

Sitecheck Assess



Contaminated Land

PASSED

No significant contaminant linkage has been identified and any liabilities from contaminated land are unlikely. No further action is required.



Flood Risk Screen

NONE IDENTIFIED

We have not identified an elevated flood risk at your property. A full flood risk report is not considered necessary.



Energy & Infrastructure Screen

IDENTIFIED

A screening of Energy & Infrastructure projects has identified a project/s at or close to the property. You should purchase a SiteSolutions Energy & Infrastructure report to better understand the potential impact on the property. Please refer to the next section for further information.



Radon

NONE IDENTIFIED

The property is not considered to be within a radon affected area. No further action is considered necessary.



Environmental Constraints

NONE IDENTIFIED

No Environmental Constraints have been identified within 250 metres of your property.

This report is issued for the property described as:
79, Crabtree Lane, Manchester, M11 4GU

Report Reference:
248655321

National Grid Reference:
388560 398000

Customer Reference:
JGA/MPS/33195-125 - 2052158_SAS

Report Date:
17 July 2020

CONTACT DETAILS

For more information on our services, please contact our team on:

0844 844 9966

or visit our website at:
www.landmarkinformation.co.uk

Conveyancing
Information
Executive



Professional Opinion and Recommendations

Please see below our recommendations and next steps. These may be copied into your Report on Title if you wish. No physical site inspection has been carried out or is proposed.



Section 1: Contaminated Land

PASSED

Professional Opinion

In the professional opinion of Landmark Information Group, the level of risk associated with the information assessed in this report:

- 1) is unlikely to have an adverse effect on the value of the property, and
- 2) is not such that the property would be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

You should be aware of the following:

A review of historical mapping has revealed the following historical or current potentially contaminative uses on site: an infilled pond (c.1911), and part of a sand pit (c.1923) later infilled (c.1956).

Environment Agency data has identified a former landfill within 25 metres of the site. The landfill located at Greater Manchester is recorded under reference EAHLD16527 as having accepted Not Supplied.

As part of this assessment, we have considered sensitive receptors and human health, as this information is considered as part of the Local Authorities Part 2A inspection strategy.

Please see section 1 for further information. Alternatively, please contact your professional advisor or Landmark Customer Services on 0844 8449966.



Section 2: Flood Risk Screen

NONE IDENTIFIED

Landmark Information have not identified an elevated flood risk at your property. A full flood risk report is not considered necessary.



Section 3: Energy & Infrastructure Screen

IDENTIFIED

Landmark Information have identified Energy or Infrastructure projects at or close to the property. In order to gain more detailed information regarding the projects and the potential impact, it is recommended that you purchase a SiteSolutions Energy & Infrastructure report. If you would like more information, please contact your Search Provider or our Customer Services Team on 0844 844 9966 or email helpdesk@landmark.co.uk.

Professional Opinion and Recommendations



Section 4: Radon

NONE IDENTIFIED

Landmark Information have identified that the property is in a lower probability radon area as less than 1% of homes are estimated to be at or above the action level for radon gas.

Radon Protection Measures: No radon protective measures are necessary in the construction of new dwellings or extensions to existing buildings.



Section 5: Environmental Constraints

NONE IDENTIFIED

Landmark Information have not identified any environmental constraints within 250m of the property.

Next Steps

If you require any assistance, please contact our Customer Services Team on:
0844 844 9966 or helpdesk@landmark.co.uk

Property Location



Location Plan

The map below shows the location of the property.



Property Purchaser Guide



Understanding this report

The purpose of this report is to highlight any potential risk of contaminated land, as defined under Part 2A of the Environment Protection Act 1990. The report also examines whether the property is at risk from other specified environmental factors that may impact the future intended use and saleability of the property.

For contaminated land, we will state 'Passed' on the front page if our environmental consultants consider there to be no risk to the property. If a potential risk of contaminated land is found, the report front page will state 'Further Action'. In this case, we will include our recommendations and next steps.

For all other environmental factors, we will state 'None Identified' if no potential risk is found and 'Identified' if a potential risk is found. In this case, we will provide recommendations or details of further information required to explore this potential risk.

Section 1: Contaminated Land

In this section, we highlight on a map, and within our findings pages, if there are any potential contaminated land risks at or around the property. Contaminated land contains substances that are actually or potentially hazardous to health or the environment.

Section 2: Flood Risk Screen

This section is a flood screen. This means that if we highlight a flood risk at the property, a further report will be required in order to understand the full details and possible impact on the property. Within the section, we consider River, Coastal, Surface water, Groundwater and other flood risks.

Section 3: Energy & Infrastructure Screen

This section is an Energy and Infrastructure projects screen. This means that if we identify any projects at or

close to the property, a further report will be required in order to understand the full details and possible impact on the property. Within the section, we consider projects such as High Speed Rail (HS2), Crossrail 1 & 2, Oil and Gas Exploration (Fracking), & Solar and Wind farms. (only wind and solar farms with a capacity to produce over 1MW of power are considered).

Section 4: Radon

In this section, we identify if the property is located in a radon affected area. Radon is a radioactive gas, which occurs naturally in rocks and soils and may be harmful to health. Employers have duty of care to mitigate the build up of radon gas in higher risk areas.

Section 5: Environmental Constraints

In this section, we identify factors that may have an influence on the property or surrounding area, such as national parks or conservation areas.

Next Steps

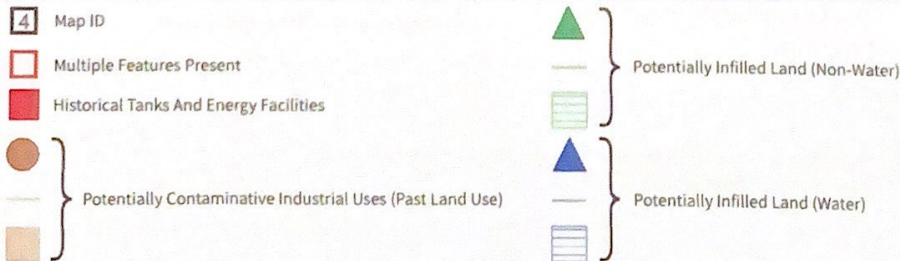
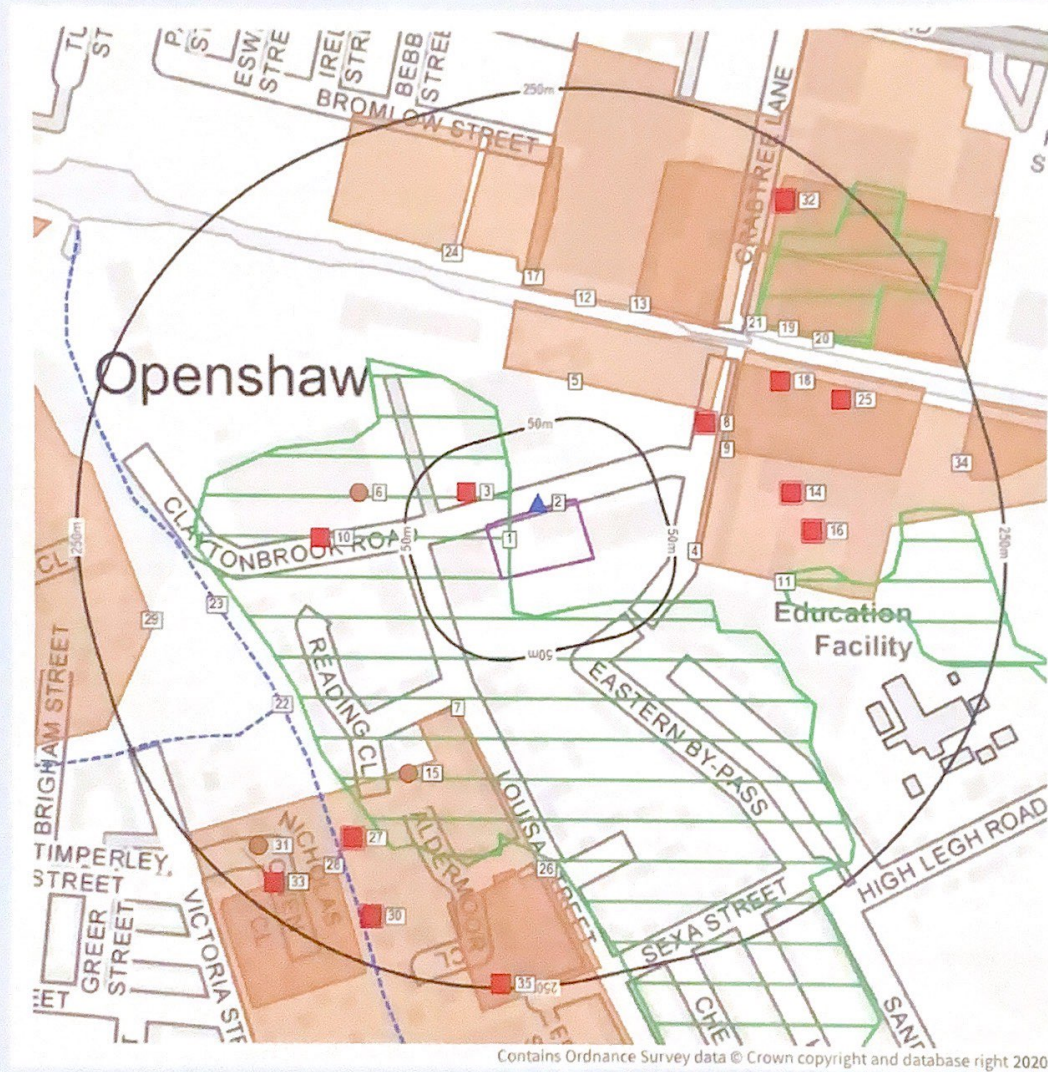
If you require any assistance, please contact our customer service team on: 0844 844 9966 or helpdesk@landmark.co.uk

Contaminated Land



Section 1a: Historical Land Uses

The map below shows the location of potentially contaminative historical land uses that have been identified from historical maps and other sources. Further details are shown on the following pages.



Contaminated Land



Section 1a: Historical Land Uses

This section describes historical activity at and around the property, which could be considered to be contaminative. The information is taken from a variety of sources including Landmark's extensive historical map collection and analysis of historic activity. Records are highlighted due to the potential for contamination to exist.

Question	Response
Have any historical potentially contaminative land uses been identified within 250m of the property?	Yes

Map ID	Details	Distance	Contact
Potentially Contaminative Industrial Uses (Past Land Use)			
4	Class: Factory or works - use not specified Map Published Date: 1993	61m	1
5	Class: Chemical manufacturing general Map Published Date: 1923	72m	1
6	Class: Weapons & ammunition [manufacture and storage] Map Published Date: 1895	81m	1
7	Class: Factory or works - use not specified Map Published Date: 1956	84m	1
9	Class: Factory or works - use not specified Map Published Date: 1923	98m	1
12	Class: Factory or works - use not specified Map Published Date: 1993	123m	1
13	Class: Chemical manufacturing general Map Published Date: 1923	127m	1
15	Class: Road haulage Map Published Date: 1923	133m	1
17	Class: Animal by-products [i.e. gelatine, soap, glue etc.] Map Published Date: 1895-1923	138m	1
19	Class: Road haulage Map Published Date: 1993	152m	1
21	Class: Chemical manufacturing general Map Published Date: 1895-1923	155m	1
24	Class: Chemical manufacturing general Map Published Date: 1909-1923	165m	1
26	Class: Batteries, accumulators & primary cells [manufacture] Map Published Date: 1909-1923	178m	1
28	Class: Metal casting/foundries Map Published Date: 1909-1923	204m	1
29	Class: Machinery: engines, building and general industrial [manufacture] Map Published Date: 1956	213m	1
31	Class: Road haulage Map Published Date: 1923	223m	1
34	Class: Metal casting/foundries Map Published Date: 1895	232m	1

Historical Tanks And Energy Facilities

Contaminated Land

Map ID	Details	Distance	Contact
3	Type: Electrical Sub Station Facilities Date Of Mapping: 1988	24m	1
8	Type: Electrical Sub Station Facilities Date Of Mapping: 1952	94m	1
8	Type: Electrical Sub Station Facilities Date Of Mapping: 1951	99m	1
10	Type: Electrical Sub Station Facilities Date Of Mapping: 1972-1983	103m	1
14	Type: Tanks Date Of Mapping: 1952	128m	1
14	Type: Tanks Date Of Mapping: 1988	129m	1
14	Type: Tanks Date Of Mapping: 1951	133m	1
14	Type: Tanks Date Of Mapping: 1952	110m	1
14	Type: Tanks Date Of Mapping: 1951	118m	1
16	Type: Tanks Date Of Mapping: 1952	136m	1
16	Type: Tanks Date Of Mapping: 1951	138m	1
18	Type: Tanks Date Of Mapping: 1988	146m	1
25	Type: Tanks Date Of Mapping: 1988	174m	1
27	Type: Tanks Date Of Mapping: 1968	184m	1
27	Type: Tanks Date Of Mapping: 1951	197m	1
27	Type: Tanks Date Of Mapping: 1949	196m	1
30	Type: Tanks Date Of Mapping: 1951	222m	1
30	Type: Tanks Date Of Mapping: 1949	218m	1
32	Type: Electrical Sub Station Facilities Date Of Mapping: 1951	223m	1
32	Type: Electrical Sub Station Facilities Date Of Mapping: 1952	223m	1
32	Type: Electrical Sub Station Facilities Date Of Mapping: 1988	223m	1
33	Type: Tanks Date Of Mapping: 1988	231m	1
35	Type: Tanks Date Of Mapping: 1949-1968	248m	1

Contaminated Land

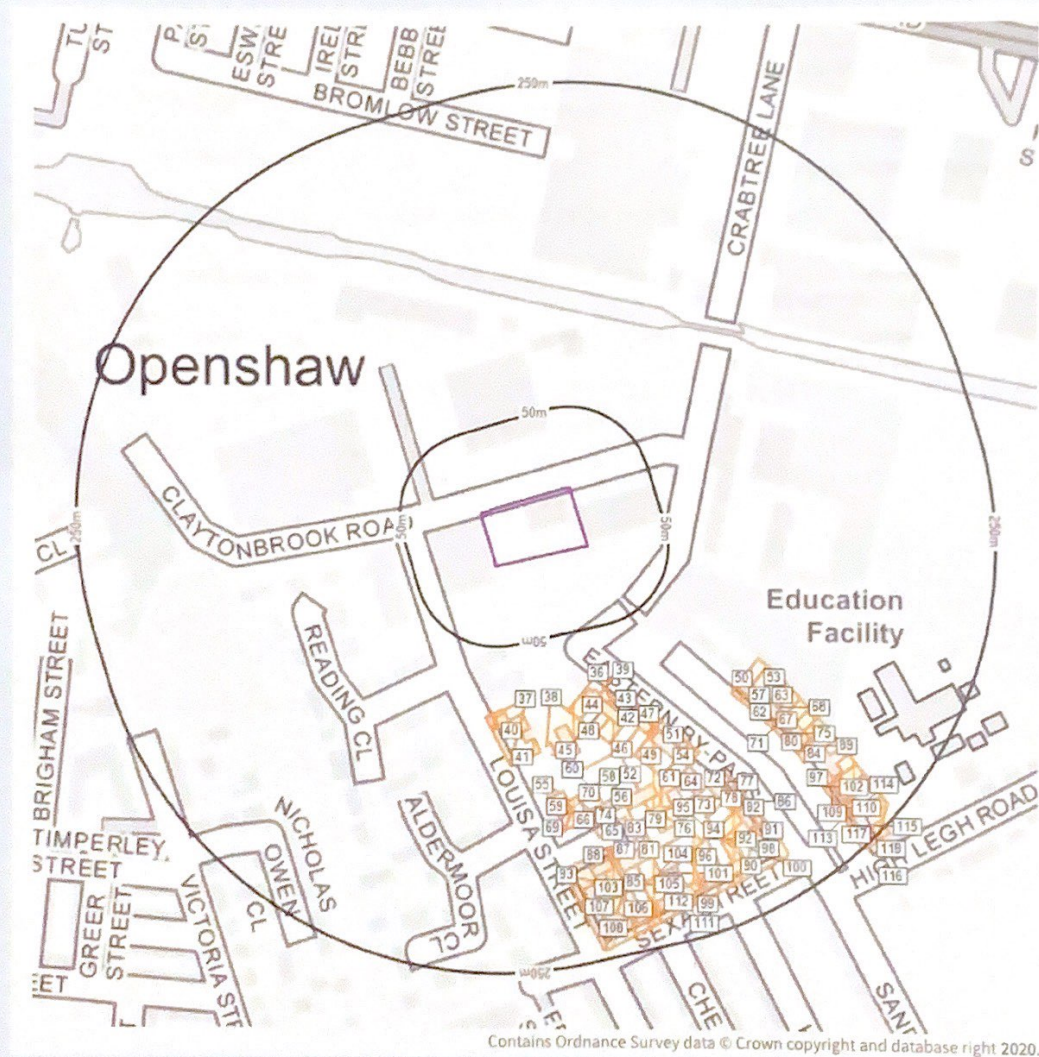
Map ID	Details	Distance	Contact
Potentially Infilled Land (Non-Water)			
1	Details: Unknown Filled Ground (Pit, quarry etc) Map Published Date: 1993	On Site	1
11	Details: Unknown Filled Ground (Pit, quarry etc) Map Published Date: 1993	118m	1
20	Details: Unknown Filled Ground (Pit, quarry etc) Map Published Date: 1993	154m	1
Potentially Infilled Land (Water)			
2	Details: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published Date: 1909	5m	1
22	Details: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published Date: 1909	156m	1
23	Details: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published Date: 1956	156m	1

Contaminated Land



Section 1b: Incidents and Enforcements

The map below shows the location of land that has been designated as Contaminated Land as well as the locations of other pollution incidents, prosecutions or enforcements. Further details are shown on the following pages.



4 Map ID

Multiple Features Present

Contaminated Land Register Entries and Notices

Environmental Pollution Incidents

Prosecutions Relating to Controlled Waters

Prosecutions Relating to Authorised Processes

Enforcement and Prohibition Notices

Planning Hazardous Substance Enforcements

Local Authority Pollution Prevention and Control Enforcements

Contaminated Land



Section 1b: Incidents and Enforcements

The data within this section tells you whether your property or surrounding area has been identified by the Local Authority as "Contaminated Land" under Part 2A of the Environmental Protection Act 1990 or if there have been any other pollution incidents, prosecutions or enforcements. Should there be an indication of contamination, it is not necessarily a cause for concern. Your report will be assessed by our professional environmental consultants who will advise you what, if any, considerations need to be made should you proceed with the property purchase.

Question		Response	
Have any incidents or enforcements been identified within 250m of the property?		Yes	

Map ID	Details	Distance	Contact
Contaminated Land Register Entries and Notices			
36	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	78m	2
37	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	84m	2
38	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	86m	2
39	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	88m	2
40	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	93m	2
41	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	93m	2
42	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	95m	2
43	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	97m	2
44	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	97m	2
45	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	102m	2
46	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	103m	2
47	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	110m	2

Contaminated Land

Map ID	Details	Distance	Contact
48	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	111m	2
49	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	118m	2
50	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	126m	2
51	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	127m	2
52	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	128m	2
53	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	133m	2
54	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	137m	2
55	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	138m	2
56	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	139m	2
57	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	140m	2
58	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	142m	2
59	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	145m	2
60	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	145m	2
61	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	146m	2
62	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	148m	2
63	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	148m	2

Contaminated Land

Map ID	Details	Distance	Contact
64	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	149m	2
65	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	150m	2
66	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	151m	2
67	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	154m	2
68	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	154m	2
69	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	157m	2
70	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	157m	2
71	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	160m	2
72	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	162m	2
73	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	165m	2
74	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	165m	2
75	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	167m	2
76	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	167m	2
77	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	168m	2
78	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	172m	2
79	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	173m	2

Contaminated Land

Map ID	Details	Distance	Contact
80	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	174m	2
81	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	175m	2
82	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	175m	2
83	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	176m	2
84	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	182m	2
85	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	184m	2
86	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	184m	2
87	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	185m	2
88	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	187m	2
89	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	191m	2
90	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	192m	2
91	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	193m	2
92	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	194m	2
93	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	195m	2
94	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	197m	2
95	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	199m	2

Contaminated Land

Map ID	Details	Distance	Contact
96	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	200m	2
97	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	201m	2
98	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	202m	2
99	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	204m	2
100	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	204m	2
101	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	206m	2
102	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	208m	2
103	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	208m	2
104	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	208m	2
105	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	210m	2
106	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	212m	2
107	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	214m	2
108	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	214m	2
109	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	215m	2
110	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	222m	2
111	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	224m	2

Contaminated Land

Map ID	Details	Distance	Contact
112	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	226m	2
113	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	229m	2
114	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	232m	2
115	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	235m	2
116	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	238m	2
117	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	241m	2
118	Contamination Notice Type: Environmental Protection Act Part IIa: Remediated Contaminated Land Date of Issue: 31st May 2005	247m	2

Environmental Pollution Incidents

No features identified for this property.

Prosecutions Relating to Controlled Waters

No features identified for this property.

Prosecutions Relating to Authorised Processes

No features identified for this property.

Enforcement and Prohibition Notices

No features identified for this property.

Planning Hazardous Substance Enforcements

No features identified for this property.

Local Authority Pollution Prevention and Control Enforcements

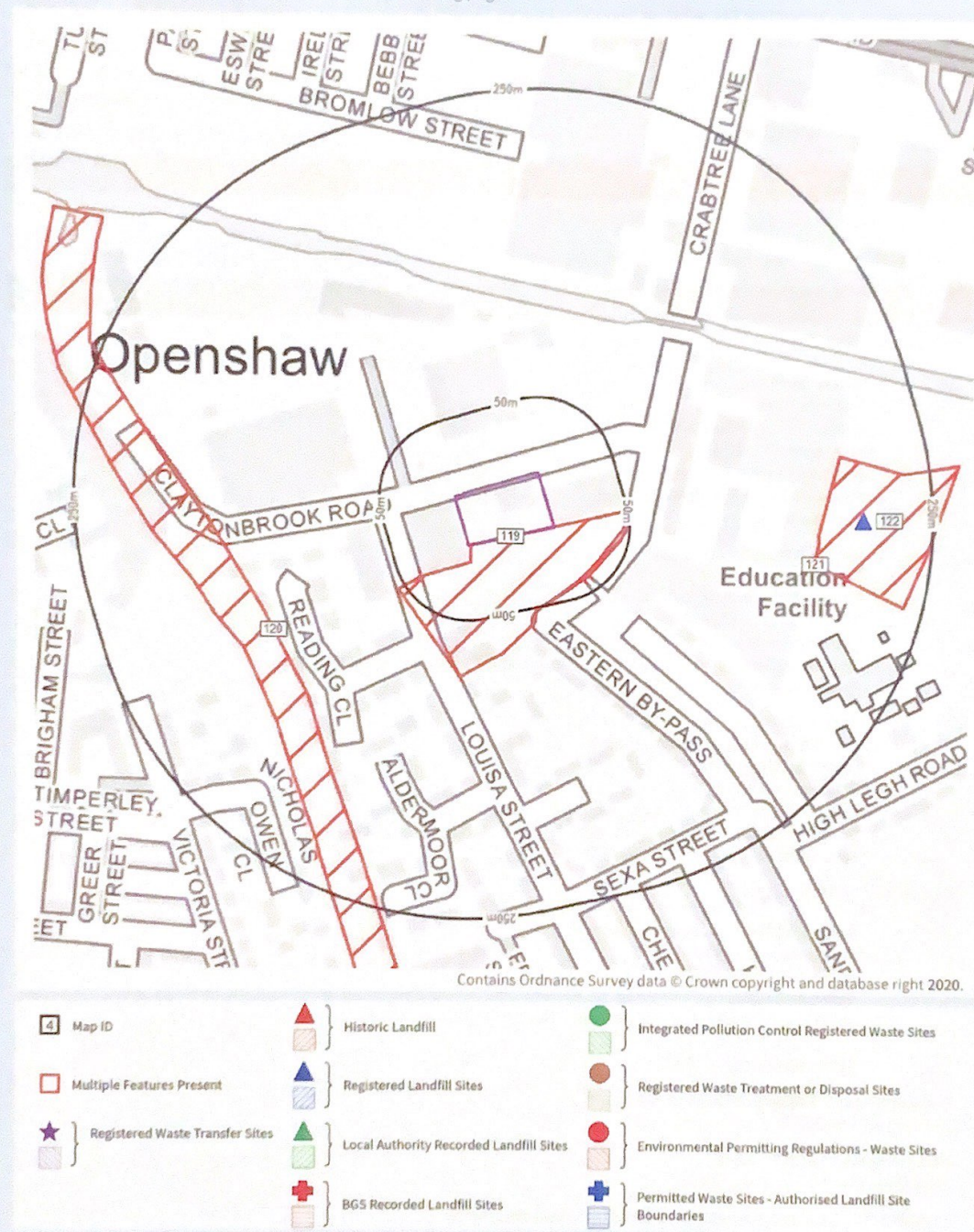
No features identified for this property.

Contaminated Land



Section 1c: Landfill and Waste Sites

The map below shows the location of landfill sites and other waste facilities that have been identified from various sources. Further details are shown on the following pages.



Contaminated Land



Section 1c: Landfill and Waste Sites

The information in this section identifies active and historical landfill and waste sites within 250 metres of the property. Having a landfill or waste site near your property does not necessarily mean that you or the property will be affected. However, it is something you need to be aware of, because landfill and waste can have a detrimental effect on the surrounding environment, property value and health. A closed landfill/waste site should be given equal consideration to an active site, because of landfill by-products. For instance, landfill with lots of organic material can continue to produce odours and gas for many years.

Question	Response
Have any landfill and waste sites been identified within 250m of the property?	Yes

Map ID	Details	Distance	Contact
Historic Landfill			
119	Date of Issue: Last Input Date: Name: Clayton Industrial Estate Reference: EAHLD16527 Location: Greater Manchester Specified Waste Type: Not Supplied First Input Date:	On Site	3
120	Date of Issue: Last Input Date: Name: Stockport Branch Canal Reference: EAHLD16523 Location: Greater Manchester Specified Waste Type: Deposited Waste included Inert Waste and Liquid Sludge First Input Date:	141m	3
121	Date of Issue: 28th April 1982 Last Input Date: 31st December 1992 Name: Crabtree Forge Reference: EAHLD16526 Location: Crabtree Lane, Forge Lane, Clayton, Manchester Specified Waste Type: Deposited Waste included Inert and Industrial Waste First Input Date: 31st December 1942	175m	3
Registered Landfill Sites			
122	Licence Status: Licence revoked Revoked Site Category: Landfill Name: Eva Brothers Ltd Reference: 00216 Location: Crabtree Forge, Crabtree Lane, Clayton, Manchester, Greater Manchester, M11 4gx Record Date: 20th July 1982	205m	3

Local Authority Recorded Landfill Sites

No features identified for this property.

BGS Recorded Landfill Sites

No features identified for this property.

Permitted Waste Sites - Authorised Landfill Site Boundaries

No features identified for this property.

Contaminated Land

Map ID

Details

Distance

Contact

Integrated Pollution Control Registered Waste Sites

No features identified for this property

Registered Waste Treatment or Disposal Sites

No features identified for this property

Environmental Permitting Regulations - Waste Sites

No features identified for this property

Registered Waste Transfer Sites

No features identified for this property

Contaminated Land



Section 1d: Authorised Industrial Processes

The map below shows the location of any current or recent land uses that could have the potential to cause contamination. Further details are shown on the following pages.



- | | | |
|---------------------------------------|---|---|
| Map ID | Fuel Station Entries | Contemporary Trade Directory Entries |
| Multiple Features Present | Local Authority Pollution Prevention and Controls | Explosive Sites |
| Planning Hazardous Substance Consents | Control of Major Accident Hazards Sites (COMAH) | Notification of Installations Handling Hazardous Substances (NIHHS) |

Contaminated Land



Section 1d: Authorised Industrial Processes

This section describes current and licensed activities within 250 metres of the property, which have the potential to cause contamination or have an impact on the environment. The licensed activities could range from pollution to air, land or water; or storage of hazardous or explosive materials. Licences may no longer be active, but the nature of the past activity means it could still have an impact.

Question	Response
Have any current or recent authorised industrial processes been identified within 250m of the property?	Yes

Map ID	Details	Distance	Contact
Fuel Station Entries			
No features identified for this property			
Local Authority Pollution Prevention and Controls			
126	Name: Eva Brothers Ltd Reference: Not Supplied Date of Issue: 3rd September 1992 Location: Crabtree Lane, Clayton, Manchester, M11 4gx Description: PG1/Waste oil burners, less than 0.4MW net rated thermal input Status: Authorisation revoked	127m	2
Control of Major Accident Hazards Sites (COMAH)			
No features identified for this property.			
Planning Hazardous Substance Consents			
No features identified for this property.			
Notification of Installations Handling Hazardous Substances (NIHHS)			
No features identified for this property.			
Explosive Sites			
No features identified for this property.			
Contemporary Trade Directory Entries			
123	Name: Compass Mechanical Services Ltd Classification: Mechanical Engineers Location: Unit 11, Clayton Industrial Estate, Crabtree Lane, Manchester, M11 1BR Status: Active	38m	4
124	Name: Garriages Auto Services Classification: Garage Services Location: Invicta House, 1 Claytonbrook Road, Openshaw, Manchester, Greater Manchester, M11 1AL Status: Active	68m	4
124	Name: Knightsbridge Contract & Domestic Furniture Classification: Seating Manufacturers Location: Invicta House, 1, Claytonbrook Road, Openshaw, MANCHESTER, M11 1AL Status: Active	68m	4
125	Name: Lorco Distribution Centre Classification: Distribution Services Location: Unit 14 Clayton Indust Est, Crabtree La, Manchester, M11 1BR Status: Inactive	103m	4

Contaminated Land

Map ID	Details	Distance	Contact
127	Name: Idl Classification: Metal Products - Fabricated Location: Crabtree La, Manchester, Lancashire, M11 4GU Status: Inactive	145m	4
127	Name: Manor Garage Classification: Car Body Repairs Location: Crabtree La, Manchester, M11 4GU Status: Inactive	163m	4
128	Name: Harsco Infrastructure Classification: Concrete Contractors Location: Clayton Industrial Estate, Crabtree Lane, Manchester, M11 1BR Status: Inactive	188m	4
128	Name: S G B Classification: Scaffolding & Work Platforms Location: Clayton Industrial Estate, Crabtree Lane, Manchester, Greater Manchester, M11 1BR Status: Active	188m	4
129	Name: Belie Vue Motors Classification: Garage Services Location: 138a, Victoria Street, Openshaw, Manchester, M11 2JW Status: Inactive	201m	4
129	Name: Victoria Street Motors Classification: Garage Services Location: 138a, Victoria Street, Openshaw, Manchester, M11 2JW Status: Active	202m	4
130	Name: Maid In Manchester Classification: Cleaning Services - Domestic Location: 57, Aldermoor Close, Manchester, M11 1GF Status: Inactive	231m	4

Next Steps

If you would like any further information in respect of the above findings, we recommend that you contact our Customer Services Team on 0844 844 9966 or helpdesk@landmark.co.uk. Further Information is also available in the 'Useful Information' section.

Flood Risk Screen



Section 2a: River and Coastal Flooding

River flooding occurs when rivers and streams are unable to carry away floodwaters within their usual drainage channels. River flooding can cause widespread and extensive damage because of the sheer volume of water.

Coastal flooding results from a combination of high tides, low lying land and sometimes stormy conditions. Coastal flooding can cause widespread and extensive damage because of the sheer volume of water.

Question

Response

Is there a potential risk of river or coastal flooding at the property?

No



Section 2b: Surface Water Flooding

Surface water flooding is common during prolonged or exceptionally heavy downpours, when rainwater does not drain away into the normal drainage systems or soak away into the ground.

Question

Response

Is there a potential risk of surface water flooding at the property?

No



Section 2c: Groundwater Flooding

Groundwater flooding generally occurs during long and intense rainfall when underground water levels rise above surface level. Groundwater flooding may last for weeks or several months.

Question

Response

Is there a risk of groundwater flooding at the property?

No



Section 2d: Other Flood Risks

We analyse any historic flood events records, the proximity of the property to surface water features and the elevation of the property above sea level to enhance our overall analysis of the property.

Question

Response

Are there other flood risks identified that could impact the property?

No

Next Steps

If you would like any further information in respect of the above findings, we recommend that you contact our Customer Services Team on 0844 844 9966 or helpdesk@landmark.co.uk.

Energy and Infrastructure Screen



Section 3a: Oil and Gas Exploration and Production

Any areas to be explored for their energy potential by the oil & gas industry must be licensed by the Oil and Gas Authority. Such exploration includes areas subject to hydraulic fracturing ("fracking") investigation.

Question	Response
Is the property within 4km of any licences or drilling wells that could indicate that onshore oil and gas exploration and production operations are or could happen in the area?	No



Section 3b: Existing or Proposed Wind Farms and Wind Turbines

Wind energy is one of several alternative energy sources; however, the location of wind farms or turbines can be contentious due to visual and auditory impact on the surrounding area. The information in this section gives insight into whether there are wind farms or turbines (planned or existing) in the vicinity of the report location. We only search those wind power developments which generate between 1MW and 50MW of power.

Question	Response
Is the property within 4km of existing or proposed wind farms or wind turbines?	No



Section 3c: Existing or Proposed Solar Farms

Solar energy is one of several alternative energy sources; however, the location of a solar farm can be contentious due to its visual impact on the surrounding area. The information in this section gives insight into whether there are solar farms (planned or existing) in the vicinity of the report location. We only search those solar developments which generate between 1MW and 50MW of power.

Question	Response
Is the property within 2km of existing or proposed solar farms?	Yes



Section 3d: Other Renewable Power Plants

As well as wind and solar power there are a variety of other renewable power sources in the UK. This section identifies planning applications associated with these other types of renewable energy (BEIS only provides data relating to developments which have a capacity to generate over 1MW of power).

Question	Response
Is the property within 2km of any other existing or proposed renewable power plant?	No