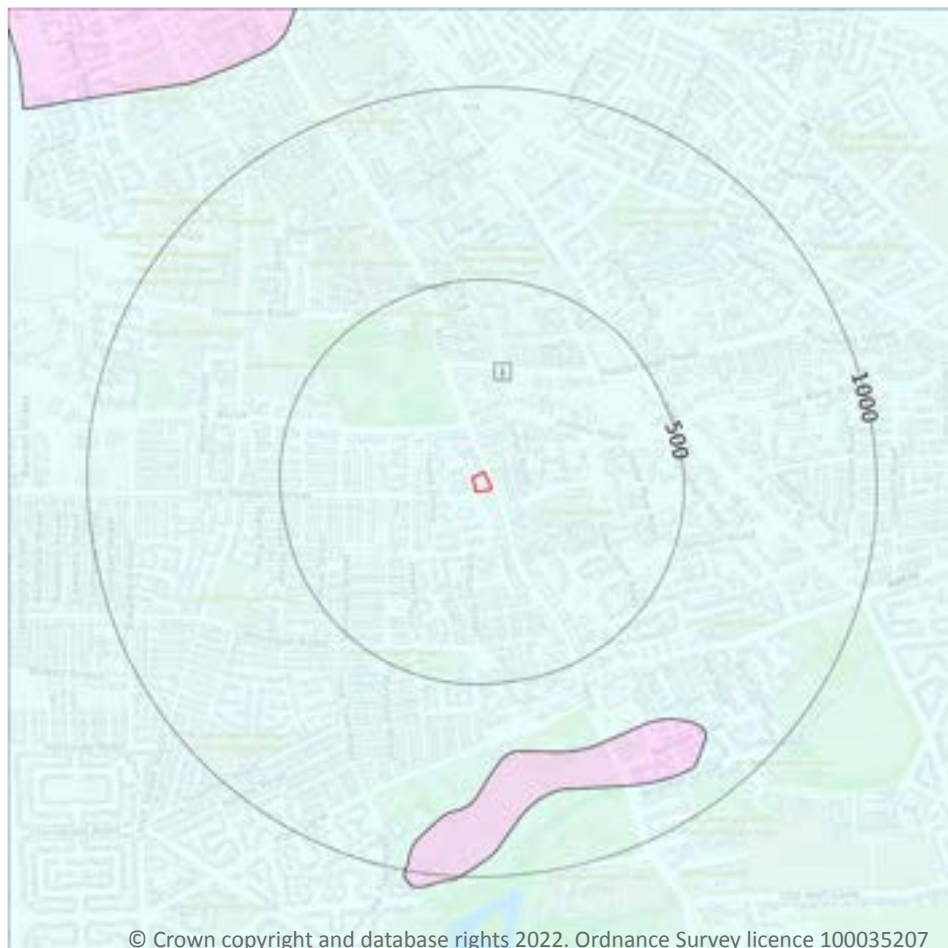
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



— Site Outline

Search buffers in metres (m)

 Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 82**

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

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

1

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

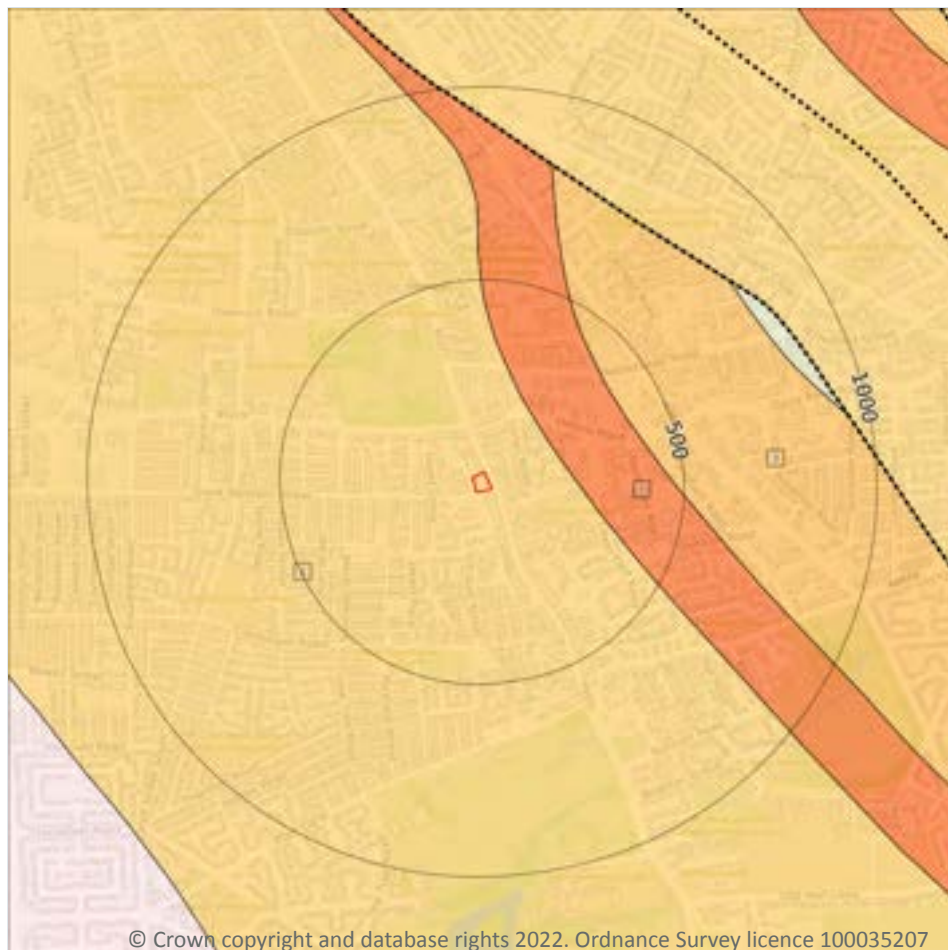
Records within 50m

0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

3

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 84**

ID	Location	LEX Code	Description	Rock age
1	On site	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN
2	184m NE	MM-MDST	MANCHESTER MARLS FORMATION - MUDSTONE	-
3	388m NE	CS-SDST	COLLYHURST SANDSTONE FORMATION - SANDSTONE	-

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m**1**

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

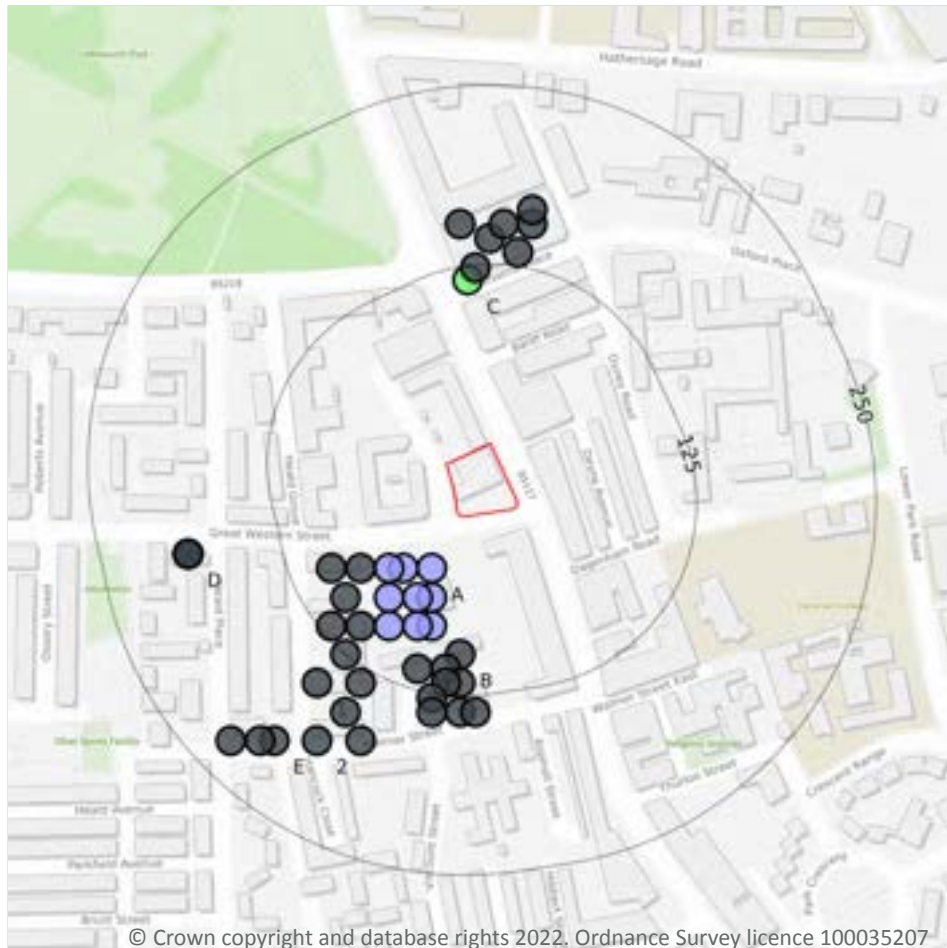
Records within 500m**0**

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

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

50

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 86**

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	42m SW	385040 395490	WALMER STREET RUSHOLME TP C	2.8	N	937252
A	54m SW	385020 395490	WALMER STREET RUSHOLME TP B	1.1	N	937251
A	60m S	385040 395470	WALMER STREET RUSHOLME TP E	2.9	N	937254

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	62m SW	385010 395490	WALMER STREET RUSHOLME TP A	2.0	N	937250
A	64m SW	385030 395470	WALMER STREET RUSHOLME 1	6.5	N	937249
A	76m SW	385010 395470	WALMER STREET RUSHOLME TP D	2.8	N	937253
A	78m SW	384990 395490	WALMER STREET MOSS SIDE 2	-	Y	N/A
A	79m S	385040 395450	WALMER STREET RUSHOLME TP H	2.7	N	937257
A	82m S	385030 395450	WALMER STREET RUSHOLME TP G	2.6	N	937256
A	92m SW	385010 395450	WALMER STREET RUSHOLME TP F	2.5	N	937255
A	96m SW	384970 395490	WALMER STREET MOSS SIDE 1	-	Y	N/A
B	96m S	385060 395430	WALMER STREET MANCHESTER TPB	-	Y	N/A
A	98m SW	384980 395470	WALMER STREET MOSS SIDE 3	-	Y	N/A
A	104m SW	384990 395450	WALMER STREET MOSS SIDE 5	-	Y	N/A
B	107m S	385050 395420	WALMER STREET MANCHESTER 1	-	Y	N/A
B	111m S	385030 395420	WALMER STREET MANCHESTER TPA	-	Y	N/A
C	115m N	385065 395691	MANCHESTER CORP. WILNSLOW ROAD	13.11	N	936439
B	116m S	385060 395410	WALMER STREET MANCHESTER TPE	-	Y	N/A
B	117m S	385050 395410	WALMER STREET MANCHESTER TPD	-	Y	N/A
A	118m SW	384970 395450	WALMER STREET MOSS SIDE 4	-	Y	N/A
C	123m N	385070 395700	WILMSLOW ROAD FALLOWFIELD 1	-	Y	N/A
A	125m SW	384980 395430	WALMER STREET MOSS SIDE 6	-	Y	N/A
B	128m S	385040 395400	WALMER STREET MANCHESTER TPC	-	Y	N/A
C	134m N	385100 395710	WILMSLOW ROAD FALLOWFIELD WS5	-	Y	N/A
A	136m SW	384990 395410	WALMER STREET MOSS SIDE 8	-	Y	N/A
B	136m S	385060 395390	WALMER STREET MANCHESTER 2	-	Y	N/A
B	137m S	385070 395390	WALMER STREET MANCHESTER TPG	-	Y	N/A
B	138m S	385040 395390	WALMER STREET MANCHESTER TPF	-	Y	N/A
C	143m N	385080 395720	WILMSLOW ROAD FALLOWFIELD WS3	-	Y	N/A
C	153m N	385090 395730	WILMSLOW ROAD FALLOWFIELD 2	-	Y	N/A
1	154m SW	384960 395410	WALMER STREET MOSS SIDE 7/7A	-	Y	N/A

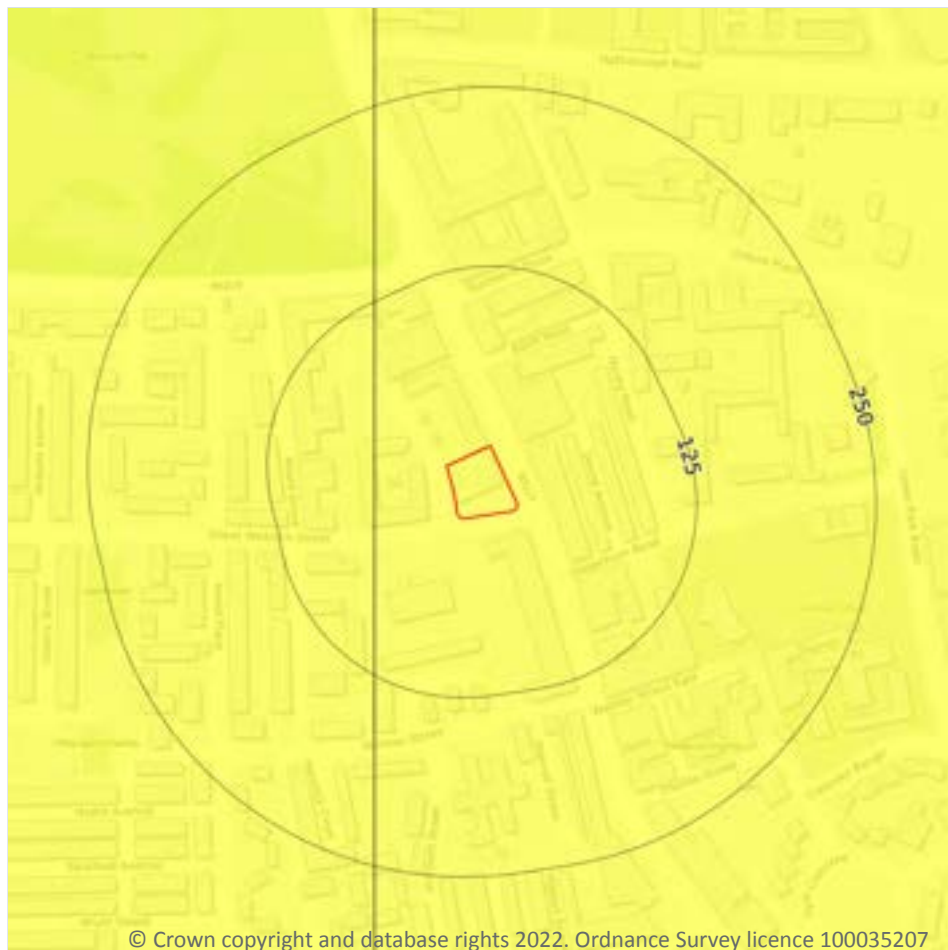


ID	Location	Grid reference	Name	Length	Confidential	Web link
C	154m N	385060 395730	WILMSLOW ROAD FALLOWFIELD WS1	-	Y	N/A
C	156m N	385110 395730	WILMSLOW ROAD FALLOWFIELD WS4	-	Y	N/A
A	158m SW	384980 395390	WALMER STREET MOSS SIDE 9	-	Y	N/A
C	166m N	385110 395740	WILMSLOW ROAD FALLOWFIELD WS2	-	Y	N/A
A	172m SW	384990 395370	WALMER STREET MOSS SIDE 11	-	Y	N/A
2	186m SW	384960 395370	WALMER STREET MOSS SIDE 10	-	Y	N/A
D	190m W	384870 395500	390 GREAT WESTERN STREET MOSS SIDE 2	-	Y	N/A
D	190m W	384870 395500	390 GREAT WESTERN STREET RUSHOLME 3	-	Y	N/A
D	190m W	384870 395500	390 GREAT WESTERN STREET MOSS SIDE 1	-	Y	N/A
D	190m W	384870 395500	390 GREAT WESTERN STREET MOSS SIDE 4	-	Y	N/A
D	190m W	384870 395500	390 GREAT WESTERN STREET RUSHOLME 5	-	Y	N/A
D	190m W	384870 395500	390 GREAT WESTERN STREET RUSHOLME 2	-	Y	N/A
D	190m W	384870 395500	390 GREAT WESTERN STREET MOSS SIDE 3	-	Y	N/A
D	190m W	384870 395500	390 GREAT WESTERN STREET RUSHOLME 1	-	Y	N/A
D	190m W	384870 395500	390 GREAT WESTERN STREET RUSHOLME 4	-	Y	N/A
D	190m W	384870 395500	390 GREAT WESTERN STREET RUSHOLME TP1	-	Y	N/A
E	204m SW	384930 395370	PROPOSED HOSTEL WALMER STREET TP3	-	Y	N/A
E	210m SW	384920 395370	PROPOSED HOSTEL WALMER STREET TP2	-	Y	N/A
E	224m SW	384900 395370	PROPOSED HOSTEL WALMER STREET TP1	-	Y	N/A

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

1

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

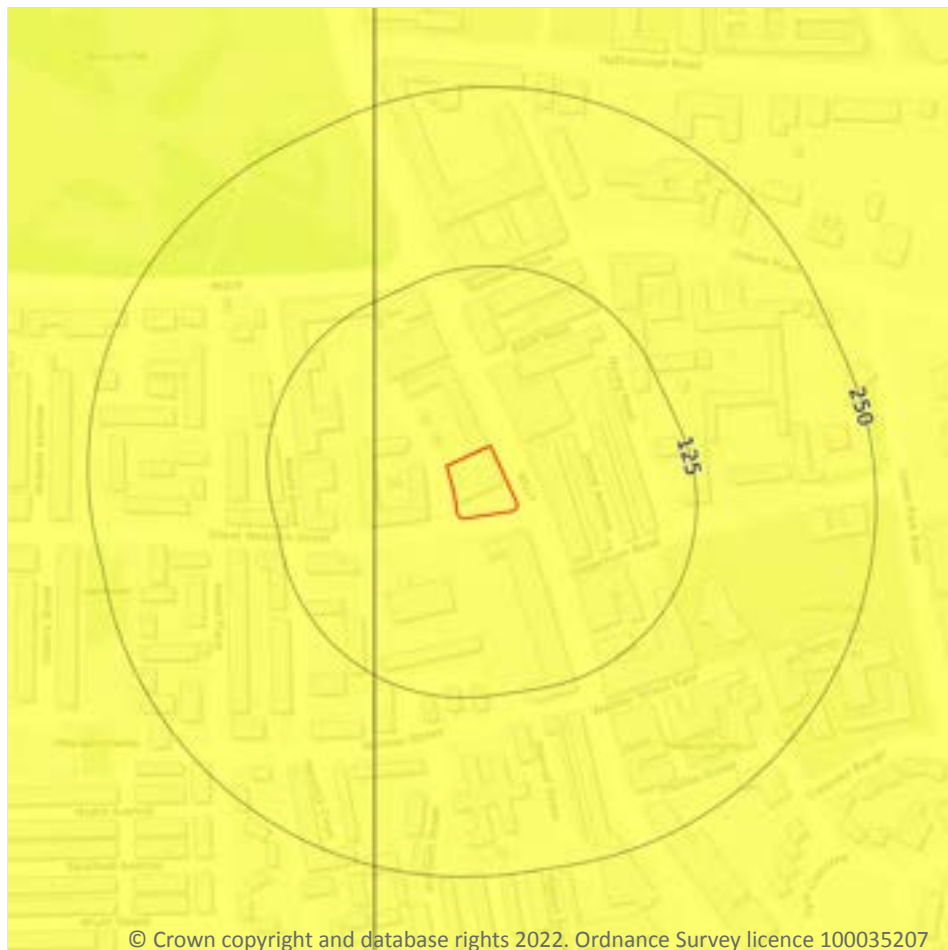
Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 89**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

1

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

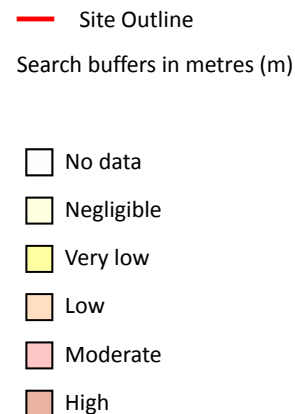
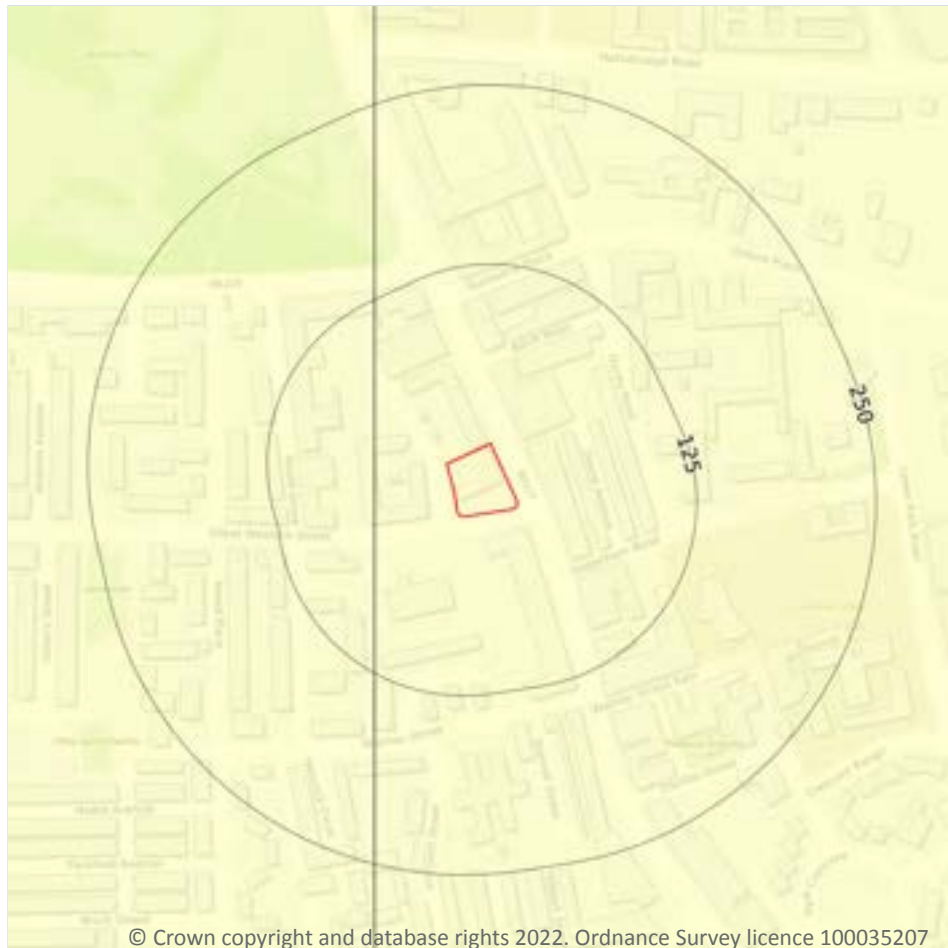
Features are displayed on the Natural ground subsidence - Running sands map on **page 90**

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



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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.

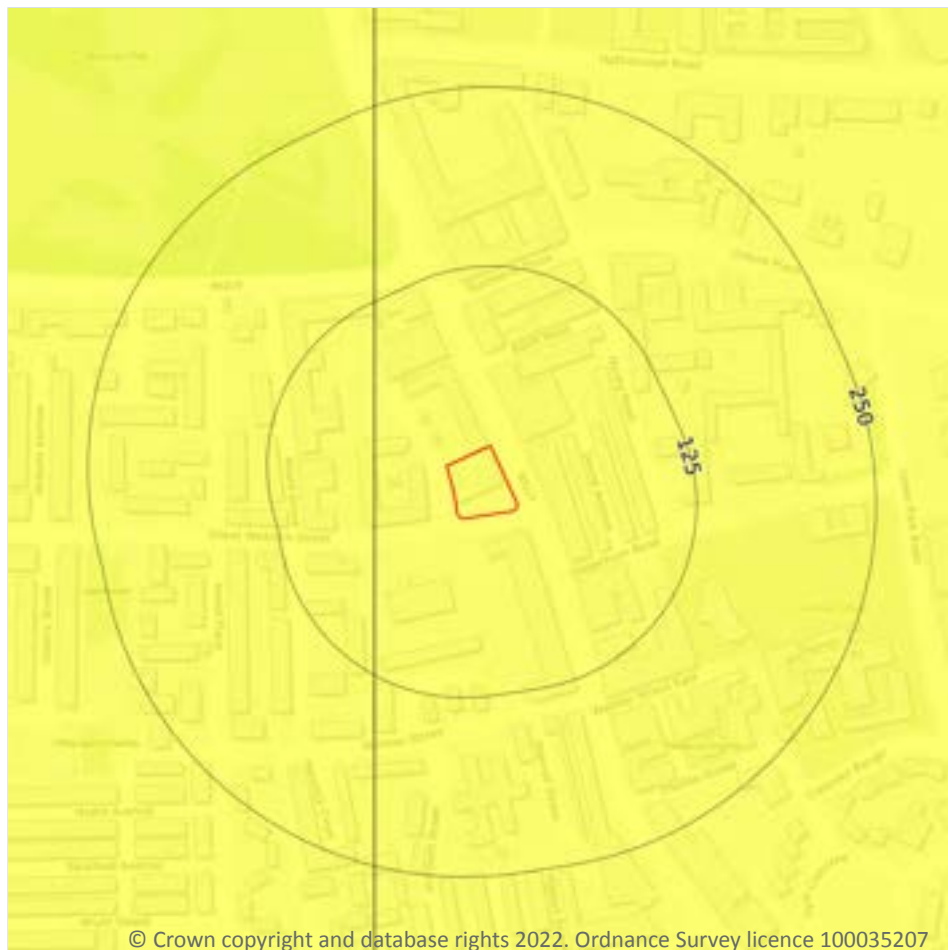
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 91**

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.

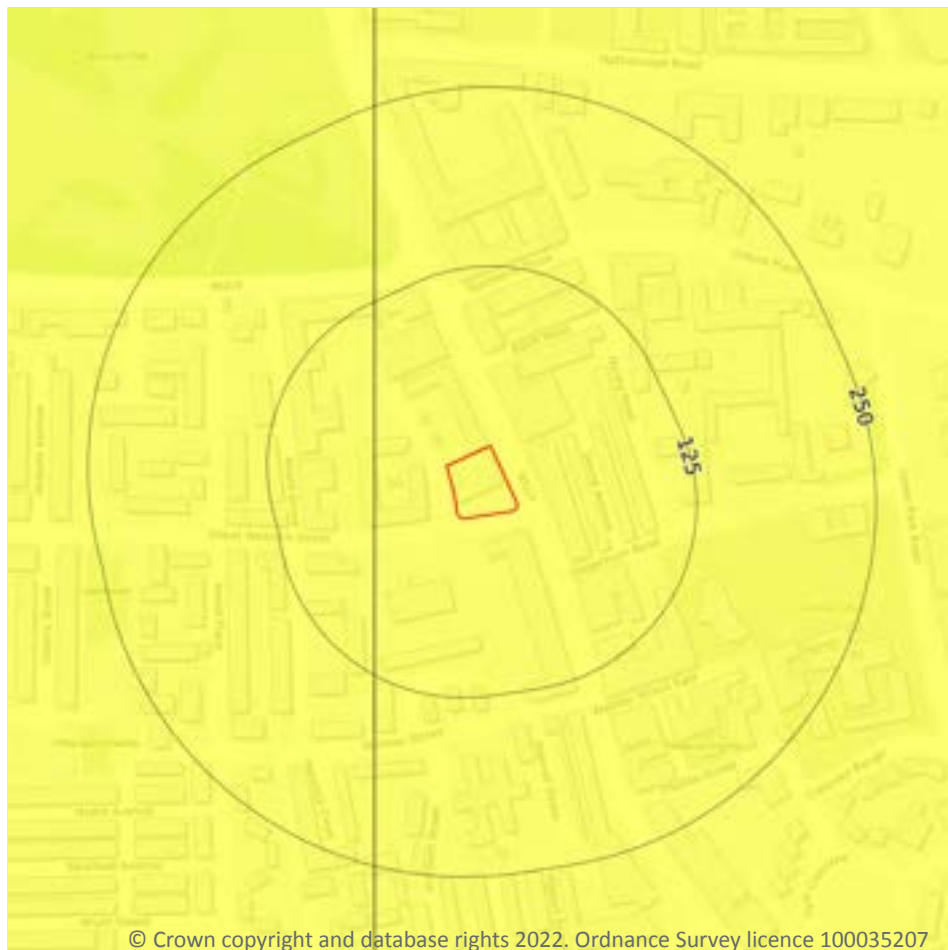
Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 92**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

17.5 Landslides

Records within 50m

1

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

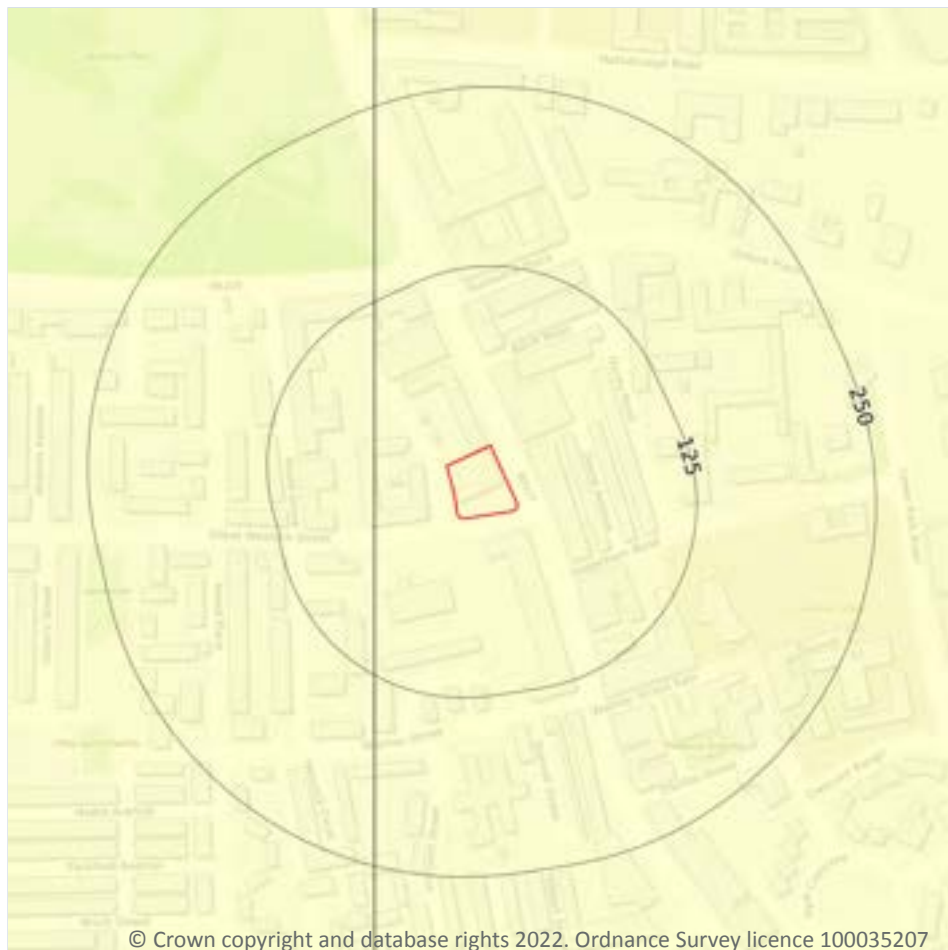
Features are displayed on the Natural ground subsidence - Landslides map on **page 93**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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

17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 94**

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

This data is sourced from the British Geological Survey.



18 Mining, ground workings and natural cavities



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

18.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

18.2 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m

1

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 95**

ID	Location	Land Use	Year of mapping	Mapping scale
1	5m NW	Depository	1923	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

0

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

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

18.8 JPB mining areas

Records on site

1

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

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

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site

1

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



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

This data is sourced from the Coal Authority.

18.10 Brine areas

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

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

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

18.11 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.13 Clay mining

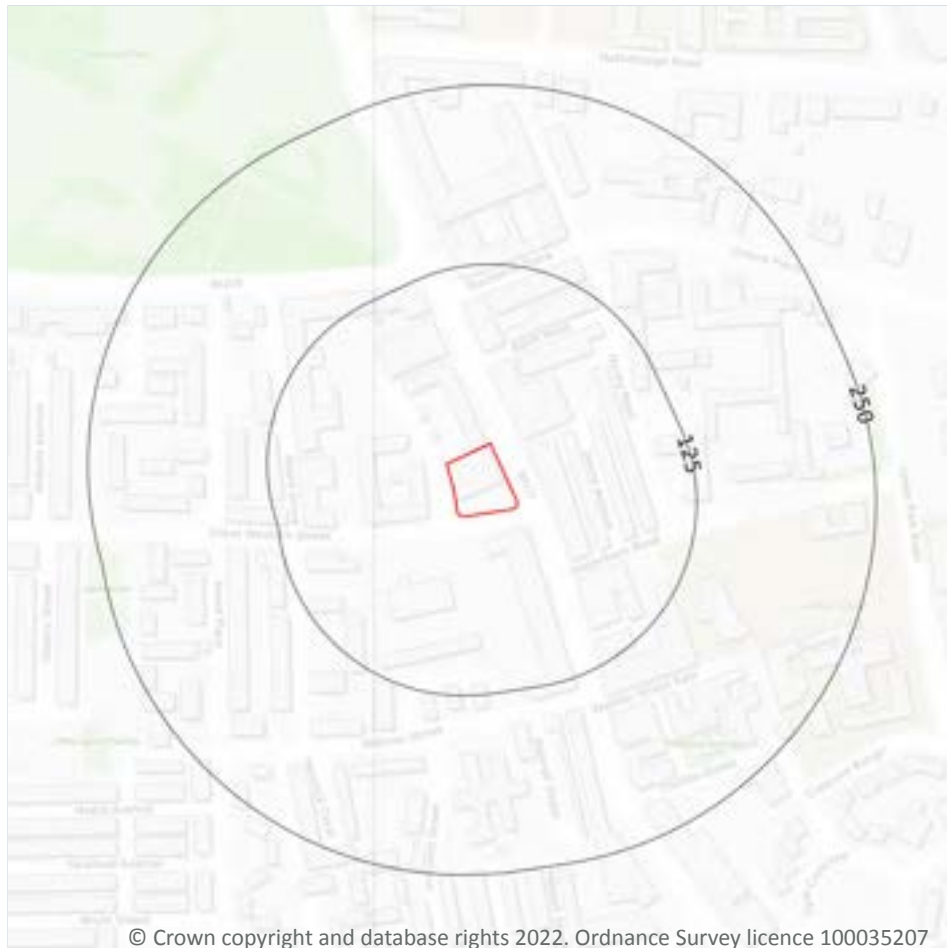
Records on site	0
-----------------	---

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

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



19 Radon



— Site Outline
Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

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 99**

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

2

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
26m SE	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

6

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

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	25	4.4	71	49	0.5	108	26	29	6
On site	26	4.6	100	69	0.6	119	35	30	9
23m N	28	4.9	73	50	0.5	122	27	31	6
26m S	20	3.5	92	63	0.7	92	33	25	7
30m NE	33	5.8	208	143	0.6	154	62	34	20
32m SE	19	3.3	69	47	0.5	85	25	25	6



This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



21 Railway infrastructure and projects



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

21.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m	0
----------------------------	----------

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m	1
----------------------------	----------

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

Features are displayed on the Railway infrastructure and projects map on **page 102**

Location	Land Use	Year of mapping	Mapping scale
On site	Tramway Sidings	1893	2500

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>.

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APPENDIX 04

Historical Ordnance Survey Mapping

Site Details:

MFG Rusholme PFS,10
Wilmslow
Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: 1056 Scale Town Plan

Map date: 1848

Scale: 1:1,056

Printed at: 1:1,056



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



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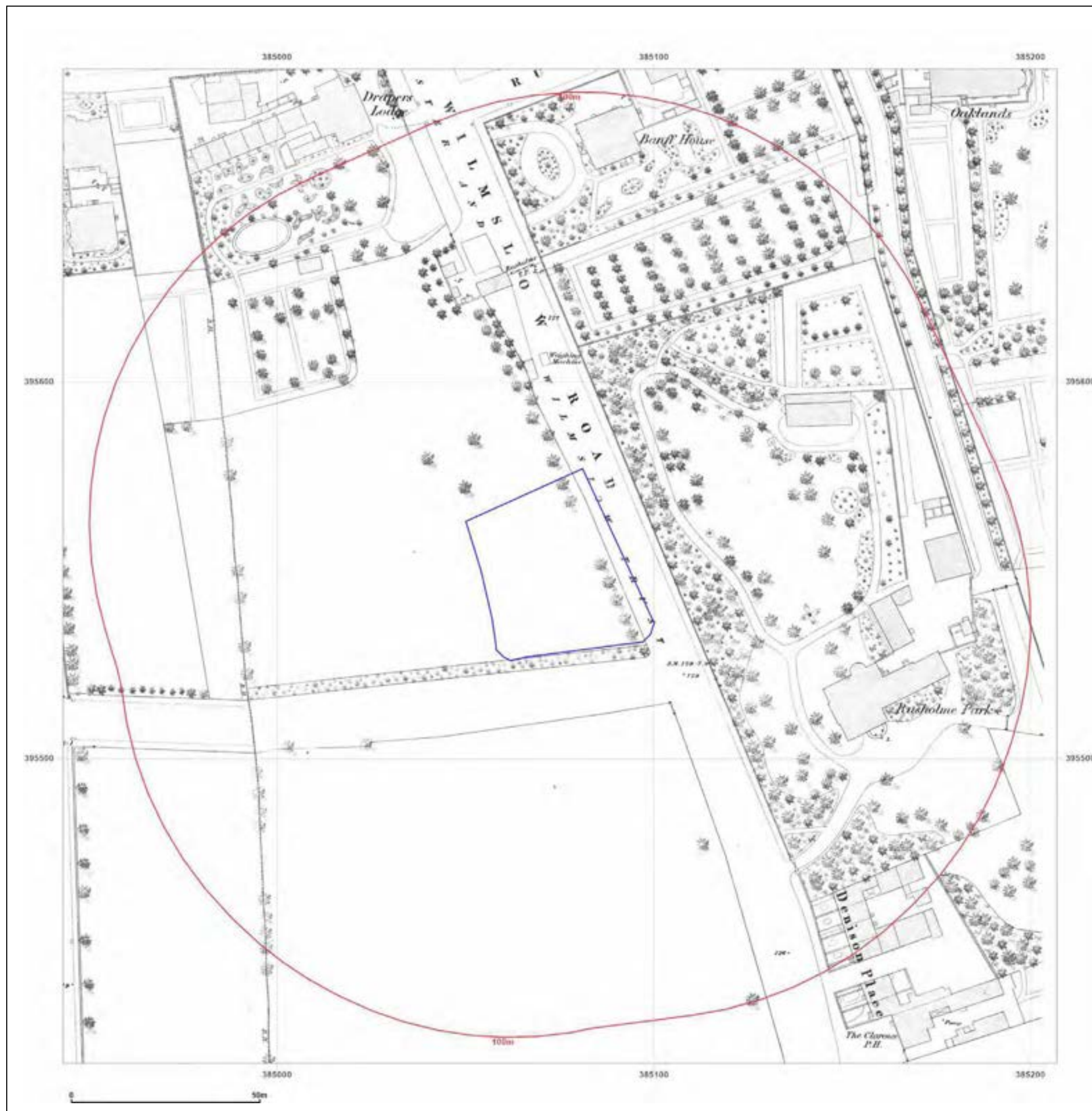


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Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: County Series

Map date: 1881

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1881
Revised N/A
Edition 1881
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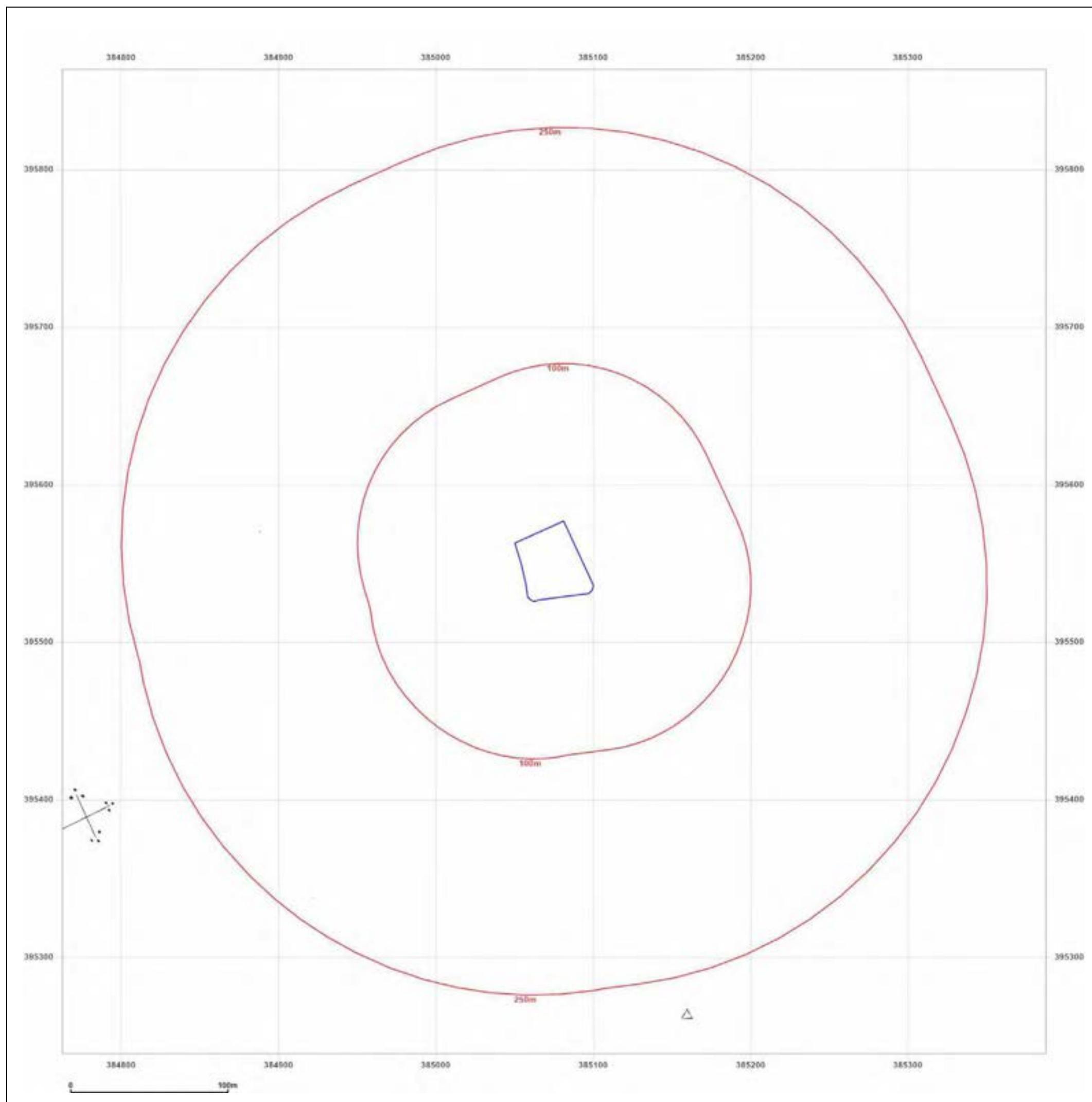


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Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: County Series Town Plan

Map date: 1891

Scale: 1:500

Printed at: 1:1,000



Surveyed 1891
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Edition N/A
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Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: County Series

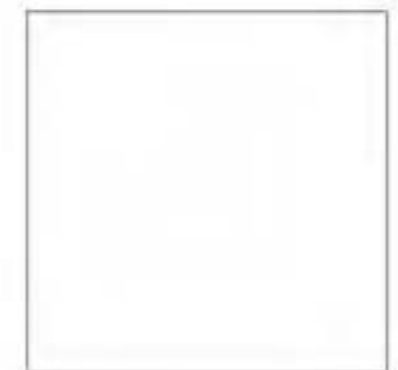
Map date: 1893

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1893
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Edition 1893
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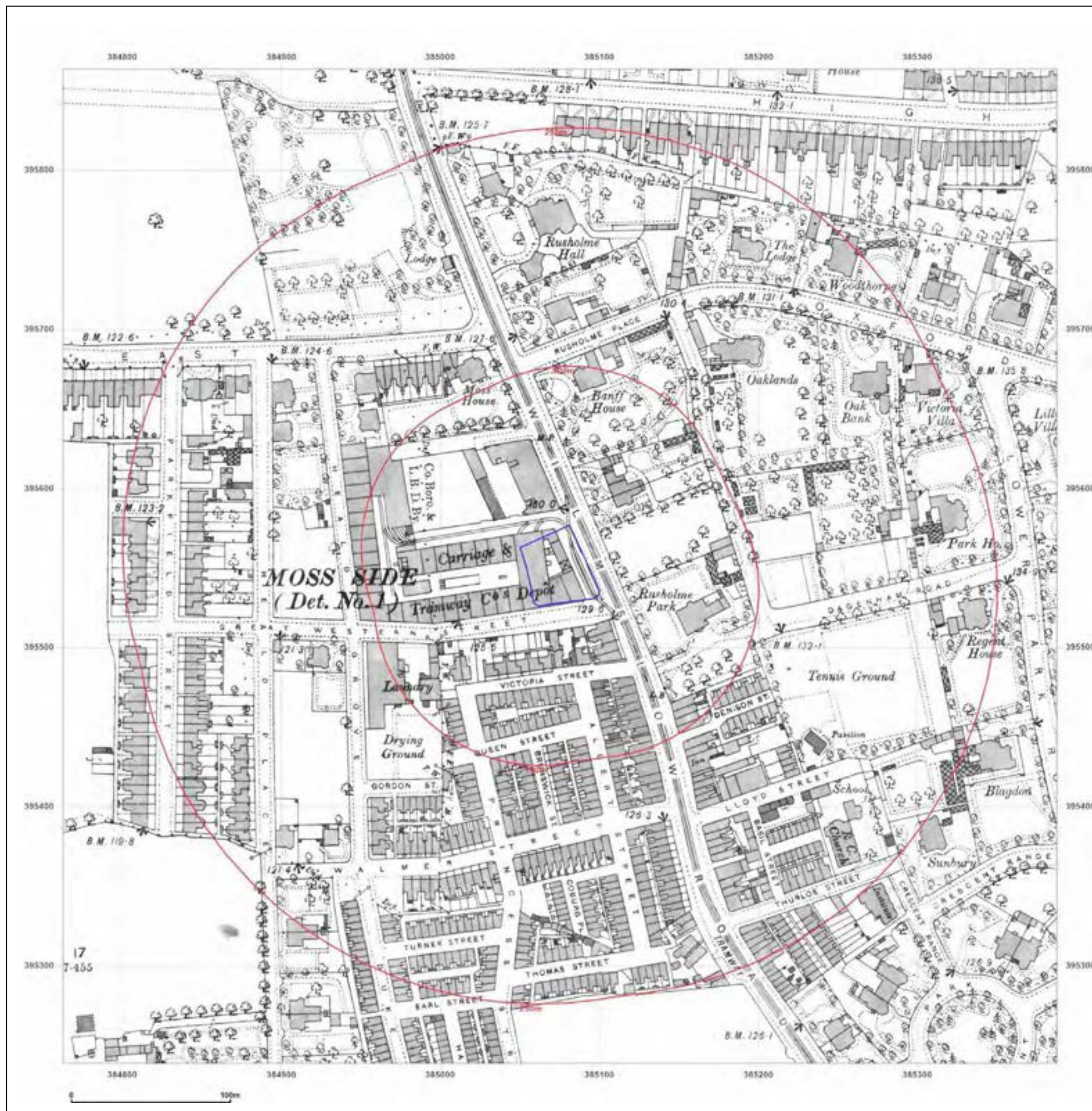


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Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: County Series

Map date: 1908

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Printed at: 1:2,500



Surveyed 1891
Revised 1905
Edition 1908
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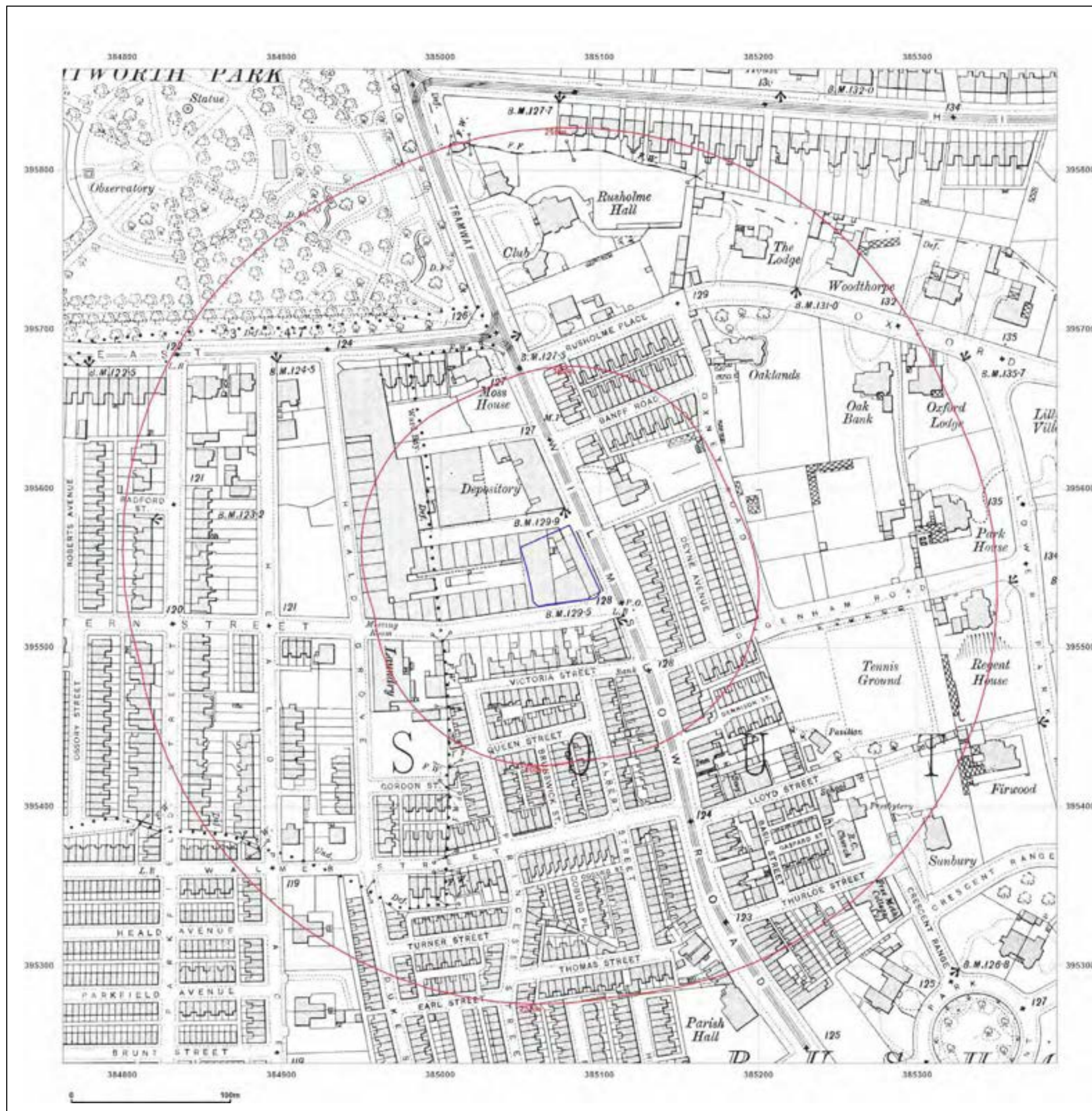


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Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1922
Revised 1916
Edition 1922
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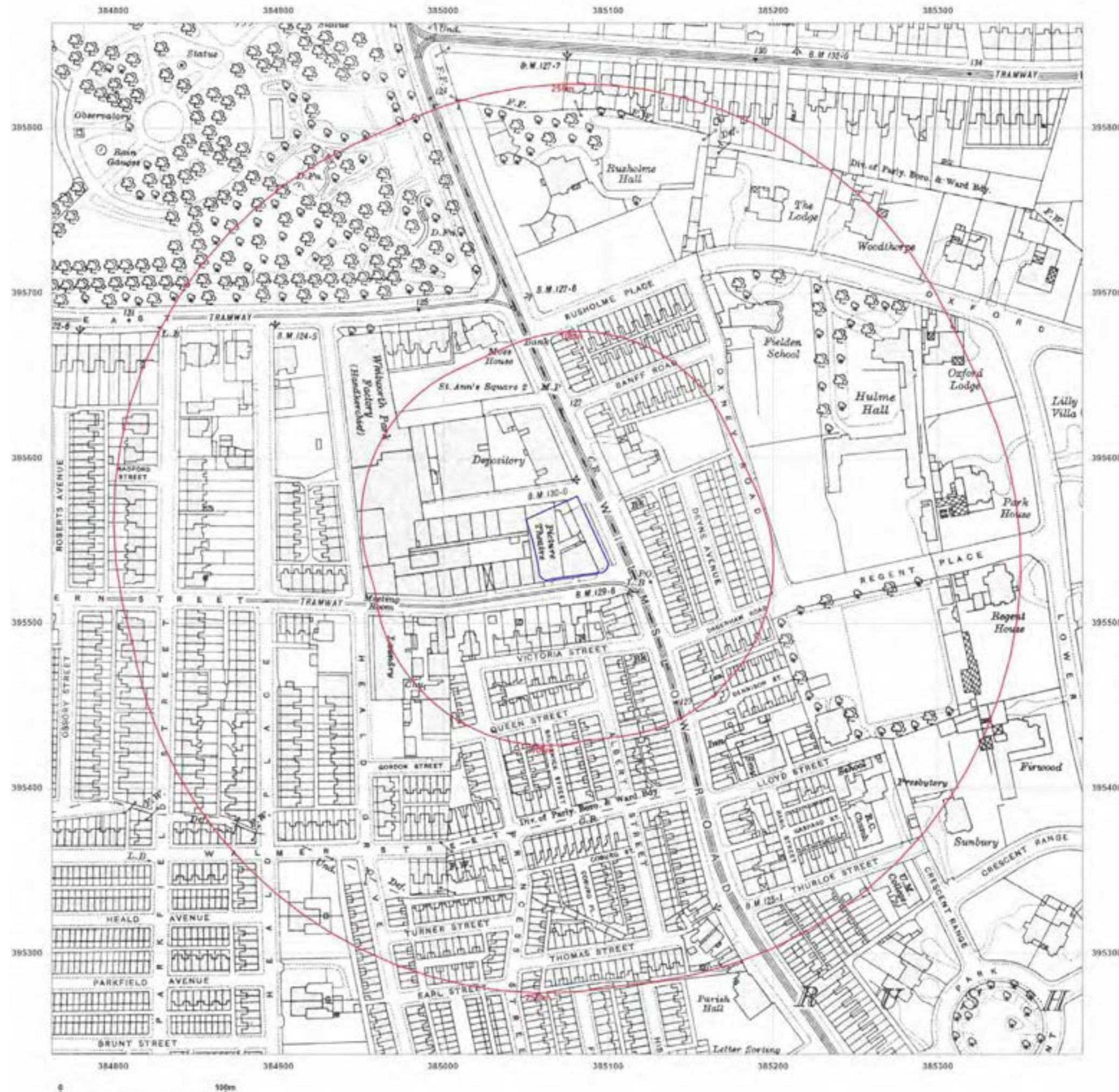


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Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: County Series

Map date: 1933

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1873
Revised 1933
Edition N/A
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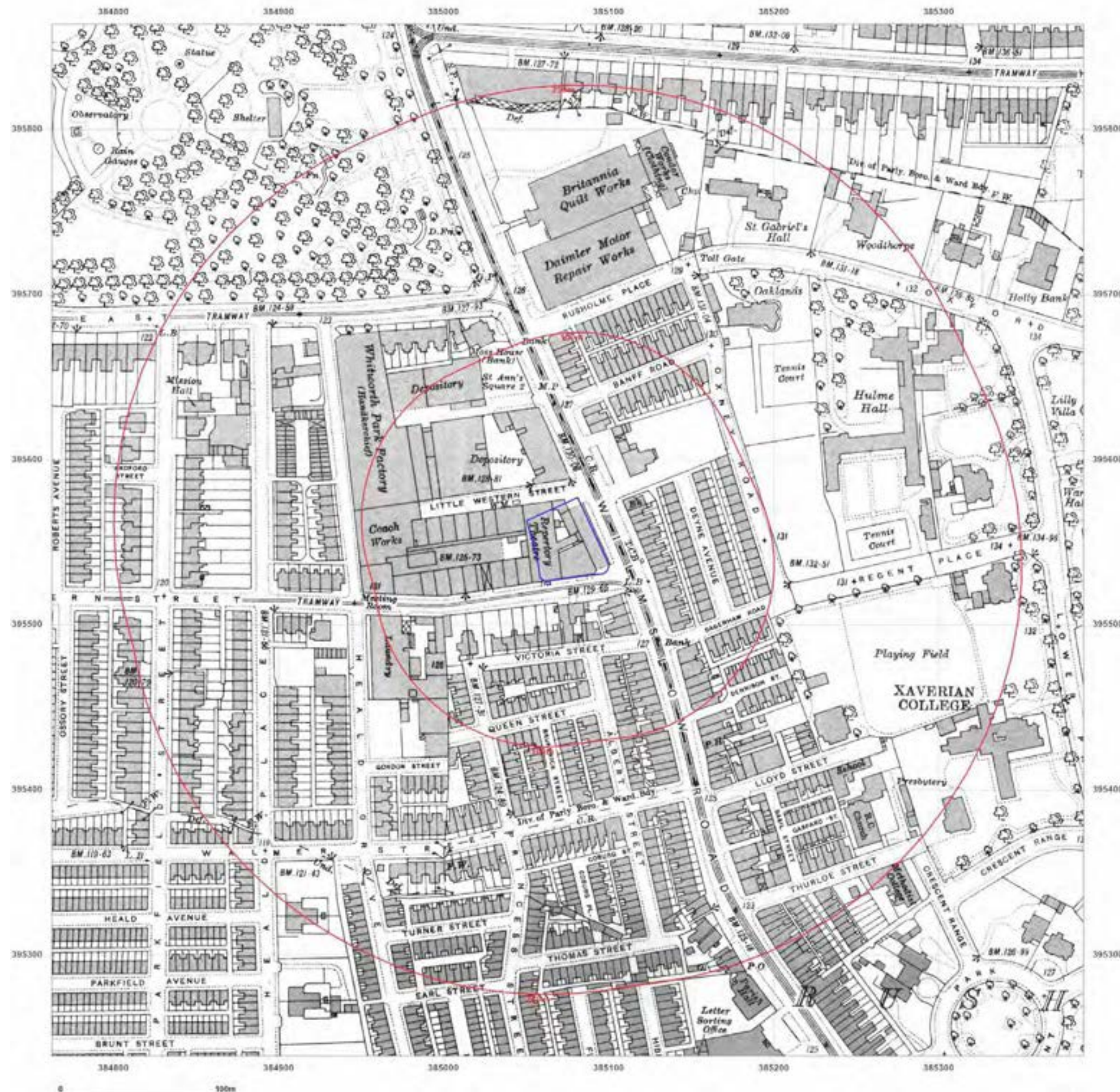


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Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: National Grid

Map date: 1949-1950

Scale: 1:1,250

Printed at: 1:2,000



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



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Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: National Grid

Map date: 1950-1951

Scale: 1:1,250

Printed at: 1:2,000



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



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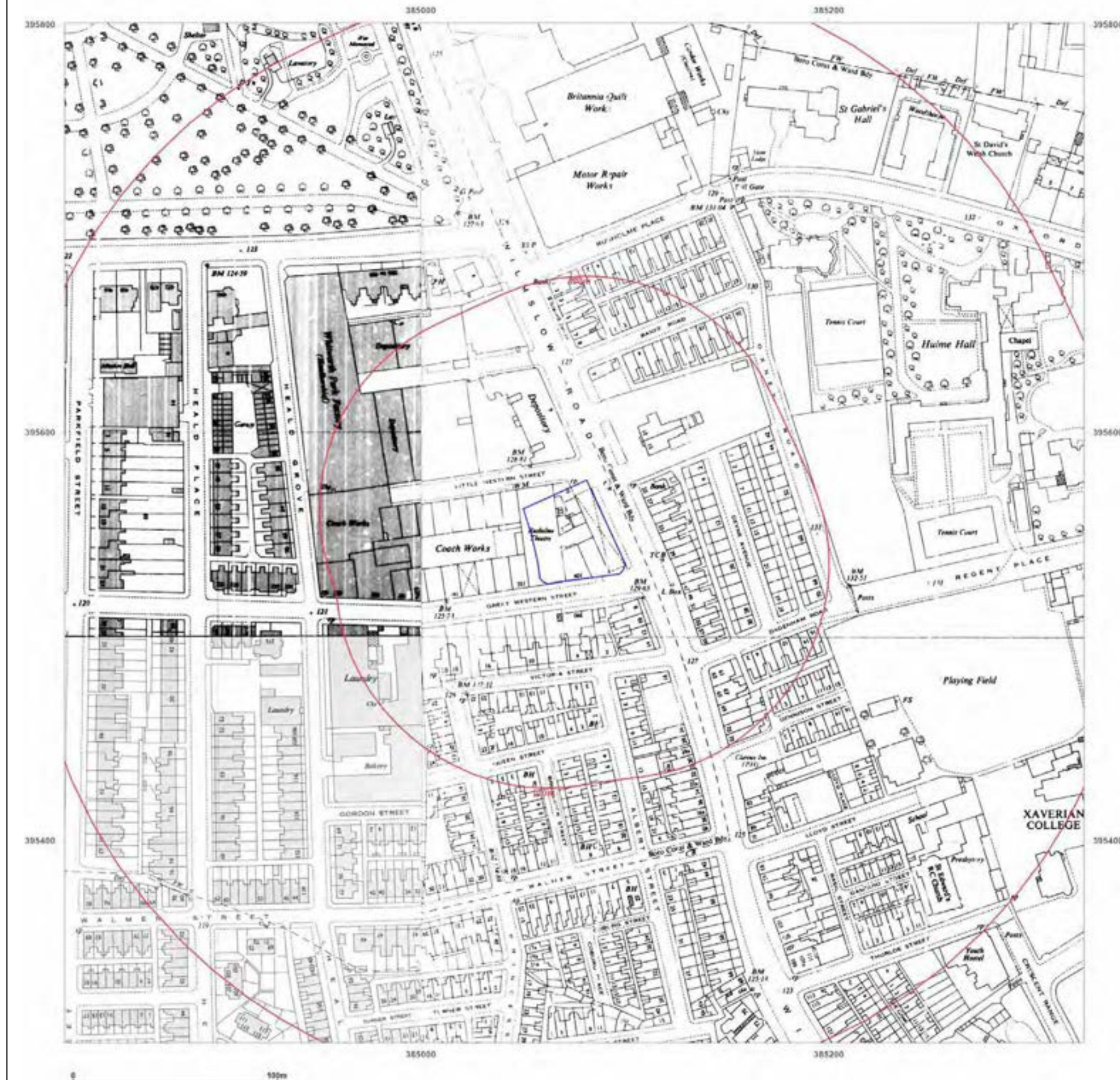


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Report Ref: EMS-748051_972575
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Map Name: National Grid

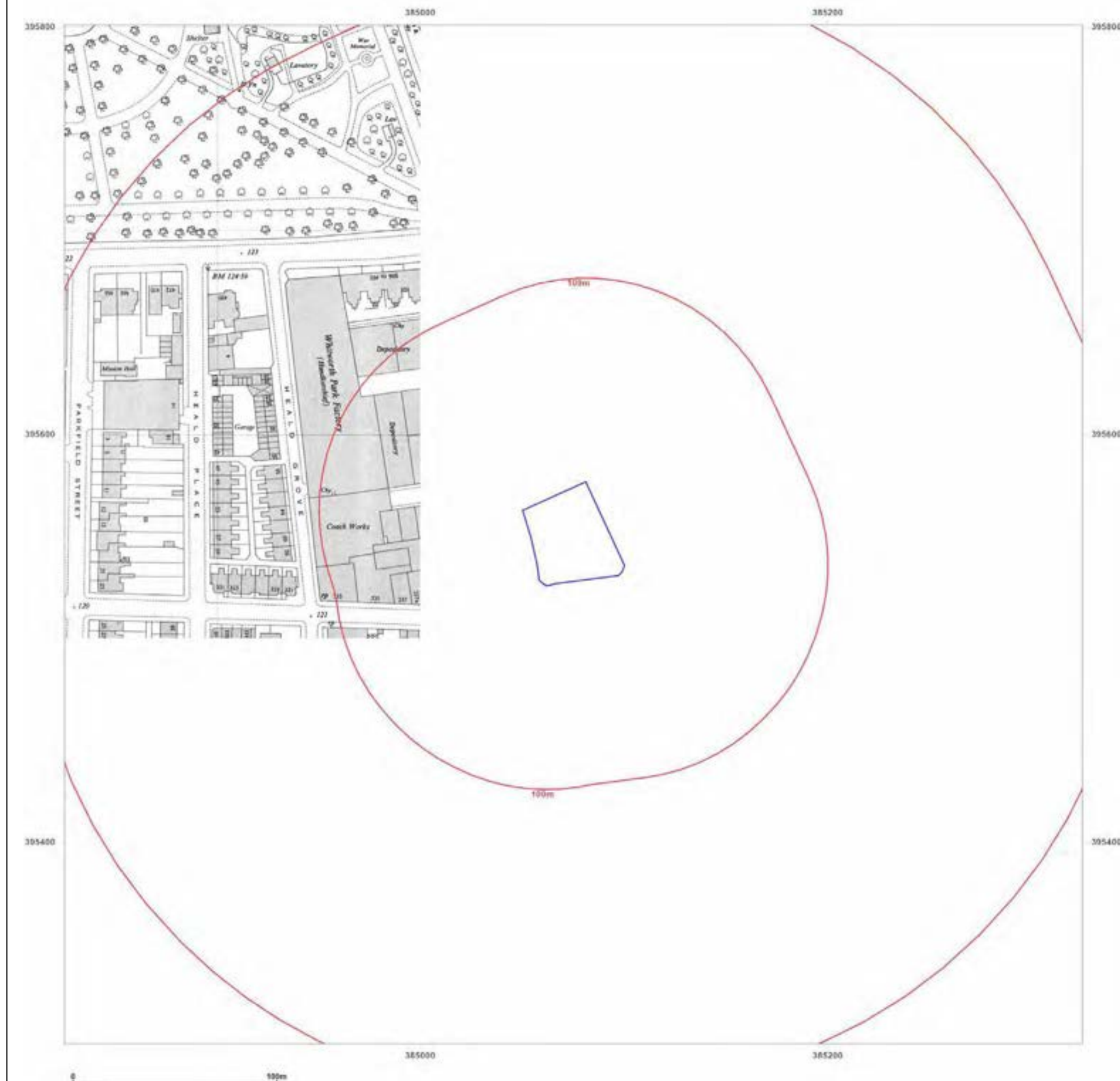
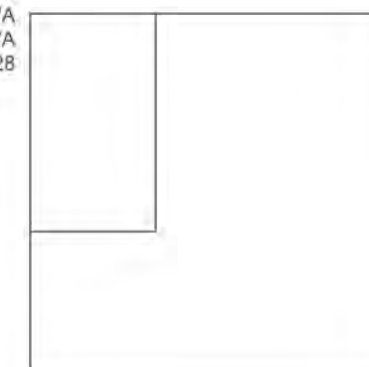
Map date: 1951

Scale: 1:1,250

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Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: National Grid

Map date: 1950-1951

Scale: 1:2,500

Printed at: 1:2,500



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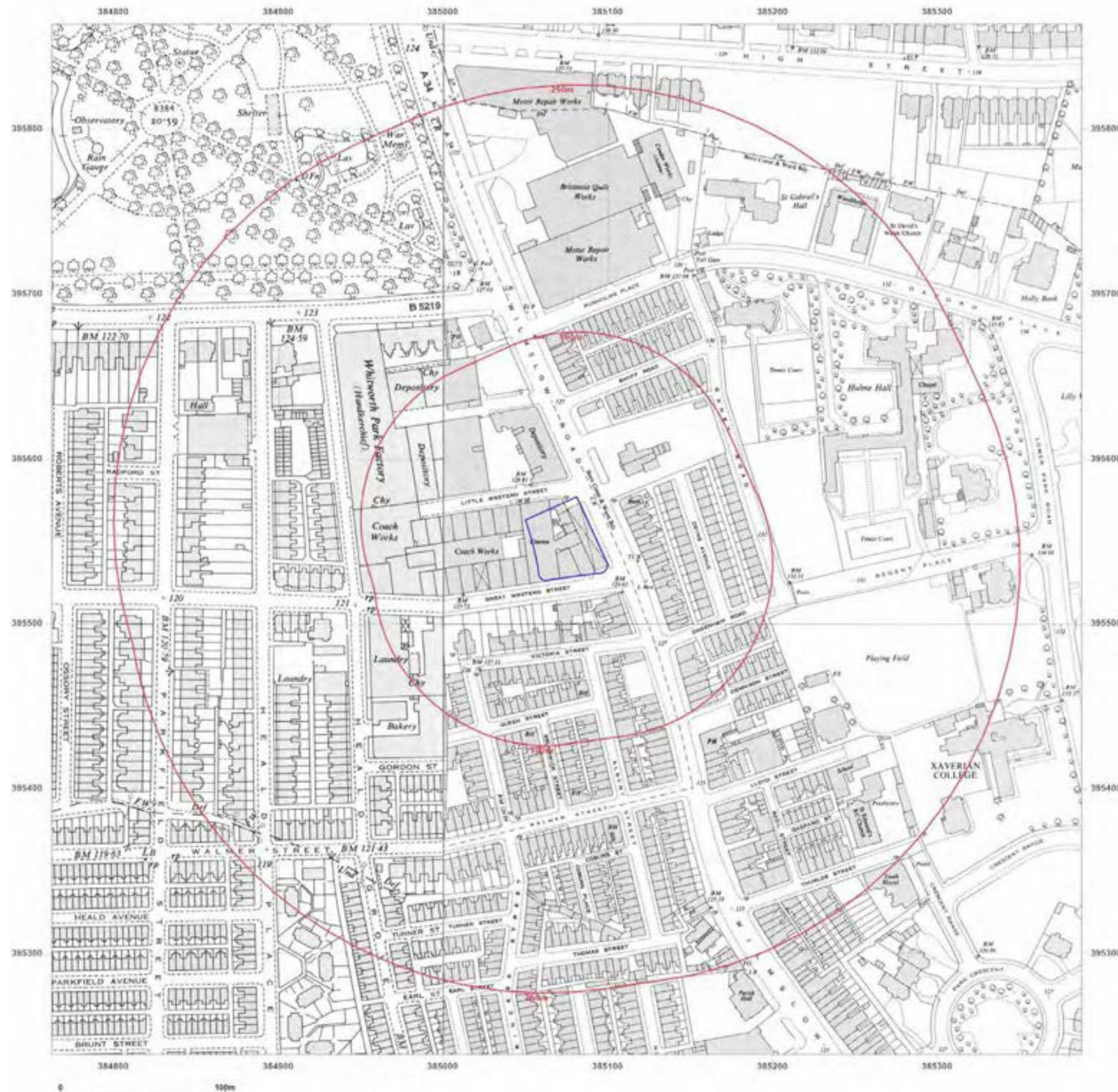


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Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: National Grid

Map date: 1955

Scale: 1:2,500

Printed at: 1:2,500



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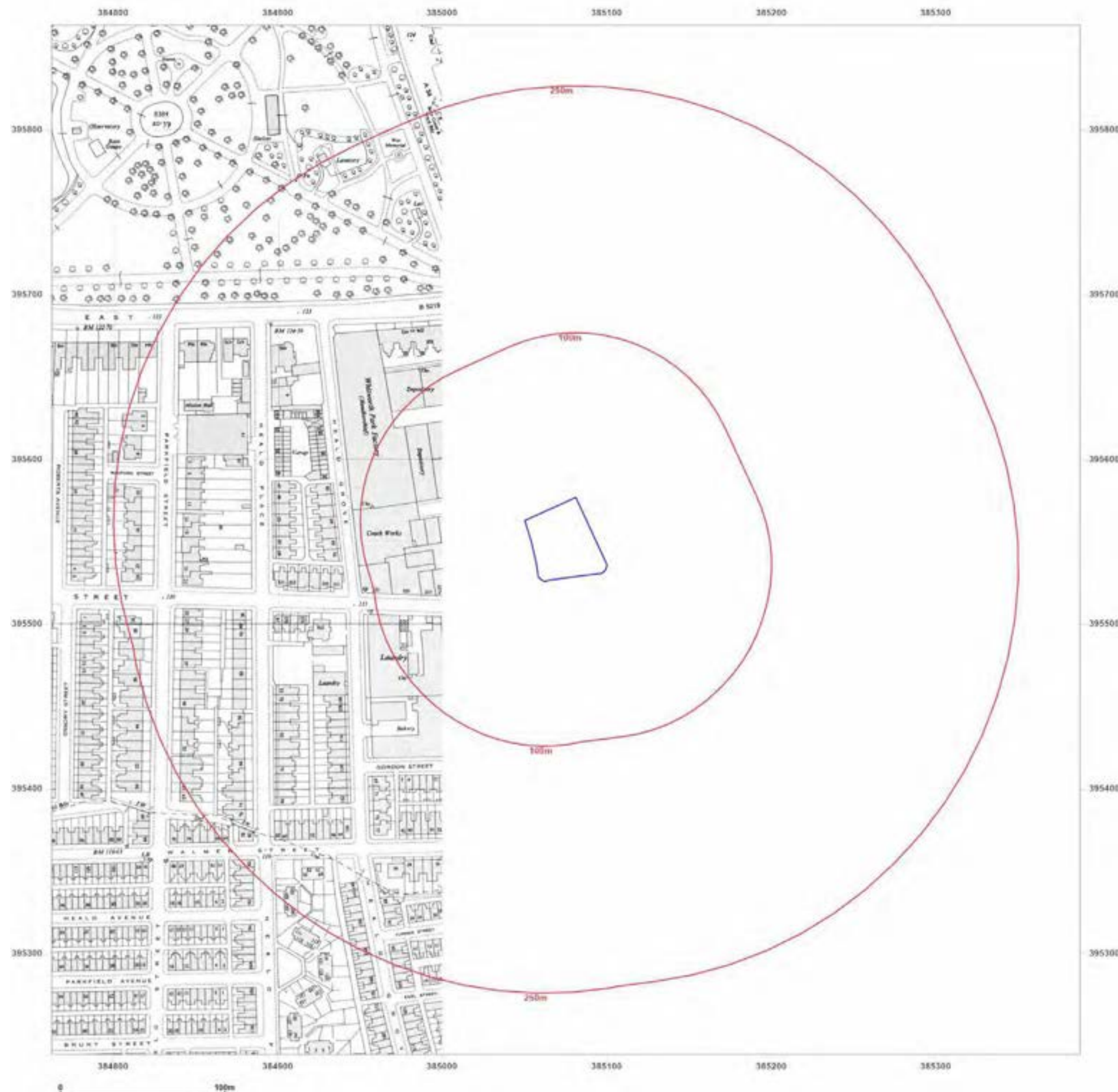


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Production date: 06 January 2022

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Site Details:

MFG Rusholme PFS,10
Wilmslow
Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: National Grid

Map date: 1961

Scale: 1:1,250

Printed at: 1:2,000



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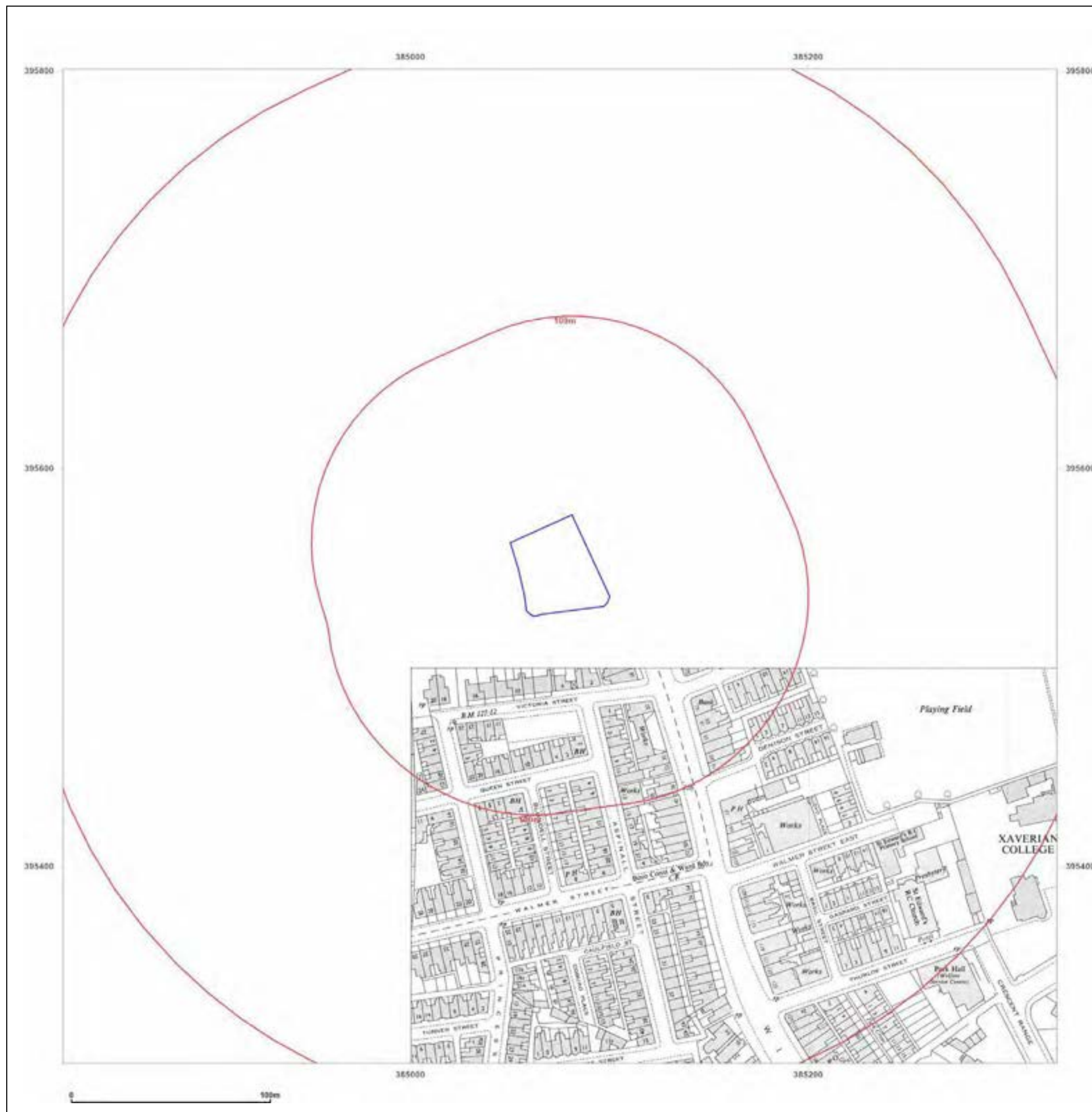


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Site Details:

MFG Rusholme PFS,10
Wilmslow
Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: National Grid

Map date: 1970

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
Revised 1969
Edition N/A
Copyright 1970
Levelled 1968



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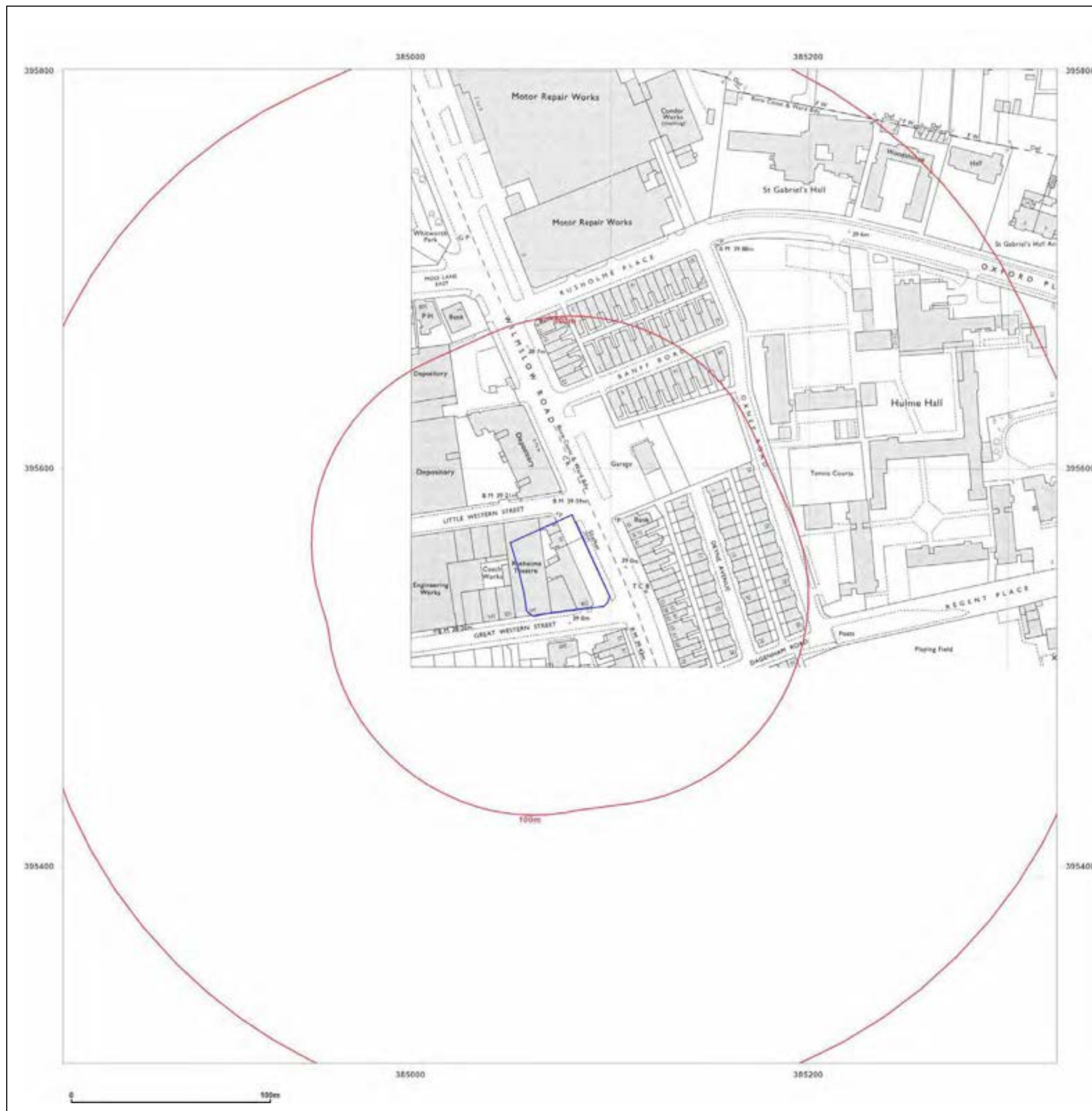


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Site Details:

MFG Rusholme PFS,10
Wilmslow
Road,Rusholme,Manchester,M1
4 5TQ

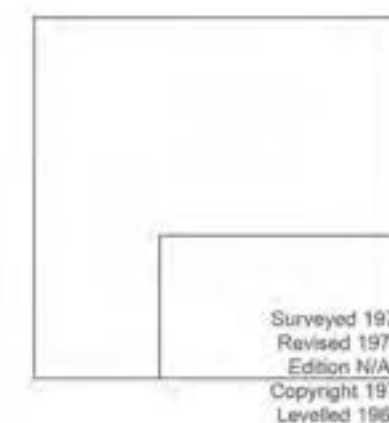
Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: National Grid

Map date: 1979

Scale: 1:1,250

Printed at: 1:2,000



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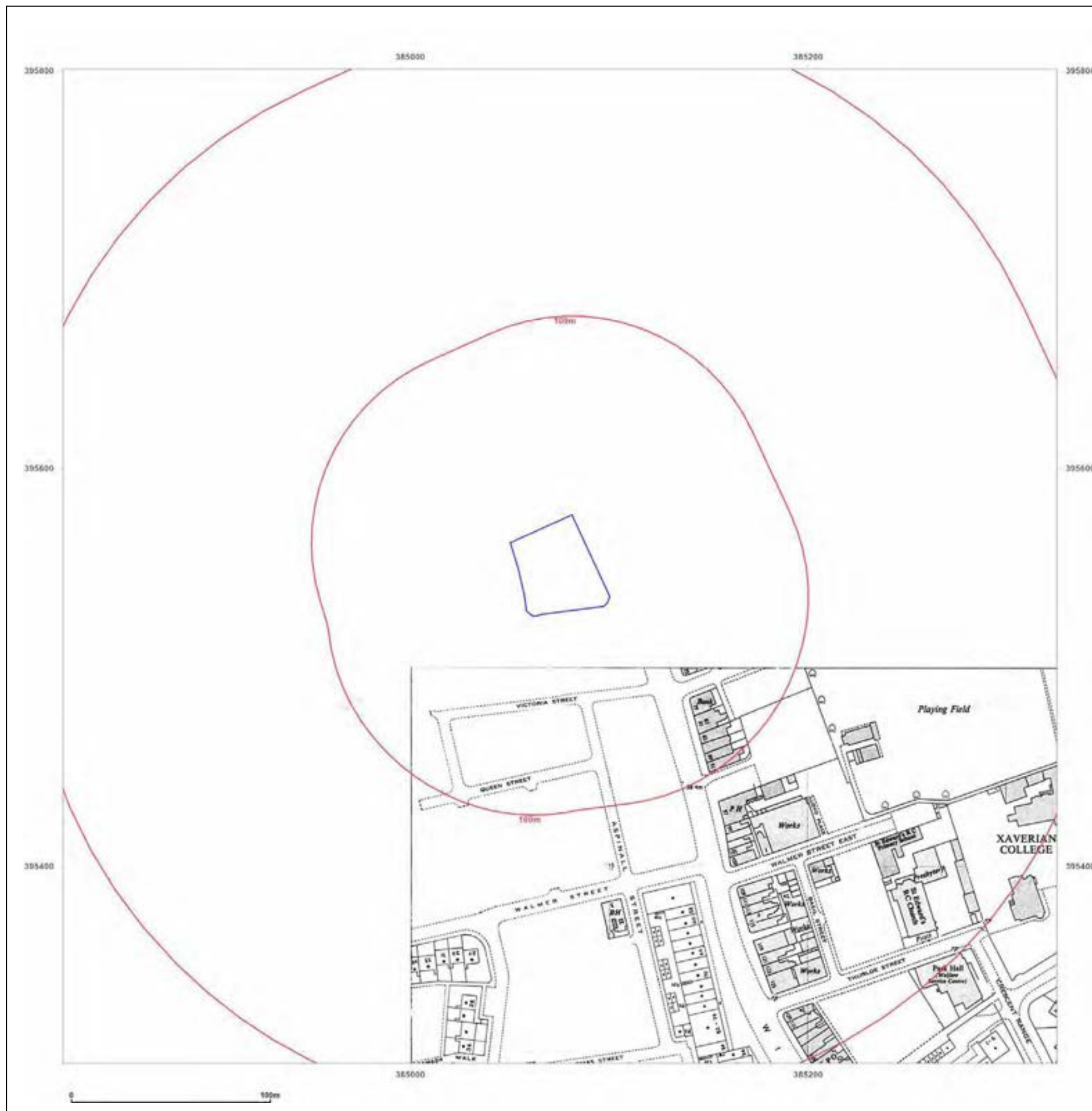


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Site Details:

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Wilmslow
Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: National Grid

Map date: 1980-1982

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950 Revised 1981 Edition N/A Copyright 1982 Levelled 1958	Surveyed N/A Revised N/A Edition N/A Copyright 1980 Levelled 1963
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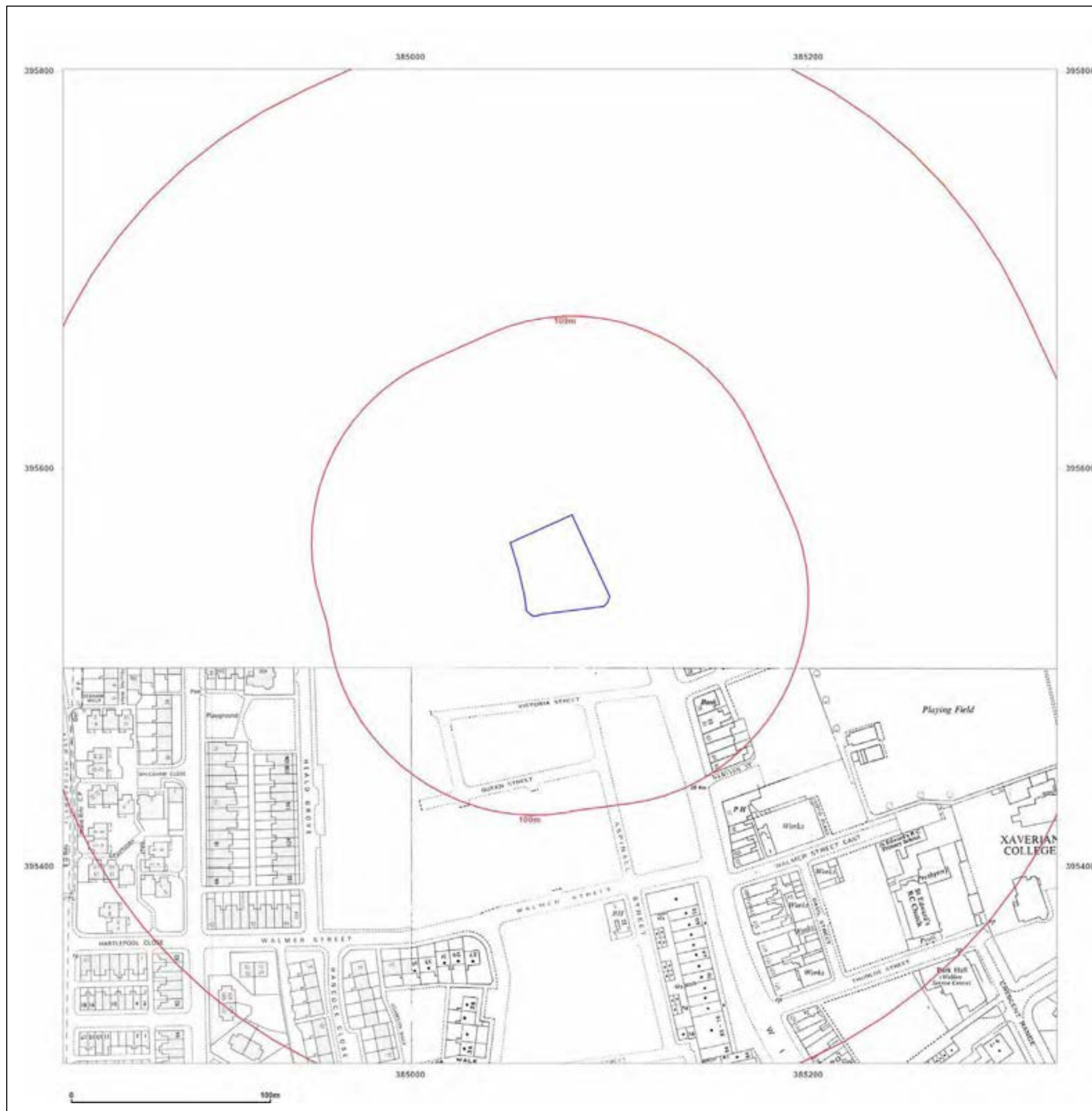


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Site Details:

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Wilmslow
Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: National Grid

Map date: 1983-1987

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright 1988 Levelled 1988	
Surveyed 1950 Revised 1981 Edition N/A Copyright 1987 Levelled 1958	Surveyed 1950 Revised 1982 Edition N/A Copyright 1983 Levelled 1963



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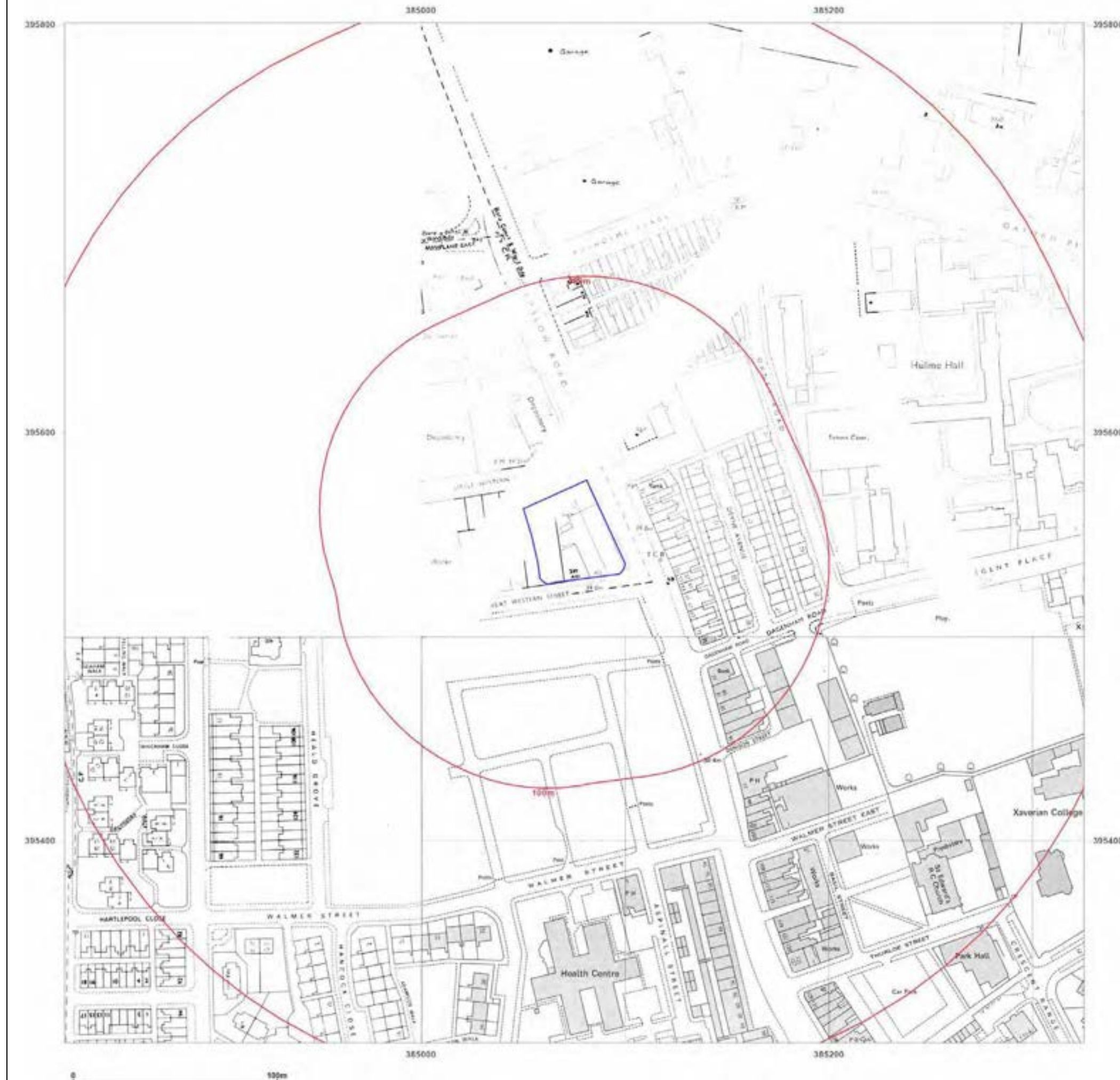


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Site Details:

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Wilmslow
Road,Rusholme,Manchester,M1
4 5TQ

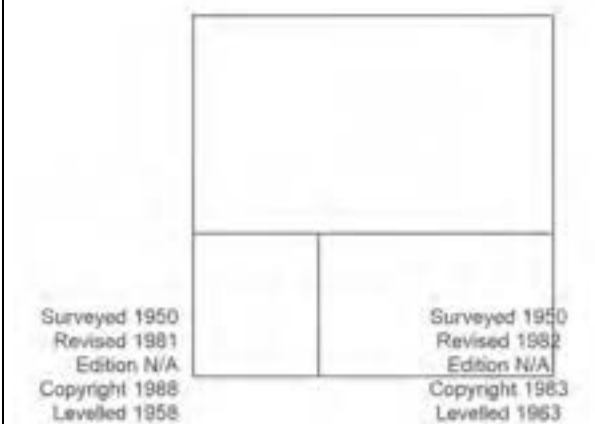
Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: National Grid

Map date: 1983-1988

Scale: 1:1,250

Printed at: 1:2,000



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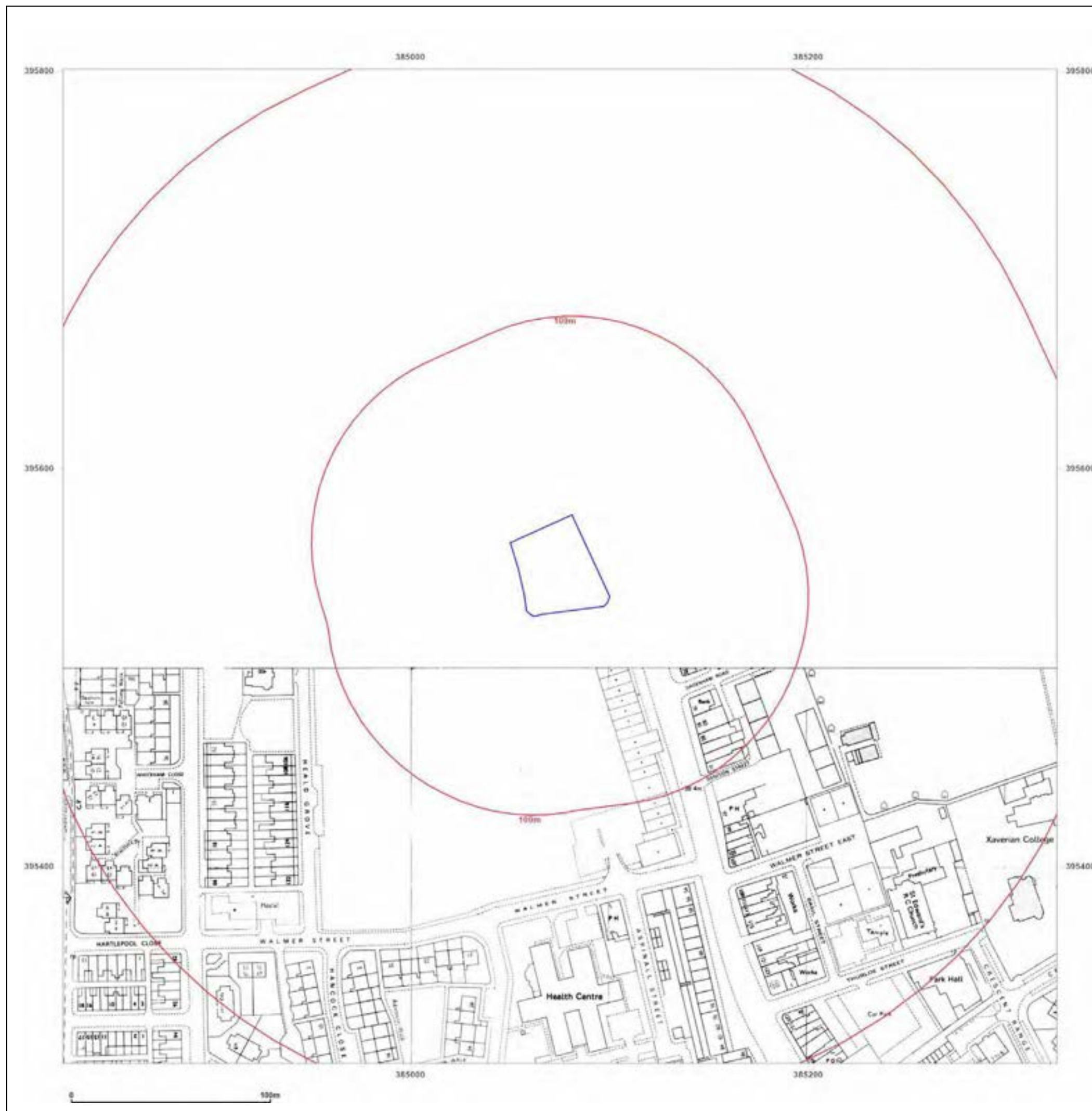


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Site Details:

MFG Rusholme PFS,10
Wilmslow
Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: National Grid

Map date: 1989-1991

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1989 Revised 1989 Edition N/A Copyright 1989 Levelled N/A	Surveyed 1985 Revised 1991 Edition N/A Copyright 1991 Levelled 1965
Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A



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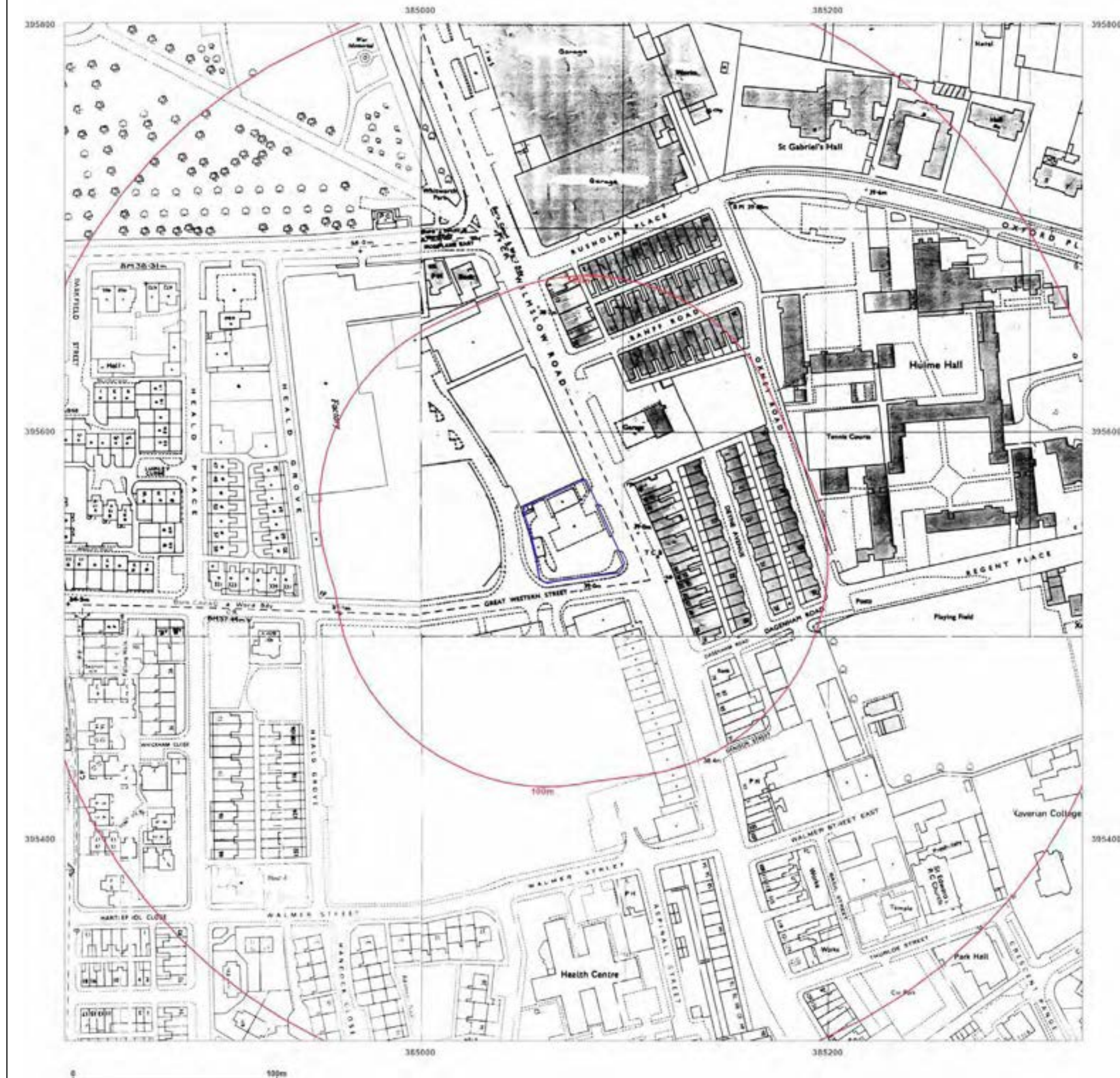


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Site Details:

MFG Rusholme PFS,10
Wilmslow
Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: National Grid

Map date: 1991

Scale: 1:2,500

Printed at: 1:2,500



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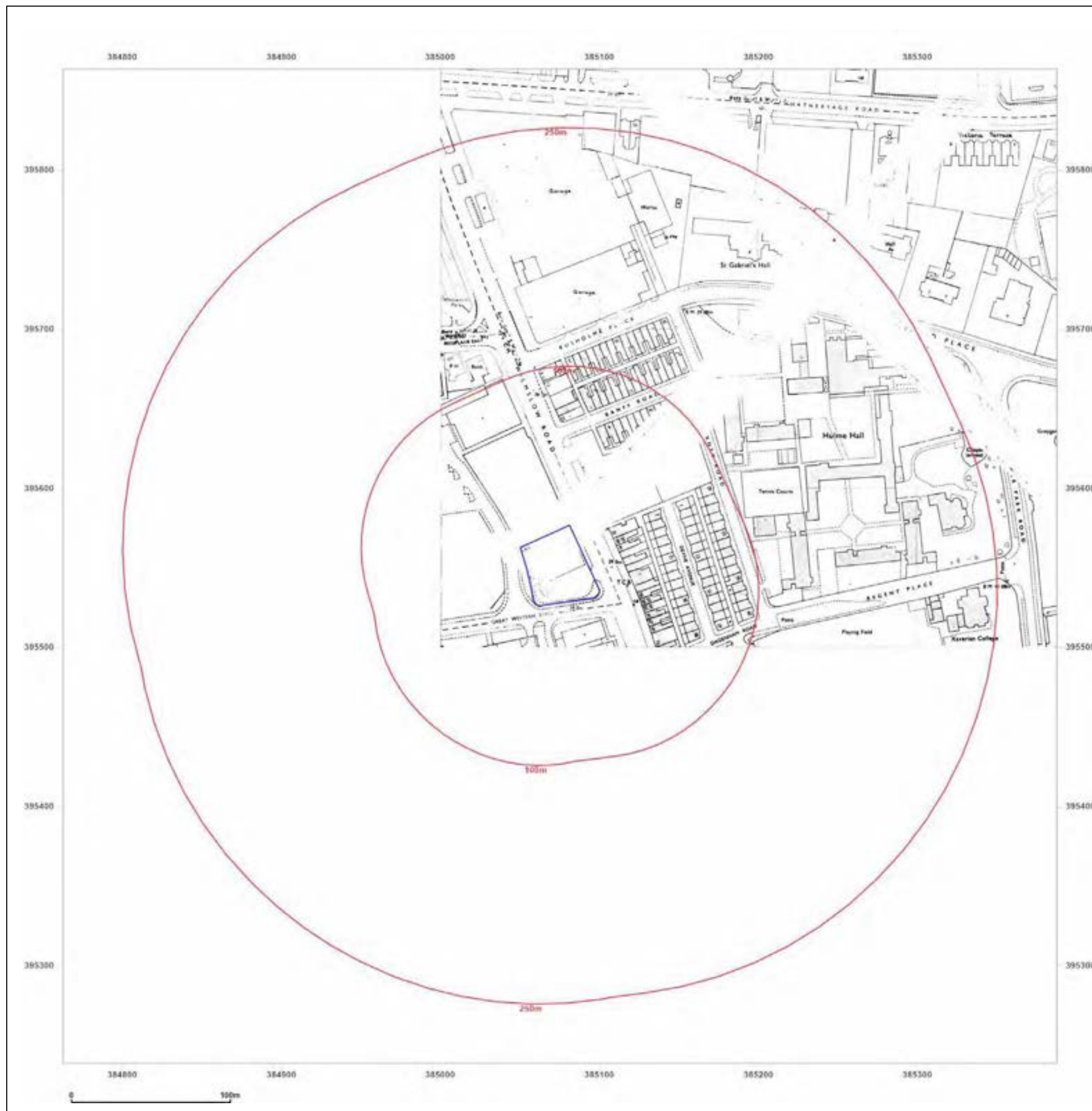


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Site Details:

MFG Rusholme PFS,10
Wilmslow
Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: National Grid

Map date: 1991-1992

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1985
Revised 1991
Edition N/A
Copyright 1991
Levelled 1965

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

Surveyed 1992
Revised 1992
Edition N/A
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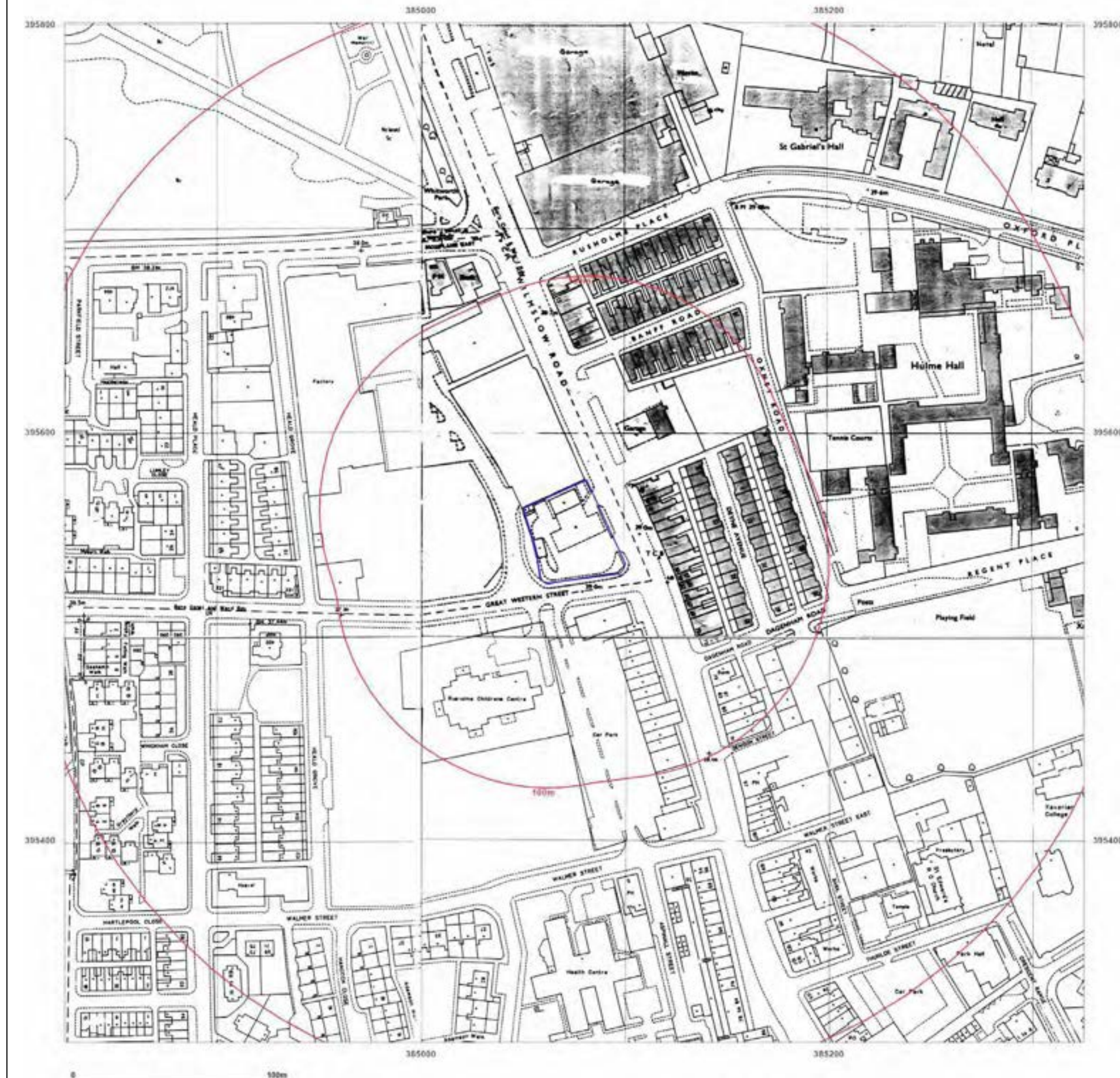


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Site Details:

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Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1993
Revised 1993
Edition N/A
Copyright 1993
Levelled N/A



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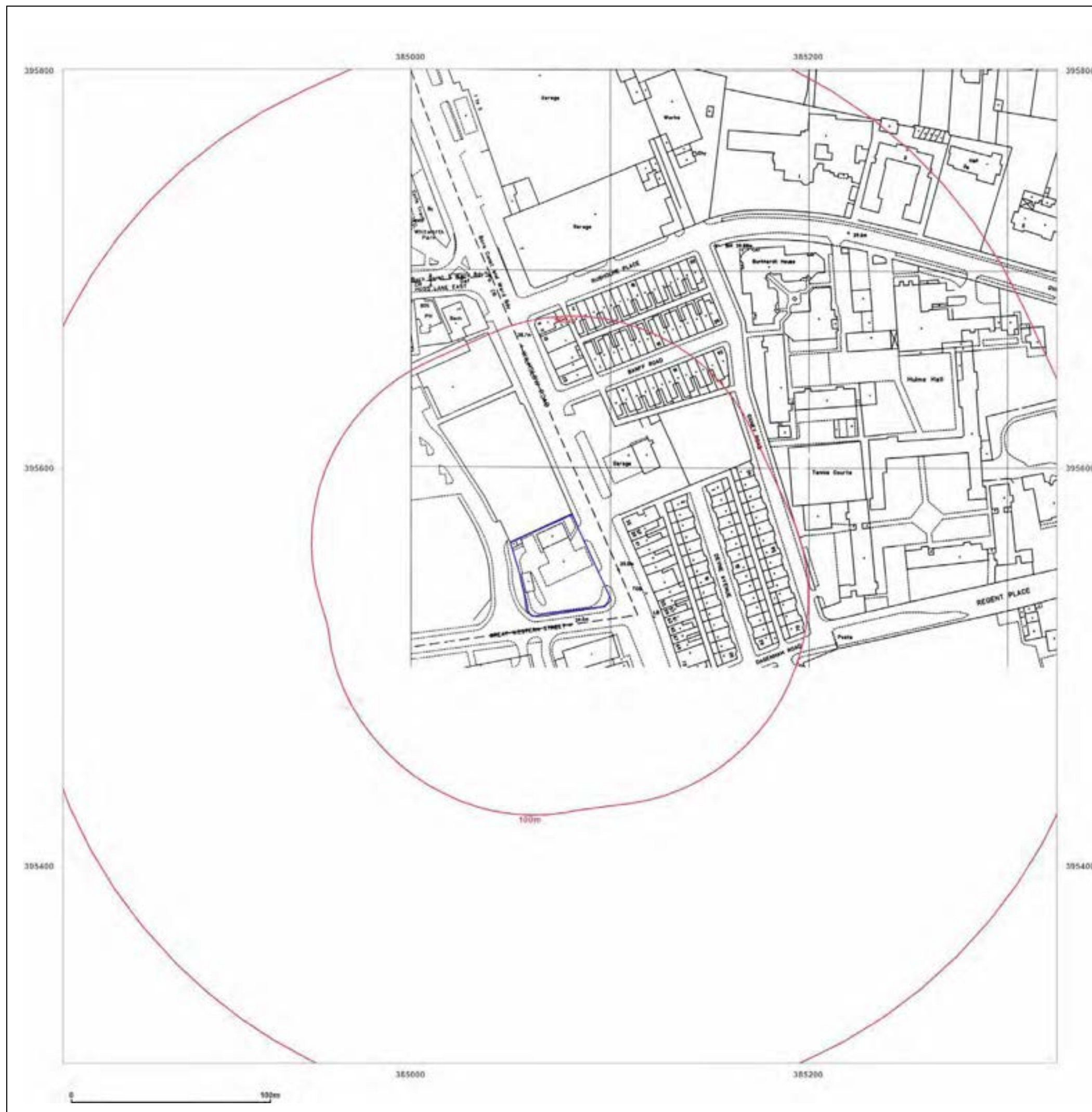


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Site Details:

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Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: National Grid

Map date: 1992-1994

Scale: 1:1,250

Printed at: 1:2,000



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

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

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

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



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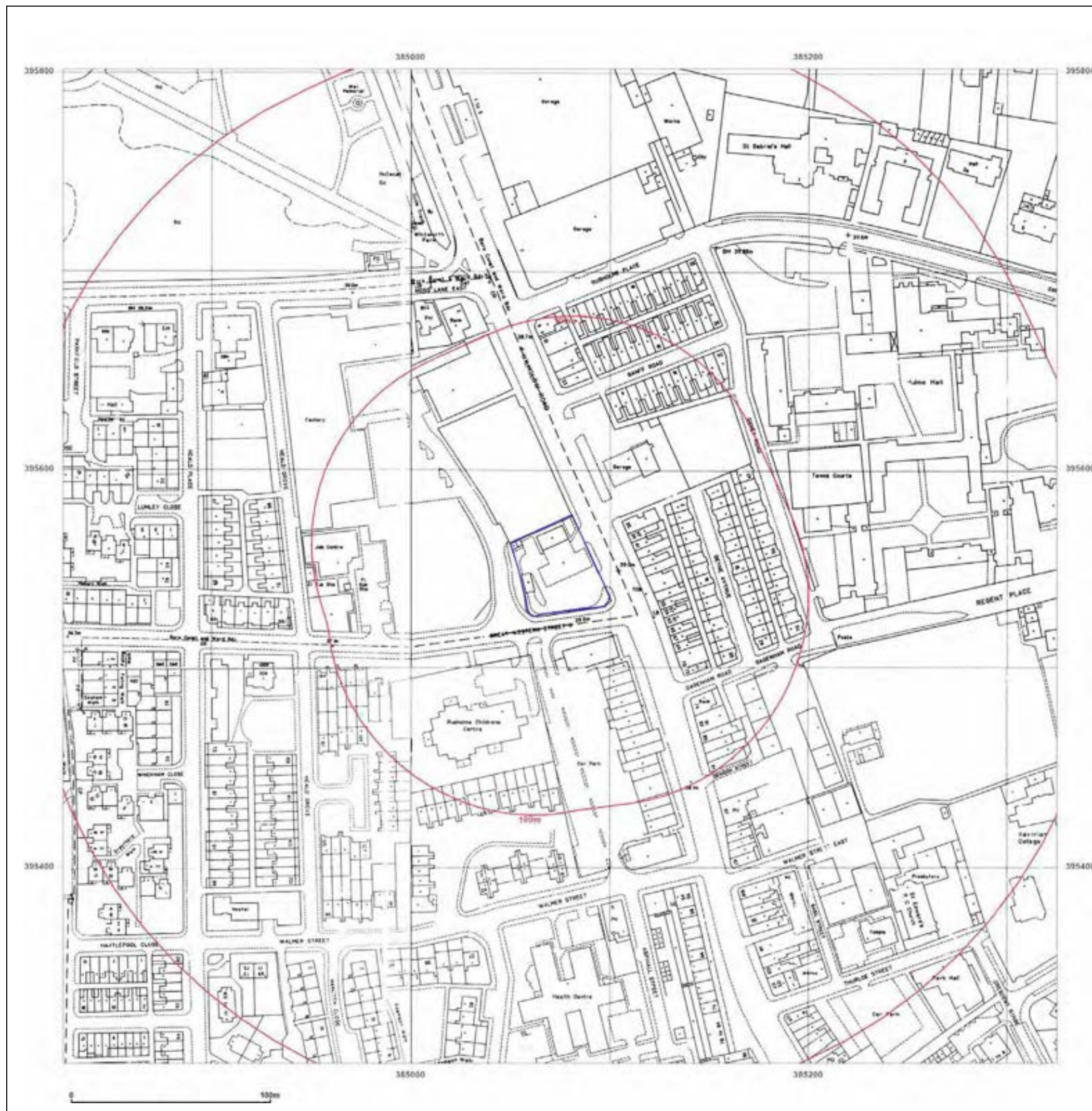


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Site Details:

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Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: National Grid

Map date: 1993-1994

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1993
Revised 1993
Edition N/A
Copyright 1993
Levelled N/A

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

Surveyed 1994
Revised 1994
Edition N/A
Copyright 1994
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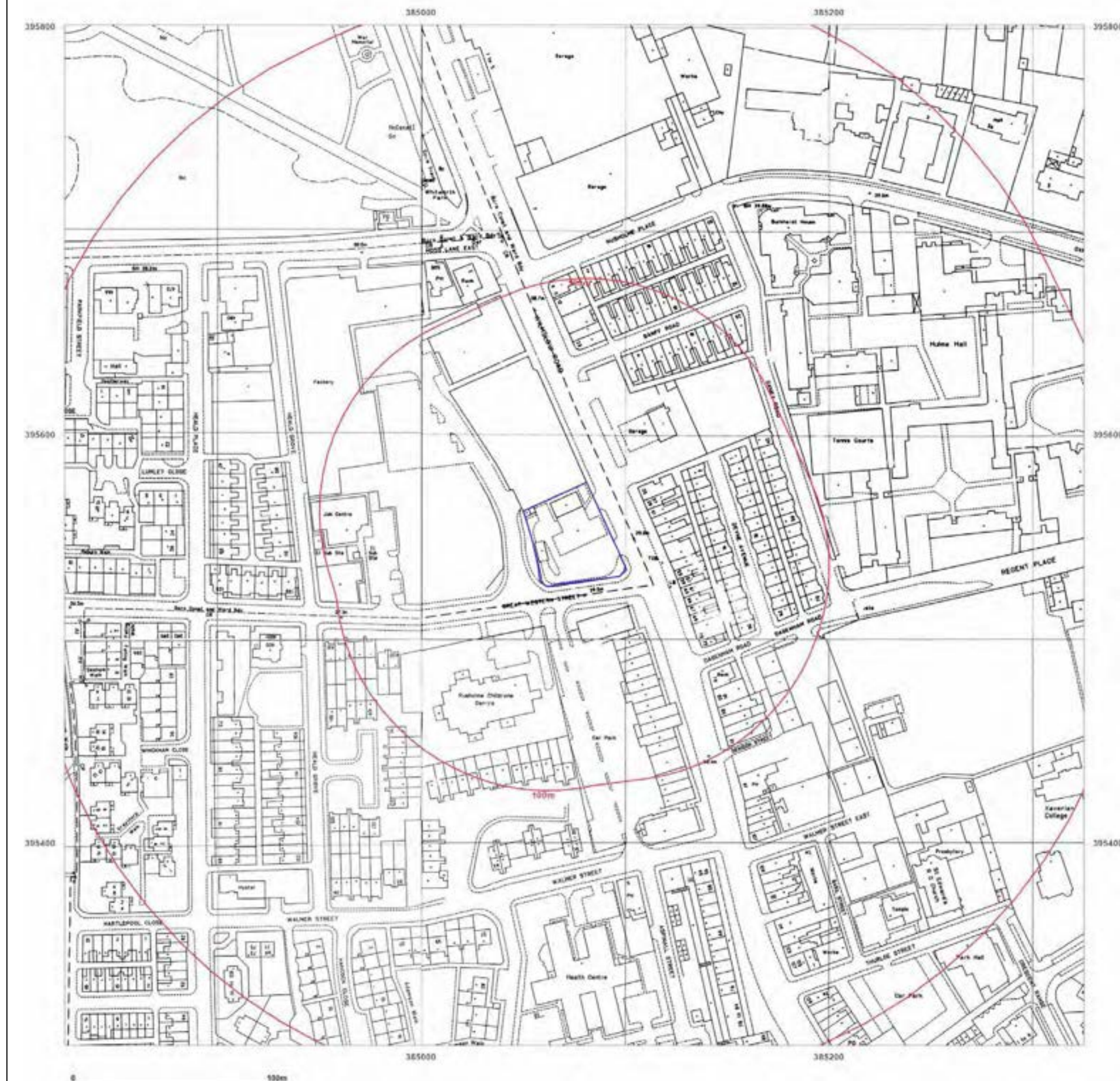


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Site Details:

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Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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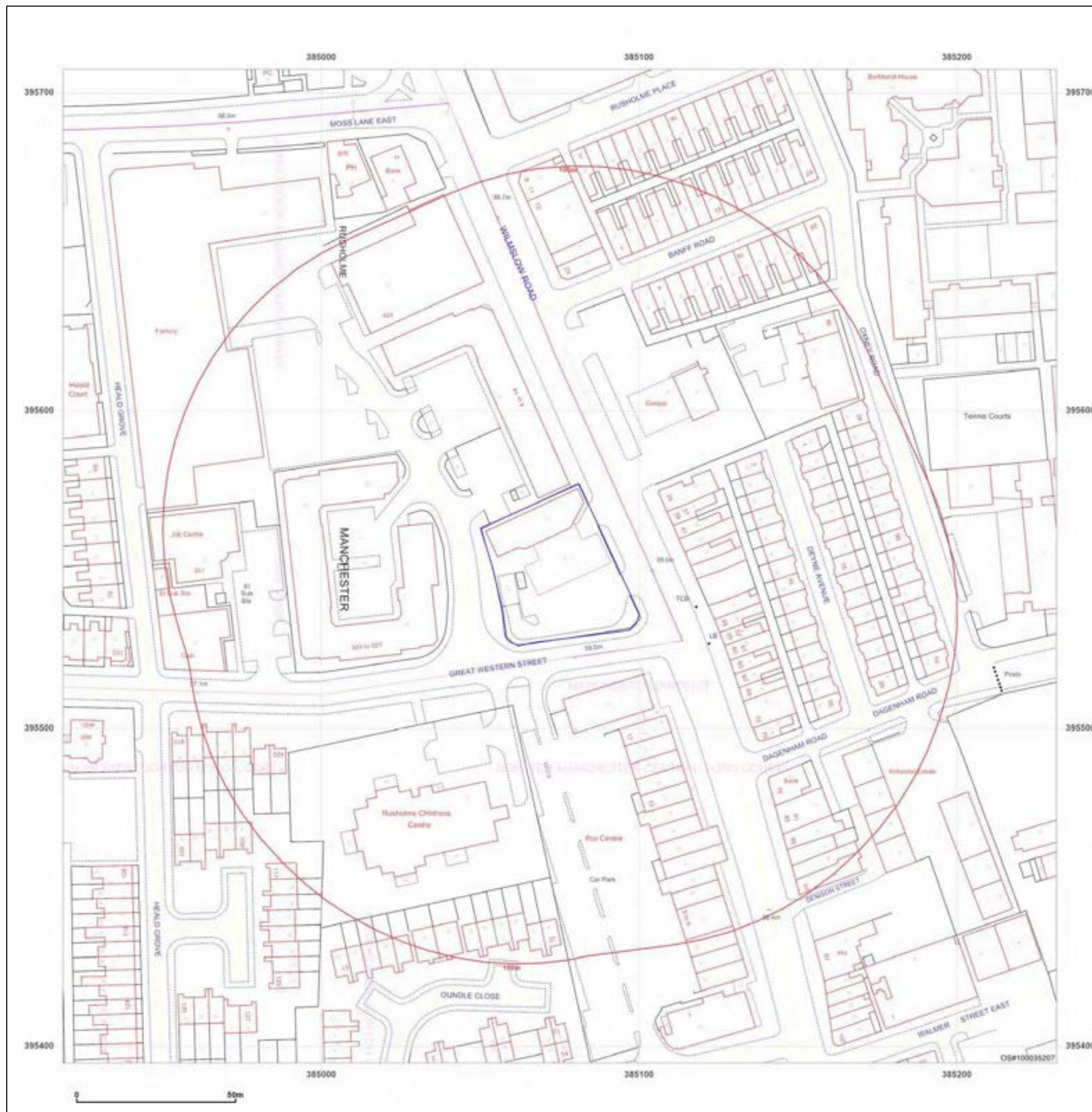


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Site Details:

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Wilmslow
Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: County Series

Map date: 1848-1849

Scale: 1:10,560

Printed at: 1:10,560



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

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



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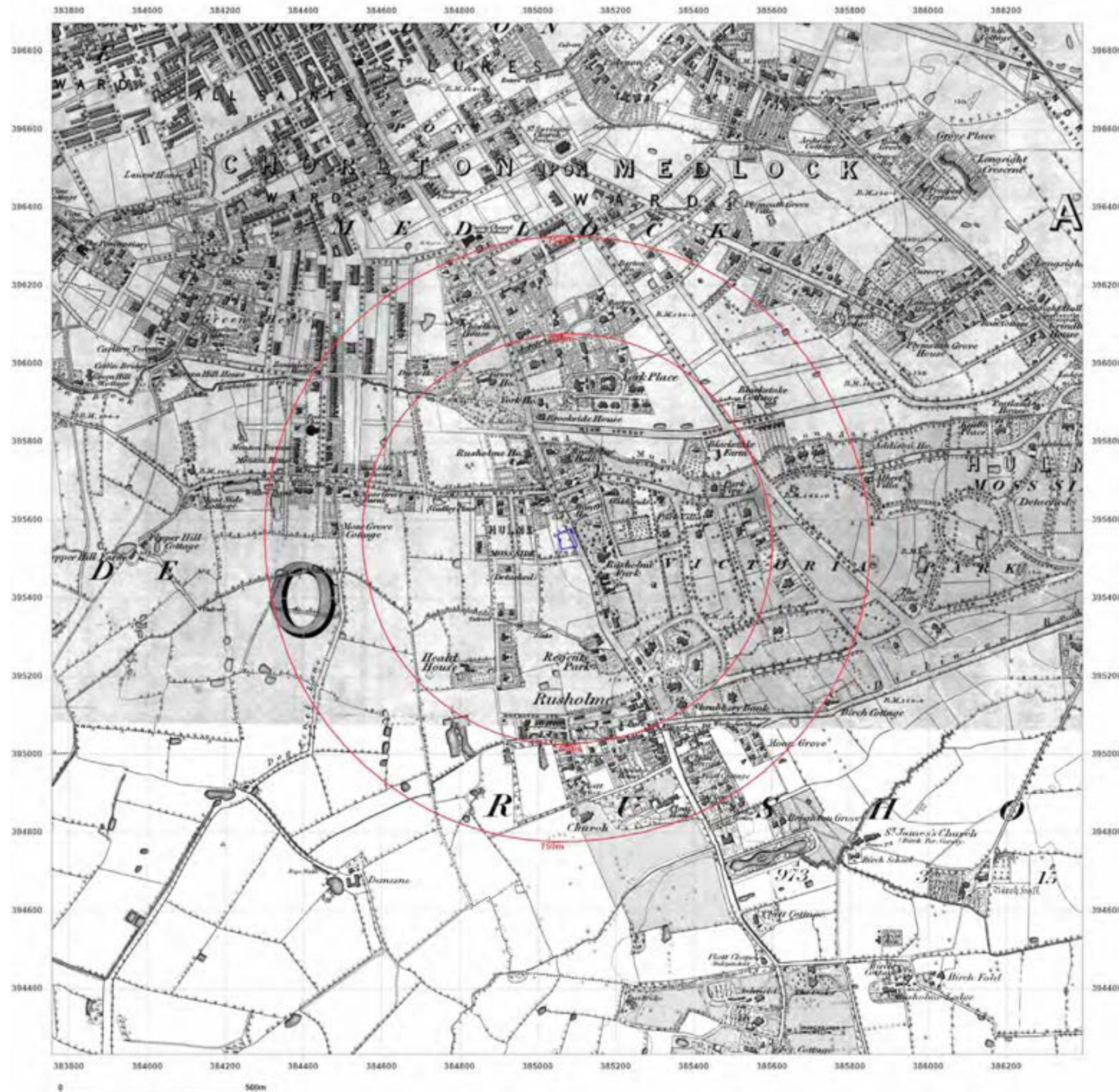


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Site Details:

MFG Rusholme PFS,10
Wilmslow
Road,Rusholme,Manchester,M1
4 5TQ

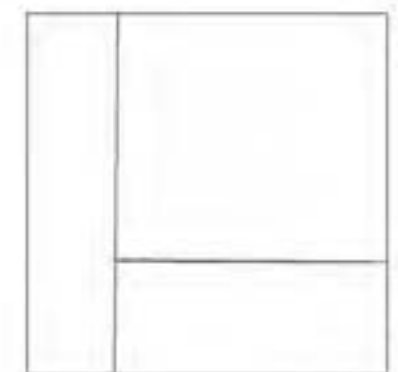
Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: County Series

Map date: 1890-1892

Scale: 1:10,560

Printed at: 1:10,560



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

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



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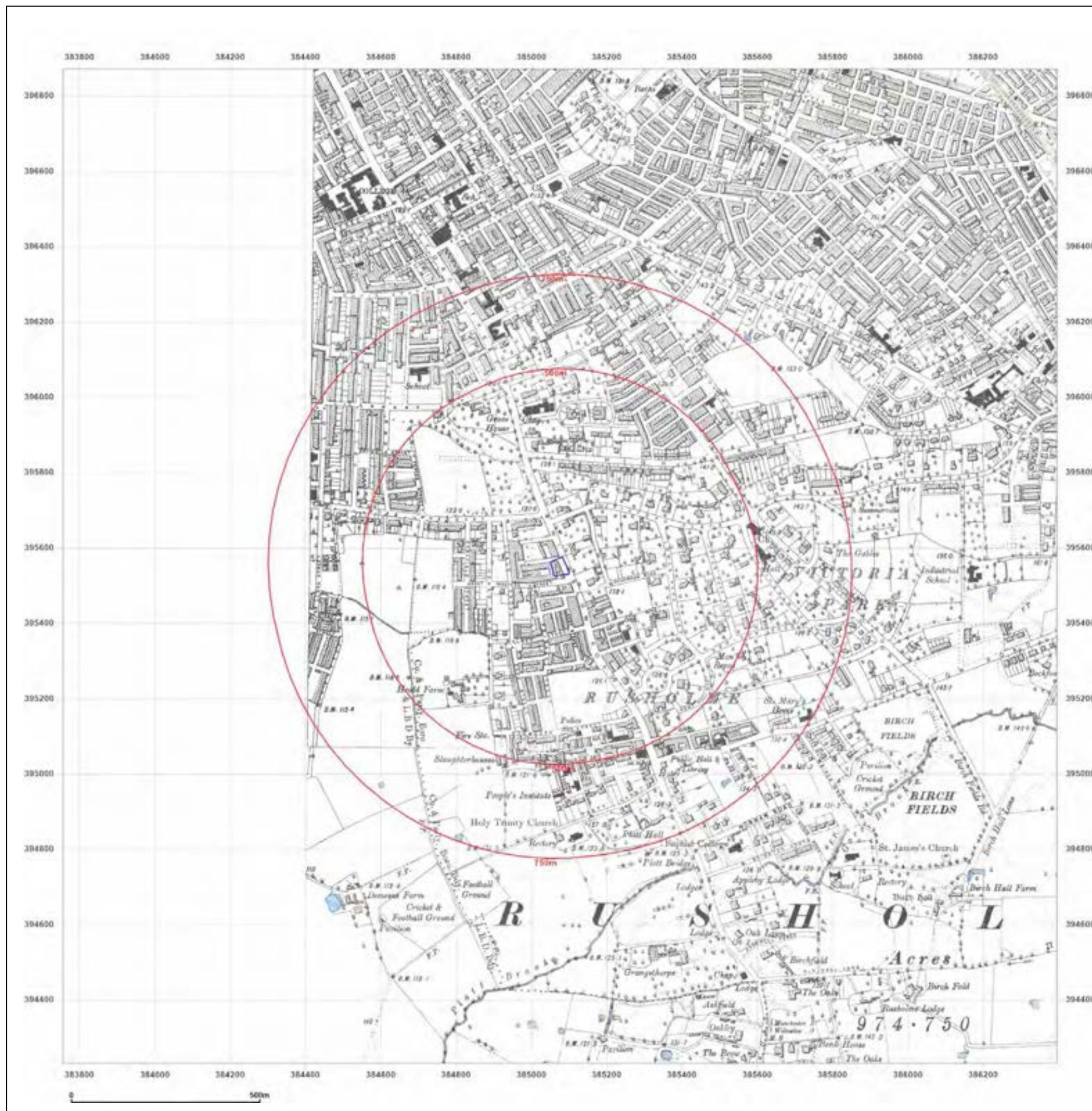


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Site Details:

MFG Rusholme PFS,10
Wilmslow
Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: County Series

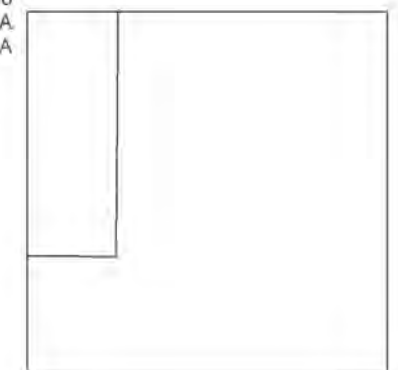
Map date: 1896

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1894
Revised 1896
Edition 1896
Copyright N/A
Levelled N/A



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Site Details:

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Wilmslow
Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: County Series

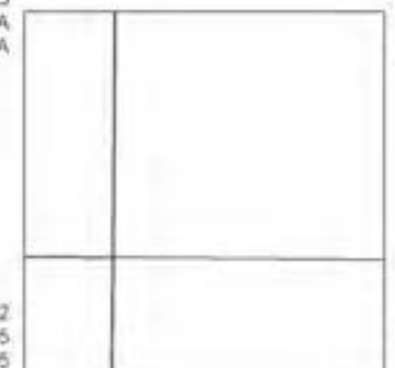
Map date: 1905

Scale: 1:10,560

Printed at: 1:10,560



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



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

Surveyed 1892
Revised 1905
Edition 1905
Copyright N/A
Levelled N/A

Surveyed 1892
Revised 1905
Edition 1905
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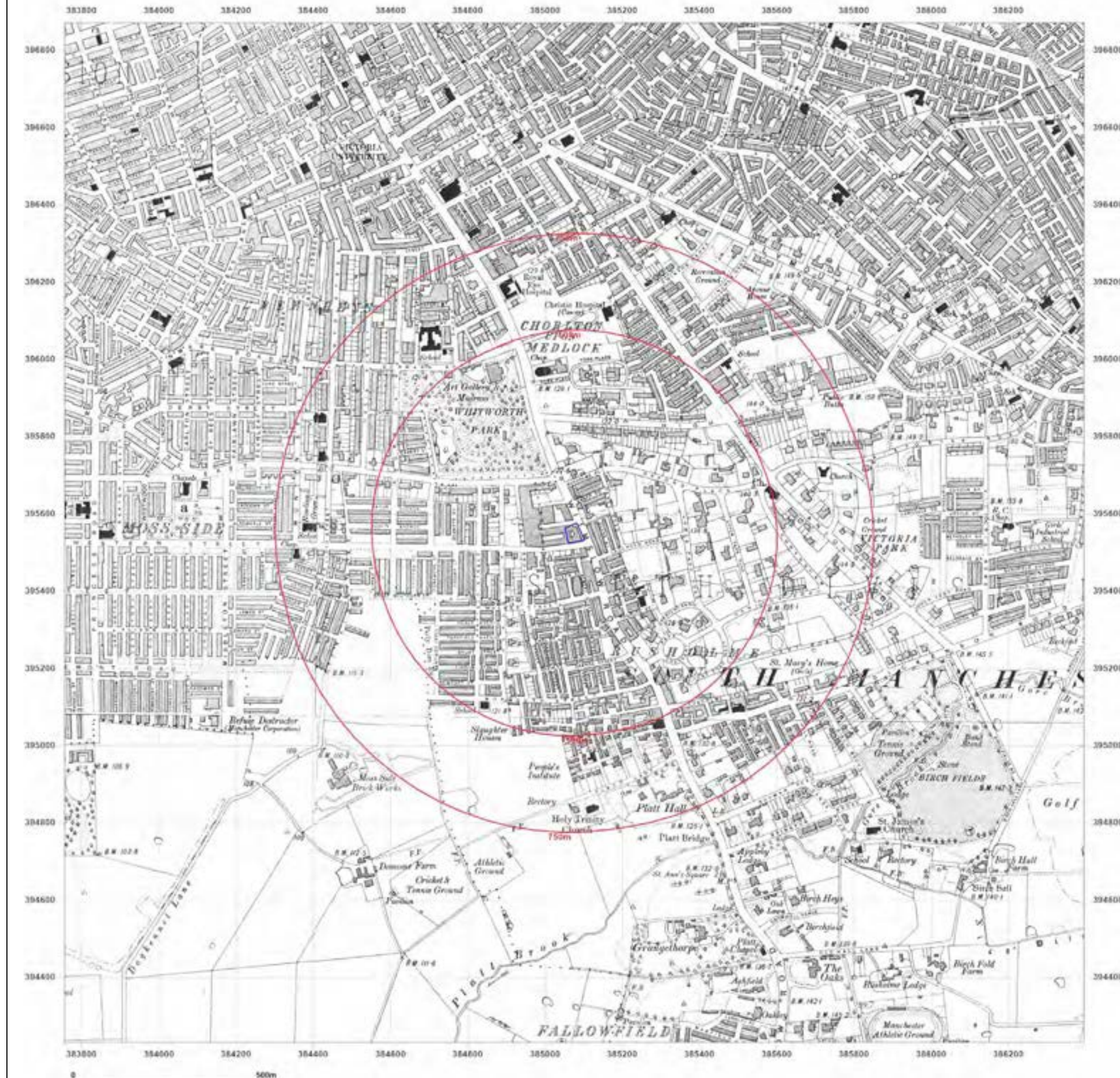


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Site Details:

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4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

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

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

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

Surveyed 1844
Revised 1916
Edition 1923
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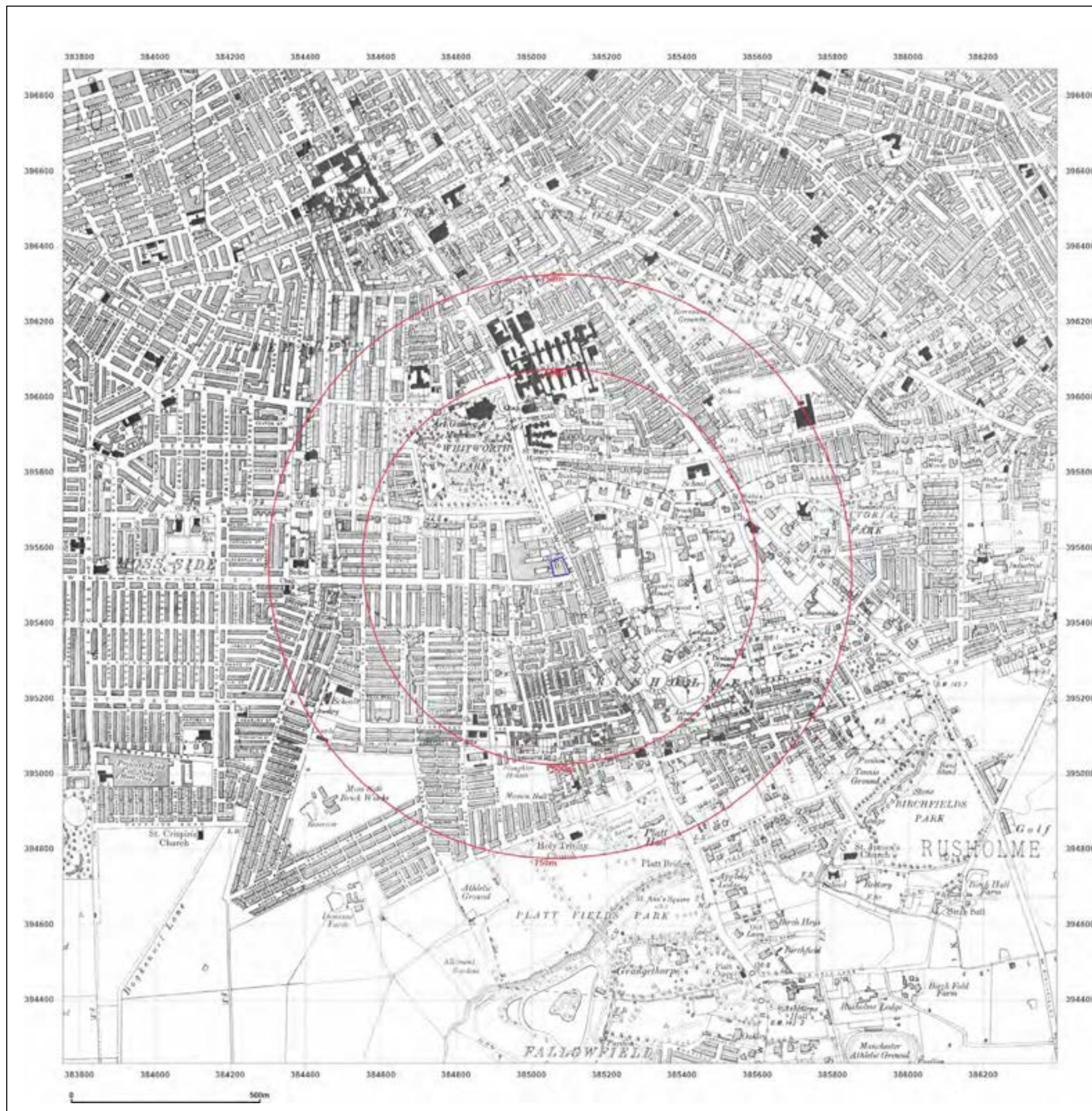


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Site Details:

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Wilmslow
Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

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



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



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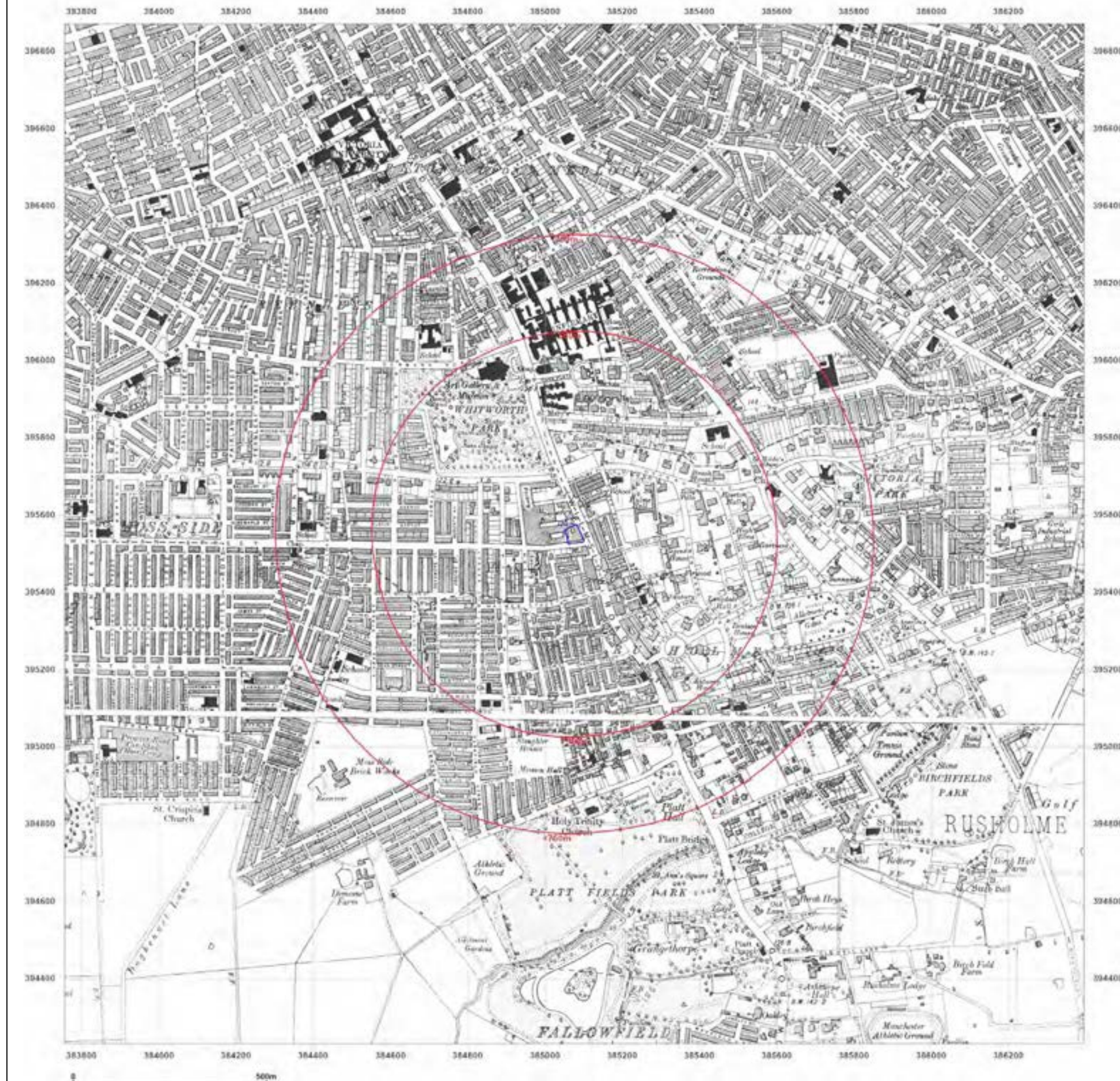


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Site Details:

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Wilmslow
Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: County Series

Map date: 1932-1934

Scale: 1:10,560

Printed at: 1:10,560



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

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

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



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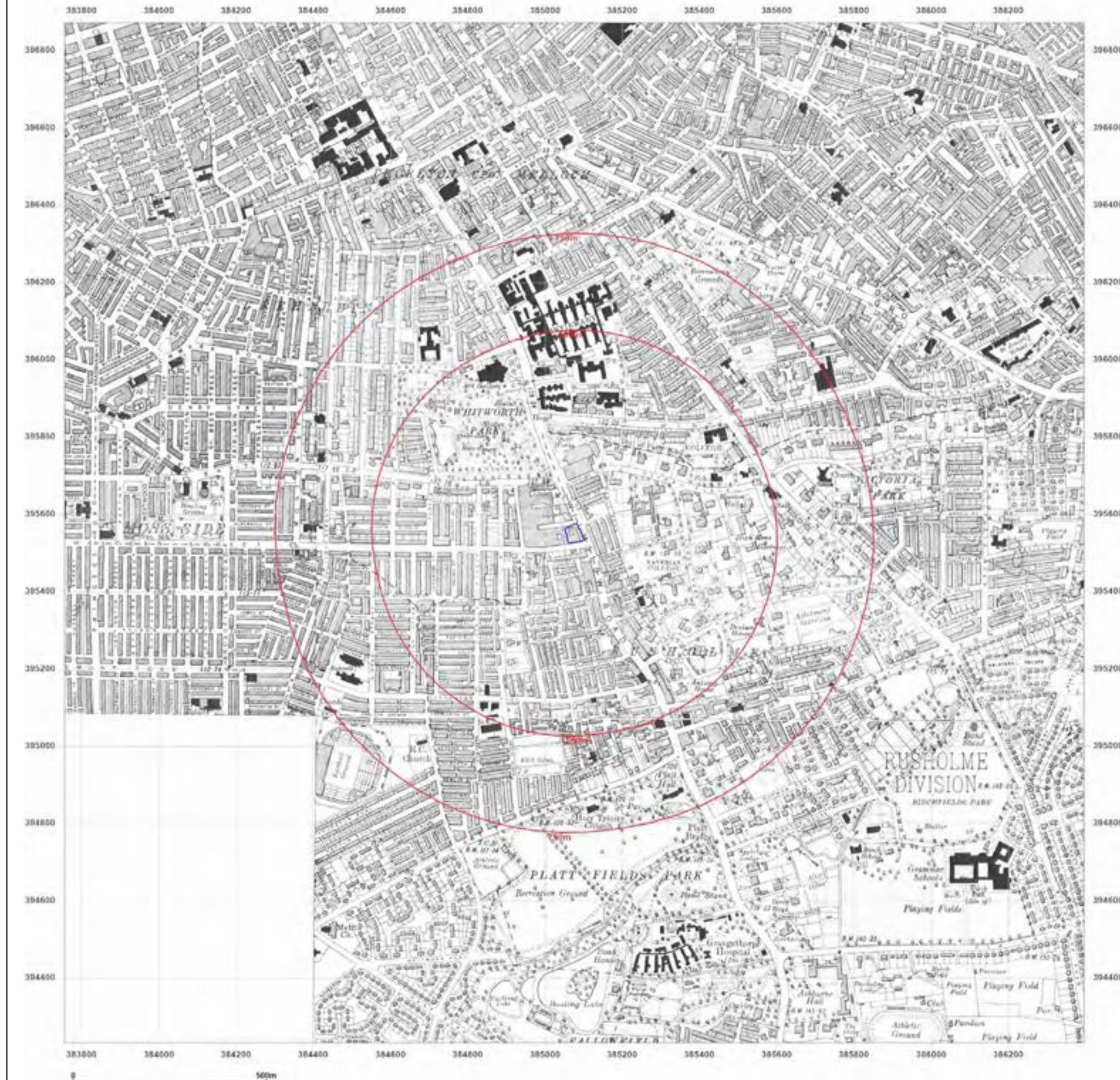


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Site Details:

MFG Rusholme PFS,10
Wilmslow
Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

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
Levelled 1927

Surveyed 1844
Revised 1938
Edition 1938
Copyright N/A
Levelled 1927

Surveyed 1844
Revised 1938
Edition 1938
Copyright N/A
Levelled 1927

Surveyed 1844
Revised 1938
Edition 1938
Copyright N/A
Levelled 1927



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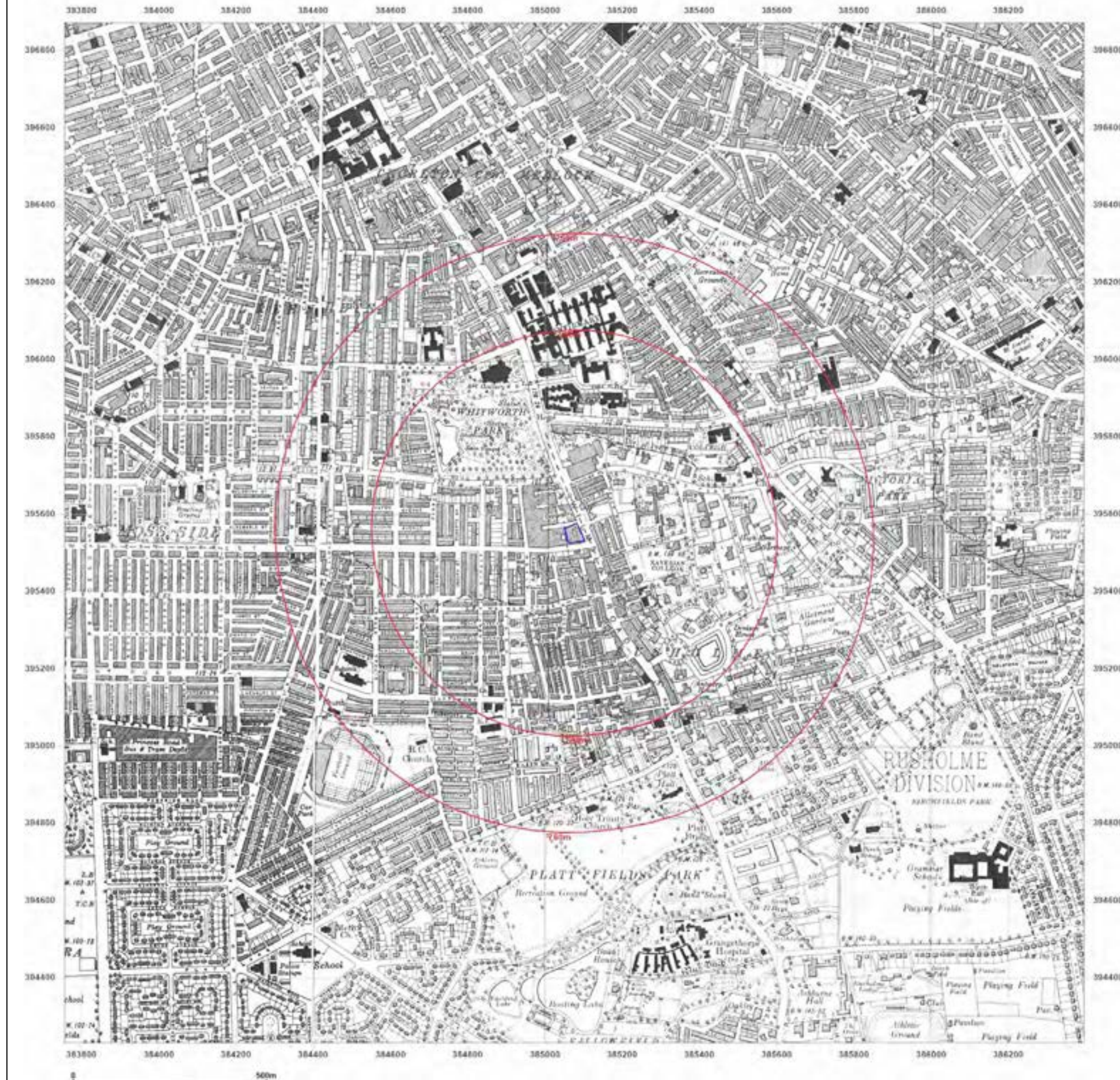


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Site Details:

MFG Rusholme PFS,10
Wilmslow
Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: Provisional

Map date: 1955-1956

Scale: 1:10,560

Printed at: 1:10,560



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

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

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

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



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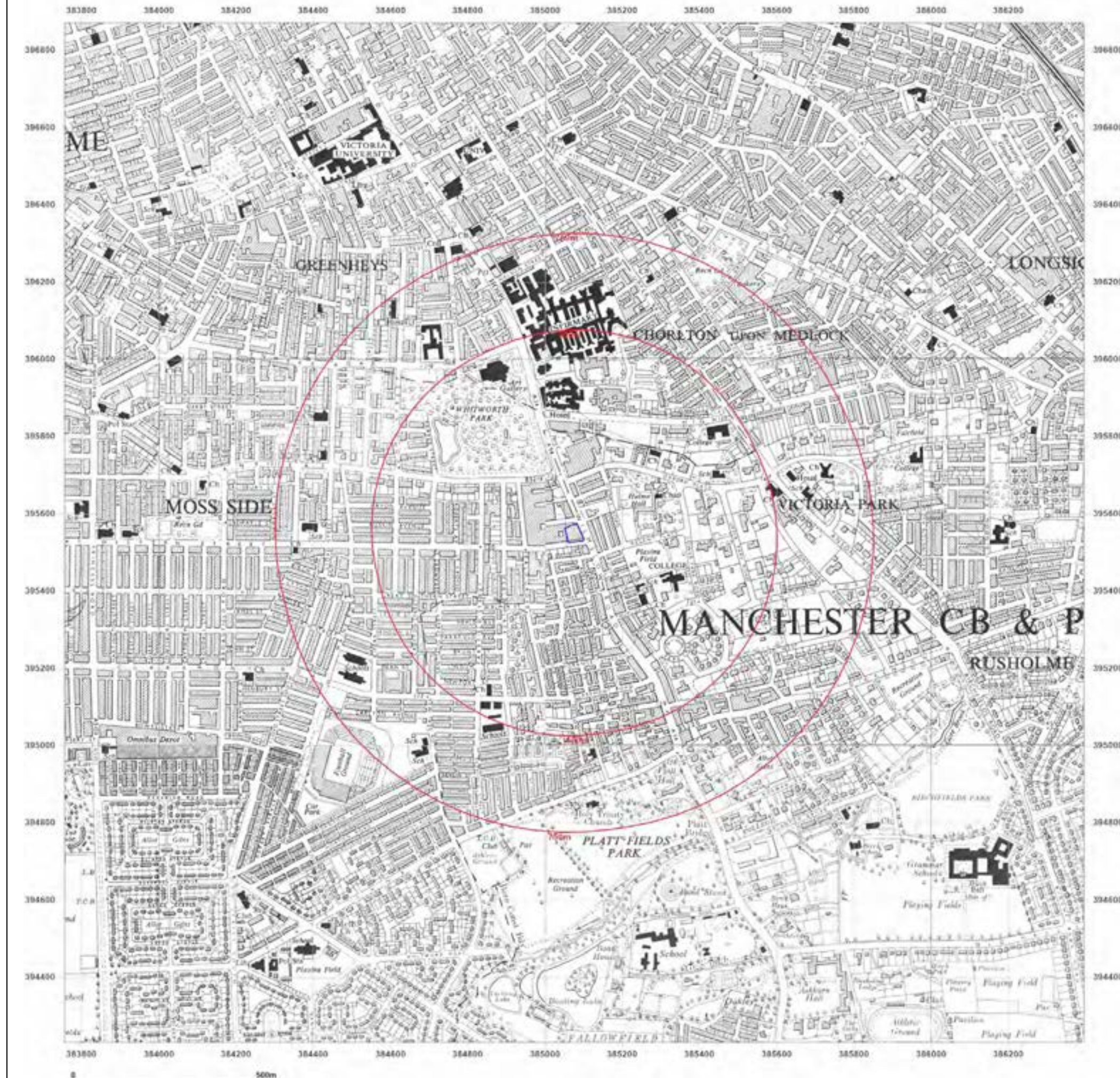


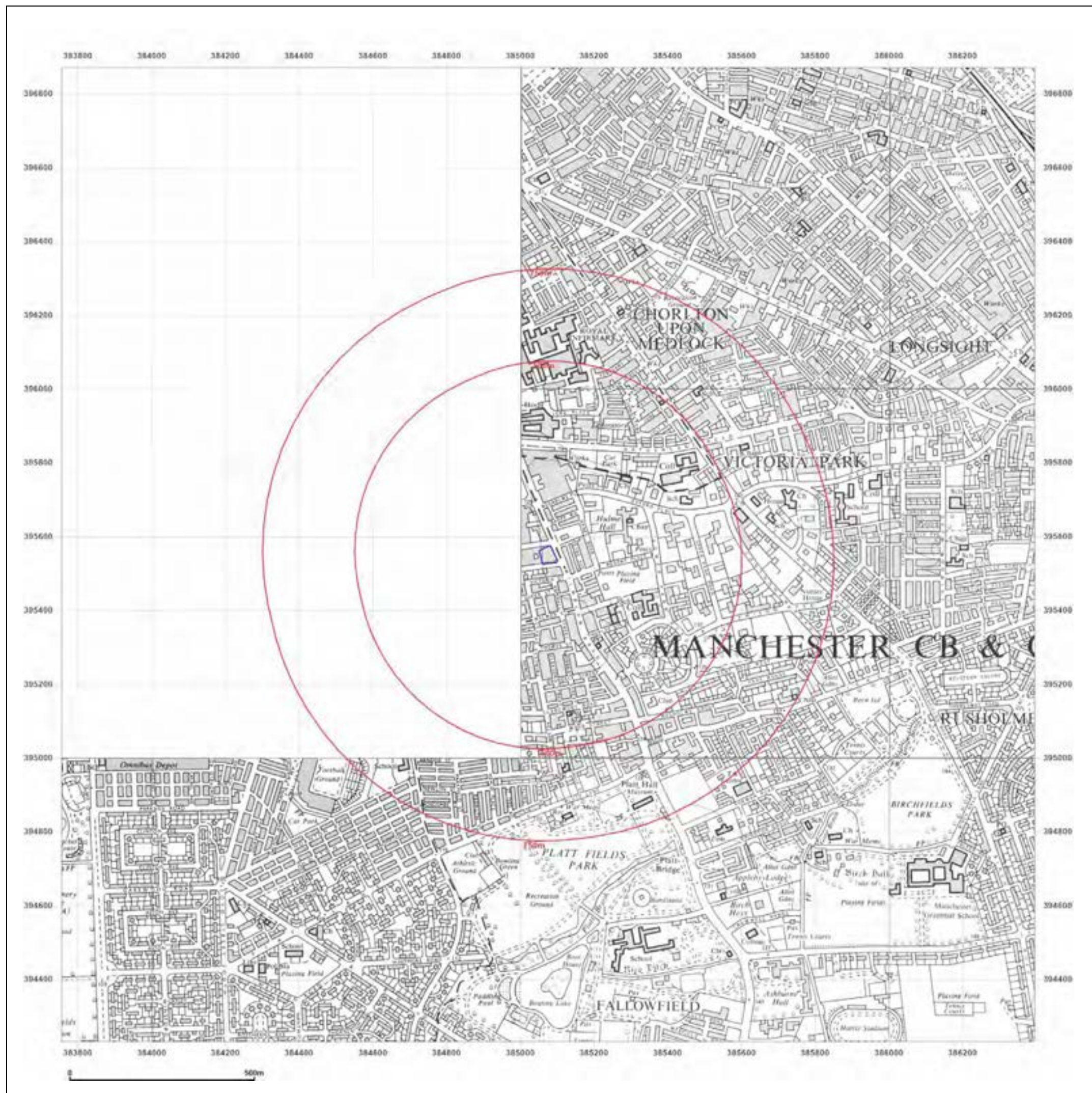
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Production date: 06 January 2022

Map legend available at:
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Site Details:

MFG Rusholme PFS,10
Wilmslow
Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: Provisional
Map date: 1965-1968
Scale: 1:10,560
Printed at: 1:10,560



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

Surveyed 1965
Revised 1965
Edition N/A
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Site Details:

MFG Rusholme PFS,10
Wilmslow
Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: National Grid

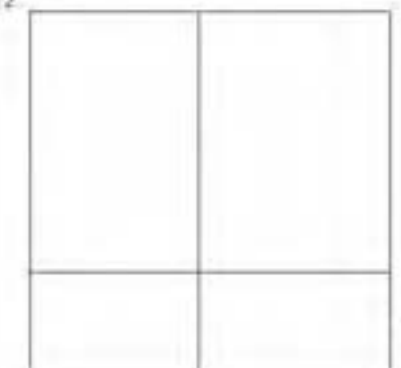
Map date: 1972-1976

Scale: 1:10,000

Printed at: 1:10,000



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Edition N/A
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Site Details:

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Wilmslow
Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: National Grid

Map date: 1980-1983

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1976
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Surveyed 1976
Revised 1980
Edition N/A
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Levelled 1976

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

Surveyed 1981
Revised 1983
Edition N/A
Copyright 1983
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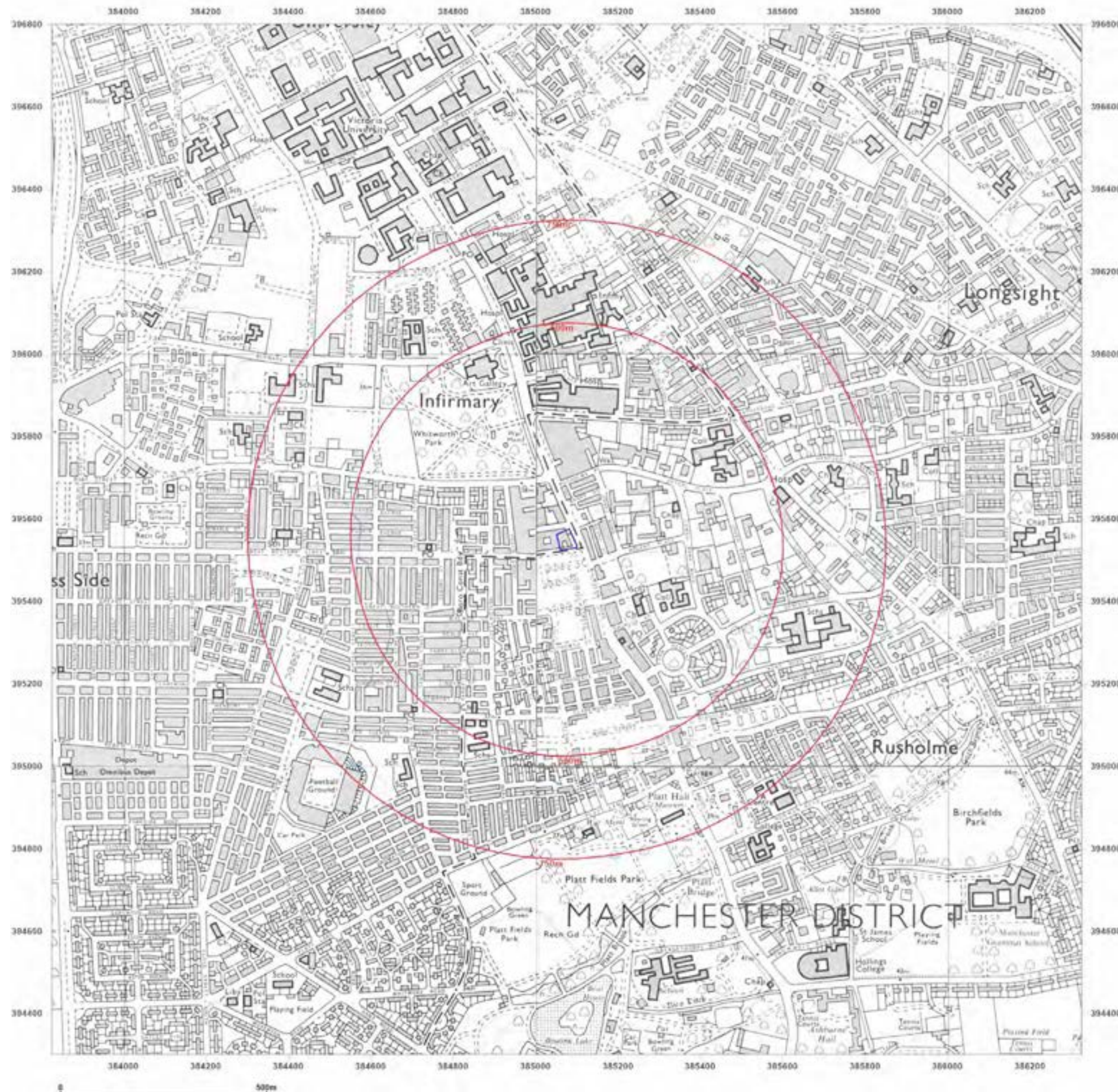


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Site Details:

MFG Rusholme PFS,10
Wilmslow
Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: National Grid

Map date: 1985-1989

Scale: 1:10,000

Printed at: 1:10,000



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Edition N/A
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Surveyed 1985
Revised 1985
Edition N/A
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Revised 1988
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Surveyed 1986
Revised 1989
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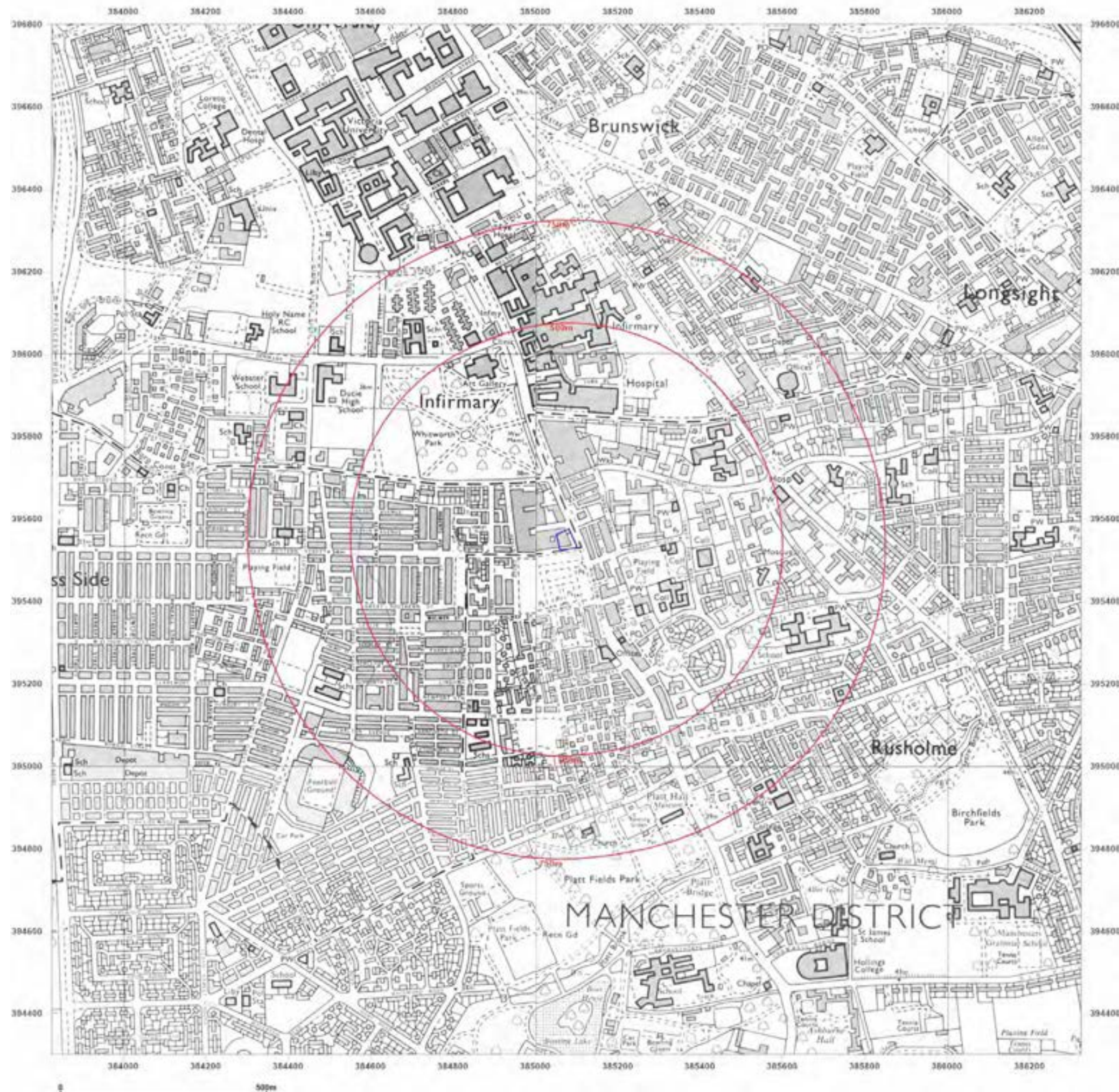


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Site Details:

MFG Rusholme PFS,10
Wilmslow
Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: National Grid

Map date: 1988-1991

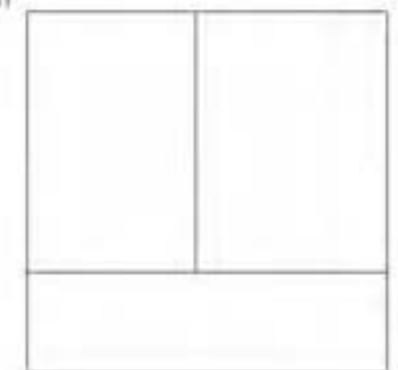
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Site Details:

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Wilmslow
Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: National Grid

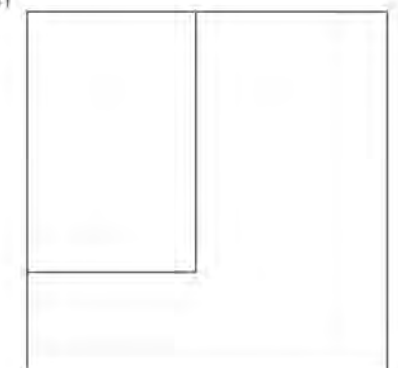
Map date: 1994

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1988
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Edition N/A
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Site Details:

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Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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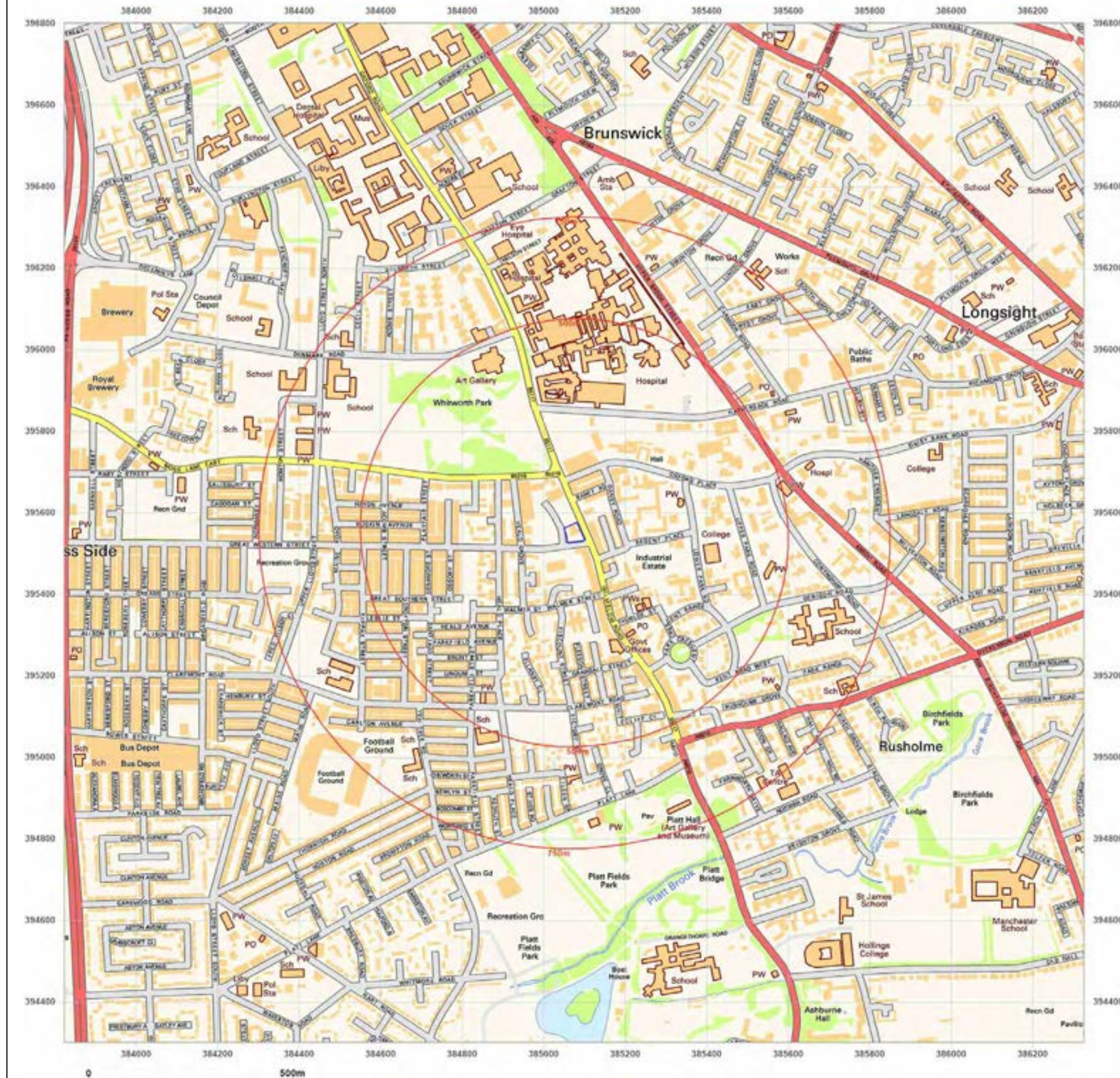


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Site Details:

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Wilmslow
Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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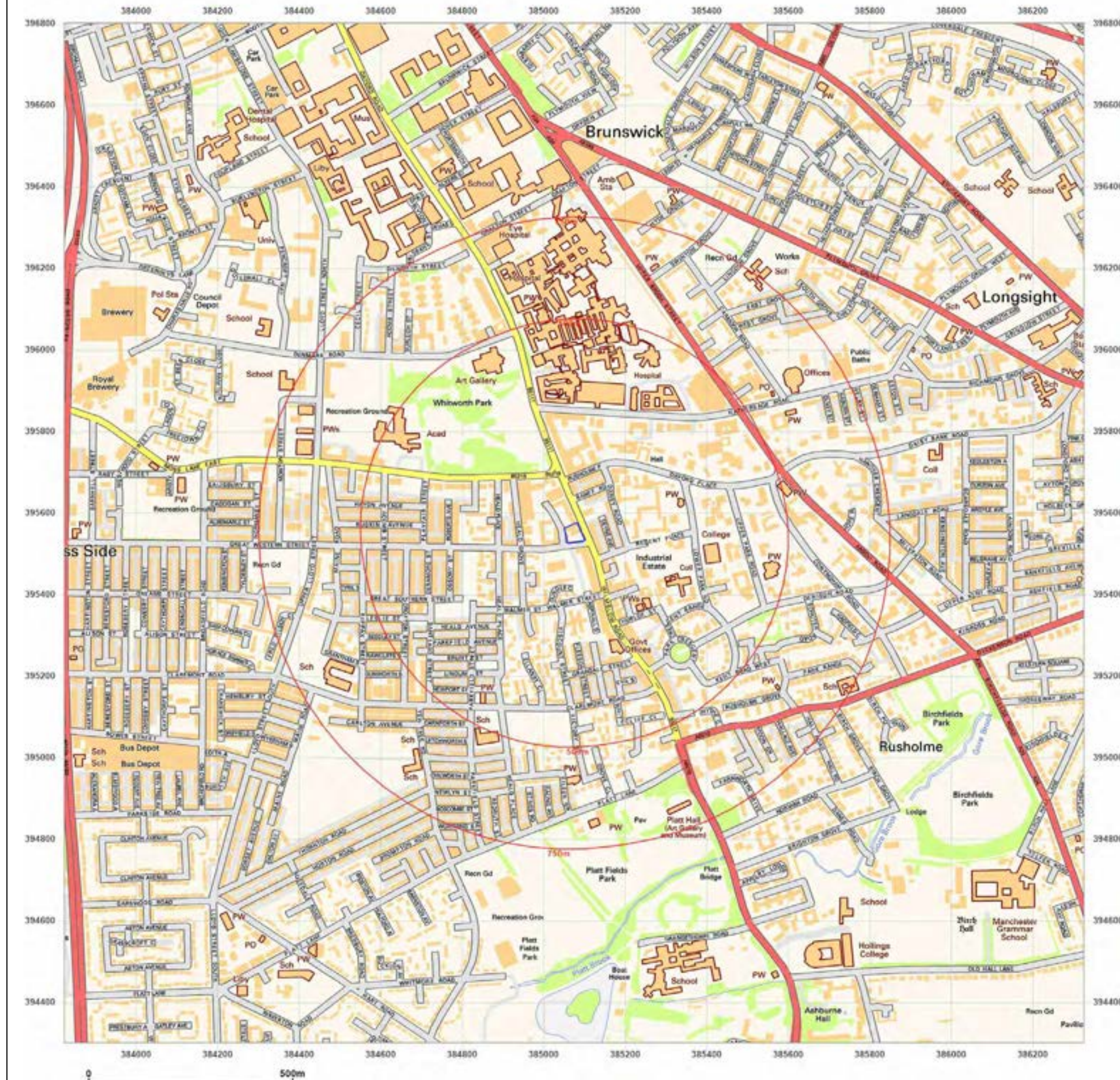


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Site Details:

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Wilmslow
Road,Rusholme,Manchester,M1
4 5TQ

Client Ref: EMS_748051_972575
Report Ref: EMS-748051_972575
Grid Ref: 385075, 395551

Map Name: National Grid

Map date: 2022

Scale: 1:10,000

Printed at: 1:10,000



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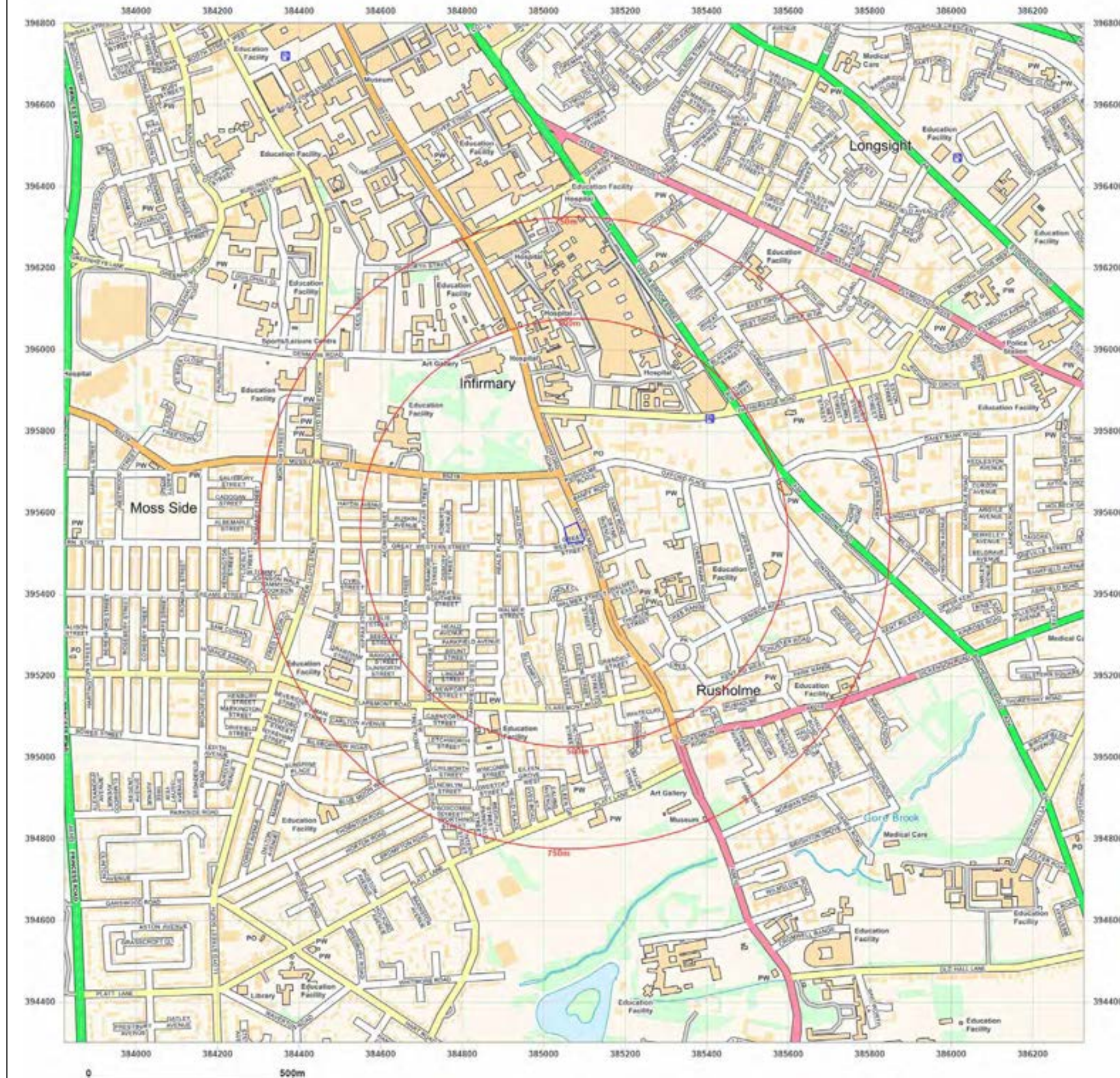


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Production date: 06 January 2022

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APPENDIX 05

Petroleum Officer Reports

Your Reference:

Our Reference:
PetroleumML/PL

Contact: P&P Admin Team -
0161 608 4040

17th May 2016

Mr Mark Harris
SLR Consulting Limited
5 Brindley Court
Gresley Road
Shire Business Park
Worcester
WR4 9FD

Dear Sir/Madam

RE: 25-33 Wilmslow Road, Rusholme, M14 5TB

A search has been conducted of records held by the Authority regarding the above site. Please see the attached report for details.

This Authority only took over responsibility for petroleum licensing in 1986. Prior to this date, the licensing was carried out by the Local Authority Trading Standards. Whilst every endeavour has been made to search back, we cannot guarantee records of storage prior to 1986. Furthermore the Authority only has responsibility for petroleum and related products that are legally required to be licensed. Any diesel tanks in the area would not have been required to be notified to us therefore no records of such tanks would be available.

POTENTIAL SAFETY ISSUES FOR DISUSED PETROL TANKS

Owner/Occupiers of petroleum sites should be aware that disused petrol tanks that have been certified as having been made safe by filling with resin generated foam may still be in an unsafe condition. Any work being carried out on or near to tank(s) or the tank removed, should only be carried out by people that are competent to carry out this type of work and who have the necessary skills and knowledge to take the appropriate precautions necessary to deal with potential flammable atmospheres.

If you have any further queries, please contact the above number.

Yours faithfully

Pauline Lomas

On behalf of County Fire Officer and Chief Executive



**GREATER MANCHESTER
FIRE AND RESCUE SERVICE**

County Fire Officer & Chief Executive
Peter O'Reilly

Greater Manchester Fire and Rescue
Service
146 Bolton Road
Swinton
Manchester M27 8US
Telephone 0161 736 5866
Fax 0161 743 1777
www.manchesterfire.gov.uk



Type of site	Petrol
Address	25-33 Wilmslow Road, Rusholme, Manchester M14 5TB
Licensing Details	First licence issued – February 1998 Current licence issued – March 2016
Method of Storage	Underground tanks
Location of Tanks/Storage	Underground
Spillages/Leaks	N/A
Tank Testing Results	N/A
Gauging System	N/A

Records show tank storage as follows:

Tank No	Contents	Capacity	Date Installed	Construction
1	Petrol	21,280	28/02/1990	S/S Steel 2 Comp
2	Petrol	21,280	28/02/1990	S/S Steel 2 Comp
3	Petrol	21,280	28/02/1990	S/S Steel 2 Comp
4	Diesel	0 (see note below)	28/02/1990	S/S Steel 2 Comp
5	Diesel	21,280	28/02/1990	S/S Steel 1 Comp

NOTES

T4 containing 21,280 derv in DC with T3

Please be aware that Shell Rusholme (10 Wilmslow Road, Manchester, M14 5TQ) will be handing over to Synergie Holdings Limited on 6th August, 2015

Remarks - 225 0718, Additional Info - *SP CONDS=SITE TO CLOSE DURING DELIVERIES
BLOCK SILT., Spirit Amount = 20000 GALLONS Mode of Storage is U/G TANKS, Mixture Amount = None , C of C Amount = None

APPENDIX 06

Fairbanks Letter regarding Leak Detection and Performance



Fairbanks Environmental
Tech. Management Centre
Moss Lane View
Skelmersdale
P: +44 1695 52175
fairbanksglobal.com

07/01/2021

**Rusholme (MFG) (VMI) (FS408)
10 Wilmslow Road, Rusholme
Greater Manchester, M14 5T1**

Fairbanks Environmental has been monitoring the whole of the site at Rusholme (FS408) since November 2012 on behalf of Motor Fuel Group.

We are a specialist wetstock monitoring company with and SIR (Statistical Inventory Reconciliation) leak detection system accredited to 9 ltrs per day.

All of the stations that we monitor on behalf of Motor Fuel Group across the United Kingdom have our own in-house designed system installed and this allows us to gather communication information as it is communicated between the electronic gauge and the POS (point of sale) on each site. This information includes the start and end time of every transaction as well as the volume dispensed.

As we poll the gauge/tills every 15 minutes, we are able to have up to date information including any relevant alarms that are active on the gauge. We also have a pre-defined suite of thresholds that monitor the data we retrieve from the sites and send alerts in-house to our team of dedicated analysts.

Fairbanks and Motor Fuel Group work closely to ensure there is a rigid two-way process structure and as a result we work closely with the site, area and regional managers

All deliveries are checked on a daily basis and any anomalies cross referenced with Rusholme (FS408) or the fuel supplier and resolved. This is done at both tank and grade level.

On top of this, all sales and deliveries are cross-referenced with site, area and regional managers on a monthly basis and any anomalies investigated and resolved.

The data supplied from the site has been assumed to be correct and the performance of all tanks has been acceptable with no evidence of a loss of product to the ground.

Regards

Peter Monaghan
Wetstock Analysis Assistant
The Technology Management Centre
P: +44 1695 51775

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