



Client:

Silverdale Ltd
2-4 Carrill Grove East
Levenshulme
Manchester
M19 3BG

Architects:

Holborow & Ormesher Ltd
Station House
Adams Hill
Knutsford
Cheshire
WA16 6DN

Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

Land Adjacent to Lightbowne Road, Manchester

June 2020

Site Ref: 6044/VLB V1.00
PCLRA

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Principal Contractor:

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Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

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- A1. Site Plan
- A2. Site Photographs
- B1. Reference List of OS Historical Plans
- C1. Environmental Data Search Report Referenced 244726707_1_1
- C2. Coal Authority Mining Report Referenced 51002277996001

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Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

1. Introduction

This report is an account of a Phase I Desk Study and Preliminary Contaminated Land Risk Assessment carried out by GeoAssist Limited at the request of Holborow& Ormesher Ltd on behalf of Silverdale Ltd as the owners and developers of the site.

The work was commissioned following an instruction to proceed issued by Holborow& Ormesher Ltd on 29th April 2020.

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

The approximate grid reference for the centre of the site is 387340, 401250 and the total area of the site is approximately 200 m². The area of the site is outlined with a red line on the site plan in Appendix A1.

2. Description of the Site

The site is located in an urban area on land formerly occupied by 172 Lightbowne Road, northeast of Manchester Centre.

The site forms a rectangular shape and the topography of the site is relatively level with the surrounding area. At the time of the site visit the site was vacant land at the end of a row of terraced properties adjacent to Lightbowne Road.

The site is bound by Lightbowne Road and Egbert Street to the west and south respectively. Residential property bound the site to the north and east.

No visual or olfactory observations of contaminants were noted during the site walkover. Photographs from the site visit form appendix A2 to this report.

3. Historical Researches

3.1 Historical Mapping

Examination of the historical maps of the area confirm that there was previously a residential property on site, which was demolished between 1938 to 1951, the site has laid vacant since 1951.

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

Date of Mapping	Scale	Potentially contaminative Feature within 250m of site boundary	Remarks	Direction from site	Distance from site(m)	Feature still present on recent edition
1848	1:10,560		Agricultural Land	On site	0	No
		Pond Feature	Infilled by 1893	S	15	No
		Pond Features	All infilled and developed on by 1980	N/W/SW	>145	No
1893	1:2,500		Road constructed on border of site now known as Lightbowne Road	N	2	Yes
1894	1:10,560					
1908 – 1909	1:2,500		Residential Property	On site	0	No
		Hollow with Moston Brook	Infilled with engineered fill 1910-1923	SE	175	No
1909 – 1910	1:10,560	Brick Works		NW	200	No
1923	1:10,560	Railway Sidings		S	200	No
1931 – 1933	1:2,500					
1932 – 1933	1:10,560					
1938	1:10,560					
1951	1:1,250		Residential property not shown	On site	0	Yes
1956	1:10,000					
1960 – 1980	1:1,250					
1966 – 1968	1:10,000					
1977 – 1988	1:1,250					
1978	1:10,000					
1981 – 1982	1:10,000					
1987 – 1991	1:1,250					
1990 – 1993	1:10,000					
1992	1:1,250					
1999	1:10,000					
2020	1:10,000					

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

3.2 Anecdotal Historical Information

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

3.3 Previous Intrusive Investigation

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

3.4 Environmental Data Search

An Environmental Data Search referenced 244726707_1_1, has been used for background data on this site and is included as appendix C1.

3.4.1 Historical Land uses

The Environmental Data Search Report referenced 244726707_1_1, summarises that past use of the site and immediate surrounds (250m) indicates that there have been no potentially contaminative land uses on the site. Information interpreted from the historical ordnance survey plans of the site indicate that the site is unlikely to have been impacted by historical land contamination. The plans indicate the immediate surrounds (250m) have the potential to have been impacted by land contamination and gas ingress associated with historical land uses from off-site sources.

3.4.2 Statutory Authorisations, Incidents and Registers

The Environmental data search report referenced 244726707_1_1, confirms that within 250m of the site boundary there is/are:

- § No Local Authority Pollution Prevention and Controls
- § No Pollution Incidents to Controlled Waters
- § No Discharge Consents

Given the distance from any recorded controls, consents and incidents, the site is highly unlikely to have been significantly impacted in terms of land contamination.

3.4.3 Landfill & Other Waste Sites

The Environmental data search report referenced 244726707_1_1, indicates that Manchester City Council had landfill data but passed it to the relevant environment agency.

The Environment Agency England and Wales have supplied the following landfill and waste site data.

Table 3.4 A summary of the landfill data as provided by the Environment Agency England & Wales & the environmental data search report referenced 244726707_1_1

Site name	Material Handled	Operational period	Approximate distance from site (m)	Direction from site
Local Authority Recorded Landfill Site				
Land adjacent to Church Lane North	Commercial & Household Waste	Not Supplied to Dec 1977	124	W

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

3.4.4 In-Filled Land

Data from the Environmental data search report referenced 244726707_1_1, and the historical Ordnance Survey plans confirm that there are likely to be areas of infilled ground present within 250m of the site boundary. A low risk from contaminated ground has been assigned from this source, along with a low to moderate risk from potential gas ingress, given the age and distance of areas of infilled land.

4. Geology & Hydrogeology

4.1 Site Geology

The County Series geological map of the area, 104NE Lancashire published 1929, shows the site to be located over Glacial Boulder Clay. The depth of the superficial deposits is shown to be around 27m in a BGS historical borehole located approximately 30m to the west of the site boundary.

The underlying solid geology is shown as being Collyhurst Sandstone Formation - Sandstone of the Permo-Triassic period. A solid boundary in the bedrocks is shown approximately 250m to the north of the site with Middle Coal Measures noted to the north.

No faults are shown as passing directly beneath the site boundary although the area is generally faulted.

4.2 Radon Affected Area

The Environmental data search report referenced 244726707_1_1, indicates that the site is in a low probability radon area (less than 1% of homes are estimated to be at or above the action level). The site is in an area where no radon protective measures are necessary in the construction of new dwellings.

4.3 Hydrogeology and Groundwater Vulnerability

The Bedrock Aquifer Designation as determined by the British Geological Survey is: Principal Aquifer - These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer. The Superficial Aquifer Designation as determined by the British Geological Survey is: Secondary Undifferentiated - permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

4.4 Surface Water

The Environmental data search report referenced 244726707_1_1, confirm that there are no surface water features within 250m of the site. There is no evidence that the site in its present state, or any proposed development, will significantly impact surface water receptors and consequently the risk to surface waters is classified as low.

4.5 Subsurface Water

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

4.6 Water Abstractions

The Environmental data search report referenced 244726707_1_1, indicates that there are no active water abstractions within 250m of the site. The site does not lie within a source protection zone. The Environment Agency England and Wales has defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. The maps show three main zones (inner Zone I, outer Zone II and total catchment Zone III).

5. Mineworkings & Mineral Sites

Information provided by the Coal Authority as part of the Environmental data search report referenced 244726707_1_1 indicates that the property is in an area that may be affected by coal mining.

The Coal Authority Mining Report referenced 51002277996001 confirms that:

- The property is in a surface area that could be affected by underground mining in 1 seam of coal at 520m depth, and last worked in 1900.
- Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.
- The property is not within a surface area that could be affected by present underground mining.
- The property is not in an area where the Coal Authority has received an application for and is currently considering whether to grant a licence to remove or work coal by underground methods.
- The property is not in an area likely to be affected from any planned future underground coal mining.
- However, reserves of coal exist in the local area which could be worked at some time in the future.
- No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.
- There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.
- The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

- There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.
- The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.
- There is no current Stop Notice delaying the start of remedial works or repairs to the property.
- The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.
- The Coal Authority has no record of a mine gas emission requiring action.
- The property is not in an area where a notice to withdraw support has been given.
- The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

The professional opinion of the Coal Authority report summarises that:

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. It is unlikely that these features will impact on the stability of the enquiry boundary.

The site is not situated within a Coal Authority High Risk area.

Consequently, the risk to the proposed development on this site in respect of past, present, or future coal workings or brine extraction is classified as very low.

6. Designated Environmentally Sensitive Sites

The environmental data search report referenced 244726707_1_1 indicates the site is situated within:

- A Nitrate Vulnerable Zone

Nitrate Vulnerable Zone (NVZ herein). NVZs were set up under Council Directive 91/676/EEC and have been established in areas where nitrate from agricultural land is causing, or could cause, pollution of the water environment. In these zones Action Programmes of compulsory measures apply. These measures include a requirement for farmers to limit their applications of livestock manures and, in some circumstances, to observe closed periods for the application of organic manure to agricultural land. Action Programme measures apply to all land within designated NVZs from: i) 1996 for 66 NVZs to protect drinking water sources. These amounted to 8% of England's land area; ii) 19th December 2002 (2001/2002 review) for around 55% of England; and iii) [] (2005/2006 review) for a further land area of 15% (total around 70%) in England. The purpose of NVZs is to enforce a reduction of Nitrate leaching into water courses, to ensure a reduction in Eutrophic waters.

The proposed development is highly unlikely to impact these environmentally sensitive sites from a contaminated land perspective.

7. Contemporary Directory Trade Entries

The environmental data search report referenced 244726707_1_1, indicates that there are no active trade entries within 250m of the site boundary. There is one, now obsolete, fuel station entry which was located 243m southwest of the site. Given the distance of any recorded fuel and trade entries, the site is highly unlikely to have been significantly impacted.

8. Conceptual Site Model

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

Table 8.1 Preliminary Conceptual model.

Potential Source /Hazard	Nature of Hazard (Risk Level to site given a Residential end use)	Contaminants Associated with Source	Potential Pathway	Potential Receptor
<i>Previous ON SITE Land uses:</i>				
1. Previous Land Use Residential Property/Vacant Land	Ground contamination Low Risk	None	Dermal Contact Ingestion Inhalation	Site Users Construction workers
	Gas from in-filled ground Low Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
<i>Previous OFF SITE land uses within 250m as indicated by Historical Plans Including:</i>				
2. Landfill	Ground contamination Low Risk	See DoE Profile	Dermal Contact Ingestion Inhalation	Site Users Construction workers
	Gas from in-filled ground Low Risk On account of age/distance	Methane Carbon Dioxide	Vertical and Lateral	Site Users Future Buildings & Services
3. Pond Features (Infilled)	Ground contamination Low Risk	None	Dermal Contact Ingestion Inhalation	Site Users Construction workers
	Gas from in-filled ground Low Risk On account of age/small area	Methane Carbon Dioxide	Vertical and Lateral	Site Users Future Buildings & Services
4. Railway Sidings	Ground contamination Low Risk	See DoE Profile	Dermal Contact Ingestion Inhalation	Site Users Construction workers
	Gas from in-filled ground Low Risk	None	None	Site Users Future Buildings & Services
5. Brick Works	Ground contamination Low Risk	None	None	Site Users Construction workers
	Gas from in-filled ground Low Risk	None	None	Site Users Future Buildings & Services
6. Hollow (Infilled-Engineered)	Ground contamination Low Risk	None	None	Site Users Construction workers
	Gas from in-filled ground Low Risk	None	None	Site Users Future Buildings & Services
7. Coal Workings	Geotechnical Hazard Low Risk	None	Ground Collapse Subsidence	Humans (site users) Future Buildings & Services
	Ground contamination Low Risk	None	None	Site Users Services
	Mine Gas Low Risk	None	None	Humans (site users) Future Buildings & Services

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

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

9. Conclusions & Recommendations

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

9.1 Supplementary Recommendations

If the proposed development is being warranted under a guarantee scheme such as that operated by the NHBC, then a basic site investigation for both geotechnical and environmental purposes will be required as part of the standard terms of the agreement and the developer should seek to obtain such services as soon as possible.



Matthew Benson BSc MSc GMICE
Geotechnical/Environmental Engineer

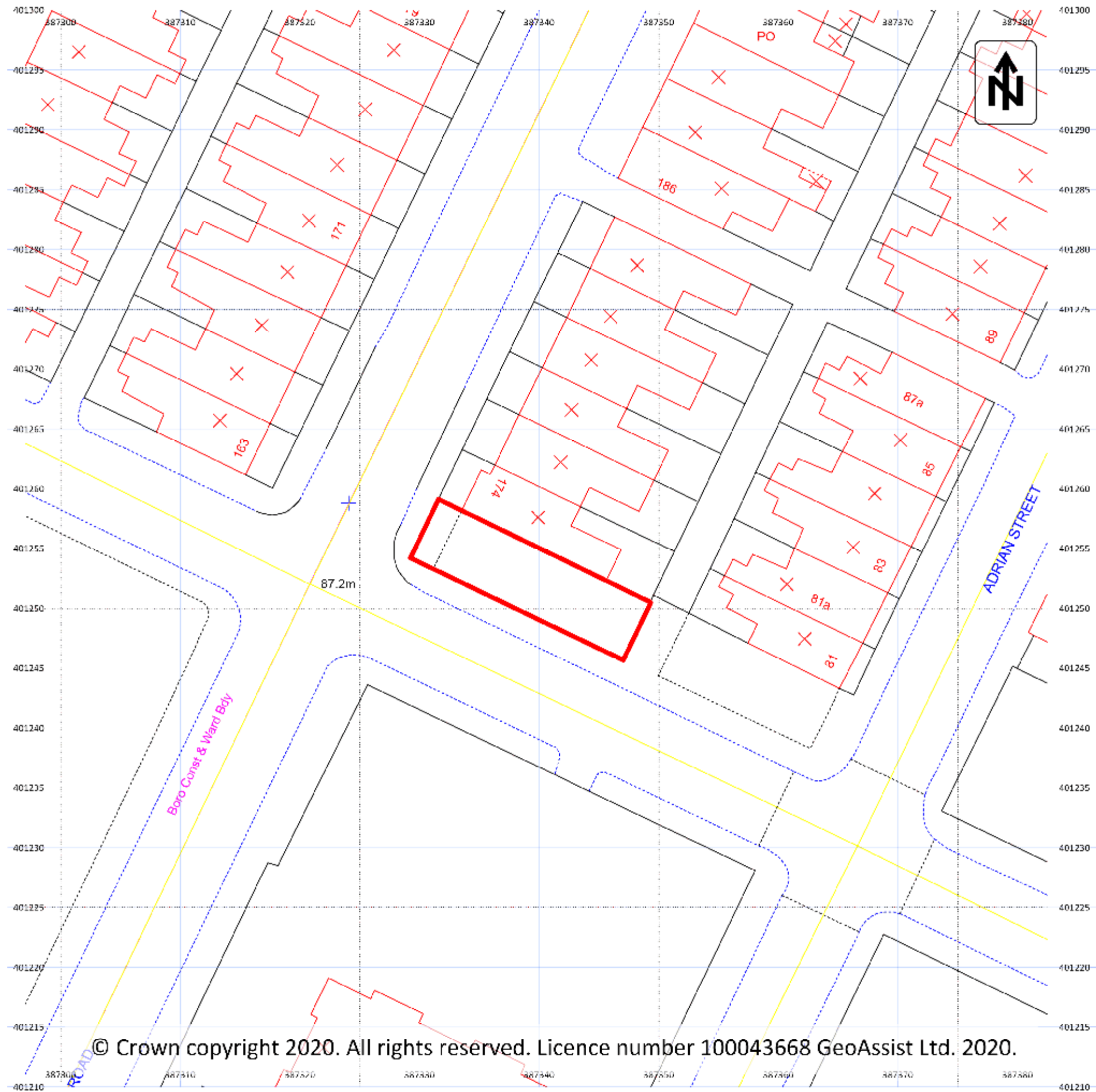


Mark Richardson MSc CEng MICE
Technical Director

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Appendix A

- A1 Site Plan
- A2 Site Photographs



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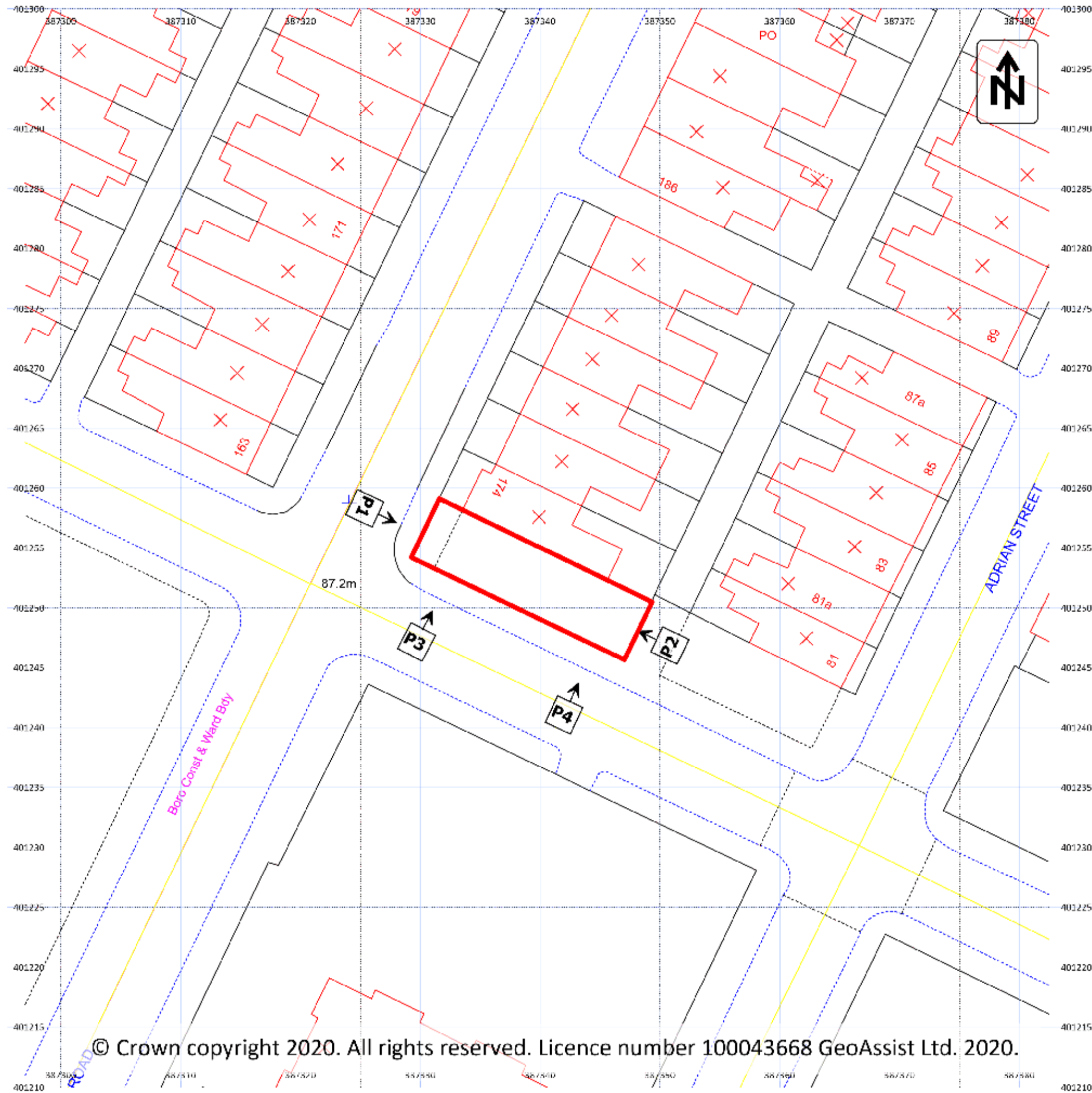
A1 Site Plan

Site Name	Land Adjacent to Lightbowne Road
Location	Manchester
GeoAssist Ref	6044VLB
Client	Silverdale Ltd
	2-4 Carrill Grove East Levenshulme Manchester M19 3BG
Planning Consultant	
NGR (centre of site)	387340,401250
Production Date	June 2020
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36



A2 Site Photos

Site Name	Land Adjacent to Lightbowne Road
Location	Manchester
GeoAssist Ref	6044VLB
Client	Silverdale Ltd
	2-4 Carrill Grove East Levenshulme Manchester M19 3BG
Planning Consultant	
NGR (centre of site)	387340,401250
Production Date	June 2020
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36



A2 Site Photo Plan

Site Name	Land Adjacent to Lightbowne Road
Location	Manchester
GeoAssist Ref	6044VLB
Client	Silverdale Ltd
	2-4 Carrill Grove East Levenshulme Manchester M19 3BG
Planning Consultant	
NGR (centre of site)	387340,401250
Production Date	June 2020
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

Appendix B

B1 Reference List of OS Historical Plans

Appendix B1

Map Series Name	Published	Source Scale
Lancashire And Furness	1848	1:10,560
Cheshire	1882	1:10,560
Lancashire And Furness	1894	1:10,560
Lancashire And Furness	1909-1910	1:10,560
Lancashire And Furness	1923	1:10,560
Lancashire And Furness	1932-1933	1:10,560
Lancashire And Furness	1938	1:10,560
Ordnance Survey Plan	1956	1:10,560
Ordnance Survey Plan	1966-1968	1:10,560
Ordnance Survey Plan	1978	1:10,000
Ordnance Survey Plan	1981-1982	1:10,000
Ordnance Survey Plan	1987	1:10,000
Ordnance Survey Plan	1990-1993	1:10,000
10K Raster Mapping	1999	1:10,000

Appendix B1 Continued

Map Series Name	Published	Source Scale
Lancashire And Furness	1893	1:2,500
Lancashire And Furness	1908-1909	1:2,500
Lancashire And Furness	1931-1933	1:2,500
Ordnance Survey Plan	1951	1:2,500
Ordnance Survey Plan	1951	1:1,250
Ordnance Survey Plan	1960-1980	1:1,250
Additional SIMs	1977-1988	1:1,250
Ordnance Survey Plan	1980	1:1,250
Additional SIMs	1987-1991	1:1,250
Large-Scale National Grid Data	1992	1:1,250
Large-Scale National Grid Data	1993	1:1,250
Large-Scale National Grid Data	1996	1:1,250

Appendix C

- C1 Environmental Data Search
- C2 Coal Authority Mining Report

Envirocheck[®] Report: Datasheet

Order Details:

Order Number:

244726707_1_1

Customer Reference:

6044/VLB

National Grid Reference:

387340, 401250

Slice:

A

Site Area (Ha):

0.02

Search Buffer (m):

250

Site Details:

land Adjacent to 174, Lightbowne Road
MANCHESTER
M40 5EE

Client Details:

Mr M Richardson
GeoAssist Ltd
Unit 4
Sheffield Street
Heaton Norris
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SK4 1RU

Report Section	Page Number
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Waste	3
Hazardous Substances	-
Geological	4
Industrial Land Use	5
Sensitive Land Use	6
Data Currency	7
Data Suppliers	11
Useful Contacts	12

Introduction

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

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Radon Potential dataset Copyright Notice

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Report Version v53.0

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Agency & Hydrological			
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes
Contaminated Land Register Entries and Notices			
Discharge Consents			
Prosecutions Relating to Controlled Waters			n/a
Enforcement and Prohibition Notices			
Integrated Pollution Controls			
Integrated Pollution Prevention And Control			
Local Authority Integrated Pollution Prevention And Control			
Local Authority Pollution Prevention and Controls			
Local Authority Pollution Prevention and Control Enforcements			
Nearest Surface Water Feature			
Pollution Incidents to Controlled Waters			
Prosecutions Relating to Authorised Processes			
Registered Radioactive Substances			
River Quality			
River Quality Biology Sampling Points			
River Quality Chemistry Sampling Points			
Substantiated Pollution Incident Register			
Water Abstractions			
Water Industry Act Referrals			
Groundwater Vulnerability Map	pg 1	Yes	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a
Bedrock Aquifer Designations	pg 1	Yes	n/a
Superficial Aquifer Designations	pg 1	Yes	n/a
Source Protection Zones			
Extreme Flooding from Rivers or Sea without Defences			
Flooding from Rivers or Sea without Defences			
Areas Benefiting from Flood Defences			
Flood Water Storage Areas			
Flood Defences			
OS Water Network Lines	pg 2		1

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Waste			
BGS Recorded Landfill Sites			
Historical Landfill Sites	pg 3		1
Integrated Pollution Control Registered Waste Sites			
Licensed Waste Management Facilities (Landfill Boundaries)			
Licensed Waste Management Facilities (Locations)			
Local Authority Landfill Coverage	pg 3	1	n/a
Local Authority Recorded Landfill Sites			
Registered Landfill Sites			
Registered Waste Transfer Sites			
Registered Waste Treatment or Disposal Sites			
Hazardous Substances			
Control of Major Accident Hazards Sites (COMAH)			
Explosive Sites			
Notification of Installations Handling Hazardous Substances (NIHHS)			
Planning Hazardous Substance Consents			
Planning Hazardous Substance Enforcements			
Geological			
BGS 1:625,000 Solid Geology	pg 4	Yes	n/a
BGS Recorded Mineral Sites			
CBSCB Compensation District			n/a
Coal Mining Affected Areas	pg 4	Yes	n/a
Mining Instability	pg 4	Yes	n/a
Man-Made Mining Cavities			
Natural Cavities			
Non Coal Mining Areas of Great Britain			
Potential for Collapsible Ground Stability Hazards	pg 4	Yes	
Potential for Compressible Ground Stability Hazards			
Potential for Ground Dissolution Stability Hazards			
Potential for Landslide Ground Stability Hazards	pg 4	Yes	
Potential for Running Sand Ground Stability Hazards	pg 4	Yes	
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 4	Yes	
Radon Potential - Radon Affected Areas			n/a
Radon Potential - Radon Protection Measures			n/a

Summary

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Industrial Land Use			
Contemporary Trade Directory Entries	pg 5		2
Fuel Station Entries	pg 5		1
Gas Pipelines			
Underground Electrical Cables			
Sensitive Land Use			
Ancient Woodland			
Areas of Adopted Green Belt			
Areas of Unadopted Green Belt			
Areas of Outstanding Natural Beauty			
Environmentally Sensitive Areas			
Forest Parks			
Local Nature Reserves			
Marine Nature Reserves			
National Nature Reserves			
National Parks			
Nitrate Sensitive Areas			
Nitrate Vulnerable Zones	pg 6	1	
Ramsar Sites			
Sites of Special Scientific Interest			
Special Areas of Conservation			
Special Protection Areas			
World Heritage Sites			

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (NW)	0	1	387339 401252
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (E)	1	1	387350 401252
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (N)	91	1	387339 401350
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (E)	101	1	387450 401250
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (S)	107	1	387300 401150
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (NE)	112	1	387400 401350
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SW (W)	130	1	387200 401250
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (S)	146	1	387350 401100
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (W)	180	1	387150 401250
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (NE)	181	1	387500 401350
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (S)	196	1	387339 401050
	Nearest Surface Water Feature None				
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - Low Vulnerability Combined Vulnerability: Low Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Well Connected Fractures Dilution: 300-550 mm/year Baseflow Index: <40% Superficial Patchiness: >90% Superficial Thickness: >10m Superficial Recharge: Medium	A13NW (NW)	0	2	387339 401252
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A13NW (NW)	0	2	387339 401252
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - Undifferentiated	A13NW (NW)	0	2	387339 401252
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				

Agency & Hydrological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Flood Defences None				
1	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 2111.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Moston Brook Catchment Name: Mersey Primacy: 1	A13SE (S)	238	3	387413 401017

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
2	Historical Landfill Sites Licence Holder: Not Supplied Location: Church Lane, Harpurhey, Manchester, Greater Manchester Name: Land adjacent to Church Lane North Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHLD16416 First Input Date: Not Supplied Last Input Date: 31st December 1977 Specified Waste: Deposited Waste included Commercial and Household Waste Type: EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: Not Supplied BGS Ref: Not Supplied Other Ref: F007	A13NW (W)	124	4	387213 401295
	Local Authority Landfill Coverage Name: Manchester City Council - Had landfill data but passed it to the relevant environment agency		0	5	387339 401252

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Permian Rocks (Undifferentiated)	A13NW (NW)	0	1	387339 401252
	Coal Mining Affected Areas Description: In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.	A13NW (NW)	0	6	387339 401252
	Mining Instability Mining Evidence: Inconclusive Coal Mining Source: Ove Arup & Partners Boundary Quality: As Supplied	A13NW (NW)	0	-	387339 401252
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	1	387339 401252
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	1	387339 401252
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	1	387339 401252
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	1	387339 401252
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	1	387339 401252
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	1	387339 401252
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	1	387339 401252
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	1	387339 401252

Industrial Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
3	Contemporary Trade Directory Entries Name: Kreativ Location: Quays Rech, 10 Langworthy Rd, Manchester, Lancashire, M40 5FS Classification: Printers Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A13SE (SE)	73	-	387412 401214
4	Contemporary Trade Directory Entries Name: Shauns Pest & Vermin Control Services Location: 214 Brendon Av, Manchester, M40 9DN Classification: Pest & Vermin Control Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A13NW (NW)	192	-	387219 401414
5	Fuel Station Entries Name: Moston Service Station Location: Lightbowne Road, Moston, Manchester, Greater Manchester, M40 5EE Brand: Obsolete Premises Type: Not Applicable Status: Obsolete Positional Accuracy: Located by supplier to within 100m	A13SW (SW)	243	-	387185 401060

Sensitive Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
6	Nitrate Vulnerable Zones Name: River Irk (Moston Brook To River Irwell) Nvz Description: Surface Water Source: Environment Agency, Head Office	A13NW (NW)	0	2	387339 401252

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Oldham Metropolitan Borough Council - Environmental Health Department Manchester City Council - Environmental Health Department Environment Agency - Head Office	September 2013 September 2014 September 2019	Annual Rolling Update Annual Rolling Update Annually
Discharge Consents Environment Agency - North West Region	April 2020	Quarterly
Enforcement and Prohibition Notices Environment Agency - North West Region	March 2013	Annual Rolling Update
Integrated Pollution Controls Environment Agency - North West Region	October 2008	Variable
Integrated Pollution Prevention And Control Environment Agency - North West Region	April 2020	Quarterly
Local Authority Integrated Pollution Prevention And Control Oldham Metropolitan Borough Council - Environmental Health Department Manchester City Council - Environmental Health Department	March 2015 September 2014	Variable Variable
Local Authority Pollution Prevention and Controls Oldham Metropolitan Borough Council - Environmental Health Department Manchester City Council - Environmental Health Department	March 2015 September 2014	Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements Oldham Metropolitan Borough Council - Environmental Health Department Manchester City Council - Environmental Health Department	September 2013 September 2014	Variable Variable
Nearest Surface Water Feature Ordnance Survey	April 2020	
Pollution Incidents to Controlled Waters Environment Agency - North West Region	January 2000	Not Applicable
Prosecutions Relating to Authorised Processes Environment Agency - North West Region	March 2013	Annual Rolling Update
Prosecutions Relating to Controlled Waters Environment Agency - North West Region	March 2013	Annual Rolling Update
Registered Radioactive Substances Environment Agency - North West Region	June 2016	
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	July 2012	Annually
River Quality Chemistry Sampling Points Environment Agency - Head Office	July 2012	Annually
Substantiated Pollution Incident Register Environment Agency - North West Region - South Area	April 2020	Quarterly
Water Abstractions Environment Agency - North West Region	April 2020	Quarterly
Water Industry Act Referrals Environment Agency - North West Region	October 2017	Quarterly
Groundwater Vulnerability Map Environment Agency - Head Office	June 2018	As notified
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Source Protection Zones Environment Agency - Head Office	October 2019	Quarterly

Data Currency

Agency & Hydrological	Version	Update Cycle
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	February 2020	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	February 2020	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	February 2020	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	February 2020	Quarterly
Flood Defences Environment Agency - Head Office	February 2020	Quarterly
OS Water Network Lines Ordnance Survey	March 2020	Quarterly
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	Annually
Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Historical Landfill Sites Environment Agency - Head Office	October 2019	Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - North West Region	October 2008	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - North West Region - South Area	November 2019	Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - North West Region - South Area	April 2020	Quarterly
Local Authority Landfill Coverage Manchester City Council - Planning Department Oldham Metropolitan Borough Council	May 2000 May 2000	Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Manchester City Council - Planning Department Oldham Metropolitan Borough Council	May 2000 May 2000	Not Applicable Not Applicable
Registered Landfill Sites Environment Agency - North West Region - South Area	March 2003	Not Applicable
Registered Waste Transfer Sites Environment Agency - North West Region - South Area	March 2003	Not Applicable
Registered Waste Treatment or Disposal Sites Environment Agency - North West Region - South Area	March 2003	Not Applicable

Data Currency

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	April 2018	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	Annually
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements Manchester City Council - Planning Department Oldham Metropolitan Borough Council	February 2016 February 2016	Variable Variable
Planning Hazardous Substance Consents Manchester City Council - Planning Department Oldham Metropolitan Borough Council	February 2016 February 2016	Variable Variable
Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	Not Applicable
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	October 2019	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011	Not Applicable
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	Annual Rolling Update
Mining Instability Ove Arup & Partners	October 2000	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	Annually

Data Currency

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	April 2020	Quarterly
Fuel Station Entries Catalist Ltd - Experian	June 2020	Quarterly
Gas Pipelines National Grid	July 2014	
Underground Electrical Cables National Grid	October 2019	
Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	April 2020	Bi-Annually
Areas of Adopted Green Belt Manchester City Council Oldham Metropolitan Borough Council Tameside Metropolitan Borough Council	February 2020 February 2020 February 2020	As notified As notified As notified
Areas of Unadopted Green Belt Manchester City Council Oldham Metropolitan Borough Council	February 2020 February 2020	As notified As notified
Areas of Outstanding Natural Beauty Natural England	June 2019	Bi-Annually
Environmentally Sensitive Areas Natural England	January 2017	
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	April 2020	Bi-Annually
Marine Nature Reserves Natural England	July 2019	Bi-Annually
National Nature Reserves Natural England	July 2019	Bi-Annually
National Parks Natural England	April 2017	Bi-Annually
Nitrate Sensitive Areas Natural England	April 2016	Not Applicable
Nitrate Vulnerable Zones Environment Agency - Head Office Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	December 2017 October 2015	Bi-Annually
Ramsar Sites Natural England	April 2019	Bi-Annually
Sites of Special Scientific Interest Natural England	May 2020	Bi-Annually
Special Areas of Conservation Natural England	June 2019	Bi-Annually
Special Protection Areas Natural England	April 2019	Bi-Annually

Data Suppliers

A selection of organisations who provide data within this report

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

Useful Contacts

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	Environment Agency - Head Office Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
3	Ordnance Survey Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
4	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
5	Manchester City Council - Planning Department Town Hall, Manchester, Greater Manchester, M60 2LA	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
6	The Coal Authority - Property Searches 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG	Telephone: 0345 762 6848 Fax: 01623 637 338 Email: groundstability@coal.gov.uk Website: www2.groundstability.com
7	Natural England County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
8	Manchester City Council Town Hall, Albert Square, Manchester, Greater Manchester, M60 2JT	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
9	Oldham Metropolitan Borough Council Civic Centre, P O Box 55, West Street, Oldham, Lancashire, OL1 1XN	Telephone: 0161 911 3000 Fax: 0161 678 4550 Website: www.oldham.gov.uk
10	Tameside Metropolitan Borough Council Wellington Road, Ashton-under-Lyne, Lancashire, OL6 6DL	Telephone: 0161 342 8355 Fax: 0161 342 3070 Website: www.tameside.gov.uk
-	Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

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

Historical Mapping Legends

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

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

Inactive Quarry, Chalk Pit or Clay Pit	Active Quarry, Chalk Pit or Clay Pit	Rock	Slopes	Roofed Building	Archway	Non-Confirous Tree (surveyed)	Non-Confirous Trees (not surveyed)	Orchard Tree	Coppice, Osier	Rough Grassland	Direction of water flow	Cave Entrance	Electricity Transmission Line	County Boundary (Geographical)	County & Civil Parish Boundary	Civil Parish Boundary	Admin. County or County Bor. Boundary	London Borough Boundary	Symbol marking point where boundary merging changes	Beer House	Boundary Post or Stone	Capstan, Crane	Drinking Fountain	Electricity Pillar or Post	Fire Alarm Pillar	Foot Bridge	Guide Post	Hydrant or Hydraulic Level Crossing	Manhole	Mile Post or Mooring Post	Mile Stone	Normal Tidal Limit:		



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Lancashire And Furness Published 1893

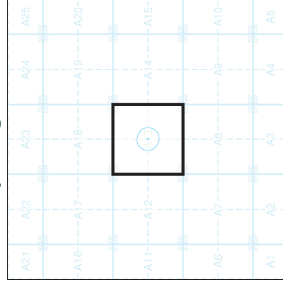
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

1893, 16 1893 1:2,500	1904, 04 1893 1:2,500
-----------------------------	-----------------------------

Historical Map - Segment A13



Order Details

Order Number: 244726707_1_1
Customer Ref: 6044V/LB
National Grid Reference: 387340, 401250
Slice: A
Site Area (Ha): 0.02
Search Buffer (m): 100

Site Details

Land Adjacent to 174, Lightbowne Road, MANCHESTER, M40
5EE



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



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Lancashire And Furness

Published 1908 - 1909

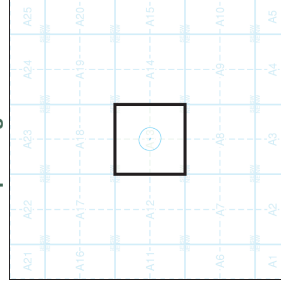
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1940's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

1	OS 16	1908	12,500
2	OS 04	1908	12,500

Historical Map - Segment A13



Order Details

Order Number: 244726707_1_1
Customer Ref: 6044V/LB
National Grid Reference: 387340, 401250
Slice: A
Site Area (Ha): 0.02
Search Buffer (m): 100

Site Details

land Adjacent to 174, Lightbowne Road, MANCHESTER, M40 5EE



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Lancashire And Furness

Published 1931 - 1933

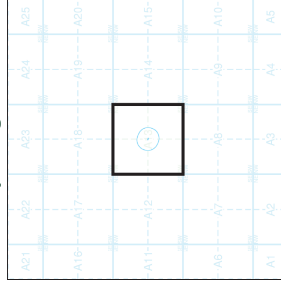
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

---	995 16
---	1933
---	1:2,500
---	---
---	194 04
---	1931
---	1:2,500

Historical Map - Segment A13



Order Details

Order Number: 244726707_1_1
Customer Ref: 6044V/LB
National Grid Reference: 387340, 401250
Slice: A
Site Area (Ha): 0.02
Search Buffer (m): 100

Site Details

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Ordnance Survey Plan Published 1951

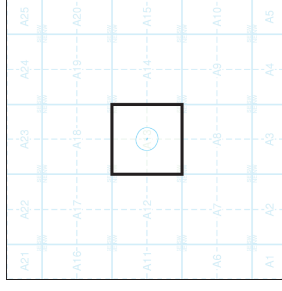
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1940's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

108701W085701NE
1:1,250 1
108701S085701SE
1:1,250 1
108700N085700NE
1:1,250 1

Historical Map - Segment A13



Order Details

Order Number: 244726707_1_1
Customer Ref: 6044V/LB
National Grid Reference: 387340, 401250
Slice: A
Site Area (Ha): 0.02
Search Buffer (m): 100

Site Details

land Adjacent to 174, Lightbowne Road, MANCHESTER, M40
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Ordnance Survey Plan Published 1951

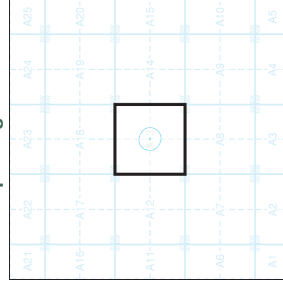
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1940's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SD9701	1951	1:2,500
SD9700	1951	1:2,500

Historical Map - Segment A13



Order Details

Order Number: 244726707_1_1
Customer Ref: 6044V/LB
National Grid Reference: 387340, 401250
Slice: A
Site Area (Ha): 0.02
Search Buffer (m): 100

Site Details

land Adjacent to 174, Lightbowne Road, MANCHESTER, M40 5EE



Tel: 0844 844 9952
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Ordnance Survey Plan Published 1960 - 1980

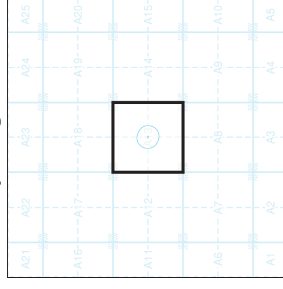
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1940's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

108701WMD8701NE
1975 1:1,250
108701SK658701SE
1980 1:1,250
108700NW658700NE
1980 1:1,250

Historical Map - Segment A13



Order Details

Order Number: 244726707_1_1
Customer Ref: 6044V/LB
National Grid Reference: 387340, 401250
Slice: A
Site Area (Ha): 0.02
Search Buffer (m): 100

Site Details

land Adjacent to 174, Lightbowne Road, MANCHESTER, M40
5EE



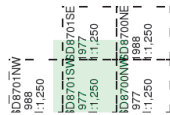
Tel: 0844 844 9952
Web: www.envirocheck.co.uk



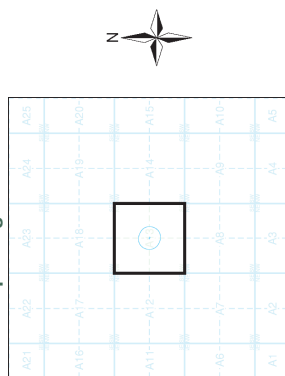
Published 1977 - 1988

Source map scale - 1:1,250

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Details

Order Number:	244726707_1_1
Customer Ref:	6044/VLB
National Grid Reference:	387340, 401250
Slice:	A
Site Area (Ha):	0.02
Search Buffer (m):	100

Site Details

Site Details
Land Adjacent to 174, Lightbowne Road, MANCHESTER, M40
5SEE



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



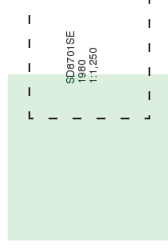
GeoAssist Limited
Civil, Environmental & Geotechnical
Telephone: +44 (0) 161 489 8885 e-mail: info@geoassist.co.uk

Ordnance Survey Plan Published 1980

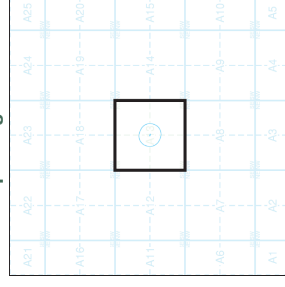
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1940's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 244726707_1_1
Customer Ref: 6044V/LB
National Grid Reference: 387340, 401250
Slice: A
Site Area (Ha): 0.02
Search Buffer (m): 100

Site Details

land Adjacent to 174, Lightbowne Road, MANCHESTER, M40
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Additional SIMS

Published 1987 - 1991

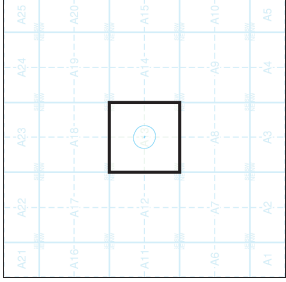
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SD8701SW	SD8701SE
1987	1990
1:1,250	1:1,250
SD8700NW	SD8700NE
1993	1993
1:1,250	1:1,250

Historical Map - Segment A13



Order Details

Order Number: 244726707_1_1
Customer Ref: 6044V/LB
National Grid Reference: 387340, 401250
Slice: A
Site Area (Ha): 0.02
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Large-Scale National Grid Data Published 1992

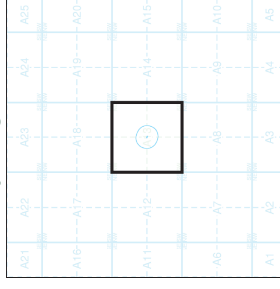
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

108701WED8701NE
982 1992
1:1,250
108701SWED8701SE
982 1992
1:1,250
108700WED8700NE
982 1992
1:1,250

Historical Map - Segment A13



Order Details

Order Number: 244726707_1_1
Customer Ref: 6044V/LB
National Grid Reference: 387340, 401250
Slice: A
Site Area (Ha): 0.02
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Large-Scale National Grid Data Published 1993

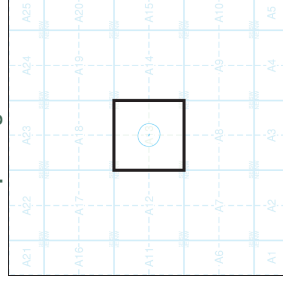
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

BD8701NE
1993
1:1,250
BD8701SE
1993
1:1,250
BD8700NE
1993
1:1,250

Historical Map - Segment A13



Order Details

Order Number: 244726707_1_1
Customer Ref: 6044V/LB
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Slice: A
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Large-Scale National Grid Data Published 1996

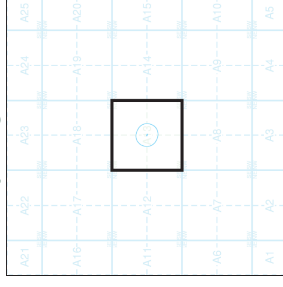
Source map scale - 1:1,250

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

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The Coal
Authority

CON29M

coal mining report

LAND ADJACENT TO 174, LIGHTBOWNE ROAD, MANCHESTER, LANCASHIRE
M40 5EE



Known or potential coal mining risks

Past underground coal mining	Page 3
Future underground coal mining	Page 3



Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit
www.groundstability.com



Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. It is unlikely that these features will impact on the stability of the enquiry boundary.

Your reference: **244726707_2**
Our reference: **51002277996001**
Date: **15 June 2020**

Client name:
NLIS Hub

If you require any further assistance please
contact our experts on:
0345 762 6848
groundstability@coal.gov.uk



The Law
Society

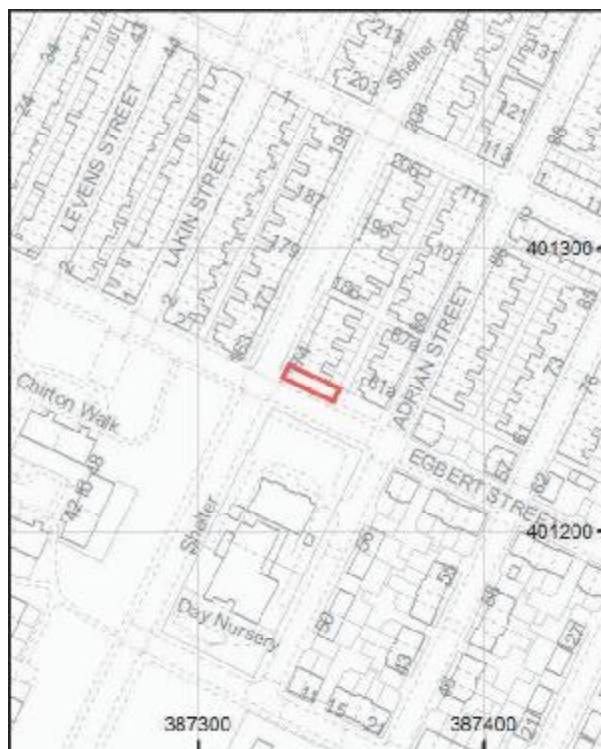
Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is
on the coalfield



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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.



Accessibility

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email communications@coal.gov.uk.

Your reference: **244726707_2**
Our reference: **51002277996001**
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Detailed findings

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1 Past underground coal mining

The property is in a surface area that could be affected by underground mining in 1 seam of coal at 520m depth, and last worked in 1900.

Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.

2 Present underground coal mining

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

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

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

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

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

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

4 Mine entries

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

5 Coal mining geology

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

6 Past opencast coal mining

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

7 Present opencast coal mining

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

8 Future opencast coal mining

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

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

9 Coal mining subsidence

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

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

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

10 Mine gas

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

11 Hazards related to coal mining

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

12 Withdrawal of support

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

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

13 Working facilities order

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

14 Payments to owners of former copyhold land

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

Statutory cover



Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form



Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **01623 646 333**. Further information can be found on our website: www.gov.uk/coalauthority.

Your reference: **244726707_2**
Our reference: **51002277996001**
Date: **15 June 2020**

Client name:
NLIS Hub

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groundstability@coal.gov.uk

Glossary



Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings