



Islington Wharf Phase 4,
Manchester
Ground Condition Desk Study
Waterside Places

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EXECUTIVE SUMMARY

<i>SITE INFORMATION AND SETTING</i>	
Objectives	The objectives of this investigation are to assess the readily available desk based information on the likely ground conditions at the site.
Client	Waterside Places
Site name and location	Islington Wharf Phase 4, located immediately to the southeast of the Junction of Old Mill Street and Great Ancoats Street, Manchester, M4 6DN. The National Grid Reference of the approximate centre of the site is 385246,398249.
Proposed development	The proposed development is to consist of adjoining 26-storey and 12-storey residential apartment blocks with the lower floor including, amongst other things, light commercial units, car parking areas, a lobby, a bicycle storage area, and building management offices. It is understood from the drawings supplied by the Client that areas of soft landscaping will be absent.
<i>PHASE 1 (DESK STUDY AND SITE RECONNIASANCE)</i>	
Ground Model	At the time of writing the site was being used by Eric Wright Construction, the main contractor responsible for the construction of the Islington Wharf development, as a materials storage yard and site offices during the building of the adjacent phases of the development. The site currently includes two mortar silos, located adjacent to the northwest site boundary. Also in this area of the site is an above ground diesel storage tank. The tank is not bunded or protected in any way, and stands on two concrete blocks over a sheet of DPC membrane or similar, which itself lies on bare earth. Staining of the membrane was noted. A review of historical maps indicates that as early as 1851 the site was completely covered by buildings and associated yards, with a road, Back Mill Street, running northwest-southeast close to the approximate centre of the site. Land uses to the west of Back Mill Street included a public house, a timber yard, a smithy and a number of houses. The area to the east of Back Mill Street was occupied by a building and yard associated with Moore's cotton mill, which extended off-site towards the north and east, with houses in the southeast of the site. By 1889 the timber yard and smithy in the west had gone, and Moore's mill had been demolished and replaced with a school, with buildings and playgrounds forming the eastern part of the site. Some of the buildings present in 1938 in the northwestern part of the site had disappeared in the 1948 maps, indicating possible damage from German bombing. The school in the east of the site had been demolished by 1985, with the area to the east of Back Mill Street being left as open ground. The remaining buildings occupying the site had been completely cleared by 1987, although Back Mill Street remained in situ until it was removed sometime between 2002 and 2010. Historical land use in the surrounding areas has been a mixture of industrial and residential. A non-specialist UXO assessment indicates a moderate bomb risk, and it is recommended that a preliminary desk top UXO risk assessment is carried out by a specialist Home Office-approved UXO contractor, in accordance with CIRIA Report C681. The natural geology of the site consists of Glacial Till overlying strata of the Chester Formation, predominantly sandstones with subordinate siltstones and mudstones. A variable thickness of Made Ground will underlie the entire site associated with the site's historical use. There are no faults shown to run beneath, or within influencing distance of, the site. The site is at very low risk from historical mining activities. The Glacial Till is classified as being a Secondary (undifferentiated) aquifer, and the Chester Formation is a Principal aquifer. The site is not within a groundwater Source Protection Zone (SPZ) and there are no active, licensed groundwater abstractions within 1km of the site. The nearest surface water bodies are canals, located 50m and 70m away, and an unnamed river located 240m away. The River Medlock is located 465m to the southwest of the site. There are

	no active licensed surface water abstractions within 1km of the site, and no discharge consents within 250m of the site. There are no recorded landfills within 250m of the site.
ASSESSMENT AND CONCLUSIONS	
Preliminary Geotechnical Hazards	The following plausible geotechnical risks are identified. • Uncontrolled Made Ground leading to excessive and / or differential settlement. • Soft / loose compressible ground (low strength and high settlement potential). • Variable ground conditions. • Attack of buried concrete by aggressive ground conditions.
Preliminary Geo-environmental Conclusions	• The overall risk from land contamination at the site is considered to be very low to low for the current land use. • The overall risk for a redeveloped site is assessed to be very low to moderate, but this would need to be confirmed by appropriate intrusive investigation, testing and risk assessment. • It is considered that it is unlikely that the site would be classified as Contaminated Land under Part 2A of the EPA 1990.
FUTURE CONSIDERATIONS	
Further work	In order to confirm the actual risks to receptors and confirm the ground conditions with respect to potential geotechnical and geo-environmental risks, an appropriate intrusive investigation will need to be undertaken. This investigation will need to: • determine the depth and distribution of Made Ground and natural strata across the site; • determine the soil strength/density profile beneath the site; • determine the depth/level of groundwater beneath the site; • determine the ground gas concentrations beneath the site; • assess trench stability, over-break potential and ease of excavation; • allow sampling for chemical and geotechnical laboratory testing; and • obtain information in terms of Aggressive Chemical Environment for Concrete Class (ACEC Class). Following investigation, assessment will be required to: • update the Ground Model; • update the Geotechnical Risk Register; • provide Geotechnical Design recommendations; • update the Conceptual Site Model (CSM), including identification of plausible pollution linkages; • undertake generic quantitative risk assessment of potential chemical contaminants to establish 'suitability for use' under the current planning regime; • discuss potential environmental liabilities associated with land contamination (soil, water and gas); and • provide outline mitigation recommendations to ensure the site is 'suitable for use'.

This Executive Summary forms part of Hydrock Consultants Limited report number IW4-HYD-XX-XX-RP-GE-0001_Desk_Study and should not be used as a separate document.

1. INTRODUCTION

1.1 Terms of reference

In September 2018, Hydrock Consultants Limited (Hydrock) was commissioned by Waterside Places (the Client) to undertake a desk study for Phase 4 of the Islington Wharf development, located to the east of Old Mill Street and Great Ancoats Street, Manchester, M4 6ND.

The site extends to approximately 0.18 ha and currently comprises an area of relatively flat brownfield land. At the time of writing the site was being used by Eric Wright Construction as a materials storage yard, including two mortar silos, and site offices as part of the construction activities associated with other, surrounding phases of the Islington Wharf development.

The proposed development is to consist of adjoining 26-storey and 12-storey residential apartment blocks with the lower floor including, amongst other things, light commercial units, car parking areas, a lobby, a bicycle storage area, and building management offices. It is understood from the drawings supplied by the Client that areas of soft landscaping will be absent.

The proposed development layouts provided by Waterside Places is presented in Appendix D.

The works have been undertaken in accordance with Hydrock's proposal referenced C-10042-E-FP-GE-001, dated 15th August 2018, and the Client's instructions to proceed by an email dated 21st September 2018.

1.2 Objectives

The objectives of this investigation are to assess the readily available desk based information on the likely ground conditions at the site.

1.3 Scope

The scope of the Phase 1 Desk Study comprises:

- a field reconnaissance (walkover) to determine the nature of the site and its surroundings including current and former land uses, topography, geology and hydrology;
- acquisition and review of:
 - historical Ordnance Survey maps, to identify former potentially contaminative uses at the site and immediately surrounding it, and an assessment of the associated contamination risks;
 - a third-party environmental database search to identify flooding warning areas, local landfills, pollution incidents, abstractions, environmental permits etc. which may have had the potential to have environmental impact on the site;
 - topographical, geological and hydrogeological maps;
 - British Geological Survey (BGS) archive records;
 - Zetica UXB risk maps; and
 - a Coal Authority 'Consultants Mining Report'.
- development of a preliminary Conceptual Site Model (CSM), including identification of potential pollution linkages;
- a qualitative assessment of any risks identified; and

- identification of plausible geotechnical hazards.

1.4 Available information

The following have been provided to Hydrock by Waterside Places for use in the preparation of this report:

- Greenhatch Group: a topographic survey drawing, reference 21267_OGL, Rev 0, dated 9th January 2014;
- Ryder Architecture: a site plan, reference IW4-RYD-00-00-DR-A-0000-S2-P01, dated 21st September 2018;
- Ryder Architecture: artists impressions of the completed buildings, entitled Visuals 1 and Visuals 2, references IW4-RYD-00-XX-VS-A-3610-S2-P01 and IW4-RYD-00-XX-VS-A-3611-S2-P01, dated 30th July 2018; and
- Ryder Architecture: numerous detailed design drawings of the individual floors and apartment layouts.

1.5 Regulatory context and guidance

The geo-environmental section of this report is written in broad agreement with BS 10175:2011+A2:2017, the CLR 11 Model Procedures (Environment Agency 2004) and the AGS (2006) Good Practice Guidelines for Site Investigations. The methods used follow a risk-based approach, with the first stage being a Phase 1 desk study and field reconnaissance (this report), with the potential geo-environmental risk assessed qualitatively in future report(s) using the 'source-pathway-receptor contaminant linkage' concept to assess risk as introduced in the Environmental Protection Act 1990 (EPA, 1990).

The geotechnical section of this report is undertaken in general accordance with BS EN 1997 (EC7). This report forms the Preliminary Sources Study Report (PSSR) as defined by DMRB HD22/08.

Where relevant the NHBC Standards (2018), have also been applied.

Remaining uncertainties and recommendations for further work are listed in Section 7 and Section 6.

Reference to the technical details of the approach and the methodologies adopted are provided in Appendix G.

2. PHASE 1 STUDY (DESK STUDY AND FIELD RECONNAISSANCE)

2.1 Data

A number of desk study sources have been used to assemble the following information. These are presented in Appendix D and include:

- Third-party environmental and geotechnical database searches provided by Groundsure, references HYD-5487212 and HYD-5487213;
- Historical Ordnance Survey mapping;
- Zetica UXB Risk Maps (<https://zeticauxo.com/downloads-and-resources/risk-maps/>); and
- A Coal Authority Consultants Coal Mining Report, reference 51001938505001, dated 28th September 2018.

2.2 Site referencing

The site is referenced in Table 2.1 and the location is indicated in Figure 2.1 and Figure 2.2.

Table 2.1: Site referencing information

Item	Brief Description
Site name	Islington Wharf Phase 4.
Site location and National Grid Reference	The site is located immediately to the southeast of the Junction of Old Mill Street and Great Ancoats Street, Manchester, M4 6DN. The National Grid Reference of the approximate centre of the site is 385246,398249.



Figure 2.1: Site location

(Reproduced with permission from Groundsure)



Figure 2.2: Extract from the Ordnance Survey Map.

(OS licence 100023353).

A site location plan (Hydrock Drawing IWM-HYD-XX-XX-DR-GE-0001) is presented in Appendix A.

2.3 Site description and field reconnaissance survey

A field reconnaissance survey was undertaken on 1st October 2018 to visually assess potential geotechnical hazards, contaminant sources and receptors. The weather during the field reconnaissance survey was dry and mostly sunny.

A summary of site conditions at the time of the walkover is presented in Table 2.2, and selected photographs are presented in Figure 2.3 to Figure 2.5. Additional photographs are presented in Appendix B.

Table 2.2: Site description

Item	Brief Description
Site access	Via two gateways leading directly off the unnamed road forming the eastern site boundary.
Site area	The site is approximately rectangular in shape and has an area of approximately 0.18 ha.
Elevation, topography and any geomorphic features	Local ground levels across the site vary slightly, largely depending on the presence of hardstanding areas or whether such hardstanding has locally been broken out. Overall, the site falls gently towards the west, from a high point (as determined by a topographic survey carried out in January 2014) of 47.46m OD in the east to a low point of 45.98m OD in the west.
Present land use	At the time of writing the site was being used by Eric Wright Construction, the main contractor responsible for the construction of the Islington Wharf development, as a materials storage yard and site offices during the building of the adjacent phases of the development. Besides general construction materials (e.g. scaffolding, insulated wall panels, bricks, concrete blocks, timber, pallets etc.), the yard also includes two mortar silos, located adjacent to the northwest site boundary. Also in this area of the site is an above ground diesel storage tank. The tank is not bunded or protected in any way, and stands on two concrete blocks over a sheet of DPC membrane or similar, which itself lies on bare earth. Staining of the membrane was noted. A temporary, three-storey office complex, comprising 15 Portakabins arranged in three rows of five, is located in the southwestern part of the site.
Vegetation	There is currently no vegetation in any area of the site or close to the site boundaries.
General site sensitivity	The site lies within a well-established urban area. There are no Designated Environmentally Sensitive Sites within 2km of the site.
Site boundaries and surrounding land	The site is bound on the western, northern and eastern sides by Great Ancoats Street, Old Mill Street and an unnamed street respectively, and to the south by the recently constructed Islington Wharf Phase 1 residential development. Land use beyond the roads includes residential to the west; a construction site to the east (Islington Wharf Phase 3); and the Central Retail Park to the north.

A current site features plan (Hydrock Drawing IW4-HYD-XX-XX-DR-GE-1002) is presented in Appendix A.



Figure 2.3: General view across site, looking north from cabins in southwest corner.



Figure 2.4: Cabin complex in southwest of the site.



Figure 2.5: Looking towards the mortar silos in the northwest of the site.



Figure 2.5: Diesel storage tank adjacent to the mortar silos in the northwest of the site.

2.4 Site history

A study of historical Ordnance Survey maps (Appendix C) has been undertaken to identify any former land uses at the site and surrounding areas which may have geotechnical or geo-environmental implications for the proposed development. The key findings are summarised in Table 2.3.

Table 2.3: Site history review

Reference	Key Features on Site	Key Features off Site
1848 (1:10,560) & 1851 (1:1,056)	The site is covered by buildings and associated yards, with a road, Back Mill Street, running northwest-southeast close to the approximate centre of the site. Land uses to the west of Back Mill Street include a public house, which extends off-site towards the northwest; a timber yard; a smithy; and a number of contiguous buildings in the south which have no recorded use, and are therefore assumed to be housing. The area to the east of Back Mill Street is mainly occupied by the building and yard associated with Moore's cotton mill, which extends off-site towards the north and east. Unmarked, contiguous buildings, again assumed to be housing, are shown in the southeast of the site.	Land use in the areas surrounding the site are a mixture of industrial and residential, with canals located approximately 70m to the south and 50m to the east of the site. Industrial land uses include a timber yard, 60m to the southwest; iron works, located 70m to the southwest and west, 70m to the north, and 80m to the northwest; coal wharfs, located 30m and 60m to the east on either side of the canal, and 70m and 90m to the north, again on either side of the canal; and another cotton mill, located 50m to the north. Numerous blocks of contiguous buildings scattered throughout the general area are assumed to be housing.
1891 (1:500) & 1889 - 93 (1:2,500)	The timber yard and smithy are no longer marked in the west of the site. Moore's cotton mill to the east has been demolished and the site is now occupied by a school, with school buildings and playgrounds covering the area of the site to the east of Back Mill Street.	The iron works 80m to the west is marked as disused. Other industrial land uses in the local area include a wire works, 90m northeast; a dye works 220m to the north; a brass and iron works, 180m to the southwest; an engineering works 200m to the southwest; a Corporation yard and grain store 110m and 160m to the southeast; iron works 120m and 240m to the east, and 170m to the south; and a spindle works 80m to the east. In addition, a disused cotton mill is marked 200m to the east, and a coal wharf is shown 200m to the northwest.
1908 (1:2,500)	No significant changes.	The former iron works 120m to the east is now shown as a saw mill, a chemical works, and a waste cotton mill. The former disused foundry 80m to the west is now marked as an iron and steel warehouse and a clothing factory. Additional industrial land uses are identified, including a saw mill and a hydraulic power station 180m to the northwest; a tin works 130m to the northwest; a tarpaulin works, 200m to the southwest; and a bedstead and safe works 150m to the northeast.
1922 (1:2,500)	No significant changes.	The only changes are the appearance of a timber shed and a Corporation yard, 90m and 240 to the northwest respectively, and the Star iron works, 160m to the southwest.

Reference	Key Features on Site	Key Features off Site
1931-32 (1:2,500) & 1938 (1:10,560)	One of the smaller buildings to the west of Back Mill Street has been demolished.	Additional uses of the buildings from 100m to 250m to the northeast include, as well as the bedstead works, engineering works, clothing works, a chemical works, a laundry and a cotton works. The former dye works to the north are now marked as a clothing factory, and an engineering works is shown 240m to the north. A cabinet works is shown 95m to the northwest. The tarpaulin works to the west are now a saddlery works, and the brass and iron works to the southwest are marked as disused. A stationery works are located 200m to the southwest. A chain works and a toy balloon factory are shown 80m to the east, with a bag factory and waste paper works shown 180m to the east.
1948-53 (1:1,250 & 1:2,500)	The majority of the northwestern quadrant of the site is shown as vacant land.	Land uses to the south of the site now include a bacon factory (80m away), a textile factory (30m away), a garage (95m away), an engineering works (130m away) and a box factory (170m away). Garages are also marked 70m to the southeast and 180m to the northeast. A paint works (40m away) and engineering works (70m and 95m away) are shown to the east of the site. A glass works is shown approximately 240m to the northeast. The chain works to the east are no longer shown. Several large warehouses are shown from approximately 180m onwards to the southeast.
1951-52 (1:1,250) & 1950-68 (1:2,500)	No significant changes.	The timber shed 90m to the northwest is now marked as a saw mill.
1978-85 (1:1,250)	By 1978 the remaining houses in the northeastern quadrant had been demolished, with the whole of this area shown as open land. The row of buildings along the southwestern edge of the site had also been removed. By 1985 the school to the west of Old Mill Street had been demolished to leave open land.	By 1978 the buildings immediately to the south of the site had been demolished to leave open land. The majority of the terraced housing had been cleared in the general vicinity of the site, with these areas being either left as open land or developed for small works or warehousing. The areas to the northeast and north of the site formerly occupied by the saw mill, hydraulic power station, dye works and mill, and the various industrial units along Old Mill Street to the northeast, had been redeveloped for housing. A scrap yard had been established 90m to the southwest. The balloon works and the chemical works to the east are no longer present. The remaining industrial / commercial buildings to the southwest, south and southeast are still marked on the

Reference	Key Features on Site	Key Features off Site
		maps, although in the majority of cases their use is not recorded. By 1985 a scrap yard had been established 15m to the southeast of the site. A depot is also shown 40m to the east.
1987-92 (1:1,250)	All buildings formerly occupying the site have been demolished to leave an area of open land, although Back Mill Street remains in situ.	All buildings to the north and northwest of the site have been demolished and this area has been developed as the Central Retail Park. Almost all of the remaining terraced housing in the surrounding areas has been demolished, to leave the general area surrounding the site as either open space or occupied by industrial / commercial buildings. The scrap yards previously located to the south and the southwest of the site are no longer shown. A trading estate has been established approximately 90m to the west.
1992-95 (1:1,250)	No significant change.	There has been little change to the surrounding areas, other than some minor residential development to the southwest.
2002, 2010 & 2014 (1:10,000)	Back Mill Street is no longer shown.	The apartment block to the south of the site (Islington Wharf Phase 1) is shown for the first time on the 2010 map. This map also shows the housing estate built to the north in the 1980s has been demolished.

2.5 Unexploded ordnance (UXO)

In general accordance with CIRIA Report C681 (Stone et al 2009) a non-specialist UXO screening exercise has been undertaken for the purposes of ground investigation and is presented in Table 2.4.

Table 2.4: Non-specialist UXO screening (for the purposes of ground investigation)

Data	Comment	Further Assessment Required
Site History	There is no indication of former military use from the desk study.	No
Post War Development	The maps dated 1948-53 show most of the northwestern part of the site, covered by buildings in 1938, to be vacant land, which might potentially be the result of a bomb strike. However, the remainder of the site remained unchanged, and given the relatively small size of the site and the very small area affected (estimated from the map to be less than 400m ²) it is considered unlikely to have been caused by a high explosive bomb, although the possibility cannot be ruled out entirely.	Yes
Geology Type	The site is underlain by Made Ground overlying a significant thickness (anticipated to be in the region of 20m or more) generally comprising stiff to hard clay. It is considered unlikely that any bomb that may have struck the site would have failed to explode or gone undetected, especially as the majority of the site remained unchanged and is therefore unlikely to have suffered a bomb strike.	No

Data	Comment	Further Assessment Required
Surface Cover during WWII	The site was completely covered by buildings and hardstanding areas at the outbreak of the Second World War.	No
Indicator of Aerial Delivered UXO	The Zetica UXO risk map for the site indicates a moderate risk of UXO.	Yes

The non-specialist UXO screening exercise has indicated further assessment is required. It is therefore recommended that a preliminary desk top UXO risk assessment is carried out by a specialist Home Office-approved UXO contractor, in accordance with CIRIA Report C681.

The Zetica UXO risk map for the site is presented in Appendix D.

2.6 Geology

The general geology of the site area is shown on the British Geological Survey (BGS) 1:50,000 geological map of Manchester (Sheet 85) and is summarised in Table 2.5. Extracts from the map are shown in Figure 2.6 and Figure 2.7.

Table 2.5: Geology

Ref. for Figures	Location	Stratigraphic Name	Description
Superficial Deposits (Figure 2.6)			
1	Beneath the whole site.	Glacial Till	Typically firm to stiff clays and silts with varying amounts of sand, gravel and cobbles of mixed lithology. Locally may also contain occasional boulders.
Solid Geology (Figure 2.7)			
1	Beneath the whole site.	Chester Formation	Typically red or brown pebbly sandstones with generally thin, subordinate siltstones and mudstones.

A variable thickness of Made Ground will underlie the entire site associated with the site's historical use.

There are no faults shown to run beneath, or within influencing distance of, the site.



Figure 2.6: Superficial deposits.

(Reproduced with permission from Groundsure)

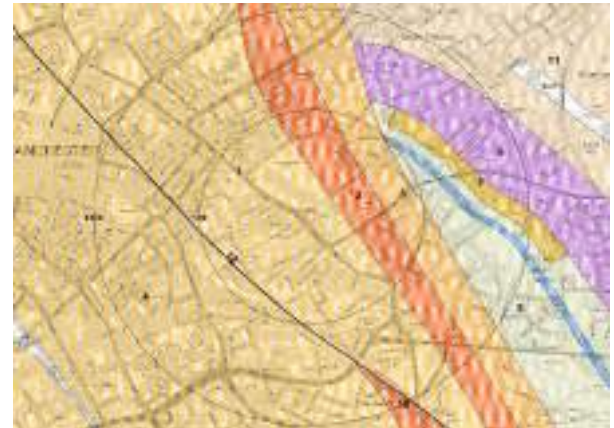


Figure 2.7: Solid geology.

(Reproduced with permission from Groundsure)

The BGS archive holds two record of deep boreholes within 100m of the site, as follows:

- BGS Ref. 937116, located 20m northwest at NGR 385214, 398275: Comprised a 1.52m thick covering of Made Ground over Glacial Till, described as generally stiff to hard silty clay with some gravel and cobbles, to a depth of 21.33m below ground level (bgl).
- BGS Ref. 937115, located 86m northeast at NGR 385330, 398320: Comprised 3.0m of Made Ground over Glacial Till, described as generally stiff to hard silty clay with some gravel and cobbles, to a depth of 15.15m bgl (Hydrock interpretation of log).

2.7 Groundwater system

2.7.1 Aquifer designations

Based on the inferred geological sequence presented in Section 2.6 and the Environment Agency's interactive aquifer designation map, the aquifer system presented in Table 2.6 applies. Additional information on the hydraulic characteristics of the geological units has been abstracted from Allen et al (1997) and Jones et al (2000).

Table 2.6: Aquifer system

Stratum	Aquifer Designation	Hydraulic Characteristics
Glacial Till	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
Marsden formation	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.

2.7.2 Groundwater abstraction

There are no active licensed groundwater abstractions within 1km of the site.

2.7.3 Groundwater source protection zones and groundwater vulnerability

The site is not within a groundwater Source Protection Zone (SPZ).

2.7.4 Groundwater quality

The groundwater beneath the site (Manchester and East Cheshire Permo-Triassic Sandstone Aquifers) is currently (2016 Cycle 2) classified under the Water Framework Directive as 'poor'.

2.7.5 Groundwater levels, recharge, and flow

Regional groundwater flow would be expected to be towards the River Medlock, approximately 465m to the southeast of the site.

2.8 Surface Water System

2.8.1 Hydrology and drainage

The surface water features in the vicinity of the site are listed in Table 2.7.

Table 2.7: Surface water features

Feature	Location Relative to Site
Islington Branch (canal)	50m to the northeast.
Ashton Canal	70m to the southeast.
Unnamed inland river	240m to the southwest.
Rochdale Canal	390m to the northwest.
River Medlock	465m to the southeast.

2.8.2 Surface water abstractions and discharges

There are no active licensed surface water abstractions within 2km of the site.

2.8.3 Surface water quality

The Environmental Agency website shows the site is located within the catchment of the Roch Irk Medlock, with the specific river water body being in the Medlock (Lumb Brook to Irwell). The current (2016 cycle 2) overall status with the Water Framework Directive is 'moderate'.

The water body is currently moderate status due to continuous sewage discharge from waste water treatment plants releasing phosphates into the environment, and the urban nature of the locality.

2.8.4 Surface water flooding

The desk study information indicates the proposed development is in Flood Zone 1 with a low probability (less than 1 in 1000) of flooding from rivers or the sea.

There is groundwater flooding potential at the surface associated with superficial deposits. The potential for surface flooding indicated means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions.

No further consideration of flood risk is undertaken in this report. Specialist flood risk advice should be sought with regard to drainage and flooding.

2.9 Mining or mineral extraction

2.9.1 Coal mining

The Coal Authority's Interactive Viewer indicates that the site is on a coal mining reporting area (Lancashire).

A Coal Authority Mining Report, Ref. 51001938505001, dated 28th September 2018, has been obtained for the site.

The main findings of the report, which is included at Appendix D, are summarised below:

- The property is not in a surface area that is likely to be affected by underground mining, as the shallowest recorded coal seam worked beneath the site was at 354m depth.
- The property is not in a surface area that could be affected by shallow workings.
- There are no coal mine entries within, or within 100 metres of, the boundary of the property.
- No notices have been given, under Section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.
- The Coal Authority is not aware of any evidence of damage arising due to geological faults or other lines of weakness that have been affected by coal mining.
- The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50m, since 31st October 1994.
- The Coal Authority has no records of a mine gas emission requiring action.

In summary, risks from underground coal mining at the site are very low and no further consideration is required.

2.10 Natural ground instability

The Groundsure report indicates that hazards from shrink-swell clays, landslides, ground dissolution, compressible deposits, collapsible deposits and running sands range from negligible to very low.

2.10.1 Evidence of Cavities on Site

There is no evidence that cavities are present beneath the site.

2.10.2 Evidence of Cavities in the Adjacent Area

There are no known natural cavities present at, or in the vicinity of, the site that might pose a risk of subsidence.

2.11 Waste management

There are no recorded landfill sites within 250m of the site.

2.12 Regulatory consultation

Information in the Groundsure Report (Appendix D), relating to various regulatory controls has been reviewed, with a summary presented below in Table 2.8.

Table 2.8: Regulatory information within 250m of the site

Regulatory Data	Distance from Site	Details	Potential Risk	Comment
Discharge consents	None within 250m of site.	N/A	N/A	N/A
Local Authority Pollution Prevention and Controls	None within 250m of site.	N/A	N/A	N/A
Pollution Incidents	None within 100m of the site.	N/A	N/A	N/A
Trade Directory Entries	93m to the west.	Active Warehouse (container and storage).	No	Nature of business unlikely to be significantly contaminative.
	96m to the east.	Active Electricity substation	No	The substation is a significant distance from the site, and any contamination that may be present is unlikely to migrate to the site.
	133m – 250m to the west.	Active Various, including vehicle hire and rental; industrial coatings and finishings; recycling, reclamation and disposal; construction and tool hire; published goods; disability and mobility equipment; construction completion services; 'aeroplanes'; electrical features; curtains and blinds; metal fabricators and stockholders; stationery; container and storage; scrap metal merchants; office and shop equipment; and numerous unspecified works.	No	Nature of the majority of the businesses means they are unlikely to be significantly contaminative, and those activities that are potentially contaminative, are a considerable distance from the site. In addition, mobile contamination is unlikely to migrate towards the site due to the presence of a thick sequence of low permeability Glacial Till underlying the generally area.
Fuel Station Entries	None within 500m of site.	N/A	N/A	N/A
Control of major accident hazards sites (COMAH)	None within 500m of site.	N/A	N/A	N/A

Regulatory Data	Distance from Site	Details	Potential Risk	Comment
Registered radioactive substances	None within 500m of site.	N/A	N/A	N/A
Notification of installations handling hazardous substances (NIHHS) sites.	None within 500m of site.	N/A	N/A	N/A

2.13 Natural soil chemistry

Information contained within the environmental data report (Appendix D) gives indicative natural concentration values (estimated) for the natural soils at the site for a selection of Contaminants of Potential Concern (CoPC). These have been reproduced in Table 2.9.

Table 2.9: Natural soil chemistry

Element	Arsenic	Cadmium	Chromium	Lead	Nickel
Concentration (mg/kg)	15 - 25	<1.8	60 - 90	100 - 200	30 - 45

2.14 Radon

The Groundsure report indicates that the site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level. No radon protection measures are therefore required for new properties at this location.

2.15 Suitability of previous data

Hydrock have not been provided with any previous site investigation reports for the site.

3. PRELIMINARY CONCEPTUAL SITE MODEL

3.1 Ground model

The preliminary ground model is presented in Section 2 which forms the understanding of the ground conditions that inform the preliminary geotechnical hazard assessment (Section 3.2) and the preliminary geo-environmental exposure model (Section 3.3).

3.2 Geotechnical hazard identification

The preliminary geotechnical hazard identification has been undertaken in accordance with the general requirements of ICE/DETR Document 'Managing Geotechnical Risk' and the HE documents HD 41/15 and HD 22/08.

The following section sets out the identified geotechnical hazards and the development elements potentially affected (see Table E.1 in Appendix E for further detail).

3.2.1 *Plausible geotechnical hazards*

Plausible geotechnical hazards identified at the site are:

- Uncontrolled Made Ground leading to excessive and / or differential settlement.
- Soft / loose compressible ground (low strength and high settlement potential).
- Variable ground conditions.
- Attack of buried concrete by aggressive ground conditions.

3.2.2 *Potential development elements affected*

Development elements affected by potential geotechnical hazards are:

- Buildings – foundations.
- Buildings – floor slabs
- Roads and pavements.
- Services.
- Construction staff, vehicles and plant operators.
- Concrete below ground.

Health and safety risks to site Contractors and maintenance workers have not been assessed during these works and will need to be considered separately during design.

The above plausible geotechnical hazards and development elements affected will need to be carried forward for investigation and assessment.

3.3 Geo-environmental exposure model

The preliminary exposure model is based on information presented in Section 2 and is used for geo-environmental hazard identification and establishing potential contaminant linkages based on the contaminant-pathway-receptor approach.

A pollutant linkage requires all the elements (S-P-R) to be present. If only one or two are present, there is likely to be no linkage and further assessment is not required.

3.3.1 *Potential contaminants*

For the purpose of this assessment the potential contaminants have been separated according to whether they are likely to have originated from on-site or off-site sources.

Potential on-site sources of contamination

- S 1. Elevated concentrations of metals, polycyclic aromatic hydrocarbons, petroleum hydrocarbons and asbestos from general Made Ground associated with current and previous land use at the site.
- S 2. Ground gases (carbon dioxide and methane) from organic materials within any Made Ground that might underlie the site.

Potential off-site sources of contamination

The areas surrounding the site have historically been highly industrialised and several potentially contaminative land uses have been located close to the site. However, since the 1980s surrounding land use has been a mixture of residential, retail parks and warehousing, none of which would be expected to be potentially significantly contaminative. Furthermore, the areas to the east, south and west have been, or are in the process of being, developed for housing, and it is reasonable to assume that any soil contamination that might have been present in those areas will have been remediated as part of their development. The land surrounding the site would not, therefore, be expected to pose a significant risk to the current study site.

Off-site sources of gas are not considered further as there are no landfills recorded within 250m of the site.

3.3.2 *Potential pathways*

The following potential pathways have been identified.

- P 1. Humans: ingestion, skin contact, inhalation of dust and outdoor air.
- P 2. Buildings: direct contact with substances deleterious to building materials.
- P 3. Buildings: methane ingress via permeable soils and/or construction gaps.
- P 4. Underlying groundwater: migration of contaminants into the Chester Formation, classified as Principal Aquifer.
- P 5. Surface water: overland flow.
- P 6. Surface water: drainage discharge.
- P 7. Surface water: base flow from groundwater

3.3.3 *Potential receptors*

The following potential receptors in relation to the proposed land use have been identified.

- R 1. Humans (neighbours, site end users).
- R 2. Development end use (buildings, utilities and landscaping).
- R 3. Groundwater: Principal Aquifer status of the Chester Formation.

In the absence of any proposed areas of soft landscaping at the development, plant life is not considered to be a viable receptor, and impacts to plant life are not considered further.

An assessment of the Source-Pathway-Receptor linkages has been undertaken and is presented in Appendix F (Table F.2) and the conclusions of the assessment are discussed in Section 4.

Health and safety risks to site Contractors and maintenance workers have not been assessed during these works and will need to be considered separately.

4. DESK STUDY CONCLUSIONS

4.1 Geotechnical conclusions

The following plausible geotechnical risks are identified.

- Uncontrolled Made Ground (variable strength and compressibility).
- Low strength, compressible natural ground – risk of excessive settlement of foundations and infrastructure elements.
- Attack of buried concrete by aggressive ground conditions – the development site may contain shallow Made Ground and potentially sulphate bearing soils.
- Potential for unforeseen ground conditions and the risks associated with limited data.

These plausible risks require further investigation and assessment (see Section 6).

4.2 Geo-environmental conclusions

Based on historical and current land uses and in accordance with the processes set out in Appendix G:

- The overall risk from land contamination at the site is considered to be very low to low for the current land use.
- The overall risk for a redeveloped site is assessed to be very low to moderate, but this would need to be confirmed by appropriate intrusive investigation, testing and risk assessment.
- It is considered that it is unlikely that the site would be classified as Contaminated Land under Part 2A of the EPA 1990.

5. UNCERTAINTIES AND LIMITATIONS

Hydrock Consultants Limited (Hydrock) has prepared this report in accordance with the instructions of Waterside Places (the Client), by email dated 21st September 2018 under the terms of appointment for Hydrock. Hydrock shall not be responsible for any use of the report or its contents for any purpose other than that for which it was prepared and provided.

This report details the findings of work carried out in September 2018. The report has been prepared by Hydrock on the basis of available information obtained during the study period. Although every reasonable effort has been made to gather all relevant information, not all potential environmental constraints or liabilities associated with the site may have been revealed.

Information provided by third parties has been used in good faith and is taken at face value. However, Hydrock cannot guarantee its accuracy or completeness.

Where the existing report prepared by others have been provided by the Client, it is assumed that these have been either commissioned by the Client, or can be assigned to the Client, and can be relied upon by Hydrock. Should this not be the case Hydrock should be informed immediately as additional work may be required. Hydrock is not responsible for any factual errors or omissions in the supplied data, or for the opinions and recommendations of others. It is possible that the conditions described may have since changed through natural processes or recent activities.

The work has been carried out in general accordance with recognised best practice. The various methodologies used are referenced in Appendix G.

Where the phrase 'suitable for use' is used in this report, it is in keeping with the terminology used in planning control and does not imply any specific warranty or guarantee offered by Hydrock.

Unless otherwise stated, no assessment has been made for the presence of radioactive substances or unexploded ordnance.

Please note that notwithstanding any site observations concerning the presence or otherwise of archaeological sites, asbestos-containing materials or invasive weeds, this report does not constitute a formal survey of these potential hazards and specialist advice should be sought.

Whilst the preliminary risk assessment process has identified potential risks to construction workers, consideration of occupational health and safety issues is beyond the scope of this report.

Any site boundary line depicted on plans does not imply legal ownership of land.

6. RECOMMENDATIONS FOR FURTHER WORK

6.1 Ground investigation objectives

In order to confirm the actual risks to receptors and confirm the ground conditions with respect to potential geotechnical and geo-environmental risks, an appropriate intrusive investigation will need to be undertaken. This investigation will need to:

- determine the depth and distribution of Made Ground and natural strata across the site;
- determine the soil strength/density profile beneath the site;
- determine the depth/level of groundwater beneath the site;
- determine the ground gas concentrations beneath the site;
- determine CBRs to assist with pavement design;
- assess trench stability, over break potential and ease of excavation;
- allow sampling for chemical and geotechnical laboratory testing;
- obtain information in terms of Aggressive Chemical Environment for Concrete Class (ACEC Class).

Following investigation, assessment will be required to:

- update the Ground Model;
- update the Geotechnical Risk Register;
- provide Geotechnical Design recommendations;
- update the Conceptual Site Model (CSM), including identification of plausible pollution linkages;
- undertake generic quantitative risk assessment of potential chemical contaminants to establish 'suitability for use' under the current planning regime;
- discuss potential environmental liabilities associated with land contamination (soil, water and gas); and
- provide outline mitigation recommendations to ensure the site is 'suitable for use'.

6.2 Proposed scope and rationale for investigation works

Based on the current data, site investigation is proposed to comprise:

- the excavation of trial pits to allow collection of samples for geotechnical and chemical analysis, to assess trench stability and to allow an assessment of over-break potential and ease of excavation;
 - dynamic sampling to allow collection of samples for geotechnical and chemical analysis of shallow soils, allow *in situ* testing (SPTs) to be undertaken to determine the density of the shallow soils, and to allow the installation of gas and groundwater monitoring wells;
 - rotary cored boreholes to an anticipated maximum depth of 25m bgl to allow the recovery of undisturbed samples (U100 attachment and rock cores) and *in situ* testing (SPTs);
 - gas concentration and groundwater level monitoring;
 - geotechnical testing of soils and rock; and
- contamination analyses of soil and groundwater.

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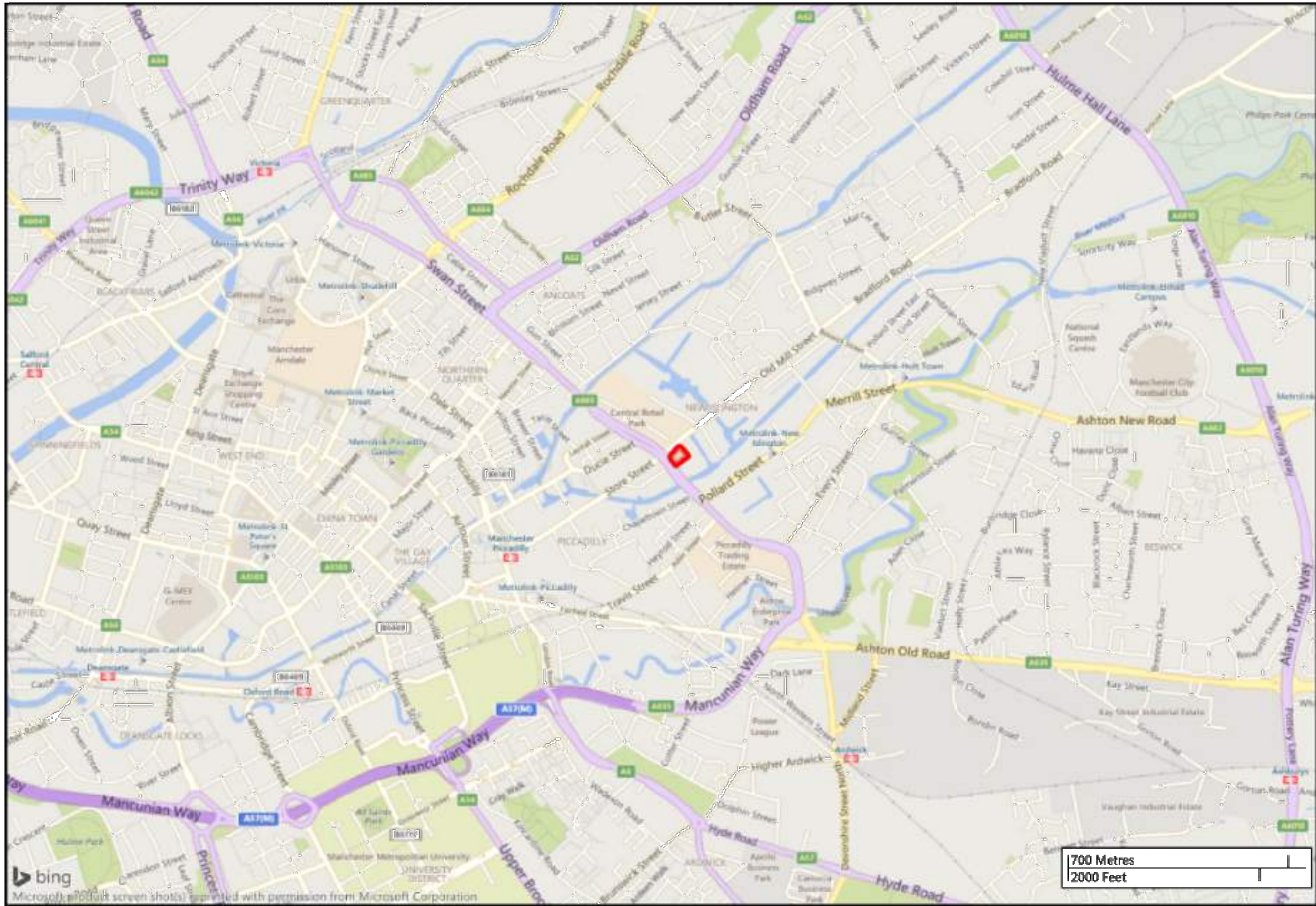
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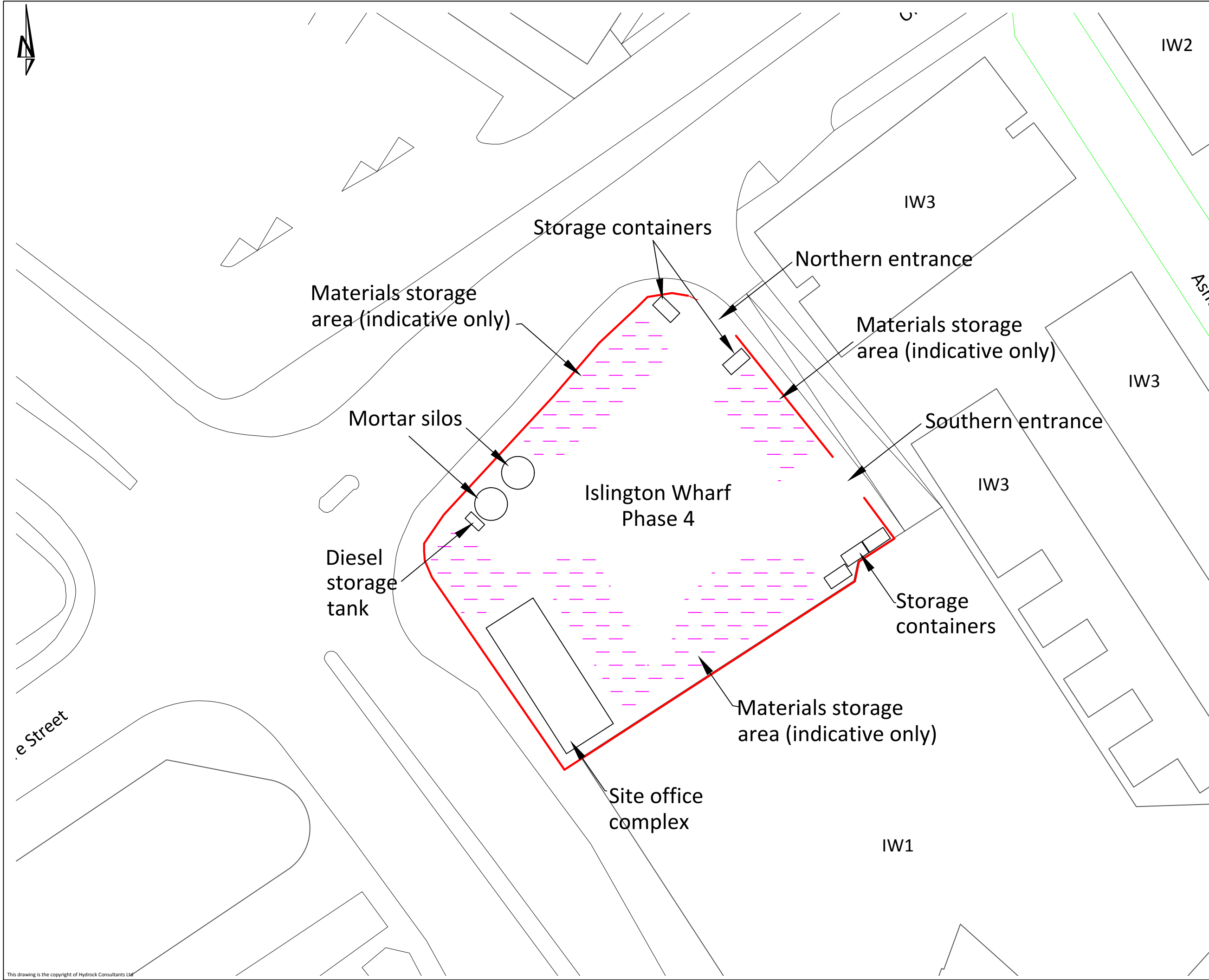
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Appendix A

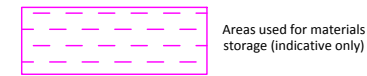
Drawings



Rev	Date	Description	By	Ckd	
Architect :					
 Hydrock Consultants Ltd 4 Lakeside Festival Park Stoke-on-Trent ST1 5RY T+44 (0)1782 261919 stoke@hydrock.com www.hydrock.com					
Client :					
WATERSIDE PLACES					
Project Title:					
ISLINGTON WHARF PHASE 4					
Drawing Title:					
Site Location Plan					
Reference:					
IW4-HYD-XX-XX-DR-GE-0001					
Hydrock Job No:					
C-10042-C					
Drawn	Checked	Scale @ A3	Date	Issue Date	
TW	DH	As Shown	05/10/18	08/10/18	
Revision:			Status:		
P01			S2		



- Notes:**
1. All dimensions are to be checked on site before the commencement of works. Any discrepancies are to be reported to the Architect & Engineer for verification. Figured dimensions only are to be taken from this drawing.
 2. This drawing is to be read in conjunction with all relevant Engineers' and Service Engineers' drawings and specifications.



Rev	Date	Description	By	Ckd
Architect :				
Hydrock Hydrock Consultants Ltd 4 Lakeside Festival Park Stoke-on-Trent ST1 5RY T +44 (0)1782 261919 stoke@hydrock.com www.hydrock.com				
Client :				
WATERSIDE PLACES				
Project Title:				
ISLINGTON WHARF PHASE 4, MANCHESTER				
Drawing Title:				
Site Features Plan				
Reference:				
IW4-HYD-XX-XX-DR-GE-0002				
Hydrock Job No:				
C-10042-C				
Drawn	Checked	Scale @ A3	Date	Issue Date
TW	DH	1/500	05/10/18	08/10/18
Revision:			Status:	
P01			S2	



Corner View from Great Ancoast Street



View from Old Mill Street

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Revision	Date	Drawn by	Checked by
P01	30/07/18	FTa	MSm
First Issue			
Amendment			
Purpose of Issue			
Issued for information			
Project			
Muse Development			
Islington Wharf - Phase 4			
Manchester			
Drawing			
Visuals 1			
Drawing No.			
Project ID	Originator	Zone	Level
IW4	- RYD	- 00 - XX	- VS - A
Ryder Project No.	Scale at A1	Drawn By	Status
2791-04	RtA	S2	P01



View of Old Mill Street



View from shared amenity terrace

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Revision	Date	Drawn by	Checked by
P01	30/07/18	FTa	MSm
First Issue			
Amendment			
Purpose of Issue			
Issued for information			
Project			
Muse Development			
Islington Wharf - Phase 4			
Manchester			
Drawing			
Visuals 2			
Drawing No.			
Project ID	Originator	Zone	Level
IW4	- RYD	- 00 - XX	- VS - A
Ryder Project No.	Scale at A1	Drawn By	Status
2791-04	FTa	S2	P01

Appendix B

Field Reconnaissance Photographs

Desk Study Photograph 1	
Date: 1/10/2018	
Direction Photograph Taken: Northeast.	
Description: General view of the site from the site cabins in the southwest of the site.	

Desk Study Photograph 2	
Date: 1/10/2018	
Direction Photograph Taken: North.	
Description: General view of the site from the site cabins in the southwest of the site.	

Desk Study Photograph 3	
Date: 1/10/2018	
Direction Photograph Taken: East.	
Description: General view of the site from the site cabins in the southwest of the site.	

Desk Study Photograph 4	
Date: 1/10/2018	
Direction Photograph Taken: Southwest.	
Description: Site cabin complex in the southwest of the site.	

Desk Study Photograph 5	
Date: 1/10/2018	
Direction Photograph Taken: Northeast.	
Description: Looking across the site towards the mortar silos, from the approximate centre of the site.	

Desk Study Photograph 6	
Date: 1/10/2018	
Direction Photograph Taken: Northwest.	
Description: Diesel storage tank adjacent to the mortar silos in the northwest of the site.	

Desk Study Photograph 7	
Date: 1/10/2018	
Direction Photograph Taken: Northwest.	
Description: Diesel storage tank adjacent to the mortar silos in the northwest of the site.	

Desk Study Photograph 8	
Date: 1/10/2018	
Direction Photograph Taken: North.	
Description: Looking towards the northernmost site entrance.	

Desk Study Photograph 9	
Date: 1/10/2018	
Direction Photograph Taken: East.	
Description: General view across the site, with the southernmost site exit in the distance on the right.	

Desk Study Photograph 10	
Date: 1/10/2018	
Direction Photograph Taken: South.	
Description: Relict concrete hardstanding along the southern and eastern site boundaries.	

Appendix C

Historical Ordnance Survey Maps

HISTORICAL MAP PACK LEGEND

COUNTY SERIES
1:1,250

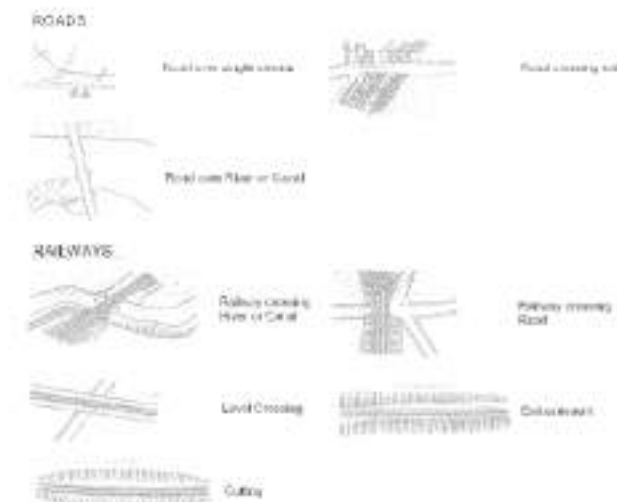
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1:1,250 & 1:2,500

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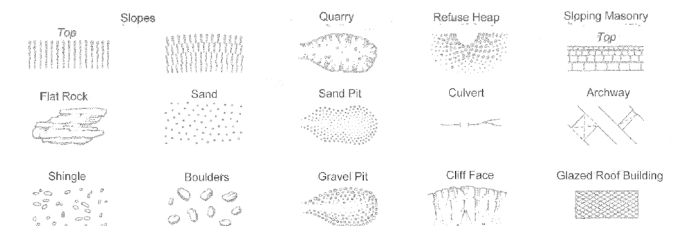
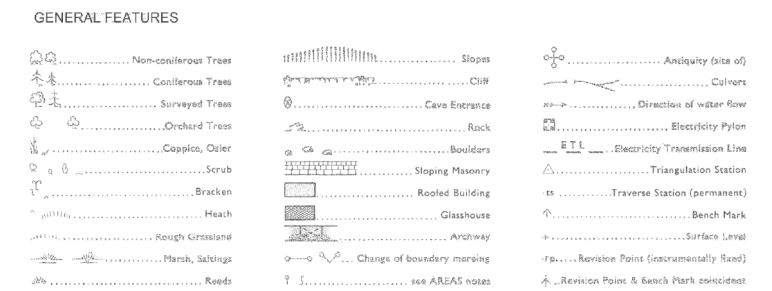
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COUNTY SERIES 1:2,500



NATIONAL GRID 1:2,500 & 1:1,250



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

Boro (or Burgh) Const & Ward Bdy..... Parly & Ward Boundaries
Co Const Bdy based on civil parish

Boro (or Burgh) Const & Ward Bdy..... Parly & Ward Boundaries
Co Const Bdy 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

ABBREVIATIONS

B H	Beer House	M P U	Mail Pick-up
B M	Bench Mark	M S	Mile Stone
B P	Boundary Post	N T	National Trust
B S	Boundary Stone	N T L	Normal Tidal Limit
C	Crane	N T S	National Trust for Scotland
C M	Club House	P	Pillar, Pole or Post
Chy	Chimney	P C	Public Convenience
Cn	Chestnut	P C B	Police Call Box
D Fn	Drinking Fountain	P H	Public House
Dk	Dock	P O	Post Office
El P	Electricity Pillar or Post	Pp	Pump
E T L	Electricity Transmission Line	P T P	Police Telephone Pillar
FA	Fire Alarm	Rstr	Reservoir
F A P	Fire Alarm Pillar	R H	Road House
F B	Filter Bed, Foot Bridge	rp	Revision Point
F B M	Fundamental Bench Mark	S	Stone
F S	Flagstaff	S B	Signal Box
F Sta	Fire Station	S L	Signal Light
G P	Guide Post	S L	Stairs
G V C	Gas Valve Compound	S P	Signal Post
H	Hydrant or Hydraulic	Spr	Spring
ha	Hastates	S Sca	Signal Station
L B	Letter Box	T C B	Telephone Call Box
L B Sca	Lifesboat Station	T C P	Telephone Call Post
L C	Level Crossing	Tk	Tank or Track
L G	Loading Gauge	Tr	Traught
L Ho	Lighthouse	ts	Traverse Station
L Twr	Lighting Tower	W	Well
M	Moor	W B	Weighbridge
M H W	Mean High Water	Wd Pp	Wind Pump
M H W S	Mean High Water Springs	Wks	Works
M L W	Mean Low Water	Wp Pc	Water Point
M L W S	Mean Low Water Springs	Wp T	Water Tap
M P	Mile or Mooring Post		



Groundsure

INSIGHTS

HISTORICAL MAP PACK LEGEND

COUNTY SERIES & NATIONAL GRID 1:10,560 & 1:10,000

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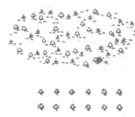
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COUNTY SERIES 1:10,560

VEGETATION



Fir Wood



Mixed Wood



Orchard



Rough Pasture



Marsh



Deciduous Wood



Brushwood



Reeds

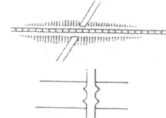


Furze

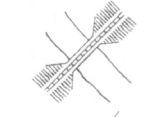


Osiers

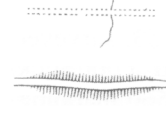
ROADS



Railway over Road



Road over River or Canal



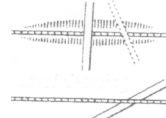
Railway over River



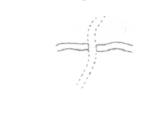
Road over Stream



Raised Road



Road over Railway



Level Crossing



Road over Stream



Sunken Road

RAILWAYS



Double Lines of Railway



Single Lines of Railway and Tramway

GENERAL FEATURES



Gravel Pit



Quarry



Other Pits



Sand Pit



Shingle



Antiquities, Site of

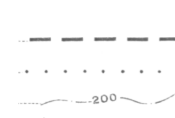


Arrow, showing direction of flow of water



Trigonometrical Station

BOUNDARIES



County Boundary



Parish Boundary



Contours



Parliamentary Division Boundary



Union Boundary



Rural District Boundary

NATIONAL GRID 1:10,000 & 1:10,560

HEIGHTS (METRES)

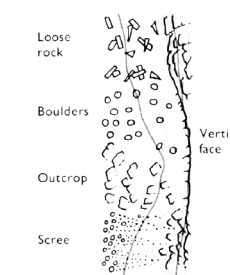
Values are given in metres above mean sea level at Newlyn.

Surface heights determined by ground survey 163m

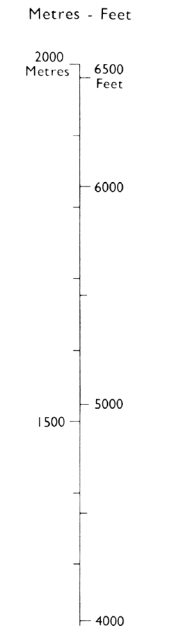
Bench marks and their values are shown on large scale maps, and bench mark lists containing fuller and possibly later levelling information are obtainable from the Director General, Ordnance Survey.

Contours are at 5 metres vertical interval.

ROCK FEATURES



CONVERSION SCALE

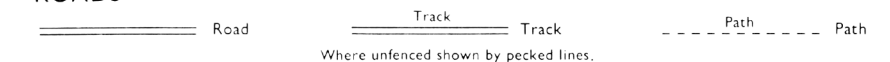


ABBREVIATIONS

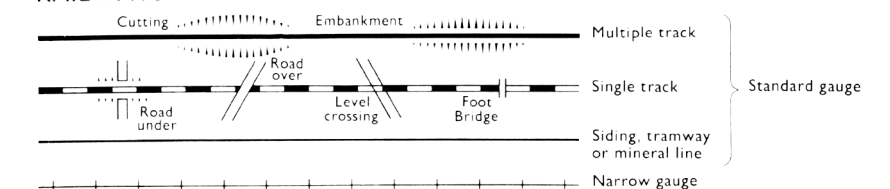
BP,BS Boundary Post or Stone
Ch Church
CH Club House
F Sta Fire Station
FB Foot Bridge
Fn Fountain
GP Guide Post
MP,MS Mile Post or Stone
P Pole or Post
Pol Sta Police Station

PO Post Office
PC Public Convenience
PH Public House
S Stone
Spr Spring
TCB Telephone Call Box
TCP Telephone Call Post
TH Town Hall
W Well
Y Youth hostel

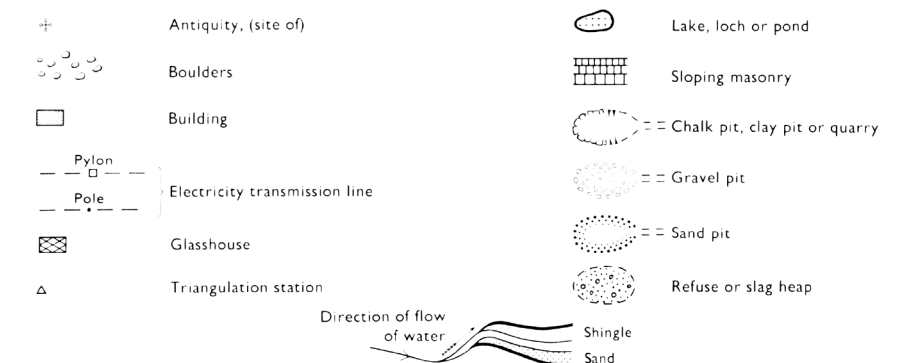
ROADS



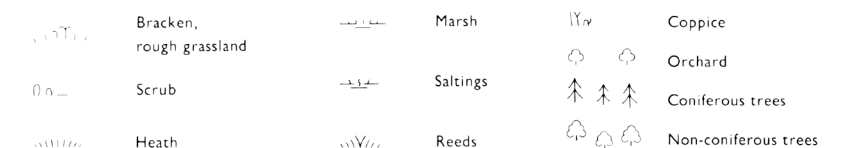
RAILWAYS



GENERAL FEATURES



VEGETATION



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

Site Details:

Islington Wharf Phase 4,
Manchester, M4 6DN

Client Ref: POP024319
Report Ref: HYD-5487214
Grid Ref: 385247, 398250

Map Name: 1056 Scale Town Plan

Map date: 1851

Scale: 1:1,056

Printed at: 1:1,056



Surveyed 1849
Revised N/A
Edition 1851
Copyright N/A
Levelled N/A

Surveyed 1849
Revised N/A
Edition 1851
Copyright N/A
Levelled N/A

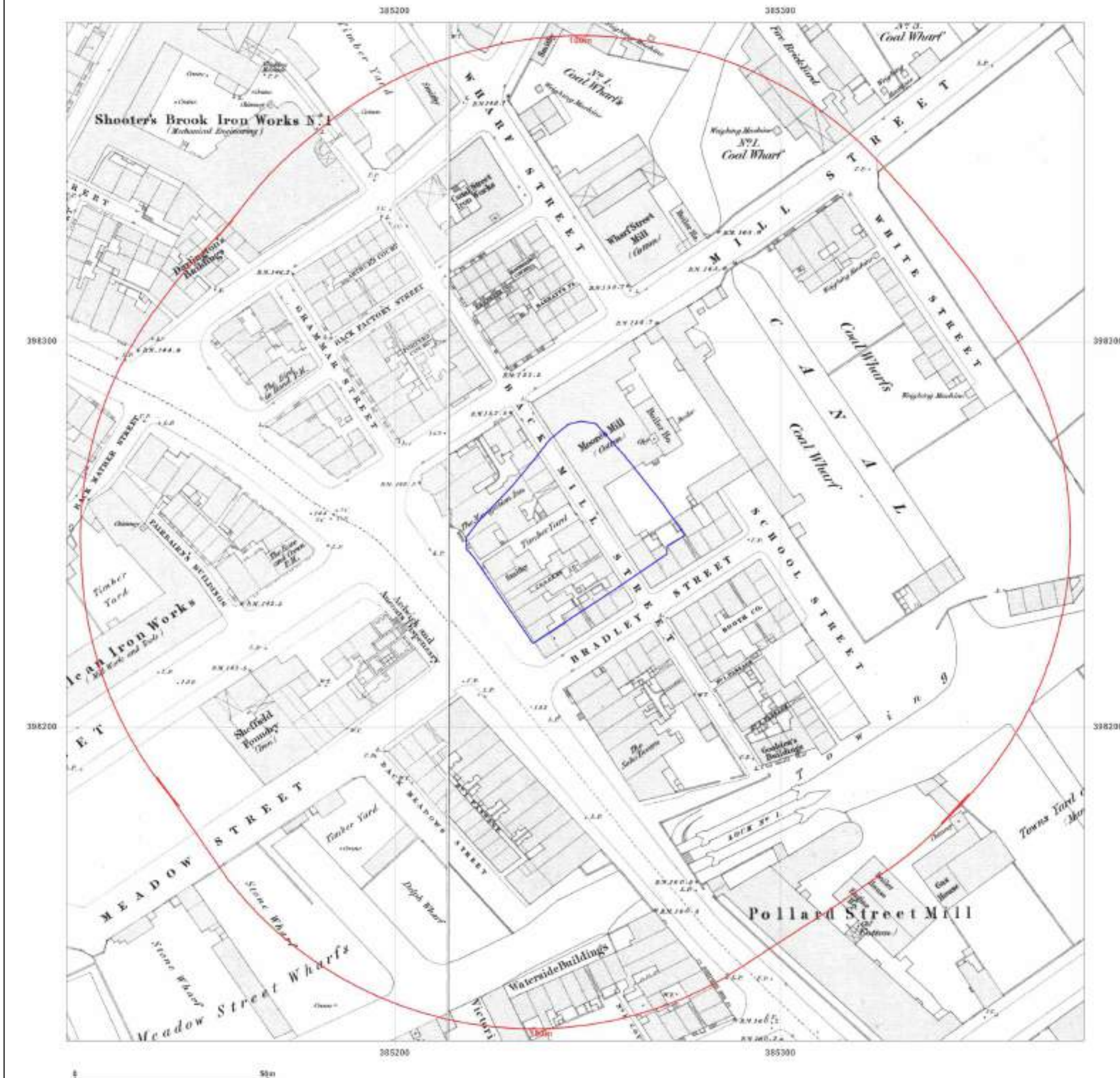


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Site Details:

Islington Wharf Phase 4,
Manchester, M4 6DN

Client Ref: POP024319
Report Ref: HYD-5487214
Grid Ref: 385247, 398250

Map Name: County Series Town Plan

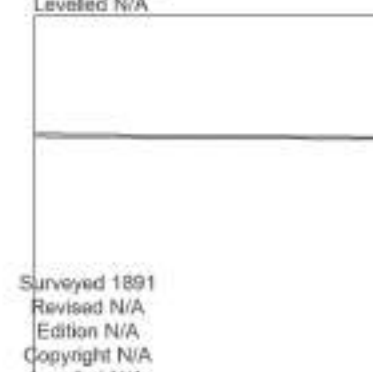
Map date: 1891

Scale: 1:500

Printed at: 1:1,000



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Surveyed 1891
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Site Details:

Islington Wharf Phase 4,
Manchester, M4 6DN

Client Ref: POP024319
Report Ref: HYD-5487214
Grid Ref: 385247, 398250

Map Name: County Series

Map date: 1889-1893

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1893
Revised N/A
Edition 1893
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Surveyed 1889
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Edition 1889
Copyright N/A
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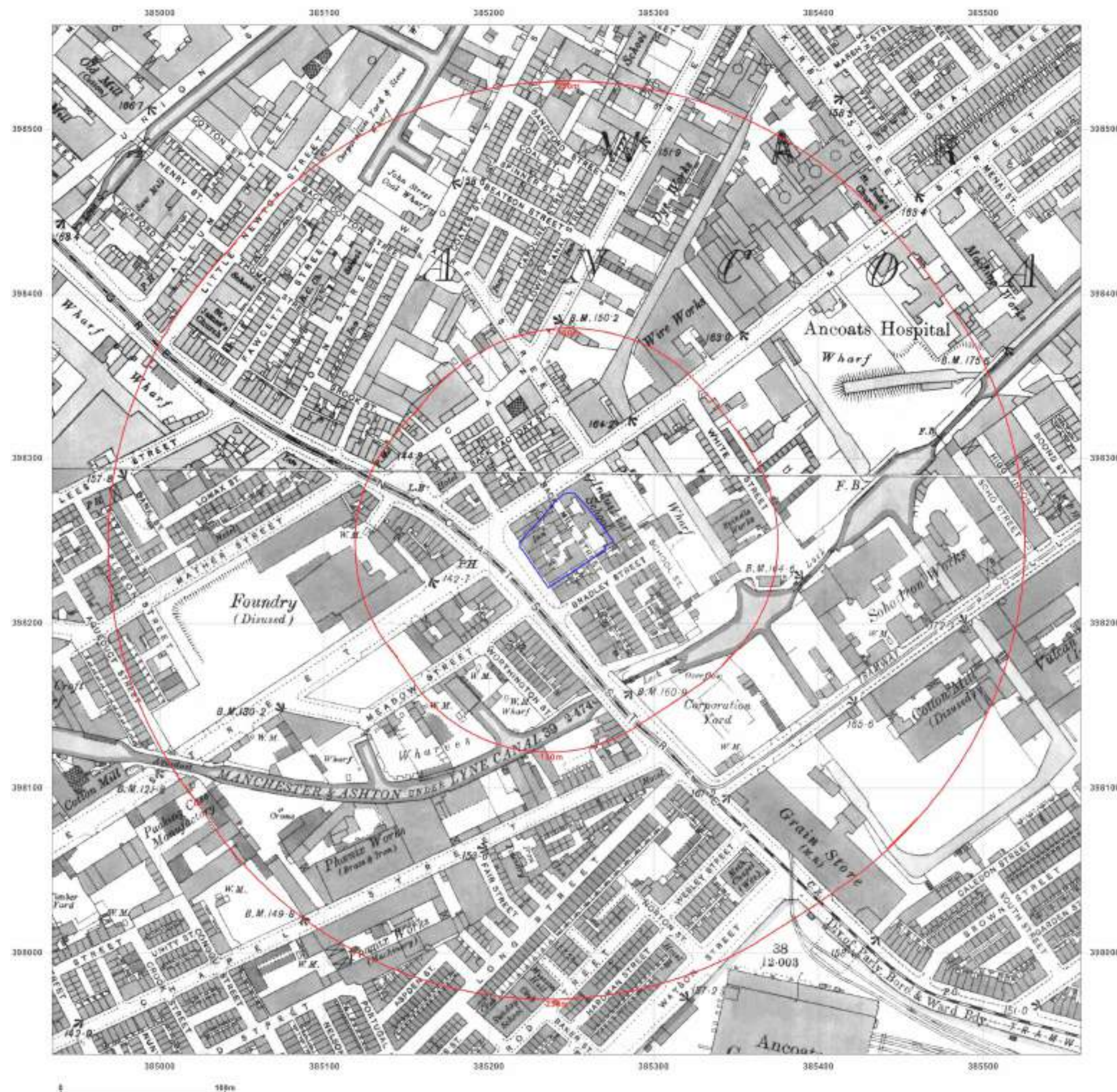


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Site Details:

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Client Ref: POP024319
Report Ref: HYD-5487214
Grid Ref: 385247, 398250

Map Name: County Series

Map date: 1908

Scale: 1:2,500

Printed at: 1:2,500



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Edition 1908
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Levelled N/A

Surveyed 1891
Revised 1905
Edition 1908
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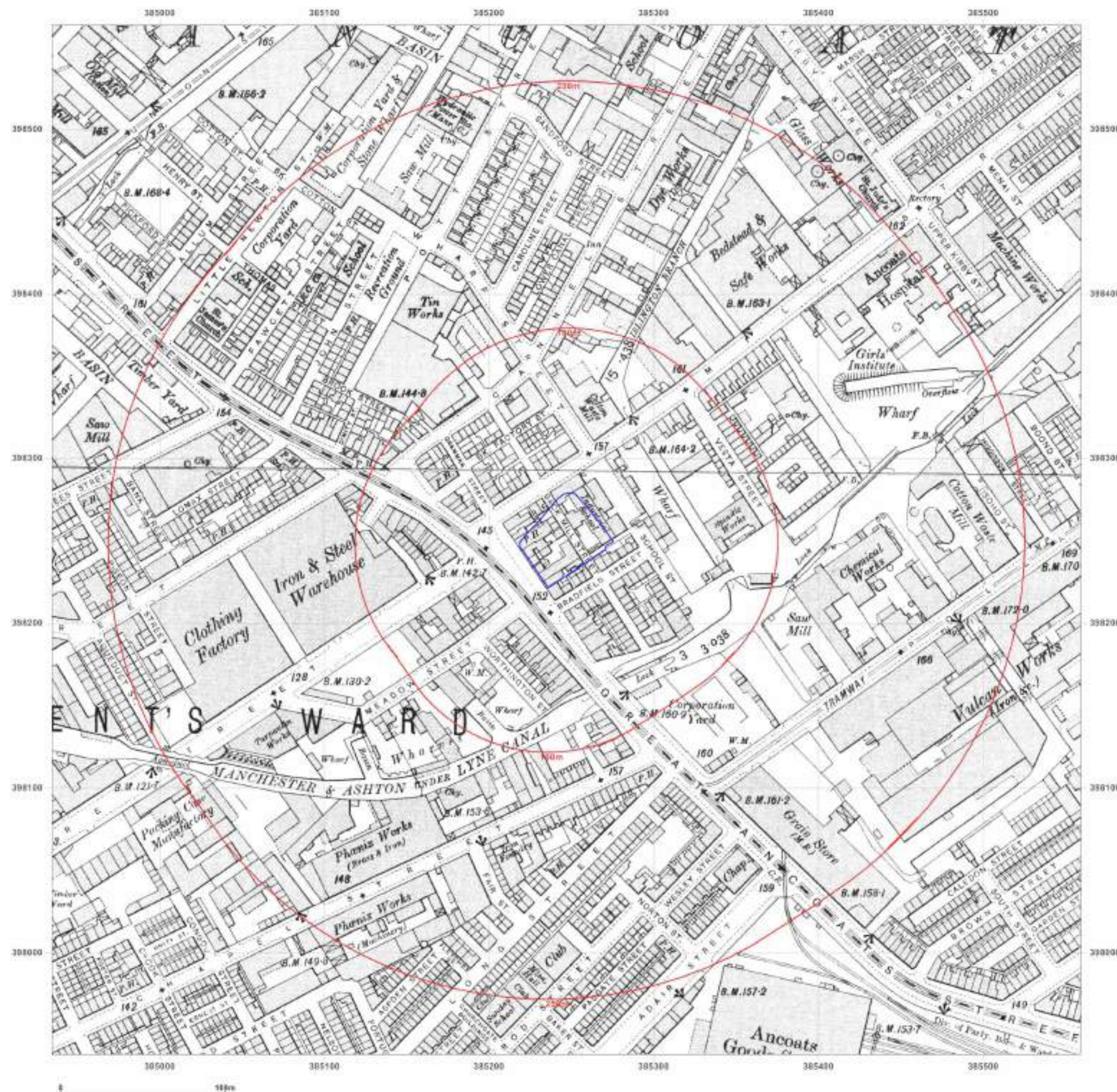


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Client Ref: POP024319
Report Ref: HYD-5487214
Grid Ref: 385247, 398250

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



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Edition 1922
Copyright N/A
Levelled 1915

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

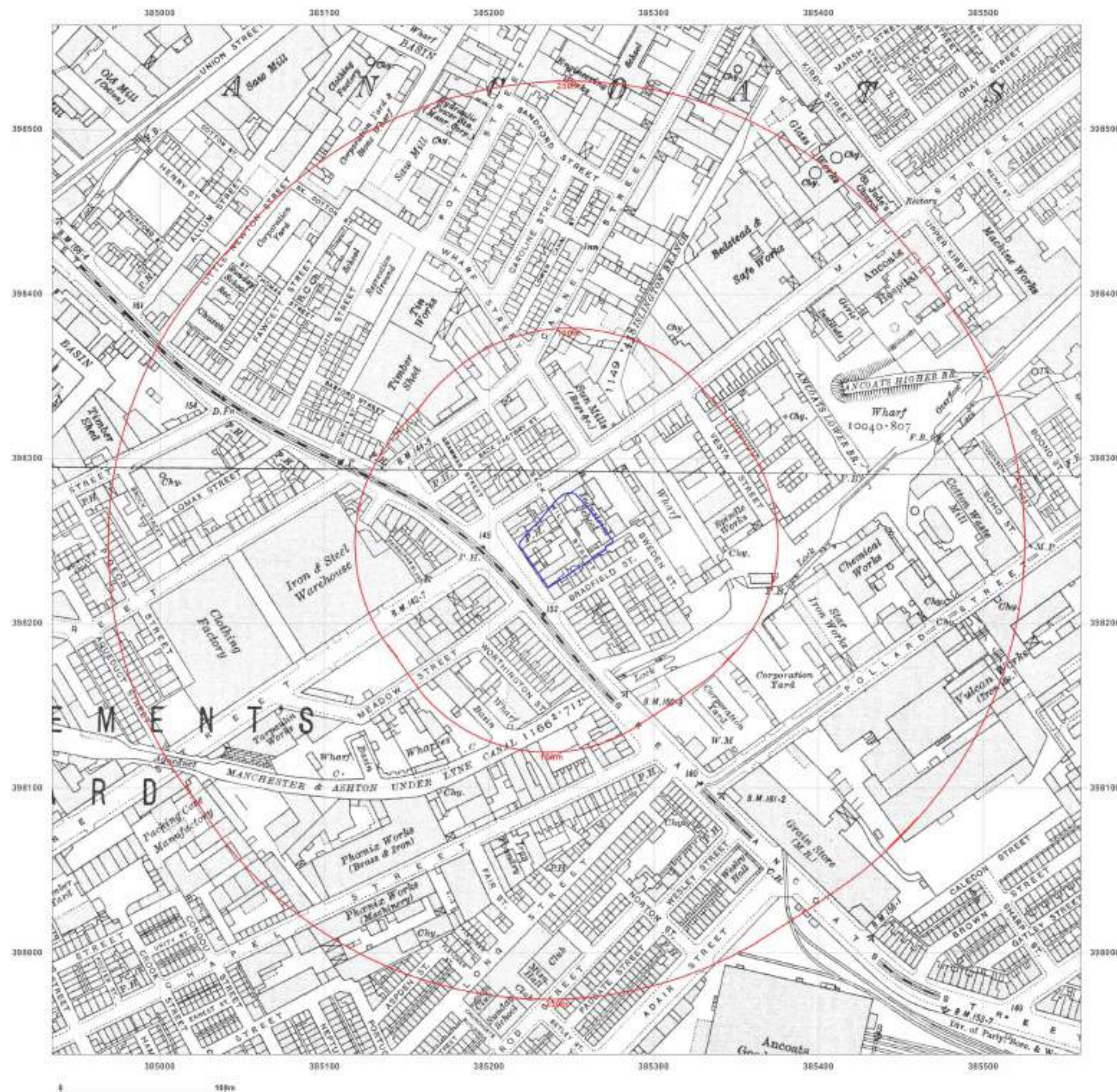


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Site Details:

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Manchester, M4 6DN

Client Ref: POP024319
Report Ref: HYD-5487214
Grid Ref: 385247, 398250

Map Name: County Series

Map date: 1931-1932

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1931
Edition N/A
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Surveyed 1873
Revised 1932
Edition N/A
Copyright N/A
Levelled 1927

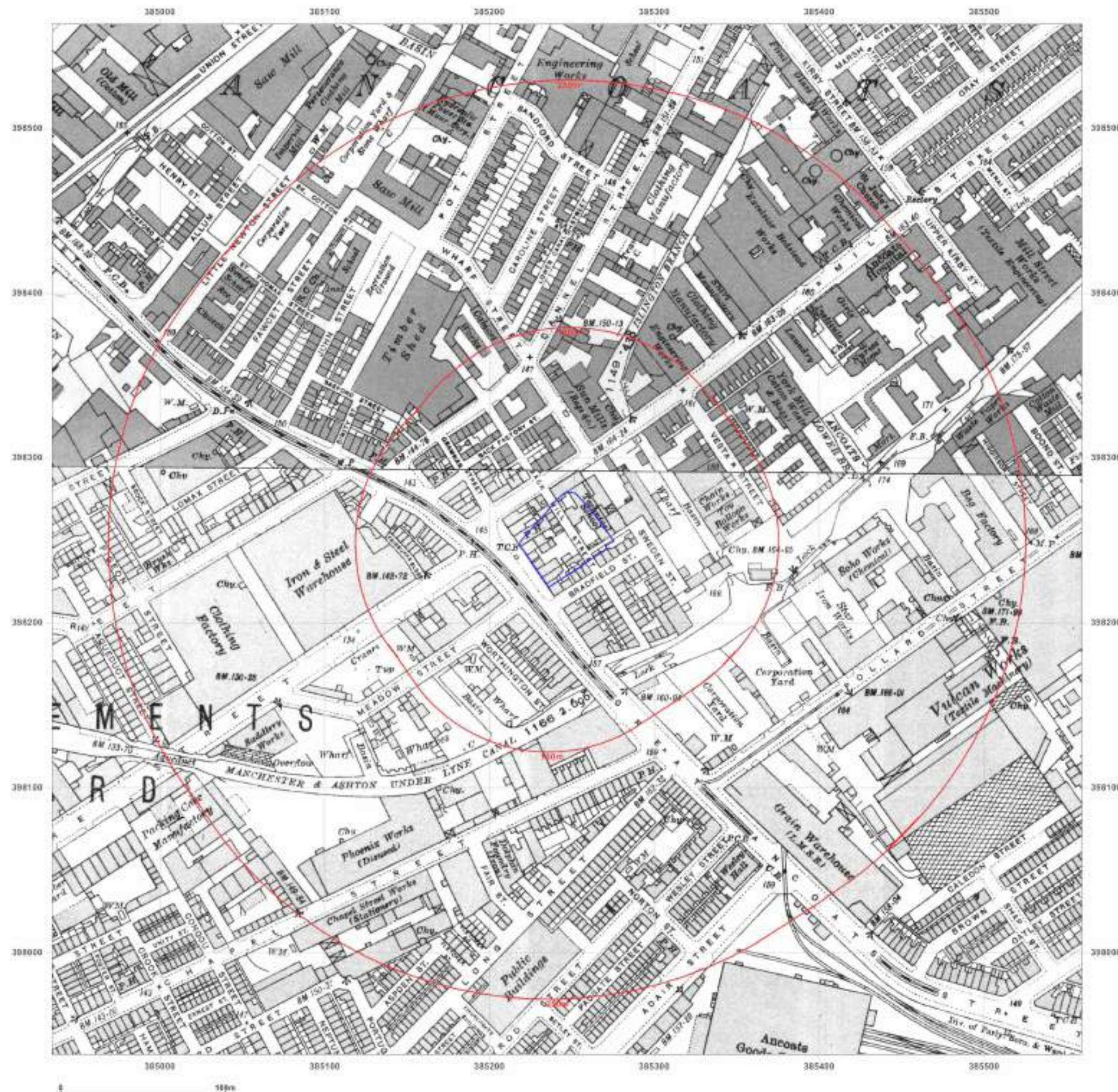


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Site Details:

Islington Wharf Phase 4,
Manchester, M4 6DN

Client Ref: POP024319
Report Ref: HYD-5487214
Grid Ref: 385247, 398250

Map Name: National Grid

Map date: 1948-1953

Scale: 1:1,250

Printed at: 1:2,000



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Revised 1948
Edition N/A
Copyright 1948
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Revised 1948
Edition N/A
Copyright 1948
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Edition N/A
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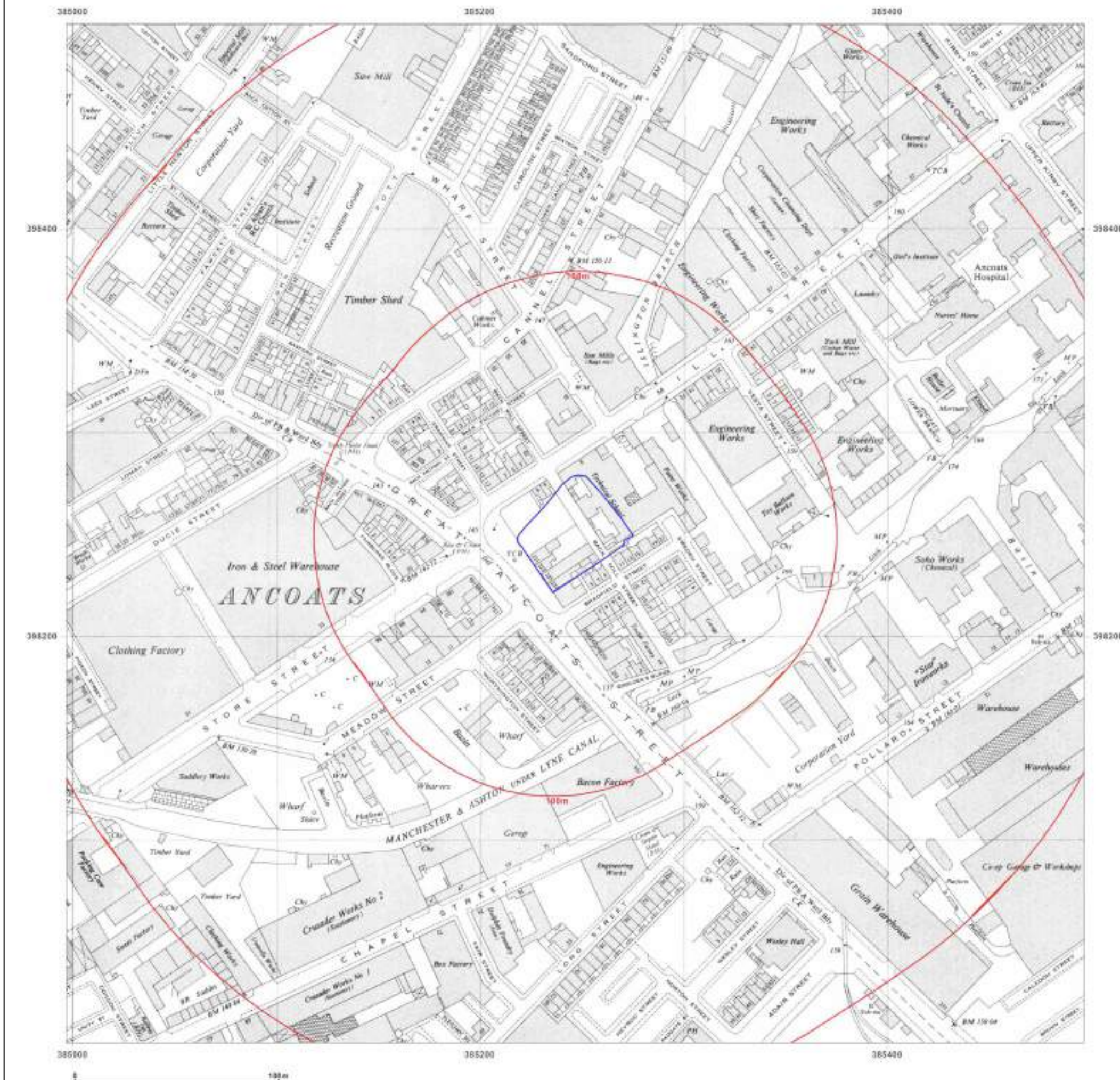


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Site Details:

Islington Wharf Phase 4,
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Client Ref: POP024319
Report Ref: HYD-5487214
Grid Ref: 385247, 398250

Map Name: National Grid

Map date: 1948-1953

Scale: 1:2,500

Printed at: 1:2,500



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Surveyed 1948 Revised 1948 Edition N/A Copyright 1950 Levelled 1929	Surveyed 1948 Revised 1948 Edition N/A Copyright 1949 Levelled 1929

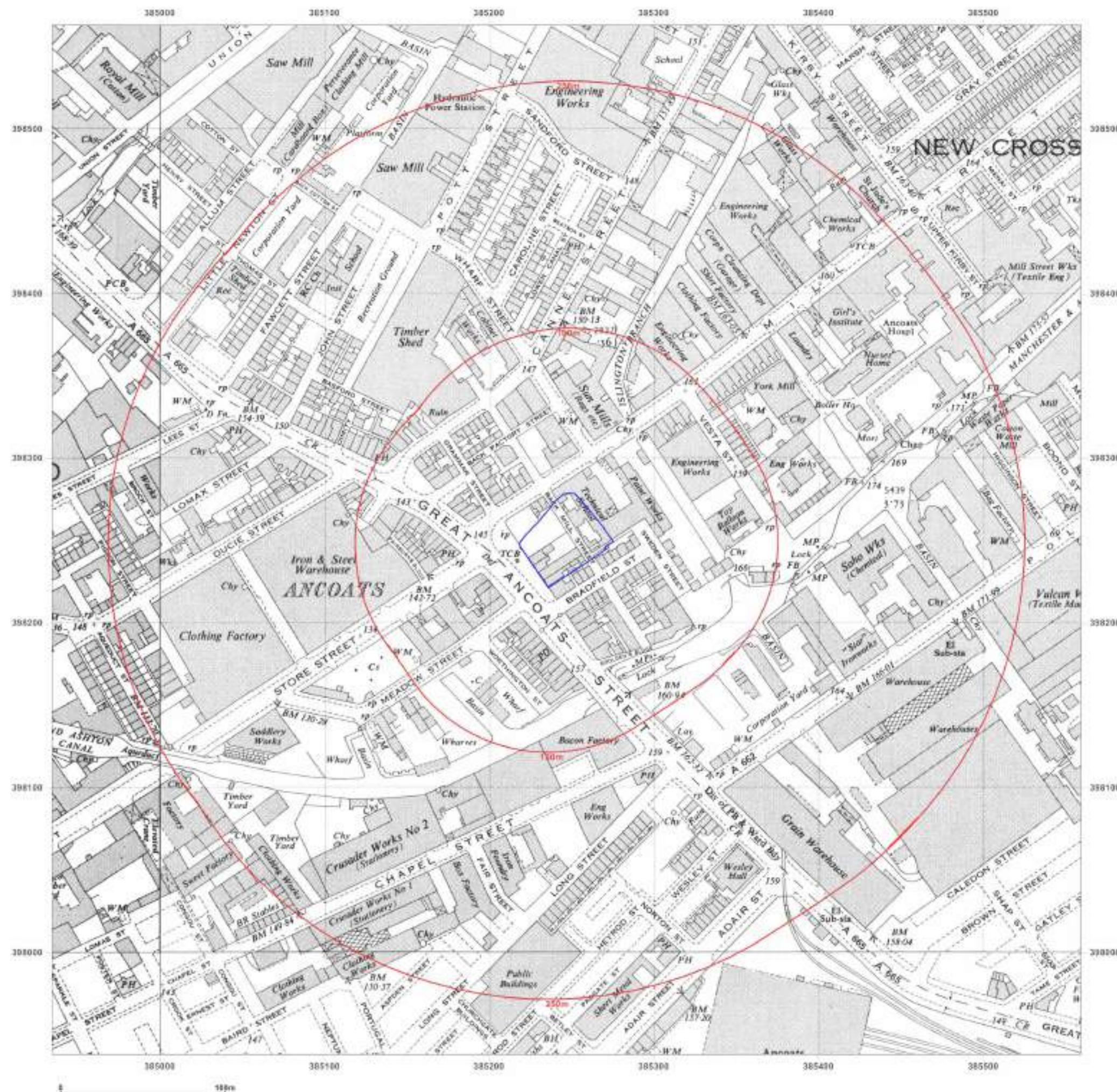


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Client Ref: POP024319
Report Ref: HYD-5487214
Grid Ref: 385247, 398250

Map Name: National Grid

Map date: 1951-1955

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1948
Revised 1955
Edition N/A
Copyright 1955
Levelled 1929

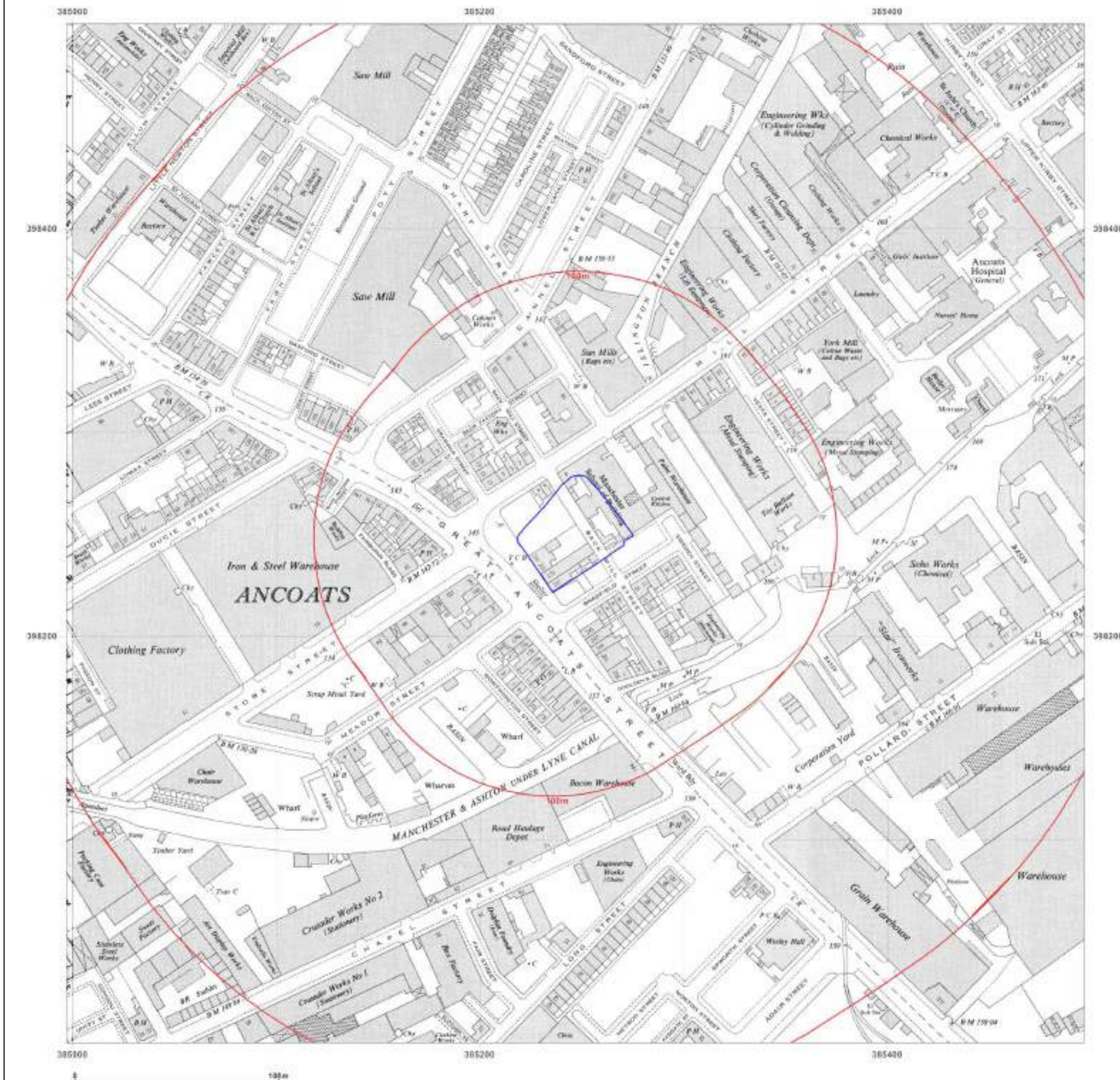


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Client Ref: POP024319
Report Ref: HYD-5487214
Grid Ref: 385247, 398250

Map Name: National Grid

Map date: 1950-1955

Scale: 1:2,500

Printed at: 1:2,500



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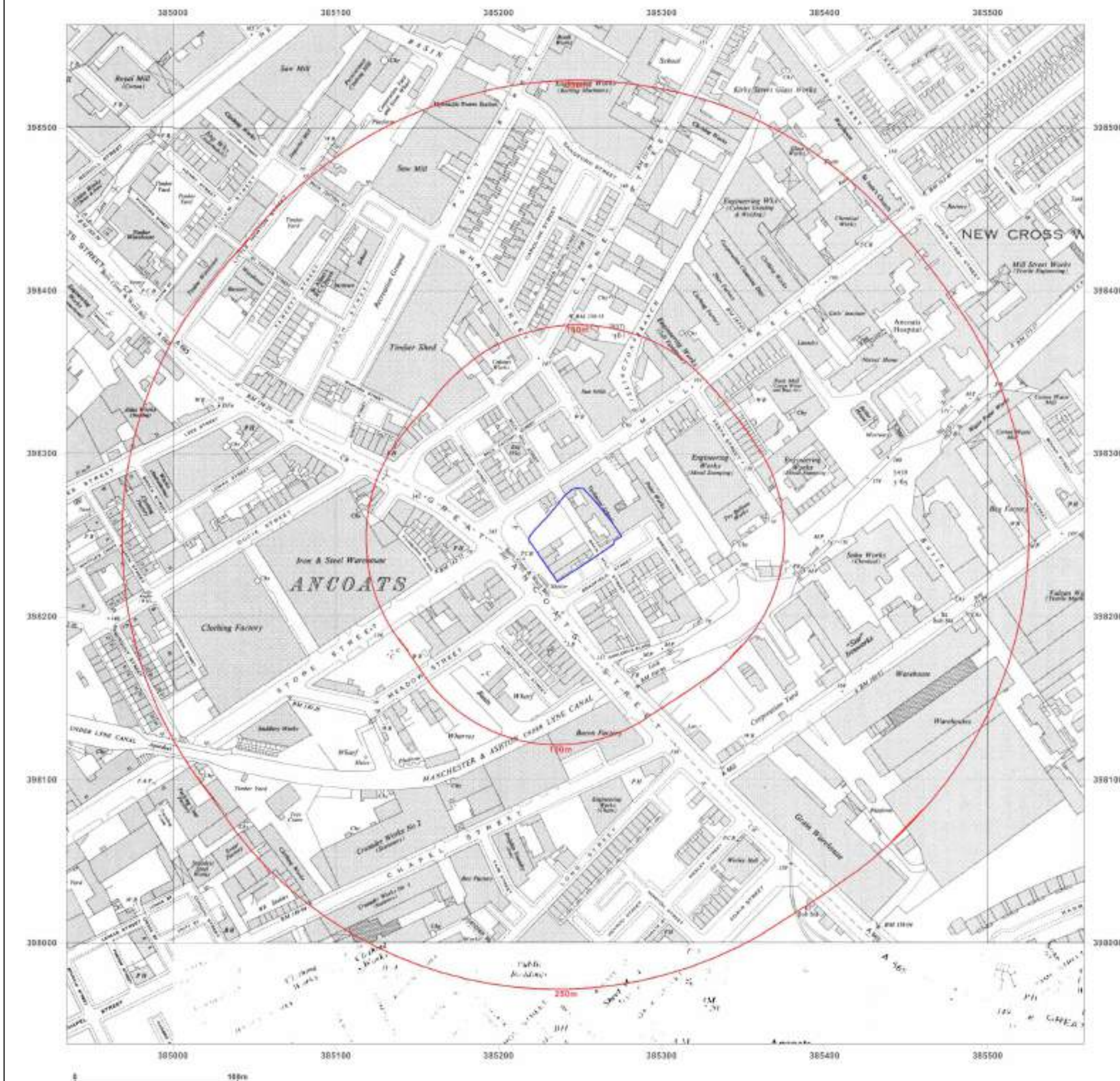


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Client Ref: POP024319
Report Ref: HYD-5487214
Grid Ref: 385247, 398250

Map Name: National Grid

Map date: 1965

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised 1964
Edition N/A
Copyright 1965
Levelled 1959

Surveyed 1963
Revised 1963
Edition N/A
Copyright 1965
Levelled 1959

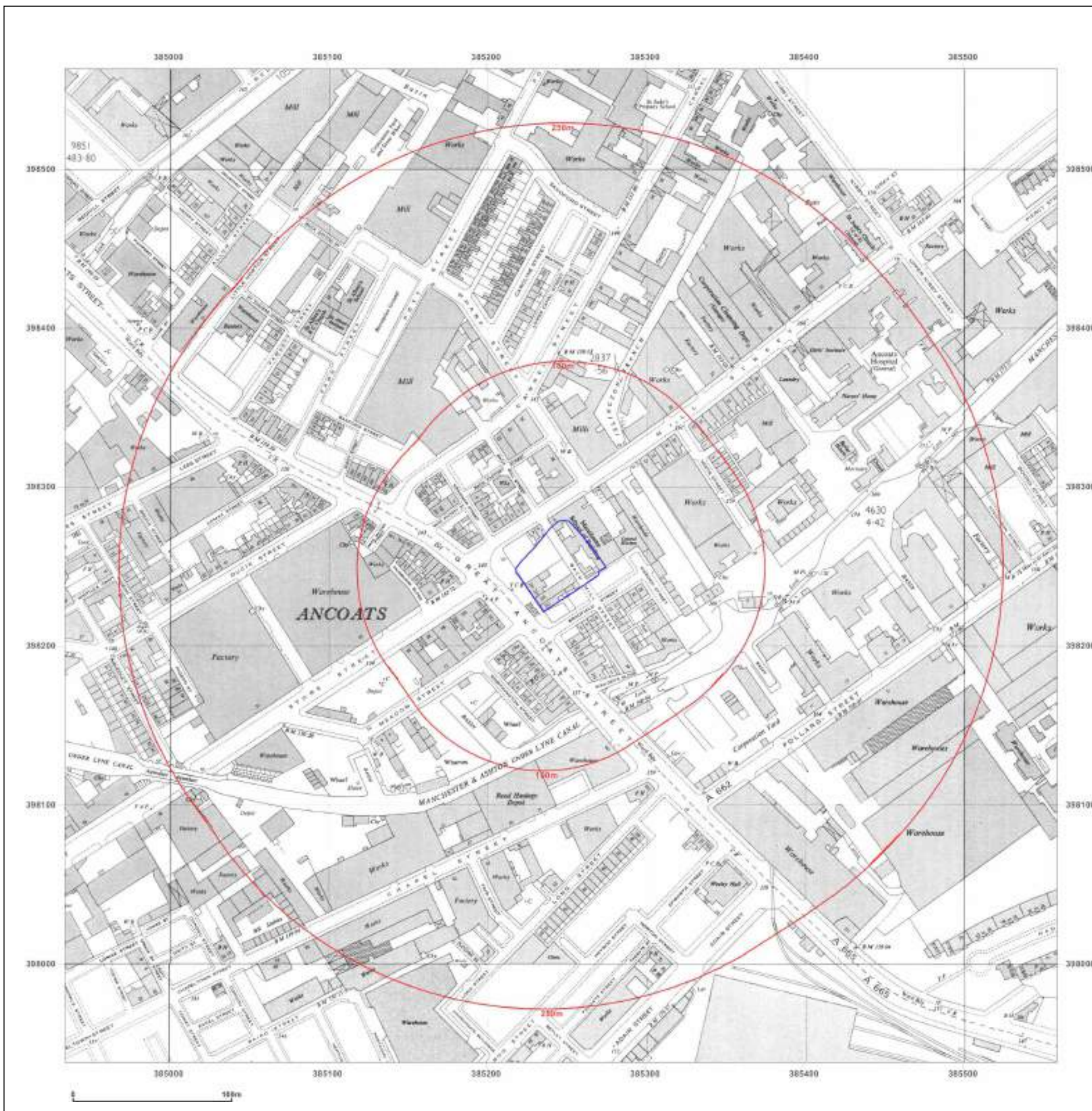


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Client Ref: POP024319
Report Ref: HYD-5487214
Grid Ref: 385247, 398250

Map Name: National Grid

Map date: 1967-1968

Scale: 1:2,500

Printed at: 1:2,500



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Surveyed 1968
Revised 1968
Edition N/A
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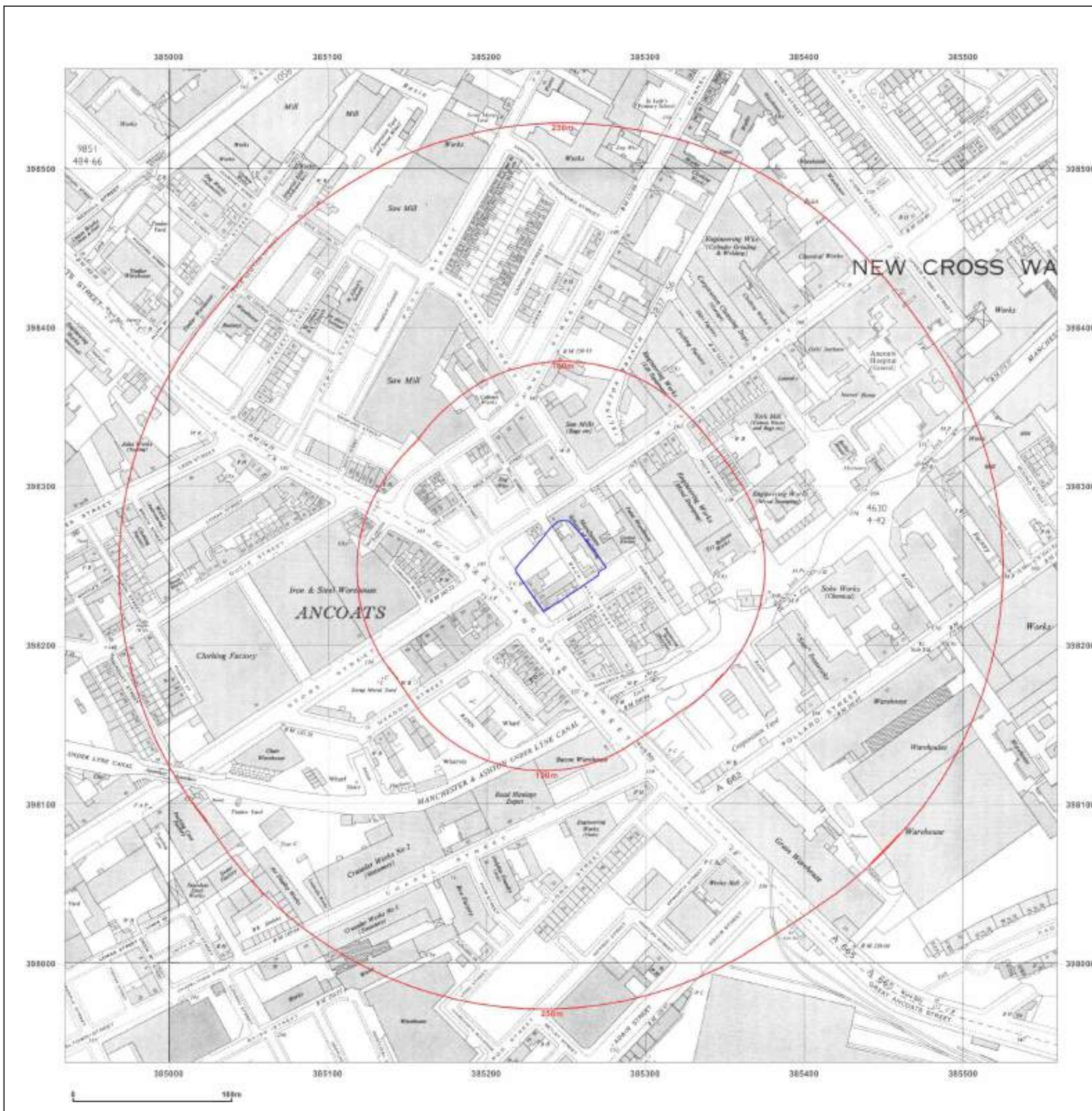


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Client Ref: POP024319
Report Ref: HYD-5487214
Grid Ref: 385247, 398250

Map Name: National Grid

Map date: 1971-1978

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
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Surveyed 1948
Revised 1970
Edition N/A
Copyright 1971
Levelled 1984

Surveyed N/A
Revised N/A
Edition N/A
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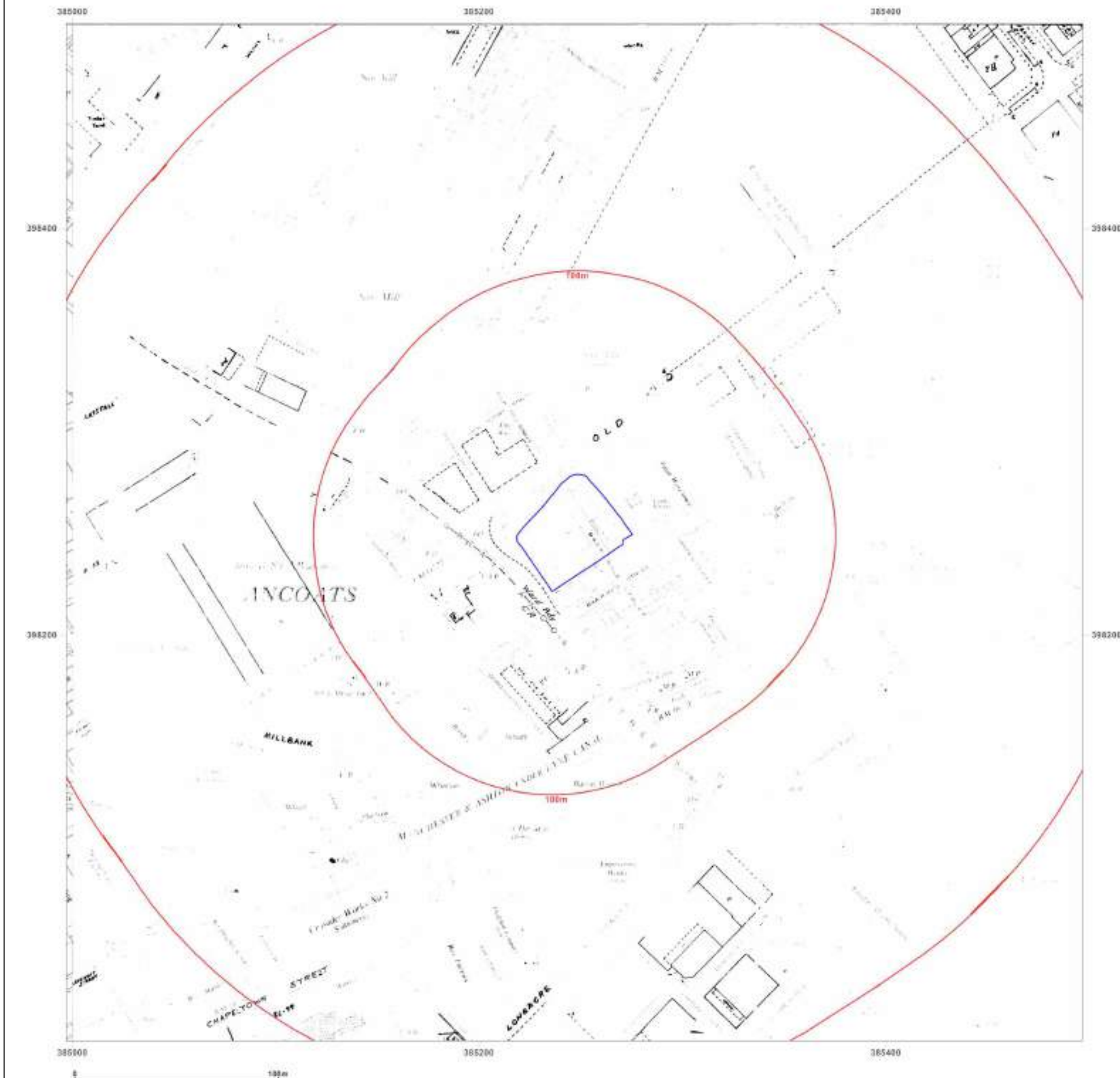


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Client Ref: POP024319
Report Ref: HYD-5487214
Grid Ref: 385247, 398250

Map Name: National Grid

Map date: 1978-1983

Scale: 1:1,250

Printed at: 1:2,000



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Levelled 1964

Surveyed N/A
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Edition N/A
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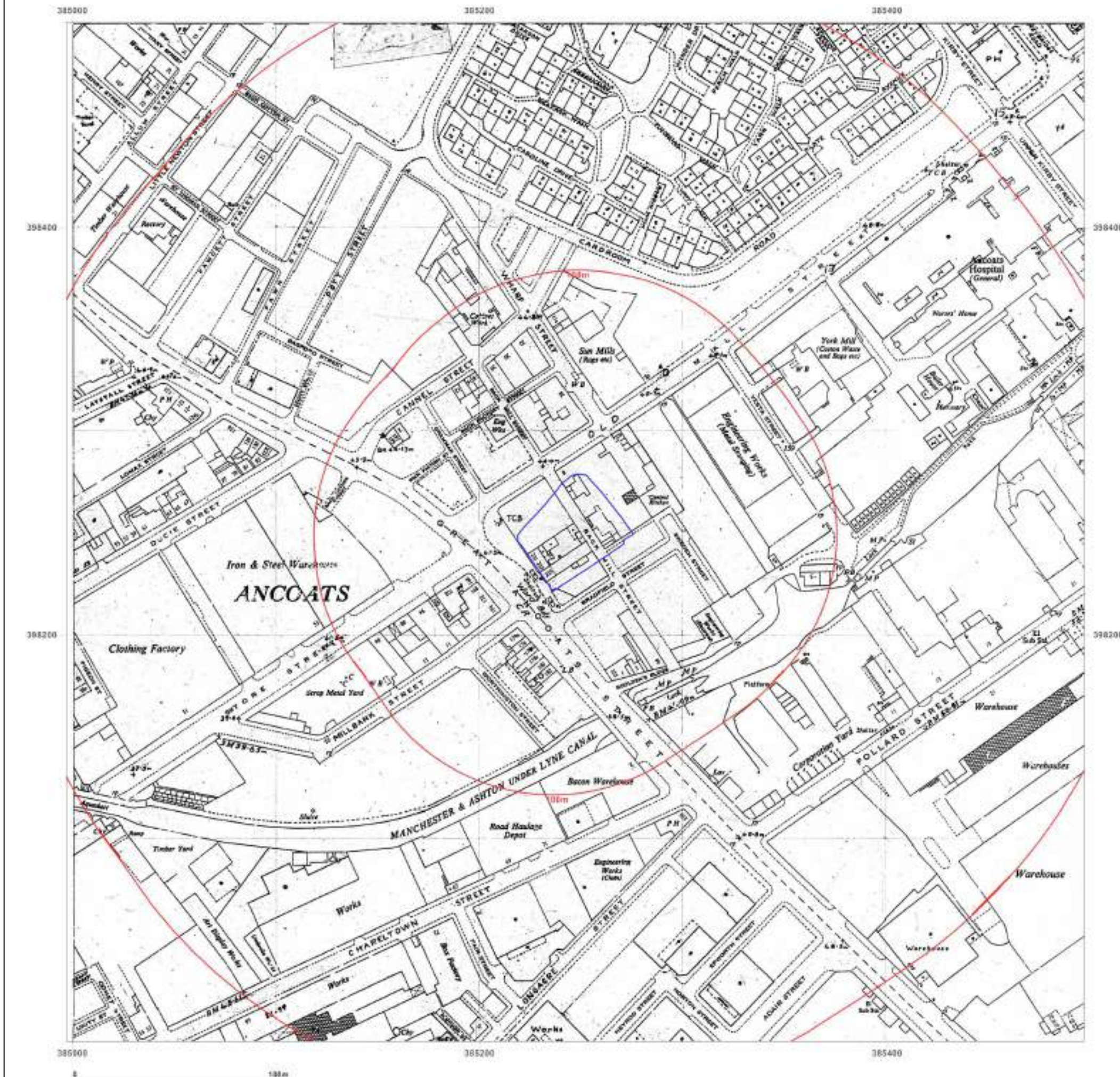


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Site Details:

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Client Ref: POP024319
Report Ref: HYD-5487214
Grid Ref: 385247, 398250

Map Name: National Grid

Map date: 1981-1985

Scale: 1:1,250

Printed at: 1:2,000



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Revised N/A
Edition N/A
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Revised N/A
Edition N/A
Copyright 1985
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Surveyed 1948
Revised 1980
Edition N/A
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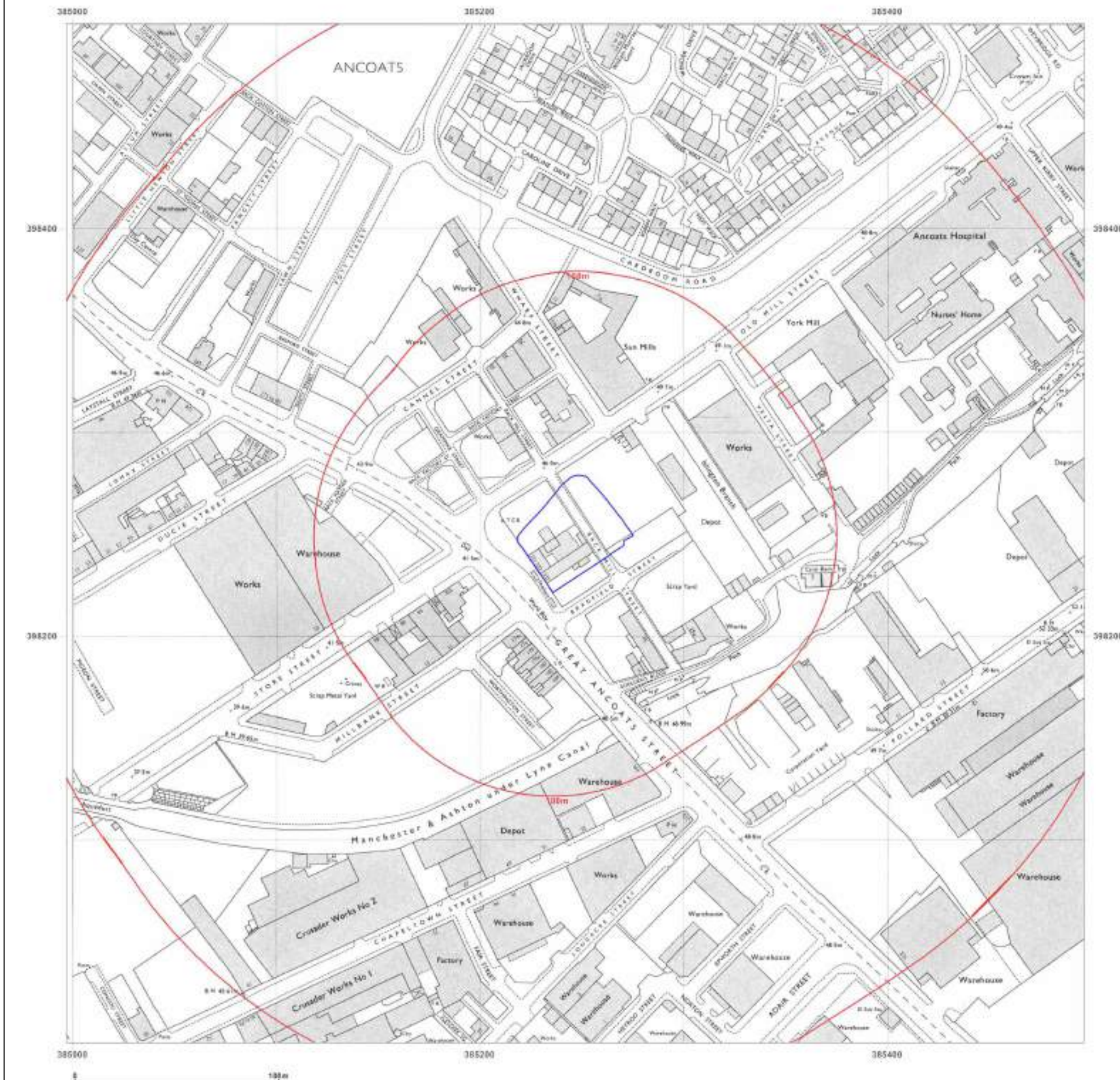


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Site Details:

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Client Ref: POP024319
Report Ref: HYD-5487214
Grid Ref: 385247, 398250

Map Name: National Grid

Map date: 1987-1990

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
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Surveyed 1963
Revised 1990
Edition N/A
Copyright 1990
Levelled 1983

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Revised 1988
Edition N/A
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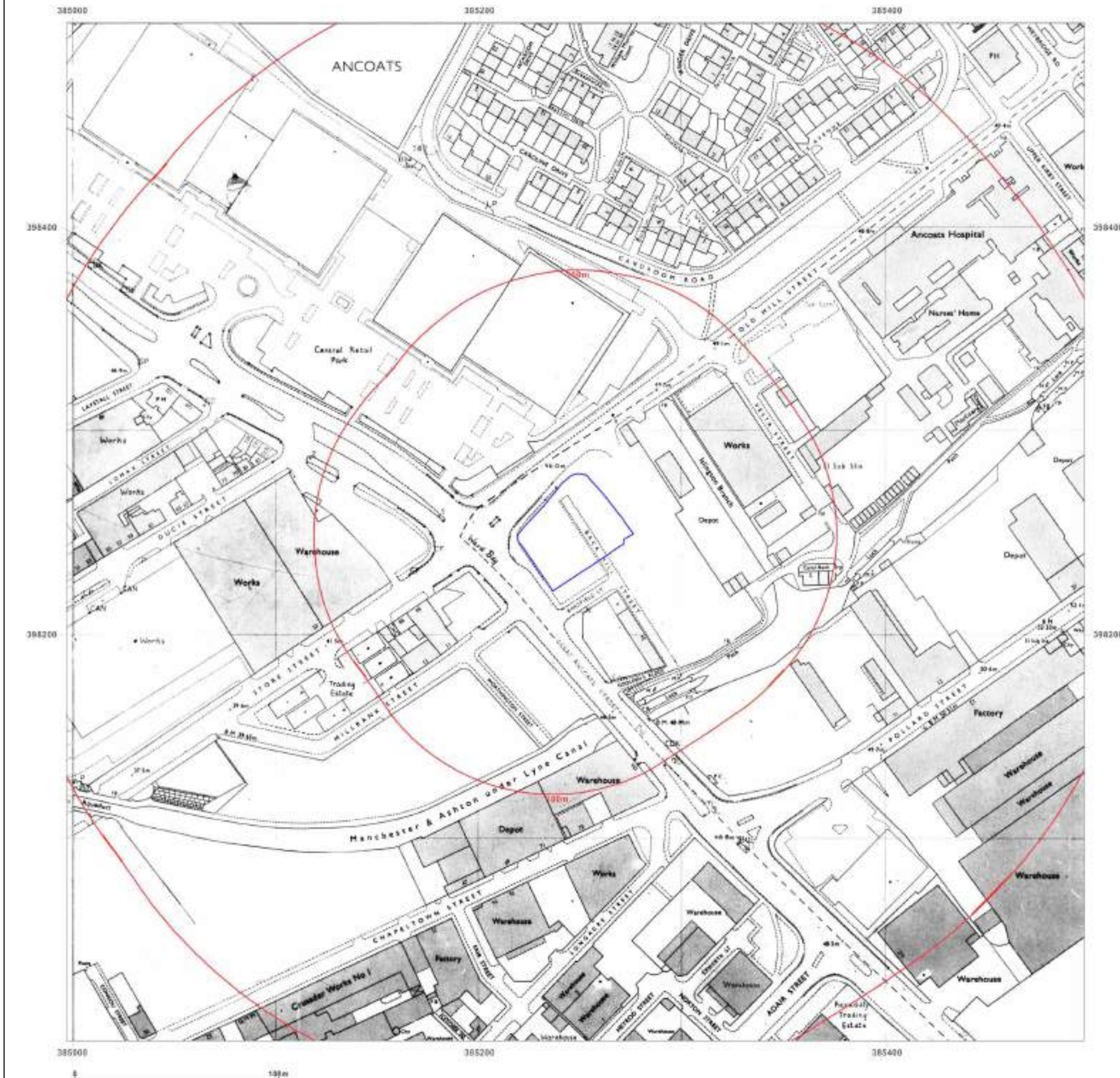


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Site Details:

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Client Ref: POP024319
Report Ref: HYD-5487214
Grid Ref: 385247, 398250

Map Name: National Grid

Map date: 1988-1992

Scale: 1:1,250

Printed at: 1:2,000



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Revised N/A
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Surveyed 1948
Revised 1989
Edition N/A
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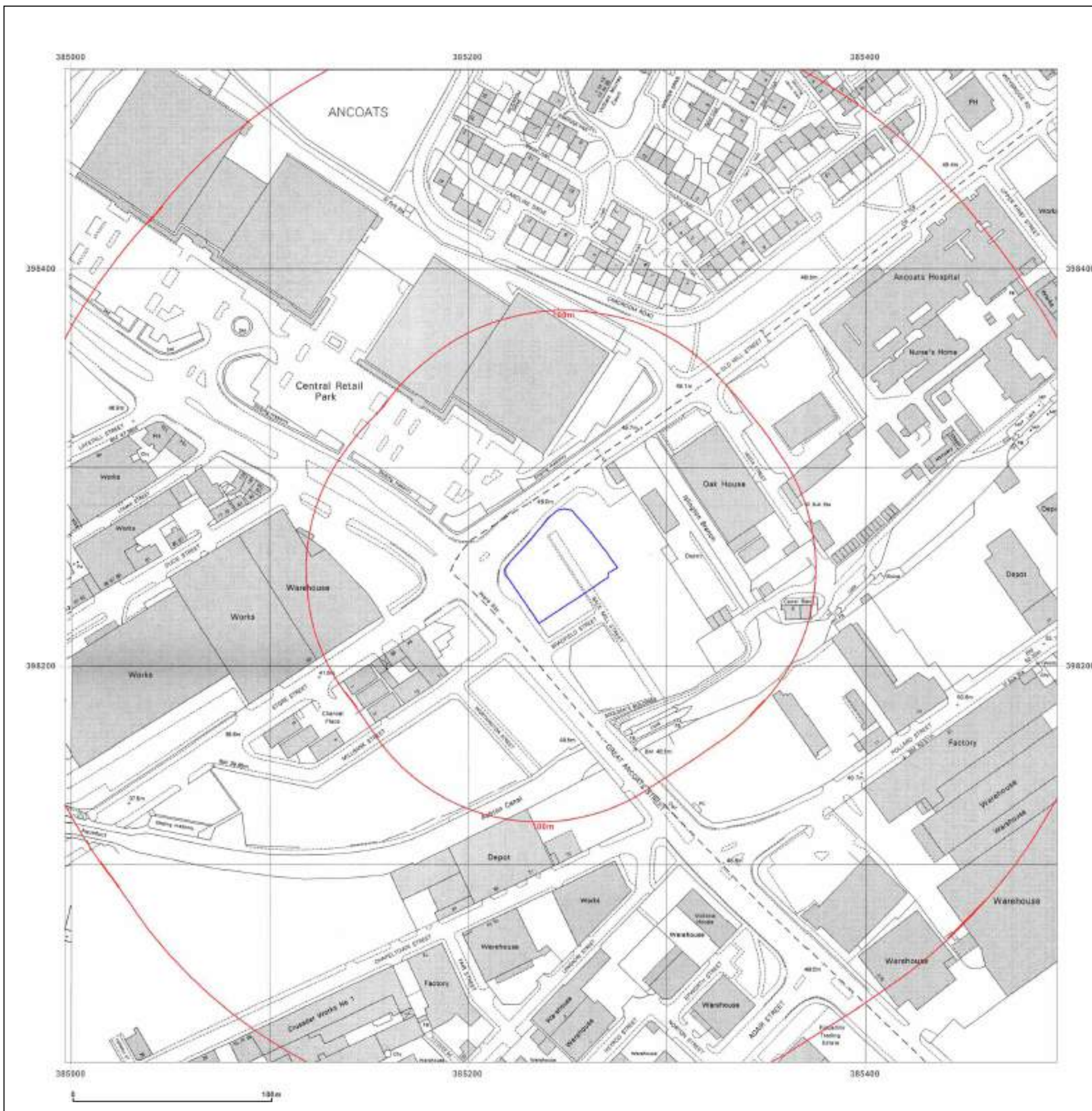


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Site Details:

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Client Ref: POP024319
Report Ref: HYD-5487214
Grid Ref: 385247, 398250

Map Name: National Grid

Map date: 1992-1994

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1994
Revised 1994
Edition N/A
Copyright 1994
Levelled N/A

Surveyed 1948
Revised 1980
Edition N/A
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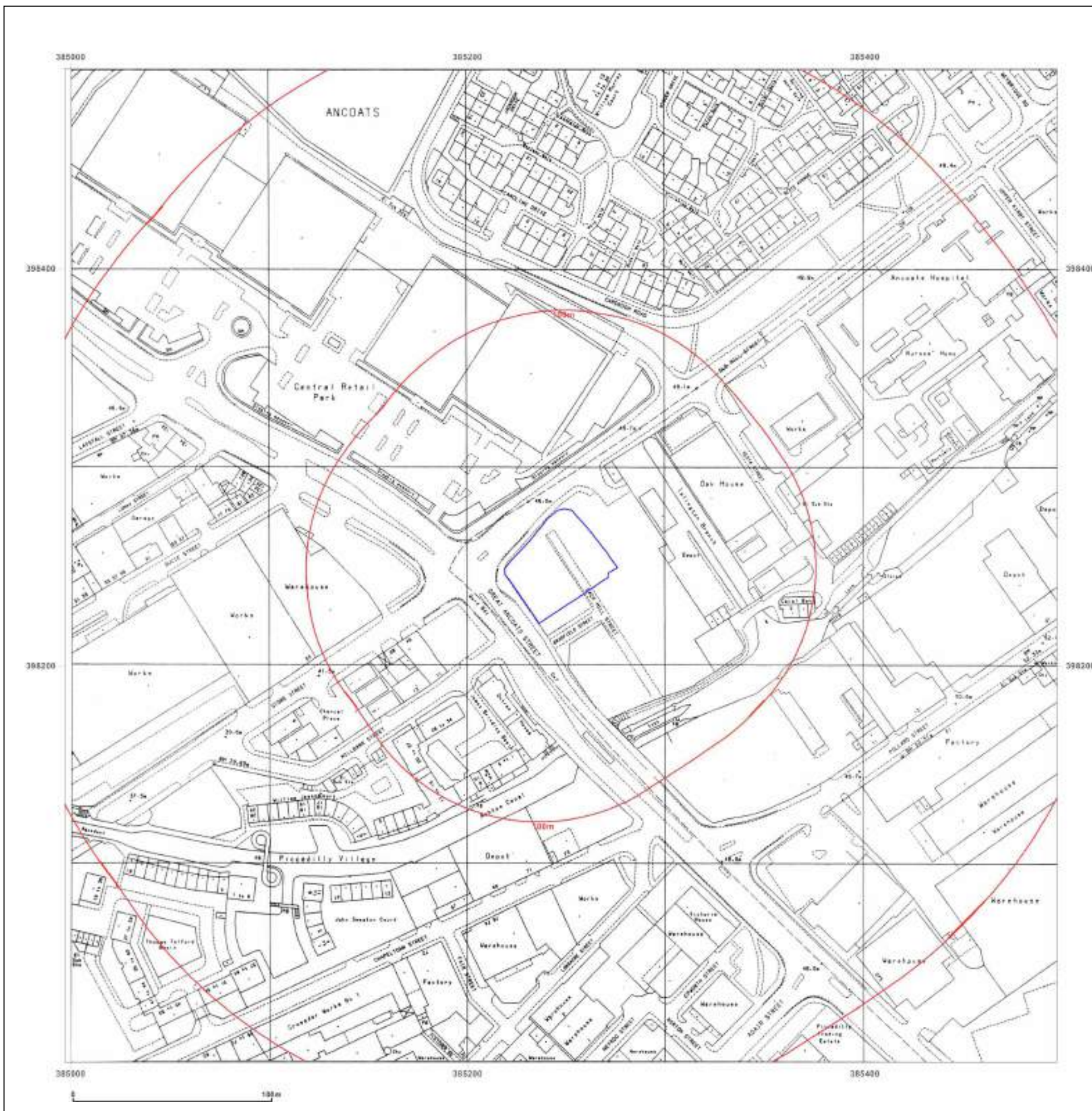


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Site Details:

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Client Ref: POP024319
Report Ref: HYD-5487214
Grid Ref: 385247, 398250

Map Name: National Grid

Map date: 1992-1995

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
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Levelled N/A

Surveyed 1992
Revised 1992
Edition N/A
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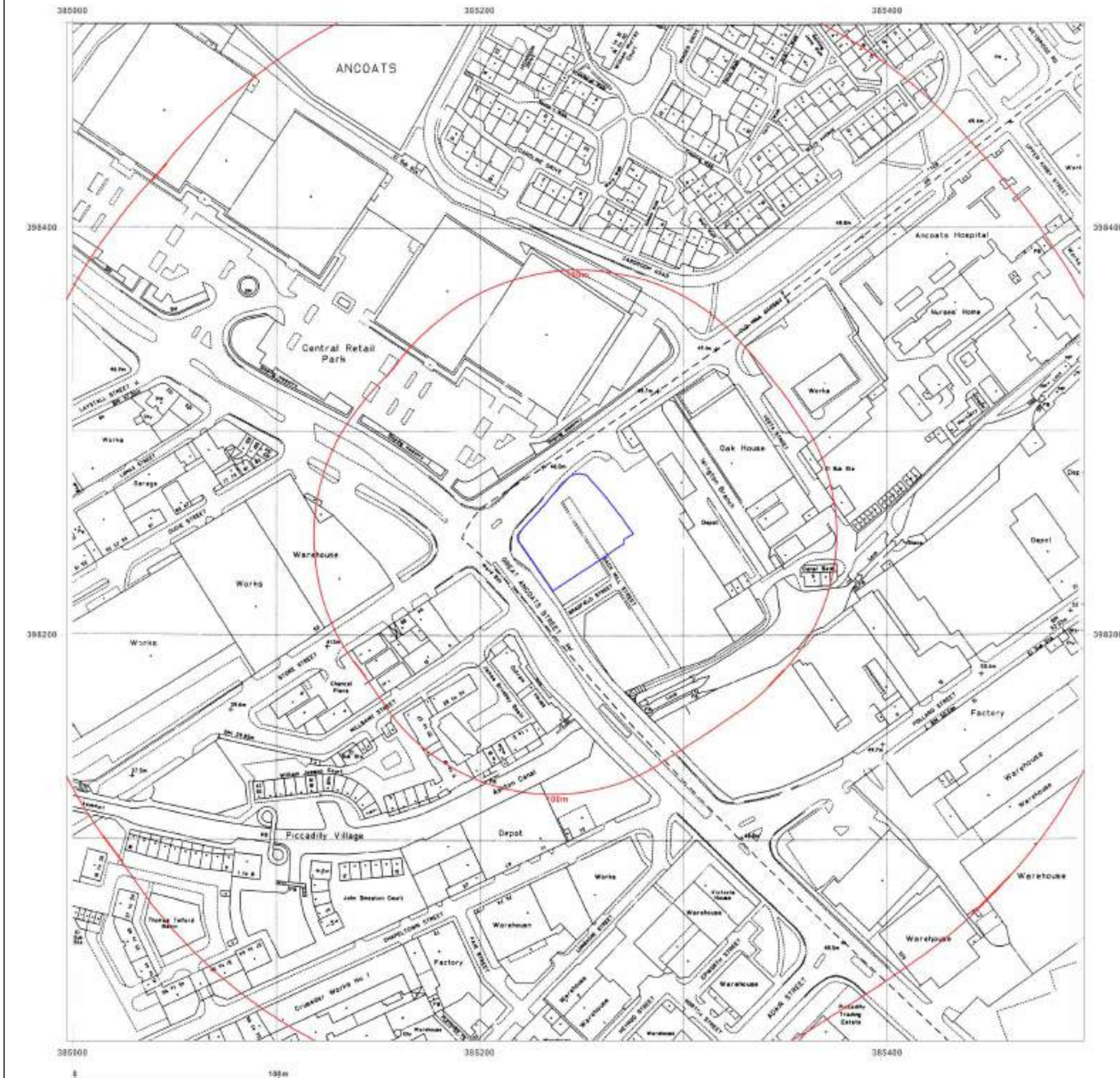


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Site Details:

Islington Wharf Phase 4,
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Client Ref: POP024319
Report Ref: HYD-5487214
Grid Ref: 385247, 398250

Map Name: County Series

Map date: 1848

Scale: 1:10,560

Printed at: 1:10,560



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

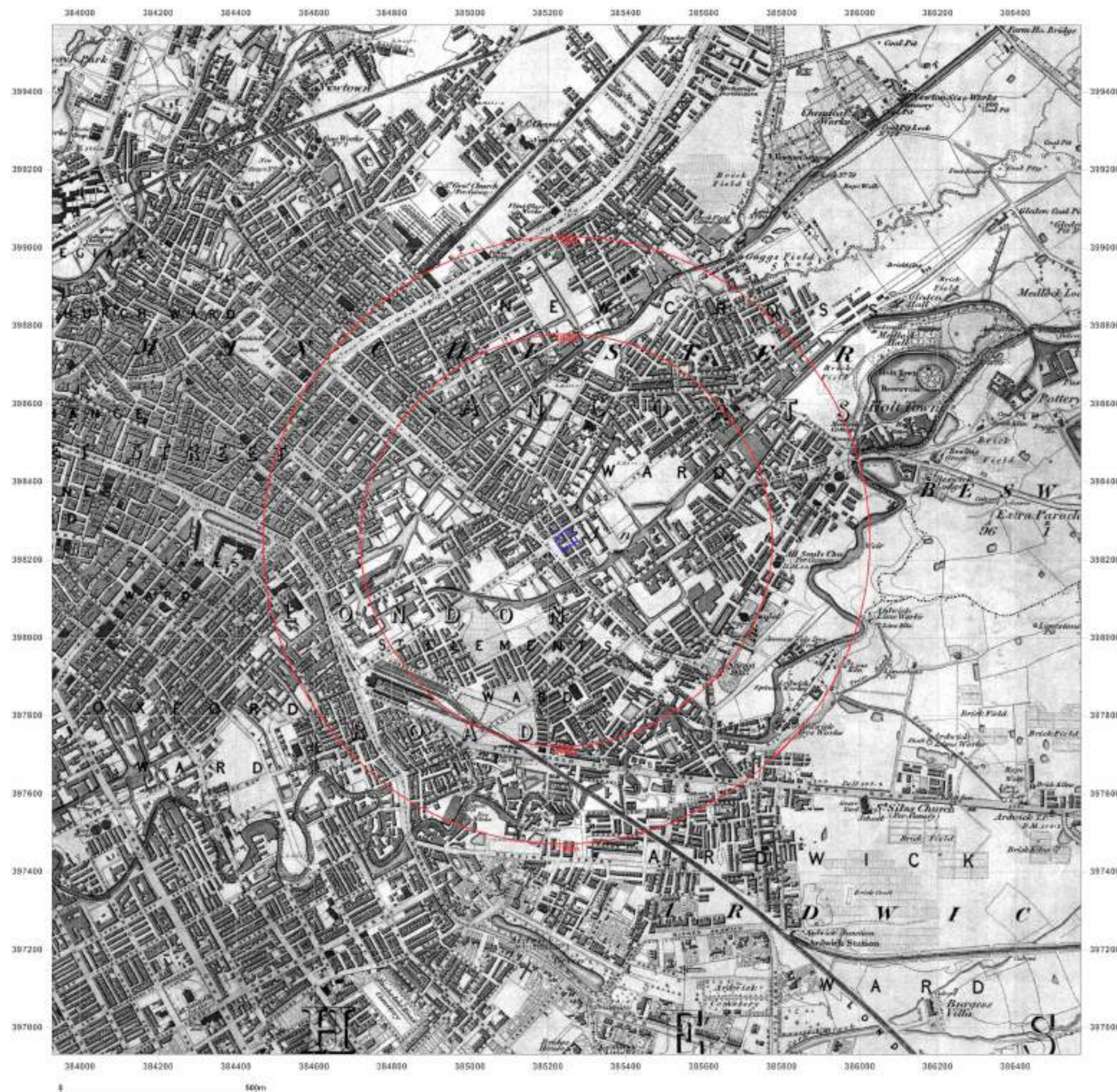


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Site Details:

Islington Wharf Phase 4,
Manchester, M4 6DN

Client Ref: POP024319
Report Ref: HYD-5487214
Grid Ref: 385247, 398250

Map Name: County Series

Map date: 1890-1894

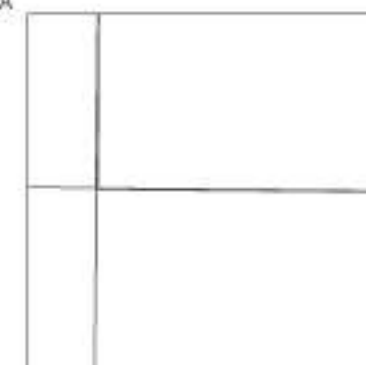
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Printed at: 1:10,560



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Edition 1894
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Surveyed 1891
Revised 1891
Edition 1891
Copyright N/A
Levelled N/A



Surveyed 1890
Revised 1890
Edition 1890
Copyright N/A
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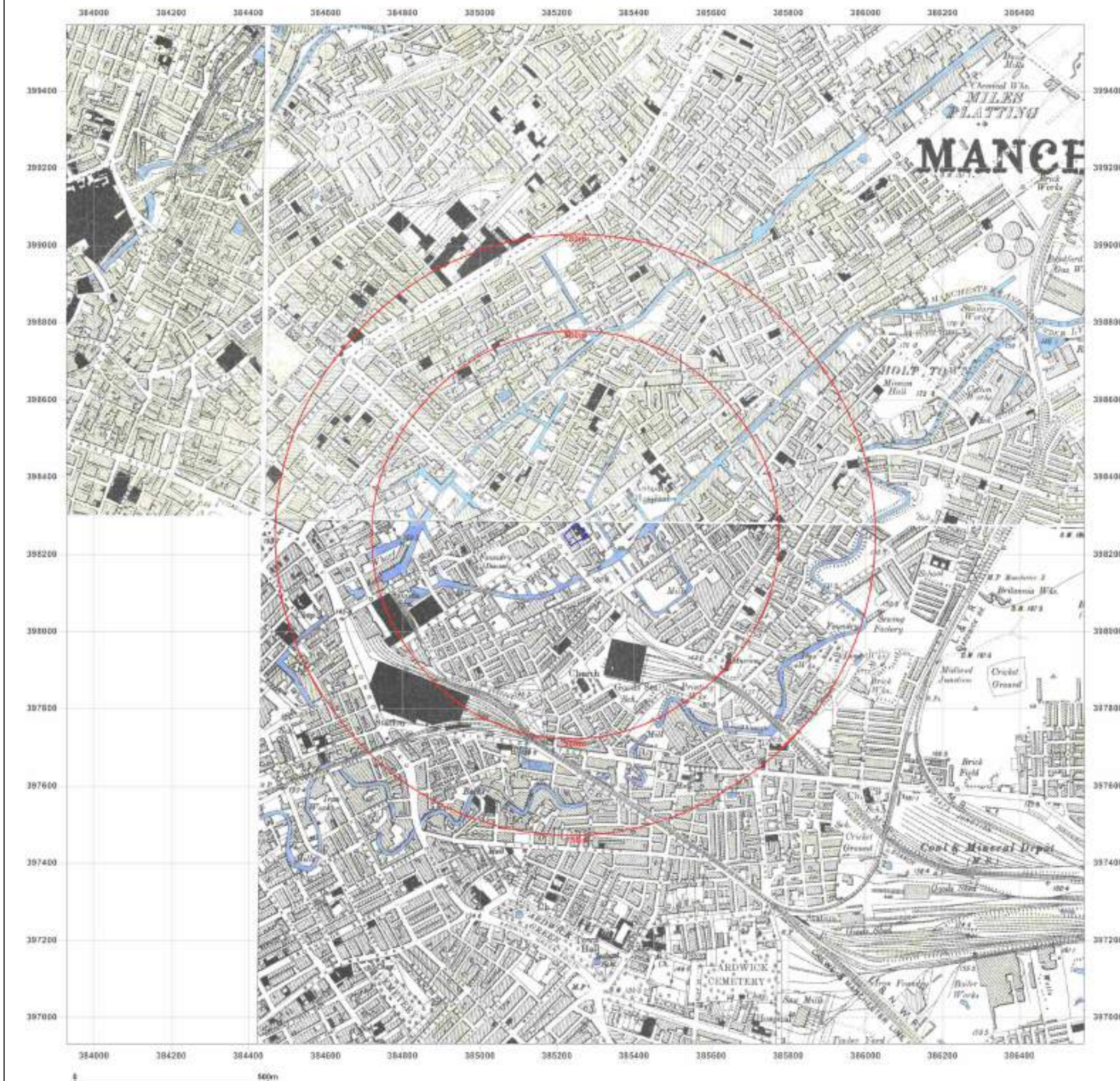


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Site Details:

Islington Wharf Phase 4,
Manchester, M4 6DN

Client Ref: POP024319
Report Ref: HYD-5487214
Grid Ref: 385247, 398250

Map Name: County Series

Map date: 1905-1906

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
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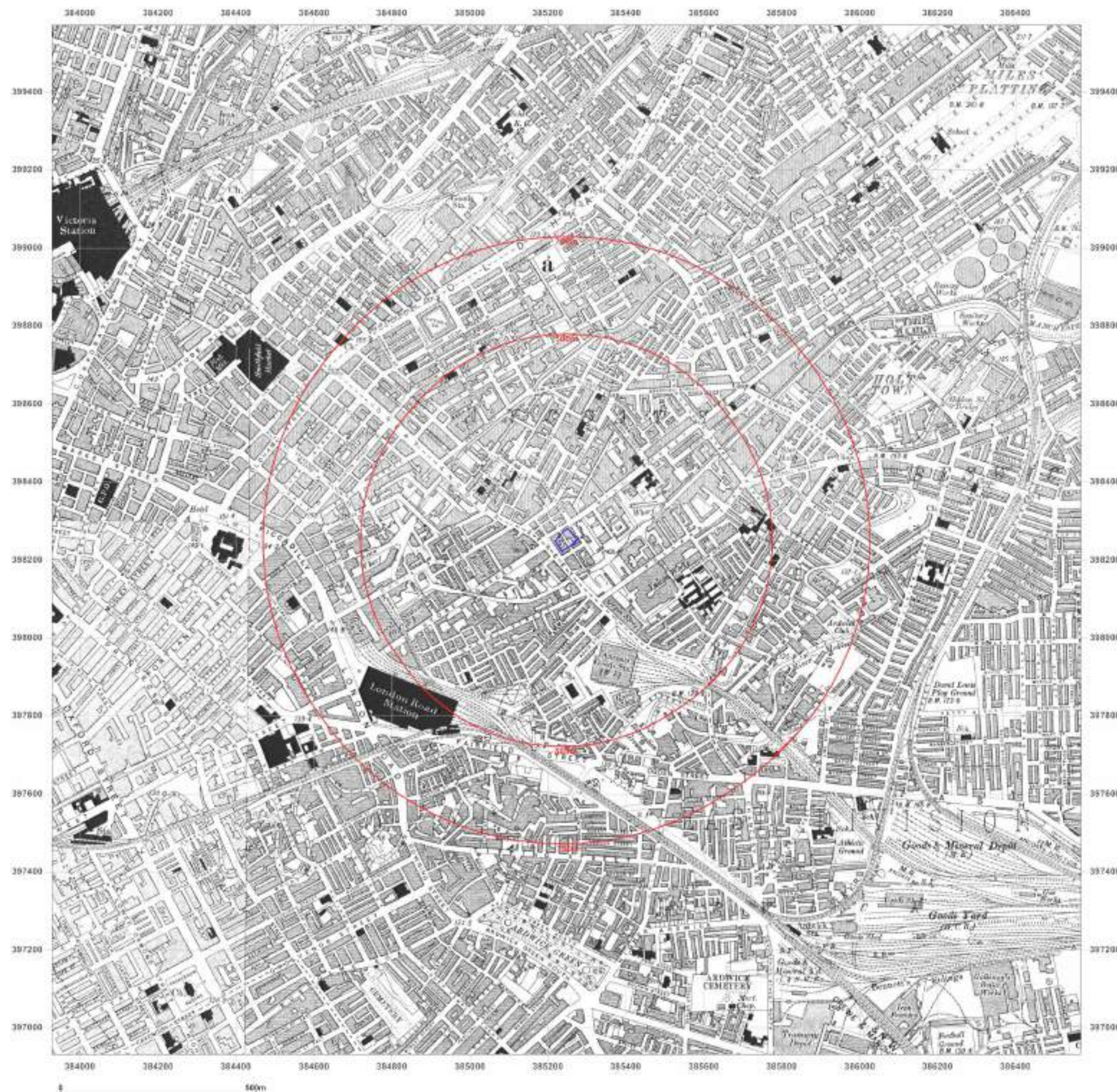


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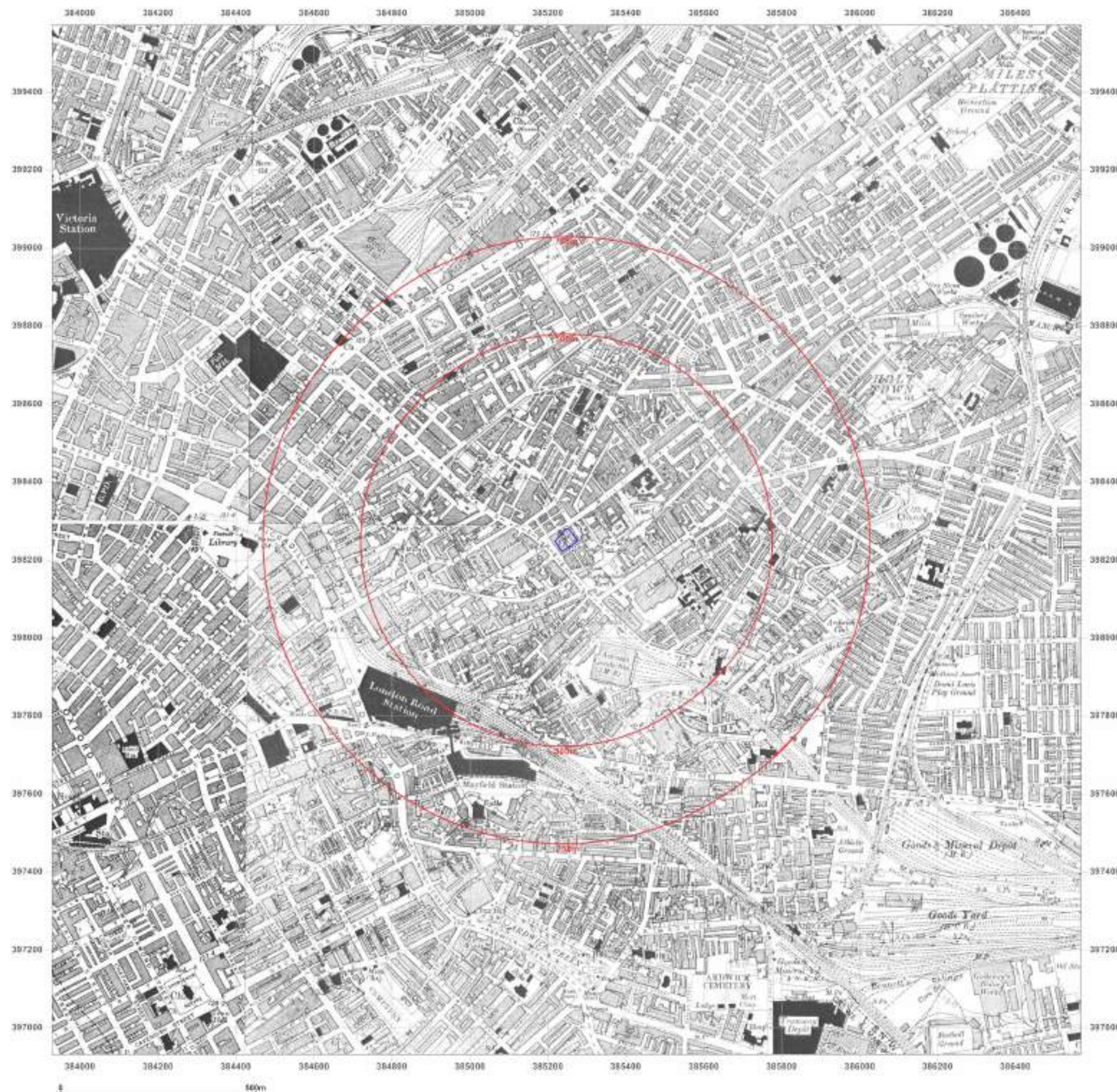


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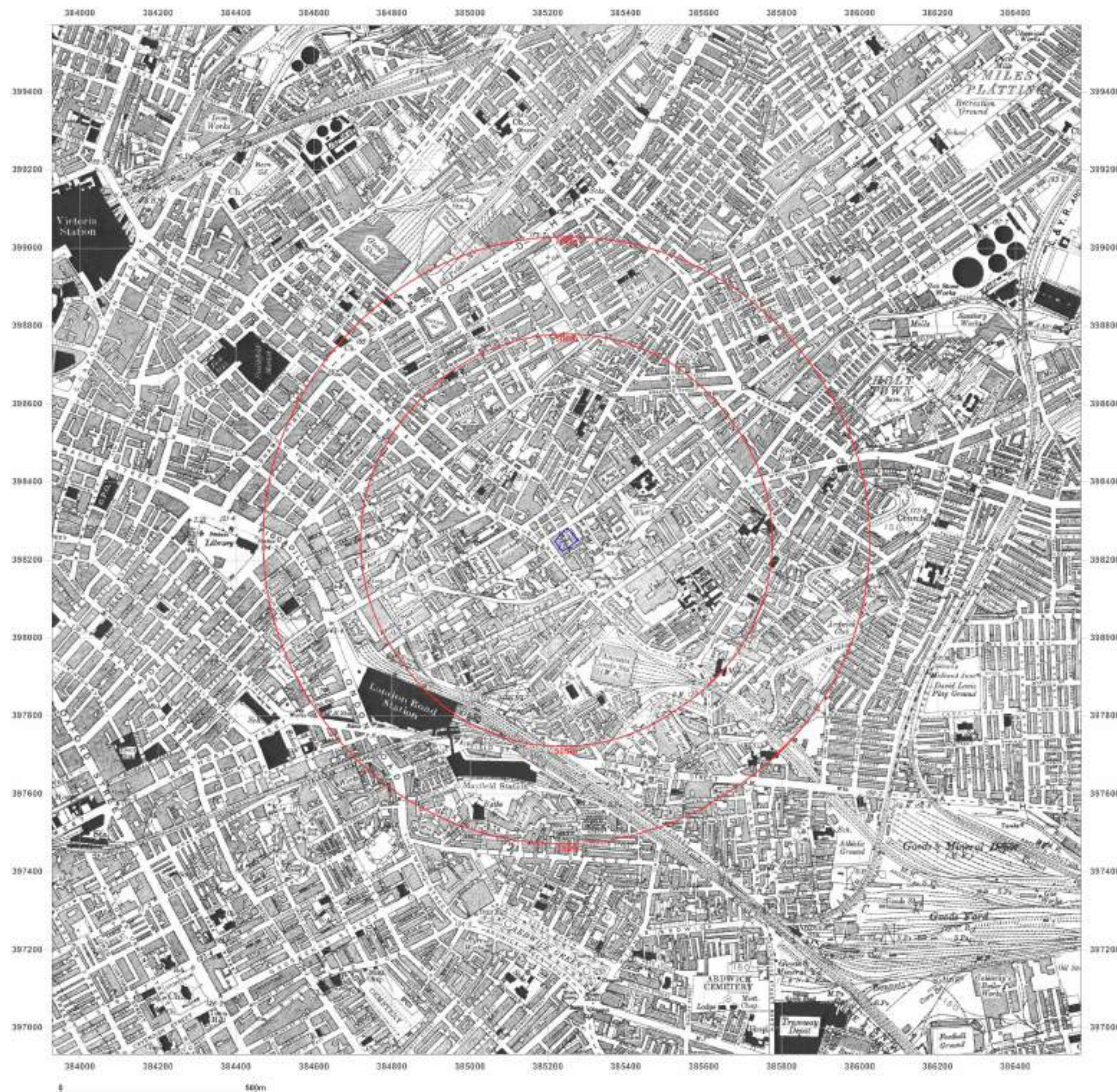


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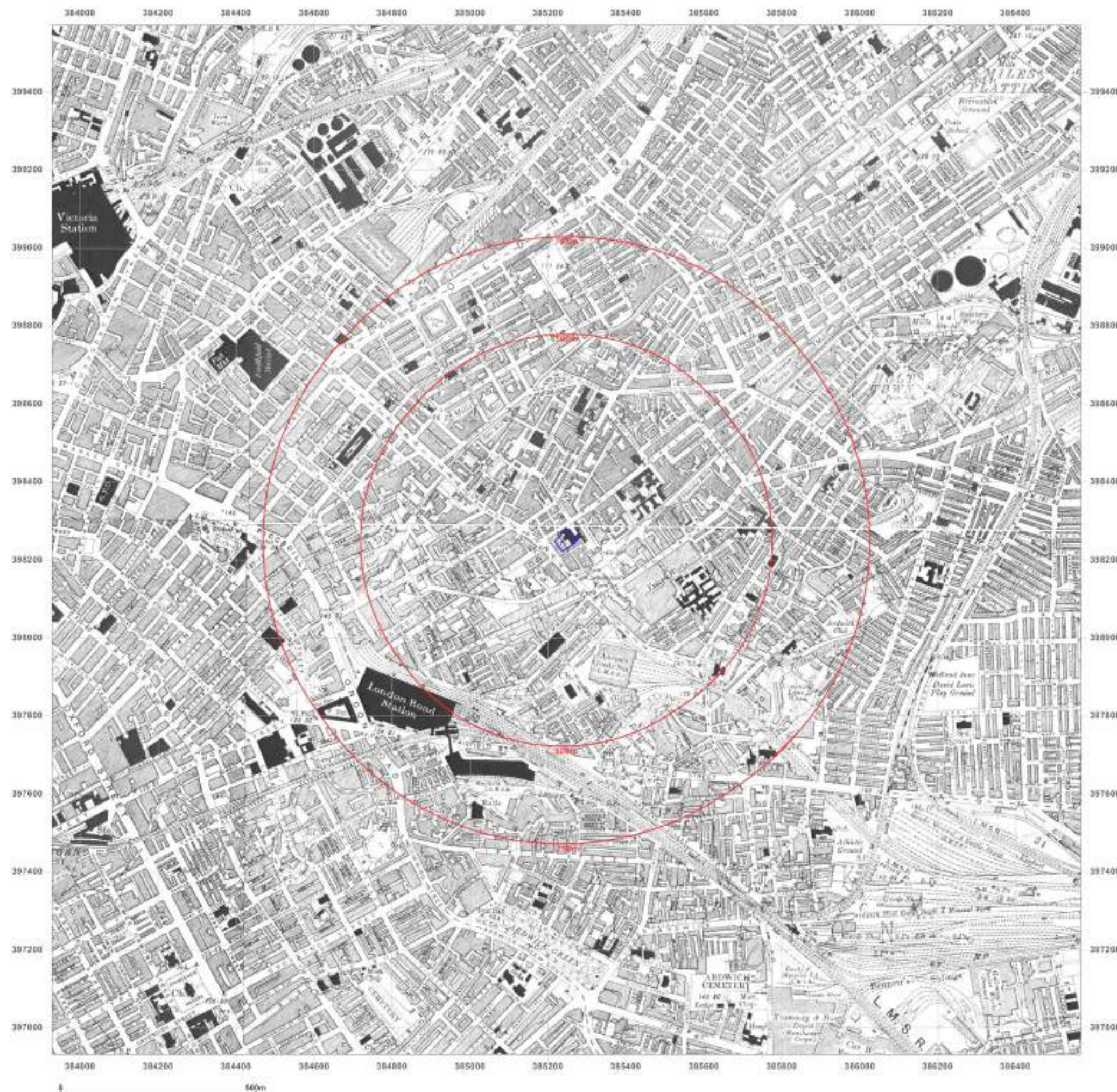


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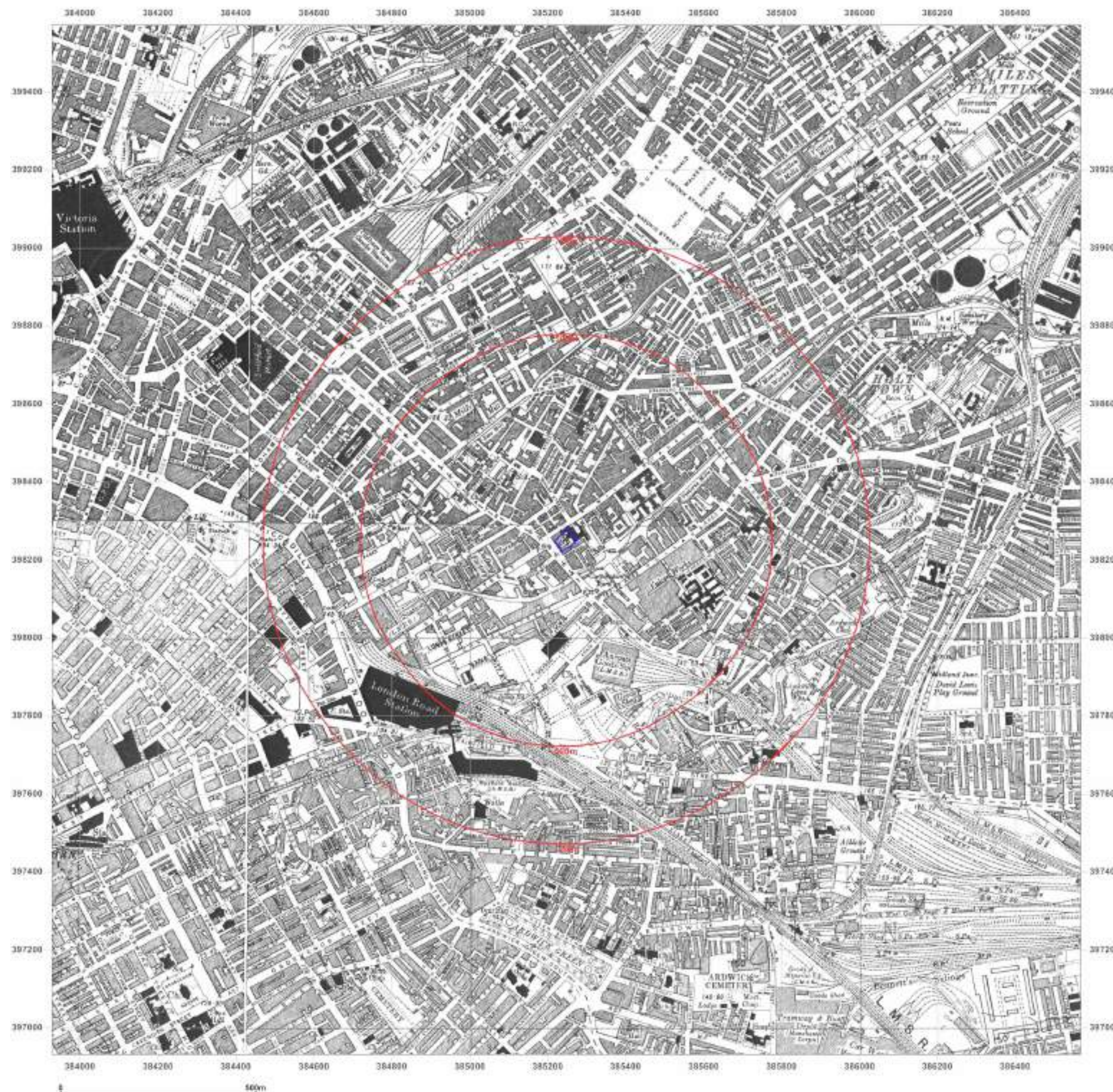


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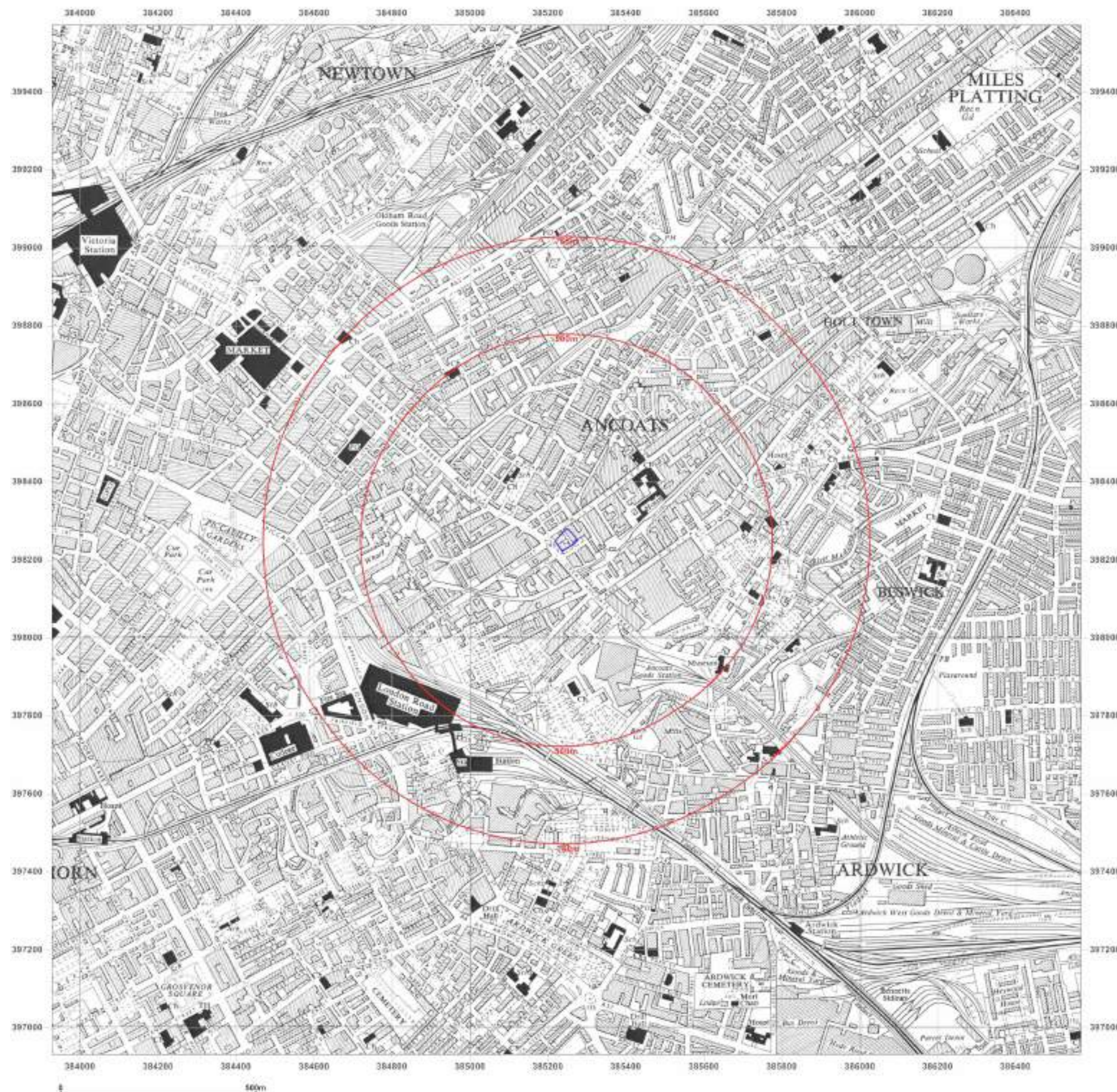


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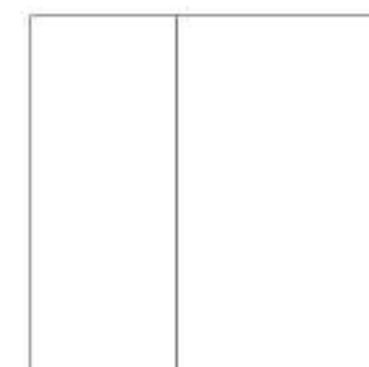
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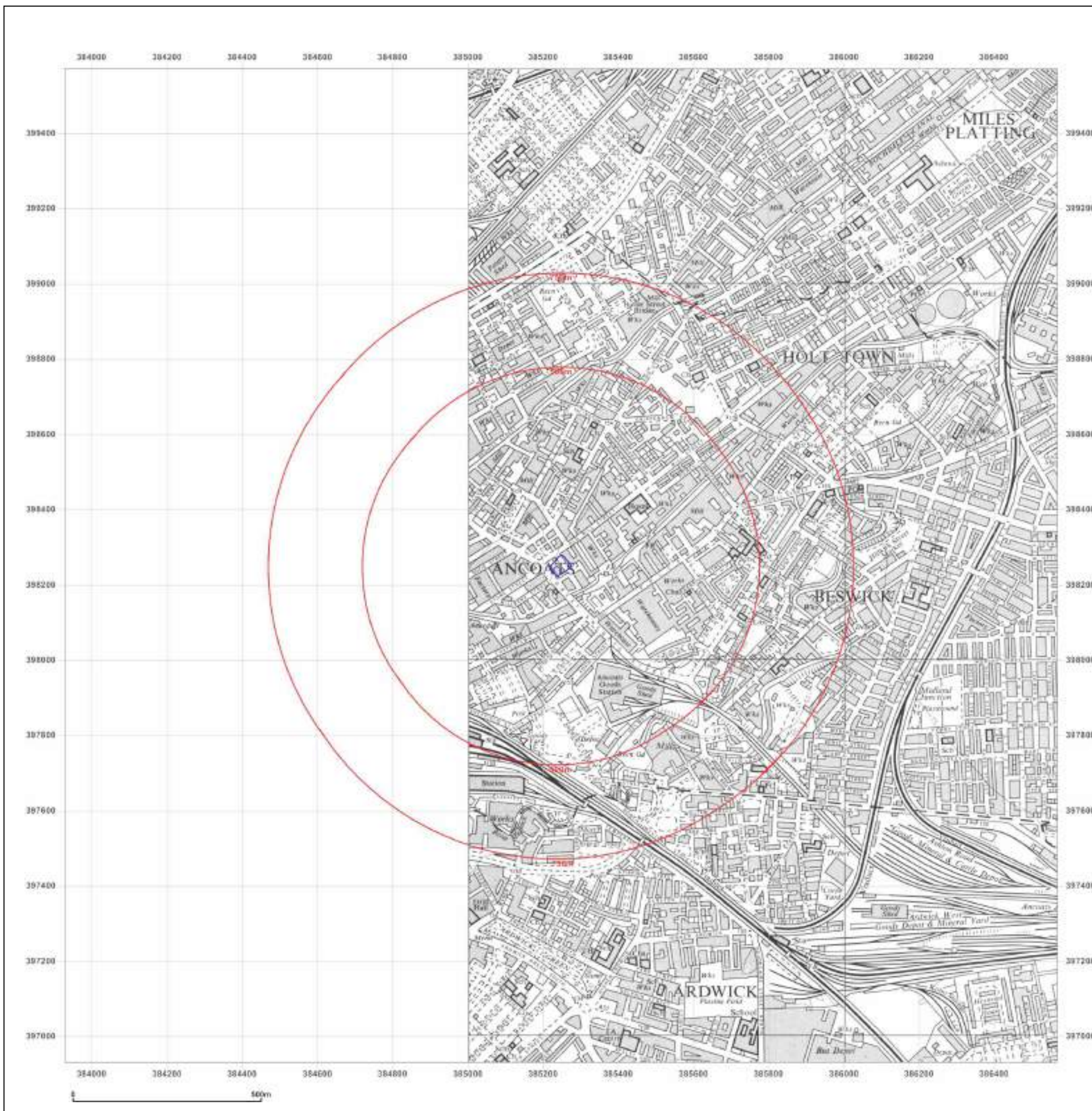


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Grid Ref: 385247, 398250

Map Name: National Grid

Map date: 1972

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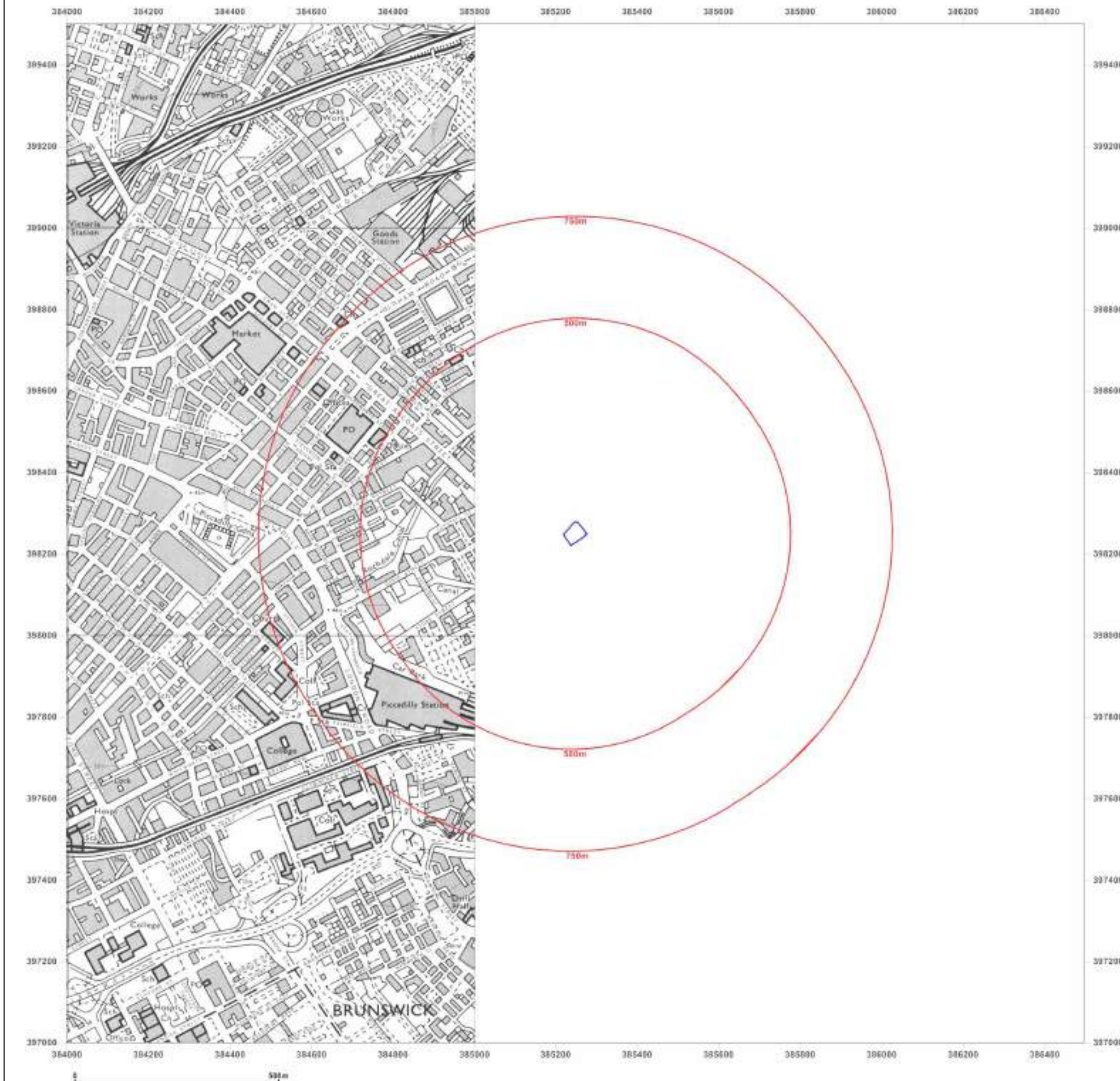


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Grid Ref: 385247, 398250

Map Name: National Grid

Map date: 1980-1981

Scale: 1:10,000

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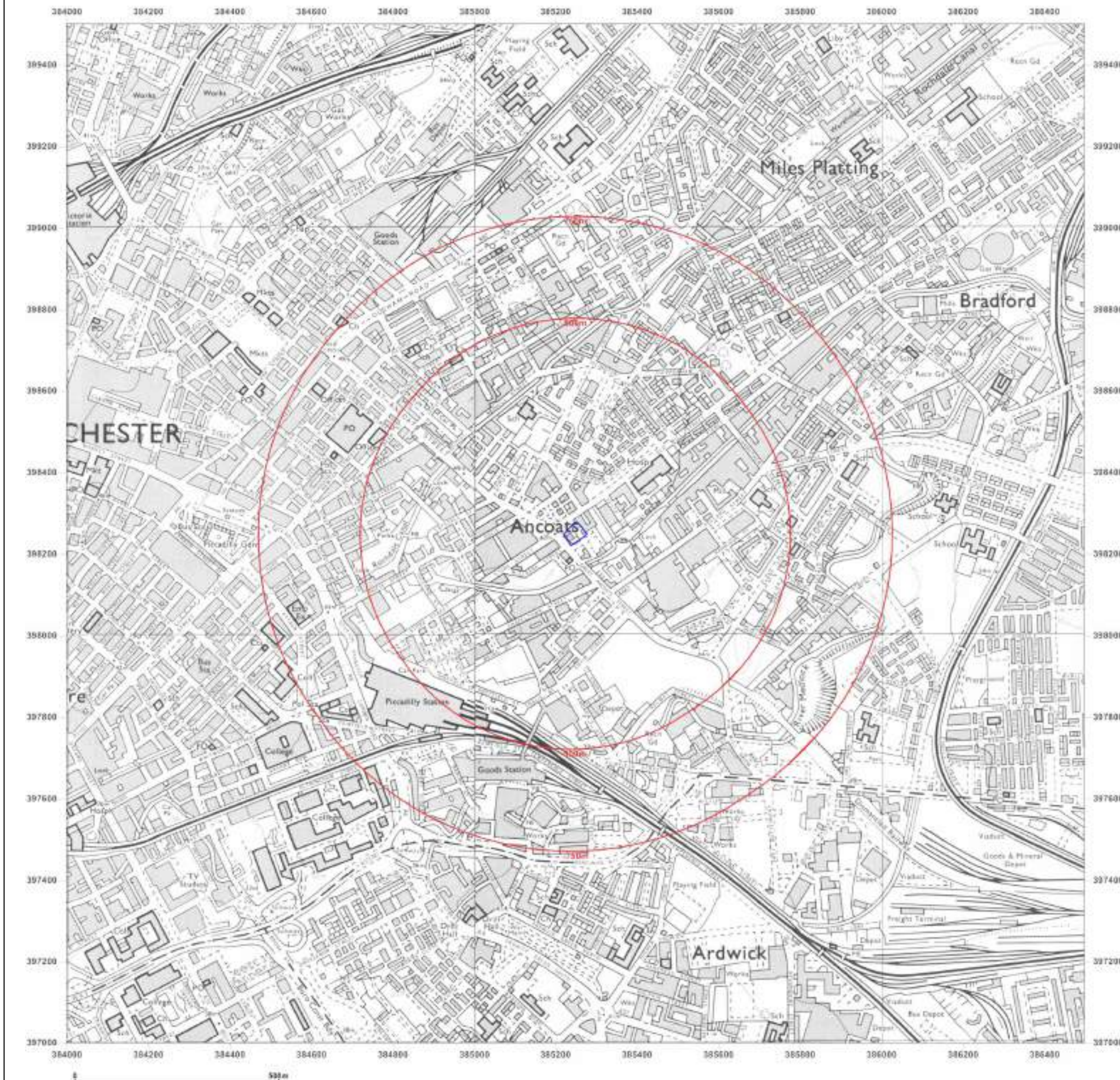


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Map Name: National Grid

Map date: 1985

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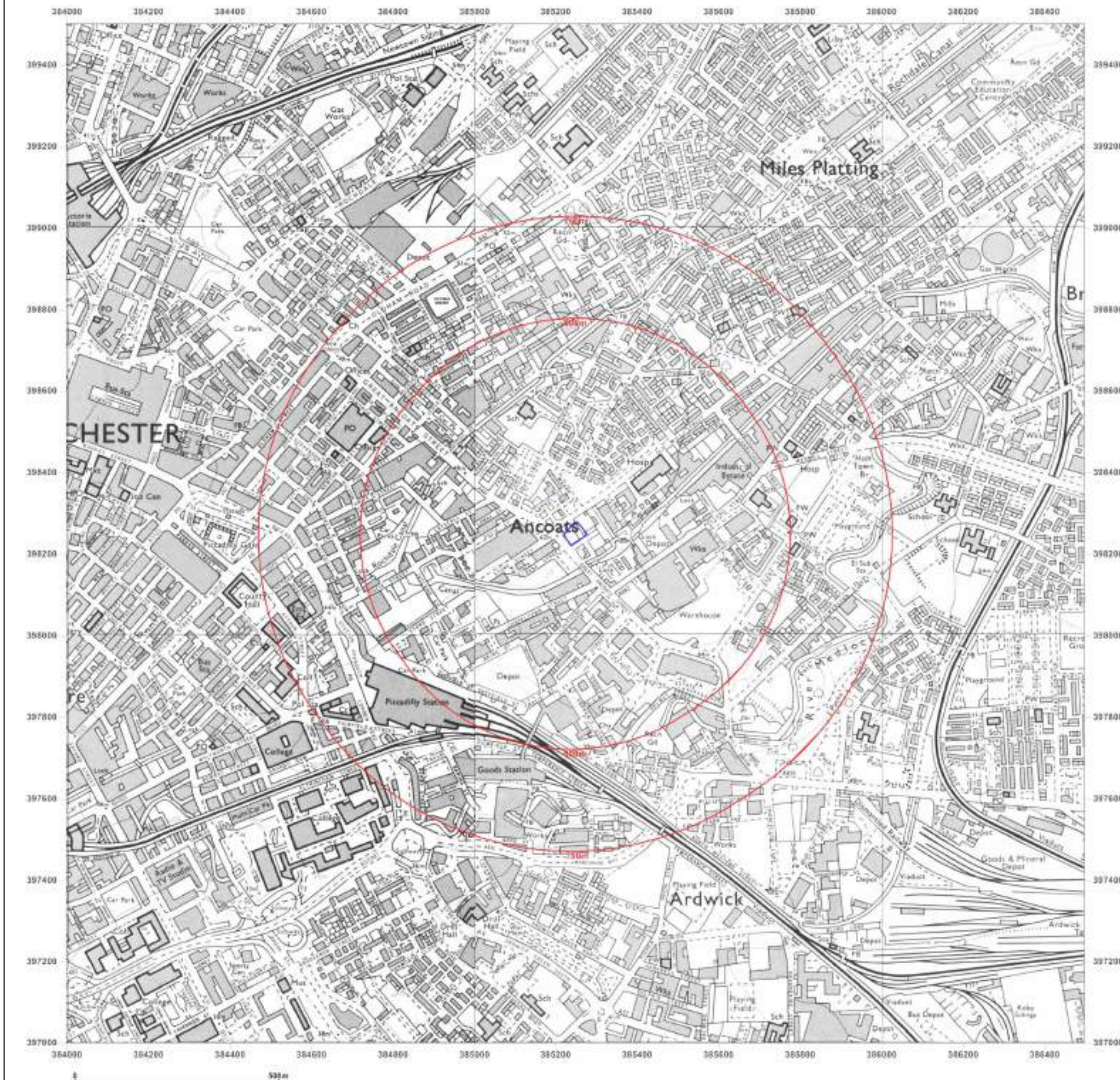


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Grid Ref: 385247, 398250

Map Name: National Grid

Map date: 1988-1991

Scale: 1:10,000

Printed at: 1:10,000



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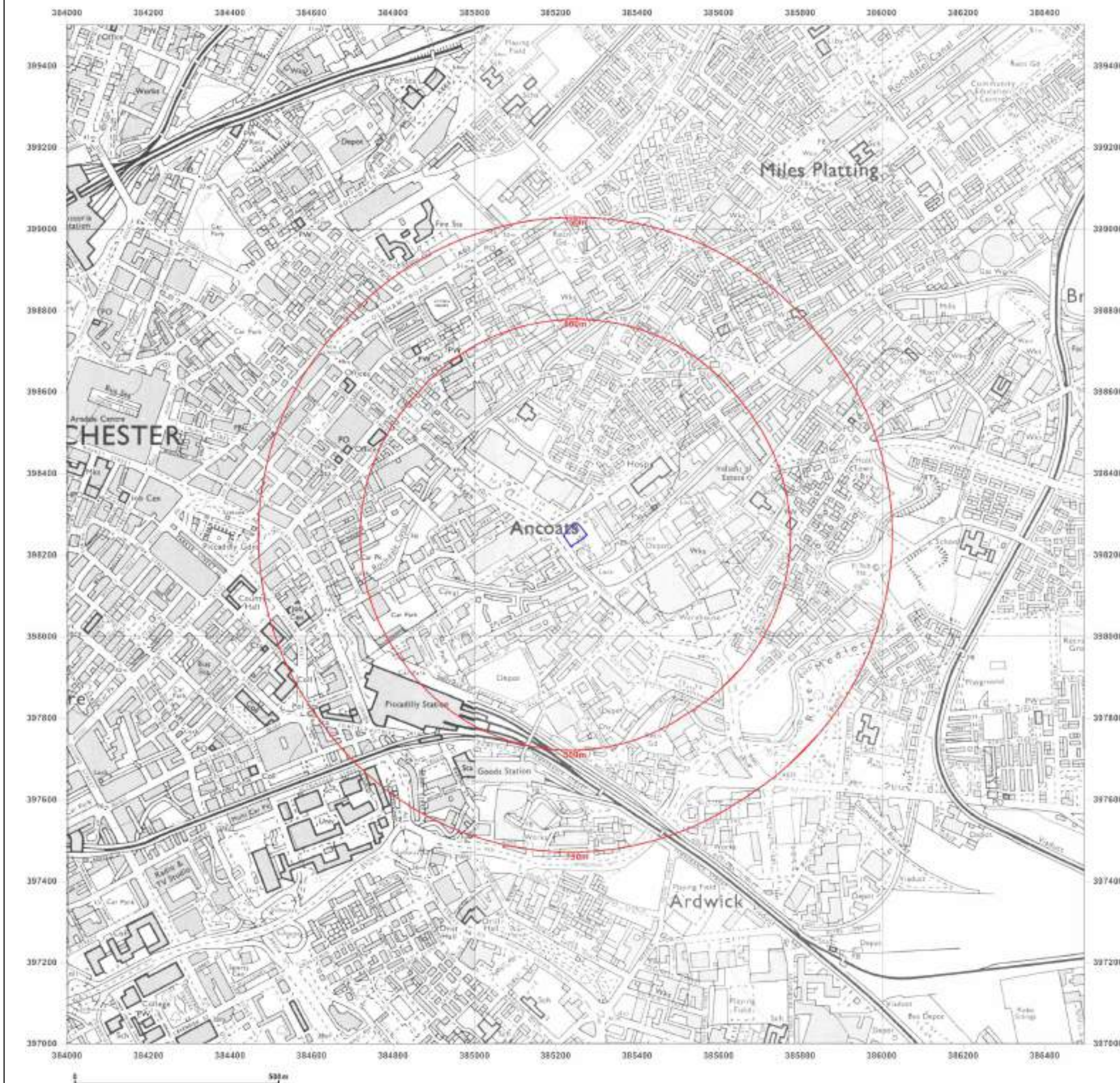


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Grid Ref: 385247, 398250

Map Name: National Grid

Map date: 1994

Scale: 1:10,000

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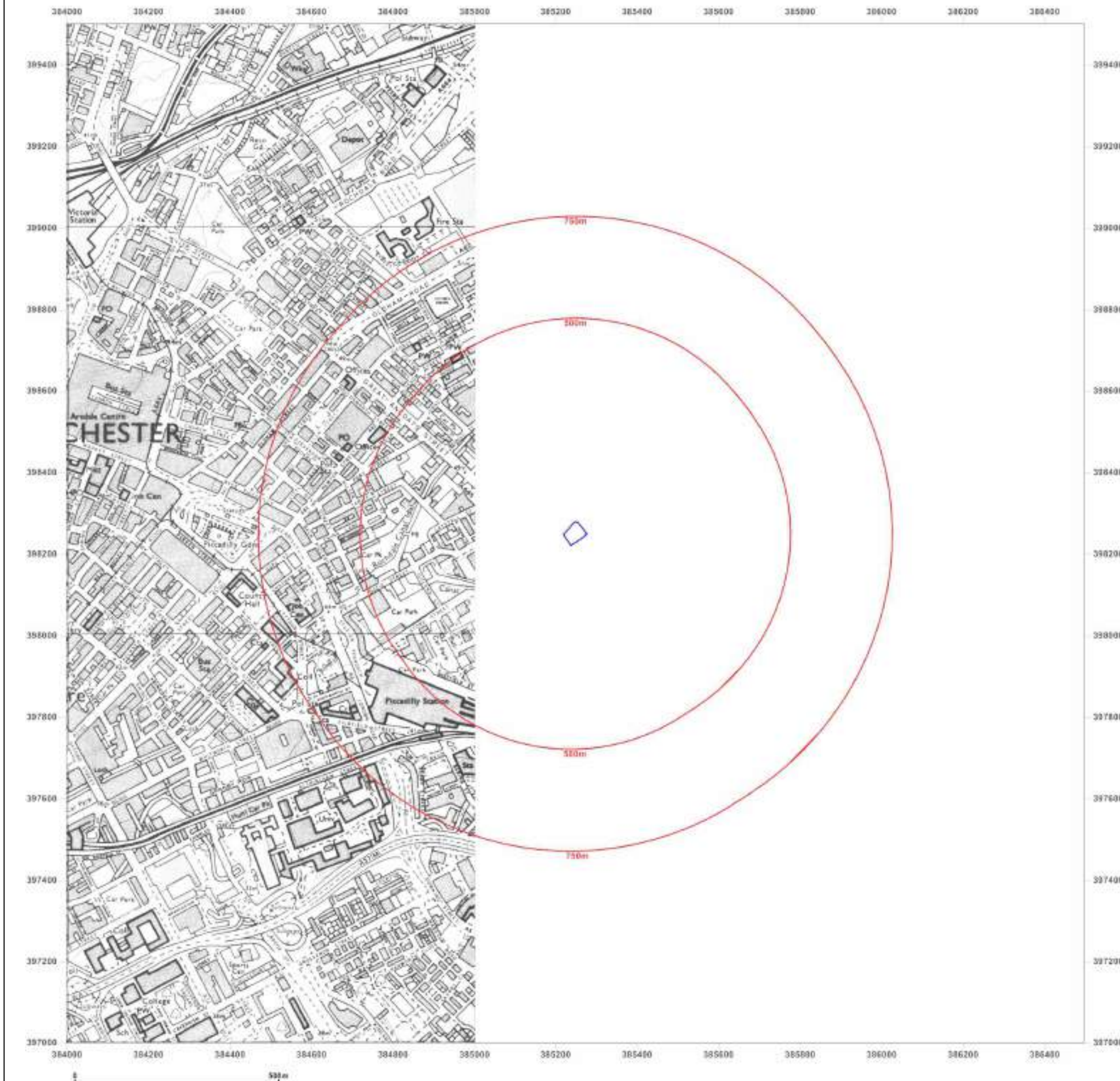


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Client Ref: POP024319
Report Ref: HYD-5487214
Grid Ref: 385247, 398250

Map Name: 1:10,000 Raster

Map date: 2002

Scale: 1:10,000

Printed at: 1:10,000

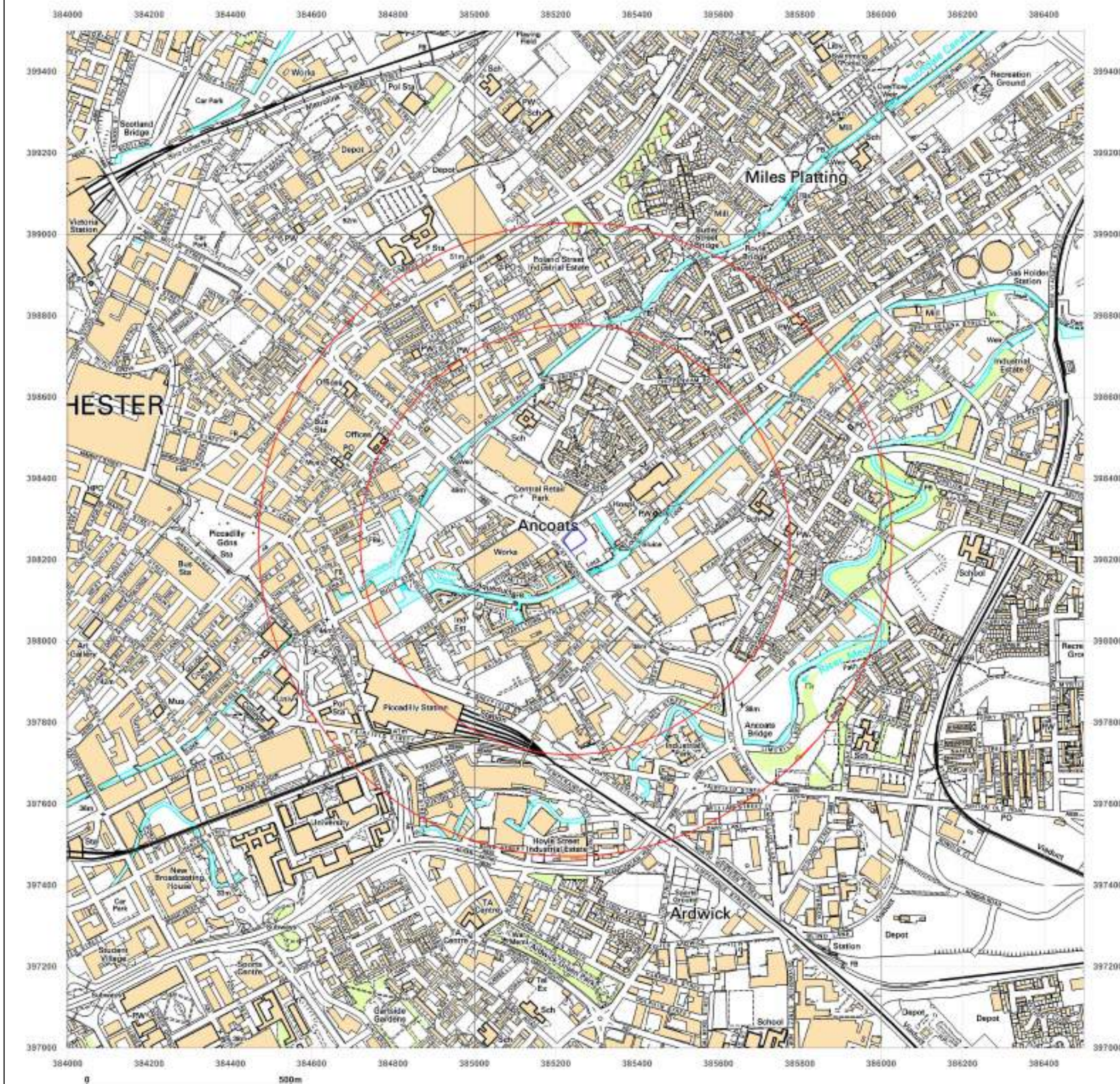


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Report Ref: HYD-5487214
Grid Ref: 385247, 398250

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

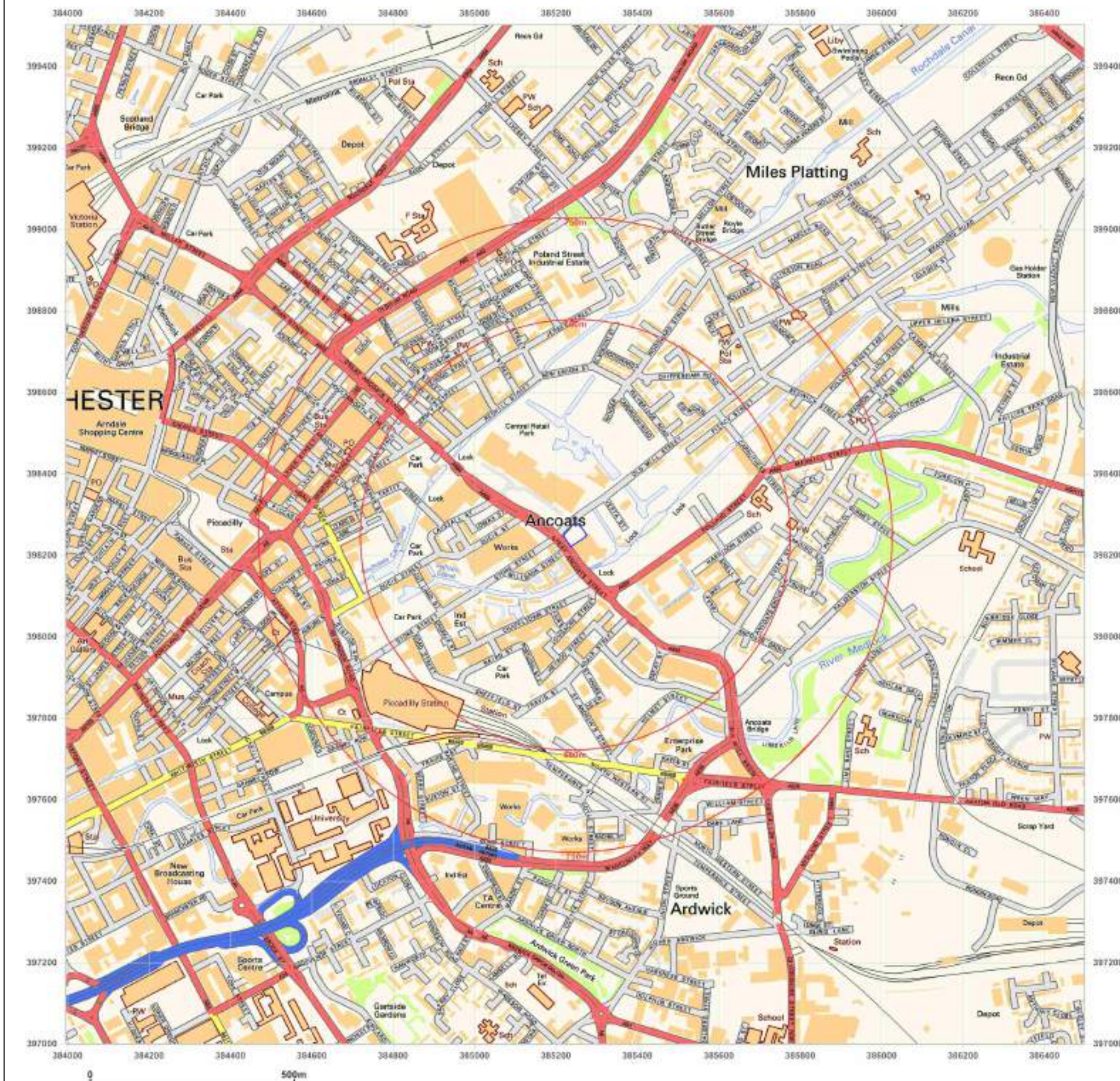


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Report Ref: HYD-5487214
Grid Ref: 385247, 398250

Map Name: National Grid

Map date: 2014

Scale: 1:10,000

Printed at: 1:10,000

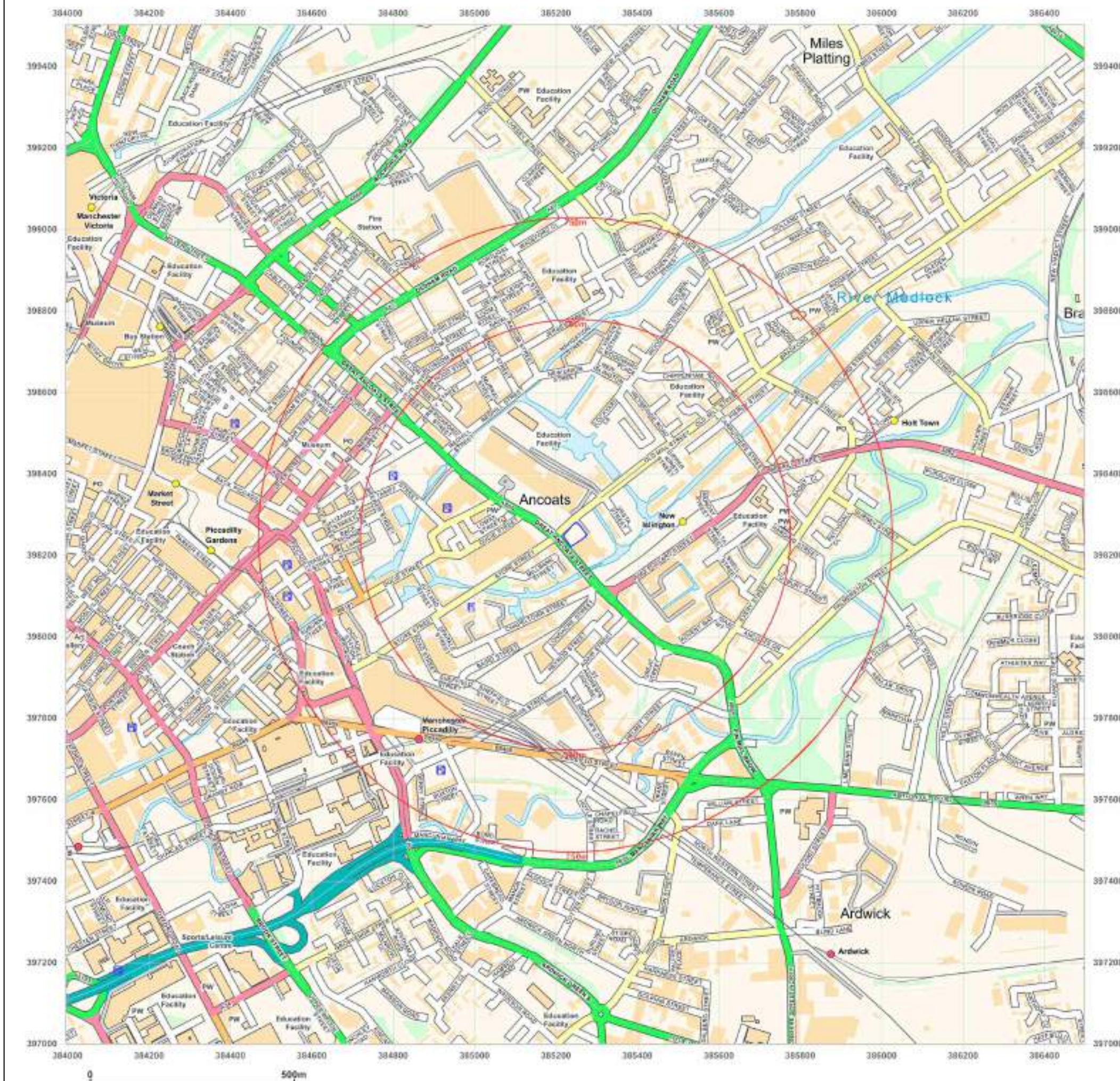


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Appendix D

Desk Study Research Information

Groundsure Enviro Insight Database Report



Hydrock Consultants Ltd
4 Lakeside, Festival Way,
Stoke-on-Trent, ST1 5RY

Groundsure HYD-5487212
Reference:

Your Reference: POP024319

Report Date 28 Sep 2018

Report Delivery Email - pdf
Method:

Enviro Insight

Address: Islington Wharf Phase 4, Manchester, M4 6DN

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Enviro Insight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 01752 347 515 quoting the above report reference number.

Yours faithfully,

Hydrock

Enc.
Groundsure Enviroinsight

Address: Islington Wharf Phase 4, Manchester, M4 6DN

Date: 28 Sep 2018

Reference: HYD-5487212

Client: Hydrock Consultants Ltd

NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 11-Jun-2015

Grid Reference: 385246,398249

Site Size: 0.18ha

Report Reference: HYD-5487212

Client Reference: POP024319

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Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	0	10	82	186
1.2 Additional Information – Historical Tank Database	0	0	32	74
1.3 Additional Information – Historical Energy Features Database	0	0	34	50
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	1
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	1	16	55
1.6 Historical military sites	0	0	0	0
1.7 Potentially Infilled Land	0	3	27	47
Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	2	1
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	3	2
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	3	16
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency/Natural Resources Wales Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency/Natural Resources Wales Historic Landfill Sites	0	0	0	0	1	4
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	1	14	8	Not searched	Not searched
3.2.2 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	0	0	0	8	27

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	0	41	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	0
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Records of Artificial Ground and Made Ground present beneath the study site	None identified
5.2 Records of Superficial Ground and Drift Geology present beneath the study site	Identified
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology	0-500m					
6.1 Records of Strata Classification in the Superficial Geology within 500m of the study site	Identified					
6.2 Records of Strata Classification in the Bedrock Geology within 500m of the study site	Identified					
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	4	35
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	9
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	0	#250GWV #	#500GWV #	Not searched	Not searched

Section 6: Hydrogeology and Hydrology		0-500m				
	On-site	0-50m	51-250	251-500	501-1000	1000-1500
6.9 Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site	No	No	No	Yes	Yes	Yes
6.10 Ordnance Survey MasterMap Water Network entries within 500m of the site	0	2	38	18	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	Yes	Yes	Not searched	Not searched	Not searched

Section 7: Flooding	
7.1 Environment Agency Zone 2 floodplains within 250m of the study site	None identified
7.2 Environment Agency/Natural Resources Wales Zone 3 floodplains within 250m of the study site	None identified
7.3 Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site	Very Low
7.4 Flood Defences within 250m of the study site	None identified
7.5 Areas benefiting from Flood Defences within 250m of the study site	None identified
7.6 Areas used for Flood Storage within 250m of the study site	None identified
7.7 Maximum BGS Groundwater Flooding susceptibility within 50m of the study site	Limited potential
7.8 BGS confidence rating for the Groundwater Flooding susceptibility areas	Low

Section 8: Designated Environmentally Sensitive Sites		On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	0	0	0	0
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0	0
8.8 Records of World Heritage Sites	0	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	0	0	0	0	1	3
8.14 Records of Green Belt land	0	0	0	0	0	0

Section 9: Natural Hazards	
9.1 Maximum risk of natural ground subsidence	Very Low
9.1.1 Maximum Shrink-Swell hazard rating identified on the study site	Very Low
9.1.2 Maximum Landslides hazard rating identified on the study site	Very Low
9.1.3 Maximum Soluble Rocks hazard rating identified on the study site	Negligible
9.1.4 Maximum Compressible Ground hazard rating identified on the study site	Negligible
9.1.5 Maximum Collapsible Rocks hazard rating identified on the study site	Very Low
9.1.6 Maximum Running Sand hazard rating identified on the study site	Very Low
9.2 Radon	
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.
9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary.

Section 10: Mining	
10.1 Coal mining areas within 75m of the study site	Identified
10.2 Non-Coal Mining areas within 50m of the study site boundary	None identified
10.3 Brine affected areas within 75m of the study site	None identified

Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licences, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and coastal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

9. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon..

10. Mining

Provides information on areas of coal and non-coal mining and brine affected areas.

11. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

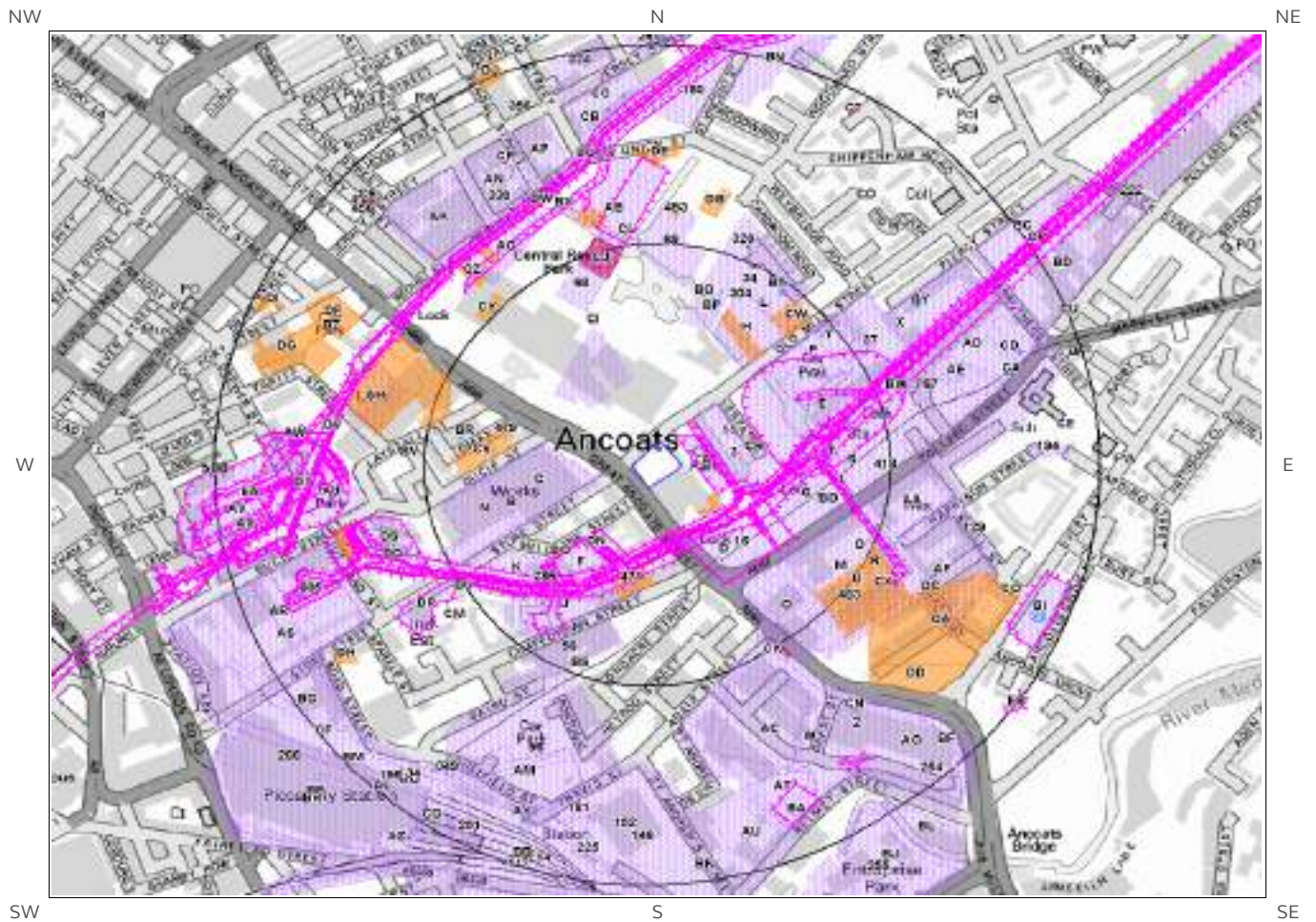
Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

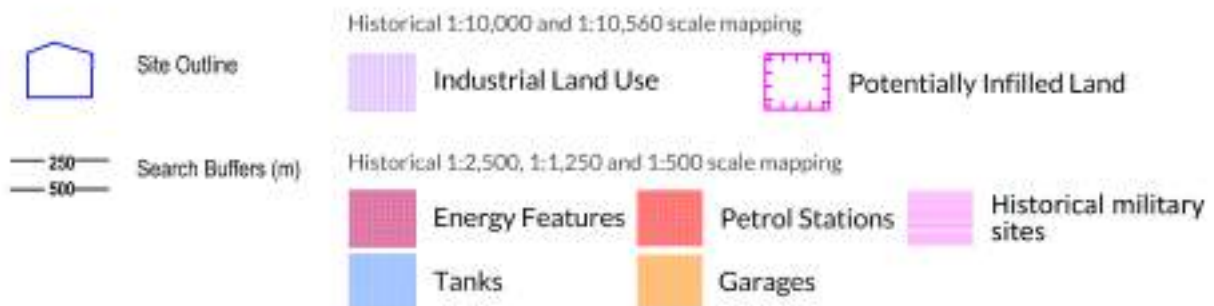
Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

1. Historical Land Use



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1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 278

ID	Distance [m]	Direction	Use	Date
1A	14	NE	Unspecified Wharf	1915
2A	36	NE	Unspecified Wharf	1923
3	44	NE	Unspecified Works	1923
4C	44	W	Unspecified Warehouse	1923
5B	45	SW	Unspecified Disused Foundry	1890
6B	45	SW	Clothing Foundry	1905
7CH	46	NE	Unspecified Works	1915
8C	49	W	Unspecified Warehouse	1915
9C	49	W	Unspecified Warehouse	1938
10C	49	W	Unspecified Warehouse	1934
11	56	NE	Unspecified Works	1968
12	81	NW	Unspecified Mill	1968
13D	81	SE	Corporation Yard	1938
14D	81	SE	Corporation Yard	1915
15D	81	SE	Corporation Yard	1934
16	85	SE	Corporation Yard	1923
17F	97	SW	Unspecified Wharves	1923
18E	98	NE	Unspecified Wharf	1921
19E	98	NE	Unspecified Wharf	1906
20F	99	SW	Unspecified Wharves	1915
21F	99	SW	Unspecified Wharves	1938
22F	99	SW	Unspecified Wharves	1934
23G	108	E	Unspecified Works	1915
24J	108	S	Unspecified Works	1923
25G	109	E	Unspecified Works	1923
26V	132	NE	Hospital	1956
27H	133	NE	Bedstead and Safe Works	1923
28L	135	NE	Unspecified Commercial/Industrial	1933
29H	136	NE	Bedstead and Safe Works	1921
30I	144	E	Unspecified Depot	1991
31I	144	E	Unspecified Depot	1985
32J	148	SW	Unspecified Works	1968
33K	150	SW	Unspecified Workshop	1923

34	150	N	Glass Works	1923
35N	151	SW	Unspecified Factory	1968
36K	156	SW	Unspecified Works	1915
37	158	NE	Unspecified Works	1968
38L	159	NE	Unspecified Works	1968
39E	161	NE	Unspecified Wharf	1923
40R	161	SE	Unspecified Commercial/Industrial	1956
41M	161	SE	Vulcan Works	1915
42M	161	SE	Vulcan Works	1938
43M	161	SE	Vulcan Works	1934
44P	161	NE	Hospital	1978
45O	161	SE	Unspecified Warehouse	1968
46N	162	SW	Clothing Factory	1923
47O	163	SE	Grain Store	1915
48O	164	SE	Grain Store	1923
49O	164	SE	Grain Store	1905
50Q	164	SE	Vulcan Works	1905
51P	164	NE	Hospital	1923
52N	164	SW	Clothing Factory	1915
53N	164	SW	Clothing Factory	1934
54N	164	SW	Clothing Factory	1938
55Q	167	SE	Vulcan Works	1923
56	168	S	Unspecified Works	1968
57R	168	SE	Unspecified Warehouse	1968
58P	169	NE	Hospital	1985
59P	169	NE	Hospital	1991
60M	172	SE	Unspecified Mills	1890
61S	174	E	Unspecified Mill	1915
62S	174	E	Unspecified Mill	1923
63T	176	E	Unspecified Tank	1915
64T	176	E	Unspecified Tank	1923
65U	178	SE	Unspecified Warehouse	1991
66U	178	SE	Unspecified Warehouse	1985
67	180	E	Unspecified Mill	1978
68	184	NW	Unspecified Mill	1968
69	197	N	Unspecified Works	1968
70X	197	NE	Machine Works	1923
71P	198	NE	Hospital	1921
72BT	200	NE	Glass Works	1921
73V	204	NE	Unspecified Tank	1923
74Z	204	SE	Railway Sidings	1968
75Y	206	NE	Hospital	1968
76W	209	SE	Railway Sidings	1923
77W	209	SE	Railway Sidings	1934
78W	209	SE	Railway Sidings	1915

79W	209	SE	Railway Sidings	1905
80W	209	SE	Railway Sidings	1938
81AB	217	N	Unspecified Works	1968
82X	219	NE	Machine Works	1921
83AE	224	NE	Unspecified Mills	1938
84AA	225	E	Unspecified Works	1968
85Y	226	NE	Hospital	1891
86W	233	SE	Goods Station	1956
87Z	233	SE	Railway Sidings	1956
88AA	241	E	Unspecified Works	1985
89AA	241	E	Unspecified Works	1991
90CK	243	SE	Railway Building	1938
91W	243	SE	Railway Sidings	1890
92X	250	NE	Unspecified Commercial/Industrial	1933
93DR	252	SW	Unspecified Ground Workings	1851
94AB	254	N	Coal Wharf	1851
95AC	254	SE	Goods Station	1968
96	254	S	Unspecified Depot	1991
97AC	255	SE	Goods Station	1915
98AC	255	SE	Goods Station	1934
99AC	255	SE	Goods Station	1938
100AC	256	SE	Goods Station	1923
101AC	256	SE	Goods Station	1905
102AC	266	SE	Goods Station	1890
103AD	267	E	Unspecified Mills	1968
104AD	267	E	Unspecified Mills	1956
105AF	269	E	Unspecified Workhouse	1915
106AE	271	E	Unspecified Mills	1923
107DS	273	SW	Unspecified Wharf	1923
108AF	273	SE	Unspecified Workhouse	1923
109AD	273	E	Industrial Estate	1991
110AD	273	E	Industrial Estate	1985
111AE	274	NE	Unspecified Mills	1921
112AE	274	NE	Unspecified Mills	1933
113AG	278	NW	Sawmill	1923
114AG	279	NW	Sawmill	1933
115AG	279	NW	Sawmill	1921
116AG	279	NW	Sawmill	1938
117AH	283	W	Sawmills	1923
118AG	288	NW	Unspecified Mill	1968
119DT	295	NW	Disused Canal	1991
120AH	305	W	Sawmill	1921
121AH	305	W	Sawmill	1933
122AH	305	W	Sawmill	1938

123AI	312	W	Unspecified Wharf	1915
124AI	312	W	Unspecified Wharf	1934
125AI	312	W	Unspecified Wharf	1938
126AJ	323	W	Unspecified Mills	1915
127AJ	324	W	Unspecified Mills	1923
128DX	326	NW	Disused Canal	1985
129	331	E	Unspecified Works	1923
130Z	332	SE	Goods Shed	1968
131AN	339	NW	Unspecified Mill	1923
132AK	339	NW	Unspecified Mills	1923
133DY	340	W	Unspecified Wharf	1923
134	340	S	Railway Sidings	1923
135AM	340	S	Goods Yard	1923
136AK	342	NW	Unspecified Mills	1921
137AK	342	NW	Unspecified Mills	1933
138AK	342	NW	Unspecified Mills	1938
139AL	342	S	Railway Sidings	1934
140AL	342	S	Railway Sidings	1938
141AM	342	S	Goods Yard	1938
142AM	342	S	Goods Yard	1934
143AN	344	NW	Unspecified Mill	1933
144AN	344	NW	Unspecified Mill	1921
145AN	344	NW	Unspecified Mill	1938
146	345	S	Unspecified Depot	1985
147AN	345	NW	Unspecified Works	1968
148AJ	347	W	Unspecified Wharf	1934
149AJ	347	W	Unspecified Wharf	1938
150AL	347	S	Railway Sidings	1915
151AM	347	S	Goods Yard	1915
152	349	S	Goods Yard	1968
153AP	350	NW	Unspecified Mills	1923
154AO	351	S	Railway Sidings	1905
155AO	351	S	Railway Sidings	1890
156AP	352	NW	Unspecified Mills	1921
157AP	352	NW	Unspecified Mills	1938
158AP	352	NW	Unspecified Mills	1933
159AQ	362	SE	Unspecified Commercial/Industrial	1985
160AQ	362	SE	Unspecified Commercial/Industrial	1991
161AR	362	SW	Unspecified Commercial/Industrial	1956
162AJ	367	W	Unspecified Wharf	1915
163EA	368	W	Unspecified Wharf	1956
164AR	370	SW	Goods Station	1938
165AR	370	SW	Goods Station	1915
166AR	370	SW	Goods Station	1934

167AS	371	SW	Goods Station	1923
168AS	371	SW	Goods Station	1905
169AS	371	SW	Goods Station	1890
170CF	380	SW	Railway Sidings	1956
171AT	392	S	Goods Shed	1915
172AT	392	S	Goods Shed	1934
173AT	392	S	Goods Shed	1938
174AT	392	SE	Goods Shed	1905
175AT	392	SE	Goods Shed	1923
176AW	392	W	Unspecified Wharf	1923
177AU	393	S	Unspecified Depot	1985
178AU	393	S	Unspecified Depot	1991
179CC	395	N	Glass Works	1851
180	396	N	Unspecified Works	1968
181	398	S	Smithy	1923
182AV	401	W	Unspecified Wharf	1915
183AV	402	W	Unspecified Wharf	1923
184AV	402	W	Unspecified Wharf	1905
185AV	402	W	Unspecified Wharf	1890
186AV	402	W	Unspecified Wharf	1934
187AW	404	W	Unspecified Wharf	1938
188AW	404	W	Unspecified Wharf	1934
189AW	404	W	Unspecified Wharf	1915
190	407	W	Unspecified Warehouse	1923
191AX	409	W	Unspecified Warehouses	1915
192AX	409	W	Unspecified Warehouses	1934
193AX	409	W	Unspecified Warehouses	1938
194	411	E	Railway Building	1890
195CR	413	SE	Unspecified Ground Workings	1851
196	418	SW	Railway Sidings	1851
197BB	423	S	Railway Sidings	1968
198	425	S	Railway Sidings	1956
199AU	426	S	Unspecified Depot	1978
200AU	426	S	Unspecified Depot	1968
201AY	433	S	Railway Building	1923
202AY	433	S	Smithy	1915
203AZ	433	SW	Railway Sidings	1971
204AZ	433	SW	Railway Sidings	1988
205AZ	433	SW	Railway Sidings	1978
206AZ	433	SW	Railway Sidings	1994
207AZ	433	SW	Railway Sidings	1985
208BA	435	SE	Railway Building	1938
209BA	435	SE	Railway Building	1934
210BA	435	SE	Railway Building	1915
211BN	435	N	Sawmills	1923

212BC	436	NE	Unspecified Mill	1923
213BB	437	S	Railway Sidings	1985
214	437	S	Railway Sidings	1991
215BB	437	S	Railway Sidings	1978
216BA	438	SE	Railway Building	1923
217BI	439	SE	Grave Yard	1851
218BC	440	NE	Unspecified Mill	1921
219BC	440	NE	Unspecified Mill	1933
220BC	440	NE	Unspecified Mill	1938
221BD	441	NE	Unspecified Commercial/Industrial	1923
222	444	NE	Unspecified Commercial/Industrial	1956
223BD	448	NE	Unspecified Works	1968
224	455	N	Unspecified Works	1968
225	458	S	Railway Building	1923
226BG	460	SW	Grain Store	1923
227BE	460	SW	Railway Station	1956
228BE	460	SW	Railway Station	1978
229BE	460	SW	Railway Station	1988
230BE	460	SW	Railway Station	1994
231BE	460	SW	Railway Station	1985
232BE	460	SW	Railway Station	1971
233BF	461	SE	Railway Building	1934
234BF	461	SE	Railway Building	1915
235BF	461	SE	Railway Building	1938
236BG	464	SW	Railway Building	1938
237BG	464	SW	Grain Store	1915
238BF	465	SE	Railway Building	1923
239AL	467	SW	Railway Station	1978
240AL	467	SW	Railway Station	1968
241BH	468	SW	Railway Stations	1915
242BH	468	SW	Railway Stations	1934
243BH	468	SW	Railway Stations	1938
244BJ	472	SE	Unspecified Mills	1956
245BI	473	SE	Unspecified Tank	1991
246BI	473	SE	Unspecified Tank	1985
247BE	473	SW	Railway Station	1923
248BE	473	SW	Railway Station	1905
249BE	473	SW	Railway Station	1890
250BJ	474	SE	Unspecified Mill	1923
251	475	SW	Railway Building	1956
252BK	478	S	Chimney	1985
253BK	478	S	Chimney	1991
254	480	SE	Railway Building	1923
255	481	SE	Unspecified Mill	1890

256BL	481	SE	Unspecified Commercial/Industrial	1934
257BL	481	SE	Unspecified Works	1915
258BJ	482	SE	Unspecified Mill	1934
259BJ	482	SE	Unspecified Mill	1915
260BJ	482	SE	Unspecified Mills	1938
261	482	N	Unspecified Works	1991
262AL	483	SW	Railway Buildings	1923
263BJ	484	SE	Unspecified Mill	1968
264BL	484	SE	Unspecified Works	1923
265CG	486	SW	Railway Building	1923
266	486	SW	Railway Station	1851
267	486	N	Unspecified Works	1985
268BM	487	SW	Railway Building	1923
269BM	487	SW	Railway Building	1915
270BM	487	SW	Railway Building	1905
271BL	488	SE	Printing Works	1890
272BM	490	SW	Railway Building	1934
273BM	490	SW	Railway Building	1938
274EB	491	SE	Unspecified Ground Workings	1923
275	493	S	Railway Building	1923
276BN	497	N	Sawmills	1921
277BN	497	N	Sawmills	1933
278BN	499	N	Sawmills	1938

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 500m of the search boundary:

106

ID	Distance (m)	Direction	Use	Date
279G	145	E	Unspecified Tank	1889
280T	155	E	Tanks	1908
281T	161	E	Tanks	1922
282T	161	E	Tanks	1932
283T	161	E	Tanks	1908
284G	163	E	Unspecified Tank	1908
285G	163	E	Unspecified Tank	1922
286	168	SW	Unspecified Tank	1891
287T	176	E	Unspecified Tank	1908
288T	176	E	Unspecified Tank	1922

289BP	177	N	Tanks	1891
290BO	180	E	Unspecified Tank	1932
291BO	180	E	Unspecified Tank	1922
292BO	180	E	Unspecified Tank	1908
293I	184	E	Unspecified Tank	1955
294I	184	E	Unspecified Tank	1948
295I	185	E	Unspecified Tank	1967
296I	185	E	Unspecified Tank	1948
297I	185	E	Unspecified Tank	1965
298I	185	E	Unspecified Tank	1967
299I	185	E	Unspecified Tank	1951
300BQ	192	N	Unspecified Tank	1891
301BP	196	N	Unspecified Tank	1891
302BQ	201	N	Unspecified Tank	1891
303BR	205	W	Unspecified Tank	1891
304	205	NE	Tanks	1891
305BR	206	W	Unspecified Tank	1891
306L	211	NE	Unspecified Tank	1893
307L	233	NE	Unspecified Tank	1893
308BS	236	S	Unspecified Tank	1908
309BS	237	S	Unspecified Tank	1889
310BT	250	NE	Unspecified Tank	1893
311BU	252	SW	Unspecified Tank	1889
312BU	252	SW	Unspecified Tank	1889
313BU	253	SW	Unspecified Tank	1908
314BV	267	W	Unspecified Tank	1965
315BV	267	W	Unspecified Tank	1953
316BV	267	W	Unspecified Tank	1953
317BV	267	W	Unspecified Tank	1953
318BV	267	W	Unspecified Tank	1967
319BV	267	W	Unspecified Tank	1960
320	267	N	Unspecified Tank	1893
321BW	272	E	Unspecified Tank	1908
322BW	272	E	Unspecified Tank	1922
323BX	313	N	Unspecified Tank	1948
324BX	313	N	Unspecified Tank	1948
325DC	334	SE	Unspecified Tank	1889
326BY	345	NE	Tanks	1951
327BY	345	NE	Tanks	1948
328BY	345	NE	Tanks	1951
329BY	345	NE	Tanks	1948
330	356	NW	Unspecified Tank	1908
331AN	360	NW	Unspecified Tank	1965
332BY	360	NE	Tanks	1951
333BY	360	NE	Tanks	1948
334BZ	399	NW	Unspecified Tank	1960

335BZ	399	NW	Unspecified Tank	1953
336BZ	399	NW	Unspecified Tank	1953
337BZ	399	NW	Unspecified Tank	1965
338CA	404	E	Unspecified Tank	1948
339CA	404	E	Unspecified Tank	1948
340CB	410	N	Unspecified Tank	1908
341CB	410	N	Unspecified Tank	1893
342CD	418	E	Unspecified Tank	1891
343CC	418	N	Unspecified Tank	1908
344CB	418	N	Unspecified Tank	1893
345CD	425	E	Unspecified Tank	1951
346CD	425	E	Unspecified Tank	1948
347CD	425	E	Unspecified Tank	1951
348CD	426	E	Unspecified Tank	1948
349	427	SW	Unspecified Tank	1889
350AY	429	S	Unspecified Tank	1948
351AY	430	S	Unspecified Tank	1948
352CC	435	N	Unspecified Tank	1908
353CC	435	N	Unspecified Tank	1893
354AY	439	S	Unspecified Tank	1889
355AY	439	S	Unspecified Tank	1891
356	448	N	Unspecified Tank	1891
357BI	456	SE	Unspecified Tank	1985
358BI	456	SE	Unspecified Tank	1990
359BI	456	SE	Unspecified Tank	1990
360BI	456	SE	Unspecified Tank	1989
361BI	457	SE	Unspecified Tank	1951
362BI	457	SE	Unspecified Tank	1948
363BI	457	SE	Unspecified Tank	1957
364BI	457	SE	Unspecified Tank	1948
365BI	457	SE	Unspecified Tank	1951
366CE	460	E	Unspecified Tank	1908
367CE	460	E	Unspecified Tank	1922
368CE	460	E	Unspecified Tank	1931
369CF	467	SW	Unspecified Tank	1950
370CF	467	SW	Unspecified Tank	1955
371CF	468	SW	Unspecified Tank	1948
372CF	468	SW	Unspecified Tank	1952
373CF	468	SW	Unspecified Tank	1964
374CF	468	SW	Unspecified Tank	1965
375CF	468	SW	Unspecified Tank	1965
376CG	479	SW	Unspecified Tank	1950
377CG	479	SW	Unspecified Tank	1955
378CG	479	SW	Unspecified Tank	1955
379CG	480	SW	Unspecified Tank	1948
380CG	480	SW	Unspecified Tank	1952

381CG	496	SW	Unspecified Tank	1955
382CG	497	SW	Unspecified Tank	1950
383CG	497	SW	Unspecified Tank	1952
384CG	497	SW	Unspecified Tank	1948

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 500m of the search boundary:

84

ID	Distance (m)	Direction	Use	Date
385CH	91	NE	Electricity Substation	1988
386CH	91	NE	Electricity Substation	1991
387CH	91	NE	Electricity Substation	1992
388CH	91	NE	Electricity Substation	1997
389CH	92	NE	Electricity Substation	1989
390F	131	SW	Electricity Substation	1991
391F	131	SW	Electricity Substation	1992
392DO	132	SW	Electricity Substation	1997
393CI	167	NW	Electricity Substation	1989
394CI	167	NW	Electricity Substation	1991
395CI	167	NW	Electricity Substation	1992
396CI	167	NW	Electricity Substation	1988
397CI	167	NW	Electricity Substation	1997
398BO	209	E	Electricity Substation	1978
399BO	209	E	Electricity Substation	1992
400BO	209	E	Electricity Substation	1988
401BO	209	E	Electricity Substation	1991
402BO	210	E	Electricity Substation	1997
403BO	210	E	Electricity Substation	1951
404BO	210	E	Electricity Substation	1948
405BO	210	E	Electricity Substation	1955
406BO	210	E	Electricity Substation	1948
407BO	210	E	Electricity Substation	1981
408BO	210	E	Electricity Substation	1989
409CJ	213	N	Hydraulic Power Station	1931
410CJ	213	N	Hydraulic Power Station	1908
411CJ	213	N	Hydraulic Power Station	1922
412CJ	219	N	Hydraulic Power Station	1948
413CJ	219	N	Hydraulic Power Station	1951
414CJ	220	N	Hydraulic Power Station	1948
415CJ	220	N	Hydraulic Power Station	1955

416CJ	227	N	Corporation Hydraulic Power Station	1948
417CJ	227	N	Corporation Hydraulic Power Station	1951
418	241	E	Electricity Substation	1997
419CK	254	SE	Electricity Substation	1978
420CK	254	SE	Electricity Substation	1951
421CK	254	SE	Electricity Substation	1967
422CK	254	SE	Electricity Substation	1948
423CK	254	SE	Electricity Substation	1967
424CK	255	SE	Electricity Substation	1948
425CK	255	SE	Electricity Substation	1955
426CK	261	SE	Electricity Substation	1981
427CL	264	N	Electricity Substation	1987
428CL	264	N	Electricity Substation	1994
429CL	264	N	Electricity Substation	1983
430CL	264	N	Electricity Substation	1991
431CL	264	N	Electricity Substation	1978
432CM	279	SW	Electricity Substation	1992
433CM	279	SW	Electricity Substation	1997
434CN	361	SE	Electricity Substation	1985
435CN	361	SE	Electricity Substation	1991
436CN	361	SE	Electricity Substation	1994
437CO	391	NE	Electricity Substation	1987
438CO	391	NE	Electricity Substation	1991
439CO	391	NE	Electricity Substation	1978
440CO	391	NE	Electricity Substation	1983
441CO	391	NE	Electricity Substation	1967
442CO	391	NE	Electricity Substation	1994
443CP	395	NW	Electricity Substation	1994
444CP	396	NW	Electricity Substation	1987
445CP	397	NW	Electricity Substation	1991
446CP	397	NW	Electricity Substation	1983
447CQ	422	E	Electricity Substation	1990
448CQ	422	E	Electricity Substation	1990
449CQ	422	E	Electricity Substation	1989
450CQ	423	E	Electricity Substation	1991
451CQ	424	E	Electricity Substation	1994
452CQ	424	E	Electricity Substation	1997
453CR	426	SE	Electricity Substation	1994
454CR	427	SE	Electricity Substation	1985
455CR	427	SE	Electricity Substation	1991
456	450	NW	Electricity Substation	1953
457CS	454	NW	Electricity Substation	1953
458CS	454	NW	Electricity Substation	1984
459CS	454	NW	Electricity Substation	1995

460CS	454	NW	Electricity Substation	1988
461CS	454	NW	Electricity Substation	1953
462CT	470	NE	Electricity Substation	1994
463CT	470	NE	Electricity Substation	1987
464CT	472	NE	Electricity Substation	1978
465CT	472	NE	Electricity Substation	1983
466CT	472	NE	Electricity Substation	1991
467CU	499	NE	Electricity Substation	1994
468CU	499	NE	Electricity Substation	1997

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 500m of the search boundary:

1

ID	Distance (m)	Direction	Use	Date
469DG	406	NW	Service Garage	1948

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 500m of the search boundary:

72

ID	Distance (m)	Direction	Use	Date
470	50	SE	Garage	1948
471	94	S	Garage	1948
472CV	146	W	Garage	1991
473CV	146	W	Garage	1992
474H	148	NE	Corporation Cleansing Department Garage	1948
475H	148	NE	Corporation Cleansing Department Garage	1955
476H	149	NE	Garage	1967
477H	149	NE	Garage	1965
478H	149	NE	Corporation Cleansing Department Garage	1948
479	150	W	Garage	1948
480CV	158	W	Garage	1997
481CW	199	NE	Electric Engineering Works	1891

482CW	201	NE	Electric Engineering Works	1891
483	227	SE	Co-operation Garage and Workshops	1948
484AH	228	W	Garage	1996
485AH	228	W	Garage	1990
486CX	247	SE	Garage and Workshops	1951
487CY	252	NW	Garage	1948
488CX	253	SE	Co-op Garage and Workshops	1948
489CY	254	NW	Garage	1948
490AH	267	W	Garage	1971
491AH	267	W	Garage	1971
492AB	276	N	Garage	1951
493	281	N	Garage	1951
494CZ	286	NW	Automobile Engineering Works	1967
495CZ	286	NW	Automobile Engineering Works	1951
496CZ	287	NW	Automobile Engineering Works	1955
497DB	290	N	Garage	1965
498AG	297	NW	Garage	1951
499DA	298	SE	Garage	1989
500DA	298	SE	Garage	1990
501DA	299	SE	Garage	1994
502DA	299	SE	Garage	1997
503DB	305	N	Garage	1963
504DC	328	SE	Garage	1991
505DD	336	SE	Garage	1994
506DD	336	SE	Garage	1996
507AI	337	W	Garage	1971
508AI	337	W	Garage	1965
509AI	337	W	Garage	1967
510AI	337	W	Garage	1953
511AI	337	W	Garage	1953
512AI	337	W	Garage	1953
513AI	342	W	Garage	1960
514AI	342	W	Garage	1971
515DE	346	N	Garage	1967
516DE	353	N	Garage	1965
517DE	354	N	Garage	1963
518BZ	375	NW	Garage	1971
519DF	375	NW	Garage	1971
520DF	375	NW	Garage	1990
521DG	376	W	Garage	1965
522BZ	399	NW	Garage	1971
523DG	400	NW	Garage	1960

524DG	400	NW	Garage	1953
525BZ	400	NW	Garage	1971
526BZ	401	NW	Garage	1990
527DH	405	SW	Garage	1971
528DH	406	SW	Garage	1971
529DG	406	NW	Service Garage	1948
530DH	416	SW	Garage	1965
531DH	416	SW	Garage	1953
532DH	416	SW	Garage	1967
533DH	416	SW	Garage	1953
534DH	416	SW	Garage	1953
535DH	416	SW	Garage	1960
536DG	417	W	Garage	1971
537DG	418	W	Garage	1971
538DI	460	NW	Garage	1971
539DI	460	NW	Garage	1971
540DJ	493	NW	Garages	1948
541DJ	493	NW	Garages	1951

1.6 Historical military sites

Certain military installations were not noted on historic mapping for security reasons. Whilst not all military land is necessarily of concern, Groundsure has researched and digitised a number of Ordnance Factories and other military industrial features (e.g. Ordnance Depots, Munitions Testing Grounds) which may be of contaminative concern. This research was drawn from a number of different sources, and should not be regarded as a definitive or exhaustive database of potentially contaminative military installations. The boundaries of sites within this database have been estimated from the best evidence available to Groundsure at the time of compilation.

Records of historical military sites within 500m of the search boundary: 0

Database searched and no data found.

1.7 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 77

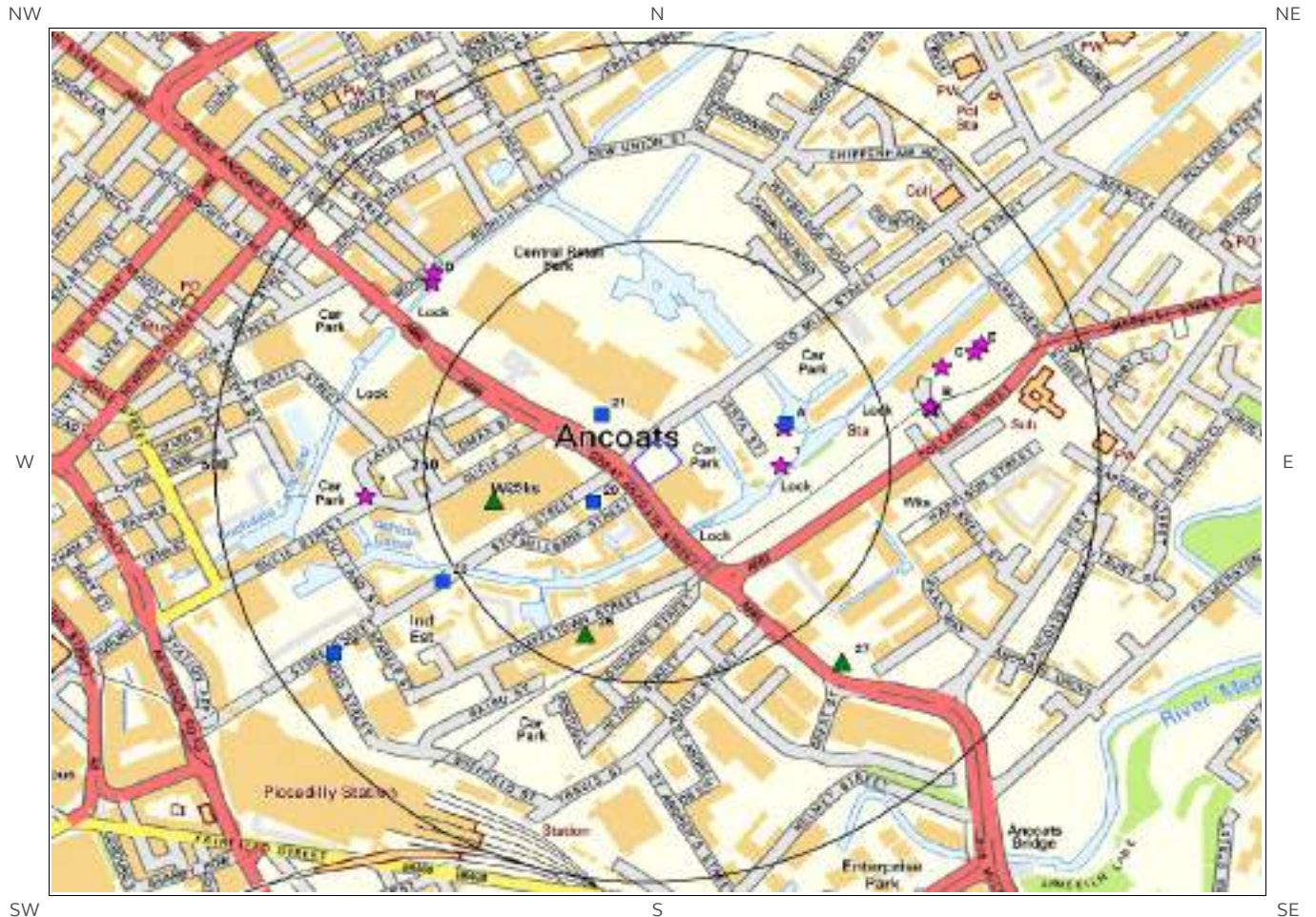
The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

ID	Distance(m)	Direction	Use	Date
542A	14	NE	Unspecified Wharf	1915
543A	36	NE	Unspecified Wharf	1923
544DM	38	NE	Water Body	1905
545DK	63	SE	Canal	1985
546DK	63	SE	Canal	1978
547DL	66	S	Canal	1956
548DL	66	S	Canal	1968
549DM	70	SE	Canal	1915
550DN	70	SE	Canal	1934

551DN	70	SE	Canal	1938
552DN	70	SE	Water Body	1890
553	73	SE	Canal	1923
554	81	SE	Canal	1991
555DO	97	SW	Unspecified Wharves	1923
556E	98	NE	Unspecified Wharf	1906
557E	98	NE	Unspecified Wharf	1921
558DO	99	SW	Unspecified Wharves	1915
559DO	99	SW	Unspecified Wharves	1934
560DO	99	SW	Unspecified Wharves	1938
561DP	160	E	Canal	1933
562DP	160	E	Canal	1938
563DP	160	E	Canal	1921
564DP	160	E	Canal	1906
565DP	160	E	Canal	1891
566E	161	NE	Unspecified Wharf	1923
567DQ	249	SW	Canal	1985
568DQ	249	SW	Canal	1994
569DQ	249	SW	Canal	1971
570DQ	249	SW	Canal	1988
571DQ	249	SW	Canal	1978
572DR	252	SW	Unspecified Ground Workings	1851
573AB	254	N	Coal Wharf	1851
574DS	273	SW	Unspecified Wharf	1923
575DT	295	NW	Disused Canal	1991
576AI	312	W	Unspecified Wharf	1934
577AI	312	W	Unspecified Wharf	1915
578AI	312	W	Unspecified Wharf	1938
579DU	320	NW	Canal	1956
580DU	320	NW	Canal	1968
581DV	322	NW	Canal	1971
582DV	322	NW	Canal	1988
583DV	322	NW	Canal	1978
584DV	322	NW	Canal	1985
585DV	322	NW	Canal	1994
586DW	322	NW	Canal	1923
587DW	322	NW	Canal	1938
588DW	322	NW	Canal	1906
589DW	322	NW	Canal	1921
590DW	322	NW	Canal	1933
591DW	322	NW	Canal	1891
592	325	NW	Canal	1956
593DX	326	NW	Canal	1978
594DX	326	NW	Disused Canal	1985
595DY	340	W	Unspecified Wharf	1923

596DZ	341	W	Water Body	1905
597AX	345	W	Canal	1890
598DZ	345	W	Canal	1938
599DZ	345	W	Canal	1934
600DZ	345	W	Canal	1915
601DY	347	W	Unspecified Wharf	1934
602DY	347	W	Unspecified Wharf	1938
603DY	367	W	Unspecified Wharf	1915
604EA	368	W	Unspecified Wharf	1956
605	380	SW	Pond	1905
606AW	392	W	Unspecified Wharf	1923
607AV	401	W	Unspecified Wharf	1915
608AV	402	W	Unspecified Wharf	1890
609AV	402	W	Unspecified Wharf	1905
610AV	402	W	Unspecified Wharf	1923
611AV	402	W	Unspecified Wharf	1934
612AW	404	W	Unspecified Wharf	1938
613AW	404	W	Unspecified Wharf	1915
614AW	404	W	Unspecified Wharf	1934
615BA	412	SE	Pond	1851
616CR	413	SE	Unspecified Ground Workings	1851
617BI	439	SE	Grave Yard	1851
618EB	491	SE	Unspecified Ground Workings	1923

2. Environmental Permits, Incidents and Registers Map



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- | | | |
|--|---|--|
|  Site Outline |  Recorded Pollution Incident |  RAS 3 & 4 Authorisations |
|  Search Buffers (m) |  Dangerous Substances (List 1) |  Part A(1) Authorised Processes and Historic IPC Authorisations |
| |  Dangerous Substances (List 2) |  Part A(2) and Part B Authorised Processes |
| |  Water Industry Referrals |  COMAH / NIHHS Sites |
| |  Licenced Discharge Consents |  Sites Determined as Contaminated Land |
| |  Red List Discharge Consents |  Hazardous Substance Consents and Enforcements |

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency/Natural Resources Wales and Local Authorities reveal the following information:

2.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

0

Database searched and no data found.

2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:

3

The following Part A(2) and Part B Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
25	174	W	385051 398200	Address: 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
26	204	S	385161 398032	Address: 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
27	316	SE	385467 397997	Address: 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

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

2.1.8 Records of Licensed Discharge Consents within 500m of the study site:

5

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
20	66	SW	385170 398200	Address: GREAT ANCOATS STREET, SSO, MANCHESTER, GREATER 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-Sep-1993 Revocation Date: 15/09/1993
21	69	NW	385180 398310	Address: GREAT ANCOATS STREET, SSO, MANCHESTER, GREATER 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-Sep-1993 Revocation Date: 15/09/1993

ID	Distance (m)	Direction	NGR	Details
22A	135	E	385400 398300	Address: SOHO WORKS SITE SWO, POLLARD STREET, ANCOATS, GREATER MANCHESTER 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-Sep-1985 Revocation Date: 01/07/1991
23	271	SW	384990 398100	Address: STORE STREET, ANCOATS, MANCHESTER, GREATER MANCHESTER Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982994 Permit Version: 1 Receiving Water: RIVER MEDLOCK Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: Effective Date: 23-Jun-1995 Revocation Date:
24	429	SW	384860 398010	Address: STORE STREET, ANCOATS, MANCHESTER, GREATER MANCHESTER Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0371 Permit Version: 1 Receiving Water: - Status: SURRENDERED UNDER EPR 2010 Issue date: Effective Date: 01-Jan-1995 Revocation Date: 05/12/2014

2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:

0

Database searched and no data found.

2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

19

The following NIRS List 2 records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
1	118	E	385393 398246	Incident Date: 11-Mar-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)
2A	130	E	385397 398294	Incident Date: 22-Jul-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)
3A	130	E	385397 398294	Incident Date: 22-Jul-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)
4B	304	E	385571 398320	Incident Date: 10-Oct-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)
5B	305	E	385572 398320	Incident Date: 29-May-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)
6B	306	E	385573 398318	Incident Date: 14-Jul-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)
7	323	W	384898 398208	Incident Date: 22-Feb-2003 Incident Identification: 138638 Pollutant: Other Pollutant Pollutant Description: Other Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
8D	331	NW	384977 398477	Incident Date: 22-May-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)
9C	332	E	385585 398370	Incident Date: 30-May-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)
10C	332	E	385585 398370	Incident Date: 30-May-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)

ID	Distance (m)	Direction	NGR	Details	
11C	332	E	385585 398370	Incident Date: 30-May-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)
12D	338	NW	384979 398489	Incident Date: 17-May-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)
13D	338	NW	384979 398489	Incident Date: 17-May-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)
14E	377	E	385625 398389	Incident Date: 28-Aug-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)
15E	388	NE	385633 398400	Incident Date: 12-Aug-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)
16E	388	NE	385633 398400	Incident Date: 12-Aug-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)
17E	388	NE	385633 398400	Incident Date: 12-Aug-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)
18E	388	NE	385633 398400	Incident Date: 12-Aug-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)
19E	388	NE	385633 398400	Incident Date: 12-Aug-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:Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)

2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

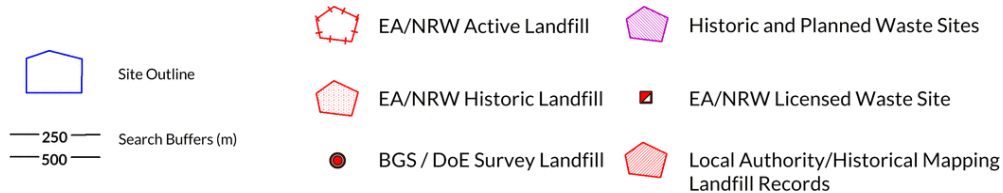
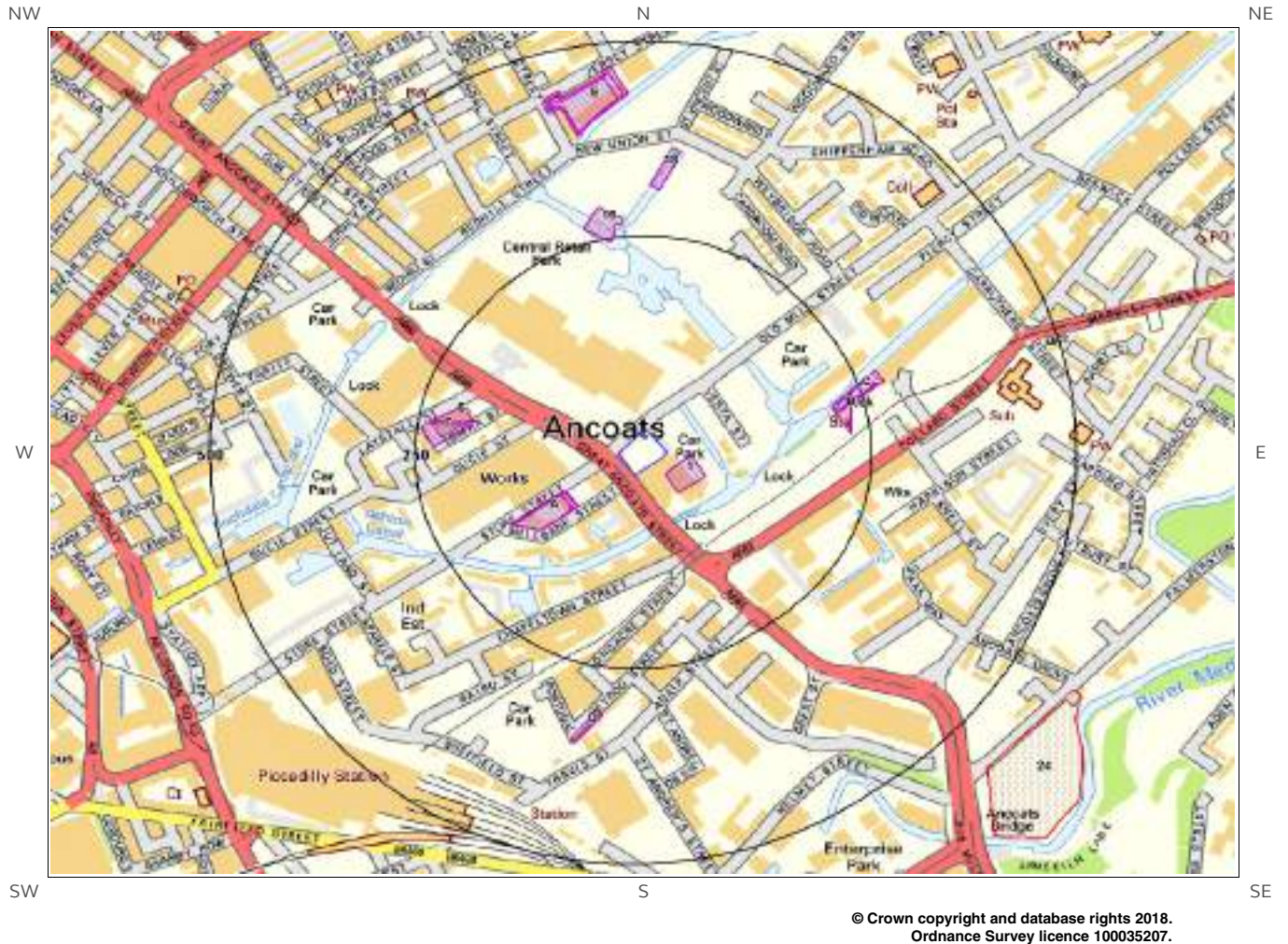
Database searched and no data found.

2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

Records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site 0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



3. Landfill and Other Waste Sites

3.1 Landfill Sites

3.1.1 Records from Environment Agency/Natural Resources Wales landfill data within 1000m of the study site:

0

Database searched and no data found.

3.1.2 Records of Environment Agency/Natural Resources Wales historic landfill sites within 1500m of the study site:

5

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
24	561	SE	Site Address: Palmerston Street Landfill, Great Ancoats Street, River Medlock, Ardwick, Manchester, Greater Manchester Waste Licence: Yes Site Reference: RD/LIC/440/86, F046 Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 20-Aug-1986 Licence Surrendered: 21-Jul-1988 Licence Holder Address: Clarence House, Mellor Road, Cheadle Hulme, Stockport Operator: - Licence Holder: Peter Birse Limited First Recorded: 01-Sep-1986 Last Recorded: 31-Dec-1987
Not shown	1125	NE	Site Address: Bradford Road - Cambrian Street Depot, Greater Manchester Waste Licence: Yes Site Reference: F044, RD/LIC/381/84 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 10-Oct-1985 Licence Surrendered: 09-Mar-1993 Licence Holder Address: - Operator: - Licence Holder: Regional Surveyore (North West Gas) First Recorded: 31-Dec-1985 Last Recorded: 31-Dec-1990
Not shown	1205	NE	Site Address: New Viaduct Street, Greater Manchester Waste Licence: - Site Reference: F045 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: - Last Recorded: -
Not shown	1309	NE	Site Address: Bradford Road Works, Bradeley Hall Road, Haslington, Crewe, Cheshire Waste Licence: Yes Site Reference: RD/LIC/180/79, GDO F058, 0381 Waste Type: Inert, Industrial, Special Environmental Permitting Regulations	Licence Issue: 07-Dec-1979 Licence Surrendered: 14-Dec-1983 Licence Holder Address: Welman House, Altrincham, Cheshire Operator: - Licence Holder: North West Gas First Recorded: 07-Dec-1979 Last Recorded: 01-Dec-1983

ID	Distance (m)	Direction	NGR	Details
(Waste) Reference: -				
Not shown	1412	N		Site Address: Sand Street, Collyhurst, Greater Manchester Waste Licence: - Site Reference: F027 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: - Last Recorded: -

3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

0

Database searched and no data found.

3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

0

Database searched and no data found.

3.2 Other Waste Sites

3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

23

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
1	18	SE	385298 398223	Type of Site: Scrap Yard Site Address: N/A Planning Application Reference: N/A Date: 1980 Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
2A	78	SW	385127 398176	Type of Site: Scrap Metal Yard Site Address: N/A Planning Application Reference: N/A Date: 1967 Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
3A	80	SW	385125 398176	Type of Site: Scrap Metal Yard Site Address: N/A Planning Application Reference: N/A Date: 1978 Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
4A	86	SW	385126 398176	Type of Site: Scrap Metal Yard Site Address: N/A Planning Application Reference: N/A Date: 1955 Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
5A	86	SW	385122 398174	Type of Site: Scrap Metal Yard Planning Application Reference: N/A Further Details: N/A Data Source: Historic Mapping

ID	Distance (m)	Direction	NGR	Details		
				Site Address: N/A	Date: 1980	Data Type: Polygon
6	182	W	385014 398300	Type of Site: Waste Paper Mills Site Address: N/A	Planning Application Reference: N/A Date: 1931	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
7	184	W	385007 398272	Type of Site: Waste Paper Mills Site Address: N/A	Planning Application Reference: N/A Date: 1932	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
8B	210	E	385488 398302	Type of Site: Waste Paper Works Site Address: N/A	Planning Application Reference: N/A Date: 1955	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
9B	210	E	385488 398302	Type of Site: Waste Paper Works Site Address: N/A	Planning Application Reference: N/A Date: 1948	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
10C	213	E	385510 398329	Type of Site: Waste Paper Works Site Address: N/A	Planning Application Reference: N/A Date: 1931	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
11C	217	E	385505 398323	Type of Site: Waste Paper Works Site Address: N/A	Planning Application Reference: N/A Date: 1951	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
12C	217	E	385505 398323	Type of Site: Waste Paper Works Site Address: N/A	Planning Application Reference: N/A Date: 1948	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
13C	234	E	385513 398328	Type of Site: Waste Paper Works Site Address: N/A	Planning Application Reference: N/A Date: 1948	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
14C	234	E	385513 398328	Type of Site: Waste Paper Works Site Address: N/A	Planning Application Reference: N/A Date: 1951	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
15	245	N	385197 398543	Type of Site: Scrap Metal Yard Site Address: N/A	Planning Application Reference: N/A Date: 1967	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
16D	307	S	385177 397897	Type of Site: Scrap Metal Works Site Address: N/A	Planning Application Reference: N/A Date: 1948	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
17D	308	S	385177 397897	Type of Site: Scrap Metal Works Site Address: N/A	Planning Application Reference: N/A Date: 1948	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
18	310	N	385273 398615	Type of Site: Scrap Metal Yard Site Address: N/A	Planning Application Reference: N/A Date: 1967	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
19E	386	N	385171 398699	Type of Site: Waste Paper Factory Site Address: N/A	Planning Application Reference: N/A Date: 1931	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
20E	389	N	385175 398704	Type of Site: Waste Paper Factory	Planning Application Reference: N/A	Further Details: N/A Data Source: Historic Mapping

ID	Distance (m)	Direction	NGR	Details		
				Site Address: N/A	Date: 1948	Data Type: Polygon
21E	389	N	385175 398704	Type of Site: Waste Paper Factory Site Address: N/A	Planning Application Reference: N/A Date: 1951	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
22E	389	N	385172 398698	Type of Site: Waste Paper Factory Site Address: N/A	Planning Application Reference: N/A Date: 1948	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
23E	389	N	385172 398698	Type of Site: Waste Paper Factory Site Address: N/A	Planning Application Reference: N/A Date: 1951	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon

3.2.2 Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site:

35

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details		
Not shown	642	S	385296 397583	Site Address: Hoyle Street, Hoyle Trading Estate, Manchester, M12 6JL Type: Inert & excavation Waste TS + treatment Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CIT060 EPR reference: EA/EPR/CB3905MR/A001 Operator: City Excavations Ltd Waste Management licence No: 402399 Annual Tonnage: 75000.0	Issue Date: 01/06/2015 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: City Excavations Aggregate Yard Correspondence Address: -	
Not shown	715	S	385300 397510	Site Address: Temperance Street, Ardwick, Manchester, M12 6HS Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: PML001 EPR reference: EA/EPR/AP3992CN/A001 Operator: Pye Metals Ltd Waste Management licence No: 53583 Annual Tonnage: 1733.33	Issue Date: 11/10/1996 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired Site Name: Pye Metals Ltd Correspondence Address: -	
Not shown	716	S	385235 397506	Site Address: Hoyle Trading Estate, Hoyle Street, Manchester, M12 6HL Type: Treatment of waste to produce soil <75,000 tpy Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: DEL043 EPR reference: EA/EPR/CB3601KL/A001 Operator: E Delaney Demolition Ltd Waste Management licence No: 402157 Annual Tonnage: 74999.0	Issue Date: 26/02/2015 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Aggregate Recycling Yard Correspondence Address: -	
Not shown	723	S	385200 397500	Site Address: 2, Hoyle Street, Ardwick, Manchester, M12 6HG	Issue Date: 11/10/1996 Effective Date: -	

ID	Distance (m)	Direction	NGR	Details	
				Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ADO001 EPR reference: EA/EPR/AP3092CD/A001 Operator: Donnelly Mr. A. Waste Management licence No: 53582 Annual Tonnage: 310.0	Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Suspended Site Name: Ardwick Auto Spares Correspondence Address: -
Not shown	736	NW	384771 398842	Site Address: - Type: ELV Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: KER003 EPR reference: EA/EPR/TP3494CL/S002 Operator: Brendan J Kershaw & Winston Brown Waste Management licence No: 50328 Annual Tonnage: 0.0	Issue Date: 10/08/2004 Effective Date: - Modified: - Surrendered Date: 06/07/2010 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: French Parts Uk Correspondence Address: -
Not shown	805	NE	386000 398600	Site Address: - Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ME001 EPR reference: EA/EPR/VP3098CU/T002 Operator: Murray Mills Conservation Ltd Waste Management licence No: 50069 Annual Tonnage: 24999.0	Issue Date: 16/05/2001 Effective Date: 07/10/2004 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired Site Name: Lumns Lane, Clifton Junction, Swinton Correspondence Address: -
Not shown	805	NE	386000 398600	Site Address: - Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ME001 EPR reference: - Operator: Murray Mills Conservation Ltd Waste Management licence No: 50069 Annual Tonnage: 0.0	Issue Date: 16/05/2001 Effective Date: 07/10/2004 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Lumns Lane, Clifton Junction, Swinton Correspondence Address: Central House, 299, Grimshaw Lane, Middleton, Manchester, M40 2AT
Not shown	929	NE	386084 398706	Site Address: Union Mill, 1, Cambrian Street, Ancoats, Manchester, M40 7EG Type: ELV Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: HUR001 EPR reference: EA/EPR/VP3594CG/A001 Operator: Hurstfield Paul Waste Management licence No: 50405 Annual Tonnage: 1040.0	Issue Date: 07/06/2005 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Suspended Site Name: Olympia Motor Services Correspondence Address: -
Not shown	1026	NE	386155 398777	Site Address: - Type: Household, Commercial & Industrial Waste T Stn Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: WAR001 EPR reference: - Operator: Warrender David Waste Management licence No: 50069 Annual Tonnage: 0.0	Issue Date: 16/05/2001 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Upper Helena Street Correspondence Address: Bradley Hall Farm, Rhodes Green, Middleton, Manchester, M24 4SL
Not shown	1026	NE	386155 398777	Site Address: - Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes	Issue Date: 16/05/2001 Effective Date: - Modified: - Surrendered Date: -

ID	Distance (m)	Direction	NGR	Details
				Environmental Permitting Regulations (Waste) Licence Number: WAR001 EPR reference: - Operator: Warrender David Waste Management licence No: 50069 Annual Tonnage: 0.0 Expiry Date: - Cancelled Date: - Status: Issued Site Name: Upper Helena Street Correspondence Address: Bradley Hall Farm, Rhodes Green, Middleton, Manchester, M24 4SL
Not shown	1058	NE	386180 398798	Site Address: - Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: DRS001 EPR reference: EA/EPR/MP3992CS/S002 Operator: Race Dennis Waste Management licence No: 53429 Annual Tonnage: 5000.0 Issue Date: 18/11/1999 Effective Date: - Modified: - Surrendered Date: 14/06/2004 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: D Race & Sons Correspondence Address: -
Not shown	1063	NE	386236 398704	Site Address: Holt Town Ind Est, Holt Town, Manchester, M40 7FQ Type: Special Waste Transfer Station Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MPC001 EPR reference: EA/EPR/JP3892CY/S002 Operator: Mc Guinness & Co Ltd Waste Management licence No: 53629 Annual Tonnage: 50000.0 Issue Date: 03/11/1995 Effective Date: - Modified: - Surrendered Date: 26/06/2002 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: P Mc Guinness & Co Ltd Correspondence Address: -
Not shown	1134	SE	386160 397540	Site Address: Units 15, Rondin Close, Ardwick, Manchester, M12 6BF Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MCG002 EPR reference: EA/EPR/RP3098CB/A001 Operator: P Mc Guinness & Co Ltd Waste Management licence No: 50105 Annual Tonnage: 4999.0 Issue Date: 09/08/2002 Effective Date: - Modified: 21/12/2004 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired Site Name: P Mc Guinness & Co Transfer Station Correspondence Address: -
Not shown	1146	SE	386052 397406	Site Address: Operational Depot, Hooper Street, Manchester, Lancs, M12 6LA Type: Inert & Excavation WTS with treatment Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MAN114 EPR reference: EA/EPR/DB3839DD/A001 Operator: Manchester City Council Waste Management licence No: 103692 Annual Tonnage: 249999.0 Issue Date: 15/12/2011 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Hooper Street Depot Correspondence Address: -
Not shown	1191	SE	386200 397500	Site Address: Unit 12, Rondin Road, Ardwick, Manchester, M12 6BF Type: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BIR071 EPR reference: EA/EPR/CP3097LW/V002 Operator: Birch Skip Hire Ltd Waste Management licence No: 53760 Annual Tonnage: 6250.0 Issue Date: 16/12/1993 Effective Date: 01/05/2008 Modified: 15/10/2008 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked Site Name: Birch Skip Hire Correspondence Address: -
Not shown	1191	SE	386200 397500	Site Address: Unit 12, Rondin Road, Ardwick, Manchester, M12 6BF Type: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations Issue Date: 16/12/1993 Effective Date: 01/05/2008 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: -

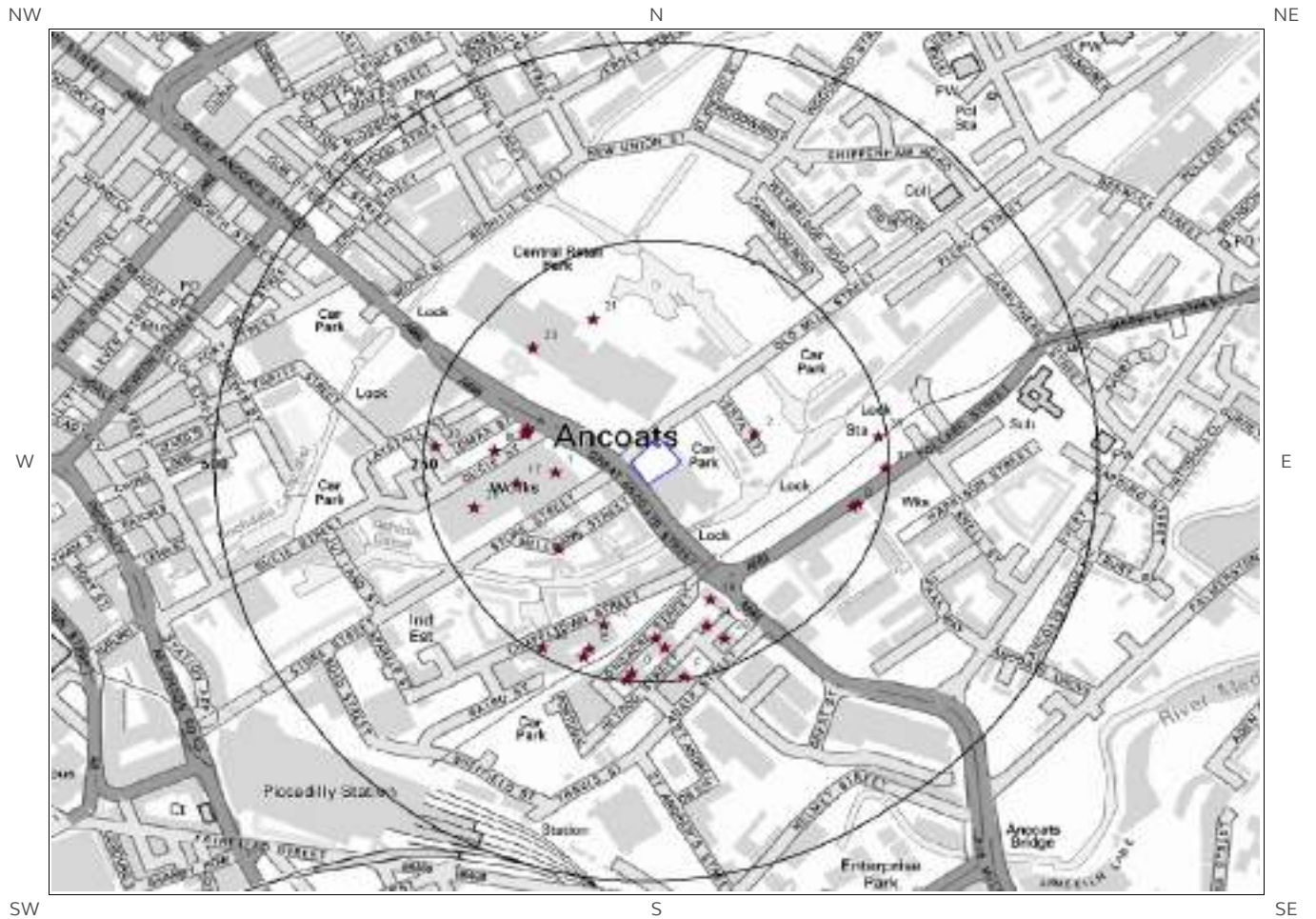
ID	Distance (m)	Direction	NGR	Details
				(Waste) Licence Number: BIR071 EPR reference: - Operator: Birch Skip Hire Ltd. Waste Management licence No: 53760 Annual Tonnage: 6250.0 Status: Transferred Site Name: Birch Skip Hire Correspondence Address: Unit 12, Rondin Close, Off Ashton Old Road, Manchester, M12 6LL
Not shown	1191	SE	386200 397500	Site Address: Unit 12, Rondin Road, Ardwick, Manchester, M12 6BF Type: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BIR071 EPR reference: EA/EPR/CP3097LW/V002 Operator: Birch Skip Hire Ltd. Waste Management licence No: 53760 Annual Tonnage: 6250.0 Issue Date: 16/12/1993 Effective Date: 01/05/2008 Modified: 15/10/2008 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked Site Name: Birch Skip Hire Correspondence Address: -
Not shown	1191	SE	386200 397500	Site Address: - Type: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ACA001 EPR reference: - Operator: Cash Anthony Waste Management licence No: 53760 Annual Tonnage: 6250.0 Issue Date: 16/12/1993 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Birch Plant & Waste Services Ltd Correspondence Address: -
Not shown	1256	SE	386200 397400	Site Address: Rondin House, Rondin Road, Ardwick, Manchester, M12 6BF Type: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MCG003 EPR reference: - Operator: P Mc Guinness & Company Ltd Waste Management licence No: 50363 Annual Tonnage: 0.0 Issue Date: 21/12/2004 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: P Mc Guinness & Co Ltd Correspondence Address: Pearl Environmental, 13, Middleton Road, Reddish, Stockport, SK5 6SG
Not shown	1263	SE	386046 397248	Site Address: West Goods Yard, Rondin Road, Ardwick, Manchester, M12 6JT Type: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BIR103 EPR reference: EA/EPR/PP3291EE/V002 Operator: Birch Skip Hire Ltd Waste Management licence No: 102091 Annual Tonnage: 49999.0 Issue Date: 07/04/2011 Effective Date: - Modified: 02/12/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked Site Name: Birch Skip Hire Correspondence Address: -
Not shown	1270	NW	384650 399400	Site Address: Warford Street, Collyhurst, Manchester, M4 4JJ Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: FPL001 EPR reference: EA/EPR/DP3098CF/A001 Operator: Farlam Properties Ltd Waste Management licence No: 50118 Annual Tonnage: 24999.0 Issue Date: 27/08/2002 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired Site Name: Farlam Properties Ltd Correspondence Address: -
Not shown	1270	NW	384650 399400	Site Address: Warford Street, Collyhurst, Manchester, M4 4DD Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations Issue Date: 20/02/2007 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: -

ID	Distance (m)	Direction	NGR	Details	
				(Waste) Licence Number: FAR008 EPR reference: - Operator: Farlam Waste Management Ltd Waste Management licence No: 50461 Annual Tonnage: 0.0	Status: Issued Site Name: Farlam Waste Management Ltd Correspondence Address: Warford Street, Off Dantzic Street, Collyhurst, Manchester, M4 4DD
Not shown	1270	NW	384650 399400	Site Address: Land/premises At, Warford Street, Collyhurst, Manchester, M4 4DD Type: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: FAR008 EPR reference: EA/EPR/YP3594CH/V002 Operator: Farlam Waste Management Ltd Waste Management licence No: 50461 Annual Tonnage: 74999.0	Issue Date: 20/02/2007 Effective Date: - Modified: 12/11/2010 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Farlam Waste Management Ltd Correspondence Address: -
Not shown	1295	NW	384690 399449	Site Address: Dulwich Street, Collyhurst, Manchester, M4 4JJ Type: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: JR001 EPR reference: - Operator: J Ryan & Co Ltd Waste Management licence No: 50084 Annual Tonnage: 0.0	Issue Date: 15/03/2002 Effective Date: - Modified: 26/07/2004 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: J Ryan & Co Ltd Correspondence Address: Brian Cook, Pearl Environmental Services, 13, Middleton Road, Reddish, Stockport, Cheshire, SK5 6SG
Not shown	1295	NW	384690 399449	Site Address: Land/premises At, Dulwich Street, Collyhurst, Manchester, M4 4JJ Type: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: JRC001 EPR reference: EA/EPR/WP3898CJ/T003 Operator: Ryan John Waste Management licence No: 50084 Annual Tonnage: 75000.0	Issue Date: 15/03/2002 Effective Date: 04/07/2007 Modified: 26/07/2004 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: J Ryan Correspondence Address: -
Not shown	1295	NW	384690 399449	Site Address: Dulwich Street, Collyhurst, Manchester, M4 4JJ Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: JR001 EPR reference: - Operator: J Ryan & Co Ltd Waste Management licence No: 50084 Annual Tonnage: 0.0	Issue Date: 15/03/2002 Effective Date: - Modified: 26/07/2004 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: J Ryan & Co Ltd Correspondence Address: Pearl Environmental Services, 13, Middleton Road, Reddish, Stockport, Cheshire, SK5 6SG
Not shown	1295	NW	384690 399449	Site Address: Dulwich Street, Collyhurst, Manchester, M4 4JJ Type: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: JR001 EPR reference: - Operator: J Ryan & Co Ltd Waste Management licence No: 50084 Annual Tonnage: 0.0	Issue Date: 15/03/2002 Effective Date: - Modified: 26/07/2004 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: J Ryan & Co Ltd Correspondence Address: Pearl Environmental Services, 13, Middleton Road, Reddish, Stockport, Cheshire, SK5 6SG
Not	1302	SE	386370	Site Address: Ashton Old Road Recycling	Issue Date: 11/05/2012

ID	Distance (m)	Direction	NGR	Details
shown			397545	Depot, Ashton Old Road, Manchester, M11 2XX Type: Treatment of waste to produce soil Size: < 75,000 tpy Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WMA012 EPR reference: EA/EPR/GB3930AM/A001 Operator: W Maher & Sons Ltd Waste Management licence No: 104212 Annual Tonnage: 74999.0 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Ashton Old Road Recycling Depot Correspondence Address: -
Not shown	1306	SE	386237 397366	Site Address: 22, Rondin Road, Ardwick, Manchester, M12 6BF Type: 75kte Metal Recycling Site Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: OES001 EPR reference: EA/EPR/MB3832AC/A001 Operator: One51 E S Metals (North) Limited Waste Management licence No: 104965 Annual Tonnage: 74999.0 Issue Date: 08/10/2013 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Howarth Metals Correspondence Address: -
Not shown	1306	SE	386237 397366	Site Address: 22, Rondin Road, Ardwick, Manchester, M12 6BF Type: 75kte Metal Recycling Site Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIM002 EPR reference: EA/EPR/EB3803ME/T001 Operator: Sims Group U K Limited Waste Management licence No: 104965 Annual Tonnage: 74999.0 Issue Date: 08/10/2013 Effective Date: 23/01/2017 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Sims Group U K Limited Correspondence Address: -
Not shown	1306	SE	386237 397366	Site Address: 22, Rondin Road, Ardwick, Manchester, M12 6BF Type: 75kte Metal Recycling Site Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIM002 EPR reference: EA/EPR/EB3803ME/T001 Operator: Sims Group U K Ltd Waste Management licence No: 104965 Annual Tonnage: 74999.0 Issue Date: 08/10/2013 Effective Date: 23/01/2017 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Sims Group U K Limited Correspondence Address: -
Not shown	1330	NW	384690 399487	Site Address: Dulwich Street, Collyhurst, Manchester, M4 4JJ Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: JR001 EPR reference: - Operator: J Ryan & Co Ltd Waste Management licence No: 50084 Annual Tonnage: 25000.0 Issue Date: 15/03/2002 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: J Ryan & Co Correspondence Address: Pearl Environmental Services, 13, Middleton Road, Reddish, Stockport, Cheshire, SK5 6SG
Not shown	1378	SE	386314 397344	Site Address: Rondin House, Rondin Road, Ardwick, Manchester, M12 6BF Type: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MCG003 EPR reference: EA/EPR/CP3294CX/V004 Operator: P Mc Guinness & Co Ltd Waste Management licence No: 50363 Annual Tonnage: 74999.0 Issue Date: 21/12/2004 Effective Date: - Modified: 24/08/2012 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: P Mc Guinness & Co Ltd Correspondence Address: -

ID	Distance (m)	Direction	NGR	Details	
Not shown	1404	NW	384400 399400	Site Address: - Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: PLT001 EPR reference: EA/EPR/CP3998CM/A001 Operator: Placemix Ltd Waste Management licence No: 50017 Annual Tonnage: 24900.0	Issue Date: 31/03/2000 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired Site Name: Placemix Ltd Transfer Station Correspondence Address: -
Not shown	1466	NW	384300 399400	Site Address: Red Bank, Cheetham Hill, Manchester, M8 Type: Mobile Plant Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MEL002 EPR reference: EA/EPR/LP3292ZH/S002 Operator: Mel Ltd Waste Management licence No: 65243 Annual Tonnage: 75000.0	Issue Date: 17/04/2002 Effective Date: - Modified: - Surrendered Date: 06/02/2007 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Mobile Plant Correspondence Address: -

4. Current Land Use Map



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4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

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The following records are represented as points on the Current Land Uses map.

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	93	W	Warehouse	385126 398238	M4	Container and Storage	Transport, Storage and Delivery
2	96	E	Electricity Sub Station	385364 398286	M4	Electrical Features	Infrastructure and Facilities
3A	133	W	123 Leasing Ltd	385091 398286	83, Ducie Street, Manchester, M1 2JQ	Vehicle Hire and Rental	Hire Services
4A	133	W	Investravel	385091 398286	83, Ducie Street, Manchester, M1 2JQ	Vehicle Hire and Rental	Hire Services
5A	133	W	A R C Window Films Ltd	385091 398286	83, Ducie Street, Manchester, M1 2JQ	Industrial Coatings and Finishings	Industrial Products
6A	133	W	Ecolamp Recycling Solutions	385091 398286	83, Ducie Street, Manchester, M1 2JQ	Recycling, Reclamation and Disposal	Recycling Services
7A	133	W	Tradeskips	385091 398286	83, Ducie Street, Manchester, M1 2JQ	Construction and Tool Hire	Hire Services
8A	133	W	Ocean Design UK	385092 398291	132-134, Great Ancoats Street, Manchester, M4 6DE	Published Goods	Industrial Products
9A	133	W	Yourtowndirectory	385092 398291	132-134, Great Ancoats Street, Manchester, M4 6DE	Published Goods	Industrial Products
10A	133	W	Castle Comfort Stairlifts Ltd	385092 398291	132-134, Great Ancoats Street, Manchester, M4 6DE	Disability and Mobility Equipment	Consumer Products
11A	133	W	Floor Sand UK	385092 398291	132-134, Great Ancoats Street, Manchester, M4 6DE	Construction Completion Services	Construction Services
12A	133	W	Sky Lighting	385092 398291	132-134, Great Ancoats Street, Manchester, M4 6DE	Aeroplanes	Industrial Products
13	134	SW	Electricity Sub Station	385130 398140	M1	Electrical Features	Infrastructure and Facilities
14A	134	W	Shutters & Blinds UK	385089 398286	83, Ducie Street, Manchester, M1 2JQ	Curtains and Blinds	Consumer Products
15A	134	W	floorsanduk.com	385089 398286	83, Ducie Street, Manchester, M1 2JQ	Construction Completion Services	Construction Services
16A	134	W	Acdc Mobile Welding Manchester	385089 398286	83, Ducie Street, Manchester, M1 2JQ	Metals Manufacturers, Fabricators and Stockholders	Industrial Products
17	140	W	Works	385080	M1	Unspecified Works Or	Industrial Features

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
				398224	Factories		
18	163	SE	The Safe Deposit Centre Manchester	385311 398077	Victoria House, Great Ancoats Street, Manchester, M4 7DB	Container and Storage	Transport, Storage and Delivery
19B	166	W	A & M Labels	385053 398264	65-67, Ducie Street, Manchester, M1 2JQ	Stationery, Stamps, Tags and Labels	Industrial Products
20B	166	W	A&M Labels	385053 398264	65-67, Ducie Street, Manchester, M1 2JQ	Published Goods	Industrial Products
21	170	NW	Electricity Sub Station	385171 398431	M4	Electrical Features	Infrastructure and Facilities
22	183	S	Factory	385183 398046	M1	Unspecified Works Or Factories	Industrial Features
23	185	NW	Crane	385099 398394	M4	Travelling Cranes and Gentries	Industrial Features
24	190	S	Warehouse	385306 398045	M1	Container and Storage	Transport, Storage and Delivery
25C	193	S	Warehouse	385246 398029	M1	Container and Storage	Transport, Storage and Delivery
26	197	W	Works	385029 398194	M4	Unspecified Works Or Factories	Industrial Features
27C	207	S	Warehouse	385257 398016	M1	Container and Storage	Transport, Storage and Delivery
28	214	SE	Warehouse	385328 398029	M1	Container and Storage	Transport, Storage and Delivery
29D	214	E	Electricity Sub Station	385482 398195	M4	Electrical Features	Infrastructure and Facilities
30D	218	E	Chimney	385487 398198	M4	Chimneys	Industrial Features
31E	218	S	Warehouse	385166 398015	M1	Container and Storage	Transport, Storage and Delivery
32E	230	S	Chimney	385160 398005	M1	Chimneys	Industrial Features
33	237	W	Factory	384982 398270	M1	Unspecified Works Or Factories	Industrial Features
34G	237	S	Warehouse	385217 397985	M1	Container and Storage	Transport, Storage and Delivery
35	239	E	New Islington (Manchester Metrolink)	385512 398283	M4	Tram, Metro and Light Railway Stations and Stops	Public Transport, Stations and Infrastructure
36	241	SW	Crusader Works No 1	385110 398016	M1	Unspecified Works Or Factories	Industrial Features
37	245	E	Electricity Sub Station	385520 398243	M4	Electrical Features	Infrastructure and Facilities
38F	245	S	P A Metals	385279 397980	7, Adair Street, Manchester, M1 2NQ	Scrap Metal Merchants	Recycling Services
39F	245	S	Armstrongs Office Furniture	385279 397980	1, Adair Street, Manchester, M1 2NQ	Office and Shop Equipment	Industrial Products
40G	246	S	Dalkeith Auto's	385211 397977	7, Heyrod Street, Manchester, M1 2WW	Vehicle Repair, Testing and Servicing	Repair and Servicing
41G	246	S	Manchester Van Hire	385211 397977	7, Heyrod Street, Manchester, M1 2WW	Vehicle Repair, Testing and Servicing	Repair and Servicing

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

0

Database searched and no data found.

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site:

0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site:

0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

5.2 Superficial Ground and Drift Geology

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON

5.3 Bedrock and Solid Geology

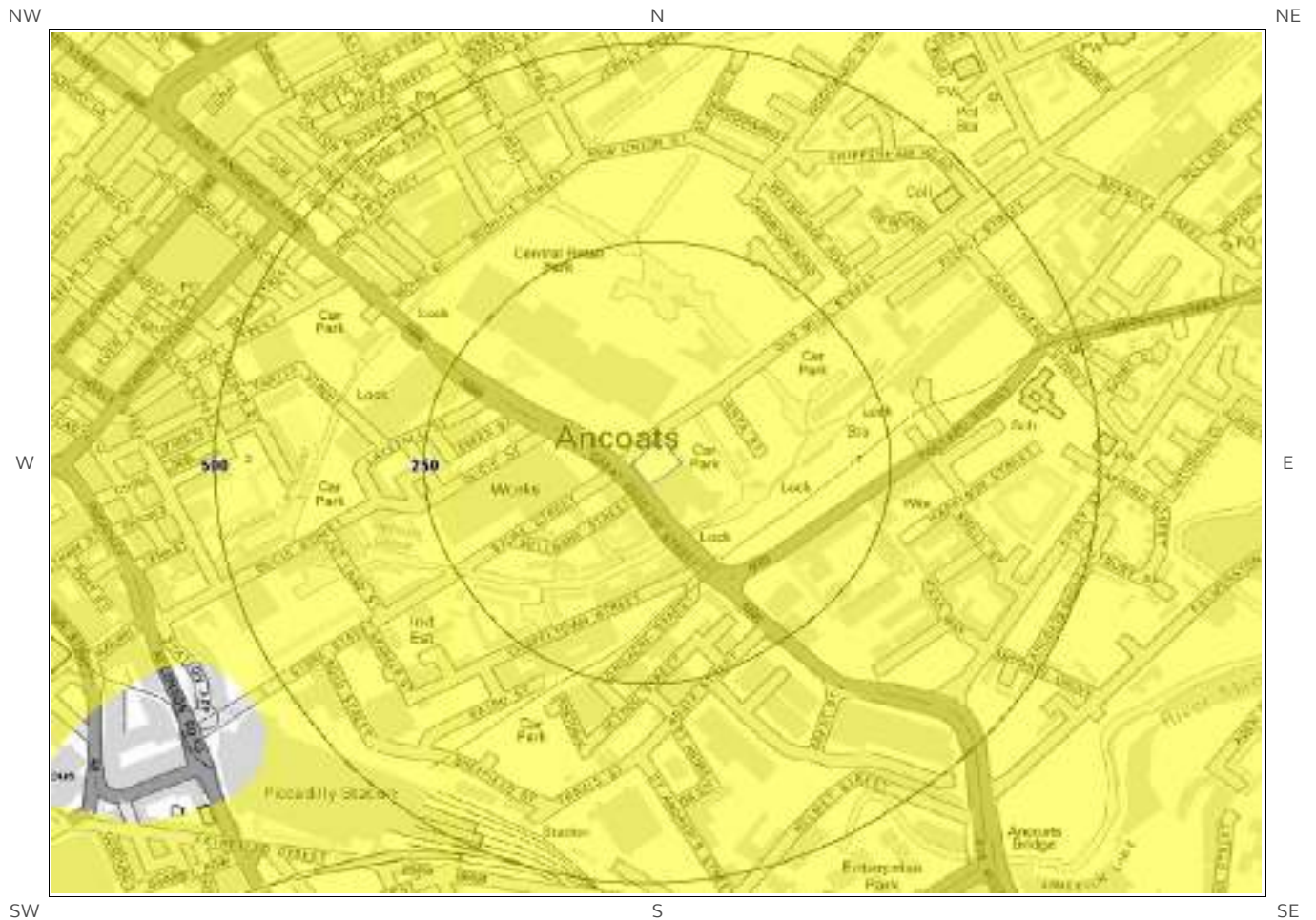
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
CHES-SDST	CHESTER FORMATION	SANDSTONE

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

6a. Aquifer Within Superficial Geology



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