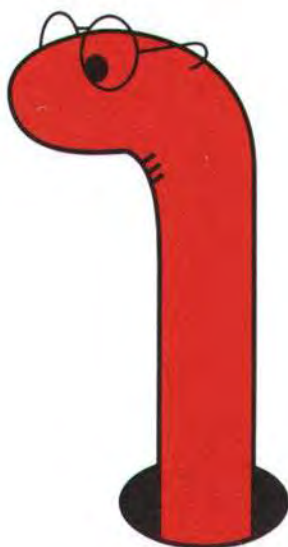


Electronic Report



WORMS EYE

52 Bank Parade
Burnley
BB11 1TS
Phone
01282 414649 / 458410

Our Ref: Nell Lane/M21 7UH/2019
Date: 12 February 2019

David Whiteley
Whiteley Eaves Ltd.
Hollinwood Business Centre
Albert Road
Oldham
OL8 3QL

Tel: 0161 393 8417
Email: david@whiteleyeaves.co.uk

PROPOSED APARTMENTS
NELL LANE/BROOKSTONE CLOSE, MANCHESTER, M21 7UH
PRELIMINARY RISK ASSESSMENT (DESK STUDY)

INTRODUCTION

A residential development is proposed. The objective is to carry out a desk study, supplemented with a walk over survey, to form a Preliminary Risk Assessment to consider contamination, landfill gas and geotechnical issues.

SITE DESCRIPTION

The site a roughly 'T' shaped plot, about 42 by 46 metres, located to the northeast of Nell Lane in Manchester and at OS Grid Reference 382811, 392862. The site, inspected 31/1/19 by Mr. S Gimeno (Geotechnician), comprises an open, grassed, plot of land, with a small tarmac road coming in at the northeast, leading to two parking spaces in the northwest.

This is a mostly residential area, with houses to the northwest, northeast and southeast, and a cemetery to the southwest. The area is generally level.

TREES

There were a number of deciduous trees seen throughout the site, up to about 10 metres high.

This is not an accurate arboricultural survey.

PROPOSED DEVELOPMENT

It is proposed to build a block of twelve apartments, with fourteen associated parking spaces, and communal gardens.

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NOT INCLUDED IN THE REPORT

- Arboricultural Survey.
- Asbestos Survey
- Invasive Plant Survey (Japanese Knotweed etc.).
- Mining Risk Assessment.
- River/Tidal Flood Risk Assessment.
- Surface Water Flooding.
- Underground Services Survey.

General comments may be made with regards to the above where there are obvious features seen on site, in the data review or where they are applicable to the environmental and geotechnical risk assessment. These general comments do not constitute a detailed risk assessment.

DATA SOURCES

The following data sources have been viewed in compiling this report.

- BGS, Geology Map, 1:50000 scale, Solid and Drift Edition
- BGS, on-shore boreholes scans
- Landmark Envirocheck Report, 23/1/19
- Ordnance Survey, Historical Maps, 1:10000 and 1:2500 scale
- Walkover Survey, 31/11/19 by Mr. S Gimeno (Geotechnician)

This report is referred to as a Preliminary Risk Assessment (PRA) and may involve a site inspection. Alternative names for such reports are 'Phase I' Report (Phase II being the intrusive work involving boreholes etc.) or a Desk Study.

ENVIRONMENTAL DATA

A Landmark Envirocheck report has been obtained for the site and geological maps have been reviewed, the following is a summary of the combined data. The Envirocheck report indicated none of the following within 250 metres:

- Contaminated land register entries
- Discharge consents
- Pollution incidents
- Substantiated pollution incidents
- Water abstraction points
- Source protection zones
- Radioactive sites
- Areas of flooding from rivers
- Hazardous substances sites
- Fuel stations
- Sensitive land uses

Geology of Site

The geological map indicates that the underlying solid rocks are the Wilmslow Sandstone Formation.

Surface drift is shown as glacial sand and gravel of unknown thickness.

Natural subsidence hazards are shown as very low to no hazard.

Radon

The site is in a lower probability radon area as less than 1% of homes in the area are above the radon action level.

Radon protection measures are not required.

Surface Water (Hydrology)

There are no rivers or streams close to the site.

Flooding - General

Information is obtained from the EA flood maps and suggests areas where rivers would flood. There are two zones:

- 'normal' flooding, based on a 1 in 100 chance of it happening in any year (1:200 if flooding is from the sea). This is normally closer to the river.
- 'extreme' flooding, further away from the river and having a 1 in 1000 chance.

Flooding can occur for many reasons other than those dealt with by the EA maps. These include:

- burst pipes
- blocked drains, sewers and culverts
- inadequate drainage
- cloudbursts/flash flooding overwhelming normally satisfactory drainage systems

Statements in this report such as 'clear of flooding/flood plain' and 'flooding – no further action' are references to the EA river and sea flood maps and are no guarantee that flooding will not occur.

Groundwater Flooding

The site is shown to be in an area with limited potential for groundwater flooding to occur.

Flooding from Rivers

The site is shown to be clear of flooding from rivers.

Surface Water Flooding

An area at risk of 1 in 1000 year surface water flooding, is shown immediately northeast, clear of the site.

Groundwater (Hydrogeology)

The solid rocks under the site are indicated as a Principal aquifer.

Superficial (drift) deposits are classed as a Secondary A aquifer.

The area is generally level.

Landfill Sites

There is a historical landfill site listed 101 metres northwest. No data on waste type.

There is one registered waste transfer site listed within 250 metres, 198 metres west. Authorised waste includes asbestos, Non/very slow decomposing waste, decomposing/soluble waste, chemical/toxic waste*

* not relevant due to distance/severity/significance

Filled Ground

Within 250 metres of the site there is a suspected filled feature 2422 metres south (pond).

Nearby Industry

There are 2 trade directory entries listed within 250 metres as follows:

- 114 metres north, laboratory equipment, instruments and supplies, Inactive *
- 213 metres north, breakdown and recovery, Inactive *

* not relevant due to distance/severity/significance

SITE HISTORY

Date	On Site	Off Site
1848 1:10,560	Site is a garden.	Mostly undeveloped. Pond 240 metres south.
1894 1:2,500	Farm building on west corner of site.	Plant nursery 15 metres southwest and 10 metres northwest. Manchester southern cemetery 75 metres south. Pond to south not present, presumed filled.
1907 1:2,500	Well at northwest/middle.	Refuse destructor 120 metres northwest, with filled ground 120 metres west.
1933 1:2,500	Little or no change.	Cemetery nursery 75 metres southeast.
1951 – 1956 1:1,250	Little or no change.	Nursery and plant nurseries no longer present, cemetery 50 metres east.
1972 – 1983 1:1,250	Paths and road across site. Farm demolished.	Refuse destructor, now council depot. Housing to northeast, northwest and southeast.
1992 1:1,250	Little or no change.	No relevant change.
2018 1:10,000	Little or no change.	Depot to northwest demolished and houses built.

DISCUSSION

Contamination

The site was originally part of a farm, with a section of farm buildings on the west corner. Being so close to the farm buildings, there is potential for contaminants to be present from, building materials, storage, use of materials/equipment and from spills. These are not, however, usually found to be present at high levels, but low levels may be present, exceeding stringent residential thresholds.

The site is currently occupied by an access road and path. These are not expected to be a source of contaminants.

Other than the former farm, there have been no nearby land uses which will affect the site. To the northwest was a refuse destructor, however, this was over 120 metres away and not considered to be a risk to the development.

No pollution incidents on or close to the site.

The proposed development will be apartments with associated parking and communal gardens. Potential pollutant linkages are considered to be:

- Direct contact with soil.
- Ingestion of soil.
- Inhalation and ingestion of dust.
- Sulphate attack on buried concrete.
- Contaminants entering drinking water pipes.

Bearing in mind anticipated contamination levels, and the nature of the development, a low risk to householders is anticipated.

Controlled Waters

There is an underlying principal aquifer beneath glacial sand and gravel.

There are no nearby water courses, abstraction points, or source protection zones.

Although the gardens will allow rainwater to pass through the surface soils and migrate towards the aquifer, contamination is not expected at high levels, and it is anticipated there will be only a low risk to controlled waters.

Landfill Gas/Ground Gas

The site is within 250 metres of a historical landfill site and several areas of filled ground, including a nearby cemetery.

These are potential sources of landfill and ground gases, which could migrate to and present a risk to the development.

Bearing in mind the age of the filled areas and distance from the site, it is considered that there is likely to be a low risk to the development.

Radon

Radon protection measures are not required.

Flooding

The site is shown to be clear of areas of flooding.

The site is shown to be in an area with limited potential for groundwater flooding to occur.

Foundations

The geology map suggests the site is underlain by glacial sand and gravel. This can provide variable conditions for foundations and a range of options may need to be considered, including reinforced concrete raft to a piled foundation.

The historical maps show a well in 1907 (not seen since) on the northwest boundary. It should be 10 metres from the new house, and should be in the garden. A well collapse could occur and be a risk to construction workers and future householders. A watching brief should be kept in that area.

INDUSTRY PROFILE

The site was formerly part of a farm.

Industry	Possible Contaminants
Potential Contaminants	Metals: e.g. cadmium, chromium, copper, lead, zinc. Inorganic compounds: e.g. cyanide, sulphates. Pesticides: organo-phosphates Fuel oil/diesel (TPHs) Asbestos PAHs

CONCEPTUAL MODEL

A conceptual model based on the source-pathway-receptor concept is included with this desk study to show the potential pollutant linkages with this site.

Source	Receptors	Pathway	Potential/Likely Pollutant Linkage
Asbestos	Construction workers	Inhalation	Possibly
	End-users	Inhalation	Possibly
	Off-site	Migration off-site	Unlikely
Inorganic contaminants	Construction workers	Short-term direct contact, inhalation of dust, ingestion	Yes
	Householders	Direct contact, ingestion, ingestion and inhalation of dust	Possibly
	Groundwater	Leaching towards	Unlikely
	River/stream	Leaching towards	No
Sulphate	Building fabric	Concrete directly in contact with soil	Yes
Hydrocarbons	Construction workers	Short-term direct contact, inhalation of dust, ingestion	Yes
	Householders	Direct contact, ingestion, ingestion and inhalation of dust	Yes
	Service pipes	Seeping into drinking water pipes	Yes
	Groundwater	Migrating towards	Unlikely
	River/stream	Migrating towards	No
Hydrocarbon vapours	Construction workers	Short-term inhalation	No
	Householders	Inhalation of vapours indoors and outdoors	No
Landfill gas	End-users - in buildings	Seeping into buildings, explosion, asphyxiation	Yes
Radon	End-users - in buildings	Seeping into buildings	No

CONCLUSION

Contamination

Taking into account the past use of the site, it is thought unlikely that contamination will be present on the site at high levels, however, low levels are expected, exceeding residential thresholds in places.

An intrusive investigation is required, consisting of boreholes/trial holes and tests to confirm the presence/absence and extent of contamination on the site.

The former farm building to the west is a specific point sources for contamination and the investigation will need to target this, proposed gardens (most sensitive part of the development), proposed building and provide all round coverage.

Controlled Waters

A low risk to controlled water is expected and no further action is considered necessary at this stage. This may need to be reviewed following the soil tests.

Landfill Gas/Ground Gas

There are nearby potential landfill and ground gas sources.

A gas testing programme is required.

Radon

Radon protection measures are not required.

Flooding

The EA maps indicate that the area is clear of areas of flooding.

For greater confidence a detailed flood risk assessment should be obtained.

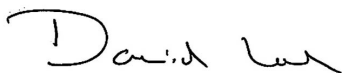
Foundations

A series of boreholes are required in the area of the proposed building to allow the most suitable foundations to be designed.

The 1907 map shows an old well on the northwest boundary. It should be 10 metres from the new house.

A watching brief should be kept in that area.

Yours faithfully
on behalf of Worms Eye Ltd

A handwritten signature in black ink, appearing to read 'David Lord'.

David Lord
BSc (Hons)
FGS, MEnvSc, AIEEMA

PROPOSED APARTMENTS

NELL LANE/BROOKSTONE CLOSE, MANCHESTER, M21 7UH

LIST OF APPENDICES – PRELIMINARY RISK ASSESSMENT (Desk Study)

Existing Site Plan

Photographs of Site

Proposed Site Plan

Landmark Summary Map

Landmark Envirocheck Report

Historical Maps

1907 Overlay Plan Showing Well

Landmark Data Maps

Conceptual Model

ABBREVIATIONS

<u>Chemical</u>	BAP	Benzo(a)pyrene
	BTEX	Benzene, toluene, ethylbenzene, xylene
	DAHA	Dibenzo(ah)anthracene
	MTBE	Methyl tertiaryt-butyl ether (additive to petrol)
	EPH	Extractable Petroleum Hydrocarbons (formerly Diesel Range Organics – DRO)
	NFD	No fibres detected (asbestos test)
	PAH	Polycyclic aromatic hydrocarbons
	PCB	Polychlorinated biphenyls
	PID	Photo ionisation detector
	PRO/GRO	Petrol range organics/gasoline range organics
	SVOC	Semi-volatile organic compounds
	TCE	Trichloroethylene
	TPH	Total petroleum hydrocarbons
	VOC	Volatile organic compounds
<u>Other</u>	AGS	Association of Geotechnical Specialists
	BGS	British Geological Survey
	BRE	Building Research Establishment
	CBR	California Bearing Ratio
	CIEH	Chartered Institute of Environmental Health
	CIRIA	Construction Industry Research and Information Association
	CLEA	Contaminated Land Exposure Assessment (Environment Agency)
	CLR 8	Contaminated Land Research Report 8 (Environment Agency)
	DWQ	Drinking water quality
	EA	Environment Agency
	EQS	Environmental quality standards
	ICRCL	Inter-departmental Commission for the Reclamation of Contaminated Land
	LQM	Land Quality Management Ltd (Land and Environmental Consultancy)
	NHBC	National House Builders Council
	SGV	Soil Guideline Values
	SPT	Standard penetration test
	TPHWG	TPH Working Group

1. This report should be considered in relation to the objectives agreed between Worms Eye and the Client, outlined in the introduction.
2. For the work, reliance has been placed on publicly available data, obtained from the sources identified in the report. The information is not exhaustive and further information may be available from other sources. When using the information it has been assumed it is correct, and no attempt has been made to verify the information.
3. This report has been produced in accordance with current UK policy and guidelines, for land and groundwater contamination, enforced by the Local Authority and the Environment Agency.
4. During the site walkover, reasonable effort was made to obtain an overview of the site. However, no attempt was made to enter areas that are unsafe, a risk to health and safety, locked, barricaded, overgrown, or areas not made accessible.
5. Access, the presence of services and activities on the site, limited locations where sampling could be carried out and the techniques that could be used.
6. Assessments are based on available information at the time of writing and are ultimately for the decision of the regulatory authorities.
7. The conclusions and recommendations provide an overview and guidance only and should not be specifically relied upon without considering the context of the report in full.
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9. New information, revised practices, or changes in legislation, may necessitate the re-interpretation of the report, in whole or in part.



Nell Lane, Manchester M21 7UH
Existing Site Plan 1: 500

WORMS EYE Ltd
52, Bank Parade
Burnley BB11 1TS
Tel: 01282 414 649

Nell Lane/Brookstone Close, Manchester, M21 7UH



panoramic view looking southeast



panoramic view looking northwest



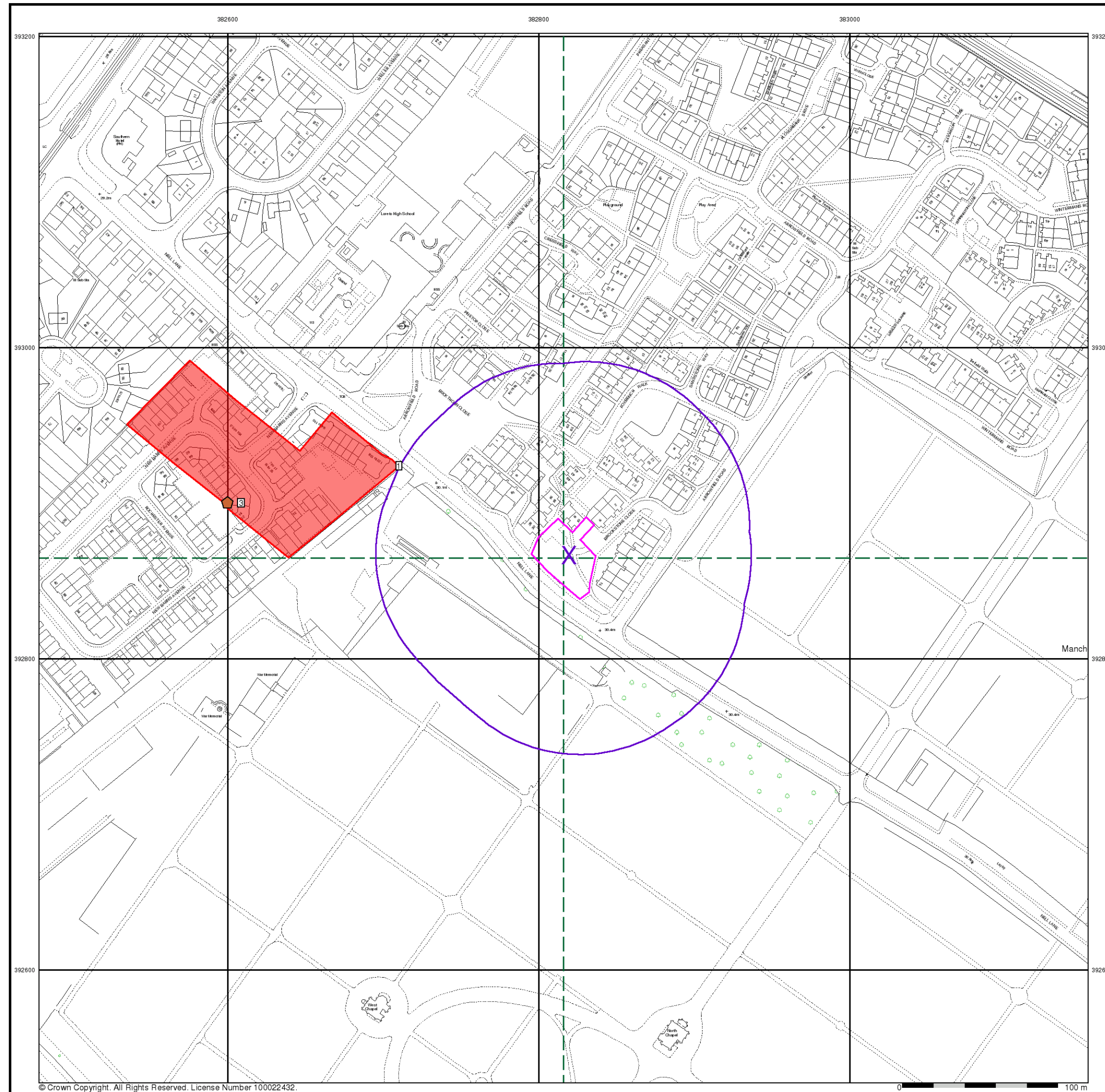
Schedule of Accommodation

Description	Area	Total
2B3P (Apartment)	61m ²	12

Car parking : 14No.

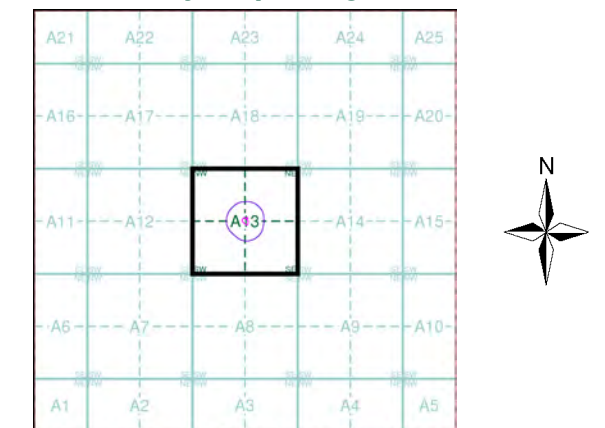


Rev:	Date:	By:	Remarks:	Client: Southway Housing	Project: Southway Infill Sites	Scale: 1:500@A3 Date: Dec 18	Description: Proposed Site Plan: Nell Lane	Rev.
					Triangle Architects, Raven House, 113 Fairfield Street, Manchester, M12 6EL Tel: 0161 272 3500 studio@trianglearchitects.co.uk www.trianglearchitects.co.uk www.twitter.com/TriangleArch	Drawn: HR Checked:	Project/Drawing No. 18-021/SK14	



- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Map ID
 - Several of Type at Location
 - Pylon
 - Overhead Transmission Line
- Agency and Hydrological**
- Contaminated Land Register Entry or Notice (Location)
 - Contaminated Land Register Entry or Notice
 - Discharge Consent
 - Enforcement or Prohibition Notice
 - Integrated Pollution Control
 - Integrated Pollution Prevention Control
 - Local Authority Integrated Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control Enforcement
 - Pollution Incident to Controlled Waters
 - Prosecution Relating to Authorised Processes
 - Prosecution Relating to Controlled Waters
 - Registered Radioactive Substance
 - River Network or Water Feature
 - River Quality Sampling Point
 - Substantiated Pollution Incident Register
 - Water Abstraction
 - Water Industry Act Referral
- Hazardous Substances**
- COMAH Site
 - Explosive Site
 - NIHHS Site
 - Planning Hazardous Substance Consent
 - Planning Hazardous Substance Enforcement
 - BGS Recorded Mineral Site
- Waste**
- BGS Recorded Landfill Site (Location)
 - BGS Recorded Landfill Site
 - EA Historic Landfill (Buffered Point)
 - EA Historic Landfill (Polygon)
 - Integrated Pollution Control Registered Waste Site
 - Licensed Waste Management Facility (Landfill Boundary)
 - Licensed Waste Management Facility (Location)
 - Local Authority Recorded Landfill Site (Location)
 - Local Authority Recorded Landfill Site
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Registered Landfill Site
 - Registered Landfill Site (Location)
 - Registered Landfill Site (Point Buffered to 100m)
 - Registered Landfill Site (Point Buffered to 250m)
 - Registered Waste Transfer Site (Location)
 - Registered Waste Transfer Site
 - Registered Waste Treatment or Disposal Site (Location)
 - Registered Waste Treatment or Disposal Site

Site Sensitivity Map - Segment A13



Order Details

Order Number: 191864103_1_1
Customer Ref: M21 7UH
National Grid Reference: 382820, 392870
Slice: A
Site Area (Ha): 0.13
Plot Buffer (m): 100

Site Details

Brookstone Close, MANCHESTER, M21 7UH

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

191864103_1_1

Customer Reference:

M21 7UH

National Grid Reference:

382820, 392870

Slice:

A

Site Area (Ha):

0.13

Search Buffer (m):

250

Site Details:

Brookstone Close

MANCHESTER

M21 7UH

Client Details:

Mr D Lord

Worms Eye Ltd

52 Bank Parade

Burnley

Lancashire

BB11 1TS

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	2
Hazardous Substances	-
Geological	3
Industrial Land Use	4
Sensitive Land Use	-
Data Currency	5
Data Suppliers	10
Useful Contacts	11

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client. In this datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Report Version v53.0

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

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Waste			
BGS Recorded Landfill Sites			
Historical Landfill Sites	pg 2		1
Integrated Pollution Control Registered Waste Sites			
Licensed Waste Management Facilities (Landfill Boundaries)			
Licensed Waste Management Facilities (Locations)			
Local Authority Landfill Coverage	pg 2	1	n/a
Local Authority Recorded Landfill Sites			
Potentially Infilled Land (Non-Water)			
Potentially Infilled Land (Water)	pg 2		1
Registered Landfill Sites			
Registered Waste Transfer Sites	pg 2		1
Registered Waste Treatment or Disposal Sites			
Hazardous Substances			
Control of Major Accident Hazards Sites (COMAH)			
Explosive Sites			
Notification of Installations Handling Hazardous Substances (NIHHS)			
Planning Hazardous Substance Consents			
Planning Hazardous Substance Enforcements			

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Geological			
BGS 1:625,000 Solid Geology	pg 3	Yes	n/a
BGS Estimated Soil Chemistry	pg 3	Yes	
BGS Recorded Mineral Sites			
BGS Urban Soil Chemistry			
BGS Urban Soil Chemistry Averages			
CBSCB Compensation District			n/a
Coal Mining Affected Areas			n/a
Mining Instability			n/a
Man-Made Mining Cavities			
Natural Cavities			
Non Coal Mining Areas of Great Britain			
Potential for Collapsible Ground Stability Hazards	pg 3	Yes	
Potential for Compressible Ground Stability Hazards			
Potential for Ground Dissolution Stability Hazards			
Potential for Landslide Ground Stability Hazards	pg 3	Yes	
Potential for Running Sand Ground Stability Hazards	pg 3	Yes	
Potential for Shrinking or Swelling Clay Ground Stability Hazards			
Radon Potential - Radon Affected Areas			n/a
Radon Potential - Radon Protection Measures			n/a
Industrial Land Use			
Contemporary Trade Directory Entries	pg 4		2
Fuel Station Entries			
Points of Interest - Commercial Services			
Points of Interest - Education and Health			
Points of Interest - Manufacturing and Production			
Points of Interest - Public Infrastructure	pg 4		2
Points of Interest - Recreational and Environmental	pg 4		5
Gas Pipelines			
Underground Electrical Cables			

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Sensitive Land Use			
Ancient Woodland			
Areas of Adopted Green Belt			
Areas of Unadopted Green Belt			
Areas of Outstanding Natural Beauty			
Environmentally Sensitive Areas			
Forest Parks			
Local Nature Reserves			
Marine Nature Reserves			
National Nature Reserves			
National Parks			
Nitrate Sensitive Areas			
Nitrate Vulnerable Zones			
Ramsar Sites			
Sites of Special Scientific Interest			
Special Areas of Conservation			
Special Protection Areas			
World Heritage Sites			

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (W)	0	1	382820 392867
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (W)	46	1	382750 392867
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (NE)	162	1	382950 393000
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (W)	248	1	382550 392900
	Nearest Surface Water Feature None				
	River Quality Name: Chorlton Bk GQA Grade: River Quality B Reach: Cringle Bk To Mersey Estimated Distance (km): 4.5 Flow Rate: Flow less than 0.31 cumecs Flow Type: River Year: 2000	A13NE (N)	213	2	382828 393103
	Groundwater Vulnerability Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise Map Sheet: Sheet 17 Derbyshire & North Staffordshire Scale: 1:100,000	A13NE (W)	0	2	382820 392867
	Drift Deposits None				
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A13NE (W)	0	3	382820 392867
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13NE (W)	0	3	382820 392867
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
	OS Water Network Lines None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	Historical Landfill Sites Licence Holder: Not Supplied Location: Manchester Name: Nell Lane Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHLD16721 First Input Date: Not Supplied Last Input Date: Not Supplied Specified Waste: Not Supplied Type: EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: Not Supplied BGS Ref: Not Supplied Other Ref: F042	A13NW (NW)	101	2	382710 392924
	Local Authority Landfill Coverage Name: Manchester City Council - Had landfill data but passed it to the relevant environment agency		0	4	382820 392867
2	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A13SE (S)	242	-	382824 392597
3	Registered Waste Transfer Sites Licence Holder: Greater Manchester Waste Ltd Licence Reference: 00884 Site Location: Nell Lane C.A.Site, Chorlton Cum Hardy, Manchester, Greater Manchester Operator Location: PO Box 151, Higher Swan Lane, BOLTON, Lancashire, BL3 3WW Authority: Environment Agency - North West Region, South Area Site Category: Civic Amenity Max Input Rate: Medium (Equal to or greater than 25,000 and less than 75,000 tonnes per year) Waste Source: No known restriction on source of waste Restrictions: Licence Status: Licence has completion certificateSurrendered Dated: 1st February 1995 Preceded By: Not Given Licence: Superseded By: Not Given Licence: Positional Accuracy: Manually positioned to the road within the address or location Boundary Quality: Not Supplied Authorised Waste: Asbestos Gmwda Group 1 - Non/V.Slow Decomp.Wast Gmwda Group 2 - Slow Decomp./Slight So Gmwda Group 3 - Decomp./Sol.Waste = No Gmwda Group 5 - Chemical/Toxic Waste Max.Waste Permitted By Licence Prohibited Waste: Acid Tars Clinical - Grp A As In Hse '92 Distillation Residues Dyestuffs Waste Foundry Sand Incinerator Residues Industrial Effluent Treatment Sludge Interceptor Pit Wastes Laboratory Chemicals Pharmaceuticals Polymeric Material, Products/Scrap Printing Industry Wastes/Ink Prod'Ts Of Incomplete Polymerisation Sewage Tank Cleaning Sludge Used Filter Mat'ls/Cake/Screenings	A13NW (W)	198	2	382600 392900

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Triassic Rocks (Undifferentiated)	A13NE (W)	0	1	382820 392867
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13NE (W)	0	1	382820 392867
	BGS Measured Urban Soil Chemistry No data available				
	BGS Urban Soil Chemistry Averages No data available				
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (W)	0	1	382820 392867
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (W)	0	1	382820 392867
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (W)	0	1	382820 392867
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (W)	0	1	382820 392867
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (W)	0	1	382820 392867
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (W)	0	1	382820 392867
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13NE (W)	0	1	382820 392867
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13NE (W)	0	1	382820 392867

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	Contemporary Trade Directory Entries Name: Majestix Ltd Location: 9, Pinetop Close, Manchester, M21 7RN Classification: Laboratory Equipment, Instruments & Supplies Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (N)	114	-	382809 393003
5	Contemporary Trade Directory Entries Name: Urecovery Location: 18, Arrowfield Road, Manchester, M21 7UP Classification: Breakdown and Recovery Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (N)	213	-	382829 393103
6	Points of Interest - Public Infrastructure Name: Manchester Southern Cemetery Location: Not Supplied Category: Infrastructure and Facilities Class Code: Cemeteries and Crematoria Positional Accuracy: Positioned to an adjacent address or location	A13SW (S)	178	5	382752 392678
6	Points of Interest - Public Infrastructure Name: Manchester Southern Cemetery Location: M21 Category: Infrastructure and Facilities Class Code: Cemeteries and Crematoria Positional Accuracy: Positioned to an adjacent address or location	A13SW (SW)	209	5	382696 392676
7	Points of Interest - Recreational and Environmental Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13NW (N)	144	5	382798 393033
7	Points of Interest - Recreational and Environmental Name: Playground Location: Pinetop Close, M21 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A13NW (N)	144	5	382798 393033
7	Points of Interest - Recreational and Environmental Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13NE (N)	158	5	382885 393039
7	Points of Interest - Recreational and Environmental Name: Playground Location: Cressfield Way, M21 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A13NE (N)	199	5	382850 393089
7	Points of Interest - Recreational and Environmental Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13NE (N)	201	5	382850 393091

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Trafford Metropolitan Borough Council - Renewal and Environmental Protection Manchester City Council - Environmental Health Department	November 2013 September 2014	Annual Rolling Update Annual Rolling Update
Discharge Consents Environment Agency - North West Region	October 2018	Quarterly
Enforcement and Prohibition Notices Environment Agency - North West Region	March 2013	Annual Rolling Update
Integrated Pollution Controls Environment Agency - North West Region	October 2008	Variable
Integrated Pollution Prevention And Control Environment Agency - North West Region	October 2018	Quarterly
Local Authority Integrated Pollution Prevention And Control Trafford Metropolitan Borough Council - Environmental Health Department Manchester City Council - Environmental Health Department	October 2014 September 2014	Variable Variable
Local Authority Pollution Prevention and Controls Trafford Metropolitan Borough Council - Environmental Health Department Manchester City Council - Environmental Health Department	July 2015 September 2014	Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements Trafford Metropolitan Borough Council - Environmental Health Department Manchester City Council - Environmental Health Department	October 2014 September 2014	Variable Variable
Nearest Surface Water Feature Ordnance Survey	September 2017	
Pollution Incidents to Controlled Waters Environment Agency - North West Region	January 2000	Not Applicable
Prosecutions Relating to Authorised Processes Environment Agency - North West Region	March 2013	Annual Rolling Update
Prosecutions Relating to Controlled Waters Environment Agency - North West Region	March 2013	Annual Rolling Update
Registered Radioactive Substances Environment Agency - North West Region	January 2015	
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	July 2012	Annually
River Quality Chemistry Sampling Points Environment Agency - Head Office	July 2012	Annually
Substantiated Pollution Incident Register Environment Agency - North West Region - South Area	October 2018	Quarterly
Water Abstractions Environment Agency - North West Region	October 2018	Quarterly
Water Industry Act Referrals Environment Agency - North West Region	October 2017	Quarterly
Groundwater Vulnerability Environment Agency - Head Office	April 2015	Not Applicable
Drift Deposits Environment Agency - Head Office	January 1999	Not Applicable
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	Annually

Agency & Hydrological	Version	Update Cycle
Source Protection Zones Environment Agency - Head Office	January 2018	Quarterly
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	August 2018	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	August 2018	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	August 2018	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	August 2018	Quarterly
Flood Defences Environment Agency - Head Office	August 2018	Quarterly
OS Water Network Lines Ordnance Survey	October 2018	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	October 2013	Annually
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	October 2013	Annually
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	October 2013	Annually
Surface Water Suitability Environment Agency - Head Office	October 2013	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	Annually

Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Historical Landfill Sites Environment Agency - Head Office	July 2018	Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - North West Region	October 2008	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - North West Region - South Area	July 2018	Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - North West Region - South Area	October 2018	Quarterly
Local Authority Landfill Coverage Manchester City Council - Planning Department Trafford Metropolitan Borough Council - Environmental Health Department	May 2000 May 2000	Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Manchester City Council - Planning Department Trafford Metropolitan Borough Council - Environmental Health Department	May 2000 May 2000	Not Applicable Not Applicable
Potentially Infilled Land (Non-Water) Landmark Information Group Limited	December 1999	Not Applicable
Potentially Infilled Land (Water) Landmark Information Group Limited	December 1999	Not Applicable
Registered Landfill Sites Environment Agency - North West Region - South Area	March 2003	Not Applicable
Registered Waste Transfer Sites Environment Agency - North West Region - South Area	March 2003	Not Applicable
Registered Waste Treatment or Disposal Sites Environment Agency - North West Region - South Area	March 2003	Not Applicable
Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	April 2018	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	Variable
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements Trafford Metropolitan Borough Council Manchester City Council - Planning Department	April 2016 February 2016	Variable Variable
Planning Hazardous Substance Consents Trafford Metropolitan Borough Council Manchester City Council - Planning Department	April 2016 February 2016	Variable Variable

Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	Not Applicable
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	October 2015	Annually
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	November 2018	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011	Not Applicable
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	Annual Rolling Update
Mining Instability Ove Arup & Partners	October 2000	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	Annually
Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	November 2018	Quarterly
Fuel Station Entries Catalist Ltd - Experian	November 2018	Quarterly
Gas Pipelines National Grid	July 2014	
Points of Interest - Commercial Services PointX	September 2018	Quarterly
Points of Interest - Education and Health PointX	September 2018	Quarterly
Points of Interest - Manufacturing and Production PointX	September 2018	Quarterly
Points of Interest - Public Infrastructure PointX	September 2018	Quarterly
Points of Interest - Recreational and Environmental PointX	September 2018	Quarterly
Underground Electrical Cables National Grid	December 2015	

Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	August 2018	Bi-Annually
Areas of Adopted Green Belt Manchester City Council Trafford Metropolitan Borough Council	August 2018 August 2018	As notified As notified
Areas of Unadopted Green Belt Manchester City Council Trafford Metropolitan Borough Council	August 2018 August 2018	As notified As notified
Areas of Outstanding Natural Beauty Natural England	August 2018	Bi-Annually
Environmentally Sensitive Areas Natural England	January 2017	
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	August 2018	Bi-Annually
Marine Nature Reserves Natural England	January 2018	Bi-Annually
National Nature Reserves Natural England	August 2018	Bi-Annually
National Parks Natural England	April 2017	Bi-Annually
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	October 2015	
Ramsar Sites Natural England	August 2018	Bi-Annually
Sites of Special Scientific Interest Natural England	October 2018	Bi-Annually
Special Areas of Conservation Natural England	August 2018	Bi-Annually
Special Protection Areas Natural England	August 2018	Bi-Annually

A selection of organisations who provide data within this report

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

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	Environment Agency - Head Office Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
4	Manchester City Council - Planning Department Town Hall, Manchester, Greater Manchester, M60 2LA	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
5	PointX 7 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
6	Manchester City Council Town Hall, Albert Square, Manchester, Greater Manchester, M60 2JT	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
7	Trafford Metropolitan Borough Council P O Box 14, Trafford Town Hall, Talbot Road, Stretford, Greater Manchester, M32 0YZ	Telephone: 0161 912 1212 Fax: 0161 873 7783 Website: www.trafford.gov.uk
8	Natural England County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
-	Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

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

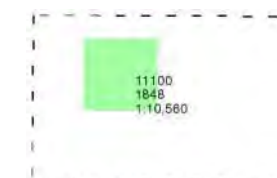
Lancashire And Furness

Published 1848

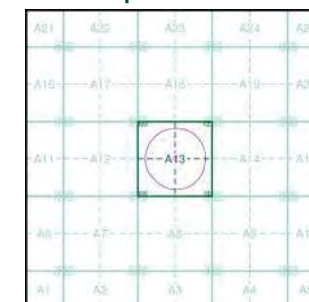
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A

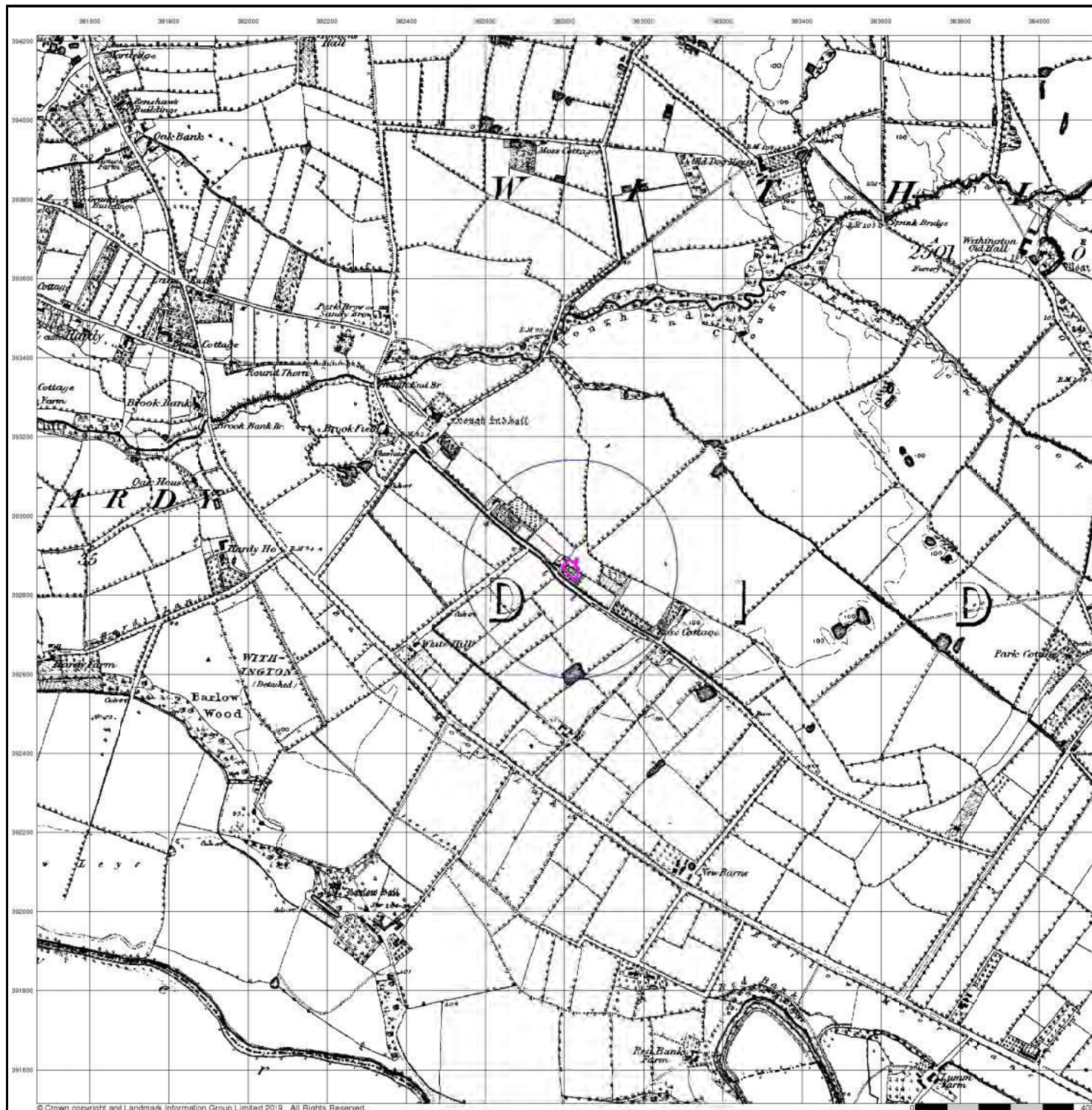


Order Details

Order Number: 191864103_1_1
 Customer Ref: M21 7UH
 National Grid Reference: 382820, 392870
 Slice: A
 Site Area (Ha): 0.13
 Search Buffer (m): 250

Site Details

Brookstone Close, MANCHESTER, M21 7UH



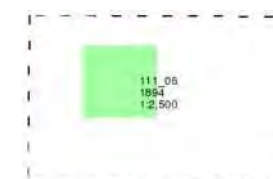
Lancashire And Furness

Published 1894

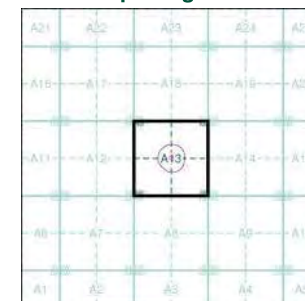
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered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

Map Name(s) and Date(s)



Historical Map - Segment A13

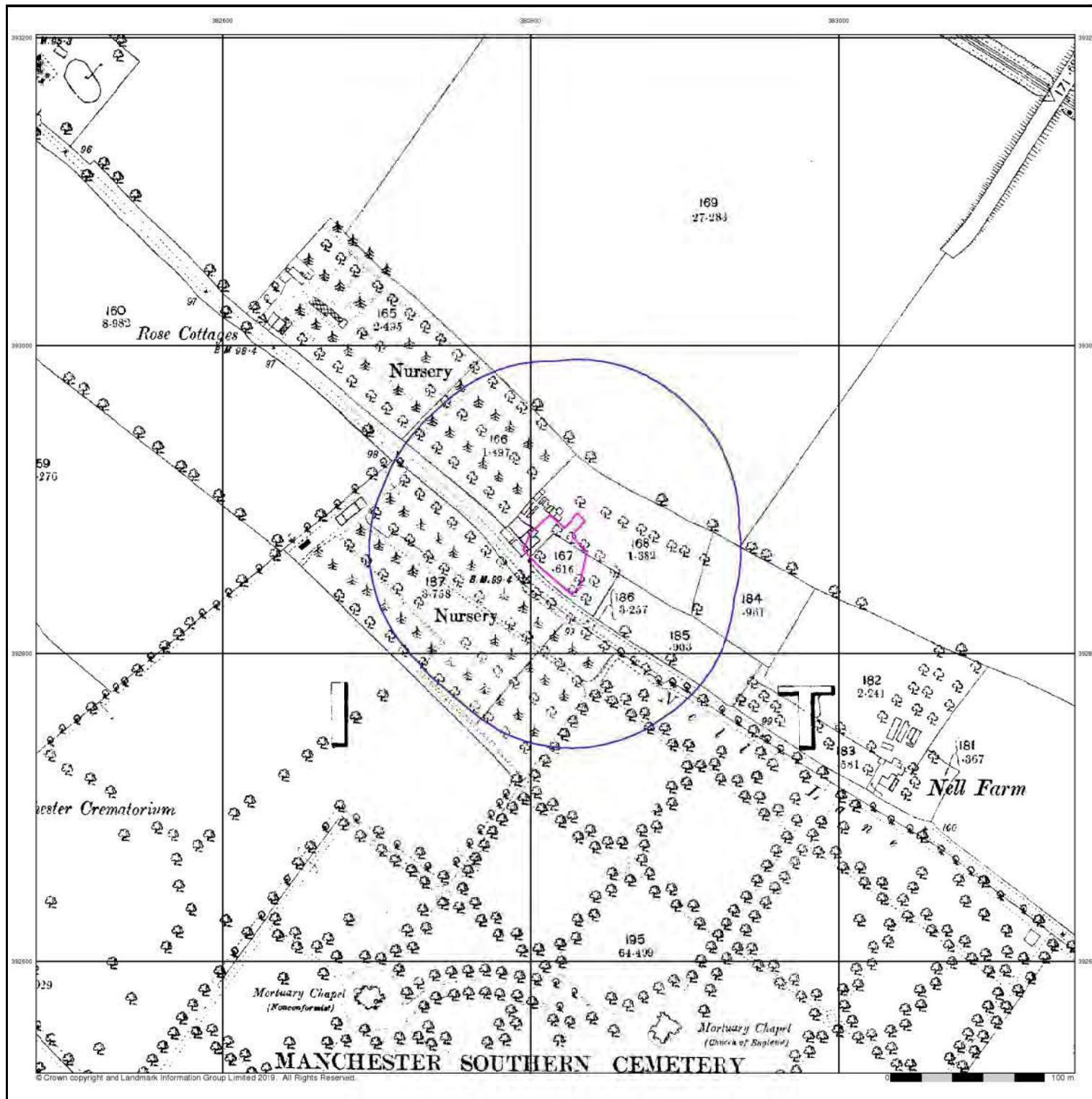


Order Details

Order Number: 191864103_1_1
 Customer Ref: M21 7UH
 National Grid Reference: 382820, 392870
 Slice: A
 Site Area (Ha): 0.13
 Search Buffer (m): 100

Site Details

Brookstone Close, MANCHESTER, M21 7UH



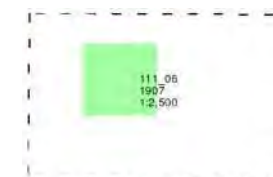
Lancashire And Furness

Published 1907

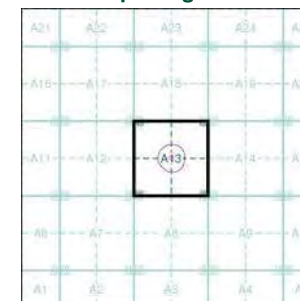
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13

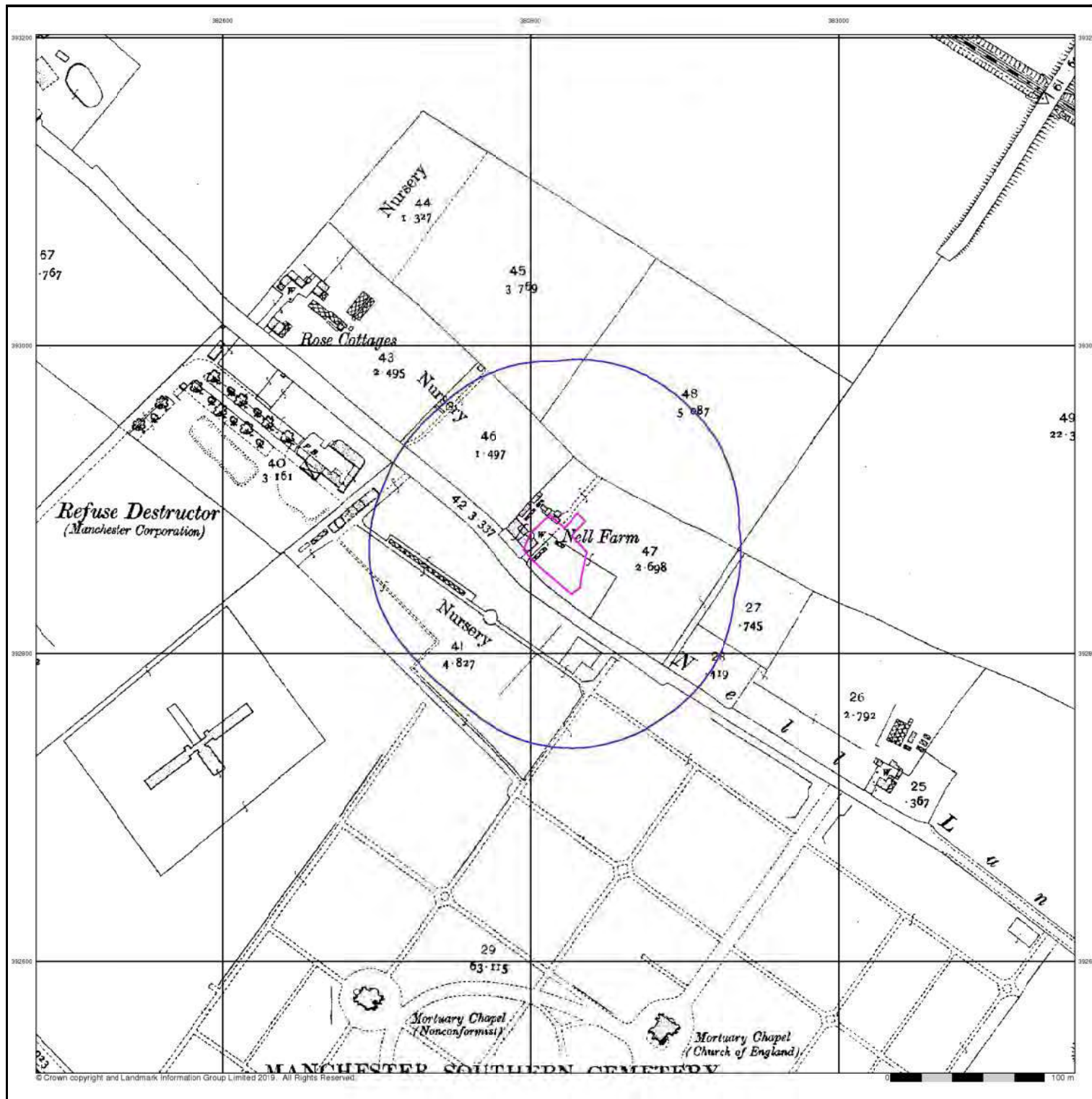


Order Details

Order Number: 191864103_1_1
 Customer Ref: M21 7UH
 National Grid Reference: 382820, 392870
 Slice: A
 Site Area (Ha): 0.13
 Search Buffer (m): 100

Site Details

Brookstone Close, MANCHESTER, M21 7UH



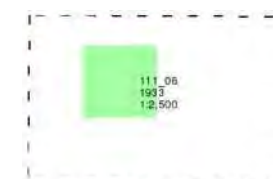
Lancashire And Furness

Published 1933

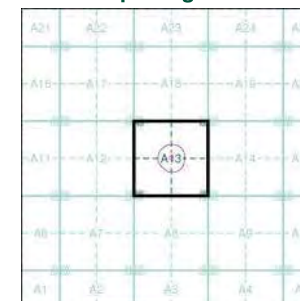
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered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

Map Name(s) and Date(s)



Historical Map - Segment A13

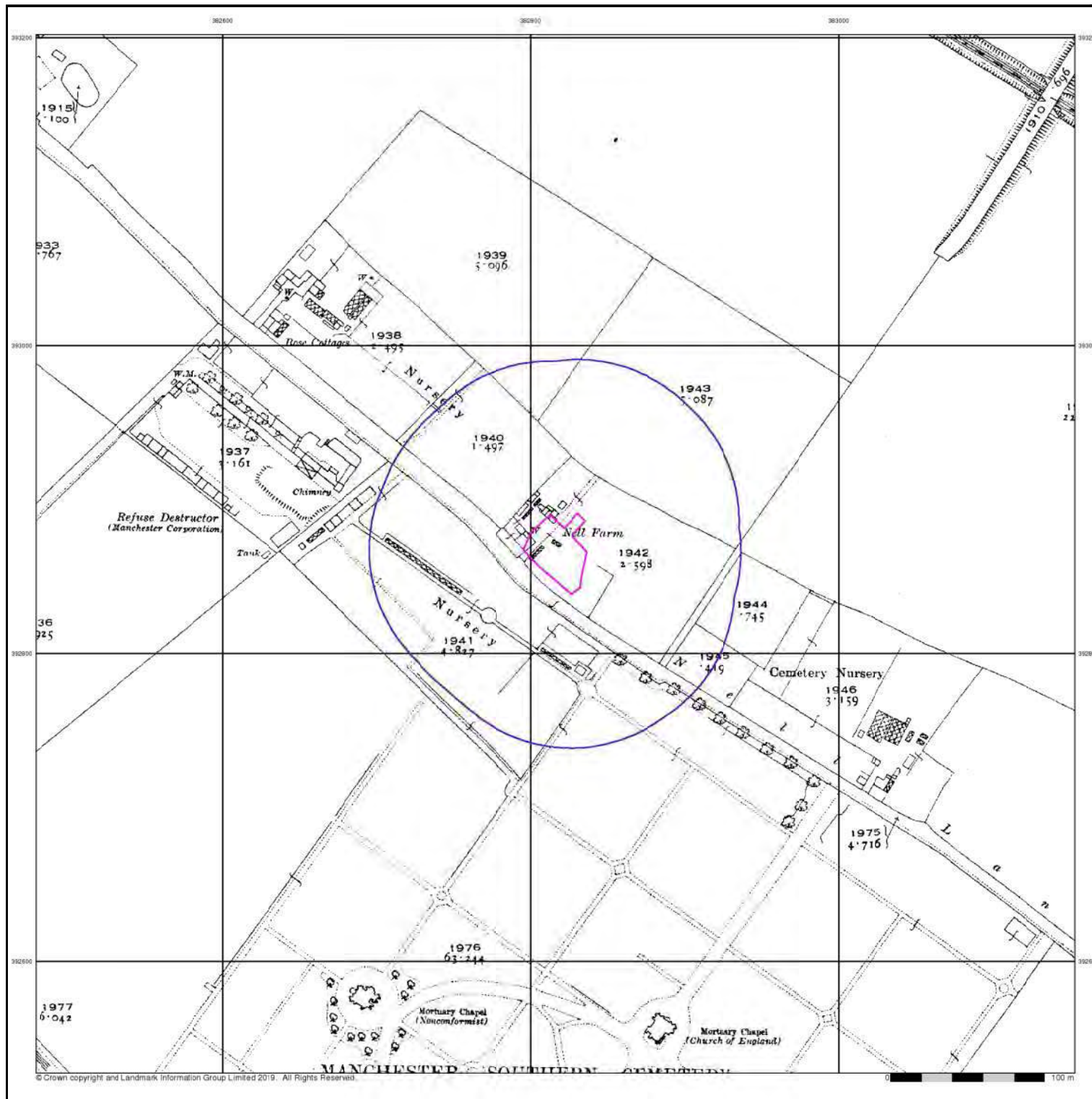


Order Details

Order Number: 191864103_1_1
 Customer Ref: M21 7UH
 National Grid Reference: 382820, 392870
 Slice: A
 Site Area (Ha): 0.13
 Search Buffer (m): 100

Site Details

Brookstone Close, MANCHESTER, M21 7UH



Ordnance Survey Plan

Published 1951 - 1956

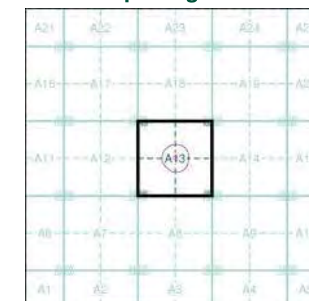
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8293SW 1955 1:1,250	SJ8293SE 1955 1:1,250	SJ8393SW 1951 1:1,250
SJ8292NW 1955 1:1,250	SJ8292NE 1956 1:1,250	SJ8392NW 1955 1:1,250

Historical Map - Segment A13

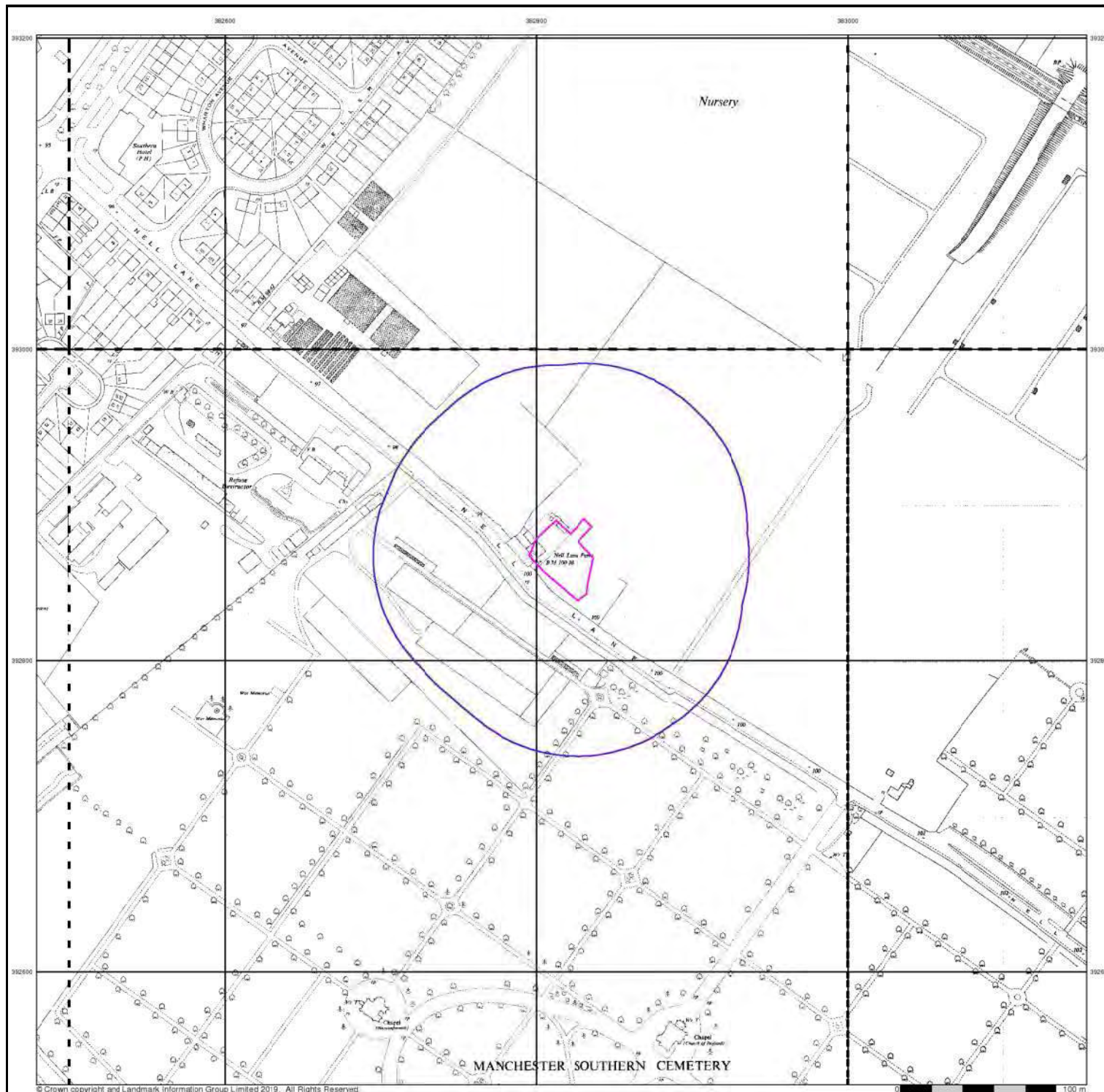


Order Details

Order Number: 191864103_1_1
Customer Ref: M21 7UH
National Grid Reference: 382820, 392870
Slice: A
Site Area (Ha): 0.13
Search Buffer (m): 100

Site Details

Brookstone Close, MANCHESTER, M21 7UH



Ordnance Survey Plan

Published 1972 - 1983

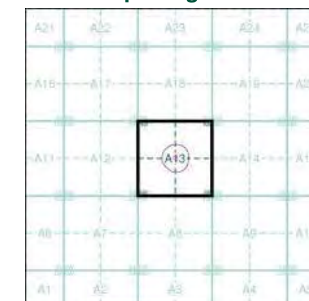
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8293SW 1974 1:1,250	SJ8293SE 1972 1:1,250	SJ8393SW 1983 1:1,250
	SJ8292NE 1980 1:1,250	SJ8392NW 1975 1:1,250

Historical Map - Segment A13



Order Details

Order Number: 191864103_1_1
 Customer Ref: M21 7UH
 National Grid Reference: 382820, 392870
 Slice: A
 Site Area (Ha): 0.13
 Search Buffer (m): 100

Site Details

Brookstone Close, MANCHESTER, M21 7UH

