

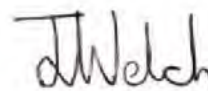
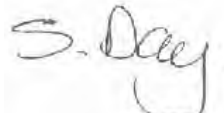
**REPORT ON
DESK STUDY
AT
ANCOATS DISPENSARY,
MANCHESTER**



REPORT STATUS SHEET

Client:	Great Places Housing Association
Report Title:	Report on Desk Study at Ancoats Dispensary, Manchester
Report Number:	AG3181-20-AL18
Report Status:	Validated Issue 2
Date:	February 2021
Detail of Changes:	Minor amendments following Client's comments



		Date	Signed for and on behalf of Applied Geology Limited
Report Author	J Welch BSc (Hons) FGS Graduate Geologist	19/02/2021	
Checked	P Gabrielle BSc (Hons) FGS Regional Manager	19/02/2021	
Authorised	S Day BSc (Hons) MSc CGeol FGS SiLC Director 	19/02/2021	

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APPENDIX A

DRAWINGS & FIGURES

- Site Location Plan, Dwg No AG3181-20-01
- Conceptual Site Model, Dwg No AG3181-20-02
- Constrains Plan Post Demolition ref: DIS-SHD-00-ZZ-DR-S-0003

APPENDIX B

DESK STUDY DATA

- GroundSure Historical Maps
- GroundSure Enviro+Geo Insight Report
- Coal Authority Consultants Coal Mining Report
- Preliminary UXO Risk Assessment
- Manchester City Council Environmental Protection Section Correspondence

1.0 INTRODUCTION

An existing building known as Ancoats Dispensary, Manchester (the site) is being considered for redevelopment by Great Places Housing Association (the Client). It is understood that the proposals for the site comprise partial demolition of the existing building (with retention of the front and side façade) and construction of a new 4.5 storey steel framed building for a residential end use. Issue 2 of this report includes amendments following comments received from the Client.

Applied Geology was appointed by the Client to undertake a Desk Study/Phase I Geo-environmental Risk Assessment in order to:

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

The terms of reference/brief for the works were mutually developed between Scott Hughes Design (the Engineer) and Applied Geology and are outlined in our proposal and estimate (ref: AG20-7354let001) dated 7th July 2020.

The scope of works undertaken by Applied Geology comprised:

- A site inspection and walkover survey.
- A review of the following desk study sources:
 - ❑ GroundSure – GeoInsight & EnviroInsight environmental databases.
 - ❑ GroundSure – Emapsight historical maps.
 - ❑ British Geological Survey (BGS) – published information & online borehole database.
- Assessment and reporting of the results of the works.

2.0 SITE DESCRIPTION AND PROPOSALS

2.1 General

The site is located at the former Ancoats Dispensary, Old Mill Street, Manchester. The Ordnance Survey grid reference for the centre of the site is approximately 385443 398432, as shown on the Site Location Plan in Appendix A.

The site is rectangular in plan shape, with approximate dimensions of 45m x 25m and is topographically flat at an elevation of c.50m AOD.

The site is bounded to the north and west by Old Mill Street, with a multi storey apartment building beyond, to the east by Lampwick Lane, with a vacant plot of land and office space beyond and to the south by a development site, with a multi storey residential building and Ashton Canal beyond.

2.2 Walkover Survey

A site inspection/walkover was undertaken by Applied Geology on 17th September 2020. Access to the site was gained via Lampwick Lane. At the time of the inspection, the site comprised the remains of the former Ancoats Dispensary Building. The now derelict building was in poor condition, with extensive scaffolding erected to retain the structural stability of the external walls. The internal walls were largely still in place; however, deterioration and structural instability was apparent. It is understood that the scaffolding has been in place for more than 10 years. Due to the instability issues, the site could only be viewed externally from ground level and from the upper perimeter via scaffold platforms/walkways.

The external ground surface generally comprised a mix of soft landscaping and concrete. The internal ground surface was obscured by vegetation, rubble, and scaffold boards. The site was bounded to the southeast and southwest by 2.5m high Heras fencing, beyond which was an active construction site and, to the northwest by 2.5m high wooden hoarding, beyond which was Old Mill Street, and to the northeast by 2.5m metal sheeting, beyond which was Lampwick Lane.



View to the northwest



View of ground floor obstructions from the northeast



View southwest from the upper northeast perimeter



View of the internal structural instabilities

It should be noted that Applied Geology does not provide arboricultural or specialist surveys for the detection of invasive plant species (such as Japanese Knotweed) or protected species of wildlife. It is recommended that if required, a separate investigation/assessment by specialists is undertaken to confirm this.

2.3 Proposed Development

It is understood that the proposals for the site comprise partial demolition of the existing Ancoats Dispensary building (with retention of the front and side façade) and construction of a new 4.5 storey steel framed building for a residential end use. Although no drawings detailing the precise layout for the proposal have been obtained, a Constrains Plan Post Demolition (ref: DIS-SHD-00-ZZ-DR-S-0003) by Scott Hughes Design, dated December 2019, indicates the footprint of the existing building and associated features and approximate boundary of the proposed development. A copy is presented in Appendix A.

3.0 DESK STUDY INFORMATION

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

3.1 Site History

Map Date	On the Site	In The Vicinity Of The Site
1848/51	The site is shown to occupy part of a large vacant piece of land adjacent to Mill Street.	An area of vacant land immediately north of the site is labelled Brick Field. Terraced housing is also shown immediately north of the site and across the wider area. Various industrial features including a flint glass works, timber yard, sizing works, cotton mill and coal wharf are shown approximately 100m to the north, east, south and west of the site. Manchester and Ashton under Lyne Canal is shown 50-100m to the south. A dock yard and several reservoirs are shown approximately 100m to the northwest.
1891/94	The site is shown to have been developed and occupied by Ancoats Hospital, which also extends to the south. The layout of the building onsite is concurrent with the Present day Ancoats Dispensary.	Several industrial features (safe works and electric engineering works) are shown immediately north of the site, alongside a church. A rectory is also shown immediately east of the site, adjacent to a machine works.
1906/08	No significant changes.	A Girls' Institute is shown immediately west of the site and a road immediately east of the site is labelled Upper Kirby Street.
1932/34	No significant changes.	The Ancoats Hospital site is shown to have extended, now including a nurses' home and Laundry approximately 50m southwest of the site. A chemical works is shown immediately north of the site and a textile works immediately east of the site. A wharf/quay associated with the Manchester and Ashton under Lyne Canal, approximately 50m south of the site is no longer shown.
1948/55	No significant changes.	No significant changes.
1965/68	No significant changes.	Large areas of terraced housing are shown to have been demolished/ redeveloped from 75m north of the site.
1978/94	No significant changes.	The industrial features immediately north of the site are shown to have been redeveloped into houses.
2003/2010	The wider Ancoats Hospital site is shown to have been demolished, with just the existing Ancoats	Most former industrial features are no longer shown and large areas of housing are shown to have been demolished to the north of the

Map Date	On the Site	In The Vicinity Of The Site
	Dispensary building remaining.	site. A large new wharf is shown less than 100m west of the site.
2020	No significant changes.	Former industrial features have mostly been replaced by residential apartment buildings and commercial/ office buildings.

Summary

The earliest available map editions dated 1848 indicate that the site was undeveloped until the existing Ancoats Dispensary building was constructed, which based on available documented information is understood to have been present from the 1870's. Although numerous reconfigurations and extensions are shown to have been undertaken during the 20th Century, the site itself is shown to have remained relatively unchanged and used as a hospital facility until recent times.

The surrounding area generally comprised industrial features and 19th Century terraced housing, which were gradually redeveloped from the 1960s. By the late 20th Century/early 21st Century, most industrial features had been replaced by residential apartment blocks and commercial buildings.

3.2 Anticipated Geology

Published Geology

Reference to the published 1:50,000 scale British Geological Survey (BGS) map, Sheet '85' and the BGS digital Geological Map of Great Britain indicates that the site is underlain by Superficial strata comprising Glacial Till. The Superficial strata are indicated to be underlain by Solid Geology of the Manchester Marls Formation.

The BGS online archive was checked for records of relevant archived boreholes within or adjacent to the site and no relevant data was available in close proximity to the site.

Previous Ground Investigation

A Preliminary Geotechnical and Geoenvironmental report was undertaken by Arup for the development immediately to the south of the site (referred to as Lampwick), on behalf of Manchester Life Development Company Ltd, report ref: LAMP/REP/GEO/002 – Issue 2, dated June 2017.

The Arup report primarily provides an assessment of a factual investigation undertaken by Hydrock, for the Lampwick site in June 2017. However, two older Phase 1 and Phase 2 investigation reports by WYG Environmental and Geotechnics undertaken in 2013 and 2007 respectively are also referenced in the Arup report. The WYG Environmental investigation was undertaken for the existing multi storey apartment building immediately north of the site (referred to as Plot G, Old Mill Street) on behalf of the Homes and Communities Agency. The Geotechnics investigation was undertaken for a previous development proposal immediately south of the site on behalf of Urban Splash.

The 2017 ground investigation by Hydrock comprised 3No cable percussive boreholes with rotary follow-on to depths of between 29.6m and 31.05m bgl, 2No

cable percussive boreholes to 15m and 27m bgl, 10No trial pits and trenches to depths of between 0.3m and 4m bgl and 5No driven continuous sample boreholes to depths of between 5.2m and 6.45m bgl.

Cohesive and granular Made Ground was recorded from ground level to depths of between 0.8m and 5m bgl and generally comprised sandy gravel and soft to firm sandy gravelly clay. The gravel typically comprised fine to coarse angular to subrounded brick, concrete, asphalt, ceramics, coal, clinker, ash, limestone, mudstone and sandstone, with wood, plastic and metal noted.

The Made Ground was underlain by cohesive Glacial Till and granular Glaciofluvial Deposits to depths of between 19.5m and 23.5m bgl. The cohesive Glacial Till was described as firm to stiff sandy slightly gravelly clay and the Glaciofluvial Deposits described as dense to very dense sandy gravel.

Solid strata of the Manchester Marls Formation were encountered beneath the glacial soils and proven to depths of between 29.6m and 31.05m bgl. The strata were described as extremely to very weak weathered mudstone and sandstone.

Groundwater monitoring undertaken as part of the Hydrock investigation recorded perched groundwater within the Made Ground and shallow glacial soils between 0.1m and 1.8m bgl. Deeper installations in the glacial soils and bedrock recorded groundwater levels between 6.56m and 17.44m bgl.

Visual evidence of contamination was recorded in the Made Ground at some locations, including clinker, ash, coal, and demolition materials. Solidified tar was recorded at a single location. Organic odours were also noted in two locations, although PID screening of samples recorded very low VOC concentrations at less than 3ppm.

The results of chemical testing undertaken were screened against a residential without plant uptake end use. Some relatively minor exceedances were reported for PAHs, notably benzo(a)pyrene at a maximum concentration of 5mg/kg and lead at a maximum concentration of 320mg/kg. Elevated TPH was recorded at a maximum concentration of 3700mg/kg, however this was noted to relate to the sample containing solidified tar. Asbestos (crocidolite, chrysotile, and amosite) was identified in four samples of the Made Ground at concentrations of between 0.001% and 0.002% (considered to be consistent with urban background concentrations of asbestos).

Chemical testing was undertaken on four samples of groundwater obtained from the Made Ground, two samples from the Glacial Till and a single sample from the Manchester Marls Formation. Exceedances of metals (copper, lead, mercury, and manganese) were reported in the samples collected from the Made Ground and shallow glacial soils, none of which could be linked to past site usage.

Exceedances for several PAH compounds and TPH (C₅-C₄₄) were reported in the samples collected from the deeper glacial soils and the Manchester Marls Formation. The source of these contaminants was reported as unknown and possibly an off-site source(s), since such compounds were not identified in the overlying Made Ground.

The results of gas monitoring carried out on eleven occasions in standpipes installed within the Made Ground, glacial soils and bedrock strata recorded a maximum methane concentration of 0.1% and generally maximum carbon dioxide concentrations of up to 1.5%. Monitoring in a single installation in the glacial soils however reported carbon dioxide concentrations up to 20.8%. High negative flow rates (-17.8l/hr) were also reported in the deeper granular glacial soils. It was subsequently recommended that the site be classified as Characteristic Situation 2, unless piles should penetrate the granular glacial soils, in which case, consideration would need to be given to increasing this to Situation 3.

With regards to buried concrete, a Design Sulphate Class of DS2 and ACEC of AC-2 was recommended for the Made Ground, with DS-1 and AC-1 conditions recommended for the natural glacial soils and bedrock.

A piled foundation solution and suspended floor slabs were recommended, owing to the presence of deep Made Ground and envisaged significant loads of the proposed multi-storey building. Piles lengths of 20m to 25m were anticipated, potentially socketed into the Solid Manchester Marls Formation.

A brief assessment of historical coal mining risk was provided in the Arup report. Mining and associated ground movements were not considered a risk to the site.

The 2007 investigation undertaken by Geotechnics generally confirms the ground conditions encountered by Hydrock.

The 2013 investigation undertaken by WYG Environment to the north of the Ancoats Dispensary site, which comprised 3 No DCS boreholes to depths of between 4.45m and 5.45m bgl and 5 No machine excavated trial pits to depths of between 3.5m and 4m bgl encountered Made Ground to depths of between 2.9m and 4.75m bgl, over cohesive Glacial Till to a maximum depth of 5.45m bgl in the DCS boreholes. Bedrock was not encountered.

It is understood that the Client has full reliance on the Arup report and that where feasible, data obtained as part of that investigation would be used for future pile design. In addition to this, it was agreed that gas monitoring data from the Lampwick investigation would be used for the Ancoats Dispensary development and classified as Characteristic Situation 2 with regards to gas protection measures, as per email correspondence between Scott Hughes Design and Manchester City Council Environmental Protection Section on Friday 12th and Monday 15th June 2020. A copy of the email correspondence is included in Appendix B.

3.3 Mining History / Geological Cavities

Reference to the Coal Authority Consultants Coal Mining Report (ref: 51002312699001, dated 6th October 2020 and included in Appendix B) and the Coal Authority Interactive Map Viewer indicates that the site is located within an area of recorded past historical underground coal mining. However, the available Coal Authority records indicate that only a single seam (Bradford Four Feet) was worked beneath the site at a depth of 398m bgl, with an extraction thickness of 1.2m and last worked in 1900.

There are no coal seams shown to sub-crop close to surface beneath or in close proximity to the site and there are no mine entries shown within 100m of the site

boundary (nearest recorded >400m to east of site). Consequently, the site is shown to lie outside of any areas of recorded or probable shallow mine workings and not located within a development high risk area. In view of the above, the site is considered unlikely to be at significant risk of surface instability due to historical underground coal workings.

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

3.4 Natural Ground Stability Hazards

The GroundSure Report has classified the risk of various natural ground stability hazards, depending on the anticipated ground conditions on site.

The risk of ground dissolution of soluble rocks, shrink-swell of clays, running sand, collapsible deposits, landslides, and compressible rocks is considered to be negligible to low.

3.5 Radon

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

3.6 Hydrology

The nearest surface watercourse is a wharf associated with Ashton Canal, approximately 70m to the south and west. There are no surface water abstractions within 2km of the site.

There are eleven historical licensed discharge consents within 500m of the site boundary, the nearest relating to surface water discharge to the Manchester and Ashton Canal 100m to the south and the rest are >250m from the site, relating to treated effluent or storm overflow to Shooters Brook and the River Medlock.

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

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

3.7 Hydrogeology

The superficial aquifer designation maps indicate the Glacial Till to be a Secondary (undifferentiated) Aquifer and the Glaciofluvial Deposits a Secondary 'A' Aquifer. The bedrock aquifer designation maps indicate the Manchester Marls Formation to be a Secondary B Aquifer.

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

3.8 Ecology

Information from the ecological datasets included within the GroundSure report indicates that the site does not lie within 2km of any ecologically sensitive areas.

If a full assessment of Environmental or Ecological aspects are required, it is recommended that other specialists are consulted.

3.9 Environmental Searches

Information from the environmental datasets included within the GroundSure report indicates that there are no active/historical Environment Agency or Local Authority landfills or active waste sites within 500m of the site. There are however 21 records for historical waste sites within 500m of the site, the nearest relating to a waste paper works 87m to the southeast of site, dated 1931.

There are no records of Part A (1) or IPPC Authorised Activities within 500m of the site boundary. Six current Part B Activities are recorded within 500m of the site, the nearest being 287m northeast of the site, relating to Di-isocyanate Processes.

Twenty Environment Agency Recorded Pollution Incidents are shown within 500m of the site, the nearest located 110m to the south and related to construction and demolition materials and wastes, dated 2002, recorded as Category 3-4 impact to water, land and air.

There are no recorded current/recent or historical petrol stations or COMAH sites within 500m of the site.

3.10 Current Industrial Land Uses

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

Category	Distance from site boundary (m)	Principal Potential Contaminants
Water/ Infrastructure and Facilities/ Public Transport, Stations and Infrastructure/ Transport, Storage and Delivery	126m E, 133m SW, 136m SE, 146m N, 175m SE, 182m W, 188m E, 190m NW, 205m S, 207m S, 227m NW, 246m E	Solvents, Heavy Metals, Petroleum Hydrocarbons, VOCs, Asbestos, Polychlorinated Biphenyls (age dependent).

3.11 Railways and Tunnels

There are no recorded historical railways within 250m of the site. However, there is a single record for tramway sidings, 107m to the southwest, dated 1891. There are also records for nine current railways within 250m of the site, the nearest being a tram line, 133m to the southeast. There are no recorded historical or current railway tunnels/ underground railways within 250m of the site.

The Groundsure Report indicates that the currently proposed High Speed 2 (HS2) route does not pass within 500m of the site. The current (2019) gov.uk website confirms this, however it should be noted that the route has not been finalised at the time of writing.

3.12 Unexploded Ordnance (UXO) Risk

A preliminary UXO risk assessment was commissioned for the site and undertaken by 1st Line Defence, Report Ref: EP12040-00, which concluded that no further action was required for the site with regards to mitigation of UXO risk. The report is included in Appendix B.

4.0 CONCEPTUAL SITE MODEL

4.1 Diagrammatical Illustration

The Conceptual Model for the site, showing the main elements of the surface and subsurface conditions and including the potential contaminant sources, pathways and receptors identified from the desk study information is presented in Appendix A as Drawing No AG3181-20-02. The potential sources, pathways and receptors are defined in the following sections.

4.2 Sources

On-site

- Made Ground on site associated with the former use as a hospital may contain elevated concentrations of contaminants such as asbestos, heavy metals, petroleum hydrocarbons (i.e., old fuel heating systems) and polycyclic aromatic hydrocarbons (PAHs).
- Elevated sulphate concentrations in Made Ground or underlying natural strata.

Off-site

- Made Ground associated with the adjacent historical industrial land uses may contain mobile contaminants such as metals, hydrocarbons, phenols, solvents, polychlorinated biphenyls (PCBs) and asbestos which may pose a risk to human health and/or Controlled Waters, or could be a source of ground gas/ vapours.

4.3 Pathways

Inhalation, Ingestion, Dermal Contact

- End users could be at risk from inhalation, ingestion, and dermal contact pathways if elevated concentrations of contaminants are present in sufficient concentrations. However, considering that no areas of soft landscaping are proposed, the pathways will generally be broken.

Migration via Leaching

- Mobile or leachable contaminants within any Made Ground may migrate laterally and vertically via granular horizons into the Secondary Aquifers of the glacial soils and bedrock.

Direct Contact

- Buried concrete could be affected by direct contact with soils if these contain elevated levels of sulphate.
- Water supply pipes could be affected by direct contact with hydrocarbon contamination.

4.4 Receptors

End users

- End users may be at risk from mobile contamination and ground gas should any be present.

Controlled Waters

- The Secondary Aquifers are potential receptors to any mobile contamination at the site.

Buried Concrete

- Elevated concentrations of sulphates may pose a potential risk to buried concrete on the site.

Water Supply Pipes

- Water supply pipes could be affected by hydrocarbon and solvent contamination, should any be present.

4.5 Source-Pathway-Receptor Linkages and Assessed Risks

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

Source	Pathway	Receptor	Risk*
Potential contaminants (heavy metals, asbestos, hydrocarbons) within Made Ground on or off site associated with the historical land use	Inhalation Ingestion, Dermal Contact	End Users	Low-Medium
	Migration and Leaching	Secondary Aquifers	Medium
	Direct Contact	Water supply pipes	Low-Medium

Source	Pathway	Receptor	Risk*
Elevated sulphates in Made Ground or natural soils.	Direct Contact	Buried concrete	Low-Medium
Ground gas from Made Ground - both on site and off site (CH ₄ , CO ₂ , VOCs).	Migration into buildings and any excavations	End Users	Low-Medium

*** Definition of Risk Categories**

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

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

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

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

5.0 DISCUSSION

5.1 Geo-environmental Issues

The desk study has indicated the potential for some contamination (in soil and groundwater) and ground gas to be present at the site, generally associated with the historical site usage as a hospital and historical land use in the immediate vicinity (i.e., wider hospital site and various works/industrial facilities).

Given the proposed end use, the proposed layout and the absence of ingestion and dermal pathways across much of the site, we consider that significant remedial actions to mitigate human health risk are unlikely to be required, although a ground investigation may be required to establish this.

The risk to Controlled Waters (Secondary Aquifers) will depend on the presence, nature and concentrations of any mobile contaminants within soil and groundwater beneath the site. However, given the likely presence of cohesive Glacial Till from shallow depth, we envisage extensive remedial actions are unlikely to be necessary to protect groundwater, though some actions may be needed if (in particular) sources of hydrocarbons are identified in soil or groundwater during the ground investigation or subsequently during development.

Although Made Ground, on and off site, could be a potential source of ground gas, it has been agreed that gas monitoring undertaken as part of the adjacent Lampwick ground investigation by Hydrock in 2017 can be used for the Ancoats Dispensary development. As such, the site can be classified as Characteristic Situation 2 with regards to gas protection measures, as per email correspondence between Scott Hughes Design and Manchester City Council Environmental Protection Section on Friday 12th and Monday 15th June 2020.

5.2 Geotechnical Issues

It is understood that a piled foundation solution would be utilised to support any new loads associated with the proposed development, with piles expected to gain capacity via skin friction and end bearing within the glacial soils or, potentially,

within the underlying bedrock should loads and/or pile types dictate. The selected piling method will need to take account of the existing building's condition and proximity of other buildings, services, and infrastructure.

Where significant thicknesses of Made Ground are present, suspended slabs are likely to be required.

Based on the correspondence between Scott Hughes Design and Manchester City Council Environmental Protection Section in June 2020, it has been agreed that the site can be classified as Characteristic Situation 2 with regards to gas protection measures and as such basic gas protection measures would be required.

Based on the previous Arup report for the Lampwick site to the south, a Design Sulphate Class of DS-2 and ACEC of AC-2 is considered likely for any buried concrete at the site.

5.3 Recommendations

It is recommended that a ground investigation is undertaken to confirm the initial conceptual model, to derive parameters for foundation design and to assess the nature of the existing foundations.

A series of foundation inspection pits should be undertaken to investigate the existing Ancoats Dispensary building foundations. Although a piled foundation solution is considered likely to support any new loads, it is understood that deeper ground investigation data obtained as part of the Lampwick development immediately south of the site would be used to assist future pile design. Considering this and the anticipated access restrictions on site, a series of driven continuous sample boreholes should be undertaken alongside the foundation inspection pits to prove the thickness of Made Ground and depth to natural glacial soils across the site. This would enable soil samples to be taken for subsequent contamination analysis and geotechnical testing. It should be noted that any future ground investigation would be subject to a suitable structural assessment of the existing Ancoats Dispensary Building and available access, dependant on the extent of any additional future demolition. Based on the most recent walkover undertaken by Applied Geology on 17th September 2020, access to the internal areas did not appear possible with standard sampling techniques.

Considering that Manchester City Council has agreed that gas monitoring data obtained as part of the investigation for the Lampwick development to the south of the site can be used to inform necessary gas protection measures at the site, then standpipe installations are unlikely to be required unless groundwater monitoring data should be required or if any significant contamination is identified which may warrant further monitoring and sampling.

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

Chemical testing to include a suite of heavy metals, polycyclic aromatic hydrocarbons, VOCs, TPH, pH, asbestos screen and soil organic matter should be carried out on selected soil recovered during the ground investigation and the results assessed against relevant screening criteria. Groundwater samples should be

obtained (if present within response zone of standpipes) and tested for similar potential contaminants (or leachate testing of Made Ground soils). Additional specific investigation may be warranted based on visual and olfactory evidence during fieldwork. If contamination is encountered, then it may be necessary to undertake further risk assessment and produce a remediation strategy to comply with likely Planning Conditions.

**Applied Geology Limited
First Floor, Lowton Business Park
Newton Road
Lowton St. Mary's
Warrington
WA3 2AN**

Tel: 01925 738599

GENERAL NOTES

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

APPENDIX

A



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APPLIED GEOLOGY

First Floor, Lowton Business Park
 Newton Road
 Lowton St. Mary's Tel: 01925 738599
 Warrington email: admin@appliedgeology.co.uk
 WA3 2AN

Client:

GREAT PLACES HOUSING ASSOCIATION

Project:

ANCOATS DISPENSARY, MANCHESTER

Drawn By:

FD

Checked By:

PG

Paper Size:

A4

Scale:

NTS

Date:

08.10.2020

NGR:

385443 398432

Title:

SITE LOCATION PLAN

Drawing No:

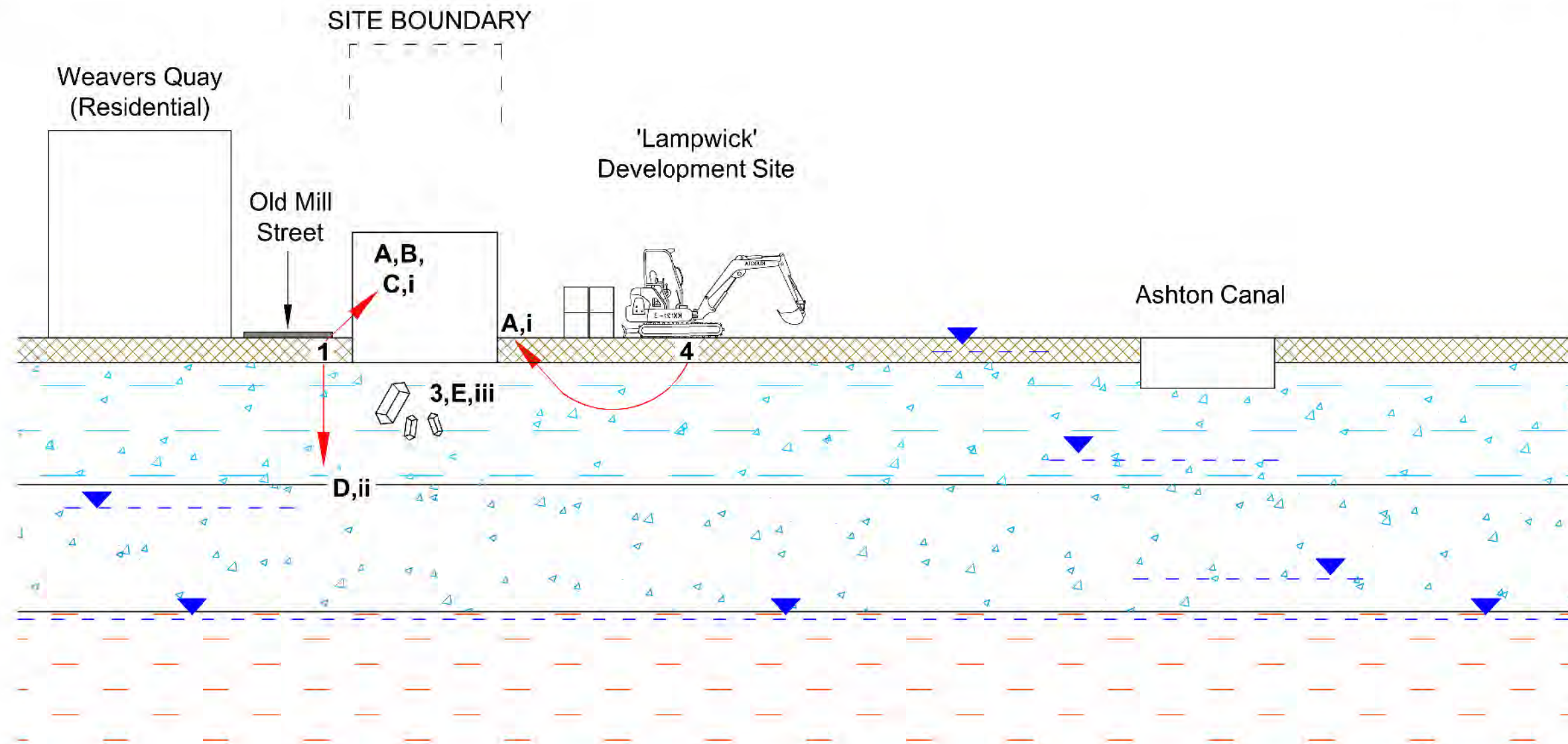
AG3181-20-01

Revision:

0

NORTHWEST

SOUTHEAST



SOURCES

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

PATHWAYS

- A. Inhalation
- B. Ingestion
- C. Dermal contact
- D. Leaching/migration
- E. Direct contact

RECEPTORS

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

Key:



Made Ground

Glaciofluvial Deposits
(Secondary A Aquifer)

Groundwater

Glacial Till (Secondary
(Undifferentiated) Strata)Manchester Marl Formation
(Secondary B Aquifer)**APPLIED GEOLOGY**

First Floor, Lowton Business Park
 Newton Road Tel: 02476 511822
 Lowton St. Mary's email:
 Warrington Tel: admin@appliedgeology.co.uk
 WA3 2AN email: admin@appliedgeology.co.uk

Client:

GREAT PLACES HOUSING ASSOCIATION

Project:

ANCOATS DISPENSARY, MANCHESTER

Title:

CONCEPTUAL SITE MODEL

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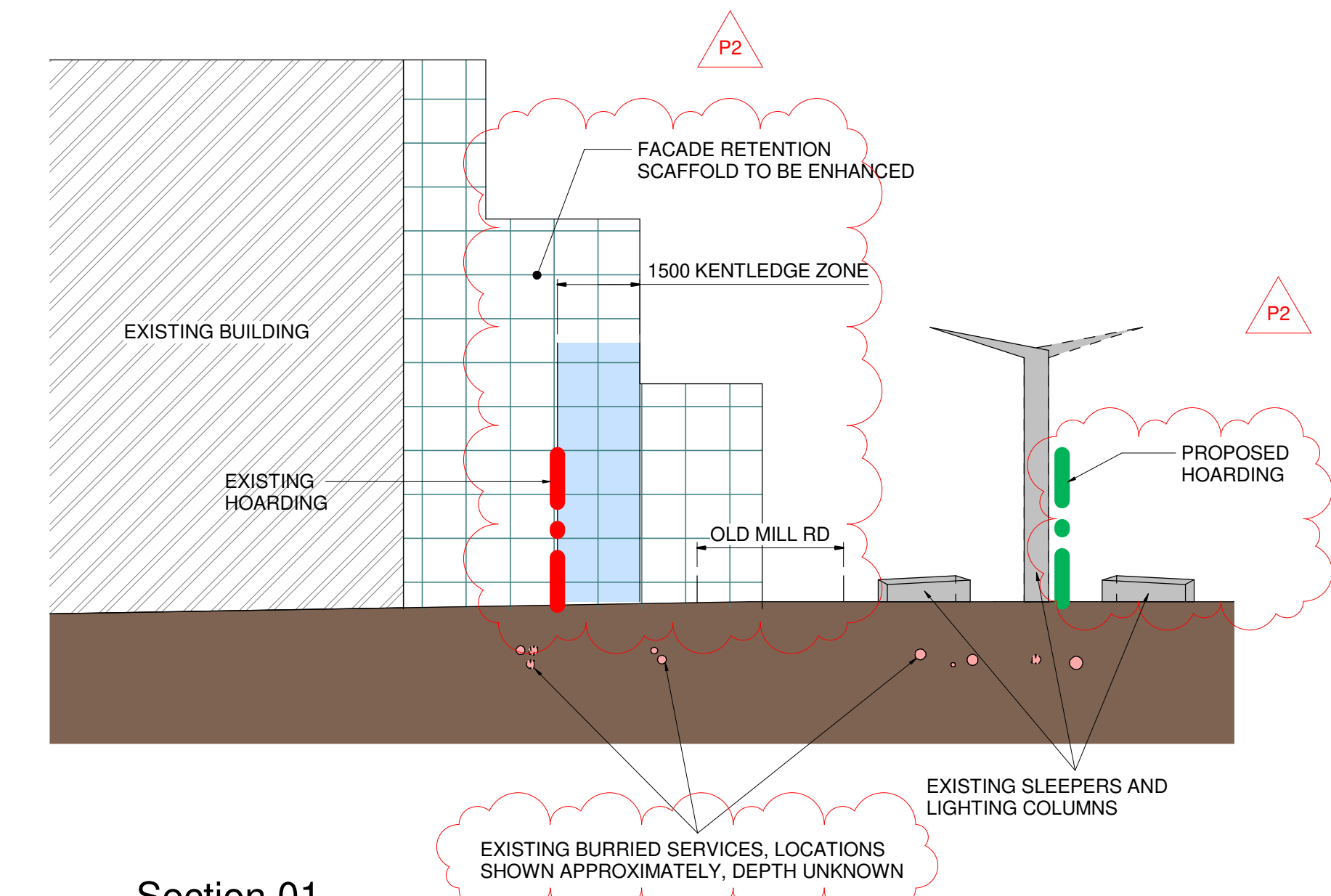
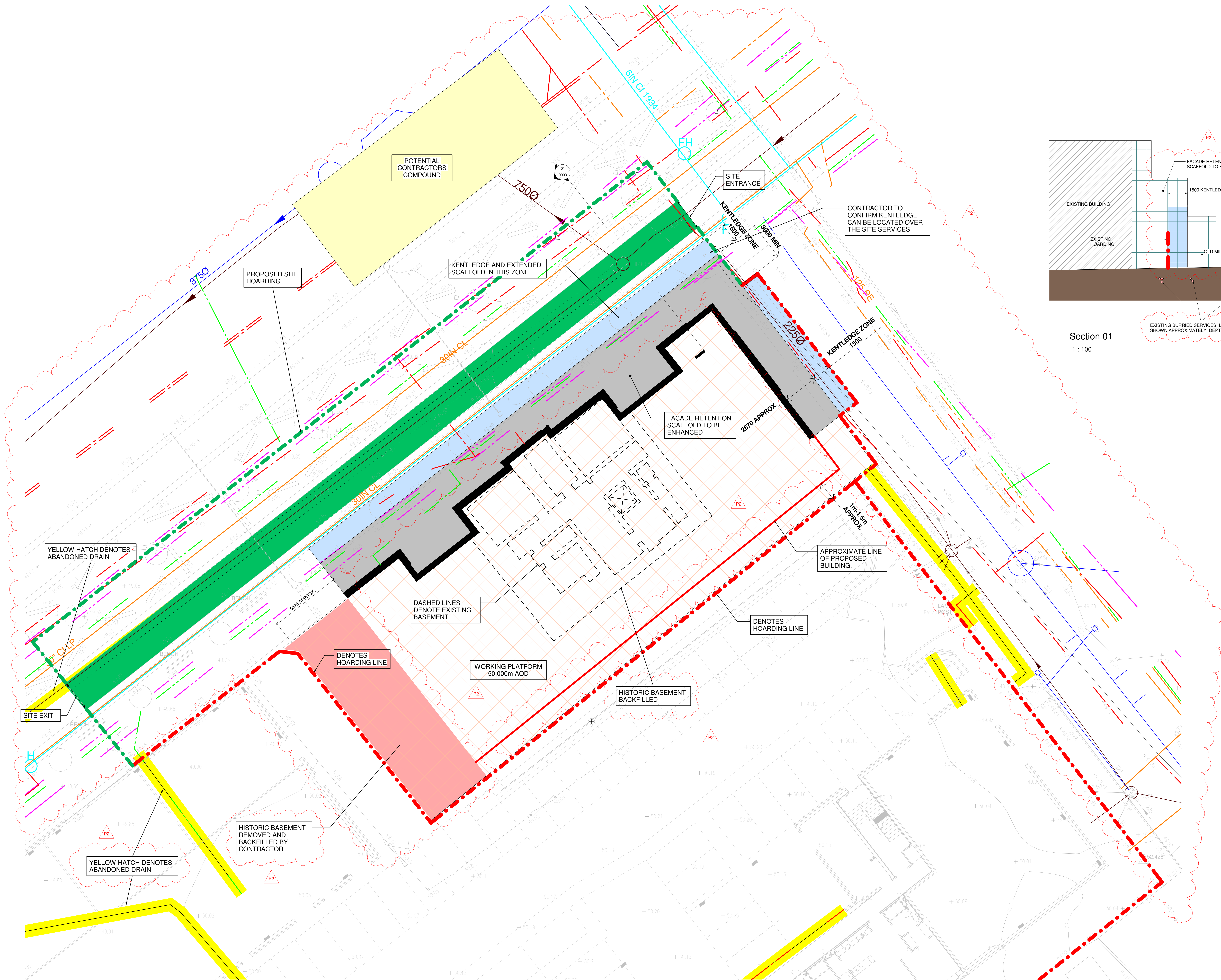
08.10.2020

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AG3181-20-02

Revision:

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CONSTRAINTS PLAN POST DEMOLITION
1 : 100

P2	13.12.19	ZH	KC	GENERAL UPDATES, SERVICES SHOWN, HISTORIC BASEMENT SHOWN
P1	10.12.19	ZH	KC	ISSUED FOR INFORMATION
No	DATE	DRAWN	REV'D ENS.	AMENDMENT
STATUS		PURPOSE OF ISSUE		
S2		FOR INFORMATION		
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PROJECT ANCOATS DISPENSARY				
DRAFTER		ZH	ENGINEER KC	
TITLE		Project Reference:		
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		DIS-SHD-00-ZZ-DR-S-0003		AMDT
				P2

APPENDIX B

County Series 1:10,560 scale

VEGETATION

	Fir Wood		Deciduous Wood
	Mixed Wood		Brushwood
	Orchard		Reeds
	Rough Pasture		Furze
	Marsh		Osiers

ROADS

	Railway over Road		Road over Railway
	Road over River or Canal		Level Crossing
	Railway over River		Road over Stream
	Road over Stream		Sunken Road
	Raised Road		

RAILWAYS

	Double Lines of Railway		Single Lines of Railway and Tramway
--	-------------------------	--	-------------------------------------

GENERAL FEATURES

	Gravel Pit		Sand Pit
	Quarry		Shingle
	Other Pits		Antiquities, Site of
			Arrow, showing direction of flow of water
			Trigonometrical Station

BOUNDARIES

	County Boundary		Parliamentary Division Boundary
	Parish Boundary		Union Boundary
	Contours		Rural District Boundary

National Grid 1:10,000 scale

HEIGHTS (METRES)

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

Surface heights determined by { ground survey 163m, air survey 160m }

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

Contours are at 5 metres vertical interval.

ROCK FEATURES

Loose rock, Boulders, Outcrop, Scree, Vertical face

CONVERSION SCALE

Metres - Feet

2000 Metres 6500 Feet

1500 5000

4000

ABBREVIATIONS

BP,BS	Boundary Post or Stone	PO	Post Office
Ch	Church	PC	Public Convenience
CH	Club House	PH	Public House
F Sta	Fire Station	S	Stone
FB	Foot Bridge	Spr	Spring
Fn	Fountain	TCB	Telephone Call Box
GP	Guide Post	TCP	Telephone Call Post
MP,MS	Mile Post or Stone	TH	Town Hall
P	Pole or Post	W	Well
Pol Sta	Police Station	Y	Youth hostel

ROADS

Track, Track, Path, Path

Where unfenced shown by pecked lines.

RAILWAYS

Cutting, Embankment, Multiple track, Single track, Siding, tramway or mineral line, Narrow gauge

Road over, Road under, Level crossing, Foot Bridge

GENERAL FEATURES

	Antiquity, (site of)		Lake, loch or pond
	Boulders		Sloping masonry
	Building		Chalk pit, clay pit or quarry
	Pylon		Gravel pit
	Pole		Sand pit
	Glasshouse		Refuse or slag heap
	Triangulation station		

Direction of flow of water

Shingle, Sand

VEGETATION

	Bracken, rough grassland		Marsh		Coppice
	Scrub		Saltings		Orchard
	Heath		Reeds		Coniferous trees
					Non-coniferous trees

In some areas bracken () and rough grassland () are shown separately.



Historical Map Pack Legend

County Series & National Grid

1:10,560 scale

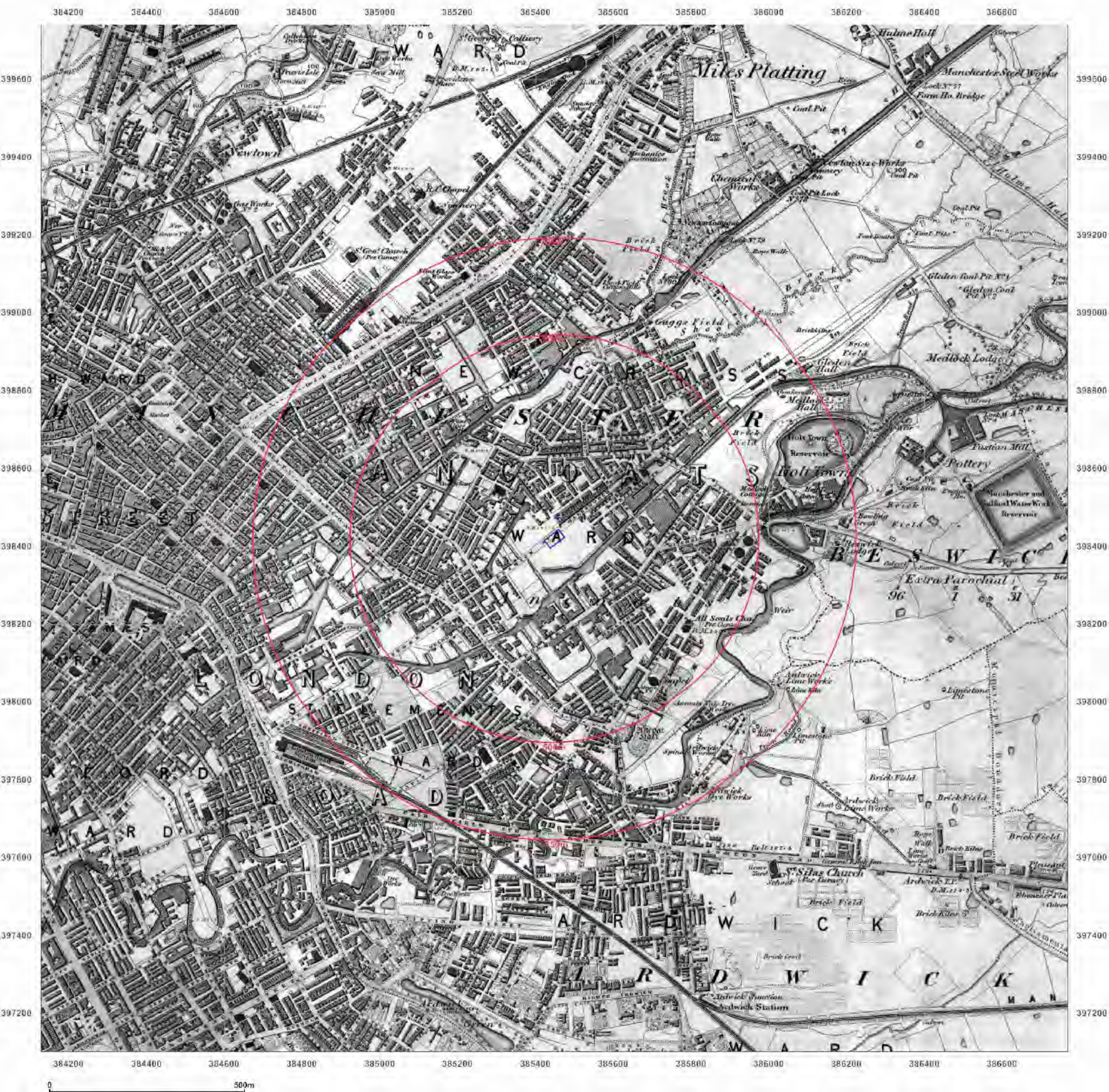
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Map Name: County Series

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Scale: 1:10,560

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Grid Ref: 385448, 398420

Map Name: County Series

Map date: 1890-1894

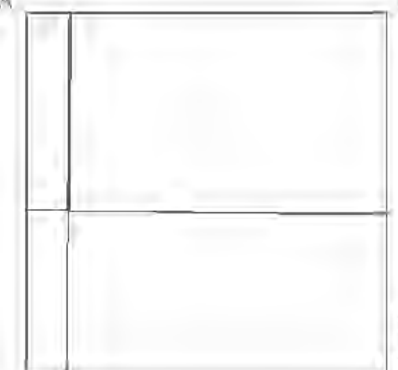
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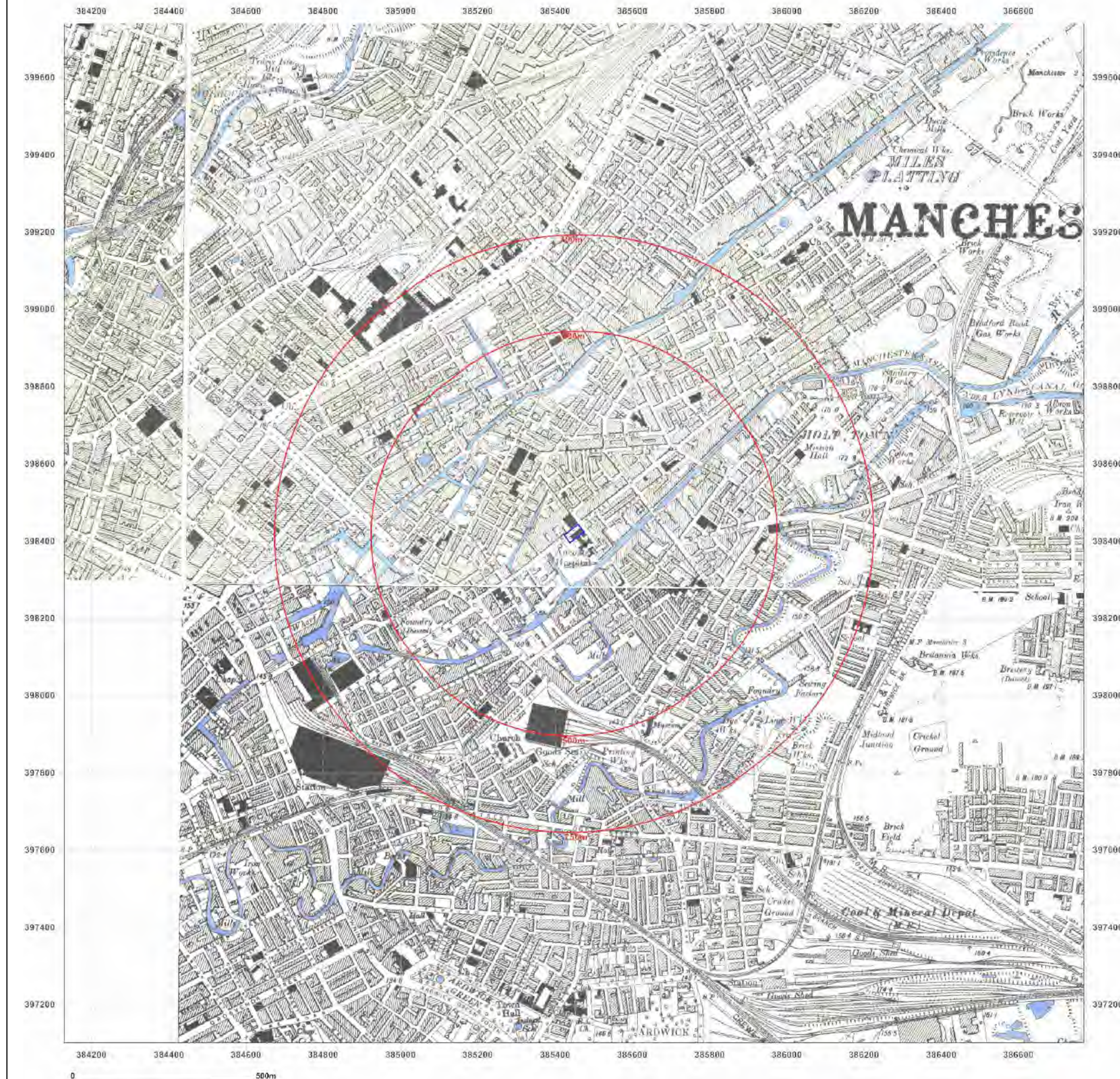


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Grid Ref: 385448, 398420

Map Name: County Series

Map date: 1905-1906

Scale: 1:10,560

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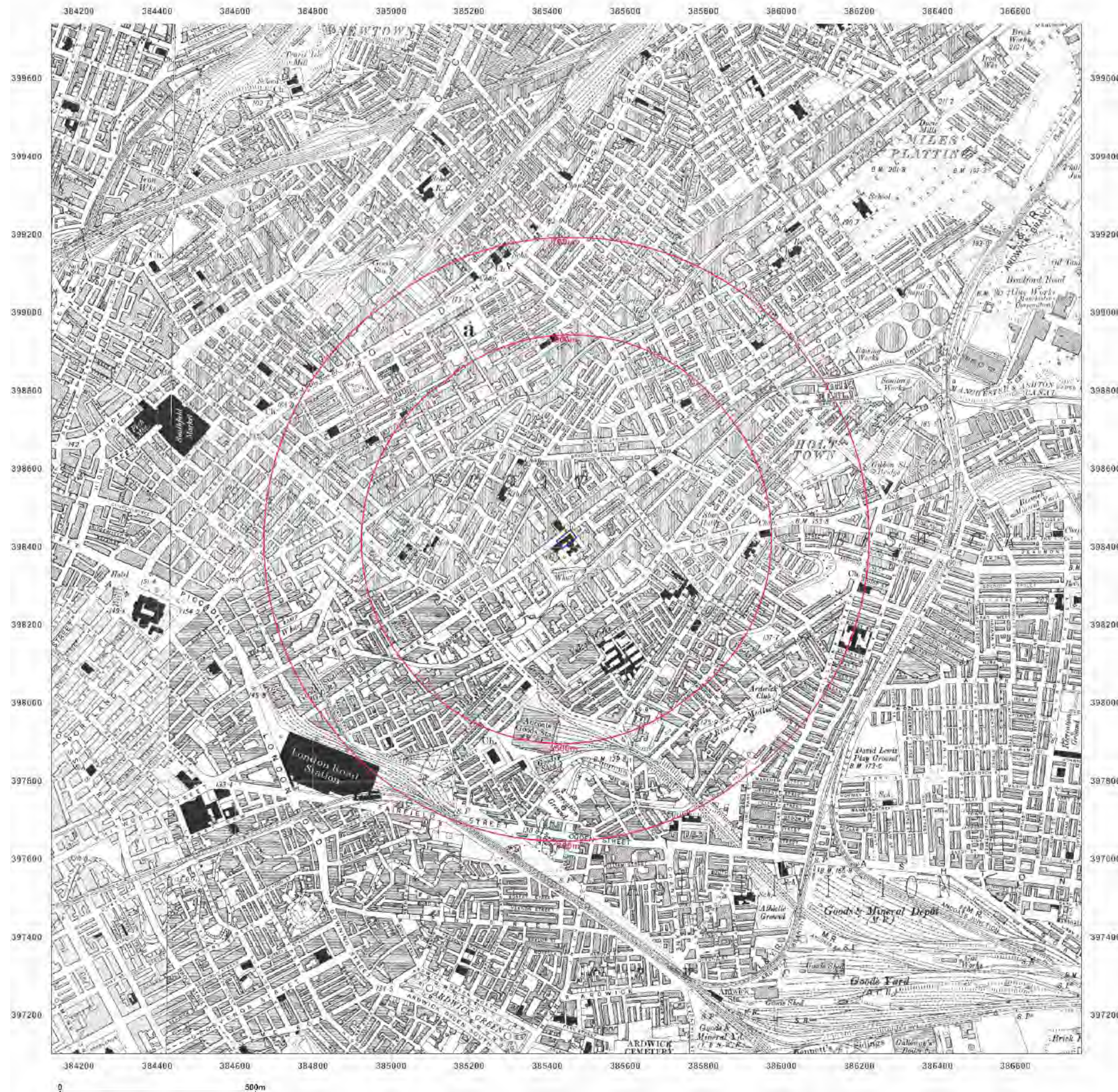


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Report Ref: EMS-638469_848469
Grid Ref: 385448, 398420

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



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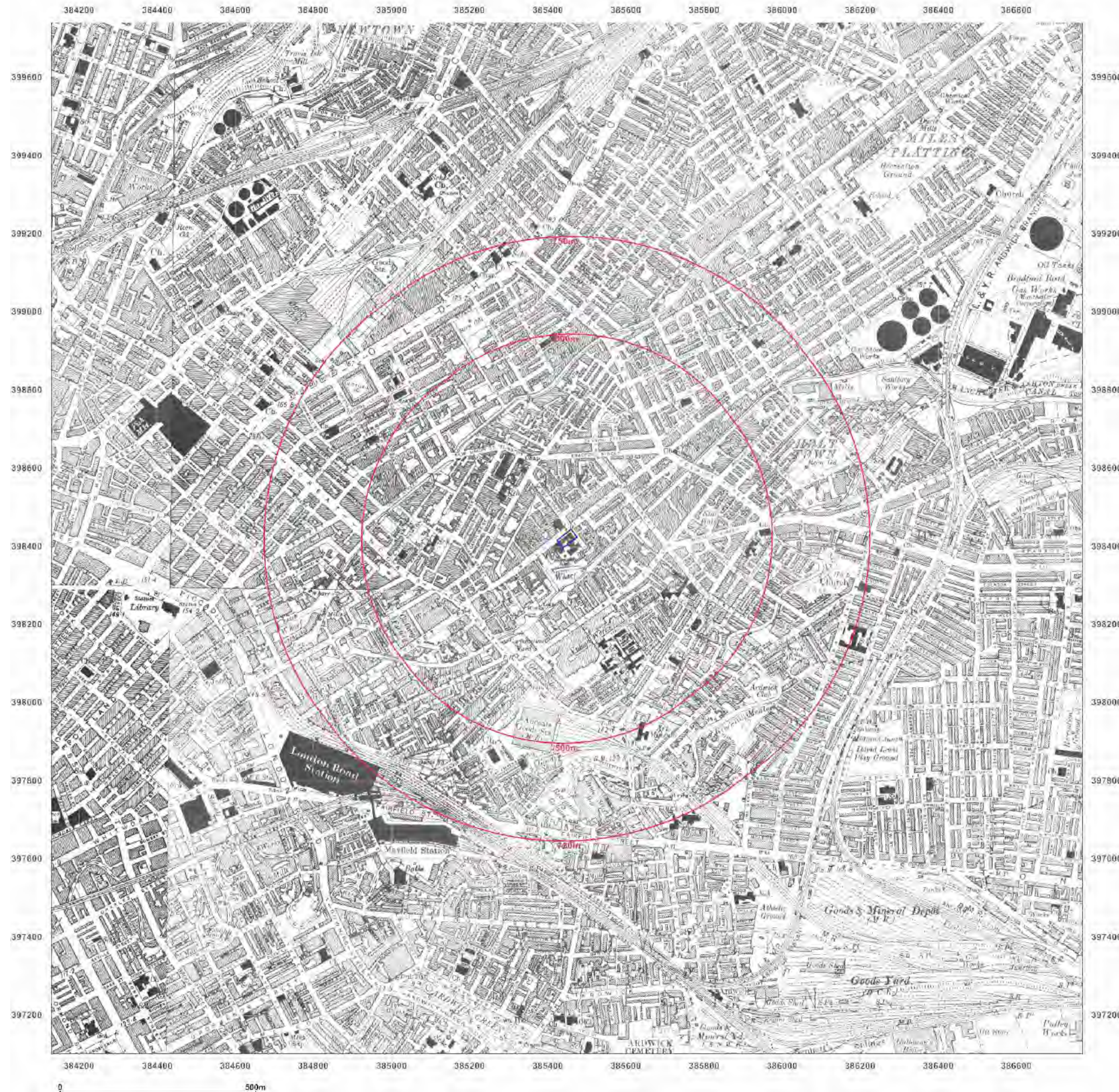


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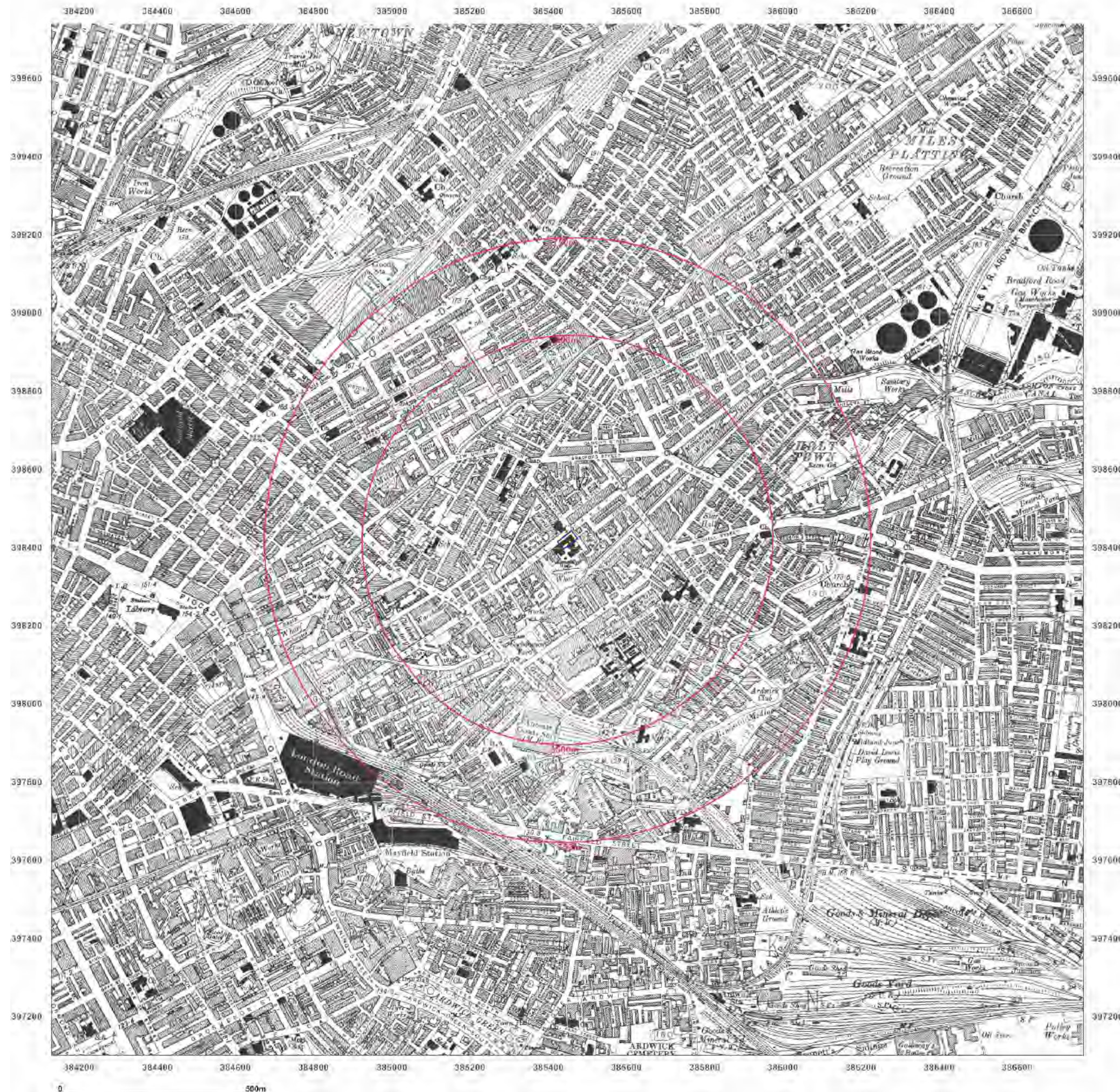


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Map Name: County Series

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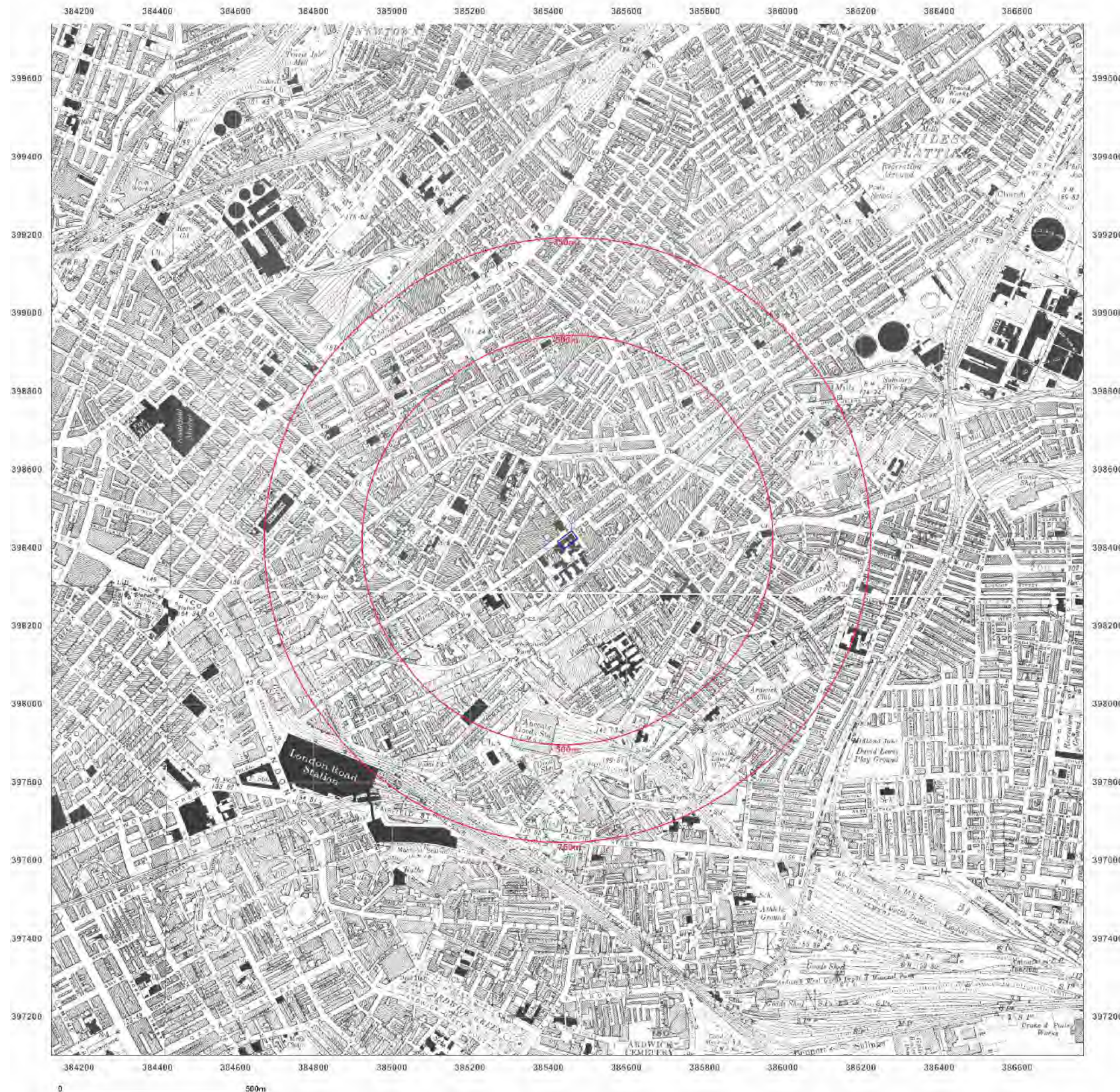


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Map Name: County Series

Map date: 1938

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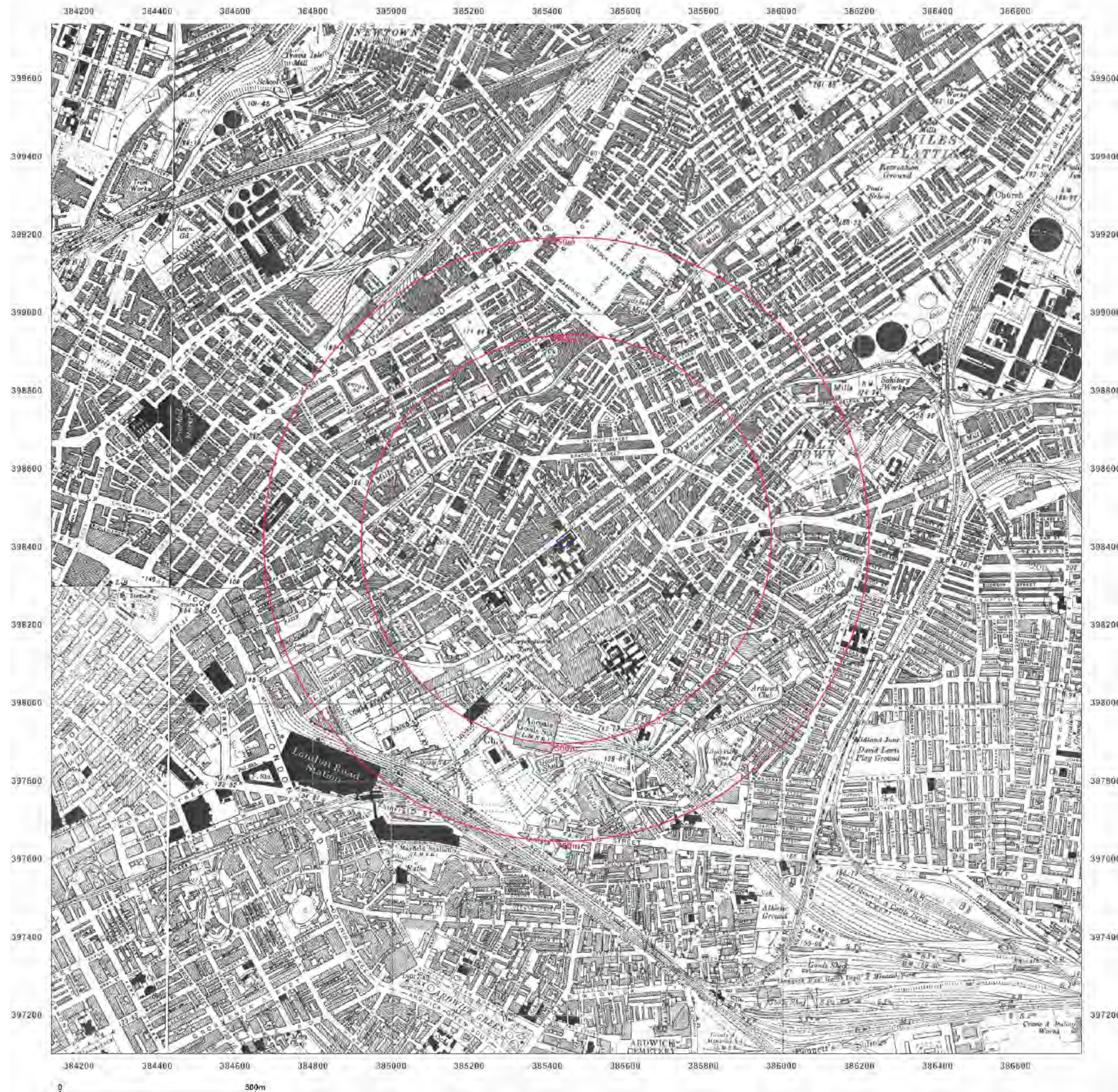


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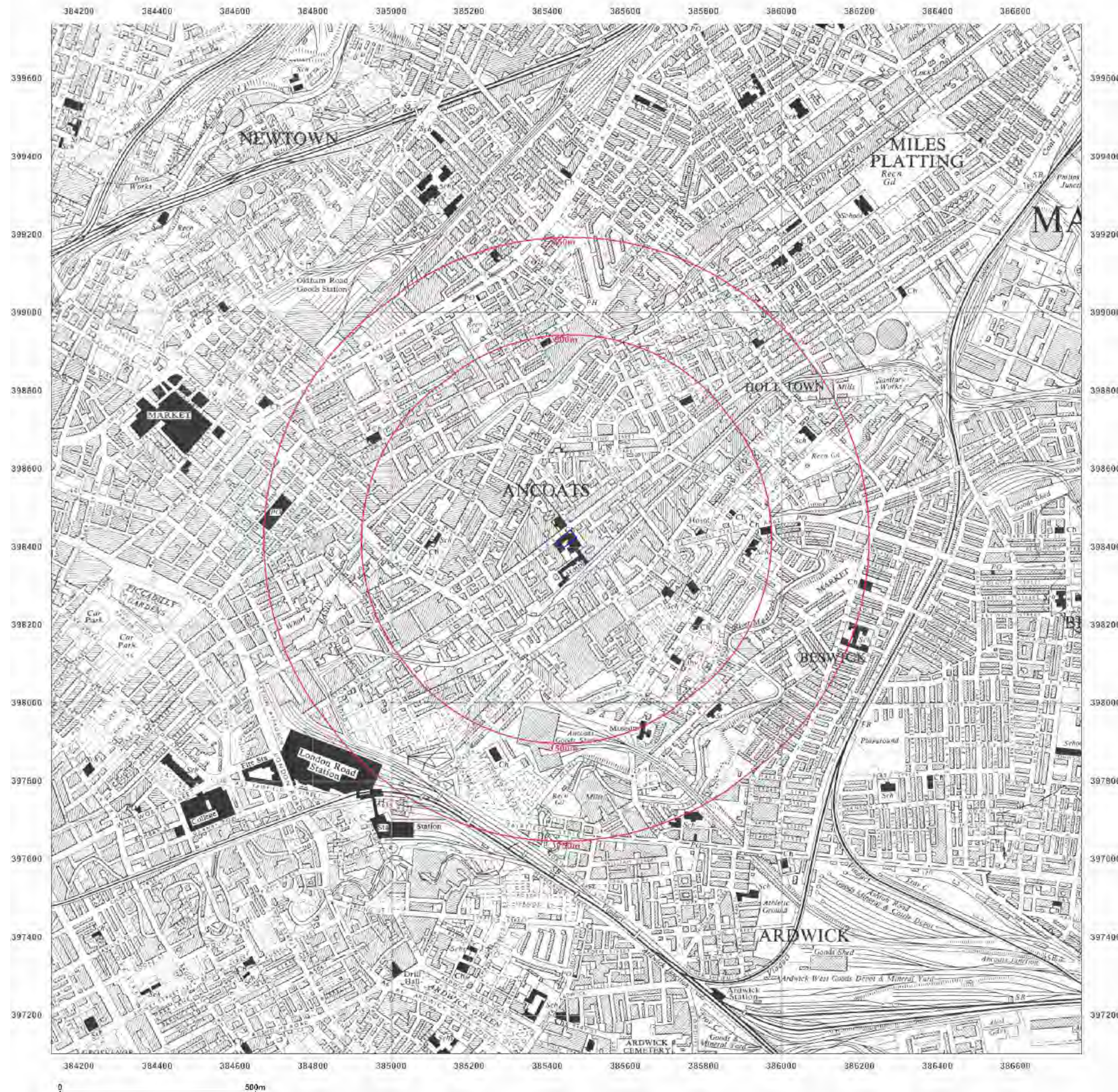


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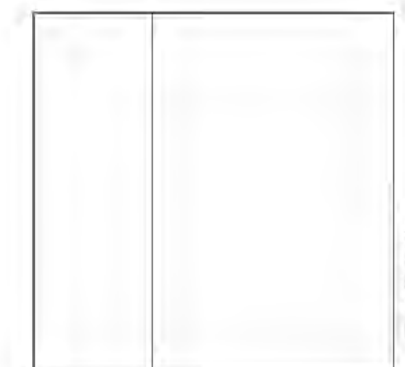
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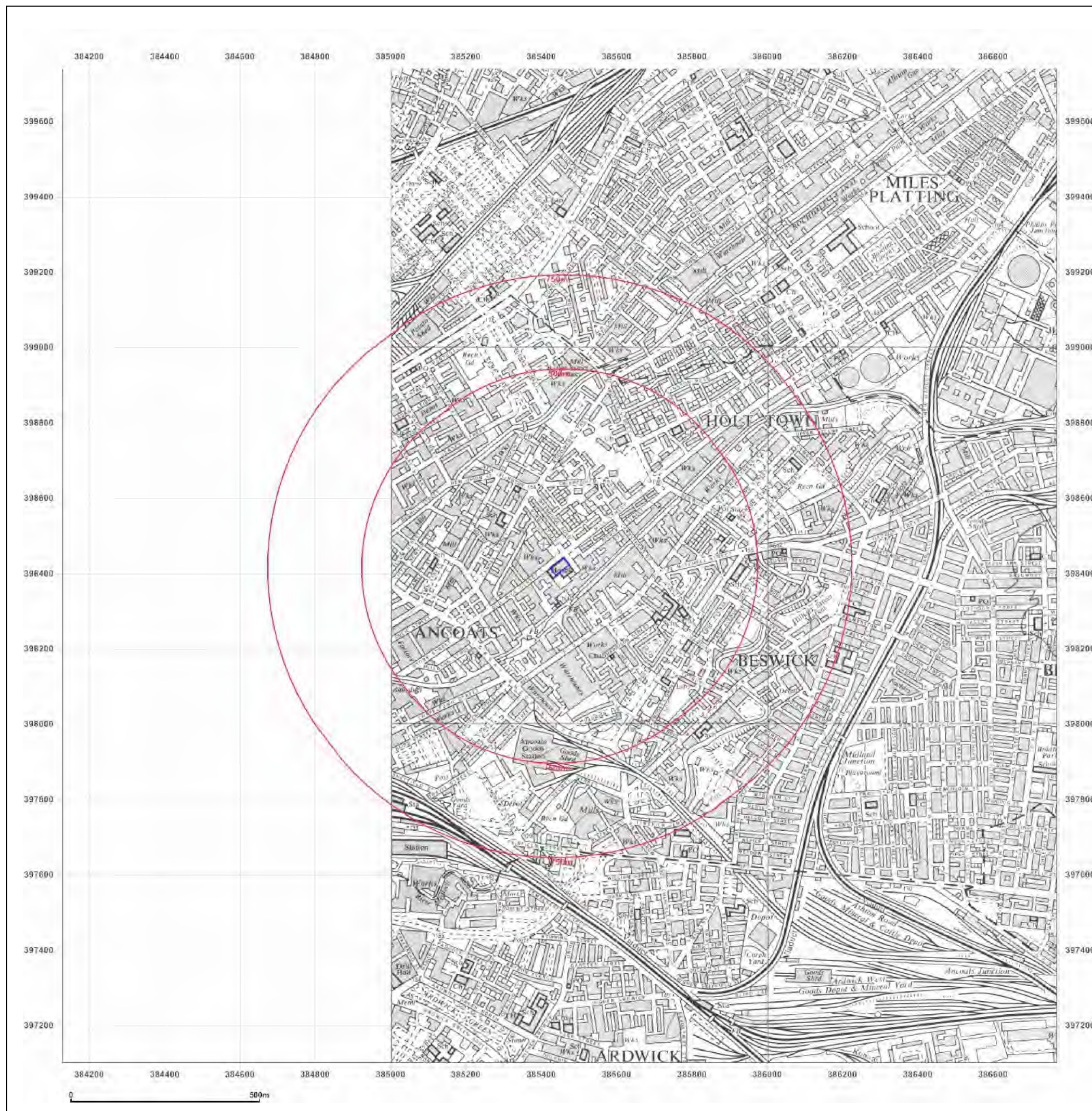


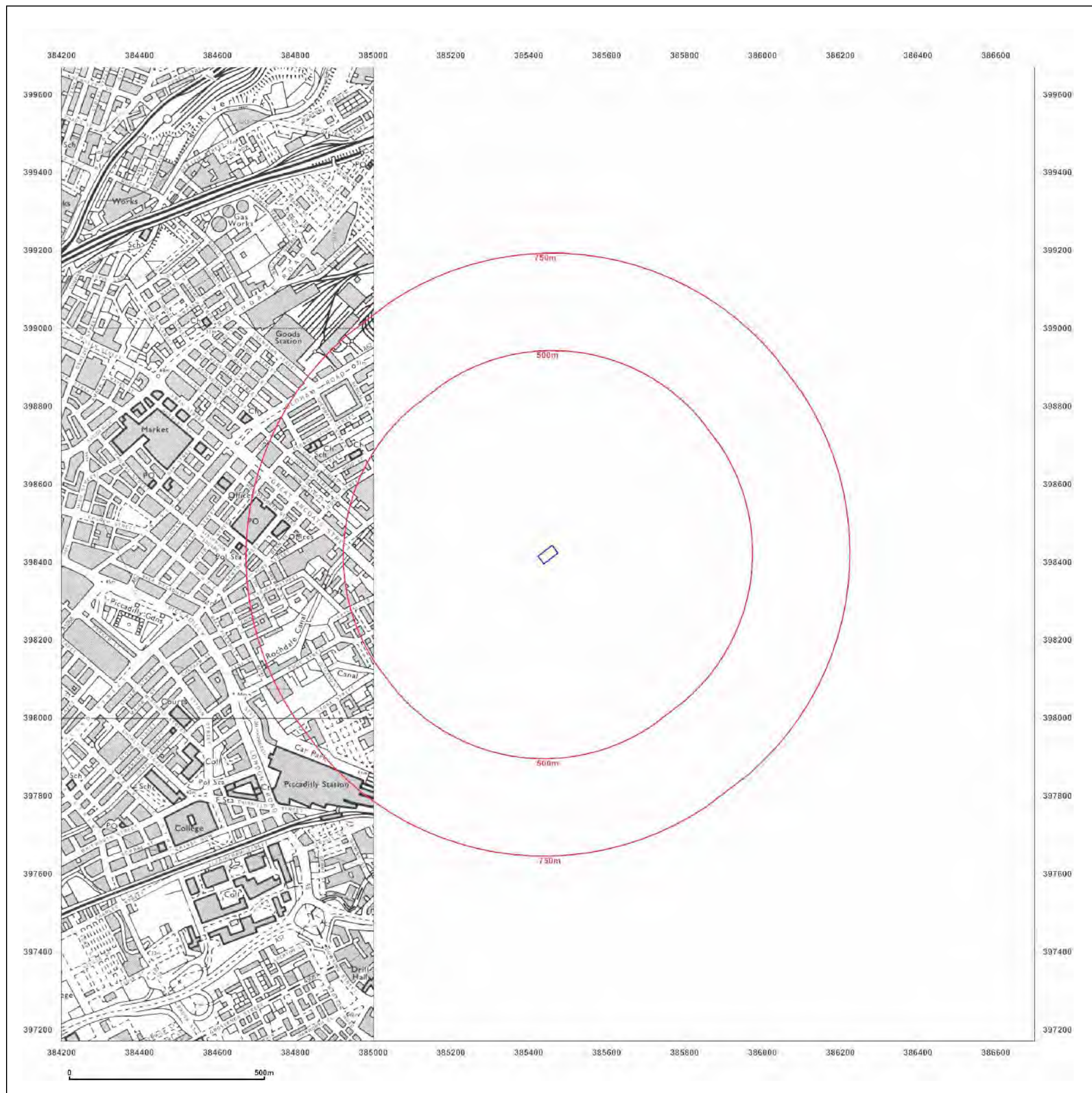
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Map Name: National Grid

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Grid Ref: 385448, 398420

Map Name: National Grid

Map date: 1980-1981

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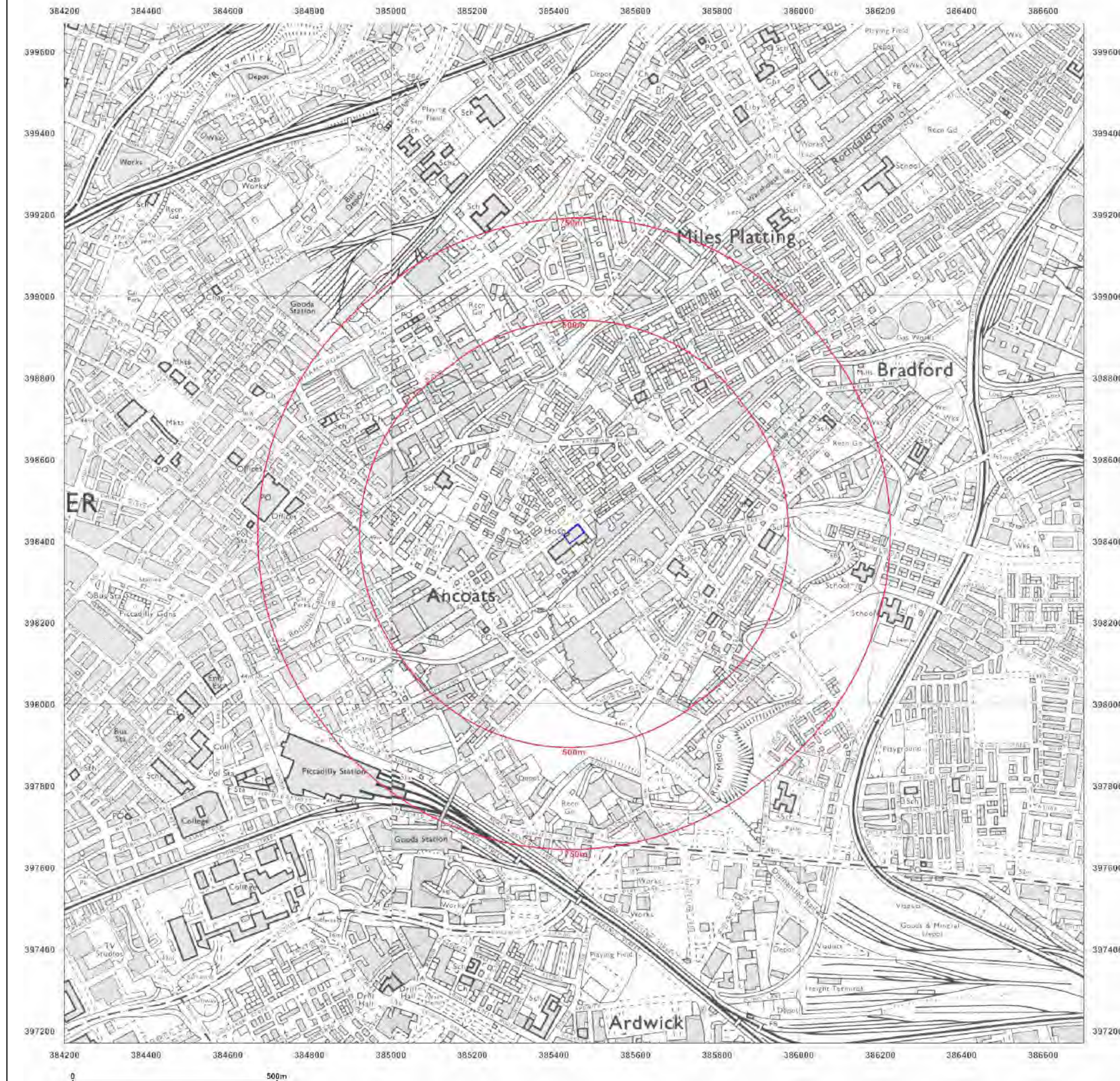


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Map Name: National Grid

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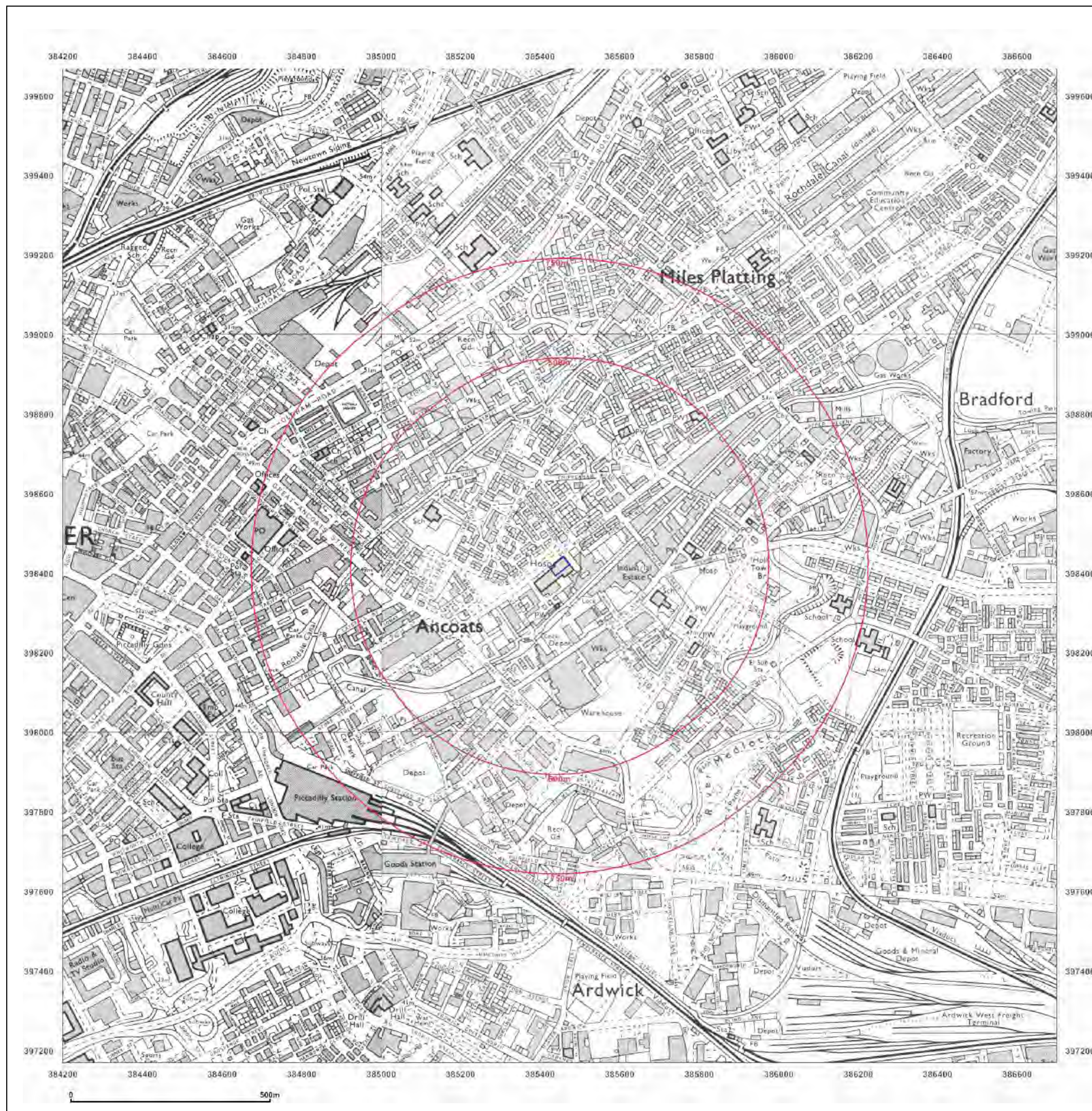


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Map Name: National Grid

Map date: 1988-1991

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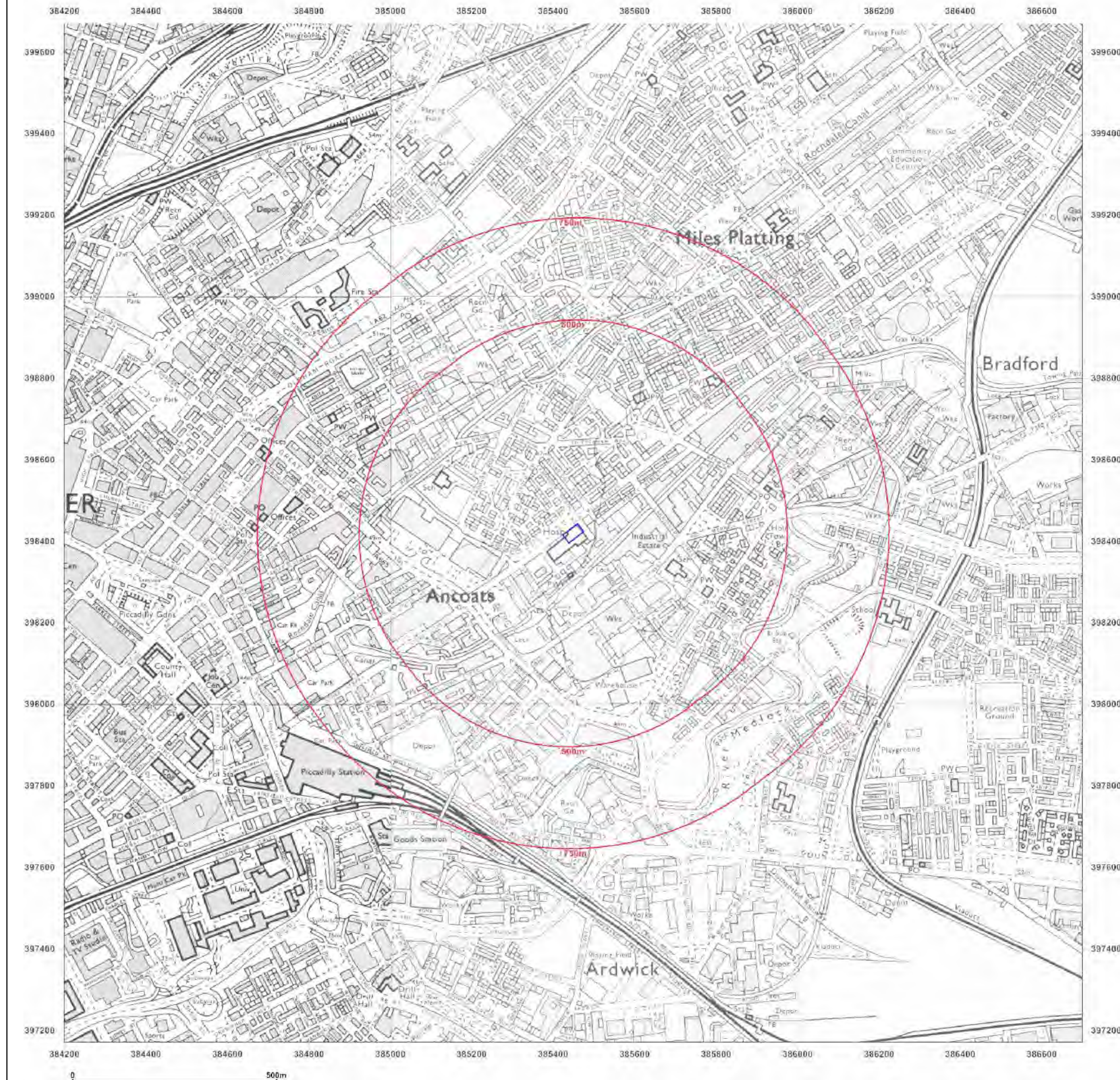


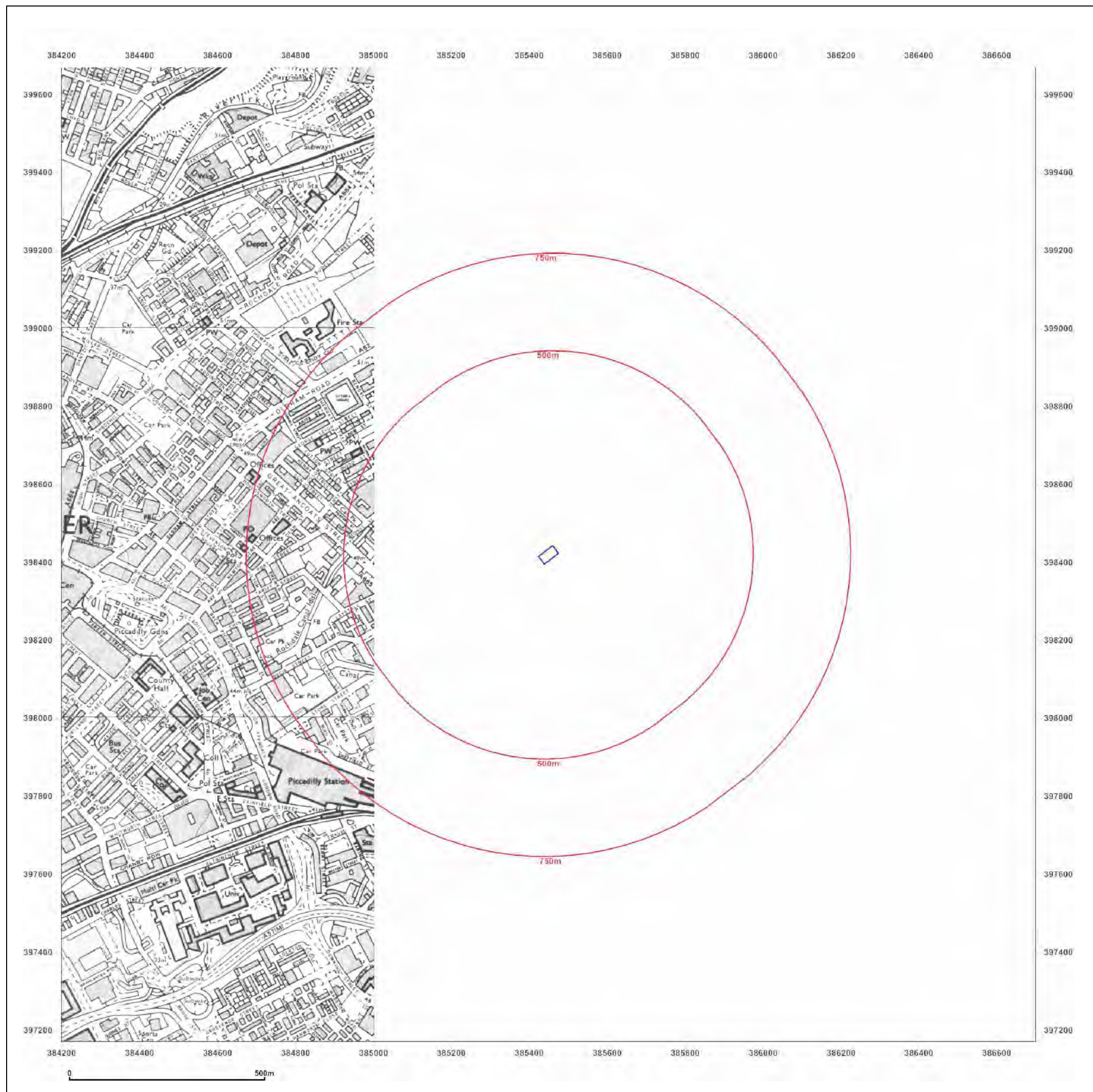
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Map date: 1994

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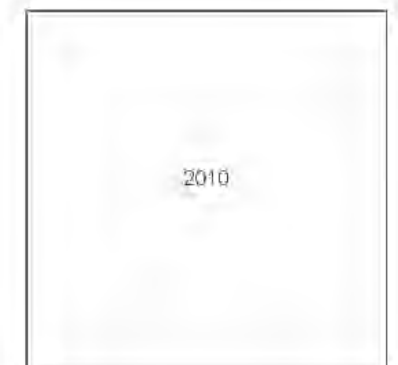
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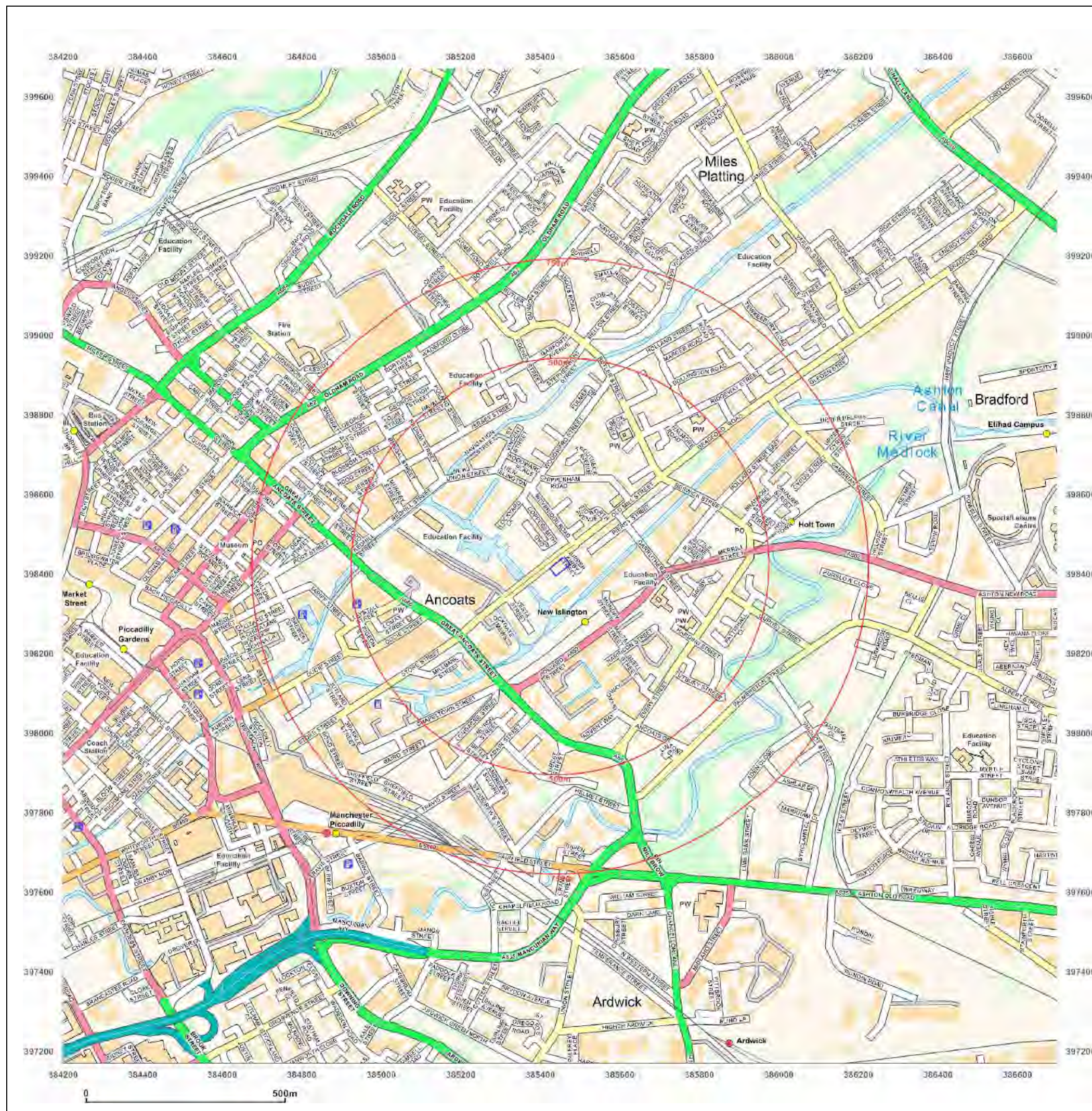


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County Series 1:2,500 scale

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



Historical Map Pack Legend

County Series
1:1,250 scale
~

County Series &
National Grid
1:2,500 scale

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

If you have a query regarding any of the maps provided within this map pack, please contact GroundSure's technical helpline. We will endeavour to answer any queries you may have.

Technical Helpline:

Tel 08444159000

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

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

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

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

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

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



Site Details:

Ancoats
Dispensary, Manchester, M4 6EB

Client Ref: EMS_638469_848469
Report Ref: EMS-638469_848469
Grid Ref: 385448, 398420

Map Name: County Series Town Plan

Map date: 1891

Scale: 1:500

Printed at: 1:1,000



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Client Ref: EMS_638469_848469
Report Ref: EMS-638469_848469
Grid Ref: 385448, 398420

Map Name: County Series

Map date: 1889-1893

Scale: 1:2,500

Printed at: 1:2,500



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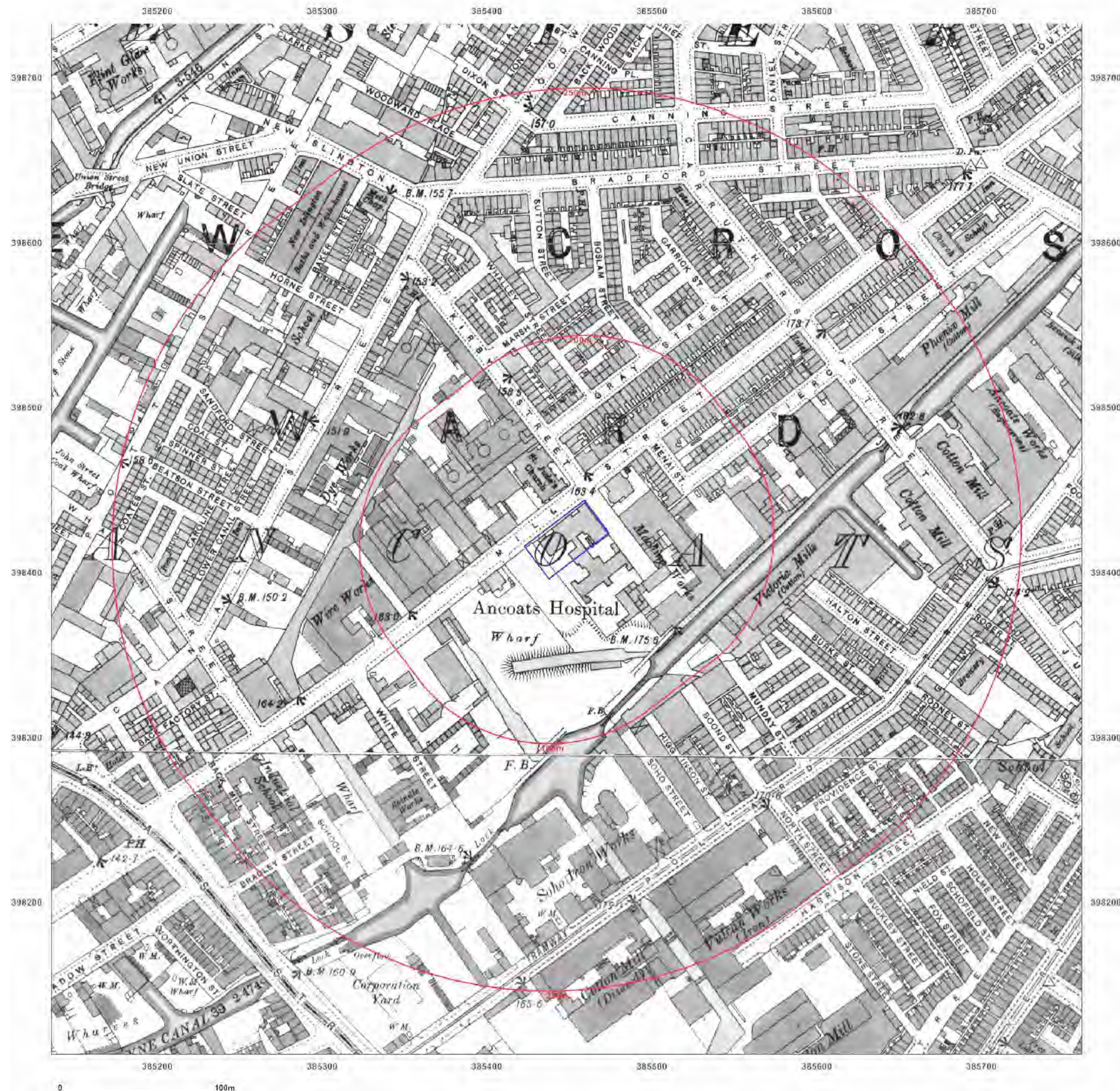


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Client Ref: EMS_638469_848469
Report Ref: EMS-638469_848469
Grid Ref: 385448, 398420

Map Name: County Series

Map date: 1908

Scale: 1:2,500

Printed at: 1:2,500



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Client Ref: EMS_638469_848469
Report Ref: EMS-638469_848469
Grid Ref: 385448, 398420

Map Name: County Series

Map date: 1931-1932

Scale: 1:2,500

Printed at: 1:2,500



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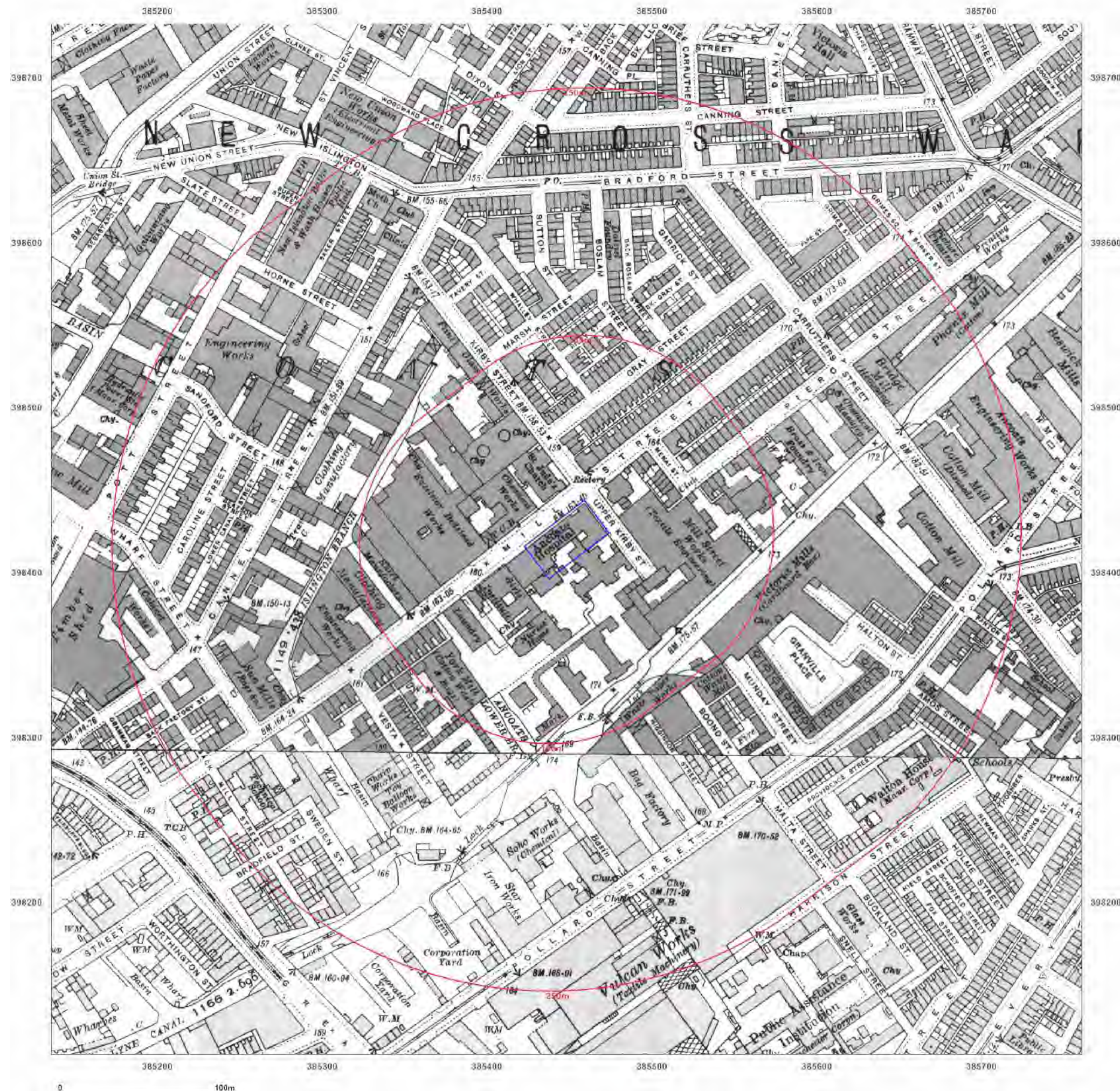


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Client Ref: EMS_638469_848469
Report Ref: EMS-638469_848469
Grid Ref: 385448, 398420

Map Name: National Grid

Map date: 1948

Scale: 1:1,250

Printed at: 1:2,000



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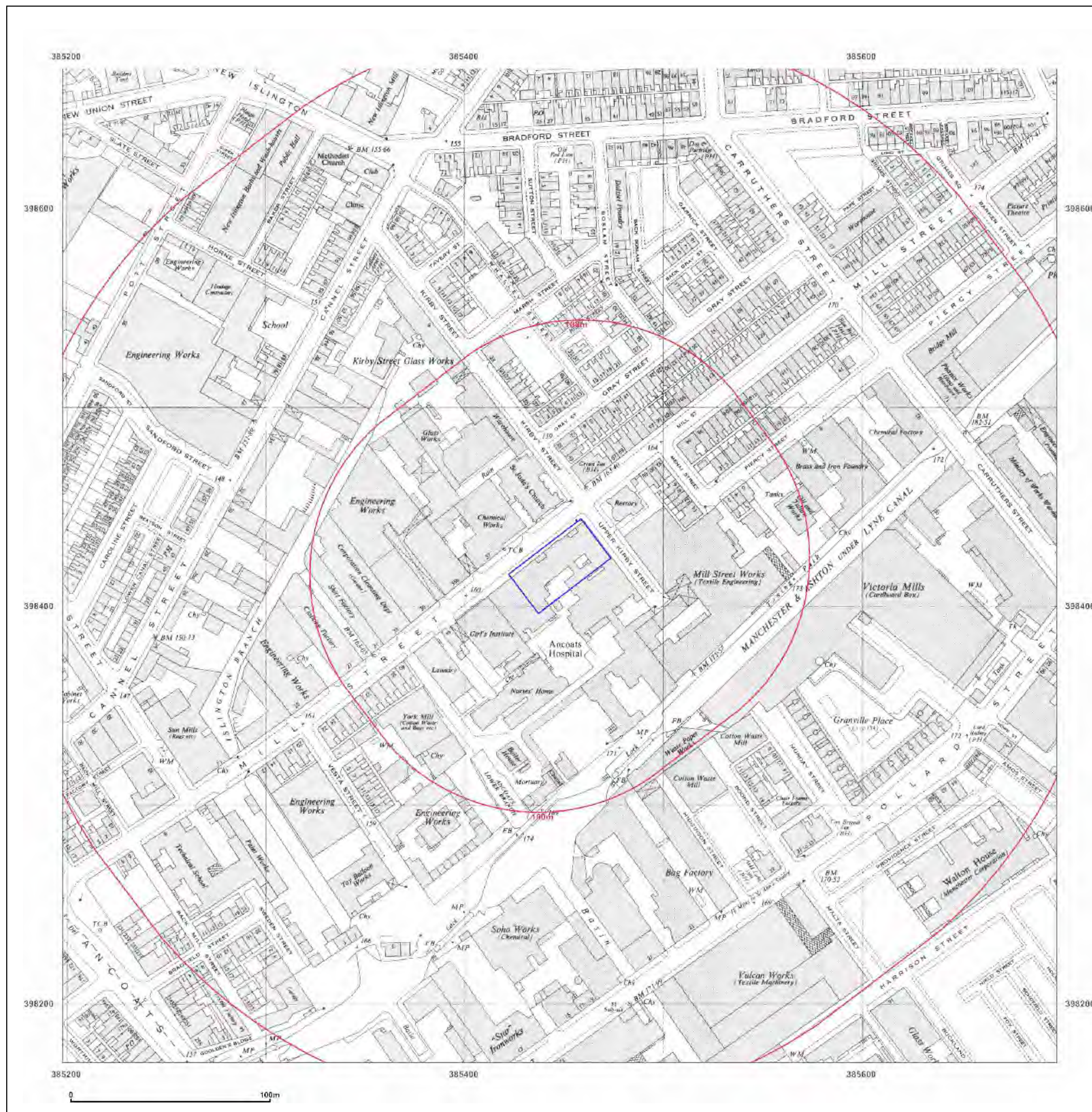


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Client Ref: EMS_638469_848469
Report Ref: EMS-638469_848469
Grid Ref: 385448, 398420

Map Name: National Grid

Map date: 1948

Scale: 1:2,500

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Surveyed 1942
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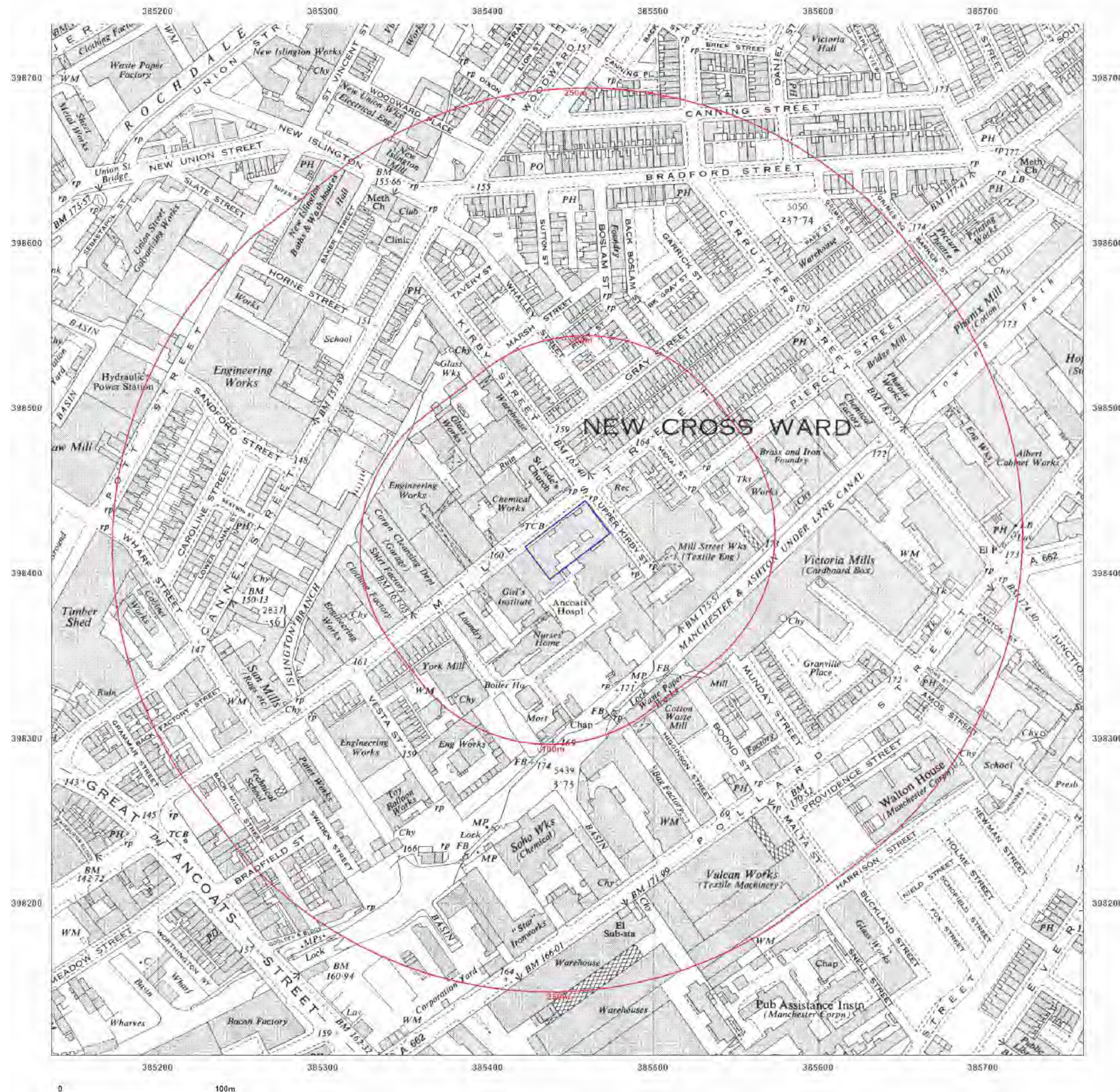


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Client Ref: EMS_638469_848469
Report Ref: EMS-638469_848469
Grid Ref: 385448, 398420

Map Name: National Grid

Map date: 1951

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1951
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Edition N/A
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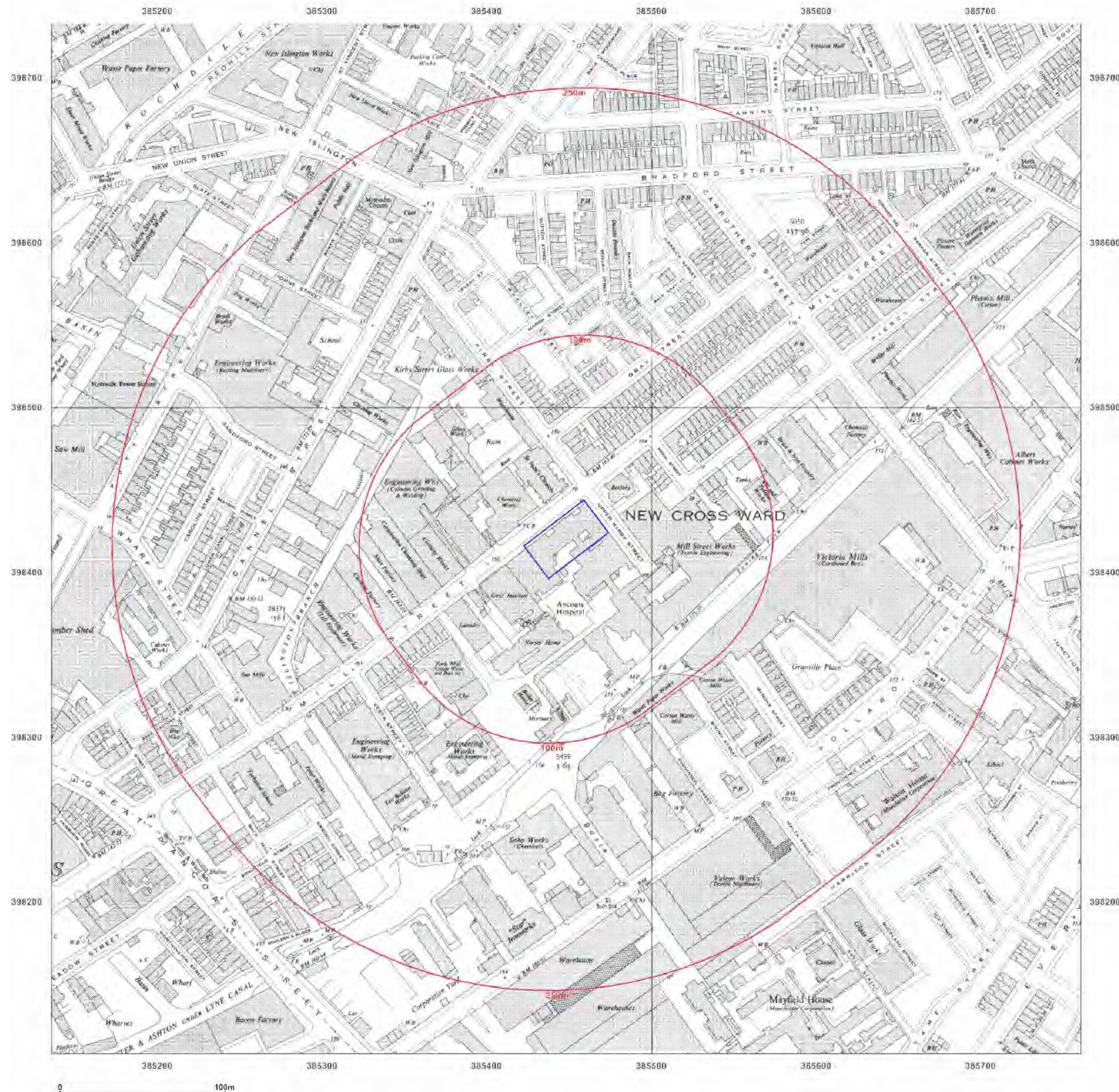


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Client Ref: EMS_638469_848469
Report Ref: EMS-638469_848469
Grid Ref: 385448, 398420

Map Name: National Grid

Map date: 1951-1955

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1951
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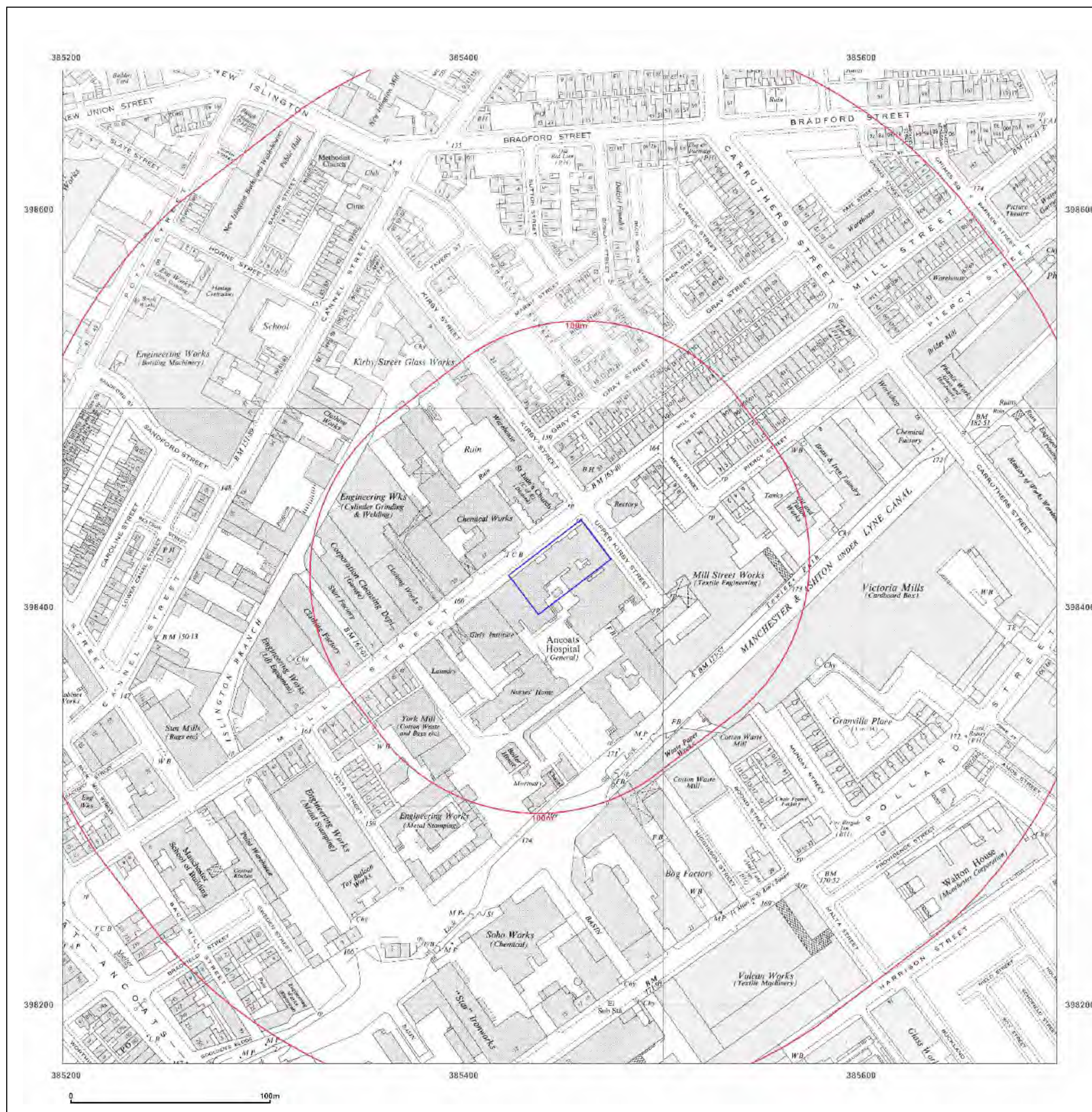


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Client Ref: EMS_638469_848469
Report Ref: EMS-638469_848469
Grid Ref: 385448, 398420

Map Name: National Grid

Map date: 1952-1955

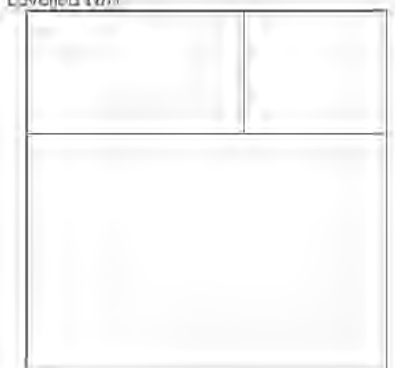
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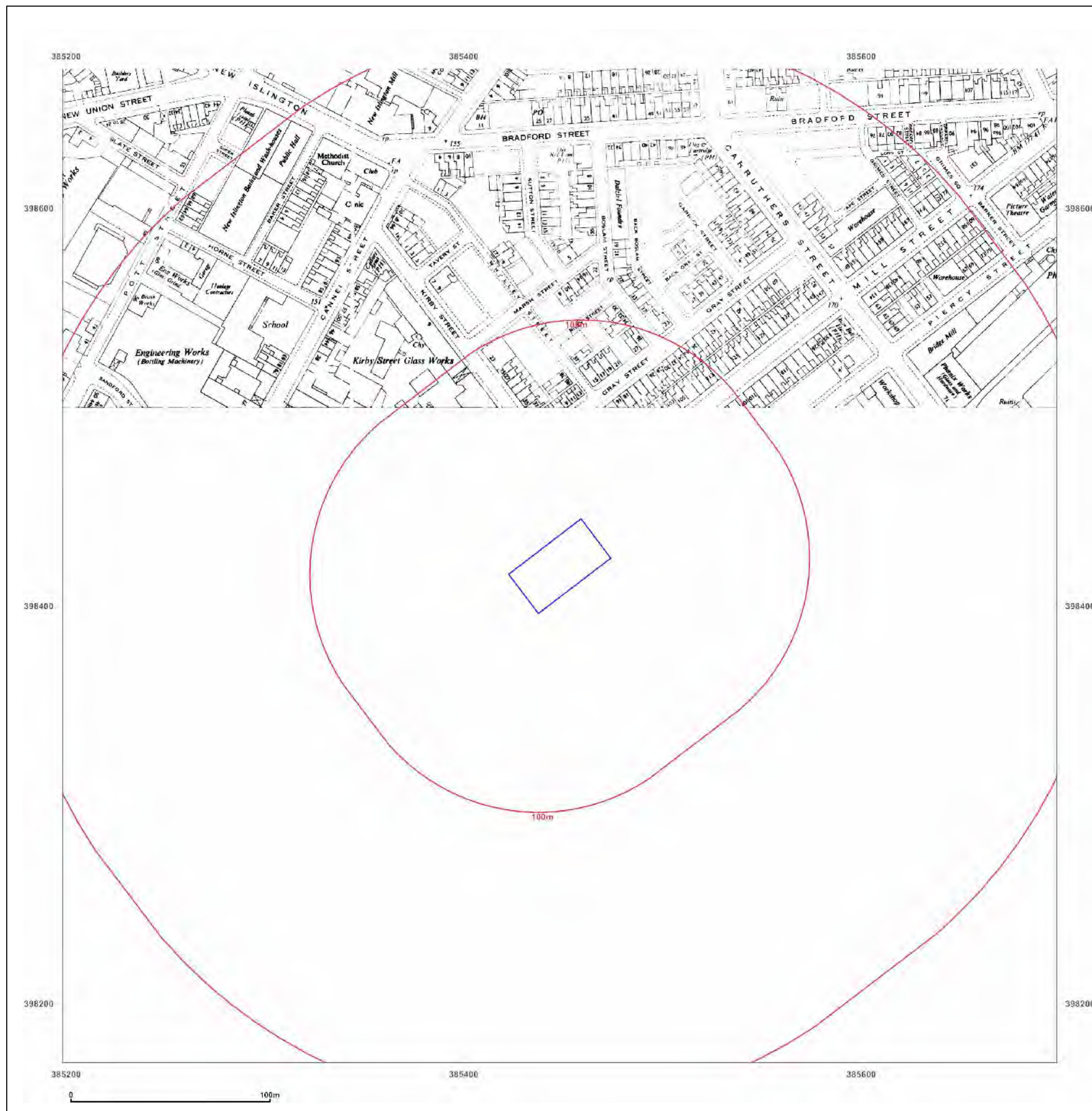


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Client Ref: EMS_638469_848469
Report Ref: EMS-638469_848469
Grid Ref: 385448, 398420

Map Name: National Grid

Map date: 1952-1957

Scale: 1:1,250

Printed at: 1:2,000



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Client Ref: EMS_638469_848469
Report Ref: EMS-638469_848469
Grid Ref: 385448, 398420

Map Name: National Grid

Map date: 1963

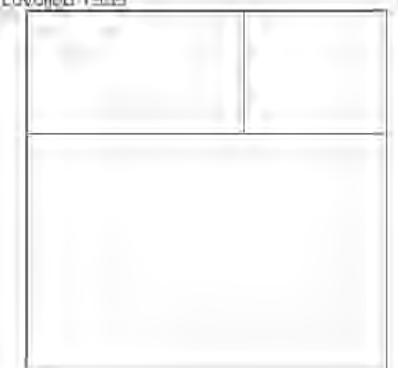
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Client Ref: EMS_638469_848469
Report Ref: EMS-638469_848469
Grid Ref: 385448, 398420

Map Name: National Grid

Map date: 1965

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1964
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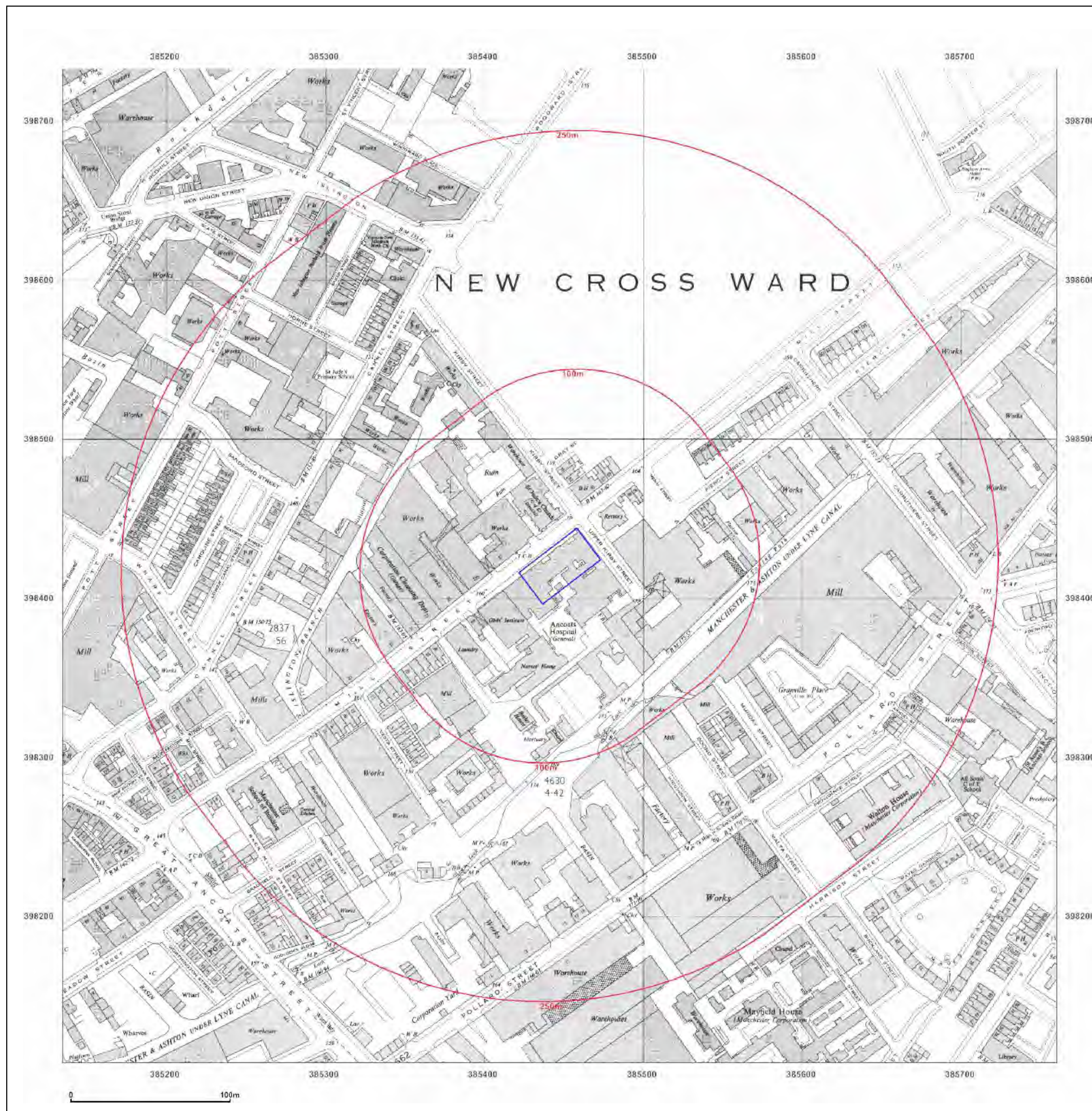


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Client Ref: EMS_638469_848469
Report Ref: EMS-638469_848469
Grid Ref: 385448, 398420

Map Name: National Grid

Map date: 1967

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1867
Revised 1907
Edition 1/A
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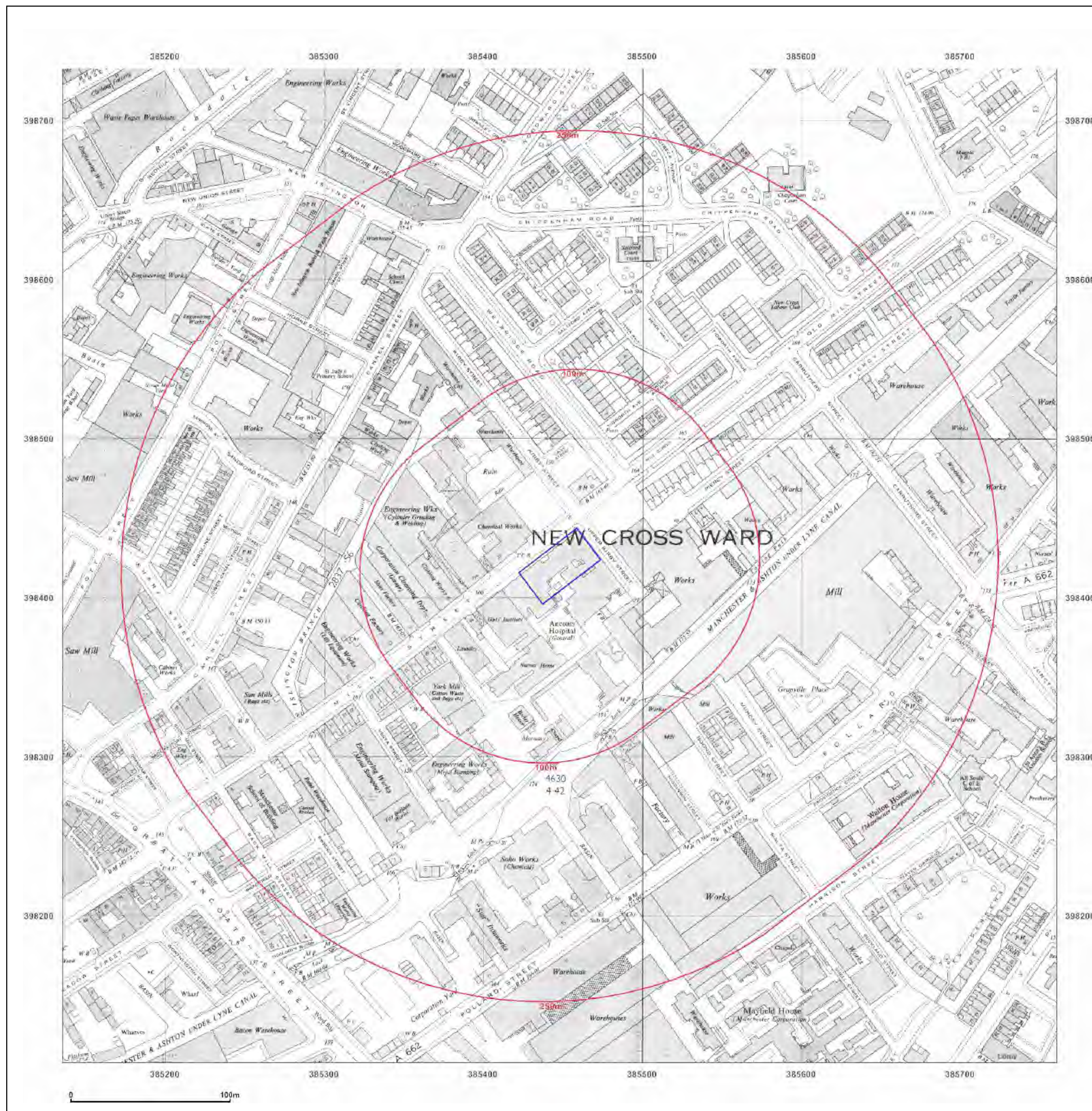


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Client Ref: EMS_638469_848469
Report Ref: EMS-638469_848469
Grid Ref: 385448, 398420

Map Name: National Grid

Map date: 1968

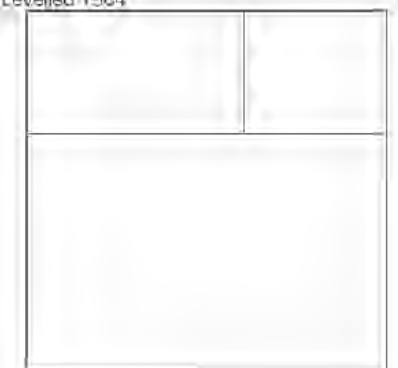
Scale: 1:1,250

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Client Ref: EMS_638469_848469
Report Ref: EMS-638469_848469
Grid Ref: 385448, 398420

Map Name: National Grid

Map date: 1978

Scale: 1:1,250

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Revised N/A
Edition N/A
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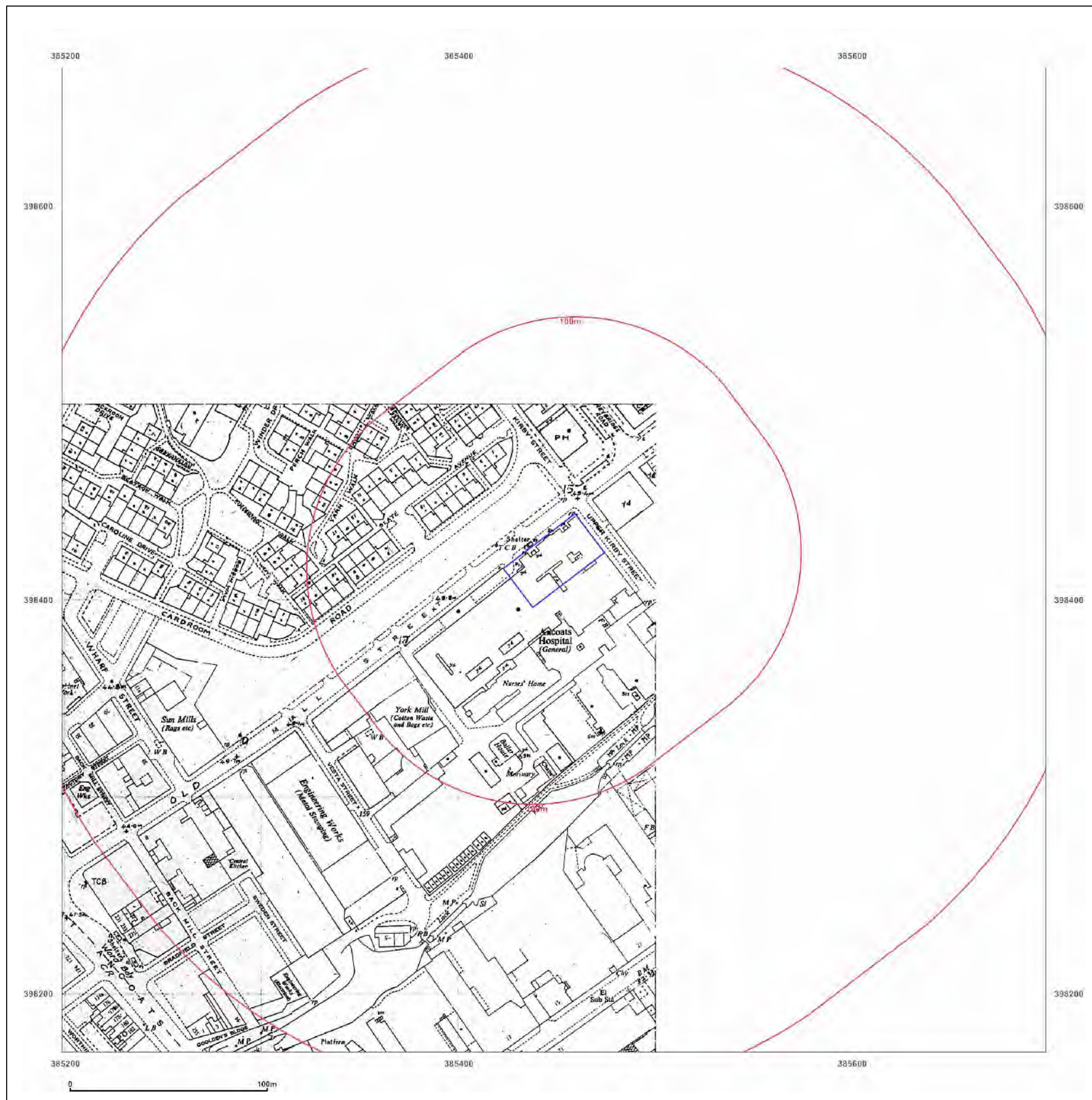


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Client Ref: EMS_638469_848469
Report Ref: EMS-638469_848469
Grid Ref: 385448, 398420

Map Name: National Grid

Map date: 1974-1979

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
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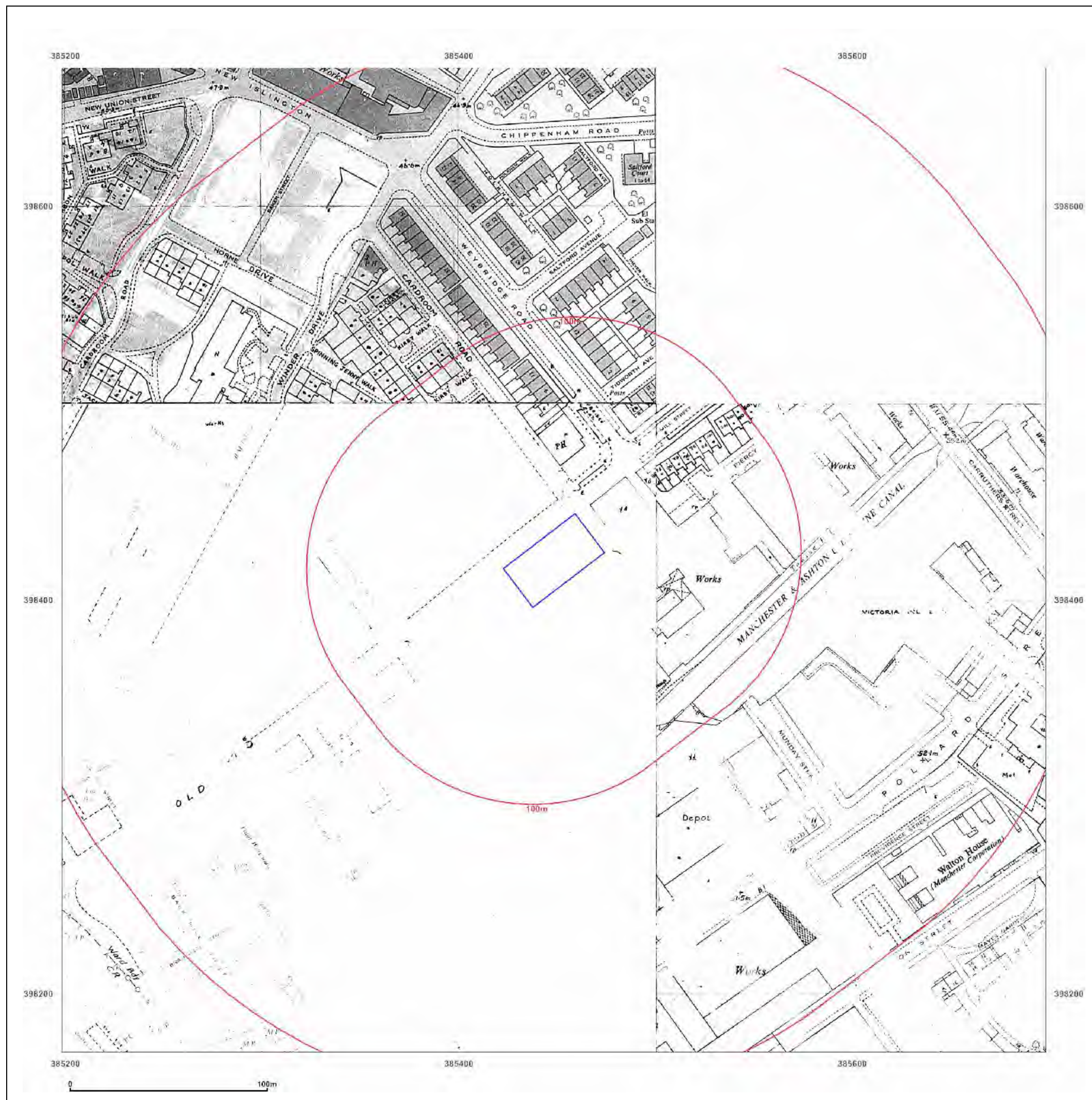


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Client Ref: EMS_638469_848469
Report Ref: EMS-638469_848469
Grid Ref: 385448, 398420

Map Name: National Grid

Map date: 1979-1983

Scale: 1:1,250

Printed at: 1:2,000



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Client Ref: EMS_638469_848469
Report Ref: EMS-638469_848469
Grid Ref: 385448, 398420

Map Name: National Grid

Map date: 1985-1989

Scale: 1:1,250

Printed at: 1:2,000



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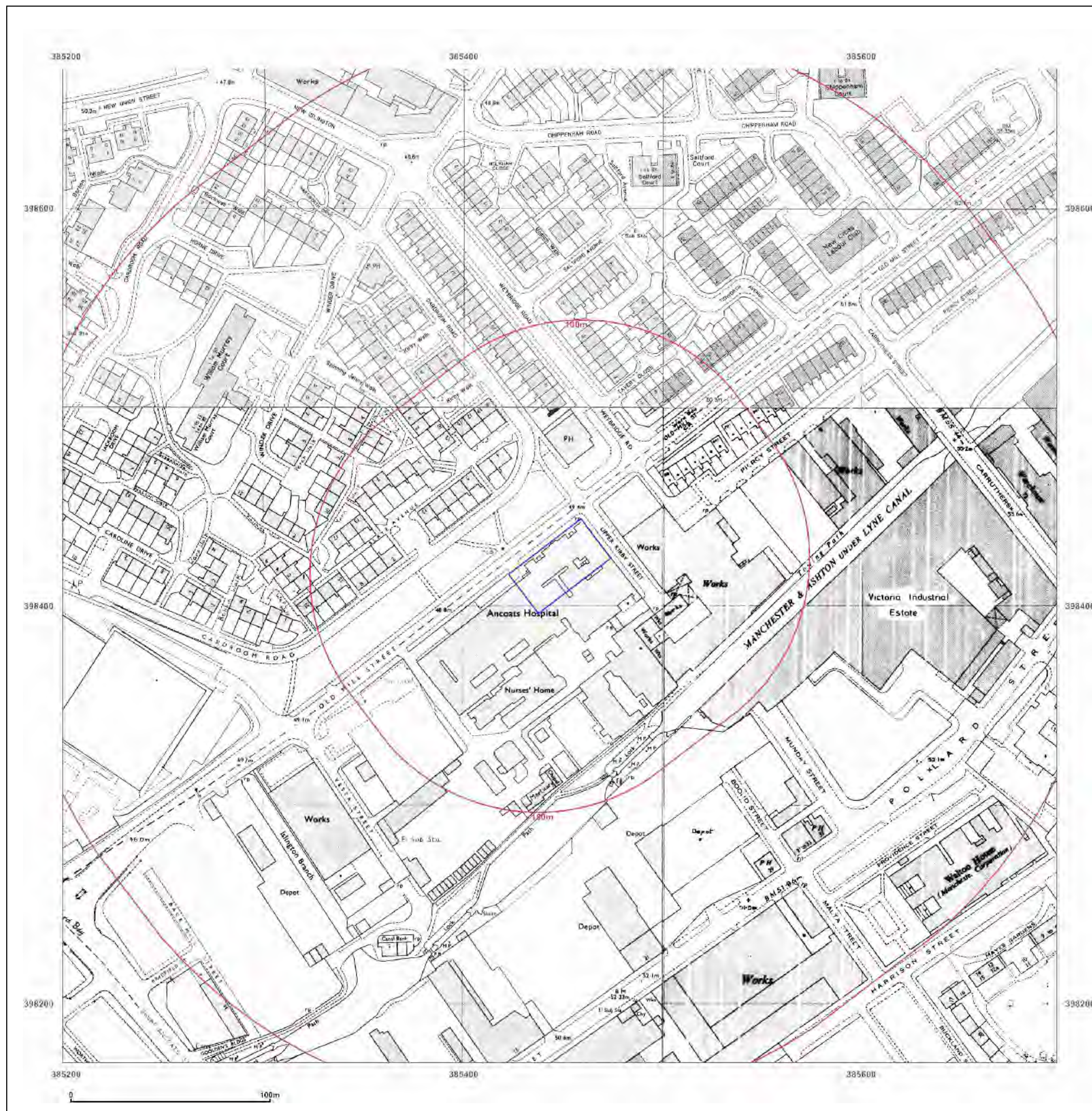


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Client Ref: EMS_638469_848469
Report Ref: EMS-638469_848469
Grid Ref: 385448, 398420

Map Name: National Grid

Map date: 1988-1992

Scale: 1:1,250

Printed at: 1:2,000



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Revised 1992
Edition N/A
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Revised 1988
Edition N/A
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Revised 1988
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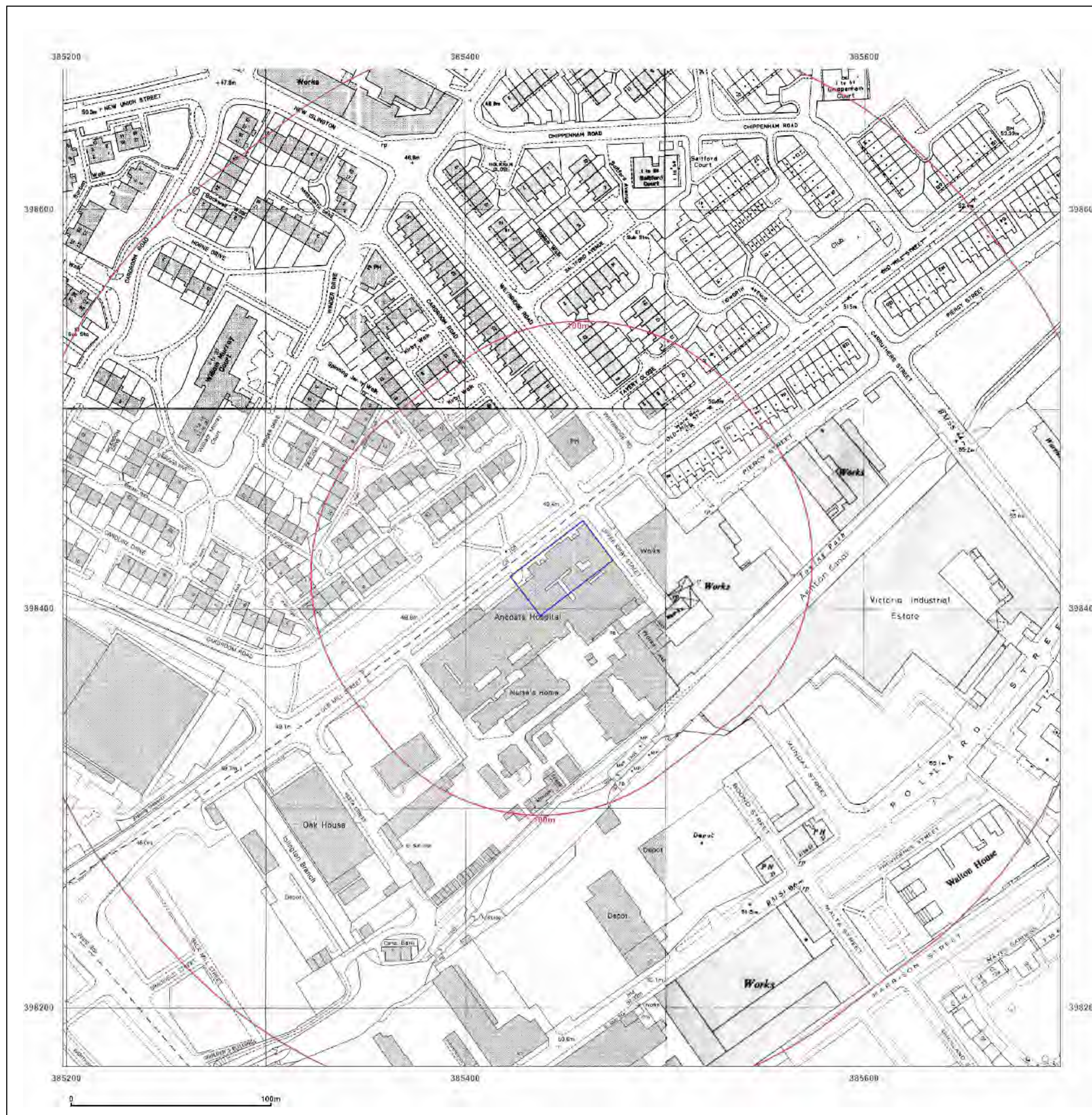


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Client Ref: EMS_638469_848469
Report Ref: EMS-638469_848469
Grid Ref: 385448, 398420

Map Name: National Grid

Map date: 1990-1994

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed 1964
Revised 1994
Edition N/A
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Revised 1980
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Site Details:

Ancoats
Dispensary, Manchester, M4 6EB

Client Ref: EMS_638469_848469
Report Ref: EMS-638469_848469
Grid Ref: 385448, 398420

Map Name: National Grid

Map date: 1990-1994

Scale: 1:1,250

Printed at: 1:2,000



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Client Ref: EMS_638469_848469
Report Ref: EMS-638469_848469
Grid Ref: 385448, 398420

Map Name: National Grid

Map date: 1991-1994

Scale: 1:1,250

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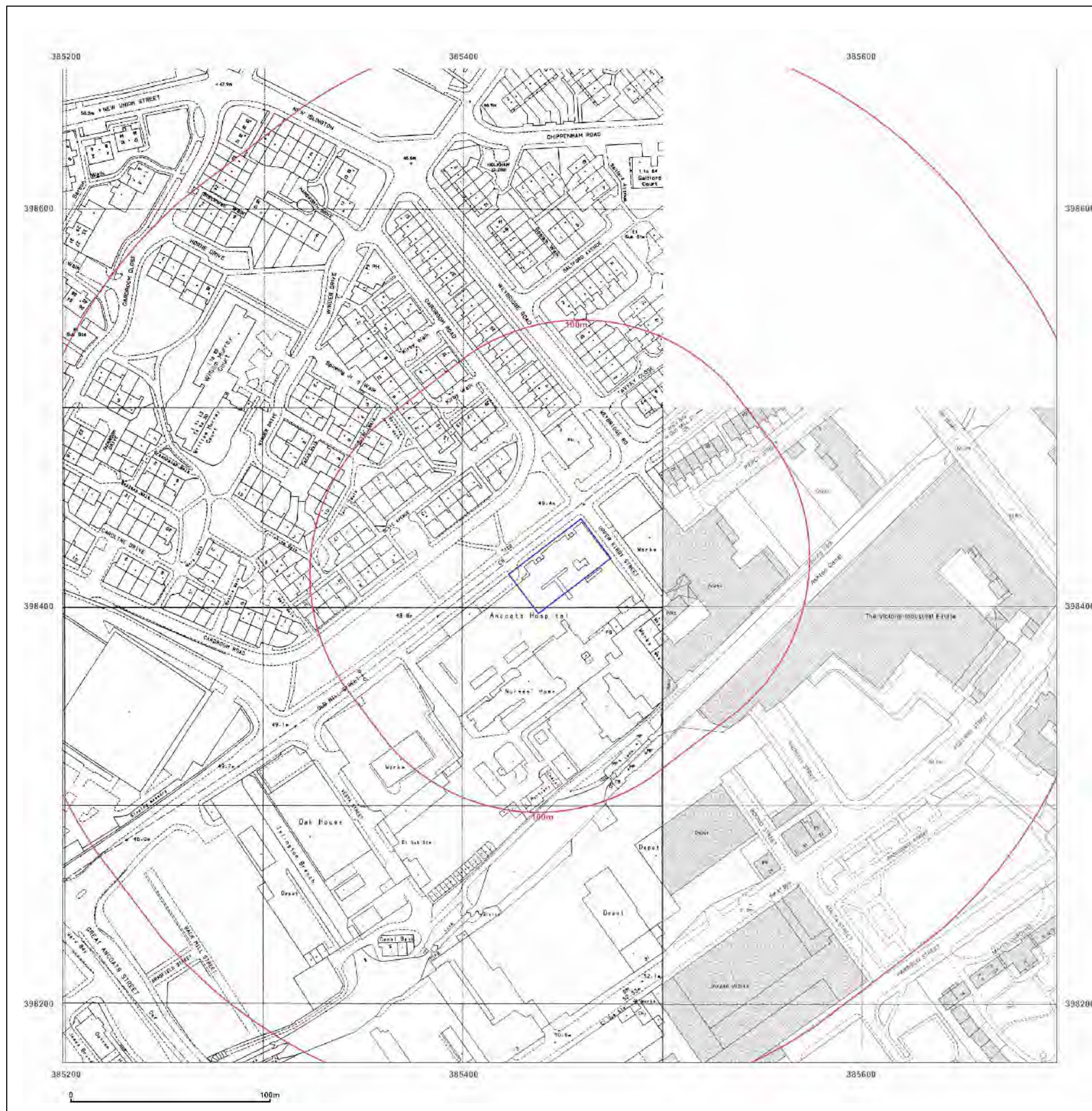


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Client Ref: EMS_638469_848469
Report Ref: EMS-638469_848469
Grid Ref: 385448, 398420

Map Name: National Grid

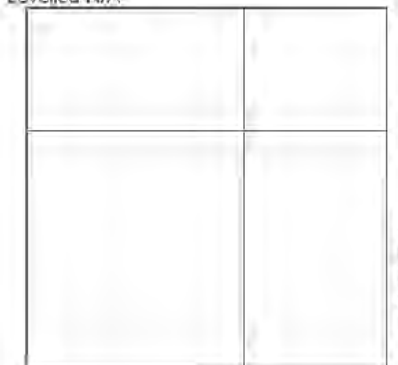
Map date: 1992-1994

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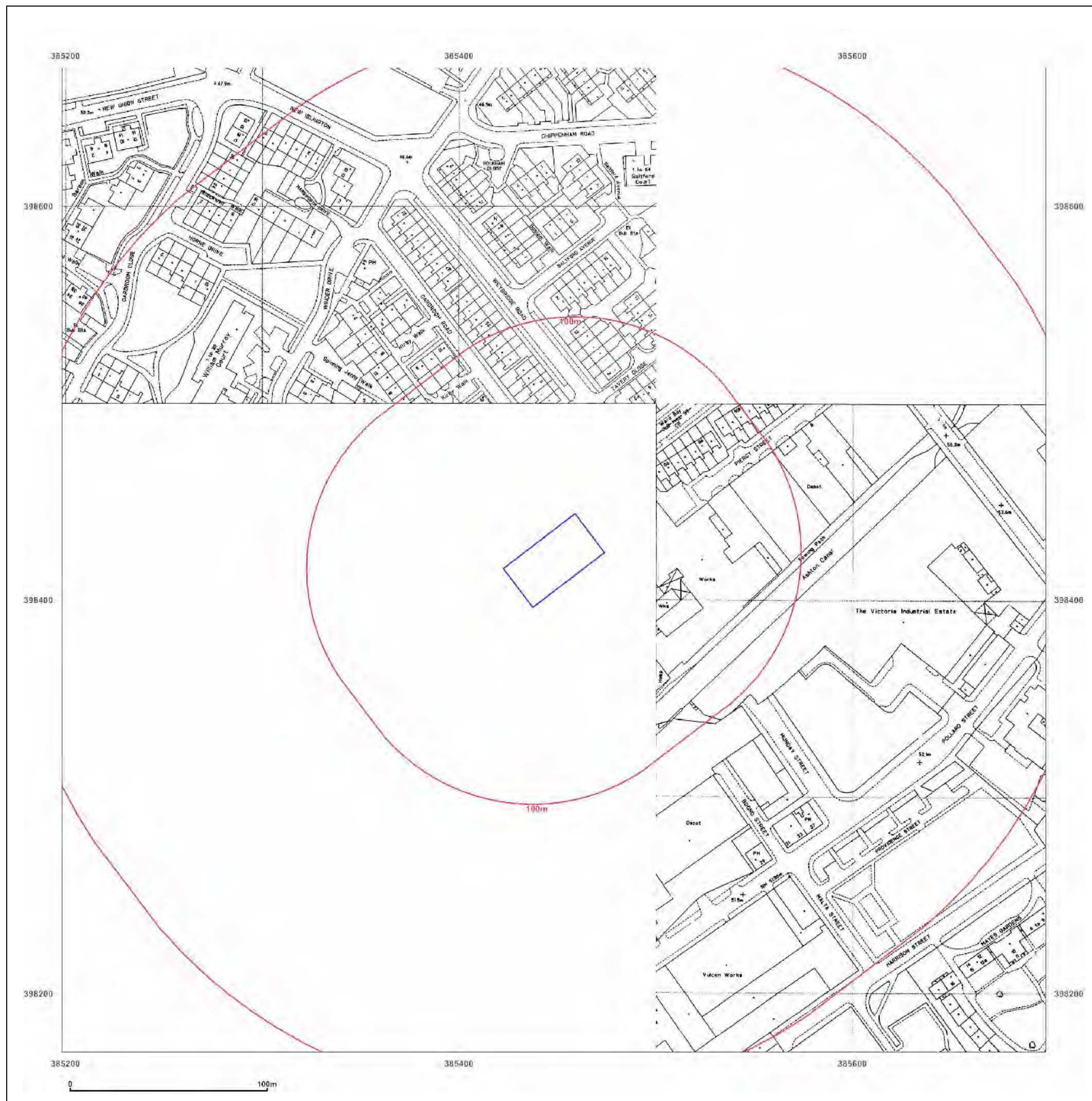


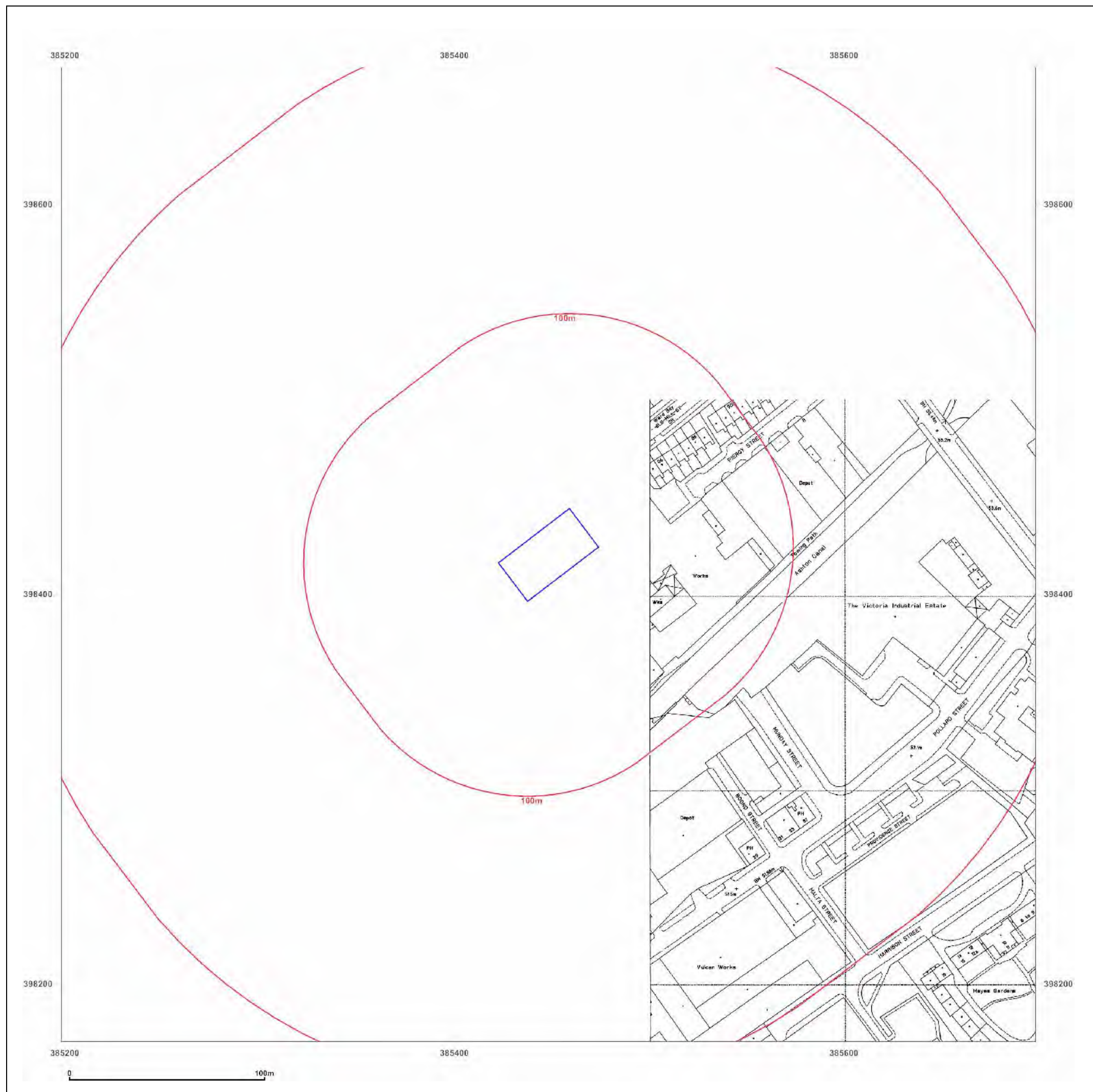
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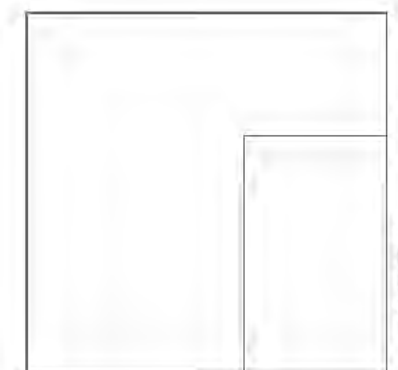
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Report Ref: EMS-638469_848469
Grid Ref: 385448, 398420

Map Name: National Grid

Map date: 1994

Scale: 1:1,250

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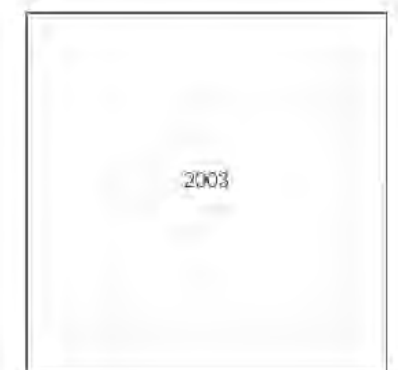
Client Ref: EMS_638469_848469
Report Ref: EMS-638469_848469
Grid Ref: 385448, 398420

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

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Ancoats Dispensary, Manchester, M4 6EB,

Order Details

Date: 07/10/2020
Your ref: EMS_638469_848470
Our Ref: EMS-638469_848470
Client: emapsite

Site Details

Location: 385448 398420
Area: 0.11 ha
Authority: [Manchester City Council](#)



Summary of findings

p. 2

Aerial image

p. 8

OS MasterMap site plan

p.12

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Contact us with any questions at:

info@groundsure.com

08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
13	1.1	Historical industrial land uses	6	11	42	97	-
19	1.2	Historical tanks	0	0	23	26	-
21	1.3	Historical energy features	0	0	14	16	-
23	1.4	Historical petrol stations	0	0	0	0	-
23	1.5	Historical garages	0	0	7	26	-
25	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
26	2.1	Historical industrial land uses	8	14	51	118	-
33	2.2	Historical tanks	0	0	43	47	-
37	2.3	Historical energy features	0	0	43	53	-
41	2.4	Historical petrol stations	0	0	0	0	-
41	2.5	Historical garages	0	0	9	34	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
43	3.1	Active or recent landfill	0	0	0	0	-
43	3.2	Historical landfill (BGS records)	0	0	0	0	-
44	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
44	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
44	3.5	Historical waste sites	0	0	10	11	-
47	3.6	Licensed waste sites	0	0	0	0	-
47	3.7	Waste exemptions	0	0	3	56	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
54	4.1	Recent industrial land uses	0	0	12	-	-
55	4.2	Current or recent petrol stations	0	0	0	0	-
55	4.3	Electricity cables	0	0	0	0	-
56	4.4	Gas pipelines	0	0	0	0	-
56	4.5	Sites determined as Contaminated Land	0	0	0	0	-



56	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
56	4.7	Regulated explosive sites	0	0	0	0	-
56	4.8	Hazardous substance storage/usage	0	0	0	0	-
57	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
57	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
57	4.11	<u>Licensed pollutant release (Part A(2)/B)</u>	0	0	0	6	-
58	4.12	Radioactive Substance Authorisations	0	0	0	0	-
58	4.13	<u>Licensed Discharges to controlled waters</u>	0	0	1	10	-
60	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
60	4.15	Pollutant release to public sewer	0	0	0	0	-
60	4.16	List 1 Dangerous Substances	0	0	0	0	-
61	4.17	List 2 Dangerous Substances	0	0	0	0	-
61	4.18	<u>Pollution Incidents (EA/NRW)</u>	0	0	15	5	-
63	4.19	Pollution inventory substances	0	0	0	0	-
64	4.20	Pollution inventory waste transfers	0	0	0	0	-
64	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
65	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
67	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
69	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
70	5.4	<u>Groundwater vulnerability- soluble rock risk</u>	Identified (within 0m)				
70	5.5	Groundwater vulnerability- local information	None (within 0m)				
71	5.6	<u>Groundwater abstractions</u>	0	0	0	0	38
81	5.7	Surface water abstractions	0	0	0	0	0
81	5.8	<u>Potable abstractions</u>	0	0	0	0	9
84	5.9	Source Protection Zones	0	0	0	0	-
84	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
85	6.1	<u>Water Network (OS MasterMap)</u>	0	0	12	-	-

87	6.2	<u>Surface water features</u>	0	1	3	-	-
87	6.3	<u>WFD Surface water body catchments</u>	1	-	-	-	-
87	6.4	<u>WFD Surface water bodies</u>	0	0	0	-	-
88	6.5	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
89	7.1	Risk of Flooding from Rivers and Sea (RoFRaS)	None (within 50m)				
89	7.2	Historical Flood Events	0	0	0	-	-
89	7.3	Flood Defences	0	0	0	-	-
89	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
90	7.5	Flood Storage Areas	0	0	0	-	-
91	7.6	Flood Zone 2	None (within 50m)				
91	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
92	8.1	<u>Surface water flooding</u>	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding					
94	9.1	<u>Groundwater flooding</u>	High (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
95	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
95	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
95	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
95	10.4	Special Protection Areas (SPA)	0	0	0	0	0
96	10.5	National Nature Reserves (NNR)	0	0	0	0	0
96	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
96	10.7	Designated Ancient Woodland	0	0	0	0	0
96	10.8	Biosphere Reserves	0	0	0	0	0
97	10.9	Forest Parks	0	0	0	0	0
97	10.10	Marine Conservation Zones	0	0	0	0	0
97	10.11	Green Belt	0	0	0	0	0
97	10.12	Proposed Ramsar sites	0	0	0	0	0

97	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
98	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
98	10.15	Nitrate Sensitive Areas	0	0	0	0	0
98	10.16	<u>Nitrate Vulnerable Zones</u>	0	0	0	0	4
99	10.17	<u>SSSI Impact Risk Zones</u>	1	-	-	-	-
100	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
101	11.1	World Heritage Sites	0	0	0	-	-
102	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
102	11.3	National Parks	0	0	0	-	-
102	11.4	<u>Listed Buildings</u>	1	0	6	-	-
103	11.5	Conservation Areas	0	0	0	-	-
103	11.6	Scheduled Ancient Monuments	0	0	0	-	-
103	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
104	12.1	<u>Agricultural Land Classification</u>	Urban (within 250m)				
105	12.2	Open Access Land	0	0	0	-	-
105	12.3	Tree Felling Licences	0	0	0	-	-
105	12.4	Environmental Stewardship Schemes	0	0	0	-	-
105	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
106	13.1	Priority Habitat Inventory	0	0	0	-	-
106	13.2	Habitat Networks	0	0	0	-	-
107	13.3	<u>Open Mosaic Habitat</u>	0	1	0	-	-
107	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
108	14.1	<u>10k Availability</u>	Identified (within 500m)				
109	14.2	<u>Artificial and made ground (10k)</u>	0	0	0	2	-
110	14.3	<u>Superficial geology (10k)</u>	1	0	0	2	-

111	14.4	Landslip (10k)	0	0	0	0	-
<u>112</u>	<u>14.5</u>	<u>Bedrock geology (10k)</u>	1	1	4	5	-
<u>113</u>	<u>14.6</u>	<u>Bedrock faults and other linear features (10k)</u>	0	0	0	1	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
<u>114</u>	<u>15.1</u>	<u>50k Availability</u>	Identified (within 500m)				
<u>115</u>	<u>15.2</u>	<u>Artificial and made ground (50k)</u>	0	0	0	2	-
116	15.3	Artificial ground permeability (50k)	0	0	-	-	-
<u>117</u>	<u>15.4</u>	<u>Superficial geology (50k)</u>	1	0	0	1	-
<u>118</u>	<u>15.5</u>	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
118	15.6	Landslip (50k)	0	0	0	0	-
118	15.7	Landslip permeability (50k)	None (within 50m)				
<u>119</u>	<u>15.8</u>	<u>Bedrock geology (50k)</u>	1	1	4	2	-
<u>120</u>	<u>15.9</u>	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
<u>120</u>	<u>15.10</u>	<u>Bedrock faults and other linear features (50k)</u>	0	0	0	1	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
<u>121</u>	<u>16.1</u>	<u>BGS Boreholes</u>	0	1	47	-	-
Page	Section	Natural ground subsidence					
<u>125</u>	<u>17.1</u>	<u>Shrink swell clays</u>	Very low (within 50m)				
<u>126</u>	<u>17.2</u>	<u>Running sands</u>	Very low (within 50m)				
<u>127</u>	<u>17.3</u>	<u>Compressible deposits</u>	Negligible (within 50m)				
<u>128</u>	<u>17.4</u>	<u>Collapsible deposits</u>	Very low (within 50m)				
<u>129</u>	<u>17.5</u>	<u>Landslides</u>	Very low (within 50m)				
<u>130</u>	<u>17.6</u>	<u>Ground dissolution of soluble rocks</u>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
132	18.1	Natural cavities	0	0	0	0	-
133	18.2	BritPits	0	0	0	0	-
<u>133</u>	<u>18.3</u>	<u>Surface ground workings</u>	0	2	20	-	-
134	18.4	Underground workings	0	0	0	0	0
134	18.5	Historical Mineral Planning Areas	0	0	0	0	-



<u>134</u>	<u>18.6</u>	<u>Non-coal mining</u>	0	0	0	2	0
135	18.7	Mining cavities	0	0	0	0	0
<u>135</u>	<u>18.8</u>	<u>JPB mining areas</u>	Identified (within 0m)				
<u>135</u>	<u>18.9</u>	<u>Coal mining</u>	Identified (within 0m)				
136	18.10	Brine areas	None (within 0m)				
136	18.11	Gypsum areas	None (within 0m)				
136	18.12	Tin mining	None (within 0m)				
136	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
<u>137</u>	<u>19.1</u>	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
<u>138</u>	<u>20.1</u>	<u>BGS Estimated Background Soil Chemistry</u>	1	3	-	-	-
<u>138</u>	<u>20.2</u>	<u>BGS Estimated Urban Soil Chemistry</u>	2	4	-	-	-
139	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
140	21.1	Underground railways (London)	0	0	0	-	-
140	21.2	Underground railways (Non-London)	0	0	0	-	-
141	21.3	Railway tunnels	0	0	0	-	-
<u>141</u>	<u>21.4</u>	<u>Historical railway and tunnel features</u>	0	0	1	-	-
141	21.5	Royal Mail tunnels	0	0	0	-	-
141	21.6	Historical railways	0	0	0	-	-
<u>142</u>	<u>21.7</u>	<u>Railways</u>	0	0	9	-	-
142	21.8	Crossrail 1	0	0	0	0	-
142	21.9	Crossrail 2	0	0	0	0	-
143	21.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 22/04/2019

Site Area: 0.11ha



Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 0.11ha



Recent site history - 2009 aerial photograph



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Capture Date: 02/06/2009

Site Area: 0.11ha



Recent site history - 2000 aerial photograph

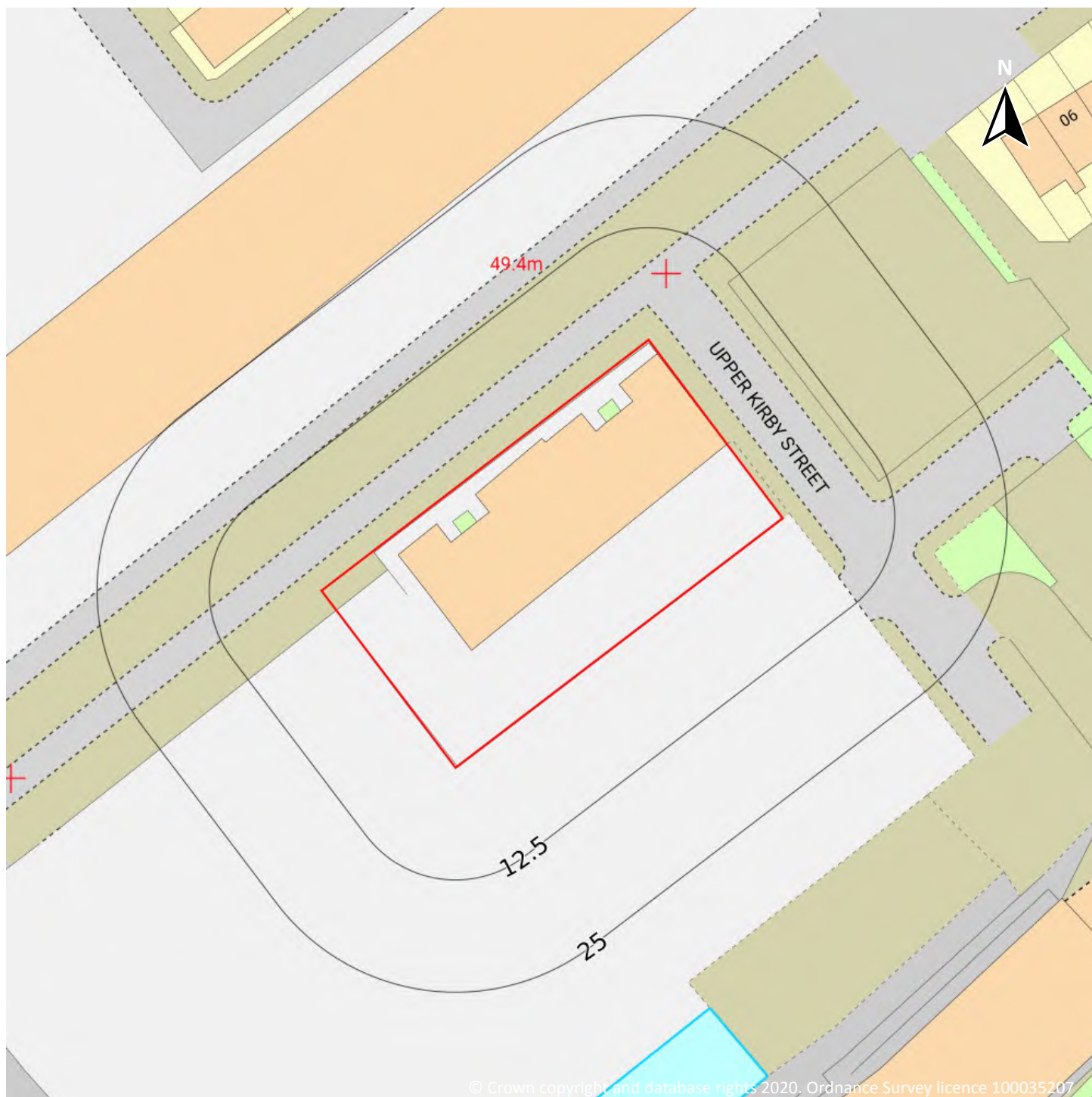


Capture Date: 19/06/2000

Site Area: 0.11ha



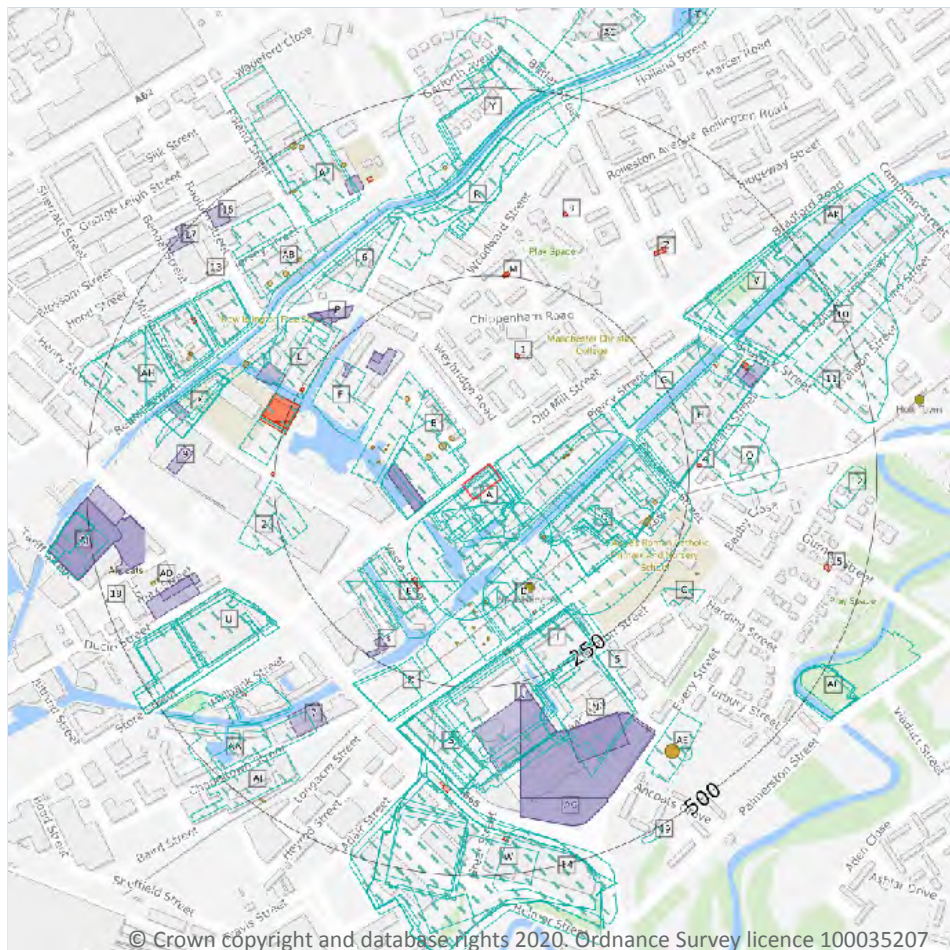
OS MasterMap site plan



Site Area: 0.11ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

156

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
A	On site	Hospital	1921	885106



ID	Location	Land use	Dates present	Group ID
A	On site	Hospital	1923	891870
A	On site	Hospital	1985 - 1991	926141
A	On site	Hospital	1956 - 1968	937930
A	On site	Hospital	1891	962056
A	On site	Hospital	1978	988199
A	4m NE	Machine Works	1921 - 1923	953970
A	8m NE	Unspecified Commercial/Industrial	1933	796757
A	10m S	Unspecified Wharf	1906	879975
A	10m S	Unspecified Wharf	1921	971613
B	11m NW	Glass Works	1921 - 1923	903107
B	11m NW	Unspecified Commercial/Industrial	1933	796758
A	12m SW	Unspecified Works	1968	830477
B	14m NW	Unspecified Works	1968	830476
A	21m S	Unspecified Tank	1923	825272
B	23m W	Bedstead and Safe Works	1921 - 1923	988994
C	38m SE	Unspecified Mills	1938	917952
A	53m S	Unspecified Wharf	1923	854227
C	79m SE	Unspecified Mill	1978	916152
C	88m SE	Unspecified Mills	1933	861126
C	88m SE	Unspecified Mills	1921	986585
C	88m SE	Unspecified Mills	1956 - 1968	898421
C	90m SE	Unspecified Mills	1923	937329
D	95m SE	Unspecified Mill	1923	975402
C	99m SE	Industrial Estate	1985 - 1991	854771
E	111m S	Unspecified Works	1915	888993
D	111m S	Unspecified Mill	1915	977947
D	120m S	Unspecified Depot	1985 - 1991	858910
D	131m S	Unspecified Tank	1915	857486



ID	Location	Land use	Dates present	Group ID
E	132m SW	Unspecified Works	1968	957976
D	136m S	Unspecified Works	1915 - 1923	892569
D	136m S	Unspecified Tank	1923	861167
E	144m SW	Unspecified Works	1923	982336
F	151m NW	Unspecified Works	1968	830474
E	172m SW	Unspecified Wharf	1923	917487
G	174m NE	Unspecified Mill	1923	971932
G	177m NE	Unspecified Mill	1933 - 1938	856419
G	177m NE	Unspecified Mill	1921	911603
E	179m SW	Unspecified Wharf	1915	854827
H	187m E	Unspecified Commercial/Industrial	1923	958186
H	189m E	Unspecified Commercial/Industrial	1956	899187
I	189m SE	Unspecified Works	1968	907384
J	189m SE	Unspecified Commercial/Industrial	1956	796795
J	190m SE	Vulcan Works	1915	918761
J	190m SE	Vulcan Works	1934 - 1938	930130
H	192m E	Unspecified Works	1968	830475
J	192m SE	Vulcan Works	1905	883538
J	194m SE	Vulcan Works	1923	923425
J	199m S	Unspecified Warehouse	1968	908490
I	202m SE	Unspecified Works	1985 - 1991	918302
K	202m S	Corporation Yard	1923	916320
J	210m S	Unspecified Warehouse	1985 - 1991	945086
2	213m W	Unspecified Mill	1968	810291
J	215m S	Unspecified Mills	1890	808185
L	241m NW	Unspecified Works	1968	830440
L	242m NW	Coal Wharf	1851	794093
K	244m SW	Corporation Yard	1915	937912



ID	Location	Land use	Dates present	Group ID
K	244m SW	Corporation Yard	1934 - 1938	938193
L	246m W	Unspecified Mill	1968	810292
N	258m SE	Unspecified Workhouse	1915 - 1923	892233
O	259m SE	Railway Building	1890	820432
5	265m SE	Unspecified Works	1923	830480
Q	276m E	Hospital	1985	899552
R	278m N	Sawmills	1923	938961
6	286m NW	Unspecified Works	1968	830462
Q	286m E	Hospital	1956	945599
S	288m S	Unspecified Warehouse	1968	893418
S	299m S	Grain Store	1915	945610
S	299m S	Grain Store	1923	849549
S	299m S	Grain Store	1905	904364
T	304m NW	Disused Canal	1991	849130
R	305m N	Sawmills	1933 - 1938	910990
R	305m N	Sawmills	1921	964387
U	307m SW	Unspecified Warehouse	1923	896333
U	309m SW	Unspecified Disused Foundry	1890	794069
U	309m SW	Clothing Foundry	1905	817104
U	309m SW	Unspecified Warehouse	1934 - 1938	871212
U	309m SW	Unspecified Warehouse	1915	961707
H	311m NE	Unspecified Mill	1938	920927
V	322m NE	Unspecified Works	1923	939107
V	324m NE	Unspecified Works	1921	920682
V	324m NE	Unspecified Works	1933 - 1938	936908
W	333m S	Railway Sidings	1956 - 1968	845148
H	337m NE	Unspecified Commercial/Industrial	1985 - 1991	918075
T	337m NW	Disused Canal	1985	2367192



ID	Location	Land use	Dates present	Group ID
X	337m NW	Sawmill	1923	932999
Y	339m N	Unspecified Commercial/Industrial	1938	925844
X	339m NW	Sawmill	1933 - 1938	905698
X	339m NW	Sawmill	1921	903562
W	345m S	Railway Sidings	1934	857332
W	345m S	Railway Sidings	1915	905447
W	345m S	Railway Sidings	1905	943711
W	345m S	Railway Sidings	1938	947526
W	345m S	Railway Sidings	1923	964887
X	345m NW	Unspecified Mill	1968	810293
X	352m NW	Unspecified Mills	1923	957445
X	355m NW	Unspecified Mills	1921	849304
X	355m NW	Unspecified Mills	1933 - 1938	900155
V	356m NE	Unspecified Works	1968	889764
H	357m NE	Unspecified Mill	1923	912959
AA	359m SW	Unspecified Works	1923	970752
AB	360m NW	Glass Works	1851	797986
AA	361m SW	Unspecified Wharves	1923	956711
Y	364m N	Unspecified Mills	1921 - 1923	864010
H	364m NE	Unspecified Works	1968	830455
AA	365m SW	Unspecified Wharves	1934 - 1938	857499
AA	365m SW	Unspecified Wharves	1915	985290
W	366m S	Goods Station	1956	897884
AC	366m N	Unspecified Commercial/Industrial	1956	886609
10	367m NE	Brick Field	1851	817950
X	372m NW	Unspecified Mill	1923	960726
X	375m NW	Unspecified Mill	1933 - 1938	910742
X	375m NW	Unspecified Mill	1921	958771



ID	Location	Land use	Dates present	Group ID
X	376m NW	Unspecified Works	1968	830441
S	377m S	Railway Building	1938	820434
W	377m S	Railway Sidings	1890	860700
Y	386m N	Unspecified Commercial/Industrial	1933	990780
AE	390m SE	Grave Yard	1851	817298
AF	391m NW	Unspecified Works	1991	974737
AF	395m NW	Unspecified Works	1985	849231
Y	400m N	Unspecified Works	1968	830463
AH	407m W	Unspecified Mills	1923	954294
AH	408m W	Unspecified Mills	1921	878606
AH	408m W	Unspecified Mills	1933 - 1938	900882
AB	411m NW	Unspecified Works	1968	830454
AA	412m SW	Unspecified Works	1968	872464
U	414m SW	Unspecified Factory	1968	821377
AA	417m SW	Unspecified Workshop	1923	811070
W	418m S	Goods Station	1968	941668
AI	418m SW	Unspecified Works	1968	830437
W	421m S	Goods Station	1905 - 1938	920838
AA	422m SW	Unspecified Works	1915	830439
U	425m SW	Clothing Factory	1923	871590
U	427m SW	Clothing Factory	1934 - 1938	898959
U	427m SW	Clothing Factory	1915	930283
H	429m NE	Unspecified Mill	1933	913105
H	429m NE	Unspecified Mill	1921	967711
AE	429m SE	Unspecified Tank	1985 - 1991	982136
W	430m S	Goods Station	1890	970801
11	434m E	Police Station	1968	832596
12	437m E	Tanks	1851	832184



ID	Location	Land use	Dates present	Group ID
14	442m S	Unspecified Commercial/Industrial	1985 - 1991	988506
AF	444m NW	Unspecified Works	1968	848216
W	445m S	Goods Shed	1968	834671
AK	467m NE	Unspecified Mill	1921	941996
AK	467m NE	Unspecified Mill	1933 - 1938	974727
AL	474m SE	Unspecified Works	1905	900664
AL	474m SE	Unspecified Works	1923	945484
AL	474m SE	Unspecified Works	1915	957217
AL	474m SE	Unspecified Commercial/Industrial	1934	796794
AJ	477m W	Sawmills	1923	813168
AL	477m SE	Unspecified Works	1968	895289
AC	481m N	Unspecified Mill	1968	810298
AJ	492m W	Sawmill	1921	895554
AJ	492m W	Sawmill	1933 - 1938	936555
19	497m SE	Unspecified Ground Workings	1923	800646

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

49

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

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

ID	Location	Land use	Dates present	Group ID
B	52m NW	Unspecified Tank	1893	115974
B	54m NW	Unspecified Tank	1893	115981
B	54m NW	Unspecified Tank	1893	115973



ID	Location	Land use	Dates present	Group ID
A	86m E	Tanks	1948 - 1951	142420
A	86m E	Tanks	1948	131391
B	88m NW	Tanks	1891	106804
C	94m SE	Unspecified Tank	1908 - 1922	137618
A	100m NE	Tanks	1948 - 1951	127701
B	111m NW	Unspecified Tank	1891	115975
B	111m NW	Unspecified Tank	1891	115980
B	113m W	Tanks	1891	106805
B	128m NW	Unspecified Tank	1891	115979
B	132m NW	Unspecified Tank	1893	115976
D	135m S	Unspecified Tank	1908 - 1922	128680
D	138m S	Tanks	1908	106802
D	147m S	Tanks	1908 - 1932	132347
D	169m S	Unspecified Tank	1908 - 1922	143306
D	184m S	Unspecified Tank	1948 - 1967	126201
D	190m S	Unspecified Tank	1889	115908
D	192m S	Unspecified Tank	1908 - 1932	148442
C	195m E	Unspecified Tank	1891	115982
C	198m E	Unspecified Tank	1948	127493
C	204m E	Unspecified Tank	1948 - 1951	139591
O	288m SE	Unspecified Tank	1908 - 1931	129703
H	317m NE	Unspecified Tank	1891	115983
H	320m NE	Unspecified Tank	1891	115984
L	326m NW	Unspecified Tank	1948	133167
N	330m SE	Unspecified Tank	1889	115906
AB	362m NW	Unspecified Tank	1893 - 1908	132899
AB	365m NW	Unspecified Tank	1893 - 1908	148194
AB	367m NW	Unspecified Tank	1893 - 1908	128641



ID	Location	Land use	Dates present	Group ID
H	390m NE	Unspecified Tank	1891	115985
R	396m N	Unspecified Tank	1893	115995
X	399m NW	Unspecified Tank	1908	115970
X	399m NW	Unspecified Tank	1965	115971
AE	417m SE	Unspecified Tank	1948 - 1951	132951
AE	417m SE	Unspecified Tank	1985 - 1990	132759
AE	417m SE	Unspecified Tank	1948 - 1957	134196
AD	424m W	Unspecified Tank	1891	115977
AD	428m W	Unspecified Tank	1891	115978
AA	435m SW	Unspecified Tank	1891	115907
AF	439m NW	Unspecified Tank	1891 - 1893	137832
13	439m NW	Unspecified Tank	1891	115972
AF	445m NW	Tanks	1951	132646
AI	487m SW	Unspecified Tank	1889	115863
AI	487m SW	Unspecified Tank	1908	115862
AF	487m NW	Unspecified Tank	1893 - 1908	145581
AF	493m NW	Unspecified Tank	1893 - 1908	124226
18	495m W	Unspecified Tank	1953 - 1967	137797

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

30

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

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



ID	Location	Land use	Dates present	Group ID
E	129m SW	Electricity Substation	1988 - 1997	81397
1	145m N	Electricity Substation	1967 - 1994	76092
D	169m SE	Electricity Substation	1997	62188
D	203m S	Electricity Substation	1948 - 1997	65447
L	239m NW	Hydraulic Power Station	1948 - 1951	65750
L	239m NW	Hydraulic Power Station	1908 - 1931	72594
L	241m NW	Corporation Hydraulic Power Station	1948 - 1951	66629
L	244m W	Hydraulic Power Station	1948 - 1955	84311
L	246m NW	Electricity Substation	1987	64729
L	246m NW	Electricity Substation	1978 - 1994	70177
M	247m N	Electricity Substation	1994	68754
M	248m N	Electricity Substation	1987	78295
M	249m N	Electricity Substation	1978 - 1991	64036
L	250m W	Electricity Substation	1988 - 1997	64799
4	262m E	Electricity Substation	1994 - 1997	68555
8	343m N	Electricity Substation	1967 - 1994	75887
H	352m NE	Electricity Substation	1989	73379
H	352m NE	Electricity Substation	1948 - 1967	73404
H	353m NE	Electricity Substation	1994	82404
Z	354m NE	Electricity Substation	1989	72199
Z	364m NE	Electricity Substation	1967 - 1994	67904
S	376m S	Electricity Substation	1948 - 1978	69011
S	381m S	Electricity Substation	1981	62187
AE	381m SE	Electricity Substation	1989 - 1991	74775
AE	383m SE	Electricity Substation	1994 - 1997	81016
AA	398m SW	Electricity Substation	1991 - 1997	69001
AF	407m NW	Electricity Substation	1967 - 1994	76474
X	414m NW	Electricity Substation	1983 - 1994	67631

ID	Location	Land use	Dates present	Group ID
15	446m E	Electricity Substation	1990 - 1997	67796
W	449m S	Electricity Substation	1985 - 1994	78122

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

33

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

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

ID	Location	Land use	Dates present	Group ID
B	55m SW	Corporation Cleansing Department Garage	1948	21128
B	55m SW	Garage	1965 - 1967	27438
B	55m SW	Corporation Cleansing Department Garage	1948 - 1955	25856
F	179m NW	Garage	1965	21074
F	196m NW	Garage	1963	22256
F	211m NW	Garage	1951	20323
3	220m SW	Garage	1948	20325
J	255m S	Garage and Workshops	1951	20550
J	265m S	Co-op Garage and Workshops	1948	20621



ID	Location	Land use	Dates present	Group ID
P	269m NW	Garage	1967	22827
J	270m S	Co-operation Garage and Workshops	1948	20539
P	275m NW	Garage	1965	23113
L	276m NW	Garage	1951	20322
P	288m NW	Garage	1963	21004
N	328m S	Garage	1989 - 1990	27786
N	329m S	Garage	1994 - 1997	26249
N	331m S	Garage	1991	21495
7	339m SW	Garage	1948	20317
H	340m NE	Garage	1965 - 1967	26353
H	345m E	Garage	1963	23572
9	361m W	Garage	1948	24546
AD	371m W	Garage	1948	21756
X	376m W	Garage	1951	20319
AD	377m SW	Garage	1991 - 1992	24800
AD	381m W	Garage	1997	22282
AG	402m S	Garage	1996	21966
AG	402m S	Garage	1994	23944
AF	402m NW	Garage	1951	20321
AJ	427m W	Garage	1990	22515
AJ	427m W	Garage	1996	22785
AJ	457m W	Garage	1971	27725
16	467m NW	Garage	1948 - 1951	26710
17	482m NW	Garages	1948 - 1951	25993

This data is sourced from Ordnance Survey / Groundsure.



1.6 Historical military land

Records within 500m

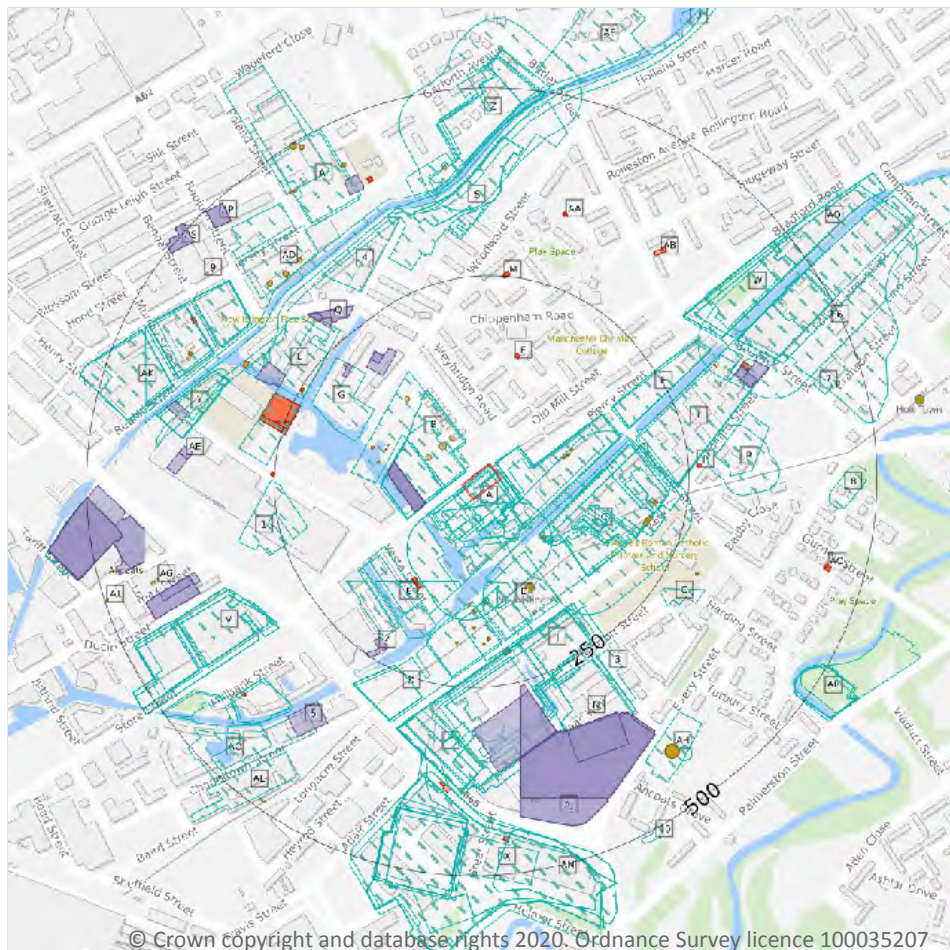
0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

191

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 26**

ID	Location	Land Use	Date	Group ID
A	On site	Hospital	1921	885106
A	On site	Hospital	1891	962056
A	On site	Hospital	1956	937930



ID	Location	Land Use	Date	Group ID
A	On site	Hospital	1985	926141
A	On site	Hospital	1978	988199
A	On site	Hospital	1991	926141
A	On site	Hospital	1968	937930
A	On site	Hospital	1923	891870
A	4m NE	Machine Works	1923	953970
A	7m NE	Machine Works	1921	953970
A	8m NE	Unspecified Commercial/Industrial	1933	796757
A	10m S	Unspecified Wharf	1921	971613
A	10m S	Unspecified Wharf	1906	879975
B	11m NW	Glass Works	1923	903107
B	11m NW	Unspecified Commercial/Industrial	1933	796758
B	12m NW	Glass Works	1921	903107
A	12m SW	Unspecified Works	1968	830477
B	14m NW	Unspecified Works	1968	830476
A	21m S	Unspecified Tank	1923	825272
B	23m W	Bedstead and Safe Works	1921	988994
B	26m W	Bedstead and Safe Works	1923	988994
C	38m SE	Unspecified Mills	1938	917952
A	53m S	Unspecified Wharf	1923	854227
C	79m SE	Unspecified Mill	1978	916152
C	88m SE	Unspecified Mills	1921	986585
C	88m SE	Unspecified Mills	1933	861126
C	88m SE	Unspecified Mills	1956	898421
C	88m SE	Unspecified Mills	1968	898421
C	90m SE	Unspecified Mills	1923	937329
D	95m SE	Unspecified Mill	1923	975402
C	99m SE	Industrial Estate	1985	854771



ID	Location	Land Use	Date	Group ID
C	99m SE	Industrial Estate	1991	854771
E	111m S	Unspecified Works	1915	888993
D	111m S	Unspecified Mill	1915	977947
D	120m S	Unspecified Depot	1985	858910
D	120m S	Unspecified Depot	1991	858910
D	131m S	Unspecified Tank	1915	857486
E	132m SW	Unspecified Works	1968	957976
D	136m S	Unspecified Works	1915	892569
D	136m S	Unspecified Tank	1923	861167
D	141m S	Unspecified Works	1923	892569
E	144m SW	Unspecified Works	1923	982336
G	151m NW	Unspecified Works	1968	830474
E	172m SW	Unspecified Wharf	1923	917487
H	174m NE	Unspecified Mill	1923	971932
H	177m NE	Unspecified Mill	1921	911603
H	177m NE	Unspecified Mill	1938	856419
H	177m NE	Unspecified Mill	1933	856419
E	179m SW	Unspecified Wharf	1915	854827
I	187m E	Unspecified Commercial/Industrial	1923	958186
I	189m E	Unspecified Commercial/Industrial	1956	899187
J	189m SE	Unspecified Works	1968	907384
D	189m SE	Unspecified Commercial/Industrial	1956	796795
D	190m SE	Vulcan Works	1938	930130
D	190m SE	Vulcan Works	1934	930130
D	190m SE	Vulcan Works	1915	918761
D	192m SE	Vulcan Works	1905	883538
I	192m E	Unspecified Works	1968	830475
D	194m SE	Vulcan Works	1923	923425

ID	Location	Land Use	Date	Group ID
D	199m S	Unspecified Warehouse	1968	908490
J	202m SE	Unspecified Works	1985	918302
J	202m SE	Unspecified Works	1991	918302
K	202m S	Corporation Yard	1923	916320
D	210m S	Unspecified Warehouse	1985	945086
D	210m S	Unspecified Warehouse	1991	945086
1	213m W	Unspecified Mill	1968	810291
D	215m S	Unspecified Mills	1890	808185
L	241m NW	Unspecified Works	1968	830440
L	242m NW	Coal Wharf	1851	794093
K	244m SW	Corporation Yard	1938	938193
K	244m SW	Corporation Yard	1934	938193
K	244m SW	Corporation Yard	1915	937912
L	246m W	Unspecified Mill	1968	810292
N	258m SE	Unspecified Workhouse	1915	892233
O	259m SE	Railway Building	1890	820432
N	261m SE	Unspecified Workhouse	1923	892233
3	265m SE	Unspecified Works	1923	830480
R	276m E	Hospital	1985	899552
S	278m N	Sawmills	1923	938961
4	286m NW	Unspecified Works	1968	830462
R	286m E	Hospital	1956	945599
T	288m S	Unspecified Warehouse	1968	893418
T	299m S	Grain Store	1915	945610
T	299m S	Grain Store	1905	904364
T	299m S	Grain Store	1923	849549
U	304m NW	Disused Canal	1991	849130
S	305m N	Sawmills	1921	964387

ID	Location	Land Use	Date	Group ID
S	305m N	Sawmills	1933	910990
V	307m SW	Unspecified Warehouse	1923	896333
V	309m SW	Clothing Foundry	1905	817104
V	309m SW	Unspecified Disused Foundry	1890	794069
V	309m SW	Unspecified Warehouse	1938	871212
V	309m SW	Unspecified Warehouse	1934	871212
V	309m SW	Unspecified Warehouse	1915	961707
I	311m NE	Unspecified Mill	1938	920927
W	322m NE	Unspecified Works	1923	939107
W	324m NE	Unspecified Works	1921	920682
W	324m NE	Unspecified Works	1938	936908
W	324m NE	Unspecified Works	1933	936908
S	324m N	Sawmills	1938	910990
X	333m S	Railway Sidings	1968	845148
I	337m NE	Unspecified Commercial/Industrial	1985	918075
I	337m NE	Unspecified Commercial/Industrial	1991	918075
U	337m NW	Disused Canal	1985	2367192
Y	337m NW	Sawmill	1923	932999
Z	339m N	Unspecified Commercial/Industrial	1938	925844
Y	339m NW	Sawmill	1921	903562
Y	339m NW	Sawmill	1938	905698
Y	339m NW	Sawmill	1933	905698
X	345m S	Railway Sidings	1938	947526
X	345m S	Railway Sidings	1934	857332
X	345m S	Railway Sidings	1915	905447
X	345m S	Railway Sidings	1905	943711
X	345m S	Railway Sidings	1923	964887
Y	345m NW	Unspecified Mill	1968	810293



ID	Location	Land Use	Date	Group ID
Y	352m NW	Unspecified Mills	1923	957445
Y	355m NW	Unspecified Mills	1921	849304
Y	355m NW	Unspecified Mills	1938	900155
Y	355m NW	Unspecified Mills	1933	900155
W	356m NE	Unspecified Works	1968	889764
I	357m NE	Unspecified Mill	1923	912959
AC	359m SW	Unspecified Works	1923	970752
AD	360m NW	Glass Works	1851	797986
AC	361m SW	Unspecified Wharves	1923	956711
Z	364m N	Unspecified Mills	1923	864010
I	364m NE	Unspecified Works	1968	830455
AC	365m SW	Unspecified Wharves	1938	857499
AC	365m SW	Unspecified Wharves	1934	857499
AC	365m SW	Unspecified Wharves	1915	985290
X	366m S	Railway Sidings	1956	845148
X	366m S	Goods Station	1956	897884
AF	366m N	Unspecified Commercial/Industrial	1956	886609
6	367m NE	Brick Field	1851	817950
Z	368m N	Unspecified Mills	1921	864010
Y	372m NW	Unspecified Mill	1923	960726
Y	375m NW	Unspecified Mill	1921	958771
Y	375m NW	Unspecified Mill	1938	910742
Y	375m NW	Unspecified Mill	1933	910742
Y	376m NW	Unspecified Works	1968	830441
T	377m S	Railway Building	1938	820434
X	377m S	Railway Sidings	1890	860700
Z	386m N	Unspecified Commercial/Industrial	1933	990780
AH	390m SE	Grave Yard	1851	817298



ID	Location	Land Use	Date	Group ID
AI	391m NW	Unspecified Works	1991	974737
AI	395m NW	Unspecified Works	1985	849231
Z	400m N	Unspecified Works	1968	830463
AK	407m W	Unspecified Mills	1923	954294
AK	408m W	Unspecified Mills	1921	878606
AK	408m W	Unspecified Mills	1938	900882
AK	408m W	Unspecified Mills	1933	900882
AD	411m NW	Unspecified Works	1968	830454
AC	412m SW	Unspecified Works	1968	872464
V	414m SW	Unspecified Factory	1968	821377
AC	417m SW	Unspecified Workshop	1923	811070
X	418m S	Goods Station	1968	941668
AL	418m SW	Unspecified Works	1968	830437
X	421m S	Goods Station	1905	920838
X	421m S	Goods Station	1923	920838
AC	422m SW	Unspecified Works	1915	830439
X	422m S	Goods Station	1938	920838
X	422m S	Goods Station	1934	920838
X	422m S	Goods Station	1915	920838
V	425m SW	Clothing Factory	1923	871590
V	427m SW	Clothing Factory	1938	898959
V	427m SW	Clothing Factory	1934	898959
V	427m SW	Clothing Factory	1915	930283
I	429m NE	Unspecified Mill	1921	967711
I	429m NE	Unspecified Mill	1933	913105
AH	429m SE	Unspecified Tank	1985	982136
AH	429m SE	Unspecified Tank	1991	982136
X	430m S	Goods Station	1890	970801



ID	Location	Land Use	Date	Group ID
7	434m E	Police Station	1968	832596
8	437m E	Tanks	1851	832184
AN	442m S	Unspecified Commercial/Industrial	1985	988506
AN	442m S	Unspecified Commercial/Industrial	1991	988506
AI	444m NW	Unspecified Works	1968	848216
X	445m S	Goods Shed	1968	834671
AQ	467m NE	Unspecified Mill	1921	941996
AQ	467m NE	Unspecified Mill	1938	974727
AQ	467m NE	Unspecified Mill	1933	974727
AR	474m SE	Unspecified Works	1905	900664
AR	474m SE	Unspecified Works	1923	945484
AR	474m SE	Unspecified Works	1915	957217
AR	474m SE	Unspecified Commercial/Industrial	1934	796794
AM	477m W	Sawmills	1923	813168
AR	477m SE	Unspecified Works	1968	895289
AF	481m N	Unspecified Mill	1968	810298
AM	492m W	Sawmill	1921	895554
AM	492m W	Sawmill	1938	936555
AM	492m W	Sawmill	1933	936555
10	497m SE	Unspecified Ground Workings	1923	800646

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

90

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

Features are displayed on the Past land use - un-grouped map on **page 26**



ID	Location	Land Use	Date	Group ID
B	52m NW	Unspecified Tank	1893	115974
B	54m NW	Unspecified Tank	1893	115981
B	54m NW	Unspecified Tank	1893	115973
A	86m E	Tanks	1951	142420
A	86m E	Tanks	1951	142420
A	86m E	Tanks	1948	142420
A	86m E	Tanks	1948	131391
B	88m NW	Tanks	1891	106804
C	94m SE	Unspecified Tank	1908	137618
C	94m SE	Unspecified Tank	1922	137618
A	100m NE	Tanks	1951	127701
A	100m NE	Tanks	1948	127701
B	111m NW	Unspecified Tank	1891	115975
B	111m NW	Unspecified Tank	1891	115980
B	113m W	Tanks	1891	106805
B	128m NW	Unspecified Tank	1891	115979
B	132m NW	Unspecified Tank	1893	115976
D	135m S	Unspecified Tank	1908	128680
D	135m S	Unspecified Tank	1922	128680
D	138m S	Tanks	1908	106802
D	147m S	Tanks	1908	132347
D	147m S	Tanks	1922	132347
D	147m S	Tanks	1932	132347
D	169m S	Unspecified Tank	1908	143306
D	169m S	Unspecified Tank	1922	143306
D	184m S	Unspecified Tank	1955	126201
D	184m S	Unspecified Tank	1948	126201
D	185m S	Unspecified Tank	1965	126201



ID	Location	Land Use	Date	Group ID
D	185m S	Unspecified Tank	1967	126201
D	185m S	Unspecified Tank	1951	126201
D	185m S	Unspecified Tank	1948	126201
D	185m S	Unspecified Tank	1967	126201
D	190m S	Unspecified Tank	1889	115908
D	192m S	Unspecified Tank	1908	148442
D	192m S	Unspecified Tank	1922	148442
D	192m S	Unspecified Tank	1932	148442
C	195m E	Unspecified Tank	1891	115982
C	198m E	Unspecified Tank	1948	127493
C	198m E	Unspecified Tank	1948	127493
C	204m E	Unspecified Tank	1951	139591
C	204m E	Unspecified Tank	1948	139591
C	204m E	Unspecified Tank	1951	139591
C	205m E	Unspecified Tank	1948	139591
O	288m SE	Unspecified Tank	1908	129703
O	288m SE	Unspecified Tank	1922	129703
O	288m SE	Unspecified Tank	1931	129703
I	317m NE	Unspecified Tank	1891	115983
I	320m NE	Unspecified Tank	1891	115984
L	326m NW	Unspecified Tank	1948	133167
L	327m NW	Unspecified Tank	1948	133167
N	330m SE	Unspecified Tank	1889	115906
AD	362m NW	Unspecified Tank	1893	132899
AD	362m NW	Unspecified Tank	1908	132899
AD	365m NW	Unspecified Tank	1893	148194
AD	365m NW	Unspecified Tank	1908	148194
AD	367m NW	Unspecified Tank	1893	128641

ID	Location	Land Use	Date	Group ID
AD	367m NW	Unspecified Tank	1908	128641
I	390m NE	Unspecified Tank	1891	115985
S	396m N	Unspecified Tank	1893	115995
Y	399m NW	Unspecified Tank	1908	115970
Y	399m NW	Unspecified Tank	1965	115971
AH	417m SE	Unspecified Tank	1951	132951
AH	417m SE	Unspecified Tank	1948	132951
AH	417m SE	Unspecified Tank	1985	132759
AH	417m SE	Unspecified Tank	1990	132759
AH	417m SE	Unspecified Tank	1990	132759
AH	417m SE	Unspecified Tank	1989	132759
AH	417m SE	Unspecified Tank	1957	134196
AH	417m SE	Unspecified Tank	1951	134196
AH	417m SE	Unspecified Tank	1948	134196
AG	424m W	Unspecified Tank	1891	115977
AG	428m W	Unspecified Tank	1891	115978
AC	435m SW	Unspecified Tank	1891	115907
AI	439m NW	Unspecified Tank	1893	137832
9	439m NW	Unspecified Tank	1891	115972
AI	439m NW	Unspecified Tank	1891	137832
AI	445m NW	Tanks	1951	132646
AI	445m NW	Tanks	1951	132646
AL	487m SW	Unspecified Tank	1889	115863
AL	487m SW	Unspecified Tank	1908	115862
AI	487m NW	Unspecified Tank	1893	145581
AI	487m NW	Unspecified Tank	1908	145581
AI	493m NW	Unspecified Tank	1893	124226
AI	493m NW	Unspecified Tank	1908	124226

ID	Location	Land Use	Date	Group ID
AT	495m W	Unspecified Tank	1953	137797
AT	495m W	Unspecified Tank	1965	137797
AT	495m W	Unspecified Tank	1967	137797
AT	495m W	Unspecified Tank	1953	137797
AT	495m W	Unspecified Tank	1953	137797
AT	495m W	Unspecified Tank	1960	137797

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

96

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

Features are displayed on the Past land use - un-grouped map on **page 26**

ID	Location	Land Use	Date	Group ID
E	129m SW	Electricity Substation	1997	81397
E	129m SW	Electricity Substation	1989	81397
E	130m SW	Electricity Substation	1988	81397
E	130m SW	Electricity Substation	1991	81397
E	130m SW	Electricity Substation	1992	81397
F	145m N	Electricity Substation	1987	76092
F	145m N	Electricity Substation	1967	76092
F	145m N	Electricity Substation	1978	76092
F	145m N	Electricity Substation	1983	76092
F	145m N	Electricity Substation	1991	76092
F	145m N	Electricity Substation	1994	76092
D	169m SE	Electricity Substation	1997	62188
D	203m S	Electricity Substation	1951	65447
D	203m S	Electricity Substation	1948	65447



ID	Location	Land Use	Date	Group ID
D	203m S	Electricity Substation	1978	65447
D	203m S	Electricity Substation	1988	65447
D	203m S	Electricity Substation	1991	65447
D	203m S	Electricity Substation	1992	65447
D	203m S	Electricity Substation	1955	65447
D	203m S	Electricity Substation	1989	65447
D	203m S	Electricity Substation	1981	65447
D	203m S	Electricity Substation	1948	65447
D	203m S	Electricity Substation	1997	65447
L	239m NW	Hydraulic Power Station	1951	65750
L	239m NW	Hydraulic Power Station	1948	65750
L	239m NW	Hydraulic Power Station	1908	72594
L	239m NW	Hydraulic Power Station	1922	72594
L	239m NW	Hydraulic Power Station	1931	72594
L	241m NW	Corporation Hydraulic Power Station	1948	66629
L	241m NW	Corporation Hydraulic Power Station	1951	66629
L	244m W	Hydraulic Power Station	1955	84311
L	244m W	Hydraulic Power Station	1948	84311
L	246m NW	Electricity Substation	1994	70177
L	246m NW	Electricity Substation	1987	64729
L	246m NW	Electricity Substation	1978	70177
L	246m NW	Electricity Substation	1983	70177
L	246m NW	Electricity Substation	1991	70177
M	247m N	Electricity Substation	1994	68754
M	248m N	Electricity Substation	1987	78295
M	249m N	Electricity Substation	1978	64036
M	249m N	Electricity Substation	1983	64036
M	249m N	Electricity Substation	1991	64036

ID	Location	Land Use	Date	Group ID
L	250m W	Electricity Substation	1997	64799
L	250m W	Electricity Substation	1989	64799
L	251m W	Electricity Substation	1988	64799
L	251m W	Electricity Substation	1991	64799
L	251m W	Electricity Substation	1992	64799
P	262m E	Electricity Substation	1994	68555
P	262m E	Electricity Substation	1997	68555
AA	343m N	Electricity Substation	1989	75887
AA	343m N	Electricity Substation	1994	75887
AA	344m N	Electricity Substation	1967	75887
I	352m NE	Electricity Substation	1989	73379
I	352m NE	Electricity Substation	1951	73404
I	352m NE	Electricity Substation	1948	73404
I	353m NE	Electricity Substation	1967	73404
I	353m NE	Electricity Substation	1951	73404
I	353m NE	Electricity Substation	1948	73404
I	353m NE	Electricity Substation	1994	82404
AB	354m NE	Electricity Substation	1989	72199
AB	364m NE	Electricity Substation	1967	67904
AB	365m NE	Electricity Substation	1994	67904
T	376m S	Electricity Substation	1967	69011
T	376m S	Electricity Substation	1951	69011
T	376m S	Electricity Substation	1948	69011
T	376m S	Electricity Substation	1967	69011
T	377m S	Electricity Substation	1978	69011
T	377m S	Electricity Substation	1955	69011
T	377m S	Electricity Substation	1948	69011
T	381m S	Electricity Substation	1981	62187



ID	Location	Land Use	Date	Group ID
AH	381m SE	Electricity Substation	1990	74775
AH	381m SE	Electricity Substation	1990	74775
AH	381m SE	Electricity Substation	1989	74775
AH	382m SE	Electricity Substation	1991	74775
AH	383m SE	Electricity Substation	1994	81016
AH	383m SE	Electricity Substation	1997	81016
AC	398m SW	Electricity Substation	1991	69001
AC	398m SW	Electricity Substation	1992	69001
AC	398m SW	Electricity Substation	1997	69001
AI	407m NW	Electricity Substation	1994	76474
AI	408m NW	Electricity Substation	1978	76474
AI	408m NW	Electricity Substation	1983	76474
AI	408m NW	Electricity Substation	1991	76474
AI	408m NW	Electricity Substation	1967	76474
AI	408m NW	Electricity Substation	1987	76474
Y	414m NW	Electricity Substation	1994	67631
Y	415m NW	Electricity Substation	1987	67631
Y	415m NW	Electricity Substation	1983	67631
Y	415m NW	Electricity Substation	1991	67631
AO	446m E	Electricity Substation	1990	67796
AO	447m E	Electricity Substation	1994	67796
AO	447m E	Electricity Substation	1997	67796
AO	447m E	Electricity Substation	1991	67796
X	449m S	Electricity Substation	1985	78122
X	449m S	Electricity Substation	1991	78122
X	449m S	Electricity Substation	1994	78122

This data is sourced from Ordnance Survey / Groundsure.



2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

43

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

Features are displayed on the Past land use - un-grouped map on **page 26**

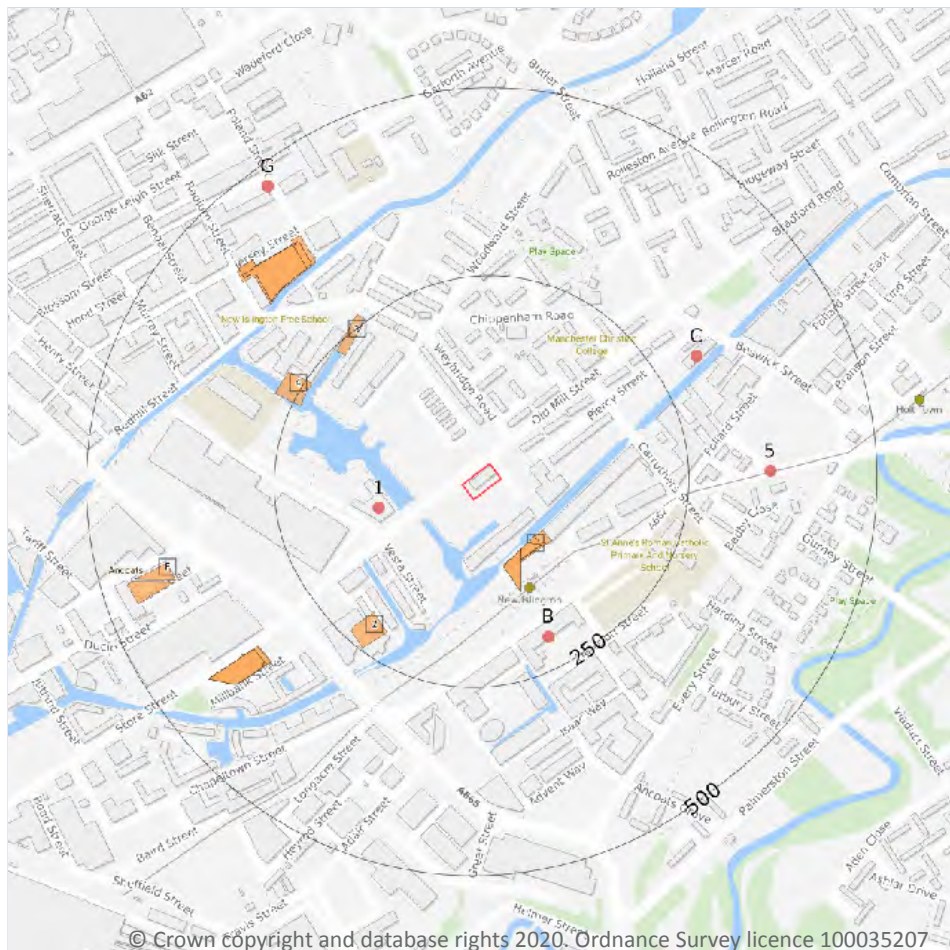
ID	Location	Land Use	Date	Group ID
B	55m SW	Garage	1965	27438
B	55m SW	Garage	1967	27438
B	55m SW	Corporation Cleansing Department Garage	1948	21128
B	55m SW	Corporation Cleansing Department Garage	1955	25856
B	55m SW	Corporation Cleansing Department Garage	1948	25856
G	179m NW	Garage	1965	21074
G	196m NW	Garage	1963	22256
G	211m NW	Garage	1951	20323
2	220m SW	Garage	1948	20325
D	255m S	Garage and Workshops	1951	20550
D	265m S	Co-op Garage and Workshops	1948	20621
Q	269m NW	Garage	1967	22827
D	270m S	Co-operation Garage and Workshops	1948	20539
Q	275m NW	Garage	1965	23113
L	276m NW	Garage	1951	20322
Q	288m NW	Garage	1963	21004

ID	Location	Land Use	Date	Group ID
N	328m S	Garage	1990	27786
N	328m S	Garage	1989	27786
N	329m S	Garage	1997	26249
N	329m S	Garage	1994	26249
N	331m S	Garage	1991	21495
5	339m SW	Garage	1948	20317
I	340m NE	Garage	1965	26353
I	340m NE	Garage	1967	26353
I	345m E	Garage	1963	23572
AE	361m W	Garage	1948	24546
AE	367m W	Garage	1948	24546
AG	371m W	Garage	1948	21756
Y	376m W	Garage	1951	20319
AG	377m SW	Garage	1991	24800
AG	377m SW	Garage	1992	24800
AG	381m W	Garage	1997	22282
AJ	402m S	Garage	1994	23944
AJ	402m S	Garage	1996	21966
AI	402m NW	Garage	1951	20321
AM	427m W	Garage	1996	22785
AM	427m W	Garage	1990	22515
AM	457m W	Garage	1971	27725
AM	457m W	Garage	1971	27725
AP	467m NW	Garage	1948	26710
AP	467m NW	Garage	1951	26710
AS	482m NW	Garages	1948	25993
AS	482m NW	Garages	1951	25993

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

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

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

3.5 Historical waste sites

Records within 500m

21

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

Features are displayed on the Waste and landfill map on **page 43**

ID	Location	Address	Further Details	Date
A	87m SE	Site Address: N/A	Type of Site: Waste Paper Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1931
A	87m SE	Site Address: N/A	Type of Site: Waste Paper Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1951
A	87m SE	Site Address: N/A	Type of Site: Waste Paper Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1948

ID	Location	Address	Further Details	Date
A	88m SE	Site Address: N/A	Type of Site: Waste Paper Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1951
A	88m SE	Site Address: N/A	Type of Site: Waste Paper Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1948
A	90m SE	Site Address: N/A	Type of Site: Waste Paper Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1955
A	90m SE	Site Address: N/A	Type of Site: Waste Paper Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1948
2	200m SW	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1980
3	231m NW	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1967
4	239m NW	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1967
D	344m SW	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1967
D	345m SW	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1978



ID	Location	Address	Further Details	Date
E	350m NW	Site Address: N/A	Type of Site: Waste Paper Factory Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1931
E	351m NW	Site Address: N/A	Type of Site: Waste Paper Factory Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1951
E	351m NW	Site Address: N/A	Type of Site: Waste Paper Factory Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1948
E	351m NW	Site Address: N/A	Type of Site: Waste Paper Factory Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1948
E	351m NW	Site Address: N/A	Type of Site: Waste Paper Factory Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1951
D	351m SW	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1955
D	352m SW	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1980
F	401m W	Site Address: N/A	Type of Site: Waste Paper Mills Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1931
F	405m W	Site Address: N/A	Type of Site: Waste Paper Mills Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1932



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

3.6 Licensed waste sites

Records within 500m	0
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Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

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

3.7 Waste exemptions

Records within 500m	59
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Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 43**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	116m W	OLD MILL STREET, MANCHESTER, M4 6EE	WEX234237	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	208m SE	Vulcan Mill Phase 2 - New build construction by Russells, Malta Street, Manchester, M4 7AN	WEX118448	Treating waste exemption	Not on a farm	Screening and blending of waste
B	208m SE	Vulcan Mill Phase 2 - New build construction by Russells, Malta Street, Manchester, M4 7AN	WEX118448	Using waste exemption	Not on a farm	Use of waste in construction
C	306m NE	Urban Splash Site off, Piercy Street, Manchester, M4 7HY	WEX186803	Using waste exemption	Not on a farm	Use of waste in construction
C	306m NE	Urban Splash Site off, Piercy Street, Manchester, M4 7HY	WEX186803	Treating waste exemption	Not on a farm	Screening and blending of waste
5	357m E	-	WEX166443	Treating waste exemption	Not on a farm	Screening and blending of waste
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Disposing of waste exemption	Non-Agricultural Waste Only	Deposit of waste from dredging of inland waters



ID	Location	Site	Reference	Category	Sub-Category	Description
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Disposing of waste exemption	Non-Agricultural Waste Only	Deposit of waste from a railway sanitary convenience
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Disposing of waste exemption	Non-Agricultural Waste Only	Deposit of waste from a portable sanitary convenience
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Disposing of waste exemption	Non-Agricultural Waste Only	Depositing samples of waste for the purposes of testing or analysing them
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Disposing of waste exemption	Non-Agricultural Waste Only	Disposal by incineration
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Disposing of waste exemption	Non-Agricultural Waste Only	Burning waste in the open
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Disposing of waste exemption	Non-Agricultural Waste Only	Burning waste at a port under a Plant Health notice
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in secure containers
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of sludge
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Cleaning, washing, spraying or coating relevant waste



ID	Location	Site	Reference	Category	Sub-Category	Description
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting mixed waste
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Manual treatment of waste
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Treatment of waste food
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Crushing and emptying waste vehicle oil filters
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Treatment of waste aerosol cans
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Treatment of waste toner cartridges by sorting, dismantling, cleaning or refilling
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Crushing waste fluorescent tubes
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Dewatering using flocculants
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Physical treatment of waste edible oil and fat to produce biodiesel
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Recovery of textiles



ID	Location	Site	Reference	Category	Sub-Category	Description
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Treatment of waste at a water treatment works
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Recovery of waste at a waste water treatment works
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Aerobic composting and associated prior treatment
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Anaerobic digestion at premises used for agriculture and burning of resultant biogas
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Anaerobic digestion at premises not used for agriculture and burning of resultant biogas
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Treatment of kitchen waste in a wormery
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Treatment of non-hazardous pesticide washings by carbon filtration for disposal
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Recovery of silver
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Recovery of monopropylene glycol from aircraft antifreeze fluids



ID	Location	Site	Reference	Category	Sub-Category	Description
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Treatment of waste in a biobed or biofilter
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Recovery of central heating oil by filtration
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Preparatory treatments (baling, sorting, shredding etc)
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Screening and blending of waste
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Mechanical treatment of end-of-life tyres
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Treating waste exemption	Non-Agricultural Waste Only	Recovery of scrap metal
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste in construction
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Using waste exemption	Non-Agricultural Waste Only	Spreading waste on agricultural land to confer benefit
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Using waste exemption	Non-Agricultural Waste Only	Spreading waste on non-agricultural land to confer benefit

ID	Location	Site	Reference	Category	Sub-Category	Description
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Using waste exemption	Non-Agricultural Waste Only	Use of mulch
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Using waste exemption	Non-Agricultural Waste Only	Spreading of plant matter to confer benefit
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Using waste exemption	Non-Agricultural Waste Only	Incorporation of ash into soil
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Using waste exemption	Non-Agricultural Waste Only	Use of depolluted end-of-life vehicles for vehicle parts
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Using waste exemption	Non-Agricultural Waste Only	Use of baled end-of-life tyres in construction
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste in the construction of entertainment or educational installations etc
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Using waste exemption	Non-Agricultural Waste Only	Burning of waste as a fuel in a small appliance
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste derived biodiesel as fuel
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Using waste exemption	Non-Agricultural Waste Only	Use of sludge for the purposes of re-seeding a waste water treatment plant
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Using waste exemption	Non-Agricultural Waste Only	Use of effluent to clean a highway gravel bed

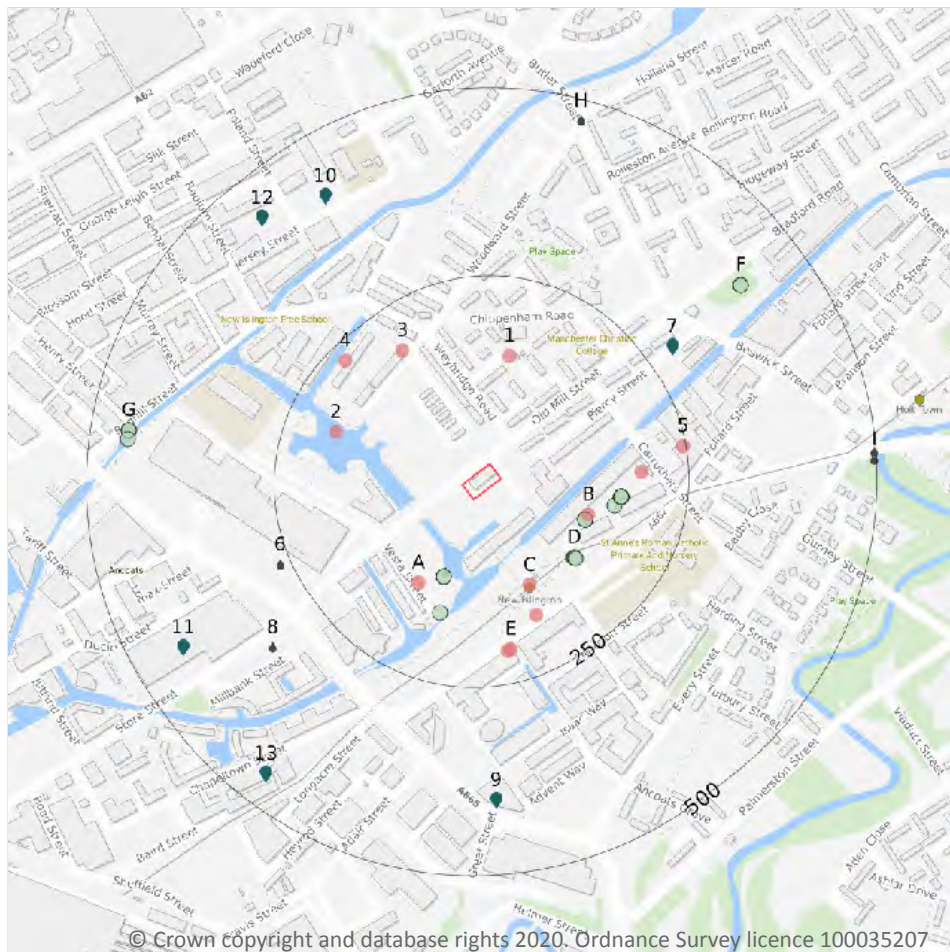


ID	Location	Site	Reference	Category	Sub-Category	Description
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste for a specified purpose
G	473m NW	30a Poland Street M4 6BH	EPR/TE5580PZ /A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste to manufacture finished goods

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



4 Current industrial land use



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

4.1 Recent industrial land uses

Records within 250m

12

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 54**

ID	Location	Company	Address	Activity	Category
B	126m E	Milliners Wharf	Greater Manchester, M4	Moorings and Unloading Facilities	Water
A	133m SW	Electricity Sub Station	Greater Manchester, M4	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
C	136m SE	New Islington (Manchester Metrolink)	Greater Manchester, M4	Tram, Metro and Light Railway Stations and Stops	Public Transport, Stations and Infrastructure
1	146m N	Electricity Sub Station	Greater Manchester, M4	Electrical Features	Infrastructure and Facilities
C	175m SE	Electricity Sub Station	Greater Manchester, M4	Electrical Features	Infrastructure and Facilities
2	182m W	Marina	Greater Manchester, M4	Moorings and Unloading Facilities	Water
B	188m E	Electricity Sub Station	Greater Manchester, M4	Electrical Features	Infrastructure and Facilities
3	190m NW	Electricity Sub Station	Greater Manchester, M4	Electrical Features	Infrastructure and Facilities
E	205m S	Chimney	Greater Manchester, M4	Chimneys	Industrial Features
E	207m S	Electricity Sub Station	Greater Manchester, M4	Electrical Features	Infrastructure and Facilities
4	227m NW	Keepers Quay	Greater Manchester, M4	Moorings and Unloading Facilities	Water
5	246m E	Warehouse	Greater Manchester, M4	Container and Storage	Transport, Storage and Delivery

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.



4.4 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m

0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

6

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on **page 54**

ID	Location	Address	Details	
7	287m NE	Manchester Coppersmiths, Phoenix Mill, Piercy St, M4 7HY	Process: Di-isocyanate Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
9	400m S	Advent Manchester, 309 Great Ancoats Street, Manchester M4 7DF	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
10	417m NW	Presbar Diecastings Ltd, Rear 62-64 Jersey St, Ancoats M4 6JW	Process: Non-ferrous Metal Foundry Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
11	429m SW	Presbar Diecastings Ltd, Store Street, Piccadilly Village, Ancoats, Manchester, M1 2WD	Process: Non-ferrous Metal Foundry Processes Status: Current Permit Permit Type: Part B	Enforcement: 2 Enforcement Notified Date of enforcement: 12/09/2013, 09/01/2014 Comment: Statutory noise nuisance



ID	Location	Address	Details	
12	443m NW	Bill Howarth Metals, 109 Jersey Street, Ancoats M12 6BF	Process: Non-ferrous Metal Foundry Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
13	457m SW	Central Taxi Spares Ltd, Chapletown Street, Ancoats, M1 2NN	Process: Waste Oil Burner 0.4 MW Status: New Legislation Applies Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m

11

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on **page 54**

ID	Location	Address	Details	
A	103m S	SOHO WORKS SITE SWO, POLLARD STREET, ANCOATS	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 016991041 Permit Version: 1 Receiving Water: MANCHESTER & ASHTON CANAL	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 30/09/1985 Revocation Date: 01/07/1991
6	264m SW	GREAT ANCOATS STREET, SSO, MANCHESTER	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 01MAN0024 Permit Version: 1 Receiving Water: SHOOTERS BROOK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 15/09/1993 Revocation Date: 15/09/1993

ID	Location	Address	Details	
8	331m SW	GREAT ANCOATS STREET, SSO, MANCHESTER	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 01MAN0023 Permit Version: 1 Receiving Water: SHOOTERS BROOK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 15/09/1993 Revocation Date: 15/09/1993
H	471m N	BUTLER ST/HOLLAND ST, MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0037 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: 02/09/2010
H	471m N	BUTLER ST/HOLLAND ST, MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0037 Permit Version: 2 Receiving Water: RIVER MEDLOCK	Status: SURRENDERED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 29/04/2019
H	471m N	RIDGEWAY ST/BUTLER ST, MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0129 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: 18/10/1999
H	471m N	ROLLESTON AVENUE/BUTLER STREET CSO, 2 ROLLESTON AVENUE, MANCHESTER, GREATER MANCHESTER, M40 7HH	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0032 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: 02/09/2010
H	471m N	ROLLESTON AVENUE/BUTLER STREET CSO, 2 ROLLESTON AVENUE, MANCHESTER, GREATER MANCHESTER, M40 7HH	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0032 Permit Version: 2 Receiving Water: RIVER MEDLOCK	Status: VARIED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 04/02/2016
I	496m E	BESWICK ST ASHTON NEW RD CSO 281DO, MITCHELL ARMS, 215 EVERY STREET, MANCHESTER, GREATER MANCHESTER, M4 7EU	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982710 Permit Version: 3 Receiving Water: RIVER MEDLOCK	Status: VARIED UNDER EPR 2010 Issue date: 21/03/2018 Effective Date: 01/04/2018 Revocation Date: -



ID	Location	Address	Details	
I	496m E	BESWICK ST/HOLT TOWN BRIDGE, MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0256 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: - Effective Date: 01/01/1995 Revocation Date: 31/08/1999
I	497m E	BESWICK ST ASHTON NEW RD CSO 281DO, MITCHELL ARMS, 215 EVERY STREET, MANCHESTER, GREATER MANCHESTER, M4 7EU	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982710 Permit Version: 2 Receiving Water: RIVER MEDLOCK	Status: MODIFIED - (WRA 91 SCHD 10 - AS AMENDED BY ENV ACT 1995) Issue date: - Effective Date: 31/08/1999 Revocation Date: 31/03/2018

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

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

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

4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m

0

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

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



4.17 List 2 Dangerous Substances

Records within 500m

0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m

20

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

Features are displayed on the Current industrial land use map on **page 54**

ID	Location	Details	
A	110m S	Incident Date: 22/07/2002 Incident Identification: 93360 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
A	110m S	Incident Date: 22/07/2002 Incident Identification: 93360 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
B	123m SE	Incident Date: 30/05/2002 Incident Identification: 82011 Pollutant: Inert Materials and Wastes:Specific Waste Materials Pollutant Description: Construction and Demolition Materials and Wastes:Commercial Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
B	123m SE	Incident Date: 30/05/2002 Incident Identification: 82011 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
B	123m SE	Incident Date: 30/05/2002 Incident Identification: 82011 Pollutant: Specific Waste Materials Pollutant Description: Commercial Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)



ID	Location	Details	
D	142m SE	Incident Date: 10/10/2002 Incident Identification: 114010 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
D	143m SE	Incident Date: 29/05/2003 Incident Identification: 161551 Pollutant: Inert Materials and Wastes:Oils and Fuel Pollutant Description: Other Inert Material or Waste:Mixed/Waste Oils	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
D	145m SE	Incident Date: 14/07/2003 Incident Identification: 173497 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
B	155m E	Incident Date: 28/08/2001 Incident Identification: 27218 Pollutant: Specific Waste Materials Pollutant Description: Commercial Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
A	157m S	Incident Date: 11/03/2002 Incident Identification: 63079 Pollutant: Oils and Fuel Pollutant Description: Mixed/Waste Oils	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
B	161m E	Incident Date: 12/08/2001 Incident Identification: 23613 Pollutant: General Biodegradable Materials and Wastes:Specific Waste Materials:Specific Waste Materials:Specific Waste Materials Pollutant Description: Food and Drink:Commercial Waste:Household Waste:Tires	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
B	161m E	Incident Date: 12/08/2001 Incident Identification: 23613 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
B	161m E	Incident Date: 12/08/2001 Incident Identification: 23613 Pollutant: Specific Waste Materials Pollutant Description: Commercial Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
B	161m E	Incident Date: 12/08/2001 Incident Identification: 23613 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)

ID	Location	Details	
B	161m E	Incident Date: 12/08/2001 Incident Identification: 23613 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Food and Drink	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
F	410m NE	Incident Date: 23/07/2019 Incident Identification: 1721462 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
F	410m NE	Incident Date: 23/07/2019 Incident Identification: 1721462 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
G	449m W	Incident Date: 17/05/2001 Incident Identification: 5825 Pollutant: Contaminated Water Pollutant Description: Other Contaminated Water	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
G	449m W	Incident Date: 17/05/2001 Incident Identification: 5825 Pollutant: Contaminated Water Pollutant Description: Other Contaminated Water	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
G	449m W	Incident Date: 22/05/2001 Incident Identification: 6328 Pollutant: Contaminated Water Pollutant Description: Other Contaminated Water	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m

0

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

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



4.20 Pollution inventory waste transfers

Records within 500m

0

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

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

4.21 Pollution inventory radioactive waste

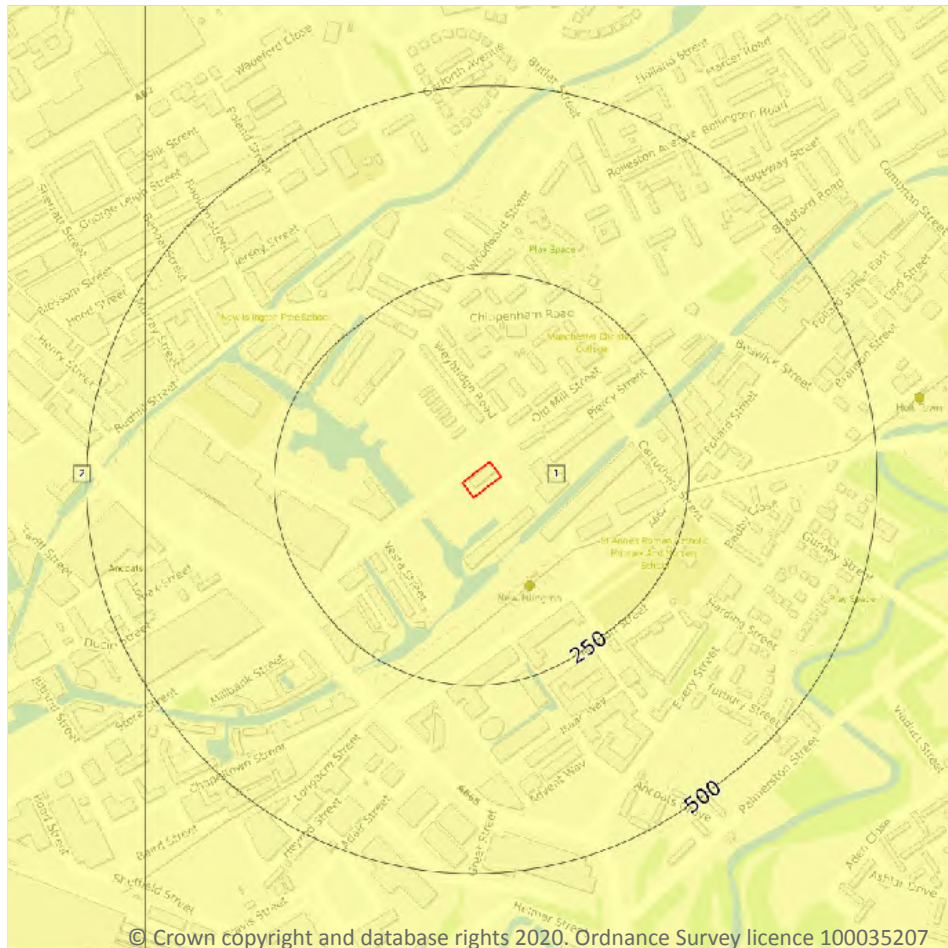
Records within 500m

0

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

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

5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

2

Aquifer status of groundwater held within superficial geology.

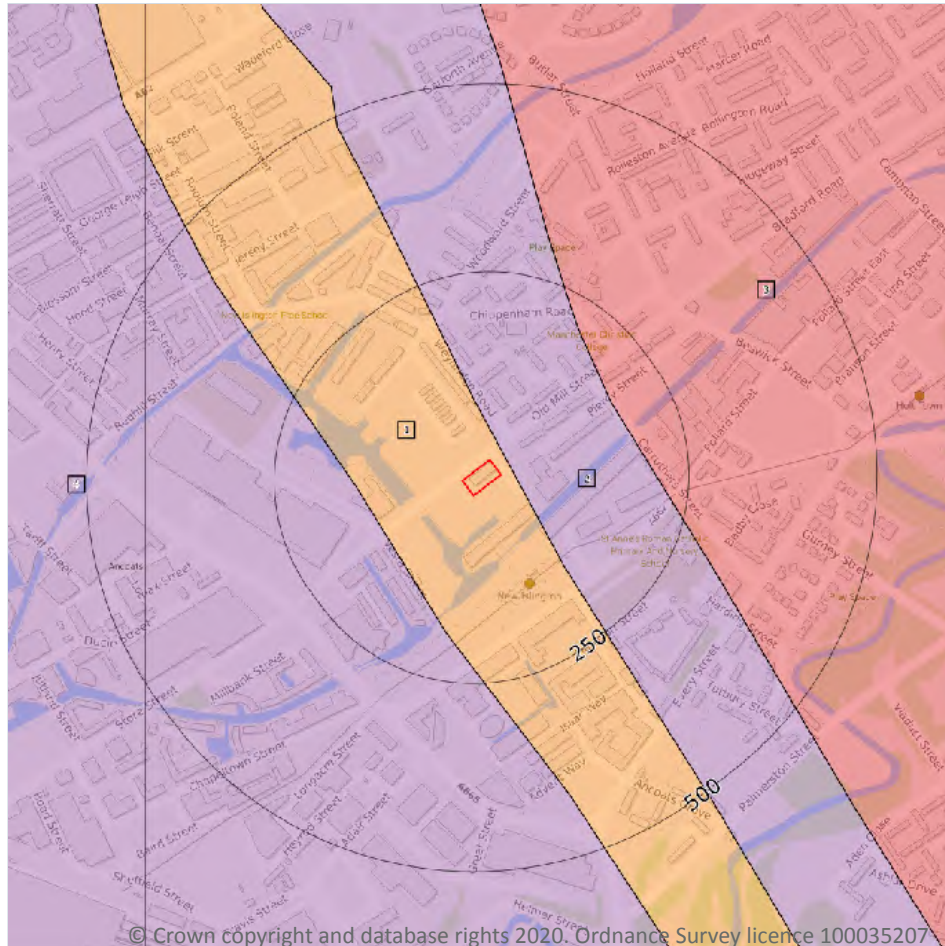
Features are displayed on the Hydrogeology map on **page 65**

ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	422m W	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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



Bedrock aquifer



— Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

5.2 Bedrock aquifer

Records within 500m

4

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 67**

ID	Location	Designation	Description
1	On site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
2	16m NE	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

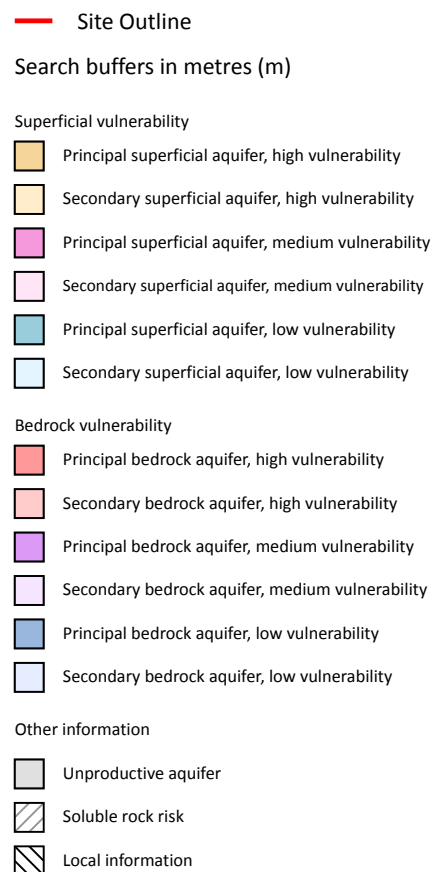


ID	Location	Designation	Description
3	175m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	422m W	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

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

Features are displayed on the Groundwater vulnerability map on **page 69**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300- 550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures
3	15m NE	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300- 550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

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

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
2	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.	2.0%

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

5.5 Groundwater vulnerability- local information

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

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

Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m

38

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 71**

ID	Location	Details	
-	879m S	Status: Historical Licence No: 2569006001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, BROADIE ST, ARDWICK, MANCHESTER" Data Type: Point Name: MOSELEY RUBBER CO LTD Easting: 385240 Northing: 397540	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 08/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/02/1966 Version End Date: -
-	879m S	Status: Historical Licence No: 2569006001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, BROADIE ST, ARDWICK, MANCHESTER Data Type: Point Name: MOSELEY RUBBER CO LTD Easting: 385240 Northing: 397540	Annual Volume (m ³): 331858 Max Daily Volume (m ³): 909.2 Original Application No: - Original Start Date: 08/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/02/1966 Version End Date: -
-	1248m SW	Status: Historical Licence No: NW0690006001 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: BOREHOLES AT ORIGIN DEVELOPMENTS, MANCHESTER Data Type: Point Name: West Contracting Easting: 384378 Northing: 397733	Annual Volume (m ³): 139128 Max Daily Volume (m ³): 1010 Original Application No: - Original Start Date: 19/01/2009 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 19/01/2009 Version End Date: -
-	1248m SW	Status: Historical Licence No: NW/069/0006/001 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: BOREHOLES AT ORIGIN DEVELOPMENTS, MANCHESTER Data Type: Point Name: West Contracting Easting: 384378 Northing: 397733	Annual Volume (m ³): 139128 Max Daily Volume (m ³): 1010 Original Application No: - Original Start Date: 19/01/2009 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 19/01/2009 Version End Date: -

ID	Location	Details	
-	1386m W	Status: Historical Licence No: 2569007069 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT GEORGE ST, MANCHESTER" Data Type: Point Name: BRITISH TELECOM Easting: 384100 Northing: 398000	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 27/01/1971 Expiry Date: - Issue No: 100 Version Start Date: 27/01/1971 Version End Date: -
-	1386m W	Status: Historical Licence No: 2569007069 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT GEORGE ST, MANCHESTER Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC Easting: 384100 Northing: 398000	Annual Volume (m ³): 1100 Max Daily Volume (m ³): 860 Original Application No: - Original Start Date: 01/04/1984 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2007 Version End Date: -
-	1644m S	Status: Historical Licence No: NW/069/0004/005 Details: Heat Pump Direct Source: Ground Water - North West Region Point: AREA OF ABSTRACTION - LOWER CARBONIFEROUS LIMESTONE Data Type: Poly4 Name: G T Energy UK Limited Easting: 385729 Northing: 396778	Annual Volume (m ³): 2,049,840 Max Daily Volume (m ³): 8640 Original Application No: - Original Start Date: 17/01/2013 Expiry Date: 16/01/2037 Issue No: 2 Version Start Date: 11/06/2013 Version End Date: -
-	1718m N	Status: Historical Licence No: 2569005015 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "B/HOLE, LITTLE GREEN WORKS, COLLYHURST RD, MANCHESTER 10" Data Type: Point Name: PACKAGING PRODUCTS LTD Easting: 385000 Northing: 400100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 21/02/1995 Version End Date: -



ID	Location	Details	
-	1718m N	Status: Active Licence No: 2569005015 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: B/HOLE, LITTLE GREEN WORKS, COLLYHURST RD, MANCHESTER 10 Data Type: Point Name: Packaging Products (Coatings) Ltd Easting: 385000 Northing: 400100	Annual Volume (m ³): 438,689 Max Daily Volume (m ³): 1,636.56 Original Application No: - Original Start Date: 16/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/02/2011 Version End Date: -
-	1732m NE	Status: Historical Licence No: 2569005061 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT NORTON STREET, MILES PLATTING, MANCHESTER" Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LTD Easting: 386550 Northing: 399790	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 08/02/2000 Expiry Date: - Issue No: 2 Version Start Date: 01/07/2000 Version End Date: -
-	1732m NE	Status: Active Licence No: 2569005061 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT NORTON STREET, MILES PLATTING, MANCHESTER Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LIMITED Easting: 386550 Northing: 399790	Annual Volume (m ³): 33,000 Max Daily Volume (m ³): 125 Original Application No: - Original Start Date: 08/02/2000 Expiry Date: - Issue No: 3 Version Start Date: 13/08/2012 Version End Date: -
-	1745m W	Status: Historical Licence No: 2569007070 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT DIAL HOUSE, CHAPEL ST, SALFORD" Data Type: Point Name: BRITISH TELECOM Easting: 383700 Northing: 398700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 27/01/1971 Expiry Date: - Issue No: 100 Version Start Date: 27/01/1971 Version End Date: -



ID	Location	Details	
-	1745m W	Status: Historical Licence No: 2569007070 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT DIAL HOUSE, CHAPEL ST, SALFORD Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC Easting: 383700 Northing: 398700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 27/01/1971 Expiry Date: - Issue No: 101 Version Start Date: 01/04/1984 Version End Date: -
-	1745m W	Status: Active Licence No: 2569007070 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT DIAL HOUSE CHAPEL STREET SALFORD Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC Easting: 383700 Northing: 398700	Annual Volume (m ³): 45 Max Daily Volume (m ³): 30 Original Application No: - Original Start Date: 27/01/1971 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2007 Version End Date: -
-	1779m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 2) AT PREMISES, STRANGWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1779m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 2) AT PREMISES, STRANGWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -

ID	Location	Details	
-	1779m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 2) AT PREMISES, STRANGWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1779m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 2) AT PREMISES, STRANGWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1779m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 2 AT PREMISES STRANGWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m ³): 500000 Max Daily Volume (m ³): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1779m NW	Status: Historical Licence No: 2569004023 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 2 AT PREMISES STRANGWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m ³): 500000 Max Daily Volume (m ³): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -



ID	Location	Details	
-	1779m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 1) AT PREMISES, STRANGWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1779m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 1) AT PREMISES, STRANGWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1779m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 1) AT PREMISES, STRANGWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1779m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 1) AT PREMISES, STRANGWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -



ID	Location	Details	
-	1779m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 1 AT PREMISES STRANGWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m ³): 500000 Max Daily Volume (m ³): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1779m NW	Status: Historical Licence No: 2569004023 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 1 AT PREMISES STRANGWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m ³): 500000 Max Daily Volume (m ³): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1783m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 3) AT PREMISES, STRANGWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1783m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 3) AT PREMISES, STRANGWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -

ID	Location	Details	
-	1783m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 3) AT PREMISES, STRANGWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1783m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 3) AT PREMISES, STRANGWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1783m NW	Status: Historical Licence No: 2569004023 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 3 AT PREMISES STRANGWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m ³): 500000 Max Daily Volume (m ³): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1783m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 3 AT PREMISES STRANGWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m ³): 500000 Max Daily Volume (m ³): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -



ID	Location	Details	
-	1812m SW	Status: Active Licence No: NW/069/0006/003 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE 1 AT LOWER CHATHAM STREET Data Type: Point Name: Manchester Metropolitan University Easting: 384180 Northing: 397091	Annual Volume (m ³): 283,240 Max Daily Volume (m ³): 1,532 Original Application No: - Original Start Date: 04/04/2014 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 04/04/2014 Version End Date: -
-	1812m SW	Status: Active Licence No: NW/069/0006/003 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE 1 AT LOWER CHATHAM STREET Data Type: Point Name: Manchester Metropolitan University Easting: 384180 Northing: 397091	Annual Volume (m ³): 283,240 Max Daily Volume (m ³): 1,532 Original Application No: - Original Start Date: 04/04/2014 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 04/04/2014 Version End Date: -
-	1842m NW	Status: Historical Licence No: 2569004011 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3" Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -
-	1842m NW	Status: Historical Licence No: 2569004011 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3" Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -



ID	Location	Details	
-	1842m NW	Status: Active Licence No: 2569004011 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3 Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m ³): 45,460 Max Daily Volume (m ³): 181.84 Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -
-	1842m NW	Status: Active Licence No: 2569004011 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3 Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m ³): 45,460 Max Daily Volume (m ³): 181.84 Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

0

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

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

5.8 Potable abstractions

Records within 2000m

9

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 71**

ID	Location	Details	
-	1779m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 2) AT PREMISES, STRANGWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1779m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 2) AT PREMISES, STRANGWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1779m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 2 AT PREMISES STRANGWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m ³): 500000 Max Daily Volume (m ³): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1779m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 1) AT PREMISES, STRANGWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -



ID	Location	Details	
-	1779m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 1) AT PREMISES, STRANGWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1779m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 1 AT PREMISES STRANGWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m ³): 500000 Max Daily Volume (m ³): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1783m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 3) AT PREMISES, STRANGWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1783m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 3) AT PREMISES, STRANGWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -



ID	Location	Details	
-	1783m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 3 AT PREMISES STRANGWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m ³): 500000 Max Daily Volume (m ³): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -

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

5.9 Source Protection Zones

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

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

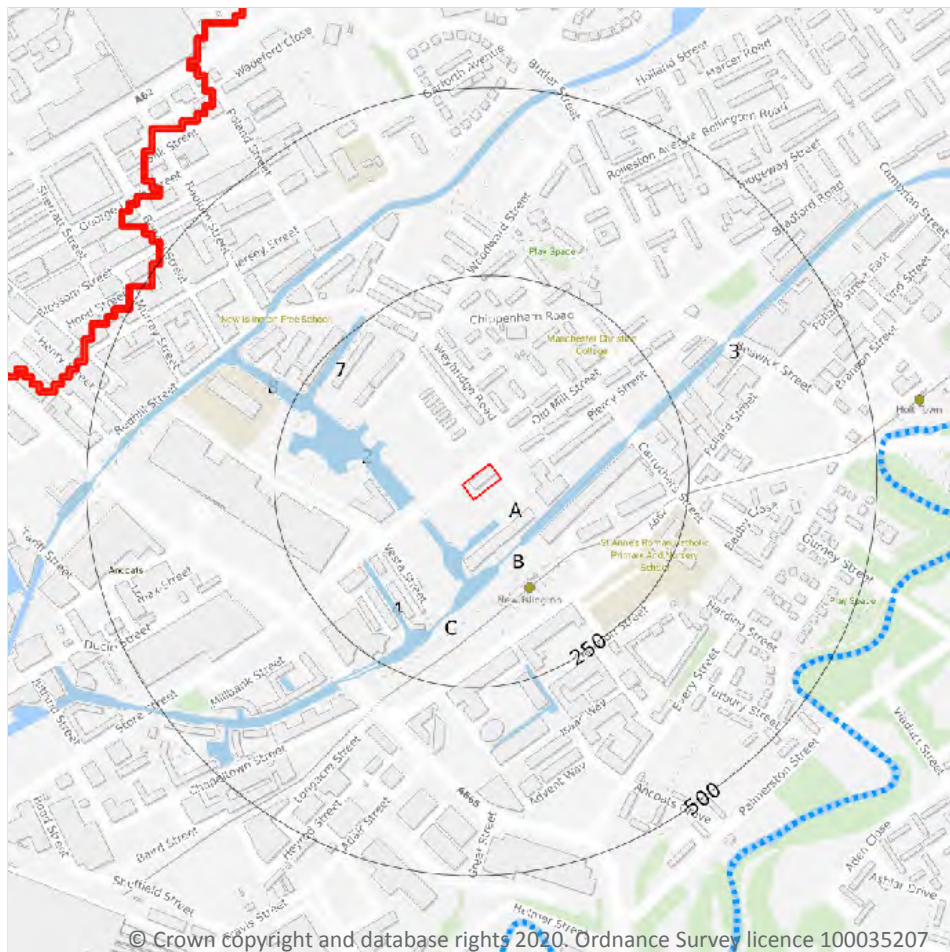
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0
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Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

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

6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

12

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

Features are displayed on the Hydrology map on **page 85**

ID	Location	Type of water feature	Ground level	Permanence	Name
2	73m W	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
3	79m SE	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ashton Canal
B	84m SE	Lock or flight of locks. An enclosure in a canal or navigable river with gates and sluices at either end.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ashton Canal
B	89m SE	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ashton Canal
C	154m S	Lock or flight of locks. An enclosure in a canal or navigable river with gates and sluices at either end.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ashton Canal
4	165m SW	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Islington Branch
C	174m S	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ashton Canal
C	204m SW	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ashton Canal
7	234m NW	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
8	238m NW	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	245m SW	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ashton Canal
C	246m SW	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ashton Canal

This data is sourced from the Ordnance Survey.



6.2 Surface water features

Records within 250m

4

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

Features are displayed on the Hydrology map on **page 85**

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

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

Features are displayed on the Hydrology map on **page 85**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River WB catchment	Medlock (Lumb Brook to Irwell)	GB112069061152	Roch Irk Medlock	Irwell

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

6.4 WFD Surface water bodies

Records identified

1

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

Features are displayed on the Hydrology map on **page 85**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
13	472m SE	River	Medlock (Lumb Brook to Irwell)	GB112069061152	Moderate	Good	Moderate	2016



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

6.5 WFD Groundwater bodies

Records on site

1

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

Features are displayed on the Hydrology map on **page 85**

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

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



7 River and coastal flooding

7.1 Risk of Flooding from Rivers and Sea (RoFRaS)

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0
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Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

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

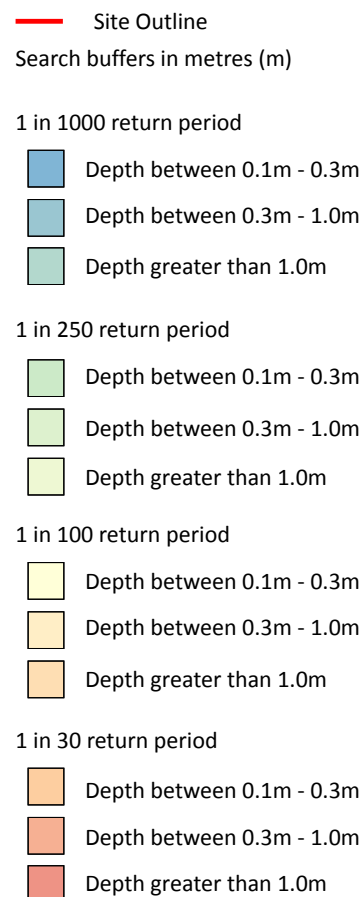
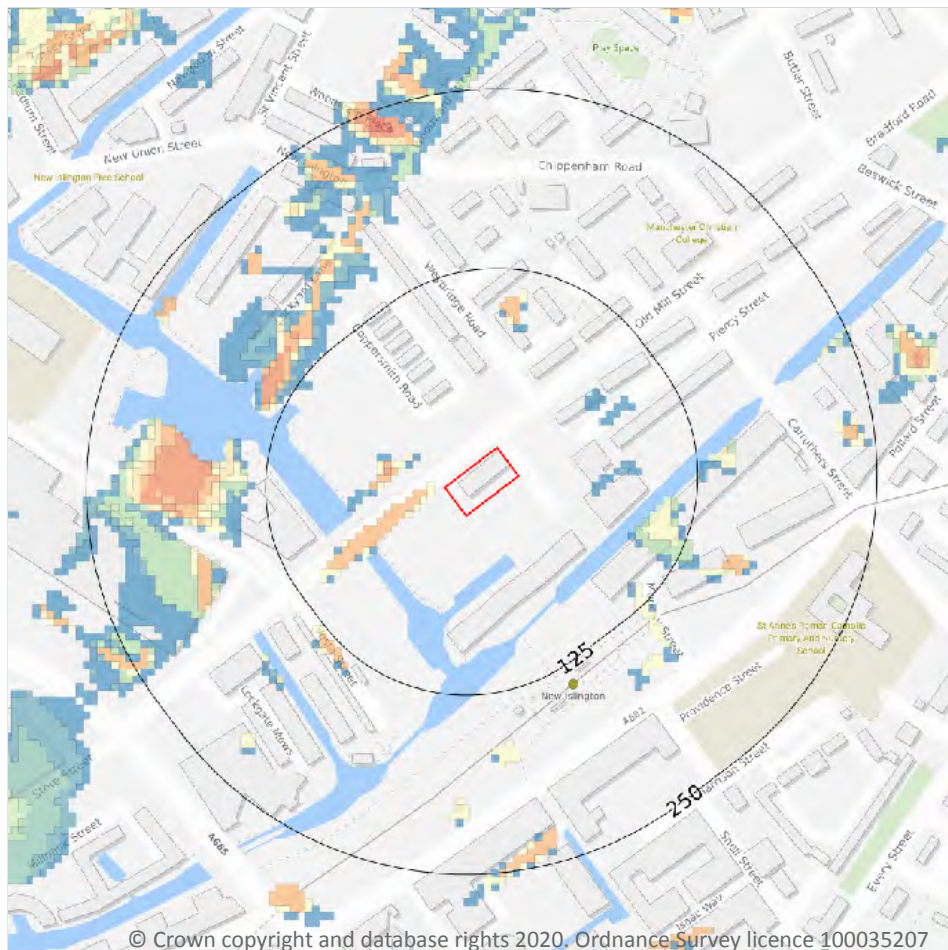
7.7 Flood Zone 3

Records within 50m	0
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Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

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

8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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

Features are displayed on the Surface water flooding map on **page 92**

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

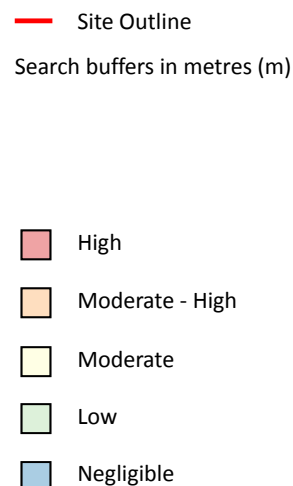
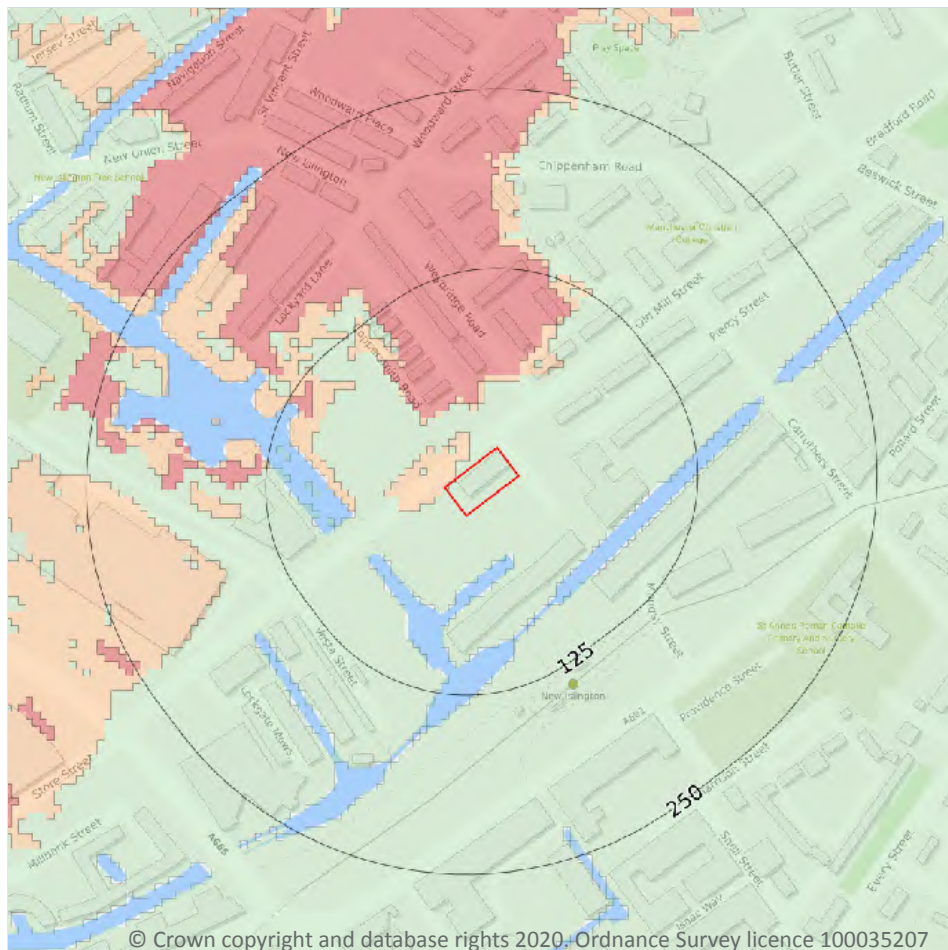
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Moderate-High

Highest risk within 50m

High

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

Features are displayed on the Groundwater flooding map on **page 94**

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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



10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

0

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

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

4

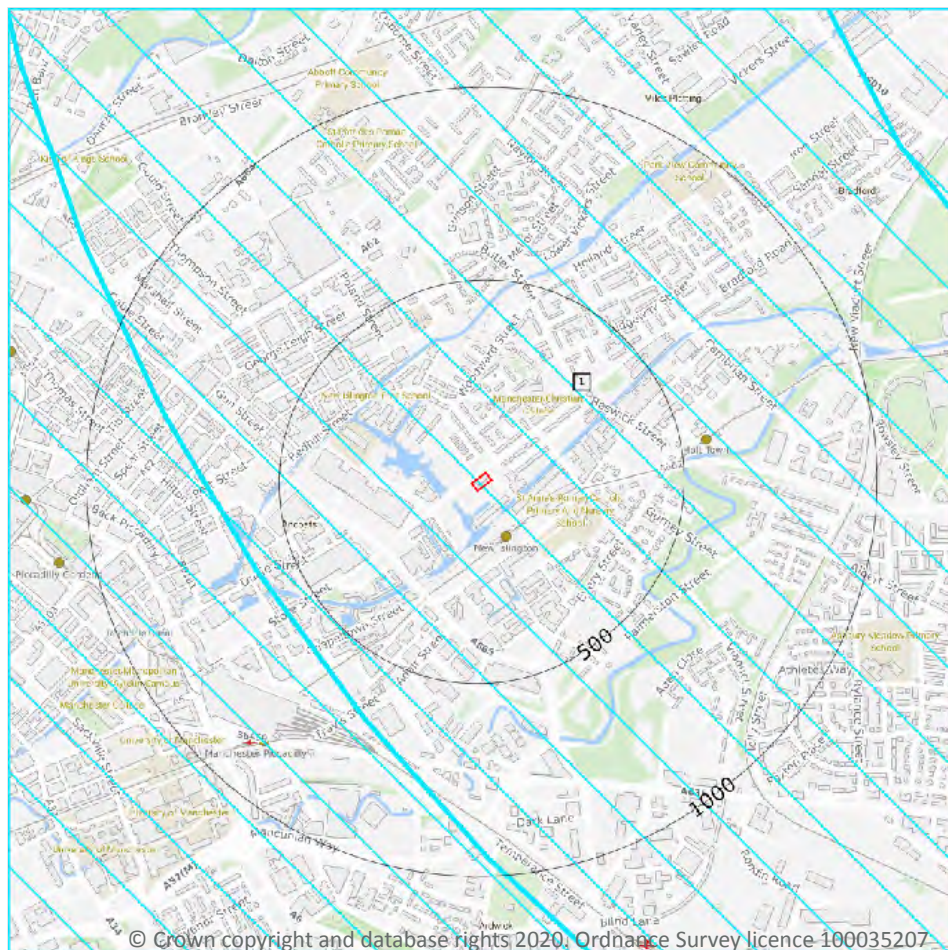
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
535m NE	River Irk (Moston Brook to River Irwell) NVZ	Surface Water	S638	Existing
1343m N	River Irk (Moston Brook to River Irwell) NVZ	Surface Water	S638	Existing
1636m NW	Irwell / Man. Ship Canal (Kearsley to Irlam Locks) NVZ	Surface Water	S643	Existing
1772m NW	Irwell / Man. Ship Canal (Kearsley to Irlam Locks) NVZ	Surface Water	S643	Existing

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 99**

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500t) Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion

This data is sourced from Natural England.

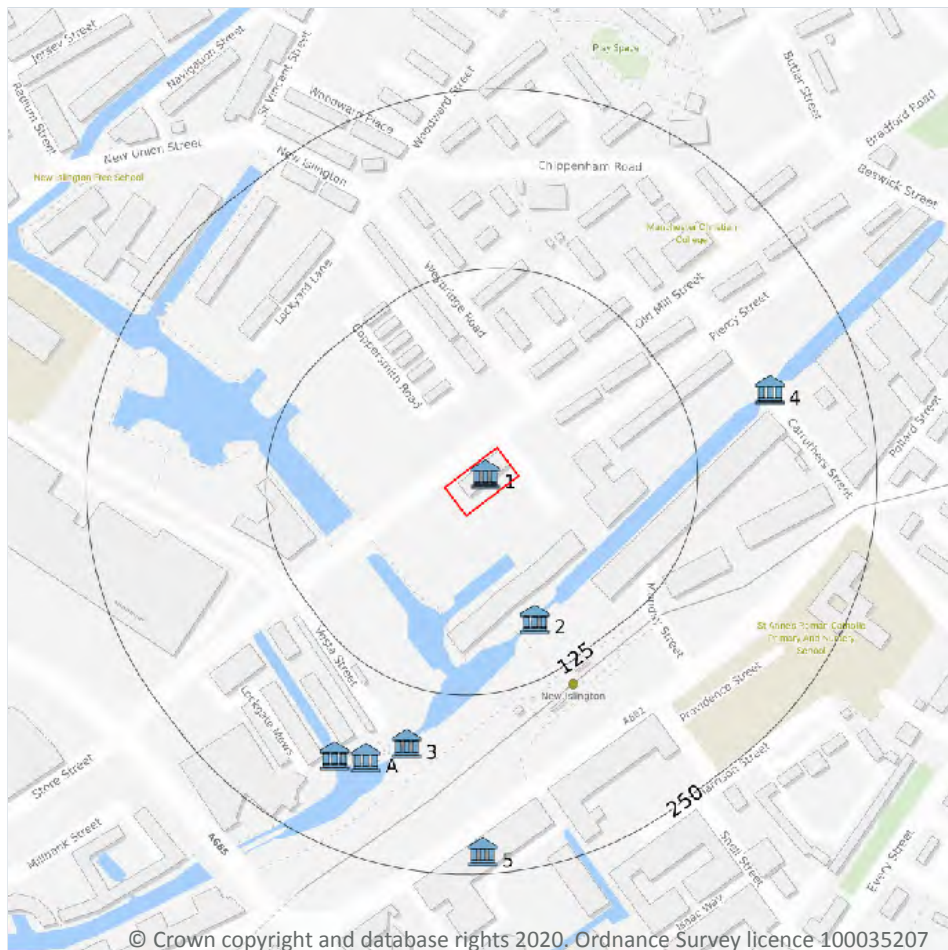
10.18 SSSI Units

Records within 2000m	0
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Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

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

11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

7

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

Features are displayed on the Visual and cultural designations map on **page 101**

ID	Location	Name	Grade	Reference Number	Listed date
1	On site	Ardwick And Ancoats Hospital, Manchester, M4	II	1283019	03/10/1974
2	86m SE	Ashton Canal Lock Number 3 On South Side Of Ancoats Hospital, Manchester, M4	II	1283048	06/06/1994
3	164m S	Ashton Canal Lock Number 2 Off South End Of Vesta Street, Manchester, M4	II	1207654	06/06/1994
A	183m S	Ashton Canal Lock Keepers Cottage Beside Lock Number 2 At Islington Branch Junction Basin, Manchester, M4	II	1279636	06/06/1994



ID	Location	Name	Grade	Reference Number	Listed date
4	185m E	Bridge Number 4 Over Ashton Canal, Manchester, M4	II	1197777	06/06/1994
A	191m SW	Ashton Canal Towpath Bridge Over Junction With Islington Branch Canal West Of Lock Number 2, Manchester, M4	II	1197830	06/06/1994
5	235m S	Cooperative Warehouse, Manchester, M4	II	1247018	06/06/1994

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

11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

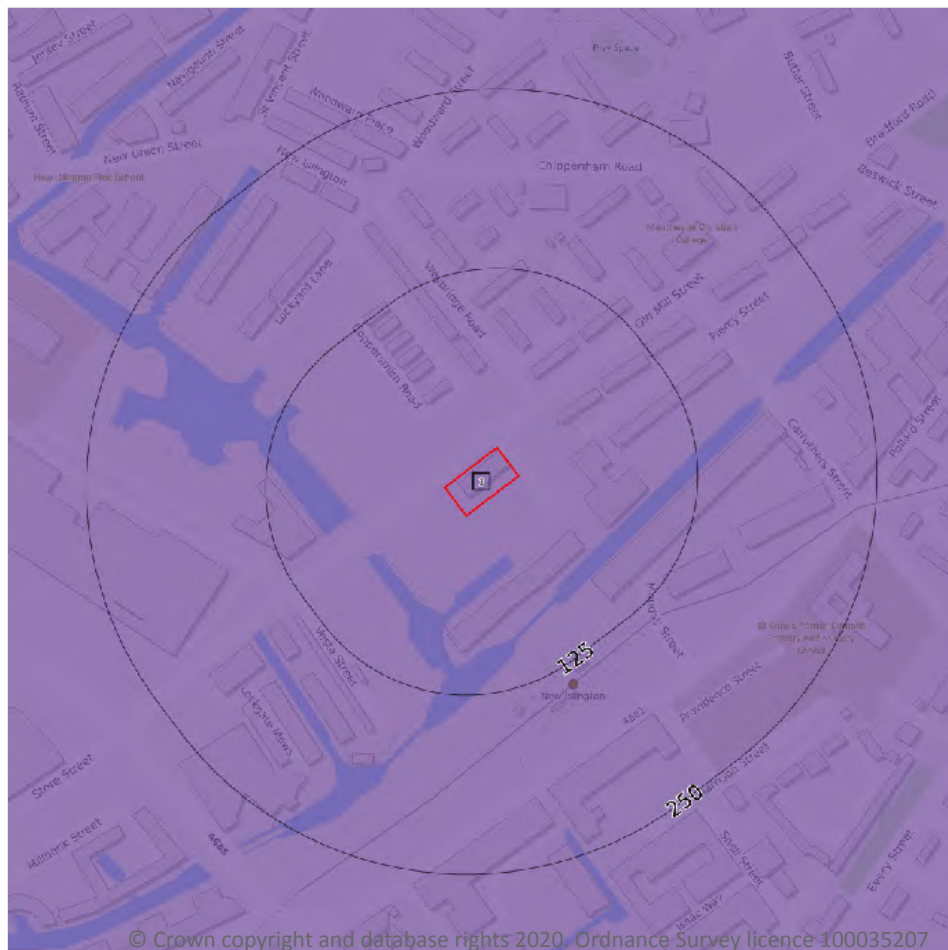
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Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process,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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on **page 104**

ID	Location	Classification	Description
1	On site	Urban	-

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

13 Habitat designations



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

1

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

Features are displayed on the Habitat designations map on **page 106**

ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
1	25m NW	NLUD Ref: 421501470	Low	National Land Use Database - Previously Developed Land	UK Perspectives Aerial Photography	-

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

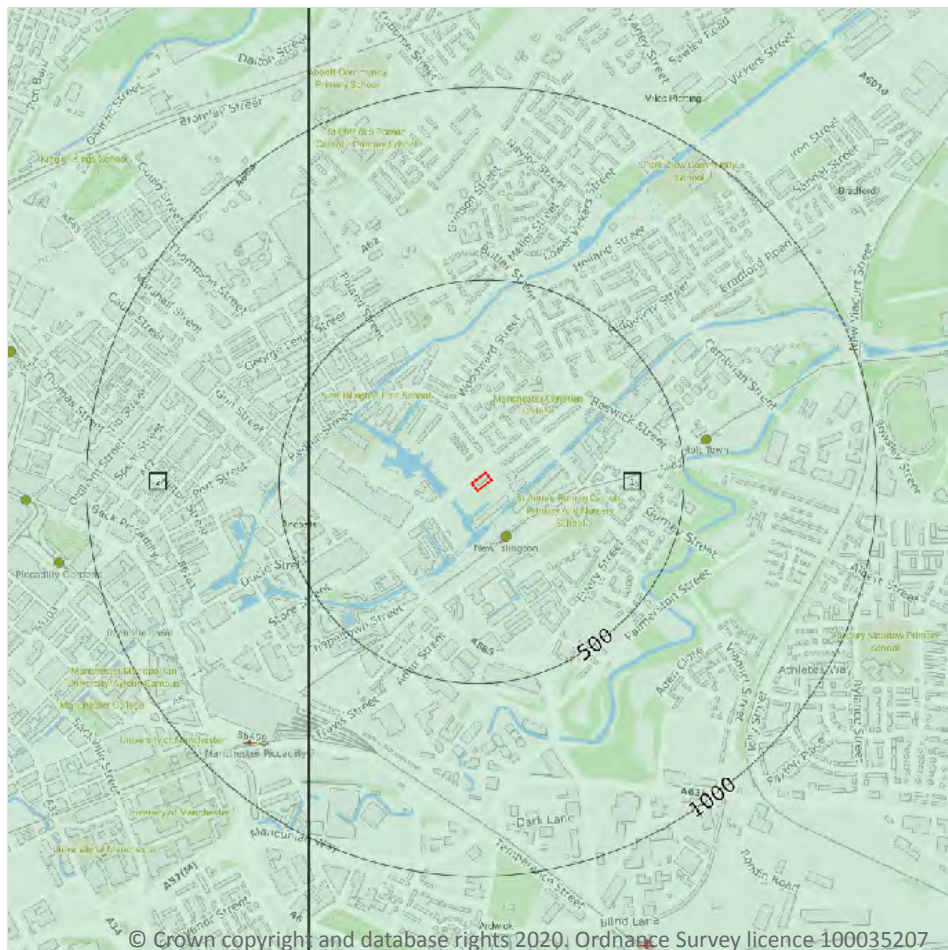
0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

2

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

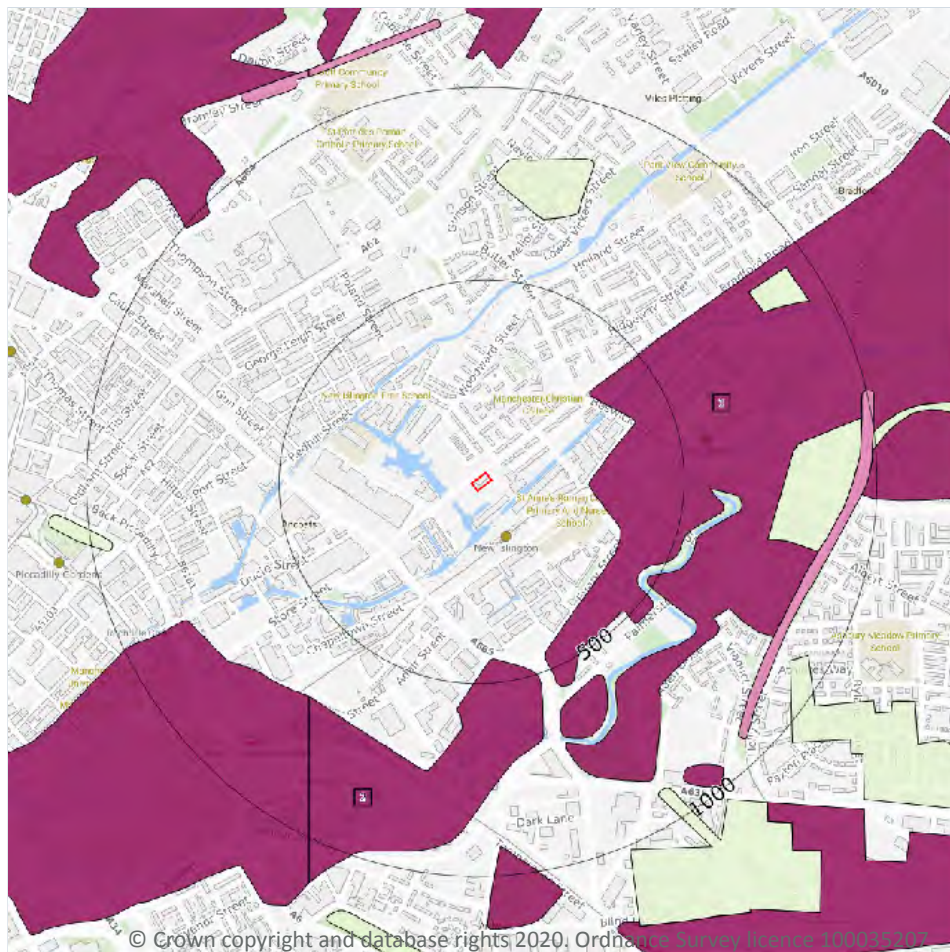
Features are displayed on the Geology 1:10,000 scale - Availability map on **page 108**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SJ89NE
2	422m W	Full	Full	Full	No coverage	SJ89NW

This data is sourced from the British Geological Survey.



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



- Site Outline
- Search buffers in metres (m)
- Reclaimed ground
 - Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

2

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

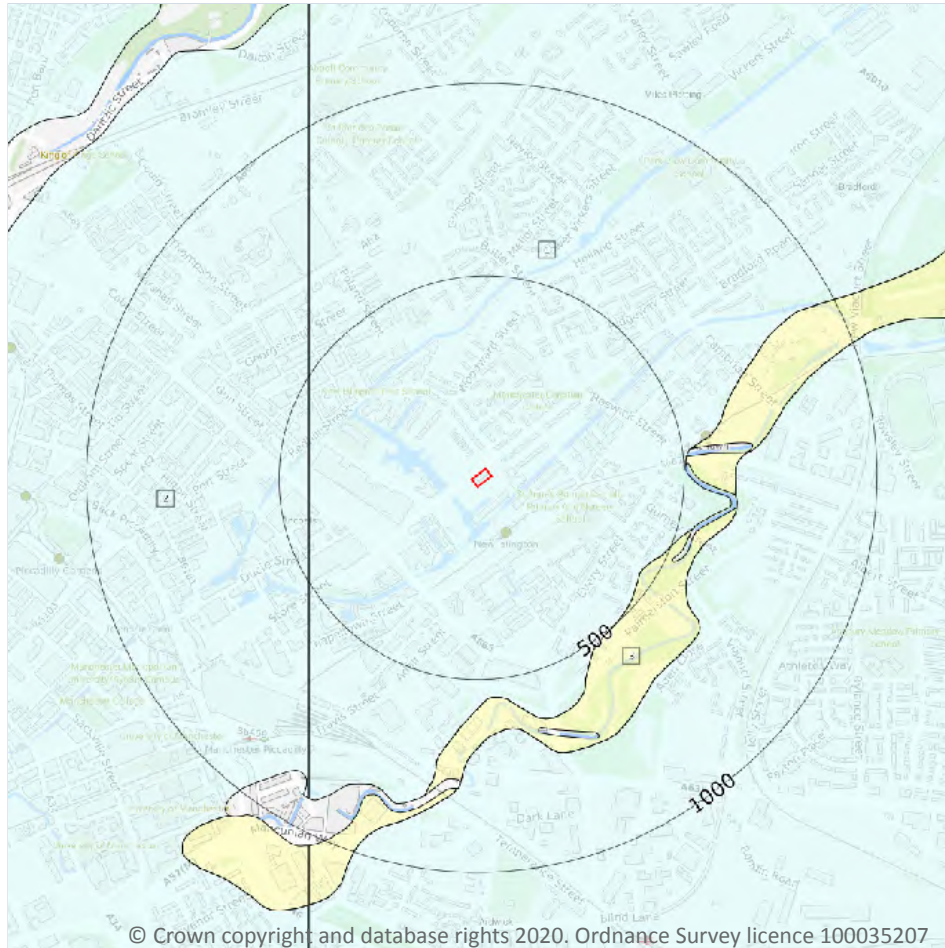
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 109**

ID	Location	LEX Code	Description	Rock description
1	252m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	437m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landlip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

3

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 110**

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
2	422m W	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
3	460m SE	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel



This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

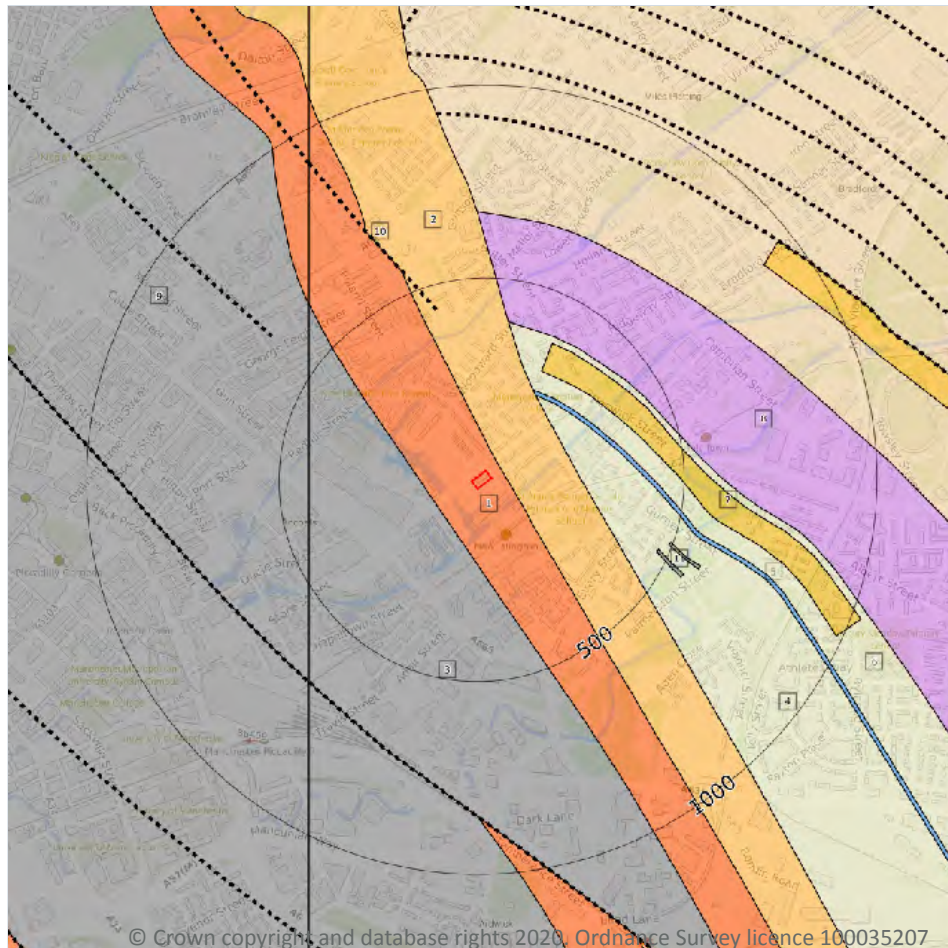
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

14.5 Bedrock geology (10k)

Records within 500m

11

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 112**

ID	Location	LEX Code	Description	Rock age
1	On site	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]
2	33m NE	CS-SDST	Collyhurst Sandstone Formation - Sandstone	Cisuralian Epoch
3	110m SW	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch



ID	Location	LEX Code	Description	Rock age
4	202m NE	HA-MDSS	Halesowen Formation - Mudstone, Siltstone And Sandstone	Westphalian D Sub-age
5	234m NE	GML-LMST	Great Mine Limestone - Limestone	Westphalian D Sub-age
6	243m NE	HA-MDSS	Halesowen Formation - Mudstone, Siltstone And Sandstone	Westphalian D Sub-age
7	296m NE	HTS-SDST	Holt Town Sandstone Bed - Sandstone	Westphalian D Sub-age
8	385m N	ETM-STMD	Etruria Formation - Sandstone And Mudstone	Westphalian Age
9	422m W	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
11	470m SE	YDLS-LMST	Yard Limestone - Limestone	Westphalian D Sub-age
12	491m E	HYLS-LMST	Half Yard Limestone - Limestone	Westphalian D Sub-age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

1

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

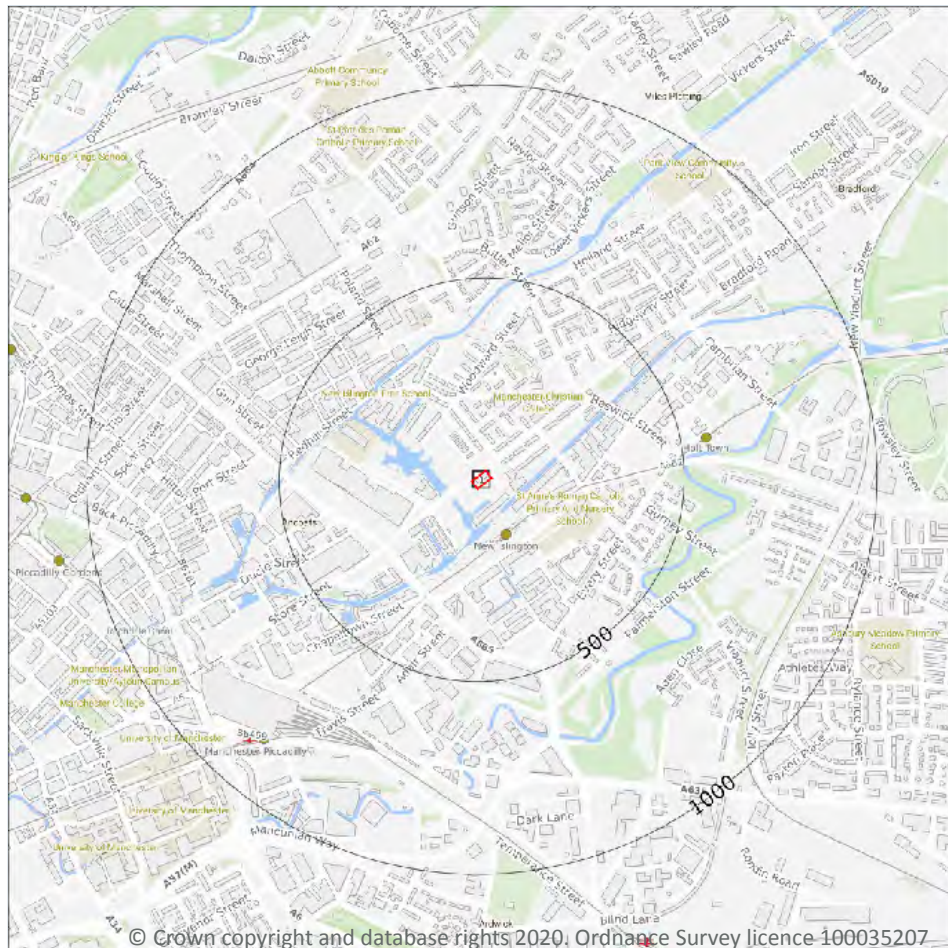
Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 112**

ID	Location	Category	Description
10	437m N	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline

Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

1

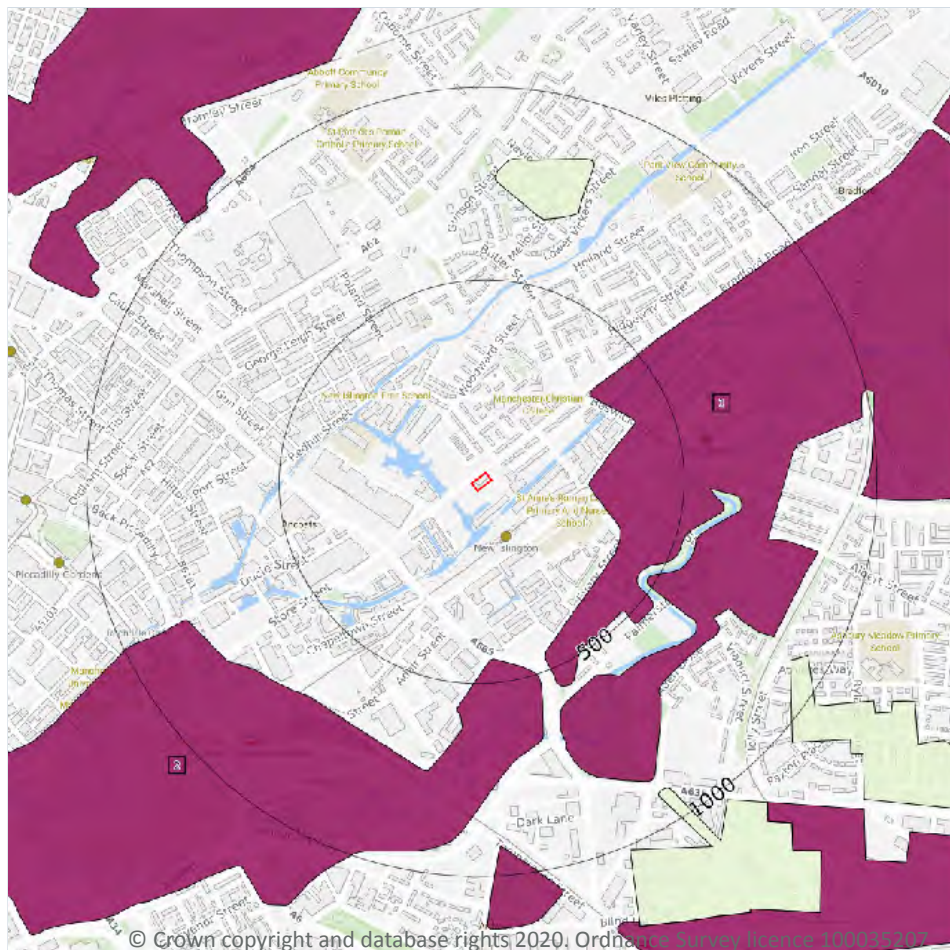
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 114**

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

This data is sourced from the British Geological Survey.

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



- Site Outline
- Search buffers in metres (m)
- Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m

2

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 115**

ID	Location	LEX Code	Description	Rock description
1	253m E	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
2	438m S	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.



15.3 Artificial ground permeability (50k)

Records within 50m

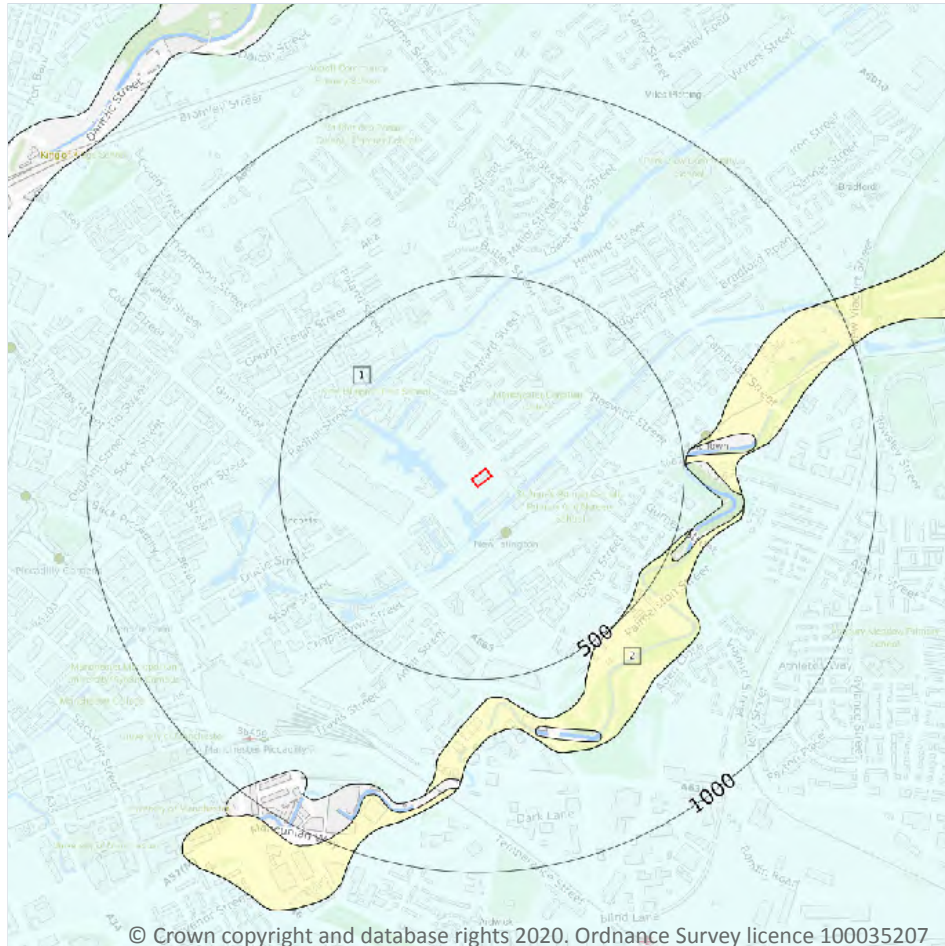
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

2

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 117**

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	TILL, DEVANSIAN	DIAMICTON
2	460m SE	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m**1**

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m**0**

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

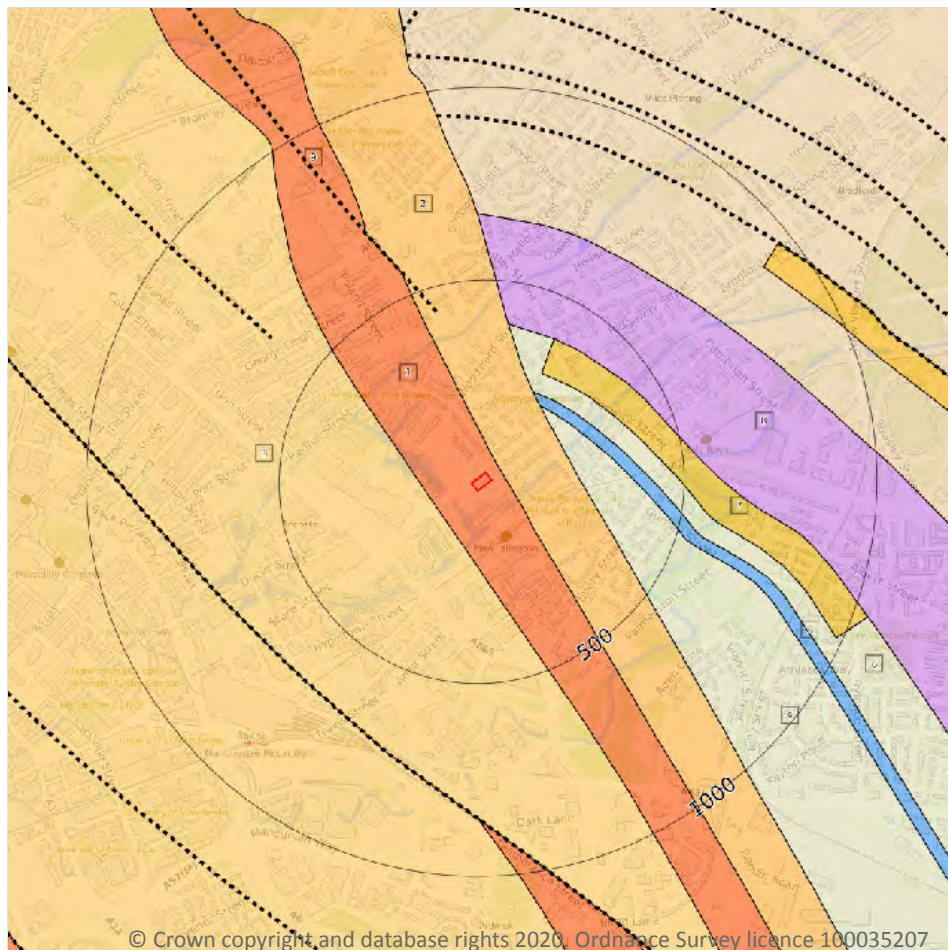
Records within 50m**0**

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m

8

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 119**

ID	Location	LEX Code	Description	Rock age
1	On site	MM-MDST	MANCHESTER MARLS FORMATION - MUDSTONE	-
2	33m NE	CS-SDST	COLLYHURST SANDSTONE FORMATION - SANDSTONE	-
3	111m SW	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN

ID	Location	LEX Code	Description	Rock age
4	202m NE	HA-MDSS	HALESOWEN FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
5	223m NE	GML-LMST	GREAT MINE LIMESTONE - LIMESTONE	WESTPHALIAN
6	243m NE	HA-MDSS	HALESOWEN FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
7	296m NE	HTS-SDST	HOLT TOWN SANDSTONE BED - SANDSTONE	WESTPHALIAN
8	385m N	ETM-STMD	ETRURIA FORMATION - SANDSTONE AND MUDSTONE	WESTPHALIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

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

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Low	Low
33m SE	Intergranular	High	High

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

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

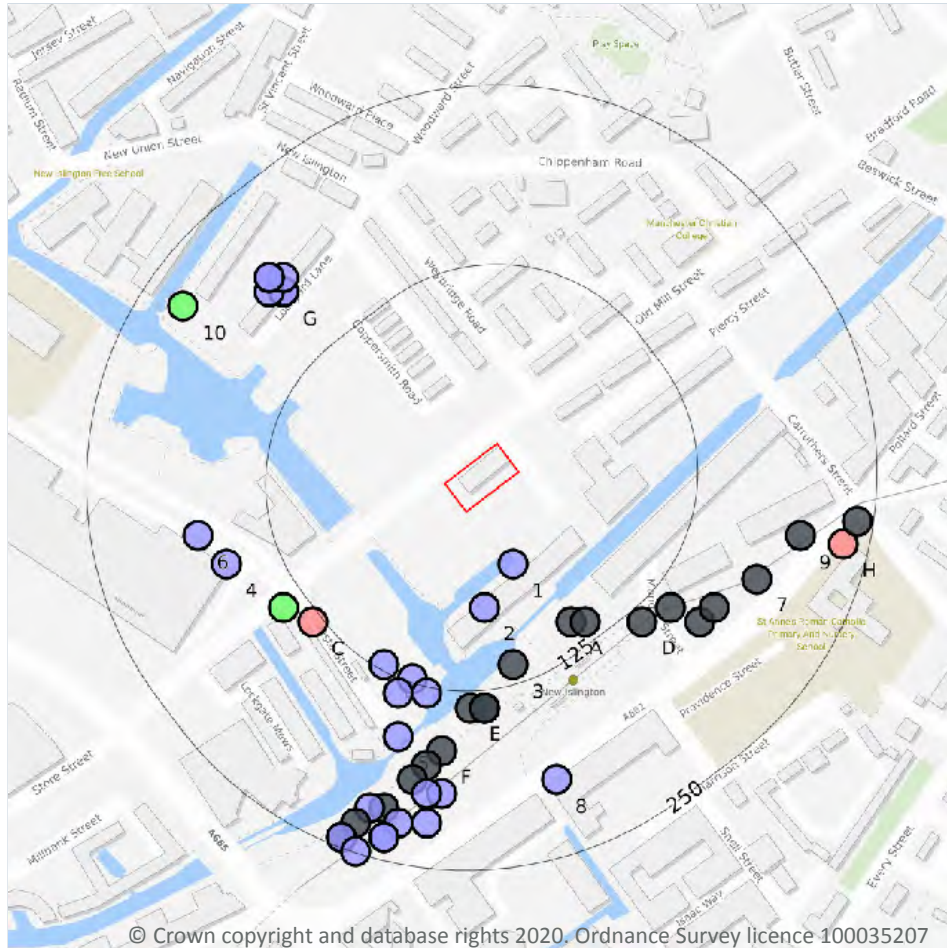
Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 119**

ID	Location	Category	Description
9	437m N	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

48

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

Features are displayed on the Boreholes map on **page 121**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	49m SE	385470 398360	ANCOATS HOSPITAL SITE ANCOATS MANCHESTER TP6	3.0	N	17722641
2	68m S	385450 398330	ANCOATS HOSPITAL SITE ANCOATS MANCHESTER TP5	4.0	N	17722639



ID	Location	Grid reference	Name	Length	Confidential	Web link
A	105m SE	385510 398320	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM TP C3	-	Y	N/A
A	111m SE	385520 398320	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM BHC1	-	Y	N/A
3	112m S	385470 398290	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM TP C2	-	Y	N/A
B	121m SW	385380 398290	ANCOATS HOSPITAL SITE ANCOATS MANCHESTER TP2	3.0	N	17722635
B	123m S	385400 398280	ANCOATS HOSPITAL SITE ANCOATS MANCHESTER TP3	4.0	N	17722636
B	130m S	385410 398270	INNER RING ROAD SECTION 2 PHASE 1 MANCHESTER 5	8.1	N	937113
C	132m SW	385330 398320	INNER RING ROAD SECTION 2 PHASE 1 MANCHESTER 7/7A	34.15	N	937115
B	135m S	385390 398270	ANCOATS HOSPITAL SITE ANCOATS MANCHESTER TP1	3.0	N	17722632
D	136m SE	385560 398320	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM TP C4	-	Y	N/A
E	137m S	385440 398260	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM BHB10	-	Y	N/A
E	137m S	385450 398260	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM TP B9	-	Y	N/A
E	137m S	385450 398260	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM TP C1	-	Y	N/A
C	142m SW	385310 398330	INNER RING ROAD SECTION 2 PHASE 1 MANCHESTER 8	21.33	N	937116
D	142m SE	385580 398330	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM TP C5	-	Y	N/A
4	163m W	385270 398360	WHARF STREET 2	5.0	N	937232
5	164m S	385390 398240	INNER RING ROAD SECTION 2 PHASE 1 MANCHESTER 6	8.2	N	937114



ID	Location	Grid reference	Name	Length	Confidential	Web link
D	164m SE	385600 398320	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM BHC2	-	Y	N/A
D	166m SE	385610 398330	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM TP C6	-	Y	N/A
F	168m S	385420 398230	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM TP B8	-	Y	N/A
G	175m NW	385310 398550	HOSTEL WINDER DRIVE ANCOATS 2	6.5	N	937248
G	175m NW	385310 398550	WINDER DRIVE TP 4	2.15	N	937246
6	176m W	385250 398380	WHARF STREET 1	5.0	N	937231
F	179m S	385410 398220	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM BHB9	-	Y	N/A
G	181m NW	385300 398550	WINDER DRIVE TP 3	2.25	N	937245
7	182m SE	385640 398350	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM TP C7	-	Y	N/A
G	182m NW	385310 398560	WINDER DRIVE TP 2	1.1	N	937244
G	189m NW	385300 398560	WINDER DRIVE TP 1	1.7	N	937243
G	189m NW	385300 398560	HOSTEL WINDER DRIVE ANCOATS 1	10.0	N	937247
F	190m S	385400 398210	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM TP B7	-	Y	N/A
8	197m S	385500 398210	INNER RING ROAD SECTION 2 PHASE 1 MANCHESTER 4	8.08	N	937112
F	197m S	385420 398200	ASHTON CANAL CORRIDOR TP 16	2.8	N	15629948
F	199m S	385410 398200	ASHTON CANAL CORRIDOR TP 15	3.1	N	15629947
9	201m E	385670 398380	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM TP C8	-	Y	N/A
F	215m S	385380 398190	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM BHB8	-	Y	N/A
F	217m S	385370 398190	ASHTON CANAL CORRIDOR TP 10	2.1	N	15629942

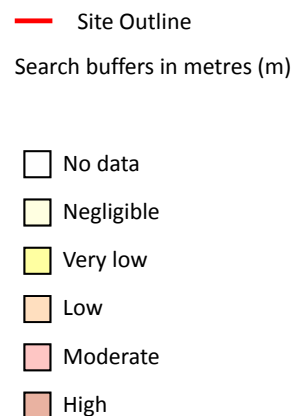


ID	Location	Grid reference	Name	Length	Confidential	Web link
F	218m S	385410 398180	ASHTON CANAL CORRIDOR TP 17	2.6	N	15629949
10	220m NW	385240 398540	INNER RING ROAD SECTION 2 PHASE 1 MANCHESTER 9	27.7	N	937117
F	222m S	385390 398180	ASHTON CANAL CORRIDOR TP 14	2.0	N	15629946
F	230m S	385360 398180	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM TP B6	-	Y	N/A
H	232m E	385700 398374	HUGH STEVENSON & SONS LTD, POLLARD STREET	60.96	N	936506
F	234m S	385380 398170	ASHTON CANAL CORRIDOR TP 11	2.2	N	15629943
F	234m S	385380 398170	ASHTON CANAL CORRIDOR TP 13	1.75	N	15629945
H	239m E	385710 398390	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM BHD1	-	Y	N/A
F	243m S	385350 398170	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM TP B5	-	Y	N/A
F	243m S	385350 398170	ASHTON CANAL CORRIDOR TP 7	1.7	N	15629939
F	249m S	385360 398160	ASHTON CANAL CORRIDOR TP 8	2.0	N	15629940

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

1

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

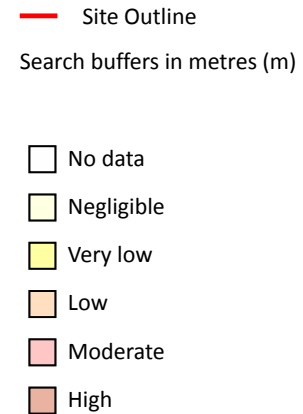
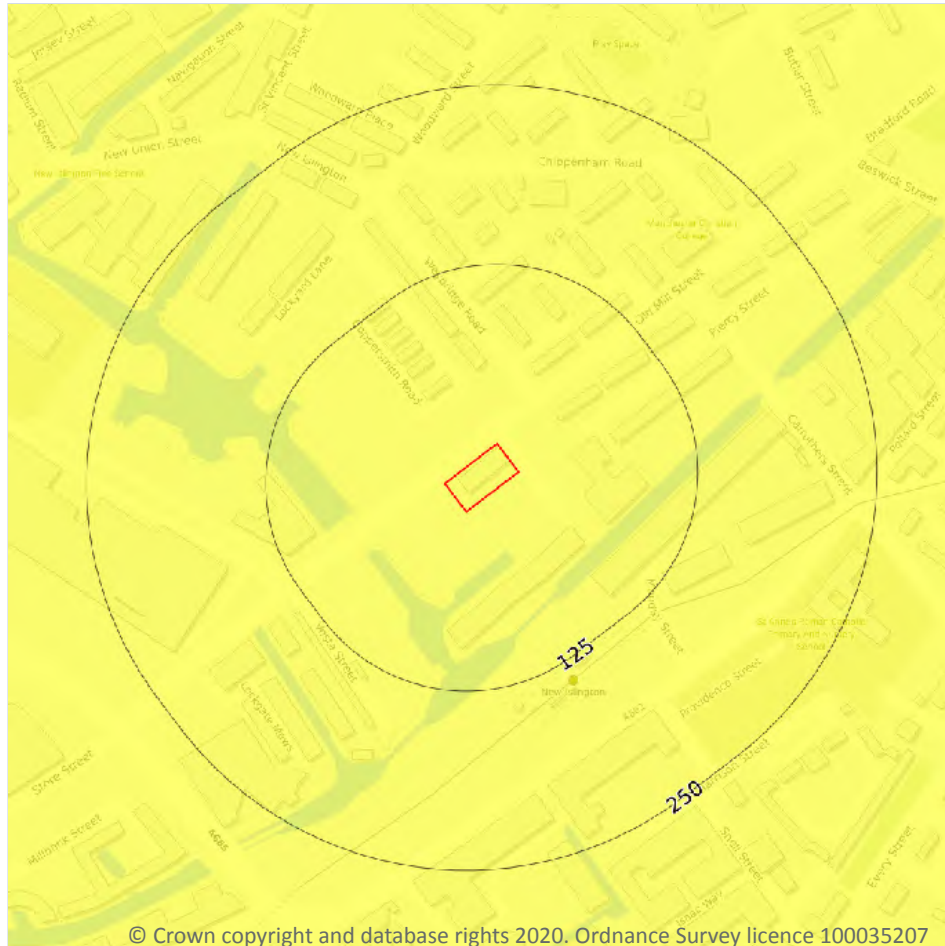
Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 125**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



17.2 Running sands

Records within 50m

1

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

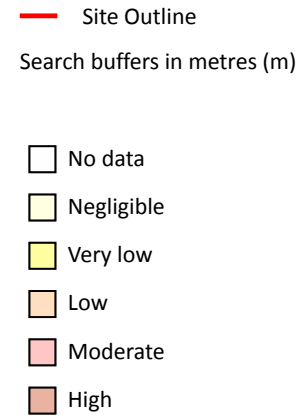
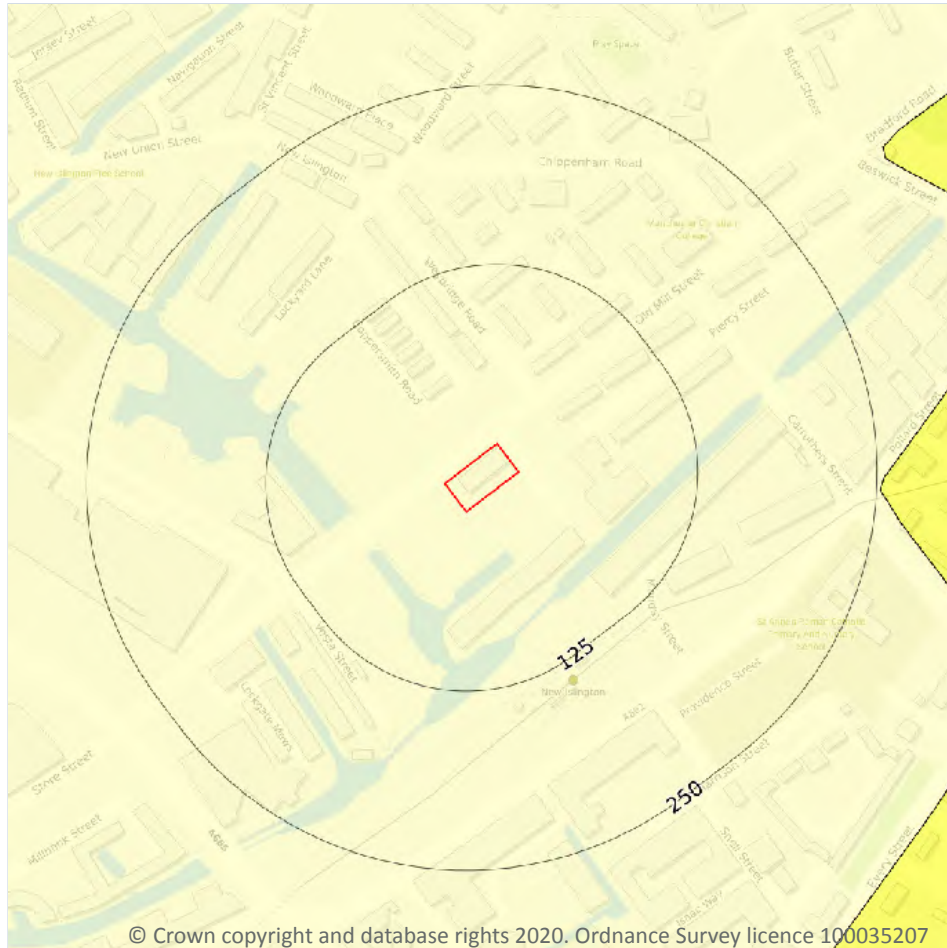
Features are displayed on the Natural ground subsidence - Running sands map on **page 126**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 127**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

1

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

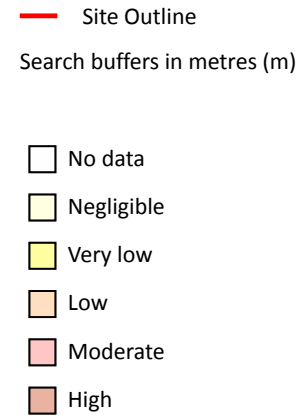
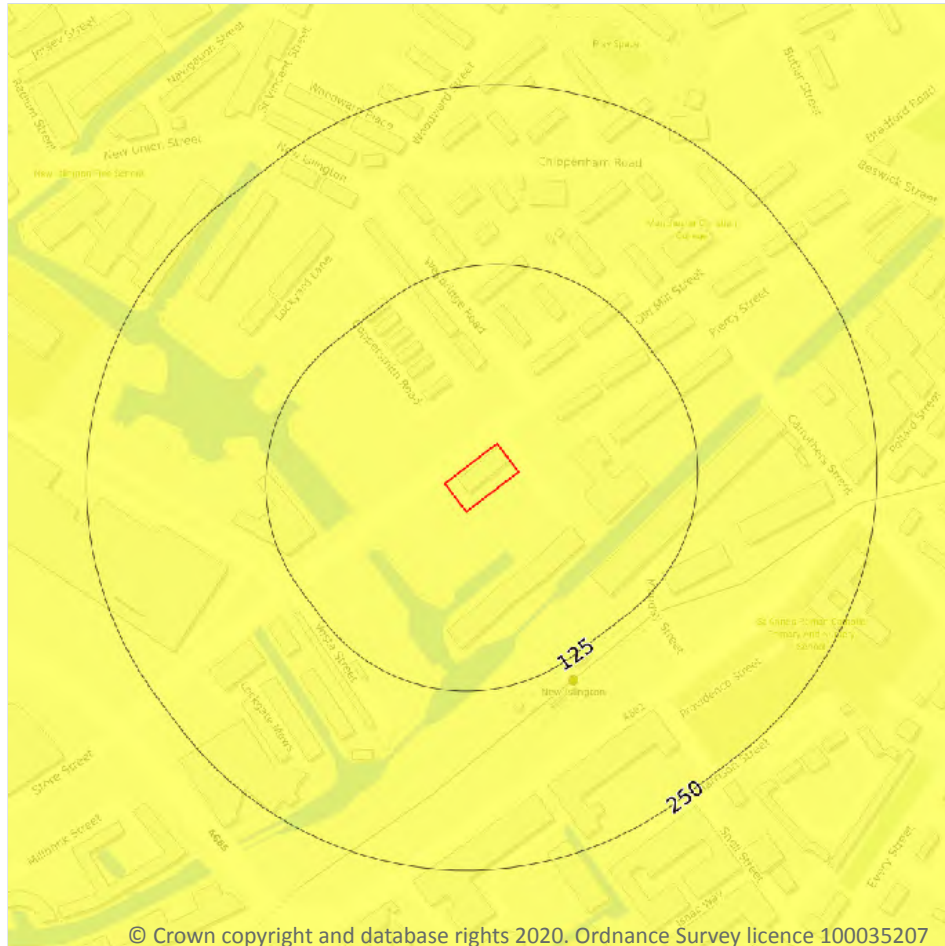
Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 128**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



17.5 Landslides

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Landslides map on **page 129**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 130**

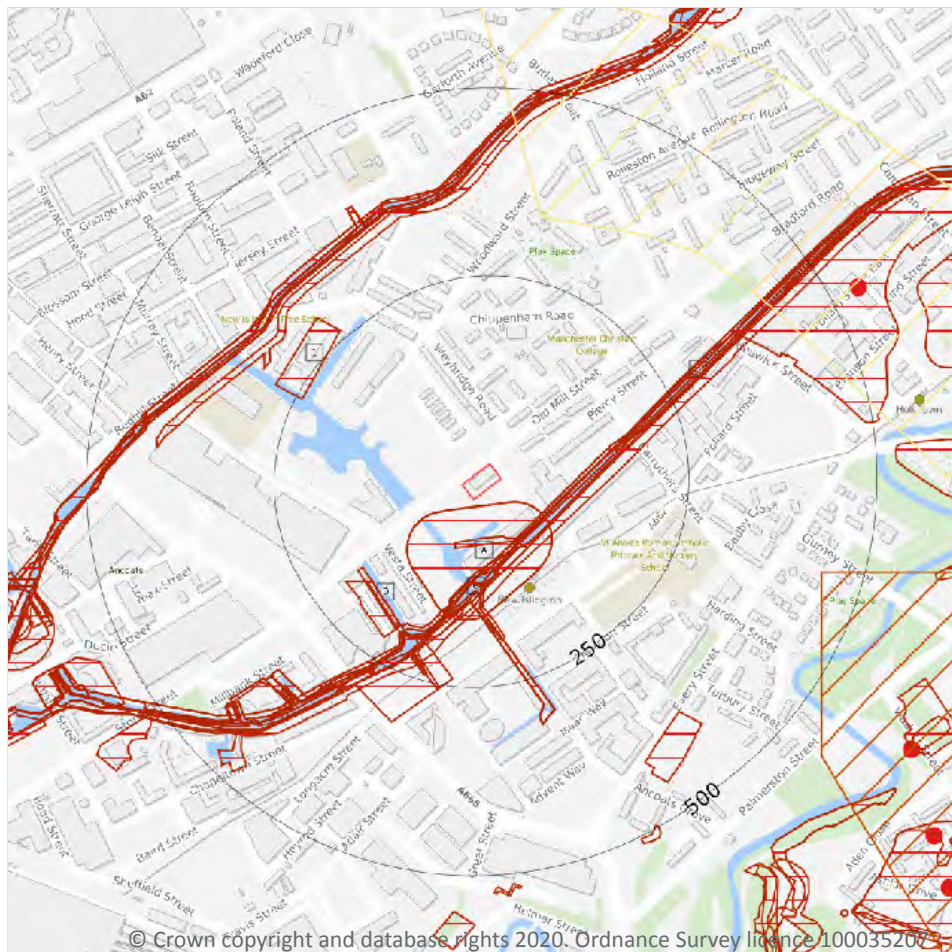
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining, ground workings and natural cavities



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

18.1 Natural cavities

Records within 500m

0

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

This data is sourced from Peter Brett Associates (PBA).

18.2 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m

22

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 132**

ID	Location	Land Use	Year of mapping	Mapping scale
A	10m S	Unspecified Wharf	1921	1:10560
A	10m S	Unspecified Wharf	1906	1:10560
A	53m S	Unspecified Wharf	1923	1:10560
A	71m SE	Canal	1985	1:10000
A	71m SE	Canal	1978	1:10000
A	74m SE	Canal	1956	1:10560
A	74m SE	Canal	1968	1:10560
B	75m SE	Canal	1938	1:10560
B	75m SE	Canal	1933	1:10560
B	75m SE	Canal	1921	1:10560
B	75m SE	Canal	1906	1:10560
B	75m SE	Canal	1891	1:10560
A	77m SE	Canal	1923	1:10560
A	90m SE	Canal	1991	1:10000
C	110m S	Canal	1938	1:10560
C	110m S	Canal	1934	1:10560
C	110m S	Canal	1915	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
C	110m S	Water Body	1890	1:10560
C	111m S	Water Body	1905	1:10560
D	172m SW	Unspecified Wharf	1923	1:10560
D	179m SW	Unspecified Wharf	1915	1:10560
1	242m NW	Coal Wharf	1851	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m

0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

2

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 132**

ID	Location	Name	Commodity	Class	Likelihood
2	335m N	Not available	Vein Mineral	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered



ID	Location	Name	Commodity	Class	Likelihood
4	444m E	Ardwick	Limestone - Ardwick	D	Underground mining is known or considered likely to have occurred within or close to the area. Potential for difficult ground conditions are at a level where they should be considered

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m	0
-----------------------------	----------

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

This data is sourced from Peter Brett Associates (PBA).

18.8 JPB mining areas

Records on site	1
------------------------	----------

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

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

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site	1
------------------------	----------

Areas which could be affected by past, current or future coal mining.

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

This data is sourced from the Coal Authority.



18.10 Brine areas

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

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

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

18.11 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Mining Searches UK.

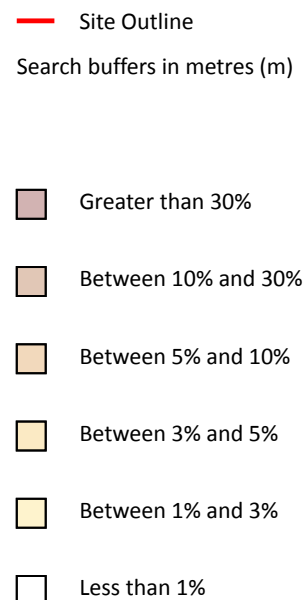
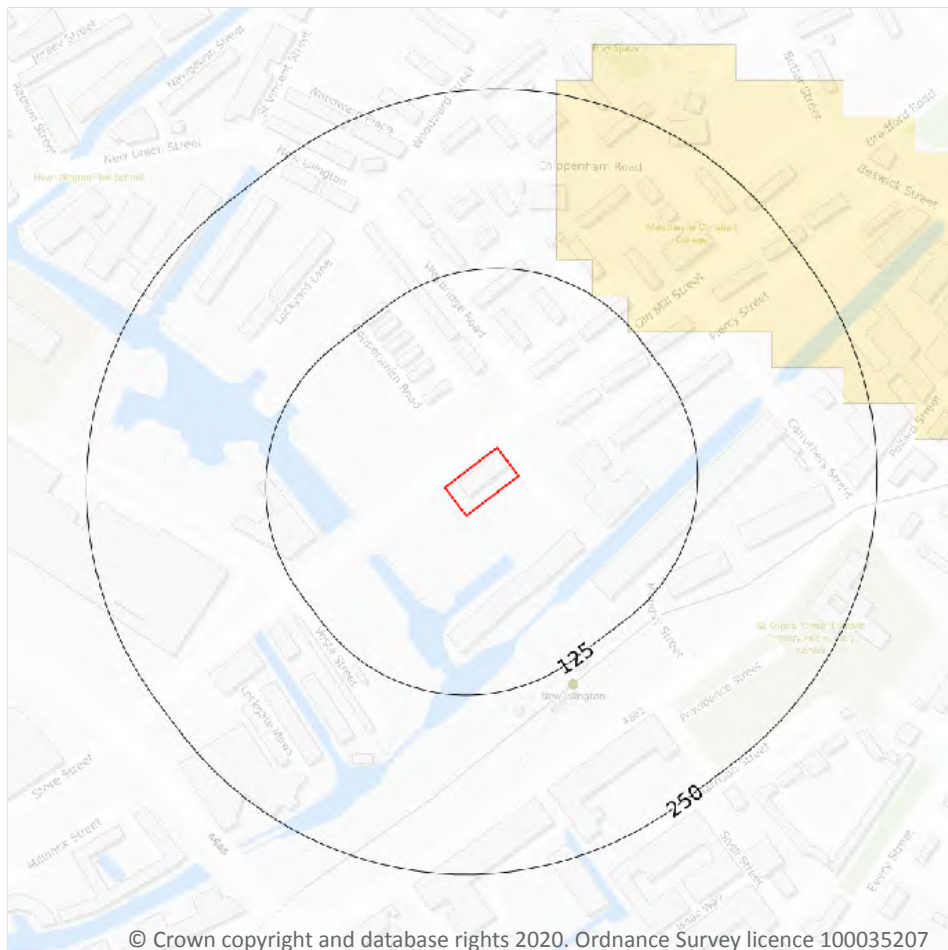
18.13 Clay mining

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

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

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

19 Radon



19.1 Radon

Records on site

1

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

Features are displayed on the Radon map on **page 137**

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

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



20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

4

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	25 - 35 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
16m NE	25 - 35 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
26m SE	25 - 35 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
30m SE	25 - 35 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

6

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

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	23	4	431	296	0.9	88	115	28	34
On site	25	4.4	303	208	0.8	92	116	30	28



Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
22m W	25	4.4	172	118	1.5	87	35	29	6
26m E	22	3.8	69	47	0.9	91	34	27	4
28m SW	28	4.9	158	109	1.5	91	31	33	5
36m SE	22	3.8	74	51	0.8	95	35	28	4

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m

1

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

Features are displayed on the Railway infrastructure and projects map on **page 140**

Location	Land Use	Year of mapping	Mapping scale
107m SW	Tramway Sidings	1891	500

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m

0

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

This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.



21.7 Railways

Records within 250m

9

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways. Features are displayed on the Railway infrastructure and projects map on **page 140**

Location	Name	Type
133m SE	-	tram
133m SE	-	tram
136m SE	Not given	Multi Track
137m SE	-	tram
137m SE	-	tram
196m S	-	light_rail
199m S	-	light_rail
228m E	-	tram
233m E	-	tram

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.



21.10 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

Terms and conditions

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



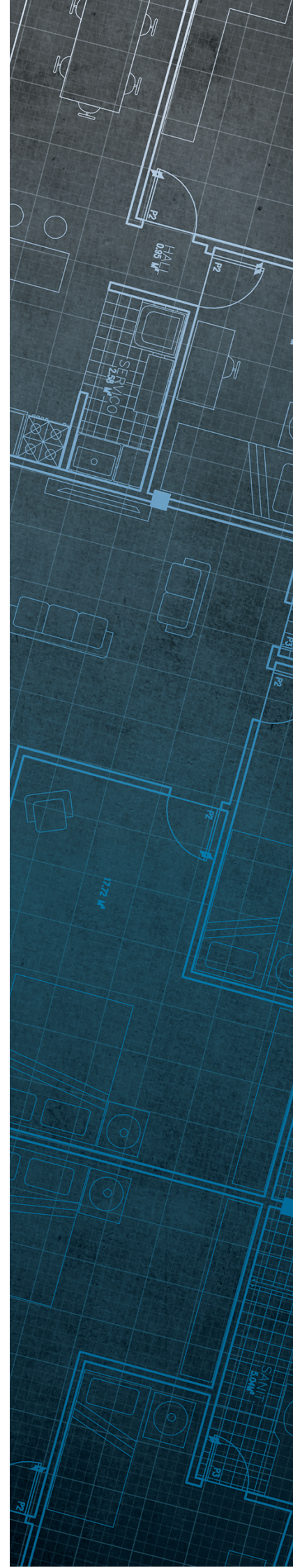


The Coal
Authority

Consultants Coal Mining Report

Ancoats Dispensary
Old Mill Street
Ancoats
Manchester
Greater Manchester
M4 63B

Date of enquiry:	6 October 2020
Date enquiry received:	6 October 2020
Issue date:	6 October 2020
Our reference:	51002312699001
Your reference:	16071



Consultants

Coal Mining Report

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

Client name

Applied Geology Ltd

Enquiry address

Ancoats Dispensary
Old Mill Street
Ancoats
Manchester
Greater Manchester
M4 63B

How to contact us

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

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

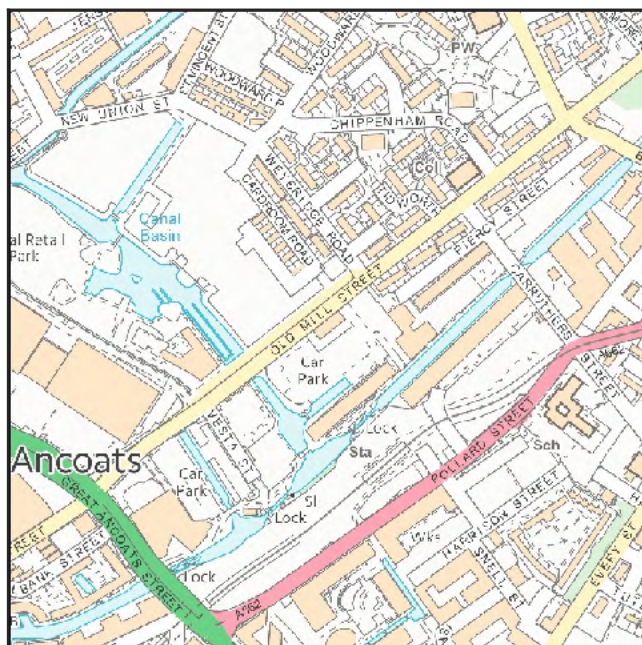
www.groundstability.com

 @coalauthority

 /company/the-coal-authority

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 /thecoalauthority



Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
unnamed	BRADFORD FOUR FEET	Coal	35D3	350	South	12.0	South-West	120	1900
unnamed	BRADFORD FOUR FEET	Coal	35CT	398	Beneath Property	18.4	South-West	120	1900
unnamed	PARKER	Coal	35BO	681	North-East	18.0	South-West	80	1935
unnamed	ROGER	Coal	35B1	983	East	17.5	South-West	180	1958
unnamed	CROMBOUK E	Coal	359E	1029	East	16.5	South-West	120	1932
unnamed	ROGER	Coal	35B0	1049	North-East	19.0	South-West	180	1961
unnamed	CROMBOUK E	Coal	359K	1064	East	13.3	South-West	120	1947
unnamed	ROGER	Coal	35B3	1093	East	15.9	South-West	180	1958

Probable unrecorded shallow workings

None.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

The following abandoned mine plan catalogue numbers intersect with some, or all, of the enquiry boundary:

NW1167	2655	
--------	------	--

Please contact us on 0345 762 6848 to determine the exact abandoned mine plans you require based on your needs.

Outcrops

No outcrops recorded.

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

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

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

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

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

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

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

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

Withdrawal of support notices

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

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

Payments to owners of former copyhold land

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

Section 4 – Further information

The following potential risks have been identified and as part of your risk assessment should be investigated further.

Development advice

The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, please contact us.

For further information on specific site or ground investigations in relation to any issues raised in Section 4, please call us on 0345 762 6848 or email us at groundstability@coal.gov.uk.

Section 5 – Data definitions

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

Past underground coal mining

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

Probable unrecorded shallow workings

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

Spine roadways at shallow depth

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

Mine entries

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

Abandoned mine plan catalogue numbers

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

Outcrops

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

Geological faults, fissures and breaklines

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

Opencast mines

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

Coal Authority managed tips

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

Site investigations

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

Remediated sites

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

Coal mining subsidence

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

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

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

Mine gas

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

Mine water treatment schemes

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

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

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

Future underground mining

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

Coal mining licensing

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

Court orders

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

Section 46 notices

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

Withdrawal of support notices

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

Payment to owners of former copyhold land

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

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VAT receipt

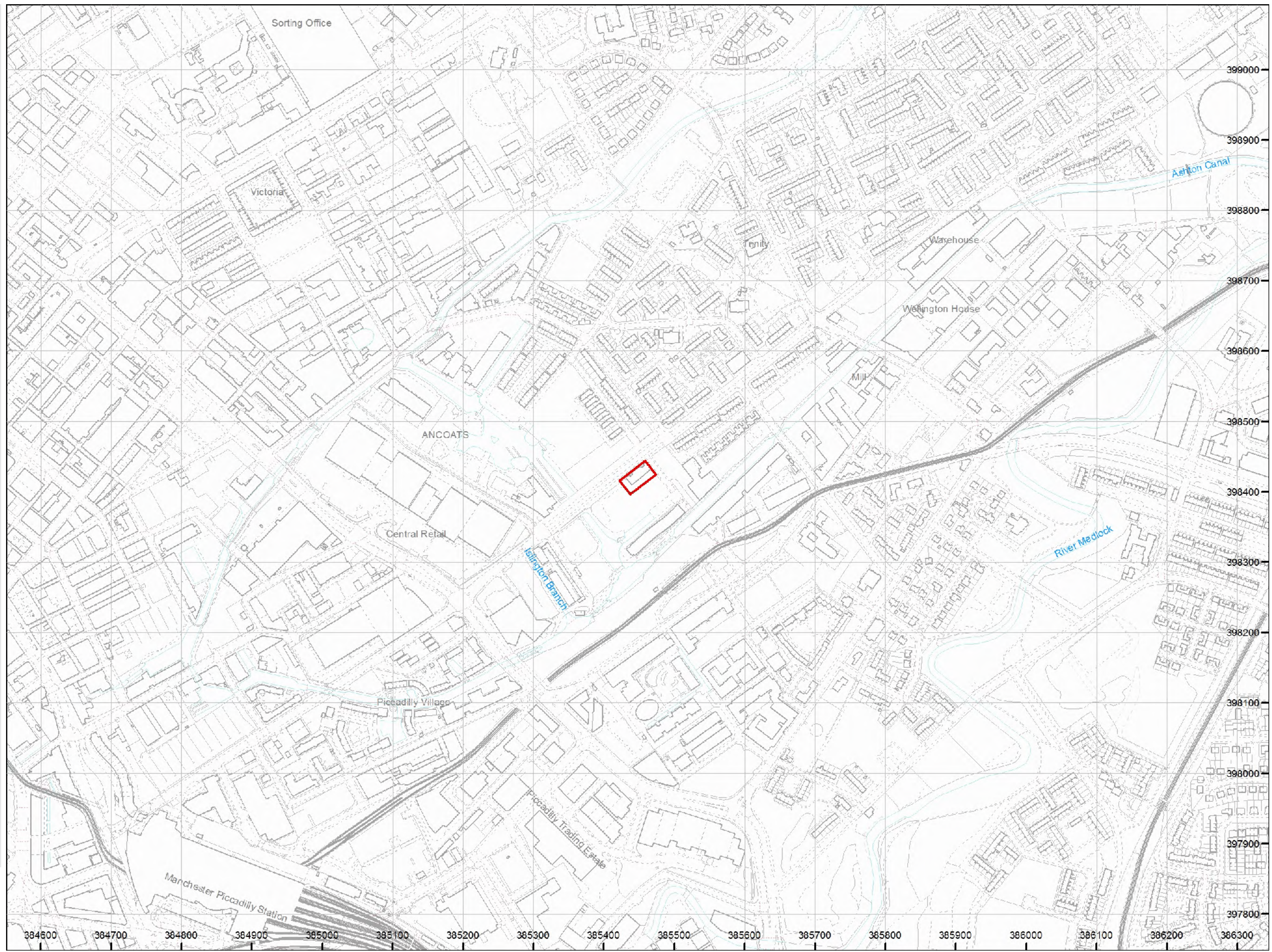
Issued by	The Coal Authority 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG
Tax point date	06 October 2020
Issued to	APPLIED GEOLOGY LTD UNIT 23 ABBAY PARK STARETON KENILWORTH WARWICKSHIRE CV8 2LY
Property search for	ANCOATS DISPENSARY OLD MILL STREET ANCOATS MANCHESTER GREATER MANCHESTER M4 63B
Reference number	51002312699001
Date of issue	06 October 2020
Cost	£112.13
VAT @ 20%	£22.43
Total received	£134.56
VAT registration	598 5850 68

The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

Approximate position of the enquiry boundary shown 

How to contact us
0345 762 6848 (UK)
+44 (0)1623 637 000 (International)
www.groundstability.com





Express Preliminary UXO Risk Assessment

www.1stlinedefence.co.uk

Client	Applied Geology Ltd
Project	Ancoats Dispensary, Manchester
Site Address	Ancoats Dispensary, Old Mill Street, Manchester, M4 6GA
Report Reference	EP12040-00
Date	08/10/20
Originator	AB

Assessment Objective

This preliminary risk assessment is a qualitative screening exercise to assess the likely potential of encountering unexploded ordnance (UXO) at the Ancoats Dispensary, Manchester site. The assessment involves the consideration of the basic factors that affect the potential for UXO to be present at a site as outlined in Stage One of the UXO risk management process.

Background

This assessment uses the sources of information available in-house to 1st Line Defence Ltd to enable the placement of a development site in context with events that may have led to the presence of German air-delivered or Allied military UXO. The report will identify any immediate necessity for risk mitigation or additional research in the form of a Detailed UXO Risk Assessment. It makes use of 1st Line Defence's extensive historical archives, library and unique geo-databases, as well as internet resources, and is researched and compiled by UXO specialists and graduate researchers.

The assessment directly follows CIRIA C681 guidelines "Unexploded Ordnance, a Guide for the Construction Industry". The document will therefore assess the following factors:

- Basic Site Data
- Previous Military Use
- Indicators of potential aerial delivered UXO threat
- Consideration of any Mitigating Factors
- Extent of Proposed Intrusive Works
- Any requirement for Further Work

It should be noted that the vast majority of construction sites in the UK will have a low or negligible risk of encountering UXO and should be able to be screened out at this preliminary stage. The report is meant as a common sense 'first step' in the UXO risk management process. The content of the report and conclusions drawn are based on basic, preliminary research using the information available to 1st Line Defence at the time this report was produced. It should be noted that the only way to entirely negate risk from UXO to a project would be to support the works proposed with appropriate UXO risk mitigation measures. It is rarely possible to state that there is absolutely 'no' risk from UXO to a project.





Risk Assessment Considerations	
Site location and description/current use	The site is located within the Ancoats area of Manchester. The site area is occupied by the Ancoats Dispensary, a structure previously contained within Ancoats Hospital. A strip of open, hardstanding ground also aligns the site's western and southern boundaries. The site is bound by Old Mill Street to the north, with Lampwick Lane located to the east. An area of open, hardstanding ground forms the site's southern and western boundaries. The site is approximately centred on the OS grid reference: SJ 85445 98432. 
Are there any indicators of current/historical military activity on/close to the site?	In-house records indicate that there is no evidence that any military activity has taken place on (or in the immediate vicinity of) the site. No typical features such as WWII defensive positions, encampments or firing ranges have been recorded at this location. Furthermore, evidence of ordnance being stored, produced or disposed of within the site boundary could not be found. The closest recorded Heavy Anti-Aircraft (HAA) battery was situated approximately 2km north of the site. The conditions in which unexploded anti-aircraft may have fallen unrecorded within the proposed site are analogous to that of German aerial delivered ordnance – see below for further information.
What was the pre- and post-WWII history of the site?	Pre-war historic mapping from 1922 indicates that the site area was contained within the <i>Ancoats Hospital</i> complex. The site area was mostly occupied by structures related to the hospital, though an area of open ground was also located within the site's southern section. <i>Mill Street</i> formed the site's northern boundary, whilst <i>Upper Kirby Street</i> was located to the east. Other structures and areas of open ground within the <i>Ancoats Hospital</i> complex were located to the south and west of the site area, including a <i>Girl's Institute</i> to the west. No significant structural changes are observable within the site area within post-WWII OS mapping from 1951, though some structural extensions to the building partially located on site can be seen beyond the boundary. Also, this mapping does indicate that the hospital expanded, with new structures including a <i>Nurses Home</i> shown to the south-west. A <i>ruin</i> is also shown approximately 50m north-west of the site at a <i>glass works</i> across <i>Mill Street</i>.
Was the area subject to bombing during WWII?	During WWII, the site was located within the County Borough of Manchester, which sustained an overall low density of bombing according to Home Office statistics, with an average of 27.1 items of ordnance recorded per 1,000 acres of land. A total of 712 High Explosive (HE) bombs were recorded within the borough, as well as eighteen parachute mines, seven oil bombs, and one V-1 pilotless aircraft bomb. A bomb and damage map covering the City of Manchester does not indicate that the site area was subjected to bombing. The closest recorded HE bomb is shown approximately 30m to the north-west of the site, across Mill Street, and is recorded as



	falling between 22nd and 24th December 1940 (a period of bombing known as the ‘Christmas Blitz’) on a Chemical Works. Information found online corroborates this mapping, with no reference to HE bombing at Ancoats Hospital found. An incendiary bomb is noted as landing on the hospital’s roof, though this was quickly extinguished before causing any serious damage, however.¹
Is there any evidence of bomb damage on/close to the site?	The Manchester bomb and damage map does not list any of the structures on-site or within the site’s vicinity as either ‘demolished’ or ‘partially damaged’. The lack of structural changes shown within the site area when comparing pre and post-war OS mapping also suggests that the site area is unlikely to have sustained serious damage.
To what degree would the site have been subject to access?	It is known that the Ancoats Hospital remained operational throughout the war period, often treating local residents who suffered injuries as a result of bombing. ² It is therefore anticipated that the site would have been subject to frequent access and was likely a priority for post-raid checks.
To what degree has the site been developed post-WWII?	No development is thought to have taken place on-site during the post-war era; the structure which currently occupies the site area was constructed during the 1870s.
What is the nature and extent of the intrusive works proposed?	The project is understood to be at a phase 1 desk study at this stage. The exact extent of proposed intrusive works is unknown at this stage.

Summary and Conclusions

During WWII, the site was located within the County Borough of Manchester, which sustained an overall low density of bombing, with an average of 27.1 items of ordnance recorded per 1,000 acres according to Home office statistics. The site area was contained within the Ancoats Hospital, which remained operational throughout the war period.

A local bomb and damage map covering the City of Manchester does not indicate that the site area was subjected to any HE bombing, or that the structures located on-site sustained any damage. The closest HE bomb plot is shown approximately 30m north-west of the site, across Mill Street. Online information also indicates that the Ancoats Hospital did not sustain serious damage or bombing during WWII, as the only notable bombing incident involved an incendiary bomb which was extinguished on the hospital roof. The site is also considered to have been subject to frequent access and was likely a priority for post-raid checks.

¹ <https://ancoatsdispensary100.wordpress.com/tag/second-world-war/#~:text=An%20incendiary%20bomb%20landed%20on,as%20early%20as%20March%201939.>

2 <https://www.manchestereveningnews.co.uk/news/greater-manchester-news/timeline-ancoats-dispensary-hospital-overlooked-8650136>

Recommendations

Given the findings of this preliminary report, the risk from UXO is not considered to be significantly higher than the 'background risk' of finding UXO within this part of the country. Whilst it would be possible to conduct a Detailed UXO Risk Assessment for this site, it is not anticipated that any further findings would significantly alter the low/minimal risk of encountering unexploded ordnance within the site. **It is therefore not recommended that any further action is taken for this site.**

If the client has any anecdotal or empirical evidence of UXO risk on site, please contact 1st Line Defence.

It should be noted that although the risk from unexploded ordnance on this site has been assessed as low/minimal, this does not mean there is 'no' risk of encountering UXO. This preliminary report has been undertaken with due diligence, and all reasonable care has been taken to access and analyse relevant historical information. By necessity, when dealing with historical evidence, and when making assessments of UXO risk, various assumptions have to be made which we have discussed and justified within this report. Our reports take a common-sense and practical approach to the assessment of UXO risk, and we strive to be reasonable and pragmatic in our conclusions. As referenced, it would be possible to undertake further research into this site, but based on the evidence to hand, this is not deemed strictly necessary, and no reasonably justifiable requirement for proactive on-site mitigation has been identified.

It should however be stressed that if any suspect items are encountered during the proposed works, 1st Line Defence should be contacted for advice/assistance, and to re-assess the risk as necessary. Furthermore, we would recommend that ground personnel are always made aware of the potential for encountering UXO, what to look out for and what to do in the unlikely event that a suspect item is encountered, and that a UXO Risk Management Plan is put together for the proposed works. We would be happy to provide a template and guidance for this – contact us on 01992 245020. Should the scope of works change or additional works be proposed, 1st Line Defence should be contacted to re-evaluate the risk.



Jill Bloxham

From: Laura Miller <l.miller@manchester.gov.uk>
Sent: 15 June 2020 09:43
To: Kris Clark
Cc: Shane Desmond; Emma Carlin; John Hartnett
Subject: Re: Ancoats Dispensary Site Investigation

Thank you Kris,

This confirms our discussion and I will add it to the site file.

Kind Regards

Laura

Laura Miller (MRes, MA, BSc(Hons))
Environmental Protection Section

Neighbourhoods Directorate
Community Safety, Compliance and Enforcement
Manchester City Council
1 Hammerstone Road
Gorton
Manchester
M18 8EQ

External: 0161 234 5004
Internal: 31742
email: l.miller@manchester.gov.uk
website: www.manchester.gov.uk

Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office

We are now on Twitter, for latest news and updates follow us [@EnvHealthMcr](#)

For the latest support and information about the coronavirus visit www.manchester.gov.uk/coronavirus



I ❤️ MCR

Please consider the environment before printing an e-mail

On Fri, 12 Jun 2020 at 09:22, Kris Clark <kclark@scotthughesdesign.co.uk> wrote:

Laura,

Thanks for your time this morning, just a quick note as discussed to record the key points from our conversation on Ancoats Dispensary.

- Lampwick SI can be used to provide information on Gas monitoring and wider ground risks.
- Dispensary to be classed as CS2 with insitu ground floor slab and validated gas membrane to avoid installing gas monitoring wells.
- Local environmental sampling required during demolition phase and watching brief for any unforeseen contamination. (Note full site is hardstanding so no clean cover systems required.)

Thanks

Kris

Kris Clark

MEng (Hons), CEng, MICE, MStructE,

Director

Scott Hughes Design is open for business as usual and providing a full, normal service to all our clients. In accordance with Government guidelines, our offices are now closed, and all our staff are home working. They are contactable as normal via email, phone, Microsoft Teams or other online services. Whilst the office remains closed please use emails and staff landline extension numbers as a preference for communication

Manchester Office - 0161 605 0831
Leeds Office – 0113 243 6660



scott  hughes

www.scotthughesdesign.co.uk

t 0161 605 0831 ext 223

m 07834058678

Manchester & Leeds Offices

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