



EnviroSmart

(Phase 1 Contaminated Land Report)

Site address	Former Station Buildings And Adjacent Land 975 - 977 Stockport Road Manchester M19 2SY
Site coordinates	387658, 393808
Report prepared for	Station South CIC 19 Eastholme Drive Manchester M19 2QU
Report reference	73038R1
Report status	Final
Date issued	April 2020
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Report check & review	Martin Lucass Director




Report summary: contaminated land risks

The purpose of this EnviroSmart report is to provide clear and pragmatic advice regarding the nature and potential significance of contaminated land hazards which may be present at the study site. GeoSmart are providing consultancy and professional opinion based upon our collation, interpretation and assessment of information contained within an Enviro+Geo Insight report, and other sources where expressly stated (i.e. site visits, photographs, and anecdotal evidence).

As such, potential contaminated land risks have been assessed by considering two key items:

1. The likelihood that **sources of contamination** are present within the sub surface beneath the site. This gives a measure of the potential for contamination to be occurring at the site.
2. The **consequence or severity of any impacts** should contamination be present. The consequence or severity of impact is inferred from the nature of any **potential receptors** (i.e., something that could be adversely affected by a contaminant, such as people, an ecological system, property or a water body) as well as any **relevant pathways** (i.e., a route or means by which a receptor can be exposed to or affected by a contaminant) relating to the site and the surrounding area.

The assessment findings are summarised as follows:

		On-Site	Off-Site
1. Probability/likelihood of a contaminant hazard at the Site	High likelihood		
	Likely		
	Low likelihood		
	Unlikely		
2. Potential severity/consequence of any impacts	Severe		
	Medium		
	Mild		
	Minor		
3. Overall land quality risks posed by the Site	Very high		
	High		
	Moderate		
	Moderate/low		
	Low		
	Very low		

Risk Key

Very High	High	Moderate	Moderate/Low	Low	Very Low
There is a high probability that severe harm could arise to a designated receptor from an identified hazard without appropriate remediation action	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remediation action	It is possible that without appropriate remediation action harm could arise to a designated receptor. It is relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely that such harm would be relatively mild	It is possible that harm could arise to a designated receptor from an identified hazard. It is likely any harm would be mild	It is possible that harm could arise to a designated receptor from an identified hazard. It is likely that, at worst if any harm was realised any effects would be mild	The presence of an identified hazard does not give rise to the potential to cause harm to a receptor

It is acknowledged that the risk assessment findings are based on documentary sources of information alone. Typically a proportionate programme of intrusive site investigations would be required to fully verify these findings.

Recommendations (for next steps)

✓	Phase 2 site investigation	Given the nature of the historical land use and anticipated presence of Made Ground, there is therefore the potential for contamination to be present at the Site. This is likely to pose the highest risk to the community allotment and garden areas within the proposed development. It is therefore recommended that a proportionate programme of site investigation and monitoring works be undertaken in order to establish the presence or absence of contamination and to enable a quantitative assessment of the associated environmental risks.
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GeoSmart would be delighted to provide further information and a site specific quotation in relation to the above recommendations.

Please contact info@geosmartinfo.co.uk for further advice.



1. Introduction

1.1 Background

The study site (from herein known as 'the Site') is situated at Former Station Buildings And Adjacent Land in 975 - 977 Stockport Road, Manchester. A location plan of the Site is shown in Section 1.5. A proposed development plan of the Site is shown in Section 1.6.

GeoSmart was commissioned by Station South CIC in March 2020 to undertake a Phase 1 Land Quality Assessment for the Site. The report has been requested by Manchester City Council in order to support Planning Application Reference 125563/FO/2019.

The proposed development is for the proposed conversion and use of former station building and external areas as mixed use development comprising: assembly, leisure and retail space, restaurant / cafe bar, offices, and basement storage and ancillary facilities with external seating and recreational areas, community garden, ancillary outbuildings and structures, cycle storage, car parking, play and events space, boundary fencing, gates and a new cycle path linking the site to the Fallowfield Cycle Loop.

The EnviroSmart report has been undertaken by firstly compiling information concerning the Site and the surrounding area, including current and historical land uses, geological records and registered pollution incidents. The information which is gathered is then used to construct a 'conceptual site model', including an understanding of likely contaminant sources, pathways and receptors. Finally, a preliminary assessment of risks posed to identified receptors (i.e., people, buildings or the natural environment) from the anticipated land quality at the Site is performed. The risk assessment methodology is consistent with CIRIA C552 (2001); see Section 3.4 for details.

1.2 Purpose of this report

The purpose of this EnviroSmart report is to provide clear and pragmatic advice regarding the nature and potential significance of contamination hazards which may be present at the Site.

1.3 Report contents

This report is divided into two sections, as described below:

Section	Content	Purpose
Section 2: LAND QUALITY ASSESSMENT	A summary of the site history and environmental setting, the findings of the preliminary risk assessment and associated recommendations	To present a clear and concise overview of the land quality issues facing the Site, including recommendations of how to manage any land contamination which may be present
Section 3: SUPPORTING INFORMATION	A collection of site specific information on which the land quality assessment is based	To provide detailed information in support of the risk assessment; this section also represents a source of reference data for use in any subsequent site works/assessments

1.4 Report limitations

It is noted that the findings presented in this report are largely based on information supplied by third parties. Whilst we assume that all information is representative of past and present conditions we can offer no guarantee as to its validity.

GeoSmart did not undertake a site visit as part of this assessment. Photographs included in Section 3.2 were provided by the client. GeoSmart can not be held responsible for their accurate representation.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

1. Introduction

1.5 Site location plan



1. Introduction

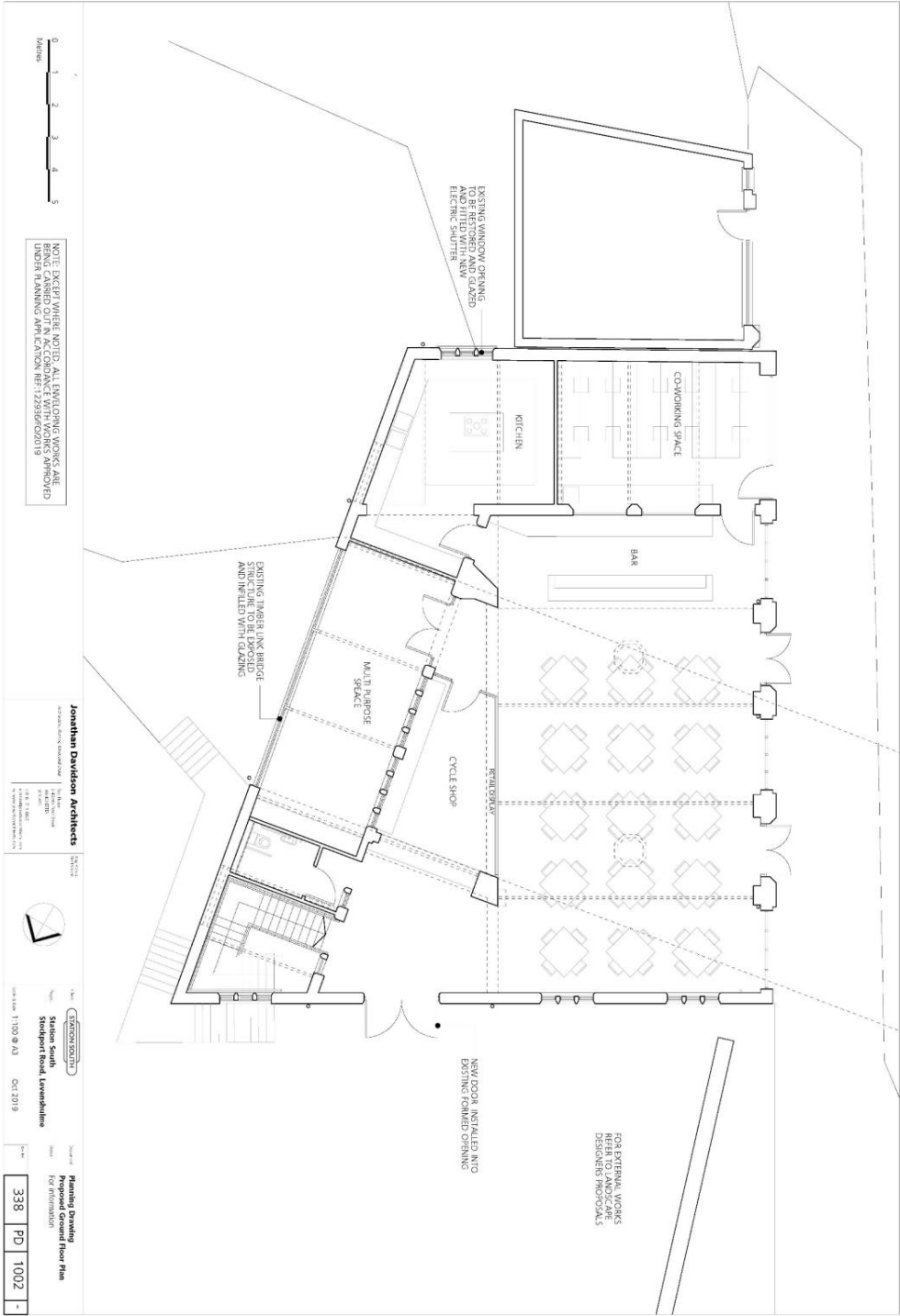
1.6 Proposed Site layout plan





1. Introduction

1.6 Proposed Site development plan - ground floor





2. Land quality assessment

2.1 Site details

Site name:	Former Station Buildings And Adjacent Land		
Current use:	Vacant Building	Current land cover:	Vacant Building (10%) and embankments (90%)
Proposed use:	Mixed use development comprising: assembly, leisure and retail space, restaurant / cafe bar, offices, and basement storage and ancillary facilities with external seating and recreational areas, community garden, ancillary outbuildings and structures, cycle storage, car parking, play and events space, boundary fencing, gates and a new cycle path	Site area:	0.45 ha

2.2 Conceptual understanding (potential sources of contamination)

 Site history (historical land use taken within 250m radius of the Site boundary)		Description of land use	
Date	On-Site	Off-Site	
1849	The Site is undeveloped.	The Site is bound to the west by a road.	
1892 - 1893	The Site is developed as Levenshulme Station, with three buildings on Site, a railway line and platforms.	There are several industrial land uses in the surrounding area including a mill and wire mattress works to the north, and a brick works to the north east; however all of these land uses are further than 250 m away from the Site.	
1905 - 1907	There has been construction of a small structure in the north western corner of the Site.	There has been residential development adjacent to the north and south of the Site. A brick works is labelled c. 110 m east of the Site.	
1922 - 1923	The structure in the north western corner of the Site is no longer present and is assumed to have been demolished.	There is a corporation yard c. 65 m north of the Site.	
1933 - 1934	There are another two small structures in the north	No change	
1938	No change		
1955	No change		
1957	The two small structures in the north appear to have been demolished and replaced with three smaller structures in the north western corner.	No change	
1965	No change		

POTENTIAL SOURCES OF CONTAMINATION	
Source description	The land use history suggests that there is the potential for contamination to have occurred <u>on-Site</u> relating to the following: Railway Lines and associated land - Herbicide residues (possibly including atrazine and simazine from historical vegetation control). - Fuel and engine oil spills /leakage from train engines. Lubricant residues from associated rolling stock/carriages. - Made Ground/fill materials associated with the construction of the rail line. - Asbestos containing materials (ACM) may have been incorporated within the built structures in the past; the disturbance of any such materials may have resulted in asbestos being present within the sub surface surrounding the buildings. - Coal residues associated with the former material stores (in the case of sidings).
LIKELY	
PROBABILITY OF CONTAMINATION	

Ref 73038R1



2. Land quality assessment

2.2 Conceptual understanding (potential sources of contamination)

 Current land use	The on-Site building is currently vacant. There are no known buried storage tanks at the Site. There is no known bulk fuel or Chemical storage on Site.		 Neighbouring industrial land uses (see environmental data report in Section 3.3 for full listing)	Distance from Site	Number of industrial land uses
	There are one or more potentially contaminative land uses are located within 250 m of the Site:			0 - 50 m	6
				51 - 100m	2
				101 - 250 m	8
	Nr	Nearest distance		Land use / permitted activity / authorisation	
0		NA	Fuel station entries		
0		NA	Gas pipelines		
0		NA	Underground electrical cables		
0		NA	Control of major accident hazards sites (COMAH)		
0		NA	Notification of installations handling hazardous substances (NIHHS)		
0		NA	Explosives sites		
0		NA	Planning hazardous substance consents		
1		c. 85 m	Sites determined as Contaminated Land under Part IIA of the Environmental Protection Act 1990		
1		c. 185 m	Records of Licensed Discharge Consents.		
0		NA	Local Authority pollution prevention and control sites		
0		NA	Local Authority pollution prevention and control enforcements		
0		NA	Records of Category 3 or 4 Radioactive Substance Licences		
POTENTIAL SOURCES OF CONTAMINATION					
The Sites current use is unlikely to have given rise to significant land contamination. The potentially contaminative land uses/activities identified in close vicinity of the Site may pose a contamination hazard to the Site should relevant contaminant pathways exist. Recent industrial land uses include: Arc Hire - Vehicle hire and rental (hire services) c. 5 m south east Lee Wright Upholstery Services - furniture (consumer products) c. 45 m north west Kyran Hall - Glass (industrial products) c. 50 m north The Antique Fireplace Restoration Company - fireplace and mantelpieces (consumer products) c. 50 m north Watkin Signs - Signs (industrial products) c. 50 m north Electricity Sub Station - electricity/features (infrastructure & facilities c. 50 m south west Sites determined as contaminated land Former Landfill site c. 85 m east (Highfield Country Park). Discharge consent Joseph Holt Development SWO. Effluent Type: Miscellaneous discharges - surface water. Receiving water - Fallowfield Brook. Issued Date: 01/04/1992. Revocation Date: 01/04/1992. Status: Revoked - unspecified.				UNLIKELY	
				UNLIKELY	
PROBABILITY OF CONTAMINATION					



2. Land quality assessment

2.2 Conceptual understanding (potential sources of contamination)				
 EA recorded pollution incidents (see environmental data report in Section 3.3 for full listing)	No Environment Agency pollution incidents have been recorded within 250 m of the Site.	No potential for gross contamination has been identified in relation to any pollution incidents occurring near to the Site.	NEGLIGIBLE	PROBABILITY OF CONTAMINATION
 Landfills / waste sites (taken within 500m radius of the Site boundary, see environmental data report in Section 3.3 for full listing)	There are one or more Environment Agency listed historical landfills located within 500 m of the Site. These include: Cringe Road Landfill is located c. 120 m east of the Site; the landfill received inert, industrial, commercial, household, special and liquid sludge waste between 1974 and 1991. There are no active or recent landfills located within 500 m of the Site. There are no Local Authority listed historical landfills located within 500 m of the Site. The following other waste sites are registered within 500 m of the Site: 0 Records of historical waste sites. 0 Records of licensed waste sites. 2 Records of waste exemptions.	The potentially contaminative land uses/activities identified in close vicinity of the Site may pose a contamination hazard to the Site should relevant contaminant pathways exist. The nearby waste exemption sites are not thought to represent a significant source of contamination which may impact on the Site given the relative distance to the Site. Atlas Works c. 395 m north. Description: Screening and blending of waste and use of waste in construction.	LOW LIKELIHOOD	
 Radon (see environmental data report in Section 3.3 for full listing)	According to current UK radon mapping the Site lies in an area where <1% of homes are at or above the UK radon action level (200 Bq/m ³).	<1% of homes are at or above the UK radon action level (200 Bq/m ³).	UNLIKELY	
POTENTIAL SOURCES OF CONTAMINATION				



2. Land quality assessment

2.3 Conceptual understanding (environmental sensitivity / potential severity of impacts)		
Geology and Groundwater <i>(see the environmental data report in Section 3.3 for full details)</i>	British Geological Survey mapping indicates that the underlying superficial geology consists of Till, Devensian which comprises diamicton and is classified as a Secondary (undifferentiated) Aquifer. British Geological Survey mapping indicates that the bedrock geology consists of Chester Formation, which comprises of sandstone and is classified as a Principal Aquifer. The nearest publicly available BGS borehole is located c. 190 m east of the Site, within the Cringle Road Landfill (SJ89SE489). This borehole was for the construction of a methane standpipe. Outside of the area of the landfill, the nearest publicly available BGS borehole is located c. 280 m north east of the Site (SJ89SE743) and shows the following geological sequence: 0 - 0.10 m Tarmac (not relevant to this site) 0.10 - 5.0m Clay (mid brown, some grey inclusions, slightly silty, sand inclusions, rock fragments, some gravel, traces of roots, very stiff). Despite the location of this borehole not being in close proximity to the Site, it is still considered to be representative of the underlying Till in the region. According to the GeoSmart Groundwater Flood Risk (GWS) Map (GeoSmart, 2020), The risk of groundwater flooding at the Site is 'negligible'. The Site does not lie within a groundwater Source Protection Zone (SPZ). The following groundwater abstraction licences are held within 1 km of the Site: United Biscuits (UK) Limited historical general use water abstraction located c. 990 m south of the Site.	POTENTIAL RECEPTORS A Secondary (Undifferentiated) Aquifer is assigned in cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type. A Principal Aquifer comprises rock or drift deposits that have high permeability - meaning they usually provide a high level of water storage. They may support strategic water supply and/or river base flow. The likely presence of low permeability deposits close to the ground surface may offer protection to the underlying principal aquifer from any near surface contamination. We note that the thickness of these deposits beneath the Site is not known. Based on the susceptibility of the Site to groundwater flooding, a groundwater flood risk assessment is not considered necessary for the Site. The depth to groundwater beneath the Site is unknown. The presence of one or more groundwater abstraction licences within close proximity of the Site indicates a reasonable groundwater resource potential.
SEVERE		POTENTIAL SEVERITY OF IMPACT



2. Land quality assessment

2.3 Conceptual understanding (environmental sensitivity / potential severity of impacts)		
 Geohazards <i>(see the environmental data report in Section 3.3 for full details)</i>	The Site does not lie within a 'Coal Mining Reporting Area'. There are no brine affected areas within 75 m of the Site. The following are located within 500 m of the Site: No or limited artificial ground / Made Ground is anticipated on Site. There are no natural hazards (with a hazard rating of moderate or above) at or within 50 m of the Site.	The Site does not lie within an identified coal mining area and is therefore unlikely to be affected by related ground stability or mine gas issues. The Site does not lie within an area of former brine working and is therefore unlikely to be affected by related ground stability issues. BritPis 1. Highfield Brick Works c. 295 m east. Commodity: Clay and Shale. Type: Surface mineral working. Status: Ceased. 2. Craddock Fold Brick Works c. 355 m north east. Commodity: Clay and Shale. Type: Surface mineral working. Status: Ceased. There are 66 surface ground workings within 500 m of the Site. 11 are on Site and 55 within 50 - 250 m of the Site. There are 3 underground workings c. 120 m west of the Site in the form of a tunnel. There is a surface mineral working at Broom Avenue c. 285 m east. There is also potential for a vein mineral extraction c. 200 m south west of the Site. BGS Geotindex Onshore mapping does not have any artificial deposits recorded at the Site. The Site has ground stability hazards that should be considered further as part of the redevelopment plans.
POTENTIAL RECEPTORS		MILD
		POTENTIAL SEVERITY OF IMPACT



2. Land quality assessment

2.3 Conceptual understanding (environmental sensitivity / potential severity of impacts)				
 Surface water <i>(see the environmental data report in Section 3.3 for full details)</i>	The nearest water feature is Fallowfield Brook (culverted), located c. 80 m north of the Site boundary. The Site lies within a Flood Zone 1. There are no surface water abstraction licences within 1 km of the Site.	POTENTIAL RECEPTORS	The relatively close proximity of the identified surface water feature(s) suggests that a potential linkage could occur if any contamination were present on Site. Mobile contamination may potentially enter nearby water features via any shallow groundwater or possibly via preferential flow pathways such as buried services.	MEDIUM
 Environmental designations <i>(see the environmental data report in Section 3.3 for full details)</i>	The following environmentally sensitive land uses are present within 500 m of the Site: Highfield Country Park (local Nature Reserve) is located c. 300m east of the Site. The Site is located within a SSSI Impact Risk Zone where the following types of development require consultation: - Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons > 4000m²; Combustion - General combustion processes >50MW energy input. Including: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion. As the proposed development does not fall into one of the above categories, consultation is not required.		Given the distance from the Site, the sensitivity of local environmental designations is judged to be low.	MILD
 Human receptors	Members of the public.		Human receptors are proposed to be present on Site.	MEDIUM
POTENTIAL SEVERITY OF IMPACT				



2. Land quality assessment

2.4 Regulator perspective		
Consultation date	2nd April 2020	Manchester City Council
GeoSmart consultant	Jessica Bayliff	Rebecca Twigg-Purcell
Consultation outcome	Correspondence confirmed the Site was historically a dismantled railway. The embankments have been stated to have been created recently (2017) with inert material. Confirmation would be needed to ensure this material is suitable for use, the main area of concern is the proposed children's area on the top of the embankment.	



2. Land quality assessment

2.5 Preliminary Risk Assessment									
Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments	
On-Site sources - Railway Land									
1	Potential for Inorganic and low volatility organic contaminants to be present within the subsurface soils	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Current/future Site occupants	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	Given the use of the Site as railway embankments and the likelihood of Made Ground present, there is potential for contaminants to be present, which could impact future Site users, primarily in the allotment and community garden areas of the Site.	
		Consumption of home grown produce	HH		MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK		
		Ingress into water supply pipework and subsequent water ingestion	HH		MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK		
4		Building materials in direct contact with aggressive ground	PROP	Current/future Site buildings	MILD	UNLIKELY	VERY LOW RISK		Aggressive ground conditions are not anticipated to be present.
5		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Till, Devensian (a Secondary (undifferentiated) Aquifer)	MEDIUM	UNLIKELY	LOW RISK		The superficial geology is likely to offer some protection to the underlying groundwater from surface based contaminants.
6	Dissolution into pore water/shallow groundwater and subsequent migration	CW	Chester Formation (a Principal Aquifer)	MEDIUM	UNLIKELY	LOW RISK			
7	Dissolution into pore water/shallow groundwater and subsequent lateral migration	CW	Fallowfield Brook (culverted) (c. 80 m north)	MEDIUM	UNLIKELY	LOW RISK			
8	Dissolution into aqueous phase and preferential migration via drainage structures	CW		MEDIUM	UNLIKELY	LOW RISK	Despite the close proximity of the watercourse to the Site, as the watercourse is located at a higher elevation than the Site, it is considered unlikely that any potential contaminants would migrate towards the feature.		
9	Dissolution into pore water/shallow groundwater and subsequent lateral migration	ECO	Highfield Country Park (Local Nature Reserve) c. 300m east	MILD	UNLIKELY	VERY LOW RISK		The risk classification reflects the reasonable distance to the nearest sensitive land use.	



2. Land quality assessment

2.5 Preliminary Risk Assessment								
Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
10		Dermal contact, ingestion & inhalation of soils & soil dust	HH	Current/future Site occupants	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	Given the use of the Site as railway embankments and the likelihood of Made Ground present, there is potential for contaminants to be present, which could impact future Site users, primarily in the allotment and community garden areas of the Site.
11		Consumption of home grown produce	HH		MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	
12		Ingress into water supply pipework and subsequent water ingestion	HH		MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	
13		Migration of vapours to surface; inhalation indoors	HH		MEDIUM	UNLIKELY	LOW RISK	
14	Potential for volatile organic contaminants to be present within the subsurface soils	Migration of vapours to surface; inhalation outdoors	HH	Current/future Site buildings	MEDIUM	UNLIKELY	LOW RISK	It is plausible that the source mass associated with any volatile contaminants that were originally present on-Site may have been significantly reduced due to the effects of volatilisation and degradation over time. Given the open nature of the majority of the Site and as the existing building is raised, vapour accumulation, if present, is considered unlikely.
15		Building materials in direct contact with aggressive ground	PROP		MILD	UNLIKELY	VERY LOW RISK	
16		Dissolution into pore water/shallow groundwater and subsequent migration	CW		MEDIUM	UNLIKELY	LOW RISK	
17		Dissolution into pore water/shallow groundwater and subsequent migration	CW		MEDIUM	UNLIKELY	LOW RISK	
18		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Fallowfield Brook (culverted) (c. 80 m north)	MEDIUM	UNLIKELY	LOW RISK	Despite the close proximity of the watercourse to the Site, as the watercourse is located at a higher elevation than the Site, it is considered unlikely that any potential contaminants would migrate towards the feature.
19		Dissolution into aqueous phase and preferential migration via drainage structures	CW		MEDIUM	UNLIKELY	LOW RISK	
20		Dissolution into pore water/shallow groundwater and subsequent lateral migration	ECO		MILD	UNLIKELY	VERY LOW RISK	



2. Land quality assessment

2.5 Preliminary Risk Assessment								
Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
21	Potential for asbestos containing materials within the subsurface soils	Liberation of sub surface ACMs and inhalation of asbestos fibres	HH	Current/future Site occupants	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	Given the potential presence of Made Ground beneath the site asbestos containing material may be present within the near-surface soils.
22	Potential for dissolved phase contaminants to be present within shallow groundwater	Lateral and vertical groundwater movement via natural or artificial flow paths	CW	Till, Devensian (a Secondary (undifferentiated) Aquifer)	MEDIUM	UNLIKELY	LOW RISK	The superficial geology is likely to offer some protection to the underlying groundwater from surface based contaminants.
23		Lateral and vertical groundwater movement via natural or artificial flow paths	CW	Chester Formation (a Principal Aquifer)	MEDIUM	UNLIKELY	LOW RISK	
24		Lateral and vertical groundwater movement via natural or artificial flow paths	CW	Fallowfield Brook (culverted) (c. 80 m north)	MEDIUM	UNLIKELY	LOW RISK	
25	Potential for elevated methane to be present within the sub-surface soils	Lateral and vertical groundwater movement via natural or artificial flow paths	ECO	Highfield Country Park (Local Nature Reserve) c. 300m east	MILD	UNLIKELY	VERY LOW RISK	The risk classification reflects the reasonable distance to the nearest sensitive land use.
26		Lateral and vertical migration into on-Site buildings; potential to cause an explosion	HH	On-Site properties and their occupants	SEVERE	UNLIKELY	MODERATE/LOW RISK	
27		Lateral migration towards off-Site buildings; potential to cause an explosion	HH	Off-Site properties and their occupants	SEVERE	UNLIKELY	MODERATE/LOW RISK	
28	Potential for elevated carbon dioxide to be present within the subsurface soils	Lateral and vertical migration into on-Site buildings; potential to cause asphyxiation	HH	Occupants of on-Site buildings	SEVERE	UNLIKELY	MODERATE/LOW RISK	Based on the prevailing conceptual understanding an appreciable gas source is considered unlikely. The risk classification is a reflection of the severity of consequences rather than the likelihood of occurrence.
29		Lateral migration towards off-Site buildings; potential to cause asphyxiation	HH	Occupants of off-Site buildings	SEVERE	UNLIKELY	MODERATE/LOW RISK	
30	Potential for radon within the subsurface	Lateral migration towards on-Site buildings; potential to cause long term health effects	HH	Occupants of on-Site buildings	MEDIUM	UNLIKELY	LOW RISK	The Site lies in an area where <1% of homes are at or above the UK radon action level (200 Bq/m3).
OVERALL RISK RATING							MODERATE/LOW RISK	



2. Land quality assessment

2.5 Preliminary Risk Assessment								
Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
Off-Site sources - Electricity Sub Stations c. 45 m south west and c. 185 m north east								
31	Potential contaminant: polychlorinated biphenyls (PCBs)	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Current/future Site occupants	MEDIUM	UNLIKELY	LOW RISK	Given the location of the sub station and the relatively low mobility of PCB contaminants, and the likely low permeability of the superficial deposits, it is unlikely that future Site occupants would be impacted.
32		Consumption of home grown produce	HH		MEDIUM	UNLIKELY	LOW RISK	
33		Ingress into water supply pipework and subsequent water ingestion	HH		MEDIUM	UNLIKELY	LOW RISK	
34		Migration of vapours to surface; inhalation indoors	HH		MEDIUM	UNLIKELY	LOW RISK	
35		Migration of vapours to surface; inhalation outdoors	HH		MEDIUM	UNLIKELY	LOW RISK	
36		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Till, Devensian (a Secondary (undifferentiated) Aquifer)	MEDIUM	UNLIKELY	LOW RISK	The anticipated low permeability of the superficial geology and the low solubility of PCB contaminants means it is considered unlikely that the underlying groundwater will be impacted.
37		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Chester Formation (a Principal Aquifer)	MEDIUM	UNLIKELY	LOW RISK	



2. Land quality assessment

2.5 Preliminary Risk Assessment								
Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
Off-Site sources - Brick Works c. 110 m east (1905 - 1976)								
38	Potential for both inorganic and volatile organic contaminants to be present within the subsurface soils	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Current/future Site occupants	MEDIUM	UNLIKELY	LOW RISK	Given the anticipated low permeability of the superficial geology, it is considered unlikely that migration onto Site of any contaminants from off-Site sources will have occurred.
39		Consumption of home grown produce	HH		MEDIUM	UNLIKELY	LOW RISK	
40		Ingress into water supply pipework and subsequent water ingestion	HH		MEDIUM	UNLIKELY	LOW RISK	
41		Migration of vapours to surface; inhalation indoors	HH		MEDIUM	UNLIKELY	LOW RISK	
42		Migration of vapours to surface; inhalation outdoors	HH		MEDIUM	UNLIKELY	LOW RISK	
44		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Till, Devensian (a Secondary (undifferentiated) Aquifer)	MEDIUM	UNLIKELY	LOW RISK	
45		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Chester Formation (a Principal Aquifer)	MEDIUM	UNLIKELY	LOW RISK	



2. Land quality assessment

2.5 Preliminary Risk Assessment								
Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
Off-Site sources - Cingle Road landfill is located c. 120 m east, receiving inert, industrial, commercial, household, special and liquid sludge waste between 1974 and 1991.								
46	Potential for elevated methane to be present within the sub-surface soils	Lateral and vertical migration into on-Site buildings; potential to cause an explosion	HH	On-Site properties and their occupants	SEVERE	UNLIKELY	MODERATE/LOW RISK	Given there is a landfill recorded in close proximity to the Site, there is the potential for gas generation which could impact the Site. However, as the BGS borehole information shows a methane standpipe has installed and the underlying superficial deposits is anticipated to have low permeability, migration of gases towards the Site is considered unlikely.
47	Potential for elevated carbon dioxide to be present within the subsurface soils	Lateral and vertical migration into on-Site buildings; potential to cause asphyxiation	HH	Occupants of on-Site buildings	SEVERE	UNLIKELY	MODERATE/LOW RISK	
OVERALL RISK RATING							MODERATE/LOW RISK	



2. Land quality assessment

2.6 Next steps		
✓	Phase 2 intrusive investigation	Given the nature of the historical land use and anticipated presence of Made Ground, there is therefore the potential for contamination to be present at the Site. This is likely to pose the highest risk to the community allotment and garden areas within the proposed development. It is therefore recommended that a proportionate programme of site investigation and monitoring works be undertaken in order to establish the presence or absence of contamination and to enable a quantitative assessment of the associated environmental risks. Further advice: Please contact info@geosmartinfo.co.uk for further information regarding the need for a Phase 2 investigation. For information on reputable site investigation companies, enquiries can be made directly to your local authority or via www.endsdirectory.com



3. Supporting information

The following supporting information is contained in this section:

Section	Content
3.1	Referenced materials used in the EnviroSmart reporting
3.2	Site photographs
3.3	Published environmental data records (Groundsure Enviro+Geo Insight report Station South, Stockport Road. REF: GSIP-2020-10095-469) including: • Aerial photographs and site map • Environmental permits, incidents and registers • Landfill and other waste sites • Current land use information • Geology • Hydrogeology and hydrology • Flooding • Designated environmentally sensitive sites • Other environmental factors
3.4	Risk assessment methodology
3.5	Historical land use maps

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This report has been prepared by GeoSmart in its professional capacity as soil and water specialists, with reasonable skill, care and diligence within the agreed scope and terms of contract and taking account of the manpower and resources devoted to it by agreement with its client, and is provided by GeoSmart solely for the internal use of its client.

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3. Supporting information

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Tel: 01743 298100

Email: info@geosmartinfo.co.uk

GeoSmart Information Ltd is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code

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- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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- display the Search Code logo prominently on their search reports
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- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
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TPOs contact details:

The Property Ombudsman scheme

Milford House

43-55 Milford Street

Salisbury

Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Website: www.tpos.co.uk

Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

Please ask your search provider if you would like a copy of the search code



3. Supporting information

A key commitment under the Code is that firms will handle any complaints both speedily and fairly

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Alan White
Operations Manager

GeoSmart Information Limited
Suite 9-11, 1st Floor
Old Bank Buildings, Bellstone
Shrewsbury
SY1 1HU

Tel: 01743 298100
alanwhite@geosmartinfo.co.uk

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

3. Supporting information

3.1 References

The following references were used to inform the conceptual site model and preliminary risk assessment:

British Geological Survey, 2020a. Geology of Britain viewer (<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>)

British Geological Survey, 2020b. GeoIndex Onshore (<http://mapapps2.bgs.ac.uk/geoindex/home.html>)

British Standards Institute, 2011. Investigation of potentially contaminated sites – code of practice. BS10175:2011+A1:2013.

CIRIA, 2001. Contaminated land risk assessment. A guide to good practice. Publication C552. CIRIA London. ISBN 0-86017-552 9

Environment Agency, 2004. Publication CLR 11. Model Procedures for the Management of Land Contamination.

GeoSmart Information Limited, 2020. National Groundwater Flood Risk Map (GW5)

Health Protection Agency, 2000. Spring 2000 Newsletter featuring; Radon: Guidance on Protective Measures for New Dwellings (BR 211).

Groundsure, 2020. Groundsure Enviro+Geo Insight report Station South, Stockport Road. REF: GSIP-2020-10095-469

3. Supporting information

3.2 Site photographs

Photograph 1: View of the Site, facing east.



Photograph 2: View of the on-Site building to be refurbished as part of the development.





Photograph 3: View of the on-Site building to be refurbished as part of the development.



Photograph 4: View of an area of the northern embankment, proposed to be used as a community and allotment garden.



Photograph 5: Internal view of the building proposed for refurbishment

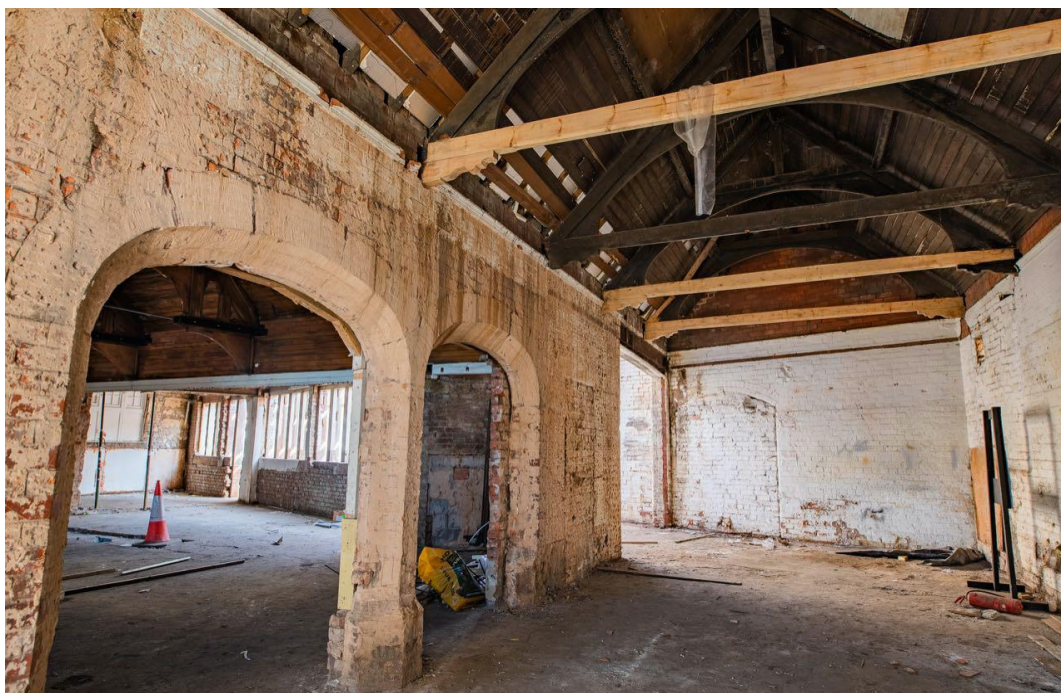


Photograph 6: Internal view of the building proposed for refurbishment

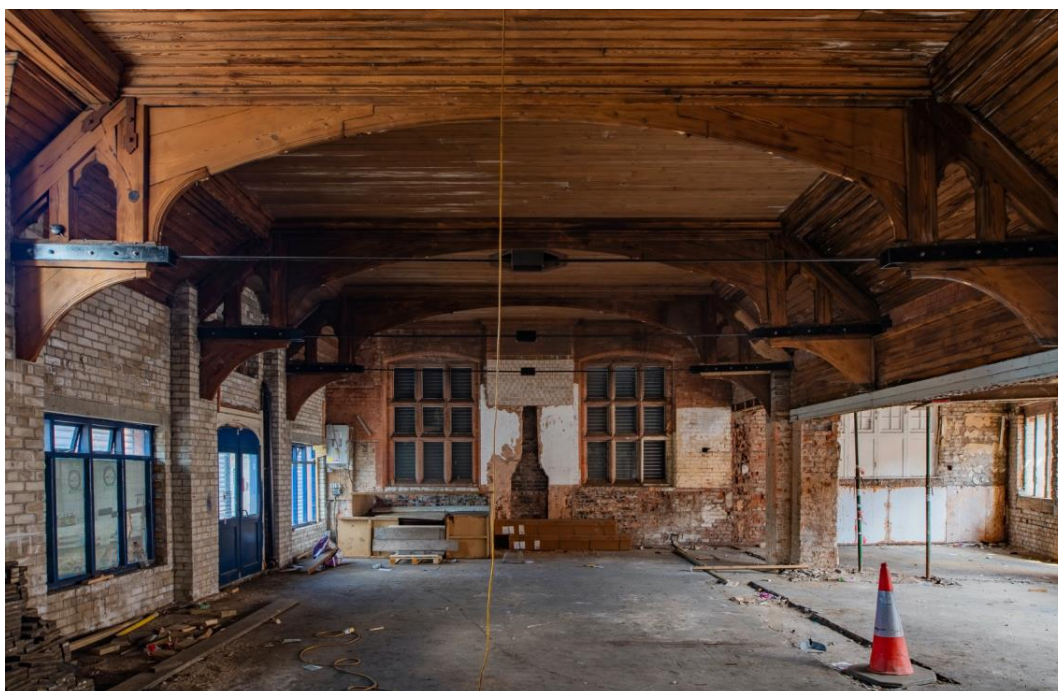




Photograph 7: Internal view of the building proposed for refurbishment



Photograph 8: Internal view of the building proposed for refurbishment



3. Supporting information

3.3 Environmental data report

Readily available environmental information relating to the Site and its surrounding area has been provided by Groundsure.

Station South, Stockport Road

Order Details

Date: 27/03/2020
Your ref: GeoSmart
Our Ref: GSIP-2020-10095-469
Client: ThisIsDeliveryCompanyName

Site Details

Location: 387658 393808
Area: 0.45 ha
Authority: [Manchester City Council](#)



Summary of findings

p. 2 **Aerial image**

p. 8

OS MasterMap site plan

p.12 groundsure.com/insightuserguide

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
<u>13</u>	<u>1.1</u>	<u>Historical industrial land uses</u>	13	1	47	61	-
<u>18</u>	<u>1.2</u>	<u>Historical tanks</u>	0	0	0	5	-
<u>19</u>	<u>1.3</u>	<u>Historical energy features</u>	0	1	1	9	-
19	1.4	Historical petrol stations	0	0	0	0	-
<u>20</u>	<u>1.5</u>	<u>Historical garages</u>	0	0	0	7	-
20	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
<u>21</u>	<u>2.1</u>	<u>Historical industrial land uses</u>	27	2	85	100	-
<u>29</u>	<u>2.2</u>	<u>Historical tanks</u>	0	0	0	6	-
<u>30</u>	<u>2.3</u>	<u>Historical energy features</u>	0	1	1	18	-
31	2.4	Historical petrol stations	0	0	0	0	-
<u>31</u>	<u>2.5</u>	<u>Historical garages</u>	0	0	0	10	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
32	3.1	Active or recent landfill	0	0	0	0	-
32	3.2	Historical landfill (BGS records)	0	0	0	0	-
33	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
<u>33</u>	<u>3.4</u>	<u>Historical landfill (EA/NRW records)</u>	0	0	1	0	-
33	3.5	Historical waste sites	0	0	0	0	-
33	3.6	Licensed waste sites	0	0	0	0	-
<u>34</u>	<u>3.7</u>	<u>Waste exemptions</u>	0	0	0	2	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
<u>35</u>	<u>4.1</u>	<u>Recent industrial land uses</u>	0	6	10	-	-
<u>37</u>	<u>4.2</u>	<u>Current or recent petrol stations</u>	0	0	0	2	-
37	4.3	Electricity cables	0	0	0	0	-
37	4.4	Gas pipelines	0	0	0	0	-
<u>37</u>	<u>4.5</u>	<u>Sites determined as Contaminated Land</u>	0	0	1	0	-



38	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
38	4.7	Regulated explosive sites	0	0	0	0	-
38	4.8	Hazardous substance storage/usage	0	0	0	0	-
38	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
38	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
39	4.11	<u>Licensed pollutant release (Part A(2)/B)</u>	0	0	0	3	-
39	4.12	Radioactive Substance Authorisations	0	0	0	0	-
39	4.13	<u>Licensed Discharges to controlled waters</u>	0	0	1	2	-
40	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
40	4.15	Pollutant release to public sewer	0	0	0	0	-
40	4.16	List 1 Dangerous Substances	0	0	0	0	-
41	4.17	List 2 Dangerous Substances	0	0	0	0	-
41	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
41	4.19	Pollution inventory substances	0	0	0	0	-
41	4.20	Pollution inventory waste transfers	0	0	0	0	-
41	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
42	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
43	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
45	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
46	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
46	5.5	Groundwater vulnerability- local information	None (within 0m)				
47	5.6	<u>Groundwater abstractions</u>	0	0	0	0	12
51	5.7	Surface water abstractions	0	0	0	0	0
51	5.8	Potable abstractions	0	0	0	0	0
51	5.9	Source Protection Zones	0	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	<u>Water Network (OS MasterMap)</u>	0	0	2	-	-



53	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 Sea (RoFRaS)	None (within 50m)				
55	7.2	Historical Flood Events	0	0	0	-	-
55	7.3	Flood Defences	0	0	0	-	-
55	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, 0.3m - 1.0m (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
62	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
62	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
62	10.4	Special Protection Areas (SPA)	0	0	0	0	0
62	10.5	National Nature Reserves (NNR)	0	0	0	0	0
63	10.6	<u>Local Nature Reserves (LNR)</u>	0	0	0	1	0
63	10.7	Designated Ancient Woodland	0	0	0	0	0
63	10.8	Biosphere Reserves	0	0	0	0	0
63	10.9	Forest Parks	0	0	0	0	0
64	10.10	Marine Conservation Zones	0	0	0	0	0
64	10.11	Green Belt	0	0	0	0	0
64	10.12	Proposed Ramsar sites	0	0	0	0	0



64	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
65	10.15	Nitrate Sensitive Areas	0	0	0	0	0
65	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
66	<u>10.17</u>	<u>SSSI Impact Risk Zones</u>	1	-	-	-	-
67	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
68	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	11.4	Listed Buildings	0	0	0	-	-
69	11.5	Conservation Areas	0	0	0	-	-
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	13.1	Priority Habitat Inventory	0	0	0	-	-
72	13.2	Habitat Networks	0	0	0	-	-
72	13.3	Open Mosaic Habitat	0	0	0	-	-
72	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
73	<u>14.1</u>	<u>10k Availability</u>	Identified (within 500m)				
74	<u>14.2</u>	<u>Artificial and made ground (10k)</u>	1	0	3	4	-
76	<u>14.3</u>	<u>Superficial geology (10k)</u>	1	0	0	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	<u>Bedrock faults and other linear features (10k)</u>	0	0	2	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	1	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	1	3	2	-
85	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
85	15.10	<u>Bedrock faults and other linear features (50k)</u>	0	0	3	1	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
86	16.1	<u>BGS Boreholes</u>	0	0	3	-	-
Page	Section	Natural ground subsidence					
88	17.1	<u>Shrink swell clays</u>	Very low (within 50m)				
89	17.2	<u>Running sands</u>	Very low (within 50m)				
90	17.3	<u>Compressible deposits</u>	Negligible (within 50m)				
91	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
92	17.5	<u>Landslides</u>	Very low (within 50m)				
93	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
94	18.1	Natural cavities	0	0	0	0	-
95	18.2	<u>BritPits</u>	0	0	0	2	-
95	18.3	<u>Surface ground workings</u>	11	0	55	-	-
98	18.4	<u>Underground workings</u>	0	0	3	0	0
98	18.5	<u>Historical Mineral Planning Areas</u>	0	0	0	1	-



<u>99</u>	<u>18.6</u>	<u>Non-coal mining</u>	0	0	1	0	0
99	18.7	Mining cavities	0	0	0	0	0
<u>99</u>	<u>18.8</u>	<u>JPB mining areas</u>	Identified (within 0m)				
100	18.9	Coal mining	None (within 0m)				
100	18.10	Brine areas	None (within 0m)				
100	18.11	Gypsum areas	None (within 0m)				
100	18.12	Tin mining	None (within 0m)				
100	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
<u>101</u>	<u>19.1</u>	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
<u>102</u>	<u>20.1</u>	<u>BGS Estimated Background Soil Chemistry</u>	1	1	-	-	-
102	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
102	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
103	21.1	Underground railways (London)	0	0	0	-	-
103	21.2	Underground railways (Non-London)	0	0	0	-	-
104	21.3	Railway tunnels	0	0	0	-	-
<u>104</u>	<u>21.4</u>	<u>Historical railway and tunnel features</u>	6	0	31	-	-
105	21.5	Royal Mail tunnels	0	0	0	-	-
<u>106</u>	<u>21.6</u>	<u>Historical railways</u>	2	0	2	-	-
<u>106</u>	<u>21.7</u>	<u>Railways</u>	0	0	25	-	-
107	21.8	Crossrail 1	0	0	0	0	-
107	21.9	Crossrail 2	0	0	0	0	-
108	21.10	HS2	0	0	0	0	-



Recent aerial photograph



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

Capture Date: 22/04/2019

Site Area: 0.45ha



Contact us with any questions at:

info@groundsure.com

08444 159 000

Date: 27 March 2020

Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 0.45ha



Contact us with any questions at:

info@groundsure.com

08444 159 000

Date: 27 March 2020

Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 0.45ha



Contact us with any questions at:

info@groundsure.com

08444 159 000

Date: 27 March 2020

Recent site history - 2000 aerial photograph



Capture Date: 19/06/2000

Site Area: 0.45ha



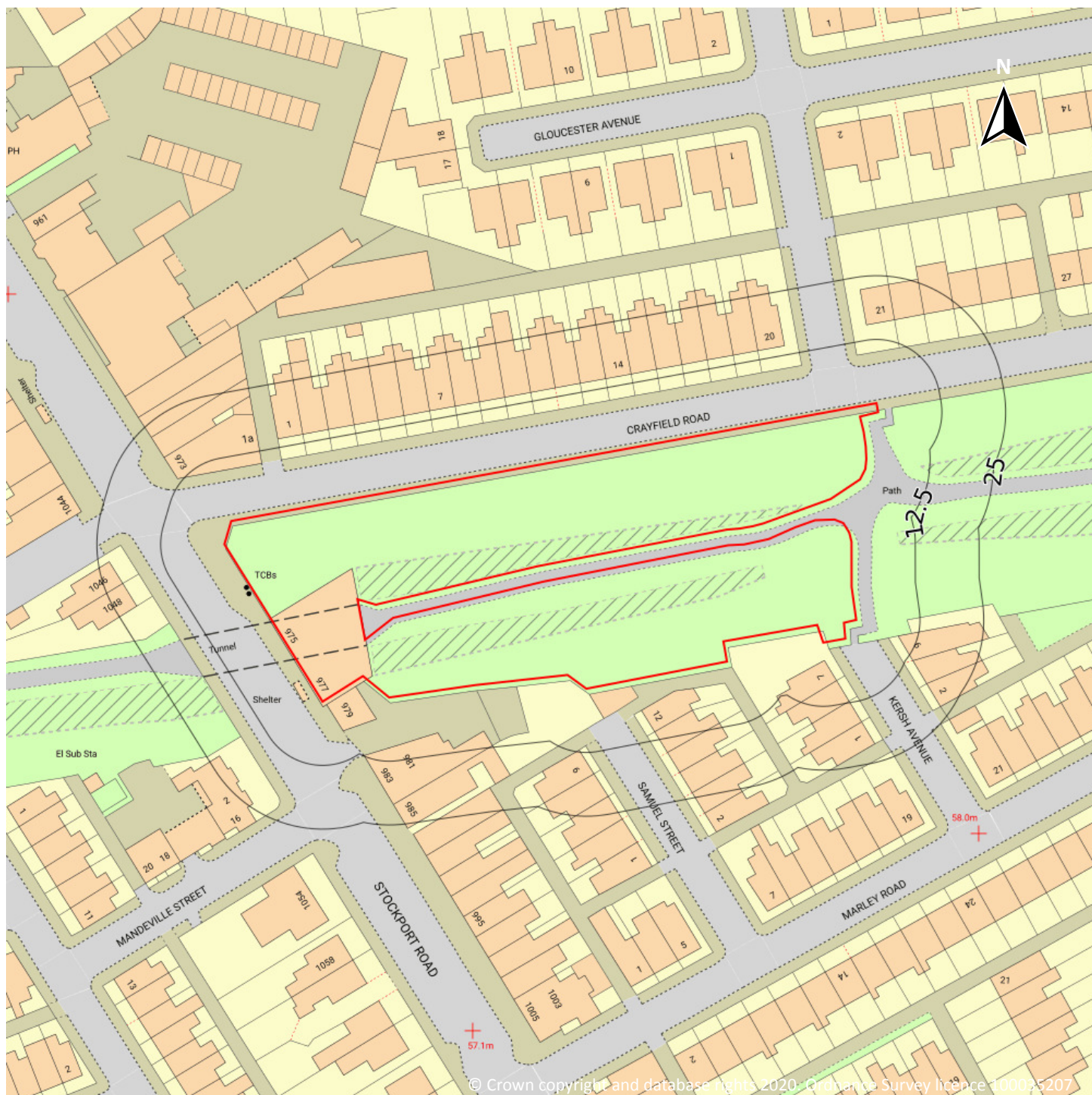
Contact us with any questions at:

info@groundsure.com

08444 159 000

Date: 27 March 2020

OS MasterMap site plan



Site Area: 0.45ha



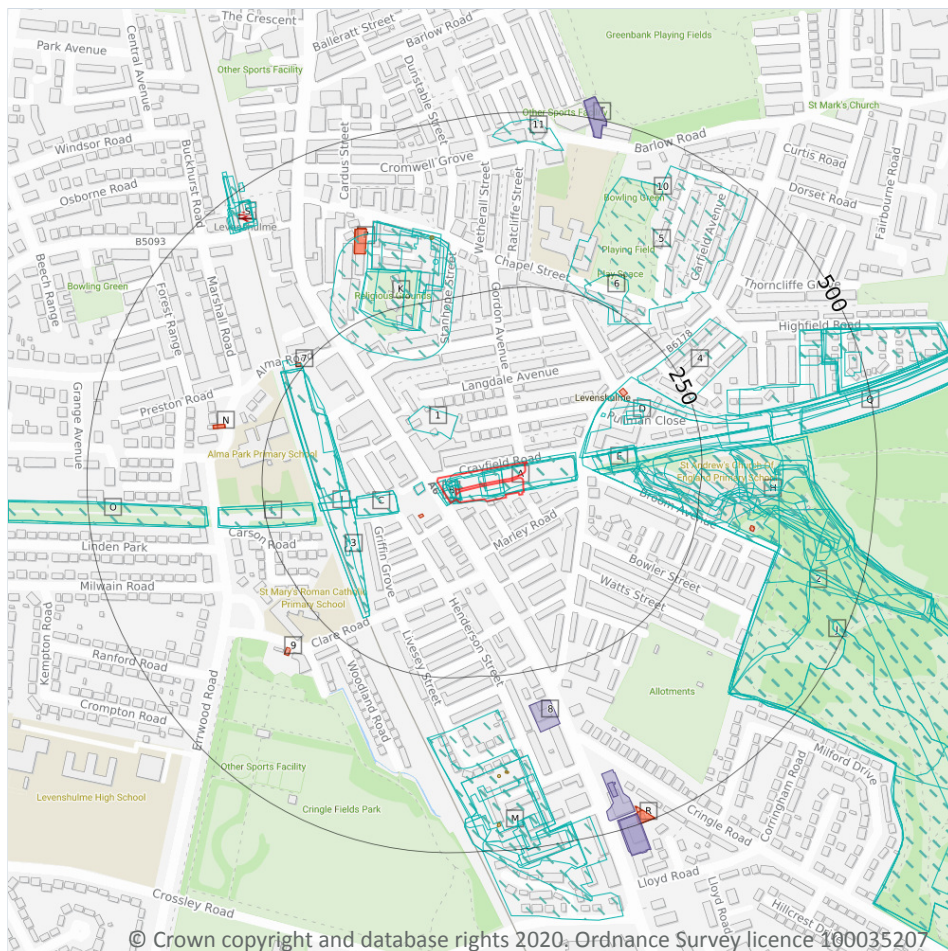
Contact us with any questions at:

info@groundsure.com

08444 159 000

Date: 27 March 2020

1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

122

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	Cuttings	1983 - 1989	848744



ID	Location	Land use	Dates present	Group ID
A	On site	Cuttings	1892 - 1938	858822
A	On site	Railway Station	1892 - 1938	875543
A	On site	Cuttings	1965 - 1974	888002
A	On site	Cuttings	1955	929221
A	On site	Railway Station	1955	936863
A	On site	Railway Station	1965 - 1974	953203
B	On site	Railway Station	1923	822953
B	On site	Railway Buildings	1905	833690
B	On site	Railway Building	1955	885467
B	On site	Railway Building	1916	907869
B	On site	Railway Building	1983 - 1989	963532
B	On site	Railway Building	1974	978706
B	20m W	Railway Building	1983 - 1989	860325
1	52m N	Unspecified Yard	1916 - 1923	893670
C	62m W	Cuttings	1892 - 1938	901832
C	63m W	Cuttings	1955 - 1974	849476
C	63m W	Cuttings	1983 - 1989	927527
D	76m E	Railway Sidings	1916	956044
E	79m E	Cuttings	1905 - 1938	918929
F	79m E	Railway Sidings	1905	858431
F	79m E	Railway Sidings	1923 - 1938	908340
G	84m E	Railway Sidings	1955	870094
G	94m E	Cuttings	1892	963143
2	95m E	Brick Works	1934 - 1938	889698
H	95m E	Brick Works	1905	980918
H	95m E	Brick Works	1916 - 1923	985884
E	100m E	Cuttings	1955	969705
E	117m E	Cuttings	1974	863699



ID	Location	Land use	Dates present	Group ID
E	117m E	Cuttings	1965	965199
I	120m W	Tunnel	1974	874918
I	120m W	Tunnel	1983 - 1989	915446
F	125m NE	Railway Building	1916	820591
I	126m W	Railway Sidings	1938	860514
I	126m W	Railway Sidings	1934	991708
I	130m W	Railway Sidings	1905 - 1923	983377
I	130m W	Goods Yard	1905 - 1923	985072
I	140m W	Railway Sidings	1955 - 1965	976988
F	146m NE	Railway Building	1916	820592
F	149m E	Railway Building	1905 - 1938	988816
H	151m E	Refuse Heap	1934 - 1938	883792
3	151m SW	Railway Building	1934 - 1938	977419
J	155m E	Brick Field	1955	817971
H	155m E	Unspecified Ground Workings	1916	800654
F	155m NE	Railway Building	1955	895572
H	156m E	Unspecified Pit	1923	975565
H	161m E	Refuse Heap	1955	894841
K	171m N	Sawmill	1965	808368
H	180m E	Refuse Heap	1974	978422
L	181m W	Cuttings	1955 - 1974	890380
L	181m W	Cuttings	1983 - 1989	951406
L	182m W	Cuttings	1892 - 1938	954039
H	182m E	Refuse Heap	1965	891391
4	196m NE	Iron Works	1905	822804
H	197m E	Unspecified Pit	1905 - 1916	958173
K	212m N	Wire Mattress Works	1892	835890
K	213m N	Tool Works	1905	813315



ID	Location	Land use	Dates present	Group ID
K	220m N	Cotton Mill	1851	911559
K	224m N	Unspecified Mill	1892	810289
5	229m NE	Brick Works	1892	818758
6	236m NE	Unspecified Heap	1892	804150
K	264m N	Unspecified Works	1983	880712
K	264m N	Unspecified Works	1965 - 1974	919278
D	274m E	Cuttings	1905 - 1938	988706
H	285m E	Railway Sidings	1905	794674
H	289m E	Unspecified Pit	1923	848062
H	291m E	Unspecified Pit	1916	966221
D	291m E	Cuttings	1955	950697
D	296m E	Unspecified Works	1983	899973
J	296m E	Disused Workings	1989	815804
H	297m E	Unspecified Pit	1905	864037
M	299m S	Engineering Works	1905 - 1916	934195
K	301m N	Unspecified Tank	1851	825388
D	311m E	Unspecified Works	1934	962964
O	332m W	Cuttings	1983 - 1989	874932
O	332m W	Cuttings	1955 - 1974	904511
M	333m S	Unspecified Commercial/Industrial	1934 - 1938	917531
O	334m W	Cuttings	1892 - 1938	953534
J	346m E	Unspecified Works	1965 - 1974	960024
H	348m E	Unspecified Heap	1955	804149
Q	353m E	Cuttings	1892	850034
Q	353m E	Cuttings	1916 - 1989	927993
Q	353m E	Cuttings	1905	970775
H	354m E	Unspecified Ground Workings	1934 - 1938	940972
H	355m E	Railway Sidings	1955	922307



ID	Location	Land use	Dates present	Group ID
J	359m E	Clay Pit	1955	895456
H	367m E	Railway Sidings	1934 - 1938	954688
J	367m E	Clay Pit	1934 - 1938	850987
M	368m S	Unspecified Works	1974	934593
M	368m S	Unspecified Works	1983 - 1989	941045
H	387m E	Unspecified Ground Workings	1965	800640
Q	394m E	Cuttings	1907	853477
Q	395m E	Cuttings	1938	858829
M	395m S	Unspecified Works	1965	908436
Q	397m E	Railway Sidings	1938	921825
M	398m S	Engineering Works	1923	892330
J	404m SE	Clay Pit	1974	940974
10	407m NE	Unspecified Pit	1892	840544
J	408m SE	Unspecified Ground Workings	1965	800639
D	414m E	Carpet Works	1938	898949
D	419m E	Railway Sidings	1934 - 1938	943608
H	432m E	Refuse Heap	1955	942521
D	438m E	Unspecified Factory	1965	821388
D	444m E	Carpet Works	1923	936360
D	444m E	Carpet Works	1905	937336
S	444m NW	Railway Station	1892	868113
D	446m E	Carpet Works	1916	958940
D	446m E	Carpet Works	1934	986778
S	447m NW	Railway Station	1905 - 1938	913842
M	447m S	Railway Sidings	1916	932041
11	447m N	Dye Works	1851 - 1892	962996
S	451m NW	Railway Station	1965 - 1974	876516
S	452m NW	Railway Station	1983 - 1989	931120



ID	Location	Land use	Dates present	Group ID
D	452m E	Iron Works	1907	822803
J	454m E	Railway Sidings	1965	794675
S	457m NW	Railway Station	1955	873594
M	459m S	Railway Sidings	1934 - 1938	847243
M	461m S	Railway Sidings	1923	974910
D	462m E	Carpet Works	1955	974126
S	467m NW	Railway Station	1851	982958
D	471m E	Carpet Works	1907	934196
S	495m NW	Railway Building	1916 - 1923	985218

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

5

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
K	337m N	Unspecified Tank	1995	116905
M	386m S	Unspecified Tank	1957	128884
M	387m S	Unspecified Tank	1957	138631
M	391m S	Unspecified Tank	1922 - 1934	129900
M	460m S	Tanks	1974	107195

This data is sourced from Ordnance Survey / Groundsure.



1.3 Historical energy features

Records within 500m

11

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

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

ID	Location	Land use	Dates present	Group ID
B	43m SW	Electricity Substation	1987	62157
F	166m NE	Electricity Substation	1987	62158
7	253m NW	Electricity Substation	1992	62156
9	309m SW	Electricity Substation	1984 - 1992	74787
N	312m W	Electricity Substation	1984 - 1987	78940
N	312m W	Electricity Substation	1992	71137
H	327m E	Electricity Substation	1985 - 1995	71463
P	337m N	Electricity Substation	1956 - 1992	76246
P	337m N	Electricity Substation	1956	76694
R	474m S	Electricity Substation	1974 - 1987	68206
R	483m S	Electricity Substation	1994	74201

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

7

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
8	295m S	Garage	1974	20353
R	414m S	Garage	1987	24840
R	431m S	Garage	1974	22161
T	474m N	Garage	1956	21421
T	475m N	Garage	1956 - 1984	27758
R	485m S	Garage	1957 - 1974	26212
R	486m S	Garage	1957	20993

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

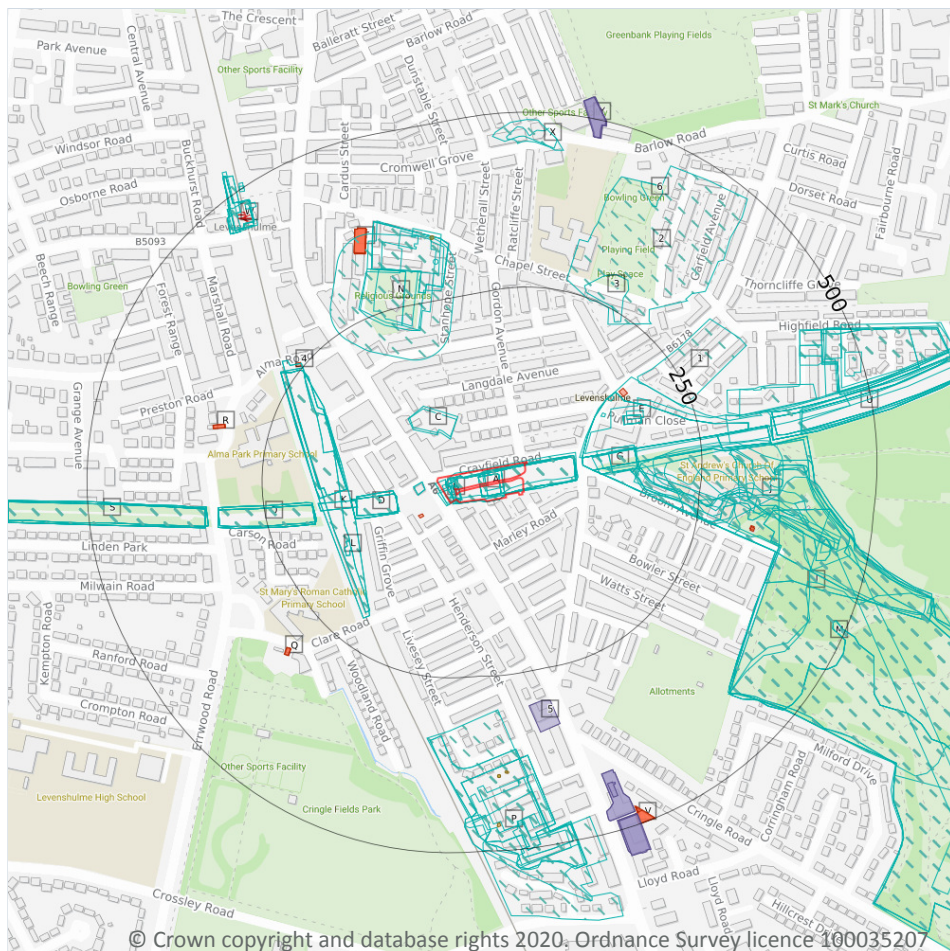
0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

214

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 21**

ID	Location	Land Use	Date	Group ID
A	On site	Railway Station	1938	875543
A	On site	Railway Station	1934	875543
A	On site	Railway Station	1916	875543



ID	Location	Land Use	Date	Group ID
A	On site	Railway Station	1905	875543
A	On site	Railway Station	1892	875543
A	On site	Railway Station	1923	875543
A	On site	Railway Station	1974	953203
A	On site	Railway Station	1955	936863
A	On site	Railway Station	1965	953203
A	On site	Cuttings	1938	858822
A	On site	Cuttings	1934	858822
A	On site	Cuttings	1916	858822
A	On site	Cuttings	1905	858822
A	On site	Cuttings	1892	858822
A	On site	Cuttings	1923	858822
A	On site	Cuttings	1974	888002
A	On site	Cuttings	1983	848744
A	On site	Cuttings	1989	848744
A	On site	Cuttings	1955	929221
A	On site	Cuttings	1965	888002
B	On site	Railway Building	1916	907869
B	On site	Railway Buildings	1905	833690
B	On site	Railway Station	1923	822953
B	On site	Railway Building	1974	978706
B	On site	Railway Building	1983	963532
B	On site	Railway Building	1989	963532
B	On site	Railway Building	1955	885467
B	20m W	Railway Building	1983	860325
B	20m W	Railway Building	1989	860325
C	52m N	Unspecified Yard	1923	893670
C	55m N	Unspecified Yard	1916	893670



ID	Location	Land Use	Date	Group ID
D	62m W	Cuttings	1938	901832
D	62m W	Cuttings	1934	901832
D	62m W	Cuttings	1916	901832
D	62m W	Cuttings	1905	901832
D	62m W	Cuttings	1892	901832
D	62m W	Cuttings	1923	901832
D	63m W	Cuttings	1974	849476
D	63m W	Cuttings	1983	927527
D	63m W	Cuttings	1989	927527
D	63m W	Cuttings	1955	849476
D	63m W	Cuttings	1965	849476
E	76m E	Railway Sidings	1916	956044
F	79m E	Railway Sidings	1938	908340
F	79m E	Railway Sidings	1934	908340
F	79m E	Railway Sidings	1905	858431
F	79m E	Railway Sidings	1923	908340
G	79m E	Cuttings	1938	918929
G	79m E	Cuttings	1934	918929
G	79m E	Cuttings	1916	918929
G	79m E	Cuttings	1905	918929
G	79m E	Cuttings	1923	918929
H	84m E	Railway Sidings	1955	870094
H	94m E	Cuttings	1892	963143
I	95m E	Brick Works	1938	889698
I	95m E	Brick Works	1934	889698
J	95m E	Brick Works	1916	985884
J	95m E	Brick Works	1905	980918
J	95m E	Brick Works	1923	985884



ID	Location	Land Use	Date	Group ID
G	100m E	Cuttings	1955	969705
G	117m E	Cuttings	1974	863699
G	117m E	Cuttings	1965	965199
K	120m W	Tunnel	1974	874918
K	120m W	Tunnel	1983	915446
K	120m W	Tunnel	1989	915446
F	125m NE	Railway Building	1916	820591
K	126m W	Railway Sidings	1938	860514
K	126m W	Railway Sidings	1934	991708
K	130m W	Goods Yard	1916	985072
K	130m W	Railway Sidings	1916	983377
K	130m W	Goods Yard	1905	985072
K	130m W	Railway Sidings	1905	983377
K	130m W	Railway Sidings	1923	983377
K	130m W	Goods Yard	1923	985072
K	140m W	Railway Sidings	1955	976988
K	140m W	Railway Sidings	1965	976988
F	146m NE	Railway Building	1916	820592
F	149m E	Railway Building	1938	988816
F	149m E	Railway Building	1934	988816
F	149m E	Railway Building	1916	988816
F	149m E	Railway Building	1905	988816
F	149m E	Railway Building	1923	988816
J	151m E	Refuse Heap	1938	883792
J	151m E	Refuse Heap	1934	883792
L	151m SW	Railway Building	1938	977419
L	151m SW	Railway Building	1934	977419
M	155m E	Brick Field	1955	817971

ID	Location	Land Use	Date	Group ID
J	155m E	Unspecified Ground Workings	1916	800654
F	155m NE	Railway Building	1955	895572
J	156m E	Unspecified Pit	1923	975565
J	161m E	Refuse Heap	1955	894841
N	171m N	Sawmill	1965	808368
J	180m E	Refuse Heap	1974	978422
O	181m W	Cuttings	1974	890380
O	181m W	Cuttings	1983	951406
O	181m W	Cuttings	1989	951406
O	181m W	Cuttings	1955	890380
O	181m W	Cuttings	1965	890380
O	182m W	Cuttings	1938	954039
O	182m W	Cuttings	1934	954039
O	182m W	Cuttings	1916	954039
O	182m W	Cuttings	1905	954039
O	182m W	Cuttings	1892	954039
O	182m W	Cuttings	1923	954039
J	182m E	Refuse Heap	1965	891391
1	196m NE	Iron Works	1905	822804
J	197m E	Unspecified Pit	1905	958173
N	212m N	Wire Mattress Works	1892	835890
N	213m N	Tool Works	1905	813315
N	220m N	Cotton Mill	1851	911559
N	224m N	Unspecified Mill	1892	810289
2	229m NE	Brick Works	1892	818758
3	236m NE	Unspecified Heap	1892	804150
J	243m E	Unspecified Pit	1916	958173
N	264m N	Unspecified Works	1974	919278



ID	Location	Land Use	Date	Group ID
N	264m N	Unspecified Works	1983	880712
N	264m N	Unspecified Works	1965	919278
E	274m E	Cuttings	1938	988706
E	274m E	Cuttings	1934	988706
E	274m E	Cuttings	1916	988706
E	274m E	Cuttings	1905	988706
E	274m E	Cuttings	1923	988706
J	285m E	Railway Sidings	1905	794674
N	287m N	Cotton Mill	1851	911559
J	289m E	Unspecified Pit	1923	848062
J	291m E	Unspecified Pit	1916	966221
E	291m E	Cuttings	1955	950697
E	296m E	Unspecified Works	1983	899973
M	296m E	Disused Workings	1989	815804
J	297m E	Unspecified Pit	1905	864037
P	299m S	Engineering Works	1916	934195
N	301m N	Unspecified Tank	1851	825388
E	311m E	Unspecified Works	1934	962964
S	332m W	Cuttings	1974	904511
S	332m W	Cuttings	1983	874932
S	332m W	Cuttings	1989	874932
S	332m W	Cuttings	1955	904511
S	332m W	Cuttings	1965	904511
P	333m S	Unspecified Commercial/Industrial	1938	917531
P	333m S	Unspecified Commercial/Industrial	1934	917531
S	334m W	Cuttings	1938	953534
S	334m W	Cuttings	1934	953534
S	334m W	Cuttings	1916	953534



ID	Location	Land Use	Date	Group ID
S	334m W	Cuttings	1905	953534
S	334m W	Cuttings	1892	953534
S	334m W	Cuttings	1923	953534
M	346m E	Unspecified Works	1974	960024
M	346m E	Unspecified Works	1965	960024
J	348m E	Unspecified Heap	1955	804149
U	353m E	Cuttings	1938	927993
U	353m E	Cuttings	1934	927993
U	353m E	Cuttings	1916	927993
U	353m E	Cuttings	1905	970775
U	353m E	Cuttings	1892	850034
U	353m E	Cuttings	1923	927993
J	354m E	Unspecified Ground Workings	1938	940972
J	354m E	Unspecified Ground Workings	1934	940972
J	355m E	Railway Sidings	1955	922307
U	357m E	Cuttings	1974	927993
U	357m E	Cuttings	1983	927993
U	357m E	Cuttings	1989	927993
U	357m E	Cuttings	1955	927993
U	357m E	Cuttings	1965	927993
M	359m E	Clay Pit	1955	895456
J	367m E	Railway Sidings	1938	954688
J	367m E	Railway Sidings	1934	954688
M	367m E	Clay Pit	1938	850987
M	367m E	Clay Pit	1934	850987
P	368m S	Unspecified Works	1974	934593
P	368m S	Unspecified Works	1983	941045
P	368m S	Unspecified Works	1989	941045



ID	Location	Land Use	Date	Group ID
J	387m E	Unspecified Ground Workings	1965	800640
U	394m E	Cuttings	1907	853477
U	395m E	Cuttings	1938	858829
P	395m S	Unspecified Works	1965	908436
U	397m E	Railway Sidings	1938	921825
P	398m S	Engineering Works	1923	892330
M	404m SE	Clay Pit	1974	940974
6	407m NE	Unspecified Pit	1892	840544
M	408m SE	Unspecified Ground Workings	1965	800639
E	414m E	Carpet Works	1938	898949
E	419m E	Railway Sidings	1938	943608
E	419m E	Railway Sidings	1934	943608
P	420m S	Engineering Works	1905	934195
J	432m E	Refuse Heap	1955	942521
E	438m E	Unspecified Factory	1965	821388
E	444m E	Carpet Works	1905	937336
E	444m E	Carpet Works	1923	936360
W	444m NW	Railway Station	1892	868113
E	446m E	Carpet Works	1934	986778
E	446m E	Carpet Works	1916	958940
W	447m NW	Railway Station	1938	913842
W	447m NW	Railway Station	1934	913842
W	447m NW	Railway Station	1916	913842
W	447m NW	Railway Station	1905	913842
W	447m NW	Railway Station	1923	913842
P	447m S	Railway Sidings	1916	932041
X	447m N	Dye Works	1851	962996
X	450m N	Dye Works	1892	962996



ID	Location	Land Use	Date	Group ID
W	451m NW	Railway Station	1974	876516
W	451m NW	Railway Station	1965	876516
W	452m NW	Railway Station	1983	931120
W	452m NW	Railway Station	1989	931120
E	452m E	Iron Works	1907	822803
M	454m E	Railway Sidings	1965	794675
W	457m NW	Railway Station	1955	873594
P	459m S	Railway Sidings	1938	847243
P	459m S	Railway Sidings	1934	847243
P	461m S	Railway Sidings	1923	974910
E	462m E	Carpet Works	1955	974126
W	467m NW	Railway Station	1851	982958
E	471m E	Carpet Works	1907	934196
W	495m NW	Railway Building	1923	985218
W	499m NW	Railway Building	1916	985218

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

6

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 21**

ID	Location	Land Use	Date	Group ID
N	337m N	Unspecified Tank	1995	116905
P	386m S	Unspecified Tank	1957	128884
P	387m S	Unspecified Tank	1957	138631
P	391m S	Unspecified Tank	1922	129900
P	391m S	Unspecified Tank	1934	129900



ID	Location	Land Use	Date	Group ID
P	460m S	Tanks	1974	107195

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	20
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Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 21**

ID	Location	Land Use	Date	Group ID
B	43m SW	Electricity Substation	1987	62157
F	166m NE	Electricity Substation	1987	62158
4	253m NW	Electricity Substation	1992	62156
Q	309m SW	Electricity Substation	1984	74787
Q	309m SW	Electricity Substation	1987	74787
Q	309m SW	Electricity Substation	1992	74787
R	312m W	Electricity Substation	1984	78940
R	312m W	Electricity Substation	1987	78940
R	312m W	Electricity Substation	1992	71137
J	327m E	Electricity Substation	1995	71463
J	328m E	Electricity Substation	1985	71463
T	337m N	Electricity Substation	1956	76694
T	337m N	Electricity Substation	1956	76246
T	338m N	Electricity Substation	1992	76246
T	338m N	Electricity Substation	1982	76246
T	338m N	Electricity Substation	1982	76246
V	474m S	Electricity Substation	1987	68206
V	474m S	Electricity Substation	1987	68206
V	475m S	Electricity Substation	1974	68206



ID	Location	Land Use	Date	Group ID
V	483m S	Electricity Substation	1994	74201

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0
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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	10
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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'.

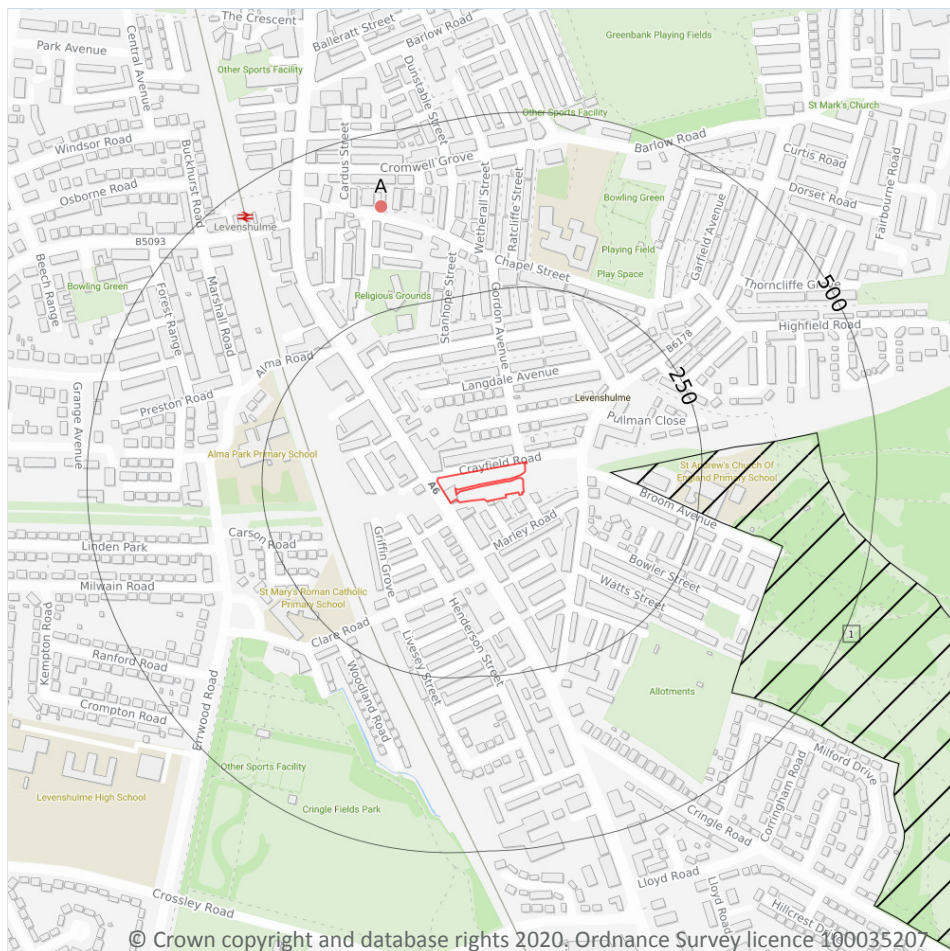
Features are displayed on the Past land use - un-grouped map on **page 21**

ID	Location	Land Use	Date	Group ID
5	295m S	Garage	1974	20353
V	414m S	Garage	1987	24840
V	414m S	Garage	1987	24840
V	431m S	Garage	1974	22161
Y	474m N	Garage	1956	21421
Y	475m N	Garage	1956	27758
Y	475m N	Garage	1984	27758
V	485m S	Garage	1957	26212
V	485m S	Garage	1974	26212
V	486m S	Garage	1957	20993

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

1

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

Features are displayed on the Waste and landfill map on **page 32**

ID	Location	Details		
1	120m E	Site Address: Cringle Road, Manchester Licence Holder Address: -	Waste Licence: Yes Site Reference: F011, RD/RES/012/79, 4200/9709 Waste Type: Inert, Industrial, Commercial, Household, Special, Liquid sludge Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 01/10/1974 Licence Surrender: 30/04/1991	Operator: - Licence Holder: Greater Manchester Waste Disposal Authority First Recorded 01/04/1974 Last Recorded: 01/06/1979

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

3.5 Historical waste sites

Records within 500m

0

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

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

3.6 Licensed waste sites

Records within 500m

0

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

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



3.7 Waste exemptions

Records within 500m

2

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

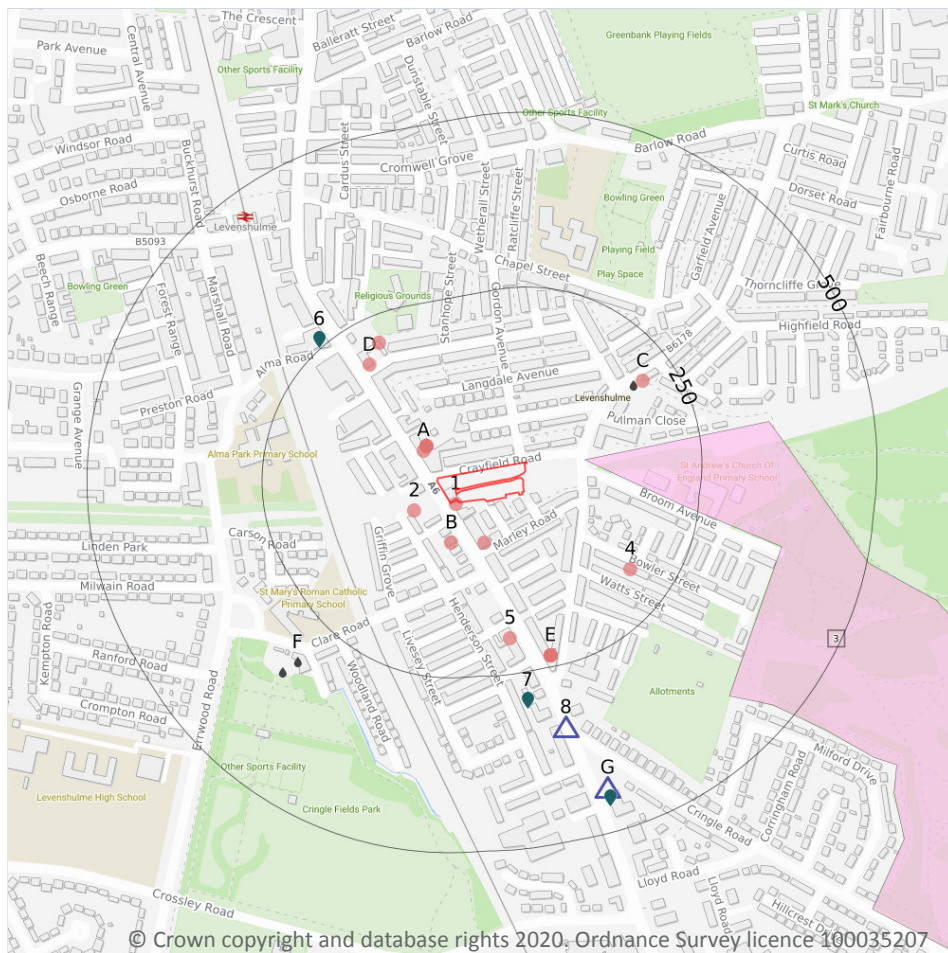
Features are displayed on the Waste and landfill map on **page 32**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	396m N	Atlas Works, Chapel Street, Levenshulme, Manchester, M19 3QB	WEX089624	Treating waste exemption	Not on a farm	Screening and blending of waste
A	396m N	Atlas Works, Chapel Street, Levenshulme, Manchester, M19 3QB	WEX089624	Using waste exemption	Not on a farm	Use of waste in construction

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
- Sites determined as Contaminated Land
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m

16

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 35**

ID	Location	Company	Address	Activity	Category
1	5m SE	Arc Hire	979, Stockport Road, Manchester, Greater Manchester, M19 2SY	Vehicle Hire and Rental	Hire Services
A	45m NW	Lee Wright Upholstery Services	Unit 41 Courtyard, 965 Stockport Road, Manchester, Greater Manchester, M19 3NP	Furniture	Consumer Products



ID	Location	Company	Address	Activity	Category
A	49m N	Kyran Hall	Levenshulme Antiques Village, Manchester, Greater Manchester, M19 3NP	Glass	Industrial Products
A	49m N	The Antique Fireplace Restoration Company	965, Stockport Road, Manchester, Greater Manchester, M19 3NP	Fireplaces and Mantelpieces	Consumer Products
A	49m N	Watkin Signs	965, Stockport Road, Manchester, Greater Manchester, M19 3NP	Signs	Industrial Products
2	50m SW	Electricity Sub Station	Greater Manchester, M19	Electrical Features	Infrastructure and Facilities
B	57m S	Ismart	1060, Stockport Road, Manchester, Greater Manchester, M19 2SX	Electronic Equipment	Industrial Products
B	60m S	UK Signs & Print	1003, Stockport Road, Manchester, Greater Manchester, M19 2SY	Published Goods	Industrial Products
4	188m SE	Roundabout Motors	26, Bowler Street, Levenshulme, Manchester, Greater Manchester, M19 2TY	Secondhand Vehicles	Motoring
D	189m NW	K M S Printers	927, Stockport Road, Manchester, Greater Manchester, M19 3PZ	Published Goods	Industrial Products
5	198m S	Manchester Fireplaces	1090, Stockport Road, Manchester, Greater Manchester, M19 2SU	Fireplaces and Mantelpieces	Consumer Products
C	202m NE	Electricity Sub Station	Greater Manchester, M19	Electrical Features	Infrastructure and Facilities
D	211m NW	Delamere Car Centre	1A, Delamere Road, Manchester, Greater Manchester, M19 3NG	Vehicle Repair, Testing and Servicing	Repair and Servicing
E	234m S	Auto Electrics	1065, Stockport Road, Manchester, Greater Manchester, M19 2TF	Vehicle Repair, Testing and Servicing	Repair and Servicing
E	234m S	Car Auto Electrics	1065, Stockport Road, Manchester, Greater Manchester, M19 2TF	Vehicle Repair, Testing and Servicing	Repair and Servicing
E	234m S	Fairline Blinds	1065, Stockport Road, Manchester, Greater Manchester, M19 2TF	Curtains and Blinds	Consumer Products

This data is sourced from Ordnance Survey.



4.2 Current or recent petrol stations

Records within 500m

2

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 35**

ID	Location	Company	Address	LPG	Status
8	339m S	REPSOL	1122-1136, Stockport Road, Levenshulme, Manchester, Greater Manchester, M19 3PZ	Not Applicable	Obsolete
G	437m S	SHELL	Stockport Road, Levenshulme, Manchester, Greater Manchester, M19 2RE	Yes	Open

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m

1

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

Features are displayed on the Current industrial land use map on **page 35**

ID	Location	Description	Site name	Category	Year identified
3	83m E	Former Landfill site	Highfield Country Park, Cringle Road, Levenshulme, Manchester	Potentially Contaminated Land	Not specified

This data is sourced from Local Authority records.



4.6 Control of Major Accident Hazards (COMAH)

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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



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

Records within 500m

3

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 35**

ID	Location	Address	Details	
6	261m NW	Regal Dry Cleaners, 986 Stockport Road, Levenshulme, Manchester, M19 3NN	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
7	290m S	Maple Serv Stn, Stockport Rd, M19 2TJ	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
G	451m S	Levenshulme Service Station, 1081 Stockport Road, Levenshulme, M19 2RE	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m

3

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 35**



ID	Location	Address	Details	
C	187m NE	JOSEPH HOLT DEVELOPMENT SWO, BROOM LANE, LEVENSHULME	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 016991183 Permit Version: 1 Receiving Water: FALLOWFIELD BROOK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/04/1992 Revocation Date: 01/04/1992
F	315m SW	CLARE RD/DAVENHILL RD CSO, 21 CLARE ROAD, MANCHESTER, GREATER MANCHESTER, M19 2GN	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016940833 Permit Version: 2 Receiving Water: CRINGLE BECK	Status: VARIED UNDER EPR 2010 Issue date: 23/10/2019 Effective Date: 23/10/2019 Revocation Date: -
F	340m SW	CLARE RD/DAVENHILL RD CSO, 21 CLARE ROAD, MANCHESTER, GREATER MANCHESTER, M19 2GN	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016940833 Permit Version: 1 Receiving Water: CRINGLE BECK	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: - Effective Date: - Revocation Date: 22/10/2019

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.

