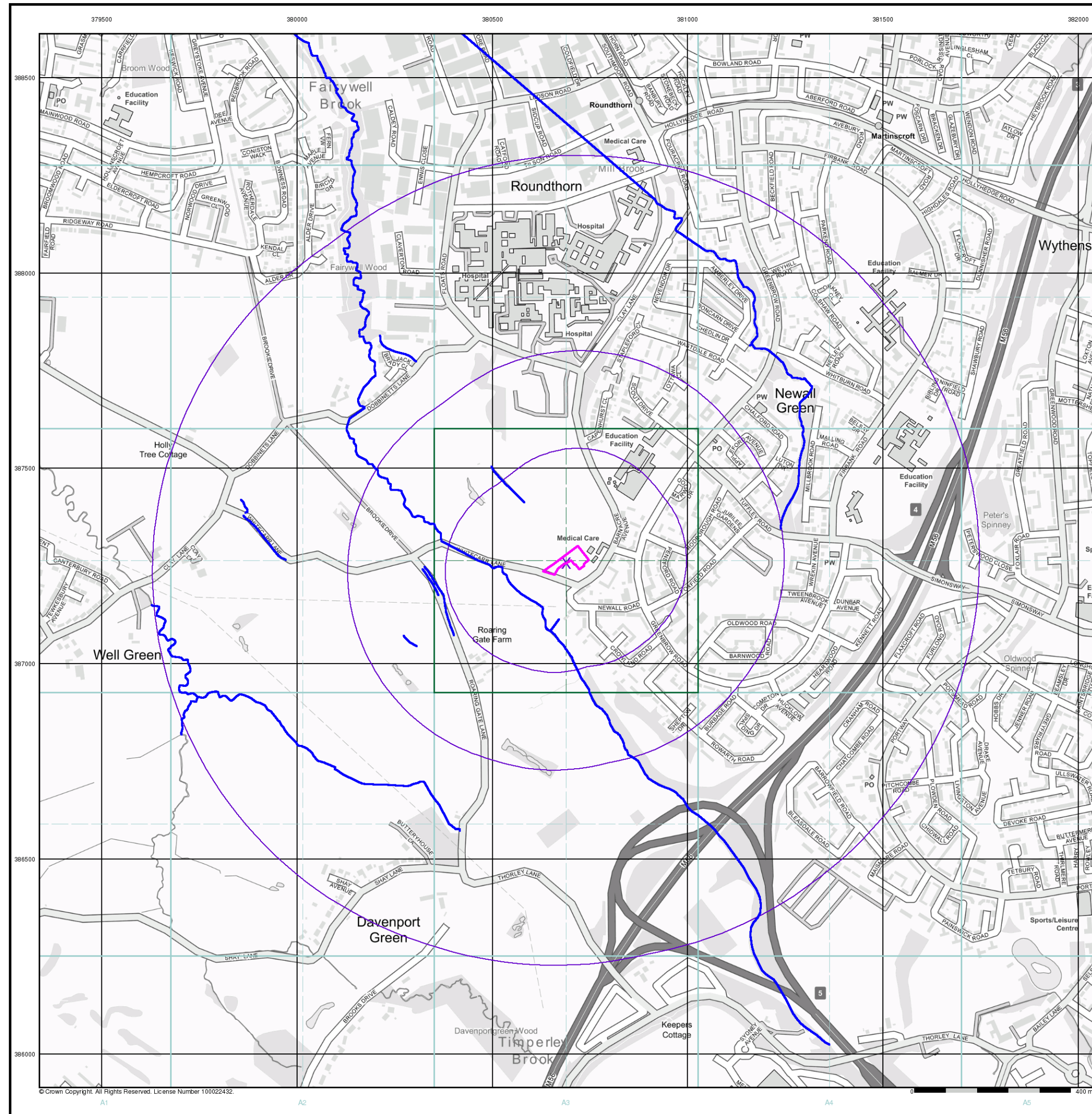




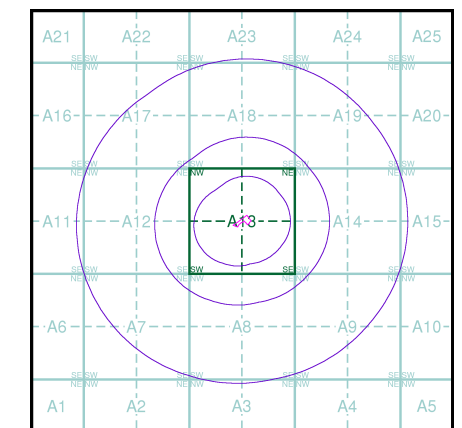
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

OS Water Network Data

- | | |
|--------------|-------------------------|
| Canal | Drain |
| Reservoir | Other |
| Foreshore | Lake |
| Marsh | Transfer |
| Tidal River | Lock Or Flight Of Locks |
| Inland River | Sea |

OS Water Network Map - Slice A



Order Details

Order Number: 294276698_1_1
Customer Ref: 76712
National Grid Reference: 380690, 387260
Slice: A
Site Area (Ha): 0.3
Search Buffer (m): 1000

Site Details

Land off Whitecarr Lane / Newall Road, Wythenshawe, M23 2TX

3.4 Risk assessment methodology

The method of risk evaluation adopted in this document is consistent with CIRIA C552 (2001). Hence, risk is considered to be a function of both the probability (likelihood) of contamination occurring at the study site and also the potential severity (consequence) of the environmental impacts associated with this contamination.

The classification system used to define contaminant probability, consequence and risk is described in the following tables.

Table A: Classification of probability

Classification	Definition
High likelihood	There is a contaminant linkage and an event that appears either very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution.
Likely	There is a contaminant linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term, and likely over the long term.
Low likelihood	There is a contaminant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	There is contaminant linkage but circumstances are such that it is improbable that an event would occur even in the long term.

Table B: Classification of consequence

Classification	Receptor	Definition	Examples
Severe	Humans	Short-term (acute) risk to human health likely to result in "significant harm" as defined in the CTL Statutory Guidance	High concentrations of cyanide on the surface of an informal recreation area
	Controlled waters	Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource	Major spillage of contaminants from site into controlled water
	Property	Catastrophic damage to buildings/property	Explosion, causing building collapse (can also equate to an acute human health risk if buildings are occupied)
	Ecology	A short-term risk to a particular ecosystem, or organism forming part of such eco-system	Potentially long term derogation of a designated site or protected species
Medium	Humans	Chronic damage to human health ("significant harm" as defined in the CTL Statutory Guidance)	Concentrations of a contaminant from a residential site exceed the site-specific assessment criteria
	Controlled waters	Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution)	Leaching of contaminants from a site to a principal or secondary aquifer
	Property	Significant damage to crops, buildings, structures and services	Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability)
	Ecology	A significant change in a particular ecosystem	Death of a species within a designated nature reserve

Table B: Classification of consequence (continued)

Classification	Receptor	Definition	Examples
Mild	Humans	Contamination present although unlikely to constitute a significant chronic health risk	Concentrations of a contaminant from a public access site moderately exceed the generic assessment criteria
	Controlled waters	Pollution of non-water resources	Pollution of non-classified groundwater
	Property	Damage to sensitive buildings/structures/services	Aggressive ground conditions leading to potential for long term degradation of buried concrete
	Ecology	Damage to the environment	Localised damage to aquatic habitat causing temporary relocation of certain species
Minor	Humans	Non-permanent health effects to human health (easily prevented by means such as personal protective clothing, etc.)	The presence of contaminants at such concentrations that protective equipment is required during site works
	Controlled waters	Potential minor release of contamination to local water features	Short term or low volume release of potentially polluting material to a secondary surface water course of low existing quality
	Property	Easily reparable effects of damage to buildings, structures and services. Harm which may result in a financial loss, or expenditure to resolve	The loss of plants in a landscaping scheme. Discolouration of concrete
	Ecology	Short term, localised damage may occur; consequences are spatially and temporally limited	Short term or localised disruption to in situ flora or fauna; no lasting effects

Table C: Risk classification (comparison of consequence and probability)

		Consequence (severity)			
		Severe	Medium	Mild	Minor
Probability	High likelihood	Very high risk	High risk	Moderate risk	Low risk
	Likely	High risk	Moderate risk	Moderate/low risk	Low risk
	Low likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

Risk Key

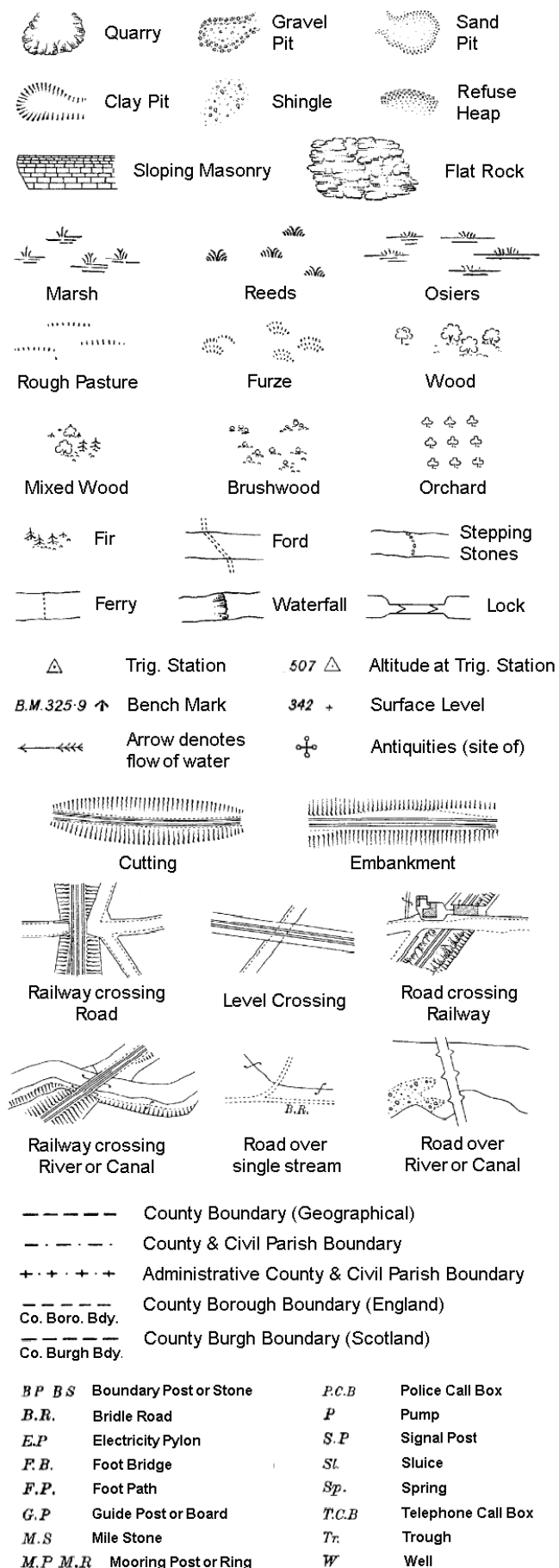
Very High	High	Moderate	Moderate/Low	Low	Very Low
There is a high probability that severe harm could arise to a designated receptor from an identified hazard without appropriate remediation action	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate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

3.5 Historical land use maps

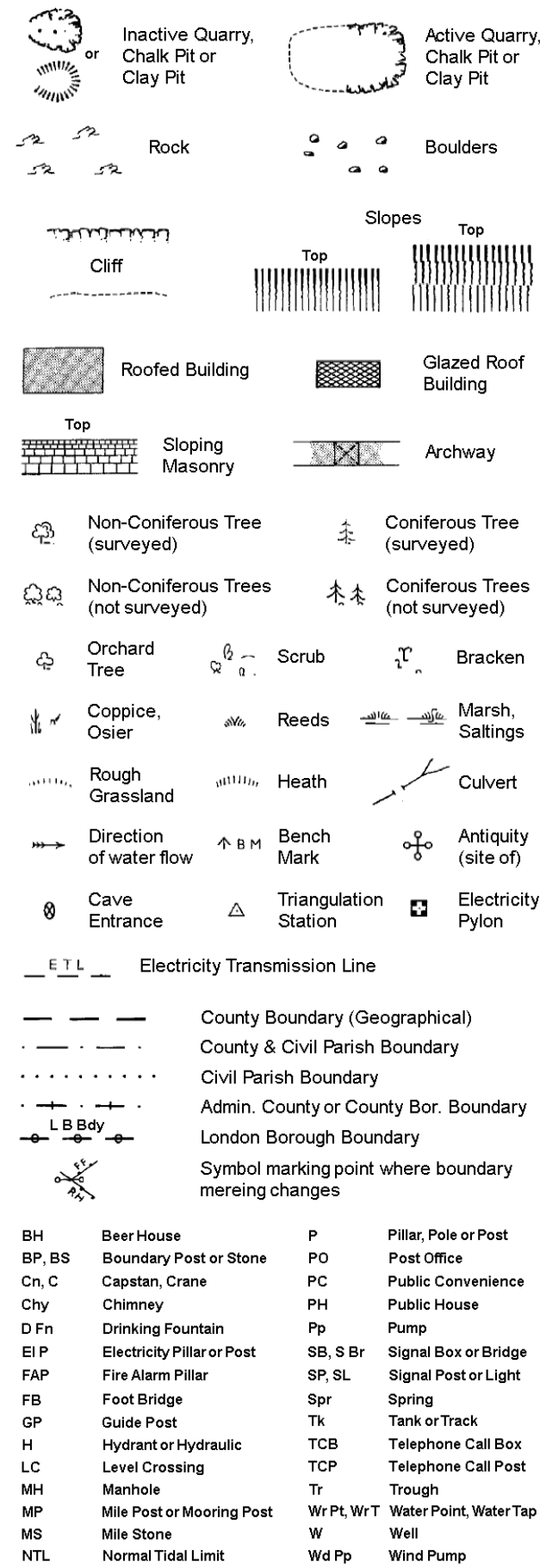
Historical Ordnance Survey maps relating to the site and its surrounding area have been provided by Landmark.

Historical Mapping Legends

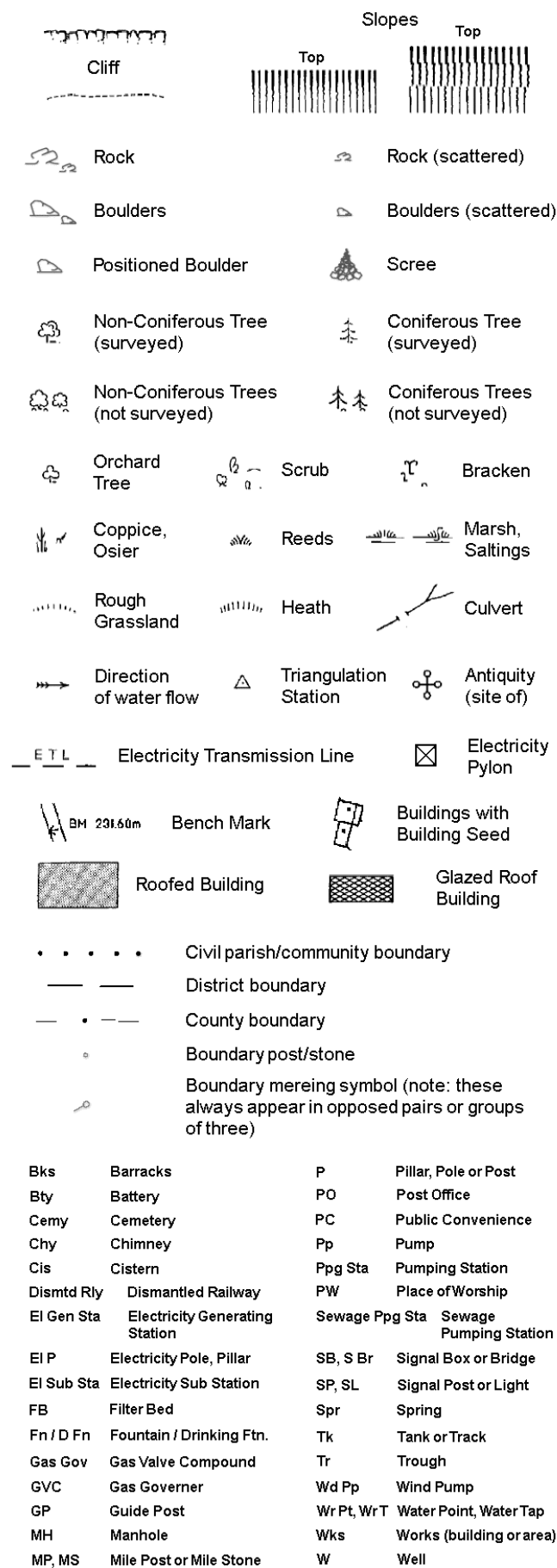
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



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



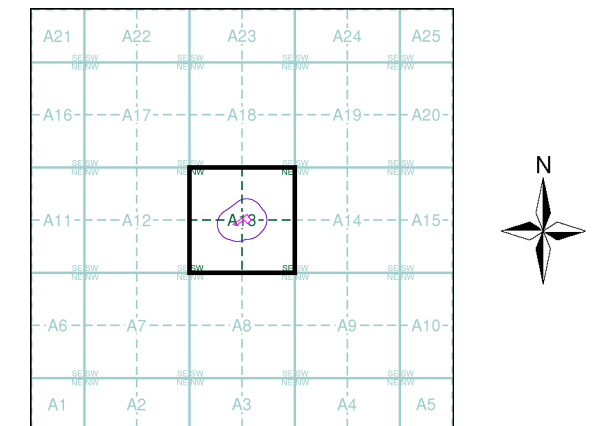
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Cheshire	1:2,500	1876 - 1877	2
Cheshire	1:2,500	1898	3
Cheshire	1:2,500	1910	4
Lancashire And Furness	1:2,500	1935	5
Cheshire	1:2,500	1935	6
Ordnance Survey Plan	1:1,250	1960 - 1964	7
Additional SIMs	1:1,250	1960 - 1984	8
Ordnance Survey Plan	1:2,500	1961 - 1964	9
Ordnance Survey Plan	1:1,250	1971 - 1974	10
Additional SIMs	1:1,250	1982 - 1987	11
Ordnance Survey Plan	1:1,250	1985	12
Additional SIMs	1:1,250	1989	13
Large-Scale National Grid Data	1:1,250	1992	14
Large-Scale National Grid Data	1:1,250	1992 - 1995	15
Large-Scale National Grid Data	1:1,250	1994 - 1995	16
Large-Scale National Grid Data	1:1,250	1994	17
Large-Scale National Grid Data	1:1,250	1996	18
Large-Scale National Grid Data	1:1,250	1996	19

Historical Map - Segment A13

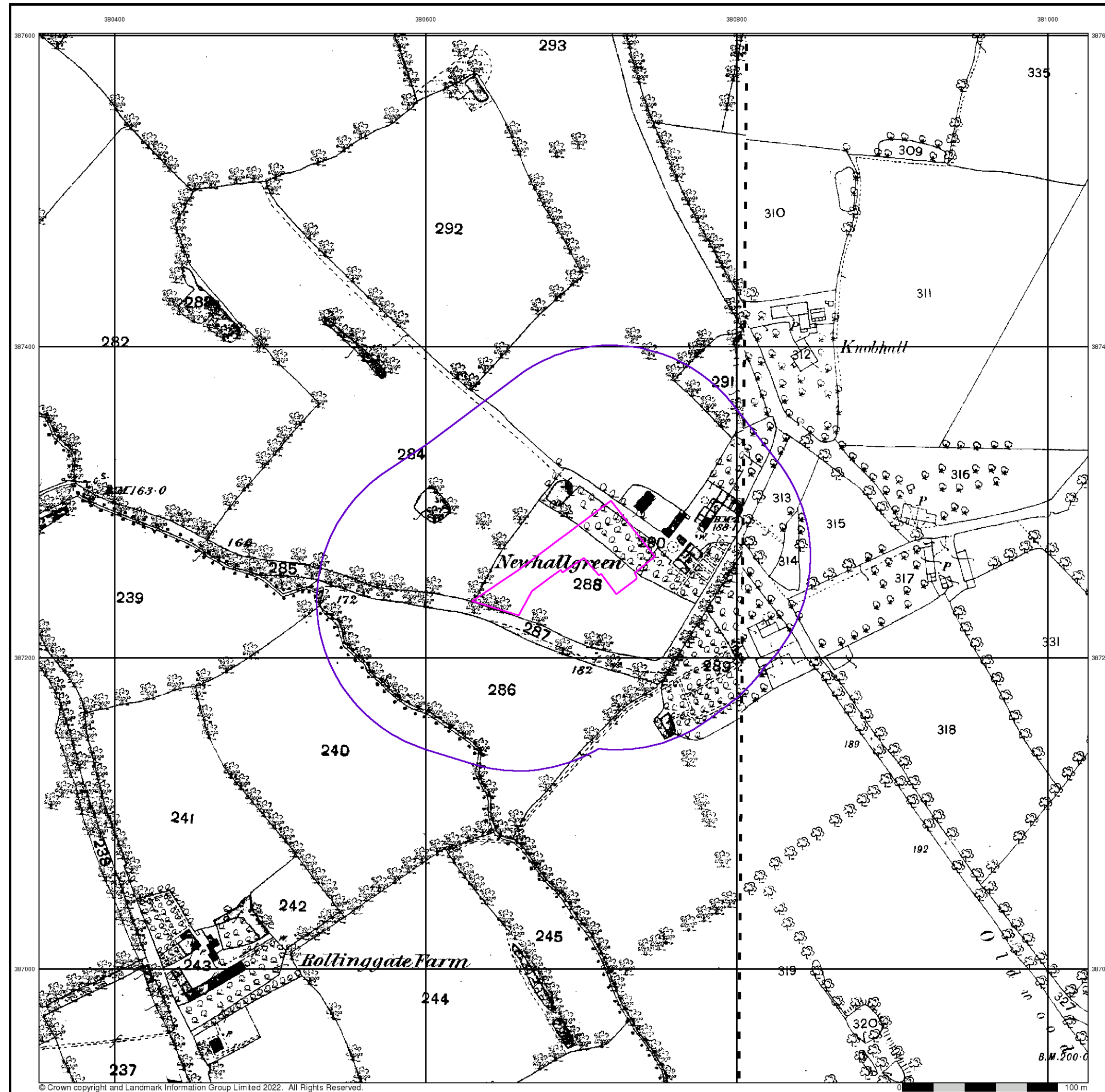


Order Details

Order Number: 294276698_1_1
Customer Ref: 76712
National Grid Reference: 380690, 387260
Slice: A
Site Area (Ha): 0.3
Search Buffer (m): 100

Site Details

Land off Whitecarr Lane / Newall Road, Wythenshawe, M23 2TX



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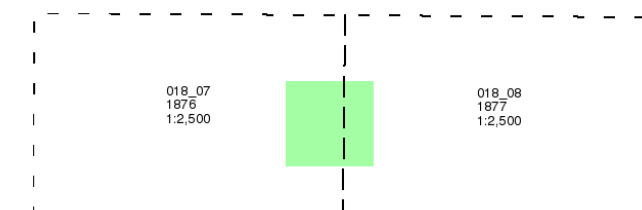
Cheshire

Published 1876 - 1877

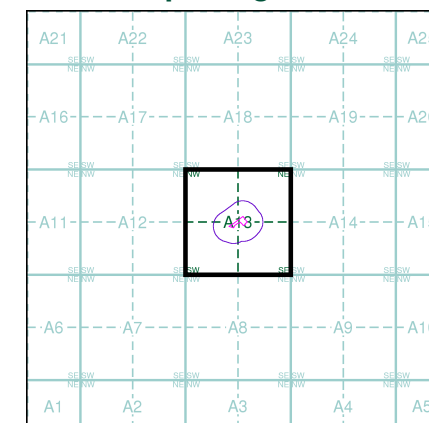
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 294276698_1_1
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National Grid Reference: 380690, 387260
Slice: A
Site Area (Ha): 0.3
Search Buffer (m): 100

Site Details

Land off Whitecarr Lane / Newall Road, Wythenshawe, M23 2TX

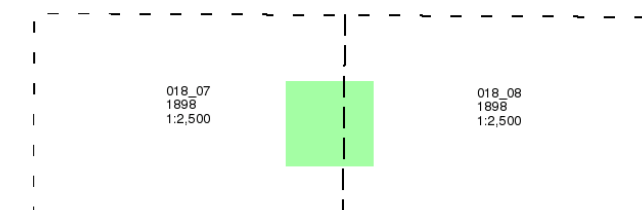
Cheshire

Published 1898

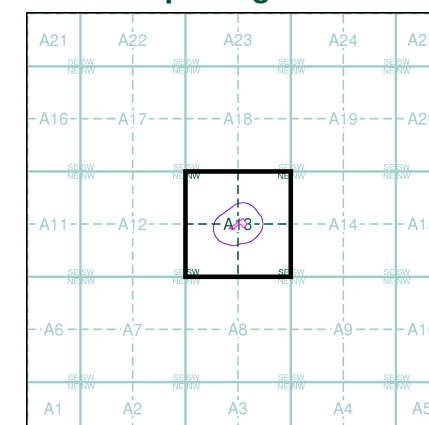
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered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

Map Name(s) and Date(s)



Historical Map - Segment A13

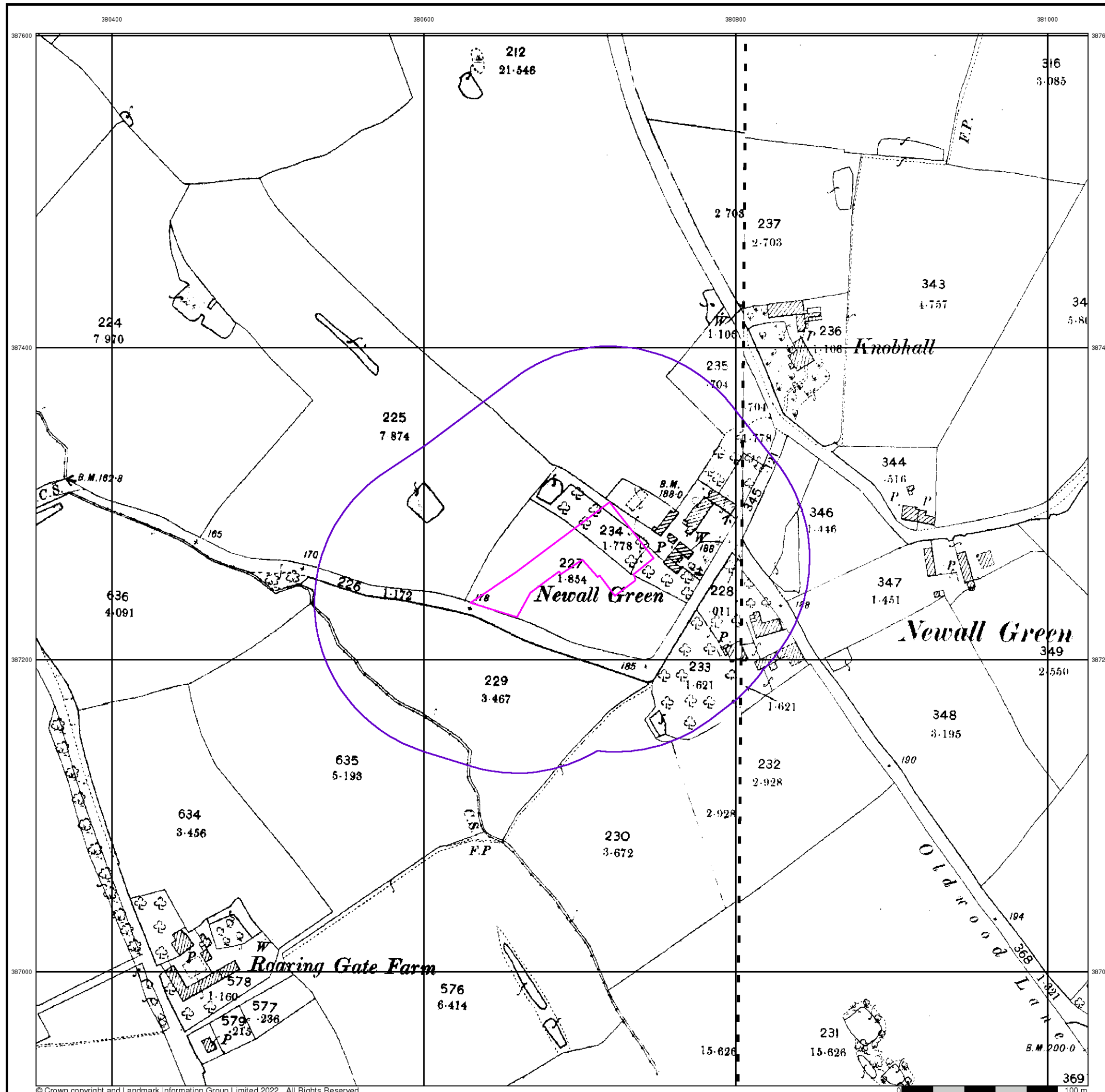


Order Details

Order Number: 294276698_1_1
 Customer Ref: 76712
 National Grid Reference: 380690, 387260
 Slice: A
 Site Area (Ha): 0.3
 Search Buffer (m): 100

Site Details

Land off Whitecarr Lane / Newall Road, Wythenshawe, M23 2TX



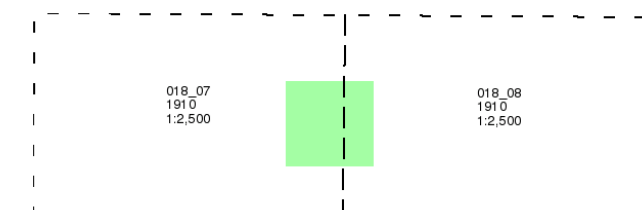
Cheshire

Published 1910

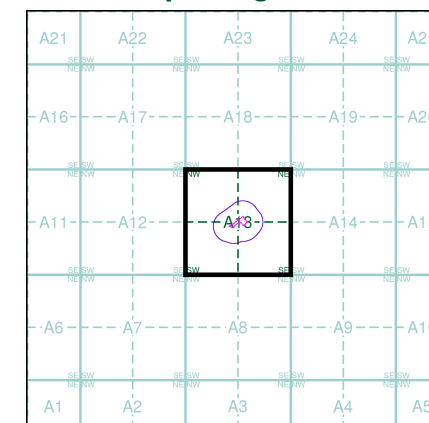
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered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

Map Name(s) and Date(s)



Historical Map - Segment A13

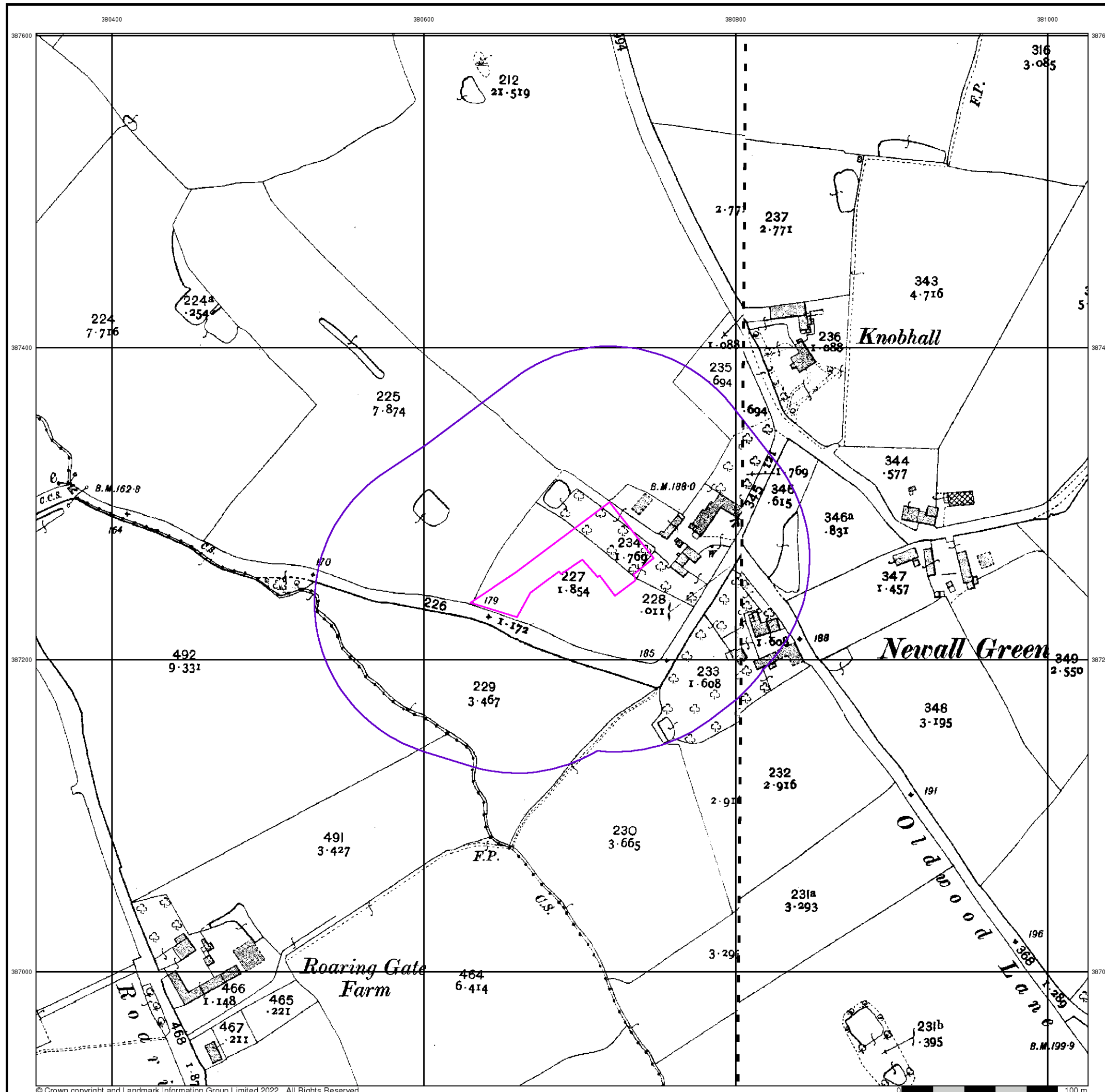


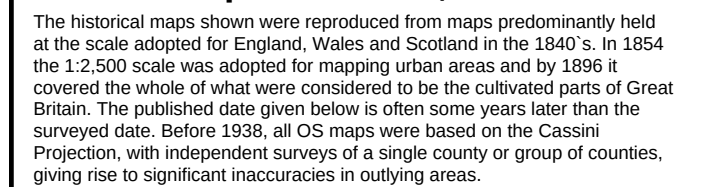
Order Details

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Customer Ref: 76712
National Grid Reference: 380690, 387260
Slice: A
Site Area (Ha): 0.3
Search Buffer (m): 100

Site Details

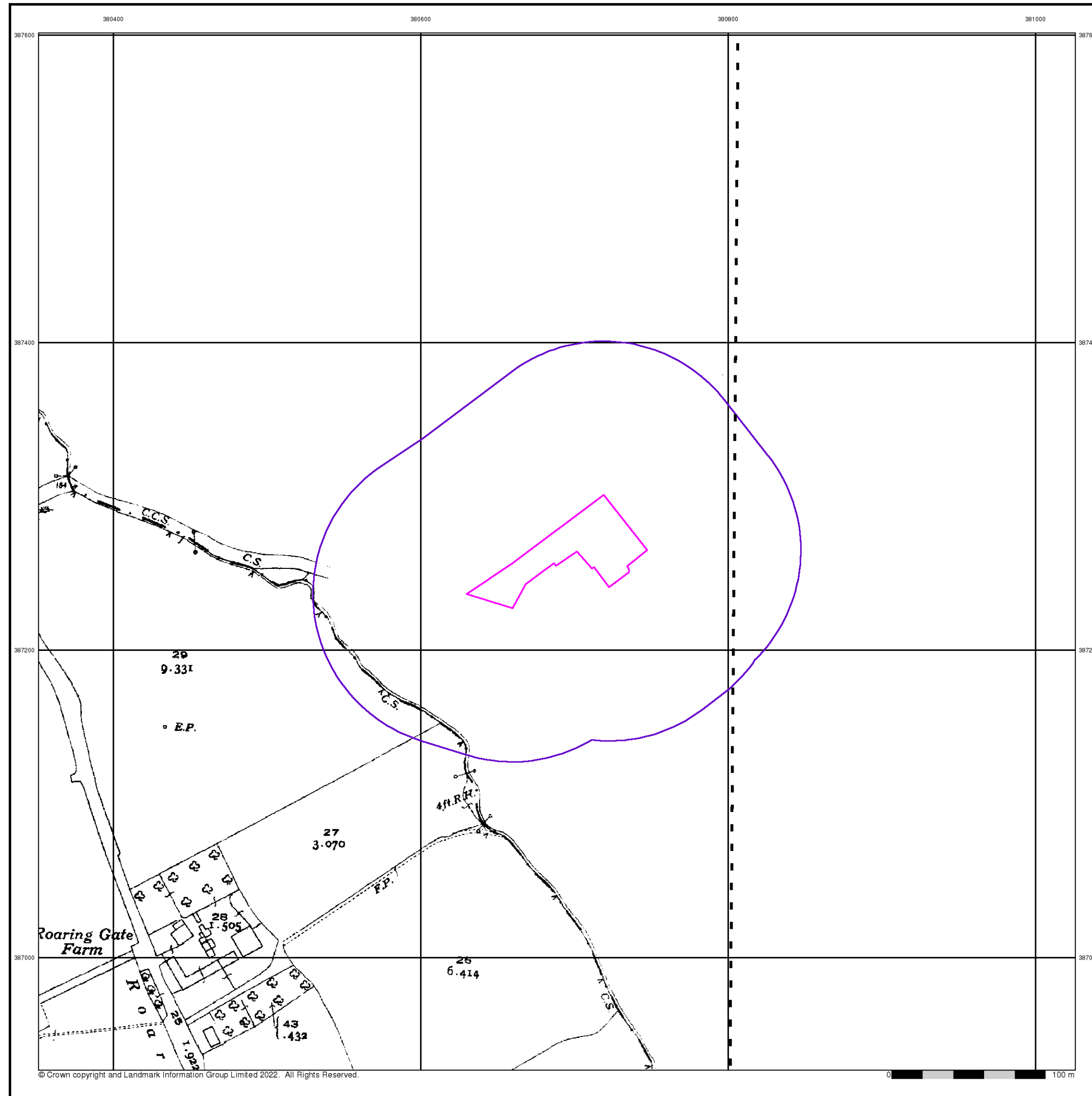
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Cheshire

Published 1935

Source map scale - 1:2,500

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Map Name(s) and Date(s)

018_07
1935
1:2,500

Historical Map - Segment A13

Order Details

Order Number:

294276698_1_1

Customer Ref:

76712

National Grid Reference:

380690, 387260

Slice:

A

Site Area (Ha):

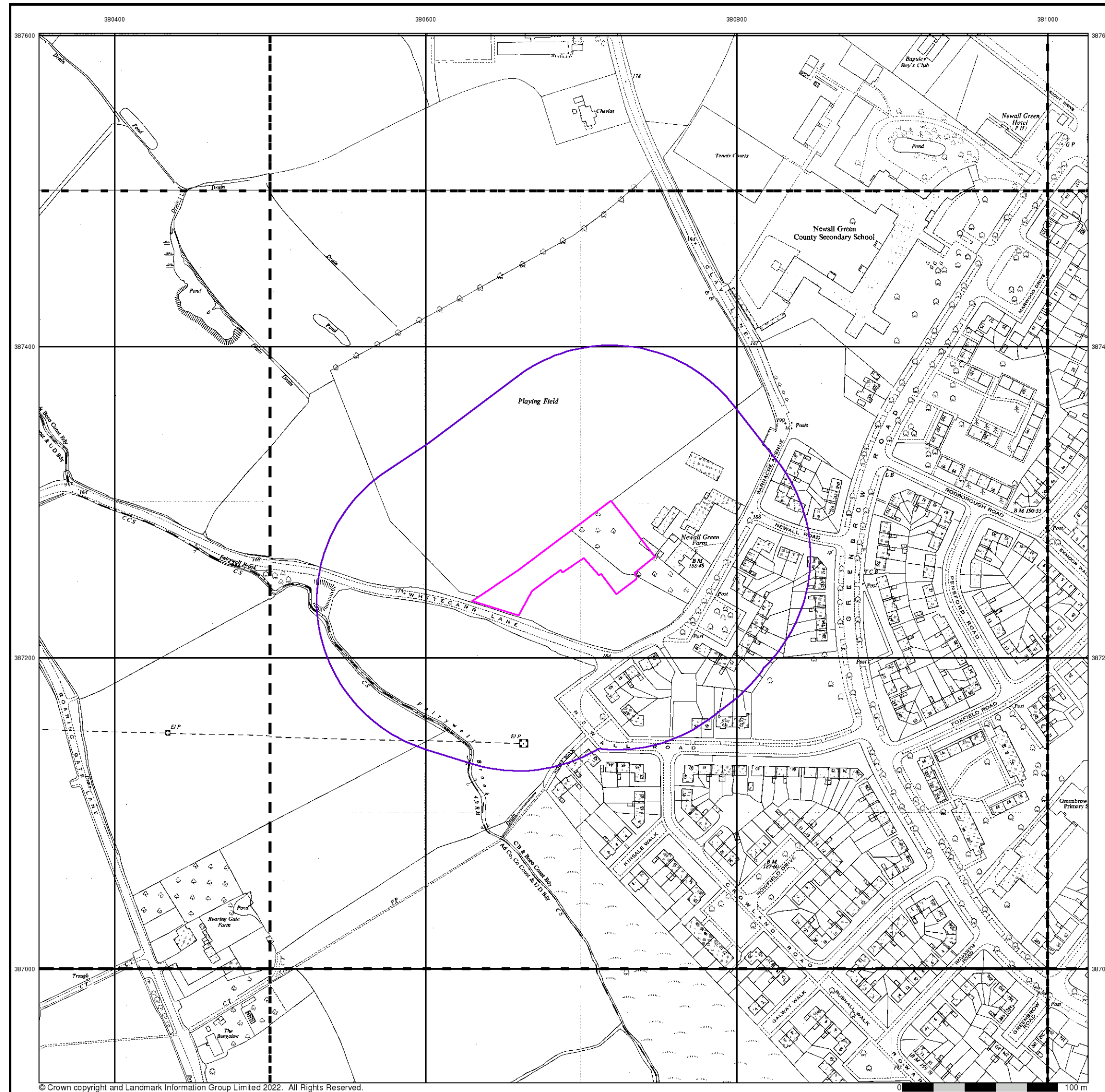
0.3

Search Buffer (m):

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Site Details

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Ordnance Survey Plan

Published 1960 - 1964

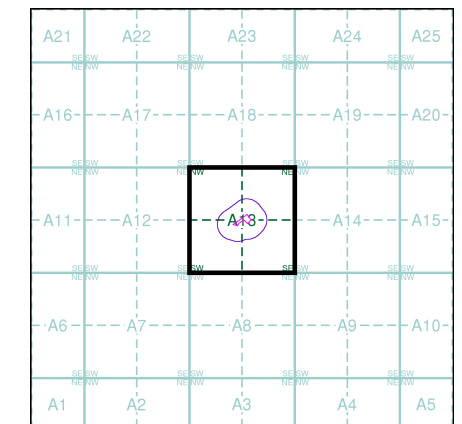
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8087NW	SJ8087NE	SJ8187NW
1960	1960	1960
1:1,250	1:1,250	1:1,250
SJ8087SW	SJ8087SE	SJ8187SW
1960	1960	1960
1:1,250	1:1,250	1:1,250
SJ8086NW	SJ8086NE	SJ8186NW
1964	1964	1960
1:1,250	1:1,250	1:1,250

Historical Map - Segment A13



Order Details

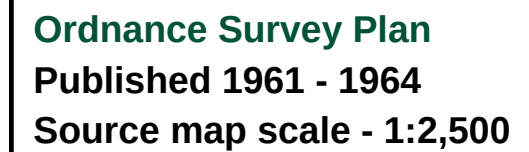
Order Number: 294276698_1_1
Customer Ref: 76712
National Grid Reference: 380690, 387260
Slice: A
Site Area (Ha): 0.3
Search Buffer (m): 100

Site Details

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Map Name(s) and Date(s)

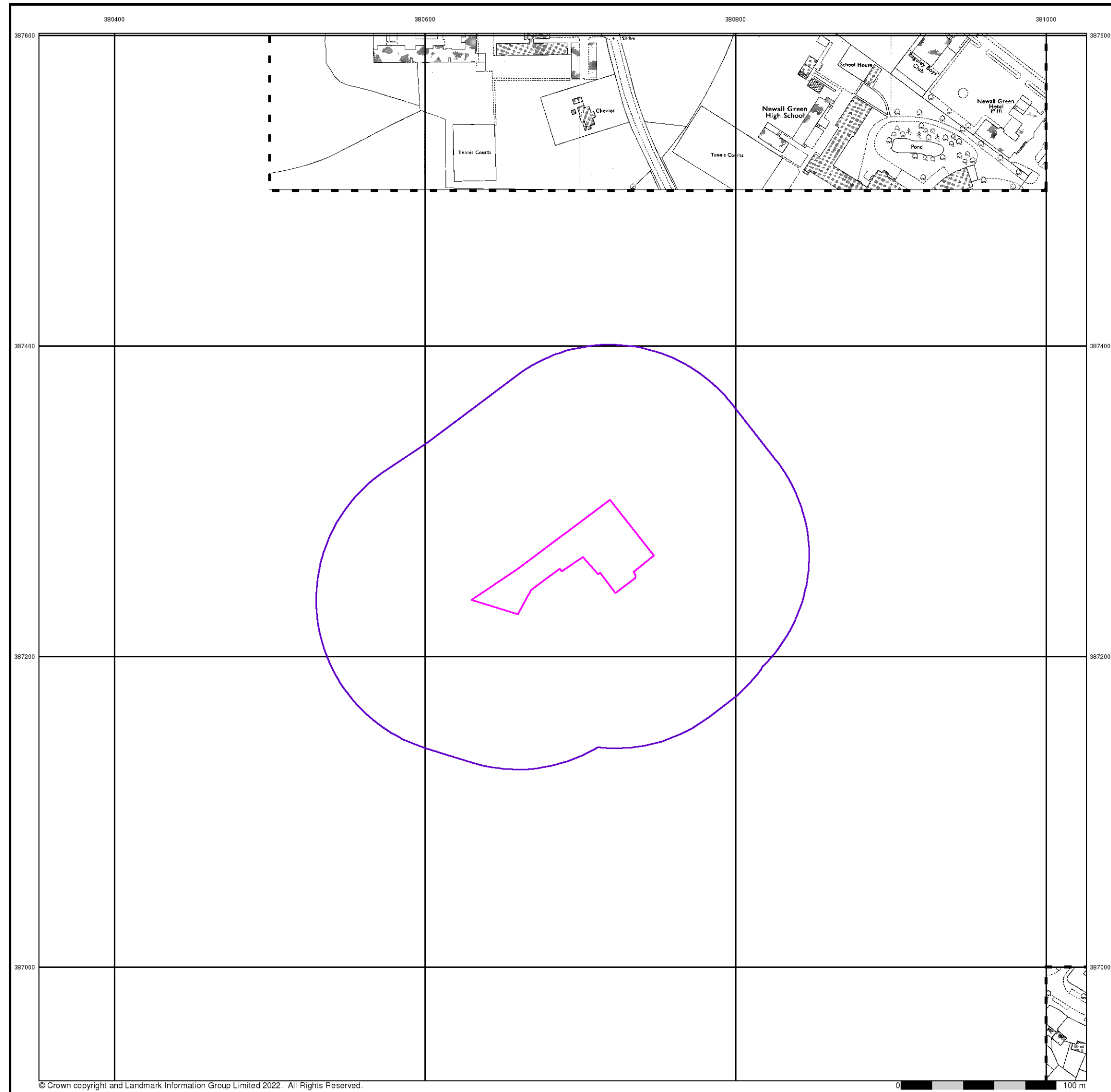
SJ8087 1961 12,500	SJ8187 1961 12,500
SJ8086 1964 12,500	SJ8186 1964 12,500



Order Number: 294276698_1_1
Customer Ref: 76712
National Grid Reference: 380690, 387260
Slice: A
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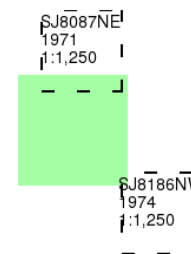
Ordnance Survey Plan

Published 1971 - 1974

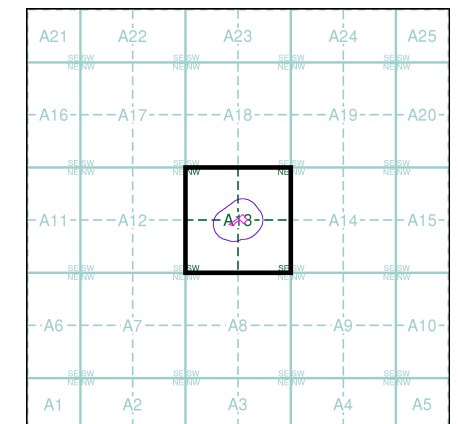
Source map scale - 1:1,250

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

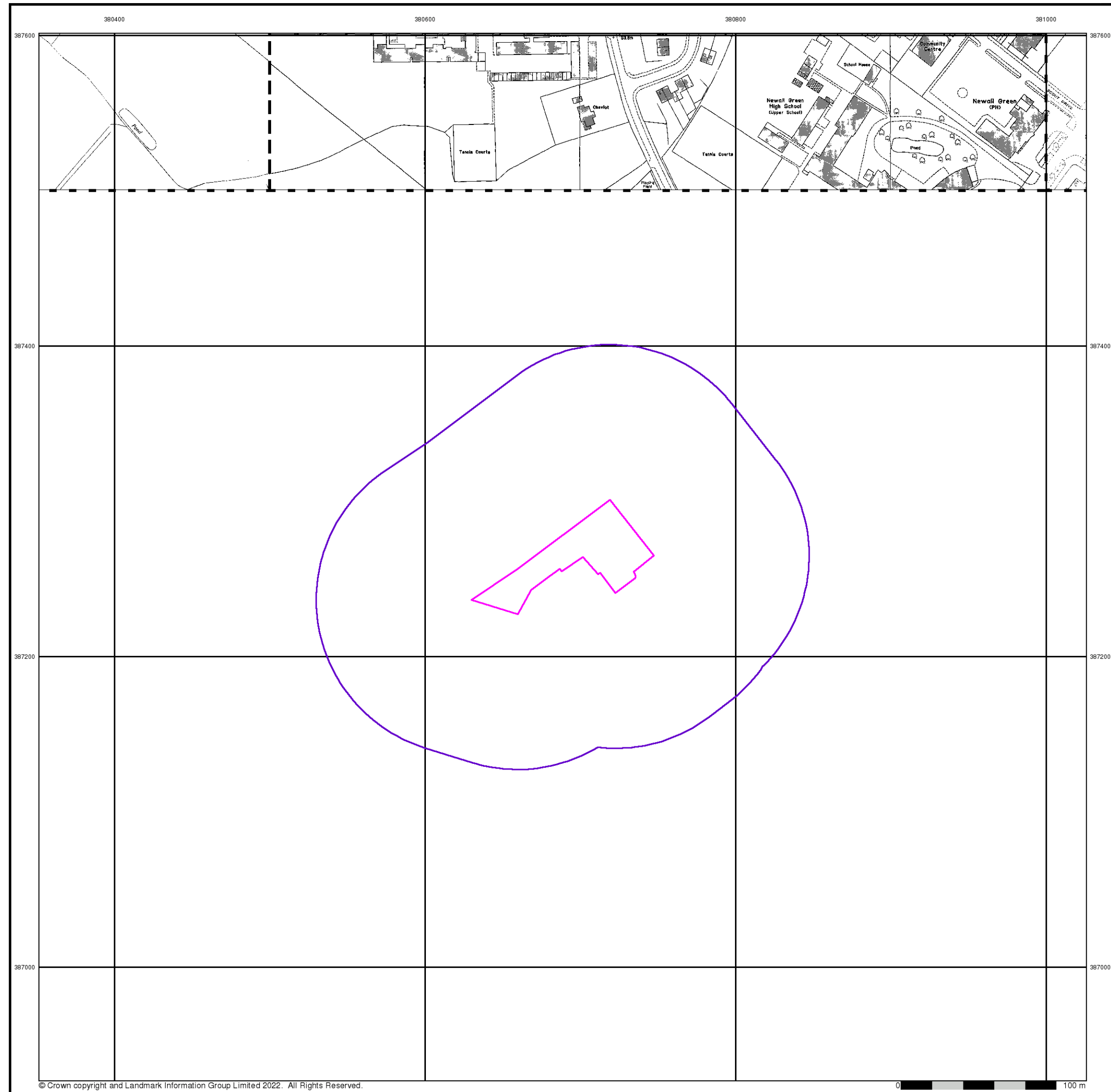
Order Number: 294276698_1_1
Customer Ref: 76712
National Grid Reference: 380690, 387260
Slice: A
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Additional SIMs

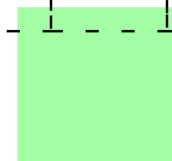
Published 1982 - 1987

Source map scale - 1:1,250

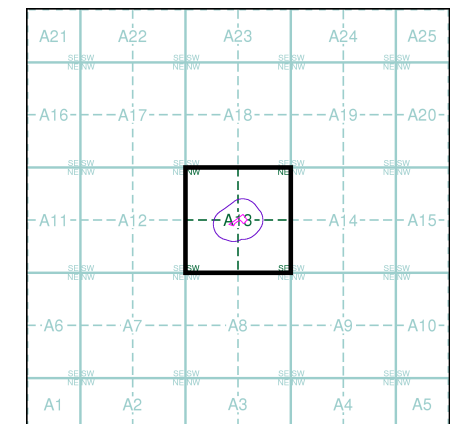
The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps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

Map Name(s) and Date(s)

SJ8087NW	SJ8087NE	SJ8187NW
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1:1,250	1:1,250	1:1,250



Historical Map - Segment A13



Order Details

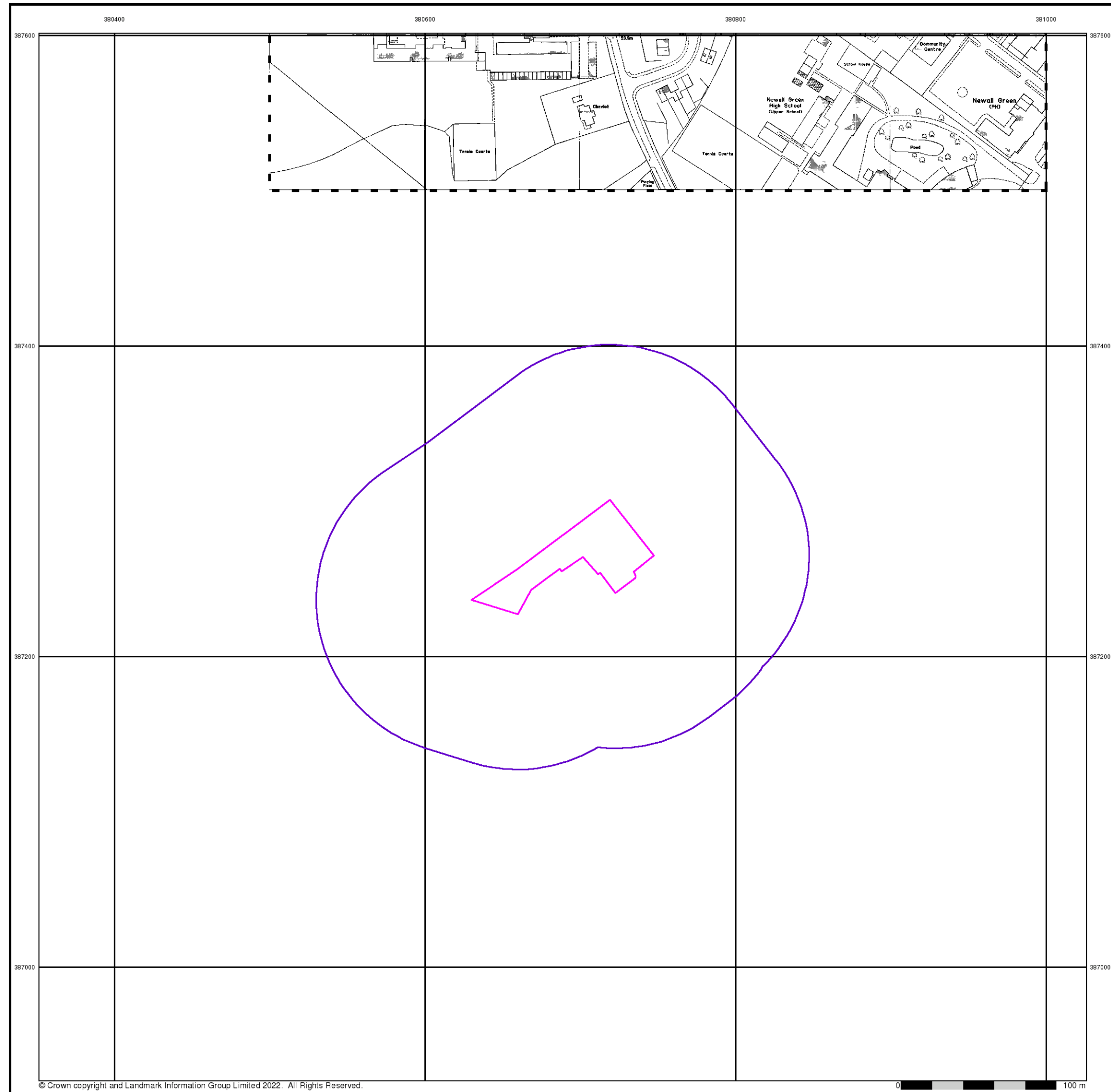
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Customer Ref: 76712
National Grid Reference: 380690, 387260
Slice: A
Site Area (Ha): 0.3
Search Buffer (m): 100

Site Details

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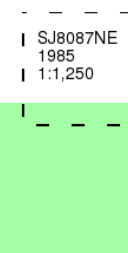
Ordnance Survey Plan

Published 1985

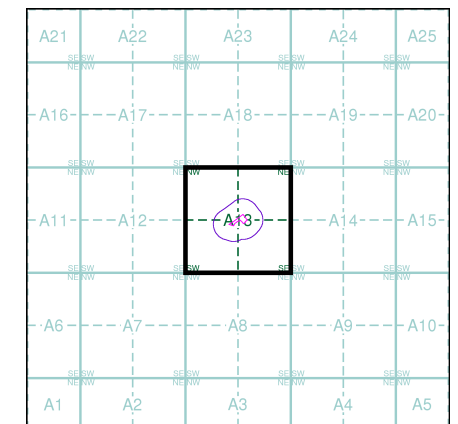
Source map scale - 1:1,250

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

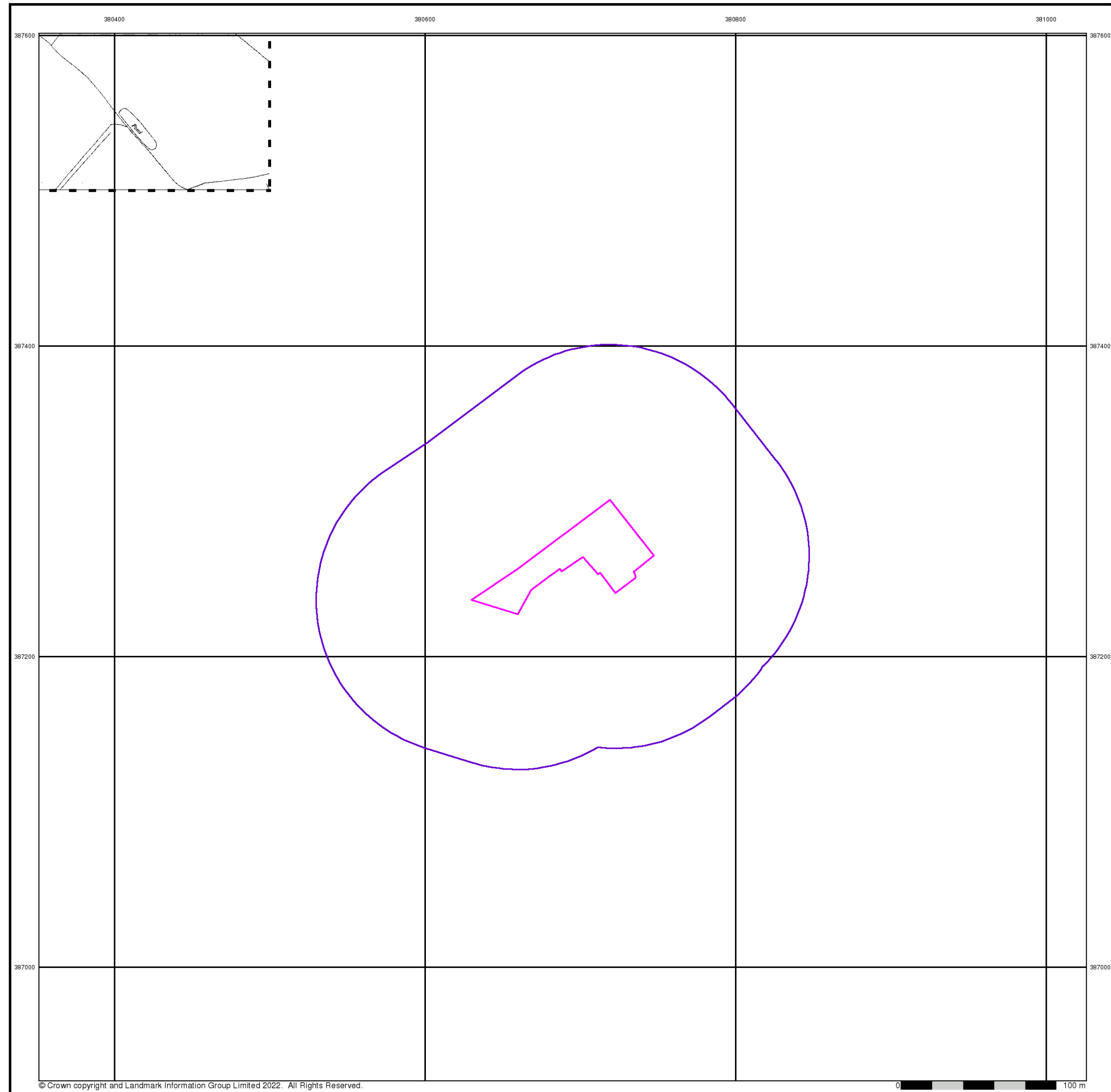
Order Number: 294276698_1_1
Customer Ref: 76712
National Grid Reference: 380690, 387260
Slice: A
Site Area (Ha): 0.3
Search Buffer (m): 100

Site Details

Land off Whitecarr Lane / Newall Road, Wythenshawe, M23 2TX



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0 100 m



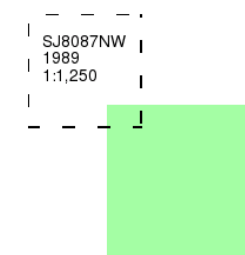
Additional SIMs

Published 1989

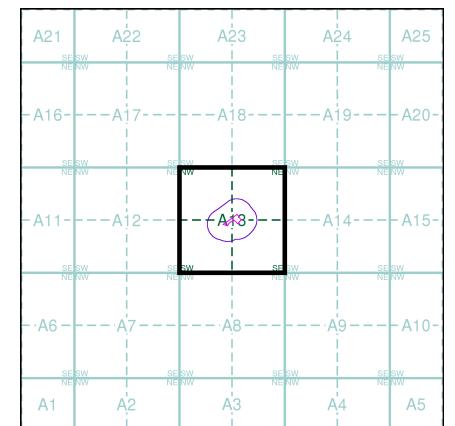
Source map scale - 1:1,250

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

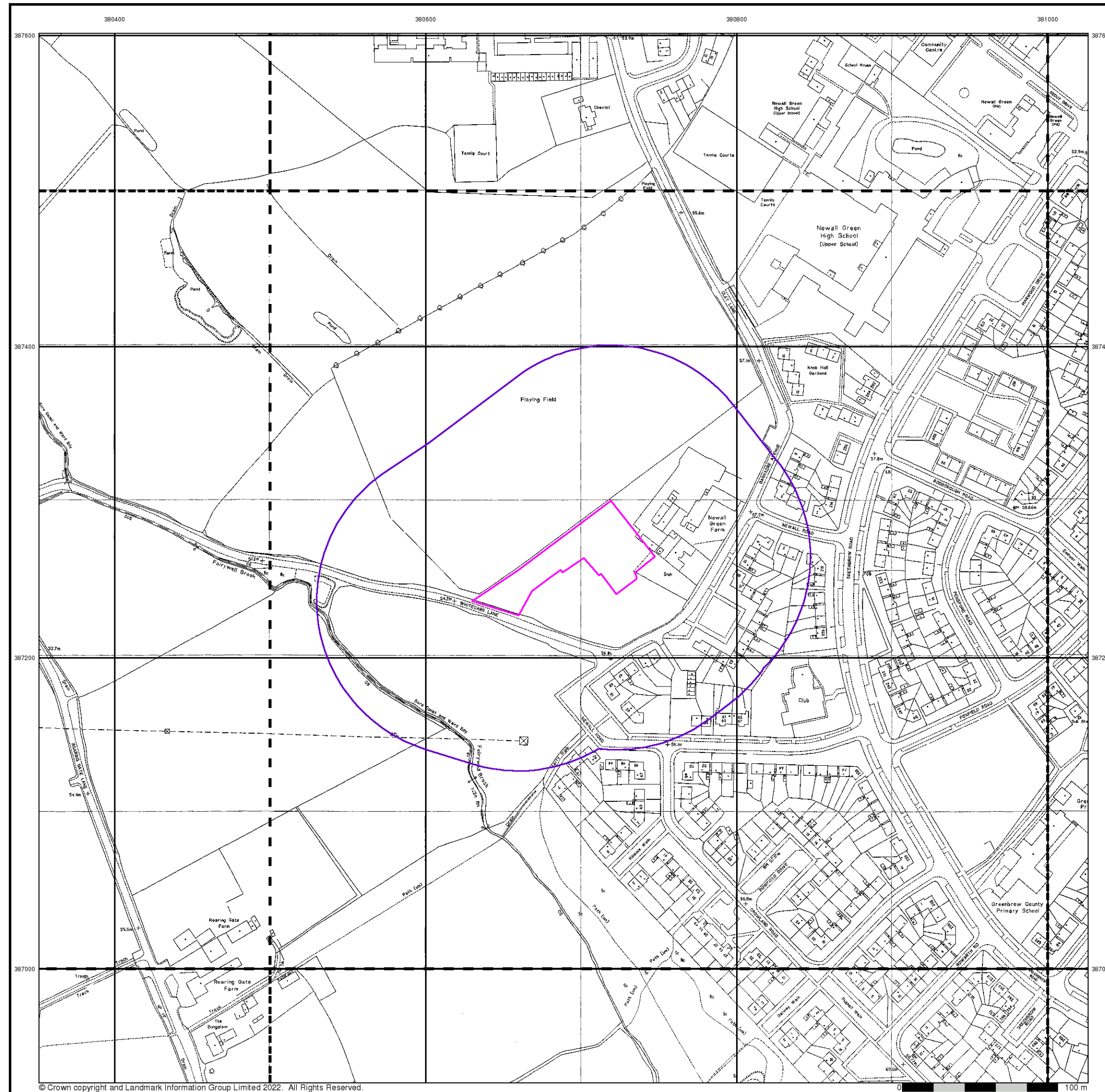
Order Number: 294276698_1_1
Customer Ref: 76712
National Grid Reference: 380690, 387260
Slice: A
Site Area (Ha): 0.3
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Site Details

Land off Whitecarr Lane / Newall Road, Wythenshawe, M23 2TX



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Large-Scale National Grid Data

Published 1992

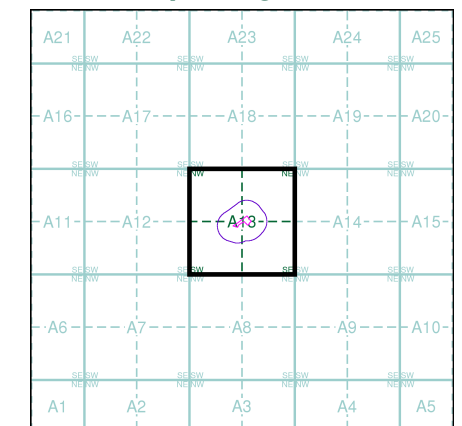
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8087NW	SJ8087NE	SJ8187NW
1992	1992	1992
1:1,250	1:1,250	1:1,250
SJ8087SW	SJ8087SE	SJ8187SW
1992	1992	1992
1:1,250	1:1,250	1:1,250
SJ8086NW	SJ8086NE	SJ8186NW
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1:1,250	1:1,250	1:1,250

Historical Map - Segment A13



Order Details

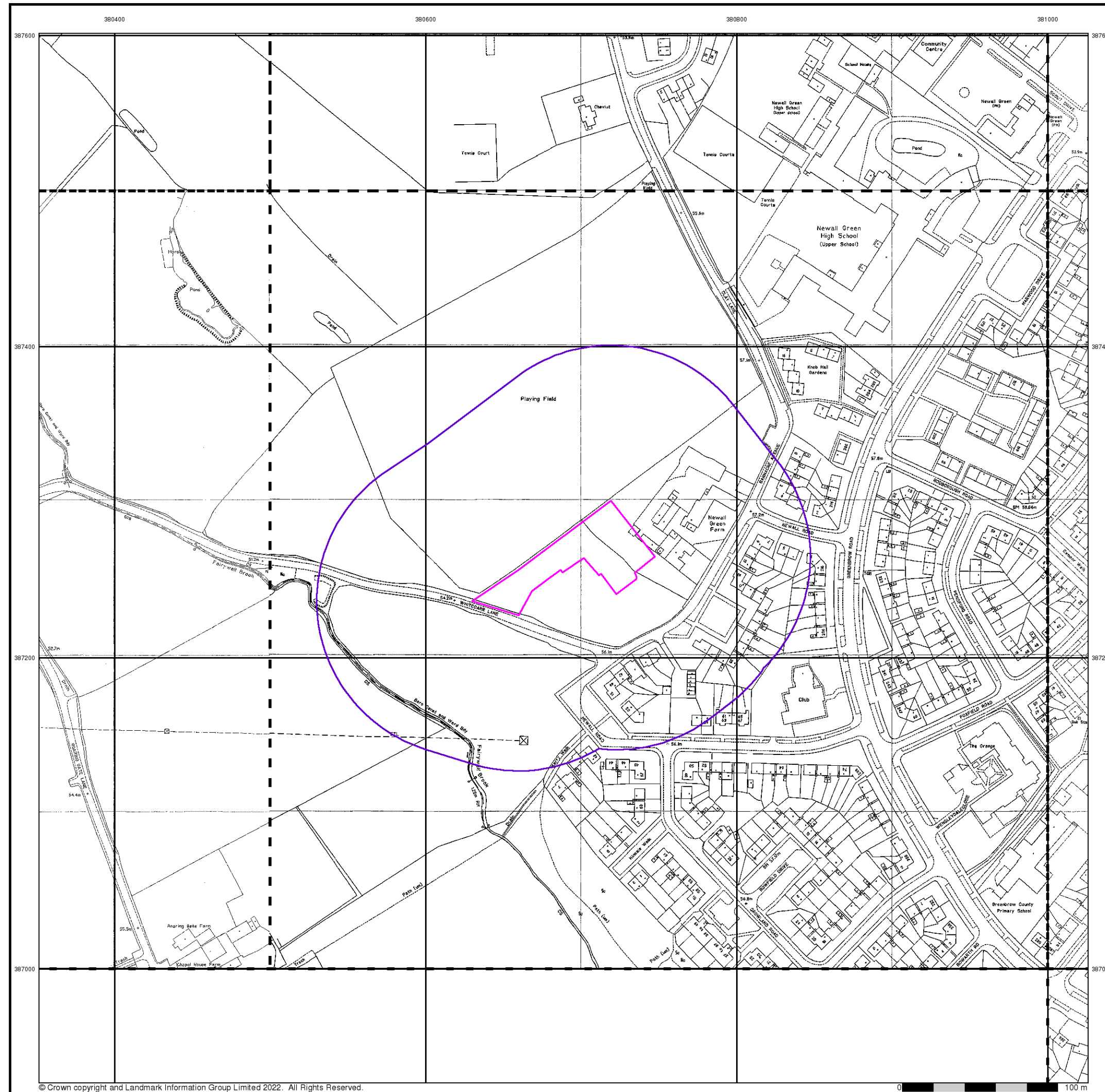
Order Number: 294276698_1_1
Customer Ref: 76712
National Grid Reference: 380690, 387260
Slice: A
Site Area (Ha): 0.3
Search Buffer (m): 100

Site Details

Land off Whitecarr Lane / Newall Road, Wythenshawe, M23 2TX



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Large-Scale National Grid Data

Published 1992 - 1995

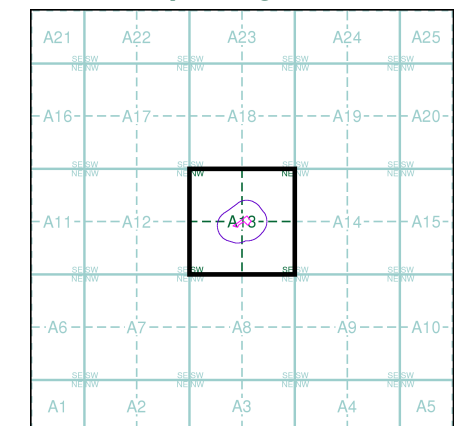
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8087NW	SJ8087NE	SJ8187NW
1992	1992	1993
1:1,250	1:1,250	1:1,250
SJ8087SW	SJ8087SE	SJ8187SW
1995	1992	1995
1:1,250	1:1,250	1:1,250
		SJ8186NW
		1995
		1:1,250

Historical Map - Segment A13



Order Details

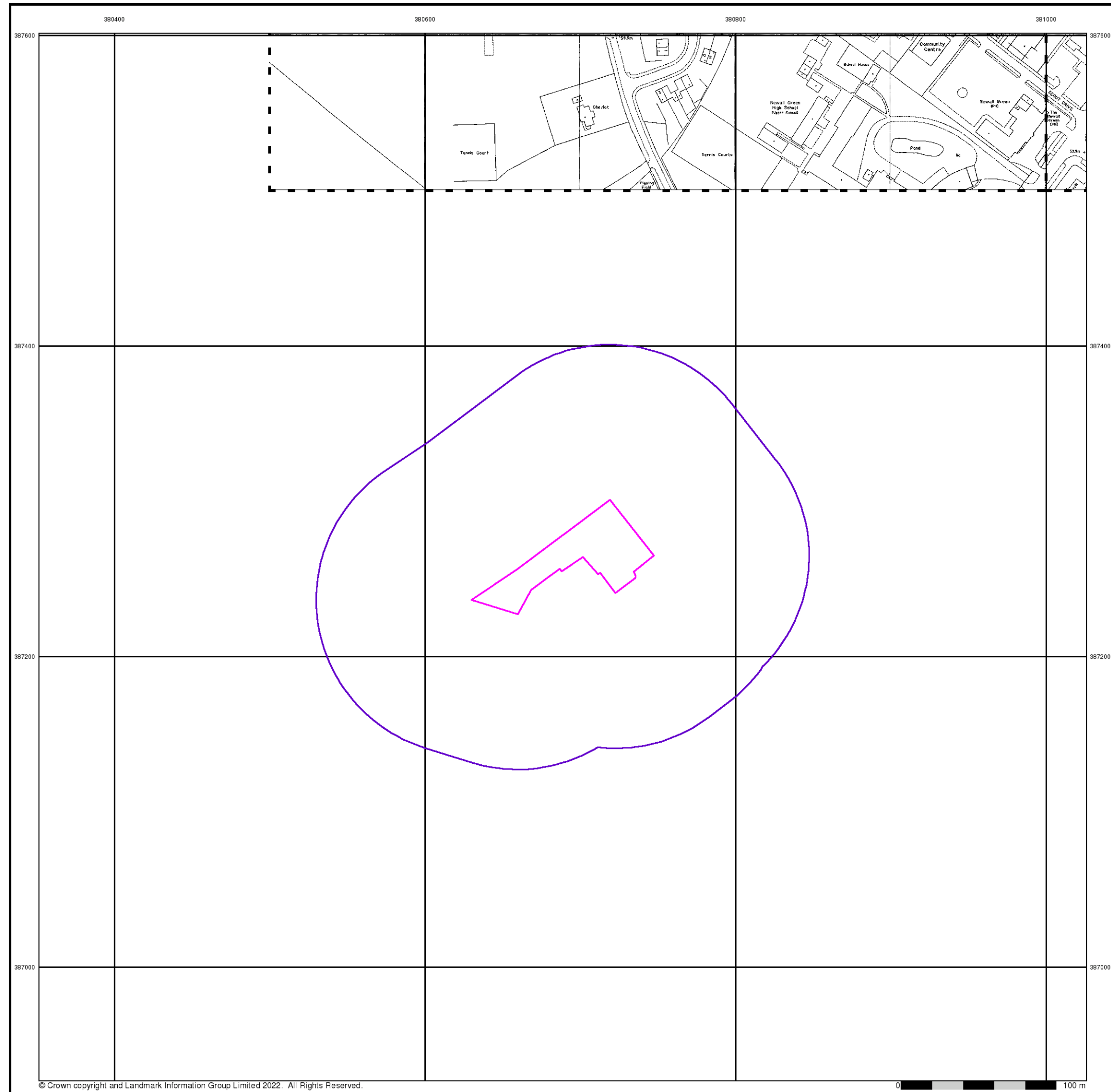
Order Number: 294276698_1_1
Customer Ref: 76712
National Grid Reference: 380690, 387260
Slice: A
Site Area (Ha): 0.3
Search Buffer (m): 100

Site Details

Land off Whitecarr Lane / Newall Road, Wythenshawe, M23 2TX



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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0 100 m



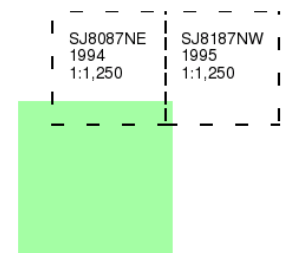
Large-Scale National Grid Data

Published 1994 - 1995

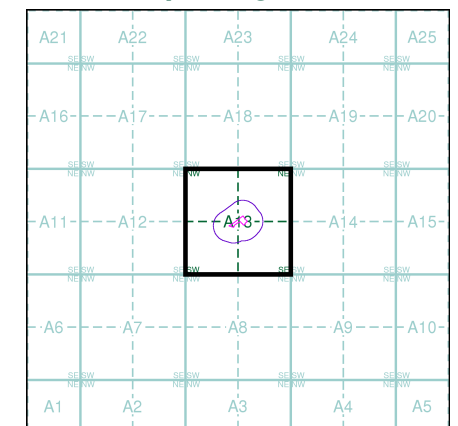
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Historical Map - Segment A13



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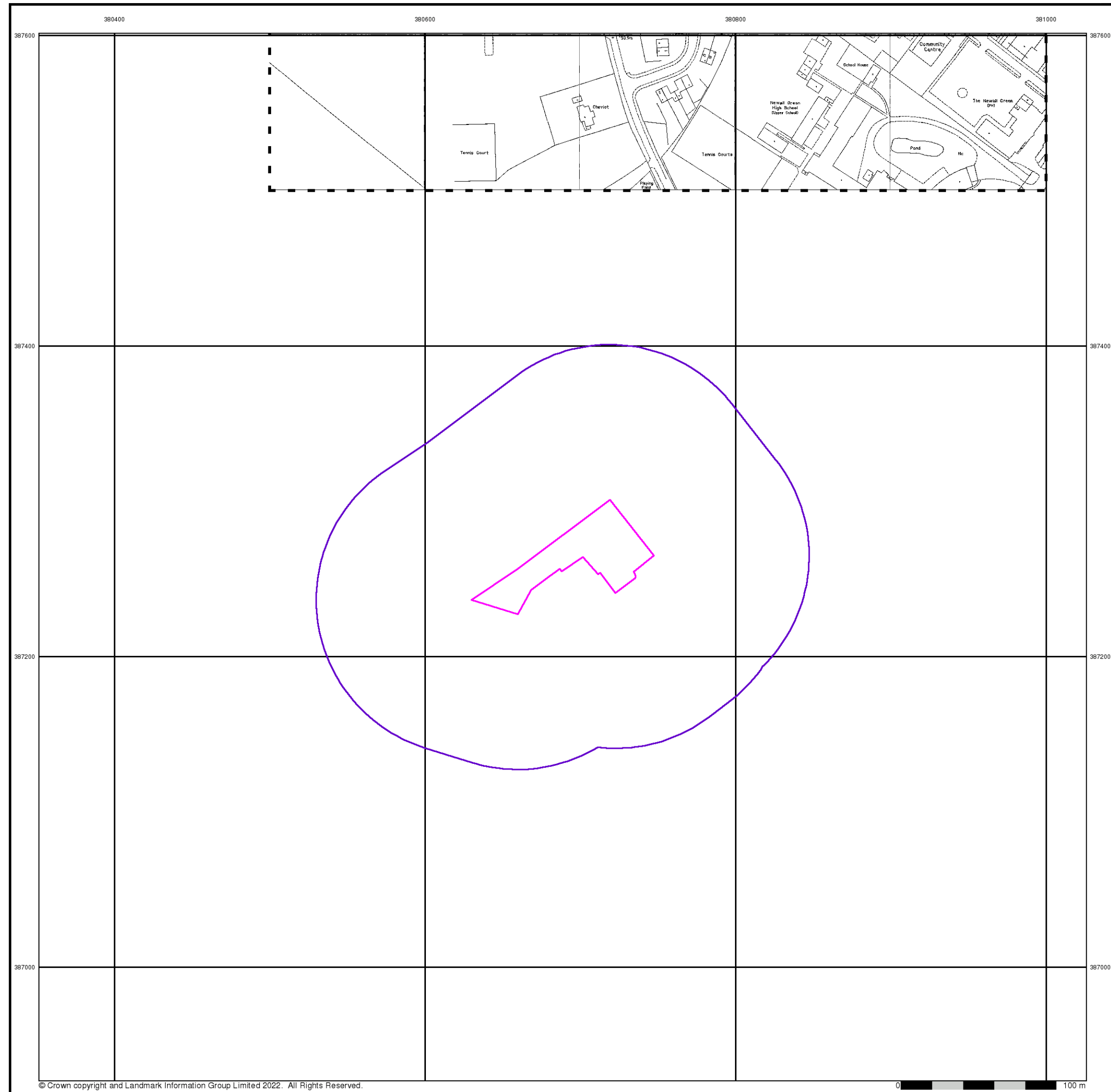
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0 100 m



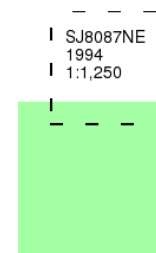
Large-Scale National Grid Data

Published 1994

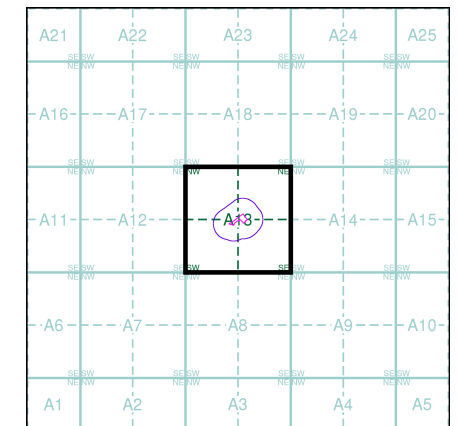
Source map scale - 1:1,250

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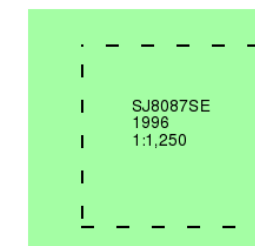
Land off Whitecarr Lane / Newall Road, Wythenshawe, M23 2TX



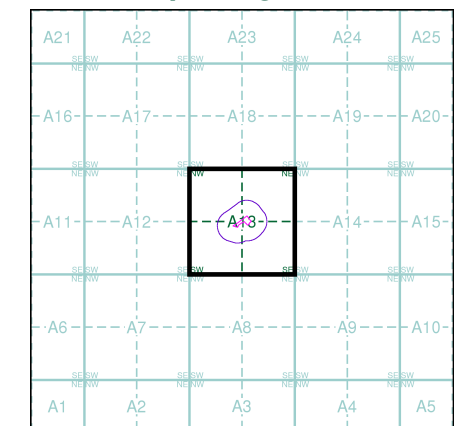
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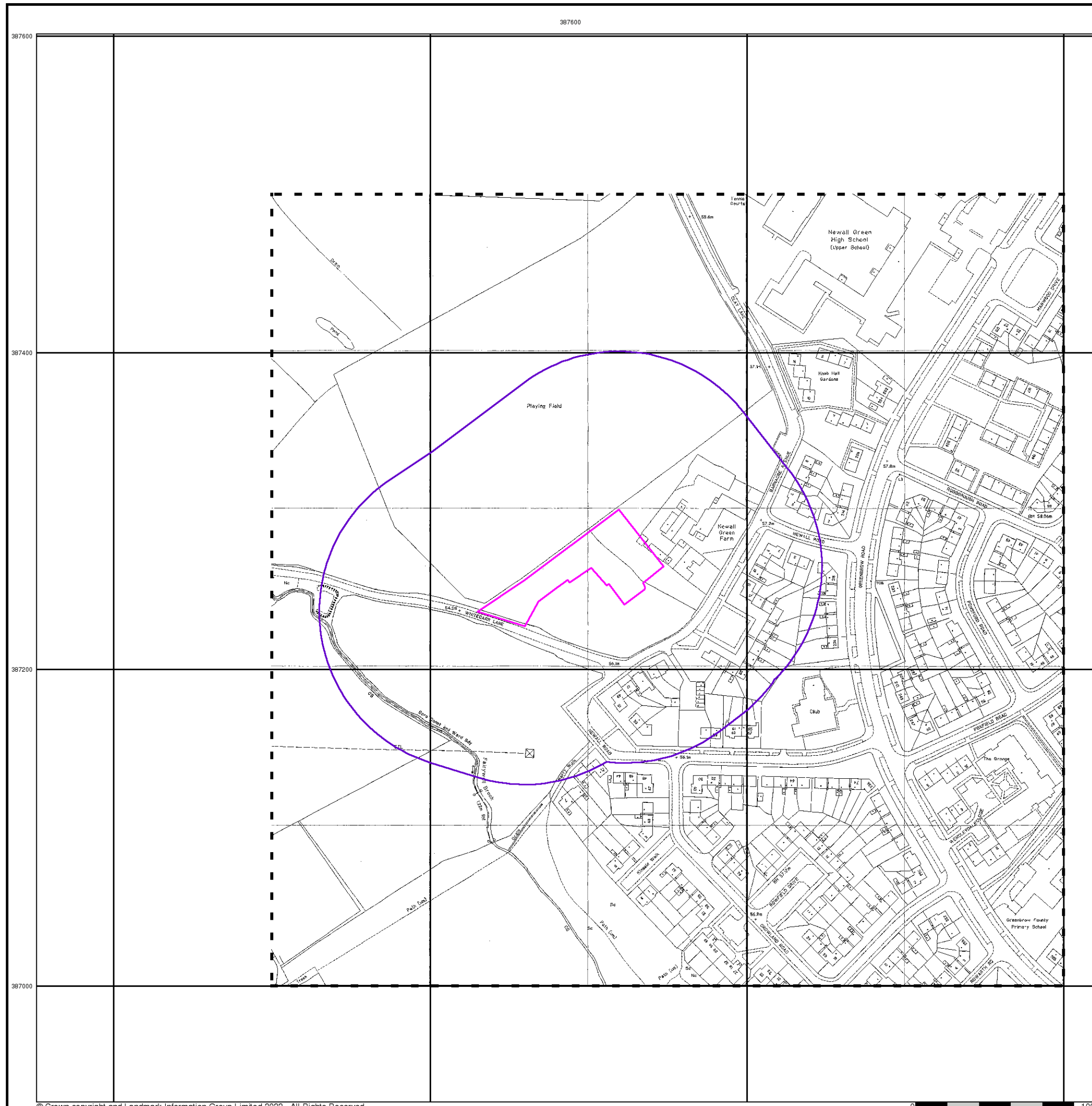


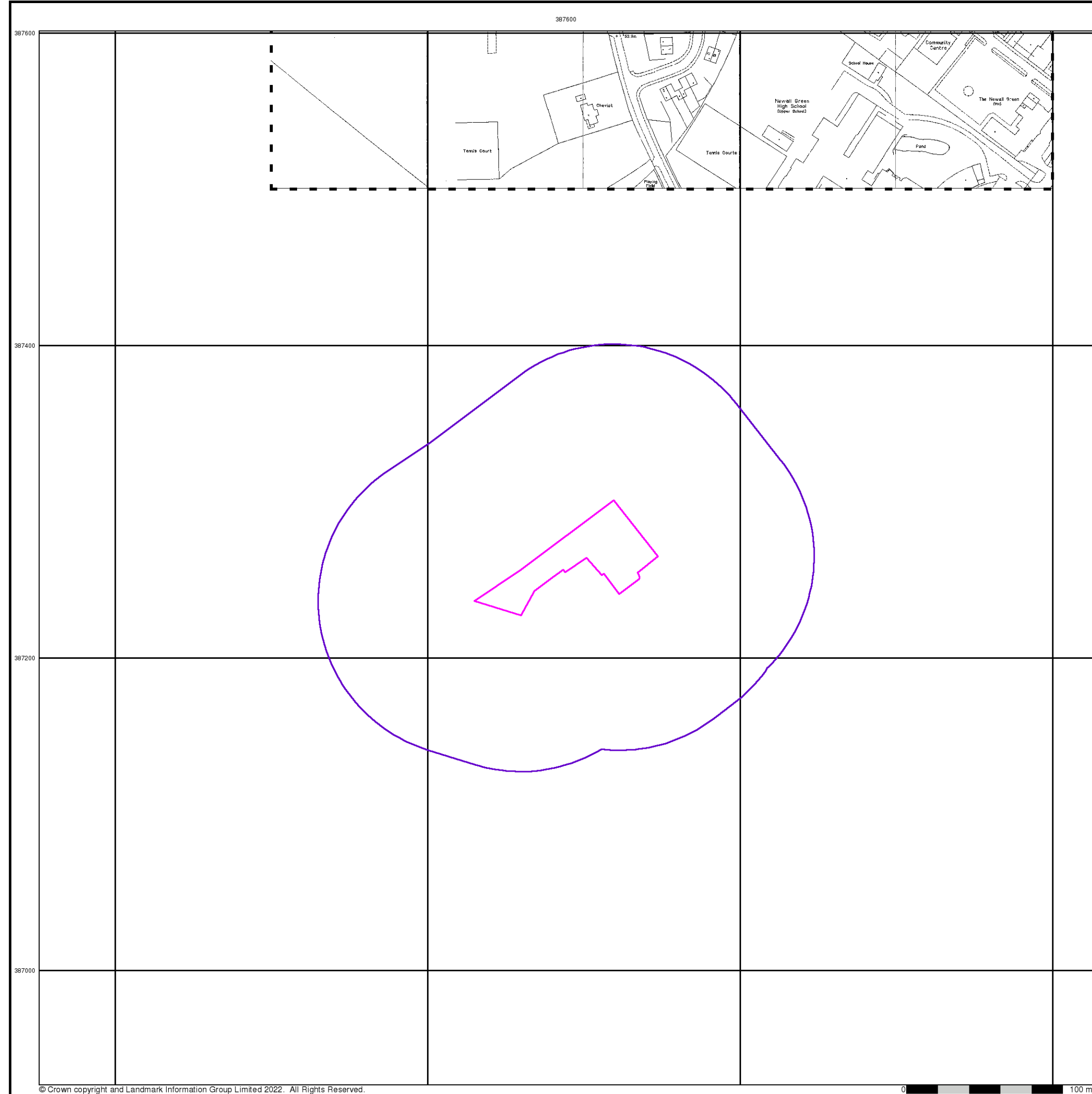
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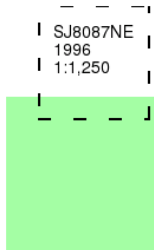
Large-Scale National Grid Data

Published 1996

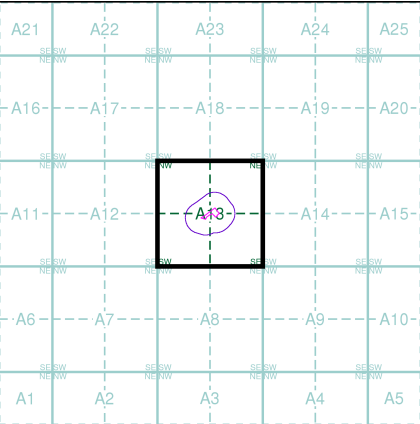
Source map scale - 1:1,250

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Historical Map - Segment A13



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Historical Mapping Legends

Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	•285 Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Bracken		Heath
	Marsh		Reeds
	Building		Glasshouse
	Sloping Masonry		Pylon
	Cutting		Embankment
	Road Under		Road Over
	Level Crossing		Foot Bridge
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		Administrative County, County Borough or County of City
	Municipal Borough, Urban or Rural District, Burgh or District Council		Borough, Burgh or County Constituency
	Civil Parish		
	BP, BS Boundary Post or Stone		Police Station
	Church		Post Office
	Club House		Public Convenience
	Fire Engine Station		Public House
	Foot Bridge		Signal Box
	Fountain		Spring
	Guide Post		Telephone Call Box
	Mile Post		Telephone Call Post
	Mile Stone		Well

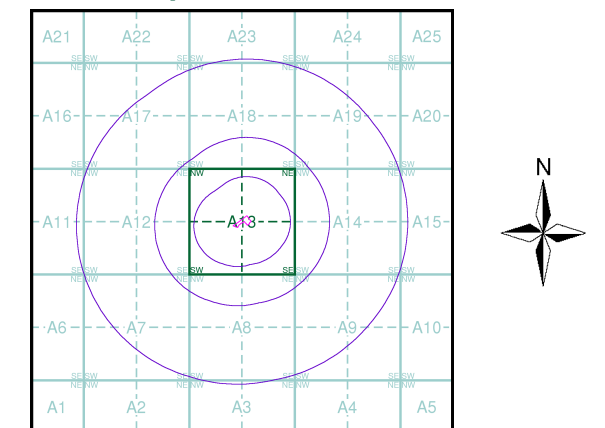
1:10,000 Raster Mapping

	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	Mean high water (springs)		Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Cheshire	1:10,560	1882	2
Cheshire	1:10,560	1899	3
Cheshire	1:10,560	1910 - 1911	4
Cheshire	1:10,560	1911	5
Cheshire	1:10,560	1911	6
Cheshire	1:10,560	1938	7
Ordnance Survey Plan	1:10,000	1954	8
Ordnance Survey Plan	1:10,000	1967	9
Ordnance Survey Plan	1:10,000	1972 - 1977	10
Ordnance Survey Plan	1:10,000	1980	11
Ordnance Survey Plan	1:10,000	1990 - 1991	12
Ordnance Survey Plan	1:10,000	1996	13
10K Raster Mapping	1:10,000	1999	14
Street View	Variable		15

Historical Map - Slice A

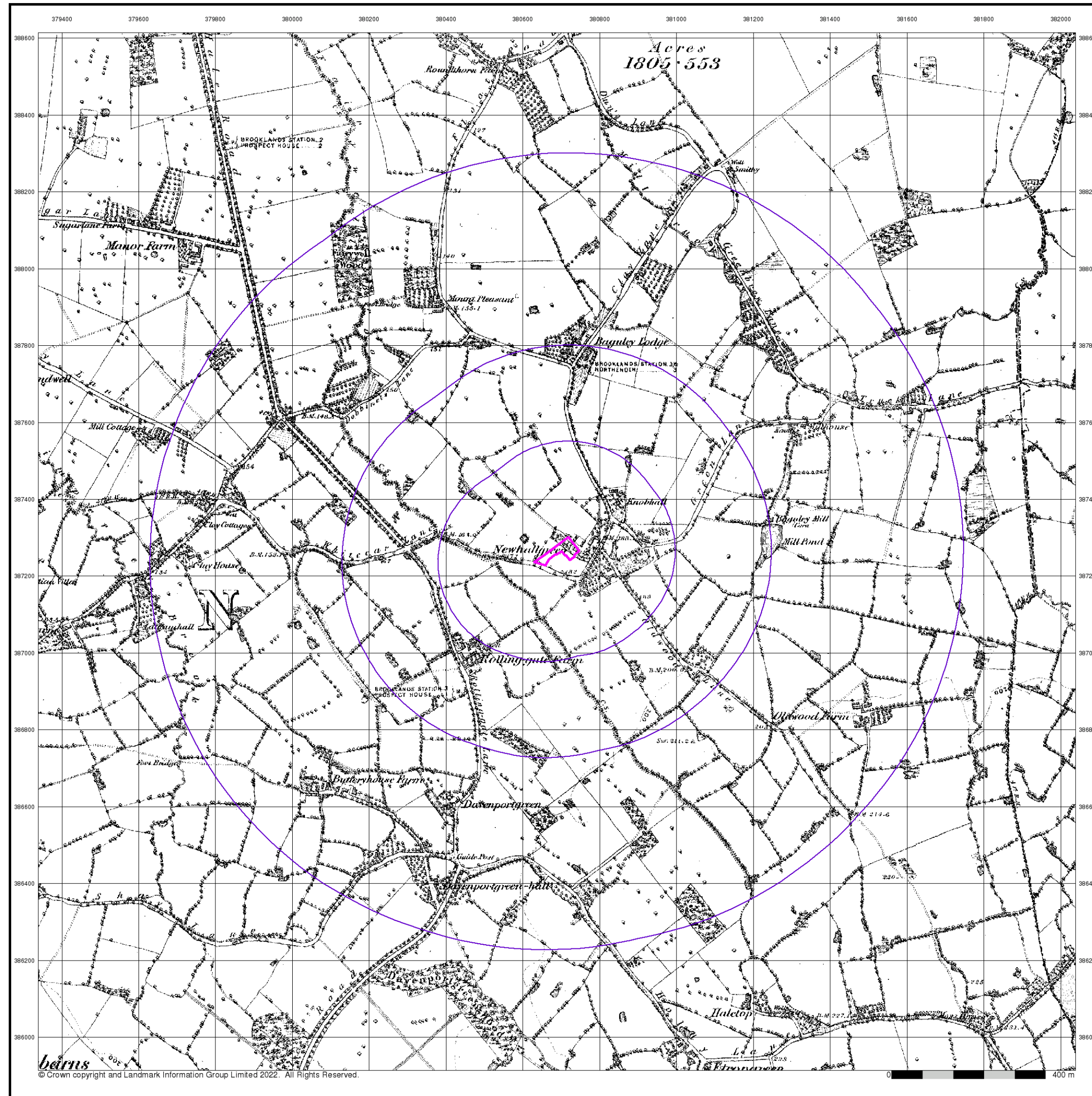


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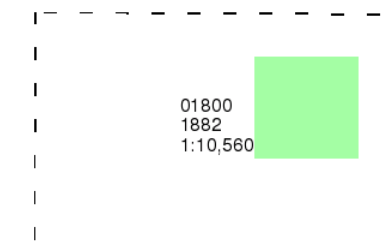
Cheshire

Published 1882

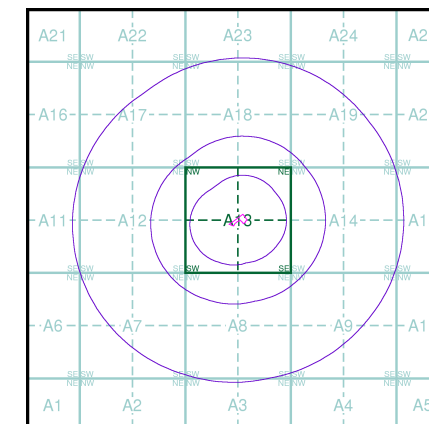
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A



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