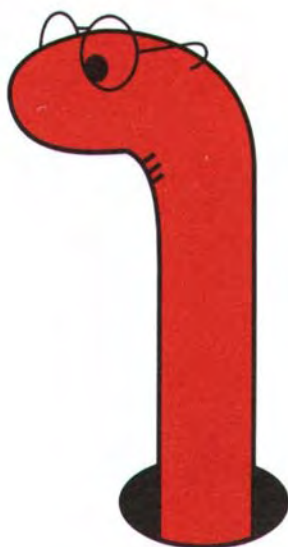


Electronic Report



WORMS EYE

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Burnley
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Our Ref: Trenchard Road / M22 5LZ / 2020
Date: 2 March 2020

Mr Kanwarpreet Singh
17 Wood Road
Sale
M33 3RS

Copy to: Ryan Wild
Howard & Seddon Partnership

Email: kpsingh.virk@gmail.com

27 – 29 TRENCHARD ROAD, MOSS NOOK, MANCHESTER, M22 5LZ
PRELIMINARY RISK ASSESSMENT (DESK STUDY)

INTRODUCTION

A residential development is proposed. The objective is to carry out a Preliminary Risk Assessment (PRA) to consider contamination and landfill gas issues.

SITE DESCRIPTION

The site is an irregular shaped plot, about 48 by 48 metres, located to the west of Trenchard Drive in Moss Nook and at OS Grid Reference 383893, 385454. The site, inspected on 6/2/20 by Mr M Whitaker, comprises an old, brick built, two-storey pair of fire damaged semi-detached houses.

There was a single storey extension on the north site. By the southwest boundary was a brick garage and there was a well (with water) in the northeast corner.

This is a residential area with airport car parking to the north and west. The area was fairly level with a gentle slope down to the north at about 1 in 100.

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PROPOSED DEVELOPMENT

It is proposed to build five town houses. A block of three at the northeast and two at the southwest, with a narrow gap between the two blocks. There will be associated gardens and driveway.

NOT INCLUDED IN THE REPORT

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

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

DATA SOURCES

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

- BGS, Geology Map, 1:50000 scale, Solid and Drift Edition
- BGS, on-shore boreholes scans
- Landmark Envirocheck Report, 03/02/2020
- Ordnance Survey, Historical Maps, 1:10000 and 1:2500 scale
- Walkover Survey, 6/2/20

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

ENVIRONMENTAL DATA

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

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

Geology of Site

The geological map indicates that the underlying solid rocks are the Bollin Mudstone.

Surface drift is shown as glacial till (boulder clay) of unknown thickness.

Radon

The site is in a lower probability radon area as less than 1% of homes in the area are above the radon action level. Radon protection measures are not required.

Surface Water (Hydrology)

There are no rivers or streams close to the site. The nearest surface water feature is a drainage ditch to the northwest and a pond 214m southwest.

There are 2 pollution incidents (both minor) to surface water listed within 250 metres:

- Leaking underground pipe (cable oil) to unknown receiver in 1994, 20m north.
- Unknown oils to unknown receiver in 1993, 83m east*

The area slopes down to the north and the flow of surface water is expected to be in this direction.

* not relevant due to distance/severity/significance

Groundwater (Hydrogeology)

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

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

Groundwater flow is likely to follow the topography and move to the north.

Flooding - General

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

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

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

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

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

Groundwater Flooding

The site is shown to be in an area with a potential for groundwater flooding of property situated below ground level.

Flooding from Rivers

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

Surface Water Flooding

The northwest corner of the site is shown to be at risk of 1 in 30 year surface water flooding.

Filled Ground

Within 250 metres of the site there are the following suspected filled features:

- 6m north
- 41m northeast
- 219m southeast

Nearby Industry

There is 1 LAPPC listing within 250m, 172m south – PG1/14 Petrol Filling Station in 1998 - Authorised

There are 4 trade directory entries listed within 100m, as follows:

- 44m south, Freight forwarders, inactive*
- 90m south, Freight forwarders, active*
- 96m south, Printers, inactive*
- 65m east, Freight forwarders, active*

There is 1 fuel station entry within 250m, 172m south, open*

* not relevant due to distance/severity/significance

Sensitive Land Uses

Areas of Adopted Green Belt 228m south*

* not relevant due to distance/severity/significance

SITE HISTORY

Date	On Site	Off Site
1872 (1:2500)	House at middle of site and outbuilding (possible later garage) to northeast, with surrounding gardens	Ponds immediately north and 215m southwest. House immediately southwest Smithy 140m southeast. To the north and west of site are fields.
1898 (1:2,500)	House suspected demolished and pair of semi-detached houses built	No relevant change
1909-1935 (1:2,500)	Little or no change.	No relevant change.
1960 (1:1,250)	Little or no change	Garages 110m south. Smithy is now smithy farm.
1973 (1:1,250)	Little or no change.	Engineering research unit 180m southeast. Housing 25m southeast.
1992–1993 (1:1,250)	Buildings on-site demolished. Pair of semi-detached houses remain at centre of site.	Pond immediately north filled. Business park 110m northeast.
2020 (1:10,000)	Little or no change, site as present.	Airport car parking to north and west.

DISCUSSION

Contamination

The site is a fire damaged house with gardens. Whilst a residential use is not one from which high levels of contaminants would generally be expected, the fire may have allowed contaminants to enter the ground at levels exceeding stringent residential thresholds. This would especially include asbestos fibres which can be released and hydrocarbons which can be generated by the fire. Furthermore, the firewater can help to spread contaminants around the site.

The site was originally developed for housing, which was through to have been demolished prior to the existing house being constructed. The demolition can also introduce contaminants to the ground, especially sulphate, metals, asbestos and PAHs.

To the northeast/east/southeast is a business park, engineering research unit and offices. However, this is sufficiently distant such that contaminants will not migrate to the site. There are no other nearby industrial, or other, land uses which will affect the site.

There was a pollution incident, listed as cable oil from a leaking underground pipe, 20 metres to the north. This is a short distance to the site for mobile contaminants and its presence, especially on the north of the site, cannot be ruled out.

The proposed development will be houses with gardens. Potential pollutant linkages are:

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

A low to moderate risk to householders is considered possible.

Controlled Waters

There is an underlying Secondary B aquifer beneath clay. There are no nearby water abstraction points or source protection zones.

There are no nearby rivers or streams, the nearest feature being a drainage ditch to the northwest.

Although the gardens will allow rainwater to pass through the surface soils and migrate towards the aquifer, contamination is not expected at high levels. The underlying clay will further impede the migration of water and it is expected there will be only a very low risk to controlled waters.

The plans for the well at the northeast are not known, neither is the condition. The well could allow an easy migration route for contaminants to groundwater. However, contaminants are not expected at high levels, and therefore this is not considered a likely pollutant linkage.

Landfill Gas/Ground Gas

There are no landfill sites or significant filled features within 250 metres.

There are 3 filled features (ponds) within 250 metres, including one almost adjacent to the site, which are potential ground gas sources. These are generally small features, usually less than 2 metres deep which suggests a low gas generation potential.

Bearing in mind the size of the filled areas, distance from the site, underlying geology, and anticipated gas generation potential, there is likely to be a low to very low risk to the development. Only the almost adjacent pond is considered to be a potential gas risk.

Radon

Radon protection measures are not required.

Flooding from Rivers

The Environment Agency maps show that this site is clear of flooding from rivers.

Groundwater and Surface Water Flooding

The northwest corner is shown to be at risk of 1 in 30 to 1 in 1000 year surface water flooding.

The site is shown to be in an area with potential for groundwater flooding of property situated below ground level.

INDUSTRY PROFILE

The site has had no industrial use. Potential contaminants from the original house, current fire damaged house and nearby pollution incident are:

- Heavy metals.
- Sulphate.
- Asbestos.
- PAHs.
- TPHs (from nearby pollution incident).

CONCEPTUAL MODEL

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

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

CONCLUSION

Contamination

Taking into account the past use of the site it is thought contamination may be present on the site, exceeding residential thresholds.

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

The north of the site, closest to the listed pollution incident, and the land immediately around the existing house, are specific point sources for contamination. The investigation will need to target these, proposed gardens (most sensitive part of the development), proposed houses and provide all round coverage.

Controlled Waters

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

Landfill Gas/Ground Gas

There is a filled pond immediately to the north from which a low to very low ground gas risk is considered possible. It is considered that this risk can be mitigated against by installing precautionary gas protection measures and the following are considered suitable for worst case risk.

- Ventilation of confined spaces within building.
- A well-constructed ground slab/suspended floor with sub-floor venting.
- A low-permeability gas membrane (see membranes below).
- Minimum penetration of ground slab by services.
- Also gas precautions should continue across the cavity.
- A suspended ground floor with ventilated underfloor void >150 mm.

The following membrane (or equivalent) is suggested:

- Visqueen gas barrier (blue with foil layer - resists methane, carbon dioxide and radon)

Each membrane should be used with the appropriate matching cavity tray (or cavity membrane), DPC and service duct 'top hat'. Joints to be lapped and sealed.

Radon

Radon protection measures are not required.

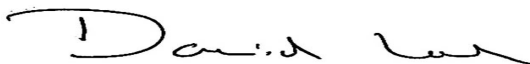
Flooding

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

The maps suggest that the northwest corner could be subject to 1 in 30 to 1 in 1000 year surface water flooding. These maps are fairly crude and it is beyond the scope of this report to provide a comprehensive flood risk assessment.

Yours faithfully

on behalf of Worms Eye Ltd



David Lord
BSc (Hons)
FGS, MIEEnvSc, AIEMA

27 – 29 TRENCHARD DRIVE, MOSS NOOK, MANCHESTER, M22 5LZ

LIST OF APPENDICES – PRELIMINARY RISK ASSESSMENT (Desk Study)

Existing Site Plan

Photographs of Site

Proposed Site Plan

Landmark Summary Map

Landmark Envirocheck Report

Historical Maps

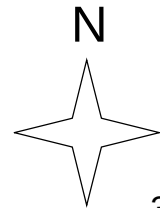
Conceptual Model

ABBREVIATIONS

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

1. This report should be considered in relation to the objectives agreed between Worms Eye and the Client, outlined in the introduction.
2. For the work, reliance has been placed on publicly available data, obtained from the sources identified in the report. The information is not exhaustive and further information may be available from other sources. When using the information it has been assumed it is correct, and no attempt has been made to verify the information.
3. This report has been produced in accordance with current UK policy and guidelines, for land and groundwater contamination, enforced by the Local Authority and the Environment Agency.
4. During the site walkover, reasonable effort was made to obtain an overview of the site. However, no attempt was made to enter areas that are unsafe, a risk to health and safety, locked, barricaded, overgrown, or areas not made accessible.
5. Access, the presence of services and activities on the site, limited locations where sampling could be carried out and the techniques that could be used.
6. Assessments are based on available information at the time of writing and are ultimately for the decision of the regulatory authorities.
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Stanfords VectorMap



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JOB **PROP. RES. DEV.**
27/29 TRENCHARD DR.
MANCHESTER

CLIENT

DRAWN

DATE
16.08.18

SCALE
1:1250

DRG No.

**13673/
OS**

AMENDMENT

27-29, Trenchard Drive, Moss Nook, Manchester. M22 5LZ



27 - 29 TRENCHARD DRIVE, MOSS NOOK, MANCHESTER, M22 5LZ



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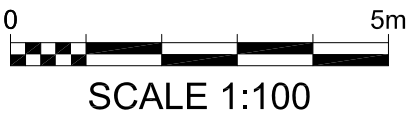


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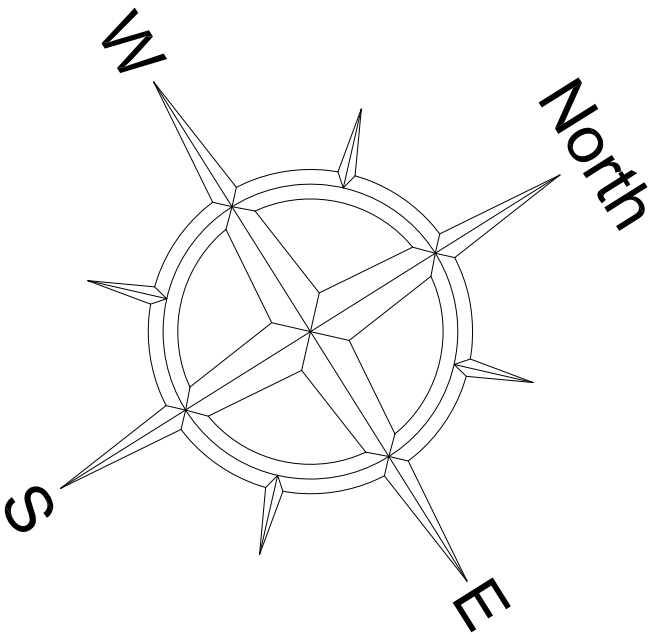
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NOTES

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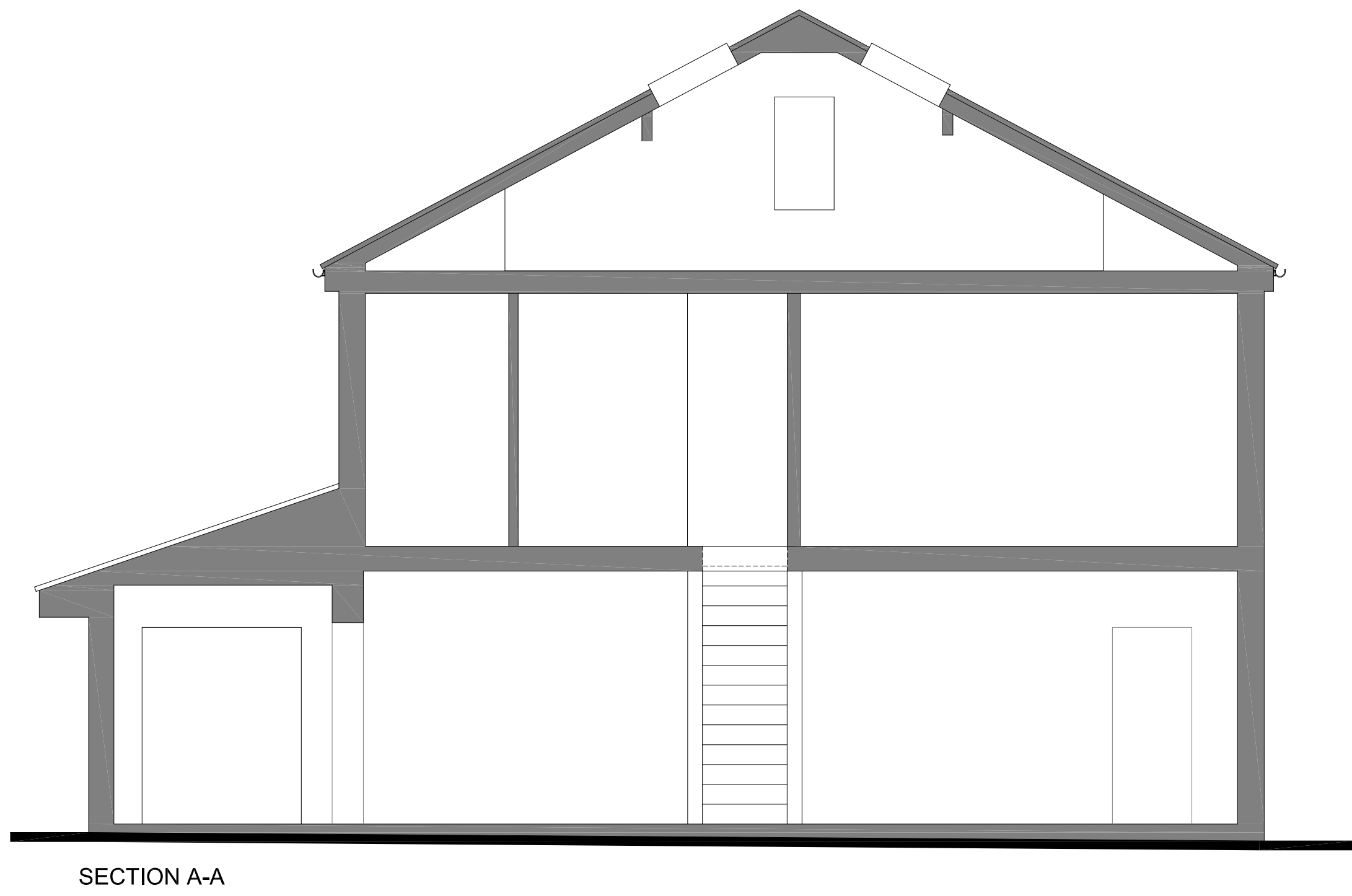
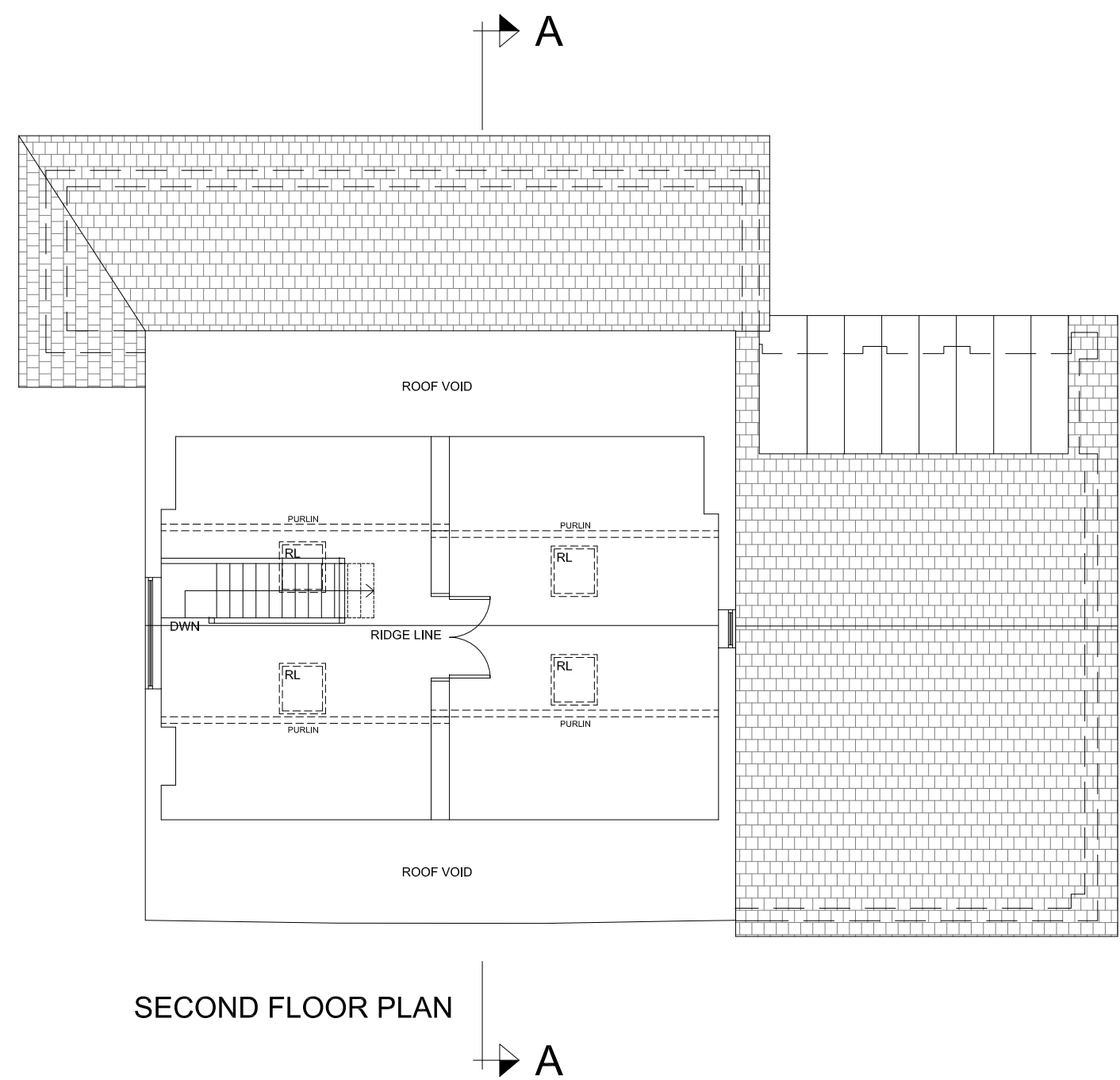
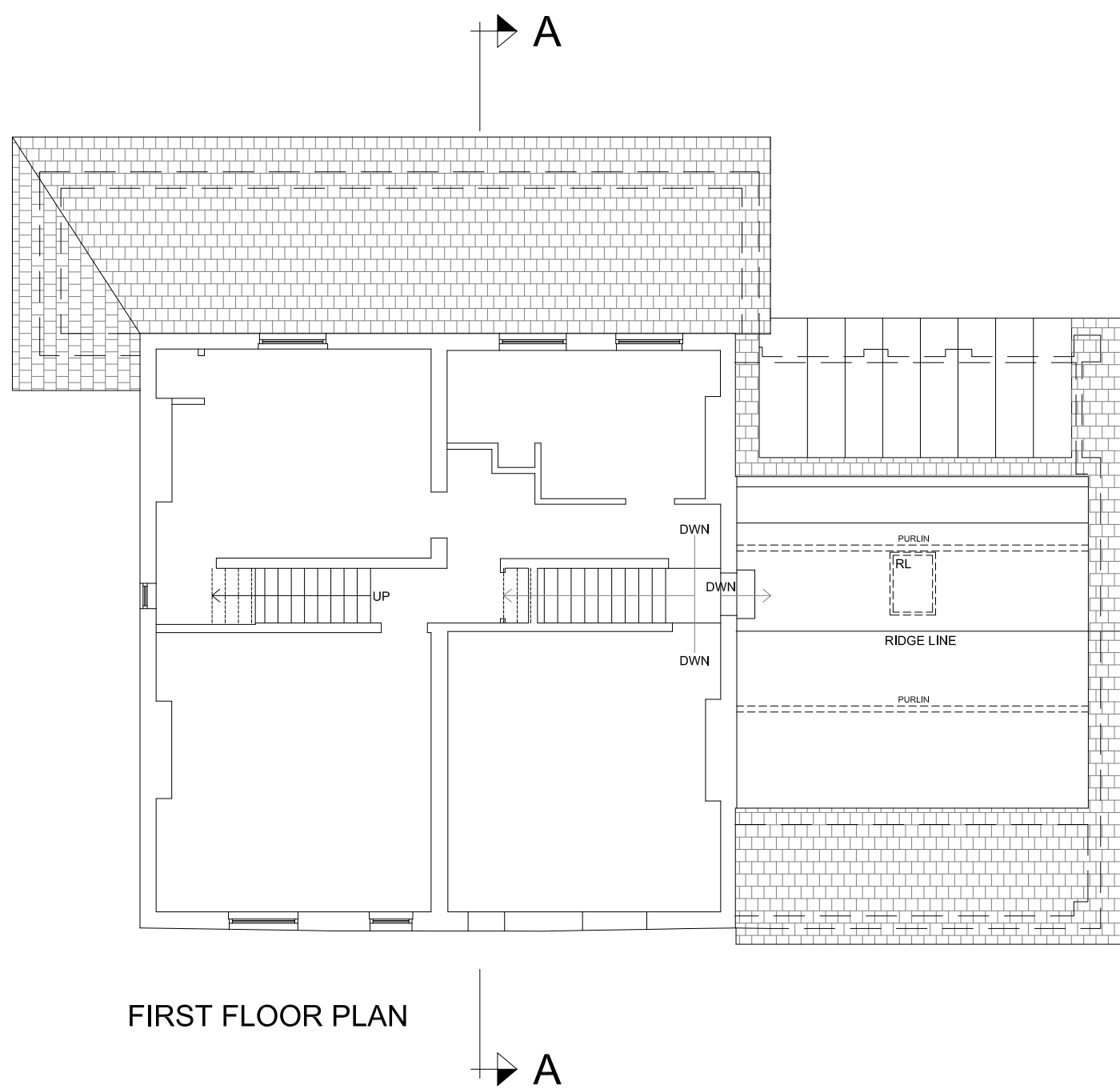
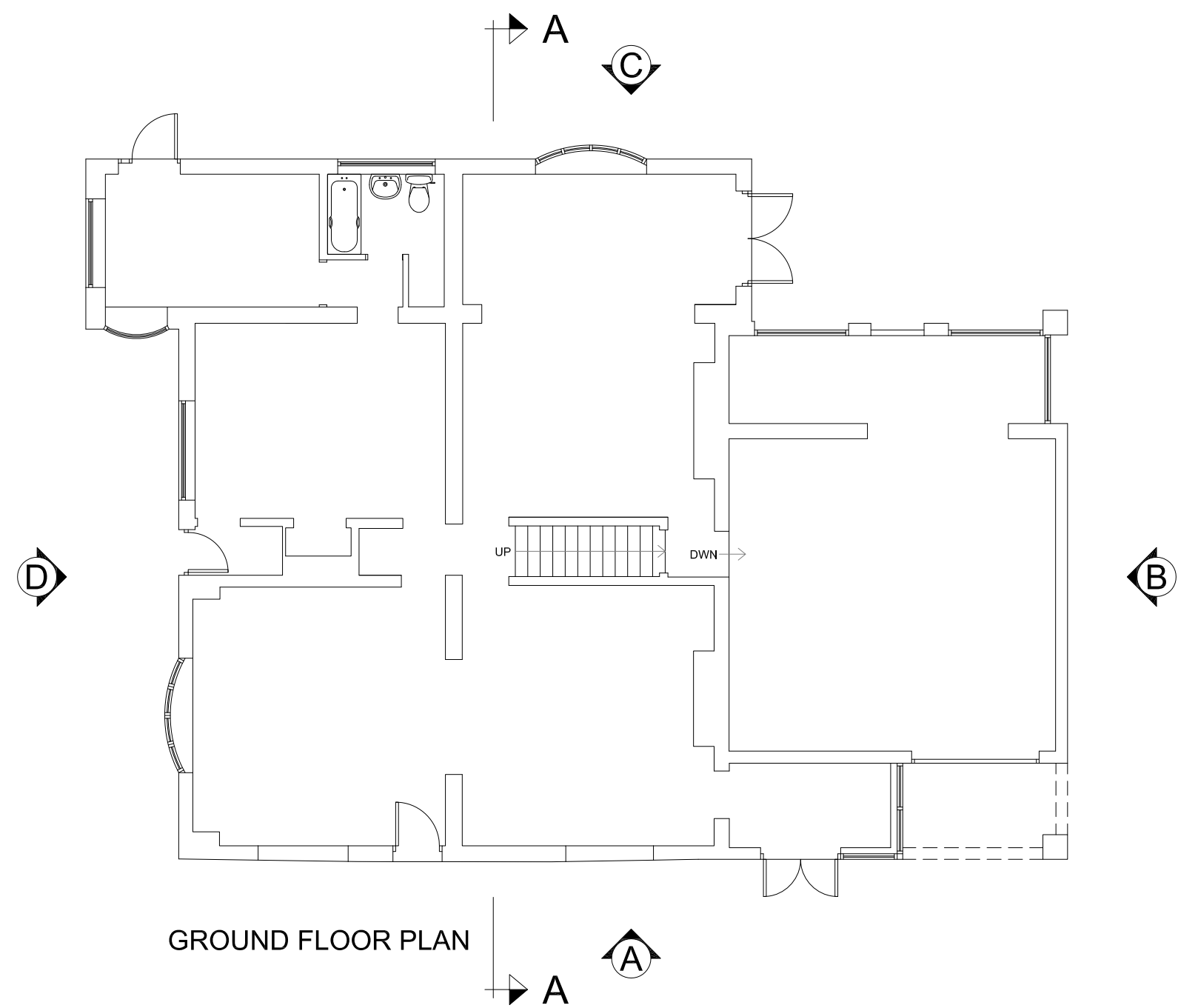


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PROJECT					
PROPOSED RESIDENTIAL DEVELOPMENT 27/29 TRENCHARD DRIVE MOSS NOOK MANCHESTER M22 5LZ					
CLIENT					
MR SINGH					
DRAWING TITLE					
EXISTING SITE PLAN					
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APPROVED					
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JOB No.		DRG No.		REVISION	
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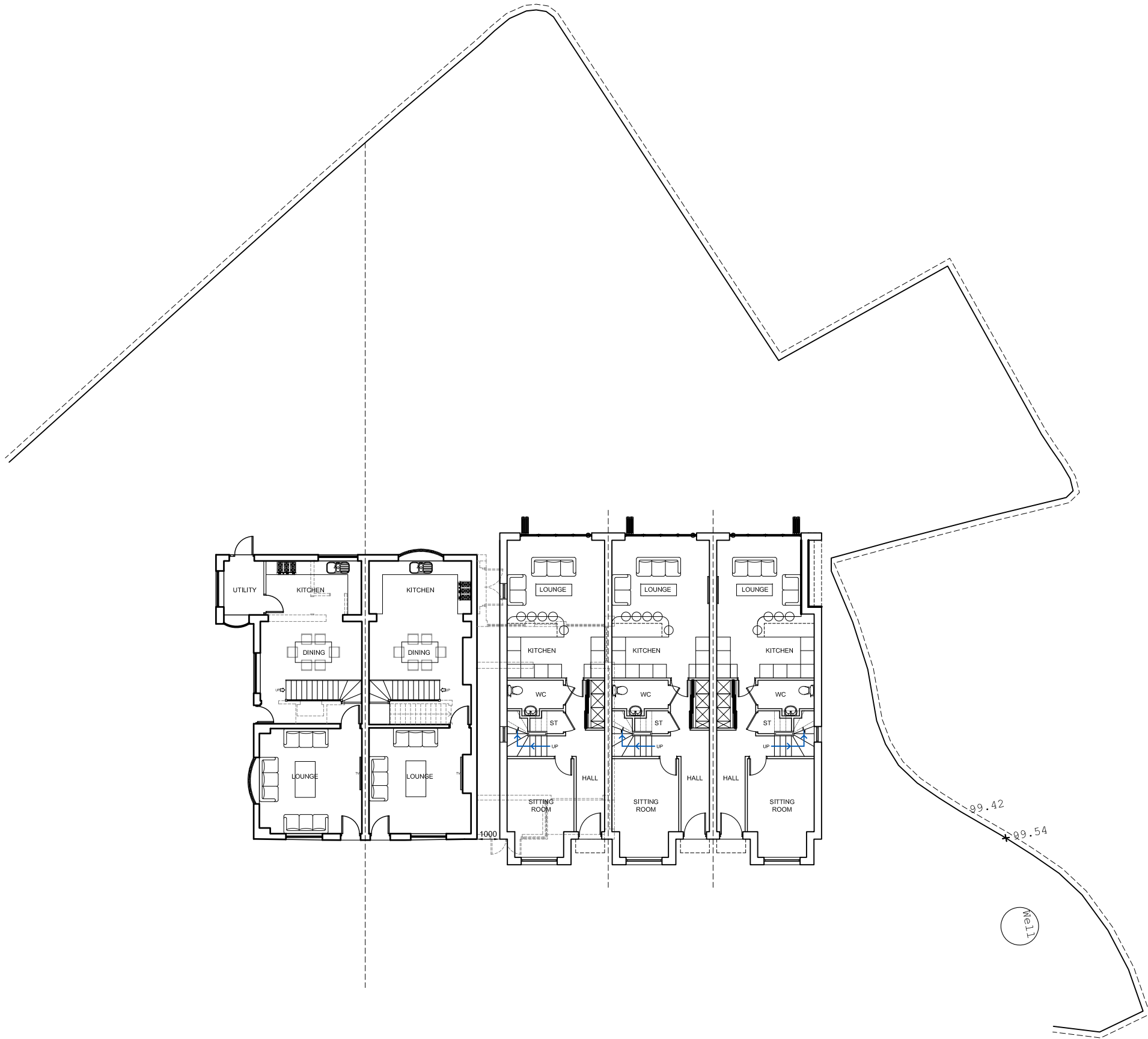


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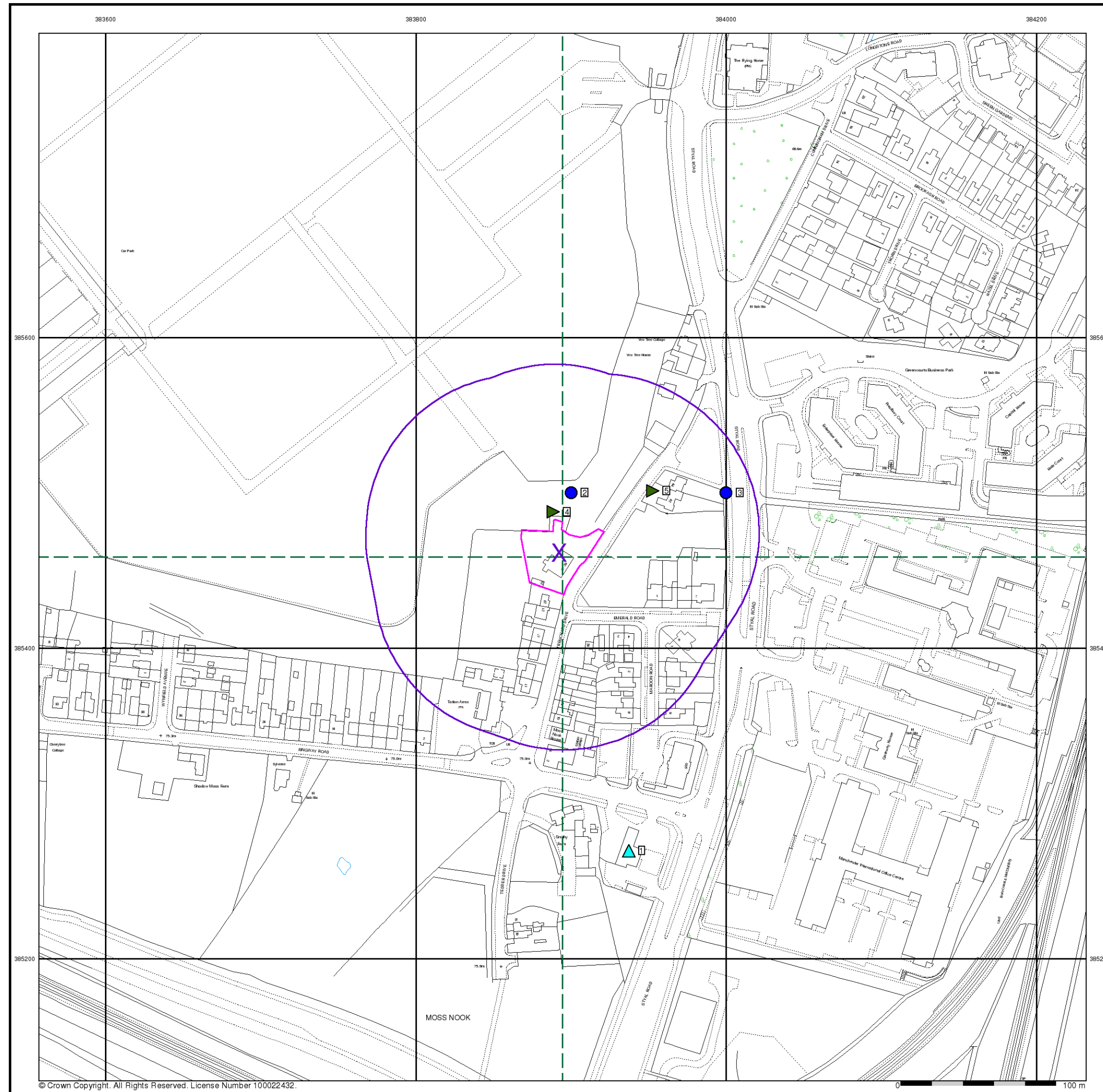
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EXISTING PLANS, ELEVATIONS AND SECTION			
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	CLIENT MR SINGH		DATE 22.01.20	



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- ### General

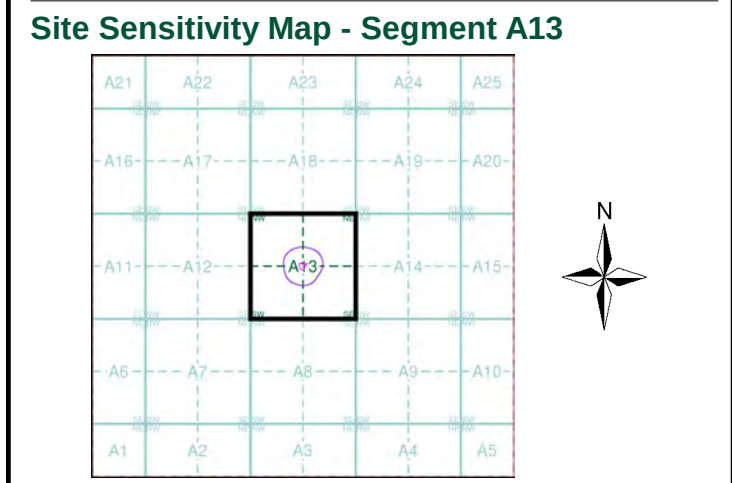
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 - Specified Buffer(s)
 - Bearing Reference Point
 - Map ID
 - Several of Type at Location
 - Pylon
 - Overhead Transmission Line
- ### Agency and Hydrological

 - Contaminated Land Register Entry or Notice (Location)
 - Contaminated Land Register Entry or Notice
 - Discharge Consent
 - Enforcement or Prohibition Notice
 - Integrated Pollution Control
 - Integrated Pollution Prevention Control
 - Local Authority Integrated Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control Enforcement
 - Pollution Incident to Controlled Waters
 - Prosecution Relating to Authorised Processes
 - Prosecution Relating to Controlled Waters
 - Registered Radioactive Substance
 - River Network or Water Feature
 - River Quality Sampling Point
 - Substantiated Pollution Incident Register
 - Water Abstraction
 - Water Industry Act Referral
- ### Waste

 - BGS Recorded Landfill Site (Location)
 - BGS Recorded Landfill Site
 - EA Historic Landfill (Buffered Point)
 - EA Historic Landfill (Polygon)
 - Integrated Pollution Control Registered Waste Site
 - Licensed Waste Management Facility (Landfill Boundary)
 - Licensed Waste Management Facility (Location)
 - Local Authority Recorded Landfill Site (Location)
 - Local Authority Recorded Landfill Site
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Registered Landfill Site
 - Registered Landfill Site (Location)
 - Registered Landfill Site (Point Buffered to 100m)
 - Registered Landfill Site (Point Buffered to 250m)
 - Registered Waste Transfer Site (Location)
 - Registered Waste Transfer Site
 - Registered Waste Treatment or Disposal Site (Location)
 - Registered Waste Treatment or Disposal Site
- ### Hazardous Substances

 - COMAH Site
 - Explosive Site
 - NIHHS Site
 - Planning Hazardous Substance Consent
 - Planning Hazardous Substance Enforcement
- ### Geological

 - BGS Recorded Mineral Site



Order Details

Order Number:	232818133_1_1
Customer Ref:	M22 5LZ
National Grid Reference:	383890, 385460
Slice:	A
Site Area (Ha):	0.15
Plot Buffer (m):	100

Site Details

27, Trenchard Drive, MANCHESTER, M22 5LZ

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

232818133_1_1

Customer Reference:

M22 5LZ

National Grid Reference:

383890, 385460

Slice:

A

Site Area (Ha):

0.15

Search Buffer (m):

250

Site Details:

27, Trenchard Drive

MANCHESTER

M22 5LZ

Client Details:

Mr D Lord

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52 Bank Parade

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BB11 1TS

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Introduction

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

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Report Version v53.0

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

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Waste			
BGS Recorded Landfill Sites			
Historical Landfill Sites			
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			
Potentially Infilled Land (Non-Water)			
Potentially Infilled Land (Water)	pg 3		3
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			

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Geological			
BGS 1:625,000 Solid Geology	pg 4	Yes	n/a
BGS Estimated Soil Chemistry	pg 4	Yes	Yes
BGS Recorded Mineral Sites			
BGS Urban Soil Chemistry			
BGS Urban Soil Chemistry Averages			
CBSCB Compensation District			n/a
Coal Mining Affected Areas			n/a
Mining Instability			n/a
Man-Made Mining Cavities			
Natural Cavities			
Non Coal Mining Areas of Great Britain			
Potential for Collapsible Ground Stability Hazards	pg 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
Industrial Land Use			
Contemporary Trade Directory Entries	pg 5		28
Fuel Station Entries	pg 7		1
Points of Interest - Commercial Services	pg 7		14
Points of Interest - Education and Health			
Points of Interest - Manufacturing and Production	pg 8		4
Points of Interest - Public Infrastructure	pg 9		7
Points of Interest - Recreational and Environmental			
Gas Pipelines			
Underground Electrical Cables			

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Sensitive Land Use			
Ancient Woodland			
Areas of Adopted Green Belt	pg 10		1
Areas of Unadopted Green Belt			
Areas of Outstanding Natural Beauty			
Environmentally Sensitive Areas			
Forest Parks			
Local Nature Reserves			
Marine Nature Reserves			
National Nature Reserves			
National Parks			
Nitrate Sensitive Areas			
Nitrate Vulnerable Zones			
Ramsar Sites			
Sites of Special Scientific Interest			
Special Areas of Conservation			
Special Protection Areas			
World Heritage Sites			

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (NW)	0	1	383892 385462
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NW (N)	18	1	383892 385500
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (E)	79	1	384000 385462
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (E)	83	1	384000 385450
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SE (SE)	101	1	383950 385350
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (NE)	148	1	384000 385600
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SW (S)	185	1	383892 385250
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (S)	185	1	383900 385250
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (NE)	192	1	384000 385650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SW (S)	239	1	383850 385200
1	Local Authority Pollution Prevention and Controls Name: Styal Road Service Station Location: Styal Road, Wythenshawe, MANCHESTER, Lancashire, M22 5WB Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/PFS/RM/042/06 Dated: 22nd December 1998 Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station Status: Authorised Positional Accuracy: Automatically positioned to the address	A13SE (S)	172	2	383937 385268
	Nearest Surface Water Feature	A13SW (SW)	214	-	383753 385265
2	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Oils - Other Oil Note: Tributary Gatley Brook; Cable Oil Incident Date: 6th May 1994 Incident Reference: 94510908 Catchment Area: Mersey - Non-Tidal Receiving Water: Not Given Cause of Incident: Leaking Underground Pipe Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NE (N)	20	3	383900 385500
3	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Oils - Unknown Note: Tributary Gatley Brook Incident Date: 22nd September 1993 Incident Reference: 93511832 Catchment Area: Mersey - Non-Tidal Receiving Water: Not Given Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NE (E)	83	3	384000 385500

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	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: Low	A13NW (NW)	0	4	383892 385462
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Secondary Aquifer - B	A13NW (NW)	0	4	383892 385462
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - Undifferentiated	A13NW (NW)	0	4	383892 385462
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
	OS Water Network Lines None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: Manchester City Council - Had landfill data but passed it to the relevant environment agency		0	5	383892 385462
4	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1954	A13NW (N)	6	-	383887 385488
5	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A13NE (NE)	41	-	383951 385501
6	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1954	A13SE (SE)	219	-	384071 385305

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Triassic Rocks (Undifferentiated)	A13NW (NW)	0	1	383892 385462
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: <15 mg/kg	A13NW (NW)	0	1	383892 385462
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NE (E)	86	1	384007 385468
	BGS Measured Urban Soil Chemistry No data available				
	BGS Urban Soil Chemistry Averages No data available				
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	1	383892 385462
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	1	383892 385462
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	1	383892 385462
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	1	383892 385462
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	1	383892 385462
	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	383892 385462
	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	383892 385462
	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	383892 385462

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
7	Contemporary Trade Directory Entries Name: S M Freight Services Ltd Location: Trenchard Dr, Manchester, M22 5NA Classification: Freight Forwarders Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A13SW (S)	44	-	383889 385392
7	Contemporary Trade Directory Entries Name: L S Express Ltd Location: Moss Nook House, 6-8, Trenchard Drive, Manchester, M22 5NA Classification: Freight Forwarders Status: Active Positional Accuracy: Automatically positioned to the address	A13SW (S)	90	-	383888 385346
7	Contemporary Trade Directory Entries Name: Minuteman Press Location: Stable Cottage, Trenchard Dr, Manchester, Lancashire, M22 5NA Classification: Printers Status: Inactive Positional Accuracy: Manually positioned to the address or location	A13SE (S)	96	-	383911 385340
8	Contemporary Trade Directory Entries Name: Skyways Cargo Location: 5, Emerald Road, Manchester, M22 5WA Classification: Freight Forwarders Status: Active Positional Accuracy: Automatically positioned to the address	A13SE (E)	65	-	383975 385439
8	Contemporary Trade Directory Entries Name: Excel Cleaning Location: Styal Rd, Manchester, Lancashire, M22 5XB Classification: Cleaning Services - Domestic Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A13SE (E)	110	-	384016 385420
9	Contemporary Trade Directory Entries Name: Moss Nook Car Sales Location: Styal Rd, Moss Nook, Manchester, M22 5WB Classification: Car Dealers Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A13NE (NE)	101	-	384005 385530
9	Contemporary Trade Directory Entries Name: Skymart Worldwide Location: Trident Business Park, Styal Rd, Manchester, Lancashire, M22 5XB Classification: Airfreight Services Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A13NE (NE)	112	-	384016 385534
10	Contemporary Trade Directory Entries Name: Vans Direct Ltd Location: Yew Tree Cottage, Styal Road, Manchester, M22 5TJ Classification: Commercial Vehicle Dealers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (NE)	128	-	383972 385592
11	Contemporary Trade Directory Entries Name: Country Car Parks Ltd Location: 16, Ringway Road, Manchester, M22 5ND Classification: Car Painters & Sprayers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	159	-	383742 385353
12	Contemporary Trade Directory Entries Name: Styal Road Service Station Location: Styal Road, Manchester, M22 5WX Classification: Petrol Filling Stations Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (S)	170	-	383939 385271
12	Contemporary Trade Directory Entries Name: Shell Service Station Location: Styal Road, Manchester, M22 5WX Classification: Petrol Filling Stations Status: Active Positional Accuracy: Automatically positioned to the address	A13SE (S)	170	-	383939 385271
12	Contemporary Trade Directory Entries Name: Styal Road Service Station Location: Styal Road Service Station, Styal Road, Manchester, M22 5WX Classification: Petrol Filling Stations - 24 Hour Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (S)	172	-	383937 385268

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
12	Contemporary Trade Directory Entries Name: Total Location: Styal Road, Manchester, M22 5WX Classification: Petrol Filling Stations Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (S)	172	-	383937 385268
12	Contemporary Trade Directory Entries Name: Styal Car Centre Location: Styal Road Service Station, Styal Road, Manchester, Lancashire, M22 5WX Classification: Car Dealers - Used Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (S)	172	-	383937 385268
12	Contemporary Trade Directory Entries Name: Total Convenience Stores Location: Styal Road, Manchester, Lancashire, M22 5WX Classification: Petrol Filling Stations Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (S)	172	-	383937 385268
13	Contemporary Trade Directory Entries Name: National Starch & Chemicals Ltd Location: 333, Styal Road, Manchester, M22 5LW Classification: Food Colouring, Flavours & Additive Manufacturers & Distributors Status: Active Positional Accuracy: Automatically positioned to the address	A13NE (E)	207	-	384114 385550
13	Contemporary Trade Directory Entries Name: Ingredion Uk Ltd Location: 333, Styal Road, Manchester, M22 5LW Classification: Food Products - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (E)	207	-	384114 385550
14	Contemporary Trade Directory Entries Name: Kintetsu World Express UK Ltd Location: Gateway House, Styal Road, Manchester, M22 5WY Classification: Freight Forwarders Status: Active Positional Accuracy: Automatically positioned to the address	A13SE (SE)	222	-	384103 385348
14	Contemporary Trade Directory Entries Name: Sheraton International Shipping Ltd Location: Gateway House, Styal Road, Manchester, Greater Manchester, M22 5WY Classification: Freight Forwarders Status: Active Positional Accuracy: Automatically positioned to the address	A13SE (SE)	222	-	384103 385348
14	Contemporary Trade Directory Entries Name: Castle Chemicals Location: Gateway House, Styal Road, MANCHESTER, M22 5WY Classification: Chemicals & Allied Products Status: Active Positional Accuracy: Automatically positioned to the address	A13SE (SE)	222	-	384103 385348
15	Contemporary Trade Directory Entries Name: Renold Location: Trident Business Park, Styal Road, Manchester, M22 5XB Classification: Engineers - General Status: Active Positional Accuracy: Manually positioned within the geographical locality	A13SE (E)	243	-	384160 385432
15	Contemporary Trade Directory Entries Name: M P M Products Ltd Location: 42 Trident 3 Trident Business Park, Styal Road, London, N22 5XB Classification: Pet Foods & Animal Feeds Status: Active Positional Accuracy: Manually positioned to the address or location	A13SE (E)	243	-	384160 385432
15	Contemporary Trade Directory Entries Name: Trans Eastern Freight Location: Trident One, Styal Road, Manchester, Lancashire, M22 5XB Classification: Freight Forwarders Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A13SE (E)	248	-	384166 385440
15	Contemporary Trade Directory Entries Name: Renold Plc Location: Trident Business Park, Styal Road, Manchester, M22 5XB Classification: Engineers - General Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (E)	248	-	384166 385440

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
15	Contemporary Trade Directory Entries Name: Hecny Transportation (Uk) Ltd Location: Trident One, Styal Road, Manchester, M22 5XB Classification: Freight Forwarders Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (E)	248	-	384166 385440
15	Contemporary Trade Directory Entries Name: Transpoint International Uk Ltd Location: Trident Business Park, Styal Road, MANCHESTER, M22 5XB Classification: Distribution Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (E)	248	-	384166 385440
15	Contemporary Trade Directory Entries Name: Excel Cleaning Location: Trident One Styal rd, Manchester, Lancashire, M22 5XB Classification: Cleaning Services - Domestic Status: Active Positional Accuracy: Manually positioned to the address or location	A13SE (E)	248	-	384166 385440
15	Contemporary Trade Directory Entries Name: Bsc Essex Freight Ltd Location: Trident One, Styal Rd, Manchester, Lancashire, M22 5XB Classification: Freight Forwarders Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A13SE (E)	248	-	384166 385440
16	Fuel Station Entries Name: Styal Road Service Station Location: Styal Road West Ringway Road, Wythenshawe, Manchester, Greater Manchester, M22 5WX Brand: Shell Premises Type: Petrol Station Status: Open Positional Accuracy: Automatically positioned to the address	A13SE (S)	172	-	383937 385268
17	Points of Interest - Commercial Services Name: S M Freight Services Ltd Location: 30 Trenchard Drive, Manchester, M22 5NA Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13SE (E)	34	6	383945 385448
17	Points of Interest - Commercial Services Name: Skyways Cargo Location: 5 Emerald Road, Manchester, M22 5WA Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13SE (E)	65	6	383975 385439
17	Points of Interest - Commercial Services Name: Skyways Cargo Location: 5 Emerald Road, Manchester, M22 5WA Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13SE (E)	66	6	383976 385439
18	Points of Interest - Commercial Services Name: L S Express Ltd Location: Moss Nook House 6-8, Trenchard Drive, Manchester, M22 5NA Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13SW (S)	90	6	383887 385345
19	Points of Interest - Commercial Services Name: Shell Car Wash Location: Styal Road, Manchester, M22 5WX Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A13SE (S)	171	6	383938 385270
19	Points of Interest - Commercial Services Name: Car Wash Location: Styal Road, Manchester, M22 5WX Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A13SE (S)	172	6	383937 385268

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
19	Points of Interest - Commercial Services Name: Styal Road Service Station Location: Styal Road, Manchester, M22 5WX Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A13SE (S)	195	6	383941 385246
20	Points of Interest - Commercial Services Name: Kintetsu World Express UK Ltd Location: Gateway House, Styal Road, Manchester, M22 5WY Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13SE (SE)	222	6	384103 385348
21	Points of Interest - Commercial Services Name: Embassy Freight Location: Trident One, Styal Road, Manchester, M22 5XB Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13SE (E)	248	6	384166 385440
21	Points of Interest - Commercial Services Name: Trans Eastern Freight Location: Trident One, Styal Road, Manchester, M22 5XB Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13SE (E)	248	6	384166 385440
21	Points of Interest - Commercial Services Name: Hecny Transportation (UK) Ltd Location: Trident One, Styal Road, Manchester, M22 5XB Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13SE (E)	248	6	384166 385440
21	Points of Interest - Commercial Services Name: Skymart Worldwide Location: Trident Business Park, Styal Road, Manchester, M22 5XB Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13SE (E)	248	6	384166 385440
21	Points of Interest - Commercial Services Name: A K Mail Services Ltd Location: Trident One, Styal Road, Manchester, M22 5XB Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13SE (E)	248	6	384166 385440
21	Points of Interest - Commercial Services Name: Transpoint International Location: Trident One, Styal Road, Manchester, M22 5XB Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13SE (E)	248	6	384166 385440
22	Points of Interest - Manufacturing and Production Name: Greencourts Business Park Location: M22 Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to an adjacent address or location	A13NE (NE)	243	6	384140 385579
23	Points of Interest - Manufacturing and Production Name: M W B Business Exchange Location: Trident One, Styal Road, Manchester, M22 5XB Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A13SE (E)	247	6	384165 385440
23	Points of Interest - Manufacturing and Production Name: Joe Brown Volkswind UK Location: Trident One, Styal Road, Manchester, M22 5XB Category: Industrial Features Class Code: Energy Production Positional Accuracy: Positioned to address or location	A13SE (E)	248	6	384166 385440
23	Points of Interest - Manufacturing and Production Name: Joe Brown Volkswind UK Location: Trident One, Styal Road, Manchester, M22 5XB Category: Industrial Features Class Code: Energy Production Positional Accuracy: Positioned to address or location	A13SE (E)	248	6	384166 385440

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
24	Points of Interest - Public Infrastructure Name: Styal Road Service Station Location: Styal Road, Manchester, M22 5WX Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13SE (S)	172	6	383937 385268
24	Points of Interest - Public Infrastructure Name: Shell Styal Road Service Station Location: Styal Road, Manchester, M22 5WX Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13SE (S)	172	6	383937 385268
24	Points of Interest - Public Infrastructure Name: Shell Service Station Location: Styal Road, Manchester, M22 5WX Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13SE (S)	172	6	383937 385268
24	Points of Interest - Public Infrastructure Name: Styal Road Service Station Location: Styal Road, Manchester, M22 5WX Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13SE (S)	172	6	383937 385268
24	Points of Interest - Public Infrastructure Name: Shell Styal Road Location: Styal Road, Manchester, M22 5WX Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13SE (S)	172	6	383937 385268
25	Points of Interest - Public Infrastructure Name: Sluice Location: M22 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A13NE (NE)	202	6	384089 385586
25	Points of Interest - Public Infrastructure Name: Sluice Location: M22 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A13NE (NE)	207	6	384094 385588

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
26	Areas of Adopted Green Belt Authority: Manchester City Council Plan Name: Proposals Map Status: Adopted Plan Date: 11th July 2012	A13SE (S)	228	8	383942 385212

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Cheshire East Council - Environmental Health Department Stockport Metropolitan Borough Council - Environment Team (Land & Water) Macclesfield Borough Council (now part of Cheshire East Council) - Health and Public Safety Manchester City Council - Environmental Health Department	April 2014 December 2014 July 2008 September 2014	Annually Annual Rolling Update Not Applicable Annual Rolling Update
Discharge Consents Environment Agency - North West Region	October 2019	Quarterly
Enforcement and Prohibition Notices Environment Agency - North West Region	March 2013	Annual Rolling Update
Integrated Pollution Controls Environment Agency - North West Region	October 2008	Variable
Integrated Pollution Prevention And Control Environment Agency - North West Region	October 2019	Quarterly
Local Authority Integrated Pollution Prevention And Control Macclesfield Borough Council (now part of Cheshire East Council) - Environmental Health Department Stockport Metropolitan Borough Council - Environmental Health Department, EEDD Cheshire East Council - Environmental Health Department Manchester City Council - Environmental Health Department	February 2009 October 2014 September 2014 September 2014	Not Applicable Variable Variable Variable
Local Authority Pollution Prevention and Controls Macclesfield Borough Council (now part of Cheshire East Council) - Environmental Health Department Stockport Metropolitan Borough Council - Environmental Health Department, EEDD Manchester City Council - Environmental Health Department Cheshire East Council - Environmental Health Department	February 2009 October 2014 September 2014 September 2014	Not Applicable Annual Rolling Update Annual Rolling Update Annually
Local Authority Pollution Prevention and Control Enforcements Macclesfield Borough Council (now part of Cheshire East Council) - Environmental Health Department Stockport Metropolitan Borough Council - Environmental Health Department, EEDD Cheshire East Council - Environmental Health Department Manchester City Council - Environmental Health Department	February 2009 October 2014 September 2014 September 2014	Not Applicable Variable Variable Variable
Nearest Surface Water Feature Ordnance Survey	November 2019	
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	October 2019	Quarterly
Water Abstractions Environment Agency - North West Region	October 2019	Quarterly
Water Industry Act Referrals Environment Agency - North West Region	October 2017	Quarterly

Agency & Hydrological	Version	Update Cycle
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
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	November 2019	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	November 2019	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	November 2019	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	November 2019	Quarterly
Flood Defences Environment Agency - Head Office	November 2019	Quarterly
OS Water Network Lines Ordnance Survey	October 2019	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	October 2013	Annually
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	October 2013	Annually
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	October 2013	Annually
Surface Water Suitability Environment Agency - Head Office	October 2013	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	Annually

Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Historical Landfill Sites Environment Agency - Head Office	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	October 2019	Quarterly
Local Authority Landfill Coverage Cheshire County Council (now part of Cheshire East Council) - Environmental Planning Department Macclesfield Borough Council (now part of Cheshire East Council) - Environmental Health Department Manchester City Council - Planning Department Stockport Metropolitan Borough Council - Environmental Health Department, EEDD	May 2000 May 2000 May 2000 May 2000	Not Applicable Not Applicable Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Cheshire County Council (now part of Cheshire East Council) - Environmental Planning Department Macclesfield Borough Council (now part of Cheshire East Council) - Environmental Health Department Manchester City Council - Planning Department Stockport Metropolitan Borough Council - Environmental Health Department, EEDD	February 2005 May 2000 May 2000 May 2000	Not Applicable Not Applicable Not Applicable Not Applicable
Potentially Infilled Land (Non-Water) Landmark Information Group Limited	December 1999	Not Applicable
Potentially Infilled Land (Water) Landmark Information Group Limited	December 1999	Not Applicable
Registered Landfill Sites Environment Agency - North West Region - South Area	March 2003	Not Applicable
Registered Waste Transfer Sites Environment Agency - North West Region - South Area	March 2003	Not Applicable
Registered Waste Treatment or Disposal Sites Environment Agency - North West Region - South Area	March 2003	Not Applicable

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	April 2018	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	Annually
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements Macclesfield Borough Council (now part of Cheshire East Council) - Planning Department Cheshire East Council - Planning Department Manchester City Council - Planning Department Stockport Metropolitan Borough Council - Environment and Economic Development Cheshire County Council (now part of Cheshire East Council) - Planning Department	December 2008 February 2016 February 2016 February 2016 July 2008	Not Applicable Variable Variable Variable Annual Rolling Update
Planning Hazardous Substance Consents Macclesfield Borough Council (now part of Cheshire East Council) - Planning Department Cheshire East Council - Planning Department Manchester City Council - Planning Department Stockport Metropolitan Borough Council - Environment and Economic Development Cheshire County Council (now part of Cheshire East Council) - Planning Department	December 2008 February 2016 February 2016 February 2016 July 2008	Not Applicable Variable Variable Variable Annual Rolling Update
Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	Not Applicable
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	October 2015	Annually
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	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

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	October 2019	Quarterly
Fuel Station Entries Catalist Ltd - Experian	December 2019	Quarterly
Gas Pipelines National Grid	July 2014	
Points of Interest - Commercial Services PointX	December 2019	Quarterly
Points of Interest - Education and Health PointX	December 2019	Quarterly
Points of Interest - Manufacturing and Production PointX	December 2019	Quarterly
Points of Interest - Public Infrastructure PointX	December 2019	Quarterly
Points of Interest - Recreational and Environmental PointX	December 2019	Quarterly
Underground Electrical Cables National Grid	December 2015	

Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	August 2018	Bi-Annually
Areas of Adopted Green Belt Cheshire East Council - Planning Department Macclesfield Borough Council (now part of Cheshire East Council) Manchester City Council Stockport Metropolitan Borough Council	March 2019 November 2019 November 2019 November 2019	As notified As notified As notified As notified
Areas of Unadopted Green Belt Cheshire East Council - Planning Department Macclesfield Borough Council (now part of Cheshire East Council) Manchester City Council Stockport Metropolitan Borough Council	November 2019 November 2019 November 2019 November 2019	As notified As notified 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	March 2019	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 Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	October 2015	
Ramsar Sites Natural England	April 2019	Bi-Annually
Sites of Special Scientific Interest Natural England	March 2019	Bi-Annually
Special Areas of Conservation Natural England	June 2019	Bi-Annually
Special Protection Areas Natural England	April 2019	Bi-Annually

A selection of organisations who provide data within this report

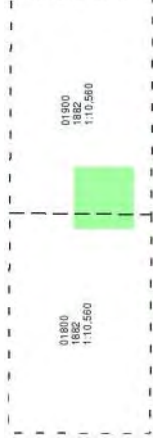
Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	 British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL
Centre for Ecology and Hydrology	 Centre for Ecology & Hydrology NATURAL ENVIRONMENT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

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	Manchester City Council - Environmental Health Department PO Box 463, Town Hall Extension, Albert Square, Manchester, Greater Manchester, M60 3NY	Telephone: 0161 234 4884 / 234 4873. Fax: 0161 234 4508 Website: www.manchester.gov.uk
3	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
4	Environment Agency - Head Office Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
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	PointX 7 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
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	Stockport Metropolitan Borough Council Hygarth House, 103 Wellington Road South, Stockport, Greater Manchester, SK1 3TP	Telephone: 0161 480 4949 Fax: 0161 477 9530 Website: www.stockport.gov.uk
10	Cheshire East Council - Planning Department Westfields, Middlewich Road, Sandbach, Cheshire, CW11 1HZ	Telephone: 0300 123 5500 Email: info@cheshireeast.gov.uk Website: www.cheshireeast.gov.uk
11	Macclesfield Borough Council (now part of Cheshire East Council) Westfields, Middlewich Road, Sandbach, Cheshire, CW11 1HZ	Telephone: 0300 123 55 00 Website: www.cheshireeast.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

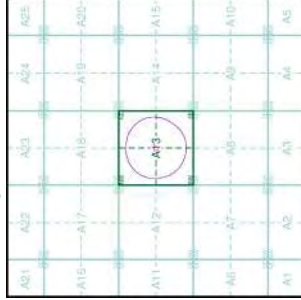
Please note that the Environment Agency / Natural Resources Wales / SEPA have a charging policy in place for enquiries.

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 232818133_1_1
Customer Ref: M22 5LZ
National Grid Reference: 383890, 385460
Slice: A
Site Area (Ha): 0.15
Search Buffer (m): 250

Site Details

27, Trenchard Drive, MANCHESTER, M22 5LZ

019_09
1898
12.500

Order Details

Order Number:	232818133_1_1
Customer Ref:	M22 5LZ
National Grid Reference:	383890, 385460
Slice:	A
Site Area (Ha):	0.15
Search Buffer (m):	100

Site Details
27, Trenchard Drive, MANCHESTER, M22 5LZ

019_09
1909
12.500

The figure shows a 5x5 grid of points labeled A1 through A25. The points are arranged in a regular grid. A central point, A13, is highlighted with a thick black square and a pink circle. A dashed line connects A13 to A18, passing through A16 and A20.

Order Details

Order Number:	232818133_1_1
Customer Ref:	M22 5LZ
National Grid Reference:	383890, 385460
Slice:	A
Site Area (Ha):	0.15
Search Buffer (m):	100

27, Trenchard Drive, MANCHESTER, M22 5LZ

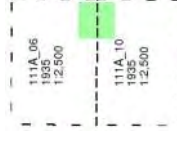
Lancashire And Furness

Published 1935

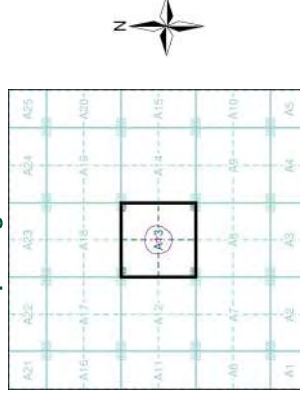
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the Ordnance Survey, which were adopted for England, Wales and Scotland in the 1840s. In 1854 the 2,500 scale maps were reissued for the purpose of re-wrapping the maps to be the illustrated 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

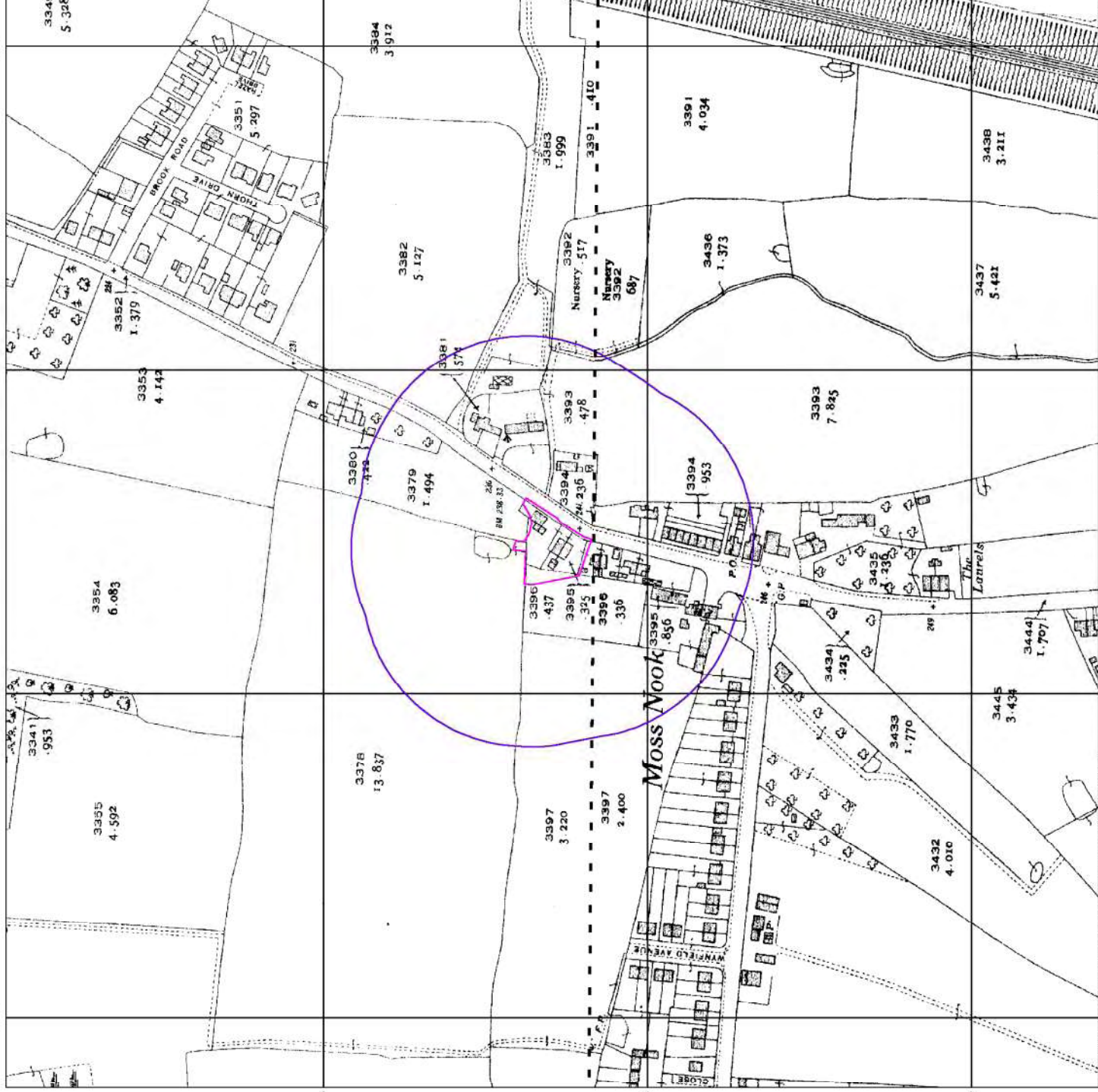


Order Details

Order Number: 232818133_1_1
 Customer Ref: M22 5LZ
 National Grid Reference: 383890, 385460
 Slice: A
 Site Area (Ha): 0.15
 Search Buffer (m): 100

Site Details

27, Trenchard Drive, MANCHESTER, M22 5LZ

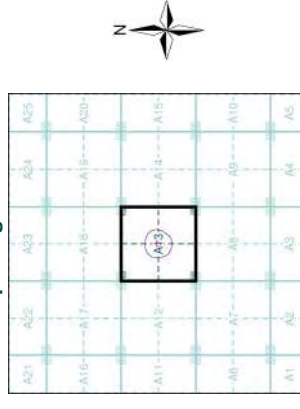


The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1954 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published data given below is often some years later than the surveyed date. Before 1936, 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)

SJ8385NE	SJ8485NW
1960	1960
1:1,250	1:1,250
SJ8385SE	SJ8485SW
1960	1960
1:1,250	1:1,250

Historical Map - Segment A13



Order Details

Order Details

Order Number:	232818133_1_1
Customer Ref:	M22 5LZ
National Grid Reference:	383890, 385460
Slice:	A
Site Area (Ha):	0.15
Search Buffer (m):	100

Site Details

Site Details
27, Trenchard Drive, MANCHESTER, M22 5LZ

Ordnance Survey Plan

Published 1973

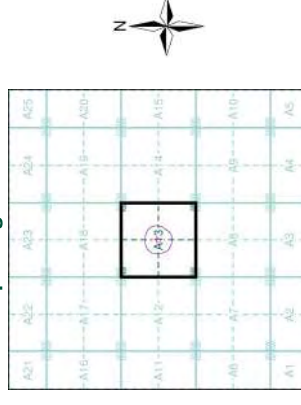
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the adopted for England, Wales and Scotland in the 1840s, 1854 and 1861. The maps were reproduced from the original maps and the 1:1,250 scale was used for the reproduction. The maps were reproduced from the original maps and the 1:1,250 scale was used for the reproduction. The maps were reproduced from the original maps and the 1:1,250 scale was used for the reproduction.

Map Name(s) and Date(s)

SJ8385NE	SJ8485NW
1973	1973
1:1,250	1:1,250
SJ8385SE	SJ8485SW
1973	1973
1:1,250	1:1,250

Historical Map - Segment A13

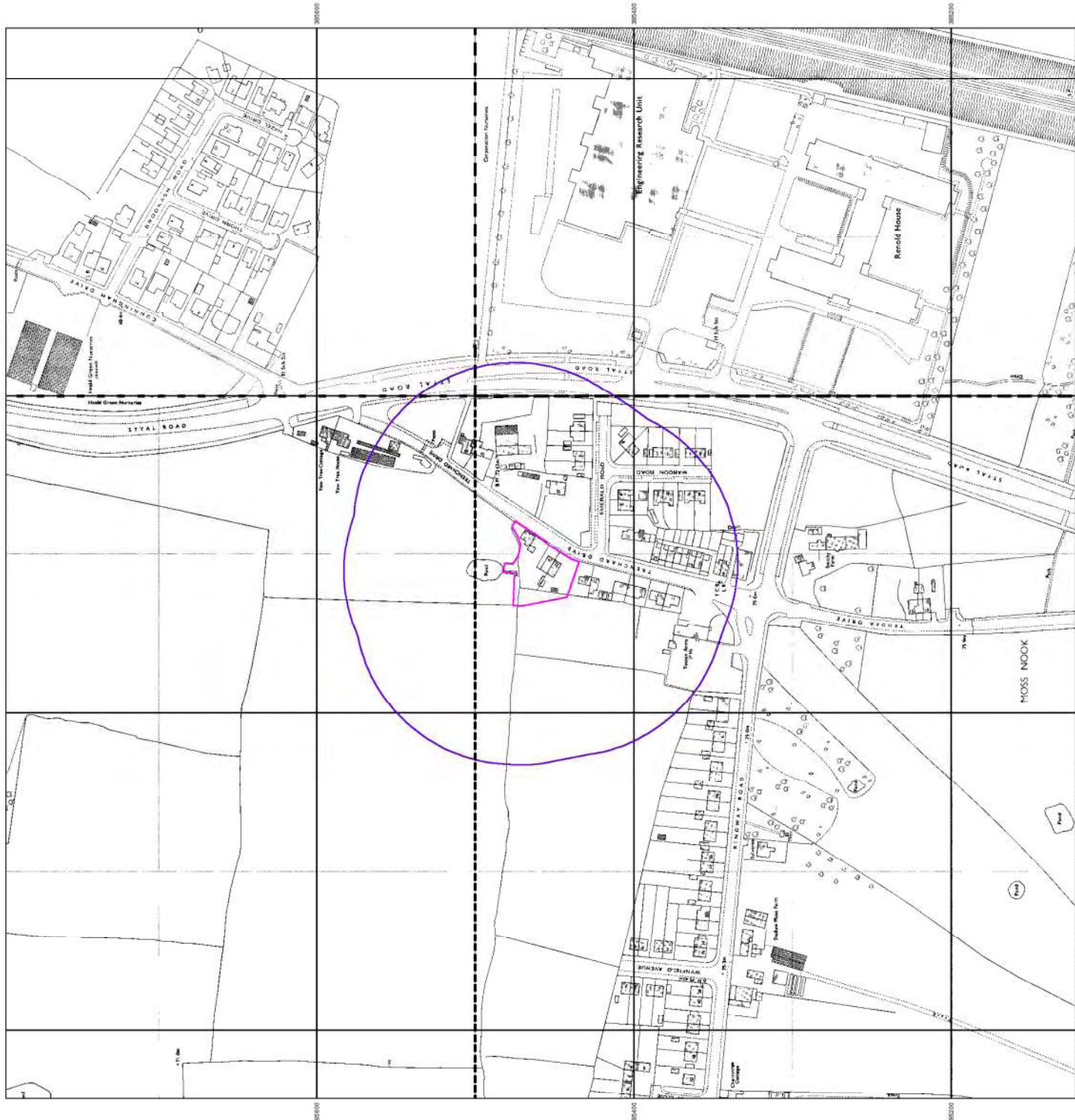


Order Details

Order Number: 232818133_1_1
Customer Ref: M22 5LZ
National Grid Reference: 383890, 385460
Slice: A
Site Area (Ha): 0.15
Search Buffer (m): 100

Site Details

27, Trenchard Drive, MANCHESTER, M22 5LZ



Large-Scale National Grid Data

Published 1992 - 1993

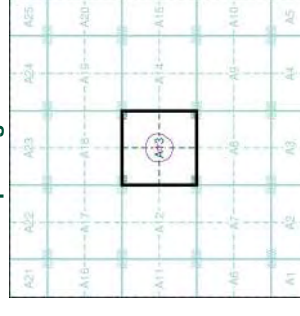
Source map scale - 1:1,250

Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's Survey Information on Microfilm) in 1992, and continued to be produced until 1999. These maps were produced using digital mapping and so provide detailed prices in the units and inches and to show the 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)

SJ8385NE	SJ8485NW
1992	1992
1:1,250	1:1,250
SJ8385SE	SJ8485SW
1992	1992
1:1,250	1:1,250

Historical Map - Segment A13

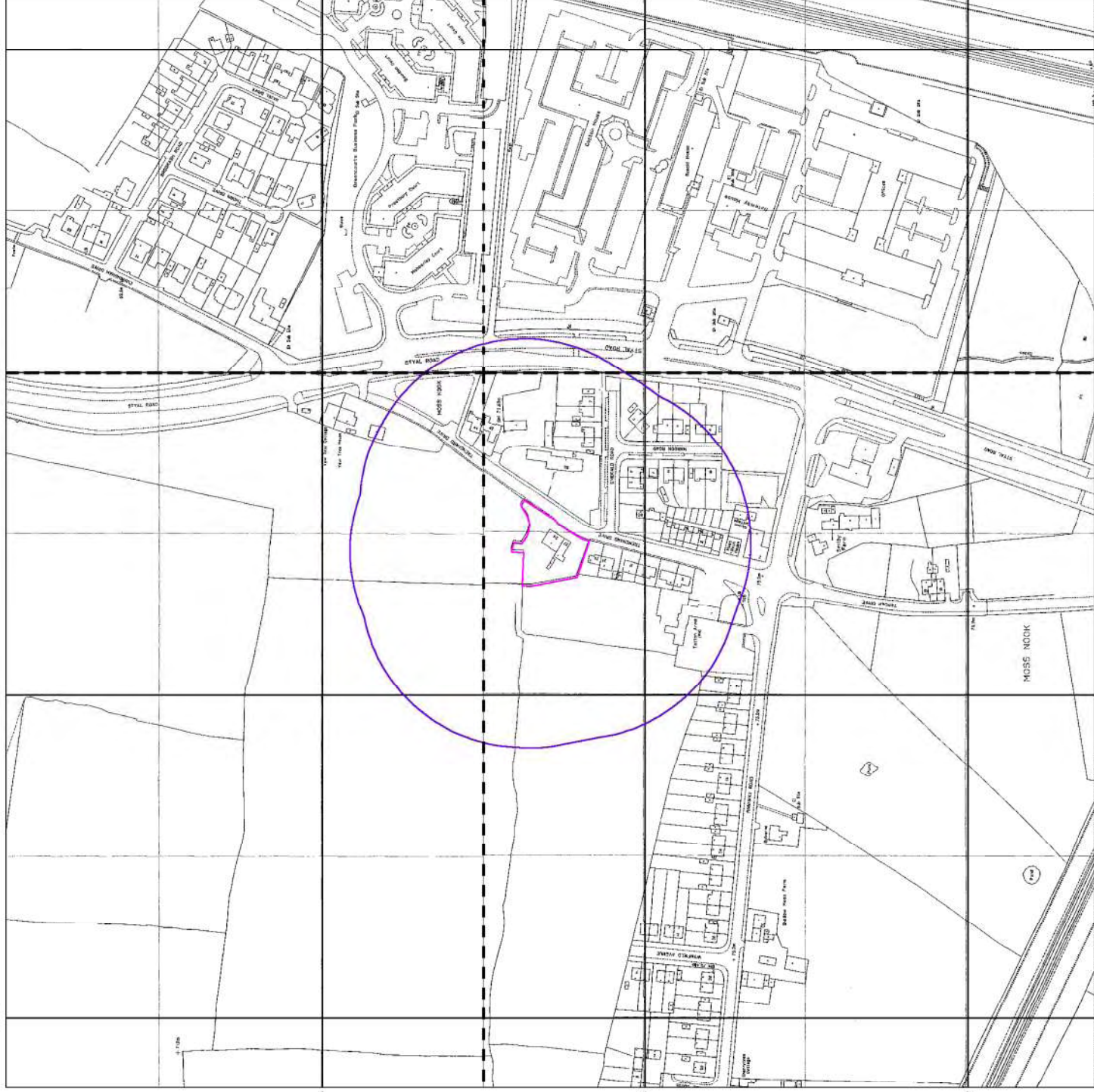


Order Details

Order Number: 232818133_1_1
 Customer Ref: M22 5LZ
 National Grid Reference: 383890, 385460
 Slice: A
 Site Area (Ha): 0.15
 Search Buffer (m): 100

Site Details

27, Trenchard Drive, MANCHESTER, M22 5LZ

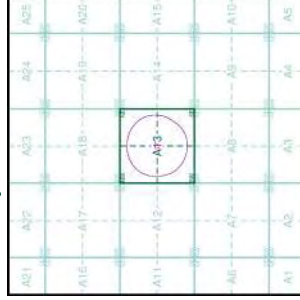


VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced at a scale of 1:10,000. VectorMap Local, a raster map, is derived from the OS's VectorMap Local, a vector map of Great Britain, that has been designed to support the production of OS VectorMap Local. It is derived from large-scale information surveyed at 1:250 scale (covering major towns and cities) 1:2500 scale (smaller towns, villages and developed rural areas) and 1:10,000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)

SUBNW	SUBNE
2020	2020
Variable	Variable
---	---
SUBSW	SUBSE
2020	2020
Variable	Variable

Historical Map - Slice A



Order Details

Order Number: 232818133_1_1
Customer Ref: M22 5LZ
National Grid Reference: 383890, 385460
Slice: A
Site Area (Ha): 0.15
Search Buffer (m): 250

Site Details

27, Trenchard Drive, MANCHESTER, M22 5LZ

site is a fire damaged house and gardens

possible contaminants: heavy metals, sulphate, asbestos PAH's, TPH's

potential moderate risk to householders

very low risk to controlled water expected

low ground gas risk possible

radon protection not required

**27 - 29 TRENCHARD DRIVE, MOSS NOOK, MANCHESTER,
M22 5LZ**

Conceptual Model based on PRA

Not to Scale

13.02.2020

WORMS EYE

52 Bank Parade
Burnley, BB11 1TS

01282 414 649

