

**DESK STUDY REPORT
FOR
LAND TO THE REAR OF
309 DICKENSON ROAD,
LONGSIGHT**



REPORT STATUS SHEET

Client:	Abbeyway Commercial Ltd
Report Title:	Desk Study Report for Land to the Rear of 309 Dickenson Road, Longsight
Report Number:	AG3290-21-AM60
Report Status:	Validated Issue 1
Date:	June 2021



		Date	Signed for and on behalf of Applied Geology Limited
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GENERAL NOTES

APPENDICES

APPENDIX A

DRAWINGS & FIGURES

- Site Location Plan, Drawing No. AG3290-21-01
- Conceptual Site Model, Drawing No. AG3290-21-02
- Proposed Site Plan, Corstorphine & Wright Architects, Dwg No 0209

APPENDIX B

DESK STUDY DATA

- GroundSure Enviro+Geo Insight Report
- GroundSure Historical Maps
- Coal Authority Consultants Coal Mining Report

1.0 INTRODUCTION

An area of land to the Rear of 309 Dickenson Road, Longsight, Manchester is being considered for redevelopment by Abbeyway Commercial Limited, (the Client). The proposals for the site comprise construction of 2No detached 3 storey houses, with associated parking and private gardens.

Applied Geology was appointed by the Client to undertake a desk study/Phase I assessment in order to:

- Permit formulation of an opinion as to the potential for hazardous substances or conditions to exist on, at, or near the site at levels or in a situation likely to warrant mitigation or consideration appropriate to the intended end use proposed as stated above.
- Establish likely geological conditions and potential geotechnical constraints to aid safe and economic development design.
- Support a future Planning Application.

The terms of reference/brief for the works were mutually developed between Q+A Planning Ltd and Applied Geology and are outlined in our proposal (ref: AG21-7705let001), dated 7th June 2021. More specifically, the services provided are summarised below and detailed in the following Sections.

- A site inspection and walkover survey to identify indicators (as defined in later sections) of the existence of hazardous substances or conditions on and in the vicinity of the site.
- A review of the following sources to provide data on likely ground conditions, geohazards and features which may affect development and to obtain information about the potential for hazardous substances to exist at and in the vicinity of the site:
 - GroundSure – GeoInsight & EnviroInsight environmental databases.
 - GroundSure – MapInsight historical maps.
 - British Geological Survey (BGS) - published information & on-line borehole database.
 - Coal Authority Report (ref: 51002555331001).
- Assessment and reporting of the results of the works.

2.0 SITE LOCATION AND DESCRIPTION

2.1 General

The site occupies a vacant plot of land to the rear of 309 Dickenson Road, Longsight, approximately 3.7km southeast of Manchester city centre. The Ordnance Survey grid reference for the centre of the site is 386498 395448 as shown on the Site Location Plan in Appendix A.

The site is irregular in plan shape with dimensions of approximately 30m by 35m and is relatively flat topographically at approximately 48m AOD.

2.2 Walkover Survey

A site inspection/walkover was undertaken by Applied Geology on 18th June 2021. Access to the site was gained off Birch Lane to the western boundary.

At the time of the inspection, the site comprised a parcel of vegetated/grassed vacant land to the rear/northern side of an existing three storey detached house (309 Dickenson Road). The site boundary was partially marked by a mixture of concrete panelling, breeze block and brick wall and wooden fencing.

Although an internal inspection of the existing residential building on site was not undertaken, external observations indicated that the property was in a good state of repair and the property was noted to have a basement. A brick floor and area of slightly lower elevation (possibly backfilled with brick and concrete) was present on the northern side of the property, indicating that the building historically extended further north.

Some minor fly-tipping was noted across the site, including aluminium cans, wood and plastics. Apart from this, no potentially contaminative sources or uses were identified on or within the immediate vicinity of the site.

The site was bounded to the north by Honor Street, to the east by three storey terraced residential properties, to the south by Dickenson Road and to the west by Birch Lane.

It should be noted that Applied Geology Limited does not provide arboricultural surveys or specialist surveys for the detection of invasive plant species (such as Japanese Knotweed) or protected species of wildlife. Whilst no Japanese Knotweed or other controlled or invasive species was noted it is recommended that if required, separate investigation by specialists be undertaken to confirm this.



View of the rear of the existing 309 Dickenson Road towards the south



View east off Birch Lane



Basement beneath 309 Dickenson Road



View of possible area of sunken ground immediately to the north of 309 Dickenson Road

2.3 Proposed Development

The proposals for the site comprise construction of 2 No detached three storey houses, with associated parking and private gardens. It is understood that 309 Dickenson Road would remain in its current condition. The proposals are shown on the Proposed Site Plan, drawing No 0209 Rev 04, dated 17th February 2021, by Corstorphine & Wright Architects, a copy of which is presented in Appendix A.

3.0 DESK STUDY INFORMATION

3.1 Site History

The desk study findings are summarised below with the full Groundsure Report and selected Historical Ordnance Survey Maps included in Appendix B.

Site History Summary

Map Date	On the Site	In the Vicinity of the Site
1848-1849	The site is undeveloped and occupied by fields.	The surrounding area generally comprises open fields and residential properties. Dickenson Road is shown immediately to the south and Hall Lane is shown immediately to the west. Several ponds are shown within 50m to the northwest. Gore Brook is shown approximately 200m south of the site, flowing towards the south-west.
1890-1893	A detached building is shown on site, with small outbuildings and a garden to the northern side. The front of the building appears to be concurrent with the Present-day layout of 309 Dickenson Road.	Terraced properties with gardens/ yards are shown immediately to the east of the site and residential development is shown to have taken place across the wider area. Hall Lane immediately to the west is now identified as Birch Lane and Hardman Street is shown immediately to the north. An old clay pit is shown approximately 250m to the west.
1905-1908	No significant changes.	Residential properties are shown to have been constructed over the old clay pit approximately 250m west of the site. A tramway is shown along Dickenson Road. A printing works is shown 250m to the east.
1922	No significant changes.	Gore Brook appears to have been culverted approximately 200m south of the site.
1933-1950	No significant changes.	No significant changes.
1950-	No significant changes.	The tramways along Dickenson Road are no

Map Date	On the Site	In the Vicinity of the Site
1956		longer shown. A Poster Printing Works is shown 250m to the southeast.
1968	No significant changes.	Hardman Street is now identified as Honor Street.
1972-1990	No significant changes.	No significant changes.
1990-1992	An outbuilding on the north side of 309 Dickenson Road is no longer shown.	An electrical substation is located 80m west of the site.
1992-2003	No significant changes.	No significant changes.
2003	The northern part of 309 Dickenson Road is no longer shown.	No significant changes.
2003-Present Day	No significant changes.	No significant changes.

Summary

From the earliest map edition (1848/49), the site is shown to have been undeveloped and occupied by fields, until a detached house (309 Dickenson House) is first shown from 1890, with a garden and outbuildings to the northern side. The site is shown to remain relatively unchanged until assumed demolition of the northern elevation of 309 Dickenson Road c.2003. Since this time, the site is shown to have remained relatively unchanged until the Present-day.

From 1848/49, the surrounding area generally comprised open fields, with gradual, primarily residential development shown from the 1890s.

3.2 Anticipated Geology

Reference to the published 1:50,000 scale British Geological Survey (BGS) map, Sheet '85' Solid and Drift Edition and the BGS digital Geological Map of Great Britain, indicates that the site is underlain by Superficial strata comprising Glacial Till (typically firm to stiff sandy gravelly clay). The Superficial strata are shown to be underlain by sandstone strata of the Chester Formation. Mudstone strata of the Manchester Marls Formation are shown to be present beneath the Superficial strata on the eastern boundary of the site.

A thin layer of Topsoil and Made Ground is expected to be present across the site, associated with the existing property at 309 Dickenson Road.

A BGS archived borehole (ref: SJ89NE684, dated 1984) is located approximately 15m southwest of the site. The borehole recorded 0.95m of Made Ground, over stiff becoming very stiff sandy gravelly clay to the base of the borehole at 8.6m below ground level (bgl). Groundwater and bedrock were not encountered.

3.3 Mining History/Geological Cavities

The Coal Authority Interactive Map Viewer indicates that site is located within the Coal Authority consultation area. Reference to the Coal Authority Consultants Coal Mining Report (ref: 51002555331001, dated June 2021, included in Appendix B and the Coal Authority Interactive Map Viewer, however, indicates that the site does not lie within an area of recorded underground coal mining or probable shallow mining and as such is not located within a Coal Authority designated development high risk

area. In addition to this, there are no recorded mine entries within 100m of the site. In view of this, the site is not considered to be at risk of surface instability due to historical underground coal workings.

Data provided within the GroundSure Report indicates that there are no recorded natural cavities within 500m of the site boundary and also that the site is not located in an area of recorded non-coal mining activities.

The British Pits (BritPits) database indicates that there are no recorded surface or underground mineral working within 500m of the site.

3.4 Natural Ground Stability Hazards

The GroundSure Report has classified the risk of various natural ground stability hazards, depending on the anticipated ground conditions on site. The risk of ground dissolution of soluble rocks, shrink-swell of clays, running sand, collapsible deposits, landslides, and compressible rocks is considered to be negligible to very low.

3.5 Radon

The site is not indicated to be within a Radon Affected Area as defined by the Health Protection Organisation, as less than 1% of the properties in the area are above the Action Level. As such, radon protection measures are not necessary for new developments at the site (BR211:2015).

3.6 Hydrology

The nearest surface watercourse within 500m of the site is Gore Brook, located approximately 200m to the south. There are no active surface water abstractions within 2km of the site.

There are two current licensed discharge consents within 500m of the site, one of which is located at 200m to the south of the site and the other 300m southwest of the site, both relating to sewage discharge to Gore Brook.

The Environment Agency indicates that the site lies outside of any floodplains. The Risk of Flooding from Rivers and the Sea (RoFRaS Rating) is considered to be very low, with a less than 1 in 1,000 annual probability of flooding.

It should be noted that this report is not intended to be a full hydrological study and if a flood risk assessment is needed, additional analysis by other is recommended to confirm this aspect of the development.

3.7 Hydrogeology

The superficial deposit aquifer designation maps indicate the Glacial Till to be a secondary (undifferentiated) Aquifer. The bedrock aquifer designation maps indicate that the Chester Formation is a Principal Aquifer and the Manchester Marls Formation is a Secondary 'B' Aquifer.

There are no groundwater abstraction licenses or Source Protection Zones within 500m of the site boundary.

3.8 Unexploded Ordnance (UXO)

Available online information (Zetica Interactive Map) suggests that the site lies within an area of moderate risk from UXO. As such, it is recommended that a preliminary UXO risk assessment is undertaken prior to any further intrusive works at the site.

3.9 Ecology

Information from the ecological datasets included within the GroundSure Report indicates that the site does not lie within 500m of any ecologically sensitive areas.

3.10 Environmental Searches

Information pertaining to environmental issues was obtained from the GroundSure Report, which indicates that there are no historical landfill sites within 250m of the site and there are no recorded pollution incidents within 250m of the site.

The GroundSure Report states that there are no current fuel stations within 250m of the site and the site is not currently designated as Contaminated Land under Part IIA of the Environmental Protection Act.

The site is not located in a Nitrate Vulnerable Zone.

3.11 Current Industrial Land Uses

The following table summarises the contemporary Trade Directory (of potentially contaminative businesses and industrial features) entries within 250m of the site.

Summary of Current Industrial Land Uses

Category	Distance from site (m)	Principal Potential contaminants
Industrial Products; Infrastructure and Facilities; Repair and Servicing; Industrial Features	16m E, 74m NW, 82m W, 130m SW, 137m NE, 162m N, 182m SE, 196m N, 205m NE, 217 W, 218m E, 222m NE, 230m E and 237m E	Solvents, Heavy Metals, Petroleum Hydrocarbons, VOCs, Asbestos, Polychlorinated Biphenyls (age dependent)
Recycling Services	243m SE	Hydrocarbons from vehicles

3.12 Railways and Tunnels

There is one proposed HS2 tunnel within 500m of the site, located approximately 450m to the east.

4.0 CONCEPTUAL SITE MODEL

In developing a Conceptual Model for the site, pollutant linkages are determined by identifying likely sources of contamination from previous and current site uses, possible targets such as site users, neighbouring site users and Controlled Waters and linkages between them. These are discussed below. A diagrammatic representation of the potential pollutant linkages for this site is included in Appendix A as Drawing No AG3290-21-02.

4.1 Sources

On-site

No significant sources of potential contaminants have been identified by the desk study or walkover. However, there could be some Made Ground present across the site which may be a source of possible contaminants and unknown materials in any areas of backfilled basement, including possible asbestos etc.

Elevated sulphates in the Made Ground could be a risk to buried concrete if present but unlikely to be present in the natural soils anticipated at shallow depth.

Off-site

Made Ground associated with the adjacent former ponds within 50m northwest of the site and former clay pit 250m west of the site could be sources of mobile contaminants and/or ground gas. Although considering that the site is expected to be underlain by Glacial Till (typically cohesive), the likelihood of any associated contamination or hazardous ground gases present on site is considered to be very low.

4.2 Pathways

Inhalation, Ingestion, Dermal Contact

End users could be at risk from inhalation, ingestion, and dermal contact pathways if elevated concentrations of contaminants are present in sufficient concentrations.

Migration via Leaching

Mobile or leachable contaminants within any Made Ground may migrate laterally and vertically via granular horizons into the Secondary Aquifers of the granular Glacial Till and Manchester Marls Formation and Principal Aquifer of the Chester Formation. However, considering that predominantly cohesive Glacial Till is expected to be present beneath the site, the pathway is significantly reduced.

Direct Contact

Elevated sulphates may present a risk to concrete and hydrocarbons may present a risk to new water supply pipe where present in significant concentrations.

4.3 Receptors

- End users (Human Health).
- Secondary and Principal Aquifers are potentially receptors to any mobile contamination (Controlled Waters).
- Buried concrete (Building Materials).
- Water supply pipes (Building Materials).

4.4 Source-Pathway-Receptor Linkage and Assessed Risks

The Conceptual Site Model is summarised in the table below along with the assessed risks.

Source	Pathway	Receptor	Risk*
Potential contaminants within Made Ground on site (heavy metals, asbestos, hydrocarbons, PAHs).	Inhalation, ingestion, dermal contact.	End users	Low-Medium
	Migration and Leaching	Secondary and Principal Aquifers	Low-Negligible
	Direct Contact	Water supply pipes	Low
Elevated sulphates in Made Ground and natural soils	Direct Contact	Buried concrete	Low
Ground gas from Made Ground off site, i.e. former ponds and clay pit 50-250m northwest/west of site	Migration into buildings and any excavations	End users	Low

*** Definition of Risk Categories**

Negligible - Contaminants that might have unacceptable impact on key receptors, are unlikely to be present, or, no pathway is envisaged.

Low Risk: Contaminants may be present but are unlikely to be at levels to have unacceptable impact on key receptors, or pathways are likely to be minimal.

Medium Risk: Contaminants are probably present and might have an unacceptable impact on key receptors. Pathways may also be present therefore remedial measures may be necessary to reduce the risks.

High Risk – Contaminants probably or certainly present and pathways are probably also present. Therefore, contaminants are likely to have an unacceptable impact on key receptors and remedial measures are likely to be necessary to reduce the risks to acceptable levels.

5.0 DISCUSSION

5.1 Geo-environmental Issues

Other than some potentially minor sources of contamination associated with the existing 309 Dickenson Road, no obvious/plausible sources of significant potential contamination have been identified and no significant Made Ground is anticipated.

The risk to Controlled Waters (Secondary and Principal Aquifers) will depend on the presence, nature and concentrations of any mobile contaminants within soil and groundwater beneath the site. However, given the anticipated absence of significant contamination and likely presence of cohesive Glacial Till beneath the site, the risk is considered to be low and remedial actions are considered unlikely to be necessary to protect groundwater.

5.2 Geotechnical Issues

Where only shallow Made Ground is encountered, conventional strip foundations founded within competent Glacial Till are likely to be suitable. However, if significant thicknesses of Made Ground are encountered, or where foundations on cohesive soils are in close proximity to proposed trees, deeper foundations may be required.

Ground bearing slabs may be feasible where only thin Made Ground is present, however, should deep Made Ground be present, removal and re-engineering or

suspended slabs may be required. Should near-surface shrinkable soils be present, suspended slabs may again be required to mitigate against potential heave effects.

Soakaway drainage is unlikely to be a viable option for the discharge of surface water considering the anticipated presence of cohesive Glacial Till across the site.

5.3 Recommendations

It is recommended that a ground investigation is undertaken to derive parameters to permit foundation design. A series of driven continuous sampling boreholes are considered appropriate across the site. This would enable soil samples to be taken for subsequent laboratory testing to determine engineering properties and inform foundation design. Boreholes could be installed with standpipes to enable groundwater monitoring and, if significant Made Ground encountered, also gas monitoring.

Engineering laboratory testing including soil classification and BRE Special Digest 1 concrete classification tests should be carried out to aid foundation design.

Routine chemical testing to include a suite of heavy metals, polyaromatic hydrocarbons, phenols, TPH, pH, asbestos screen and soil organic matter should also be carried out on selected soil samples recovered during the ground investigation and the results assessed against relevant screening criteria. This should be undertaken on any Made Ground encountered to assess contamination and also on Topsoil to assess suitability for re-use.

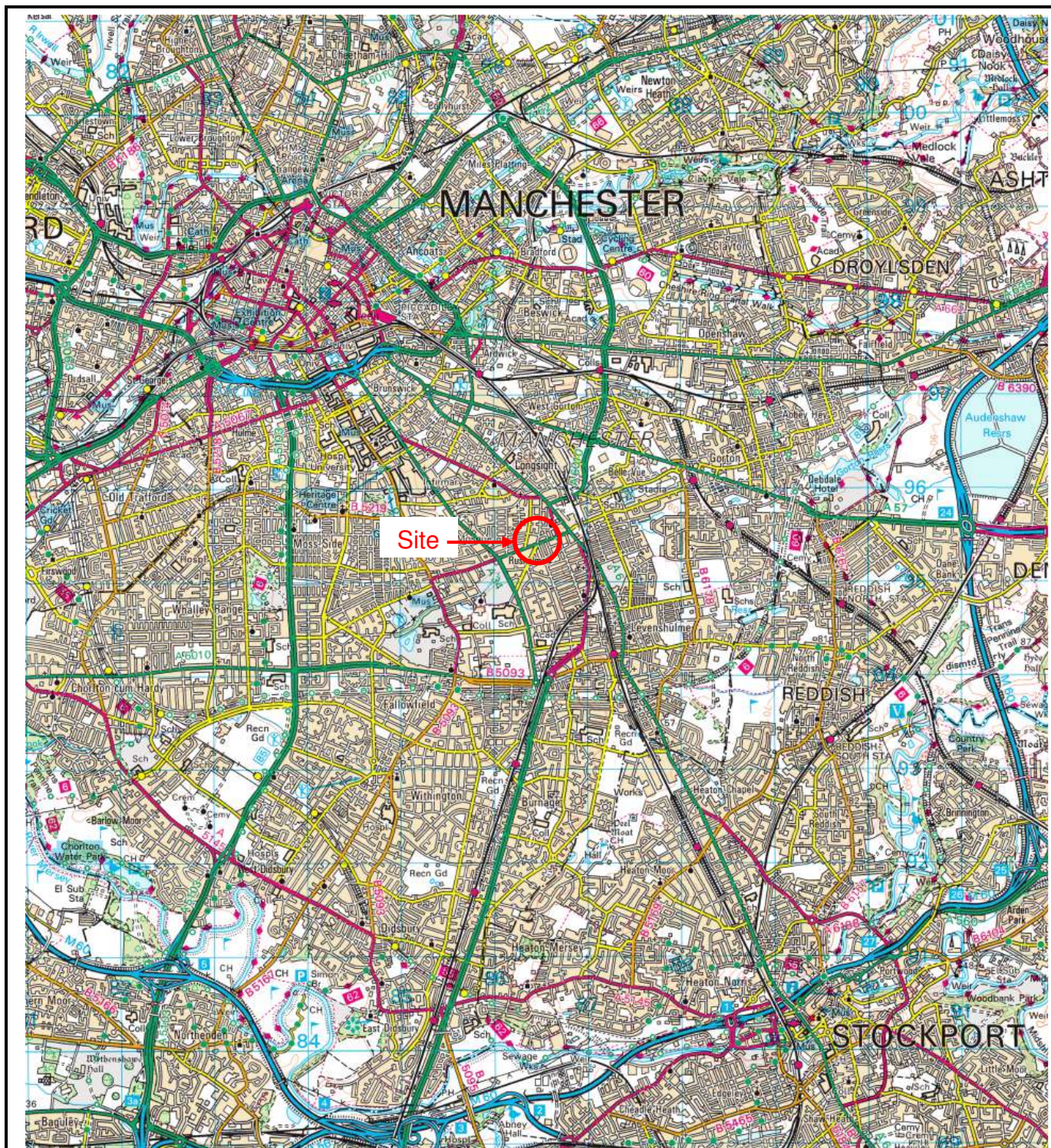
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GENERAL NOTES

- A) The assessment made in this report is based on the site terrain and ground conditions revealed by the various field investigations undertaken and also any other relevant data for the site including previous site investigation reports (if available) and desk study data. There may be special conditions appertaining to the site, however, which have not been revealed by the investigation and which have not, therefore, been taken into account in the report. The assessment may be subject to amendment in the light of additional information becoming available. It must be recognised that many of the Environmental Searches obtained during the course of the desk study are often lengthy. Applied Geology have, where appropriate and in the interests of simplicity, only reproduced the summary of the searches within the report. A full copy of all the search data is held at the Applied Geology office and is available for inspection if required.
- B) Where any data supplied by the Client or other external source, including that from previous site investigations, has been used it has been assumed that the information is correct. No responsibility can be accepted by Applied Geology for inaccuracies within this data.
- C) Whilst the report may express an opinion on possible configurations of strata between or beyond the exploratory locations, or on the possible presence of features based on either visual, verbal or published evidence this is for guidance only and no liability can be accepted for the accuracy.
- D) Comments on groundwater (and landfill gas) conditions are based on observations made during the course of the present and past investigations or with reference to published data unless otherwise stated. It should be noted, however, that groundwater (and landfill gas) levels vary due to seasonal (or atmospheric conditions) or other effects.
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- H) Ground conditions should be monitored during the construction of the works and the recommendations of the report re-evaluated in the light of this data by the supervising geotechnical or geo-environmental engineers.
- I) Unless specifically stated, the investigation has not taken into account the possible effects of mineral extraction.
- J) The economic viability of the proposals referred to in the report, or of the solutions put forward to any problems encountered, depends on very many factors in addition to geotechnical considerations and hence its evaluation is outside the scope of this report.
- K) Applied Geology operates as a Consultancy and does not operate its own laboratory for soil testing, this work being sub contracted to known and respected, generally UKAS accredited, laboratories. Applied Geology can therefore not be held responsible for the testing carried out.

APPENDIX A

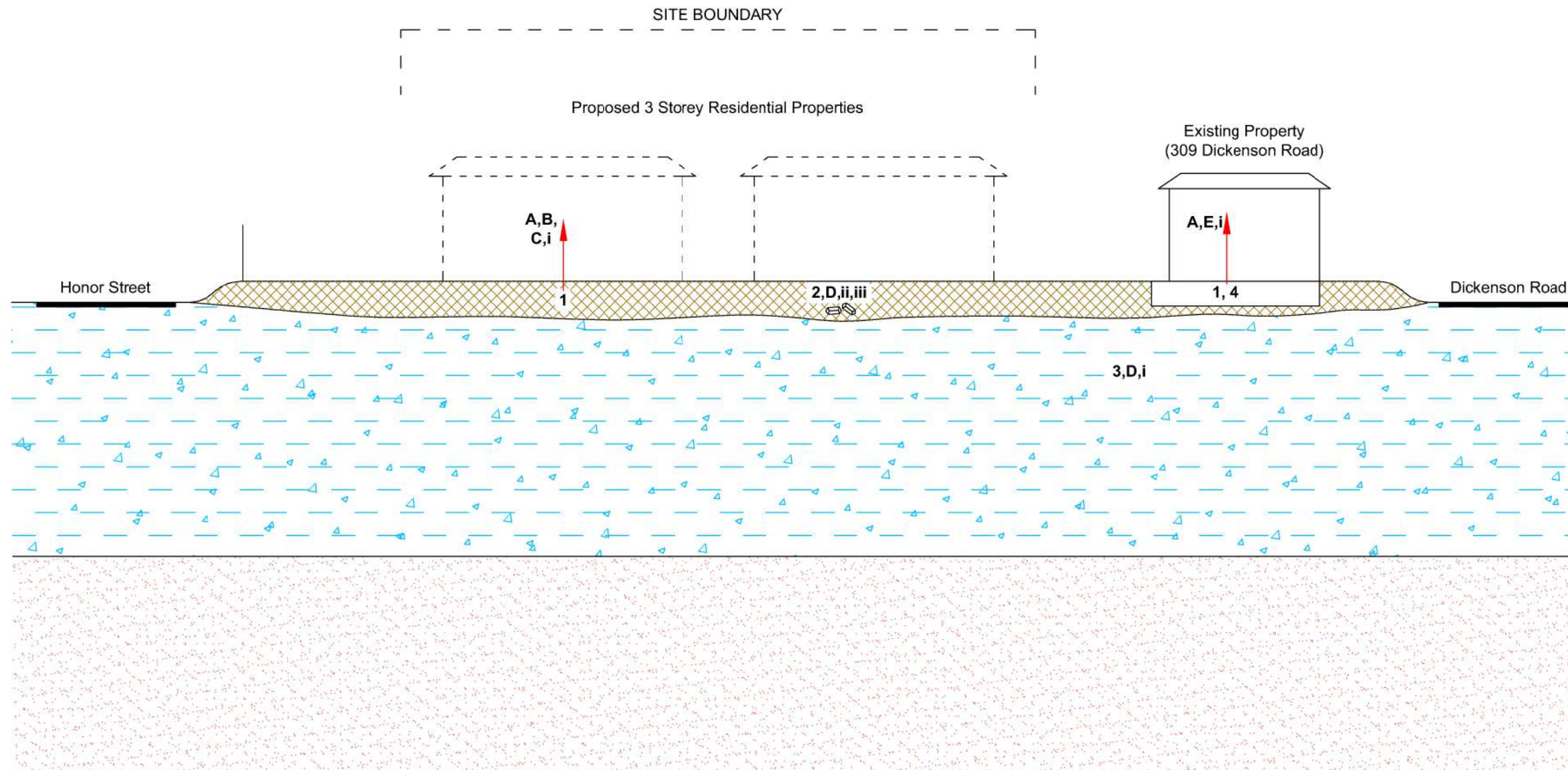


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APPLIED GEOLOGY First Floor, Lowton Business Park Newton Road Lowton St. Mary's Warrington WA3 2AN Tel: 01925 738599 email: admin@appliedgeology.co.uk			Client: ABBEYWAY COMMERCIAL LTD
Drawn By: FD Checked By: HH Paper Size: A4			Project: LAND TO THE REAR OF 309 DICKENSON ROAD, LONGSIGHT
Scale: NTS	Date: 14.06.2021	NGR: 386498 395448	Title: SITE LOCATION PLAN
Drawing No: AG3290-21-01		Revision: 0	

North

South



SOURCES

1. Made Ground
2. Elevated sulphates
3. UXO
4. Ground Gas

PATHWAYS

- A. Inhalation
- B. Ingestion
- C. Dermal contact
- D. Direct contact
- E. Migration

RECEPTORS

- i. End users
- ii. Buried concrete
- iii. Water supply pipes

Key:



Made Ground



Glacial Till
(Secondary Undifferentiated Aquifer)



Chester Pebble Beds Formation
(Principal Aquifer)

APPLIED GEOLOGY

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Client:
ABBAYWAY COMMERCIAL LTD

Project:
LAND TO THE REAR OF 309 DICKENSON ROAD,
LONGSIGHT

Title:

CONCEPTUAL SITE MODEL

Drawn By: JS

Checked By: HH

Paper Size: A3

Scale: NTS

Date: 15.06.2021

Drawing No: AG3290-21-02

Revision: 0



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Figured dimensions only to be taken from this drawing. DO NOT SCALE.
All contractors must visit the site and be responsible for checking all setting out dimensions and notifying the architect of any discrepancies prior to any manufacture or construction work.

NOTES:



REV	DATE	NOTES	CHK
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Planning Purposes

Client

ABBEYWAY COMMERCIAL

Project

DICKENSON ROAD MANCHESTER

Drawing Title

PROPOSED SITE LAYOUT

Drawn	Checked	Paper Size	Scale	Date
JAS	LM	A3	1:100	17/02/2021
Project No.			Drawing No.	Revision
19584			0209	04

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APPENDIX B

County Series 1:10,560 scale

VEGETATION



Fir Wood



Deciduous Wood



Mixed Wood



Brushwood



Orchard



Reeds



Rough Pasture



Furze



Marsh



Osiers

ROADS



Railway over Road



Road over Railway



Road over River or Canal



Level Crossing



Railway over River



Road over Stream



Road over Stream



Sunken Road



Raised Road

RAILWAYS



Double Lines of Railway



Single Lines of Railway and Tramway

GENERAL FEATURES



Gravel Pit



Sand Pit



Quarry



Shingle



Other Pits



Antiquities, Site of



Arrow, showing direction of flow of water

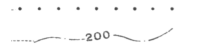


Trigonometrical Station

BOUNDARIES



County Boundary



Parish Boundary



Contours



Parliamentary Division Boundary



Union Boundary



Rural District Boundary

National Grid 1:10,000 scale

HEIGHTS (METRES)

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

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

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

Contours are at 5 metres vertical interval.

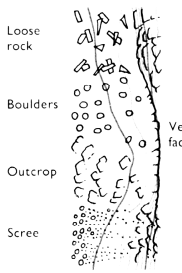
ROCK FEATURES

Loose rock

Boulders

Outcrop

Scree



CONVERSION SCALE

Metres - Feet

2000 Metres 6500 Feet

1500 5000

1000 3000

500 1500

0 0

0 0

0 0

0 0

0 0

0 0

0 0

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ABBREVIATIONS

BP,BS Boundary Post or Stone

Ch Church

CH Club House

F Sta Fire Station

FB Foot Bridge

Fn Fountain

GP Guide Post

MP,MS Mile Post or Stone

P Pole or Post

Pol Sta Police Station

PO Post Office

PC Public Convenience

PH Public House

S Stone

Spr Spring

TCB Telephone Call Box

TCP Telephone Call Post

TH Town Hall

W Well

Y Youth hostel

ROADS

Road

Track

Where unfenced shown by pecked lines.

Path

RAILWAYS

Cutting

Embankment

Multiple track

Road over

Single track

Road under

Siding, tramway or mineral line

Level crossing

Foot Bridge

Narrow gauge

Standard gauge

GENERAL FEATURES



Antiquity, (site of)



Boulders



Building



Pylon



Pole



Glasshouse



Triangulation station



Lake, loch or pond



Sloping masonry



Chalk pit, clay pit or quarry



Gravel pit



Sand pit



Refuse or slag heap



Shingle



Sand



Direction of flow of water



Marsh



Saltings



Reeds



Bracken, rough grassland



Scrub



Heath



Coppice



Orchard



Coniferous trees



Non-coniferous trees



Marsh



Saltings



Reeds



Bracken, rough grassland



Scrub



Heath



Coppice



Orchard



Coniferous trees



Non-coniferous trees



Marsh



Saltings



Reeds



Bracken, rough grassland



Scrub



Heath



Coppice



Orchard



Coniferous trees



Non-coniferous trees



Marsh



Saltings



Reeds



Bracken, rough grassland



Scrub



Heath



Coppice



Orchard



Coniferous trees



Non-coniferous trees



Marsh



Saltings



Reeds



Bracken, rough grassland



Scrub



Heath



Coppice



Orchard



Coniferous trees



Non-coniferous trees



Marsh



Saltings



Reeds



Bracken, rough grassland



Scrub



Heath



Coppice



Orchard



Coniferous trees



Non-coniferous trees



Marsh



Saltings



Reeds



Bracken, rough grassland



Scrub



Heath



Coppice



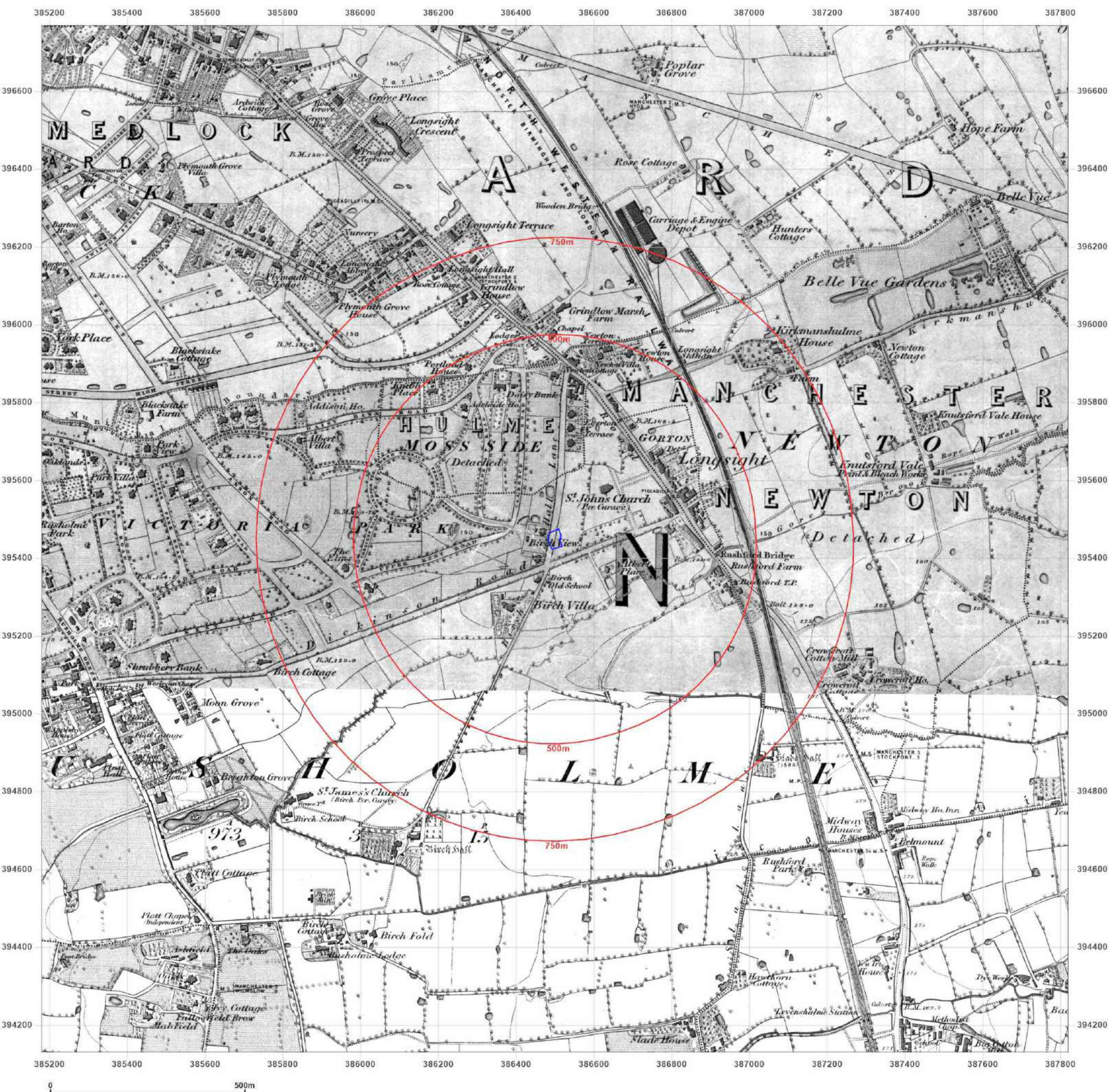
Orchard



Coniferous trees



Non-coniferous trees



Site Details:

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: County Series

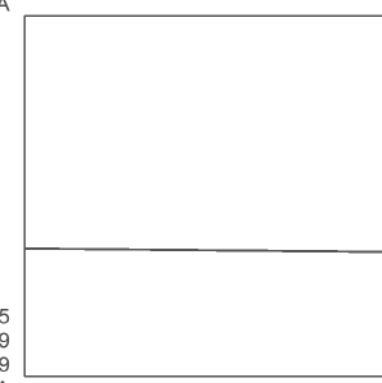
Map date: 1848-1849

Scale: 1:10,560

Printed at: 1:10,560



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



Surveyed 1845
Revised 1849
Edition 1849
Copyright N/A
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Site Details:

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: County Series

Map date: 1890-1892

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1890
Revised 1890
Edition 1890
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Levelled N/A

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



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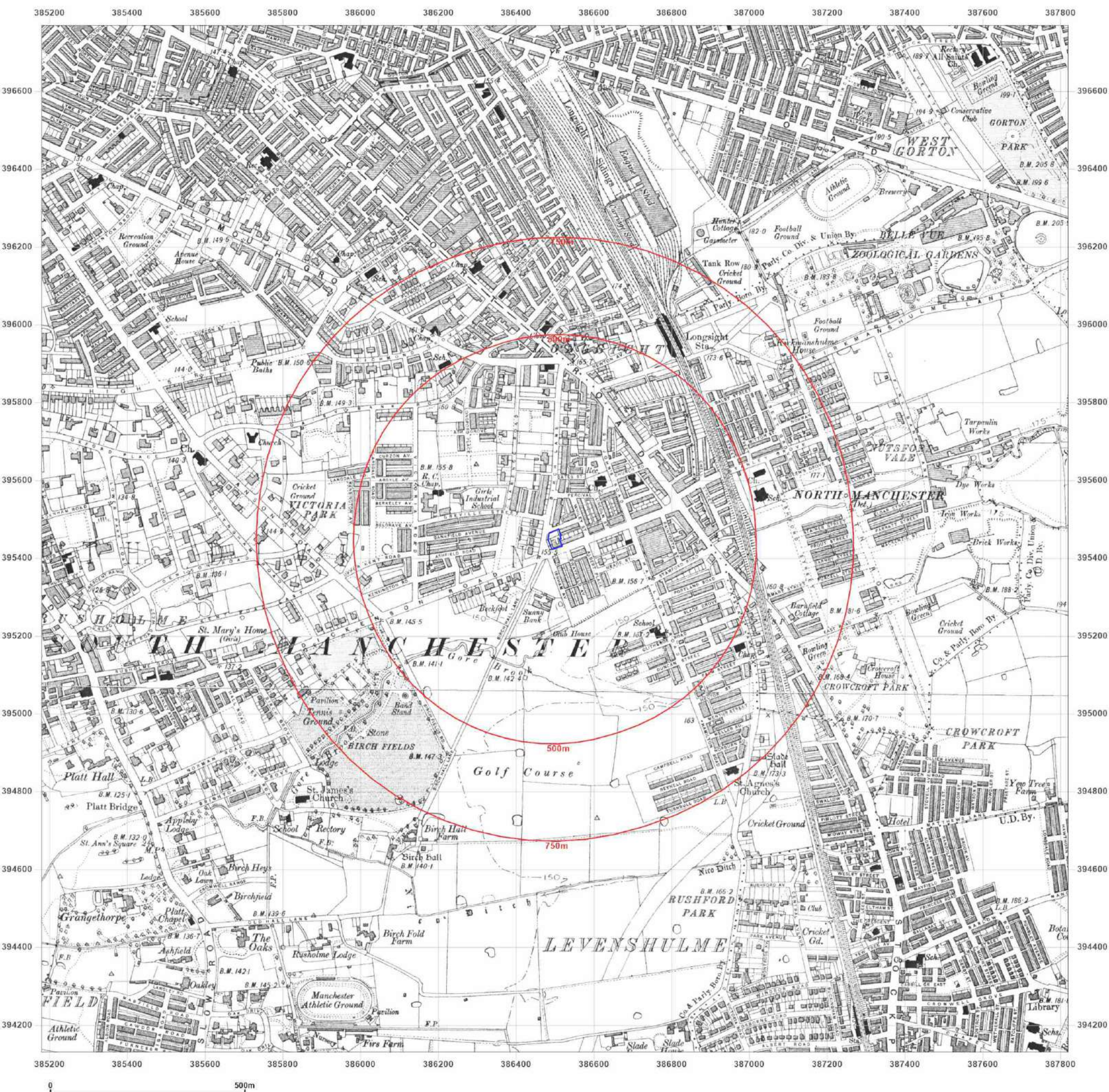
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Site Details:

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: County Series

Map date: 1905

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1905
Edition 1905
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Levelled N/A

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



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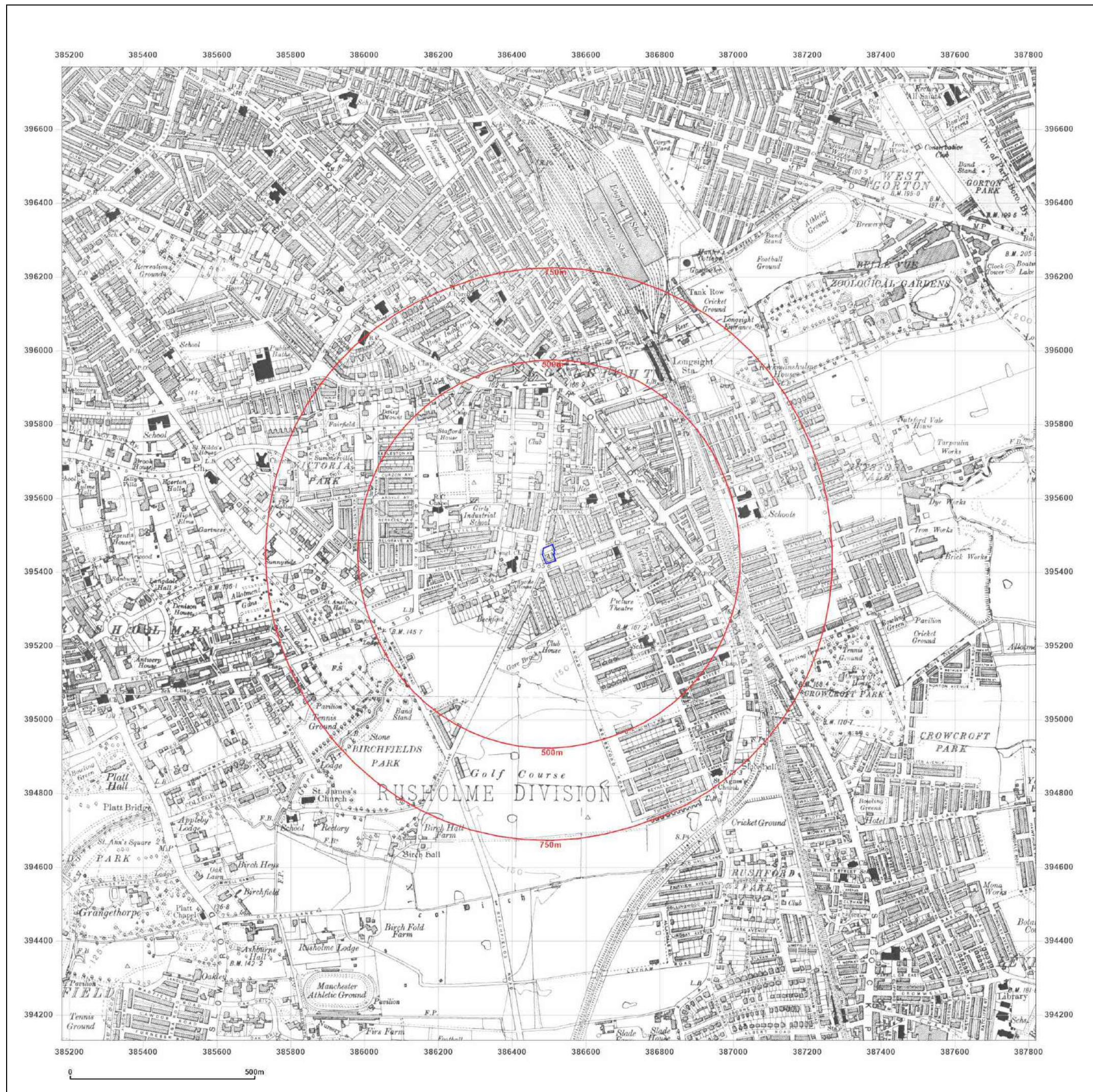


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Site Details:

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1915
Edition 1923
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Surveyed 1844
Revised 1916
Edition 1923
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Site Details:

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: County Series

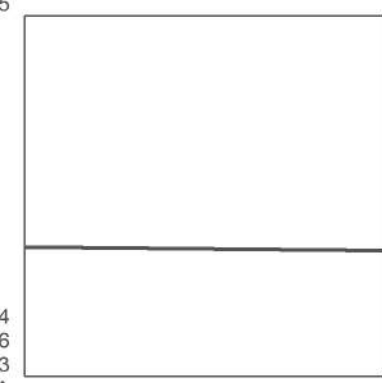
Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
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Edition 1923
Copyright N/A
Levelled 1915



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



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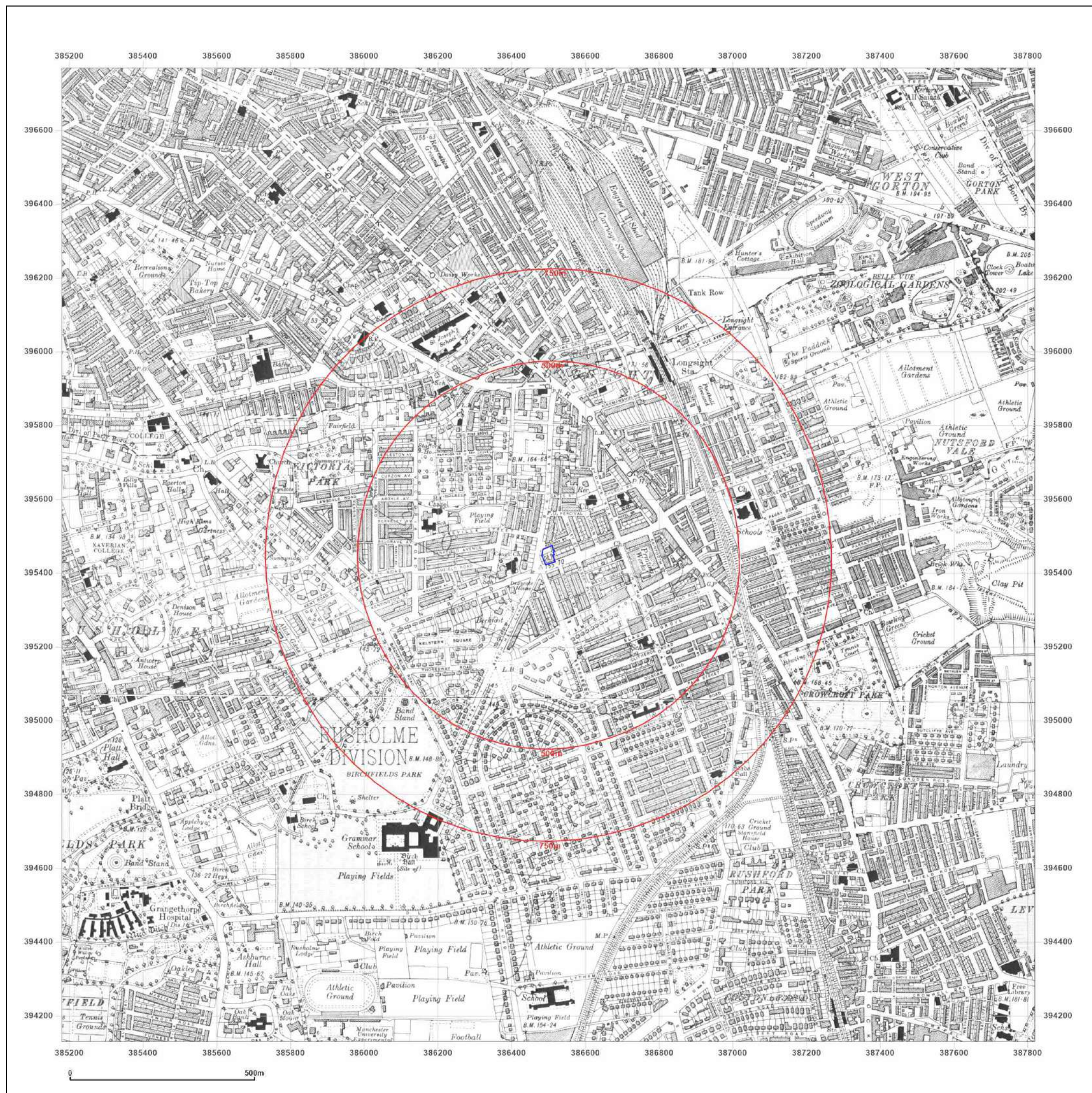


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Map legend available at:
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Site Details:

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: County Series

Map date: 1934

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1844
Revised 1934
Edition 1934
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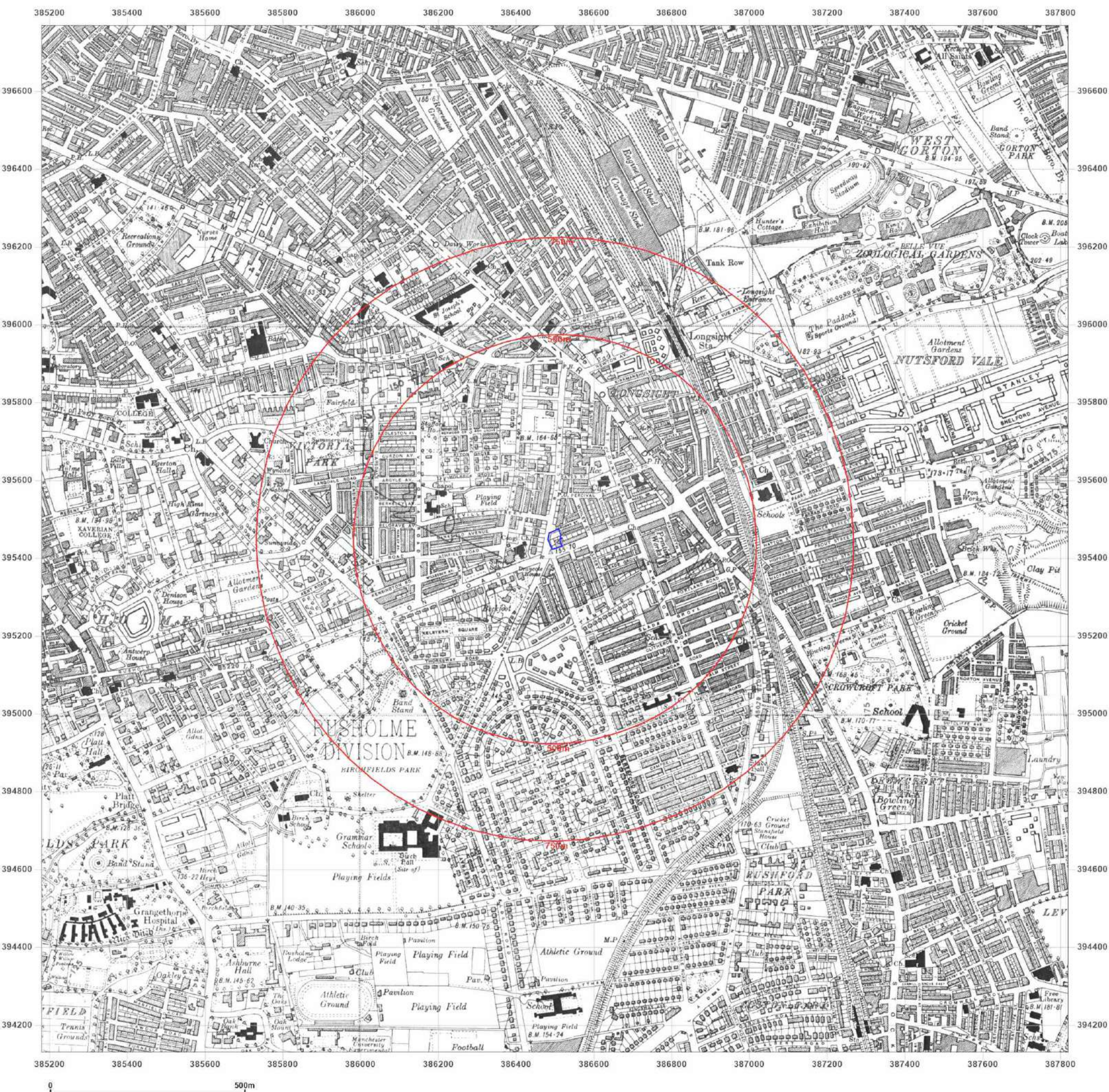


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Site Details:

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1938
Edition 1938
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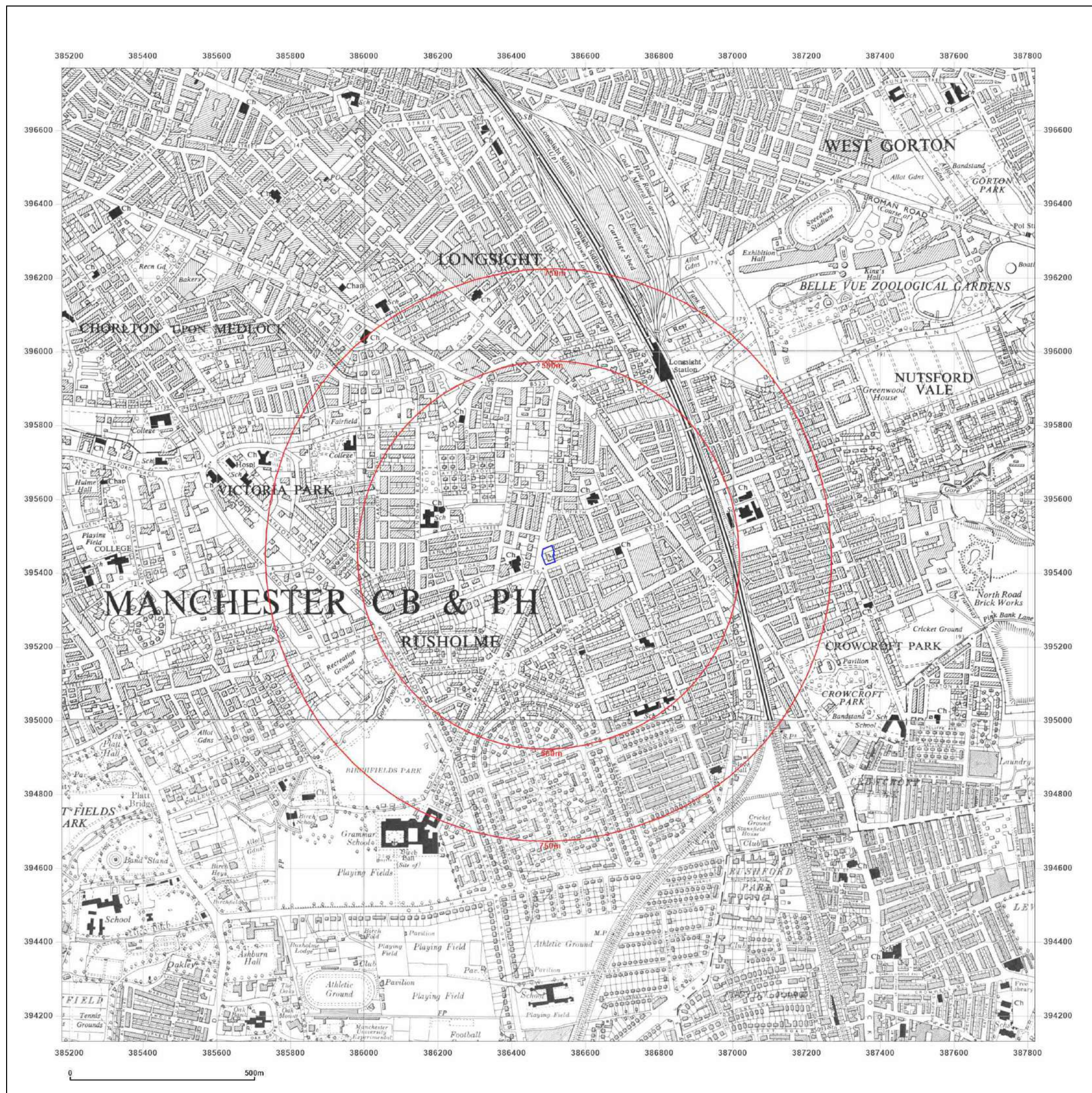


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Site Details:

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: Provisional

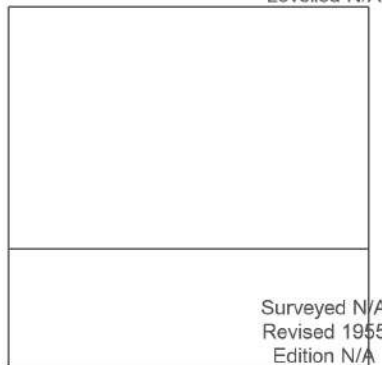
Map date: 1955-1956

Scale: 1:10,560

Printed at: 1:10,560



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



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

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: Provisional

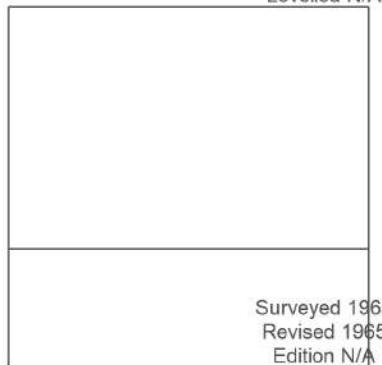
Map date: 1965-1968

Scale: 1:10,560

Printed at: 1:10,560



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



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



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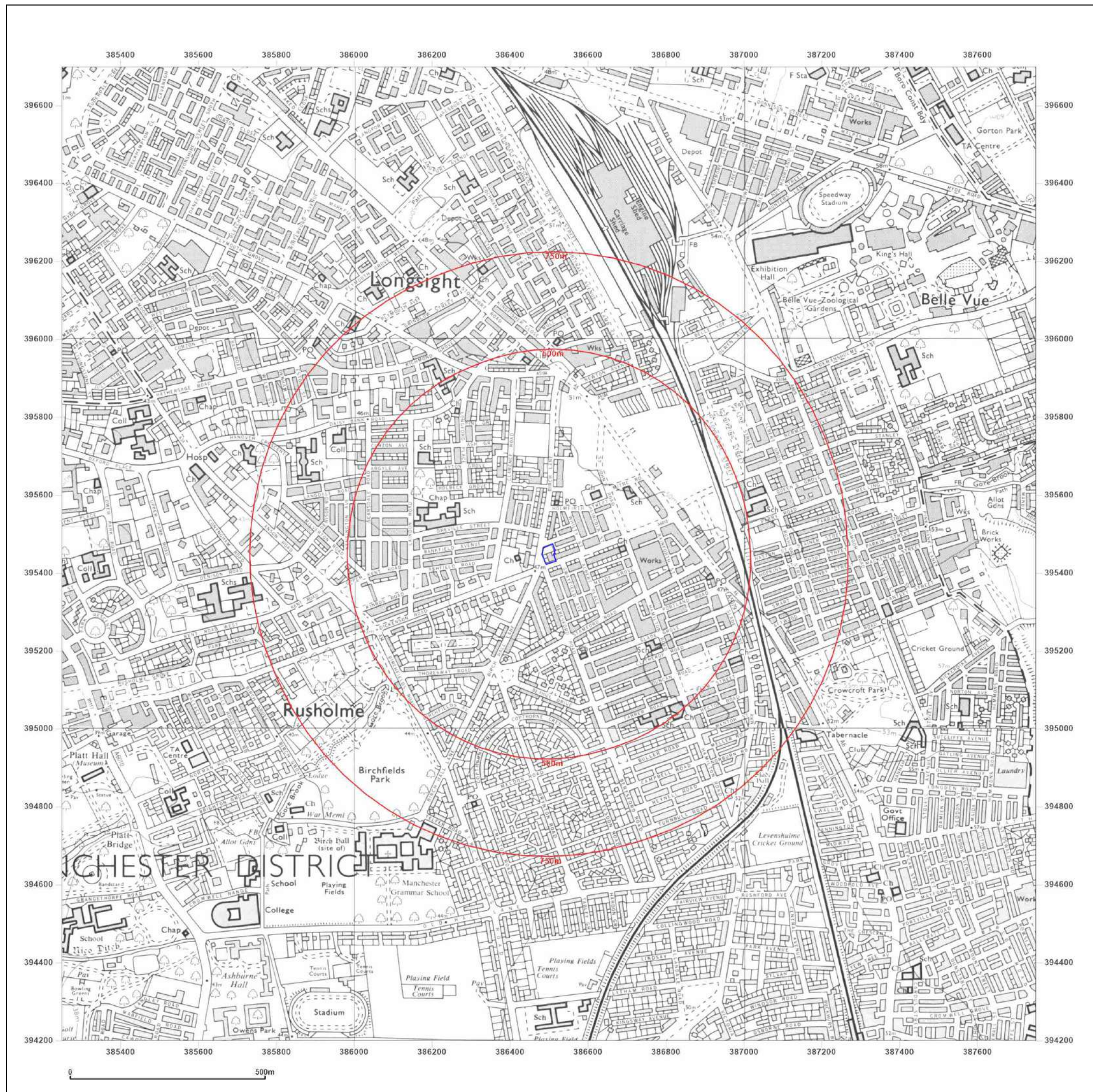


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Site Details:

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: National Grid

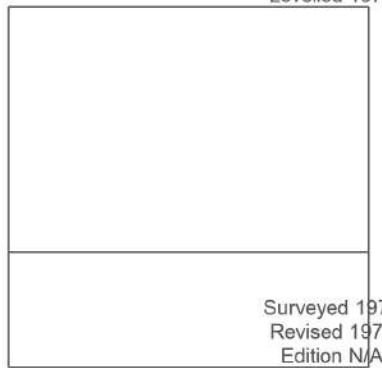
Map date: 1976-1981

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1976
Revised 1980
Edition N/A
Copyright 1981
Levelled 1976



Surveyed 1974
Revised 1975
Edition N/A
Copyright 1976
Levelled 1964



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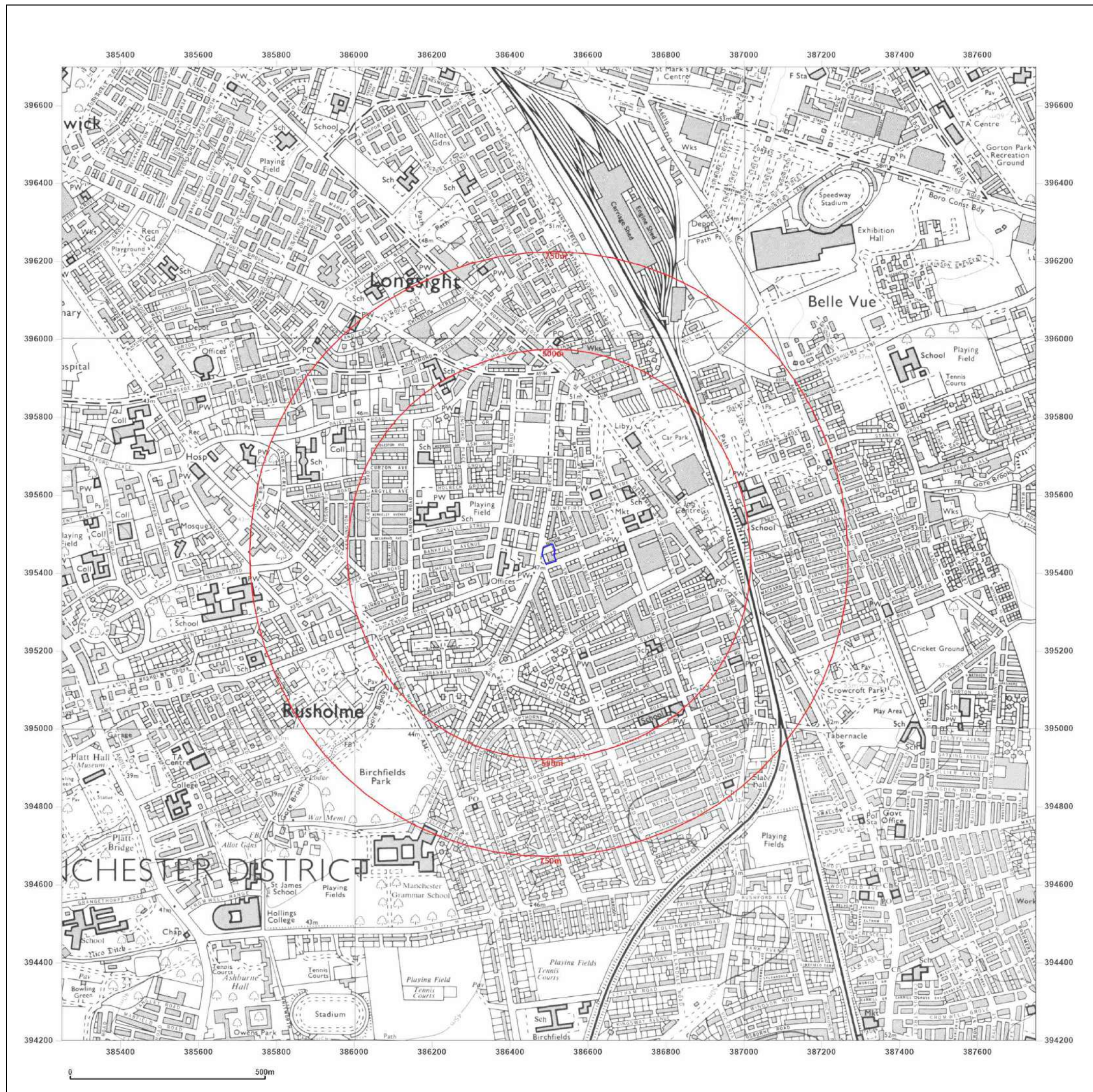


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Site Details:

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: National Grid

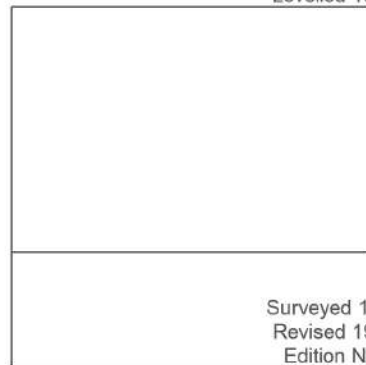
Map date: 1983-1985

Scale: 1:10,000

Printed at: 1:10,000



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Revised 1985
Edition N/A
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Levelled 1981



Surveyed 1981
Revised 1983
Edition N/A
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Site Details:

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: National Grid

Map date: 1989-1991

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1985
 Revised 1991
 Edition N/A
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 Levelled 1981

Surveyed 1986
 Revised 1989
 Edition N/A
 Copyright 1989
 Levelled 1981



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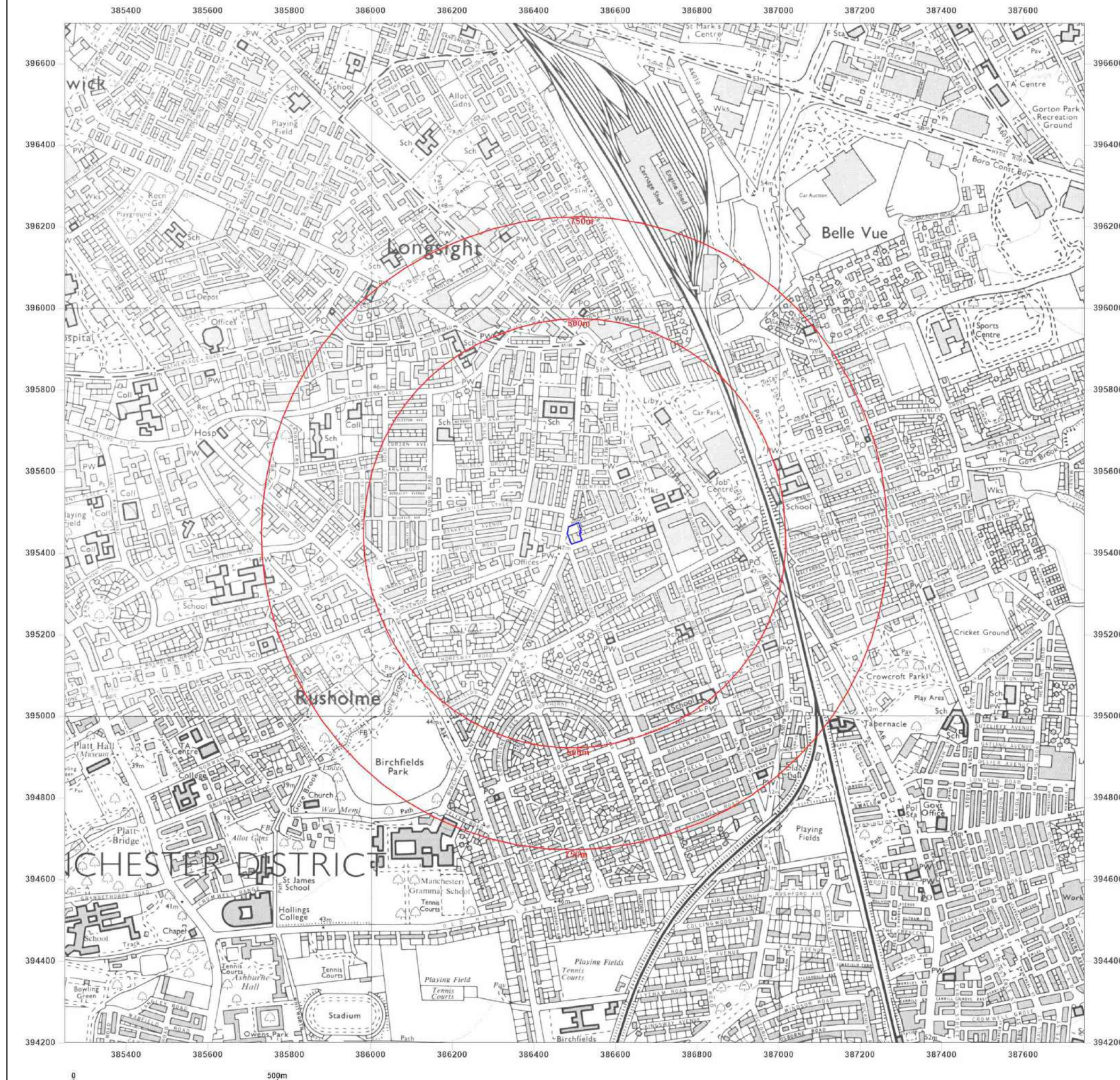


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Site Details:

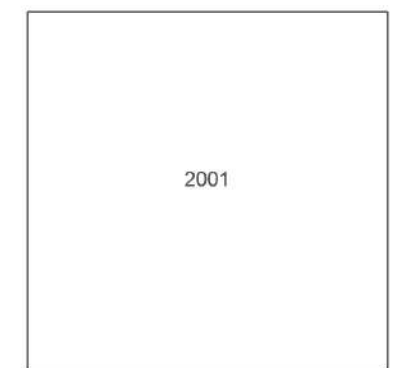
Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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Site Details:

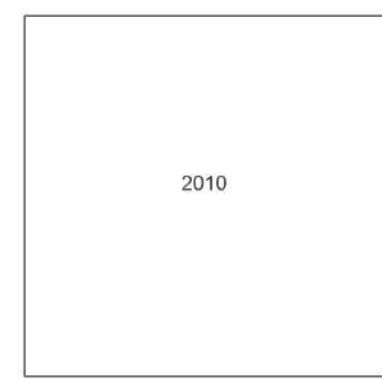
Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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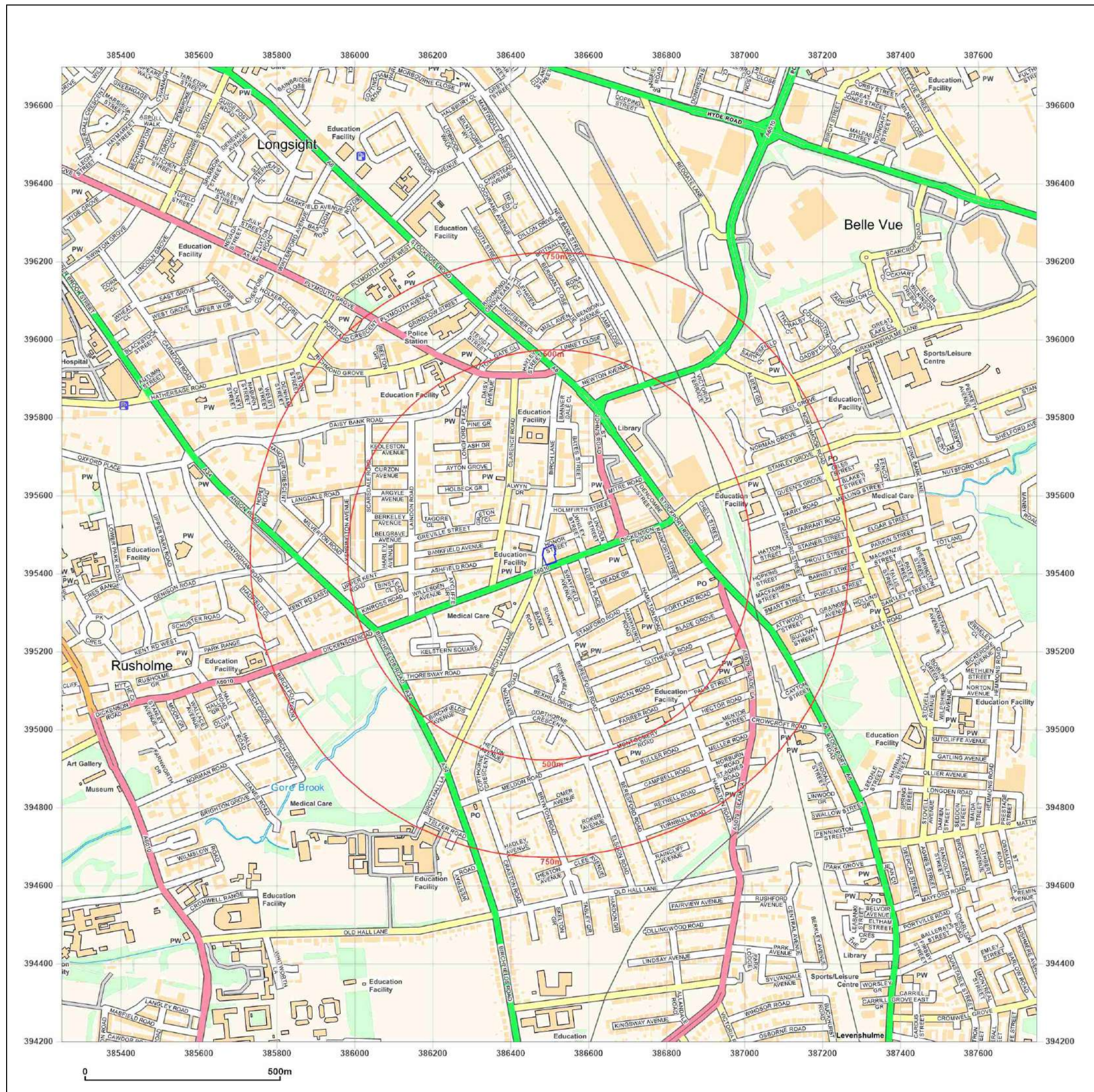


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Site Details:

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: National Grid

Map date: 2021

Scale: 1:10,000

Printed at: 1:10,000



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County Series 1:2,500 scale

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



Historical Map Pack Legend

County Series
1:1,250 scale
~

County Series &
National Grid
1:2,500 scale

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

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Technical Helpline:

Tel 08444159000

groundsureinsight@groundsure.com
www.groundsure.com

GENERAL FEATURES	
	Wood
	Marsh
	Reeds
	Fir
	Mixed Wood
	Brush Wood
	Osiers
	Orchard
	Bush
	Rough Pasture
	Furze
	Ford
	Stepping Stones
	Ferry
	Sloping Masonry
	Flat Rock
	Lock
	Waterfall
	Quarry
	Sand Pit
	Refuse Heap
	Clay Pit
	Shingle
	Gravel Pit
	Trigonometrical Station
	Altitude at Trigonometrical Station
	Bench Mark
	Surface Level
	Permanent Traverse Station
	Antiquities (site of)
	Arrow denotes flow of water
	Sluice
	Trough
	Spring
	Well
	Mooring Ring
	Mooring Post
	Boundary Stone
	Boundary Post

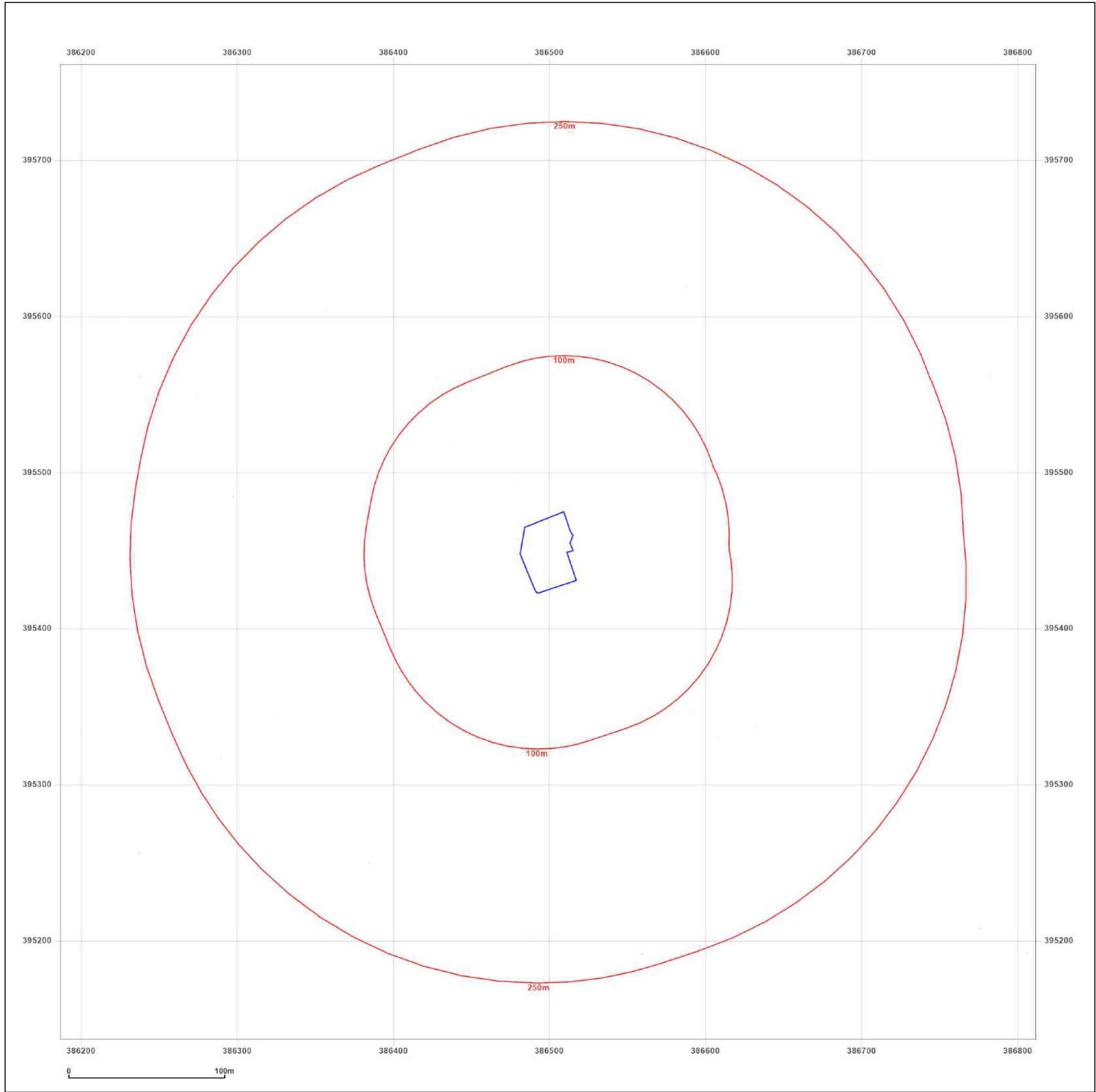
ROADS	
	Road over single stream
	Road crossing railway
	Road over River or Canal
RAILWAYS	
	Railway crossing River or Canal
	Railway crossing Road
	Level Crossing
	Embankment
	Cutting

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

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

GENERAL FEATURES	
	Non-coniferous Trees
	Coniferous Trees
	Surveyed Trees
	Orchard Trees
	Copple, Osier
	Scrub
	Bracken
	Heath
	Rough Grassland
	Marsh, Saltings
	Reeds
	Slopes
	Cliff
	Cave Entrance
	Rock
	Boulders
	Sloping Masonry
	Roofed Building
	Glasshouse
	Archway
	Change of boundary marking
	see AREAS notes
	Antiquity (site of)
	Culvert
	Direction of water flow
	Electricity Pylon
	Electricity Transmission Line
	Triangulation Station
	Traverse Station (permanent)
	Bench Mark
	Surface Level
	Revision Point (instrumentally fixed)
	Revision Point & Bench Mark coincident
	Top
	Slopes
	Quarry
	Refuse Heap
	Sloping Masonry
	Flat Rock
	Sand
	Sand Pit
	Culvert
	Archway
	Shingle
	Boulders
	Gravel Pit
	Cliff Face
	Glazed Roof Building

BOUNDARIES	
England & Wales	
	County Boundary (geographical)
	County & Civil Parish Boundary coterminous
	Admin County or County Borough Boundary
	London Borough Boundary
	County District Boundaries based on civil parish
England, Wales & Scotland	
	Civil Parish Boundary
	Parly & Ward Boundaries based on civil parish
	Parly & Ward Boundaries not based on civil parish
Scotland	
	County Boundary (geographical)
	County Council Boundary
	County of the City Boundary
	Burgh Boundary
	District Council Boundary
	* Not with parish
	† Coincident with parish



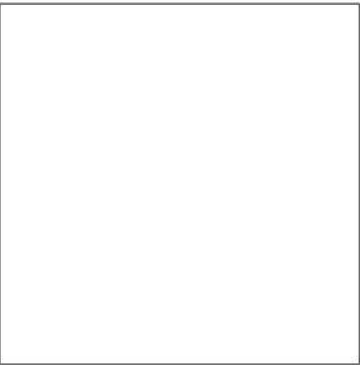
Site Details:

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: County Series
Map date: 1881
Scale: 1:2,500
Printed at: 1:2,500



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



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Site Details:

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: County Series Town Plan

Map date: 1891

Scale: 1:500

Printed at: 1:1,000



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

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: County Series

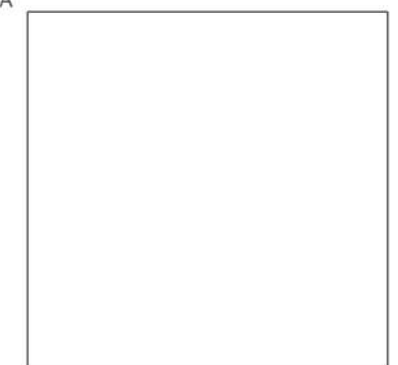
Map date: 1893

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1893
Revised N/A
Edition 1893
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Site Details:

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: County Series

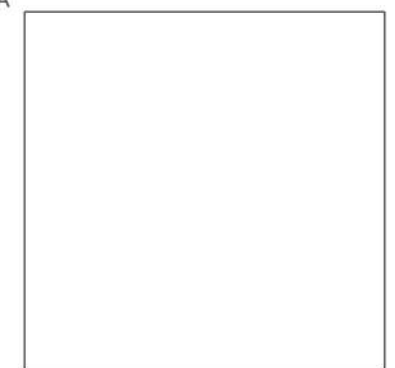
Map date: 1908

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1891
 Revised 1905
 Edition 1908
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 Levelled N/A



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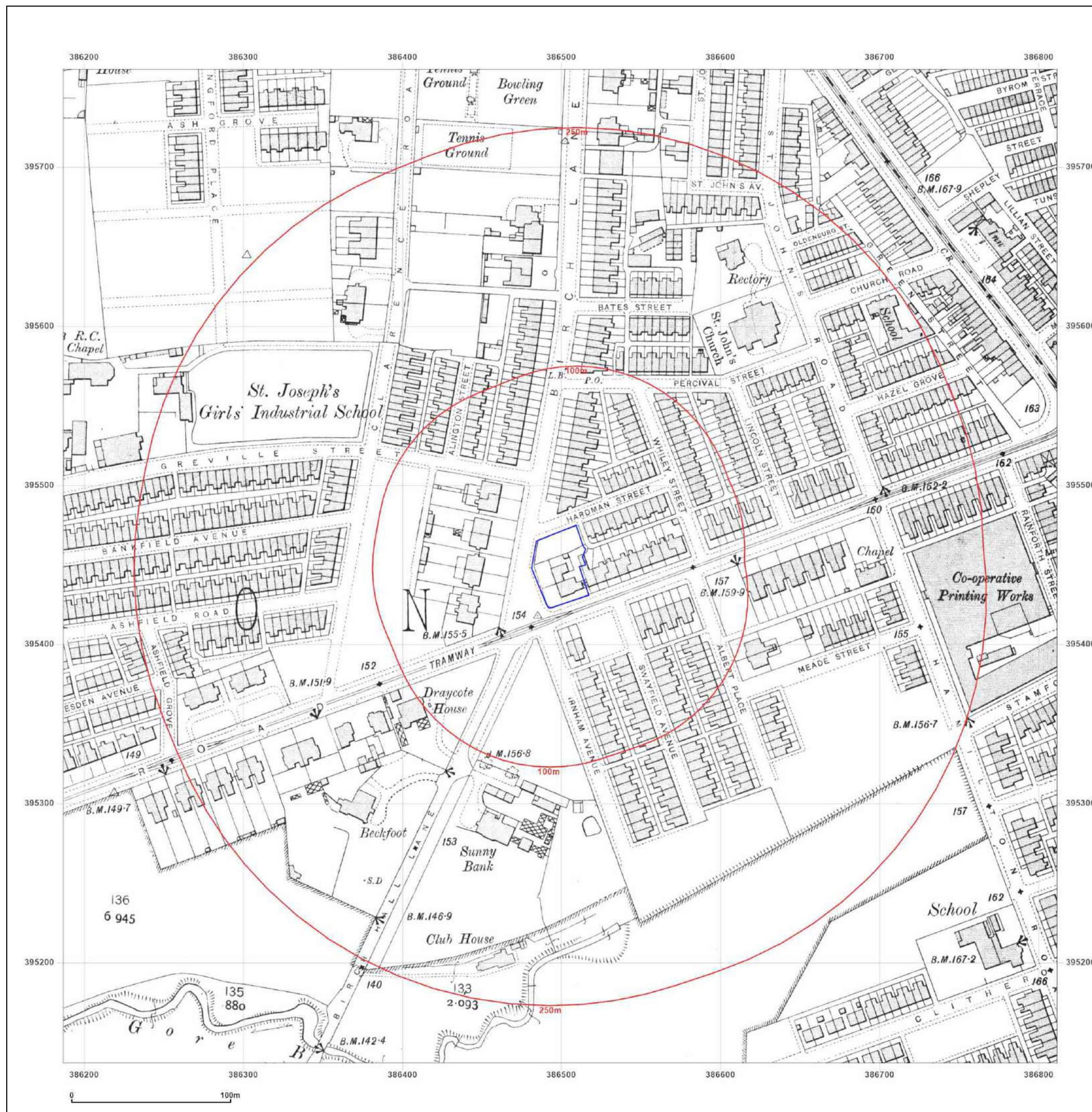


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Map legend available at:
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Site Details:

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: County Series

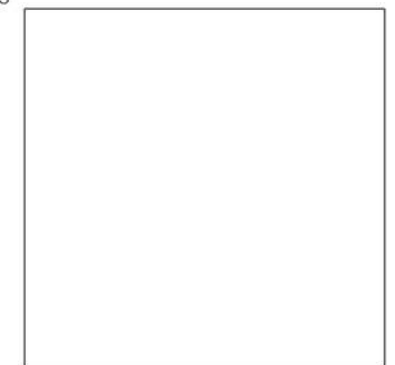
Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



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



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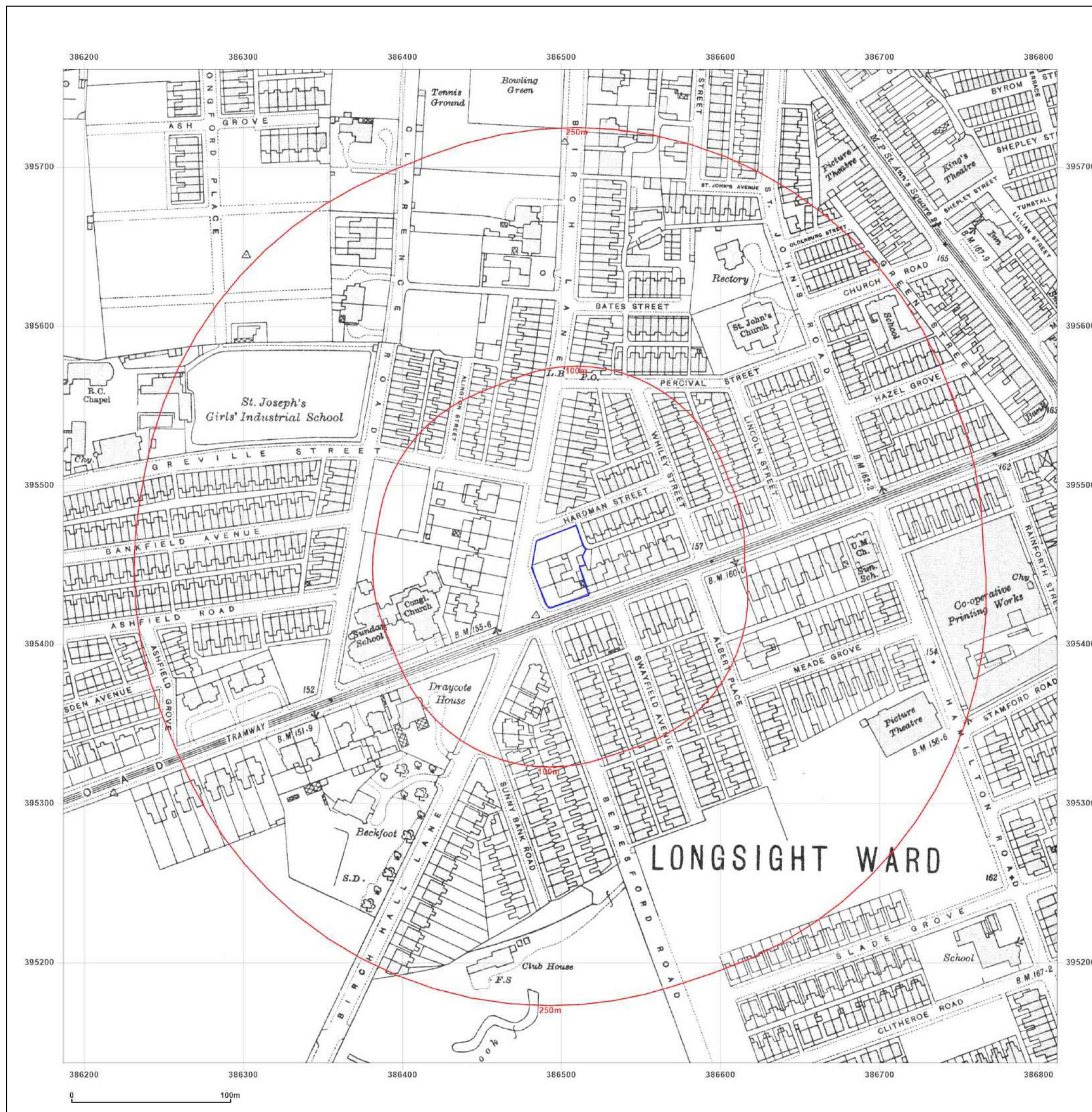


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Site Details:

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: County Series

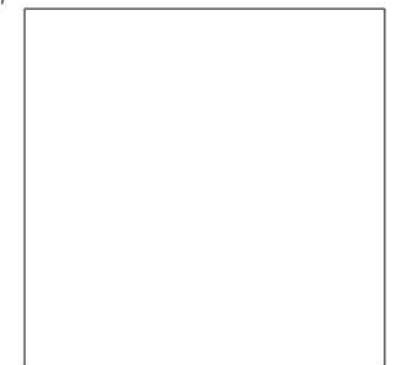
Map date: 1933

Scale: 1:2,500

Printed at: 1:2,500



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



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Site Details:

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: National Grid

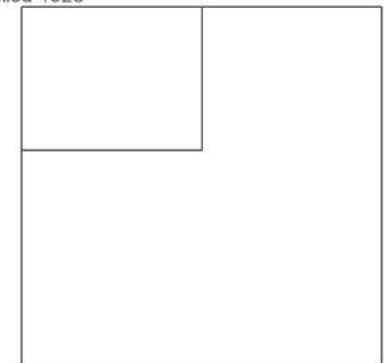
Map date: 1950

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
 Revised 1950
 Edition N/A
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 Levelled 1928



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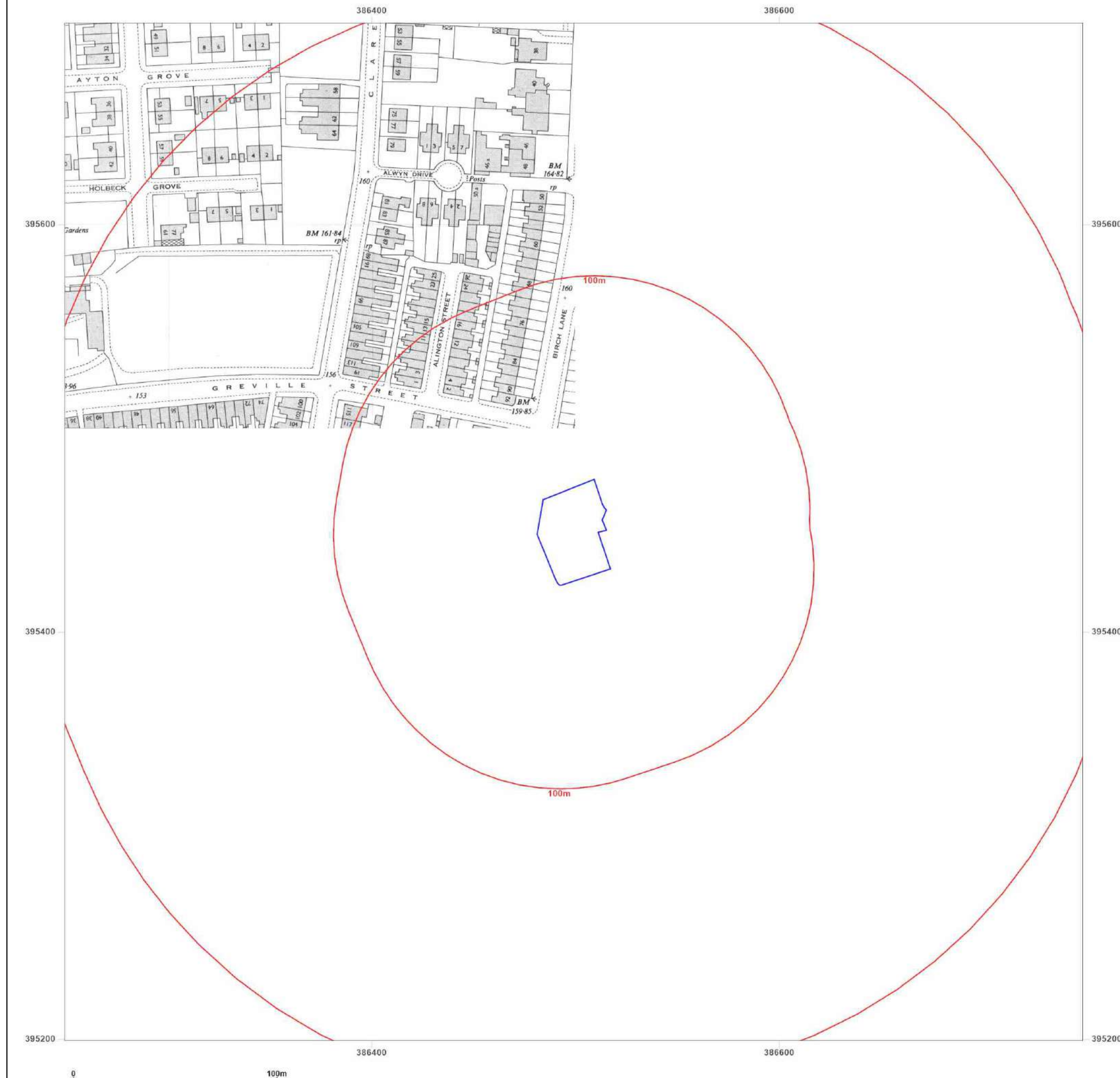


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Site Details:

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: National Grid

Map date: 1950

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1950
Revised 1950
Edition N/A
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Site Details:

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: National Grid

Map date: 1972-1976

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
Revised 1971
Edition N/A
Copyright 1972
Levelled 1964

Surveyed 1950
Revised 1975
Edition 1976
Copyright 1951
Levelled 1948

Surveyed 1950
Revised 1971
Edition N/A
Copyright 1972
Levelled 1964



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Site Details:

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: National Grid

Map date: 1979

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1979
Levelled 1964

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1979
Levelled 1964

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1979
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Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: National Grid

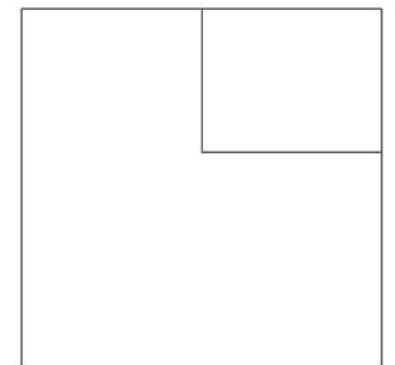
Map date: 1983

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
Revised 1982
Edition N/A
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Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: National Grid

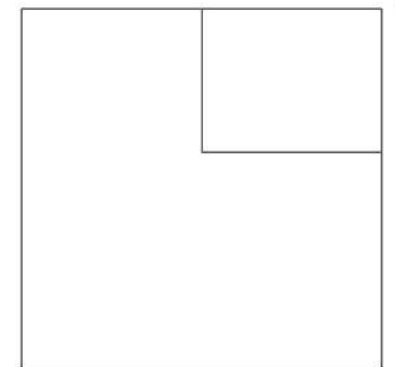
Map date: 1983

Scale: 1:1,250

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Site Details:

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: National Grid

Map date: 1990-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
 Revised N/A
 Edition N/A
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 Levelled 1964

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

Surveyed 1992
 Revised 1992
 Edition N/A
 Copyright 1992
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Surveyed 1963
 Revised 1990
 Edition N/A
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Site Details:

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1964
Revised 1992
Edition N/A
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Site Details:

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: National Grid

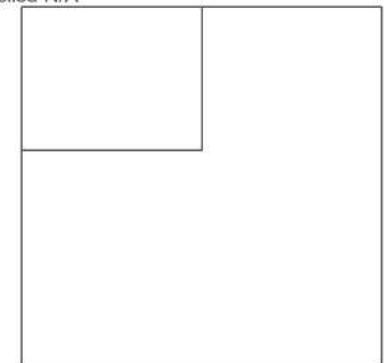
Map date: 1995

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1995
 Revised 1995
 Edition N/A
 Copyright 1995
 Levelled N/A



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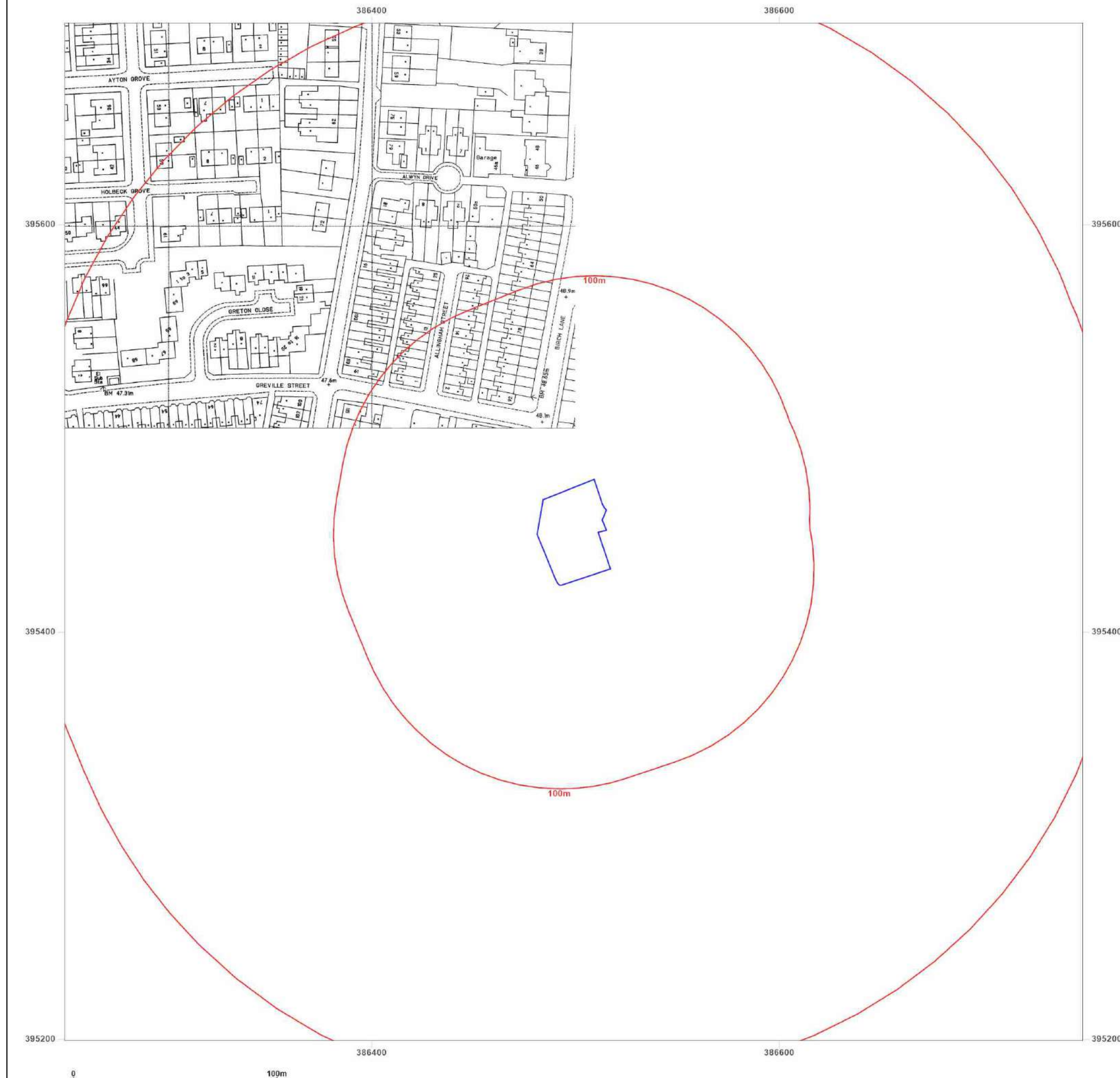


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Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: National Grid

Map date: 1992-1995

Scale: 1:1,250

Printed at: 1:2,000



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 Edition N/A
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Surveyed 1993
 Revised 1993
 Edition N/A
 Copyright 1993
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Surveyed 1995
 Revised 1995
 Edition N/A
 Copyright 1995
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Site Details:

Client Ref: EMS_700638_915884
Report Ref: EMS-700638_915884
Grid Ref: 386499, 395449

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003



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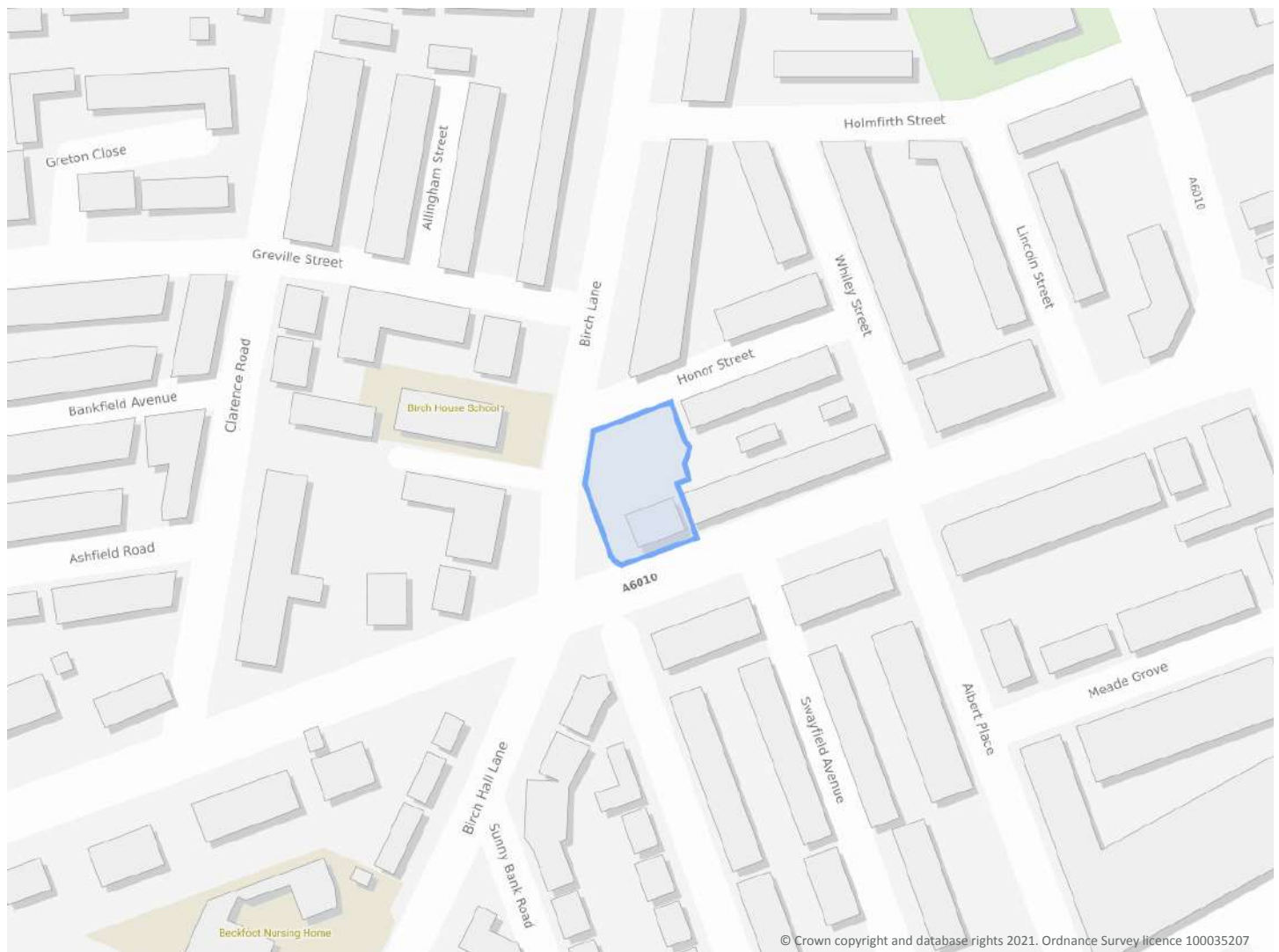
386498 395448

Order Details

Date: 10/06/2021
Your ref: EMS_700638_915885
Our Ref: EMS-700638_915885
Client: emapsite

Site Details

Location: 386498 395448
Area: 0.13 ha
Authority: [Manchester City Council](#)



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Summary of findings

p. 2 **Aerial image**

p. 8

OS MasterMap site plan

p.12 groundsure.com/insightuserguide

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
13	1.1	Historical industrial land uses	0	0	10	8	-
14	1.2	Historical tanks	0	0	0	4	-
15	1.3	Historical energy features	0	0	5	18	-
16	1.4	Historical petrol stations	0	0	0	0	-
16	1.5	Historical garages	0	0	4	4	-
17	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
18	2.1	Historical industrial land uses	0	0	12	10	-
19	2.2	Historical tanks	0	0	0	4	-
20	2.3	Historical energy features	0	0	9	27	-
21	2.4	Historical petrol stations	0	0	0	0	-
22	2.5	Historical garages	0	0	6	8	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24	3.7	Waste exemptions	0	0	1	3	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
26	4.1	Recent industrial land uses	0	1	19	-	-
28	4.2	Current or recent petrol stations	0	0	0	2	-
28	4.3	Electricity cables	0	0	0	0	-
28	4.4	Gas pipelines	0	0	0	0	-
29	4.5	Sites determined as Contaminated Land	0	0	0	0	-



29	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
29	4.7	Regulated explosive sites	0	0	0	0	-
29	4.8	Hazardous substance storage/usage	0	0	0	0	-
29	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
30	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
30	4.11	<u>Licensed pollutant release (Part A(2)/B)</u>	0	0	1	3	-
30	4.12	Radioactive Substance Authorisations	0	0	0	0	-
31	4.13	<u>Licensed Discharges to controlled waters</u>	0	0	5	12	-
33	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
33	4.15	Pollutant release to public sewer	0	0	0	0	-
34	4.16	List 1 Dangerous Substances	0	0	0	0	-
34	4.17	List 2 Dangerous Substances	0	0	0	0	-
34	4.18	<u>Pollution Incidents (EA/NRW)</u>	0	0	0	2	-
34	4.19	Pollution inventory substances	0	0	0	0	-
35	4.20	Pollution inventory waste transfers	0	0	0	0	-
35	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
36	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
38	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
40	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
41	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
41	5.5	Groundwater vulnerability- local information	None (within 0m)				
42	5.6	<u>Groundwater abstractions</u>	0	0	0	0	5
44	5.7	Surface water abstractions	0	0	0	0	0
44	5.8	Potable abstractions	0	0	0	0	0
44	5.9	Source Protection Zones	0	0	0	0	-
45	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
46	6.1	<u>Water Network (OS MasterMap)</u>	0	0	1	-	-



47	6.2	Surface water features	0	0	0	-	-
47	6.3	<u>WFD Surface water body catchments</u>	2	-	-	-	-
47	6.4	<u>WFD Surface water bodies</u>	0	0	1	-	-
48	6.5	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
49	7.1	Risk of Flooding from Rivers and Sea (RoFRaS)	None (within 50m)				
49	7.2	Historical Flood Events	0	0	0	-	-
49	7.3	Flood Defences	0	0	0	-	-
49	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
50	7.5	Flood Storage Areas	0	0	0	-	-
51	7.6	Flood Zone 2	None (within 50m)				
51	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
52	8.1	<u>Surface water flooding</u>	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding					
54	9.1	<u>Groundwater flooding</u>	Moderate-High (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
55	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
55	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
55	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
55	10.4	Special Protection Areas (SPA)	0	0	0	0	0
56	10.5	National Nature Reserves (NNR)	0	0	0	0	0
56	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
56	10.7	Designated Ancient Woodland	0	0	0	0	0
56	10.8	Biosphere Reserves	0	0	0	0	0
57	10.9	Forest Parks	0	0	0	0	0
57	10.10	Marine Conservation Zones	0	0	0	0	0
57	10.11	Green Belt	0	0	0	0	0
57	10.12	Proposed Ramsar sites	0	0	0	0	0



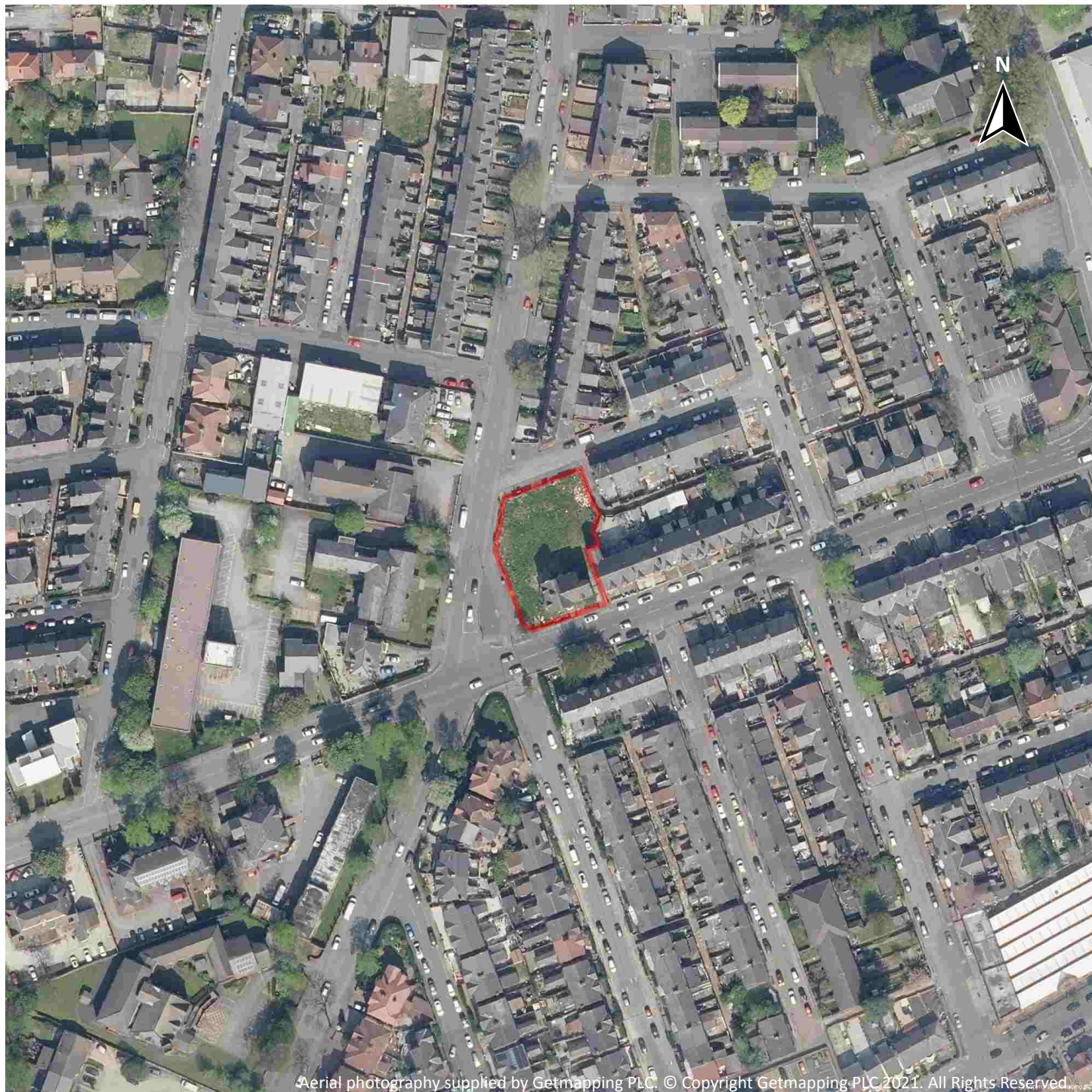
57	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
58	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
58	10.15	Nitrate Sensitive Areas	0	0	0	0	0
58	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
59	10.17	<u>SSSI Impact Risk Zones</u>	1	-	-	-	-
60	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
61	11.1	World Heritage Sites	0	0	0	-	-
62	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
62	11.3	National Parks	0	0	0	-	-
62	11.4	<u>Listed Buildings</u>	0	0	1	-	-
63	11.5	Conservation Areas	0	0	0	-	-
63	11.6	Scheduled Ancient Monuments	0	0	0	-	-
63	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
64	12.1	<u>Agricultural Land Classification</u>	Urban (within 250m)				
65	12.2	Open Access Land	0	0	0	-	-
65	12.3	Tree Felling Licences	0	0	0	-	-
65	12.4	Environmental Stewardship Schemes	0	0	0	-	-
65	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
66	13.1	Priority Habitat Inventory	0	0	0	-	-
66	13.2	Habitat Networks	0	0	0	-	-
66	13.3	Open Mosaic Habitat	0	0	0	-	-
66	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
67	14.1	<u>10k Availability</u>	Identified (within 500m)				
68	14.2	<u>Artificial and made ground (10k)</u>	0	0	0	3	-
69	14.3	<u>Superficial geology (10k)</u>	1	0	0	1	-

70	14.4	Landslip (10k)	0	0	0	0	-
71	14.5	<u>Bedrock geology (10k)</u>	2	0	2	6	-
72	14.6	<u>Bedrock faults and other linear features (10k)</u>	0	0	1	5	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
73	15.1	<u>50k Availability</u>	Identified (within 500m)				
74	15.2	Artificial and made ground (50k)	0	0	0	0	-
74	15.3	Artificial ground permeability (50k)	0	0	-	-	-
75	15.4	<u>Superficial geology (50k)</u>	1	0	0	0	-
76	15.5	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
76	15.6	Landslip (50k)	0	0	0	0	-
76	15.7	Landslip permeability (50k)	None (within 50m)				
77	15.8	<u>Bedrock geology (50k)</u>	2	0	2	2	-
78	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
78	15.10	<u>Bedrock faults and other linear features (50k)</u>	0	0	1	3	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
79	16.1	<u>BGS Boreholes</u>	0	1	7	-	-
Page	Section	Natural ground subsidence					
81	17.1	<u>Shrink swell clays</u>	Very low (within 50m)				
82	17.2	<u>Running sands</u>	Very low (within 50m)				
83	17.3	<u>Compressible deposits</u>	Negligible (within 50m)				
84	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
85	17.5	<u>Landslides</u>	Very low (within 50m)				
86	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
88	18.1	Natural cavities	0	0	0	0	-
89	18.2	BritPits	0	0	0	0	-
89	18.3	<u>Surface ground workings</u>	0	0	3	-	-
89	18.4	Underground workings	0	0	0	0	0
89	18.5	Historical Mineral Planning Areas	0	0	0	0	-



90	18.6	<u>Non-coal mining</u>	0	0	0	2	0
90	18.7	Mining cavities	0	0	0	0	0
90	18.8	<u>JPB mining areas</u>	Identified (within 0m)				
91	18.9	<u>Coal mining</u>	Identified (within 0m)				
91	18.10	Brine areas	None (within 0m)				
91	18.11	Gypsum areas	None (within 0m)				
91	18.12	Tin mining	None (within 0m)				
92	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
93	19.1	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
94	20.1	<u>BGS Estimated Background Soil Chemistry</u>	4	3	-	-	-
94	20.2	<u>BGS Estimated Urban Soil Chemistry</u>	2	4	-	-	-
95	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
96	21.1	Underground railways (London)	0	0	0	-	-
96	21.2	Underground railways (Non-London)	0	0	0	-	-
97	21.3	Railway tunnels	0	0	0	-	-
97	21.4	Historical railway and tunnel features	0	0	0	-	-
97	21.5	Royal Mail tunnels	0	0	0	-	-
97	21.6	Historical railways	0	0	0	-	-
97	21.7	Railways	0	0	0	-	-
98	21.8	Crossrail 1	0	0	0	0	-
98	21.9	Crossrail 2	0	0	0	0	-
98	21.10	<u>HS2</u>	0	0	0	1	-

Recent aerial photograph



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Capture Date: 22/04/2019

Site Area: 0.13ha



Recent site history - 2015 aerial photograph



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Capture Date: 11/06/2015

Site Area: 0.13ha



Recent site history - 2009 aerial photograph



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Capture Date: 02/06/2009

Site Area: 0.13ha



Recent site history - 2000 aerial photograph



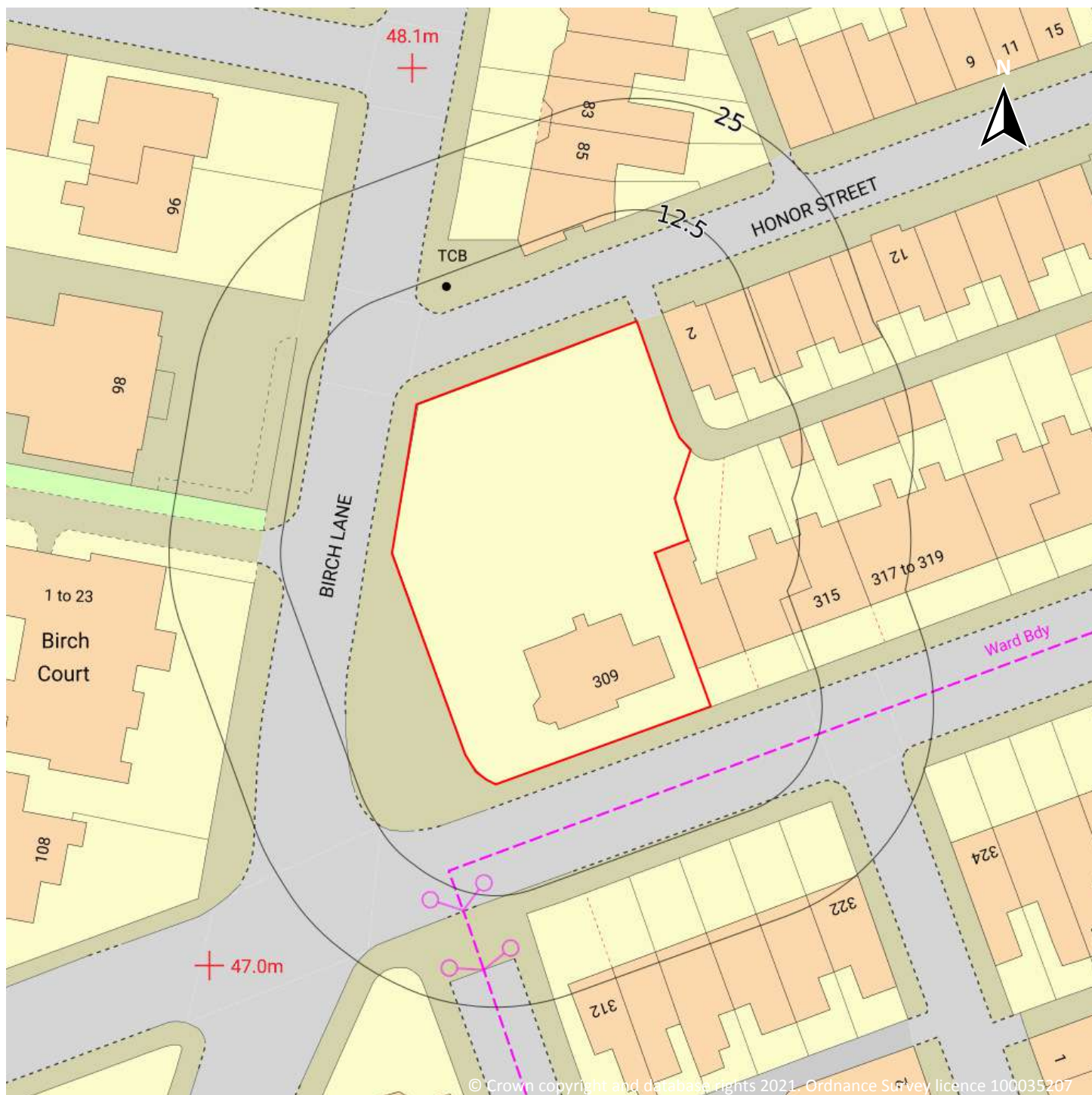
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Capture Date: 19/06/2000

Site Area: 0.13ha



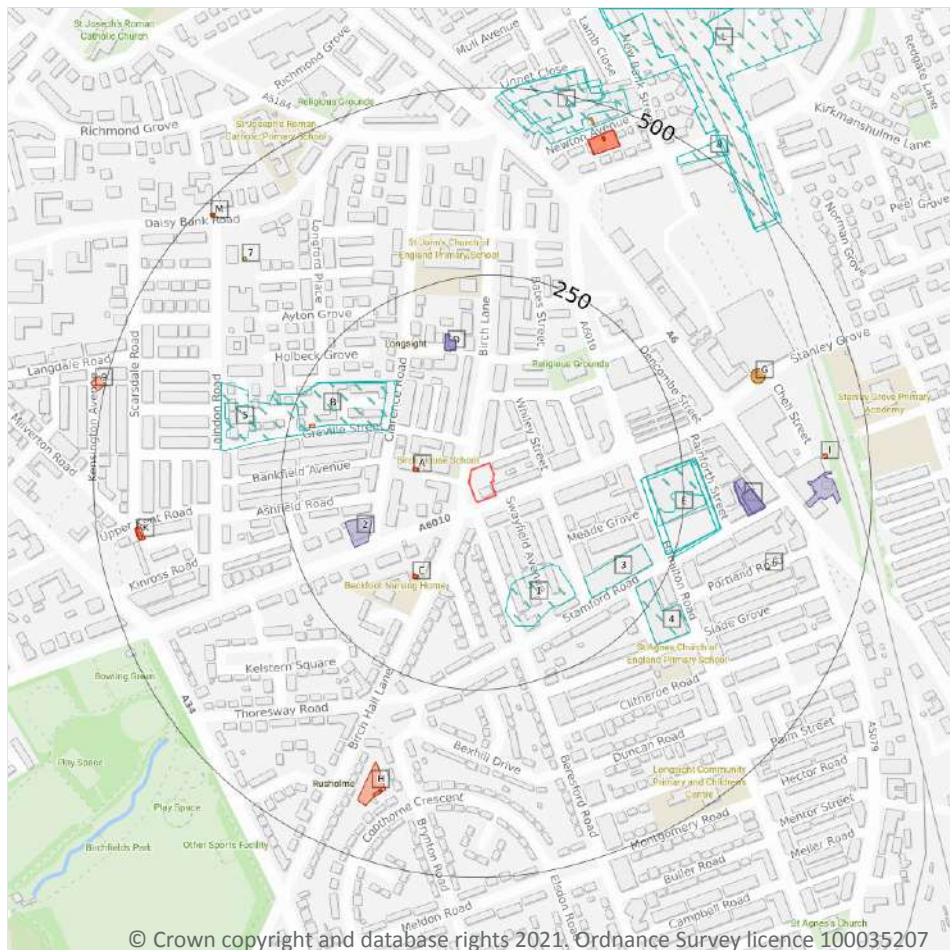
OS MasterMap site plan



Site Area: 0.13ha



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

18

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
1	114m SE	Unspecified Ground Workings	1890	800651



ID	Location	Land use	Dates present	Group ID
B	121m NW	Industrial School	1923	849861
B	135m NW	Industrial School	1915	929061
3	161m SE	Unspecified Works	1968	830411
E	194m E	Printing Works	1915	887259
E	194m E	Printing Works	1934 - 1938	973868
E	201m E	Unspecified Works	1968 - 1978	926521
E	203m E	Printing Works	1923	900575
E	216m E	Unspecified Pit	1890	840538
4	223m SE	Unspecified Works	1968	830410
5	292m W	Industrial School	1890	908762
J	432m N	Unspecified Works	1968	982550
J	445m N	Unspecified Works	1985 - 1991	857941
J	455m N	Unspecified Works	1978	921889
8	470m NE	Cuttings	1851	795821
L	470m NE	Railway Sidings	1923	864851
L	470m NE	Railway Sidings	1934 - 1938	846711
L	470m NE	Railway Sidings	1915	877097

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

4

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, 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
G	365m E	Gasometer	1891	108519



ID	Location	Land use	Dates present	Group ID
6	374m E	Tanks	1891	107099
7	410m NW	Unspecified Tank	1933	115796
J	471m N	Tanks	1950	107100

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

23

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 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	69m W	Electricity Substation	1995 - 1996	68837
A	70m W	Electricity Substation	1992	76055
C	126m SW	Electricity Substation	1972 - 1996	78635
C	127m SW	Electricity Substation	1992	83809
B	215m W	Electricity Substation	1992 - 1995	78673
G	365m E	Gasometer	1891	59712
H	372m S	Electricity Substation	1950	83544
H	403m S	Electricity Substation	1996	72361
H	403m S	Electricity Substation	1995	73036
H	404m S	Electricity Substation	1992	79033
H	406m S	Electricity Substation	1972	81267
J	433m N	Electricity Substation	1950	64578
J	433m N	Electricity Substation	1979	70640
K	438m W	Electricity Substation	1950 - 1972	65729
I	439m E	Electricity Substation	1979 - 1996	71894



ID	Location	Land use	Dates present	Group ID
K	441m W	Electricity Substation	1992 - 1996	77027
J	455m N	Electricity Substation	1996	75556
J	455m N	Electricity Substation	1993	81099
J	455m N	Electricity Substation	1993	83762
J	456m N	Electricity Substation	1983	73883
M	481m NW	Electricity Substation	1995	62165
M	481m NW	Electricity Transformer	1972 - 1992	78828
9	499m W	Electricity Substation	1991	62164

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 un-grouped 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

8

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 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
2	137m W	Garage	1972	20303
D	157m N	Garage	1995	23250
D	158m N	Garage	1972	22965



ID	Location	Land use	Dates present	Group ID
D	158m N	Garage	1979 - 1992	25607
F	317m E	Garage	1995	20900
F	318m E	Garage	1979 - 1990	27486
F	327m E	Garage	1996	23717
I	413m E	Garage	1979 - 1996	26104

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

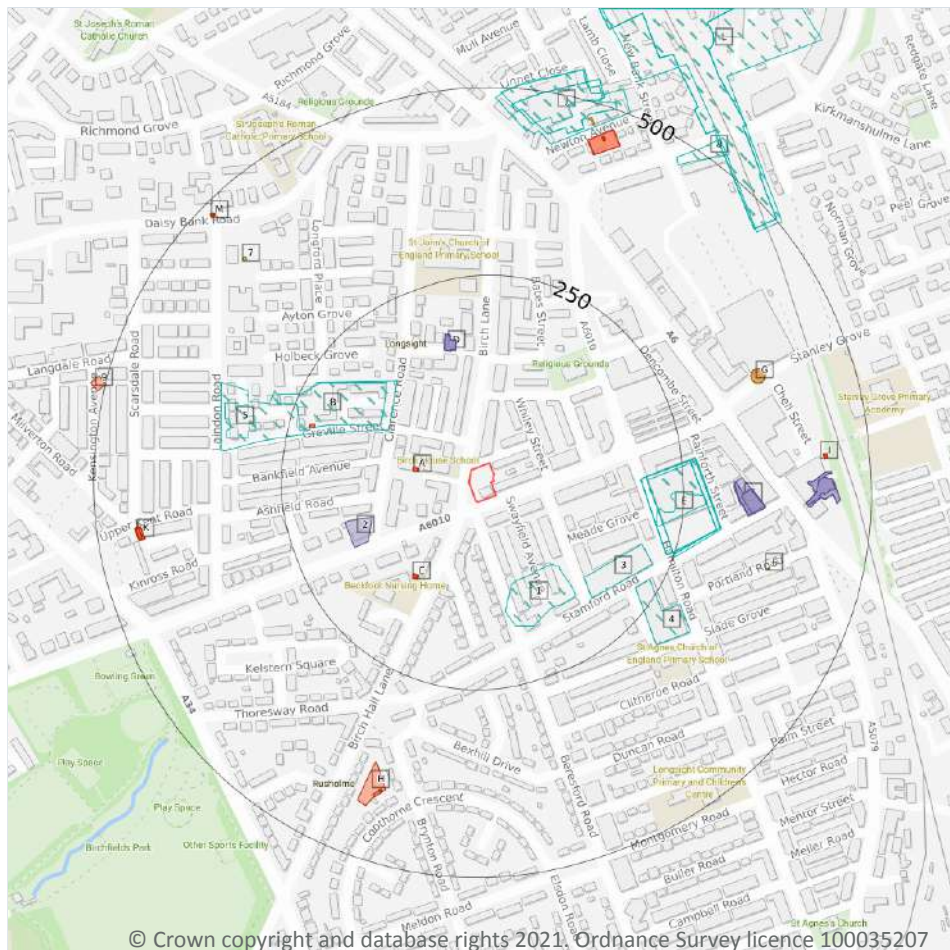
0

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

22

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 18**

ID	Location	Land Use	Date	Group ID
1	114m SE	Unspecified Ground Workings	1890	800651
B	121m NW	Industrial School	1923	849861
B	135m NW	Industrial School	1915	929061



ID	Location	Land Use	Date	Group ID
3	161m SE	Unspecified Works	1968	830411
E	194m E	Printing Works	1938	973868
E	194m E	Printing Works	1934	973868
E	194m E	Printing Works	1915	887259
E	201m E	Unspecified Works	1978	926521
E	201m E	Unspecified Works	1968	926521
E	203m E	Printing Works	1923	900575
E	216m E	Unspecified Pit	1890	840538
4	223m SE	Unspecified Works	1968	830410
5	292m W	Industrial School	1890	908762
J	432m N	Unspecified Works	1968	982550
J	445m N	Unspecified Works	1985	857941
J	445m N	Unspecified Works	1991	857941
J	455m N	Unspecified Works	1978	921889
8	470m NE	Cuttings	1851	795821
L	470m NE	Railway Sidings	1923	864851
L	470m NE	Railway Sidings	1938	846711
L	470m NE	Railway Sidings	1934	846711
L	470m NE	Railway Sidings	1915	877097

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

4

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

Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
G	365m E	Gasometer	1891	108519



ID	Location	Land Use	Date	Group ID
6	374m E	Tanks	1891	107099
7	410m NW	Unspecified Tank	1933	115796
J	471m N	Tanks	1950	107100

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

36

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 18**

ID	Location	Land Use	Date	Group ID
A	69m W	Electricity Substation	1995	68837
A	69m W	Electricity Substation	1996	68837
A	70m W	Electricity Substation	1992	76055
C	126m SW	Electricity Substation	1972	78635
C	126m SW	Electricity Substation	1995	78635
C	126m SW	Electricity Substation	1996	78635
C	127m SW	Electricity Substation	1992	83809
B	215m W	Electricity Substation	1995	78673
B	216m W	Electricity Substation	1992	78673
G	365m E	Gasometer	1891	59712
H	372m S	Electricity Substation	1950	83544
H	403m S	Electricity Substation	1995	73036
H	403m S	Electricity Substation	1996	72361
H	404m S	Electricity Substation	1992	79033
H	406m S	Electricity Substation	1972	81267
J	433m N	Electricity Substation	1950	64578
J	433m N	Electricity Substation	1979	70640



ID	Location	Land Use	Date	Group ID
K	438m W	Electricity Substation	1950	65729
K	438m W	Electricity Substation	1972	65729
I	439m E	Electricity Substation	1995	71894
I	439m E	Electricity Substation	1996	71894
I	440m E	Electricity Substation	1979	71894
I	440m E	Electricity Substation	1990	71894
K	441m W	Electricity Substation	1995	77027
K	441m W	Electricity Substation	1996	77027
K	441m W	Electricity Substation	1992	77027
J	455m N	Electricity Substation	1993	81099
J	455m N	Electricity Substation	1996	75556
J	455m N	Electricity Substation	1993	83762
J	456m N	Electricity Substation	1983	73883
M	481m NW	Electricity Substation	1995	62165
M	481m NW	Electricity Transformer	1979	78828
M	481m NW	Electricity Transformer	1991	78828
M	481m NW	Electricity Transformer	1992	78828
M	482m NW	Electricity Transformer	1972	78828
9	499m W	Electricity Substation	1991	62164

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



2.5 Historical garages

Records within 500m

14

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'.

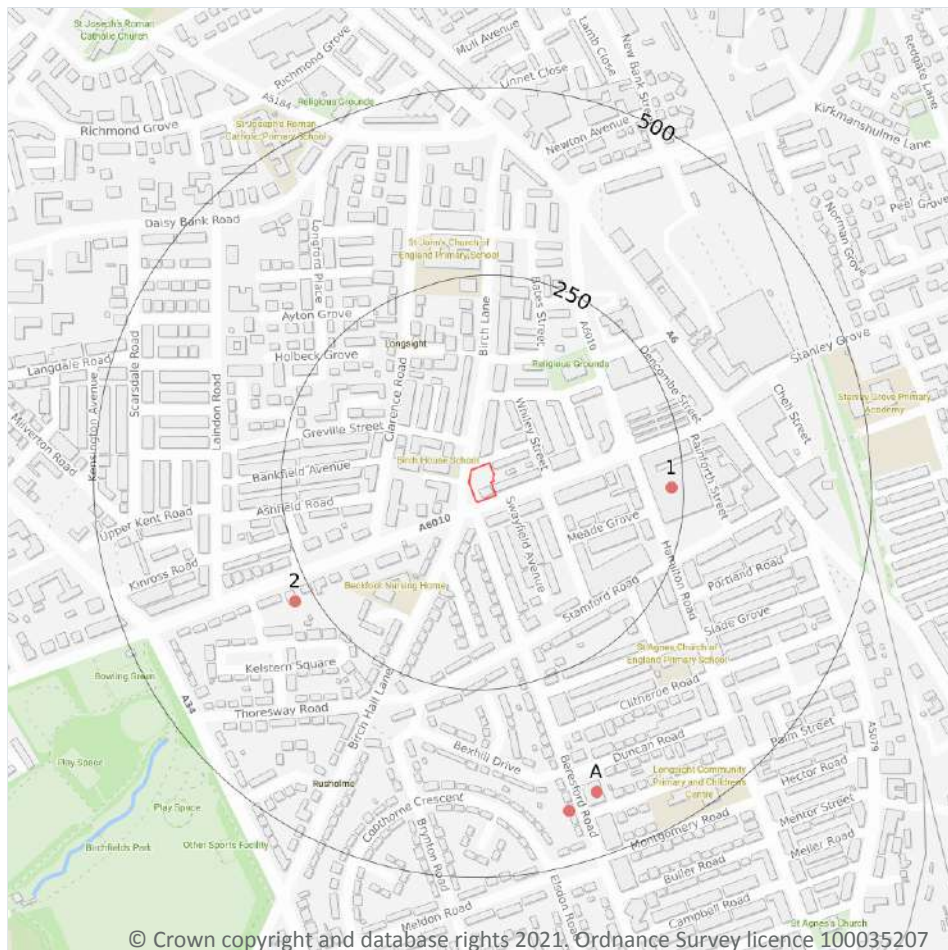
Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
2	137m W	Garage	1972	20303
D	157m N	Garage	1995	23250
D	158m N	Garage	1972	22965
D	158m N	Garage	1979	25607
D	158m N	Garage	1991	25607
D	158m N	Garage	1992	25607
F	317m E	Garage	1995	20900
F	318m E	Garage	1979	27486
F	318m E	Garage	1990	27486
F	327m E	Garage	1996	23717
I	413m E	Garage	1996	26104
I	413m E	Garage	1995	26104
I	414m E	Garage	1979	26104
I	414m E	Garage	1990	26104

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

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

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

3.5 Historical waste sites

Records within 500m

0

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

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

3.6 Licensed waste sites

Records within 500m

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

4

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 23**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	233m E	Unit 41, Longsight Business Park, Hamilton Road, Manchester, M13 0PD	EA/EPR/VP384 2VQ/A001	Treating waste exemption	Non-Agricultural waste only	Repair or refurbishment of WEEE

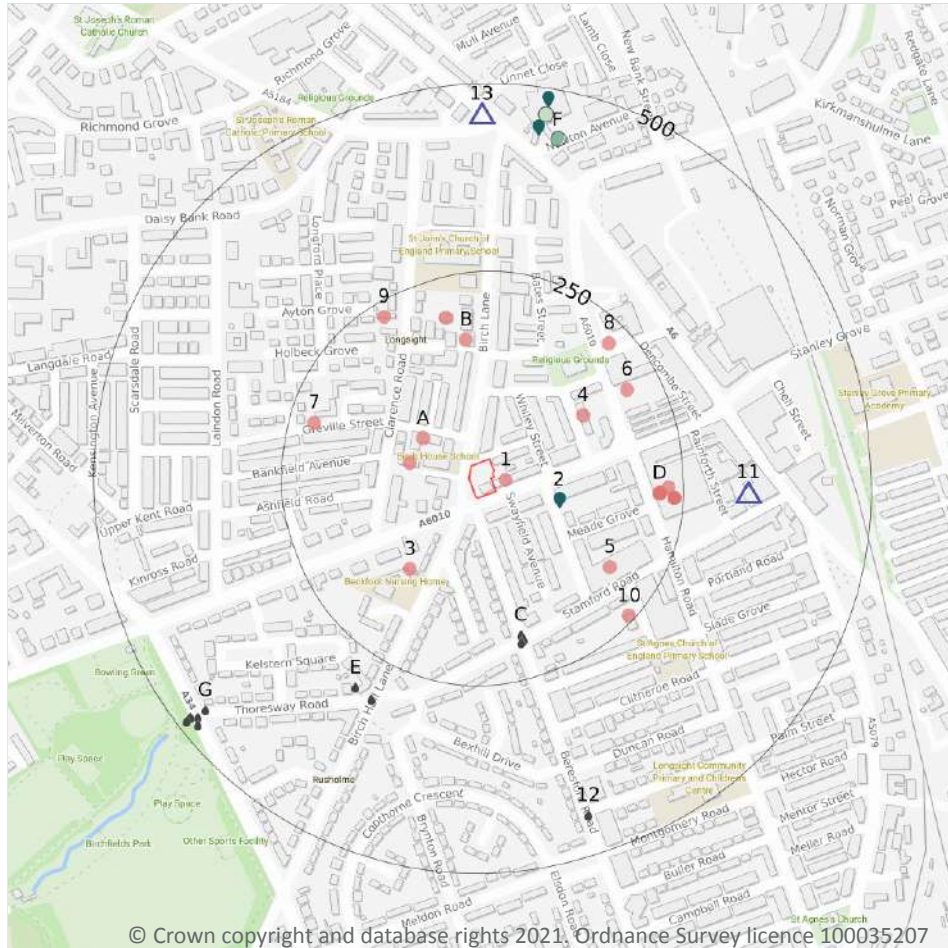


ID	Location	Site	Reference	Category	Sub-Category	Description
2	276m SW	-	WEX219344	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	417m S	81A, BERESFORD ROAD, MANCHESTER, M13 0GX	WEX243559	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	430m S	81, Beresford, Manchester, M13 0GX	WEX083915	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

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



4 Current industrial land use



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

4.1 Recent industrial land uses

Records within 250m

20

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 26**

ID	Location	Company	Address	Activity	Category
1	16m E	Simpleflow Ltd	315, Dickenson Road, Manchester, Greater Manchester, M13 0NR	Electrical Equipment Repair and Servicing	Repair and Servicing
A	74m NW	Euro Testing Station	80, Greville Street, Manchester, Greater Manchester, M13 0YG	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	82m W	Electricity Sub Station	Greater Manchester, M13	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
3	130m SW	Electricity Sub Station	Greater Manchester, M13	Electrical Features	Infrastructure and Facilities
4	137m NE	Tavino Steel Fixing Ltd	12, Lincoln Street, Manchester, Greater Manchester, M13 0WS	General Construction Supplies	Industrial Products
B	162m N	Car Care Centre	46-48, Birch Lane, Manchester, Greater Manchester, M13 0NN	Vehicle Repair, Testing and Servicing	Repair and Servicing
5	182m SE	Works	Greater Manchester, M13	Unspecified Works Or Factories	Industrial Features
B	196m N	Longsight M O T Centre Ltd	61, Clarence Road, Manchester, Greater Manchester, M13 0YF	Vehicle Repair, Testing and Servicing	Repair and Servicing
6	205m NE	Mast (Telecommunication)	Greater Manchester, M13	Telecommunications Features	Infrastructure and Facilities
7	217m W	Electricity Sub Station	Greater Manchester, M14	Electrical Features	Infrastructure and Facilities
D	218m E	Moto Madness Manchester	Unit 38 Imex Business Park, Hamilton Road, Manchester, Greater Manchester, M13 0PD	New Vehicles	Motoring
D	218m E	Concept Carpets & Flooring	Unit 55 Imex Business Park, Hamilton Road, Manchester, Greater Manchester, M13 0PD	Carpets, Flooring, Rugs and Soft Furnishings	Consumer Products
D	218m E	Kingfisher Promotions	Unit 2 Longsight Business Park, Hamilton Road, Manchester, Greater Manchester, M13 0PD	Textiles, Fabrics, Silk and Machinery	Industrial Products
8	222m NE	Electricity Sub Station	Greater Manchester, M13	Electrical Features	Infrastructure and Facilities
D	230m E	Imex Business Park	Greater Manchester, M13	Business Parks and Industrial Estates	Industrial Features
9	230m NW	M K Motors	58, Clarence Road, Manchester, Greater Manchester, M13 0YE	Vehicle Repair, Testing and Servicing	Repair and Servicing
D	237m E	Mapping Solutions	Unit 16 Longsight Business Park, Hamilton Road, Manchester, Greater Manchester, M13 0PD	Vehicle Components	Industrial Products
D	237m E	Icon Design & Print Ltd	Upper Ground Floor Studio 9 Longsight Business Park, Hamilton Road, Manchester, Greater Manchester, M13 0PD	Published Goods	Industrial Products



ID	Location	Company	Address	Activity	Category
D	237m E	Maxtop UK CCTV	Unit 51-53 Longsight Business Park, Hamilton Road, Manchester, Greater Manchester, M13 0PD	Electronic Equipment	Industrial Products
10	243m SE	Popular Trading	2, Hawkhurst Road, Manchester, Greater Manchester, M13 0ST	Scrap Metal Merchants	Recycling Services

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 26**

ID	Location	Company	Address	LPG	Status
11	336m E	OBSOLETE	4-8, Stamford Road, Manchester, Greater Manchester, M13 0SF	Not Applicable	Obsolete
13	460m N	HARVEST ENERGY	441, Stockport Road, Manchester, Greater Manchester, M12 4JB	No	Open

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.



4.5 Sites determined as Contaminated Land

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m**0**

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

4

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 26**

ID	Location	Address	Details	
2	84m E	Mucky Maureen's Wash House, 338 Dickenson Road, Longsight, Manchester, M13 0NG	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
F	434m N	Kingfisher Serv Stn, Stockport Rd, M12 4JB	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
F	445m N	Bismi Petroleum, 441 Stockport Road, Longsight, M12 4JB	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
F	485m N	GB Auto's, Unit 10-11 Longsight Industrial Estate, Newton Avenue, M12 4EY	Process: Waste Oil Burner 0.4 MW Status: New Legislation Applies 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

17

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 26**

ID	Location	Address	Details	
C	191m S	BERESFORD ROAD CSO, 30 BERESFORD ROAD, RUSHOLME, MANCHESTER, GREATER MANCHESTER, M13 0WP	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016942057 Permit Version: 1 Receiving Water: GORE BROOK	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1900 Revocation Date: 29/06/2004
C	191m S	BERESFORD ROAD CSO, 30 BERESFORD ROAD, RUSHOLME, MANCHESTER, GREATER MANCHESTER, M13 0WP	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016942057 Permit Version: 2 Receiving Water: GORE BROOK	Status: VARIED BY APPLICATION - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 30/06/2004 Effective Date: 30/06/2004 Revocation Date: 29/10/2019
C	199m S	BERESFORD ROAD CSO, 30 BERESFORD ROAD, RUSHOLME, MANCHESTER, GREATER MANCHESTER, M13 0WP	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016942057 Permit Version: 3 Receiving Water: CLVRT SECTION OF GORE BROOK	Status: VARIED UNDER EPR 2010 Issue date: 30/10/2019 Effective Date: 30/10/2019 Revocation Date: -
C	200m S	DICKENSON/BERESFORD RD, MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0234 Permit Version: 1 Receiving Water: -	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/04/1991 Revocation Date: 31/12/1994
C	200m S	DICKENSON/BERESFORD RD, MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0234 Permit Version: 2 Receiving Water: -	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: - Effective Date: 01/01/1995 Revocation Date: 30/06/2004
E	300m SW	BIRCH HALL LN THORESWAY RD CSO, BIRCH HALL LANE 28CSO019, MANCHESTER, GREATER MANCHESTER, M13 0XL	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0245 Permit Version: 1 Receiving Water: GORE BROOK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: 02/09/2010



ID	Location	Address	Details	
E	300m SW	BIRCH HALL LN THORESWAY RD CSO, BIRCH HALL LANE 28CSO019, MANCHESTER, GREATER MANCHESTER, M13 0XL	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0245 Permit Version: 2 Receiving Water: GORE BROOK	Status: VARIED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 07/03/2019
E	303m SW	BIRCH HALL LN THORESWAY RD CSO, BIRCH HALL LANE 28CSO019, MANCHESTER, GREATER MANCHESTER, M13 0XL	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0245 Permit Version: 3 Receiving Water: GORE BROOK VIA SWS	Status: VARIED UNDER EPR 2010 Issue date: 08/03/2019 Effective Date: 08/03/2019 Revocation Date: 31/03/2019
E	303m SW	BIRCH HALL LN THORESWAY RD CSO, BIRCH HALL LANE 28CSO019, MANCHESTER, GREATER MANCHESTER, M13 0XL	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0245 Permit Version: 4 Receiving Water: GORE BROOK VIA SWS	Status: VARIED UNDER EPR 2010 Issue date: 08/03/2019 Effective Date: 01/04/2019 Revocation Date: -
12	447m S	BERESFORD RD/FARRER RD, MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0389 Permit Version: 1 Receiving Water: -	Status: SURRENDERED UNDER EPR 2010 Issue date: - Effective Date: 01/01/1995 Revocation Date: 12/12/2014
G	459m SW	BIRCHFIELDS RD CSO	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982996 Permit Version: 1 Receiving Water: GORE BROOK	Status: SURRENDERED UNDER EPR 2010 Issue date: - Effective Date: 23/06/1995 Revocation Date: 27/03/2015
G	473m SW	THORESWAY ROAD/BIRCHFIELDS ROAD CSO, THORESWAY ROAD/BIRCHFIELDS ROAD	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016942046 Permit Version: 2 Receiving Water: GORE BROOK	Status: SURRENDERED UNDER EPR 2010 Issue date: 05/05/2006 Effective Date: 05/05/2006 Revocation Date: 27/03/2015
G	479m SW	THORSWAY/BIRCHFIELD RD, MANCHESTER	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 01MAN0242 Permit Version: 1 Receiving Water: GORE BROOK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 15/09/1993 Revocation Date: 15/09/1993



ID	Location	Address	Details	
G	481m SW	161 A DICKENSON ROAD CSO, 161 A DICKENSON ROAD, MANCHESTER, GREATER MANCHESTER, M14 5DE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016942046 Permit Version: 1 Receiving Water: GORE BROOK	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: 06/10/1986 Effective Date: 06/10/1986 Revocation Date: 04/05/2006
G	481m SW	161 A DICKENSON ROAD CSO, 161 A DICKENSON ROAD, MANCHESTER, GREATER MANCHESTER, M14 5DE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982725 Permit Version: 1 Receiving Water: GORE BROOK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 30/09/1994 Revocation Date: 03/12/2019
G	481m SW	161 A DICKENSON ROAD CSO, 161 A DICKENSON ROAD, MANCHESTER, GREATER MANCHESTER, M14 5DE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0297 Permit Version: 1 Receiving Water: GORE BROOK	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: - Effective Date: 01/01/1995 Revocation Date: 01/01/1995
G	488m SW	161 A DICKENSON ROAD CSO, 161 A DICKENSON ROAD, MANCHESTER, GREATER MANCHESTER, M14 5DE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982725 Permit Version: 2 Receiving Water: GORE BROOK	Status: VARIED UNDER EPR 2010 Issue date: 04/12/2019 Effective Date: 04/12/2019 Revocation Date: -

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

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

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

4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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



4.16 List 1 Dangerous Substances

Records within 500m

0

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

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

4.17 List 2 Dangerous Substances

Records within 500m

0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m

2

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

Features are displayed on the Current industrial land use map on **page 26**

ID	Location	Details	
F	435m N	Incident Date: 11/08/2002 Incident Identification: 99251 Pollutant: Oils and Fuel Pollutant Description: Petrol	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
F	464m N	Incident Date: 20/05/2002 Incident Identification: 79964 Pollutant: Specific Waste Materials Pollutant Description: Vehicles and Vehicle Parts	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m

0

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

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

4.20 Pollution inventory waste transfers

Records within 500m

0

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

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

4.21 Pollution inventory radioactive waste

Records within 500m

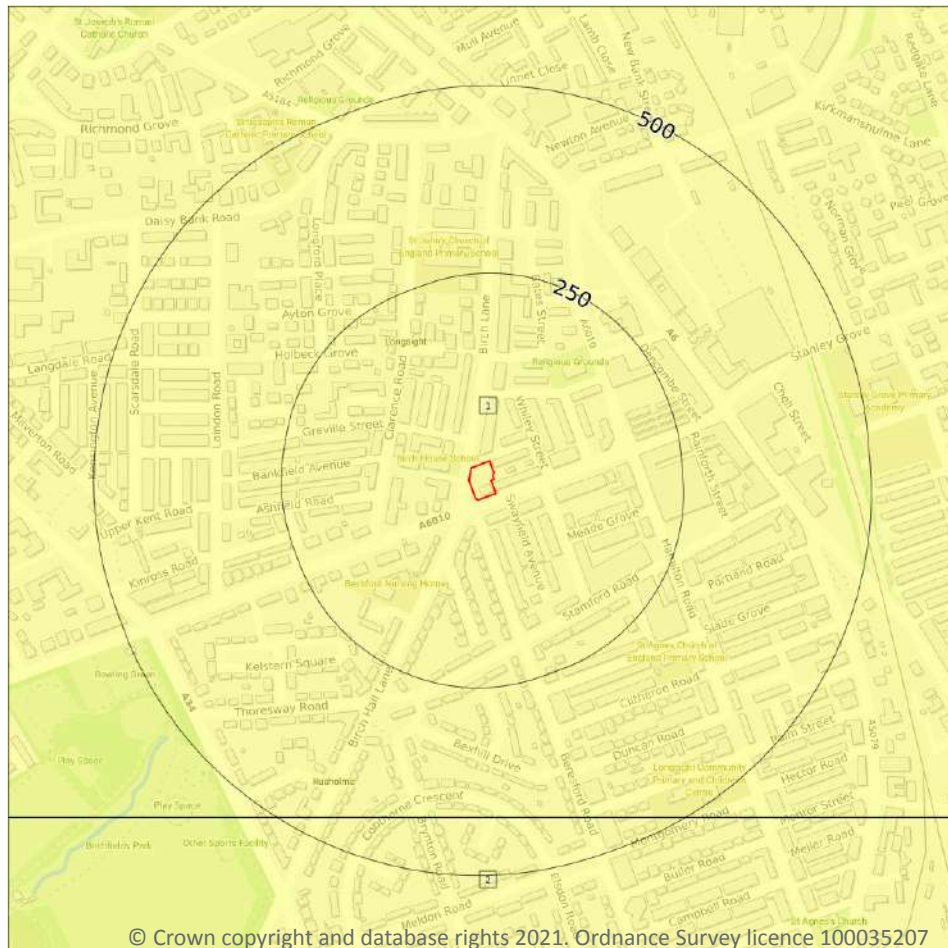
0

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

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



5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

2

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 36**

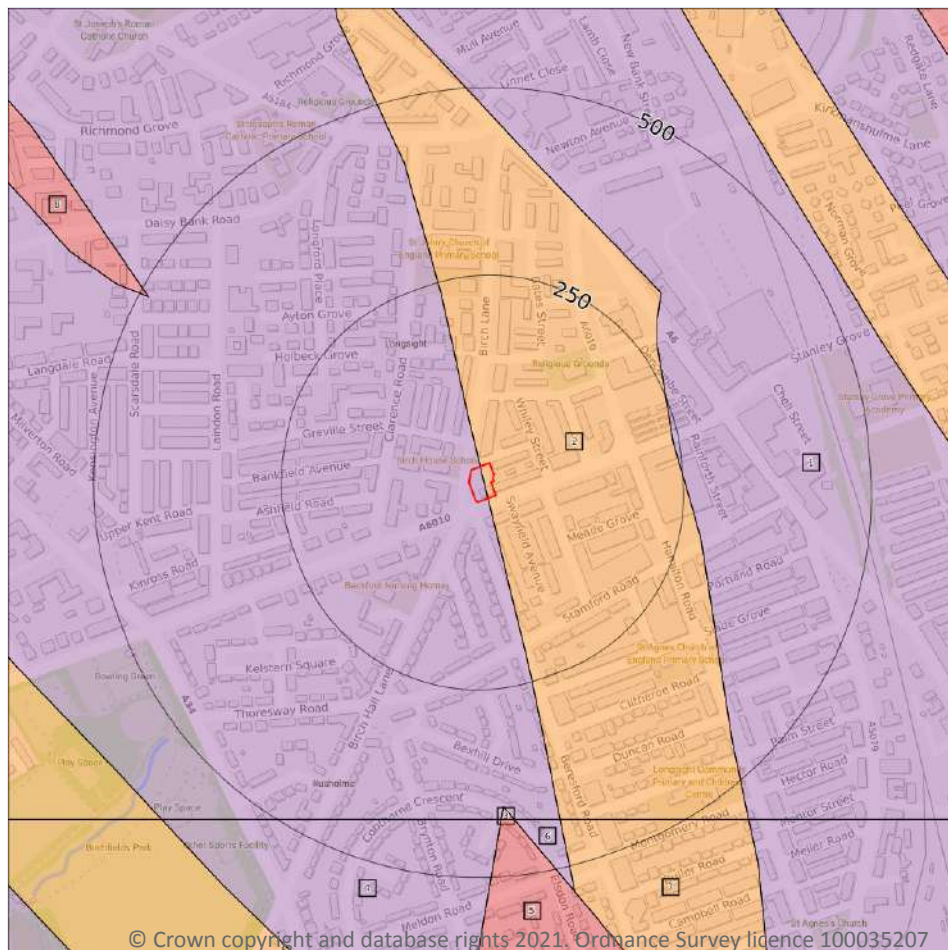
ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	423m S	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type



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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

8

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 38**

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

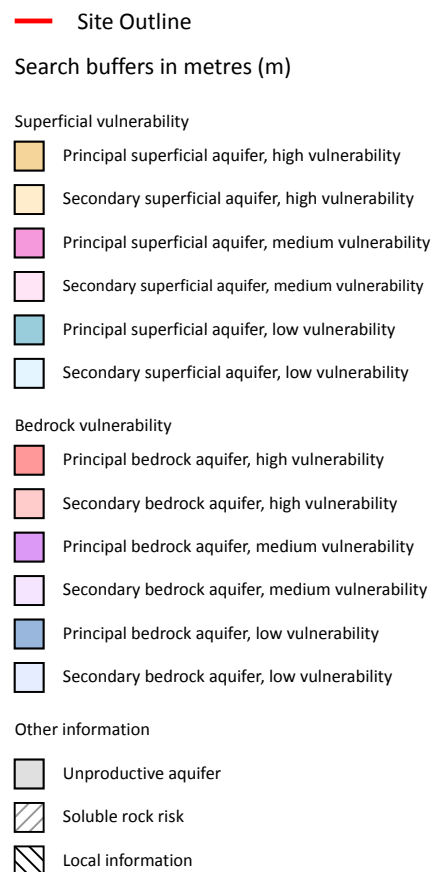
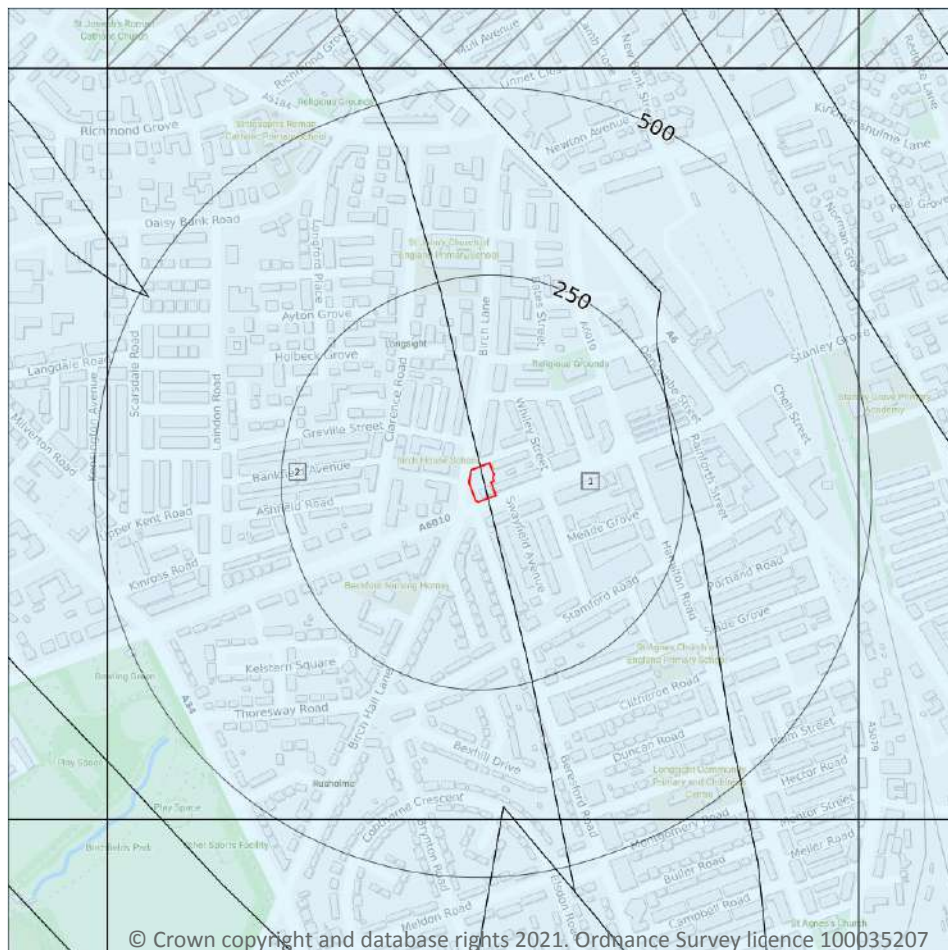


ID	Location	Designation	Description
3	407m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	423m S	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
5	424m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
6	425m S	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
7	437m S	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
8	488m NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid.

Groundwater vulnerability is described as High, Medium or Low as follows:

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

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



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

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

5.4 Groundwater vulnerability- soluble rock risk

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

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

5.5 Groundwater vulnerability- local information

Records on site	0
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This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk.

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

Abstractions and Source Protection Zones



5.6 Groundwater abstractions

Records within 2000m

5

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

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

ID	Location	Details	
-	1158m E	Status: Historical Licence No: 2569006042 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: CLIVE BACK Easting: 387590 Northing: 395890	Annual Volume (m ³): 15000 Max Daily Volume (m ³): 276 Original Application No: - Original Start Date: 11/07/2002 Expiry Date: 31/03/2014 Issue No: 3 Version Start Date: 04/02/2009 Version End Date: -
-	1159m E	Status: Historical Licence No: 2569006042 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: CLIVE BACK Easting: 387591 Northing: 395891	Annual Volume (m ³): 10000 Max Daily Volume (m ³): 276 Original Application No: - Original Start Date: 11/07/2002 Expiry Date: 31/03/2014 Issue No: 4 Version Start Date: 29/02/2012 Version End Date: -
-	1159m E	Status: Historical Licence No: NW/069/0006/006 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: The Chief Operating Officer of the Eastlands Trust Easting: 387591 Northing: 395891	Annual Volume (m ³): 8000 Max Daily Volume (m ³): 276 Original Application No: - Original Start Date: 16/05/2014 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 16/05/2014 Version End Date: -
-	1446m NW	Status: Historical Licence No: NW/069/0004/005 Details: Heat Pump Direct Source: Ground Water - North West Region Point: AREA OF ABSTRACTION - LOWER CARBONIFEROUS LIMESTONE Data Type: Poly4 Name: G T Energy UK Limited Easting: 385729 Northing: 396778	Annual Volume (m ³): 2,049,840 Max Daily Volume (m ³): 8640 Original Application No: - Original Start Date: 17/01/2013 Expiry Date: 16/01/2037 Issue No: 2 Version Start Date: 11/06/2013 Version End Date: -



ID	Location	Details	
-	1571m NE	Status: Historical Licence No: 2569006043 Details: Dust Suppression Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE, MANCHESTER Data Type: Point Name: G R A LIMITED Easting: 387950 Northing: 396100	Annual Volume (m ³): 4000 Max Daily Volume (m ³): 22 Original Application No: - Original Start Date: 20/06/2003 Expiry Date: 31/03/2014 Issue No: 2 Version Start Date: 01/04/2008 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	0
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Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.8 Potable abstractions

Records within 2000m	0
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Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.9 Source Protection Zones

Records within 500m	0
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Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

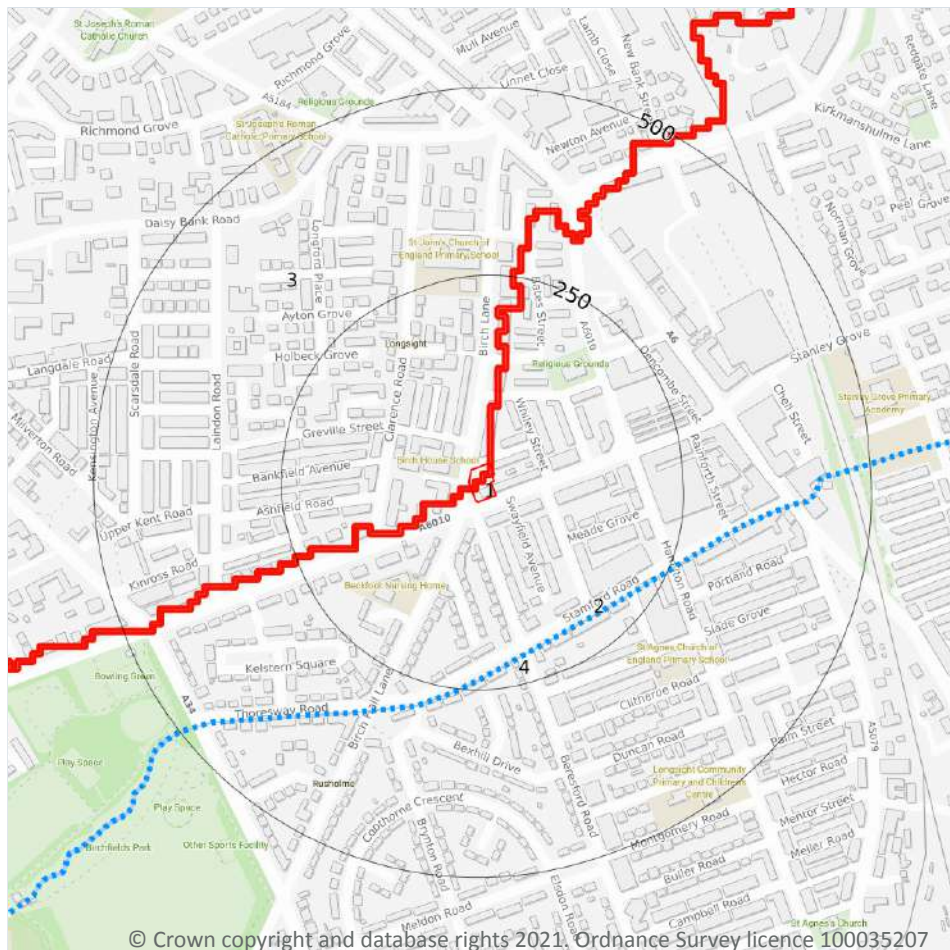
0

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

1

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

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

ID	Location	Type of water feature	Ground level	Permanence	Name
4	203m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Gore Brook

This data is sourced from the Ordnance Survey.



6.2 Surface water features

Records within 250m

0

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

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

2

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

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

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
2	On site	River WB catchment	Platt Brook (Source to Fallowfield Bk)	GB112069061060	Bollin, Dean, Upper Mersey	Upper Mersey
3	On site	River WB catchment	Irwell / Manchester Ship Canal (Irk to confluence with Upper Mersey)	GB112069061452	Croal Irwell	Irwell

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

6.4 WFD Surface water bodies

Records identified

2

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

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



ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
5	203m SE	River	Platt Brook (Source to Fallowfield Bk)	GB112069061060	Moderate	Good	Moderate	2016
-	4224m NW	River	Irwell / Manchester Ship Canal (Irk to confluence with Upper Mersey)	GB112069061452	Moderate	Good	Moderate	2016

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

6.5 WFD Groundwater bodies

Records on site

1

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

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

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

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



7 River and coastal flooding

7.1 Risk of Flooding from Rivers and Sea (RoFRaS)

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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



7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

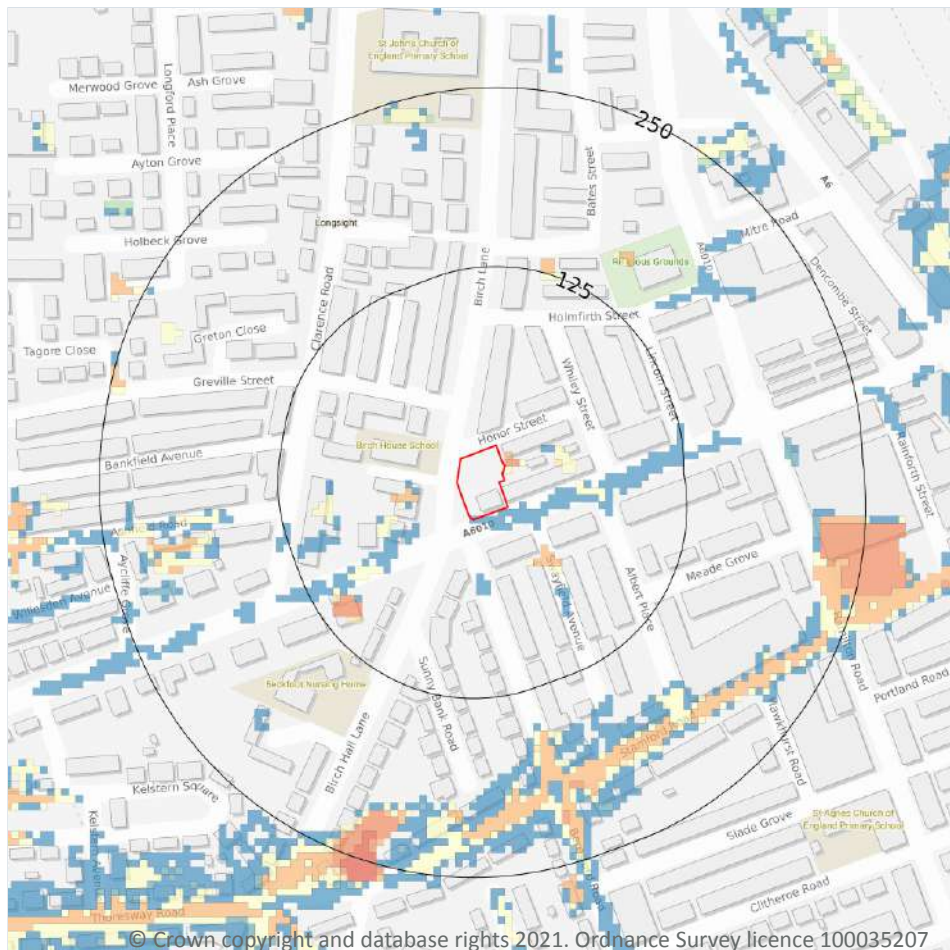
0

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

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



8 Surface water flooding



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

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

1 in 250 return period

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

1 in 100 return period

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

1 in 30 return period

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

8.1 Surface water flooding

Highest risk on site

1 in 1000 year, 0.1m - 0.3m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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

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

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

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

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

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site

Moderate-High

Highest risk within 50m

Moderate-High

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

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

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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



10.5 National Nature Reserves (NNR)

Records within 2000m**0**

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m**0**

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

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

10.7 Designated Ancient Woodland

Records within 2000m**0**

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

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

10.8 Biosphere Reserves

Records within 2000m**0**

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

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



10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

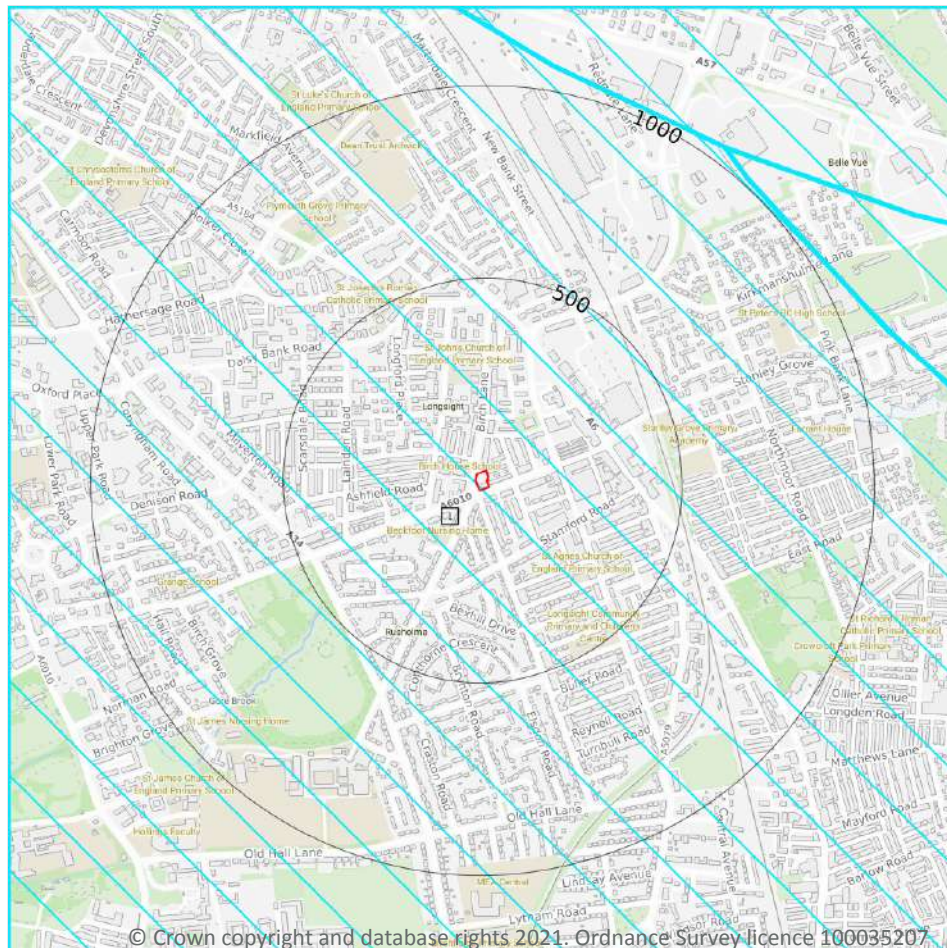
Records within 2000m

0

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

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

SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 59**

ID	Location	Type of developments requiring consultation
1	On site	Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons > 4000m². Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion



This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

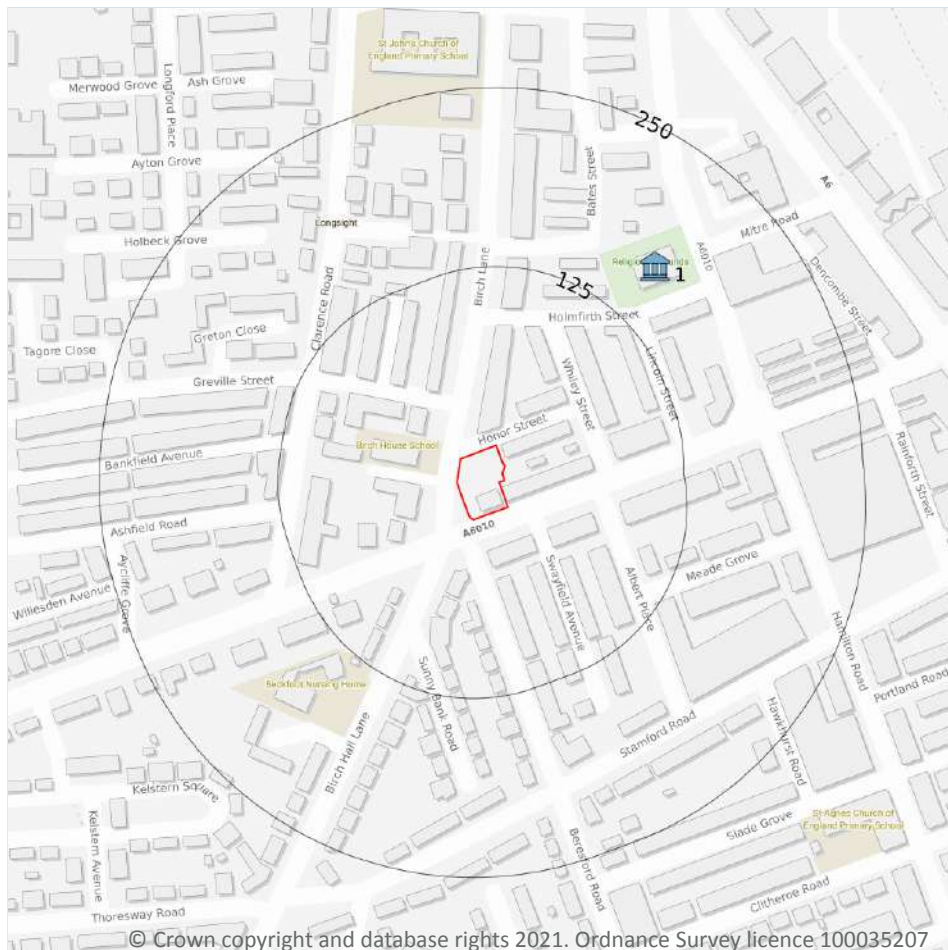
0

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

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



11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m**0**

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

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

11.3 National Parks

Records within 250m**0**

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

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

11.4 Listed Buildings

Records within 250m**1**

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

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

ID	Location	Name	Grade	Reference Number	Listed date
1	167m NE	Church Of St John, Rusholme, Manchester, M13	II	1254469	03/10/1974

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



11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

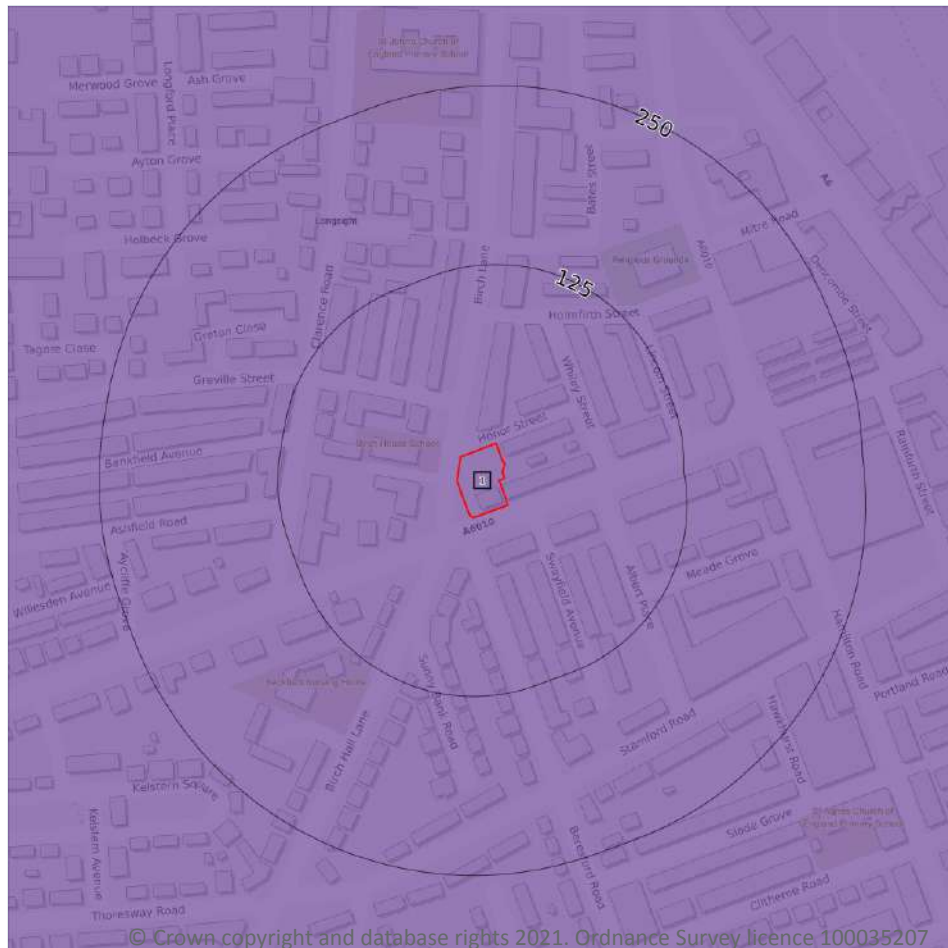
0

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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

1

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

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

ID	Location	Classification	Description
1	On site	Urban	-

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m**0**

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m**0**

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m**0**

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

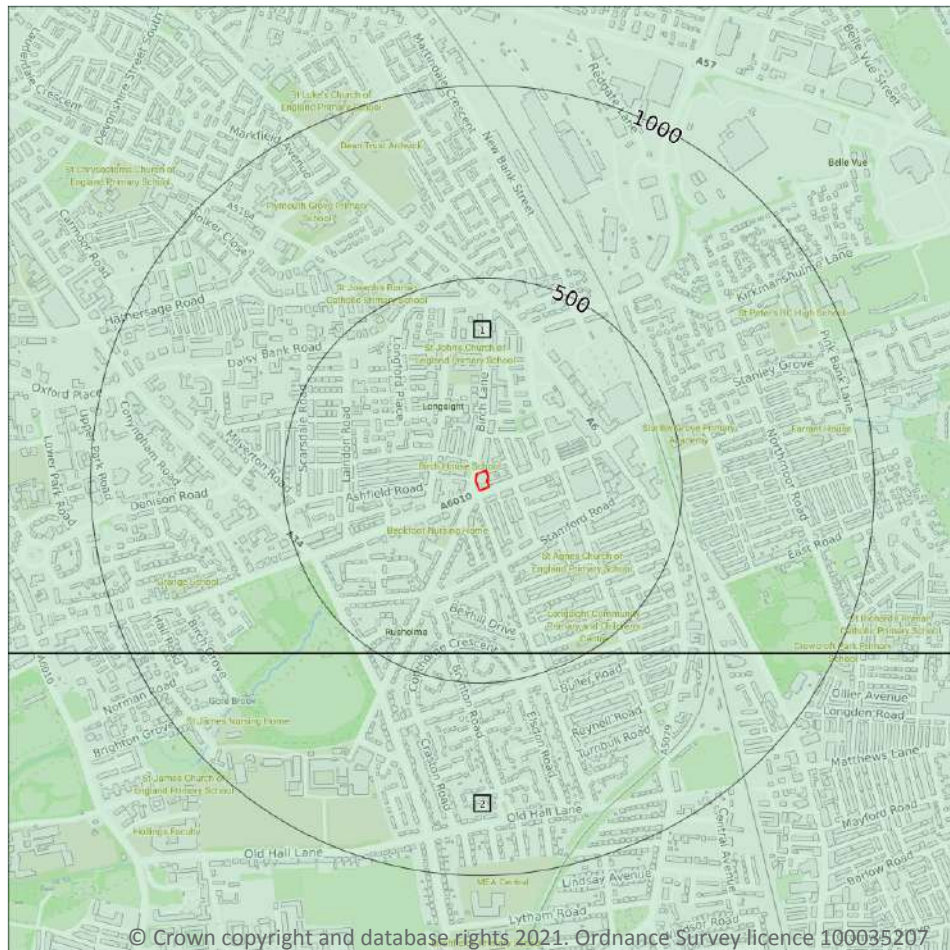
Records within 250m**0**

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

2

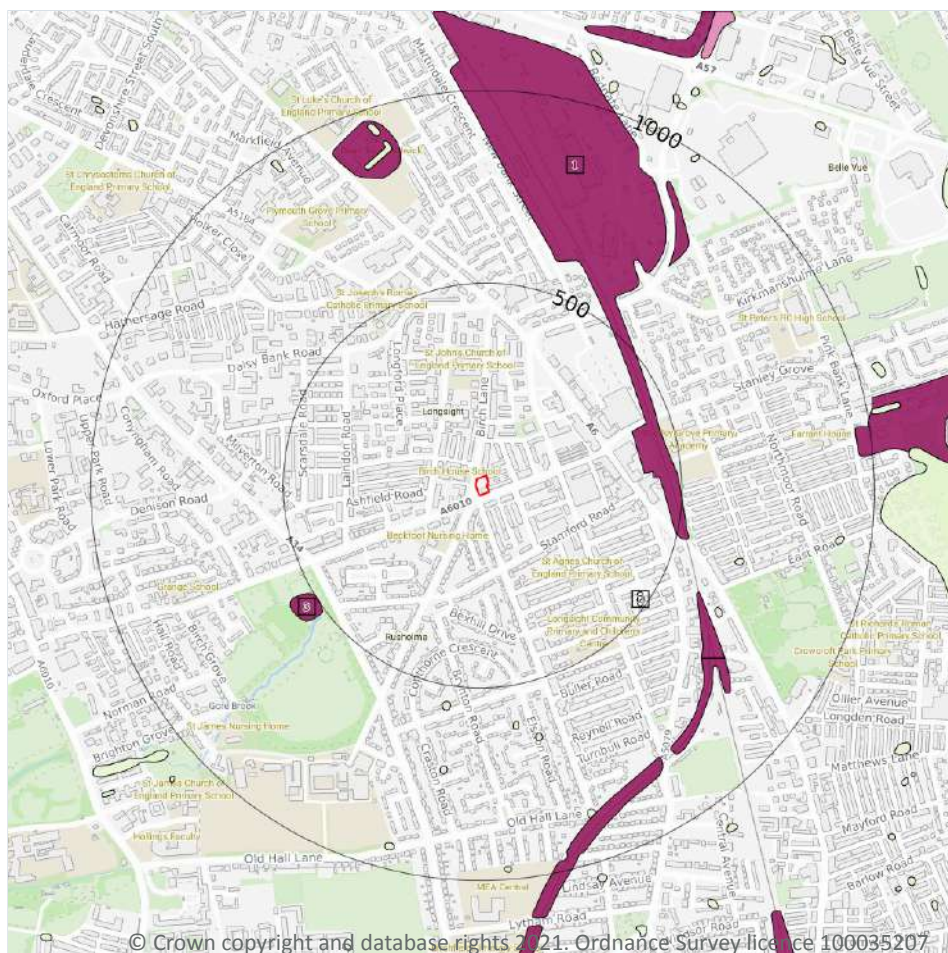
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme. Features are displayed on the Geology 1:10,000 scale - Availability map on **page 67**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SJ89NE
2	423m S	Full	Full	Full	No coverage	SJ89SE

This data is sourced from the British Geological Survey.



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



— Site Outline
Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

3

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

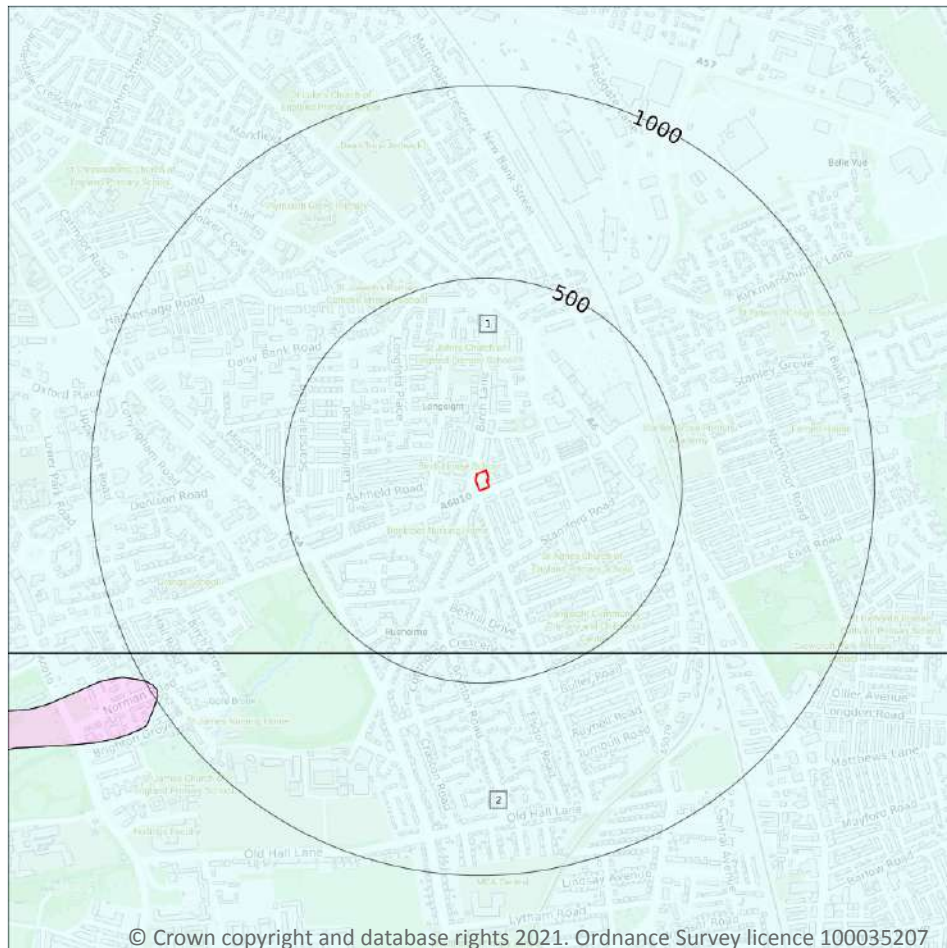
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 68**

ID	Location	LEX Code	Description	Rock description
1	394m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	466m SE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
3	498m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline
Search buffers in metres (m)

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

14.3 Superficial geology (10k)

Records within 500m

2

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

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

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
2	423m S	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

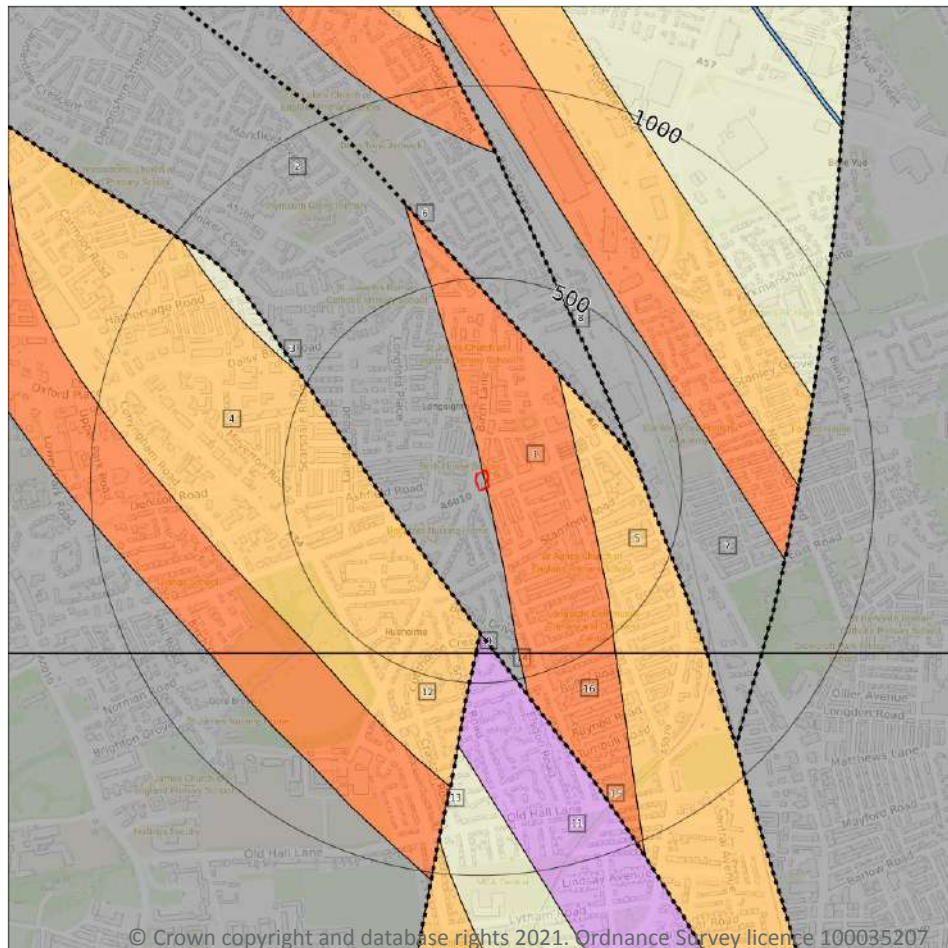
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

14.5 Bedrock geology (10k)

Records within 500m

10

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

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

ID	Location	LEX Code	Description	Rock age
1	On site	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]
2	On site	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
4	215m SW	CS-SDST	Collyhurst Sandstone Formation - Sandstone	Cisuralian Epoch

ID	Location	LEX Code	Description	Rock age
5	237m E	CS-SDST	Collyhurst Sandstone Formation - Sandstone	Cisuralian Epoch
7	366m NE	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
9	370m S	ETM-STMD	Etruria Formation - Sandstone And Mudstone	Westphalian Age
11	423m S	ETM-STMD	Etruria Formation - Sandstone And Mudstone	Westphalian Age
12	423m S	CS-SDST	Collyhurst Sandstone Formation - Sandstone	Cisuralian Epoch
14	425m S	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
16	434m S	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	6
----------------------------	----------

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

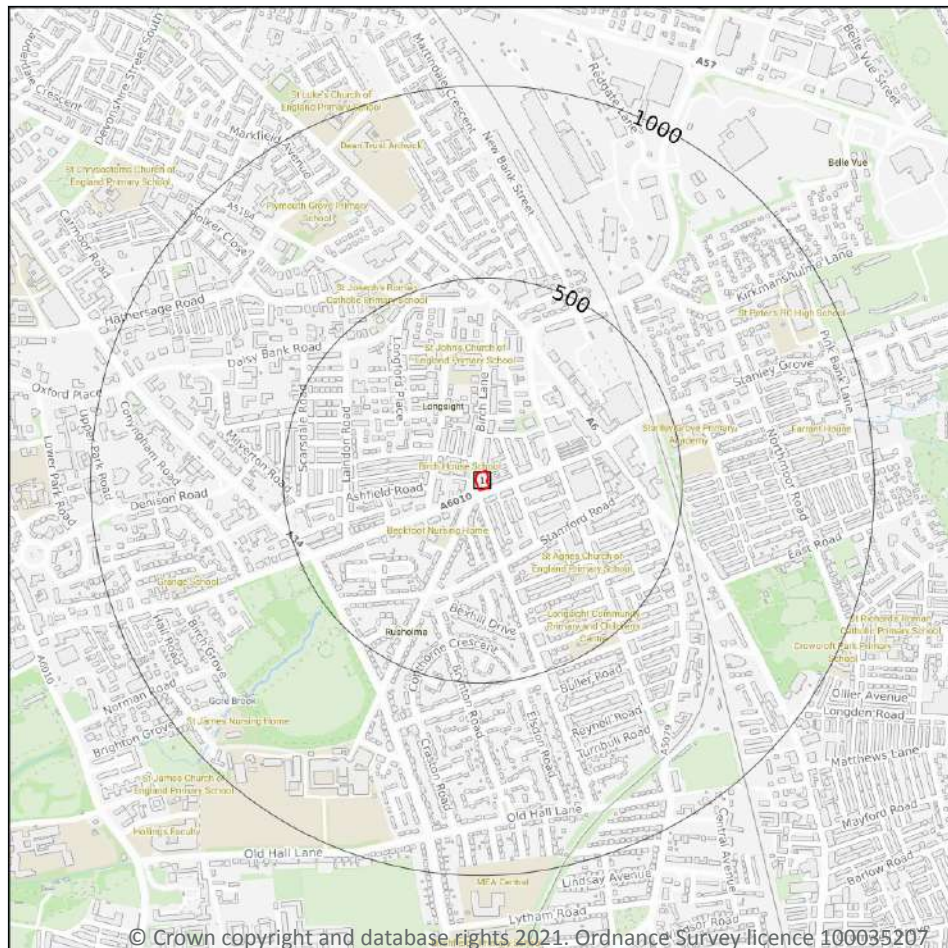
Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 71**

ID	Location	Category	Description
3	215m SW	FAULT	Normal fault, inferred; crossmarks on downthrow side
6	308m NE	FAULT	Normal fault, inferred; crossmarks on downthrow side
8	366m NE	FAULT	Normal fault, inferred; crossmarks on downthrow side
10	370m S	FAULT	Normal fault, inferred; crossmarks on downthrow side
13	423m S	FAULT	Normal fault, inferred; crossmarks on downthrow side
15	425m S	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline

Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

1

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

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

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

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

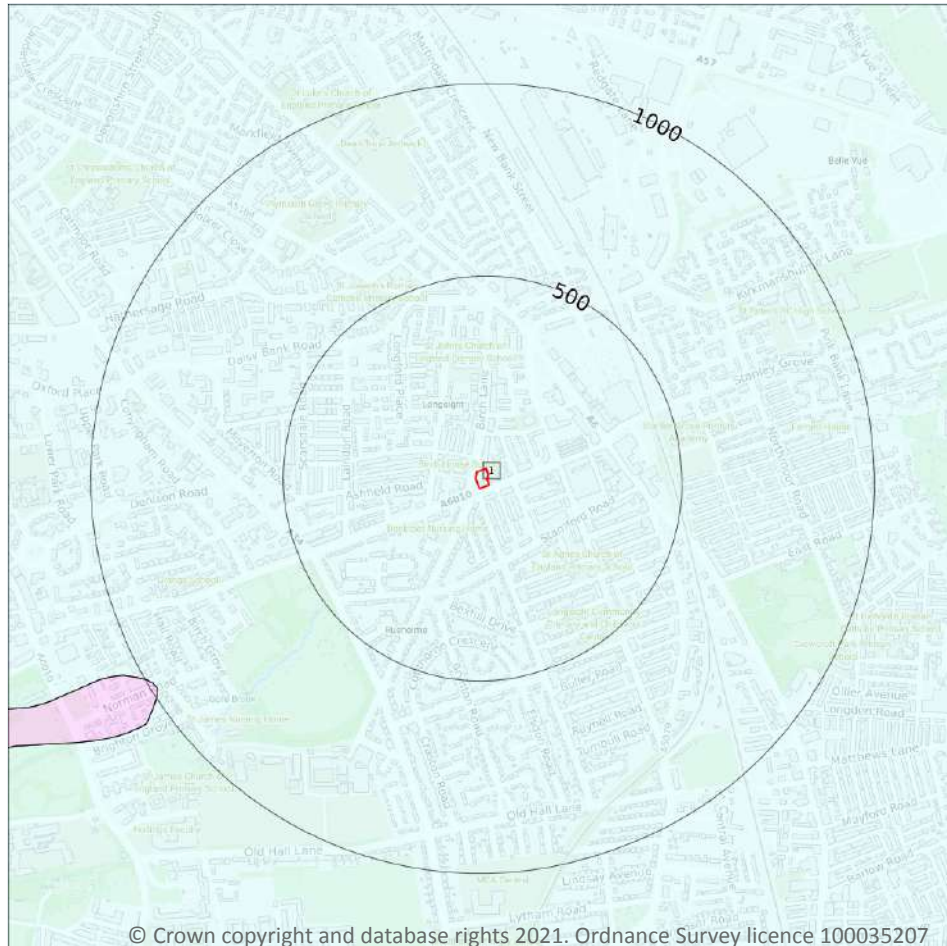
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

1

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

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

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

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m**1**

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m**0**

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

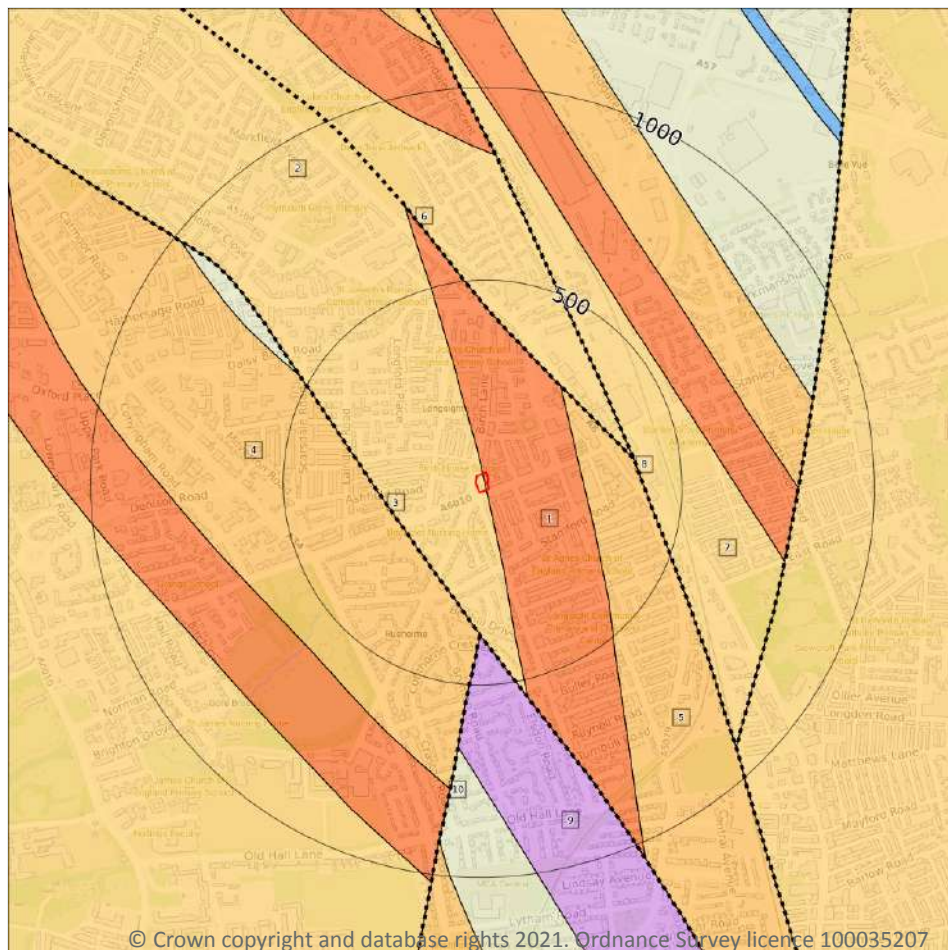
Records within 50m**0**

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline
Search buffers in metres (m)
..... Bedrock faults and other linear features (50k)
Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

6

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

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

ID	Location	LEX Code	Description	Rock age
1	On site	MM-MDST	MANCHESTER MARLS FORMATION - MUDSTONE	-
2	On site	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN
4	215m SW	CS-SDST	COLLYHURST SANDSTONE FORMATION - SANDSTONE	-
5	237m E	CS-SDST	COLLYHURST SANDSTONE FORMATION - SANDSTONE	-



ID	Location	LEX Code	Description	Rock age
7	367m NE	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN
9	370m S	ETM-STMD	ETRURIA FORMATION - SANDSTONE AND MUDSTONE	WESTPHALIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	2
---------------------------	----------

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	4
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Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

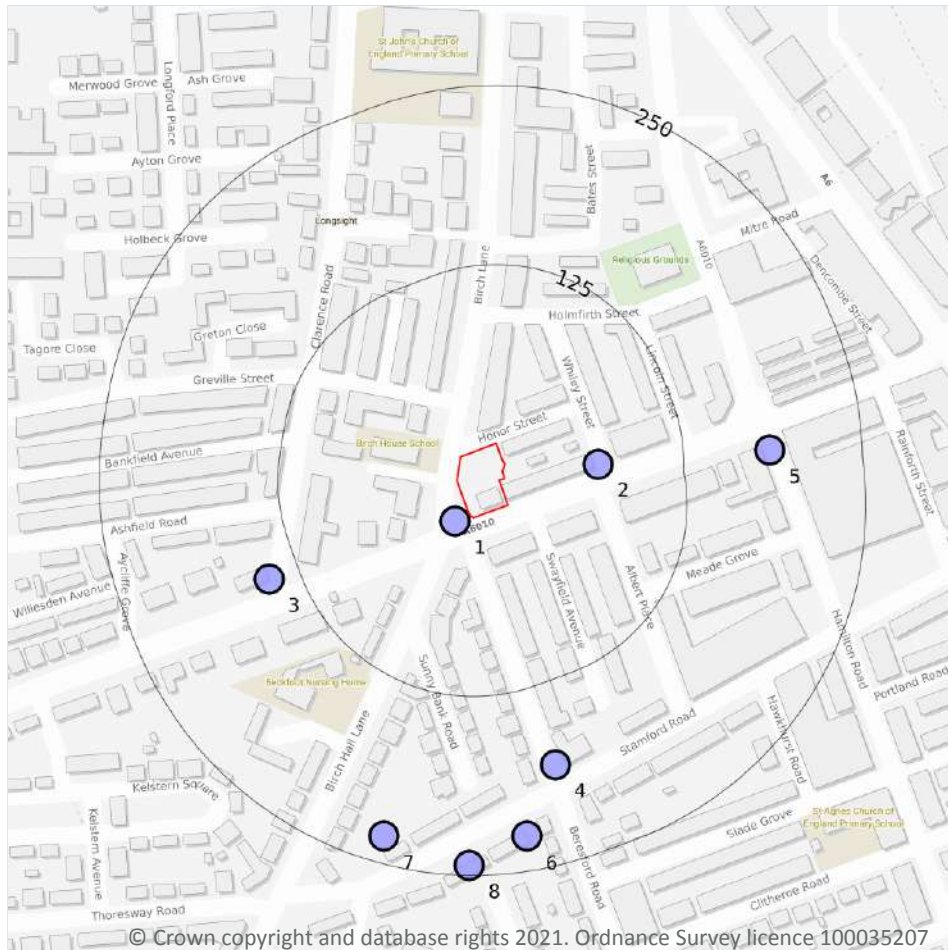
Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 77**

ID	Location	Category	Description
3	215m SW	FAULT	Fault, inferred
6	296m NE	FAULT	Fault, inferred
8	367m NE	FAULT	Fault, inferred
10	370m S	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

8

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

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

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	11m SW	386480 395420	DICKENSON ROAD 10	8.6	N	937101
2	65m E	386580 395460	DICKENSON ROAD 11	8.65	N	937102

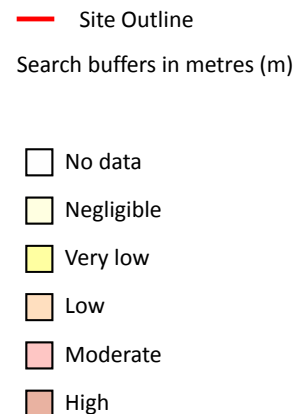
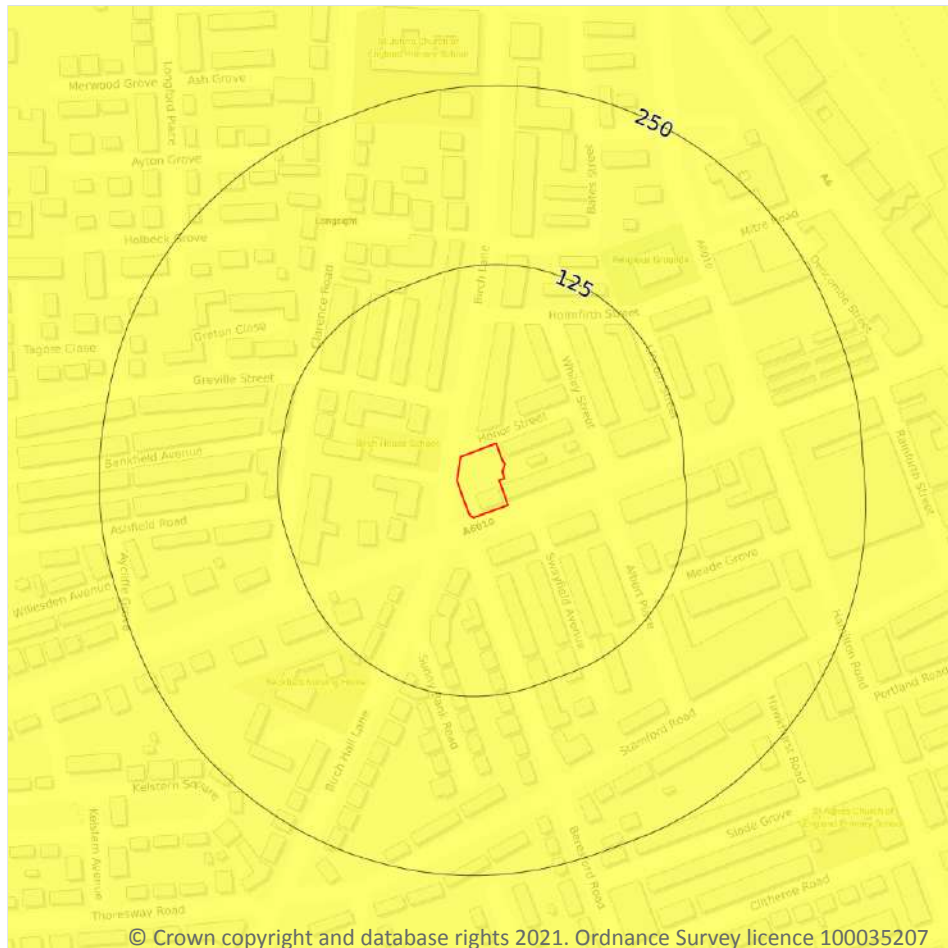


ID	Location	Grid reference	Name	Length	Confidential	Web link
3	147m W	386350 395380	DICKENSON ROAD 9	8.5	N	937100
4	182m S	386550 395250	SLADE GROVE (S & T SEWER) 3	7.05	N	937124
5	186m E	386700 395470	DICKENSON ROAD 12	9.05	N	937103
6	226m S	386530 395200	BEXHILL DRIVE TP11	3.4	N	936917
7	231m S	386430 395200	BEXHILL DRIVE BH9	3.5	N	937468
8	243m S	386490 395180	BEXHILL DRIVE TP9	4.2	N	936915

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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17.1 Shrink swell clays

Records within 50m

1

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

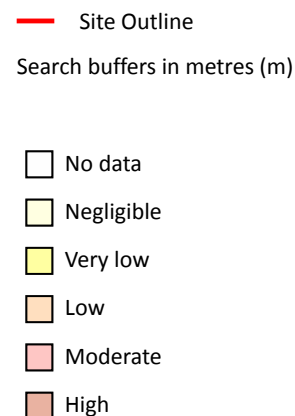
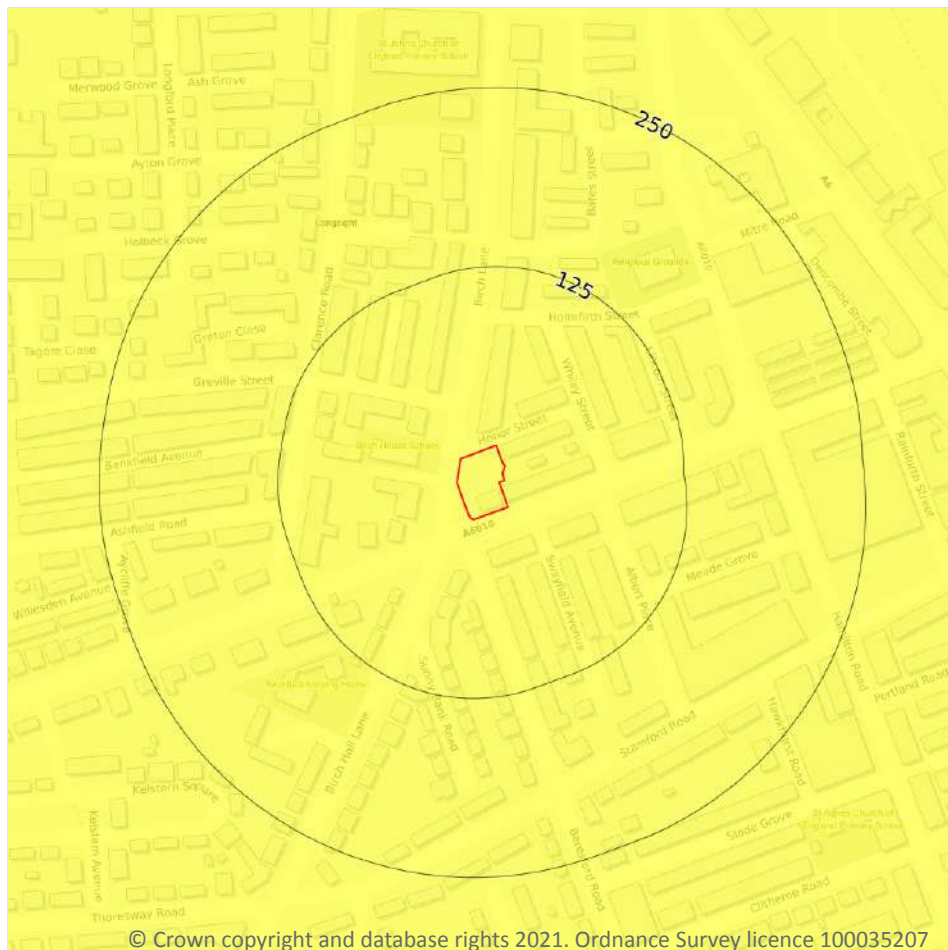
Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 81**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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17.2 Running sands

Records within 50m

1

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

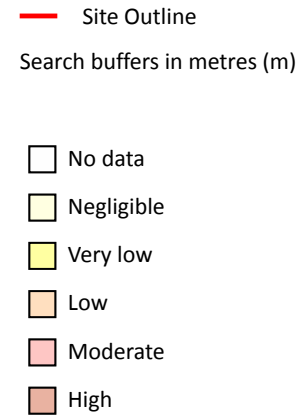
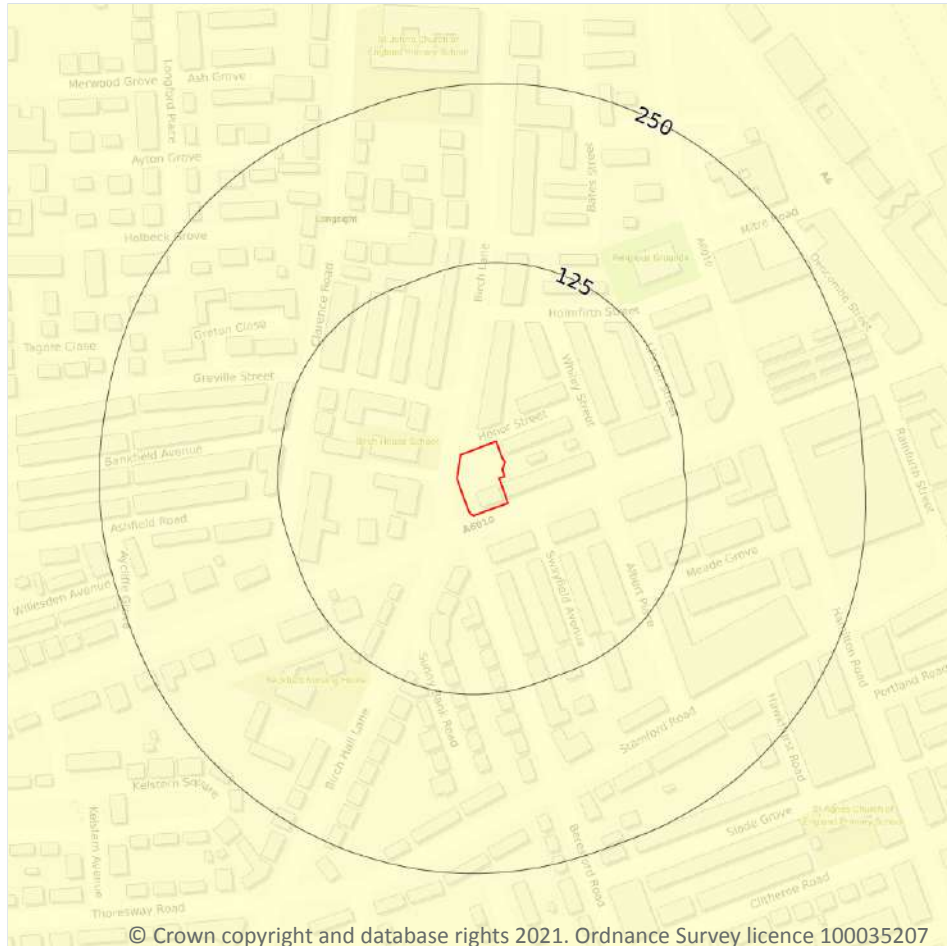
Features are displayed on the Natural ground subsidence - Running sands map on **page 82**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

1

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

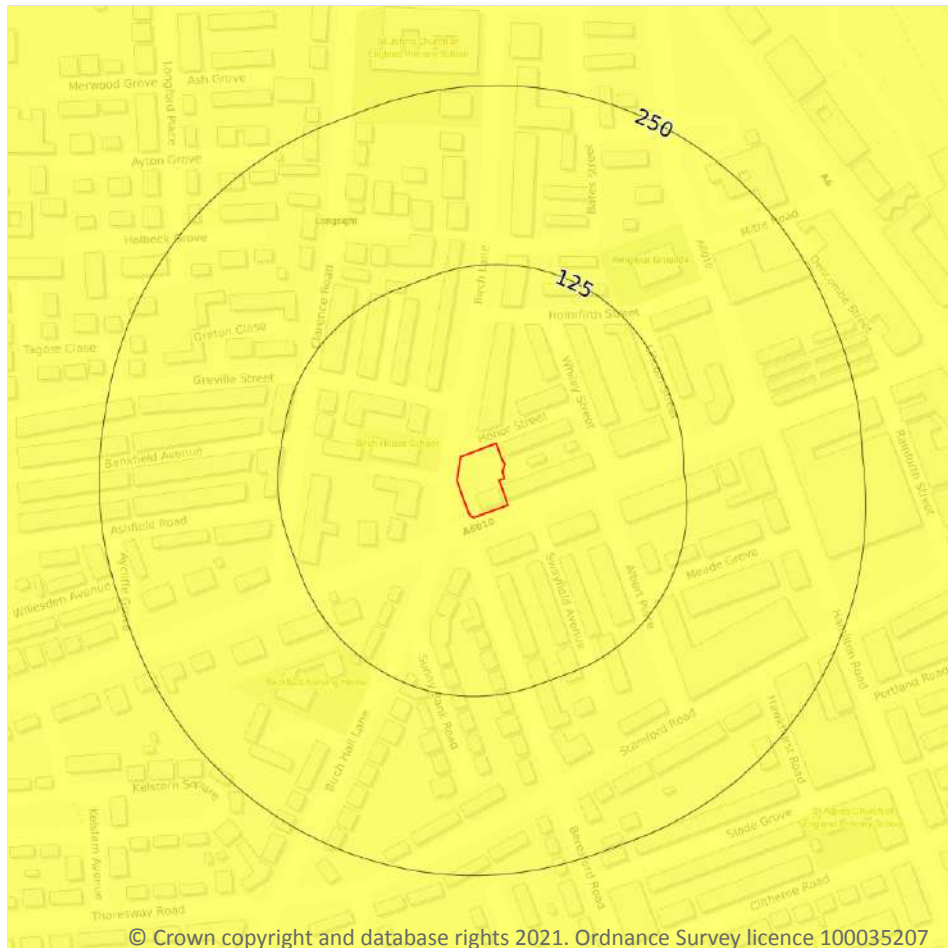
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 83**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

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17.4 Collapsible deposits

Records within 50m

1

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

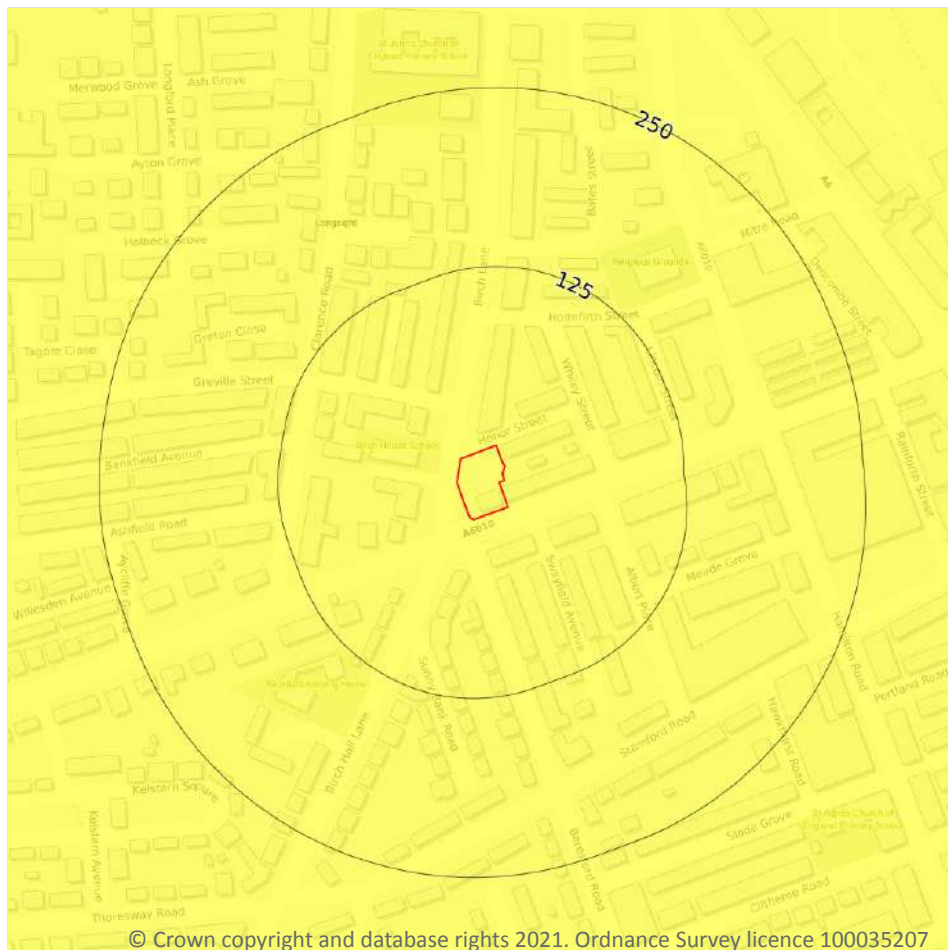
Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 84**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

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17.5 Landslides

Records within 50m

1

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

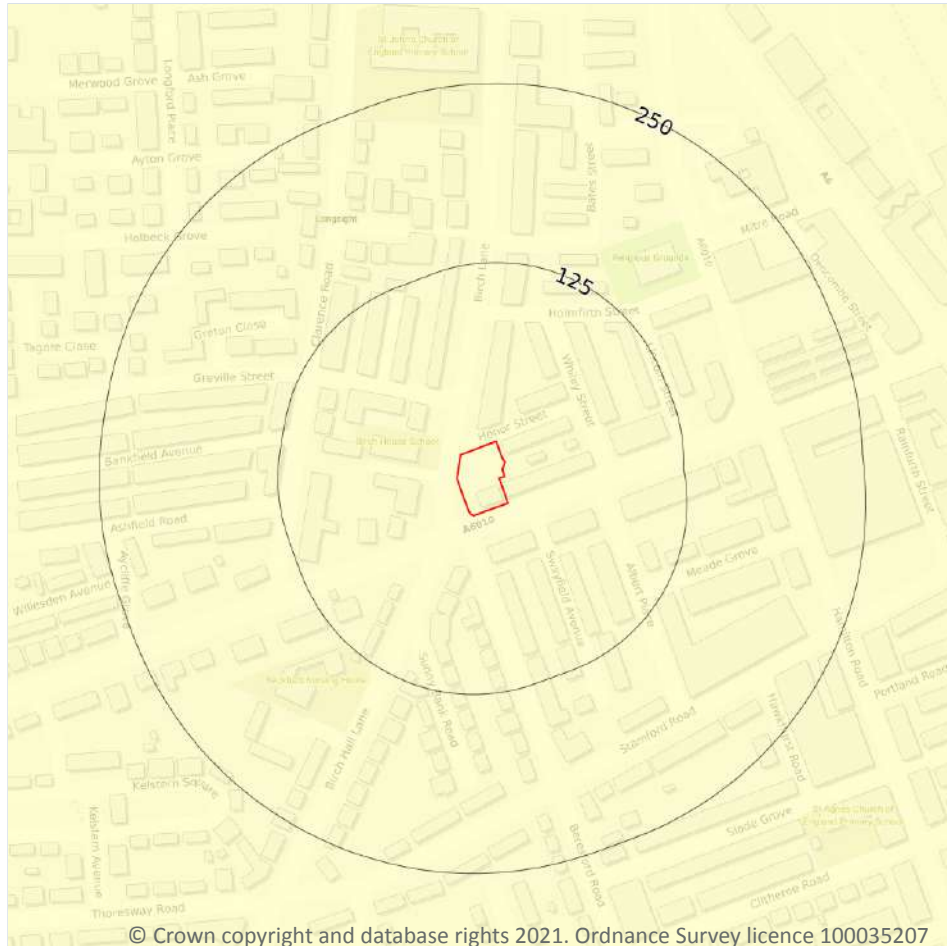
Features are displayed on the Natural ground subsidence - Landslides map on **page 85**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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

17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 86**

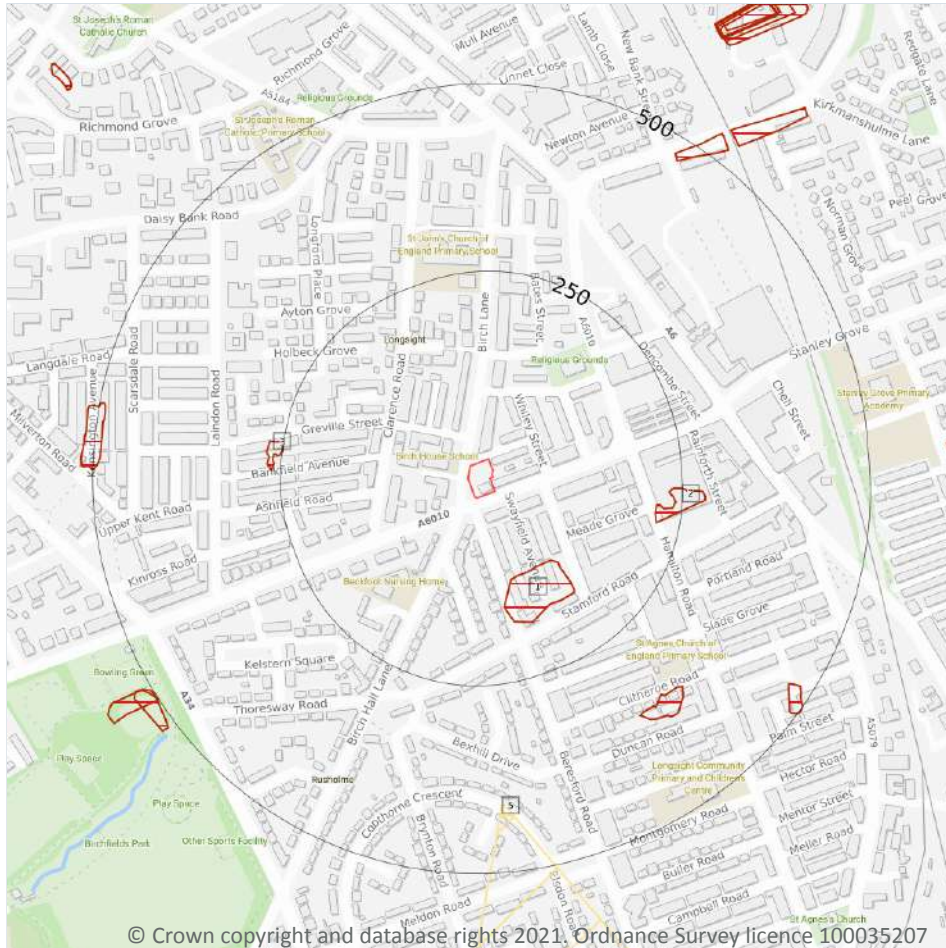
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining, ground workings and natural cavities



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

18.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.



18.2 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m

3

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 88**

ID	Location	Land Use	Year of mapping	Mapping scale
1	114m SE	Unspecified Ground Workings	1890	1:10560
2	216m E	Unspecified Pit	1890	1:10560
3	250m W	Pond	1890	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

2

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 88**

ID	Location	Name	Commodity	Class	Likelihood
5	407m S	Not available	Vein Mineral	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered
6	424m S	Not available	Vein Mineral	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

18.8 JPB mining areas

Records on site

1

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

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



This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site	1
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Areas which could be affected by past, current or future coal mining.

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

This data is sourced from the Coal Authority.

18.10 Brine areas

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

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

18.11 Gypsum areas

Records on site	0
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Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Mining Searches UK.



18.13 Clay mining

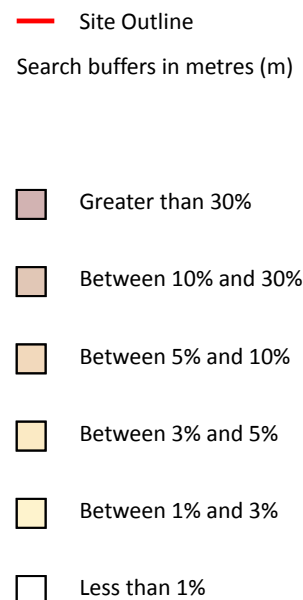
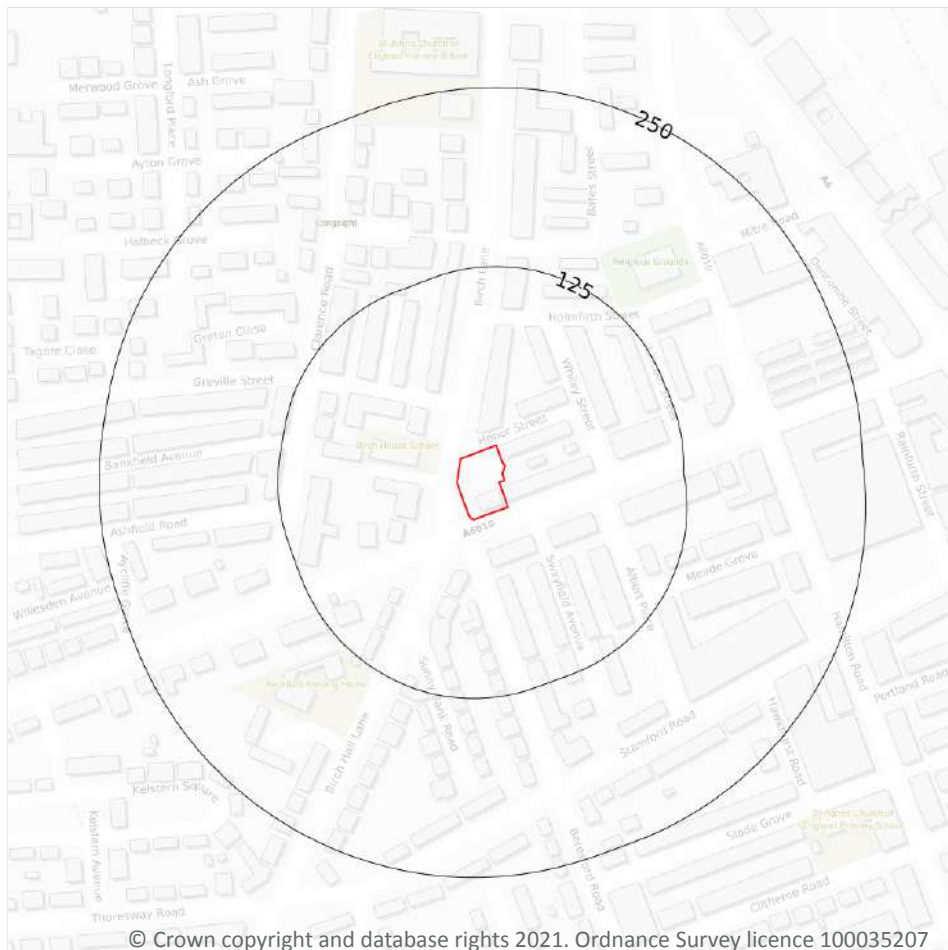
Records on site	0
-----------------	---

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

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



19 Radon



19.1 Radon

Records on site

1

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

Features are displayed on the Radon map on **page 93**

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

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



20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

7

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	25 - 35 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	25 - 35 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
25m NE	25 - 35 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
27m N	25 - 35 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
31m NW	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

6

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



Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	21	3.7	51	35	0.3	68	26	27	5
On site	25	4.4	60	41	0.3	71	28	30	5
23m SW	20	3.5	44	30	0.3	67	26	26	5
24m SE	27	4.7	60	41	0.3	72	27	32	6
25m NE	23	4	61	42	0.3	71	28	28	5
27m NW	22	3.8	55	38	0.3	68	26	27	7

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m

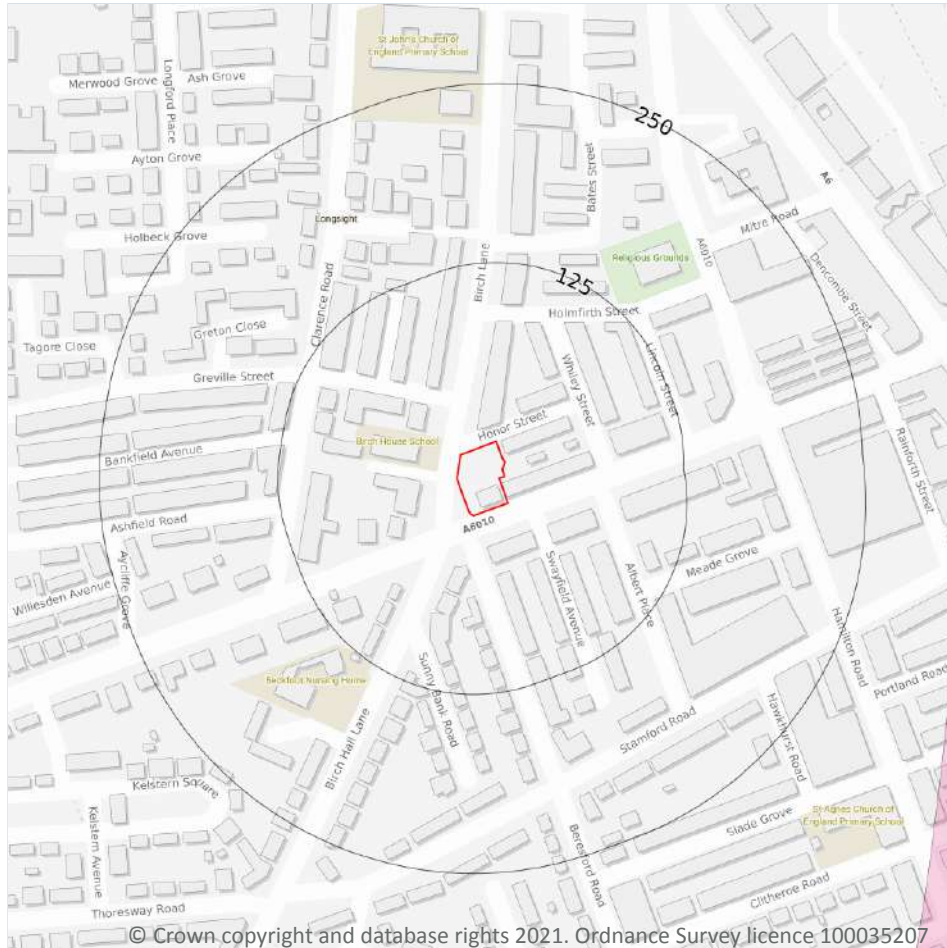
0

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

This data is sourced from the British Geological Survey.



21 Railway infrastructure and projects



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

21.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m

0

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



This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m

0

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

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m

0

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

This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey and OpenStreetMap.



21.8 Crossrail 1

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m

1

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

Features are displayed on the Railway infrastructure and projects map on **page 96**

Location	Track Type	Speed (mph)	Speed (km/h)	Status
458m E	Tunnel	143mph	230kph	Current preferred consultation route

This data is sourced from HS2 Ltd.

Data providers

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

Terms and conditions

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





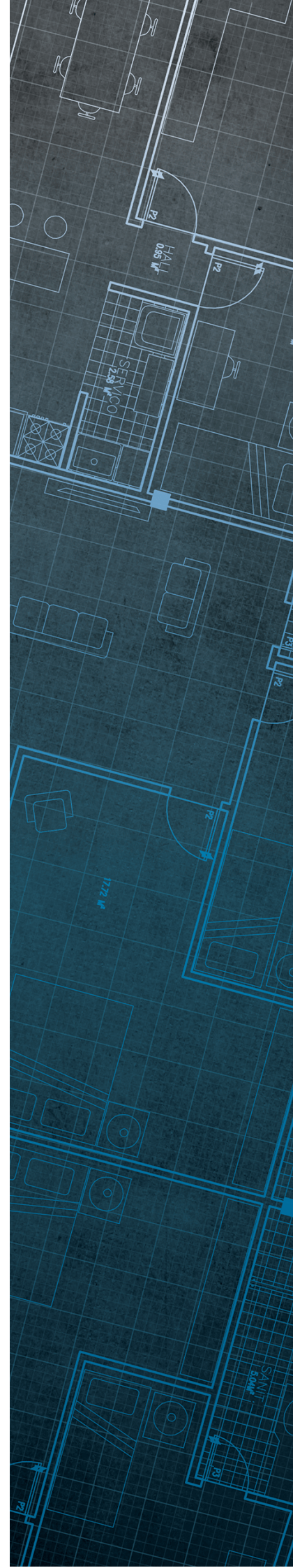
The Coal
Authority

Consultants Coal Mining Report

309 Dickenson Road
Manchester
M13 0NR

Date of enquiry:	10 June 2021
Date enquiry received:	10 June 2021
Issue date:	10 June 2021

Our reference:	51002555331001
Your reference:	AG3290-21



Consultants

Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

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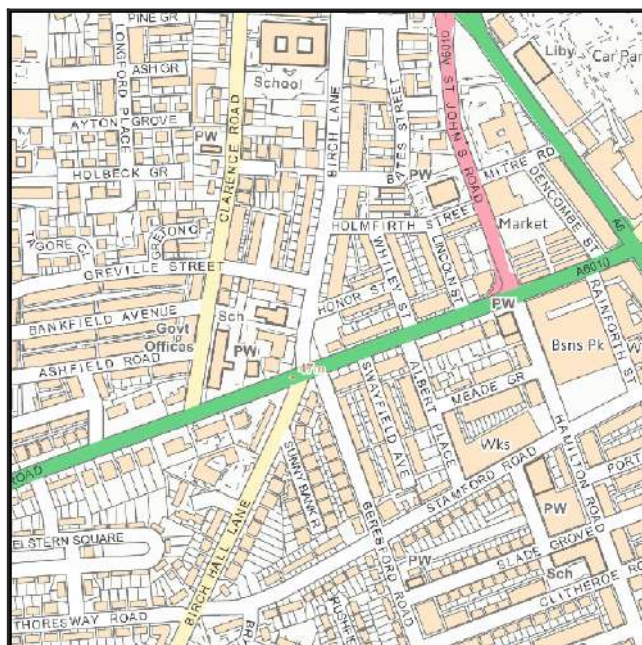
www.groundstability.com

 @coalauthority

 /company/the-coal-authority

 /thecoalauthority

 /thecoalauthority



Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

No past mining recorded.

Probable unrecorded shallow workings

None.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

None available.

Outcrops

No outcrops recorded.

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

Withdrawal of support notices

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Section 4 – Further information

Based on the responses in this report, no further information has been highlighted.

Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk**.

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

Opencast mines

Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips

Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations

Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites

Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence

Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission.

Mine water treatment schemes

Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining

Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing

Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders

Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices

Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices

Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

Payment to owners of former copyhold land

Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.