WML CONSULTING
Civil, Structural and Geotechnical Engineers

Phase 1 Desk Study and Preliminary Geoenvironmental Assessment

For a site at

Dob Brook Close, Failsworth

Undertaken for

The Guinness Partnership

8948G-WML-00-XX RP-G-0001
August 2019

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Report Title:	**Dob Brook Close, Failsworth** **Phase 1 Desk Study and Preliminary Geoenvironmental Assessment**
Report Reference:	**8948G-WML-00-XX-RP-G-0001**
Client:	**The Guinness Partnership**
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CONTENTS

1.0 INTRODUCTION 1
Appointment 1
Proposed Development 1
Objective 1
Scope 1
2.0 SITE SETTING 2
3.0 ENVIRONMENTAL SETTING 4
4.0 HISTORICAL SETTING 7
5.0 PRELIMINARY CONTAMINATION RISK ASSESSMENT 8
Introduction 8
Preliminary Risk Assessment 11
6.0 PRELIMINARY GEOTECHNICAL AND OTHER CONSIDERATIONS 12
7.0 SUMMARY AND RECOMMENDATIONS 14
Site Investigation 14

APPENDICES

Appendix 01 - Drawings
Appendix 02 - Site Photographs
Appendix 03 - GroundSure Environmental Insight Report
Appendix 04 - Correspondence
Appendix 05 - Qualitative Risk Assessment Guidance

1.0 INTRODUCTION

Appointment

1.1 WML Consulting has been commissioned by The Guinness Partnership to undertake a Phase 1 Desk Study and Preliminary Geoenvironmental Assessment of a site referred to as Dob Brook Close, Failsworth.

Proposed Development

1.2 It is understood that the currently proposed development will comprise 28no residential apartment units within 6no low rise structures, together with external hardstanding for access and parking. The development will also include shared landscaped garden areas.

1.3 A preliminary drawing indicating the proposed layout by Bowker Sadler Architecture, referenced 18079, is presented in Appendix 01.

Objective

1.4 The purpose of the desk study is to collate available geological and environmental data for the site and its environs in order to undertake a preliminary geotechnical and geoenvironmental appraisal and thus inform a site-specific conceptual model.

1.5 This enables a preliminary assessment of geo-environmental risks to be undertaken and provides information for the design of a geotechnical and geo-environmental ground investigation.

1.6 This follows current recommendations set out in the Environment Agency (EA) Model Procedures for the Management of Land Contamination 2004, CLR11.

Scope

1.7 The desk study has comprised a site reconnaissance visit on 12th August 2019 and a review of the following information sources:

- British Geological Survey (BGS) 1:50,000 scale, Sheet 85 'Manchester' (Solid & Drift editions).
- BGS Digital Geological Map of Great Britain (DiGMapGB-50; available as a web map service).
- Coal Authority interactive map viewer (available as a Web Map Service).
- The site and surrounding area's geological and environmental setting from data presented in the site specific GroundSure Environmental Insight Report (Appendix 03).
- Historical Ordnance Survey maps as provided by GroundSure (Appendix 03).
- UKradon Indicative Atlas of radon in England and Wales as provided by Public Health England.
- BRE Publication 211 (2015) "Radon: Guidance on Protective Measures for New Buildings".
- Review of free public sector information through QGIS viewer licensed under the Open Government Licence v3.0.

2.0 SITE SETTING

Description	Comments
Site Address	Land Off Dob Brook Close Failsworth Manchester M40 1DB
National Grid Reference	388340E, 400675N
Site Area	0.33 hectares
Site Location	The site is bounded by:- North and East – Residential housing on Dob Brook Close. South – Rochdale Canal. West – Scrap yard and car showroom. A site location plan is included in Appendix 01 and on the aerial photograph included within the Groundsure report presented in Appendix 03.
Site Description	At the time of the inspection on 12th August 2019, the site was undeveloped and fenced-off from the general public. The north-western, western and southern area of the site was surfaced with overgrown grass and low-lying vegetation. The central and south-eastern area was surface with dense semi-mature and mature trees of varying species. Further mature trees were located sporadically within the northern and western sections of the site. Historically the western and south-western section of the site included large stands of Japanese Knotweed. It is understood that these have been treated by a Japanese Knotweed specialist and evidence of dead stems and the base of large stands are visible in this section of the site. However, locally small volumes of re-growth were noted during the site inspection in August 2019. An area of localised fly tipping, located in the north-western corner of the site, mainly comprised plastic, broken windscreen glass, vegetation and metal sheeting. No obvious signs of Asbestos Containing Material (ACM) was evident within the fly-tipped material. Access to the site is from Dob Brook Close to the north-west through a secure gate. The rest of the site is secured with fencing to the north, east and south and a high brick wall associated with the adjacent site to the west. At the time of the inspection, a panel of fencing had been damaged adjacent to the north-western corner allowing unauthorised access into the site. The brick wall which forms the western boundary with the scrap yard included a metal door which historically provided access between the adjacent site into a former structure within the site boundary (demolished in 1980). Photographs of the site and immediately surrounding area are provided in Appendix 02.

Description	Comments
Topography	The site reduces in elevation from approximately 89.00m Above Ordnance Datum (AOD) in the west to around 88.50mAOD in the north-east. A topographical survey undertaken by CPLS, referenced 080719JC-01, dated June 2019, is presented in Appendix 01.

3.0 ENVIRONMENTAL SETTING

3.1 The following sections on the environmental setting of the site are summarised from the GroundSure Enviro Insight Report and a review of the information sources outlined within Section 1.7.

Description	Comments	
Geology (1:50, 000 scale Map Sheet and digital mapping)	**Artificial Deposits**	None recorded.
	Superficial Deposits	Devensian Glacial Till comprising mainly clay but possibly with interbedded sand and gravel horizons.
	Solid Strata	The drift deposits are underlain by Permian Collyhurst Sandstone which is recorded to comprise red sandstone with abundant beds of "millet seed" sand grains alternating with beds of fine-grained sharp sand.
	Geological Faults	None recorded.
Mining and Subsidence	In consideration of the underlying geology, risks of subsidence from coal mining can be discounted. This has been confirmed with a review of the Coal Authority website which confirms that the site is not within an area designated as a 'Development High Risk Area'. Risk from non-coal mining activity at the site are also considered low and can be discounted.	
Radon	The property is not in a Radon Affected Area as defined by the Health Protection Agency as less than 1% of properties are above the Action Level of exposure. Therefore, no radon protection measures are necessary for new structures as described in publication BR211 by the Building Research Establishment.	
Hydrogeology	**Superficial Aquifer**	**Secondary (Undifferentiated) Aquifer** Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
	Bedrock Aquifer	**Principal Aquifer** Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale.
	Source Protection Zone (SPZ)	None.
	Groundwater Abstractions within 1km	None.

<table>
<tr><th>Description</th><th colspan="2">Comments</th></tr>
<tr><td rowspan="2">Hydrology</td><td>Surface Water Features</td><td>The Rochdale Canal forms the southern site boundary.</td></tr>
<tr><td>Surface Water Abstractions within 1km</td><td>None.</td></tr>
<tr><td rowspan="3">Landfill and Waste Management Activity</td><td>Active Landfills within 1km</td><td>None.</td></tr>
<tr><td>Historical (EA/Local Authority) Landfill within 250m</td><td>None.
The nearest is located 258m north off Mill Lane although no other information is provided.</td></tr>
<tr><td>Other Waste Sites within 250m</td><td>1no vehicle scrap yard at the south-western site boundary.</td></tr>
<tr><td rowspan="3">Industrial Land Use Information</td><td colspan="2">There are 44no potentially contaminative industrial sites within 250m of the subject site. The nearest of these relate to:-
<table>
<tr><th>Distance (m)</th><th>Direction</th><th>Activity</th></tr>
<tr><td>50</td><td>NW</td><td>Scrap yard</td></tr>
<tr><td>68</td><td>NE</td><td>Electricity sub-station</td></tr>
<tr><td>99</td><td>W</td><td>Works (unspecified)</td></tr>
</table></td></tr>
<tr><td>Underground High Pressure Pipelines within 500m</td><td>None.</td></tr>
<tr><td>Petrol Filling Stations within 250m</td><td>3no – The closest being located 105m west which is recorded as obsolete.</td></tr>
<tr><td>Environmental Permits, Incidents and Registers</td><td colspan="2"><table>
<tr><th>Permits Incidents/Registers</th><th>Distance (m)</th><th>Comments</th></tr>
<tr><td>IPC Authorisations, Part A(1),</td><td>250</td><td>None</td></tr>
<tr><td>Part A(2) Authorised Activities</td><td>250</td><td>None</td></tr>
<tr><td>Part B IPPC Authorised Activities</td><td>250</td><td>3no - 68m West – Woodlowe Coach Works, 107m west service station and 148m north-east at Failsworth Service station.</td></tr>
<tr><td>List 1 or List 2 Dangerous Substances Inventory Sites</td><td>250</td><td>None</td></tr>
<tr><td>Radioactive Substance Authorisations</td><td>250</td><td>None</td></tr>
</table></td></tr>
</table>

Description	Comments		
	Recorded Pollution Incidents	250	2no – both of which are minor impacts to air from atmospheric pollutants, located 157m north-west and 249m north.
	Contaminated Land - Section 78R of the Environmental Protection Act 1990	250	None
Potential Flood Risk	Detailed assessment of flood risk is outside the scope of this report. However, reference to the EA website and the Groundsure report indicates that the risk of flooding from rivers and the sea (RoFRaS) is currently designated as 'very low'. The site is indicated on BGS records to be within an area which is considered to have a limited potential susceptibility to clearwater flooding (flowing from unconfined aquifers). The BGS confidence rating for this assessment is considered 'Low'.		
Environmentally Sensitive Sites	There are no environmentally sensitive sites within 500m of the study site. However, an ecological assessment of the site falls outside of the brief of this report and it is recommended that an ecological specialist be consulted in this respect.		
Archaeological Information	No archaeological information has been obtained for the purpose of this report. Where considered appropriate, reference should be made to an archaeological consultant in this respect.		

4.0 HISTORICAL SETTING

4.1 The historical development of the site has been determined by reference to archive Ordnance Survey (OS) map extracts obtained from the GroundSure EnviroInsight Report in Appendix 03.

4.2 The earliest complete maps dated 1848 indicate the site to have been predominantly undeveloped and in rural / agricultural use. A watercourse, presumably Dob Brook, extended north-west to south-east across the central section of the site, before being culverted to the south-east. This may have an outflow into the Rochdale Canal, which forms the southern site boundary.

4.3 By 1892 the watercourse was no longer depicted, and may have either been culverted or diverted. The site then remained unchanged until 1906 when it formed the south-western section of a larger football ground.

4.4 By 1931 a small rectangular structure was evident in the south-western corner of the site. Although, modified over several years, the structure had been completely cleared by 1980. It is considered that the metal door located in the wall in the south-western corner of the site provided access into the structure from the adjacent site.

4.5 The area immediately surrounding the site historically comprised undeveloped rural/agricultural land before being developed for mixed industrial, commercial and residential uses. Historical industrial development in the wider surrounding area included.

- Cotton Mill – 50m west.
- Heath Brewery – immediately west.
- Orleans Cotton Mill – 25m south.
- Scrap Yard – immediately west (still in use).

4.6 By 1994, the residential structures off Dob Brook Close to the north and east had been constructed into their most recent configuration.

4.7 In view of there being no significant development recorded at the site, significant sources of ground contamination are not anticipated although Asbestos Containing Materials (ACM) could be present locally within the near surface soils as a result of previous demolition activity in the south-western corner.

4.8 In consideration of the age of the infill to the watercourse beneath the site, the potential for hazardous ground gases, associated with possible organic / degradable materials, to be present in significant quantities is considered low.

5.0 PRELIMINARY CONTAMINATION RISK ASSESSMENT

Introduction

5.1 The following paragraphs outline a Preliminary Risk Assessment (PRA) for the site as defined by DEFRA and the EA Model Procedures for the Management of Land Contamination, CLR11 (2004).

5.2 The table in Paragraph 5.4 provides a Preliminary Conceptual Model (PCM) which defines the site in terms of a potential pollution linkage, that is, whether a pathway exists between a contamination source and a sensitive environmental receptor (Source-Pathway-Receptor relationship).

5.3 The table considers whether a pollution linkage is potentially present or not and provides a preliminary qualitative assessment of risk, based on the information currently available and in accordance with guidance provided in the CIRIA document C552 (2001) Contaminated Land Risk Assessment – A Guide to Good Practice. The risk evaluation process is described further in Appendix 05.

5.4 Where a possible linkage is identified, it does not necessarily mean that a significant risk exists, but indicates that further information is required through appropriate site investigation to substantiate the conceptual model.

Source	Pathway	Receptor	Probability of Linkage	Comment
The likelihood of significant ground contamination sources being present at the site due to its past use is considered low. More localised contamination sources could be present within the in-filled watercourse, although this is unlikely to be significant. The presence of localised ACM within shallow soils cannot also be discounted at this stage.	Direct contact, ingestion of soil, dermal contact, dust exposure pathways.	Current Site Users	Unlikely	Due to the transient nature of site use, no significant long-term direct exposure scenario is considered likely. Therefore, the risk to current site users is considered **LOW.**
		Site End Users	Unlikely	The provision of new buildings and hard cover will break any direct pollution linkage significantly, although a direct exposure scenario could remain in proposed landscaped garden areas. However, the consequence of any exposure is considered mild with a resulting **LOW** preliminary risk.
		Construction Workers	Unlikely	Construction workers are unlikely to be exposed to significantly contaminated soils during earthworks and foundation construction. Also, the exposure time will be relatively short with any contamination risks being mitigated by adopting good site working practices including appropriate health and safety measures during the works, thus providing a **VERY LOW** preliminary risk.

Source	Pathway	Receptor	Probability of Linkage	Comment
		Adjacent land users	Unlikely	Direct contact via wind-blown dust/debris, particularly during the development phase is possible although the exposure time would be relatively short. The current risk is considered **VERY LOW,** although this could increase during construction works. Appropriate health and safety measures adopted during site development, including dust control and the controlled removal of any detected ACM, will ensure that the risk remains low.
The likelihood of significant soluble and/or liquid, and therefore mobile contaminants occurring at the site due to its past use is considered low.	Direct downward migration through leaching and/or mobile liquids.	Groundwater	Unlikely	The site is indicated to be underlain by a Principal (Bedrock) Aquifer. Although the aquifer is of strategic importance, the overlying relatively impermeable glacial till will limit vertical migration of any contaminants. Therefore, the preliminary risk to groundwater is considered **LOW**.
	Off-site migration in groundwater or surface water flow.	Surface water	Unlikely	The nearest surface water feature is the canal which forms the southern site boundary and may have an impermeable clay lining. If present, the culvert structure to the brook will also provide protection to the water body from any mobile contamination. Therefore, the risk to surface water is considered **LOW**.
		Groundwater and surface water abstractions	No linkage anticipated	There are no groundwater or surface water abstractions within 500m of the site. Risks to groundwater/surface water abstractions are therefore considered **VERY LOW**.
		Adjacent Properties	Unlikely	The presence of mobile contaminants is considered unlikely, with the impermeable nature of the glacial till likely to inhibit any significant lateral migration. Therefore, the preliminary risk to adjacent properties is assessed as **LOW**.
		Ecology	Unlikely	There are no ecologically sensitive sites within influencing distance of the subject site. The risk to the surrounding ecology from any contamination arising from the site is therefore considered **LOW**.
The likelihood of volatile contaminants occurring at the site due to its past	Inhalation of harmful vapours (indoor and outdoor airspaces)	Current Site Users	No linkage anticipated	No significant sources of volatile contaminants are envisaged and the site is disused. Therefore, the current risk from inhalation of indoor/outdoor air is considered **LOW.**

Source	Pathway	Receptor	Probability of Linkage	Comment
use is considered low.		Site End Users	Unlikely	Significant sources of volatile contaminants at the site are not anticipated. Therefore, the preliminary risk from inhalation of indoor/outdoor air is considered **LOW.**
		Construction Workers	Unlikely	In the unlikely event of construction workers coming into contact with possible volatile compounds, the exposure time will be relatively short. The chronic exposure risk to construction workers, assuming that appropriate health and safety measures will be adopted, is therefore considered **LOW.**
		Adjacent Properties	Unlikely	Significant sources of volatile contaminants at the site are not anticipated and the impermeable nature of the glacial till will inhibit any significant lateral off-site migration. Therefore, the preliminary risk to adjacent properties and users is assessed as **VERY LOW**.
There are no landfills within 250m of the site Appreciable thicknesses of made ground with the potential to produce significant volumes of hazardous ground gas at the site are unlikely. Source of mine gas can be discounted.	Emissions from the ground beneath the site collecting in confined spaces and excavations	Construction/ services maintenance workers	Low	The potential to generate significant volumes of toxic and/ or flammable/ explosive gas beneath the site is considered low. Assuming that appropriate health and safety measures will be adopted during construction, the preliminary risk is therefore considered **LOW.**
	Migration of gases on/off site and collecting in confined spaces on/off site.	Adjoining site users	Unlikely	In consideration of the age of any potential infilling, the likelihood of significantly volumes of ground gas arising from the site to migrate to adjoining properties is considered low. The presence of relatively impermeable glacial till will also inhibit any ground gas arising from the site migrating to adjoining properties. Therefore, the preliminary risk to adjacent properties from the site is considered **LOW.**
		Current/future site users	Unlikely	The potential to generate significant volumes of ground gas beneath the site is low. Relatively impermeable glacial till will significantly inhibit any lateral or vertical flow of gas from any unrecorded off-site sources. The potential risk to current and future site users is therefore considered **LOW**.
The site is not within an area which is affected by naturally occurring radon gas.	Natural emissions from the ground collecting in confined spaces within buildings	Site end users	No linkage anticipated	The site is not located in an area where radon protection measures are required. Therefore, the potential risk to site end users is considered **VERY LOW**.

Source	Pathway	Receptor	Probability of Linkage	Comment
Chemicals which could prove aggressive to construction materials are unlikely to be present beneath the site.	Direct contact	Construction concrete, plastic water pipes.	Unlikely	Any risks to construction materials identified after site investigation and assessment will be mitigated as part of the structural design. The perceived risk is therefore considered **LOW**.

Preliminary Risk Assessment

5.5 Under the proposed development scenario, potential pollution linkages are on the whole considered unlikely with associated preliminary risks being assessed as very low to low.

5.6 However, the approach at the Phase 1 Desk Study stage must be precautionary until such time as uncertainties in the conceptual model can be verified by appropriate site investigation.

5.7 Such uncertainties relate, in the main, to the potential presence, albeit low, of localised contamination within the made ground associated with the infilled Dob Brook and any ACM in shallow soils as a result of previous unrecorded demolition in the south-western corner of the site.

6.0 PRELIMINARY GEOTECHNICAL AND OTHER CONSIDERATIONS

Development Consideration	Summary
Culverted Watercourse	The potential exists for a culverted watercourse to be present beneath the western/south-western section of the site. This will need to be accurately delineated to ensure that its location and any associated easement does not impact on the proposed development layout. Alternatively, this may have been diverted with the old brook course infilled prior the site being developed as a football ground.
Proximity to the Rochdale Canal	The site is bounded by the Rochdale Canal to its south. Therefore, a pre-planning consultation was undertaken by Bowker Sadler Architects on behalf of the client to the Canal and Rivers Trust. The response letter, reference CRTR-PLAN-2019-27643, reproduced in Appendix 04, indicates that: • All development must be a minimum of 5.0m from the edge of the canal. • Foundation construction and excavations would need to take into account the location of the Rochdale Canal in order to ensure such features are not undermined / and or weakened. • All works, adjacent to the canal, would need to be undertaken in accordance with the 'Trusts Code of Practice'.
Party Walls Agreements	Site enabling works will need to take account of the integrity of the existing walls to the western boundary of the site. To this end, a detailed structural dilapidation survey may be required prior to any works commencing on site may need to be undertaken in consultation with a party wall surveyor.
Japanese Knotweed	The Japanese Knotweed specialist should be consulted with respect to the status of the knotweed treatment, particularly as some re-growth has been noted. These consultations will need to be undertaken prior to any ground investigations being undertaken to ensure that no further spread of the species occurs.
Ground Obstructions	No significant ground obstructions anticipated.
Foundations and Floor Slabs	Traditional shallow spread foundations may be suitable for the support of new structures at the site. However, foundations may need to be extended to greater depths through made ground should the possible infilled course of the brook be encountered beneath the site. Foundation design will also need to take account of shrinkage/heave effects due to the presence of existing and/or removed trees. The requirement for localised piled foundations cannot therefore be discounted at this stage and will need to be confirmed by ground investigations.

Development Consideration	Summary
	Due to the anticipated cohesive soils at shallow depth and effects of tree root action, it is anticipated that floor slabs would need to be suspended.
Soakaways	In view of the relatively impermeable nature of the anticipated cohesive glacial till, soakaways are not considered suitable as a drainage solution for the new development. However, this will need to be confirmed by ground investigation followed by large scale infiltration testing at drainage design stage.

7.0 SUMMARY AND RECOMMENDATIONS

Development Considerations	Comments
Flood Risk	Low.
Ground Obstructions	No significant obstructions envisaged.
Foundations	Deep foundations may be necessary due to possible in-filled ground along the route of the old watercourse. Foundation design will also need to take account of shrinkage/heave effects due to the presence of existing and/or removed trees. The requirement for piled foundations cannot therefore be discounted at this stage.
Ground Contamination	Overall risk considered low. This will need to be confirmed by ground investigation and chemical analysis.
Hazardous Ground Gas	Risk considered low although this will need to be confirmed by ground investigation and possible ground gas monitoring.
Radon	No radon protection measures are required.
Soakaway Drainage	Not considered feasible at this stage. This will need to be confirmed by ground investigation and possible large-scale infiltration testing.
Culverted Watercourse	If present beneath the site, its location will need to be accurately delineated. Diversion works may then be necessary.
Rochdale Canal	Development to take account of requirements set by the Canal and Rivers Trust.
Japanese Knotweed	The Japanese Knotweed specialist should be consulted with respect to the status of the knotweed treatment, particularly as some re-growth has been noted
Party Wall	A detailed dilapidation survey may be required, along the western site boundary, prior to any works commencing on site in consultation with a party wall surveyor.

Site Investigation

7.1 Site investigations will be necessary to provide information on the physical and chemical ground conditions. This will enable assumptions made in the preliminary site conceptual model to be confirmed or modified so as to assess the actual environmental risks posed by the site.

7.2 The investigation will comprise sampling and chemical analysis of the near surface soil and possibly groundwater.

7.3 The investigation should also comprise the installation of monitoring standpipe with subsequent monitoring of groundwater levels and possibly for hazardous ground gas concentrations and flow.

7.4 Ground investigations will also provide parameters for the preliminary consideration of foundations, floor slabs and external pavements.

7.5 Site investigations would need to be located in order to characterise the thickness of potential infill in the area of the former watercourse, subject to confirmation of the presence of an existing culvert.

7.6 Site investigations, especially within the western section of the site would need to be undertaken in conjunction with consultation with a Japanese Knotweed specialist.

7.7 Site investigations will be undertaken in accordance with British Standard Institution (BSI), Code of Practice for Ground Investigations – BS5930:2015 and Investigation of Potentially Contaminated Sites – Code of Practice. BS 10175:2011.

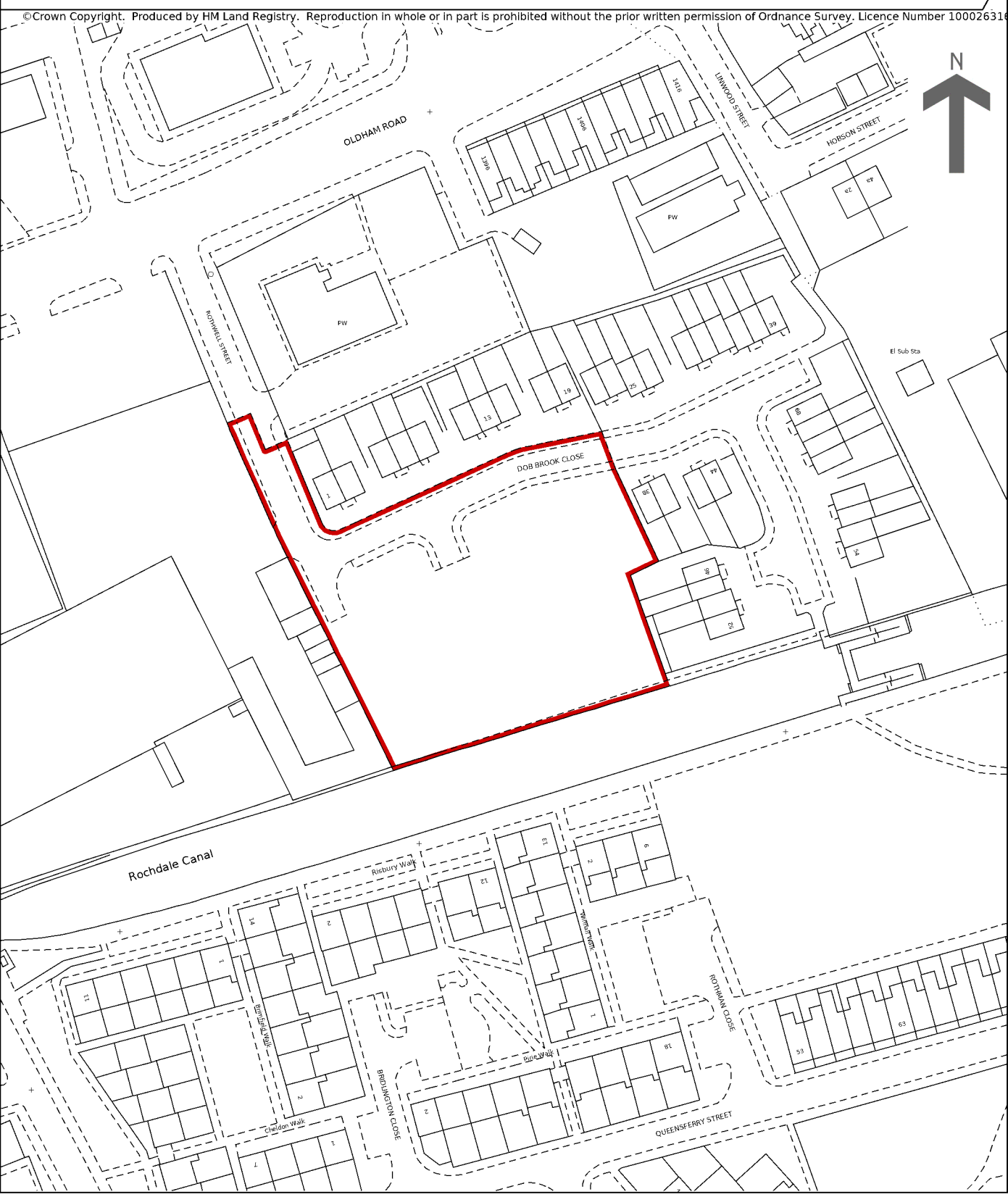
APPENDIX 01

Drawings

HM Land Registry
Current title plan

Title number **GM575031**
Ordnance Survey map reference **SD8800NW**
Scale **1:1250**
Administrative area **Greater Manchester : Manchester**

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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 05 July 2019 at 11:10:07. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Fylde Office.



Schedule of Accommodation

	6 Nº	1B2P Apartments 52m² (Ground Floor)
	6 Nº	2B3P Apartments 58m² (First Floor)
	8 Nº	1B2P Apartments 48m² (Ground Floor)
	8 Nº	1B2P Apartments 52m² (First Floor)
Total:	28 Nº	Apartments
	100%	Parking

N

1:1
1:100 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

P:\2018\18-079\Drawings\feasibility\xrefs\x - site.rvt

REV.	DATE	DRN.		CHKD.

CLIENT: The Guinness Partnership

PROJECT: Dob Brook Close

DRAWING: Site Plan- Ap'ments

JOB No: 18079 | DRAWING No: 003 | REVISION:

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1 : 500	@ A3	CV	PS	10/10/18

STATUS: Feasibility

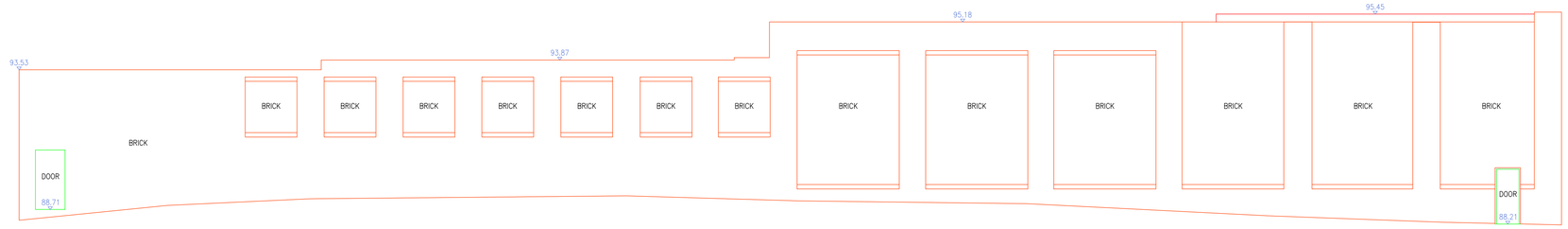
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BOUNDARY WALL ELEVATION



DATUM 86.00m

0 1 2 3 4 5 10m

SCALE 1:100

Abbreviations/Symbols (Measured Building Surveys):

C:	Window Cill Height
H:	Window Head Height
BH:	Beam Height
DH:	Door Height
COL:	Column
SVP:	Soil Vent Pipe
FL:	Floor Level
TH:	Threshold Level
2.50	Floor to Ceiling Height
	Vaulted Ceiling

Line types

	Hedge Lines
	Drainage Runs
	Overhead Electricity Cables
	Overhead Telephone Cables

Symbols

	Tree/Bush		Glass House
	Control Station		Osbm
	Borehole		
	Trial Hole		

Abbreviations (Topographic Survey):

AH:	Arch Height
AV:	Air Valve
BB:	Belisha Beacon
BOX:	Electricity Box, Cables Box, Etc.
BOL:	Bollard
BT/IC:	British Telecom Inspection Chamber
BS:	Bus Stop
BS/LP:	Bus Stop / Lamp Post
CATV:	CATV Inspection Chamber
CCTV:	Closed Circuit Television
CL:	Cellar Light
C.PIT:	Catch Pit
ER:	Earth Rod
EC:	Electricity Inspection Chamber
EP:	Electricity Pole
FH:	Fire Hydrant
FP:	Flag Pole
GV:	Gas Valve
G:	Gully
IC:	Inspection Chamber
KO:	Kerb Outlet
LP:	Lamp Post
LB:	Letter Box
LC:	Lighting Column
MKR:	Marker
MH:	Manhole
MP:	Mooring Point
MS:	Mile Stone
NYNEX:	Nynex Inspection Chamber
O/H:	Over Hang
P:	Post
PO/IC:	Post Office Inspection Chamber
R/S:	Road Sign
RE:	Rodding Eye
RTW:	Retaining Wall
S/P:	Sign Post
SNP:	Street Name Plate
ST:	Stop Tap
SV:	Stop Valve
T:	Telecom Inspection Chamber
TCB:	Telephone Call Box
TH:	Threshold Level
TL:	Traffic Light
TP:	Telegraph Pole
TROUGH:	Trough
WO:	Water Outlet
WM:	Water Meter

Fence Descriptions:

B/W:	Barbed Wire
C/B:	Close Boarded
C/BARRIER:	Crash Barrier
C/L:	Chain Link
C/P:	Chestnut Paling
C/I:	Corrugated Iron
I/R:	Iron Railing
MISC:	Miscellaneous
P/R:	Post & Rail
P/W:	Post & Wire
P/C:	Post & Chain
S/PAL:	Steel Palisade
W/M:	Wire Mesh

Survey Notes:

Coordinates and Levels related to Ordnance Survey Datum - GPS OSGB36

Revision	Date	Description

Chris Partington Land Surveyors

44a Green Lane
Sale
Cheshire
M33 5PP
t: 0161 976 1194
www.cpls.co.uk e:survey@cpls.co.uk

Client

Bowker Sadler

Project

Dob Brook Close, Manchester
Boundary Wall Elevation

Scale	1:100	Surveyed By	J C
		Date	08.07.19
Drawing No.		Checked By	CPLS
		Date	09.07.19
080719JC-02		Drawn By	J C
		Date	09.07.19

APPENDIX 02

Site Photographs



Photograph 1
View north-east along Dob Brook Close.



Photograph 2
View south-west along Dob Brook Close.



Photograph 3
North-western corner of the site with a broken fence panel.



Photograph 4
Residential fly tipping in the north-western corner of the site.



Photograph 5
Japanese Knotweed Growth in the north-western corner of the site.



Photograph 6
View east across north-western site area.



Photograph 7
Localised JKW regrowth in areas previously treated along the western site boundary.



Photograph 8
View south-east across the central site area.



Photograph 9
South-western corner of the site with the remnants of a brick wall and door immediately adjacent to the Rochdale Canal.



Photograph 10
View from west to east across the southern site boundary with the Rochdale Canal.



Photograph 11
The Rochdale Canal and the southern site boundary.



Photograph 12
Northern / central section of the site within area of dense brambles.



Photograph 13
Central / eastern area with dense brambles.



Photograph 14
View from central site area eastwards.



Photograph 15
View south along eastern section of the site.



Photograph 16
View south along eastern section of the site.

APPENDIX 03

Groundsure Enviroinsight Report

WML Consulting

UNIT 8 WRIGHT MOTTERSHAW LYDON CONSULTING LTD, STANLEY GREEN BUSINESS PARK,
CHEADLE/CHEADLE HULME, SK8 6QL

Groundsure Reference:	GS-6235455
Your Reference:	8948G_-_Dob_Brook_Close
Report Date	12 Aug 2019
Report Delivery Method:	Email - pdf

Enviro Insight

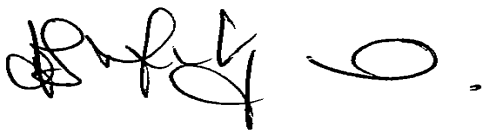
Address: DOB BROOK CLOSE, MANCHESTER, M40 1DB

Dear Sir/ Madam,

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

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above Groundsure reference number.

Yours faithfully,



Managing Director
Groundsure Limited

Enc.
Groundsure Enviroinsight

Enviro Insight

Address:	**DOB BROOK CLOSE, MANCHESTER, M40 1DB**
Date:	**12 Aug 2019**
Reference:	**GS-6235455**
Client:	**WML Consulting**

NW N NE



W E

SW S SE

Aerial Photograph Capture date:	11-Jun-2015
Grid Reference:	388340,400675
Site Size:	0.3294ha

Report Reference: GS-6235455
Client Reference: 8948G_-_Dob_Brook_Close

Contents Page

Contents Page 3
Overview of Findings 6
Using this report 10
1. Historical Land Use 11
1. Historical Industrial Sites 12
1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping....12
1.2 Additional Information – Historical Tank Database....17
1.3 Additional Information – Historical Energy Features Database....18
1.4 Additional Information – Historical Petrol and Fuel Site Database....20
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database....20
1.6 Historical military sites....21
1.7 Potentially Infilled Land....21
2. Environmental Permits, Incidents and Registers Map 25
2. Environmental Permits, Incidents and Registers 26
2.1 Industrial Sites Holding Licences and/or Authorisations....26
2.1.1 Records of historic IPC Authorisations within 500m of the study site:....26
2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:....26
2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:....28
2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:....28
2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:....28
2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 28
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:....29
2.1.8 Records of Licensed Discharge Consents within 500m of the study site:....29
2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 29
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:....30
2.2 Dangerous or Hazardous Sites....30
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents....30
2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:....30
2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:....31
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990....31
3. Landfill and Other Waste Sites Map 32
3. Landfill and Other Waste Sites 33
3.1 Landfill Sites....33
3.1.1 Records from Environment Agency/Natural Resources Wales landfill data within 1000m of the study site: 33
3.1.2 Records of Environment Agency/Natural Resources Wales historic landfill sites within 1500m of the study site: 33
3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:....36
3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:....36
3.2 Other Waste Sites....38
3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site: 38
3.2.2 Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site: 41
4. Current Land Use Map 47
4. Current Land Uses 48
4.1 Current Industrial Data....48
4.2 Petrol and Fuel Sites....51
4.3 National Grid High Voltage Underground Electricity Transmission Cables....51
4.4 National Grid High Pressure Gas Transmission Pipelines....51

5. Geology 52
5.1 Artificial Ground and Made Ground 52
5.2 Superficial Ground and Drift Geology 52
5.3 Bedrock and Solid Geology 52
6 Hydrogeology and Hydrology 53
6a. Aquifer Within Superficial Geology 53
6b. Aquifer Within Bedrock Geology and Abstraction Licences 54
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licences 55
6d. Hydrogeology – Source Protection Zones within confined aquifer 56
6e. Hydrology – Watercourse Network and River Quality 57
6.Hydrogeology and Hydrology 58
6.1 Aquifer within Superficial Deposits 58
6.2 Aquifer within Bedrock Deposits 58
6.3 Groundwater Abstraction Licences 59
6.4 Surface Water Abstraction Licences 59
6.5 Potable Water Abstraction Licences 59
6.6 Source Protection Zones 60
6.7 Source Protection Zones within Confined Aquifer 60
6.8 Groundwater Vulnerability and Soil Leaching Potential 60
6.9 River Quality 60
6.9.1 Biological Quality: 61
6.9.2 Chemical Quality: 62
6.10 Ordnance Survey MasterMap Water Network 64
6.11 Surface Water Features 67
7a. Environment Agency/Natural Resources Wales Flood Map for Planning (from rivers and the sea) 68
7b. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Map 69
7 Flooding 70
7.1 River and Coastal Zone 2 Flooding 70
7.2 River and Coastal Zone 3 Flooding 70
7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating 70
7.4 Flood Defences 70
7.5 Areas benefiting from Flood Defences 70
7.6 Areas benefiting from Flood Storage 71
7.7 Groundwater Flooding Susceptibility Areas 71
7.8 Groundwater Flooding Confidence Areas 71
8. Designated Environmentally Sensitive Sites Map 72
8. Designated Environmentally Sensitive Sites 73
8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: 73
8.2 Records of National Nature Reserves (NNR) within 2000m of the study site: 73
8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site: 73
8.4 Records of Special Protection Areas (SPA) within 2000m of the study site: 74
8.5 Records of Ramsar sites within 2000m of the study site: 74
8.6 Records of Ancient Woodland within 2000m of the study site: 74
8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site: 74
8.8 Records of World Heritage Sites within 2000m of the study site: 74
8.9 Records of Environmentally Sensitive Areas within 2000m of the study site: 74
8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: 75
8.11 Records of National Parks (NP) within 2000m of the study site: 75
8.12 Records of Nitrate Sensitive Areas within 2000m of the study site: 75
8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site: 75

8.14 Records of Green Belt land within 2000m of the study site: 75
9. Natural Hazards Findings 77
9.1 Detailed BGS GeoSure Data 77
9.1.1 Shrink Swell 77
9.1.2 Landslides 77
9.1.3 Soluble Rocks 77
9.1.4 Compressible Ground 78
9.1.5 Collapsible Rocks 78
9.1.6 Running Sand 78
9.2 Radon 79
9.2.1 Radon Affected Areas 79
9.2.2 Radon Protection 79
10. Mining 80
10.1 Coal Mining 80
10.2 Non-Coal Mining 80
10.3 Brine Affected Areas 80
Contact Details 81
Standard Terms and Conditions 83

Overview of Findings

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

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	4	15	72	135
1.2 Additional Information – Historical Tank Database	0	5	12	25
1.3 Additional Information – Historical Energy Features Database	0	0	21	46
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	6	8
1.6 Historical military sites	0	0	0	0
1.7 Potentially Infilled Land	3	8	24	74

Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	12
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	3	2
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	0	1
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	1
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	2	7
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency/Natural Resources Wales Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency/Natural Resources Wales Historic Landfill Sites	0	0	0	5	5	10
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	1	1
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	1	0	52
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	2	2	9	23	Not searched	Not searched
3.2.2 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	2	7	11	1	7

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	1	43	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	3	1
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

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

Section 6: Hydrogeology and Hydrology	0-500m
6.1 Records of Strata Classification in the Superficial Geology within 500m of the study site	Identified
6.2 Records of Strata Classification in the Bedrock Geology within 500m of the study site	Identified

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	3
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	0	0	0	Not searched	Not searched

Section 6: Hydrogeology and Hydrology

	0-500m					
	On-site	0-50m	51-250	251-500	501-1000	1000-1500
6.9 Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site	No	No	No	No	Yes	Yes
6.10 Ordnance Survey MasterMap Water Network entries within 500m of the site	0	2	0	34	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	Yes	Yes	Not searched	Not searched	Not searched

Section 7: Flooding

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

Section 8: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	1	2
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	1	2
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	0	0	0
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	1
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	1	0	0	0	0	1
8.14 Records of Green Belt land	0	0	0	0	0	9

Section 9: Natural Hazards

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

Section 10: Mining

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

Using this report

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

1. Historical Industrial Sites

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

2. Environmental Permits, Incidents and Registers

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

3. Landfills and Other Waste Sites

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

4. Current Land Uses

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

5. Geology

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

6. Hydrogeology and Hydrology

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

7. Flooding

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

8. Designated Environmentally Sensitive Sites

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

9. Natural Hazards

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

10. Mining

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

11. Contacts

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

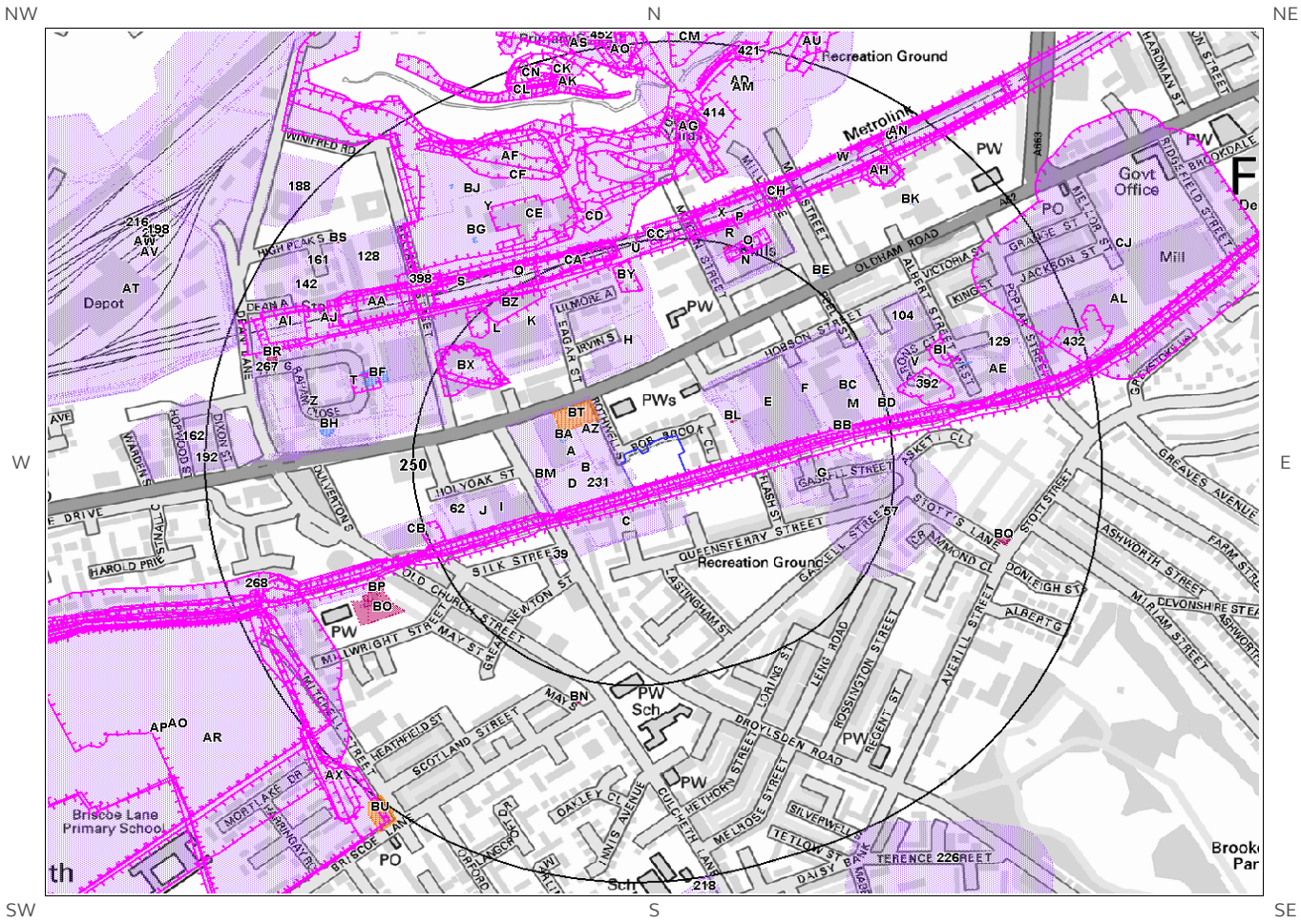
Note: Maps

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

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

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

1. Historical Land Use



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Site Outline

Search Buffers (m)
250
500

Historical 1:10,000 and 1:10,560 scale mapping

Industrial Land Use

Potentially Infilled Land

Historical 1:2,500, 1:1,250 and 1:500 scale mapping

Energy Features

Petrol Stations

Historical military sites

Tanks

Garages

1. Historical Industrial Sites

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

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

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 226

ID	Distance [m]	Direction	Use	Date
1A	0	On Site	Unspecified Mills	1975
2A	0	On Site	Unspecified Commercial/Industrial	1988
3A	0	On Site	Unspecified Mills	1966
4B	0	SW	Unspecified Works	1980
5B	2	S	Disused Canal	1980
6B	2	S	Disused Canal	1988
7AZ	10	NW	Brewery	1891
8B	18	W	Cotton Mill	1851
9C	23	S	Cotton Mill	1851
10C	24	S	Unspecified Mill	1923
11D	25	SW	Unspecified Mill	1921
12C	26	S	Unspecified Mill	1938
13C	26	S	Unspecified Mill	1891
14D	30	SW	Unspecified Mill	1891
15C	30	S	Unspecified Mill	1921
16C	30	S	Unspecified Mill	1906
17C	30	S	Unspecified Mill	1933
18D	33	SW	Unspecified Mill	1906
19D	33	SW	Unspecified Mill	1923
20E	54	NE	Unspecified Mills	1923
21E	57	NE	Unspecified Mills	1906
22E	57	NE	Unspecified Mills	1938
23E	57	NE	Unspecified Mills	1933
24E	57	NE	Unspecified Mills	1921
25F	60	NE	Unspecified Mills	1975
26E	60	NE	Unspecified Mills	1956
27F	61	NE	Unspecified Mill	1988
28F	61	NE	Unspecified Mill	1980
29F	61	NE	Unspecified Works	1966
30F	81	NE	Unspecified Mills	1891
31G	94	E	Unspecified Works	1975
32G	94	E	Engineering Works	1956
33G	94	E	Unspecified Commercial/Industrial	1966

34H	97	NW	Unspecified Works	1988
35H	97	NW	Unspecified Works	1980
36H	103	N	Unspecified Works	1966
37G	115	E	Unspecified Works	1980
38I	115	SW	Unspecified Works	1980
39	115	SW	Police Station	1988
40I	122	SW	Unspecified Commercial/Industrial	1921
41J	122	SW	Unspecified Works	1906
42J	122	SW	Unspecified Commercial/Industrial	1923
43G	127	E	Unspecified Mill	1921
44G	127	E	Unspecified Mill	1938
45G	127	E	Unspecified Mill	1906
46G	127	E	Unspecified Mill	1933
47G	127	E	Unspecified Mill	1923
48G	134	E	Unspecified Mill	1891
49K	144	NW	Timber Yard	1938
50K	144	NW	Timber Yard	1933
51L	149	NW	Unspecified Works	1980
52L	149	NW	Unspecified Works	1975
53L	151	NW	Unspecified Works	1966
54L	156	NW	Sawmill	1956
55M	162	NE	Unspecified Mills	1906
56M	162	NE	Unspecified Commercial/Industrial	1921
57	177	E	Engineering Works	1891
58N	189	N	Unspecified Mill	1933
59N	189	N	Unspecified Mill	1938
60N	189	N	Unspecified Mill	1923
61BY	189	N	Unspecified Heap	1923
62	191	W	Silk Mill	1851
63N	191	N	Unspecified Mill	1921
64O	200	N	Unspecified Mills	1988
65O	200	N	Unspecified Mills	1980
66T	216	W	Unspecified Works	1966
67CB	218	SW	Brewery	1851
68BZ	221	NW	Unspecified Pit	1938
69O	222	N	Unspecified Mill	1938
70P	226	N	Cuttings	1938
71P	226	N	Cuttings	1921
72P	226	N	Cuttings	1933
73P	226	N	Cuttings	1906
74R	226	N	Unspecified Mill	1923
75CA	230	N	Cuttings	1923
76Q	233	N	Cuttings	1980
77Q	233	N	Cuttings	1975

78R	234	N	Unspecified Mill	1921
79R	234	N	Unspecified Mill	1933
80S	234	N	Cuttings	1956
81U	234	N	Railway Building	1923
82Q	235	N	Cuttings	1966
83S	235	NW	Cuttings	1923
84CC	236	N	Cuttings	1923
85T	236	W	Sawmills	1923
86S	237	N	Cuttings	1891
87W	244	N	Cuttings	1956
88U	246	N	Railway Building	1923
89V	248	NE	Engineering Works	1933
90V	248	NE	Engineering Works	1938
91T	249	W	Sawmills	1891
92T	251	NW	Unspecified Warehouses	1988
93X	252	N	Cuttings	1923
94T	255	NW	Unspecified Warehouses	1980
95AF	257	N	Unspecified Ground Workings	1921
96AN	258	N	Cuttings	1891
97W	261	N	Cuttings	1980
98W	261	N	Cuttings	1988
99W	261	N	Cuttings	1975
100X	262	N	Cuttings	1966
101Y	262	N	Timber Yard	1980
102T	265	W	Sawmill	1956
103Y	265	N	Timber Yard	1975
104	266	NE	Unspecified Works	1975
105BG	274	NW	Timber Yard	1956
106CD	276	N	Cuttings	1923
107BJ	276	NW	Unspecified Ground Workings	1906
108CE	281	NW	Refuse Destructor	1988
109CF	284	NW	Unspecified Ground Workings	1923
110Z	290	W	Unspecified Commercial/Industrial	1938
111Z	290	W	Sawmills	1906
112Z	290	W	Sawmills	1921
113CG	301	N	Unspecified Ground Workings	1956
114AA	309	NW	Cuttings	1988
115AJ	314	NW	Cuttings	1923
116AA	314	NW	Cuttings	1980
117CH	315	NE	Cuttings	1923
118BI	321	NE	Refuse Heap	1956
119AC	321	N	Unspecified Ground Workings	1906

120CI	329	NE	Cuttings	1966
121AB	331	SW	Tannery	1921
122AB	331	SW	Tannery	1906
123AM	334	N	Dye Works	1891
124AB	334	SW	Tannery	1923
125W	334	NE	Cuttings	1923
126AC	338	N	Unspecified Ground Workings	1938
127AC	338	N	Unspecified Ground Workings	1933
128	340	NW	Unspecified Works	1980
129	342	NE	Tannery	1851
130AD	342	N	Disused Dye Works	1906
131AD	342	N	Disused Dye Works	1921
132BH	346	W	Unspecified Tank	1988
133AE	347	E	Tannery	1938
134AE	347	E	Tannery	1933
135AE	348	E	Tannery	1921
136AE	348	E	Tannery	1906
137AE	348	E	Tannery	1923
138AG	349	N	Sand Pit	1891
139AF	355	N	Unspecified Heap	1988
140AF	355	N	Unspecified Heap	1966
141AF	363	N	Unspecified Ground Workings	1956
142	374	NW	Unspecified Station	1988
143AG	380	N	Cuttings	1975
144AE	382	E	Tannery	1891
145AH	396	NE	Unspecified Pit	1923
146AH	399	NE	Unspecified Pit	1921
147CJ	407	NE	Brick Works	1891
148AI	409	W	Cuttings	1988
149AO	413	SW	Brick Works	1933
150AI	415	W	Railway Station	1956
151AI	416	W	Railway Station	1938
152AI	416	W	Railway Station	1891
153AI	416	W	Railway Station	1933
154AI	416	W	Railway Station	1906
155AI	416	W	Railway Station	1921
156AI	416	W	Railway Station	1923
157AJ	417	NW	Railway Building	1923
158AI	418	W	Railway Station	1966
159AI	418	W	Railway Station	1975
160AD	420	N	Dye Works	1851
161	426	NW	Unspecified Station	1980
162	429	W	Unspecified Works	1980
163AB	432	SW	Tannery	1891

164AL	433	E	Unspecified Mills	1923
165AK	434	N	Old Mill Pond	1938
166AK	434	N	Old Mill Pond	1933
167AK	434	N	Old Mill Pond	1921
168AL	439	E	Unspecified Mills	1933
169AL	439	E	Unspecified Mills	1921
170AL	439	E	Unspecified Mills	1938
171AM	440	N	Mill Pond	1933
172AM	440	N	Mill Pond	1921
173AM	440	N	Mill Pond	1923
174AN	444	NE	Cuttings	1923
175AM	447	N	Mill Pond	1891
176AL	447	E	Unspecified Mill	1956
177AL	447	E	Unspecified Mills	1980
178AL	447	E	Unspecified Mills	1966
179AL	447	E	Unspecified Mills	1975
180AP	454	SW	Brick Works	1956
181AQ	458	N	Sand Pit	1923
182AD	459	N	Disused Dye Works	1923
183AS	460	N	Sand Pit	1938
184AO	463	SW	Brick Works	1938
185AR	465	SW	Brick Works	1906
186AP	468	SW	Disused Brick Works	1975
187CM	468	N	Refuse Heap	1966
188	469	NW	Unspecified Depot	1980
189AQ	470	N	Sand Pit	1921
190CK	470	N	Refuse Heap	1933
191AR	471	SW	Brick Works	1923
192	476	W	Police Station	1975
193AS	476	N	Sand Pit	1933
194AP	477	SW	Unspecified Works	1966
195AU	483	N	Refuse Heap	1966
196AT	483	W	Railway Sidings	1891
197AT	483	W	Unspecified Commercial/Industrial	1891
198	483	W	Railway Sidings	1956
199AU	485	N	Unspecified Ground Workings	1923
200AR	485	SW	Brick Works	1921
201AV	486	W	Railway Sidings	1980
202AV	486	W	Unspecified Depot	1980
203AV	486	W	Railway Sidings	1988
204AV	486	W	Unspecified Depot	1988
205	486	W	Railway Sidings	1975
206	489	W	Railway Sidings	1966
207AW	489	W	Railway Sidings	1933

208AW	489	W	Carriage and Wagon Works	1933
209AW	489	W	Carriage and Wagon Works	1921
210AW	489	W	Carriage and Wagon Works	1938
211AW	489	W	Railway Sidings	1921
212AW	489	W	Railway Sidings	1938
213AW	489	W	Railway Sidings	1906
214AW	489	W	Railway Sidings	1906
215AS	490	N	Unspecified Ground Workings	1906
216	492	W	Railway Sidings	1923
217AX	493	SW	Unspecified Pit	1921
218	497	S	Unspecified Mill	1966
219AY	498	S	Unspecified Mill	1891
220AX	499	SW	Unspecified Pit	1923
221AY	499	S	Unspecified Mill	1938
222AY	499	S	Unspecified Mill	1933
223AY	499	S	Unspecified Mill	1921
224AY	499	S	Unspecified Mill	1923
225AY	499	S	Unspecified Mill	1906
226	500	SE	Unspecified Mill	1891

1.2 Additional Information – Historical Tank Database

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

Records of historical tanks within 500m of the search boundary: 42

ID	Distance (m)	Direction	Use	Date
227B	23	SW	Unspecified Tank	1986
228B	24	SW	Unspecified Tank	1989
229B	25	SW	Unspecified Tank	1994
230B	25	SW	Unspecified Tank	1993
231	35	SW	Unspecified Tank	1893
232BA	71	W	Unspecified Tank	1893
233AZ	72	NW	Unspecified Tank	1986
234BA	72	NW	Tanks	1994
235BA	72	NW	Tanks	1993
236BA	72	NW	Tanks	1989
237BA	76	NW	Unspecified Tank	1986
238BB	190	E	Unspecified Tank	1989
239BB	191	E	Unspecified Tank	1995

240BC	210	NE	Unspecified Tank	1989
241BC	211	NE	Unspecified Tank	1995
242BD	245	E	Unspecified Tank	1989
243BD	246	E	Unspecified Tank	1995
244BE	265	NE	Unspecified Tank	1989
245BE	266	NE	Unspecified Tank	1995
246BF	297	W	Tanks	1952
247BF	297	W	Tanks	1950
248BF	297	W	Tanks	1969
249BF	297	W	Tanks	1950
250T	320	W	Unspecified Tank	1950
251BG	323	NW	Unspecified Tank	1989
252BG	323	NW	Unspecified Tank	1994
253BG	323	NW	Unspecified Tank	1993
254T	323	W	Unspecified Tank	1950
255T	324	W	Unspecified Tank	1950
256BH	348	W	Unspecified Tank	1993
257BH	350	W	Unspecified Tank	1988
258BH	350	W	Unspecified Tank	1990
259BI	350	E	Tanks	1908
260BI	350	E	Tanks	1931
261BI	350	E	Tanks	1922
262BJ	396	NW	Unspecified Tank	1950
263BJ	397	NW	Unspecified Tank	1949
264BK	407	NE	Unspecified Tank	1992
265BK	409	NE	Unspecified Tank	1987
266BK	409	NE	Unspecified Tank	1988
267	440	W	Unspecified Tank	1950
268	463	W	Unspecified Tank	1988

1.3 Additional Information – Historical Energy Features Database

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

Records of historical energy features within 500m of the search boundary: 67

ID	Distance (m)	Direction	Use	Date
269BL	67	NE	Electricity Substation	1980
270BL	67	NE	Electricity Substation	1986
271BL	67	NE	Electricity Substation	1983
272BL	67	NE	Electricity Substation	1994
273BL	67	NE	Electricity Substation	1993
274BL	67	NE	Electricity Substation	1969

275BL	67	NE	Electricity Substation	1950
276BL	68	NE	Electricity Substation	1952
277BL	68	NE	Electricity Substation	1989
278BL	68	NE	Electricity Substation	1950
279BM	91	W	Electricity Substation	1952
280BM	91	W	Electricity Substation	1950
281BM	91	W	Electricity Substation	1969
282BM	91	W	Electricity Substation	1950
283R	242	N	Electricity Substation	1980
284R	242	N	Electricity Substation	1986
285R	242	N	Electricity Substation	1983
286R	243	N	Electricity Substation	1950
287R	243	N	Electricity Substation	1952
288R	243	N	Electricity Substation	1950
289R	243	N	Electricity Substation	1969
290BN	273	S	Electricity Substation	1994
291BN	273	S	Electricity Substation	1993
292BN	273	S	Electricity Substation	1993
293BN	274	S	Electricity Substation	1972
294BN	274	S	Electricity Substation	1981
295BN	275	S	Electricity Substation	1979
296BN	275	S	Electricity Substation	1980
297BN	275	S	Electricity Substation	1987
298BO	316	SW	Electricity Substation	1979
299BO	316	SW	Electricity Substation	1980
300BO	316	SW	Electricity Substation	1987
301BO	317	SW	Electricity Substation	1972
302BO	317	SW	Electricity Substation	1981
303BP	322	SW	Electricity Substation	1989
304BP	333	SW	Electricity Substation	1994
305BP	333	SW	Electricity Substation	1993
306BO	334	SW	Electricity Substation	1994
307BO	334	SW	Electricity Substation	1993
308BO	334	SW	Electricity Substation	1993
309BG	335	NW	Electricity Substation	1989
310BG	335	NW	Electricity Substation	1994
311BG	335	NW	Electricity Substation	1993
312BO	342	SW	Electricity Substation	1980
313BO	342	SW	Electricity Substation	1986
314BO	342	SW	Electricity Substation	1983
315BO	348	SW	Electricity Substation	1988
316BO	348	SW	Electricity Substation	1990
317BO	348	SW	Electricity Substation	1980
318BO	348	SW	Electricity Substation	1993
319BO	350	SW	Electricity Substation	1973
320BO	350	SW	Electricity Substation	1983

321BO	350	SW	Electricity Substation	1992
322BO	350	SW	Electricity Substation	1998
323BQ	381	E	Electricity Substation	1995
324BQ	382	E	Electricity Substation	1986
325BQ	382	E	Electricity Substation	1983
326BQ	389	E	Electricity Substation	1989
327BR	432	W	Electricity Substation	1980
328BR	435	W	Electricity Substation	1950
329BR	435	W	Electricity Substation	1950
330BR	435	W	Electricity Substation	1993
331BR	436	W	Electricity Substation	1988
332BR	436	W	Electricity Substation	1990
333BS	436	NW	Electricity Substation	1993
334BS	436	NW	Electricity Substation	1990
335BS	436	NW	Electricity Substation	1988

1.4 Additional Information – Historical Petrol and Fuel Site Database

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

Records of historical petrol stations and fuel sites within 500m of the search boundary: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

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

Records of historical garage and motor vehicle repair sites within 500m of the search boundary: 14

ID	Distance (m)	Direction	Use	Date
336BT	53	NW	Garage	1993
337BT	53	NW	Garage	1994
338BT	53	NW	Garage	1989
339BT	54	NW	Garage	1983
340BT	54	NW	Garage	1986
341BT	54	NW	Garage	1980
342BU	494	SW	Garage	1994
343BU	494	SW	Garage	1993
344BU	494	SW	Garage	1993
345BU	495	SW	Garage	1980
346BU	495	SW	Garage	1979

347BU	495	SW	Garage	1987
348BU	495	SW	Garage	1972
349BU	495	SW	Garage	1981

1.6 Historical military sites

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

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

Database searched and no data found.

1.7 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 109

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

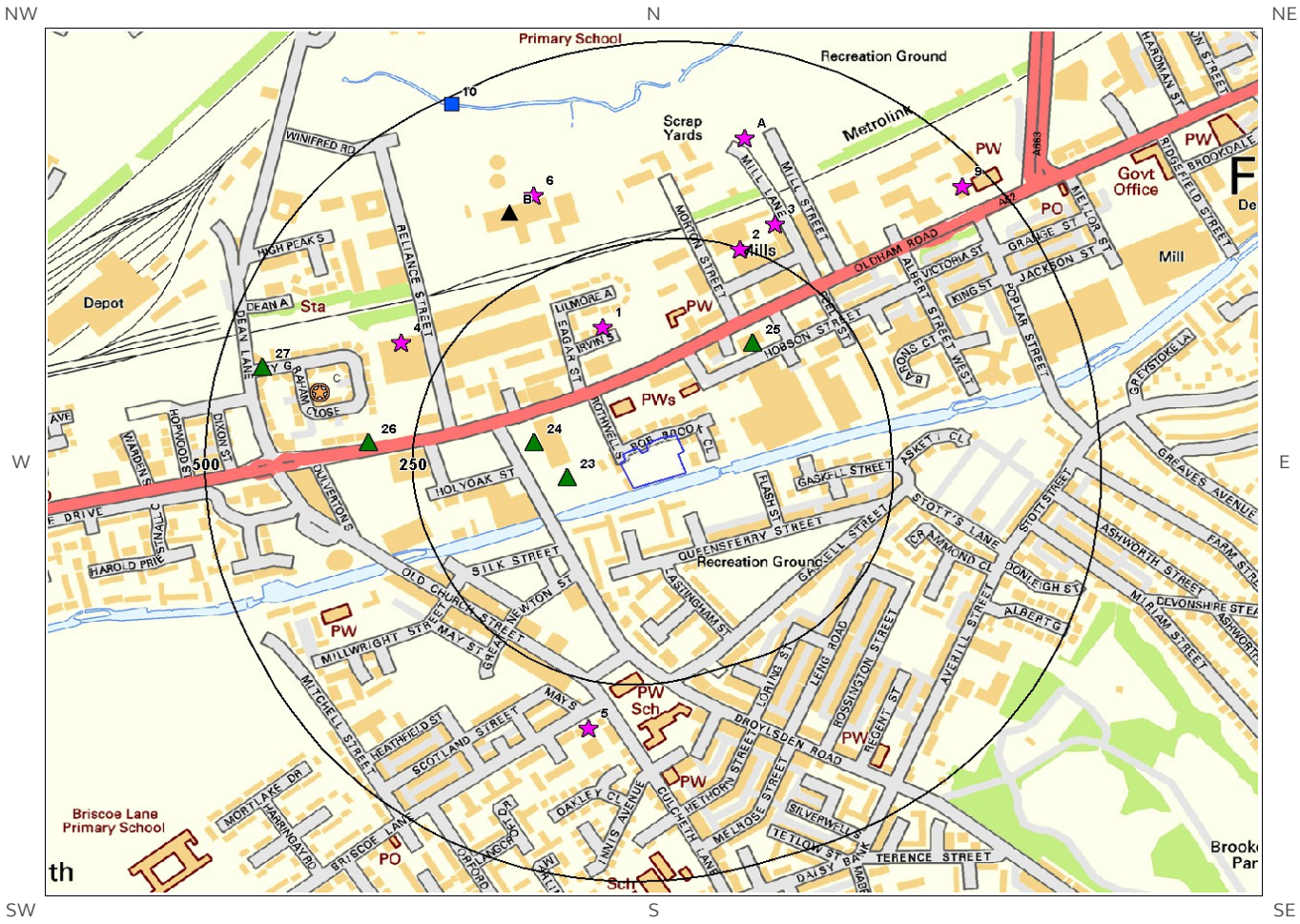
ID	Distance(m)	Direction	Use	Date
350BV	0	On Site	Canal	1975
351BV	0	S	Canal	1956
352BV	0	S	Canal	1966
353B	2	S	Disused Canal	1980
354B	2	S	Disused Canal	1988
355BW	9	S	Canal	1923
356BW	9	S	Canal	1891
357BW	9	S	Canal	1933
358BW	9	S	Canal	1921
359BW	9	S	Canal	1938
360BW	9	S	Canal	1906
361BX	165	NW	Pond	1906
362BX	166	NW	Pond	1923
363BX	173	NW	Pond	1921
364BY	189	N	Unspecified Heap	1923
365BZ	221	NW	Unspecified Pit	1938
366L	225	NW	Pond	1923
367L	225	NW	Pond	1921
368L	225	NW	Pond	1906
369P	226	N	Cuttings	1938
370P	226	N	Cuttings	1933
371P	226	N	Cuttings	1921
372P	226	N	Cuttings	1906
373O	229	N	Pond	1923

374CA	230	N	Cuttings	1923
375O	231	N	Pond	1891
376CB	232	SW	Pond	1891
377Q	233	N	Cuttings	1980
378Q	233	N	Cuttings	1975
379S	234	N	Cuttings	1956
380Q	235	N	Cuttings	1966
381S	235	NW	Cuttings	1923
382CC	236	N	Cuttings	1923
383S	237	N	Cuttings	1891
384W	244	N	Cuttings	1956
385X	252	N	Cuttings	1923
386AF	257	N	Unspecified Ground Workings	1921
387AN	258	N	Cuttings	1891
388W	261	N	Cuttings	1980
389W	261	N	Cuttings	1975
390W	261	N	Cuttings	1988
391X	262	N	Cuttings	1966
392	269	E	Pond	1891
393CD	276	N	Cuttings	1923
394BJ	276	NW	Unspecified Ground Workings	1906
395CE	281	NW	Refuse Destructor	1988
396CF	284	NW	Unspecified Ground Workings	1923
397CG	301	N	Unspecified Ground Workings	1956
398	301	NW	Pond	1851
399T	304	W	Reservoir	1923
400AA	309	NW	Cuttings	1988
401AJ	314	NW	Cuttings	1923
402AA	314	NW	Cuttings	1980
403CH	315	NE	Cuttings	1923
404BI	321	NE	Refuse Heap	1956
405AC	321	N	Unspecified Ground Workings	1906
406CI	329	NE	Cuttings	1966
407W	334	NE	Cuttings	1923
408AC	338	N	Unspecified Ground Workings	1933
409AC	338	N	Unspecified Ground Workings	1938
410AG	349	N	Sand Pit	1891
411AF	355	N	Unspecified Heap	1988
412AF	355	N	Unspecified Heap	1966
413AF	363	N	Unspecified Ground Workings	1956

414	380	N	Cuttings	1975
415AH	396	NE	Unspecified Pit	1923
416AH	399	NE	Unspecified Pit	1921
417AH	405	NE	Pond	1851
418CJ	407	NE	Brick Works	1891
419AI	409	W	Cuttings	1988
420AO	413	SW	Brick Works	1933
421	420	N	Ponds	1851
422AK	434	N	Old Mill Pond	1938
423AK	434	N	Old Mill Pond	1933
424AK	434	N	Old Mill Pond	1921
425AK	434	N	Pond	1906
426AK	434	N	Pond	1891
427CL	435	N	Pond	1923
428AM	440	N	Mill Pond	1923
429AM	440	N	Mill Pond	1933
430AM	440	N	Pond	1906
431AM	440	N	Mill Pond	1921
432	443	E	Pond	1906
433AN	444	NE	Cuttings	1923
434CK	444	N	Pond	1851
435AM	447	N	Mill Pond	1891
436AP	454	SW	Brick Works	1956
437AQ	458	N	Sand Pit	1923
438AS	460	N	Sand Pit	1938
439AO	463	SW	Brick Works	1938
440AR	465	SW	Brick Works	1906
441CL	466	N	Pond	1933
442CN	467	N	Pond	1938
443AP	468	SW	Disused Brick Works	1975
444CM	468	N	Refuse Heap	1966
445CN	469	N	Pond	1923
446CN	469	N	Pond	1921
447CN	469	N	Pond	1906
448AQ	470	N	Sand Pit	1921
449CK	470	N	Refuse Heap	1933
450AR	471	SW	Brick Works	1923
451CN	473	N	Pond	1891
452	476	N	Sand Pit	1933
453AU	483	N	Refuse Heap	1966
454AU	485	N	Unspecified Ground Workings	1923
455AR	485	SW	Brick Works	1921
456AS	490	N	Unspecified Ground Workings	1906
457AX	493	SW	Unspecified Pit	1921

458AX	499	SW	Unspecified Pit	1923

2. Environmental Permits, Incidents and Registers Map



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- Site Outline
- Search Buffers (m) — 250 — 500
- Recorded Pollution Incident
- Dangerous Substances (List 1)
- Dangerous Substances (List 2)
- Water Industry Referrals
- Licenced Discharge Consents
- Red List Discharge Consents
- RAS 3 & 4 Authorisations
- Part A(1) Authorised Processes and Historic IPC Authorisations
- Part A(2) and Part B Authorised Processes
- COMAH / NIHHS Sites
- Sites Determined as Contaminated Land
- Hazardous Substance Consents and Enforcements

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

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

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

0

Database searched and no data found.

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

12

The following Part A(1) and IPPC Authorised Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details	
29B	334	NW	388170 400990	Operator: VIRIDOR WASTE (GREATER MANCHESTER) LTD Installation Name: NORTH MANCHESTER MBT - EPR/CP3991LQ Process: DISPOSAL OF > 50 T/D NON-HAZARDOUS WASTE (> 100 T/D IF ONLY AD) INVOLVING PHYSICO-CHEMICAL TREATMENT	Permit Number: LP3135DH Original Permit Number: XP3335GU EPR Reference: - Issue Date: 04/01/2017 Effective Date: 04/01/2017 Last date noted as effective: 2019-04-30 Status: EFFECTIVE
30B	334	NW	388170 400990	Operator: VIRIDOR WASTE (GREATER MANCHESTER) LTD Installation Name: NORTH MANCHESTER MBT Process: DISPOSAL OF > 50 T/D NON-HAZARDOUS WASTE (> 100 T/D IF ONLY AD) INVOLVING BIOLOGICAL TREATMENT	Permit Number: CP3934NB Original Permit Number: XP3335GU EPR Reference: - Issue Date: 29/05/2013 Effective Date: 29/05/2013 Last date noted as effective: 2019-04-30 Status: SUPERCEDED
31B	334	NW	388170 400990	Operator: VIRIDOR WASTE (GREATER MANCHESTER) LTD Installation Name: NORTH MANCHESTER MBT Process: ASSOCIATED PROCESS	Permit Number: CP3934NB Original Permit Number: XP3335GU EPR Reference: - Issue Date: 29/05/2013 Effective Date: 29/05/2013 Last date noted as effective: 2019-04-30 Status: SUPERCEDED
32B	334	NW	388170 400990	Operator: VIRIDOR WASTE (GREATER MANCHESTER) LTD Installation Name: NORTH MANCHESTER MBT Process: CREATED BY IED - DISPOSAL OF > 50 T/D NON-HAZARDOUS	Permit Number: CP3934NB Original Permit Number: XP3335GU EPR Reference: - Issue Date: 29/05/2013 Effective Date: 29/05/2013 Last date noted as effective: 2013-07-

ID	Distance (m)	Direction	NGR	Details	
				WASTE (> 100 T/D IF ONLY AD) INVOLVING PHYSICO-CHEMICAL TREATMENT	01 Status: EFFECTIVE
33B	334	NW	388170 400990	Operator: VIRIDOR WASTE (GREATER MANCHESTER) LTD Installation Name: NORTH MANCHESTER MBT Process: ASSOCIATED PROCESS	Permit Number: NP3530EF Original Permit Number: XP3335GU EPR Reference: - Issue Date: 21/10/2013 Effective Date: 21/10/2013 Last date noted as effective: 2019-04-30 Status: SUPERCEDED
34B	334	NW	388170 400990	Operator: VIRIDOR WASTE (GREATER MANCHESTER) LTD Installation Name: NORTH MANCHESTER MBT Process: DISPOSAL OF > 50 T/D NON-HAZARDOUS WASTE (> 100 T/D IF ONLY AD) INVOLVING BIOLOGICAL TREATMENT	Permit Number: NP3530EF Original Permit Number: XP3335GU EPR Reference: - Issue Date: 21/10/2013 Effective Date: 21/10/2013 Last date noted as effective: 2019-04-30 Status: SUPERCEDED
35B	334	NW	388170 400990	Operator: VIRIDOR WASTE (GREATER MANCHESTER) LTD Installation Name: NORTH MANCHESTER MBT Process: CREATED BY IED - DISPOSAL OF > 50 T/D NON-HAZARDOUS WASTE (> 100 T/D IF ONLY AD) INVOLVING BIOLOGICAL TREATMENT	Permit Number: CP3934NB Original Permit Number: XP3335GU EPR Reference: - Issue Date: 29/05/2013 Effective Date: 29/05/2013 Last date noted as effective: 2013-07-01 Status: EFFECTIVE
36B	334	NW	388170 400990	Operator: VIRIDOR WASTE (GREATER MANCHESTER) LTD Installation Name: NORTH MANCHESTER MBT Process: DISPOSAL OF > 50 T/D NON-HAZARDOUS WASTE (> 100 T/D IF ONLY AD) INVOLVING PHYSICO-CHEMICAL TREATMENT	Permit Number: CP3934NB Original Permit Number: XP3335GU EPR Reference: - Issue Date: 29/05/2013 Effective Date: 29/05/2013 Last date noted as effective: 2019-04-30 Status: SUPERCEDED
37B	334	NW	388170 400990	Operator: VIRIDOR WASTE (GREATER MANCHESTER) LTD Installation Name: NORTH MANCHESTER MBT - EPR/CP3991LQ Process: ASSOCIATED PROCESS	Permit Number: LP3135DH Original Permit Number: XP3335GU EPR Reference: - Issue Date: 04/01/2017 Effective Date: 04/01/2017 Last date noted as effective: 2019-04-30 Status: EFFECTIVE
38B	334	NW	388170 400990	Operator: VIRIDOR WASTE (GREATER MANCHESTER) LTD Installation Name: NORTH MANCHESTER MBT - EPR/CP3991LQ Process: DISPOSAL OF > 50 T/D NON-HAZARDOUS WASTE (> 100 T/D IF ONLY AD) INVOLVING BIOLOGICAL TREATMENT	Permit Number: LP3135DH Original Permit Number: XP3335GU EPR Reference: - Issue Date: 04/01/2017 Effective Date: 04/01/2017 Last date noted as effective: 2019-04-30 Status: EFFECTIVE
39B	334	NW	388170 400990	Operator: VIRIDOR WASTE (GREATER MANCHESTER) LTD Installation Name: NORTH MANCHESTER MBT Process: DISPOSAL OF > 50 T/D NON-HAZARDOUS WASTE (> 100 T/D IF ONLY AD) INVOLVING PHYSICO-CHEMICAL TREATMENT	Permit Number: NP3530EF Original Permit Number: XP3335GU EPR Reference: - Issue Date: 21/10/2013 Effective Date: 21/10/2013 Last date noted as effective: 2019-04-30 Status: SUPERCEDED
40B	334	NW	388170 400990	Operator: VIRIDOR WASTE (GREATER MANCHESTER) LTD Installation Name: NORTH MANCHESTER MBT Process: COMBUSTION; WASTE	Permit Number: XP3335GU Original Permit Number: XP3335GU EPR Reference: - Issue Date: 19/05/2010 Effective Date: 19/05/2010

ID	Distance (m)	Direction	NGR	Details	
				DERIVED FUEL =>3MW BUT <50MW	Last date noted as effective: 2019-04-30 Status: SUPERCEDED

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

5

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

ID	Distance (m)	Direction	NGR	Details	
23	68	W	388239 400654	Address: Woodlowe Coach And Body Wks Ltd, Atlantic Works, Droylsden Road, Newton Heath, M10 6HD Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
24	107	W	388200 400699	Address: Heath Serv Stn, Oldham Rd, M40 1EZ Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
25	148	NE	388463 400825	Address: Texaco, Failsworth Filling Station, Oldham Road, Failsworth, M35 0BR Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

ID	Distance (m)	Direction	NGR	Details	
26	305	W	388000 400699	Address: Newton Heath Serv Stn, Oldham Rd, M40 2FU Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
27	447	W	387873 400794	Address: Quickmix Concrete Co Ltd, Dean Lane, Newton Heath, M10 0AD Process: Use of Bulk Cement Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

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

1

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

ID	Distance (m)	Direction	NGR	Details	
10	491	NW	388100 401130	Address: REFUSE TREATMENT/TRANSFER STATION, NEWTON HEATH, GREATER MANCHESTER Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 016990218 Permit Version: 1	Receiving Water: MOSTON BROOK Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: - Effective Date: 17-Jun-1980 Revocation Date: -

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

0

Database searched and no data found.

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

1

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

ID	Distance (m)	Direction	Application Reference Number	NGR	Application Status	Application Date	Address	Details	Details of Enforcement Action
41C	373	W	058432/HSC/NORTH1/00	387941 400763	Historical Consent	24/05/2000	Loreal Buildings, Oldham Road, Newton Heath, Manchester, M40 2FE	Storage Of Hazardous Substances, Namely 120 Tonnes Of Liquified Petroleum Gases For Aerosol Propellant In Receptacles Of No More Than 1000ml In Size	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site: 0

Database searched and no data found.

2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

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

9

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

ID	Distance (m)	Direction	NGR	Details	
1	157	NW	388282.0 400847.0	Incident Date: 19-Aug-2002 Incident Identification: 101550.0 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Other Atmospheric Pollutant or Effect	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
2	249	N	388447.0 400946.0	Incident Date: 01-Aug-2001 Incident Identification: 20997.0 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
3	294	NE	388489.0 400978.0	Incident Date: 31-Jul-2001 Incident Identification: 20599.0 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

ID	Distance (m)	Direction	NGR	Details	
4	304	NW	388039.0 400827.0	Incident Date: 09-Dec-2002 Incident Identification: 125278.0 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Other Atmospheric Pollutant or Effect	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
5	309	S	388265.0 400338.0	Incident Date: 07-Feb-2003 Incident Identification: 135460.0 Pollutant: Inorganic Chemicals/Products Pollutant Description: Other Inorganic Chemical or Product	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
6	343	NW	388199.0 401014.0	Incident Date: 17-Jan-2003 Incident Identification: 131655.0 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
7A	386	N	388452.0 401087.0	Incident Date: 15-May-2006 Incident Identification: 399273.0 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Vegetable Cuttings and Deposits	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
8A	386	N	388452.0 401087.0	Incident Date: 15-May-2006 Incident Identification: 399273.0 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
9	466	NE	388714.0 401025.0	Incident Date: 19-Aug-2002 Incident Identification: 101546.0 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Other Atmospheric Pollutant or Effect	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

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

0

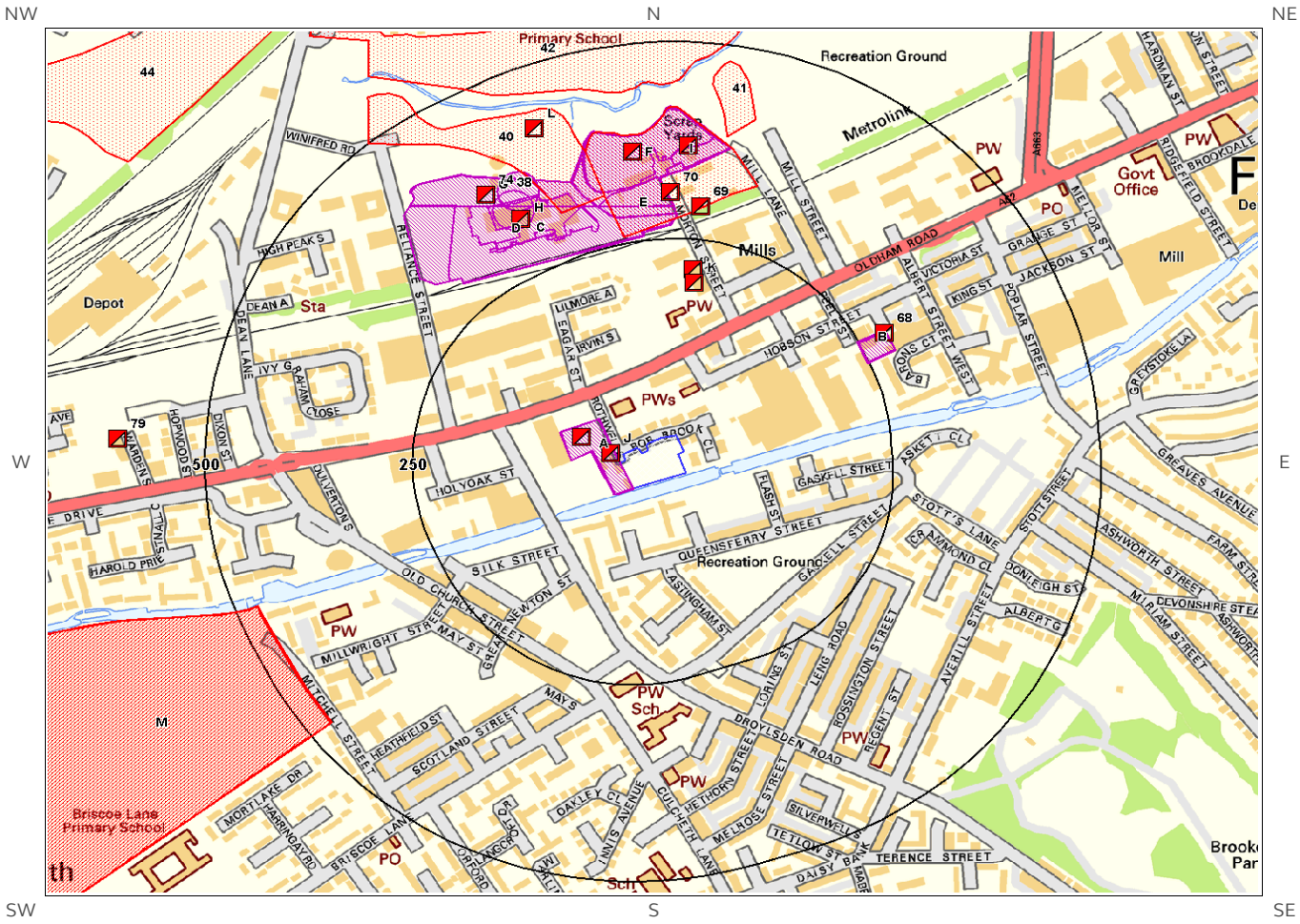
Database searched and no data found.

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

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

Database searched and no data found.

3. Landfill and Other Waste Sites Map



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Site Outline

250
500
Search Buffers (m)

EA/NRW Active Landfill

EA/NRW Historic Landfill

BGS / DoE Survey Landfill

Historic and Planned Waste Sites

EA/NRW Licensed Waste Site

Local Authority/Historical Mapping Landfill Records

3. Landfill and Other Waste Sites

3.1 Landfill Sites

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

0

Database searched and no data found.

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

20

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

ID	Distance (m)	Direction	NGR	Details	
39I	258	N		Site Address: Land at Mill Lane, Failsworth, Greater Manchester Waste Licence: - Site Reference: G109 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: - Last Recorded: -
40	310	N		Site Address: Land off Reliance Street, Newton Heath, Manchester, Greater Manchester Waste Licence: - Site Reference: F041 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: - Last Recorded: -
41	385	N		Site Address: Land off Mill Street, Mill Street, Failsworth, Greater Manchester Waste Licence: - Site Reference: G104 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: - Last Recorded: -
42	440	N		Site Address: Land to the rear of Fairway, Moston, Manchester, Greater Manchester Waste Licence: - Site Reference: F021, G036 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: - Last Recorded: -
43M	468	SW		Site Address: Land adjacent to Mitchell Street, Mitchell Street, Newton Heath,	Licence Issue: 10-Jul-1978 Licence Surrendered: 14-Oct-1985

ID	Distance (m)	Direction	NGR	Details	
				Manchester, Greater Manchester Waste Licence: Yes Site Reference: F008, RD/LIC/013/76 Waste Type: Inert, Industrial, Commercial, Household Environmental Permitting Regulations (Waste) Reference: -	Licence Holder Address: Taylor Road, Urmston, Manchester Operator: - Licence Holder: Messrs H Evers First Recorded: 01-May-1973 Last Recorded: 31-Dec-1984
44	680	NW		Site Address: Lightbowne Phase II, St Marys Road - Joyce Street, Kenyan Lane, Moston, Manchester Waste Licence: Yes Site Reference: F036, RD/LIC/188/79 Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 07-May-1980 Licence Surrendered: 25-Jan-1996 Licence Holder Address: Hall Lane Works, Hall Lane, Farnworth Operator: - Licence Holder: George Cox and Sons Limited First Recorded: 07-May-1980 Last Recorded: 31-Dec-1981
Not shown	811	N		Site Address: Land to the rear of Fairway, Moston, Manchester, Greater Manchester Waste Licence: - Site Reference: F020 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: - Last Recorded: -
Not shown	871	N		Site Address: Faillworth Refuse Tip, Failsworth, Greater Manchester Waste Licence: - Site Reference: - Waste Type: Inert, Industrial, Commercial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: Failsworth Urban District Council Licence Holder: - First Recorded: 31-Dec-1964 Last Recorded: -
Not shown	899	NE		Site Address: Hardman Fold, Broadway, Failsworth Waste Licence: Yes Site Reference: G069, RD/RES/099/85 Waste Type: Inert, Industrial, Commercial, Household, Special, Liquid sludge Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 30-Apr-1979 Licence Surrendered: 30-Apr-1991 Licence Holder Address: - Operator: - Licence Holder: Greater Manchester Waste Disposal Authority First Recorded: 01-Apr-1977 Last Recorded: 27-Sep-1980
Not shown	913	S		Site Address: Clayton Vale Power Station, Bank Bridge Road, Manchester Waste Licence: Yes Site Reference: GDO F001,RD/LIC/045/76 Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 12-Mar-1979 Licence Surrendered: 21-Jul-1983 Licence Holder Address: Europa House, Birdhall Lane, Cheadle Heath, Stockport Operator: - Licence Holder: Central Electricity Generating Board First Recorded: 31-Dec-1901 Last Recorded: 31-Dec-1980
Not shown	1020	SE		Site Address: Graver Lane, Newton Heath, Greater Manchester Waste Licence: - Site Reference: F022 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: - Last Recorded: -
Not shown	1065	S		Site Address: Clayton Vale, Clayton, Manchester, Greater Manchester Waste Licence: - Site Reference: - Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: Central Electricity Generating Board Licence Holder: - First Recorded: 31-Dec-1901 Last Recorded: -
Not	1069	S		Site Address: Clayton Vale Power Station,	Licence Issue: 01-Jan-1974

ID	Distance (m)	Direction	NGR	Details	
shown				Bank Bridge Road, Manchester Waste Licence: Yes Site Reference: RD/LIC/045/76,GDO F001 Waste Type: Inert, Industrial, Commercial, Household, Special, Liquid sludge Environmental Permitting Regulations (Waste) Reference: -	Licence Surrendered: Licence Holder Address: Europa House, Birdhall Lane, Cheadle Heath, Stockport Operator: - Licence Holder: Central Electricity Generating Board First Recorded: 31-Dec-1965 Last Recorded: 31-Dec-1968
Not shown	1167	W		Site Address: Land adjacent to Church Lane North, Church Lane, Harpurhey, Manchester, Greater Manchester Waste Licence: - Site Reference: F007 Waste Type: Commercial, Household Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: - Last Recorded: 31-Dec-1977
Not shown	1233	W		Site Address: Moston Brook, Northampton Road, Harpurhey, Manchester, Greater Manchester Waste Licence: Yes Site Reference: F006 Waste Type: Inert, Industrial, Commercial, Household, Special, Liquid sludge Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 01-Jan-1974 Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: Manchester City Council First Recorded: 01-May-1974 Last Recorded: 01-Dec-1977
Not shown	1240	NE		Site Address: Land to the rear of Romer Avenue, Romer Avenue, Moston, Manchester, Greater Manchester Waste Licence: - Site Reference: F029 Waste Type: Household Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: - Last Recorded: -
Not shown	1346	NW		Site Address: Land off Bluestone Road, Bluestone Road, Moston, Manchester, Greater Manchester Waste Licence: - Site Reference: F035 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: - Last Recorded: -
Not shown	1351	NE		Site Address: Land adjacent to Moston Brook, Belgrave Road, New Moston, Oldham, Greater Manchester Waste Licence: - Site Reference: G108 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: - Last Recorded: -
Not shown	1355	SE		Site Address: Clayton Bridge Industrial Estate, Off Millstream Lane, Failsworth, Oldham Waste Licence: Yes Site Reference: RD/LIC/517/88, G110 Waste Type: Inert, Commercial, Household Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 04-Jan-1989 Licence Surrendered: Licence Holder Address: Collyhurst Road, Collyhurst, Manchester Operator: - Licence Holder: S and B Plant Hire First Recorded: 04-Jan-1989 Last Recorded: 31-May-1989
Not shown	1431	SE		Site Address: Ash Road, Greater Manchester Waste Licence: Yes Site Reference: K047 Waste Type: Inert, Industrial, Commercial, Household, Special, Liquid sludge Environmental Permitting Regulations	Licence Issue: 01-Jan-1974 Licence Surrendered: Licence Holder Address: - Operator: Droylsden Urban District Council Licence Holder: Greater Manchester Waste Disposal Authority

ID	Distance (m)	Direction	NGR	Details	
				(Waste) Reference: -	First Recorded: 31-Dec-1935 Last Recorded: 31-Dec-1978

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

2

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

ID	Distance (m)	Direction	NGR	Details	
Not shown	801	N	388500.0 401500.0	Address: Broadway, Failsworth, Manchester BGS Number: 371.0	Risk: No risk to aquifer Waste Type: N/A
Not shown	1186	S	388000.0 399500.0	Address: Clayton Vale, Clayton, Manchester 11 BGS Number: 2777.0	Risk: No risk to aquifer Waste Type: N/A

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

53

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

ID	Distance (m)	Direction	NGR	Site Address	Source	Data Type
87M	470	SW	387624 400249	Briscoe Lane Lanfill	Manchester City Council	Polygon
Not shown	1084	NE	388893 401684	Refuse Tip	1965 mapping	Polygon
Not shown	1084	NE	388894 401683	Refuse Tip	1963 mapping	Polygon
Not shown	1087	S	388487 399501	Refuse Tip	1965 mapping	Polygon
Not shown	1124	S	388788 399541	Refuse Tip	1963 mapping	Polygon
Not shown	1129	S	388616 399552	Refuse Tip	1965 mapping	Polygon
Not shown	1167	S	388771 399539	Refuse Tip	1965 mapping	Polygon
Not shown	1173	S	388551 399468	Refuse Tip	1965 mapping	Polygon
Not shown	1179	S	388614 399486	Refuse Tip	1965 mapping	Polygon
Not shown	1180	S	388640 399460	Refuse Tip	1965 mapping	Polygon
Not shown	1187	S	388643 399493	Refuse Tip	1965 mapping	Polygon
Not	1201	S	388646	Refuse Tip	1965 mapping	Polygon

ID	Distance (m)	Direction	NGR	Site Address	Source	Data Type
shown			399481			
Not shown	1205	S	388610 399470	Refuse Tip	1965 mapping	Polygon
Not shown	1209	S	388609 399463	Refuse Tip	1965 mapping	Polygon
Not shown	1212	S	388648 399472	Refuse Tip	1965 mapping	Polygon
Not shown	1218	S	388654 399466	Refuse Tip	1965 mapping	Polygon
Not shown	1219	S	388612 399457	Refuse Tip	1965 mapping	Polygon
Not shown	1222	S	388615 399453	Refuse Tip	1965 mapping	Polygon
Not shown	1227	NE	388997 401805	Refuse Tip	1963 mapping	Polygon
Not shown	1227	S	388663 399462	Refuse Tip	1965 mapping	Polygon
Not shown	1228	NE	389011 401815	Refuse Tip	1965 mapping	Polygon
Not shown	1229	S	388624 399446	Refuse Tip	1965 mapping	Polygon
Not shown	1231	S	388683 399458	Refuse Tip	1965 mapping	Polygon
Not shown	1240	S	388636 399440	Refuse Tip	1965 mapping	Polygon
Not shown	1245	S	388847 399505	Refuse Tip	1965 mapping	Polygon
Not shown	1246	S	388667 399431	Refuse Tip	1965 mapping	Polygon
Not shown	1248	S	388829 399491	Refuse Tip	1965 mapping	Polygon
Not shown	1252	NE	389012 401822	Refuse Tip	1965 mapping	Polygon
Not shown	1253	S	388787 399475	Refuse Tip	1965 mapping	Polygon
Not shown	1253	S	388771 399470	Refuse Tip	1965 mapping	Polygon
Not shown	1253	S	388764 399467	Refuse Tip	1965 mapping	Polygon
Not shown	1255	S	388807 399480	Refuse Tip	1965 mapping	Polygon
Not shown	1266	SE	388875 399495	Refuse Tip	1965 mapping	Polygon
Not shown	1267	SE	388867 399488	Refuse Tip	1965 mapping	Polygon
Not shown	1268	S	388351 399268	Refuse Tip	1965 mapping	Polygon
Not shown	1269	S	388650 399268	Refuse Tip	1965 mapping	Polygon
Not shown	1274	S	388858 399478	Refuse Tip	1965 mapping	Polygon
Not shown	1276	S	388717 399391	Refuse Tip	1965 mapping	Polygon

ID	Distance (m)	Direction	NGR	Site Address	Source	Data Type
Not shown	1276	S	388705 399422	Refuse Tip	1965 mapping	Polygon
Not shown	1276	S	388717 399391	Refuse Tip	1965 mapping	Polygon
Not shown	1278	S	388853 399469	Refuse Tip	1965 mapping	Polygon
Not shown	1283	S	388741 399422	Refuse Tip	1965 mapping	Polygon
Not shown	1285	S	388794 399445	Refuse Tip	1965 mapping	Polygon
Not shown	1285	S	388784 399440	Refuse Tip	1965 mapping	Polygon
Not shown	1285	S	388811 399449	Refuse Tip	1965 mapping	Polygon
Not shown	1285	S	388842 399460	Refuse Tip	1965 mapping	Polygon
Not shown	1287	S	388769 399431	Refuse Tip	1965 mapping	Polygon
Not shown	1288	S	388831 399454	Refuse Tip	1965 mapping	Polygon
Not shown	1293	S	388760 399425	Refuse Tip	1965 mapping	Polygon
Not shown	1293	S	388756 399423	Refuse Tip	1965 mapping	Polygon
Not shown	1447	SE	389487 399714	Refuse Tip	1963 mapping	Polygon
Not shown	1457	NE	389407 401738	Refuse Tip	1965 mapping	Polygon
Not shown	1457	NE	389438 401734	Refuse Tip	1965 mapping	Polygon

3.2 Other Waste Sites

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

36

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

ID	Distance (m)	Direction	NGR	Details		
3A	0	On Site	388275 400681	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1986	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
4A	0	SW	388275 400681	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1988	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
5A	1	SW	388275 400681	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1994	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon

ID	Distance (m)	Direction	NGR	Details		
6A	1	SW	388275 400681	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1993	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
7B	248	NE	388611 400822	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1988	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
8B	249	NE	388611 400823	Type of Site: Scrap Metal Yard Site Address: N/A	Planning Application Reference: N/A Date: 1969	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
9B	249	NE	388611 400823	Type of Site: Scrap Metal Yard Site Address: N/A	Planning Application Reference: N/A Date: 1950	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
10B	249	NE	388612 400821	Type of Site: Scrap Metal Yard Site Address: N/A	Planning Application Reference: N/A Date: 1950	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
11B	249	NE	388612 400821	Type of Site: Scrap Metal Yard Site Address: N/A	Planning Application Reference: N/A Date: 1959	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
12B	249	NE	388612 400823	Type of Site: Scrap Metal Yard Site Address: N/A	Planning Application Reference: N/A Date: 1978	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
13B	249	NE	388612 400823	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1995	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
14B	249	NE	388612 400822	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1986	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
15B	249	NE	388612 400822	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1983	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
16C	252	N	388235 400951	Type of Site: Refuse Destructor Site Address: N/A	Planning Application Reference: N/A Date: 1993	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
17C	252	N	388235 400951	Type of Site: Refuse Destructor Site Address: N/A	Planning Application Reference: N/A Date: 1994	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
18D	253	N	388207 400950	Type of Site: Refuse Destructor Site Address: N/A	Planning Application Reference: N/A Date: 1986	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
19D	253	N	388207 400950	Type of Site: Refuse Destructor Site Address: N/A	Planning Application Reference: N/A Date: 1983	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
20C	273	N	388198 400970	Type of Site: Refuse Destructor Site Address: N/A	Planning Application Reference: N/A Date: 1988	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
21E	281	N	388324	Type of Site: Scrap	Planning Application Reference:	Further Details: N/A

ID	Distance (m)	Direction	NGR	Details		
			400992	Yard Site Address: N/A	N/A Date: 1986	Data Source: Historic Mapping Data Type: Polygon
22H	281	NW	388199 400981	Type of Site: Refuse Destructor Site Address: N/A	Planning Application Reference: N/A Date: 1988	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
23E	281	N	388324 400992	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1988	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
24E	281	N	388324 400993	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1994	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
25E	281	N	388324 400993	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1993	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
26F	291	N	388347 401070	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1983	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
27F	291	N	388340 401063	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1994	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
28F	291	N	388340 401063	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1993	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
29G	303	N	388163 401019	Type of Site: Refuse Destructor Site Address: N/A	Planning Application Reference: N/A Date: 1994	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
30G	303	N	388163 401019	Type of Site: Refuse Destructor Site Address: N/A	Planning Application Reference: N/A Date: 1993	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
31F	303	N	388340 401063	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1983	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
32G	303	N	388162 401020	Type of Site: Refuse Destructor Site Address: N/A	Planning Application Reference: N/A Date: 1983	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
33H	311	NW	388175 400995	Type of Site: Waste Recycling Centre (Extension) Site Address: Reliance Street, Newton Heath, MANCHESTER, Greater Manchester, M40 3EZ	Planning Application Reference: AE/053232/07 Date: -	Further Details: Scheme comprises mechanical and biological treatment facility and extension to waste recycling centre. An application (ref: AE/053232/07) for detailed planning permission was submitted to Oldham B.C. Data Source: Historic Planning Application Data Type: Point
34F	318	N	388347 401070	Type of Site: Scrap Yard	Planning Application Reference: N/A	Further Details: N/A Data Source: Historic Mapping

ID	Distance (m)	Direction	NGR	Details		
				Site Address: N/A	Date: 1971	Data Type: Polygon
35F	319	N	388339 401071	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1978	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
36I	322	N	388382 401059	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1982	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
37H	323	NW	388189 401006	Type of Site: Refuse Destructor Site Address: N/A	Planning Application Reference: N/A Date: 1983	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
38	331	NW	388181 401018	Type of Site: Waste Recycling Centre Site Address: Reliance Street, Newton Heath, MANCHESTER, Greater Manchester, M40 3EZ	Planning Application Reference: AE/054008/07 Date: 05/11/2009	Further Details: Scheme comprises extension to household waste recycling centre and construction of new mechanical biological treatment facility. An application (ref: AE/054008/07) for detailed planning permission was granted by Oldham B.C. This is part of the PFI wastemanagement scheme, lead 05087716 We have been advised works are almost complete. Data Source: Historic Planning Application Data Type: Point

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

28

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

ID	Distance (m)	Direction	NGR	Details	
59J	15	W	388292 400687	Site Address: Hygrade Motor Spares, Rothwell Street, Newton Heath, Manchester, M40 1EL Type: 75kte Vehicle Depollution Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MOH008 EPR reference: EA/EPR/LB3936RN/A001 Operator: Mr Mohammed Qadeer & Mr Shafqut Ali Waste Management licence No: 104837 Annual Tonnage: 74999.0	Issue Date: 25/03/2013 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Hygrade Motor Spares Correspondence Address: -
60J	15	W	388292 400687	Site Address: Hygrade Motor Spares, Rothwell Street, Newton Heath, Manchester, M40 1EL Type: Vehicle Depollution Facility <5000 tps	Issue Date: 25/03/2013 Effective Date: - Modified: 11/07/2013 Surrendered Date: - Expiry Date: -

ID	Distance (m)	Direction	NGR	Details	
				Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MOH008 EPR reference: EA/EPR/LB3936RN/V002 Operator: Mr Mohammed Qadeer & Mr Shafqut Ali Waste Management licence No: 104837 Annual Tonnage: 4999.0	Cancelled Date: - Status: Modified Site Name: Hygrade Motor Spares Correspondence Address: -
61A	55	NW	388257 400708	Site Address: Land/premises At, Rothwell Street, Newton Heath, Manchester, M40 1EL Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MWQ001 EPR reference: EA/EPR/WP3998CP/T002 Operator: Hygrade Motor Spares Limited Waste Management licence No: 50081 Annual Tonnage: 5000.0	Issue Date: 03/07/2001 Effective Date: 27/06/2003 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Hygrade Motor Spares Ltd Correspondence Address: -
62A	55	NW	388257 400708	Site Address: Land/premises At, Rothwell Street, Newton Heath, Manchester, M40 1EL Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MWQ001 EPR reference: WP3998CP/T002 Operator: Liquat, Waheed And Qadir, Mohammed Wasim Waste Management licence No: 50081 Annual Tonnage: 5000.0	Issue Date: 03/07/2001 Effective Date: 27/06/2003 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Hygrade Motor Spares Ltd Correspondence Address: -
63A	55	NW	388257 400708	Site Address: Rothwell Street, Newton Heath, Manchester, M40 1EL Type: Metal Recycling Site (Vehicle Dismantler) Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: HAF001 EPR reference: - Operator: Hafiz Mohammed Waste Management licence No: 50081 Annual Tonnage: 5000.0	Issue Date: 03/07/2001 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Highgrade - Rothwell Street Site Correspondence Address: 3, Morris Street, Oldham, Lancs, OL4 1EL
64A	55	NW	388257 400708	Site Address: Land/premises At, Rothwell Street, Newton Heath, Manchester, M40 1EL Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MWQ001 EPR reference: WP3998CP/T002 Operator: Liquat, Waheed And Qadir, Mohammed Wasim Waste Management licence No: 50081 Annual Tonnage: 5000.0	Issue Date: 03/07/2001 Effective Date: 27/06/2003 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Hygrade Motor Spares Ltd Correspondence Address: -
65A	55	NW	388257 400708	Site Address: Land/premises At, Rothwell Street, Newton Heath, Manchester, M40 1EL Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MWQ001 EPR reference: EA/EPR/WP3998CP/T002	Issue Date: 03/07/2001 Effective Date: 27/06/2003 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired Site Name: Hygrade Motor Spares Ltd Correspondence Address: -

ID	Distance (m)	Direction	NGR	Details	
				Operator: Hygrade Motor Spares Ltd Waste Management licence No: 50081 Annual Tonnage: 5000.0	
66K	196	N	388392 400904	Site Address: Sandfield House, Morton Street, Failsworth, Manchester, M35 0BN Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: FAU002 EPR reference: EA/EPR/DP3992CW/A001 Operator: Breakdown Services Manchester Ltd Waste Management licence No: 53606 Annual Tonnage: 417.0	Issue Date: 29/03/1996 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Failsworth Autospares Correspondence Address: -
67K	213	N	388391 400921	Site Address: Unit 26 Failsworth Ind Est, Morton Street, Failsworth, Oldham, Lancashire, M35 0BN Type: Vehicle Depollution Facility <5000 tps Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BLA167 EPR reference: EA/EPR/AB3707SQ/A001 Operator: Blackstone Breakers Limited Waste Management licence No: 400829 Annual Tonnage: 4999.0	Issue Date: 01/11/2013 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked Site Name: Blackstone Breakers Correspondence Address: -
68	282	NE	388621 400840	Site Address: Manchester Auto Spares, Hobson Street, Failsworth, Manchester, M35 0JH Type: ELV Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: RGV001 EPR reference: EA/EPR/RP3094CW/V002 Operator: Mr Graham Sykes & Mr Robert Lewtas Waste Management licence No: 50439 Annual Tonnage: 2500.0	Issue Date: 24/02/2006 Effective Date: - Modified: 24/07/2012 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Manchester Auto Spares Correspondence Address: -
69	292	N	388400 401000	Site Address: A1 Jap Spares Ltd, Mill Lane, Failsworth, Manchester, M35 0BJ Type: Vehicle Depollution Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: A1J001 EPR reference: EA/EPR/FB3806FE/A001 Operator: A1 Jap Spares Ltd Waste Management licence No: 404537 Annual Tonnage: 0.0	Issue Date: 24/04/2018 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: A1 Jap Spares Ltd Correspondence Address: -
70	310	N	388364 401019	Site Address: Morton Street, Failsworth, Manchester, M35 0BN Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: STO167 EPR reference: EA/EPR/DB3500LB/T001 Operator: Mr Adam Peter Stott & Mr David John Koomen Waste Management licence No: 53606 Annual Tonnage: 5000.0	Issue Date: 29/03/1996 Effective Date: 06/11/2015 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Failsworth Auto Spares & Failsworth Fiat Spares Correspondence Address: -
71C	324	NW	388184 400985	Site Address: - Type: Physical Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations	Issue Date: 03/04/1984 Effective Date: - Modified: 27/09/2002 Surrendered Date: -

ID	Distance (m)	Direction	NGR	Details	
				(Waste) Licence Number: GMW016 EPR reference: - Operator: G M Waste Ltd Waste Management licence No: 53930 Annual Tonnage: 364000.0	Expiry Date: - Cancelled Date: - Status: Modified Site Name: North Manchester M R F Correspondence Address: -
72F	364	N	388318 401070	Site Address: Land/premises At, Meek Street, Royton, Oldham, Lancashire, OL2 6HL Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: D&M001 EPR reference: EA/EPR/PP3294CR/V002 Operator: D & M Demolitions Ltd Waste Management licence No: 50195 Annual Tonnage: 4999.0	Issue Date: 01/12/2003 Effective Date: - Modified: 25/05/2010 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: D & M Demolitions Ltd Correspondence Address: -
73I	369	N	388385 401078	Site Address: Mill Lane, Failsworth, Manchester, M35 0BJ Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: KHA001 EPR reference: EA/EPR/NP3598CG/V002 Operator: Khan Gustasaf Waste Management licence No: 50048 Annual Tonnage: 40.0	Issue Date: 07/06/2002 Effective Date: - Modified: 11/06/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Mill Lane Correspondence Address: -
74	369	NW	388141 401015	Site Address: North Manchester T L S & M B T Plant, Reliance Street, Newton Heath, Manchester, M40 3EZ Type: Biological Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW016 EPR reference: EA/EPR/CP3991LQ/V011 Operator: Viridor Waste (Greater Manchester) Ltd Waste Management licence No: 53930 Annual Tonnage: 150000.0	Issue Date: 03/04/1984 Effective Date: - Modified: 04/01/2017 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: North Manchester T L S And M B T Plant Correspondence Address: -
75L	422	N	388200 401100	Site Address: North Manchester T L S & M B T Plant, Reliance Street, Newton Heath, Manchester, Lancs, M40 3EZ Type: Biological Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW016 EPR reference: EA/EPR/CP3991LQ/V009 Operator: Viridor Waste (Greater Manchester) Limited Waste Management licence No: 53930 Annual Tonnage: 150000.0	Issue Date: 03/04/1984 Effective Date: - Modified: 29/05/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: North Manchester T L S And M B T Plant Correspondence Address: -
76L	422	N	388200 401100	Site Address: Reliance Street, Newton Heath, Manchester, M40 3EZ Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW016 EPR reference: CP3991LQ/V Operator: Viridor Waste (Greater Manchester) Ltd Waste Management licence No: 53930 Annual Tonnage: 74999.0	Issue Date: 03/04/1984 Effective Date: - Modified: 27/05/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: North Manchester M R F Correspondence Address: -
77L	422	N	388200	Site Address: Land/premises At, Reliance	Issue Date: 03/04/1984

ID	Distance (m)	Direction	NGR	Details	
			401100	Street, Newton Heath, Manchester, Lancs, M40 3EZ Type: Biological Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW016 EPR reference: EA/EPR/CP3991LQ/V007 Operator: Viridor Waste (Greater Manchester) Ltd Waste Management licence No: 53930 Annual Tonnage: 150000.0	Effective Date: - Modified: 21/06/2011 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: North Manchester H W R C, T L S And M B T Facility Correspondence Address: -
78L	422	N	388200 401100	Site Address: Reliance Street, Newton Heath, Manchester, M40 3EZ Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW016 EPR reference: - Operator: Greater Manchester Waste Ltd Waste Management licence No: 53930 Annual Tonnage: 74999.0	Issue Date: 03/04/1984 Effective Date: - Modified: 31/03/2008 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: North Manchester M R F Correspondence Address: Po Box 151, Higher Swan Lane, Bolton, Lancashire, BL3 3WW
79	607	W	387698 400706	Site Address: 13, Warden Lane, Manchester, M40 2FH Type: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MWR001 EPR reference: EA/EPR/JP3496CY/A001 Operator: Bolger K Waste Management licence No: 53890 Annual Tonnage: 6250.0	Issue Date: 10/07/1991 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked Site Name: K Bolger Skip Hire Correspondence Address: -
Not shown	1169	N	388243 401871	Site Address: Former Tetrosyl Works, St Marys Road, Moston, Manchester, NONE Type: Mobile Plant Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: REM001 EPR reference: - Operator: Remedex Ltd Waste Management licence No: 50192 Annual Tonnage: 62000.0	Issue Date: 30/10/2000 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Remedex Ltd Mobile Plant Correspondence Address: 36, Westbury Lane, Bristol, Avon, BS9 2PP
Not shown	1169	N	388243 401871	Site Address: Former Tetrosyl Works, St Marys Road, Moston, Manchester, NONE Type: Mobile Plant Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: REM001 EPR reference: - Operator: Remedex Ltd Waste Management licence No: 50192 Annual Tonnage: 62000.0	Issue Date: 30/10/2000 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Remedex Ltd Mobile Plant Correspondence Address: 36, Westbury Lane, Bristol, Avon, BS9 2PP
Not shown	1302	E	389600 400200	Site Address: Britannia Works, Ledbury Road, Off Green Lane, Failsworth, Manchester, M35 0PB Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BIE002 EPR reference: - Operator: Britannia Import Export Ltd Waste Management licence No: 50119 Annual Tonnage: 5000.0	Issue Date: 07/11/2002 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Britannia Import Export Ltd Correspondence Address: Unit 3, Gould Street, Oldham, Lancashire, OL1 3LL
Not	1302	E	389600	Site Address: Britannia Works, Ledbury	Issue Date: 07/11/2002

ID	Distance (m)	Direction	NGR	Details	
shown			400200	Road, Off Green Lane, Failsworth, Manchester, M35 0PB Type: Material Recycling Treatment Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BIE002 EPR reference: EA/EPR/DP3998CU/V002 Operator: Britannia Import Export Ltd Waste Management licence No: 50119 Annual Tonnage: 24999.0	Effective Date: - Modified: 04/08/2003 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired Site Name: Britannia Import Export Ltd Correspondence Address: -
Not shown	1319	SE	389319 399733	Site Address: Cooking Oil Processing Facility, Green Lane, Failsworth, Oldham, Lancashire, M35 0HQ Type: Physical Treatment Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: KSO001 EPR reference: EA/EPR/BB3303UH/A001 Operator: Enviroil Limited Waste Management licence No: 401217 Annual Tonnage: 4999.0	Issue Date: 04/09/2014 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Cooking Oil Processing Facility Correspondence Address: -
Not shown	1382	SE	389334 399659	Site Address: Banbury Road, Failsworth, Manchester, M35 0PB Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BIE015 EPR reference: EA/EPR/JP3398CQ/A001 Operator: Britannia Import Export Ltd Waste Management licence No: 50142 Annual Tonnage: 4999.0	Issue Date: 10/03/2003 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired Site Name: Britannia Import Export Ltd Correspondence Address: -
Not shown	1423	SE	389426 399694	Site Address: Land/premises At, Ledbury Lane, Banbury Road, Oldham, Lancashire, M35 0PB Type: Special Waste Transfer Station Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SHO001 EPR reference: EA/EPR/YP3394CX/S003 Operator: Shore Recycling Ltd Waste Management licence No: 50458 Annual Tonnage: 0.0	Issue Date: 31/07/2006 Effective Date: - Modified: - Surrendered Date: Nov 3 2010 12:00AM Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Shore Recycling (ozone) Ltd Correspondence Address: -

4. Current Land Use Map



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Site Outline

Search Buffers (m)
250
500

Current Industrial Sites

Petrol & Fuel Sites

Electricity Transmission Cables

Gas Transmission Pipelines

4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site: 44

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	50	NW	Scrap Yard	388261 400705	Greater Manchester, M40	Scrap Metal Merchants	Recycling Services
2	68	NE	Electricity Sub Station	388433 400736	Greater Manchester, M40	Electrical Features	Infrastructure and Facilities
3	99	W	Works	388208 400650	Greater Manchester, M40	Unspecified Works Or Factories	Industrial Features
4	118	SW	Works	388199 400620	Greater Manchester, M40	Unspecified Works Or Factories	Industrial Features
5A	123	NE	Woods Upholstery	388423 400820	16, Oldham Road, Failsworth, Manchester, Greater Manchester, M35 0JE	Furniture	Consumer Products
6A	131	NE	Texaco	388428 400827	15-49 Oldham Road, Failsworth, Manchester, Greater Manchester, M35 0JE	Petrol and Fuel Stations	Road and Rail
7	134	NE	Works	388498 400752	Greater Manchester, M35	Unspecified Works Or Factories	Industrial Features
8B	134	NE	Meadow Self Storage	388474 400795	Unit 3 Meadow Industrial Estate, Hobson Street, Failsworth, Manchester, Greater Manchester, M35 0JJ	Container and Storage	Transport, Storage and Delivery
9B	134	NE	Travelline Minibus Service Within Meadow Self-storage	388474 400795	Unit 1b Meadow Industrial Estate, Hobson Street, Failsworth, Manchester, Greater Manchester, M35 0JJ	Vehicle Hire and Rental	Hire Services
10	144	W	Custom Cookie Co	388165 400634	30, Holyoak Street, Manchester, Greater Manchester, M40 1HB	Giftware	Consumer Products
11	148	N	R G S Wrought Iron	388407 400852	Unit 4 Failsworth Industrial Estate, Morton Street, Failsworth, Manchester, Greater Manchester, M35 0BN	Metalworkers Including Blacksmiths	Construction Services
12	149	NE	Tesco Filling Station	388464 400826	Filling Station, Oldham Road, Failsworth, Greater Manchester, M35 0EJ	Petrol and Fuel Stations	Road and Rail
13E	170	NW	Promotor Direct Ltd	388192 400810	Unit 2 3a, Eagar Street, Manchester, Greater Manchester, M40 1EP	Vehicle Parts and Accessories	Motoring

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
14C	175	NW	Works	388154 400769	Greater Manchester, M40	Unspecified Works Or Factories	Industrial Features
15	176	S	Electricity Sub Station	388280 400471	Greater Manchester, M40	Electrical Features	Infrastructure and Facilities
16	179	NE	Electricity Sub Station	388511 400820	Greater Manchester, M35	Electrical Features	Infrastructure and Facilities
17C	180	NW	T D Autocare	388152 400777	Lonsdale Street, Manchester, Greater Manchester, M40 2FT	Vehicle Repair, Testing and Servicing	Repair and Servicing
18D	182	N	Failsworth Industrial Estate	388386 400891	Greater Manchester, M35	Business Parks and Industrial Estates	Industrial Features
19D	189	N	B T C Motor Repairs Ltd	388368 400898	Unit 12-15 Failsworth Industrial Estate, Morton Street, Failsworth, Manchester, Greater Manchester, M35 0BN	Vehicle Repair, Testing and Servicing	Repair and Servicing
20E	190	NW	G C Supplies UK Ltd	388174 400821	Unit 13a-15a Reliance Trading Estate, Manchester, Greater Manchester, M40	Metals Manufacturers, Fabricators and Stockholders	Industrial Products
21F	191	NE	Speed Print Services Ltd	388542 400793	Brook Street, Failsworth, Manchester, Greater Manchester, M35 0BS	Published Goods	Industrial Products
22F	191	NE	Tachograph Services M C R Ltd	388542 400793	Hobson Street, Failsworth, Manchester, Greater Manchester, M35 0JH	Measurement and Inspection Equipment	Industrial Products
23D	192	N	J L Wood & Son Ltd	388393 400900	Unit 10-11 Failsworth Industrial Estate, Morton Street, Failsworth, Manchester, Greater Manchester, M35 0BN	Food and Beverage Industry Machinery	Industrial Products
24G	193	NE	Works	388460 400880	Greater Manchester, M35	Unspecified Works Or Factories	Industrial Features
25	193	E	Tank	388571 400718	Greater Manchester, M35	Tanks (Generic)	Industrial Features
26I	195	NE	Warehouse	388560 400764	Greater Manchester, M35	Container and Storage	Transport, Storage and Delivery
27G	195	NE	Turners Garage	388464 400880	21, Oldham Road, Failsworth, Manchester, Greater Manchester, M35 0BR	Vehicle Repair, Testing and Servicing	Repair and Servicing
28	202	NW	Manchester M O T Centre	388122 400766	Unit 17, Reliance Trading Estate, Manchester, Greater Manchester, M40 3AG	Vehicle Repair, Testing and Servicing	Repair and Servicing
29	207	NW	Signs 2 Signs	388146 400814	Unit 10-11, Reliance Trading Estate, Manchester, Greater Manchester, M40 3AG	Signs	Industrial Products
30	210	NE	D H Welton & Co Ltd	388525 400850	Corn Street, Failsworth, Manchester, Greater Manchester, M35 0UE	Civil Engineers	Engineering Services
31	211	N	Phil Powell Printing	388398 400918	Unit 9 Failsworth Industrial Estate, Morton Street, Failsworth, Manchester, Greater Manchester, M35 0BN	Published Goods	Industrial Products

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
32H	216	NW	Manchester Hydroponics Ltd	388164 400847	Unit 1a, Reliance Trading Estate, Manchester, Greater Manchester, M40 3AG	Horticultural Equipment	Industrial Products
33H	217	NW	P H Conversions Ltd	388148 400832	Unit 12a, Reliance Trading Estate, Manchester, Greater Manchester, M40 3AG	Vehicles	Industrial Products
34I	218	E	Tank	388582 400770	Greater Manchester, M35	Tanks (Generic)	Industrial Features
35J	221	N	McDonald Ceilings Ltd	388354 400930	Unit 17 Failsworth Industrial Estate, Morton Street, Failsworth, Manchester, Greater Manchester, M35 0BN	Building and Component Suppliers	Construction Services
36J	223	N	Heritage Engineering North West Ltd	388346 400931	Unit 16 Failsworth Industrial Estate, Morton Street, Failsworth, Manchester, Greater Manchester, M35 0BN	Industrial Engineers	Engineering Services
37J	227	N	B P M Engineering Services Ltd	388357 400935	Unit 18 Failsworth Industrial Estate, Morton Street, Failsworth, Manchester, Greater Manchester, M35 0BN	Special Purpose Machinery and Equipment	Industrial Products
38	234	NE	Manchester Sign Co	388497 400906	Unit 25 Failsworth Industrial Estate, Morton Street, Failsworth, Manchester, Greater Manchester, M35 0BN	Signs	Industrial Products
39	237	NW	Auto Body Centre	388169 400877	Unit 5, Reliance Trading Estate, Manchester, Greater Manchester, M40 3AG	Vehicle Repair, Testing and Servicing	Repair and Servicing
40	245	NE	Works	388603 400789	Greater Manchester, M35	Unspecified Works Or Factories	Industrial Features
41	246	SW	City Bedz	388110 400514	37, Old Church Street, Manchester, Greater Manchester, M40 2JN	Beds and Bedding	Consumer Products
42	249	NE	Alex J Cheetham Ltd	388470 400936	Morton Street, Failsworth, Manchester, Greater Manchester, M35 0BP	Metalworkers Including Blacksmiths	Construction Services
43	249	NW	Highbank Jig & Tools Co Ltd	388097 400819	Unit 7, Reliance Trading Estate, Manchester, Greater Manchester, M40 3AG	General Manufacturing	Industrial Products
44	250	E	Tank	388623 400746	Greater Manchester, M35	Tanks (Generic)	Industrial Features

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site: 4

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
45	105	W	388199 400681	OBSOLETE	1370 Oldham Road, Newton Heath, Manchester, Greater Manchester, M40 2NW	Not Applicable	Obsolete
46G	182	NE	388476 400858	TEXACO	15-49 Oldham Road, Failsworth, Manchester, Greater Manchester, M35 0BR	No	Open
47	240	W	388071 400734	OBSOLETE	1123 Oldham Road, Reliance Street, Newton Heath, Manchester, Greater Manchester, M40 2AB	Not Applicable	Obsolete
48	318	NE	388591 400939	UNBRANDED	Oldham Road, Failsworth, Oldham, Greater Manchester, M35 0BH	Not Applicable	Obsolete

4.3 National Grid High Voltage Underground Electricity Transmission Cables

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

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site: 0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

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

Records of National Grid high pressure gas transmission pipelines within 500m of the study site: 0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

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

5.2 Superficial Ground and Drift Geology

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

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

5.3 Bedrock and Solid Geology

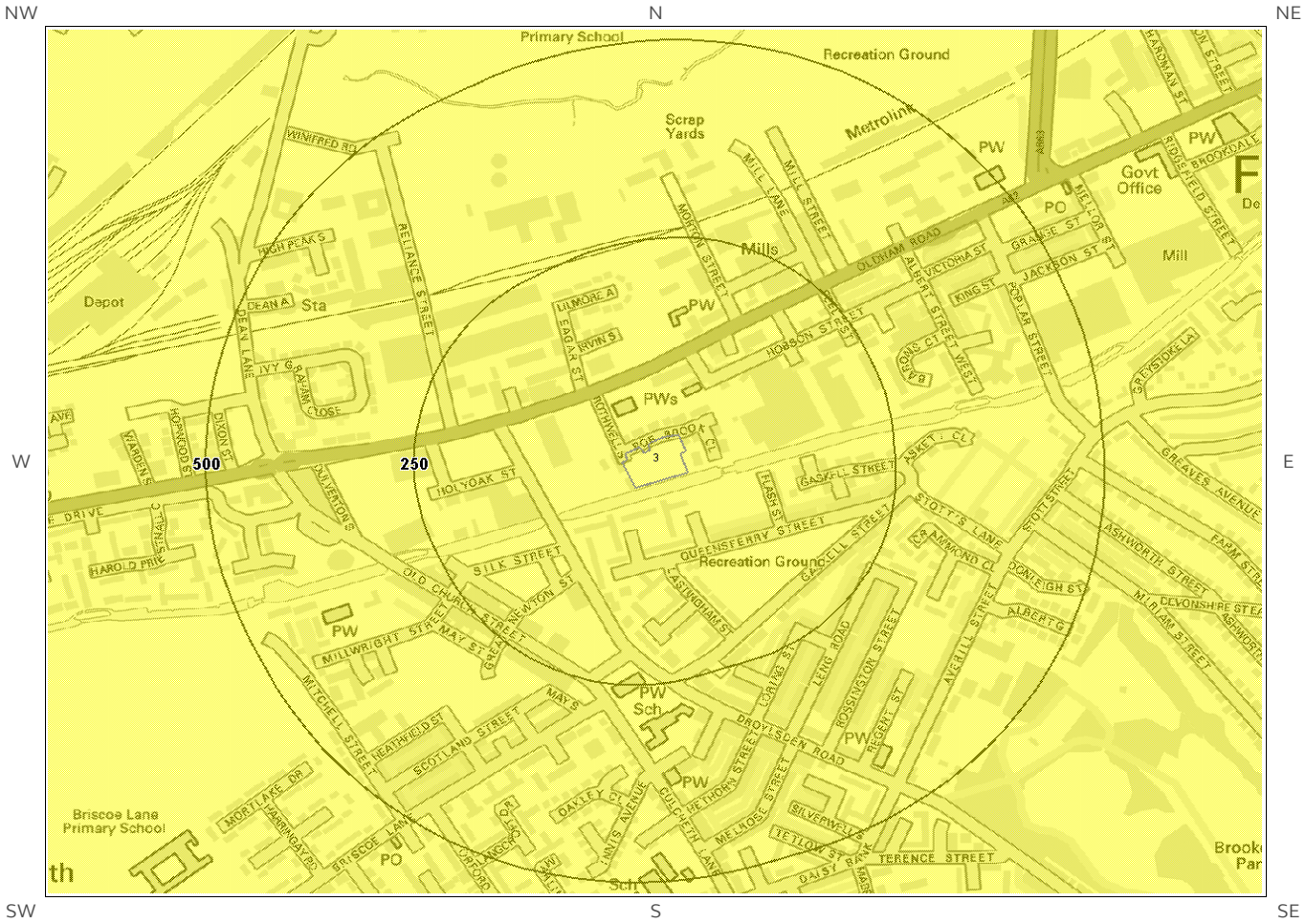
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
CS-SDST	COLLYHURST SANDSTONE FORMATION	SANDSTONE

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

6 Hydrogeology and Hydrology

6a. Aquifer Within Superficial Geology



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Site Outline

250
500
Search Buffers (m)

Principal Aquifer

Secondary (A) Aquifer - Permeable Layers

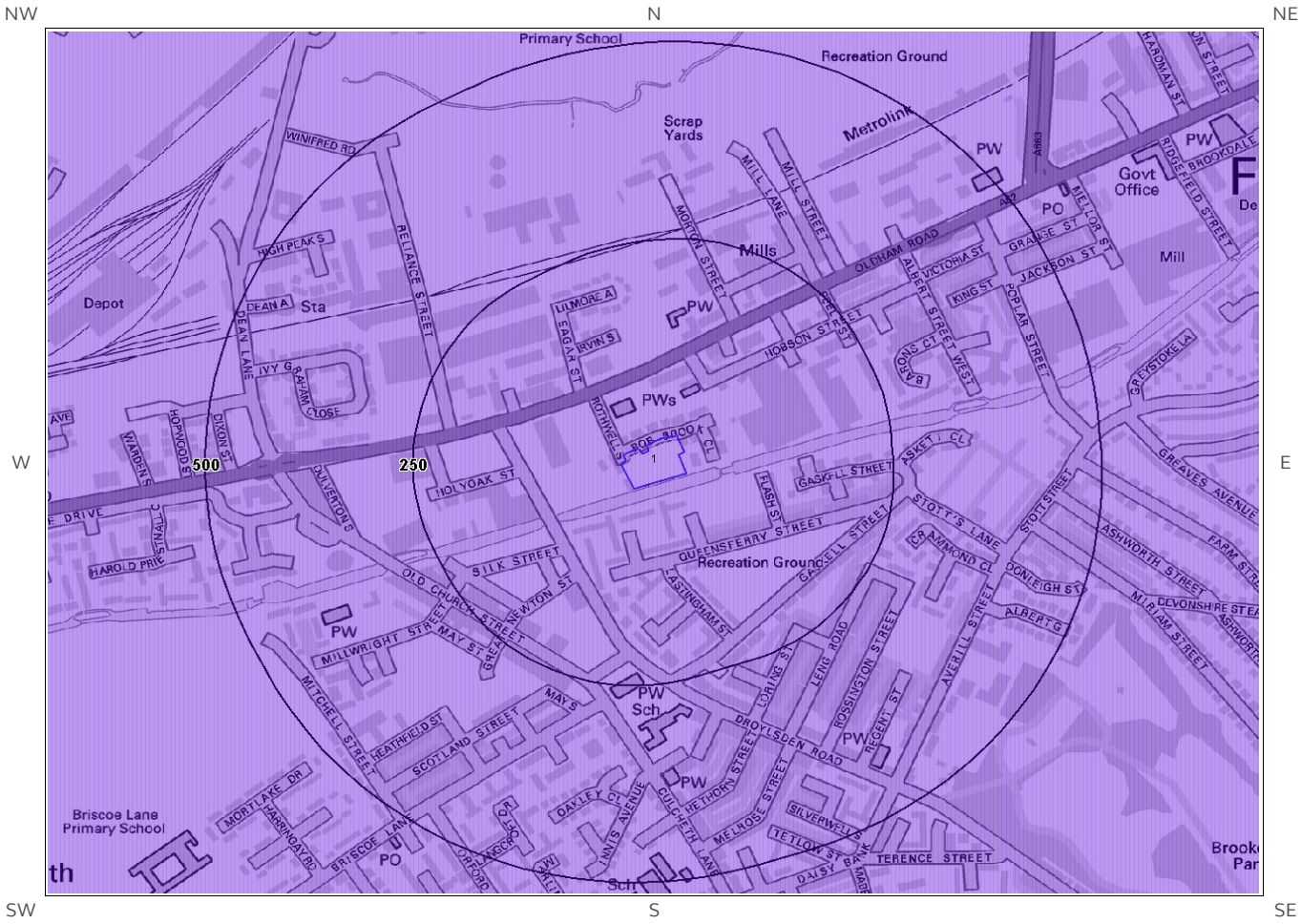
Secondary (B) Aquifer - Lower Permeability Layers

Secondary Aquifer - Undifferentiated Layers

Unproductive

Unknown (lakes and landslip)

6b. Aquifer Within Bedrock Geology and Abstraction Licences



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Site Outline

250
500
Search Buffers (m)

Principal Aquifer

Secondary (A) Aquifer - Permeable Layers

Secondary (B) Aquifer - Lower Permeability Layers

Groundwater Abstraction Licence

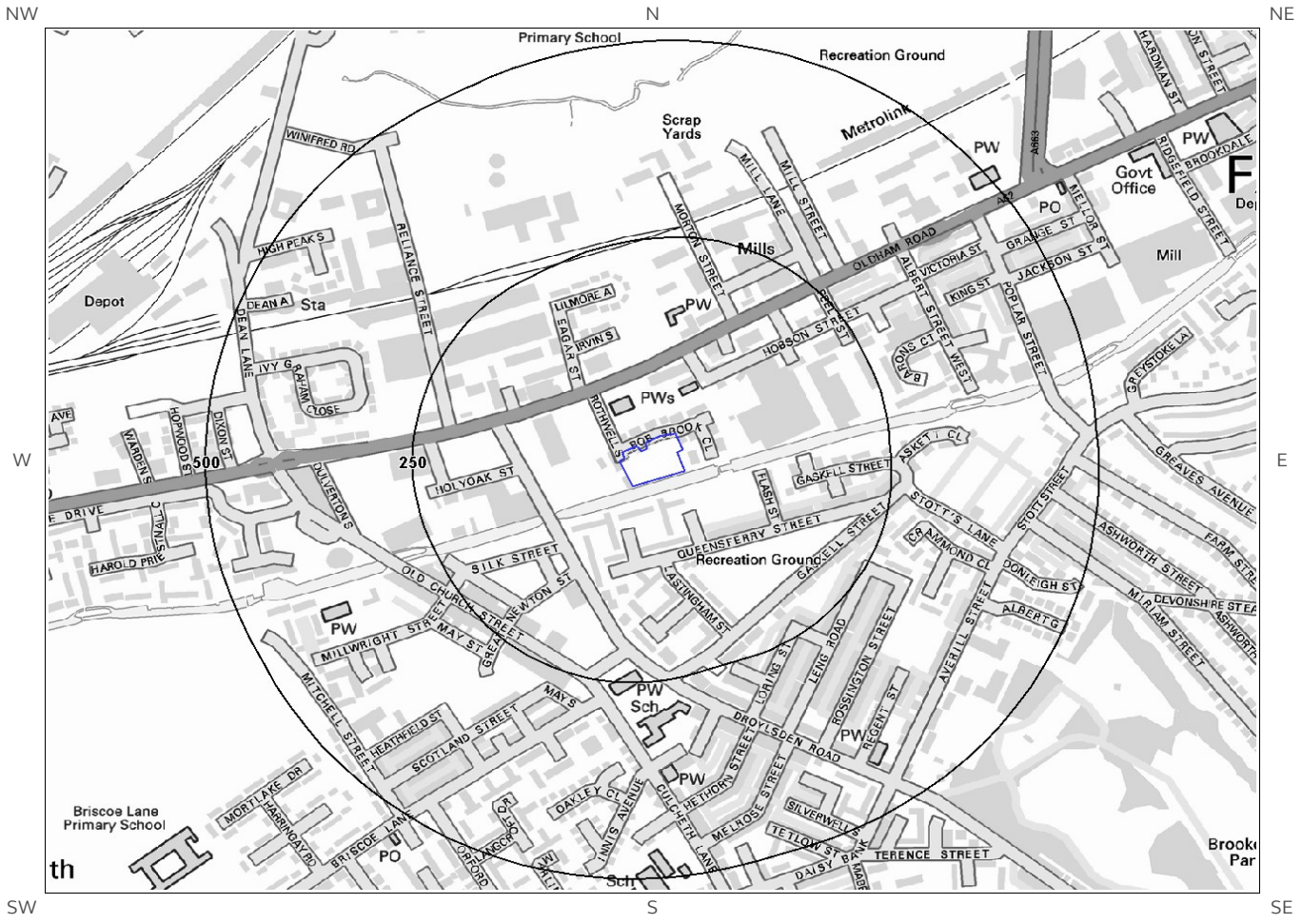
Secondary Aquifer - Undifferentiated Layers

Unproductive

Unknown (lakes and landslip)

Surface Water Abstraction Licence

6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licences



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Site Outline

250
500
Search Buffers (m)

Source Protection Zone 1 - Inner Catchment

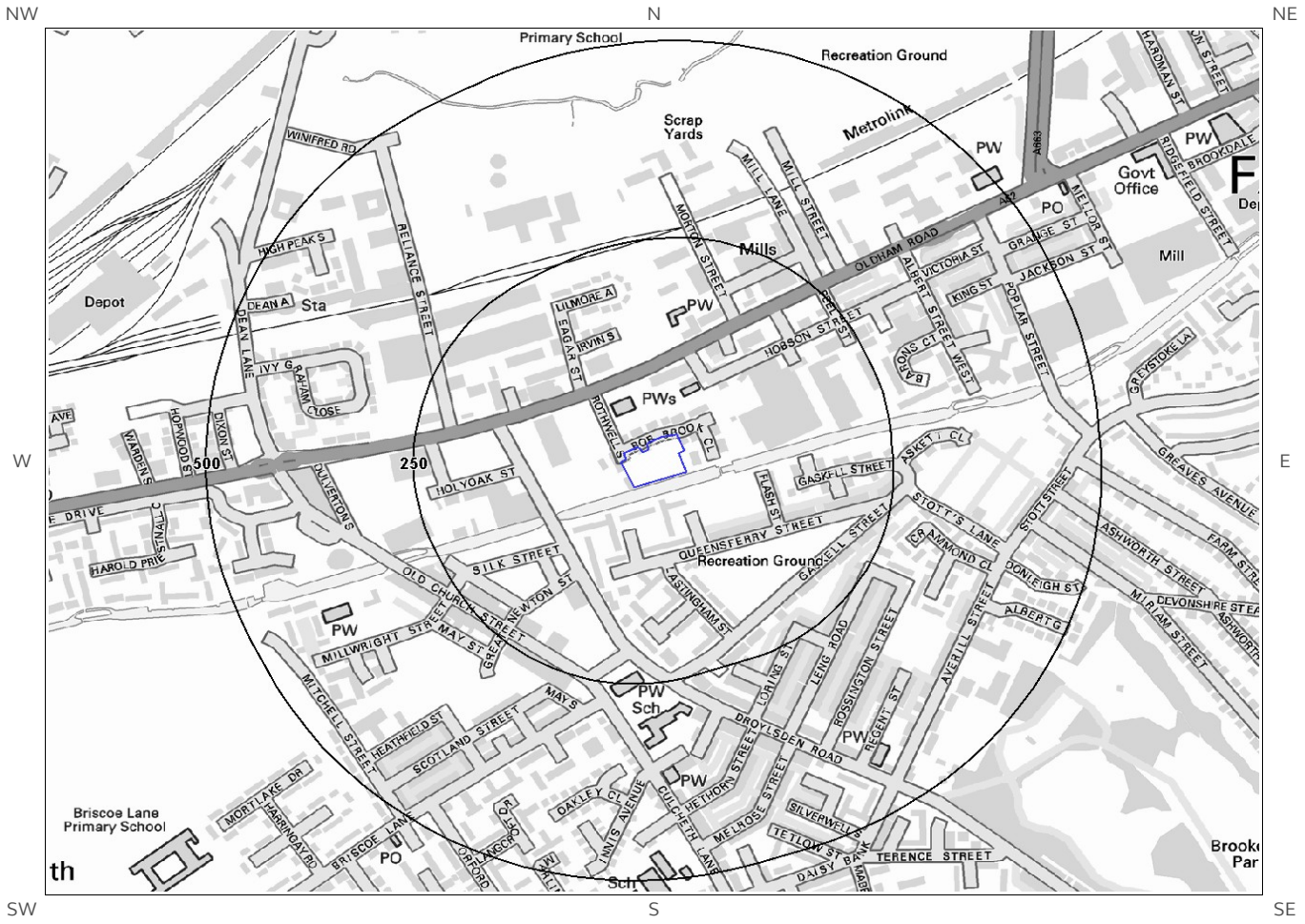
Source Protection Zone 2 - Outer Catchment

Source Protection Zone 3 - Total Catchment

Source Protection Zone 4 - Zone of Special Interest

Potable Water Abstraction Licence

6d. Hydrogeology – Source Protection Zones within confined aquifer



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Site Outline

250
500
Search Buffers (m)

Source Protection Zone 1 - Inner Catchment

Source Protection Zone 2C - Outer Catchment within Confined Aquifer

Source Protection Zone 3C - Total Catchment within Confined Aquifer

Potable Water Abstraction Licence

6e. Hydrology – Watercourse Network and River Quality

NW N NE

W E

SW S SE



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Site Outline

250 / 500 Search Buffers (m)

Watercourse type

- Tidal River
- Inland River
- Canal
- Lock or Flight of Locks
- Lake, Reservoir, or Marsh
- Foreshore
- Drain or Transfer

Watercourse level

- On ground surface
- Underground or Elevated
- Level unknown

- General Quality Assessment: Biology
- General Quality Assessment: Chemistry

6.Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Records of strata classification within the superficial geology at or in proximity to the property Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

ID	Distance (m)	Direction	Designation	Description
3	0	On Site	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

6.2 Aquifer within Bedrock Deposits

Records of strata classification within the bedrock geology at or in proximity to the property Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

6.3 Groundwater Abstraction Licences

Groundwater Abstraction Licences within 2000m of the study site — Identified

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details	
Not shown	1366	SE	389100 399500	Status: Historical Licence No: 2569006021 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT CLAYTON MILL BRIDGE, MANCHESTER Data Type: Point Name: MANCHESTER ABATTOIR	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 22/05/1998 Version End Date:
Not shown	1964	SW	386550 399790	Status: Historical Licence No: 2569005061 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT NORTON STREET, MILES PLATTING, MANCHESTER" Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LTD	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 08/02/2000 Expiry Date: - Issue No: 2 Version Start Date: 01/07/2000 Version End Date:
Not shown	1964	SW	386550 399790	Status: Active Licence No: 2569005061 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT NORTON STREET, MILES PLATTING, MANCHESTER Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LIMITED	Annual Volume (m^3): 33000 Max Daily Volume (m^3): 125 Original Application No: - Original Start Date: 08/02/2000 Expiry Date: - Issue No: 3 Version Start Date: 13/08/2012 Version End Date:

6.4 Surface Water Abstraction Licences

Surface Water Abstraction Licences within 2000m of the study site — None identified

Database searched and no data found.

6.5 Potable Water Abstraction Licences

Potable Water Abstraction Licences within 2000m of the study site — None identified

Database searched and no data found.

6.6 Source Protection Zones

Source Protection Zones within 500m of the study site — None identified

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

Source Protection Zones within the Confined Aquifer within 500m of the study site — None identified

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

Environment Agency/Natural Resources Wales information on groundwater vulnerability and soil leaching potential within 500m of the study site — Identified

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Major Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.

6.9 River Quality

Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site — Identified

6.9.1 Biological Quality:

Biological Quality data describes water quality in terms of 83 groups of macroinvertebrates, some of which are pollution sensitive. The results are graded from A ('Very Good') to F ('Bad').

The following Biological Quality records are shown on the Hydrology Map (6e):

ID	Distance (m)	Direction	NGR	River Quality Grade	Biological Quality Grade				
					2005	2006	2007	2008	2009
Not shown	1440	NE	389250 401850	River Name: Moston Bk Reach: Qsl At Hale Lane Failsworth To Irk End/Start of Stretch: Start of Stretch NGR	F	F	F	F	E

6.9.2 Chemical Quality:

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (GQAHI). In England, each chemical sample is measured for ammonia and dissolved oxygen. In Wales, the samples are measured for biological oxygen demand (BOD), ammonia and dissolved oxygen. The results are graded from A ('Very Good') to F ('Bad').

The following Chemical Quality records are shown on the Hydrology Map (6e):

					Chemical Quality Grade				
ID	Distance (m)	Direction	NGR	River Quality Grade	2005	2006	2007	2008	2009
Not shown	899	N	388397 401608	River Name: River Swale Reach: Blackburn Beck Stonesdale Beck End/Start of Stretch: Start of Stretch NGR	A	A	A	A	A
Not shown	899	N	388397 401608	River Name: River Swale Reach: Whitsundale Beck Blackburn Beck End/Start of Stretch: End of Stretch NGR	A	A	A	A	A
Not shown	906	NE	388781 401517	River Name: River Swale Reach: Stonesdale Beck East Gill End/Start of Stretch: Start of Stretch NGR	A	A	A	A	A
Not shown	906	NE	388781 401517	River Name: Stonesdale Beck Reach: Standing Stones River Swale End/Start of Stretch: End of Stretch NGR	A	A	A	A	A
Not shown	906	NE	388781 401517	River Name: River Swale Reach: Blackburn Beck Stonesdale Beck End/Start of Stretch: End of Stretch NGR	A	A	A	A	A
Not shown	1234	NW	387303 401402	River Name: Whitsundale Beck Reach: Hoods Bottom Beck River Swale End/Start of Stretch: End of Stretch NGR	A	A	A	A	A
Not shown	1234	NW	387303 401402	River Name: River Swale Reach: Great Ash Gill Whitsundale Beck End/Start of Stretch: End of Stretch NGR	A	A	A	A	A
Not shown	1234	NW	387303 401402	River Name: River Swale Reach: Whitsundale Beck Blackburn Beck End/Start of Stretch: Start of Stretch NGR	A	A	A	A	A
Not shown	1285	E	389611 401056	River Name: River Swale Reach: East Gill Hind Hole Beck End/Start of Stretch: Start of Stretch NGR	A	A	A	A	A
Not shown	1285	E	389611 401056	River Name: River Swale Reach: Stonesdale Beck East Gill End/Start of Stretch: End of Stretch NGR	A	A	A	A	A
Not shown	1285	E	389611 401056	River Name: East Gill Reach: Source River Swale End/Start of Stretch: End of Stretch NGR	A	A	A	A	A
Not shown	1473	NW	386985 401334	River Name: River Swale Reach: C.birkdale Beck/greagreat Ash Gill End/Start of Stretch: End of Stretch NGR	A	A	A	A	A
Not shown	1473	NW	386985 401334	River Name: River Swale Reach: Great Ash Gill Whitsundale Beck End/Start of Stretch: Start of Stretch NGR	A	A	A	A	A
Not shown	1473	NW	386985 401334	River Name: Great Ash Gill Reach: Source River Swale End/Start of Stretch: End of Stretch NGR	A	A	A	A	A

6.10 Ordnance Survey MasterMap Water Network

Ordnance Survey MasterMap Water Network entries within 500m of the study site

This watercourse information is provided by Ordnance Survey MasterMap Water Network. The data provides a detailed centre line following the curve of the waterway precisely, so all distances provided in the report should be understood as measurements to the centreline rather than a measurement to the nearest point of the watercourse. Underground watercourses are inferred from entry and exit points so caution is advised in using these to indicate precise locations of underground watercourses when planning site investigation and development.

The following Ordnance Survey MasterMap Water Network records are represented on the Hydrology Map (6e):

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
1	9 S	Rochdale Canal	Canal. A manmade watercourse for inland navigation.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 13.8
16	9 S	Rochdale Canal	Canal. A manmade watercourse for inland navigation.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 13.8
2	257 SW	Rochdale Canal	Canal. A manmade watercourse for inland navigation.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 12.7
3	257 SW	-	Canal. A manmade watercourse for inland navigation.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.8
17	257 SW	Rochdale Canal	Canal. A manmade watercourse for inland navigation.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 12.7
18	257 SW	-	Canal. A manmade watercourse for inland navigation.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.8
4	297 SW	-	Canal. A manmade watercourse for inland navigation.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
19	297 SW	-	Canal. A manmade watercourse for inland navigation.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
5	324 E	Rochdale Canal	Canal. A manmade watercourse for inland navigation.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
				conditions) Average Width in Watercourse Section (m): 3.1
6	324 E	Rochdale Canal	Canal. A manmade watercourse for inland navigation.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 4.4
20	324 E	Rochdale Canal	Canal. A manmade watercourse for inland navigation.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 3.1
21	324 E	Rochdale Canal	Canal. A manmade watercourse for inland navigation.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 4.4
7	332 SW	Rochdale Canal	Canal. A manmade watercourse for inland navigation.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 11.9
22	332 SW	Rochdale Canal	Canal. A manmade watercourse for inland navigation.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 11.9
8	340 E	Rochdale Canal	Lock or flight of locks. An enclosure in a canal or navigable river with gates and sluices at either end.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 9.3
23	340 E	Rochdale Canal	Lock or flight of locks. An enclosure in a canal or navigable river with gates and sluices at either end.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 9.3
9	365 E	Rochdale Canal	Canal. A manmade watercourse for inland navigation.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 10.6
Not shown	365 E	Rochdale Canal	Canal. A manmade watercourse for inland navigation.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 10.6
10	374 E	Rochdale Canal	Canal. A manmade watercourse for inland navigation.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 11.1
Not shown	374 E	Rochdale Canal	Canal. A manmade watercourse for inland navigation.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 11.1
11	405 N	-	Lake, loch or reservoir.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.0

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
Not shown	405 N	-	Lake, loch or reservoir.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.0
12	410 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	410 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
13	414 N	-	Lake, loch or reservoir.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.2
Not shown	414 N	-	Lake, loch or reservoir.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.2
14	419 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	419 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
15	420 N	Moston Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 3.6
Not shown	420 N	Moston Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 3.6
16	443 N	Moston Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 3.0
Not shown	443 N	Moston Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 3.0
17	499 E	Rochdale Canal	Canal. A manmade watercourse for inland navigation.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 3.0
18	499	Rochdale Canal	Canal. A manmade watercourse for inland	Catchment Area: Mersey Relationship to Ground Level: On ground surface

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
	E		navigation.	Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 5.5
Not shown	499 E	Rochdale Canal	Canal. A manmade watercourse for inland navigation.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 3.0
Not shown	499 E	Rochdale Canal	Canal. A manmade watercourse for inland navigation.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 5.5

6.11 Surface Water Features

Surface water features within 250m of the study site Identified

The following surface water records are not represented on mapping:

Distance (m)	Direction
1	S
42	E
114	SW

7a. Environment Agency/Natural Resources Wales Flood Map for Planning (from rivers and the sea)



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Site Outline

100
250
Search Buffers (m)

Zone 2 Floodplain

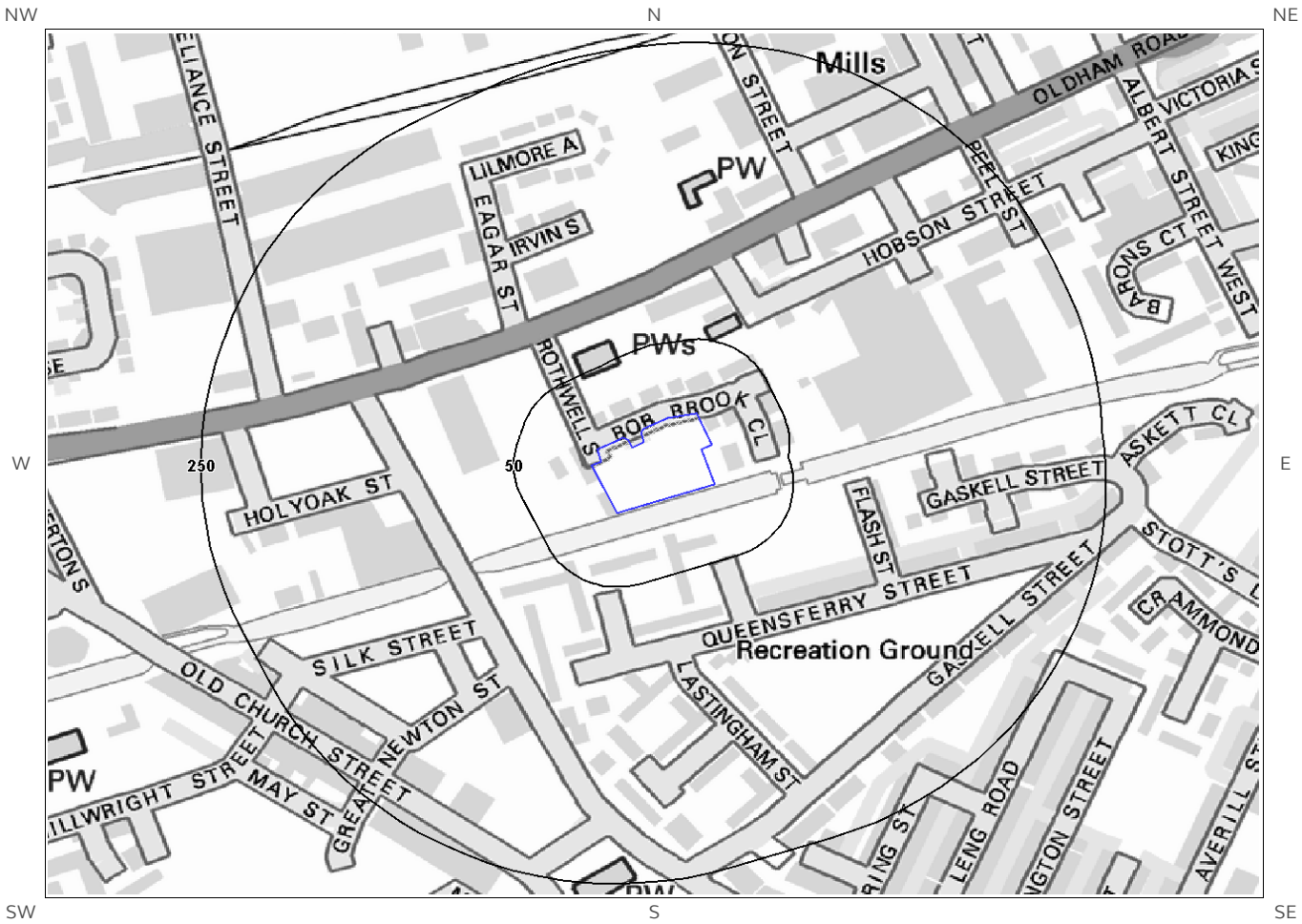
Zone 3 Floodplain

Flood Defences

Area used for Flood Storage

Area Benefiting from Flood Defences

7b. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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Site Outline

100
250
Search Buffers (m)

RoFRaS Rating

Very Low

Low

Medium

High

7 Flooding

7.1 River and Coastal Zone 2 Flooding

Environment Agency/Natural Resources Wales Zone 2 floodplain within 250m — None identified

Environment Agency/Natural Resources Wales Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 7a – Flood Map for Planning:

Database searched and no data found.

7.2 River and Coastal Zone 3 Flooding

Environment Agency/Natural Resources Wales Zone 3 floodplain within 250m — None identified

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.

Database searched and no data found.

7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

Highest risk of flooding onsite — Very Low

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

RoFRaS data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.

7.4 Flood Defences

Flood Defences within 250m of the study site — None identified

Database searched and no data found.

7.5 Areas benefiting from Flood Defences

Areas benefiting from Flood Defences within 250m of the study site — None identified

7.6 Areas benefiting from Flood Storage

Areas used for Flood Storage within 250m of the study site	None identified

7.7 Groundwater Flooding Susceptibility Areas

7.7.1 British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site	Identified
Clearwater Flooding or Superficial Deposits Flooding	Clearwater Flooding

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

7.7.2 Highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions

Limited potential

Where limited potential for groundwater flooding to occur is indicated, this means that although given the geological conditions there may be a groundwater flooding hazard, unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area, you need take no further action in relation to groundwater flooding hazard.

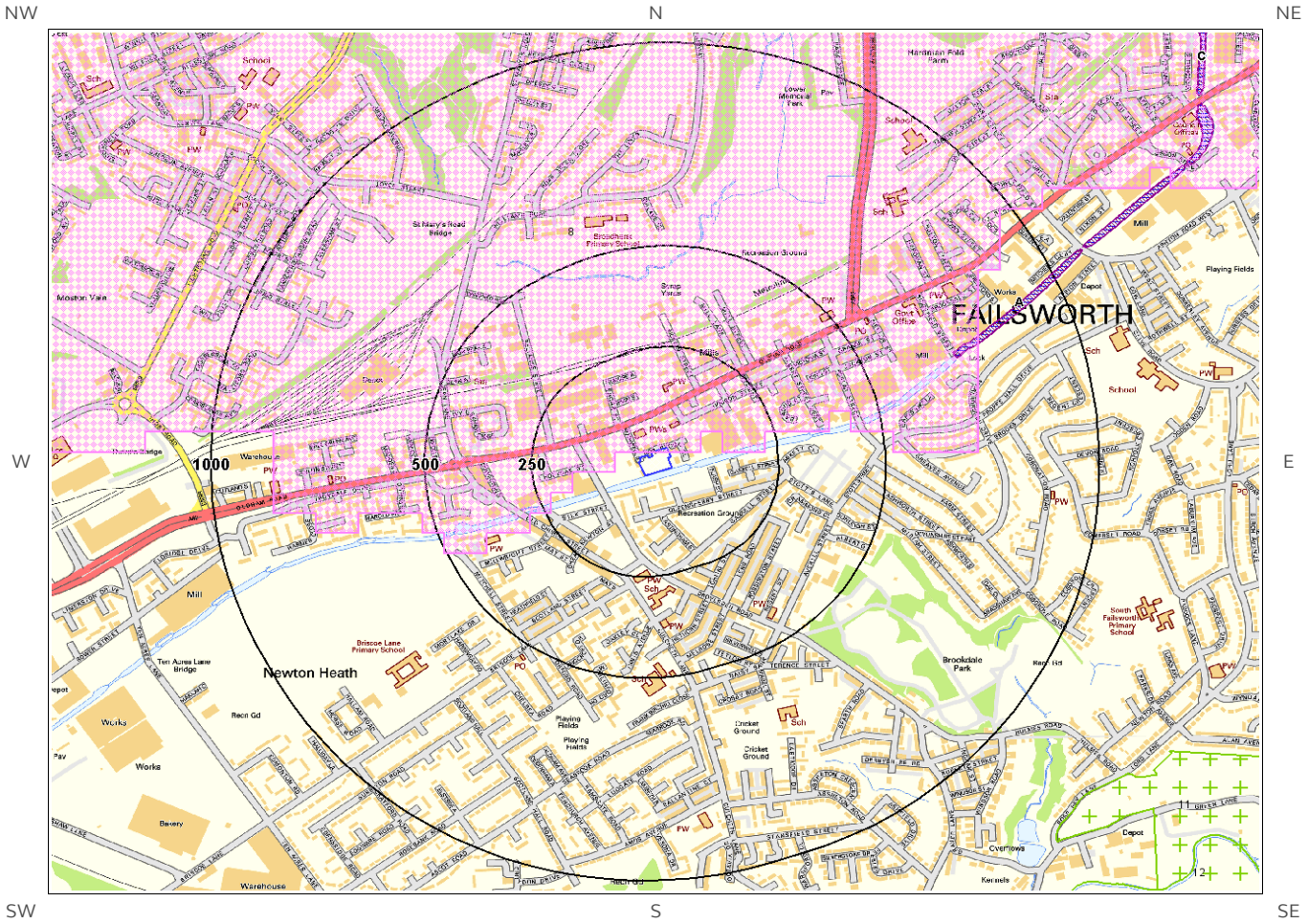
7.8 Groundwater Flooding Confidence Areas

British Geological Survey confidence rating in this result	Low

Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

8. Designated Environmentally Sensitive Sites Map



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Site Outline

100
250
Search Buffers (m)

AONB

National Park

SSSI

Special Protection Areas

Nitrate Vulnerable Zones

Green Belt

Environmentally Sensitive Areas

Special Areas of Conservation

World Heritage Sites

Nitrate Sensitive Areas

Ancient Woodland

National Nature Reserve

Local Nature Reserves

Ramsar Sites

8. Designated Environmentally Sensitive Sites

Designated Environmentally Sensitive Sites within 2000m of the study site — Identified

8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

3

The following Site of Special Scientific Interest (SSSI) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SSSI Name	Data Source
4A	709	E	Rochdale Canal	Natural England
5B	1094	NE	Rochdale Canal	Natural England
6C	1518	NE	Rochdale Canal	Natural England

8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:

0

Database searched and no data found.

8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:

3

The following Special Area of Conservation (SAC) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SAC Name	Data Source
1A	709	E	Rochdale Canal	Natural England
2B	1094	NE	Rochdale Canal	Natural England
3C	1518	NE	Rochdale Canal	Natural England

8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:

0

Database searched and no data found.

8.5 Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

8.6 Records of Ancient Woodland within 2000m of the study site:

0

Database searched and no data found.

8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

1

The following Local Nature Reserve (LNR) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	LNR Name	Data Source
Not shown	1071	S	Clayton Vale	Natural England

8.8 Records of World Heritage Sites within 2000m of the study site:

0

Database searched and no data found.

8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

0

Database searched and no data found.

8.11 Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.

8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

2

The following Nitrate Vulnerable Zone records produced by DEFRA are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	NVZ Name	Data Source
8	0	On Site	Existing	DEFRA
Not shown	1811	NE	Existing	DEFRA

8.14 Records of Green Belt land within 2000m of the study site:

9

Green Belt data contains Ordnance Survey data © Crown copyright and database right [2015].

ID	Distance	Direction	Green Belt Name	Local Authority Name
Not shown	1064	S	Liverpool, Manchester and West Yorks Greenbelt	Manchester District (B)
11	1258	SE	Liverpool, Manchester and West Yorks Greenbelt	Oldham District (B)
12	1401	SE	Liverpool, Manchester and West Yorks Greenbelt	Tameside
Not shown	1571	E	Liverpool, Manchester and West Yorks Greenbelt	Oldham District (B)

Not shown	1665	E	Liverpool, Manchester and West Yorks Greenbelt	Oldham District (B)
Not shown	1678	SE	Liverpool, Manchester and West Yorks Greenbelt	Oldham District (B)
Not shown	1712	SE	Liverpool, Manchester and West Yorks Greenbelt	Oldham District (B)
Not shown	1748	E	Liverpool, Manchester and West Yorks Greenbelt	Oldham District (B)
Not shown	1944	SE	Liverpool, Manchester and West Yorks Greenbelt	Tameside

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a Groundsure Geo Insight, available from our website. The following information has been found:

9.1.1 Shrink Swell

Maximum Shrink-Swell*[*] hazard rating identified on the study site — Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

9.1.2 Landslides

Maximum Landslide* hazard rating identified on the study site — Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

9.1.3 Soluble Rocks

Maximum Soluble Rocks* hazard rating identified on the study site — Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

* This indicates an automatically generated 50m buffer and site.

9.1.4 Compressible Ground

Maximum Compressible Ground* hazard rating identified on the study site — Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

9.1.5 Collapsible Rocks

Maximum Collapsible Rocks* hazard rating identified on the study site — Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

9.1.6 Running Sand

Maximum Running Sand** hazard rating identified on the study site — Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

* This indicates an automatically generated 50m buffer and site.

9.2 Radon

9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

The radon data in this report is supplied by the BGS/Public Health England and is the definitive map of Radon Affected Areas in Great Britain and Northern Ireland. The dataset was created using long-term radon measurements in over 479,000 homes across Great Britain and 23,000 homes across Northern Ireland, combined with geological data. The dataset is considered accurate to 50m to allow for the margin of error in geological lines, and the findings of this report supercede any answer given in the less accurate Indicative Atlas of Radon in Great Britain, which simplifies the data to give the highest risk within any given 1km grid square. As such, the radon atlas is considered indicative, whereas the data given in this report is considered definitive.

9.2.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing
ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary.

10. Mining

10.1 Coal Mining

Coal mining areas within 75m of the study site — Identified

The following coal mining information provided by the Coal Authority is not represented on Mapping:

Distance (m)	Direction	Details
0	On Site	The site lies in or in proximity to the coal mining reporting area as defined by the Coal Authority

10.2 Non-Coal Mining

Non-Coal Mining areas within 50m of the study site boundary — None identified

Database searched and no data found.

10.3 Brine Affected Areas

Brine affected areas within 75m of the study site — None identified
Guidance: No Guidance Required.

Contact Details

Groundsure Helpline
Telephone: 08444 159 000
info@groundsure.com

British Geological Survey Enquiries
Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143.
Fax: 0115 936 3276.
Email:
Web:**www.bgs.ac.uk**
BGS Geological Hazards Reports and general geological enquiries:
enquiries@bgs.ac.uk

Environment Agency
National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY
Tel: 03708 506 506
Web: **www.environment-agency.gov.uk**
Email: enquiries@environment-agency.gov.uk

Public Health England
Public information access office
Public Health England, Wellington House
133-155 Waterloo Road, London, SE1 8UG
www.gov.uk/phe
Email:**enquiries@phe.gov.uk**
Main switchboard**: 020 7654 8000**

The Coal Authority
200 Lichfield Lane
Mansfield
Notts NG18 4RG
Tel: 0345 7626 848
DX 716176 Mansfield 5
www.coal.gov.uk

Ordnance Survey
Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

Local Authority
Authority: Manchester City Council
Phone: 0161 234 5000
Web: http://www.manchester.gov.uk/
Address: , Manchester, M60 2LA

Gemapping PLC
Virginia Villas, High Street, Hartley Witney,
Hampshire RG27 8NW
Tel: 01252 845444

Acknowledgements: Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, Natural England/Natural Resources Wales who retain the Copyright and Intellectual Property Rights for the data.
PointX © Database Right/Copyright, Thomson Directories Limited © Copyright Link Interchange Network Limited © Database Right/Copyright and Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028].
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Standard Terms and Conditions

Groundsure's Terms and Conditions can be viewed online at this link:

https://www.groundsure.com/terms-and-conditions-feb11-2019

Groundsure
LOCATION INTELLIGENCE

WML Consulting

UNIT 8 WRIGHT MOTTERSHAW LYDON CONSULTING LTD, STANLEY GREEN BUSINESS PARK,
CHEADLE/CHEADLE HULME, SK8 6QL

Groundsure Reference:	GS-6235456
Your Reference:	8948G_-_Dob_Brook_Close
Report Date	12 Aug 2019
Report Delivery Method:	Email - pdf

Geo Insight

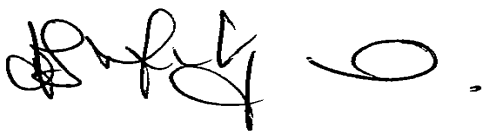
Address: DOB BROOK CLOSE, MANCHESTER, M40 1DB

Dear Sir/ Madam,

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

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above Groundsure reference number.

Yours faithfully,



Managing Director
Groundsure Limited

Enc.
Groundsure Geo Insight

Geo Insight

Address:	**DOB BROOK CLOSE, MANCHESTER, M40 1DB**
Date:	**12 Aug 2019**
Reference:	**GS-6235456**
Client:	**WML Consulting**

NW N NE

W E



SW S SE

Aerial Photograph Capture date:	11-Jun-2015
Grid Reference:	388340,400675
Site Size:	0.3294ha

Groundsure
LOCATION INTELLIGENCE

Contents Page

Contents Page ... 3
Overview of Findings ... 5
1:10,000 Scale Availability ... 8
Availability of 1:10,000 Scale Geology Mapping ... 9
1 Geology (1:10,000 scale) ... 10
1.1 Artificial Ground map (1:10,000 scale) ... 10
1. Geology 1:10,000 scale ... 11
1.1 Artificial Ground ... 11
1.2 Superficial Deposits and Landslips map (1:10,000 scale) ... 12
1.2 Superficial Deposits and Landslips ... 13
1.2.1 Superficial Deposits/ Drift Geology ... 13
1.2.2 Landslip ... 13
1.3 Bedrock and linear features map (1:10,000 scale) ... 14
1.3 Bedrock and linear features ... 15
1.3.1 Bedrock/ Solid Geology ... 15
1.3.2 Linear features ... 15
2 Geology 1:50,000 Scale ... 16
2.1 Artificial Ground map ... 16
2. Geology 1:50,000 scale ... 17
2.1 Artificial Ground ... 17
2.1.1 Artificial/ Made Ground ... 17
2.1.2 Permeability of Artificial Ground ... 17
2.2 Superficial Deposits and Landslips map (1:50,000 scale) ... 18
2.2 Superficial Deposits and Landslips ... 19
2.2.1 Superficial Deposits/ Drift Geology ... 19
2.2.2 Permeability of Superficial Ground ... 19
2.2.3 Landslip ... 19
2.2.4 Landslip Permeability ... 19
2.3 Bedrock and linear features map (1:50,000 scale) ... 20
2.3 Bedrock, Solid Geology & linear features ... 21
2.3.1 Bedrock/Solid Geology ... 21
2.3.2 Permeability of Bedrock Ground ... 21
2.3.3 Linear features ... 21
3 Radon Data ... 22
3.1 Radon Affected Areas ... 22
3.2 Radon Protection ... 22
4 Ground Workings map ... 23
4 Ground Workings ... 24
4.1 Historical Surface Ground Working Features derived from Historical Mapping ... 24
4.2 Historical Underground Working Features derived from Historical Mapping ... 25
4.3 Current Ground Workings ... 26
5 Mining, Extraction & Natural Cavities ... 28
5.1 Historical Mining ... 28
5.2 Coal Mining ... 28
5.3 Johnson Poole and Bloomer ... 28
5.4 Non-Coal Mining ... 28
5.5 Non-Coal Mining Cavities ... 29
5.6 Natural Cavities ... 29
5.7 Brine Extraction ... 29
5.8 Gypsum Extraction ... 29
5.9 Cornwall and Devon Metalliferous Mining ... 29
5.10 Clay Mining ... 30
6 Natural Ground Subsidence ... 31
6.1 Shrink-Swell Clay map ... 31
6.2 Landslides map ... 32
6.3 Ground Dissolution of Soluble Rocks map ... 33
6.4 Compressible Deposits map ... 34
6.5 Collapsible Deposits map ... 35
6.6 Running Sand map ... 36

6 Natural Ground Subsidence..... 37
6.1 Shrink-Swell Clays.....37
6.2 Landslides.....37
6.3 Ground Dissolution of Soluble Rocks.....37
6.4 Compressible Deposits.....38
6.5 Collapsible Deposits.....38
6.6 Running Sands.....38
7 Borehole Records..... 40
8 Estimated Background Soil Chemistry..... 42
9 Railways and Tunnels map..... 43
9 Railways and Tunnels..... 44
9.1 Tunnels 44
9.2 Historical Railway and Tunnel Features 44
9.3 Historical Railways.....45
9.4 Active Railways.....45
9.5 Railway Projects.....45

Overview of Findings

The Groundsure Geo Insight provides high quality geo-environmental information that allows geo-environmental professionals and their clients to make informed decisions and be forewarned of potential ground instability problems that may affect the ground investigation, foundation design and possibly remediation options that could lead to possible additional costs.

The report is based on the BGS 1:50,000 and 1:10,000 Digital Geological Map of Great Britain, BGS Geosure data; BRITPITS database; Non-coal mining data and Borehole Records, Coal Authority data including brine extraction areas, PBA non-coal mining and natural cavities database, Johnson Poole and Bloomer mining data and Groundsure's unique database including historical surface ground and underground workings.

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

Section 1: Geology 1:10,000 Scale		
1.1 Artificial Ground	1.1 Is there any Artificial Ground/ Made Ground present beneath the study site at 1:10,000 scale?	No
1.2 Superficial Geology and Landslips	1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site at 1:10,000 scale?*	Yes
	1.2.2 Are there any records of landslip within 500m of the study site boundary at 1:10,000 scale?	No
1.3 Bedrock, Solid Geology and linear features	1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
	1.3.2 Are there any records of linear features within 500m of the study site boundary at 1:10,000 scale?	Yes

Section 2: Geology 1:50,000 Scale		
2.1 Artificial Ground	2.1.1 Is there any Artificial Ground/ Made Ground present beneath the study site?	No
	2.1.2 Are there any records relating to permeability of artificial ground within the study site*boundary?	No
2.2 Superficial Geology and Landslips	2.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?*	Yes
	2.2.2 Are there any records of permeability of superficial ground within 500m of the study site?	Yes
	2.2.3 Are there any records of landslip within 500m of the study site boundary?	No
	2.2.4 Are there any records relating to permeability of landslips within the study site* boundary?	No

Section 2: Geology 1:50,000 Scale

2.3 Bedrock, Solid Geology and linear features	2.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
	2.3.2 Are there any records relating to permeability of bedrock ground within the study site boundary?	Yes
	2.3.3 Are there any records of linear features within 500m of the study site boundary?	Yes

Section 3: Radon

3. Radon	3.1Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.
	3.2Radon Protection	No radon protective measures are necessary.

Section 4: Ground Workings	On-site	0-50m	51-250	251-500	501-1000
4.1 Historical Surface Ground Working Features from Small Scale Mapping	3	8	24	Not Searched	Not Searched
4.2 Historical Underground Workings from Small Scale Mapping	0	0	0	0	0
4.3 Current Ground Workings	0	0	0	0	7

Section 5: Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
5.1 Historical Mining	0	0	0	0	0
5.2 Coal Mining	1	0	0	0	0
5.3 Johnson Poole and Bloomer Mining Area	0	0	0	0	3
5.4 Non-Coal Mining*	0	0	0	0	0
5.5 Non–Coal Mining Cavities	0	0	0	0	0
5.5 Natural Cavities	0	0	0	0	0

Section 5: Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
5.6 Brine Extraction	0	0	0	0	0
5.7 Gypsum Extraction	0	0	0	0	0
5.8 Cornwall and Devon Metalliferous Mining	0	0	0	0	0
5.9 Clay Mining	0	0	0	0	0

Section 6: Natural Ground Subsidence	On-site
6.1 Shrink-Swell Clay	Very Low
6.2 Landslides	Very Low
6.3 Ground Dissolution of Soluble Rocks	Negligible
6.4 Compressible Deposits	Negligible
6.5 Collapsible Deposits	Very Low
6.5 Running Sand	Very Low

Section 7: Borehole Records	On-site	0-50m	51-250
7 BGS Recorded Boreholes	0	0	16

Section 8: Estimated Background Soil Chemistry	On-site	0-50m	51-250
8 Records of Background Soil Chemistry	1	0	0

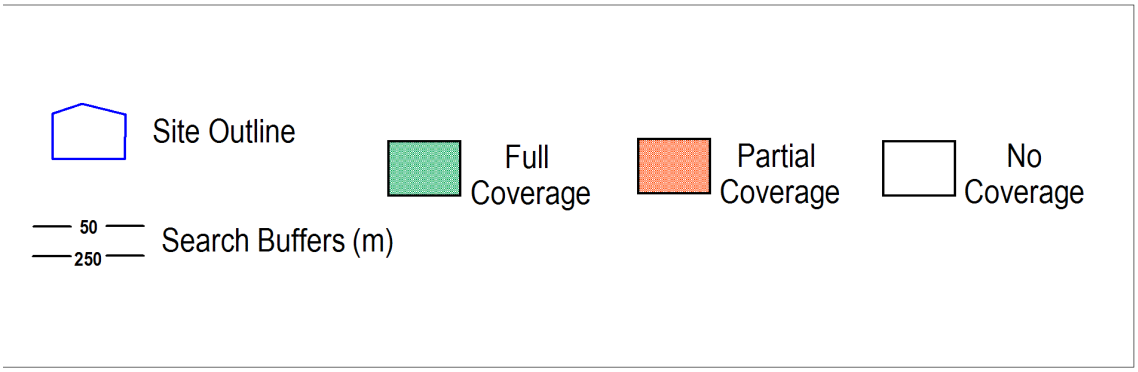
Section 9: Railways and Tunnels	On-site	0-50m	51-250	250-500
9.1 Tunnels	0	0	0	Not Searched
9.2 Historical Railway and Tunnel Features	0	0	0	Not Searched
9.3 Historical Railways	0	0	0	Not Searched
9.4 Active Railways	0	0	6	Not Searched
9.5 Railway Projects	0	0	0	0

1:10,000 Scale Availability



1_10,000 Availability Legend

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Availability of 1:10,000 Scale Geology Mapping

The following information represents the availability of the key components of the 1:10,000 scale geological data.

ID	Distance	Artificial Coverage	Superficial Coverage	Bedrock Coverage	Mass Movement Coverage
1	0.0	Some deposits are mapped	Full	Full	Some deposits are mapped
2	642.0	Some deposits are mapped	Full	Full	Some deposits are mapped
N3	1618.0	Some deposits are mapped	Full	Full	Some deposits are mapped
N4	1748.0	Some deposits are mapped	Full	Full	Some deposits are mapped

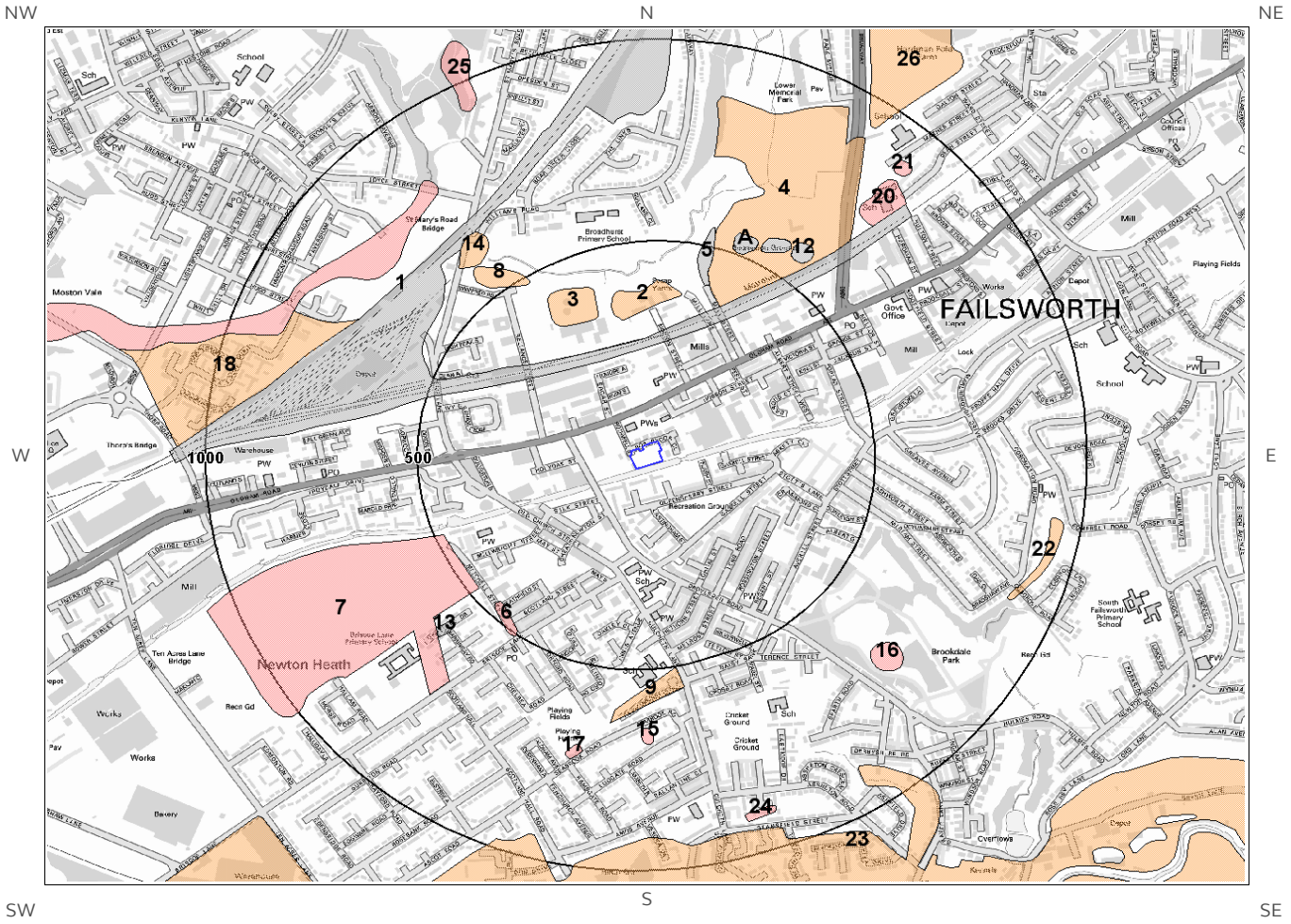
Guidance: The 1:10,000 scale geological interpretation is the most detailed generally available from BGS and is the scale at which most geological surveying is carried out in the field. The database is presented as four types of geology (artificial, mass movement, superficial and bedrock), although not all themes are mapped or available on every map sheet. Therefore a coverage layer showing the availability of the four themes is presented above.

The definitions of coverage are as follows:

Geology	Full Coverage	Partial Coverage	No Coverage
Bedrock	The whole tile has been mapped	Some but not all the tile has been mapped	No coverage
Superficial	The whole tile has been mapped	Some but not all of the tile has been mapped	No coverage
Artificial	Some deposits are mapped on this tile	-	No deposits are mapped
Mass Movement	Some deposits are mapped on this tile	-	No coverage

1 Geology (1:10,000 scale).

1.1 Artificial Ground map (1:10,000 scale)



Artificial Ground Legend

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Site Outline

500
1000
Search Buffers (m)

Made Ground (undivided)

Disturbed Ground (undivided)

Worked Ground (undivided)

Landscaped Ground (undivided)

Infilled Ground

Reclaimed Ground

1. Geology 1:10,000 scale

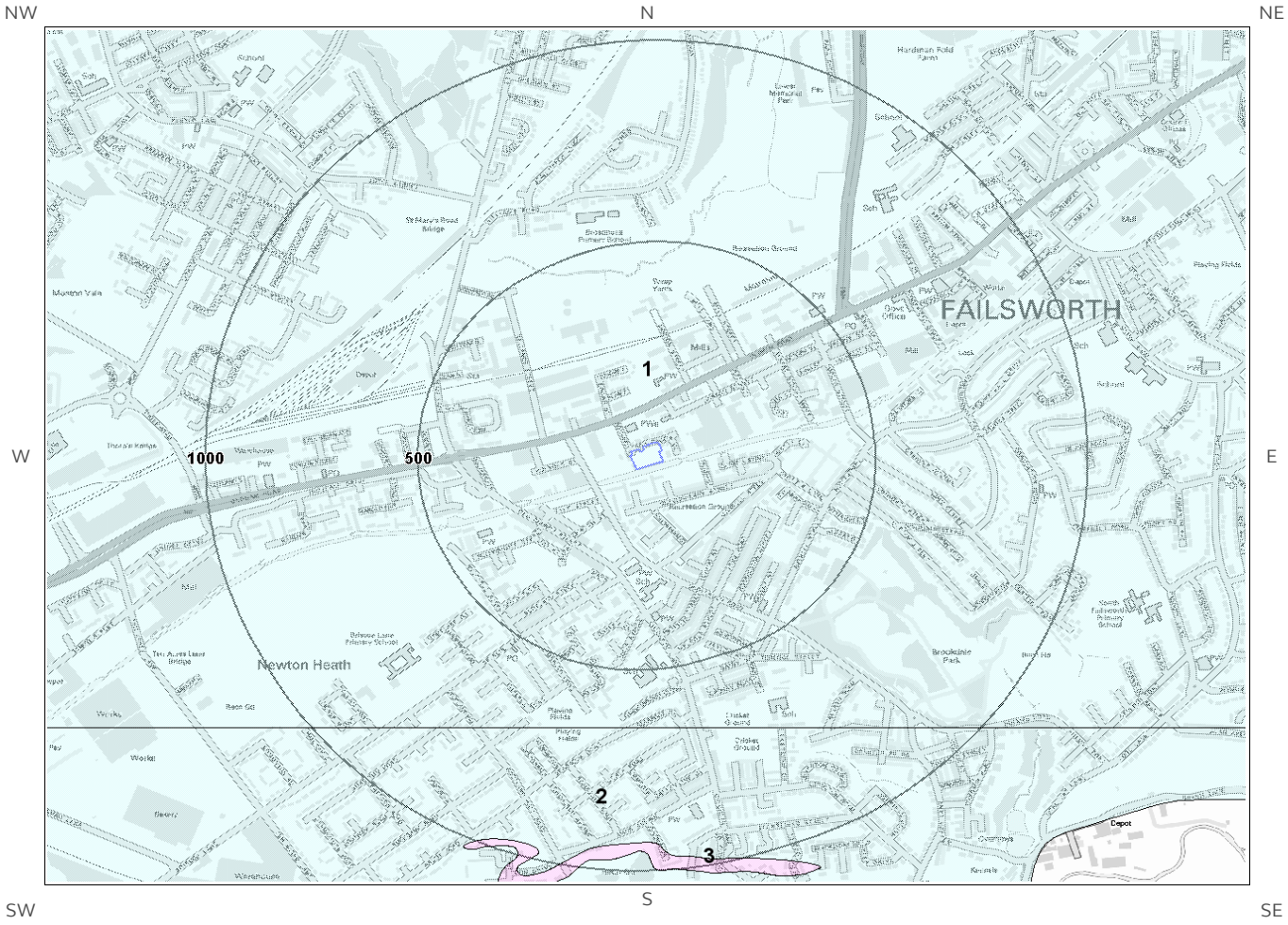
1.1 Artificial Ground

The following geological information represented on the mapping is derived from 1:10,000 scale BGS Geological mapping.

Are there any records of Artificial/ Made Ground within 500m of the study site boundary at 1:10,000 scale? Yes

ID	Distance	Direction	LEX Code	Description	Rock Description
1	228.0	N	WGR-VOID	Worked Ground (Undivided)	Void
2	312.0	N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	335.0	NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
4	366.0	NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
5	405.0	N	WGR-VOID	Worked Ground (Undivided)	Void
6	459.0	SW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
7	473.0	SW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
8	481.0	NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

1.2 Superficial Deposits and Landslips map (1:10,000 scale)



Artificial Ground Legend

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Site Outline

500
1000
Search Buffers (m)

1.2 Superficial Deposits and Landslips

The following geological information represented on the mapping is derived from 1:10,000 scale BGS Geological mapping

1.2.1 Superficial Deposits/ Drift Geology

Are there any records of Superficial Deposits/ Drift Geology within 500m of the study site boundary at 1:10,000 scale? Yes

ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	0.0	On Site	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton

1.2.2 Landslip

Are there any records of Landslip within 500m of the study site boundary at 1:10,000 scale?

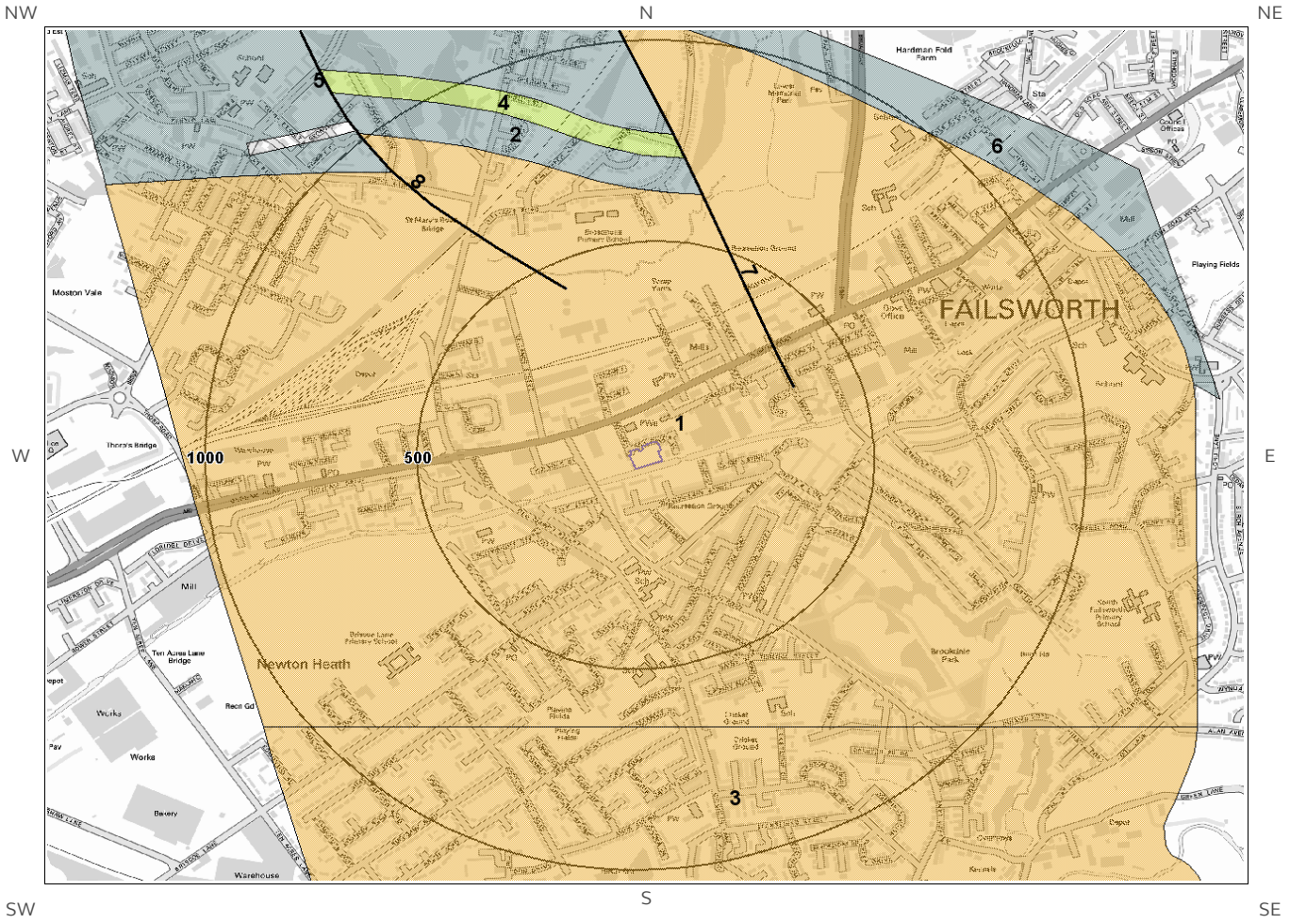
No

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:10,000 scale

This Geology shows the main components as discrete layers, these are: Artificial / Made Ground, Superficial / Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

1.3 Bedrock and linear features map (1:10,000 scale)



Bedrock and linear features Legend

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Site Outline

500
1000
Search Buffers (m)

1.3 Bedrock and linear features

The following geological information represented on the mapping is derived from 1:10,000 scale BGS Geological mapping.

1.3.1 Bedrock/ Solid Geology

Records of Bedrock/Solid Geology within 500m of the study site boundary at 1:10,000 scale.

ID	Distance (m)	Direction	LEX Code	Description	Rock Age
1	0.0	On Site	CS-SDST	Collyhurst Sandstone Formation - Sandstone	Cisuralian Epoch

1.3.2 Linear features

Are there any records of linear features within 500m of the study site boundary at 1:10,000 scale? Yes

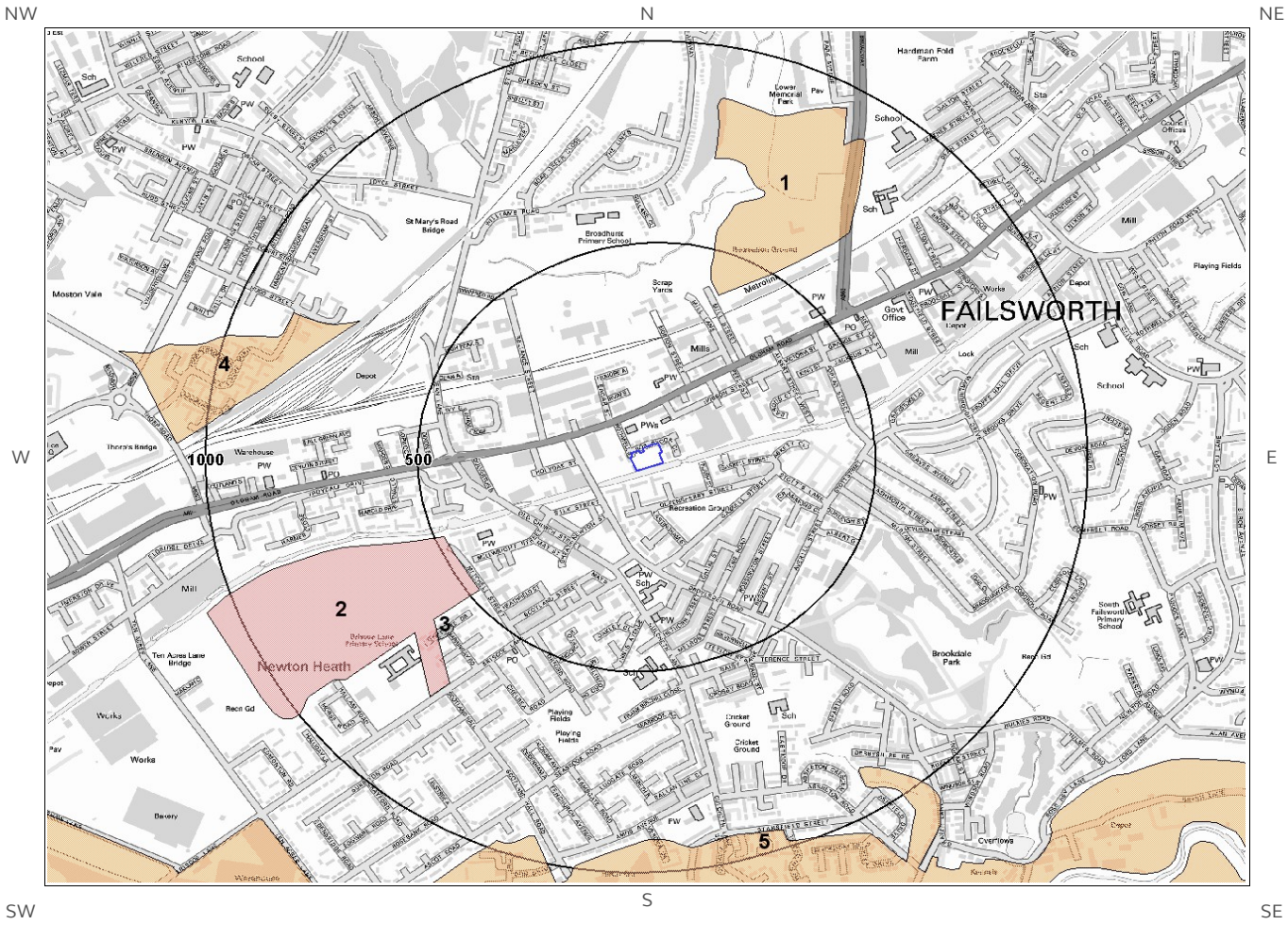
ID	Distance (m)	Direction	Category Description	Feature Description
7	349.0	NE	FAULT	Normal fault, inferred; crossmarks on downthrow side
8	430.0	NW	FAULT	Normal fault, inferred; crossmarks on downthrow side

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of great Britain at 1:10,000 scale.

This Geology shows the main components as discrete layers, these are: Bedrock/ Solid Geology and linear features such as faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

2 Geology 1:50,000 Scale

2.1 Artificial Ground map



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2. Geology 1:50,000 scale

2.1 Artificial Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No: 085

2.1.1 Artificial/ Made Ground

Are there any records of Artificial/ Made Ground within 500m of the study site boundary? Yes

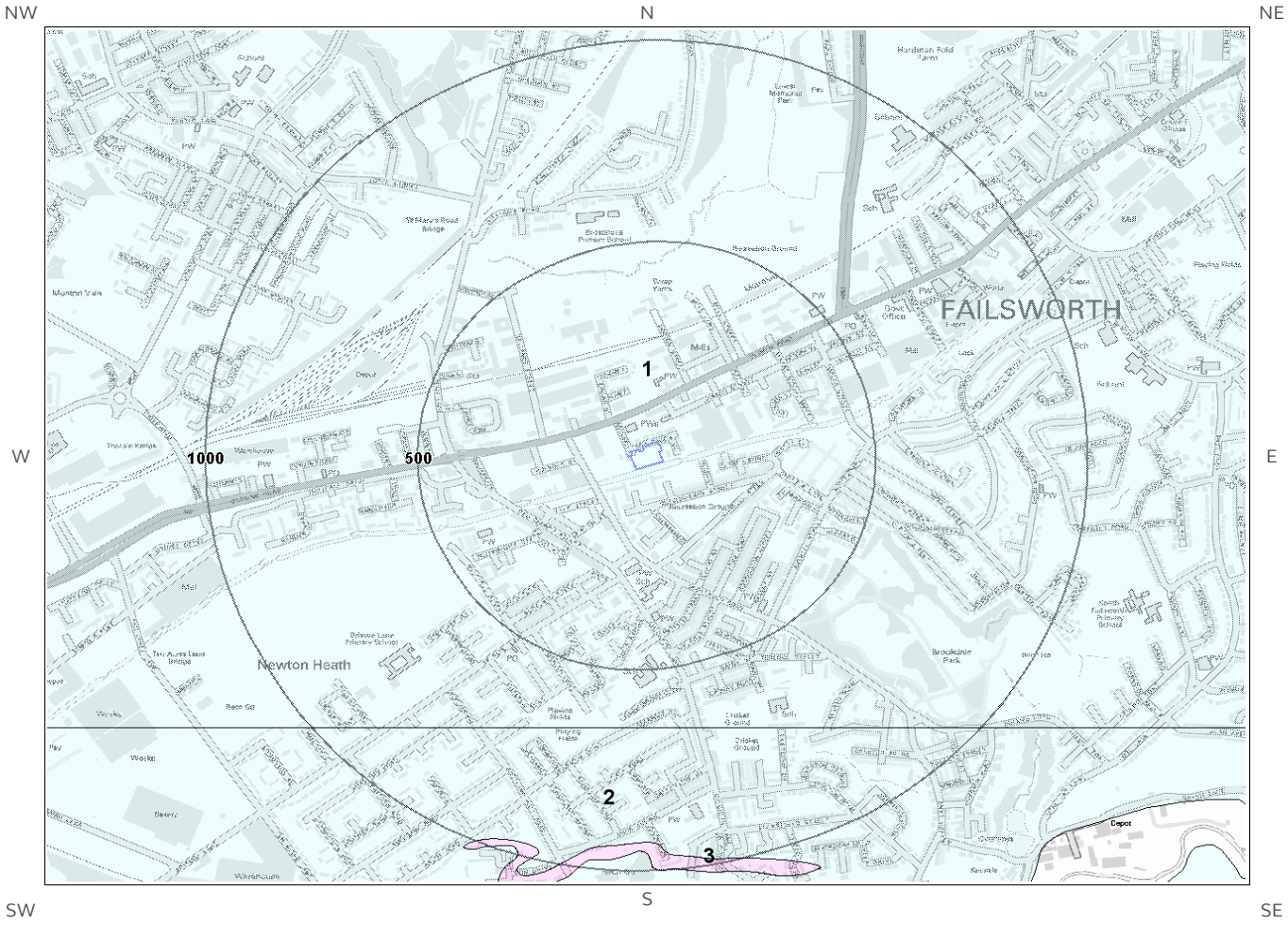
ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	395.0	N	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
2	473.0	SW	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT

2.1.2 Permeability of Artificial Ground

Are there any records relating to permeability of artificial ground within the study site boundary? No

Database searched and no data found.

2.2 Superficial Deposits and Landslips map (1:50,000 scale)



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Site Outline

500
1000
Search Buffers (m)

2.2 Superficial Deposits and Landslips

2.2.1 Superficial Deposits/ Drift Geology

Are there any records of Superficial Deposits/ Drift Geology within 500m of the study site boundary? Yes

ID	Distance	Direction	LEX Code	Description	Rock Description
1	0.0	On Site	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON

2.2.2 Permeability of Superficial Ground

Are there any records relating to permeability of superficial ground within the study site boundary? Yes

Distance (m)	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Mixed	High	Low

2.2.3 Landslip

Are there any records of Landslip within 500m of the study site boundary? No

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

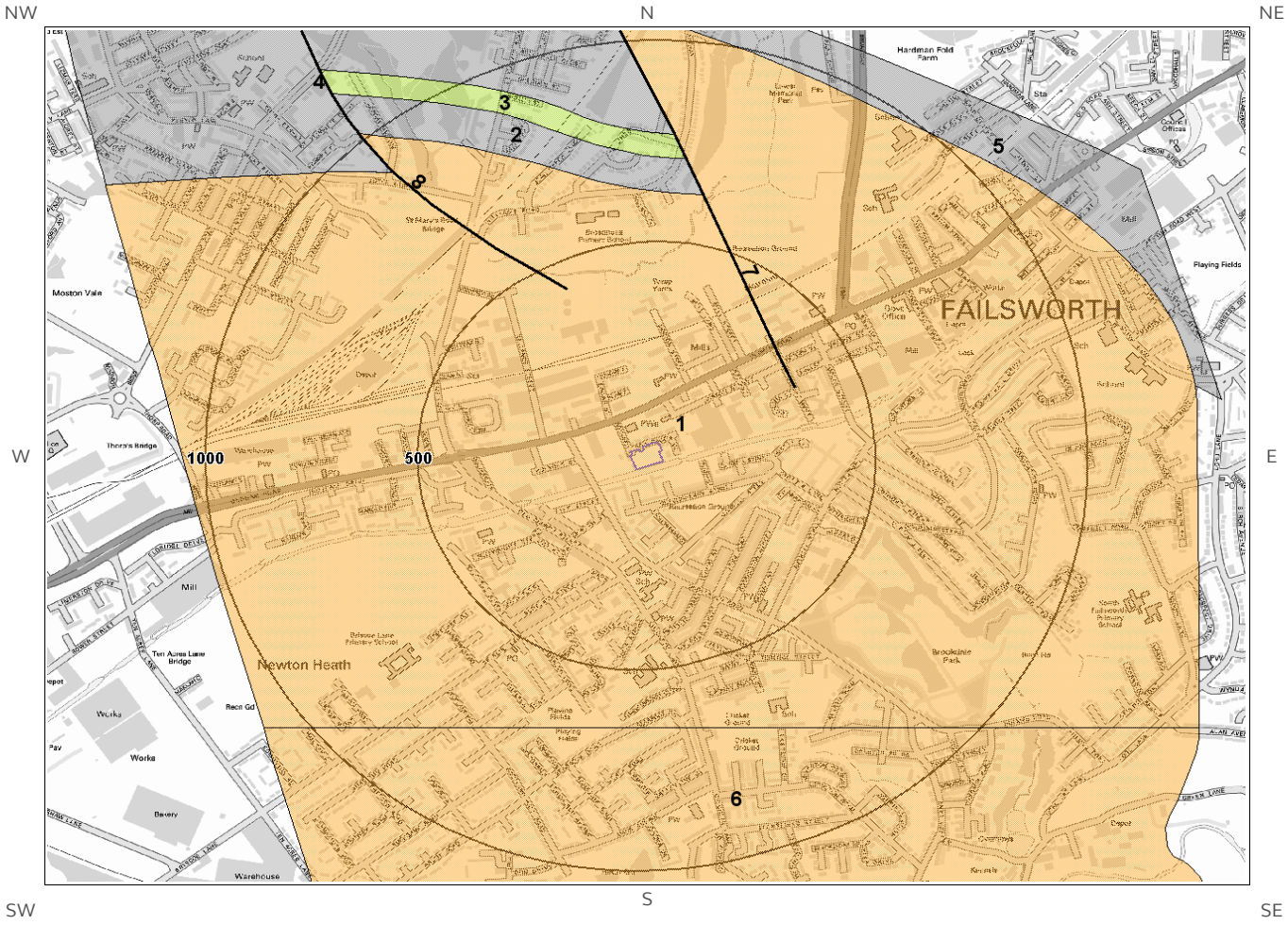
This Geology shows the main components as discrete layers, there are: Artificial/ Made Ground, Superficial/ Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

2.2.4 Landslip Permeability

Are there any records relating to permeability of landslips within the study site boundary? No

Database searched and no data found.

2.3 Bedrock and linear features map (1:50,000 scale)



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Site Outline

500
1000
Search Buffers (m)

2.3 Bedrock, Solid Geology & linear features

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No: 085

2.3.1 Bedrock/Solid Geology

Records of Bedrock/Solid Geology within 500m of the study site boundary:

ID	Distance	Direction	LEX Code	Rock Description	Rock Age
1	0.0	On Site	CS-SDST	COLLYHURST SANDSTONE FORMATION - SANDSTONE	-

2.3.2 Permeability of Bedrock Ground

Are there any records relating to permeability of bedrock ground within the study site boundary? Yes

Distance	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Intergranular	High	High

2.3.3 Linear features

Are there any records of linear features within 500m of the study site boundary? Yes

ID	Distance	Direction	Category Description	Feature Description
7	349.0	NE	FAULT	Fault, inferred
8	430.0	NW	FAULT	Fault, inferred

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Bedrock/Solid Geology and linear features such as faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nation wide coverage.

3 Radon Data

3.1 Radon Affected Areas

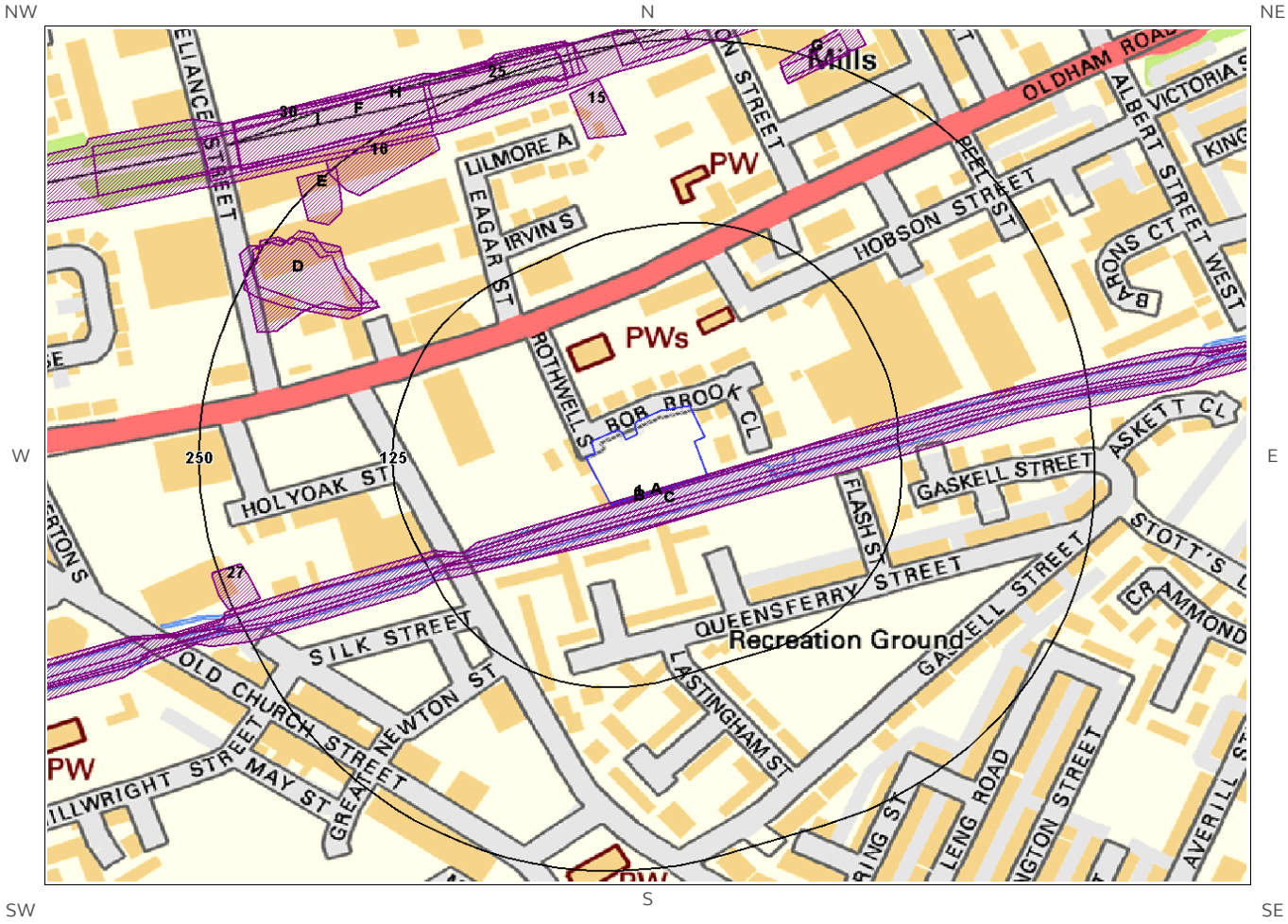
Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

The radon data in this report is supplied by the BGS/Public Health England and is the definitive map of Radon Affected Areas in Great Britain and Northern Ireland. The dataset was created using long-term radon measurements in over 479,000 homes across Great Britain and 23,000 homes across Northern Ireland, combined with geological data. The dataset is considered accurate to 50m to allow for the margin of error in geological lines, and the findings of this report supercede any answer given in the less accurate Indicative Atlas of Radon in Great Britain, which simplifies the data to give the highest risk within any given 1km grid square. As such, the radon atlas is considered indicative, whereas the data given in this report is considered definitive.

3.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary.

4 Ground Workings map



Ground Workings Legend

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Site Outline

125
250
Search Buffers (m)

Historic Surface Ground Workings

Historic Underground Workings

Current Ground Workings

4 Ground Workings

4.1 Historical Surface Ground Working Features derived from Historical Mapping

This dataset is based on Groundsure's unique Historical Land Use Database derived from 1:10,560 and 1:10,000 scale historical mapping

Are there any Historical Surface Ground Working Features within 250m of the study site boundary? Yes

ID	Distance (m)	Direction	NGR	Use	Date
1	0.0	On Site	389848 402501	Canal	1975
2A	0.0	S	389844 402501	Canal	1966
3A	0.0	S	389844 402501	Canal	1956
4B	2.0	S	388501 400689	Disused Canal	1988
5B	2.0	S	388501 400689	Disused Canal	1980
6C	9.0	S	386551 399718	Canal	1933
7C	9.0	S	386551 399718	Canal	1938
8C	9.0	S	386551 399718	Canal	1906
9C	9.0	S	386551 399718	Canal	1891
10C	9.0	S	386551 399718	Canal	1921
11C	9.0	S	386551 399718	Canal	1923
12D	165.0	NW	388125 400792	Pond	1906
13D	166.0	NW	388126 400797	Pond	1923
14D	173.0	NW	388123 400802	Pond	1921
15	189.0	N	388311 400912	Unspecified Heap	1923
16	221.0	NW	388172 400874	Unspecified Pit	1938
17E	225.0	NW	388131 400853	Pond	1906
18E	225.0	NW	388131 400853	Pond	1923
19E	225.0	NW	388131 400853	Pond	1921
20F	226.0	N	388656 401087	Cuttings	1938
21F	226.0	N	388656 401087	Cuttings	1933

ID	Distance (m)	Direction	NGR	Use	Date
22F	226.0	N	388656 401087	Cuttings	1906
23F	226.0	N	388656 401087	Cuttings	1921
24G	229.0	N	388452 400946	Pond	1923
25	230.0	N	388249 400927	Cuttings	1923
26G	231.0	N	388457 400953	Pond	1891
27	232.0	SW	388078 400586	Pond	1891
28H	233.0	N	388191 400914	Cuttings	1975
29H	233.0	N	388191 400914	Cuttings	1980
30	234.0	N	388125 400902	Cuttings	1956
31H	235.0	N	388185 400914	Cuttings	1966
32I	235.0	NW	388130 400895	Cuttings	1923
33	236.0	N	388346 400961	Cuttings	1923
34I	237.0	N	388139 400903	Cuttings	1891
35	244.0	N	388595 401066	Cuttings	1956

4.2 Historical Underground Working Features derived from Historical Mapping

This data is derived from the Groundsure unique Historical Land Use Database. It contains data derived from 1:10,000 and 1:10,560 historical Ordnance Survey Mapping and includes some natural topographical features (Shake Holes for example) as well as manmade features that may have implications for ground stability. Underground and mining features have been identified from surface features such as shafts. The distance that these extend underground is not shown.

Are there any Historical Underground Working Features within 1000m of the study site boundary? No

Database searched and no data found.

4.3 Current Ground Workings

This dataset is derived from the BGS BRITPITS database covering active; inactive mines; quarries; oil wells; gas wells and mineral wharves; and rail deposits throughout the British Isles.

Are there any BGS Current Ground Workings within 1000m of the study site boundary? Yes

The following Current Ground Workings information is provided by British Geological Survey:

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
Not shown	523.0	N	388230 401215	Sand	Williams Road Sand Pit	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	529.0	NE	388856 400919	Clay & Shale	Ridgefield Mill Brick Works	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	649.0	SW	387725 400380	Clay & Shale	Mitchell Street Brickworks	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	712.0	S	388174 399945	Clay & Shale	Cheetham Fold Clay Pit	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	719.0	NE	388740 401326	Clay & Shale	Grove House Clay Pit	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	842.0	NE	388700 401484	Sand	Moston Hall Sand Pit	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	885.0	NE	388943 401385	Clay & Shale	Grove House Clay Pit	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased

5 Mining, Extraction & Natural Cavities map



Mining, Extraction and Natural Cavities Legend

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Site Outline

Search Buffers (m) — 250 — 500

Historical Mining

Non-Coal Mining Cavities

Natural Cavities (point data)

Natural Cavities (polygon data)

Non-Coal Mining

- Highly likely
- Likely
- Unlikely
- Highly unlikely
- Rare

5 Mining, Extraction & Natural Cavities

5.1 Historical Mining

This dataset is derived from Groundsure unique Historical Land-use Database that are indicative of mining or extraction activities.

Are there any Historical Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

5.2 Coal Mining

This dataset provides information as to whether the study site lies within a known coal mining affected area as defined by the coal authority.

Are there any Coal Mining areas within 1000m of the study site boundary? Yes

The following Coal Mining information provided by the Coal Authority is not represented on Mapping:

Distance (m)	Direction	Details
0.0	On Site	The site lies in or in proximity to the coal mining reporting area as defined by the Coal Authority

5.3 Johnson Poole and Bloomer

This dataset provides information as to whether the study site lies within an area where JPB hold information relating to mining.

Are there any JPB Mining areas within 1000m of the study site boundary? Yes

The following information provided by JPB is not represented on mapping: In addition to being located inside an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) have information such as mining plans and maps held within their archive of mining activities that have occurred within 1km of this property which may supplement this information. Further details and a quote for services can be obtained by emailing this report to enquiries.gs@jpb.co.uk.

5.4 Non-Coal Mining

This dataset provides information as to whether the study site lies within an area which may have been subject to non-coal historic mining.

Are there any Non-Coal Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

5.5 Non-Coal Mining Cavities

This dataset provides information from the Peter Brett Associates (PBA) mining cavities database (compiled for the national study entitled "Review of mining instability in Great Britain, 1990" PBA has also continued adding to this database) on mineral extraction by mining.

Are there any Non-Coal Mining cavities within 1000m of the study site boundary? No

Database searched and no data found.

5.6 Natural Cavities

This dataset provides information based on the Peter Brett Associates natural cavities database. The dataset is made up of points and polygons. Where polygons are used these represent an area in which it is expected the cavities could be found. It does not indicate that cavities are present everywhere within the polygon, and caution should be used in the interpretation of this data.

Are there any Natural Cavities within 1000m of the study site boundary? No

Database searched and no data found.

5.7 Brine Extraction

This data provides information from the Cheshire Brine Subsidence Compensation Board.

Are there any Brine Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

5.8 Gypsum Extraction

This dataset provides information on Gypsum extraction from British Gypsum records.

Are there any Gypsum Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

5.9 Cornwall and Devon Metalliferous Mining

This dataset provides information on metalliferous mining areas in Cornwall/Devon and is derived from records held by Mining Searches UK.

Are there any Cornwall and Devon Metalliferous Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

5.10 Clay Mining

This dataset provides information on Kaolin and Ball Clay mining from relevant mining records.

Are there any Clay Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

6 Natural Ground Subsidence

6.1 Shrink-Swell Clay map



Shrink Swell Clay Legend

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6.2 Landslides map



Landslides Legend

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6.3 Ground Dissolution of Soluble Rocks map



Ground Dissolution Soluble Rocks Legend

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6.4 Compressible Deposits map



Compressible Deposits Legend

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6.5 Collapsible Deposits map



Collapsible Deposits Legend

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6.6 Running Sand map



Running Sand Legend

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6 Natural Ground Subsidence

The National Ground Subsidence rating is obtained through the 6 natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS).

The following GeoSure data represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

What is the maximum hazard rating of natural subsidence within the study site*[*] boundary? Very Low

6.1 Shrink-Swell Clays

The following Shrink Swell information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

6.2 Landslides

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
2	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

6.3 Ground Dissolution of Soluble Rocks

The following Ground Dissolution information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

* This includes an automatically generated 50m buffer zone around the site

6.4 Compressible Deposits

The following Compressible Deposits information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

6.5 Collapsible Deposits

The following Collapsible Rocks information provided by the British Geological Survey:

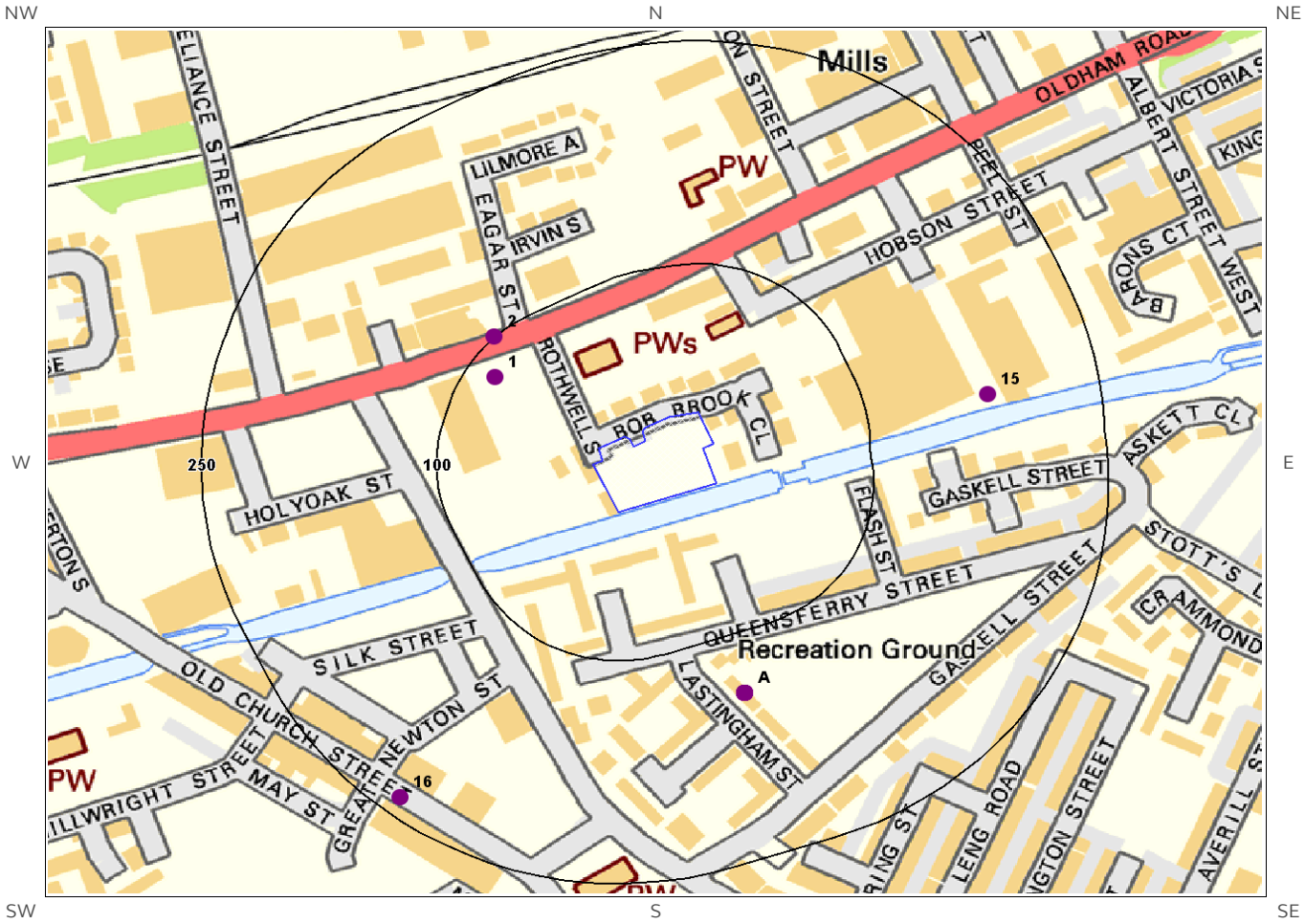
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

6.6 Running Sands

The following Running Sands information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

7 Borehole Records map



Borehole Records Legend

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Site Outline

Borehole Locations

125
250
Search Buffers (m)

7 Borehole Records

The systematic analysis of data extracted from the BGS Borehole Records database provides the following information.

Records of boreholes within 250m of the study site boundary: 16

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
1	82.0	NW	388241 400733	SD80SE76	107.9	ROTHWELL & CO HEATH BREWERY OLDHAM ROAD
2	101.0	NW	388240 400760	SD80SE1058	Not Available	OLDHAM ROAD 3
3A	141.0	S	388400 400520	SD80SE1305	Not Available	11 / 13 / 15 EDLINGTON WALK NEWTON HEATH TP2
4A	141.0	S	388400 400520	SD80SE1299	Not Available	11 / 13 / 15 EDLINGTON WALK NEWTON HEATH 2
5A	141.0	S	388400 400520	SD80SE1302	Not Available	11 / 13 / 15 EDLINGTON WALK NEWTON HEATH 5
6A	141.0	S	388400 400520	SD80SE1309	Not Available	11 / 13 / 15 EDLINGTON WALK NEWTON HEATH TP6
7A	141.0	S	388400 400520	SD80SE1307	Not Available	11 / 13 / 15 EDLINGTON WALK NEWTON HEATH TP4
8A	141.0	S	388400 400520	SD80SE1301	Not Available	11 / 13 / 15 EDLINGTON WALK NEWTON HEATH 4
9A	141.0	S	388400 400520	SD80SE1308	Not Available	11 / 13 / 15 EDLINGTON WALK NEWTON HEATH TP5
10A	141.0	S	388400 400520	SD80SE1303	Not Available	11 / 13 / 15 EDLINGTON WALK NEWTON HEATH 6
11A	141.0	S	388400 400520	SD80SE1300	Not Available	11 / 13 / 15 EDLINGTON WALK NEWTON HEATH 3
12A	141.0	S	388400 400520	SD80SE1304	Not Available	11 / 13 / 15 EDLINGTON WALK NEWTON HEATH TP1
13A	141.0	S	388400 400520	SD80SE1298	Not Available	11 / 13 / 15 EDLINGTON WALK NEWTON HEATH 1
14A	141.0	S	388400 400520	SD80SE1306	Not Available	11 / 13 / 15 EDLINGTON WALK NEWTON HEATH TP3
15	178.0	E	388555 400721	SD80SE94	71.93	FAILSWORTH
16	238.0	SW	388180 400450	SD80SE417	Not Available	NEWTON HEATH MANCHESTER BH3

The borehole records are available using the hyperlinks below: Please note that if the donor of the borehole record has requested the information be held as commercial-in-confidence, the additional data will be held separately by the BGS and a formal request must be made for its release.

#1: scans.bgs.ac.uk/sobi_scans/boreholes/27661
#15: scans.bgs.ac.uk/sobi_scans/boreholes/27684

8 Estimated Background Soil Chemistry

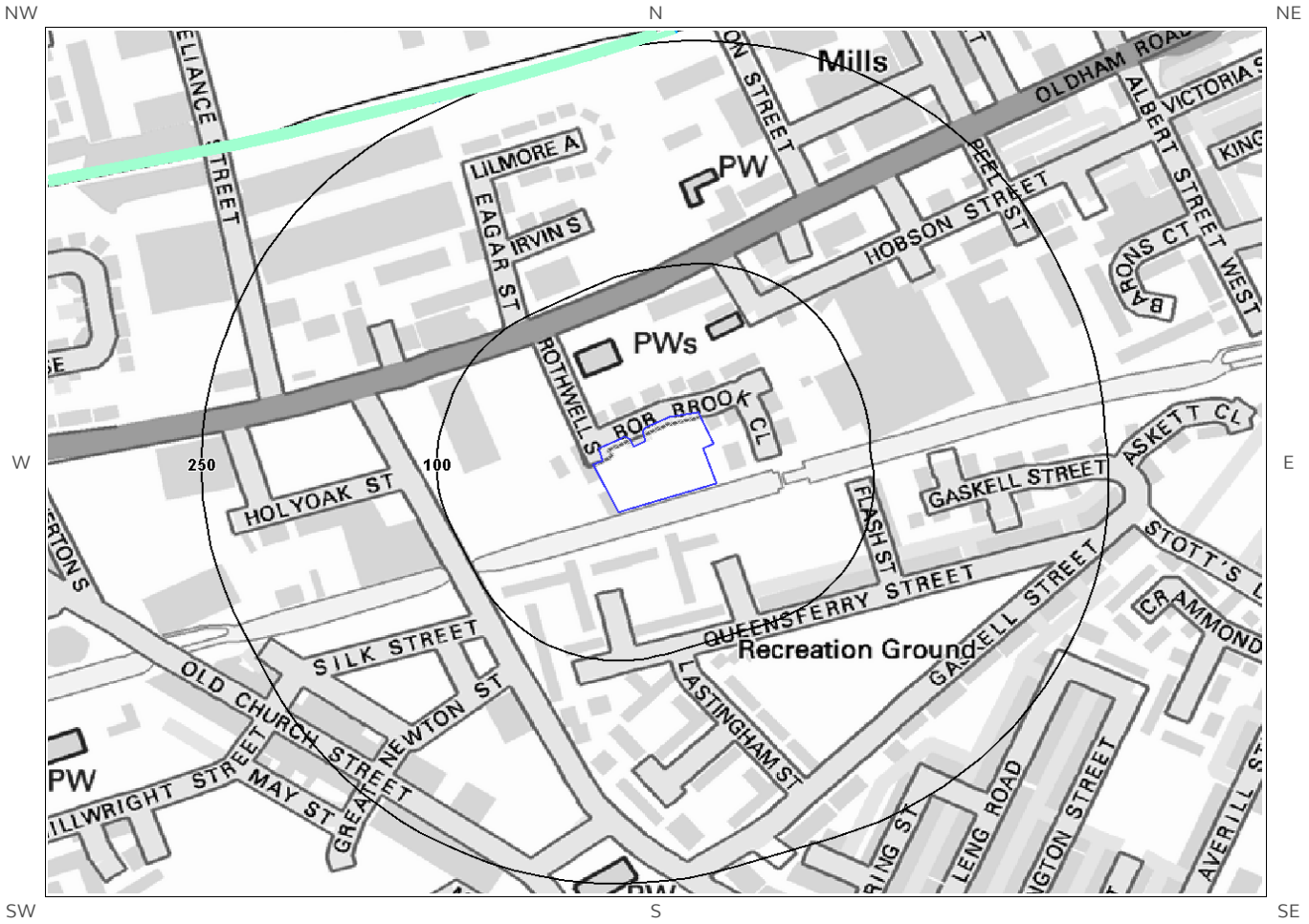
Records of background estimated soil chemistry within 250m of the study site boundary: 1

For further information on how this data is calculated and limitations upon its use, please see the Groundsure Geo Insight User Guide, available on request.

Distance (m)	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg

*As this data is based upon underlying 1:50,000 scale geological information, a 50m buffer has been added to the search radius.

9 Railways and Tunnels map



Railways and Tunnels Legend

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- Site Outline
- Search Buffers (m) — 250 / 500
- Underground or Partially Underground Railway / Subway System
- Railway Tunnel (OS Mapping)
- Abandoned or Dismantled Railway (OpenStreetMap)
- Railway Track (OS Mapping)
- Railway Track (OpenStreetMap)
- High Speed 2
- High Speed 2 Revised Proposed Route
- Crossrail 1
- Railway and/or Tunnel Feature from Historical Mapping

9 Railways and Tunnels

9.1 Tunnels

This data is derived from OpenStreetMap and provides information on the possible locations of underground railway systems in the UK - the London Underground, the Tyne & Wear Metro and the Glasgow Subway.

Have any underground railway lines been identified within the study site boundary?	No
Have any underground railway lines been identified within 250m of the study site boundary?	No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels map.

This data is derived from Ordnance Survey mapping and provides information on the possible locations of railway tunnels forming part of the UK overground railway network.

Have any other railway tunnels been identified within the site boundary?	No
Have any other railway tunnels been identified within 250m of the site boundary?	No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels map.

9.2 Historical Railway and Tunnel Features

This data is derived from Groundsure's unique Historical Land-use Database and contains features relating to tunnels, railway tracks or associated works that have been identified from historical Ordnance Survey mapping.

Have any historical railway or tunnel features been identified within the study site boundary?	No
Have any historical railway or tunnel features been identified within 250m of the study site boundary?	No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels map.

9.3 Historical Railways

This data is derived from OpenStreetMap and provides information on the possible alignments of abandoned or dismantled railway lines in proximity to the study site.

Have any historical railway lines been identified within the study site boundary? No

Have any historical railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Multiple sections of the same track may be listed in the detail above
Any records that have been identified are represented on the Railways and Tunnels map.

9.4 Active Railways

These datasets are derived from Ordnance Survey mapping and OpenStreetMap and provide information on the possible locations of active railway lines in proximity to the study site.

Have any active railway lines been identified within the study site boundary? No

Have any active railway lines been identified within 250m of the study site boundary? Yes

Distance (m)	Direction	Name	Type
246	N	Not given	tram
246	N	Not given	Multi Track
246	N	Not given	Multi Track
246	N	Not given	tram
250	N	Not given	rail
250	N	Not given	rail

Multiple sections of the same track may be listed in the detail above
Any records that have been identified are represented on the Railways and Tunnels map.

9.5 Railway Projects

These datasets provide information on the location of large scale railway projects High Speed 2 and Crossrail 1 .

Is the study site within 5km of the route of the High Speed 2 rail project? Yes

Is the study site within 500m of the route of the Crossrail 1 rail project? No

Further information on proximity to these routes, the project construction status and associated works can be obtained through the purchase of a Groundsure HS2 and Crossrail 1 Report.

The route data has been digitised from publicly available maps by Groundsure. The route as provided relates to the Crossrail 1 project only, and does not include any details of the Crossrail 2 project, as final details of the route for Crossrail 2 are still under consultation.

Please note that this assessment takes account of both the original Phase 2b proposed route and the amended route proposed in 2016. As the Phase 2b route is still under consultation, Groundsure are providing information on both options until the final route is formally confirmed. Practitioners should take account of this uncertainty when advising clients.

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info@groundsure.com

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Keyworth, Nottingham NG12 5GG
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Fax: 0115 936 3276.
Email:**enquiries@bgs.ac.uk**
Web:**www.bgs.ac.uk**
BGS Geological Hazards Reports and general geological enquiries

British Gypsum

British Gypsum Ltd
East Leake
Loughborough
Leicestershire
LE12 6HX

The Coal Authority

200 Lichfield Lane
Mansfield
Notts NG18 4RG
Tel: 0345 7626 848
DX 716176 Mansfield 5
www.coal.gov.uk

Public Health England

Public information access office
Public Health England, Wellington House
133-155 Waterloo Road, London, SE1 8UG
https://www.gov.uk/government/organisations/public-health-england
Email: **enquiries@phe.gov.uk**
Main switchboard: 020 7654 8000

Johnson Poole & Bloomer Limited

Harris and Pearson Building, Brettel Lane
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DY5 3LH
Tel: +44 (0) 1384 262 000
Email:**enquiries.gs@jpb.co.uk**
Website: **www.jpb.co.uk**

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS

Tel: 08456 050505
Website: http://www.ordnancesurvey.co.uk/

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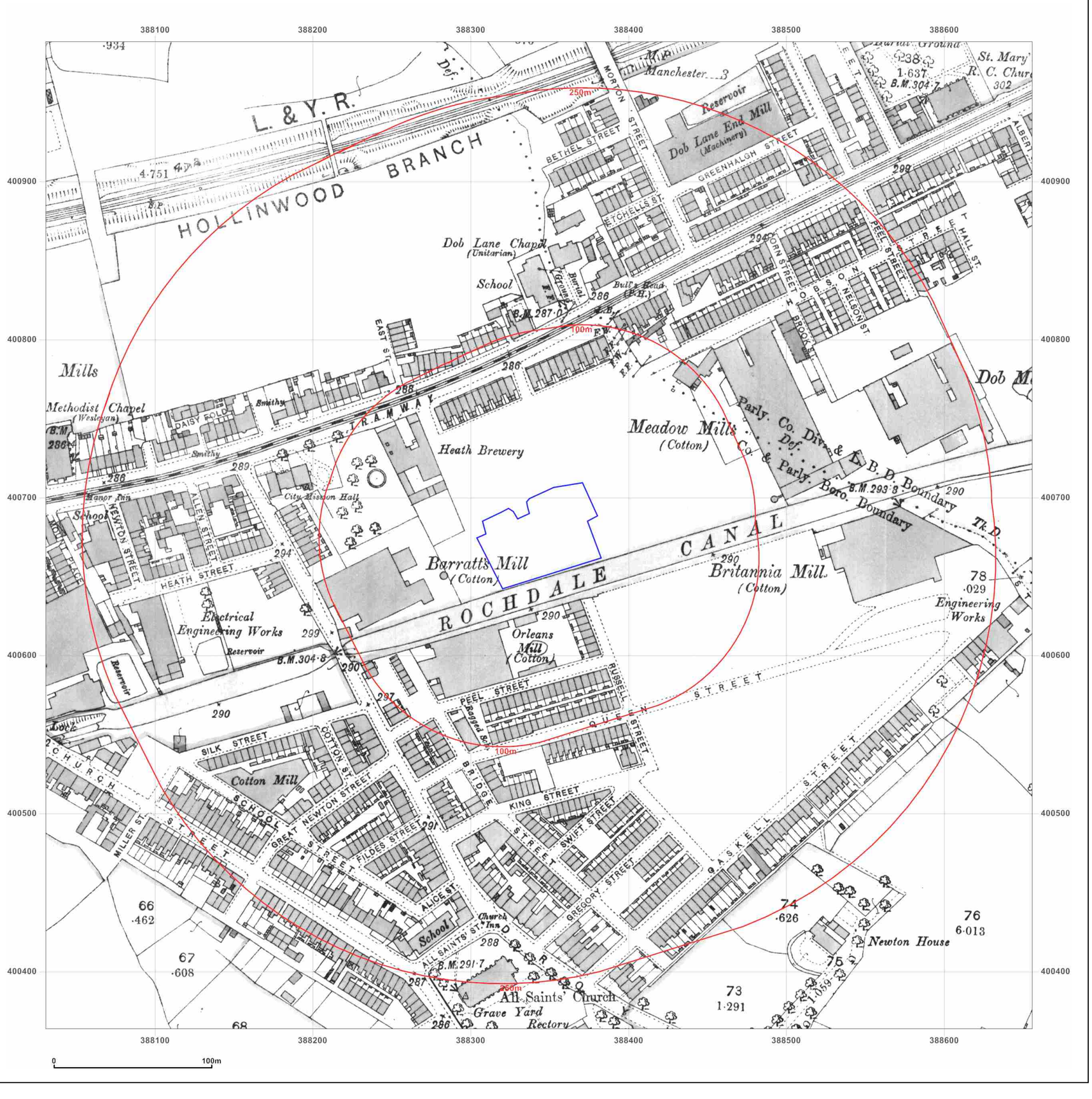
Virginia Villas, High Street, Hartley Witney,
Hampshire RG27 8NW
Tel: 01252 845444
Website:**http://www1.getmapping.com/**

Peter Brett Associates
Caversham Bridge House
Waterman Place
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Tel: +44 (0)118 950 0761 E-mail:**reading@pba.co.uk**
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Site Details:

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MANCHESTER, M40 1DB

Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: County Series

Map date: **1893**

Scale: 1:2,500

Printed at: 1:2,500

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

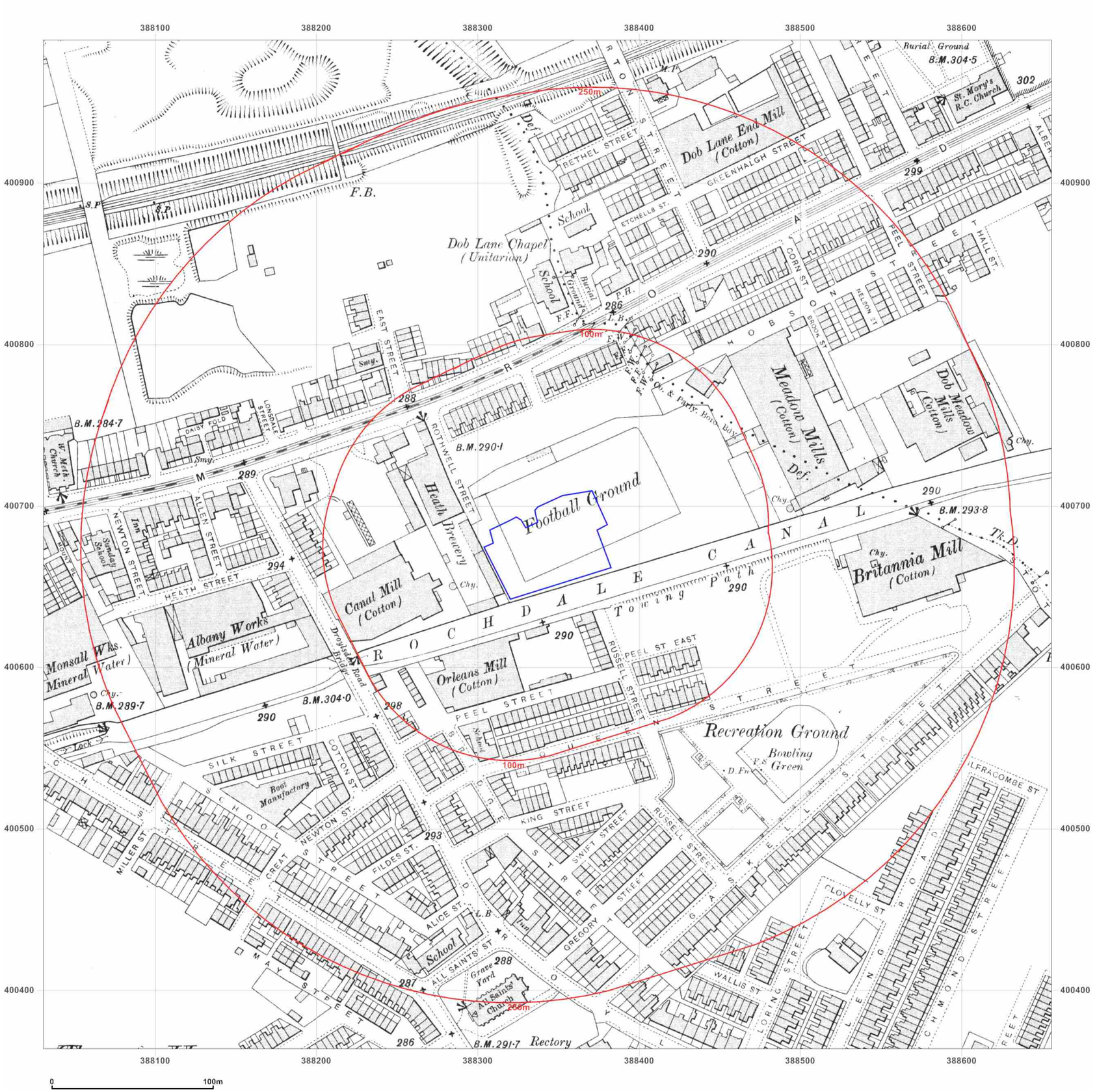
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Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: County Series

Map date: **1908**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1908
Revised 1908
Edition N/A
Copyright N/A
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Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: County Series

Map date: **1922**

Scale: 1:2,500

Printed at: 1:2,500

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

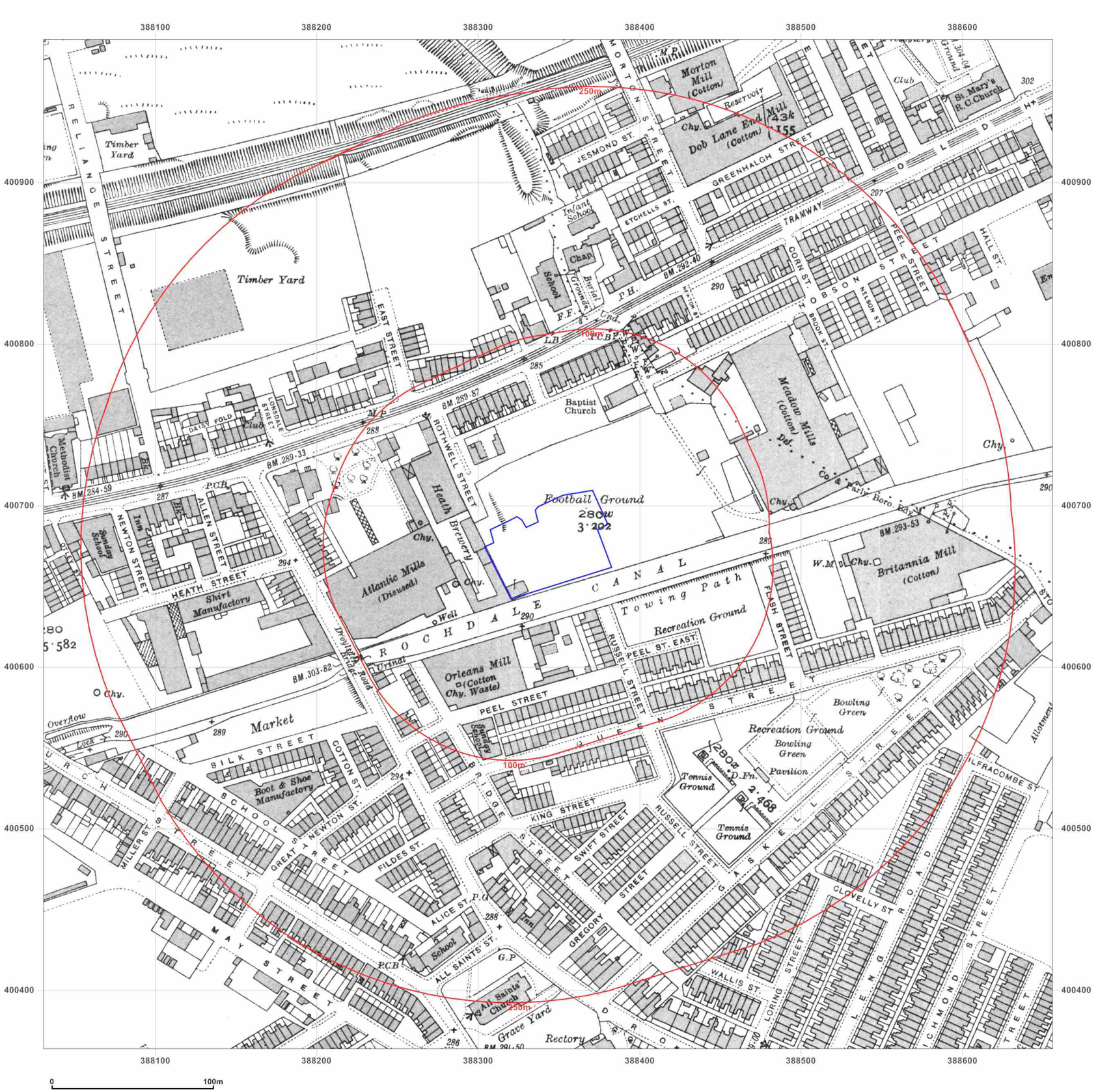
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Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: County Series

Map date: **1931**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1931
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

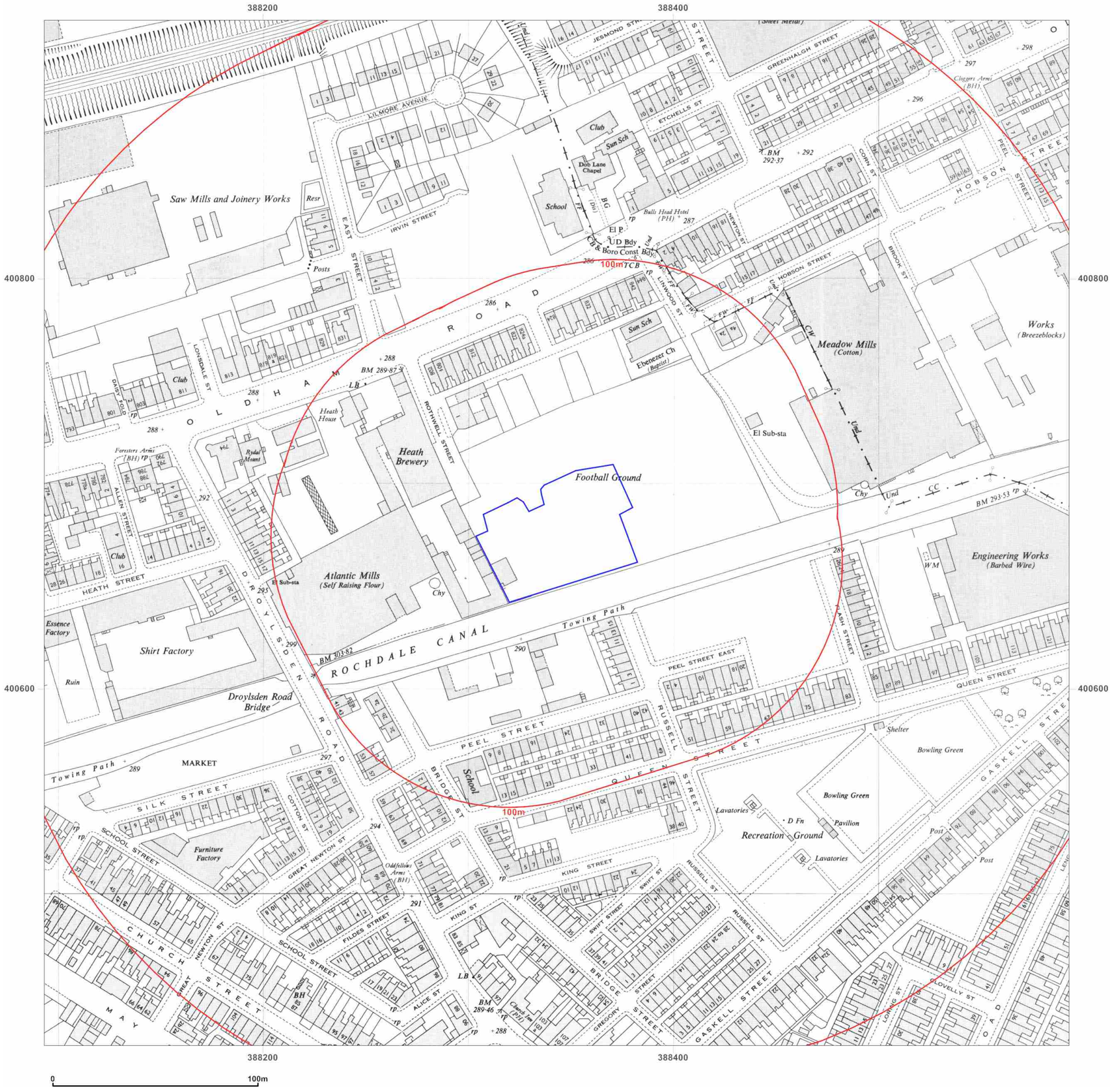
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Surveyed 1950 Revised 1950 Edition N/A Copyright N/A Levelled 1949		Surveyed 1950 Revised 1950 Edition N/A Copyright N/A Levelled 1948

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Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: National Grid
Map date: **1950**
Scale: 1:1,250
Printed at: 1:2,000

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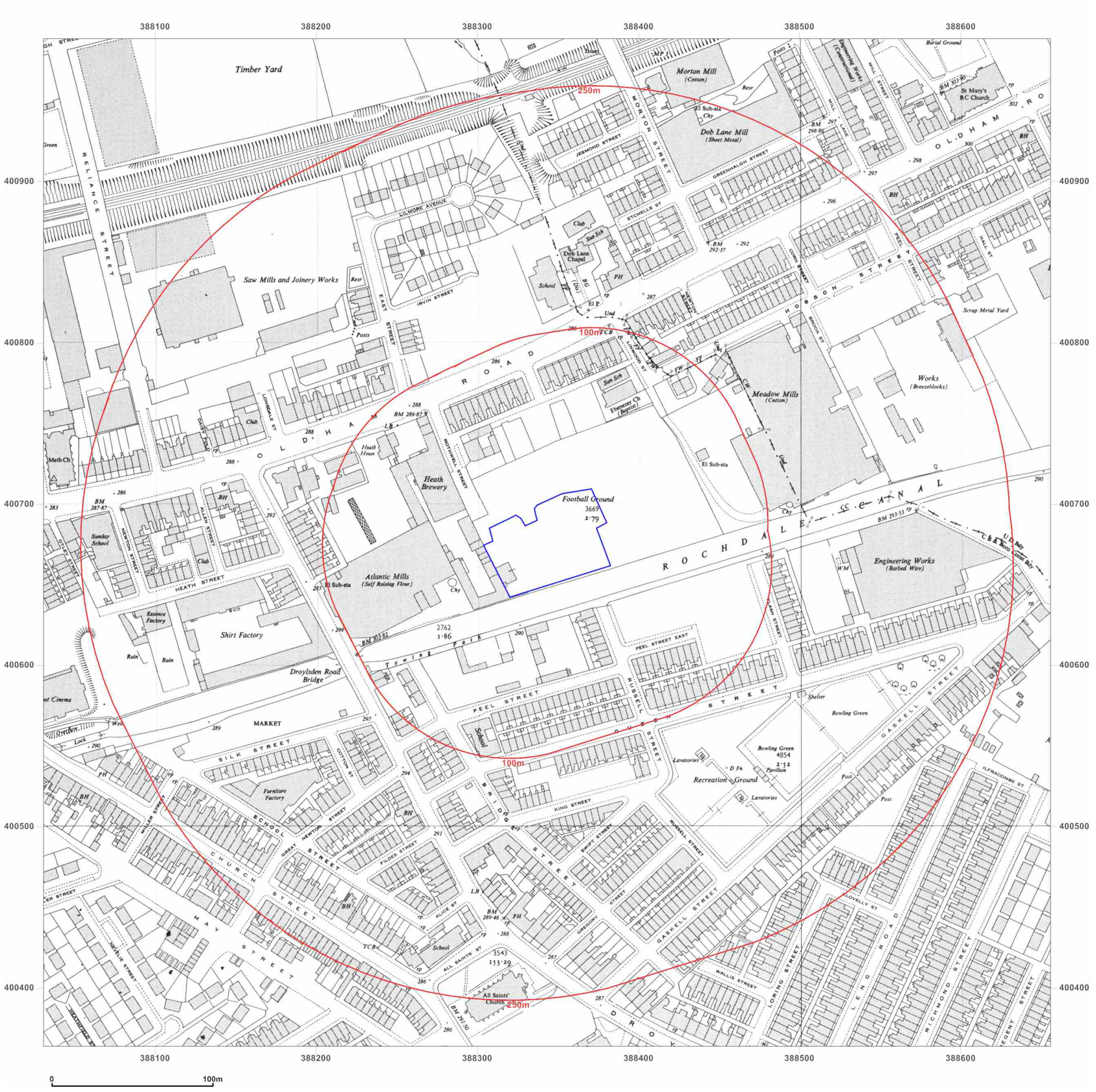
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Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: National Grid

Map date: **1950**

Scale: 1:2,500

Printed at: 1:2,500

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

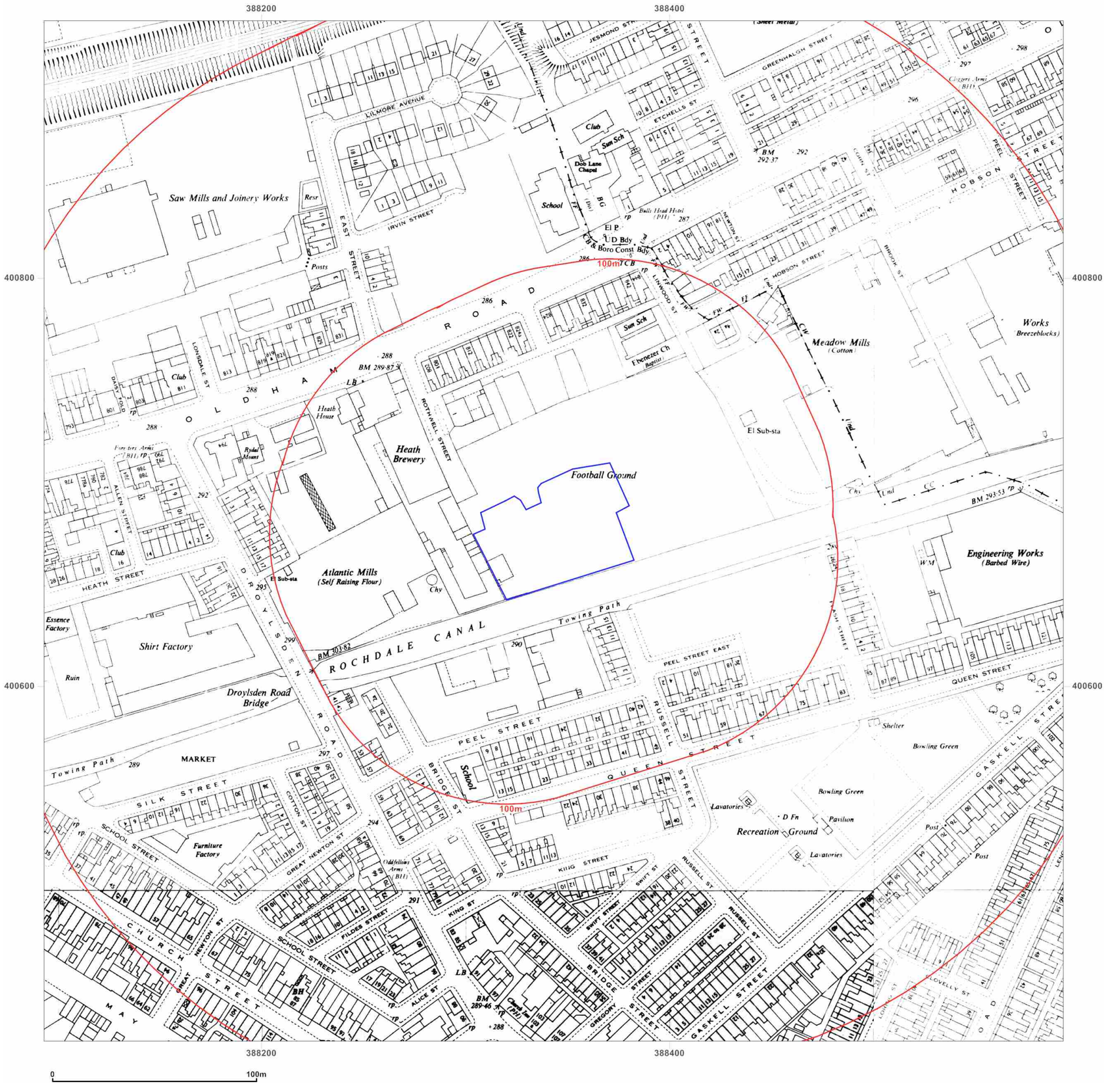
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Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: National Grid

Map date: **1951**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1950 Revised N/A Edition N/A Copyright 1951 Levelled 1949	Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A
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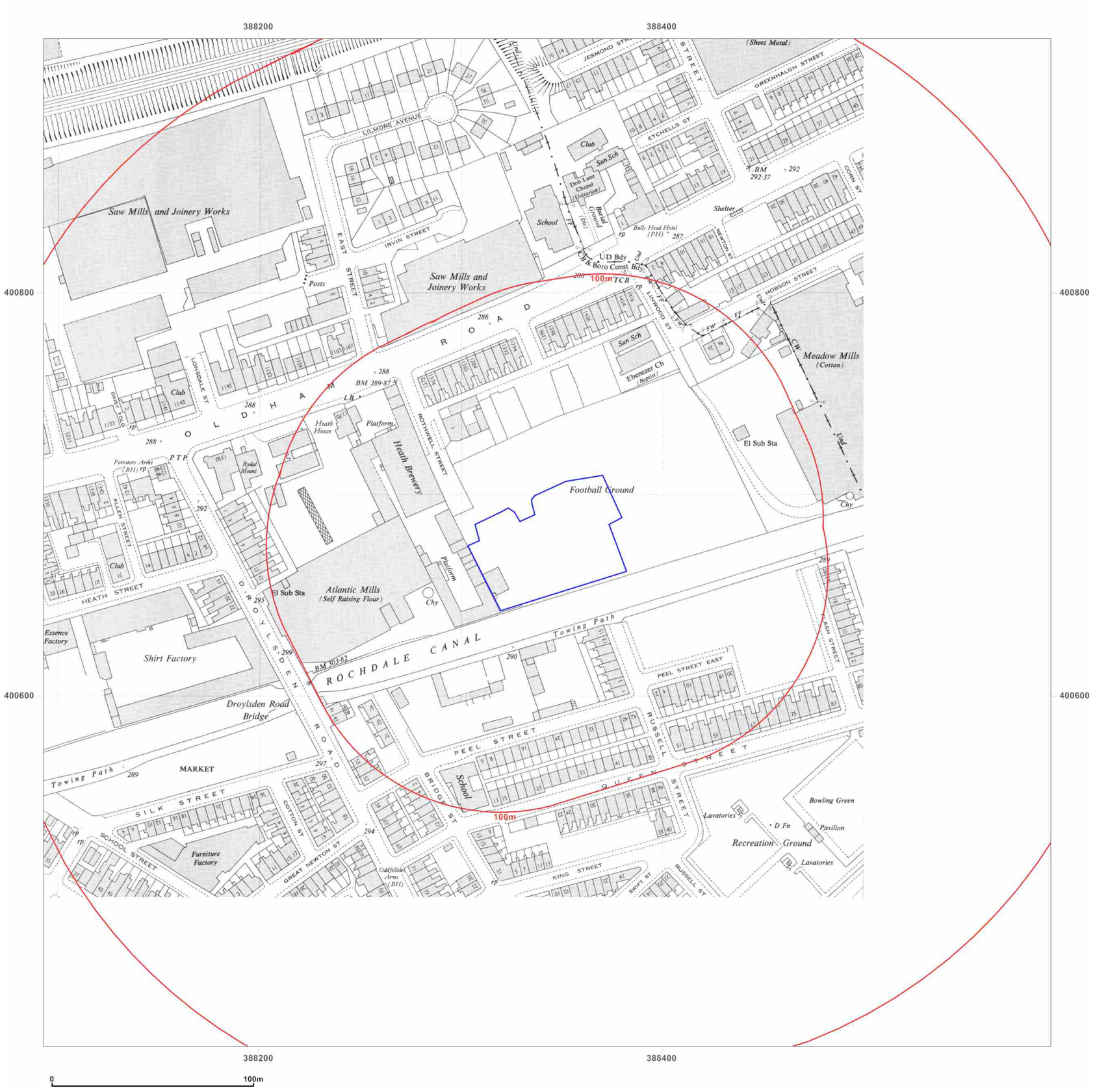
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Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: National Grid

Map date: **1952**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1950
Revised 1952
Edition N/A
Copyright N/A
Levelled 1949

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Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: National Grid

Map date: **1953**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A
Revised 1952
Edition N/A
Copyright 1953
Levelled 1949

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Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: National Grid

Map date: **1969**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1967
Revised 1969
Edition N/A
Copyright 1969
Levelled 1964

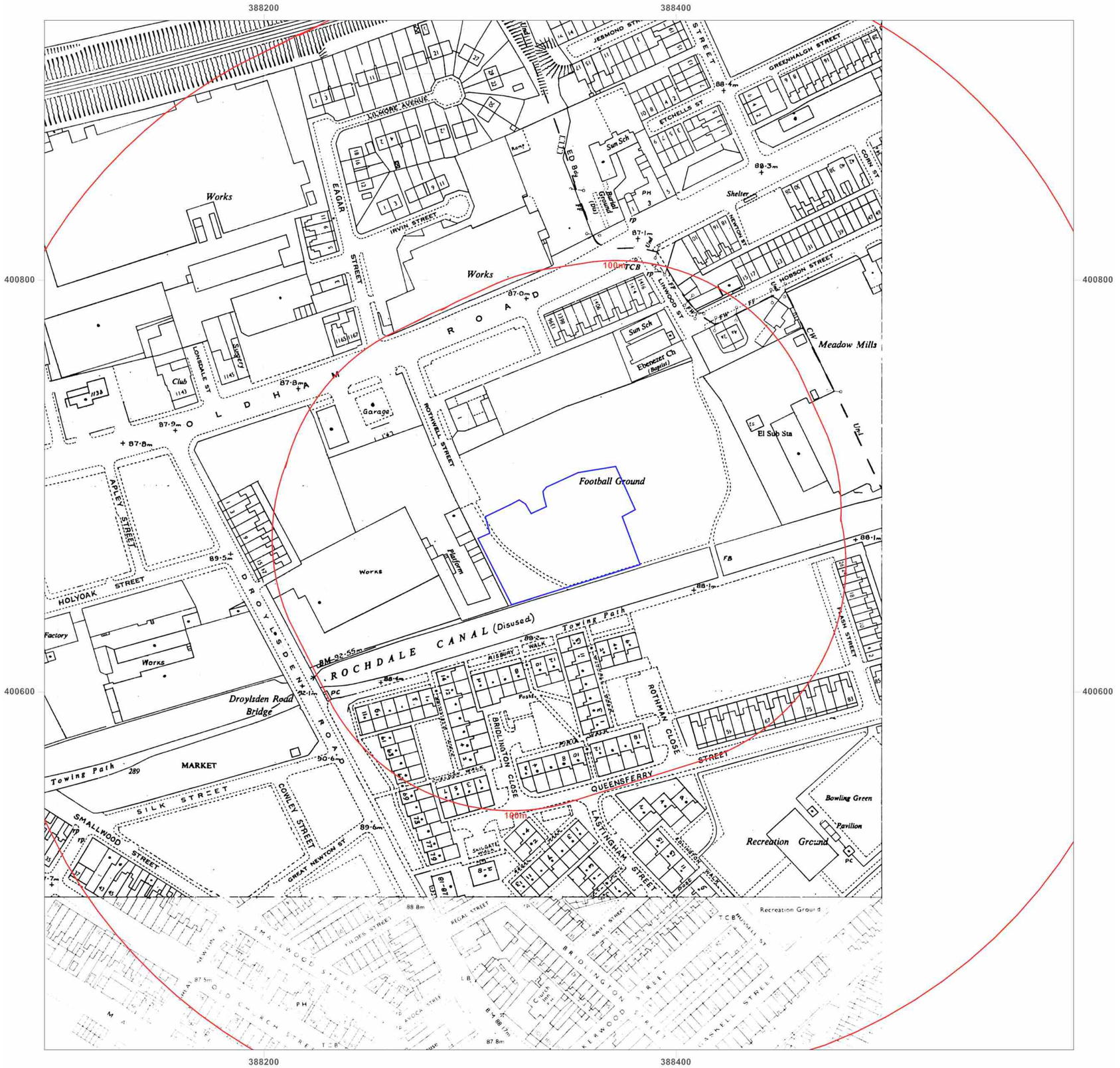
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Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: National Grid

Map date: **1975-1980**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A
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Edition N/A
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Levelled 1964

Surveyed N/A
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Edition N/A
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Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: National Grid
Map date: **1979-1983**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed N/A Revised N/A Edition N/A Copyright 1983 Levelled 1964		Surveyed 1964 Revised 1983 Edition N/A Copyright 1983 Levelled 1964
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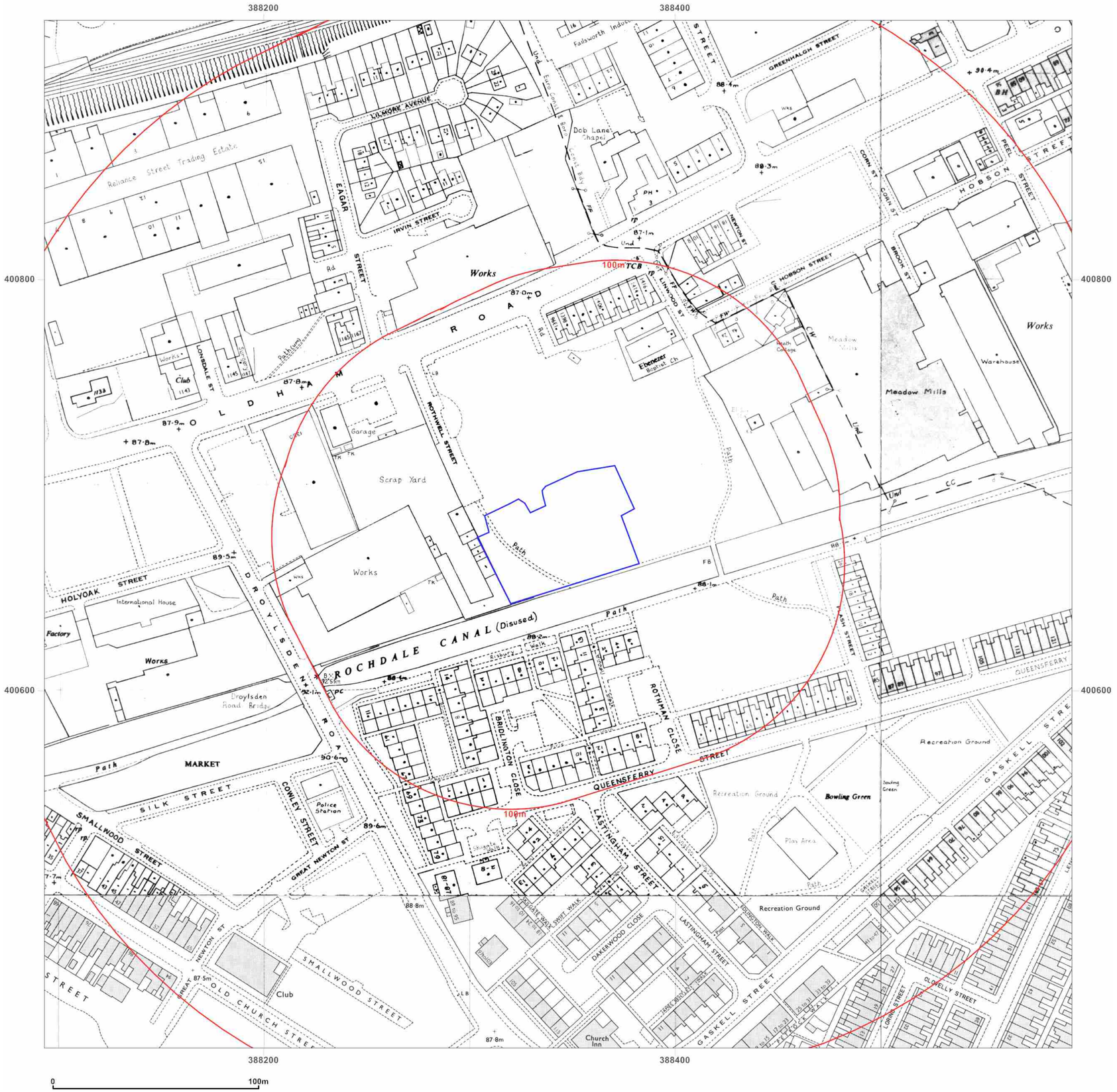
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Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: National Grid

Map date: **1981-1986**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1964 Revised 1986 Edition N/A Copyright 1986 Levelled 1964		Surveyed 1964 Revised 1986 Edition N/A Copyright 1986 Levelled 1964
Surveyed 1950 Revised 1980 Edition N/A Copyright 1981 Levelled 1964		Surveyed 1950 Revised 1986 Edition N/A Copyright N/A Levelled N/A

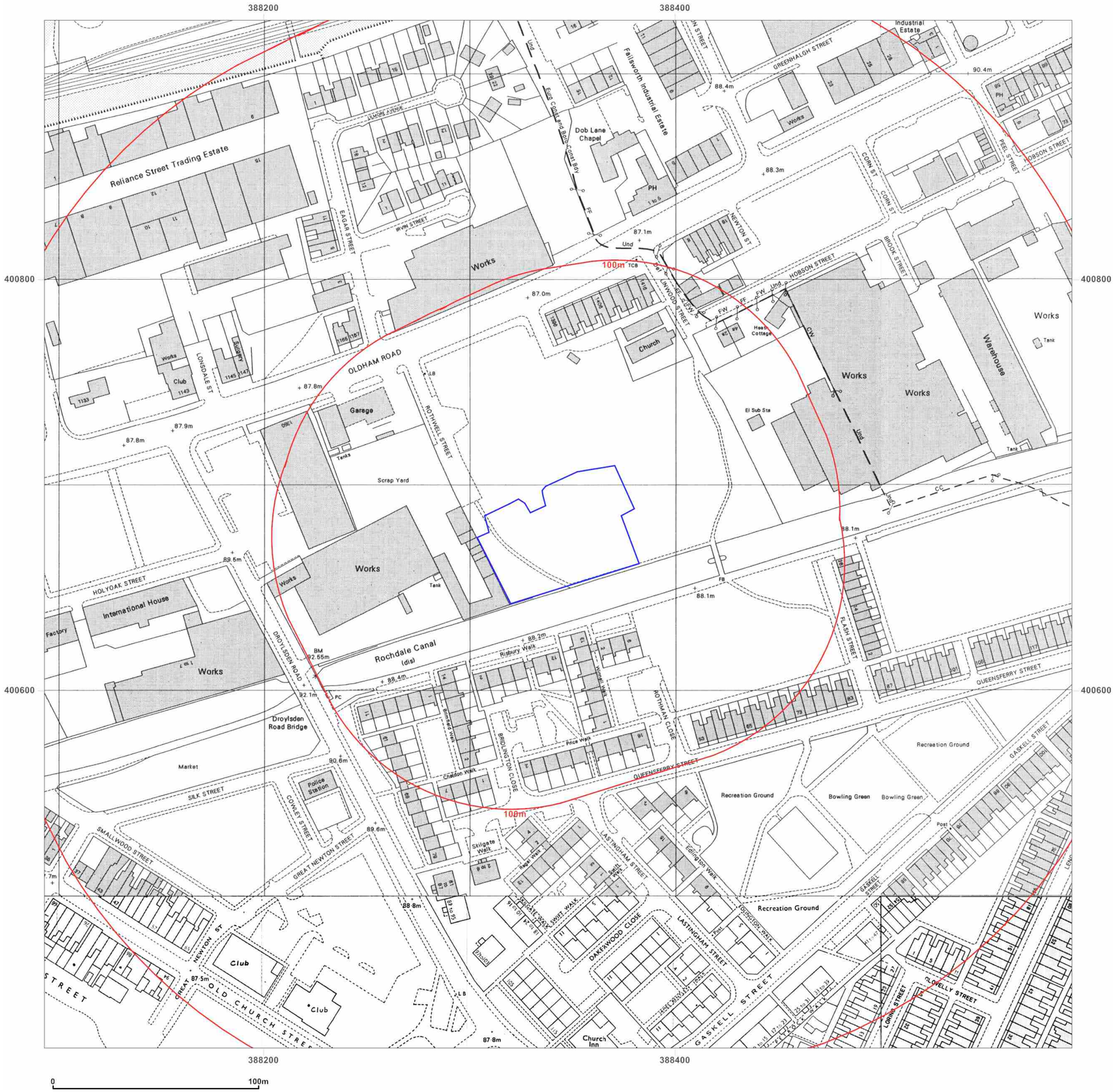
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Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: National Grid

Map date: **1987-1989**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1950 Revised 1988 Edition N/A Copyright 1989 Levelled N/A	Surveyed 1952 Revised 1988 Edition N/A Copyright 1989 Levelled N/A
Surveyed 1964 Revised 1987 Edition N/A Copyright 1987 Levelled 1964	Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A

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Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: National Grid

Map date: **1992**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1992 Revised N/A Edition N/A Copyright 1992 Levelled N/A	Surveyed 1992 Revised N/A Edition N/A Copyright 1992 Levelled N/A
Surveyed 1992 Revised N/A Edition N/A Copyright 1992 Levelled N/A	Surveyed 1992 Revised N/A Edition N/A Copyright 1992 Levelled N/A

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Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: National Grid

Map date: **1993-1994**

Scale: 1:1,250

Printed at: 1:2,000

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

Surveyed 1993
Revised 1993
Edition N/A
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Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: National Grid

Map date: **1993-1994**

Scale: 1:1,250

Printed at: 1:2,000

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

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

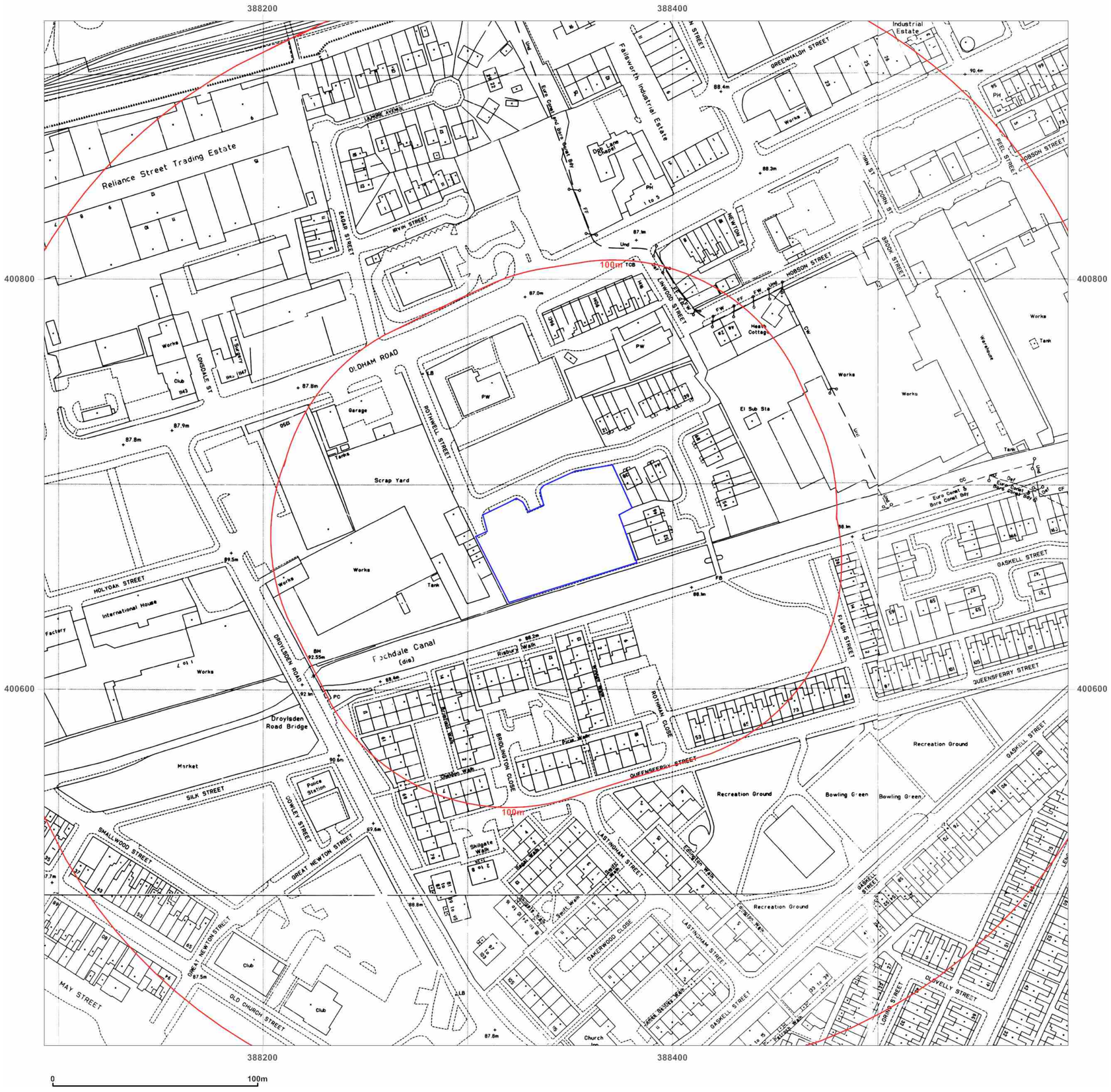
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Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: National Grid

Map date: **1993-1995**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1993 Revised N/A Edition N/A Copyright 1993 Levelled N/A		Surveyed 1995 Revised N/A Edition N/A Copyright 1995 Levelled N/A
Surveyed 1993 Revised N/A Edition N/A Copyright 1993 Levelled N/A		Surveyed 1994 Revised N/A Edition N/A Copyright 1994 Levelled N/A

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Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: National Grid

Map date: **1993-1995**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A		Surveyed 1995 Revised 1995 Edition N/A Copyright N/A Levelled N/A
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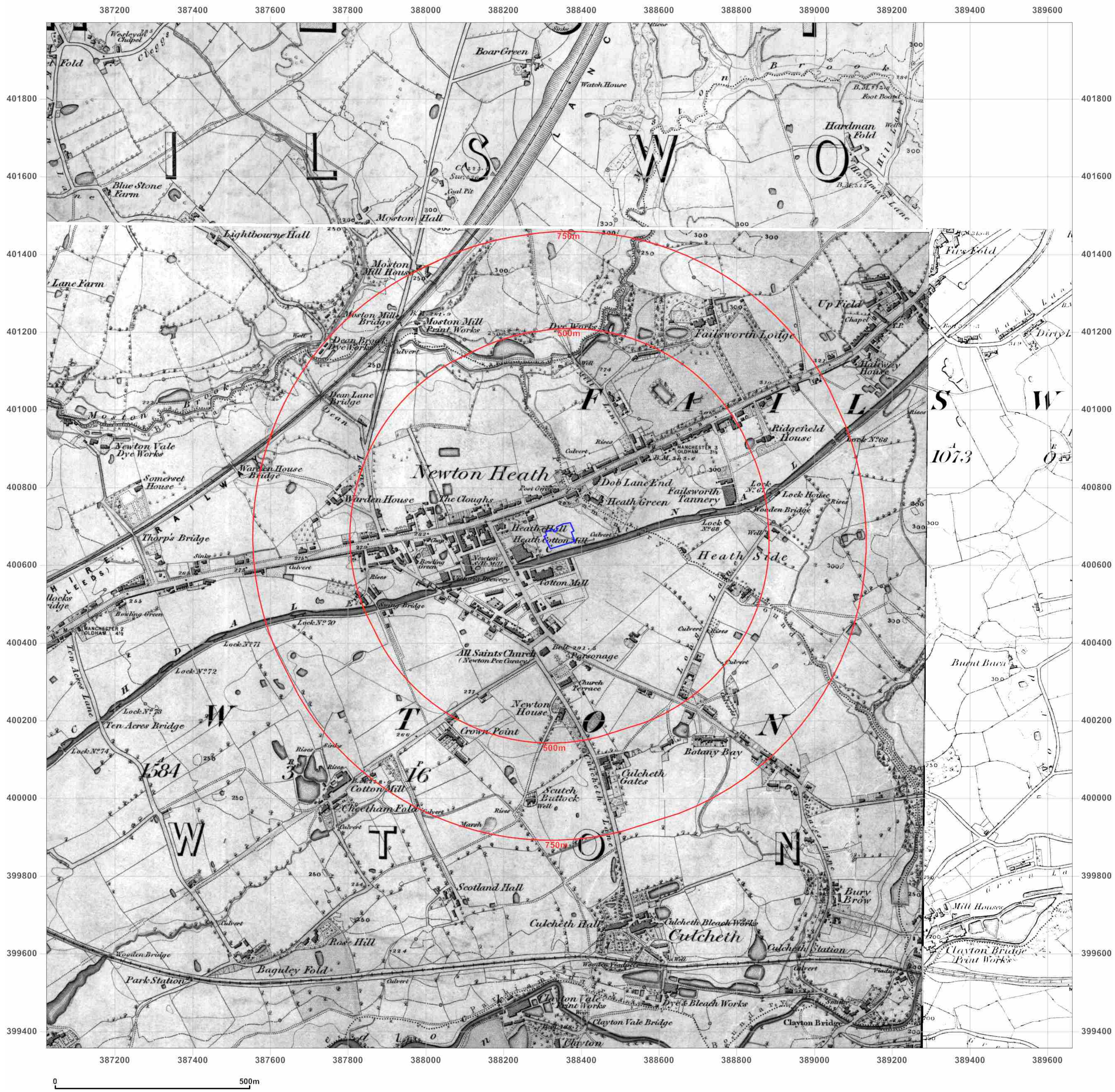
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Report Ref: GS-6235457
Grid Ref: 388343, 400676

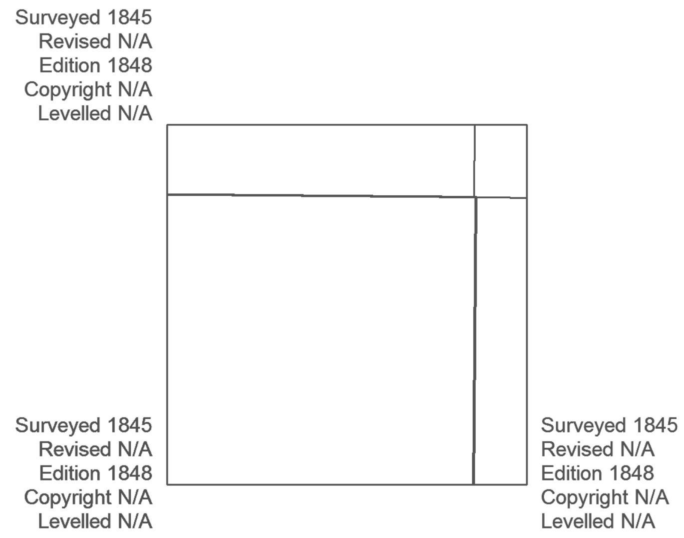
Map Name: County Series

Map date: **1848**

Scale: 1:10,560

Printed at: 1:10,560

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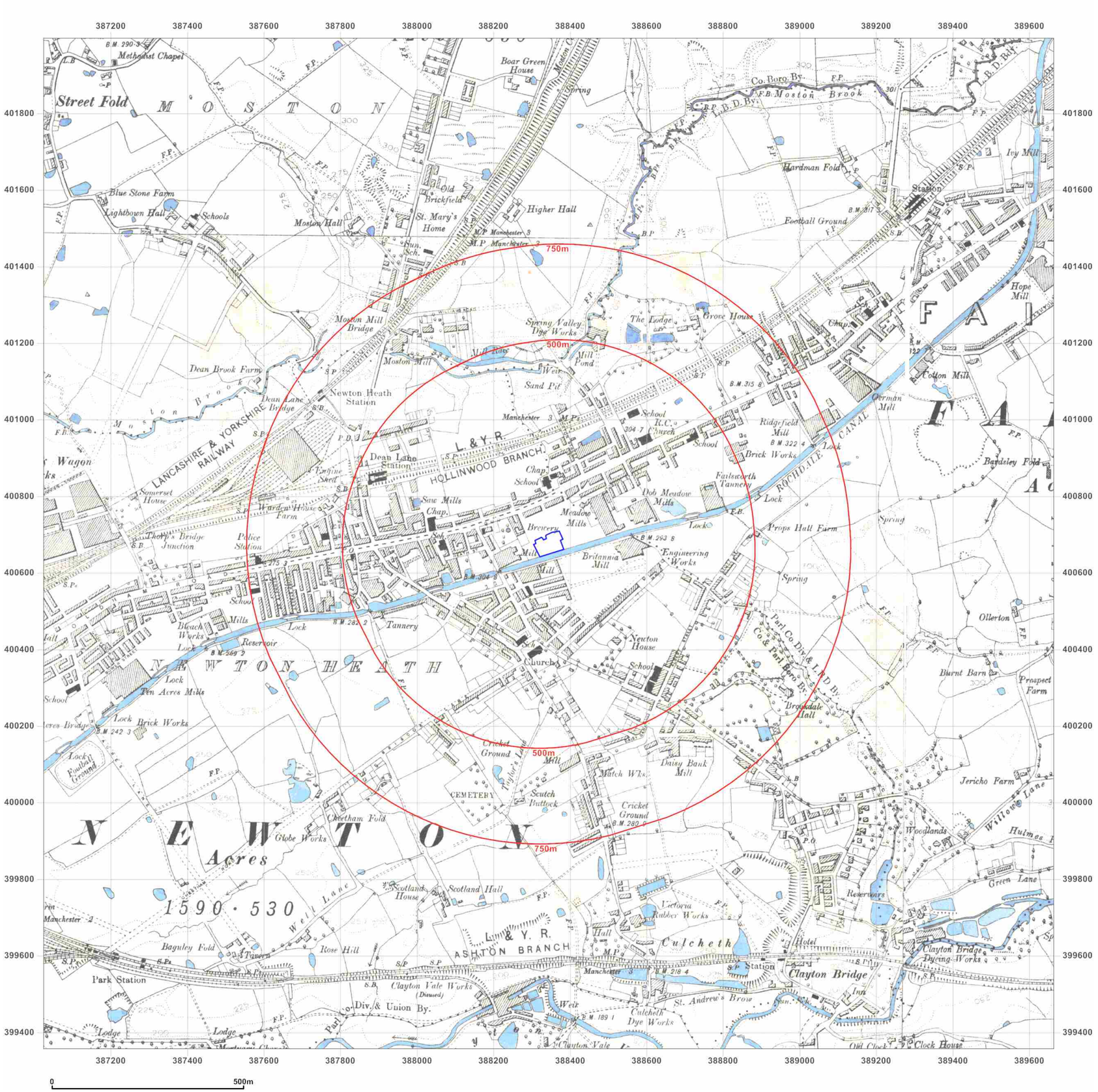
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Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: County Series

Map date: **1891-1892**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1891
Revised 1891
Edition N/A
Copyright N/A
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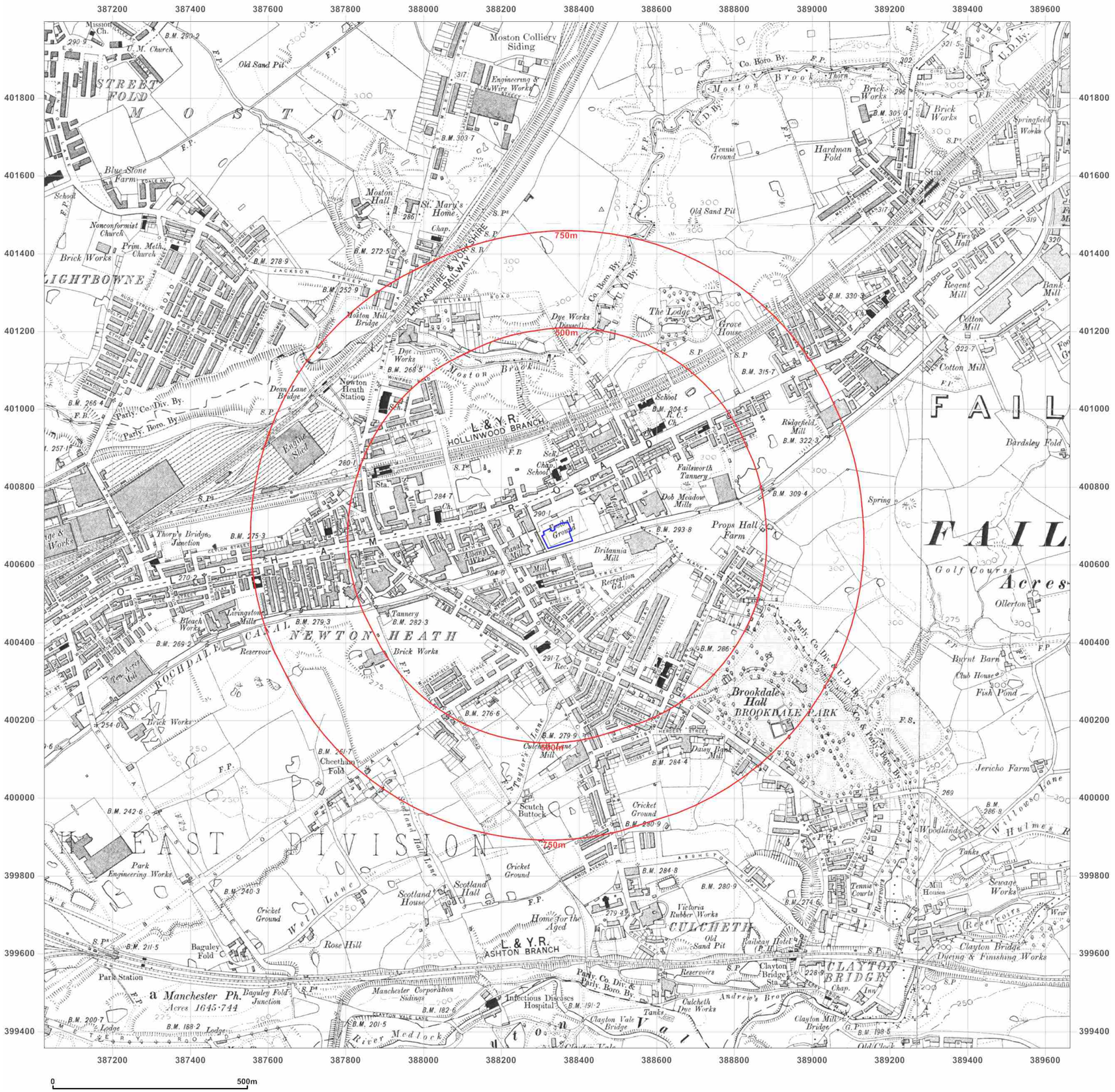
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MANCHESTER, M40 1DB

Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: County Series

Map date: **1906**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1844
Revised 1906
Edition N/A
Copyright N/A
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Surveyed 1844
Revised 1906
Edition N/A
Copyright N/A
Levelled N/A

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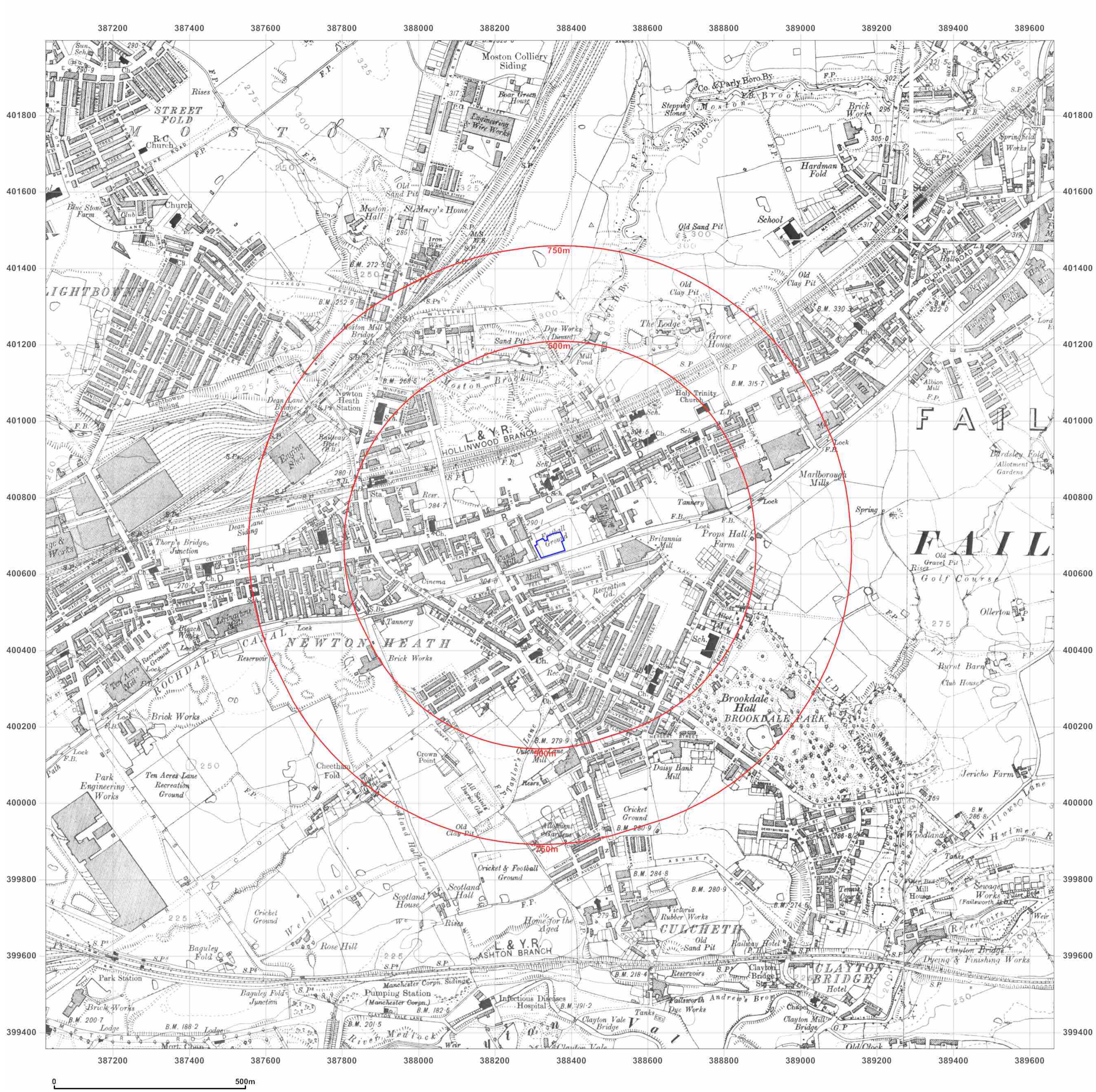
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Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: County Series

Map date: **1923**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1844
Revised 1923
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
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Edition N/A
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Surveyed 1844
Revised 1921
Edition 1923
Copyright N/A
Levelled 1906

Surveyed 1844
Revised 1923
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Copyright N/A
Levelled N/A

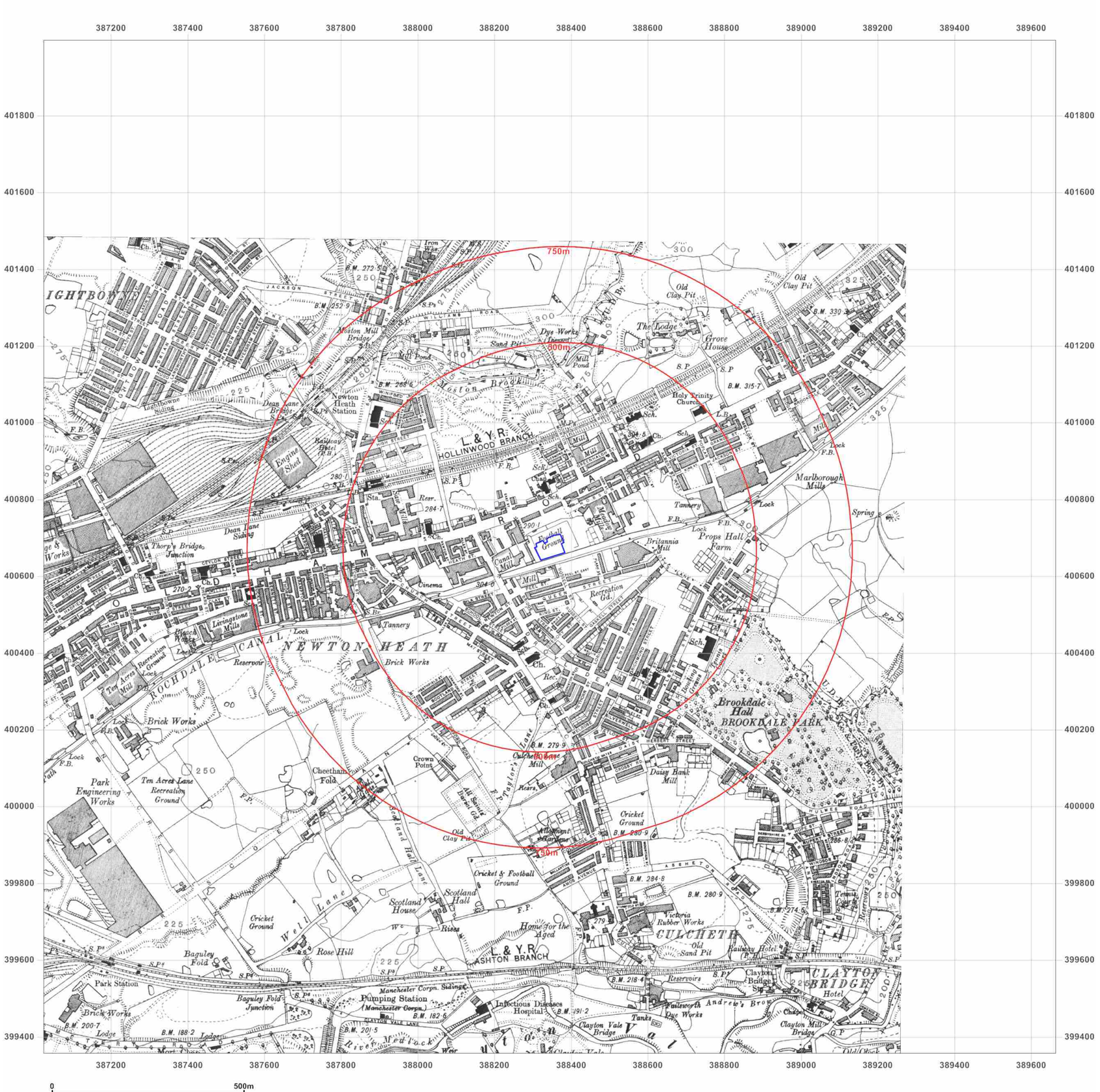
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Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

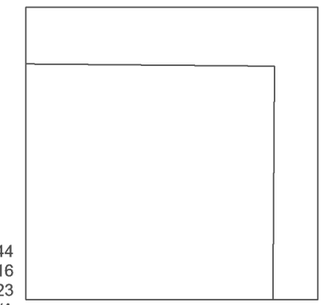
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Surveyed 1844
Revised 1916
Edition 1923
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Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: County Series

Map date: **1933**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1844
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1933
Edition 1933
Copyright N/A
Levelled 1927

Surveyed 1844
Revised 1933
Edition N/A
Copyright N/A
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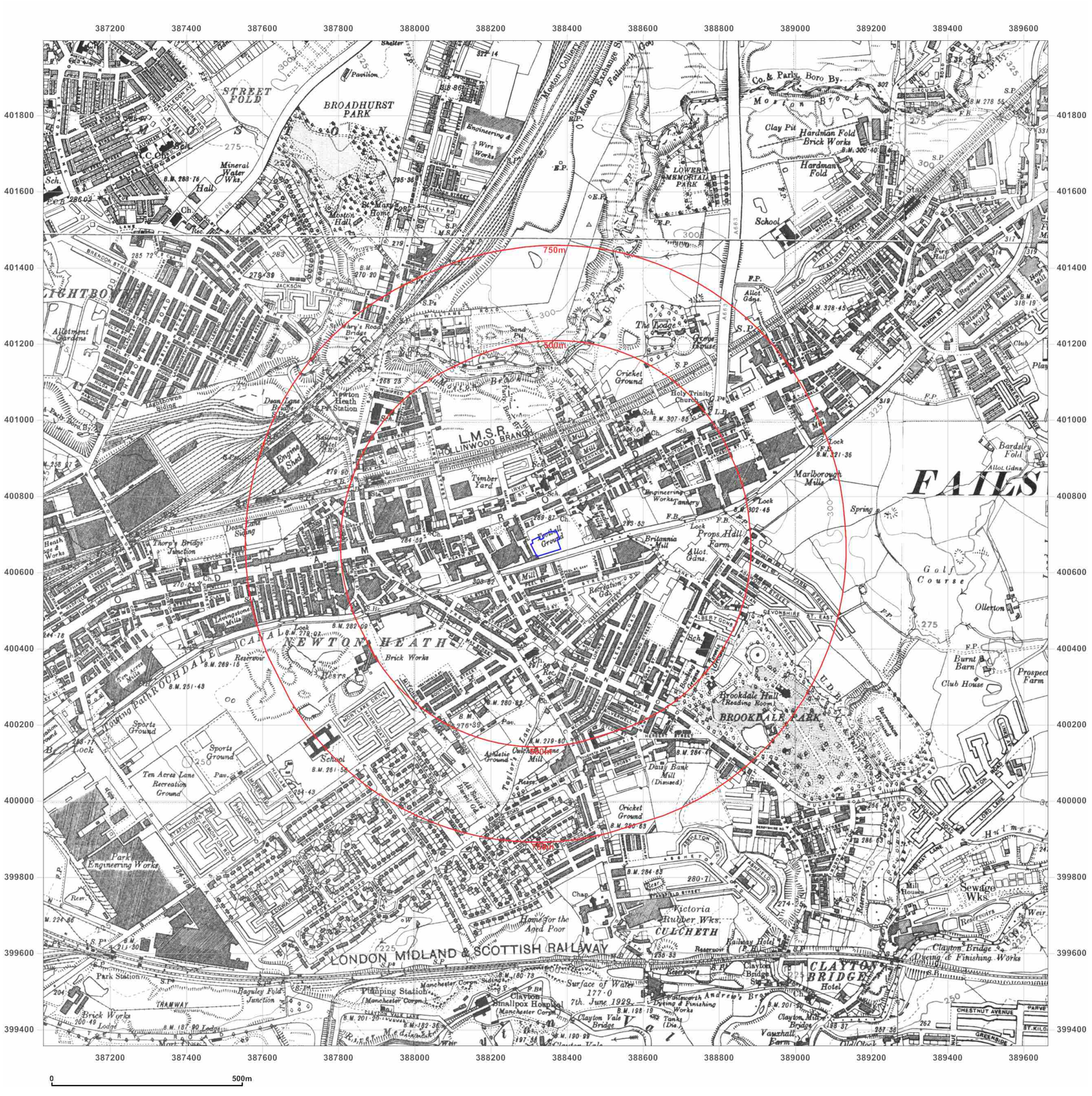
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Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1844
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

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Revised 1938
Edition 1938
Copyright N/A
Levelled 1927

Surveyed 1844
Revised 1938
Edition N/A
Copyright N/A
Levelled 1929

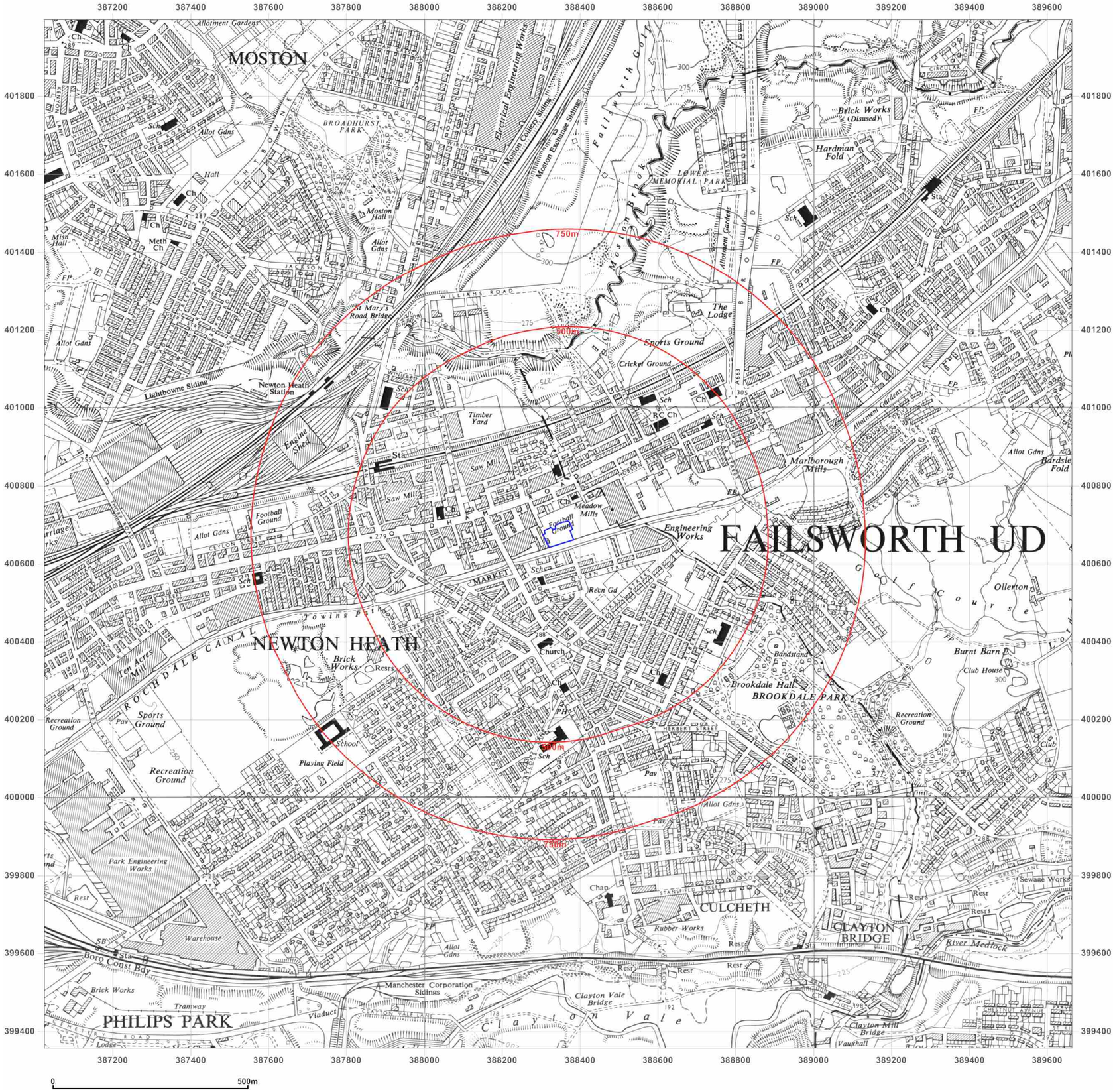
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Site Details:

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Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: Provisional

Map date: **1956**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1956
Revised 1956
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1956
Revised 1956
Edition N/A
Copyright 1956
Levelled N/A

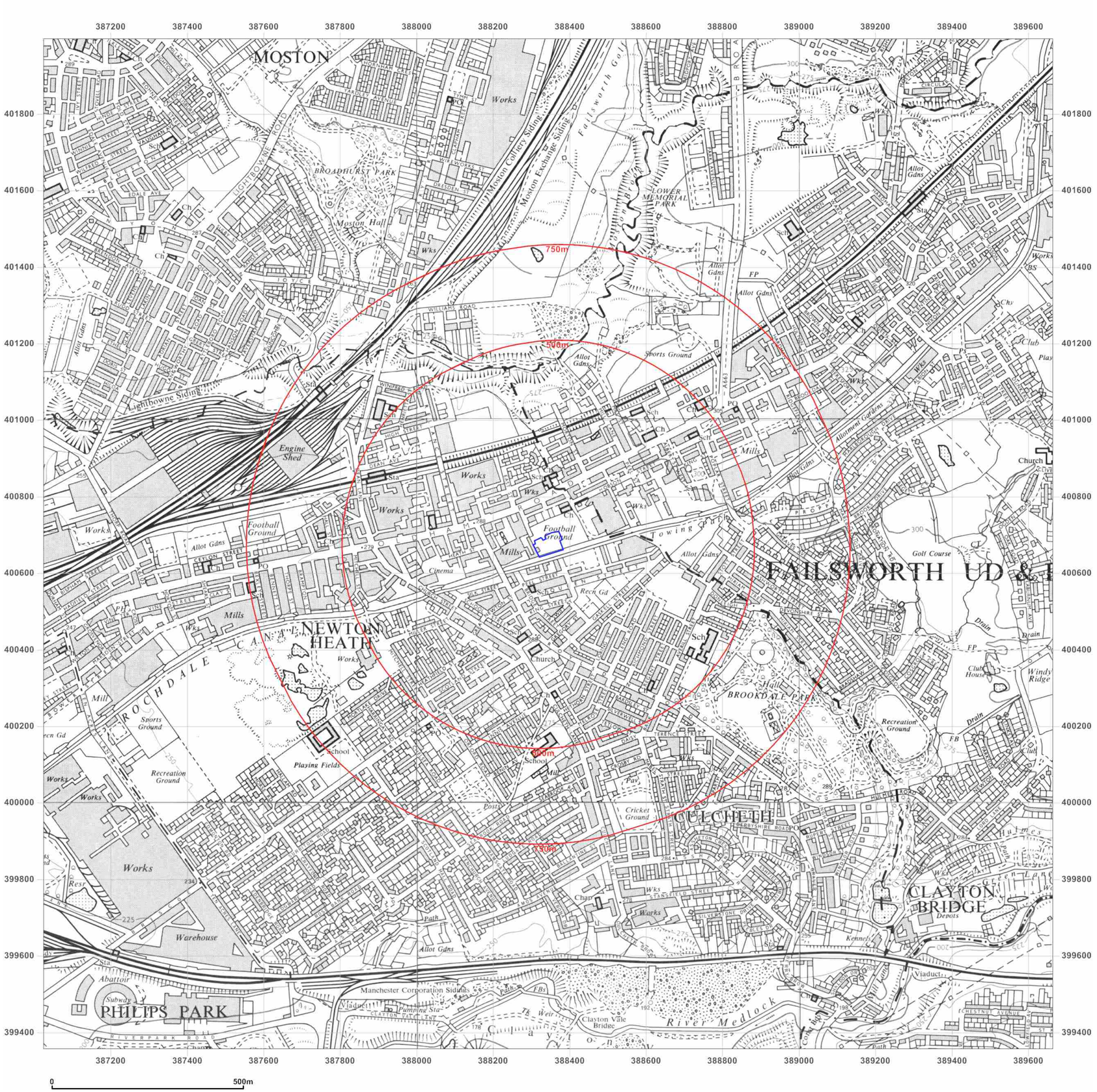
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Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: Provisional

Map date: **1966-1968**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1966
Revised 1966
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1968
Revised 1968
Edition N/A
Copyright 1968
Levelled N/A

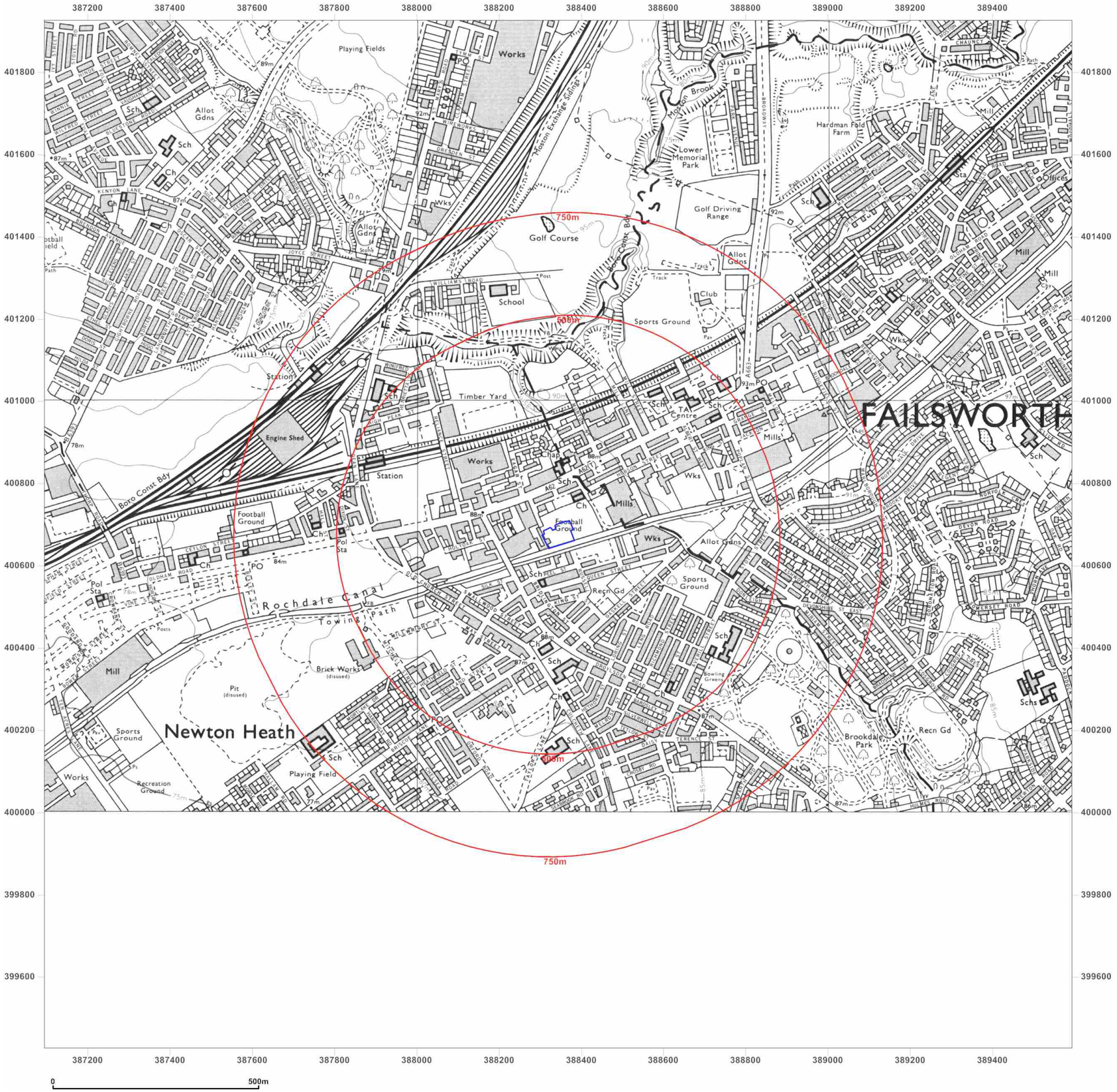
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Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: National Grid

Map date: **1975**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1975
Revised 1975
Edition N/A
Copyright N/A
Levelled N/A

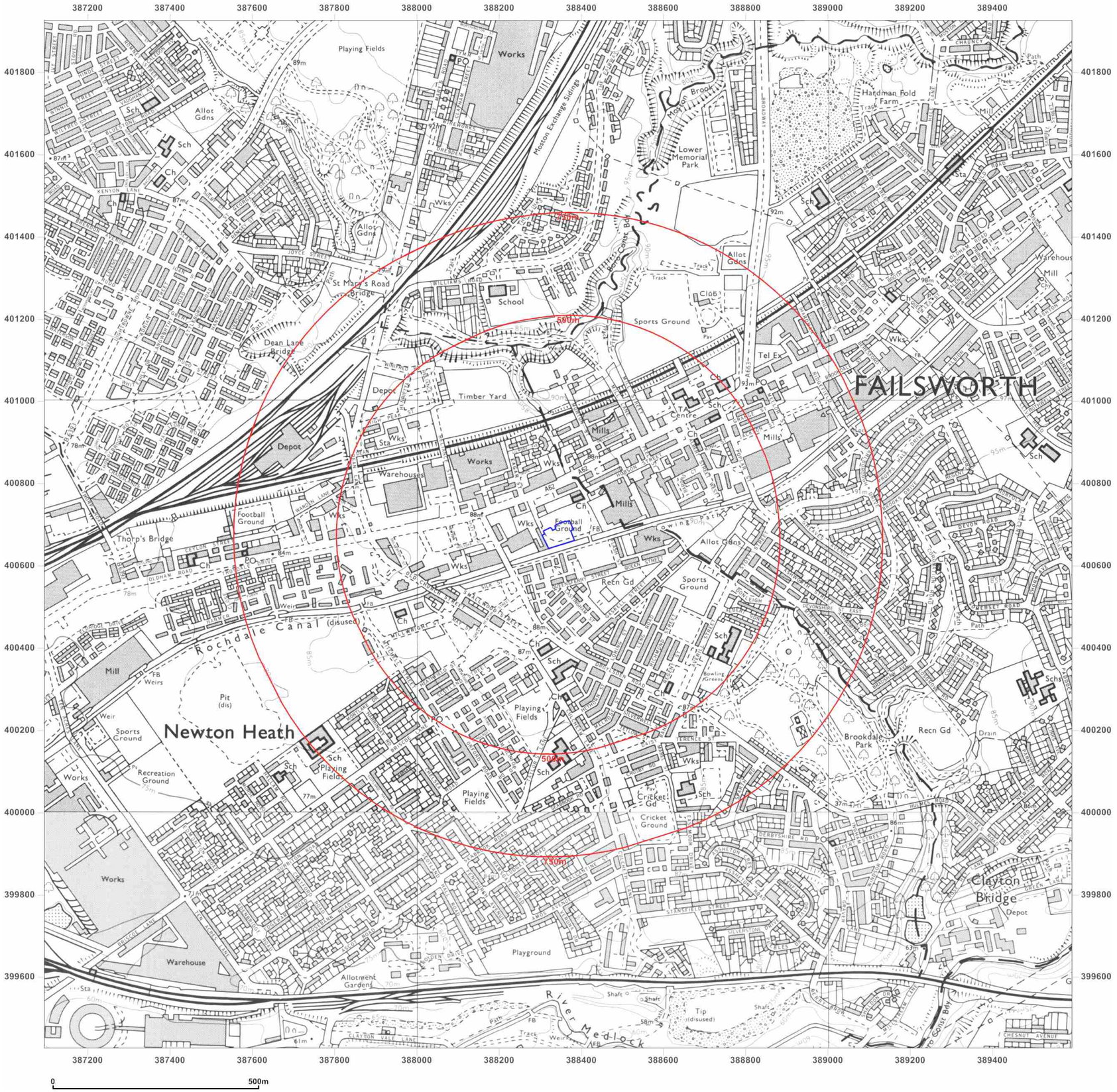
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Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: National Grid

Map date: **1980-1981**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1980
Revised 1980
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1976
Revised 1980
Edition N/A
Copyright 1981
Levelled 1976

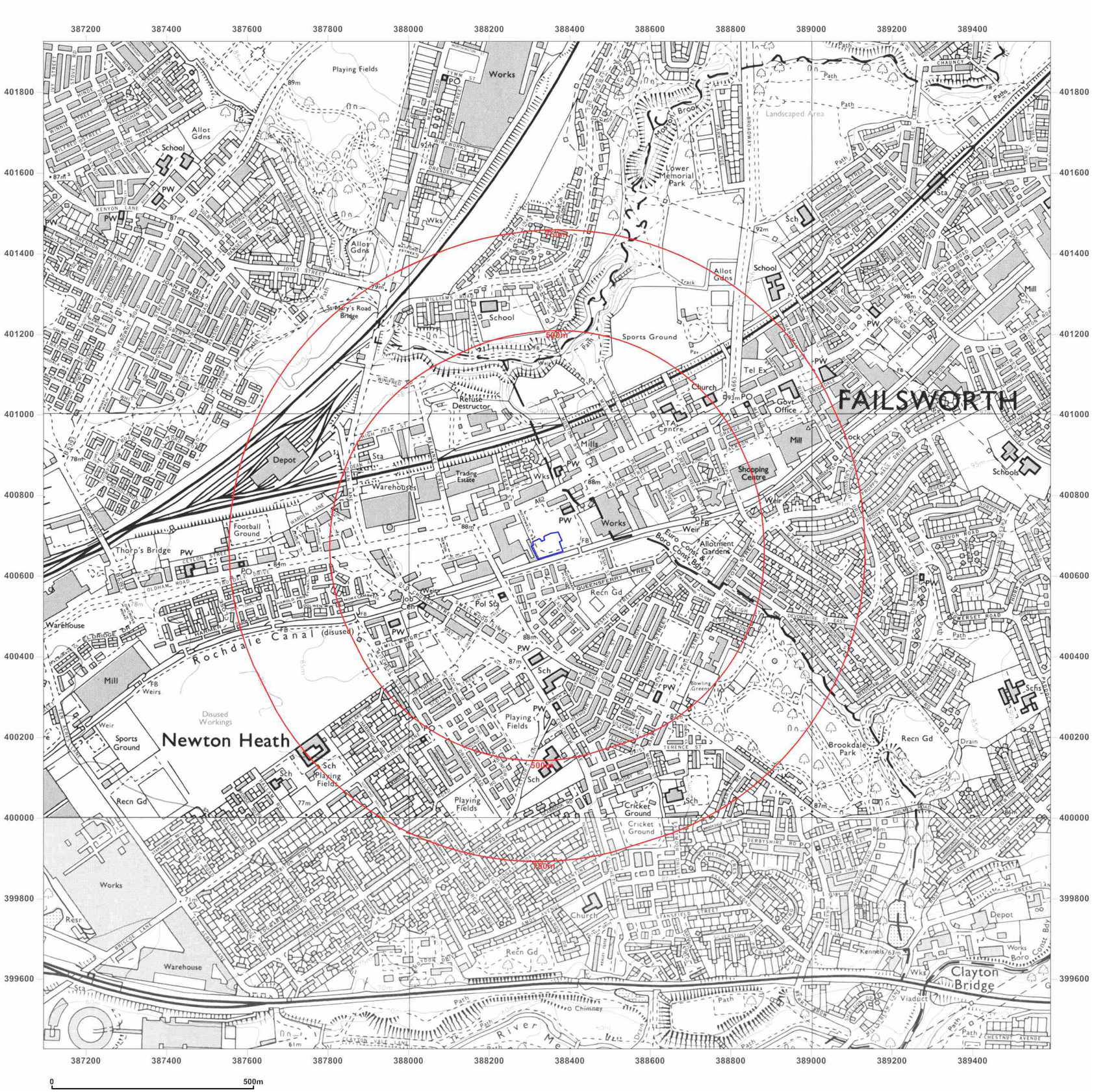
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Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: National Grid

Map date: **1988-1991**

Scale: 1:10,000

Printed at: 1:10,000

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Edition N/A
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Levelled N/A

Surveyed 1985
Revised 1991
Edition N/A
Copyright 1991
Levelled 1981

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Site Details:

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MANCHESTER, M40 1DB

Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: 1:10,000 Raster
Map date: **2002**
Scale: 1:10,000
Printed at: 1:10,000

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Site Details:

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MANCHESTER, M40 1DB

Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: National Grid
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Scale: 1:10,000
Printed at: 1:10,000

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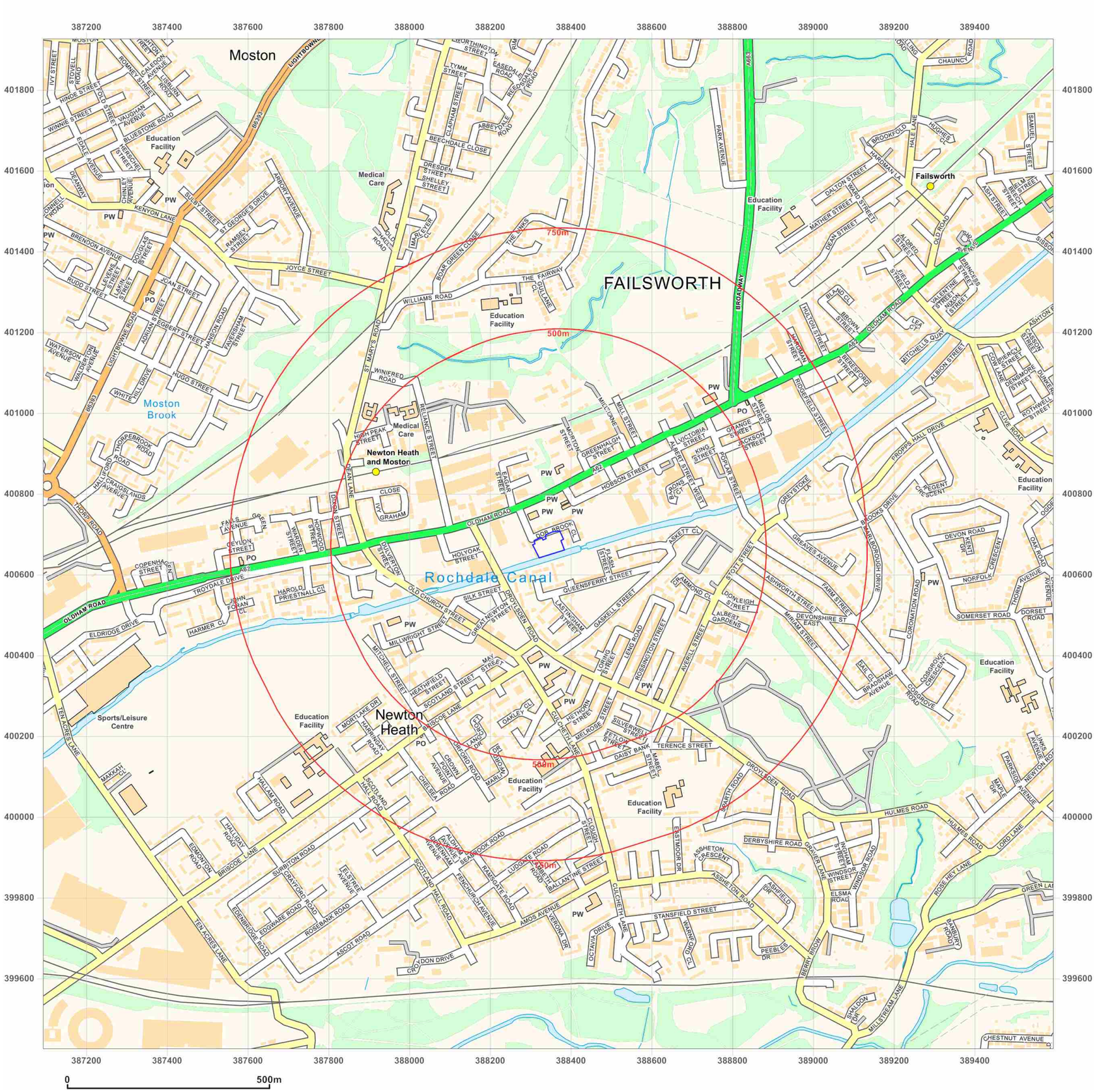
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Site Details:

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MANCHESTER, M40 1DB

Client Ref: 8948G_-_Dob_Brook_Close
Report Ref: GS-6235457
Grid Ref: 388343, 400676

Map Name: National Grid
Map date: **2014**
Scale: 1:10,000
Printed at: 1:10,000

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APPENDIX 04

Correspondence

Canal & River Trust
Making life better by water

Paul Simpson
Bowker Sadler Architecture

Paul.Simpson@bowker-sadler.co.uk

Your Ref

Our Ref CRTR-PLAN-2019-27643

Wednesday 17 July 2019

Dear Mr Simpson

Proposal: Development of 28no. apartments in two storey accommodation

Location: , Dob Brook Close, ,Manchester

Waterway: Rochdale Canal

Thank you for your consultation.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

The Trust have reviewed the pre-application details and have the following **general advice**

The offside side (non-towpath) of the Rochdale Canal passes to the south of the site. The canal is designated as a County Wildlife Site. The pre-application enquiry relates to a residential development, which based on the submitted layout would consist of 28 apartments split between 6 blocks.

It is noted that the layout plan shows a towpath next to the development, however this would not appear to continue beyond the site. There is no formal "towpath" at the location, any path is probably there to access the footbridge to the east. The submitted title plan shows that the site ownership extends up the edge of the canal and as such the site owners are responsible for the maintenance of the offside of the canal.

Structural integrity of the waterway infrastructure

The stability of the canal must not be compromised as a result of any works on site. The application site is adjacent to the canal and construction work in close proximity to the canal has the potential to adversely affect the structural integrity of the canal. It is therefore essential that structural integrity is not put at risk as part of any development proposal, including excavations for foundations or vibrations from plant or machinery which could, in the worst case scenario, result in the failure of the canal. We would need to see further details before being able to make an assessment on the potential impact on the structural integrity of the canal this would include detailed cross sections and foundation details. We would suggest that the built development is set back

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at least 5m set back from canal edge. There is potential for seepage / leaks into any excavations in close proximity of the canal.

Land stability and the consideration of the suitability of development with regard to ground conditions are material planning considerations as set out in paragraphs 170 (e) and (f) and 178 of the National Planning Policy Framework (NPPF) and that the responsibility for securing a safe development in terms of land stability rests with the developer (para 179). This is the subject of more detailed discussion in the National Planning Practice Guidance (PPG).

Given the proximity to the canal, the works should also be carried out in accordance with the Trust Code of Practice and we would welcome this being acknowledged in any planning application. Further details cans be found here https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-property-and-our-code-of-practice

Design and Layout

The Trust have reviewed the submitted layout plan and we consider that the layout could be improved to engage with the canal and provide an active frontage. The proposed orientation of the development would represent a missed opportunity. The canal corridor should be seen as an asset to the development and not something to be screened off. The road abutting onto the canal would be a negative visual impact as both vehicles using the road and parked vehicles would be clearly visible from the canal corridor. This road should be set back from the edge of the site. The boundary with the canal would also appear to consist of side boundary fencing and blank side elevations of properties. If the proposed development fronted onto the canal with the access road to the rear of the properties, then it would remove the visual impact of vehicles, boundary fencing and blank elevations from views from the canal. As a minimum the block of four apartments in the south-east part of the site should at least be re-orientated to front the canal corridor. If the current layout is not to be changed then preventative measures should be put in place to stop cars from entering the canal, such as a low knee high timber fence and native landscaping for screening the visual impact. More information on the material palate, landscaping and boundary treatments is needed to understand the development further in depth.

The Trust owns the fishing rights on the Rochdale Canal, as such permitted angling may take place from the towpath, (on the south side of the canal) in this location.

Ecological matters

The habitat quality on the canal here is vital for an urban environment like this and as such all efforts should be made to protect and enhance biodiversity. As set out above the canal is a County Wildlife Site and there are records of protected floating water plantain, directly adjacent to this site. The potential impact on these would need to be considered as part of the ecological surveys and assessment. It would appear that the site contains a lot of Japanese knotweed on the site/bordering the canal. This would need to be surveyed and treated accordingly.

The site would appear to be heavily treed at the moment, these trees would need to be surveyed but it is assumed that the majority would need to be removed to facilitate the development. These trees would need to be carefully removed and roots ball appropriately treated. These roots may extend to the canal and would need to be carefully dealt with as they may impact the structural integrity of the canal. The removal of trees in proximity to the canal should be carried out in accordance with the Trust Code of Practice as outlined above.

Native landscaping would be welcome here, perhaps a meadow (cut once or twice a year) would provide habitat and greenspace. We would not want the development to be cut off from the canal with walls/fences as it will become a litter trap and self-seeded weeds and trees to grow. The ongoing management of any strip of land

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adjacent to the canal should be clearly set out within the application details. As mentioned above this is within the ownership of the site as confirmed by the title plan.

Potential for contamination

Given the historic use of the site a Phase 1 desk study, and probably then a phase 2 intrusive site investigation would be required. The studies should consider the canal and its users as potential receptors to pollution within any conceptual model. The studies should also consider/assess the potential for any historic drains that may drain to the canal and set out how these would be remediated/sealed. Furthermore, during the construction phases there is significant potential for the canal to be polluted by materials and dust carried by the wind or via uncontrolled surface water run-off. These should all be considered within a draft Construction Environment Management Plan along with details of appropriate mitigation measures for the site

Surface water drainage

No details on surface water drainage have been provided. The site is next to a relative short 'pound' between canal locks, however given the proximity to the canal there is potential for surface water drainage to the canal. The Trust is not a land drainage authority and such discharges are not granted as of right and will usually be subject to completion of a commercial agreement. We would be happy to consider whether such a discharge might be acceptable to us. You should contact the Trust's Utilities Team at the Wigan office on 01942 405766 or email Deborah.McCormick@canalrivertrust.org.uk to discuss matters further and to establish whether agreement can be reached for us to accept the discharge. Fuel/oil interceptors or silt traps would also be required.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Tim Bettany-Simmons MRTPI
Area Planner

Tim.Bettany-Simmons@canalrivertrust.org.uk
07342 057926

https://canalrivertrust.org.uk/specialist-teams/planning-and-design

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APPENDIX 05

Qualitative Risk Assessment Guidance

Qualitative Risk Assessment Guidance

The Preliminary Contamination Risk Assessment methodology within the Phase 1 Desk Study Report is undertaken with reference to the following CIRIA guidance.

- Contaminated Land Risk Assessment - A Guide to Good Practice CIRIA C552:2001.

In practical terms, risk evaluation is undertaken in order to ascertain if potential risks are considered to be acceptable via classification following factors.

- The magnitude of the potential **consequences** (severity) of the risk occurring.
- The magnitude of the **probability** (likelihood) of the risks occurring.
- The potential consequences of contamination risks occurring at the Site should be classified in accordance with the following table which is adapted from Table 6.3 in the CIRIA guidance.

Table 1 Classification of Consequence

Classification	Definition
Severe	Short term (acute) risk to human health likely to result in 'significant harm' as defined by the *Environment Protection Act 1990*, Part IIA. Short term risk of (significant) pollution of sensitive water resource or ecosystem. Catastrophic damage to building/property. Short term risk to a particular ecosystem, or organism forming part of such an ecosystem.
Medium	Chronic damage to human health (significant harm). Pollution of sensitive water resources. A significant change in a particular ecosystem, or an organism forming part of such an ecosystem.
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services. Damage to sensitive buildings/structures/services or the environment.
Minor	Harm, although not necessarily significant harm, which may results in a financial loss, or expenditure to resolve. Non-permanent, easily preventable effects to human health. Easily repairable damage to buildings, structures and services.

The probability or likelihood of a risk occurring is then classified in accordance with Table 6.4 in the CIRIA Guidance which is also reproduced in Table 2 below.

Table 2 Classification of Probability

Classification / Likelihood	Definition
High	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution.
Likely	There is a pollutant linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period that such an event would take place and is even less likely in the shorter term.
Unlikely	There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

These classifications are then compared to indicate the risk to each pollution linkage. For each likelihood scenario, it will be assumed that a pollution linkage exists between the source and any potential receptors. The classification is not applied if no active pollution linkage is perceived to exist.

Upon classification of both the consequences and probability, the two can be compared in Table 6.5 within the guidance, in order to produce a risk category rating. The risk categories range from 'Very High Risk' to 'Very Low Risk' and should be determined for each potential pollutant linkage as oppose to each receptor or hazard as indicated above.

The matrix table is reproduced in Table 3 below.

Table 3 Consequence Vs Probability Matrix

		Consequence			
		Severe	**Medium**	**Mild**	**Minor**
Probability	**High Likelihood**	Very High Risk	High Risk	Moderate Risk	Moderate / Low Risk
	Likely	High Risk	Moderate Risk	Moderate / Low Risk	Low Risk
	Low Likelihood	Moderate Risk	Moderate / Low Risk	Low Risk	Very Low Risk
	Unlikely	Moderate / Low Risk	Low Risk	Very Low Risk	Very Low Risk

The outcome of the Consequence vs Probability matrix should be compared to the risk definitions and likely actions required in Table 4 (Table 6.6 in CIRIA C552).

The outcome will then determine the overall risk category for the site and should form the basis for any proposed investigation work and remedial actions to be determined. The assessment is based on a qualitative approach at the initial Phase 1 Desk Study, and should be updated following the results of any subsequent ground investigation results.

Table 4 Definitions of Classified Risks and Likely Required Actions

Risk Category	Definition
Very High	There is a high probability that severe harm could arise to a designated receptor from an identified hazard OR, there is evidence that severe harm to a designated receptor is currently happening. This risk (if realised) is likely to result in a substantial liability. *Required Actions* *Urgent investigation (if not undertaken already) and remediation are likely to be required.*
High	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. *Required Actions* *Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term.*
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, if it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is likely that the harm would be relatively mild. *Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.*
Low	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very Low	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.