



*Client:*

Trafalgar Leisure Ltd  
373 - 375 Station Rd  
Harrow  
Middlesex  
HA1 2AW

*Principal Contractor:*

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Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

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43 - 47 Piccadilly Gardens, Manchester

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Jan 2018

Site Ref: 5902/PIX V1.00 PCLRA

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## 1. Introduction

This report is an account of a Phase I Desk Study and Preliminary Contaminated Land Risk Assessment carried out by GeoAssist Limited at the request of Trafalgar Leisure Ltd as the owners and developers of the site at 43–47 Piccadilly Gardens, Manchester.

The work was commissioned following an instruction to proceed issued by on 12<sup>th</sup> December 2017.

The purpose of this Phase I investigation is to provide information in order to ensure that the site is assessed in accordance with the methodology outlined in CLR11, satisfies the relevant requirements of the National Planning Policy Framework March 2012 and is suitable for the intended proposed land use. In this case, as a Commercial development up to 10 storeys high.

The approximate grid reference for the centre of the site is 384480, 398310 and the total area of the site is approximately 500 m<sup>2</sup>. The area of the site is outlined with a red line on the site plan in Appendix A1.

## 2. Description of the Site

The site is a brownfield site located on an area of land between Piccadilly, Back Piccadilly and Lever Street on the border of Manchester City Centre's Northern Quarter and Piccadilly Gardens. The site is relevantly level with the surrounding area and roughly rectangular in shape. At the time of the site visit, scaffolding and advertisement boards were present on site. The perimeter of the site had been boarded up to prevent public access. The site is currently an area of disused brownfield land.

Apart from miscellaneous surface debris no visual or olfactory observations of contaminants were noted during the site walkover. Photographs from the site visit form appendix A2 to this report. The inside of the remaining building was not entered as part of the site visit.

### 3. Historical Researches

#### 3.1 Historical Mapping

Examination of the historical maps of the area confirm that the site or parts thereof have been previously developed with residential and commercial property.

A series of historical maps and ordnance plans have been reviewed as part of this search. The following table highlights plans and maps that are of particular significance for the purpose of this report. Where possible, reference to the large scale (1:1056, 1:1250 & 1:2,500) plans and maps has been made in preference to those at smaller scales (1:10,560 & 1:10,000) as the details on the smaller scale plans and maps are often lacking because of the lower resolution at which they were originally drafted.

| Date of Mapping | Scale    | Potentially contaminative Feature within 250m of site boundary | Remarks                                                          | Direction from site | Distance from site (m) | Feature still present on recent edition |
|-----------------|----------|----------------------------------------------------------------|------------------------------------------------------------------|---------------------|------------------------|-----------------------------------------|
| 1848            | 1:10,560 |                                                                |                                                                  |                     |                        |                                         |
| 1850            | 1:1056   | Wire Mill                                                      |                                                                  | NE                  | 80                     | No                                      |
|                 |          | Timber Yard                                                    |                                                                  | N                   | 120                    | No                                      |
|                 |          | Iron Foundry                                                   |                                                                  | E                   | 140                    | No                                      |
|                 |          | Cotton Finishing Works                                         |                                                                  | NW                  | 160                    | No                                      |
|                 |          | Machine Manufactory                                            |                                                                  | NW                  | 160                    | No                                      |
|                 |          | Smithy                                                         |                                                                  | NW                  | 180                    | No                                      |
|                 |          | Silk Mill                                                      |                                                                  | S                   | 180                    | No                                      |
|                 |          | Iron Works                                                     |                                                                  | NE                  | 200                    | No                                      |
|                 |          | Cotton Mill                                                    |                                                                  | NE                  | 200                    | No                                      |
| 1908            | 1:2,500  | Group of retail/commercial premises                            | Part Developed into a bank in 1965-1970, Part demolished by 2017 |                     | 0                      | No                                      |
| 1922-1933       | 1:2,500  |                                                                |                                                                  |                     |                        |                                         |
| 1948            | 1:1,250  |                                                                |                                                                  |                     |                        |                                         |
| 1950-1951       | 1:2,500  |                                                                |                                                                  |                     |                        |                                         |
| 1951-1964       | 1:1,250  |                                                                |                                                                  |                     |                        |                                         |
| 1955            | 1:2,500  |                                                                |                                                                  |                     |                        |                                         |
| 1963-1971       | 1:1,250  |                                                                |                                                                  |                     |                        |                                         |
| 1965            | 1:2,500  |                                                                |                                                                  |                     |                        |                                         |
| 1969-1970       | 1:2,500  |                                                                |                                                                  |                     |                        |                                         |
| 1980-1981       | 1:10,000 |                                                                |                                                                  |                     |                        |                                         |
| 1980-1985       | 1:1,250  |                                                                |                                                                  |                     |                        |                                         |
| 1988-1990       | 1:1,250  |                                                                |                                                                  |                     |                        |                                         |
| 1992            | 1:1,250  |                                                                |                                                                  |                     |                        |                                         |
| 1999            | 1:10,000 |                                                                |                                                                  |                     |                        |                                         |
| 2017            | 1:10,000 |                                                                |                                                                  |                     |                        |                                         |

A comprehensive list of the Ordnance Survey historical maps as referred to is attached in Appendix B1 to this report.

#### 3.2 Anecdotal Historical Information

Anecdotal historical information has not been provided as part of this investigation.

### 3.3 Previous Intrusive Investigation

It is not known if previous investigations have been undertaken on this site. The issues to be covered in the present investigation are to provide information in respect of any potentially unacceptable geo-environmental risks arising from previous land uses in the immediate area of the site, including from ground gas, and the potential for any sources of contamination to impact future site receptors for the proposed scheme, including humans and controlled waters, via confirmed established pathways.

### 3.4 Environmental Data Search

An Environmental Data Search report referenced 150217439\_1\_1 has been used for background data on this site and is included as appendix C1.

#### 3.4.1 Historical Land uses

The Environmental Data Search Report referenced 150217439\_1\_1, summarises that past and present use of the site indicates that there are no potentially contaminative land uses on the site. The report summarises that adjacent areas up to 250m indicate several potentially contaminative land uses.

The report does not indicate any Discharge Consents, Local Authority Pollution Prevention and Controls or Pollution Incidents to Controlled Waters within 250m of the site boundary.

Information interpreted from the historical ordnance survey plans of the site indicate that the site and the immediate surrounds (250m) possess only a limited potential to be impacted by land contamination associated with historical industrial land uses from off-site sources.

#### 3.4.2 Statutory Authorisations, Incidents and Registers

The Environmental data search report referenced 150217439\_1\_1, confirms that within 250m of the site boundary there is/are:

- § No Active Discharge Consents.
- § No Local Authority Pollution Prevention and Control.
- § No Pollution Incidents to Controlled Waters.

The site, consequently, will not have been impacted by any of above.

#### 3.4.3 Landfill & Other Waste Sites

The Environmental data search report referenced 150217439\_1\_1, indicates that Manchester City Council has supplied landfill data to the Environment Agency. The Environment Agency England and Wales have supplied the following landfill and waste site data.

Table 3.4 A summary of the landfill data as provided by the Environment Agency England & Wales & the environmental data search report referenced 150217439\_1\_1

| Site name                                                                                                                 | Material deposited | Operational period | Approximate distance from site (m) | Direction from site |
|---------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|------------------------------------|---------------------|
| No Known Registered Waste Transfer or Deposition (historic or active landfill) Sites within, or within 250m of, the site. |                    |                    |                                    |                     |

The potential for ground gas generation from registered landfill sources and subsequent ingress into the proposed development is classified as low given the distance from the site to recorded potential sources of landfill gas.

#### 3.4.4 In-Filled Land

Data from the County Series Surveys and the Ordnance Survey plans of the area along with information supplied within the environmental data search report referenced 150217439\_1\_1 confirm that there are unlikely to be areas of infilled/made ground present on or nearby the site. A low risk from contaminated ground has been assigned from this source.

#### 3.5 Bomb Damage and Potential for Unexploded Ordnance

A Preliminary Unexploded Ordnance (UXO) Threat Assessment in accordance with Ciria C681 has been prepared for the site by Alpha Associates under reference number 150255449\_1. The findings of this report indicate that within the Manchester County Borough a very low density of high explosive bombing was undertaken of 6 strikes per 100 hectares. Official Air Raid Precaution (ARP) records do not identify any high explosive bomb strikes within the site. A HE bomb strike was recorded 180m south-west of the site boundary. Incendiary bomb strikes were recorded 5m east, 65m west and 90m east. Official bomb damage mapping recorded damage to structures 70m north-west and 180m south-west. The report concludes a medium probability of UXO encounter.

GeoAssist have inspected plans from the Building Inspectors District of Manchester Record of Location of Aerial Bombs on the City of Manchester from 1939 to 1945. These are the most accurate records available and indicate that no high explosives bomb strikes are recorded on the site and no incendiary bomb (IB) strikes are recorded on the site. No other bomb damage is recorded for the site and given the level of building and infrastructure coverage (100%) at the time it is considered highly unlikely that any unexploded ordnance fell on site unnoticed. For the above reasons which were not considered as part of the Alpha Associates Report the probability of a UXO encounter has been reduced to Low in accordance with the methodology set out in Ciria C681.

### 4. Geology & Hydrogeology

#### 4.1 Site Geology

The 1 in 10,560 scale geological map of the area SJ 89 NW published in 1976 shows the site to be located over drift deposits of Boulder Clay (Glacial Till) including layers of sand and gravel in places and of the Recent and Pleistocene epoch. The thickness of the drift deposits is not readily discernible from the geological map although it may be inferred that they are likely to be at least 10m in thickness.

The underlying solid geology is shown as being Bunter (Sherwood) Sandstone of the Permian and Triassic period. The North West to South East trending East Manchester Fault is shown passing directly beneath the site. The down throw is shown to the east.

#### 4.2 Radon Affected Area

The Environmental data search report referenced 150217439\_1\_1, indicates that the site is in a lower probability radon area (less than 1% of homes are estimated to be at or above the action level). The site is in an area where no

radon protective measures are necessary in the construction of new dwellings.

#### 4.3 Hydrogeology and Groundwater Vulnerability

The Bedrock Aquifer Designation as determined by the British Geological Survey is: Principal Aquifer - These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer. The Superficial Aquifer Designation as determined by the British Geological Survey is: Secondary Undifferentiated - 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

#### 4.4 Surface Water

The plans of the site confirm that the nearest surface water feature is the Rochdale canal which lies approximately 190m to the south of the site.

Information presented herein indicates that surface water receptors in the area are unlikely to be impacted by the passage of water through the site in its present condition or following the proposed development and consequently the risk to surface waters is classified as low.

#### 4.5 Subsurface Water

There is no evidence that the site in its present state or the proposed development will impact subsurface water receptors and consequently the risk to subsurface waters is classified as low

#### 4.6 Water Abstractions

The Environmental data search report referenced 150217439\_1\_1, indicates that there are no active water abstractions within 250m of the site and the site does not lie within a source protection zone. The Environment Agency England and Wales has defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. The maps show three main zones (inner Zone I, outer Zone II and total catchment Zone III).

#### 4.7 Groundwater Flooding Susceptibility

The Environmental data search report referenced 150217439\_1\_1, indicates that there is only a limited potential for groundwater flooding to occur. It should be noted that this is the lowest (best) outcome for the assessment.

## 5. Mineworkings & Mineral Sites

Information provided by the Coal Authority as part of the Environmental data search report referenced 150217439\_1\_1 indicates that the property is in an area which may be affected by coal mining. Consequently, a report was obtained from the Coal Authority.

The report from the Coal Authority referenced 51001724447001, confirms that:

- § The property is not within a surface area that could be affected by past underground mining.
- § The property is not within a surface area that could be affected by present underground mining
- § The property is not in an area where the Coal Authority has plans to grant a licence to remove coal using underground methods.
- § The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.
- § The property is not in an area likely to be affected from any planned future underground coal mining. However, reserves of coal exist in the local area which could be worked at some time in the future.
- § No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.
- § There are no known coal mine entries within, or within 20m of, the boundary of the property
- § The Coal Authority is not aware of any damage due to geological faults or other line of weakness that have been affected by coal mining.
- § The Coal Authority has no record of a mine gas emission requiring action.
- § The property is not in an area where a notice to withdraw support has been given.
- § The property lies outside the Cheshire Brine Compensation District.

Inspection of the geological plan of the area indicates that the site is not directly underlain by coal bearing strata or saliferous beds. Consequently, the risk to the proposed development on this site in respect of past, present or future coal workings or brine extraction is classified as very low.

## 6. Designated Environmentally Sensitive Sites

The environmental data search report referenced 150217439\_1\_1 indicates the site is not situated within, or within 250m of, an environmentally sensitive site.

## 7. Conceptual Site Model

The table below is the preliminary conceptual site model based on the information available at this time.

Table 7.1 Preliminary Conceptual model.

| Potential Source /Hazard                                                                   | Nature of Hazard (Risk Level to site given a Residential end use) | Contaminants Associated with Source | Potential Pathway                                                          | Potential Receptor                                 |
|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------|
| <i>Previous ON SITE Land uses:</i>                                                         |                                                                   |                                     |                                                                            |                                                    |
| 1. Previous Land Use Retail/Commercial property                                            | Ground contamination<br><b>Low Risk</b>                           | None                                | Dermal Contact<br>Ingestion<br>Inhalation                                  | Site Users<br>Construction workers                 |
|                                                                                            | Gas from in-filled ground<br><b>Low Risk</b>                      | None                                | Vertical and Lateral Migration                                             | Site Users<br>Future Buildings & Services          |
| 2. Present Land Use Derelict Building                                                      | Ground contamination<br><b>Low Risk</b>                           | None                                | Dermal Contact<br>Ingestion<br>Inhalation                                  | Site Users<br>Construction workers                 |
|                                                                                            | Gas from in-filled ground<br><b>Low Risk</b>                      | Methane<br>Carbon Dioxide           | Vertical and Lateral Migration                                             | Site Users<br>Future Buildings & Services          |
| <i>Previous OFF SITE land uses within 250m as indicated by Historical Plans Including:</i> |                                                                   |                                     |                                                                            |                                                    |
| 3. Various Mills Timber Yard Smithy Iron Foundry/Works                                     | Ground contamination<br><b>Low Risk</b>                           | None                                | <del>Dermal Contact</del><br><del>Ingestion</del><br><del>Inhalation</del> | Site Users<br>Construction workers                 |
|                                                                                            | Gas from in-filled ground<br><b>Low Risk</b>                      | Methane<br>Carbon Dioxide           | Vertical and Lateral Migration considered unlikely                         | Site Users<br>Future Buildings & Services          |
| 4. Coal Workings                                                                           | Geotechnical Hazard<br><b>Low Risk</b>                            | None                                | Ground Collapse<br>Subsidence                                              | Humans (site users)<br>Future Buildings & Services |
|                                                                                            | Ground contamination<br><b>Low Risk</b>                           | None                                | None                                                                       | Site Users<br>Services                             |
|                                                                                            | Mine Gas<br><b>Low Risk</b>                                       | None                                | None                                                                       | Humans (site users)<br>Future Buildings & Services |

Only sources that have not been present on site in the past, or currently, are considered within the off site category. Unless the information is deemed to be pertinent to the analysis.

From the sources of information examined as part of this investigation a low potential for contaminated materials to be present on site has been established along with a low potential for the presence of ground gas.

There is also a low likelihood of geotechnical hazards from past coal workings.

## 8. Conclusions & Recommendations

The evidence presented elsewhere within this report indicates that the site is highly unlikely to have been impacted by contamination from previous on site and adjacent land uses and assessment of the data available has confirmed that the risk classification from contaminated ground is low in all reasonably foreseeable circumstances and as a consequence, no new contaminant pathways will be established by the development and no further action is required. The risk to any future development from potential ground gas ingress is classified as low based on the available data and no particular measures will need to be adopted based on the recommendations within Ciria C665 best practice guidance.

### 8.1 Supplementary Recommendations

If the proposed development is being warranted under a guarantee scheme, then a basic site investigation for both geotechnical and environmental purposes will be required as part of the standard terms of the agreement.

The developer should seek to obtain geoenvironmental services in order to provide ground information in respect of

foundations for the proposed 10 storey development and the impact of the development on immediately adjacent buildings.



Matthew Benson BSc

Geotechnical/Environmental Engineer



Mark Richardson MSc CEng MICE

Technical Director

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## Appendix A

|    |                      |
|----|----------------------|
| A1 | Site Plan            |
| A2 | Site Photographs     |
| A3 | Site Photograph Plan |
| A4 | Ordnance Plan        |

## A1 Site Plan

|                      |                                                        |
|----------------------|--------------------------------------------------------|
| Site Name            | 43 - 47 Piccadilly Gardens                             |
| Location             | Manchester                                             |
| GeoAssist Ref        | 5902PIX                                                |
| Client               | Trafalgar Leisure Ltd                                  |
|                      | 373 - 375 Station Rd<br>Harrow<br>Middlesex<br>HA1 2AW |
| Planning Consultant  |                                                        |
| NGR (centre of site) | 384480,398310                                          |
| Production Date      | Jan 2018                                               |
| Survey Method        |                                                        |
| Surveyor             | Others                                                 |
| Status               | Final v1.00                                            |
| Base Survey          | OSGB36                                                 |



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## A2 Site Photos

|                      |                                                        |
|----------------------|--------------------------------------------------------|
| Site Name            | 43 - 47 Piccadilly Gardens                             |
| Location             | Manchester                                             |
| GeoAssist Ref        | 5902PIX                                                |
| Client               | Trafalgar Leisure Ltd                                  |
|                      | 373 - 375 Station Rd<br>Harrow<br>Middlesex<br>HA1 2AW |
| Planning Consultant  |                                                        |
| NGR (centre of site) | 384480,398310                                          |
| Production Date      | Jan 2018                                               |
| Survey Method        |                                                        |
| Surveyor             | Others                                                 |
| Status               | Final v1.00                                            |
|                      |                                                        |
| Base Survey          | OSGB36                                                 |



|    |    |
|----|----|
| P1 | P2 |
| P3 | P4 |

## A2. Site Photo Plan

|                      |                                                        |
|----------------------|--------------------------------------------------------|
| Site Name            | 43 - 47 Piccadilly Gardens                             |
| Location             | Manchester                                             |
| GeoAssist Ref        | 5902PIX                                                |
| Client               | Trafalgar Leisure Ltd                                  |
|                      | 373 - 375 Station Rd<br>Harrow<br>Middlesex<br>HA1 2AW |
| Planning Consultant  |                                                        |
| NGR (centre of site) | 384480,398310                                          |
| Production Date      | Jan 2018                                               |
| Survey Method        |                                                        |
| Surveyor             | Others                                                 |
| Status               | Final v1.00                                            |
| Base Survey          | OSGB36                                                 |

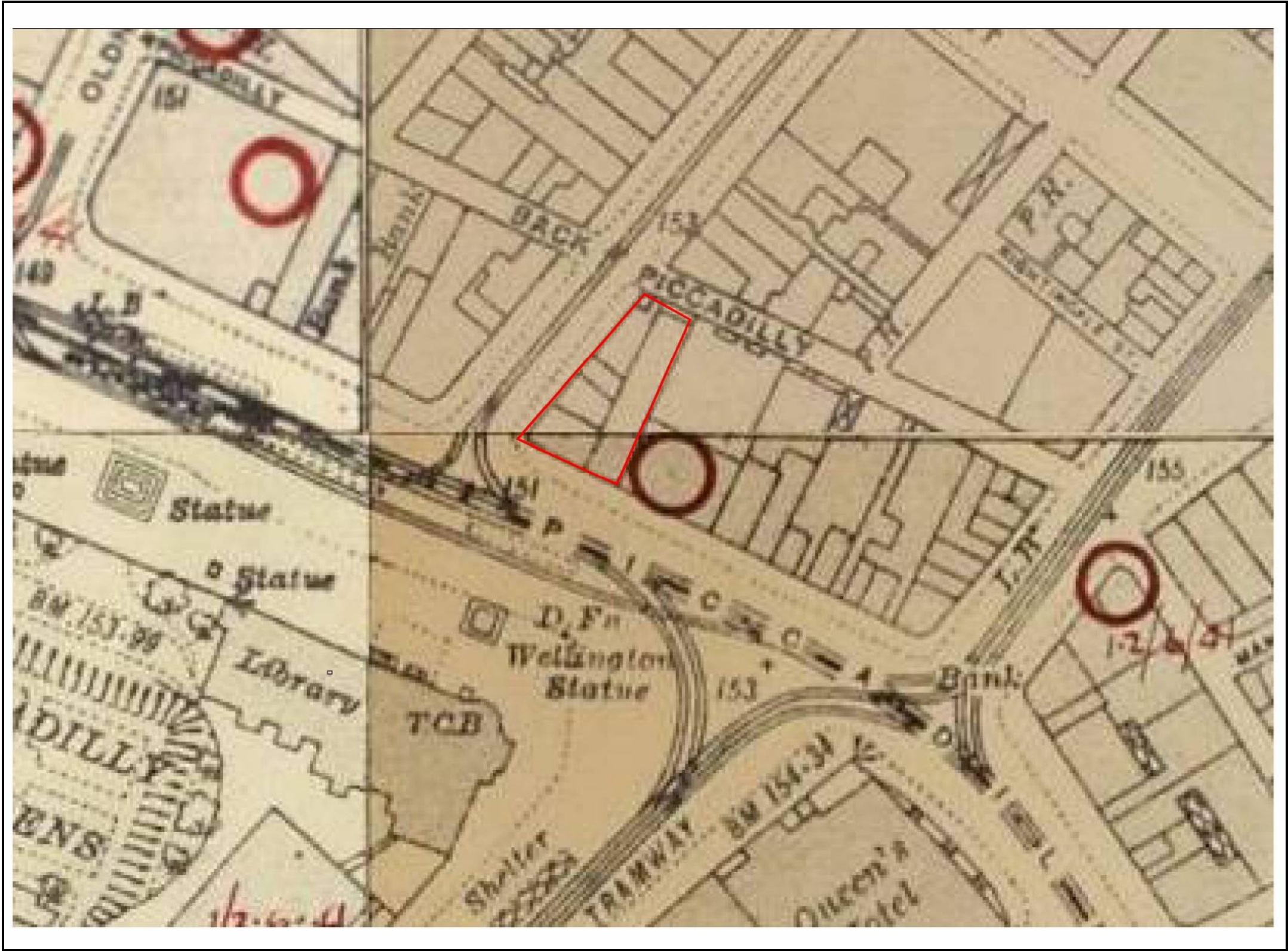


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## A2. Ordnance Plan

|                      |                                                        |
|----------------------|--------------------------------------------------------|
| Site Name            | 43 - 47 Piccadilly Gardens                             |
| Location             | Manchester                                             |
| GeoAssist Ref        | 5902PIX                                                |
| Client               | Trafalgar Leisure Ltd                                  |
|                      | 373 - 375 Station Rd<br>Harrow<br>Middlesex<br>HA1 2AW |
| Planning Consultant  |                                                        |
| NGR (centre of site) | 384480,398310                                          |
| Production Date      | Jan 2018                                               |
| Survey Method        |                                                        |
| Surveyor             | Others                                                 |
| Status               | Final v1.00                                            |
|                      |                                                        |
| Base Survey          | OSGB36                                                 |

## Appendix B

### B1 Reference List of OS Historical Plans

## Appendix B1

| Map Series Name        | Published | Source Scale |
|------------------------|-----------|--------------|
| Lancashire And Furness | 1848      | 1:10,560     |
| Cheshire               | 1882      | 1:10,560     |
| Lancashire And Furness | 1894-1896 | 1:10,560     |
| Lancashire And Furness | 1909      | 1:10,560     |
| Lancashire And Furness | 1923      | 1:10,560     |
| Lancashire And Furness | 1931-1933 | 1:10,560     |
| Lancashire And Furness | 1938      | 1:10,560     |
| Ordnance Survey Plan   | 1956      | 1:10,560     |
| Ordnance Survey Plan   | 1968      | 1:10,560     |
| Ordnance Survey Plan   | 1972      | 1:10,000     |
| Ordnance Survey Plan   | 1980-1981 | 1:10,000     |
| Ordnance Survey Plan   | 1985-1987 | 1:10,000     |
| Ordnance Survey Plan   | 1989      | 1:10,000     |
| Ordnance Survey Plan   | 1993-1994 | 1:10,000     |
| 10K Raster Mapping     | 1999      | 1:10,000     |
| Street View            | 2015      | 1:10,000     |

## Appendix B1 Continued

| Map Series Name                | Published Dates | Source Scale |
|--------------------------------|-----------------|--------------|
| Lancashire And Furness         | 1850            | 1:1,056      |
| Lancashire And Furness         | 1892-1893       | 1:2,500      |
| Lancashire And Furness         | 1908            | 1:2,500      |
| Lancashire And Furness         | 1922-1933       | 1:2,500      |
| Ordnance Survey Plan           | 1948            | 1:1,250      |
| Ordnance Survey Plan           | 1950-1951       | 1:2,500      |
| Ordnance Survey Plan           | 1951-1964       | 1:1,250      |
| Ordnance Survey Plan           | 1955            | 1:2,500      |
| Ordnance Survey Plan           | 1963-1971       | 1:1,250      |
| Ordnance Survey Plan           | 1965            | 1:2,500      |
| Ordnance Survey Plan           | 1969-1970       | 1:2,500      |
| Ordnance Survey Plan           | 1971-1986       | 1:1,250      |
| Additional SIMs                | 1980-1985       | 1:1,250      |
| Additional SIMs                | 1988-1990       | 1:1,250      |
| Large-Scale National Grid Data | 1992            | 1:1,250      |
| Large-Scale National Grid Data | 1994-1995       | 1:1,250      |
| Large-Scale National Grid Data | 1996            | 1:1,250      |

## Appendix C

- C1 Environmental Data Search
- C2 Coal Authority and Brine Report
- C3 Preliminary Unexploded Ordnance (UXO) Threat  
Assessment Referenced 150255449\_1

# Envirocheck<sup>®</sup> Report:

## Datasheet

### Order Details:

**Order Number:**

150217439\_1\_1

**Customer Reference:**

5902 PIX

**National Grid Reference:**

384480, 398310

**Slice:**

A

**Site Area (Ha):**

0.05

**Search Buffer (m):**

250

### Site Details:

43 - 47

Piccadilly Gardens

MANCHESTER

M1 2AP

### Client Details:

Mr M Richardson

GeoAssist Ltd

Unit 4

Sheffield Street

Heaton Norris

Stockport

Cheshire

SK4 1RU

| Report Section        | Page Number |
|-----------------------|-------------|
| Summary               | -           |
| Agency & Hydrological | 1           |
| Waste                 | 2           |
| Hazardous Substances  | -           |
| Geological            | 3           |
| Industrial Land Use   | 4           |
| Sensitive Land Use    | 12          |
| Data Currency         | 13          |
| Data Suppliers        | 17          |
| Useful Contacts       | 18          |

## Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client.

In the attached datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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## Radon Potential dataset Copyright Notice

Information supplied from a joint dataset compiled by The British Geological Survey and Public Health England.

## Report Version v53.0

| Data Type                                                     | Page Number | On Site | 0 to 250m<br>(*up to 500m) |
|---------------------------------------------------------------|-------------|---------|----------------------------|
| <b>Agency &amp; Hydrological</b>                              |             |         |                            |
| BGS Groundwater Flooding Susceptibility                       | pg 1        | Yes     |                            |
| Contaminated Land Register Entries and Notices                |             |         |                            |
| Discharge Consents                                            |             |         |                            |
| Prosecutions Relating to Controlled Waters                    |             |         | n/a                        |
| Enforcement and Prohibition Notices                           |             |         |                            |
| Integrated Pollution Controls                                 |             |         |                            |
| Integrated Pollution Prevention And Control                   |             |         |                            |
| Local Authority Integrated Pollution Prevention And Control   |             |         |                            |
| Local Authority Pollution Prevention and Controls             |             |         |                            |
| Local Authority Pollution Prevention and Control Enforcements |             |         |                            |
| Nearest Surface Water Feature                                 | pg 1        |         | Yes                        |
| Pollution Incidents to Controlled Waters                      |             |         |                            |
| Prosecutions Relating to Authorised Processes                 |             |         |                            |
| Registered Radioactive Substances                             |             |         |                            |
| River Quality                                                 |             |         |                            |
| River Quality Biology Sampling Points                         |             |         |                            |
| River Quality Chemistry Sampling Points                       |             |         |                            |
| Substantiated Pollution Incident Register                     |             |         |                            |
| Water Abstractions                                            | pg 1        |         | (*1)                       |
| Water Industry Act Referrals                                  |             |         |                            |
| Groundwater Vulnerability                                     | pg 1        | Yes     | n/a                        |
| Drift Deposits                                                | pg 1        | 1       | n/a                        |
| Bedrock Aquifer Designations                                  | pg 1        | Yes     | n/a                        |
| Superficial Aquifer Designations                              | pg 1        | Yes     | n/a                        |
| Source Protection Zones                                       |             |         |                            |
| Extreme Flooding from Rivers or Sea without Defences          |             |         |                            |
| Flooding from Rivers or Sea without Defences                  |             |         |                            |
| Areas Benefiting from Flood Defences                          |             |         |                            |
| Flood Water Storage Areas                                     |             |         |                            |
| Flood Defences                                                |             |         |                            |
| OS Water Network Lines                                        |             |         |                            |

| Data Type                                                           | Page Number | On Site | 0 to 250m (*up to 500m) |
|---------------------------------------------------------------------|-------------|---------|-------------------------|
| <b>Waste</b>                                                        |             |         |                         |
| BGS Recorded Landfill Sites                                         |             |         |                         |
| Historical Landfill Sites                                           |             |         |                         |
| Integrated Pollution Control Registered Waste Sites                 |             |         |                         |
| Licensed Waste Management Facilities (Landfill Boundaries)          |             |         |                         |
| Licensed Waste Management Facilities (Locations)                    |             |         |                         |
| Local Authority Landfill Coverage                                   | pg 2        | 1       | n/a                     |
| Local Authority Recorded Landfill Sites                             |             |         |                         |
| Registered Landfill Sites                                           |             |         |                         |
| Registered Waste Transfer Sites                                     |             |         |                         |
| Registered Waste Treatment or Disposal Sites                        |             |         |                         |
| <b>Hazardous Substances</b>                                         |             |         |                         |
| Control of Major Accident Hazards Sites (COMAH)                     |             |         |                         |
| Explosive Sites                                                     |             |         |                         |
| Notification of Installations Handling Hazardous Substances (NIHHS) |             |         |                         |
| Planning Hazardous Substance Consents                               |             |         |                         |
| Planning Hazardous Substance Enforcements                           |             |         |                         |
| <b>Geological</b>                                                   |             |         |                         |
| BGS 1:625,000 Solid Geology                                         | pg 3        | Yes     | n/a                     |
| BGS Recorded Mineral Sites                                          |             |         |                         |
| CBSCB Compensation District                                         |             |         | n/a                     |
| Coal Mining Affected Areas                                          | pg 3        | Yes     | n/a                     |
| Mining Instability                                                  | pg 3        | Yes     | n/a                     |
| Man-Made Mining Cavities                                            |             |         |                         |
| Natural Cavities                                                    |             |         |                         |
| Non Coal Mining Areas of Great Britain                              |             |         |                         |
| Potential for Collapsible Ground Stability Hazards                  | pg 3        | Yes     |                         |
| Potential for Compressible Ground Stability Hazards                 |             |         |                         |
| Potential for Ground Dissolution Stability Hazards                  |             |         |                         |
| Potential for Landslide Ground Stability Hazards                    | pg 3        | Yes     |                         |
| Potential for Running Sand Ground Stability Hazards                 | pg 3        | Yes     |                         |
| Potential for Shrinking or Swelling Clay Ground Stability Hazards   | pg 3        | Yes     |                         |
| Radon Potential - Radon Affected Areas                              |             |         | n/a                     |
| Radon Potential - Radon Protection Measures                         |             |         | n/a                     |

| Data Type                            | Page Number | On Site | 0 to 250m (*up to 500m) |
|--------------------------------------|-------------|---------|-------------------------|
| <b>Industrial Land Use</b>           |             |         |                         |
| Contemporary Trade Directory Entries | pg 4        |         | 93                      |
| Fuel Station Entries                 |             |         |                         |
| Gas Pipelines                        |             |         |                         |
| Underground Electrical Cables        |             |         |                         |
| <b>Sensitive Land Use</b>            |             |         |                         |
| Ancient Woodland                     |             |         |                         |
| Areas of Adopted Green Belt          |             |         |                         |
| Areas of Unadopted Green Belt        |             |         |                         |
| Areas of Outstanding Natural Beauty  |             |         |                         |
| Environmentally Sensitive Areas      |             |         |                         |
| Forest Parks                         |             |         |                         |
| Local Nature Reserves                |             |         |                         |
| Marine Nature Reserves               |             |         |                         |
| National Nature Reserves             |             |         |                         |
| National Parks                       |             |         |                         |
| Nitrate Sensitive Areas              |             |         |                         |
| Nitrate Vulnerable Zones             | pg 12       |         | 1                       |
| Ramsar Sites                         |             |         |                         |
| Sites of Special Scientific Interest |             |         |                         |
| Special Areas of Conservation        |             |         |                         |
| Special Protection Areas             |             |         |                         |
| World Heritage Sites                 |             |         |                         |

| Map ID | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR           |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------------|---------|---------------|
|        | <b>BGS Groundwater Flooding Susceptibility</b><br>Flooding Type: Limited Potential for Groundwater Flooding to Occur                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | A13SE (NE)                             | 0                            | 1       | 384481 398307 |
|        | <b>Nearest Surface Water Feature</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | A13SW (S)                              | 193                          | -       | 384435 398102 |
|        | <b>Water Abstractions</b><br>Operator: British Telecommunications Plc<br>Licence Number: 2569007069<br>Permit Version: 100<br>Location: Borehole At George St, Manchester<br>Authority: Environment Agency, North West Region<br>Abstraction: Other Industrial/Commercial/Public Services: General Cooling (Existing Licences Only) (Low Loss)<br>Abstraction Type: Water may be abstracted from a single point<br>Source: Groundwater<br>Daily Rate (m3): 860<br>Yearly Rate (m3): 1100<br>Details: Premises At Rutherford Hse, York St<br>Authorised Start: 01 January<br>Authorised End: 31 December<br>Permit Start Date: 1st April 2007<br>Permit End Date: Not Supplied<br>Positional Accuracy: Located by supplier to within 100m | A12SE (SW)                             | 471                          | 2       | 384100 398000 |
|        | <b>Groundwater Vulnerability</b><br>Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise<br>Map Sheet: Sheet 17 Derbyshire & North Staffordshire<br>Scale: 1:100,000                                                                                                                                                                                                                                                                                                                                                                  | A13SE (NE)                             | 0                            | 2       | 384481 398307 |
|        | <b>Drift Deposits</b><br>Drift Deposit: Low permeability drift deposits occurring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium<br>Map Sheet: Sheet 17 Derbyshire & North Staffordshire<br>Scale: 1:100,000                                                                                                                                                                                                                                                                                                                                                                                                               | A13SE (NE)                             | 0                            | 2       | 384481 398307 |
|        | <b>Bedrock Aquifer Designations</b><br>Aquifer Designation: Principal Aquifer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | A13SE (NE)                             | 0                            | 1       | 384481 398307 |
|        | <b>Superficial Aquifer Designations</b><br>Aquifer Designation: Secondary Aquifer - Undifferentiated                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | A13SE (NE)                             | 0                            | 1       | 384481 398307 |
|        | <b>Extreme Flooding from Rivers or Sea without Defences</b><br>None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                        |                              |         |               |
|        | <b>Flooding from Rivers or Sea without Defences</b><br>None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                        |                              |         |               |
|        | <b>Areas Benefiting from Flood Defences</b><br>None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                        |                              |         |               |
|        | <b>Flood Water Storage Areas</b><br>None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                        |                              |         |               |
|        | <b>Flood Defences</b><br>None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                        |                              |         |               |
|        | <b>OS Water Network Lines</b><br>None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                        |                              |         |               |

| Map ID | Details                                                                                                                                           | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR              |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------------|---------|------------------|
|        | <b>Local Authority Landfill Coverage</b><br>Name: Manchester City Council<br>- Had landfill data but passed it to the relevant environment agency |                                        | 0                            | 3       | 384481<br>398307 |

| Map ID | Details                                                                                                                                                                                                                                                                   | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR           |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------------|---------|---------------|
|        | <b>BGS 1:625,000 Solid Geology</b><br>Description: Triassic Rocks (Undifferentiated)                                                                                                                                                                                      | A13SE (NE)                             | 0                            | 1       | 384481 398307 |
|        | <b>Coal Mining Affected Areas</b><br>Description: In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.  | A13SE (NE)                             | 0                            | 4       | 384481 398307 |
|        | <b>Mining Instability</b><br>Mining Evidence: Inconclusive Coal Mining<br>Source: Ove Arup & Partners<br>Boundary Quality: As Supplied                                                                                                                                    | A13SE (NE)                             | 0                            | -       | 384481 398307 |
|        | <b>Non Coal Mining Areas of Great Britain</b><br>No Hazard                                                                                                                                                                                                                |                                        |                              |         |               |
|        | <b>Potential for Collapsible Ground Stability Hazards</b><br>Hazard Potential: Very Low<br>Source: British Geological Survey, National Geoscience Information Service                                                                                                     | A13SE (NE)                             | 0                            | 1       | 384481 398307 |
|        | <b>Potential for Compressible Ground Stability Hazards</b><br>Hazard Potential: No Hazard<br>Source: British Geological Survey, National Geoscience Information Service                                                                                                   | A13SE (NE)                             | 0                            | 1       | 384481 398307 |
|        | <b>Potential for Ground Dissolution Stability Hazards</b><br>Hazard Potential: No Hazard<br>Source: British Geological Survey, National Geoscience Information Service                                                                                                    | A13SE (NE)                             | 0                            | 1       | 384481 398307 |
|        | <b>Potential for Landslide Ground Stability Hazards</b><br>Hazard Potential: Very Low<br>Source: British Geological Survey, National Geoscience Information Service                                                                                                       | A13SE (NE)                             | 0                            | 1       | 384481 398307 |
|        | <b>Potential for Running Sand Ground Stability Hazards</b><br>Hazard Potential: Very Low<br>Source: British Geological Survey, National Geoscience Information Service                                                                                                    | A13SE (NE)                             | 0                            | 1       | 384481 398307 |
|        | <b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b><br>Hazard Potential: Very Low<br>Source: British Geological Survey, National Geoscience Information Service                                                                                      | A13SE (NE)                             | 0                            | 1       | 384481 398307 |
|        | <b>Radon Potential - Radon Affected Areas</b><br>Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level).<br>Source: British Geological Survey, National Geoscience Information Service | A13SE (NE)                             | 0                            | 1       | 384481 398307 |
|        | <b>Radon Potential - Radon Protection Measures</b><br>Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions<br>Source: British Geological Survey, National Geoscience Information Service                     | A13SE (NE)                             | 0                            | 1       | 384481 398307 |

| Map ID | Details                                                                                                                                                                                                                                                                                                    | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR           |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------------|---------|---------------|
| 1      | <b>Contemporary Trade Directory Entries</b><br>Name: Print Pug<br>Location: Suite 610 Piccadilly House, 49 Piccadilly, Manchester, Greater Manchester, M1 2AP<br>Classification: Printers<br><b>Status: Active</b><br>Positional Accuracy: Manually positioned within the geographical locality            | A13SE (SE)                             | 9                            | -       | 384494 398297 |
| 1      | <b>Contemporary Trade Directory Entries</b><br>Name: Manchester Office Cleaners<br>Location: Piccadilly House, 49, Piccadilly, Manchester, M1 2AP<br>Classification: Cleaning Services - Domestic<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address               | A13SE (SE)                             | 9                            | -       | 384494 398297 |
| 1      | <b>Contemporary Trade Directory Entries</b><br>Name: Oxyrane Uk<br>Location: Piccadilly House, 49, Piccadilly, Manchester, M1 2AP<br>Classification: Laboratories<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                                               | A13SE (SE)                             | 10                           | -       | 384494 398296 |
| 1      | <b>Contemporary Trade Directory Entries</b><br>Name: John Addley Ltd<br>Location: Clayton House, 59, Piccadilly, Manchester, Lancashire, M1 2AQ<br>Classification: Commercial Cleaning Services<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location          | A13SE (SE)                             | 39                           | -       | 384518 398278 |
| 1      | <b>Contemporary Trade Directory Entries</b><br>Name: Scotfax<br>Location: Clayton House, 59, Piccadilly, Manchester, Lancashire, M1 2AQ<br>Classification: Photocopiers<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location                                  | A13SE (SE)                             | 39                           | -       | 384518 398278 |
| 1      | <b>Contemporary Trade Directory Entries</b><br>Name: Scotfax<br>Location: Clayton House, 59, Piccadilly, Manchester, Lancashire, M1 2AQ<br>Classification: Photocopiers<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location                                  | A13SE (SE)                             | 39                           | -       | 384518 398278 |
| 1      | <b>Contemporary Trade Directory Entries</b><br>Name: Forward Bird Control<br>Location: Clayton House, 59, Piccadilly, Manchester, Lancashire, M1 2AQ<br>Classification: Pest & Vermin Control<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location            | A13SE (SE)                             | 39                           | -       | 384518 398278 |
| 1      | <b>Contemporary Trade Directory Entries</b><br>Name: Oceanblue Logistics<br>Location: Clayton House, 59, Piccadilly, Manchester, Lancashire, M1 2AQ<br>Classification: Freight Forwarders<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location                | A13SE (SE)                             | 39                           | -       | 384518 398278 |
| 1      | <b>Contemporary Trade Directory Entries</b><br>Name: Multitude Estates Ltd<br>Location: Clayton House, 59, Piccadilly, Manchester, M1 2AQ<br>Classification: Cleaning Services - Domestic<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                       | A13SE (SE)                             | 39                           | -       | 384518 398278 |
| 1      | <b>Contemporary Trade Directory Entries</b><br>Name: Kane Contracts Ltd<br>Location: Third Floor, Clayton House, 59 Piccadilly, Manchester, M1 2AQ<br>Classification: Cleaning Services - Commercial<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location     | A13SE (E)                              | 42                           | -       | 384528 398292 |
| 1      | <b>Contemporary Trade Directory Entries</b><br>Name: Carr Manufacturing Co (Radcliffe) Ltd<br>Location: First Floor, Clayton House, 59, Piccadilly, Manchester, M1 2AS<br>Classification: Textile Manufacturing<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address | A13SE (E)                              | 43                           | -       | 384529 398292 |

| Map ID | Details                                                                                                                                                                                                                                                                                                        | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR           |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------------|---------|---------------|
| 1      | <b>Contemporary Trade Directory Entries</b><br>Name: Damp Aid<br>Location: Clayton House, 59, Piccadilly, Manchester, M1 2AQ<br>Classification: Damp & Dry Rot Control<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                                              | A13SE (E)                              | 43                           | -       | 384529 398292 |
| 1      | <b>Contemporary Trade Directory Entries</b><br>Name: Cherry Smart Services Ltd<br>Location: Clayton House, 59, Piccadilly, Manchester, M1 2AQ<br>Classification: Commercial Cleaning Services<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                       | A13SE (E)                              | 43                           | -       | 384529 398292 |
| 1      | <b>Contemporary Trade Directory Entries</b><br>Name: Force C<br>Location: 5 Newton St, Manchester, M1 1HW<br>Classification: Jewellery Manufacturers & Repairers<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location                                             | A13SE (E)                              | 55                           | -       | 384542 398290 |
| 1      | <b>Contemporary Trade Directory Entries</b><br>Name: P N H<br>Location: St. Margarets Chambers, 5, Newton Street, Manchester, Lancashire, M1 1HL<br>Classification: Jewellery Manufacturers & Repairers<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location      | A13SE (E)                              | 56                           | -       | 384543 398291 |
| 1      | <b>Contemporary Trade Directory Entries</b><br>Name: Max Spielmann<br>Location: 63, Piccadilly, Manchester, Lancashire, M1 2AG<br>Classification: Photographic Processors<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                                           | A13SE (SE)                             | 57                           | -       | 384534 398271 |
| 2      | <b>Contemporary Trade Directory Entries</b><br>Name: Eric Brownbill Fashion Agencies<br>Location: 20, Dale Street, Manchester, Lancashire, M1 1EZ<br>Classification: Clothing & Fabrics - Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location      | A13NE (NE)                             | 54                           | -       | 384527 398362 |
| 2      | <b>Contemporary Trade Directory Entries</b><br>Name: Watts Bros (Manchester) Ltd<br>Location: 20, Dale Street, Manchester, Lancashire, M1 1EZ<br>Classification: Hats & Caps - Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location                 | A13NE (NE)                             | 54                           | -       | 384527 398362 |
| 2      | <b>Contemporary Trade Directory Entries</b><br>Name: La Vie Facile<br>Location: 20, Dale Street, Manchester, Lancashire, M1 1EZ<br>Classification: Footwear Manufacturers & Wholesale<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location                        | A13NE (NE)                             | 54                           | -       | 384527 398362 |
| 2      | <b>Contemporary Trade Directory Entries</b><br>Name: K O Sports<br>Location: Apartment 104, Chatsworth House, 19, Lever Street, Manchester, M1 1BY<br>Classification: Sports Equipment Manufacturers & Distributors<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address | A13NE (N)                              | 57                           | -       | 384491 398382 |
| 2      | <b>Contemporary Trade Directory Entries</b><br>Name: Scrap Car Now Today Cash Manchester Town<br>Location: Chatsworth House, 19, Lever Street, Manchester, M1 1AN<br>Classification: Car Breakers & Dismantlers<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address     | A13NE (N)                              | 58                           | -       | 384492 398382 |
| 2      | <b>Contemporary Trade Directory Entries</b><br>Name: Sparkle Cleaning Services<br>Location: Chatsworth House, 19, Lever Street, Manchester, M1 1AN<br>Classification: Commercial Cleaning Services<br><b>Status: Active</b><br>Positional Accuracy: Automatically positioned to the address                    | A13NE (N)                              | 58                           | -       | 384492 398382 |
| 3      | <b>Contemporary Trade Directory Entries</b><br>Name: Keppie Design<br>Location: 1, Portland Street, Manchester, M1 3BE<br>Classification: Mechanical Engineers<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                                                      | A13SE (SE)                             | 76                           | -       | 384519 398224 |

| Map ID | Details                                                                                                                                                                                                                                                                                                                   | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR              |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------------|---------|------------------|
| 4      | <b>Contemporary Trade Directory Entries</b><br>Name: Ax-S Global<br>Location: 22, Lever Street, Manchester, M1 1EA<br>Classification: Clothing & Fabrics - Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                                                       | A13NE (NE)                             | 95                           | -       | 384556<br>398392 |
| 4      | <b>Contemporary Trade Directory Entries</b><br>Name: Godske Group<br>Location: 22, Lever Street, Manchester, M1 1EA<br>Classification: Clothing & Fabrics - Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                                                      | A13NE (NE)                             | 95                           | -       | 384556<br>398392 |
| 4      | <b>Contemporary Trade Directory Entries</b><br>Name: Ax S Global<br>Location: 22, Lever Street, Manchester, M1 1EA<br>Classification: Clothing & Fabrics - Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                                                       | A13NE (NE)                             | 95                           | -       | 384556<br>398392 |
| 4      | <b>Contemporary Trade Directory Entries</b><br>Name: Alert 2 Media<br>Location: 24, Lever Street, Manchester, Lancashire, M1 1DZ<br>Classification: Printers<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location                                                            | A13NE (NE)                             | 115                          | -       | 384580<br>398396 |
| 4      | <b>Contemporary Trade Directory Entries</b><br>Name: Elert 2 Media<br>Location: 24, Lever Street, Manchester, Lancashire, M1 1DZ<br>Classification: Printers Textile<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location                                                    | A13NE (NE)                             | 115                          | -       | 384580<br>398397 |
| 4      | <b>Contemporary Trade Directory Entries</b><br>Name: Guy Foam<br>Location: 10, Little Lever Street, Manchester, M1 1HR<br>Classification: Photo & Digital Imaging Bureaus<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                                                      | A13NE (NE)                             | 121                          | -       | 384599<br>398382 |
| 4      | <b>Contemporary Trade Directory Entries</b><br>Name: Lacamanda Ltd<br>Location: Suite 17 Second Floor, Lever Street, Manchester, Greater Manchester, M1 1DW<br>Classification: Clothing & Fabrics - Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned within the geographical locality | A13NE (NE)                             | 132                          | -       | 384589<br>398412 |
| 4      | <b>Contemporary Trade Directory Entries</b><br>Name: J & B Textiles<br>Location: 14, Little Lever Street, Manchester, M1 1HR<br>Classification: Textile Manufacturing<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                                                          | A13NE (NE)                             | 134                          | -       | 384607<br>398392 |
| 4      | <b>Contemporary Trade Directory Entries</b><br>Name: Ben Sherman<br>Location: 47, Newton Street, Manchester, Lancashire, M1 1FT<br>Classification: Clothing & Fabrics - Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location                                   | A13NE (NE)                             | 136                          | -       | 384618<br>398376 |
| 4      | <b>Contemporary Trade Directory Entries</b><br>Name: Bodyguard Clothing Ltd<br>Location: 33, Dale Street, Manchester, Lancashire, M1 2HE<br>Classification: Clothing & Fabrics - Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location                          | A13NE (E)                              | 147                          | -       | 384638<br>398354 |
| 4      | <b>Contemporary Trade Directory Entries</b><br>Name: Zig Zag Clothing Ltd<br>Location: 33, Dale Street, Manchester, Lancashire, M1 2HE<br>Classification: Clothing & Fabrics - Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location                            | A13NE (E)                              | 147                          | -       | 384638<br>398354 |

| Map ID | Details                                                                                                                                                                                                                                                                                                             | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR           |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------------|---------|---------------|
| 5      | <b>Contemporary Trade Directory Entries</b><br>Name: Transport For Greater Manchester<br>Location: 2, Picadilly Place, Manchester, Lancashire, M1 3BG<br>Classification: Bus & Coach Operators & Stations<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                | A13SW (SW)                             | 110                          | -       | 384406 398205 |
| 6      | <b>Contemporary Trade Directory Entries</b><br>Name: A Garstang & Co Ltd<br>Location: 16, Newton Street, Manchester, M1 2AE<br>Classification: Shirt Makers<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                                                              | A13SE (E)                              | 124                          | -       | 384614 398284 |
| 6      | <b>Contemporary Trade Directory Entries</b><br>Name: Honeyhull Ltd<br>Location: 56, Dale Street, Manchester, M1 2HN<br>Classification: Clothing & Fabrics - Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                                                | A13SE (E)                              | 136                          | -       | 384616 398259 |
| 6      | <b>Contemporary Trade Directory Entries</b><br>Name: Uk Fashion Wear Ltd<br>Location: 56, Dale Street, Manchester, M1 2HN<br>Classification: Clothing & Fabrics - Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                                          | A13SE (E)                              | 136                          | -       | 384616 398259 |
| 6      | <b>Contemporary Trade Directory Entries</b><br>Name: Fashionpulse<br>Location: 56, Dale Street, Manchester, Lancashire, M1 2HN<br>Classification: Clothing & Fabrics - Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location                              | A13SE (E)                              | 136                          | -       | 384616 398259 |
| 6      | <b>Contemporary Trade Directory Entries</b><br>Name: Maximum Bright Services<br>Location: Dale House, 35 Dale St, Manchester, Lancashire, M1 2HF<br>Classification: Commercial Cleaning Services<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location                  | A13NE (E)                              | 148                          | -       | 384643 398310 |
| 6      | <b>Contemporary Trade Directory Entries</b><br>Name: Mpg Ltd<br>Location: Dale House, 35, Dale Street, Manchester, Lancashire, M1 2HF<br>Classification: Printers<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location                                                 | A13NE (E)                              | 149                          | -       | 384644 398311 |
| 6      | <b>Contemporary Trade Directory Entries</b><br>Name: Slack & Andrews<br>Location: Dale House, 35, Dale Street, Manchester, Lancashire, M1 2HF<br>Classification: Jewellery Manufacturers & Repairers<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location              | A13NE (E)                              | 149                          | -       | 384644 398311 |
| 6      | <b>Contemporary Trade Directory Entries</b><br>Name: Maximum Bright Services<br>Location: Dale House, 35, Dale Street, Manchester, Lancashire, M1 2HF<br>Classification: Commercial Cleaning Services<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location             | A13NE (E)                              | 149                          | -       | 384644 398311 |
| 6      | <b>Contemporary Trade Directory Entries</b><br>Name: Iana Ltd<br>Location: 47, Dale Street, Manchester, M1 2HF<br>Classification: Clothing & Fabrics - Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                                                     | A13SE (E)                              | 165                          | -       | 384655 398278 |
| 7      | <b>Contemporary Trade Directory Entries</b><br>Name: D & G Packaging Ltd<br>Location: Afflecks Arcade 35-39, Oldham Street, Manchester, M1 1JG<br>Classification: Paper & Cardboard Products & Packaging - Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address | A13NW (N)                              | 125                          | -       | 384429 398435 |
| 7      | <b>Contemporary Trade Directory Entries</b><br>Name: Glass Bottle Bottle Glass<br>Location: Afflecks Arcade, 35-39, Oldham Street, Manchester, M1 1JG<br>Classification: Glass Products - Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                  | A13NW (N)                              | 139                          | -       | 384423 398448 |

| Map ID | Details                                                                                                                                                                                                                                                                                    | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR           |
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| 7      | <b>Contemporary Trade Directory Entries</b><br>Name: The Bead Shop<br>Location: Aflex Palace, 52, Church Street, Manchester, M4 1PW<br>Classification: Jewellery Manufacturers & Repairers<br>Status: <b>Active</b><br>Positional Accuracy: Automatically positioned to the address        | A13NW (N)                              | 139                          | -       | 384423 398448 |
| 7      | <b>Contemporary Trade Directory Entries</b><br>Name: Kustom Korner<br>Location: Aflex Palace, 52, Church Street, Manchester, M4 1PW<br>Classification: T-Shirts<br>Status: <b>Inactive</b><br>Positional Accuracy: Automatically positioned to the address                                 | A13NW (N)                              | 139                          | -       | 384423 398448 |
| 7      | <b>Contemporary Trade Directory Entries</b><br>Name: Oblong<br>Location: Aflex Palace, 52, Church Street, Manchester, Lancashire, M4 1PW<br>Classification: Abattoirs<br>Status: <b>Inactive</b><br>Positional Accuracy: Manually positioned to the address or location                    | A13NW (N)                              | 139                          | -       | 384423 398448 |
| 7      | <b>Contemporary Trade Directory Entries</b><br>Name: Sentsations<br>Location: Afflecks Arcade, 35-39, Oldham Street, Manchester, Lancashire, M1 1JG<br>Classification: Perfume Suppliers<br>Status: <b>Inactive</b><br>Positional Accuracy: Manually positioned to the address or location | A13NW (N)                              | 139                          | -       | 384423 398448 |
| 8      | <b>Contemporary Trade Directory Entries</b><br>Name: Flyers Group<br>Location: 12, Hilton Street, Manchester, M1 1JF<br>Classification: Children & Babywear - Manufacturers & Wholesalers<br>Status: <b>Inactive</b><br>Positional Accuracy: Automatically positioned to the address       | A13NE (N)                              | 163                          | -       | 384528 398483 |
| 8      | <b>Contemporary Trade Directory Entries</b><br>Name: Bermona Ltd<br>Location: 12, Hilton Street, Manchester, M1 1JF<br>Classification: Hats & Caps - Manufacturers<br>Status: <b>Inactive</b><br>Positional Accuracy: Automatically positioned to the address                              | A13NE (N)                              | 163                          | -       | 384528 398483 |
| 8      | <b>Contemporary Trade Directory Entries</b><br>Name: Sumayah Deria Ltd<br>Location: 12 Hilton Street, Manchester, Greater Manchester, M1 1JF<br>Classification: Builders' Merchants<br>Status: <b>Active</b><br>Positional Accuracy: Automatically positioned to the address               | A13NE (N)                              | 164                          | -       | 384529 398483 |
| 8      | <b>Contemporary Trade Directory Entries</b><br>Name: Pro Cleaners Ancoats<br>Location: 19, Hilton Street, Manchester, M1 1JJ<br>Classification: Cleaning Services - Domestic<br>Status: <b>Inactive</b><br>Positional Accuracy: Automatically positioned to the address                    | A13NE (N)                              | 183                          | -       | 384541 398499 |
| 8      | <b>Contemporary Trade Directory Entries</b><br>Name: Launderette<br>Location: 19, Hilton Street, Manchester, M1 1JJ<br>Classification: Dry Cleaners<br>Status: <b>Active</b><br>Positional Accuracy: Automatically positioned to the address                                               | A13NE (N)                              | 183                          | -       | 384541 398499 |
| 8      | <b>Contemporary Trade Directory Entries</b><br>Name: Dynamik Designs<br>Location: 1, Stevenson Square, Manchester, Lancashire, M1 1DN<br>Classification: Car Accessories Manufacturers<br>Status: <b>Inactive</b><br>Positional Accuracy: Manually positioned to the address or location   | A13NE (NE)                             | 189                          | -       | 384565 398497 |
| 8      | <b>Contemporary Trade Directory Entries</b><br>Name: The Audiences Agency<br>Location: 46-50, Oldham Street, Manchester, M4 1LE<br>Classification: Distribution Services<br>Status: <b>Inactive</b><br>Positional Accuracy: Automatically positioned to the address                        | A13NE (N)                              | 207                          | -       | 384547 398522 |
| 9      | <b>Contemporary Trade Directory Entries</b><br>Name: Local Map Co<br>Location: Tariff St, Manchester, Lancashire, M1 2FF<br>Classification: Cleaning Services - Domestic<br>Status: <b>Inactive</b><br>Positional Accuracy: Manually positioned within the geographical locality           | A13NE (E)                              | 168                          | -       | 384663 398325 |

| Map ID | Details                                                                                                                                                                                                                                                                                                                              | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR           |
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| 9      | <b>Contemporary Trade Directory Entries</b><br>Name: Priority Chauffeur Services<br>Location: Hilton House, 26-28, Hilton Street, Manchester, M1 2EH<br>Classification: Car Engine Tuning & Diagnostic Services<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                           | A13NE (E)                              | 188                          | -       | 384682 398336 |
| 9      | <b>Contemporary Trade Directory Entries</b><br>Name: Minuteman Press<br>Location: 27a Hilton st, Manchester, Greater Manchester, M1 1EL<br>Classification: Digital Printing<br><b>Status: Active</b><br>Positional Accuracy: Manually positioned to the road within the address or location                                          | A13NE (E)                              | 202                          | -       | 384694 398350 |
| 9      | <b>Contemporary Trade Directory Entries</b><br>Name: Chowhan & Co<br>Location: 14, Tariff Street, Manchester, M1 2FF<br>Classification: Printers<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                                                                                          | A13SE (E)                              | 207                          | -       | 384701 398301 |
| 9      | <b>Contemporary Trade Directory Entries</b><br>Name: T D S Fashions<br>Location: Second Floor, 14, Tariff Street, Manchester, M1 2FF<br>Classification: Clothing & Fabrics - Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                                                | A13SE (E)                              | 207                          | -       | 384701 398301 |
| 9      | <b>Contemporary Trade Directory Entries</b><br>Name: Complete Processing<br>Location: 14, Tariff Street, Manchester, Lancashire, M1 2FF<br>Classification: Clothing & Fabrics - Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location                                      | A13SE (E)                              | 207                          | -       | 384701 398301 |
| 9      | <b>Contemporary Trade Directory Entries</b><br>Name: Simone'S Bespoke Housekeeping Service<br>Location: 32, Hilton Street, Manchester, M1 2EH<br>Classification: Cleaning Services - Domestic<br><b>Status: Active</b><br>Positional Accuracy: Automatically positioned to the address                                               | A13SE (E)                              | 216                          | -       | 384708 398282 |
| 9      | <b>Contemporary Trade Directory Entries</b><br>Name: Lanford Ltd<br>Location: 30-32, Hilton Street, Manchester, M1 2EH<br>Classification: Shirt Makers<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                                                                                    | A13SE (E)                              | 216                          | -       | 384708 398282 |
| 9      | <b>Contemporary Trade Directory Entries</b><br>Name: Style House Manchester Ltd<br>Location: Ground Floor, Fourways House, 16, Tariff Street, Manchester, Lancashire, M1 2FN<br>Classification: Clothing & Fabrics - Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location | A13NE (E)                              | 234                          | -       | 384729 398314 |
| 9      | <b>Contemporary Trade Directory Entries</b><br>Name: Gio Goi<br>Location: Fourways House, Hilton St, Manchester, Lancashire, M1 2EJ<br>Classification: Clothing & Fabrics - Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location                                          | A13SE (E)                              | 247                          | -       | 384741 398294 |
| 10     | <b>Contemporary Trade Directory Entries</b><br>Name: City Recovery & Storage<br>Location: 50, Newton Street, Manchester, Lancashire, M1 2EA<br>Classification: Road Haulage Services<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location                                               | A13NE (E)                              | 170                          | -       | 384658 398370 |
| 11     | <b>Contemporary Trade Directory Entries</b><br>Name: M C C S<br>Location: 6 Paton St, Manchester, Lancashire, M1 2BA<br>Classification: Carpet, Curtain & Upholstery Cleaners<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned within the geographical locality                                                | A13SE (SE)                             | 173                          | -       | 384618 398185 |

| Map ID | Details                                                                                                                                                                                                                                                                                                 | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR              |
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| 11     | <b>Contemporary Trade Directory Entries</b><br>Name: N S Fashion<br>Location: 64-66, Dale Street, Manchester, Lancashire, M1 2HR<br>Classification: Clothing & Fabrics - Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location                | A13SE (SE)                             | 182                          | -       | 384645<br>398213 |
| 12     | <b>Contemporary Trade Directory Entries</b><br>Name: Rawagencies Ltd<br>Location: 22, Little Lever Street, Manchester, M1 1HR<br>Classification: Clothing & Fabrics - Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                          | A13NE (NE)                             | 184                          | -       | 384638<br>398434 |
| 12     | <b>Contemporary Trade Directory Entries</b><br>Name: Daisy Fashions<br>Location: 25, Hilton Street, Manchester, M1 1EL<br>Classification: Clothing & Fabrics - Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                                 | A13NE (NE)                             | 184                          | -       | 384646<br>398424 |
| 12     | <b>Contemporary Trade Directory Entries</b><br>Name: Moving Fashion Ltd<br>Location: 11, Stevenson Square, Manchester, M1 1DB<br>Classification: Clothing & Fabrics - Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                          | A13NE (NE)                             | 192                          | -       | 384632<br>398453 |
| 13     | <b>Contemporary Trade Directory Entries</b><br>Name: Jogo Associates Ltd<br>Location: 49-51, Dale Street, Manchester, M1 2HF<br>Classification: Clothing & Fabrics - Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                           | A13SE (E)                              | 186                          | -       | 384671<br>398259 |
| 14     | <b>Contemporary Trade Directory Entries</b><br>Name: Sa Group Services<br>Location: Stan, Lancashire, M1 3BL<br>Classification: Cleaning Services - Domestic<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned within the geographical locality                                    | A13SE (S)                              | 191                          | -       | 384530<br>398105 |
| 14     | <b>Contemporary Trade Directory Entries</b><br>Name: Dordaf & Partners<br>Location: Flat 8, Roby Court, 14, Roby Street, Manchester, M1 3AG<br>Classification: Bathroom Fixtures - Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address             | A13SE (S)                              | 214                          | -       | 384557<br>398090 |
| 15     | <b>Contemporary Trade Directory Entries</b><br>Name: Taylor Edwards & Co<br>Location: Royal Buildings, 2, Mosley Street, Manchester, Lancashire, M2 3AN<br>Classification: Gas Companies<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location              | A13NW (W)                              | 210                          | -       | 384259<br>398336 |
| 16     | <b>Contemporary Trade Directory Entries</b><br>Name: Fast Cash 4 Scrap Cars Manchester Aeg<br>Location: 52, Newton Street, Manchester, M1 1ED<br>Classification: Car Breakers & Dismantlers<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                  | A13NE (NE)                             | 214                          | -       | 384689<br>398410 |
| 17     | <b>Contemporary Trade Directory Entries</b><br>Name: Beehive Telecom<br>Location: 79, Thomas Street, Manchester, M4 1LQ<br>Classification: Telecommunications Equipment & Systems<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                            | A13NW (N)                              | 229                          | -       | 384480<br>398554 |
| 18     | <b>Contemporary Trade Directory Entries</b><br>Name: Price<br>Location: Market St, Manchester, Lancashire, M60 1TA<br>Classification: Cutlery Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the road within the address or location                           | A13NW (W)                              | 234                          | -       | 384250<br>398390 |
| 18     | <b>Contemporary Trade Directory Entries</b><br>Name: Belleek Pottery Ltd<br>Location: Market St, Manchester, Lancashire, M60 1TA<br>Classification: Pottery Manufacturers & Suppliers<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the road within the address or location | A13NW (W)                              | 241                          | -       | 384244<br>398393 |

| Map ID | Details                                                                                                                                                                                                                                                                                         | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR              |
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| 19     | <b>Contemporary Trade Directory Entries</b><br>Name: Cleaners (Manchester)<br>Location: Apartment 725, 40, Hilton Street, Manchester, M1 2BL<br>Classification: Cleaning Services - Domestic<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address         | A13SE (E)                              | 237                          | -       | 384718<br>398238 |
| 20     | <b>Contemporary Trade Directory Entries</b><br>Name: Stephs Manufacturing<br>Location: 66 Tib St, Manchester, M4 1LG<br>Classification: Clothing & Fabrics - Manufacturers<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location                    | A13NE (N)                              | 241                          | -       | 384515<br>398564 |
| 20     | <b>Contemporary Trade Directory Entries</b><br>Name: The Studio Copy Shop<br>Location: 89-95, Oldham Street, Manchester, M4 1LW<br>Classification: T-Shirts<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                                          | A13NE (N)                              | 246                          | -       | 384532<br>398567 |
| 20     | <b>Contemporary Trade Directory Entries</b><br>Name: T-Shirt Xpress<br>Location: 89-95, Oldham Street, Manchester, M4 1LW<br>Classification: T-Shirts<br><b>Status: Active</b><br>Positional Accuracy: Automatically positioned to the address                                                  | A13NE (N)                              | 246                          | -       | 384532<br>398567 |
| 21     | <b>Contemporary Trade Directory Entries</b><br>Name: Damp Pro<br>Location: Rodwell Tower, 111, Piccadilly, Manchester, M1 2HY<br>Classification: Damp & Dry Rot Control<br><b>Status: Active</b><br>Positional Accuracy: Automatically positioned to the address                                | A13SE (SE)                             | 242                          | -       | 384647<br>398114 |
| 21     | <b>Contemporary Trade Directory Entries</b><br>Name: Scrap Yard In Anchester Htt<br>Location: Rodwell Tower, 111, Piccadilly, Manchester, M1 2HY<br>Classification: Car Breakers & Dismantlers<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address       | A13SE (SE)                             | 242                          | -       | 384647<br>398114 |
| 21     | <b>Contemporary Trade Directory Entries</b><br>Name: Balfour Beatty Rail Signalling Ltd<br>Location: 111 Piccadilly, Manchester, M1 2HY<br>Classification: Railways<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location                           | A13SE (SE)                             | 242                          | -       | 384647<br>398114 |
| 21     | <b>Contemporary Trade Directory Entries</b><br>Name: Piccadilly Dry Cleaners<br>Location: Unit B,Rodwell Tower,111 Piccadilly, Manchester, Lancashire, M1 2HY<br>Classification: Dry Cleaners<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location | A13SE (SE)                             | 242                          | -       | 384647<br>398114 |
| 21     | <b>Contemporary Trade Directory Entries</b><br>Name: Manchester Carpet Cleaning<br>Location: 111, Piccadilly, Manchester, M1 2HX<br>Classification: Carpet, Curtain & Upholstery Cleaners<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address            | A13SE (SE)                             | 243                          | -       | 384648<br>398114 |
| 21     | <b>Contemporary Trade Directory Entries</b><br>Name: Cash For Scrap Cars<br>Location: 111, Piccadilly, Manchester, M1 2HX<br>Classification: Scrap Yards<br><b>Status: Inactive</b><br>Positional Accuracy: Manually positioned to the address or location                                      | A13SE (SE)                             | 243                          | -       | 384648<br>398114 |
| 21     | <b>Contemporary Trade Directory Entries</b><br>Name: 118 Cleaning<br>Location: Piccadilly, Manchester, Lancashire, M1 2HX<br>Classification: Carpet, Curtain & Upholstery Cleaners<br><b>Status: Active</b><br>Positional Accuracy: Manually positioned within the geographical locality        | A13SE (SE)                             | 243                          | -       | 384648<br>398114 |
| 21     | <b>Contemporary Trade Directory Entries</b><br>Name: Ucarpia.Com<br>Location: 111, Piccadilly, Manchester, M1 2HX<br>Classification: Carpet, Curtain & Upholstery Cleaners<br><b>Status: Inactive</b><br>Positional Accuracy: Automatically positioned to the address                           | A13SE (SE)                             | 243                          | -       | 384648<br>398114 |

## Sensitive Land Use

| Map ID | Details                                                                                                                                                        | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR              |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------------|---------|------------------|
| 22     | <b>Nitrate Vulnerable Zones</b><br>Name: River Irk (Moston Brook To River Inwell) Nvz<br>Description: Surface Water<br>Source: Environment Agency, Head Office | A13NW (NW)                             | 115                          | 5       | 384400<br>398400 |

| Agency & Hydrological                                                                                                                                                                       | Version                         | Update Cycle                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------------------------------------------|
| <b>Contaminated Land Register Entries and Notices</b><br>Salford City Council - Environmental Health Department<br>Manchester City Council - Environmental Health Department                | November 2013<br>September 2014 | Annual Rolling Update<br>Annual Rolling Update |
| <b>Discharge Consents</b><br>Environment Agency - North West Region                                                                                                                         | October 2017                    | Quarterly                                      |
| <b>Enforcement and Prohibition Notices</b><br>Environment Agency - North West Region                                                                                                        | March 2013                      | As notified                                    |
| <b>Integrated Pollution Controls</b><br>Environment Agency - North West Region                                                                                                              | October 2008                    | Not Applicable                                 |
| <b>Integrated Pollution Prevention And Control</b><br>Environment Agency - North West Region                                                                                                | October 2017                    | Quarterly                                      |
| <b>Local Authority Integrated Pollution Prevention And Control</b><br>Salford City Council - Environmental Health Department<br>Manchester City Council - Environmental Health Department   | March 2015<br>September 2014    | Annual Rolling Update<br>Annual Rolling Update |
| <b>Local Authority Pollution Prevention and Controls</b><br>Salford City Council - Environmental Health Department<br>Manchester City Council - Environmental Health Department             | March 2015<br>September 2014    | Annual Rolling Update<br>Annual Rolling Update |
| <b>Local Authority Pollution Prevention and Control Enforcements</b><br>Salford City Council - Environmental Health Department<br>Manchester City Council - Environmental Health Department | March 2015<br>September 2014    | Annual Rolling Update<br>Annual Rolling Update |
| <b>Nearest Surface Water Feature</b><br>Ordnance Survey                                                                                                                                     | September 2017                  |                                                |
| <b>Pollution Incidents to Controlled Waters</b><br>Environment Agency - North West Region                                                                                                   | January 2000                    | Not Applicable                                 |
| <b>Prosecutions Relating to Authorised Processes</b><br>Environment Agency - North West Region                                                                                              | March 2013                      | As notified                                    |
| <b>Prosecutions Relating to Controlled Waters</b><br>Environment Agency - North West Region                                                                                                 | March 2013                      | As notified                                    |
| <b>Registered Radioactive Substances</b><br>Environment Agency - North West Region                                                                                                          | January 2015                    |                                                |
| <b>River Quality</b><br>Environment Agency - Head Office                                                                                                                                    | November 2001                   | Not Applicable                                 |
| <b>River Quality Biology Sampling Points</b><br>Environment Agency - Head Office                                                                                                            | July 2012                       | Annually                                       |
| <b>River Quality Chemistry Sampling Points</b><br>Environment Agency - Head Office                                                                                                          | July 2012                       | Annually                                       |
| <b>Substantiated Pollution Incident Register</b><br>Environment Agency - North West Region - South Area                                                                                     | October 2017                    | Quarterly                                      |
| <b>Water Abstractions</b><br>Environment Agency - North West Region                                                                                                                         | October 2017                    | Quarterly                                      |
| <b>Water Industry Act Referrals</b><br>Environment Agency - North West Region                                                                                                               | October 2017                    | Quarterly                                      |
| <b>Groundwater Vulnerability</b><br>Environment Agency - Head Office                                                                                                                        | April 2015                      | Not Applicable                                 |
| <b>Drift Deposits</b><br>Environment Agency - Head Office                                                                                                                                   | January 1999                    | Not Applicable                                 |
| <b>Bedrock Aquifer Designations</b><br>British Geological Survey - National Geoscience Information Service                                                                                  | August 2015                     | As notified                                    |
| <b>Superficial Aquifer Designations</b><br>British Geological Survey - National Geoscience Information Service                                                                              | August 2015                     | As notified                                    |

| Agency & Hydrological                                                                                                                                     | Version              | Update Cycle                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------------------|
| <b>Source Protection Zones</b><br>Environment Agency - Head Office                                                                                        | October 2017         | Quarterly                        |
| <b>Extreme Flooding from Rivers or Sea without Defences</b><br>Environment Agency - Head Office                                                           | November 2017        | Quarterly                        |
| <b>Flooding from Rivers or Sea without Defences</b><br>Environment Agency - Head Office                                                                   | November 2017        | Quarterly                        |
| <b>Areas Benefiting from Flood Defences</b><br>Environment Agency - Head Office                                                                           | November 2017        | Quarterly                        |
| <b>Flood Water Storage Areas</b><br>Environment Agency - Head Office                                                                                      | November 2017        | Quarterly                        |
| <b>Flood Defences</b><br>Environment Agency - Head Office                                                                                                 | November 2017        | Quarterly                        |
| <b>OS Water Network Lines</b><br>Ordnance Survey                                                                                                          | October 2017         | 6 Weekly                         |
| <b>BGS Groundwater Flooding Susceptibility</b><br>British Geological Survey - National Geoscience Information Service                                     | May 2013             | Annually                         |
| Waste                                                                                                                                                     | Version              | Update Cycle                     |
| <b>BGS Recorded Landfill Sites</b><br>British Geological Survey - National Geoscience Information Service                                                 | June 1996            | Not Applicable                   |
| <b>Historical Landfill Sites</b><br>Environment Agency - Head Office                                                                                      | October 2017         | Quarterly                        |
| <b>Integrated Pollution Control Registered Waste Sites</b><br>Environment Agency - North West Region                                                      | October 2008         | Not Applicable                   |
| <b>Licensed Waste Management Facilities (Landfill Boundaries)</b><br>Environment Agency - North West Region - South Area                                  | October 2017         | Quarterly                        |
| <b>Licensed Waste Management Facilities (Locations)</b><br>Environment Agency - North West Region - South Area                                            | October 2017         | Quarterly                        |
| <b>Local Authority Landfill Coverage</b><br>Manchester City Council - Planning Department<br>Salford City Council - Environmental Health Department       | May 2000<br>May 2000 | Not Applicable<br>Not Applicable |
| <b>Local Authority Recorded Landfill Sites</b><br>Manchester City Council - Planning Department<br>Salford City Council - Environmental Health Department | May 2000<br>May 2000 | Not Applicable<br>Not Applicable |
| <b>Registered Landfill Sites</b><br>Environment Agency - North West Region - South Area                                                                   | March 2003           | Not Applicable                   |
| <b>Registered Waste Transfer Sites</b><br>Environment Agency - North West Region - South Area                                                             | March 2003           | Not Applicable                   |
| <b>Registered Waste Treatment or Disposal Sites</b><br>Environment Agency - North West Region - South Area                                                | March 2003           | Not Applicable                   |

| Hazardous Substances                                                                                                                            | Version                    | Update Cycle                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------------------------------------------|
| <b>Control of Major Accident Hazards Sites (COMAH)</b><br>Health and Safety Executive                                                           | September 2017             | Bi-Annually                                    |
| <b>Explosive Sites</b><br>Health and Safety Executive                                                                                           | March 2017                 | Bi-Annually                                    |
| <b>Notification of Installations Handling Hazardous Substances (NIHHS)</b><br>Health and Safety Executive                                       | November 2000              | Not Applicable                                 |
| <b>Planning Hazardous Substance Enforcements</b><br>Manchester City Council - Planning Department<br>Salford City Council                       | February 2016<br>June 2016 | Annual Rolling Update<br>Annual Rolling Update |
| <b>Planning Hazardous Substance Consents</b><br>Manchester City Council - Planning Department<br>Salford City Council                           | February 2016<br>June 2016 | Annual Rolling Update<br>Annual Rolling Update |
| Geological                                                                                                                                      | Version                    | Update Cycle                                   |
| <b>BGS 1:625,000 Solid Geology</b><br>British Geological Survey - National Geoscience Information Service                                       | January 2009               | Not Applicable                                 |
| <b>BGS Recorded Mineral Sites</b><br>British Geological Survey - National Geoscience Information Service                                        | November 2017              | Bi-Annually                                    |
| <b>CBSCB Compensation District</b><br>Cheshire Brine Subsidence Compensation Board (CBSCB)                                                      | August 2011                | Not Applicable                                 |
| <b>Coal Mining Affected Areas</b><br>The Coal Authority - Property Searches                                                                     | March 2014                 | As notified                                    |
| <b>Mining Instability</b><br>Ove Arup & Partners                                                                                                | October 2000               | Not Applicable                                 |
| <b>Non Coal Mining Areas of Great Britain</b><br>British Geological Survey - National Geoscience Information Service                            | May 2015                   | Not Applicable                                 |
| <b>Potential for Collapsible Ground Stability Hazards</b><br>British Geological Survey - National Geoscience Information Service                | June 2015                  | Annually                                       |
| <b>Potential for Compressible Ground Stability Hazards</b><br>British Geological Survey - National Geoscience Information Service               | June 2015                  | Annually                                       |
| <b>Potential for Ground Dissolution Stability Hazards</b><br>British Geological Survey - National Geoscience Information Service                | June 2015                  | Annually                                       |
| <b>Potential for Landslide Ground Stability Hazards</b><br>British Geological Survey - National Geoscience Information Service                  | June 2015                  | Annually                                       |
| <b>Potential for Running Sand Ground Stability Hazards</b><br>British Geological Survey - National Geoscience Information Service               | June 2015                  | Annually                                       |
| <b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b><br>British Geological Survey - National Geoscience Information Service | June 2015                  | Annually                                       |
| <b>Radon Potential - Radon Affected Areas</b><br>British Geological Survey - National Geoscience Information Service                            | July 2011                  | As notified                                    |
| <b>Radon Potential - Radon Protection Measures</b><br>British Geological Survey - National Geoscience Information Service                       | July 2011                  | As notified                                    |

| Industrial Land Use                                                                                                                               | Version                        | Update Cycle               |
|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------|
| <b>Contemporary Trade Directory Entries</b><br>Thomson Directories                                                                                | September 2017                 | Quarterly                  |
| <b>Fuel Station Entries</b><br>Catalist Ltd - Experian                                                                                            | November 2017                  | Quarterly                  |
| <b>Gas Pipelines</b><br>National Grid                                                                                                             | July 2014                      | Quarterly                  |
| <b>Underground Electrical Cables</b><br>National Grid                                                                                             | December 2015                  | Bi-Annually                |
| Sensitive Land Use                                                                                                                                | Version                        | Update Cycle               |
| <b>Ancient Woodland</b><br>Natural England                                                                                                        | October 2017                   | Bi-Annually                |
| <b>Areas of Adopted Green Belt</b><br>Manchester City Council<br>Salford City Council                                                             | November 2017<br>November 2017 | As notified<br>As notified |
| <b>Areas of Unadopted Green Belt</b><br>Manchester City Council<br>Salford City Council                                                           | November 2017<br>November 2017 | As notified<br>As notified |
| <b>Areas of Outstanding Natural Beauty</b><br>Natural England                                                                                     | August 2017                    | Bi-Annually                |
| <b>Environmentally Sensitive Areas</b><br>Natural England                                                                                         | January 2017                   | Annually                   |
| <b>Forest Parks</b><br>Forestry Commission                                                                                                        | April 1997                     | Not Applicable             |
| <b>Local Nature Reserves</b><br>Natural England                                                                                                   | August 2017                    | Bi-Annually                |
| <b>Marine Nature Reserves</b><br>Natural England                                                                                                  | August 2017                    | Bi-Annually                |
| <b>National Nature Reserves</b><br>Natural England                                                                                                | August 2017                    | Bi-Annually                |
| <b>National Parks</b><br>Natural England                                                                                                          | August 2017                    | Bi-Annually                |
| <b>Nitrate Vulnerable Zones</b><br>Environment Agency - Head Office<br>Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) | June 2017<br>October 2015      | Bi-Annually                |
| <b>Ramsar Sites</b><br>Natural England                                                                                                            | August 2017                    | Bi-Annually                |
| <b>Sites of Special Scientific Interest</b><br>Natural England                                                                                    | August 2017                    | Bi-Annually                |
| <b>Special Areas of Conservation</b><br>Natural England                                                                                           | August 2017                    | Bi-Annually                |
| <b>Special Protection Areas</b><br>Natural England                                                                                                | August 2017                    | Bi-Annually                |

A selection of organisations who provide data within this report

| Data Supplier                          | Data Supplier Logo                                                                                                                                                    |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ordnance Survey                        |                                                                                    |
| Environment Agency                     |                                                                                    |
| Scottish Environment Protection Agency |                                                                                    |
| The Coal Authority                     |                                                                                    |
| British Geological Survey              |  <b>British Geological Survey</b><br>NATURAL ENVIRONMENT RESEARCH COUNCIL          |
| Centre for Ecology and Hydrology       |  <b>Centre for Ecology &amp; Hydrology</b><br>NATURAL ENVIRONMENT RESEARCH COUNCIL |
| Natural Resources Wales                |                                                                                   |
| Scottish Natural Heritage              |                                                                                  |
| Natural England                        |                                                                                  |
| Public Health England                  |                                                                                  |
| Ove Arup                               |                                                                                  |
| Peter Brett Associates                 |                                                                                  |

| Contact | Name and Address                                                                                                                                            | Contact Details                                                                                                                                                                                                                      |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1       | <b>British Geological Survey - Enquiry Service</b><br>British Geological Survey, Kingsley Dunham Centre, Keyworth,<br>Nottingham, Nottinghamshire, NG12 5GG | Telephone: 0115 936 3143<br>Fax: 0115 936 3276<br>Email: <a href="mailto:enquiries@bgs.ac.uk">enquiries@bgs.ac.uk</a><br>Website: <a href="http://www.bgs.ac.uk">www.bgs.ac.uk</a>                                                   |
| 2       | <b>Environment Agency - National Customer Contact Centre (NCCC)</b><br>PO Box 544, Templeborough, Rotherham, S60 1BY                                        | Telephone: 03708 506 506<br>Email: <a href="mailto:enquiries@environment-agency.gov.uk">enquiries@environment-agency.gov.uk</a>                                                                                                      |
| 3       | <b>Manchester City Council - Planning Department</b><br>Town Hall, Manchester, Greater Manchester, M60 2LA                                                  | Telephone: 0161 234 5000<br>Fax: 0161 234 4508<br>Website: <a href="http://www.manchester.gov.uk">www.manchester.gov.uk</a>                                                                                                          |
| 4       | <b>The Coal Authority - Property Searches</b><br>200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG                                                   | Telephone: 0345 762 6848<br>Fax: 01623 637 338<br>Email: <a href="mailto:groundstability@coal.gov.uk">groundstability@coal.gov.uk</a><br>Website: <a href="http://www2.groundstability.com">www2.groundstability.com</a>             |
| 5       | <b>Environment Agency - Head Office</b><br>Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon,<br>BS32 4UD                                  | Telephone: 01454 624400<br>Fax: 01454 624409                                                                                                                                                                                         |
| -       | <b>Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards</b><br>Chilton, Didcot, Oxfordshire, OX11 0RQ             | Telephone: 01235 822622<br>Fax: 01235 833891<br>Email: <a href="mailto:radon@phe.gov.uk">radon@phe.gov.uk</a><br>Website: <a href="http://www.ukradon.org">www.ukradon.org</a>                                                       |
| -       | <b>Landmark Information Group Limited</b><br>Imperium, Imperial Way, Reading, Berkshire, RG2 0TD                                                            | Telephone: 0844 844 9952<br>Fax: 0844 844 9951<br>Email: <a href="mailto:customerservices@landmarkinfo.co.uk">customerservices@landmarkinfo.co.uk</a><br>Website: <a href="http://www.landmarkinfo.co.uk">www.landmarkinfo.co.uk</a> |

Please note that the Environment Agency / Natural Resources Wales / SEPA have a charging policy in place for enquiries.



The Coal  
Authority

Resolving the **impacts** of mining

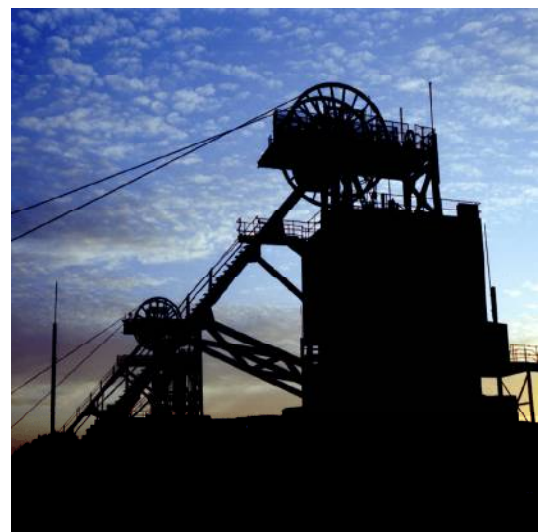
# CON29M Non-Residential Mining Report

43 - 47

PICCADILLY GARDENS GREATER  
MANCHESTER

|                        |                  |
|------------------------|------------------|
| Date of enquiry:       | 18 December 2017 |
| Date enquiry received: | 18 December 2017 |
| Issue date:            | 18 December 2017 |

|                 |                |
|-----------------|----------------|
| Our reference:  | 51001724447001 |
| Your reference: | 150217439_2    |



# CON29M Non-Residential Mining Report

This report is based on, and limited to, the records held by the Coal Authority and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

## Client name

LANDMARK INFORMATION GROUP LIMITED

## Enquiry address

43 - 47, PICCADILLY GARDENS, GREATER  
MANCHESTER

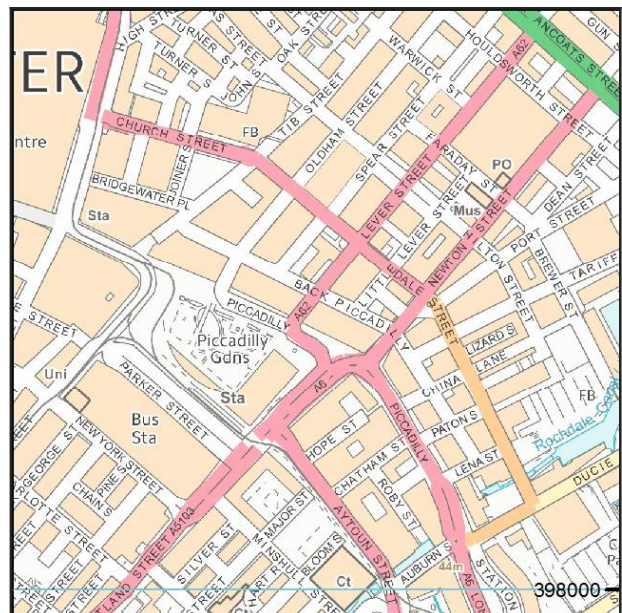
## How to contact us

0345 762 6848 (UK)  
+44 (0)1623 637 000 (International)

200 Lichfield Lane  
Mansfield  
Nottinghamshire  
NG18 4RG

[www.groundstability.com](http://www.groundstability.com)

 /company/the-coal-authority  
 /thecoalauthority  
 /coalauthority



Approximate position of property



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# Summary

| Has the search report highlighted evidence or potential of |                                                                   |     |
|------------------------------------------------------------|-------------------------------------------------------------------|-----|
| 1                                                          | Past underground coal mining                                      | No  |
| 2                                                          | Present underground coal mining                                   | No  |
| 3                                                          | Future underground coal mining                                    | Yes |
| 4                                                          | Mine entries                                                      | No  |
| 5                                                          | Coal mining geology                                               | No  |
| 6                                                          | Past opencast coal mining                                         | No  |
| 7                                                          | Present opencast coal mining                                      | No  |
| 8                                                          | Future opencast coal mining                                       | No  |
| 9                                                          | Coal mining subsidence                                            | No  |
| 10                                                         | Mine gas                                                          | No  |
| 11                                                         | Hazards related to coal mining                                    | No  |
| 12                                                         | Withdrawal of support                                             | No  |
| 13                                                         | Working facilities order                                          | No  |
| 14                                                         | Payments to owners of former copyhold land                        | No  |
| 15                                                         | Information from the Cheshire Brine Subsidence Compensation Board | No  |

**For detailed findings, please go to page 4.**

# Detailed findings

## **1. Past underground coal mining**

The property is not within a surface area that could be affected by past underground mining.

## **2. Present underground coal mining**

The property is not within a surface area that could be affected by present underground mining.

## **3. Future underground coal mining**

The property is not in an area where the Coal Authority has plans to grant a licence to remove coal using underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

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

## **4. Mine entries**

There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

## **5. Coal mining geology**

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

## **6. Past opencast coal mining**

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

### **7. Present opencast coal mining**

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

### **8. Future opencast coal mining**

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

### **9. 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 31st 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.

### **10. Mine gas**

The Coal Authority has no record of a mine gas emission requiring action.

### **11. Hazards related to coal mining**

The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

### **12. Withdrawal of support**

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.

### **13. Working facilities order**

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

### **14. 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.

### **15. Information from the Cheshire Brine Subsidence Compensation Board**

The property lies outside the Cheshire Brine Compensation District.



## Additional remarks

Information provided by the Coal Authority in this report is compiled in response to the Law Society's Con29M Coal Mining and Brine Subsidence Claim enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. Please note that Brine Subsidence Claim enquiries are only relevant for England and Wales. This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions applicable at the time the report was produced.

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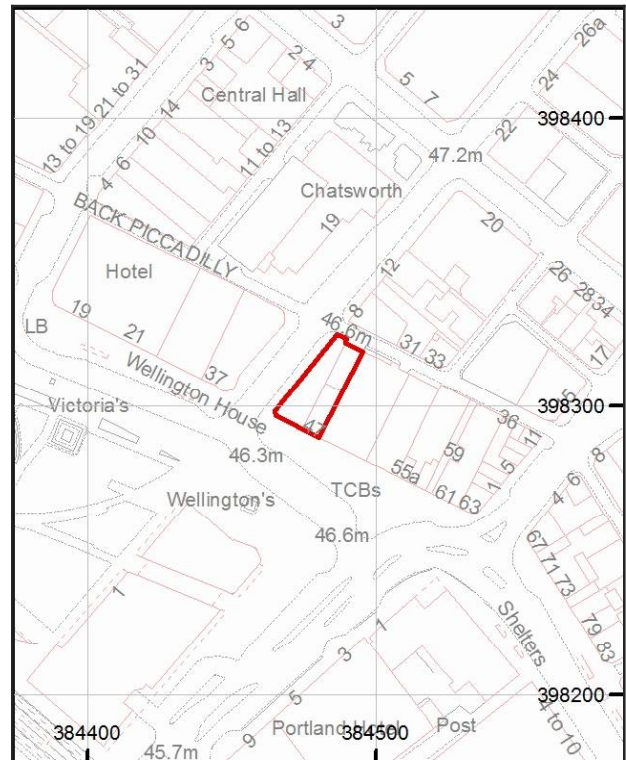
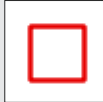
## Alternative formats

If you would like this report in an alternative format, please contact our communications team.

# Enquiry boundary

## Key

Approximate position of enquiry boundary shown



## How to contact us

0345 762 6848 (UK)  
+44 (0)1623 637 000 (International)

200 Lichfield Lane  
Mansfield  
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 /coalauthority

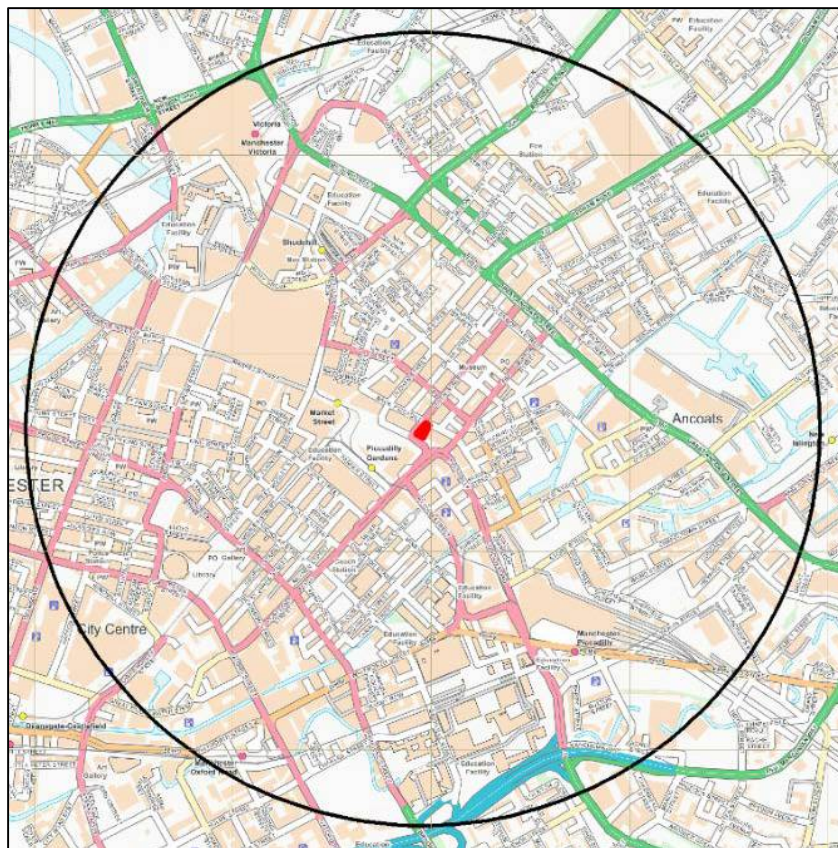


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# PRELIMINARY UNEXPLODED ORDNANCE (UXO) THREAT ASSESSMENT

Meeting the requirements of CIRIA C681 'Unexploded Ordnance (UXO) – A guide for the Construction Industry' Risk Management Framework



|                               |                                                                                                |                    |                                            |
|-------------------------------|------------------------------------------------------------------------------------------------|--------------------|--------------------------------------------|
| <b>6 ALPHA PROJECT NUMBER</b> | P6335                                                                                          | <b>ORIGINATOR</b>  | R. Griffiths                               |
| <b>LANDMARK ORDER NUMBER</b>  | 150255449_1                                                                                    | <b>REVIEWED BY</b> | C. Cole (19 <sup>th</sup> December 2017)   |
| <b>CLIENT REFERENCE</b>       | 5902 PIX                                                                                       | <b>RELEASED BY</b> | L. Askham (19 <sup>th</sup> December 2017) |
| <b>SITE</b>                   | 43 - 47, Piccadilly Gardens, Manchester, M1 2AP                                                |                    |                                            |
| <b>RATING</b>                 | <b>MEDIUM</b> – This Site requires further action to establish and mitigate any UXO risk posed |                    |                                            |

## STUDY SITE

The Study Site is described as "43 - 47, Piccadilly Gardens, Manchester, M1 2AP", and it is centred on National Grid Reference 384480, 398310.

## THREAT POTENTIAL AND RECOMMENDATIONS

### UXO PROBABILITY ASSESSMENT = 3 RATING, INDICATING A MEDIUM PROBABILITY OF UXO ENCOUNTER

The rating scale can be seen on *Figure 2 (Probability of UXO Encounter)*. In accordance with current guidelines (*CIRIA C681 Chapter 5*), the most appropriate threat rating has been determined at this specific site for UXO threat consideration and has been used for the final assessment and recommendations.

In accordance with *CIRIA C681 Chapter 5* on managing UXO risks, *6 Alpha* recommends that the next stage in the risk management framework is:

### **DETAILED UXO THREAT & RISK ASSESSMENT**

We would be pleased to provide this service, please contact *Envirocheck* for further details:



## REPORT SUMMARY

During WWII, the Study Site was situated within *Manchester County Borough*, which recorded six High Explosive (HE) bomb strikes per 100 hectares; a very low level of bombing.

*Luftwaffe* aerial reconnaissance photography associated with the Site identified gas works (located 745m to the north-north-east) and a railway station (located 780m to the south-west) as primary bombing targets. In addition, warehouses, a wharf, a goods shed and a goods station located in the vicinity may have been considered secondary bombing targets.

*Air Raid Precaution (ARP)* records did not identify bomb strikes within the Site. Nonetheless, IBs were recorded 5m east, 65m west and 90m east, and a HE bomb strike was recorded 180m south-west.

Official bomb damage mapping recorded demolished buildings 70m north-west and 180m south-west. In addition, an analysis of post-war mapping identified clearance areas 180m south-west.

Given that bombing and bomb damage was recorded in close proximity to the Site; it would suggest that further action is warranted to address the potential for UXO encounter.

## USING THIS REPORT

This Preliminary Assessment is designed to inform environmental and construction professionals of the potential threat of military related explosives and/or ordnance on, or in, the vicinity of the Study Site.

This assessment is designed to be employed as a site-screening tool to meet with the requirement of Phase One of the *CIRIA UXO Risk Management Framework*; there are two broad prospective outcomes; either the threat level requires a detailed threat & risk assessment; or no further action is required. In the former instance we can provide a report within 14 working days (or more quickly upon application).

Two figures accompany the report, the *Second World War (WWII)* High Explosive (HE) Bomb Density and the final Probability of UXO Encounter. The purpose of this approach is to demonstrate that whilst bomb density statistics give an indication for WWII bombing, they should not be relied upon exclusively to generate a holistic assessment.

For further information, please contact *Envirocheck*:

Website: <http://www.envirocheck.co.uk>

Telephone: +44 (0)844 844 9952

Email: [customerservice@envirocheck.co.uk](mailto:customerservice@envirocheck.co.uk)

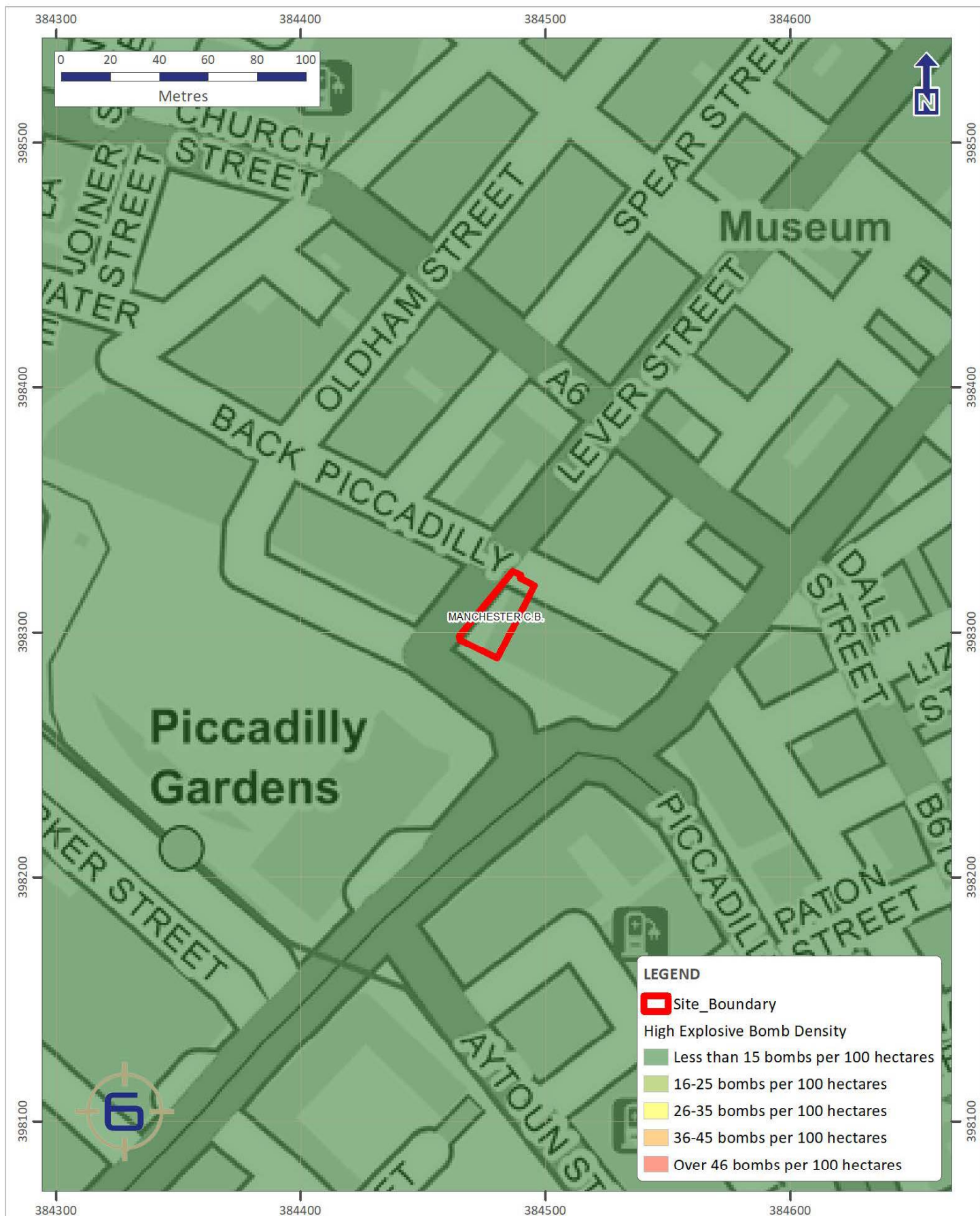
| DATA FINDINGS                                                                       |                                                     |            |                                                                                                                       |
|-------------------------------------------------------------------------------------|-----------------------------------------------------|------------|-----------------------------------------------------------------------------------------------------------------------|
| Threat Source<br>(within 1,000m)                                                    |                                                     | Detail     |                                                                                                                       |
|                                                                                     |                                                     | Identified | Comments                                                                                                              |
|    | Airfields/Military Facilities                       | ✗          | None recorded within 1,000m.                                                                                          |
|    | Ordnance<br>Manufacture/Storage                     | ✗          | None recorded within 1,000m.                                                                                          |
|    | WWII Decoy Bombing Sites                            | ✓          | Site decoyed 880m west-north-west.                                                                                    |
|    | WWII Defensive Features                             | ✗          | None recorded within 1,000m.                                                                                          |
|    | WWII <i>Luftwaffe</i> Designated<br>Bombing Targets | ✓          | Gas works (745m north-north-east) and a railway station (780m south-west) were identified as primary bombing targets. |
|    | Secondary Bombing Targets                           | ✓          | Warehouses (140m north and 260m south-east), a wharf (280m east) and a goods shed (305m south-east).                  |
|    | WWII Bomb Strikes<br>Within Site Boundary           | ✗          | ARP records did not identify any bomb strikes on-site.                                                                |
|   | WWII Bomb Strikes<br>Near Site Boundary             | ✓          | ARP records identified IBs 5m east, 65m west and 90m east, and a HE bomb strike 180m south-west.                      |
|  | WWII Bomb Damage                                    | ✓          | Official bomb damage mapping recorded demolished buildings 70m north-west and 180m south-west.                        |
|  | Abandoned Bomb Register                             | ✗          | The official abandoned bomb list did not identify any abandoned bombs within 1,000m.                                  |
|  | WWII Bombing Density Per<br>100 Hectares            | ✓          | The Site was located within <i>Manchester County Borough</i> , which recorded six HE bomb strikes per 100 hectares.   |
| IMPORTANT NOTES                                                                     |                                                     |            |                                                                                                                       |

1. The term 'Preliminary UXO Threat Assessment' has been used to describe this report, to fall in line with the *CIRIA* C681 guidelines. Whilst the term 'Risk' can be justifiably used at this stage, the reader should note that the 'Consequence' function of 'Risk' is not considered. Should it be required, this would be addressed in the 'Detailed UXO Threat & Risk Assessment' (Stages 2 and 3).
2. This report is accurate and up to date at the time of writing.
3. The assessment levels have been generated from historical data and third party sources. Where possible *6 Alpha* have sought to verify the accuracy of such data, but cannot be held accountable for inherent errors that may be in third party data sets (e.g. *National Archives* or library sources).
4. *6 Alpha* have exercised all reasonable care, skill and due diligence in producing this service.
5. Whilst every effort has been used to identify all potential UXO/explosive threats, there were a number of private facilities, which may not have released privately recorded information concerning UXO/explosive threats into the public domain. It is therefore possible that some of the aforementioned sites may not be included within the database.



43 - 47, PICCADILLY GARDENS,  
MANCHESTER, M1 2AP

## WWII High Explosive Bomb Density

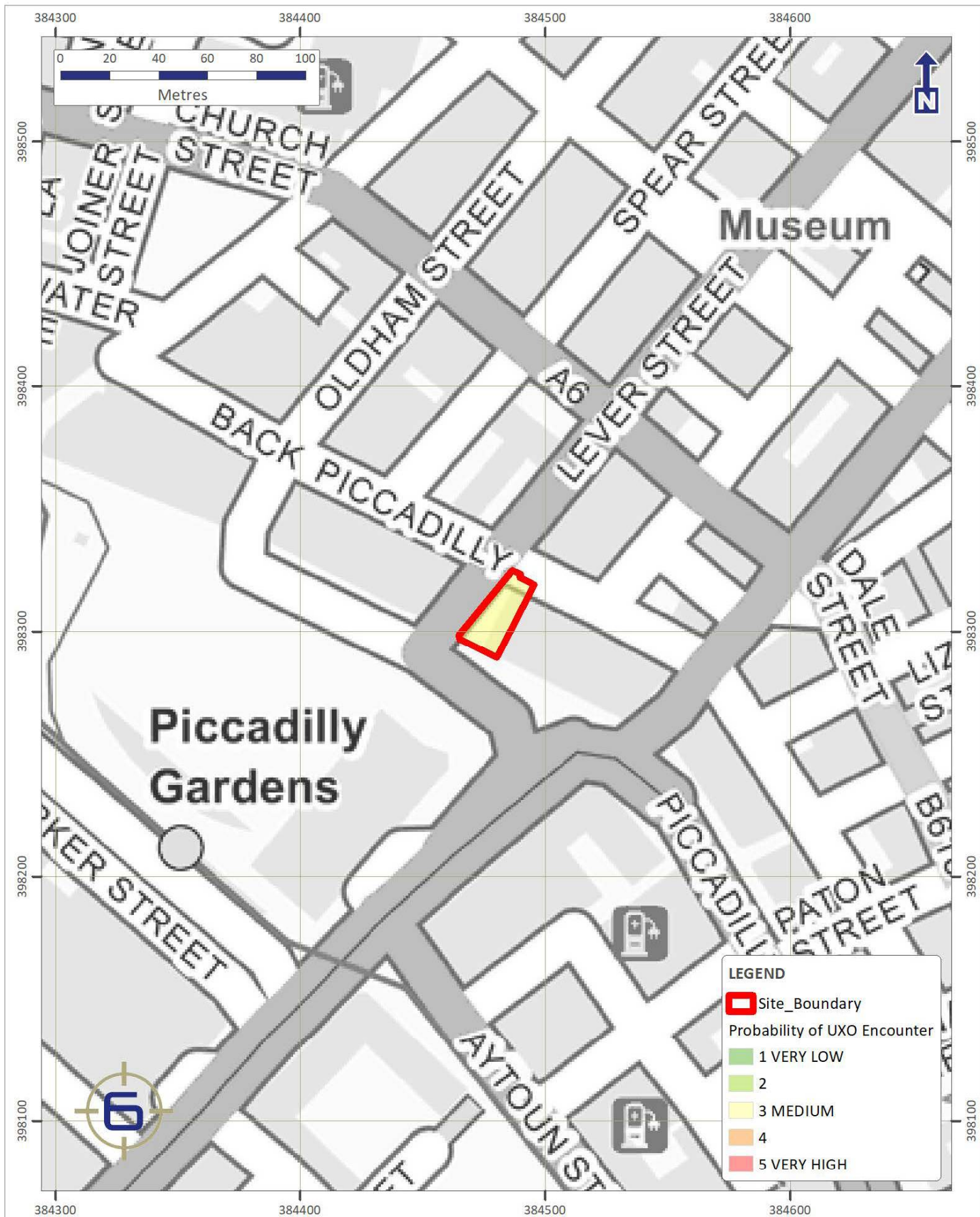


| PROJECT NO. | FIGURE | DRAWN | CHECKED | DATE             | Contains Ordnance Survey data ©<br>Crown copyright and database right 2017 | Produced by and Copyright to 6 Alpha Associates<br>Ltd. Users noting any errors please notify 6 Alpha. |  |
|-------------|--------|-------|---------|------------------|----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| P6335       | 1      | RG    | CC      | 18 December 2017 |                                                                            |                                                                                                        |                                                                                       |



43 - 47, PICCADILLY GARDENS,  
MANCHESTER, M1 2AP

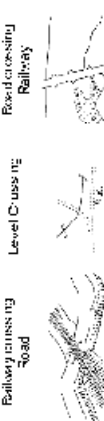
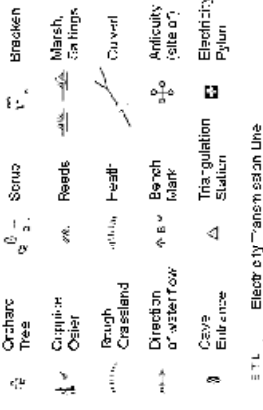
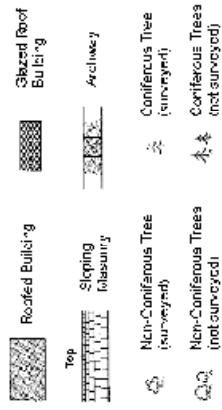
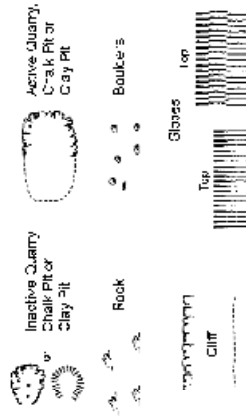
## Probability of UXO Encounter



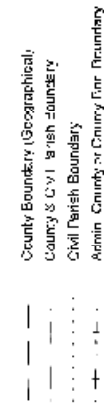
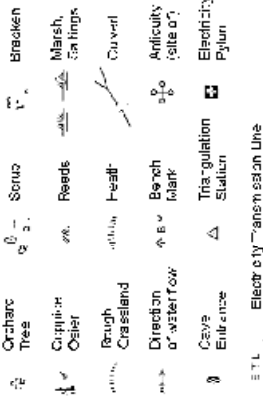
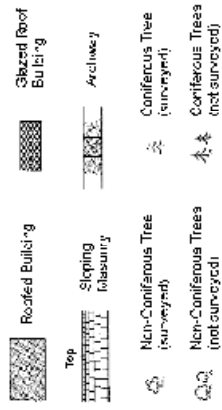
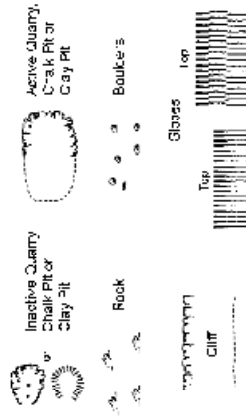
| PROJECT NO. | FIGURE | DRAWN | CHECKED | DATE             | Contains Ordnance Survey data ©<br>Crown copyright and database right 2017 | Produced by and Copyright to 6 Alpha Associates<br>Ltd. Users noting any errors please notify 6 Alpha. | alpha<br>ASSOCIATES |
|-------------|--------|-------|---------|------------------|----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------|
| P6335       | 2      | RG    | CC      | 18 December 2017 |                                                                            |                                                                                                        |                     |

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|                                                                                    |                     |
|------------------------------------------------------------------------------------|---------------------|
| 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 |



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



| Mapping Type                   | Scale   | Date        |
|--------------------------------|---------|-------------|
| Lancashire And Furness         | 1:2,500 | 1892 - 1893 |
| Lancashire And Furness         | 1:2,500 | 1908        |
| Lancashire And Furness         | 1:2,500 | 1922 - 1933 |
| Ordnance Survey Plan           | 1:1,250 | 1948        |
| Ordnance Survey Plan           | 1:2,500 | 1950 - 1951 |
| Ordnance Survey Plan           | 1:1,250 | 1951 - 1964 |
| Ordnance Survey Plan           | 1:2,500 | 1955        |
| Ordnance Survey Plan           | 1:1,250 | 1963 - 1971 |
| Ordnance Survey Plan           | 1:2,500 | 1965        |
| Ordnance Survey Plan           | 1:2,500 | 1969 - 1970 |
| Ordnance Survey Plan           | 1:1,250 | 1971 - 1986 |
| Additional SMS                 | 1:1,250 | 1980 - 1985 |
| Additional SMS                 | 1:1,250 | 1988 - 1990 |
| Large-Scale National Grid Data | 1:1,250 | 1992        |
| Large-Scale National Grid Data | 1:1,250 | 1994 - 1995 |
| Large-Scale National Grid Data | 1:1,250 | 1996        |

|                          |                |
|--------------------------|----------------|
| Order Number:            | 150217439_1_1  |
| Customer Ref:            | 5902 PIX       |
| National Grid Reference: | 334480, 398310 |
| Slice:                   | A              |
| Site Area (Ha):          | 0.05           |
| Search Buffer (m):       | 100            |

43 - 47, Piccadilly Gardens, MANCHESTER. M1 2AP



# Lancashire And Furness

Published 1892 - 1893

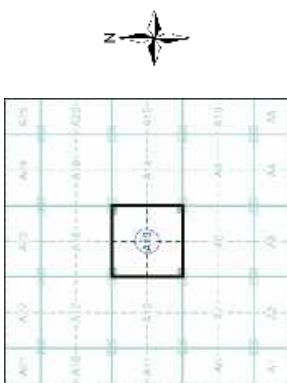
Source map scale - 1:2,500

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, which dependent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

## Map Name(s) and Date(s)

|         |         |         |
|---------|---------|---------|
| 1M 66   | 1M 27   | 1M 11   |
| 1392    | 1392    | 1392    |
| 1:2,500 | 1:2,500 | 1:2,500 |

## Historical Map - Segment A13

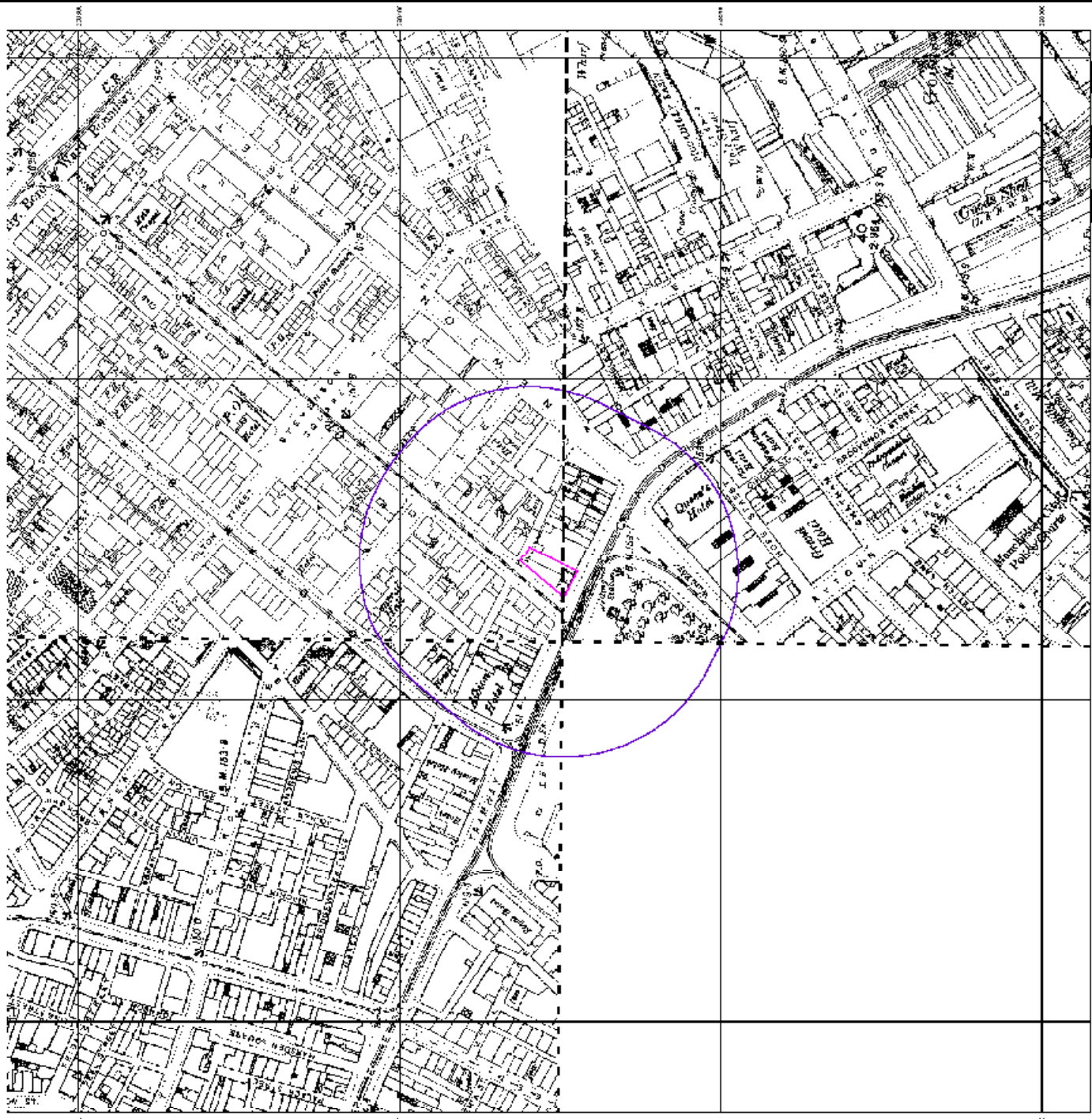


## Order Details

Order Number: 150217439\_1\_1  
Customer Ref: 5902 PIX  
National Grid Reference: 384480, 398310  
Slice: A  
Site Area (Ha): 0.05  
Search Buffer (m): 100

## Site Details

43 - 47, Piccadilly Gardens, MANCHESTER, M1 2AP





## Lancashire And Furness

Published 1922 - 1933

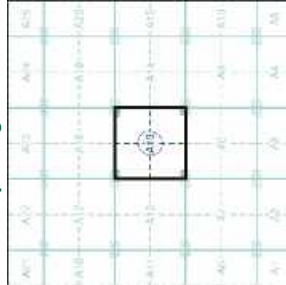
Source map scale - 1:2,500

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, which dependent surveys of a single county or group of counties, giving rise to significant inaccuracies in adjoining areas.

### Map Name(s) and Date(s)

|           |           |           |
|-----------|-----------|-----------|
| 150217439 | 150217439 | 150217439 |
| 5902 PIX  | 5902 PIX  | 5902 PIX  |
| 384480    | 384480    | 384480    |
| A         | A         | A         |
| 0.05      | 0.05      | 0.05      |
| 100       | 100       | 100       |

### Historical Map - Segment A13

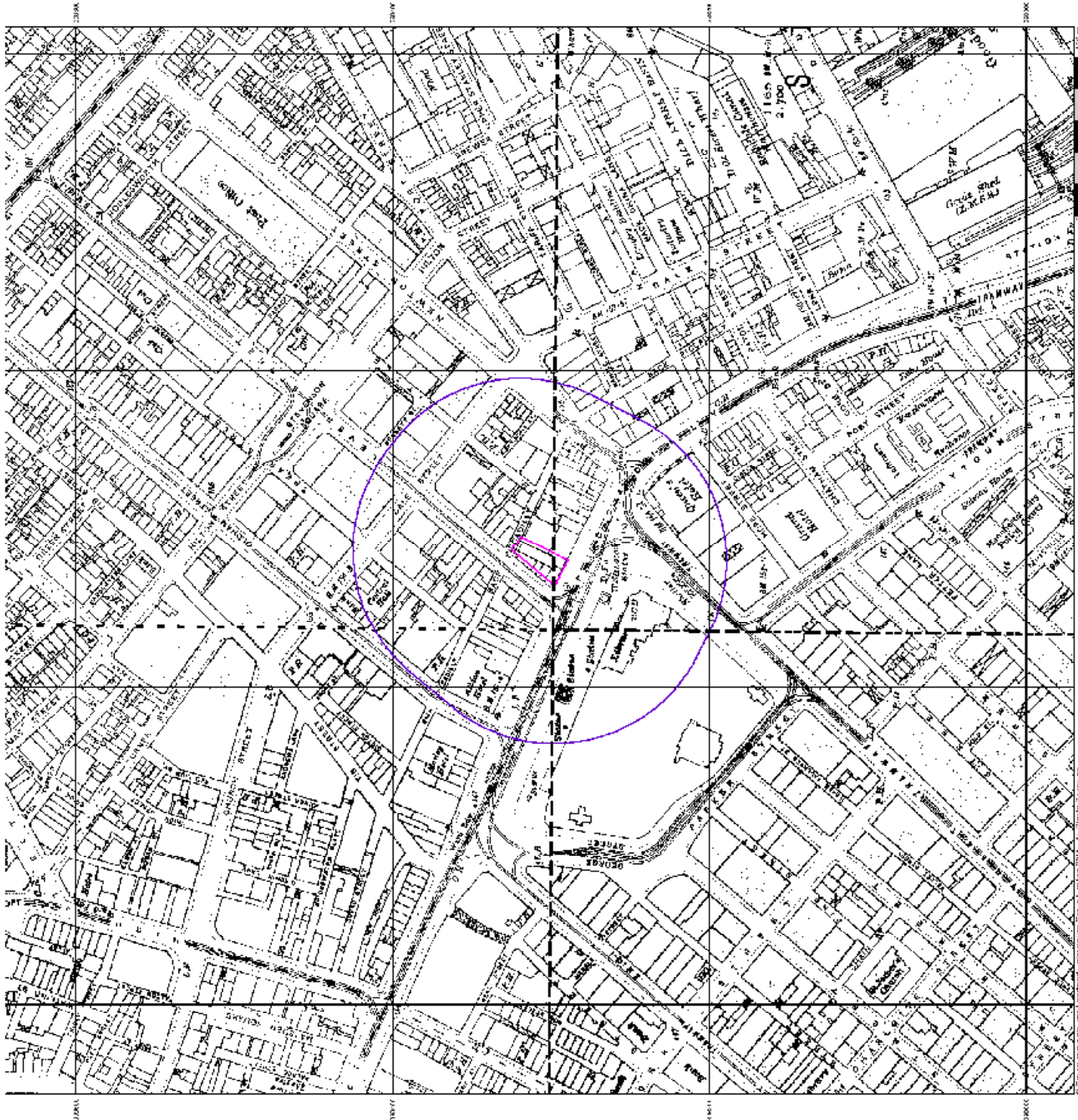


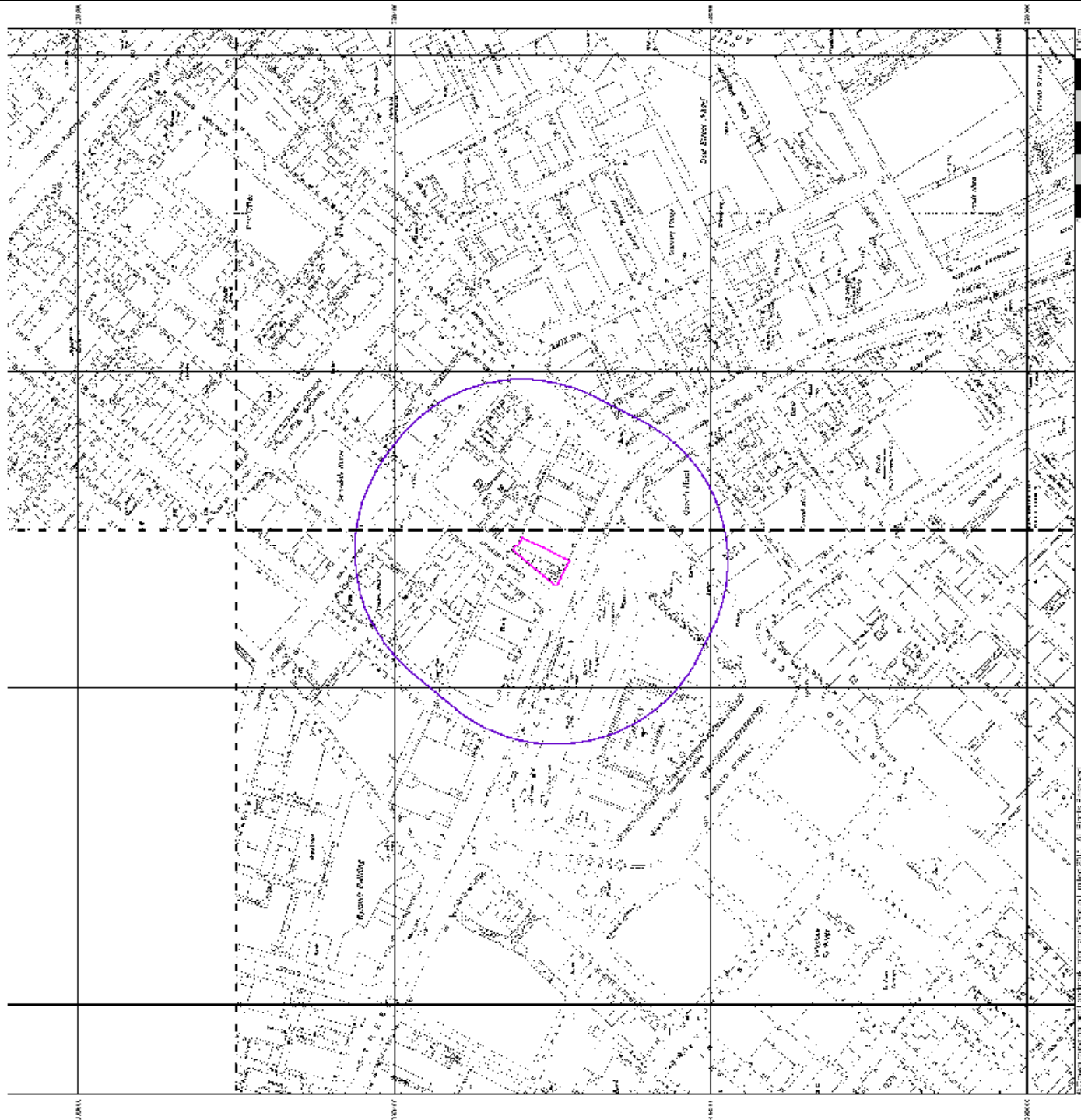
### Order Details

Order Number: 150217439\_1\_1  
Customer Ref: 5902 PIX  
National Grid Reference: 384480, 398310  
Slice: A  
Site Area (Ha): 0.05  
Search Buffer (m): 100

### Site Details

43 - 47, Piccadilly Gardens, MANCHESTER, M1 2AP





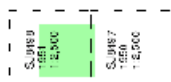
## Ordnance Survey Plan

Published 1950 - 1951

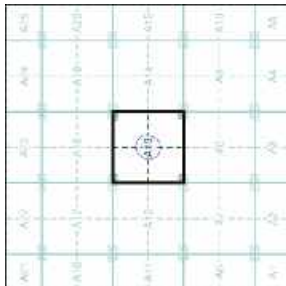
Source map scale - 1:2,500

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, which dependent surveys of a single county or group of counties, giving rise to significant inaccuracies in adjoining areas.

### Map Name(s) and Date(s)



### Historical Map - Segment A13

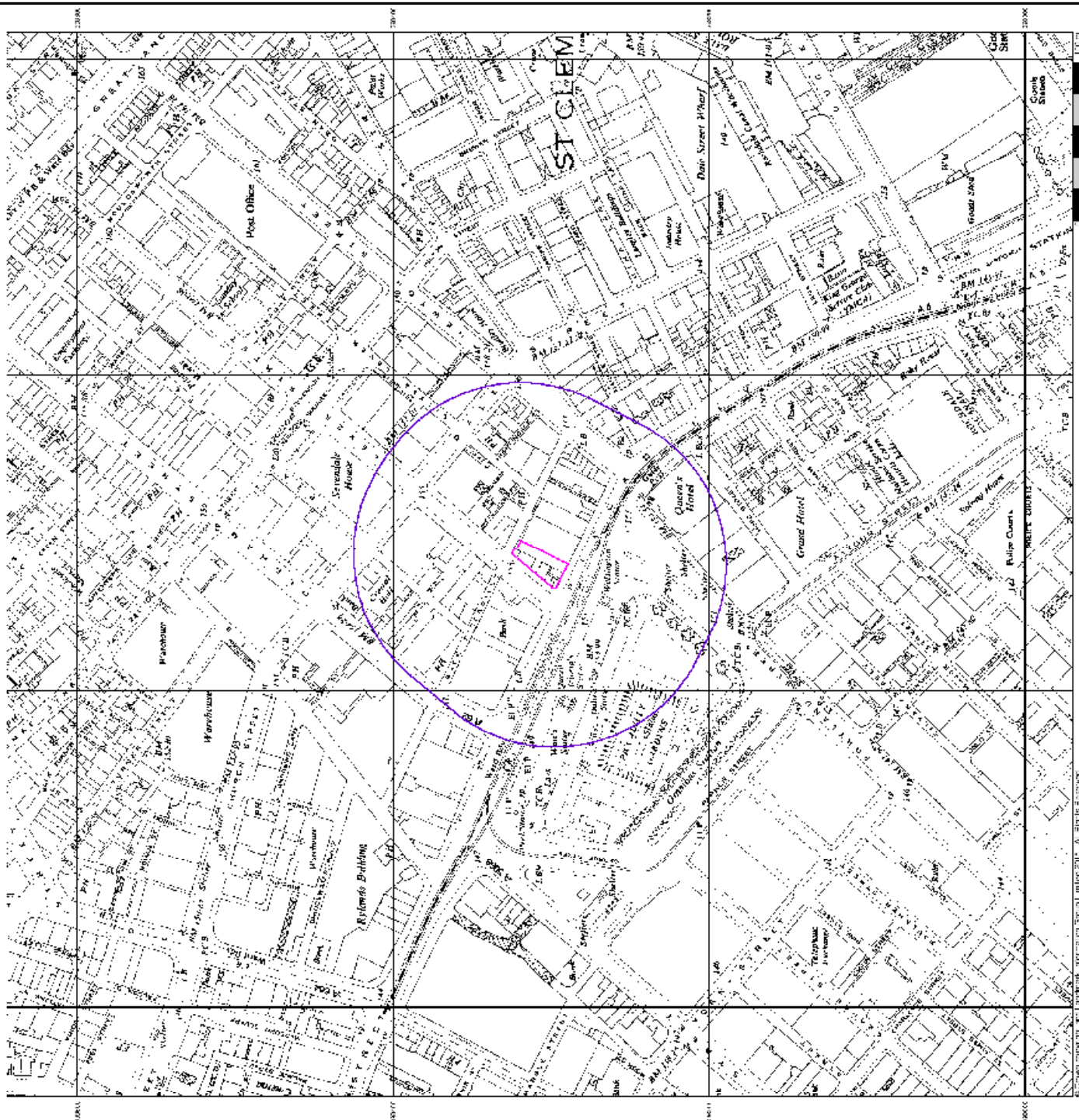


### Order Details

Order Number: 150217439\_1\_1  
Customer Ref: 5902 PIX  
National Grid Reference: 384480, 398310  
Slice: A  
Site Area (Ha): 0.05  
Search Buffer (m): 100

### Site Details

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## Ordnance Survey Plan

Published 1951 - 1964

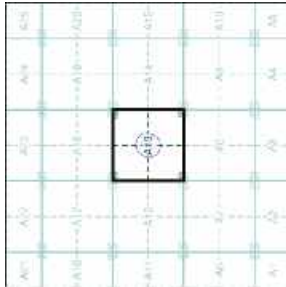
Source map scale - 1:1,250

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, which dependent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

## Map Name(s) and Date(s)

|          |       |   |
|----------|-------|---|
| OS 4485N | 1:250 | 1 |
| OS 4485N | 1:250 | 1 |
| OS 4485N | 1:250 | 1 |
| OS 4485N | 1:250 | 1 |
| OS 4485N | 1:250 | 1 |
| OS 4485N | 1:250 | 1 |
| OS 4485N | 1:250 | 1 |
| OS 4485N | 1:250 | 1 |
| OS 4485N | 1:250 | 1 |
| OS 4485N | 1:250 | 1 |

## Historical Map - Segment A13

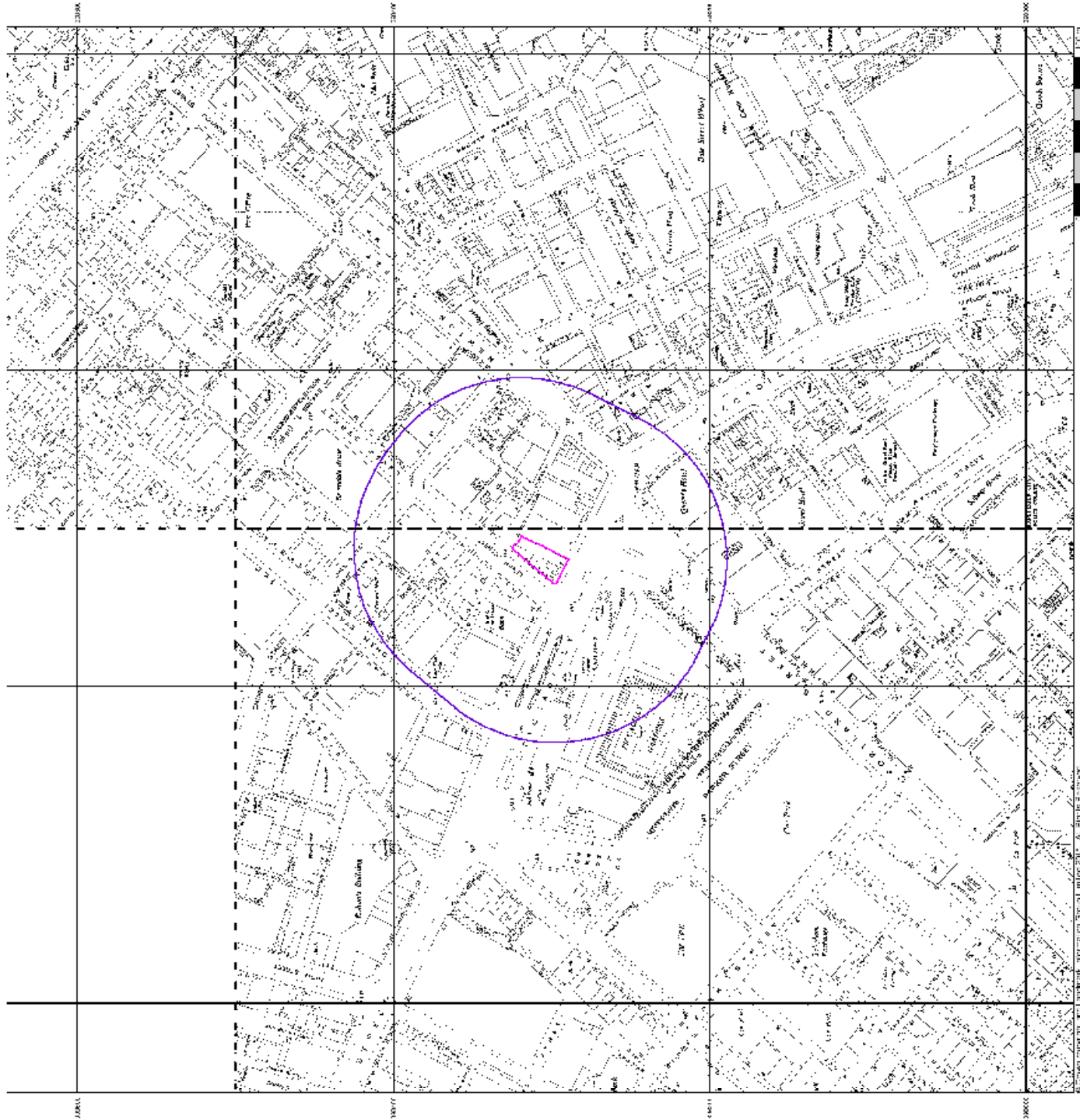


## Order Details

Order Number: 150217439\_1\_1  
Customer Ref: 5902 PIX  
National Grid Reference: 384480, 398310  
Slice: A  
Site Area (Ha): 0.05  
Search Buffer (m): 100

## Site Details

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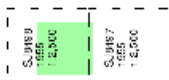


## Ordnance Survey Plan Published 1955

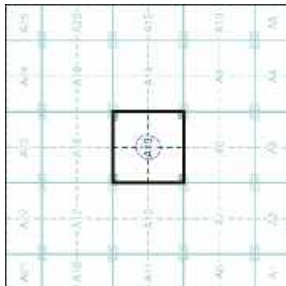
### Source map scale - 1:2,500

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, which dependent 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

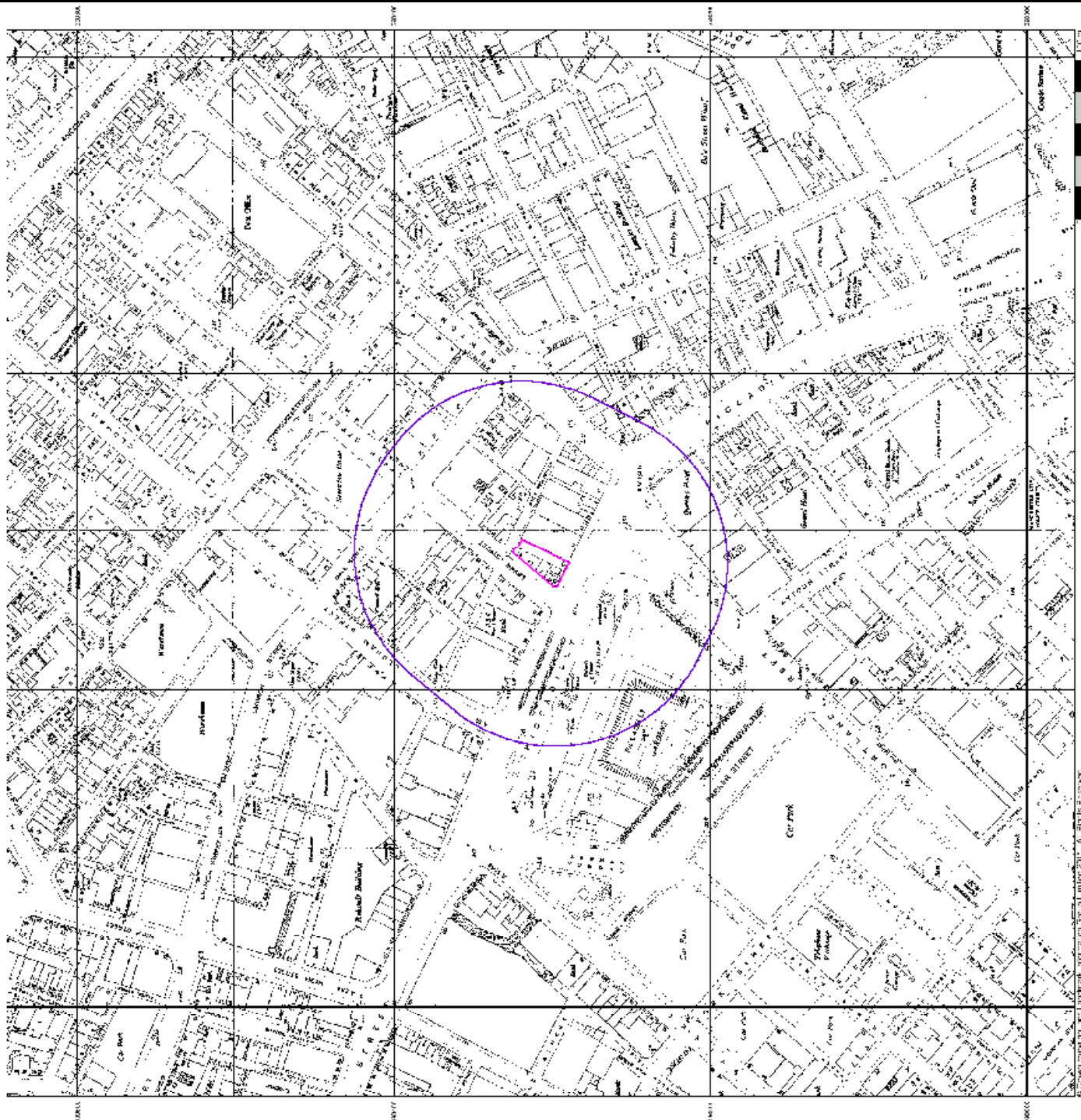


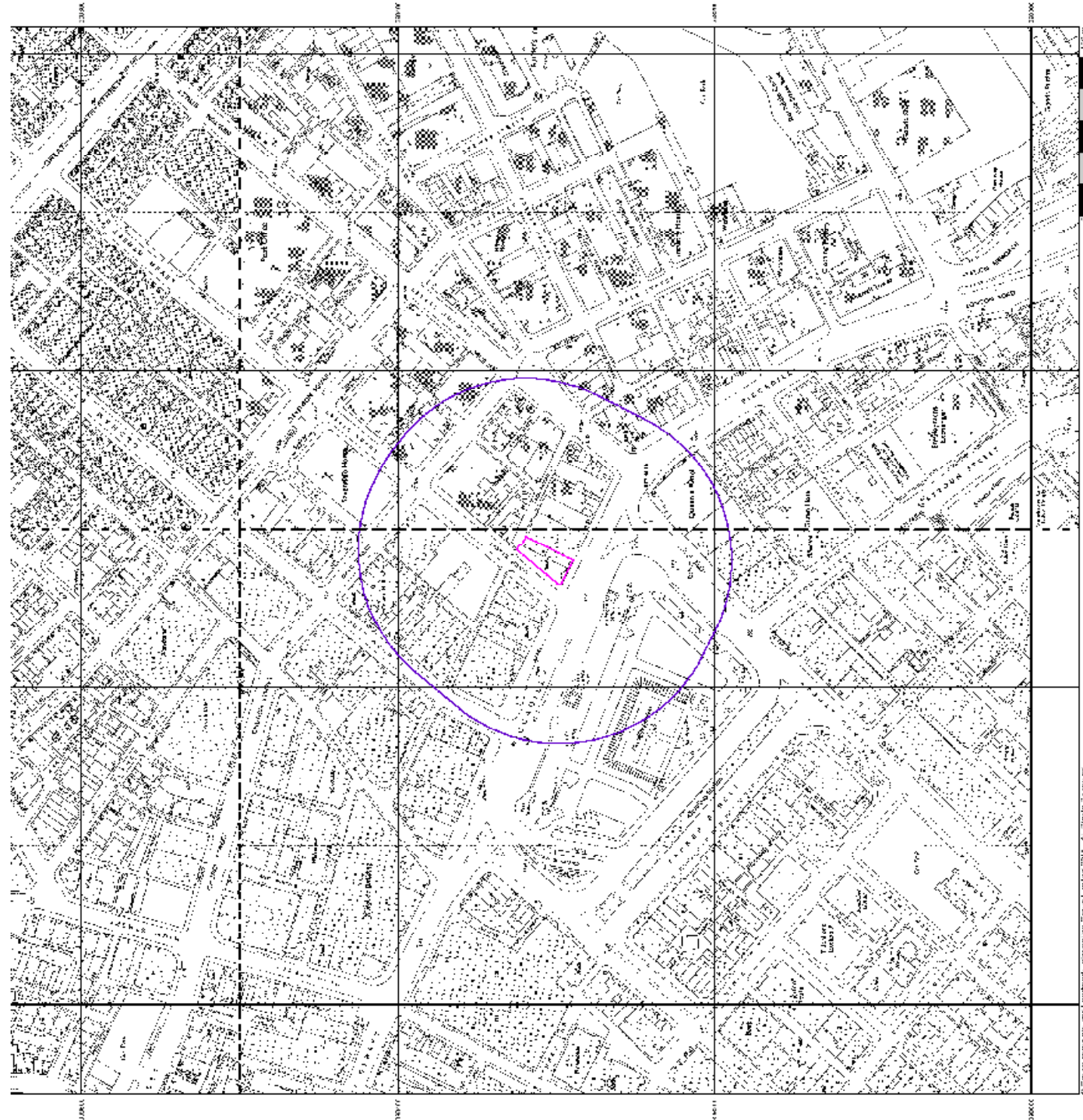
### Order Details

Order Number: 150217439\_1\_1  
Customer Ref: 5902 PIX  
National Grid Reference: 384480, 398310  
Slice: A  
Site Area (Ha): 0.05  
Search Buffer (m): 100

### Site Details

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## Ordnance Survey Plan Published 1965

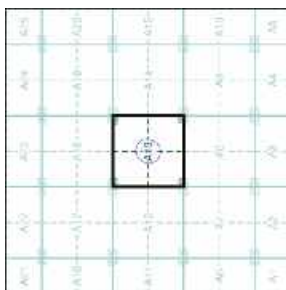
### Source map scale - 1:2,500

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, which dependent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

### Map Name(s) and Date(s)

|        |      |         |
|--------|------|---------|
| SURF 9 | 1965 | 1:2,500 |
| SURF 7 | 1965 | 1:2,500 |

### Historical Map - Segment A13

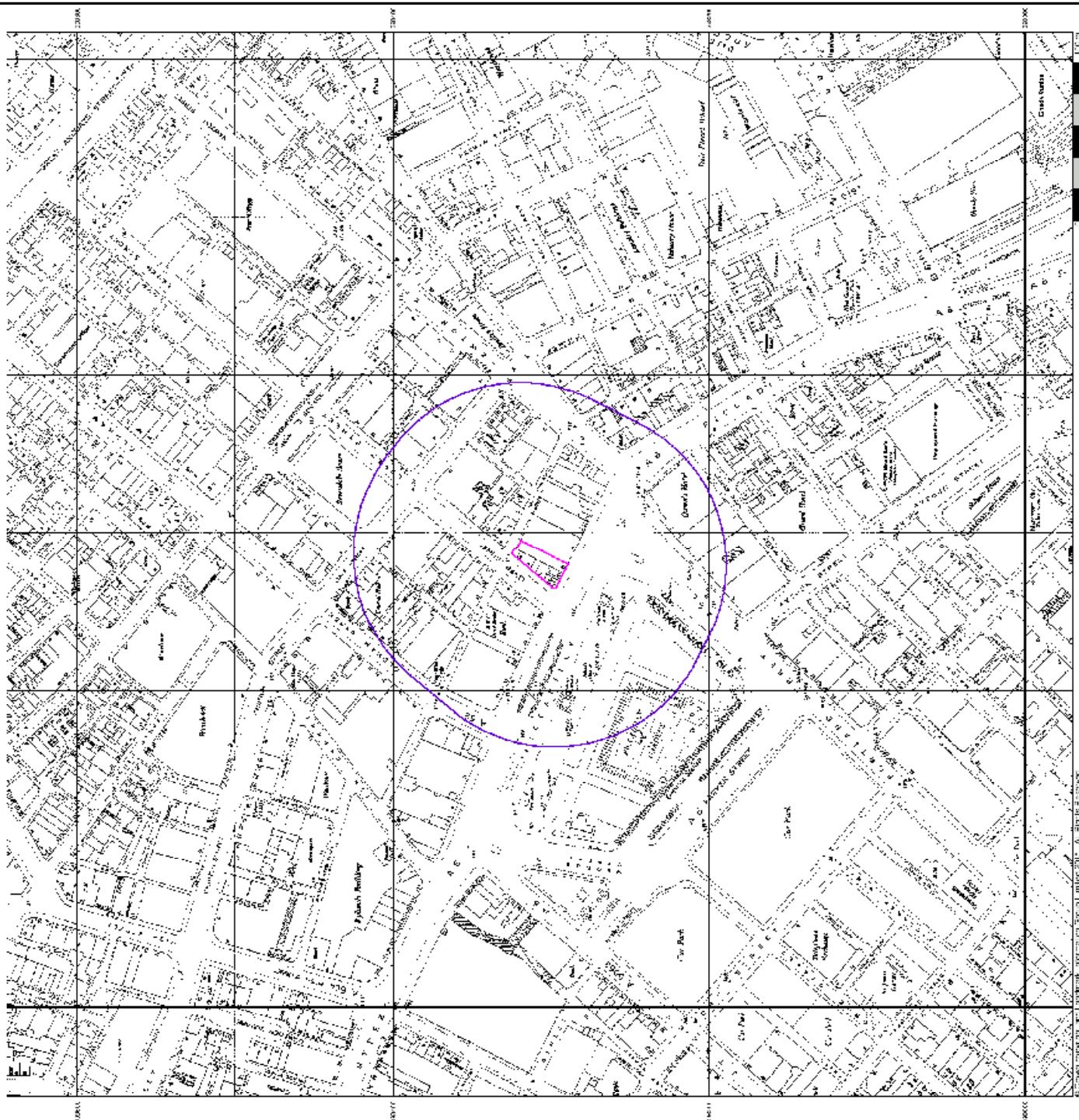


### Order Details

Order Number: 150217439\_1\_1  
Customer Ref: 5902 PIX  
National Grid Reference: 384480, 398310  
Slice: A  
Site Area (Ha): 0.05  
Search Buffer (m): 100

### Site Details

43 - 47, Piccadilly Gardens, MANCHESTER, M1 2AP



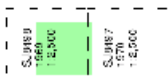
## Ordnance Survey Plan

Published 1969 - 1970

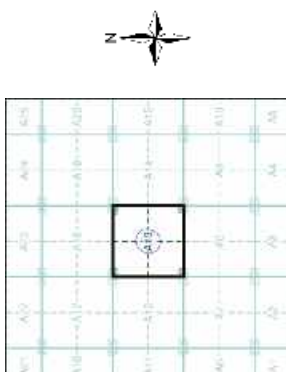
Source map scale - 1:2,500

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, which dependent 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

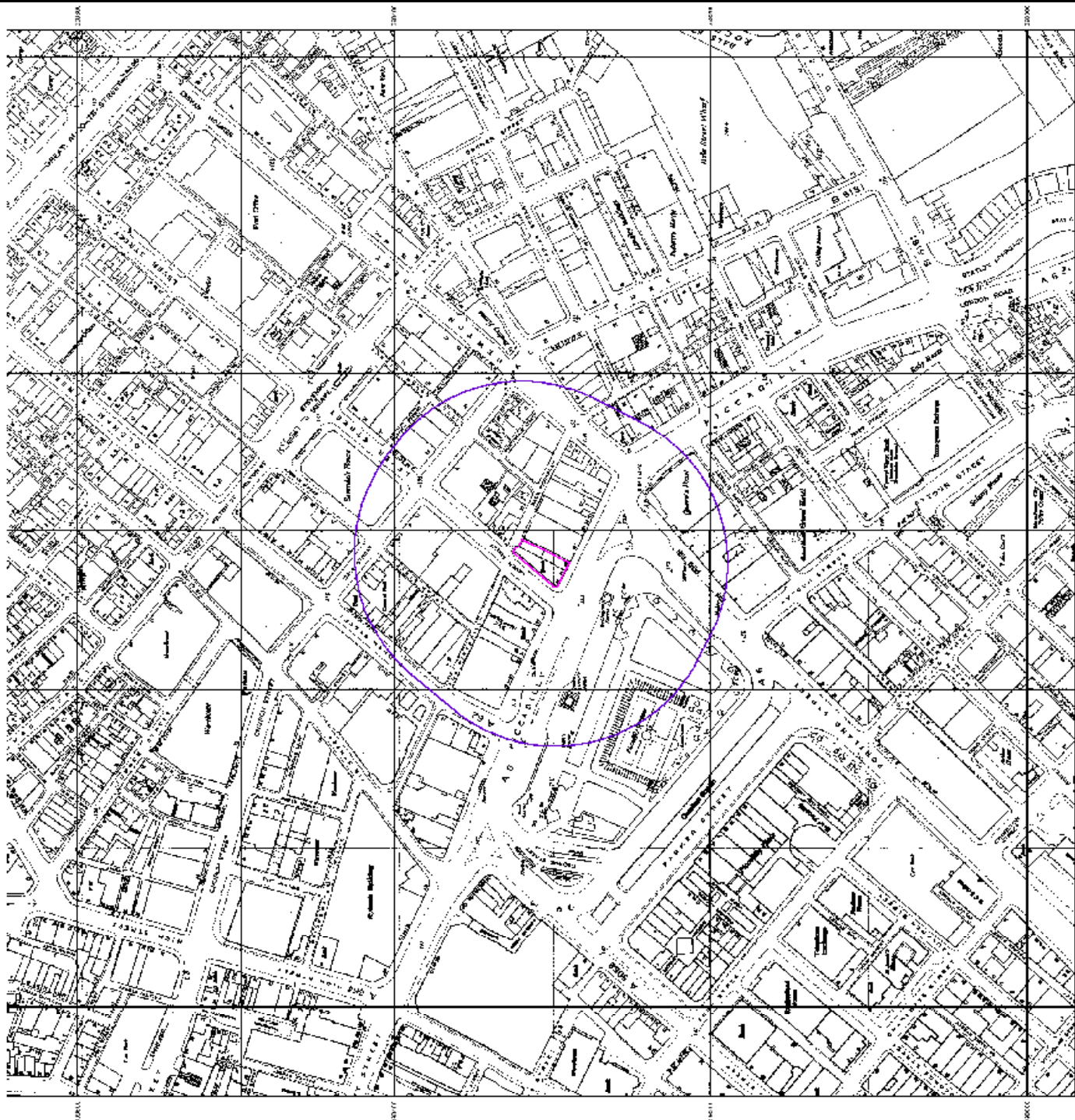


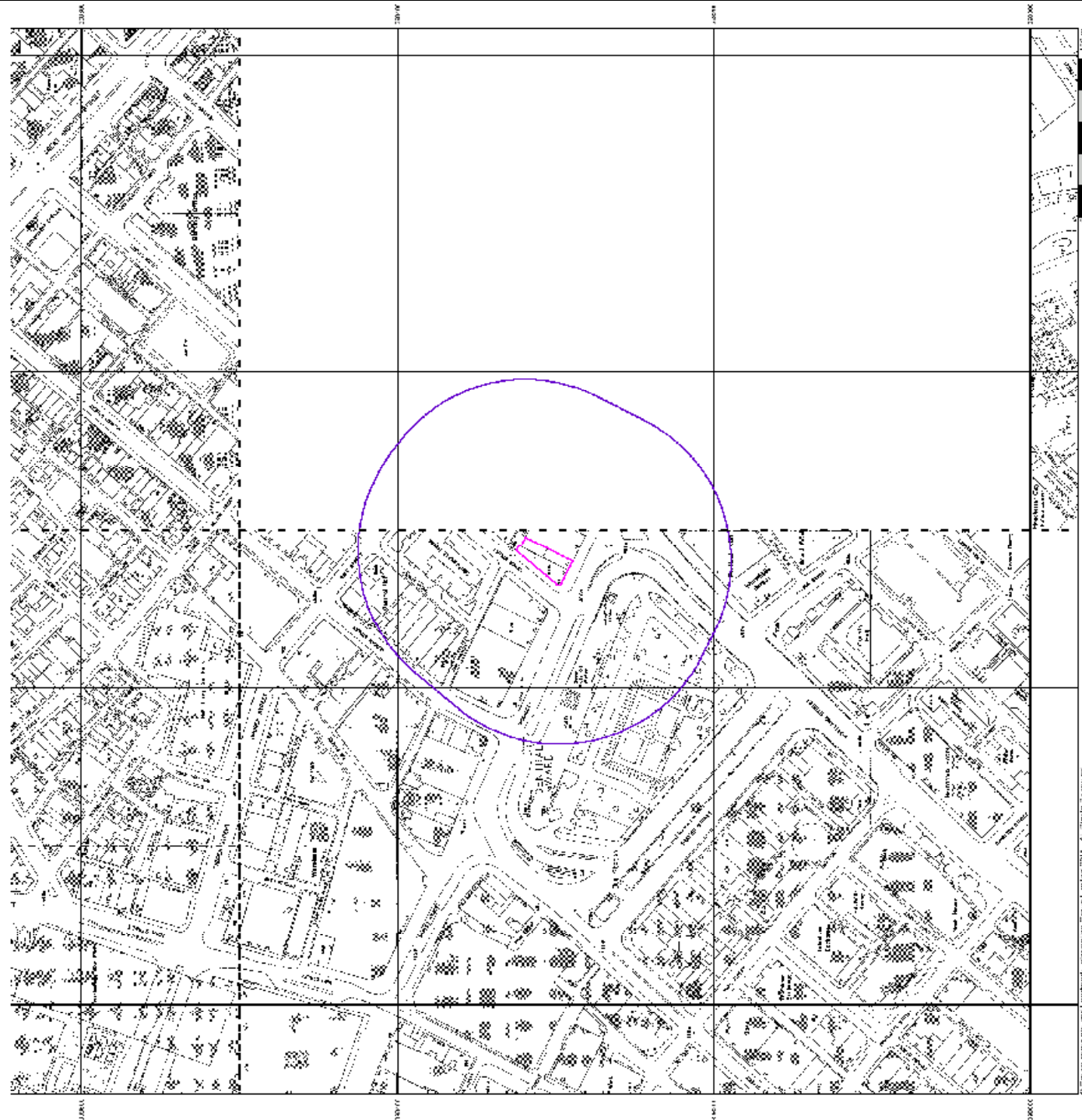
### Order Details

Order Number: 150217439\_1\_1  
Customer Ref: 5902 PIX  
National Grid Reference: 384480, 398310  
Slice: A  
Site Area (Ha): 0.05  
Search Buffer (m): 100

### Site Details

43 - 47, Piccadilly Gardens, MANCHESTER, M1 2AP







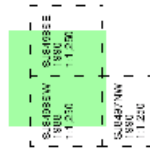
## Additional SIMs

Published 1988 - 1990

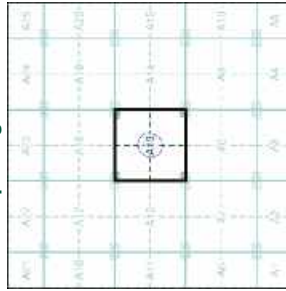
Source map scale - 1:1,250

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: 150217439\_1\_1  
Customer Ref: 5902 PIX  
National Grid Reference: 384480, 398310  
Slice: A  
Site Area (Ha): 0.05  
Search Buffer (m): 100

## Site Details

43 - 47, Piccadilly Gardens, MANCHESTER, M1 2AP



## Large-Scale National Grid Data

Published 1994 - 1995

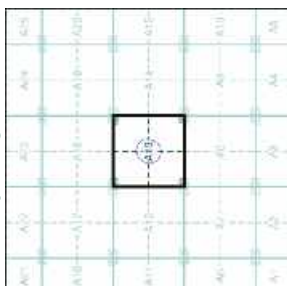
Source map scale - 1:1,250

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 forerunners 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)

Grid Reference: 384480 398310  
Scale: 1:1,250  
Date: 1994-1995  
Source: Ordnance Survey  
Map Name: Large Scale National Grid Data

### Historical Map - Segment A13



### Order Details

Order Number: 150217439\_1\_1  
Customer Ref: 5902 PIX  
National Grid Reference: 384480 398310  
Slice: A  
Site Area (Ha): 0.05  
Search Buffer (m): 100

### Site Details

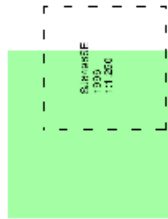
43 - 47, Piccadilly Gardens, MANCHESTER, M1 2AP

## Large-Scale National Grid Data Published 1996

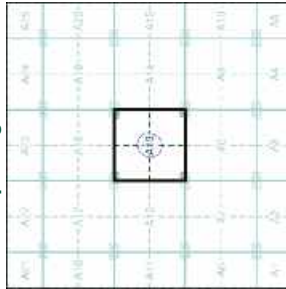
### Source map scale - 1:1,250

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 forerunners 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)



### Historical Map - Segment A13



### Order Details

Order Number: 150217439\_1\_1  
Customer Ref: 5902 PIX  
National Grid Reference: 384480, 398310  
Slice: A  
Site Area (Ha): 0.05  
Search Buffer (m): 100

### Site Details

43 - 47, Piccadilly Gardens, MANCHESTER, M1 2AP