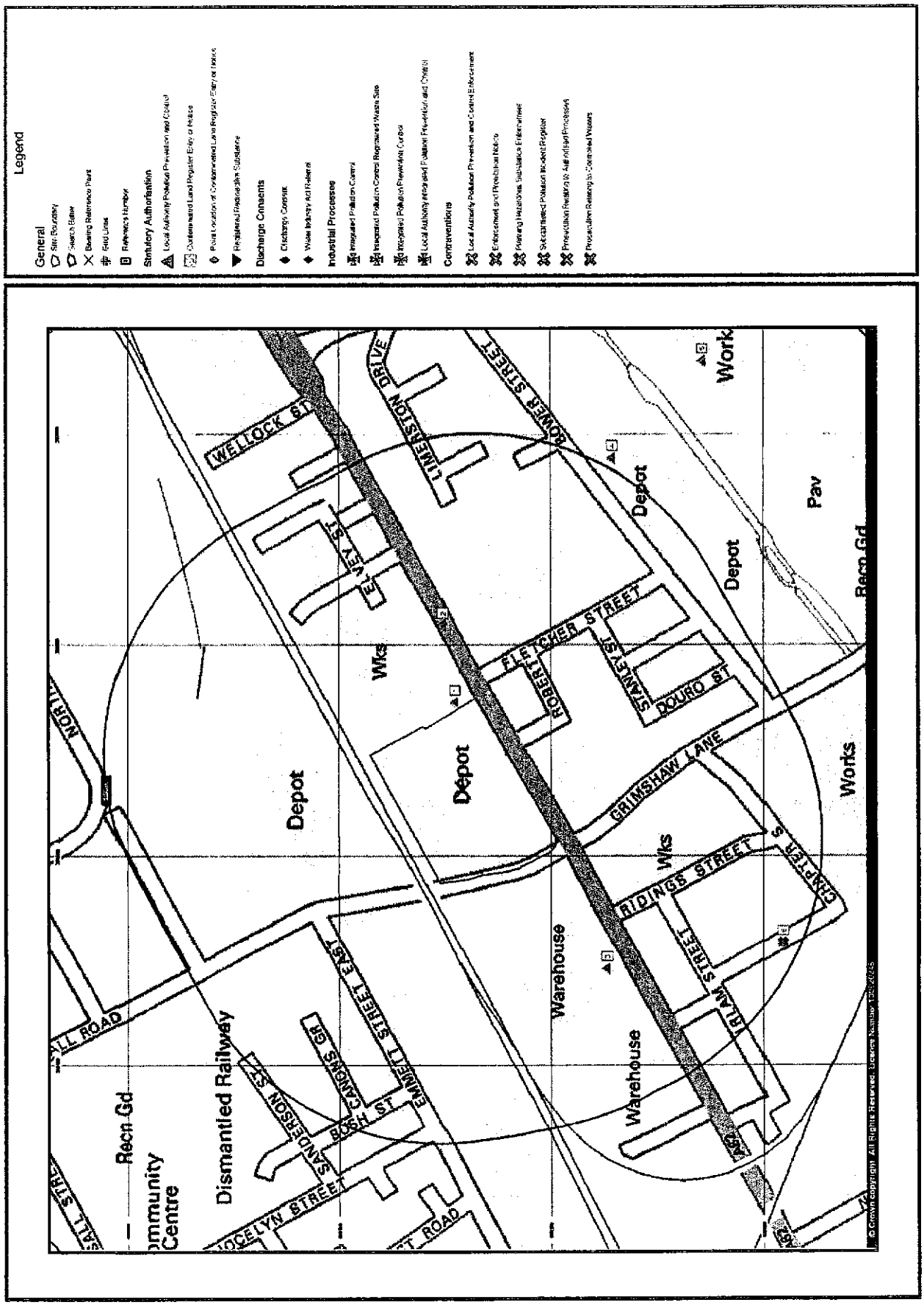
Current Land Use - Statutory Authorisations

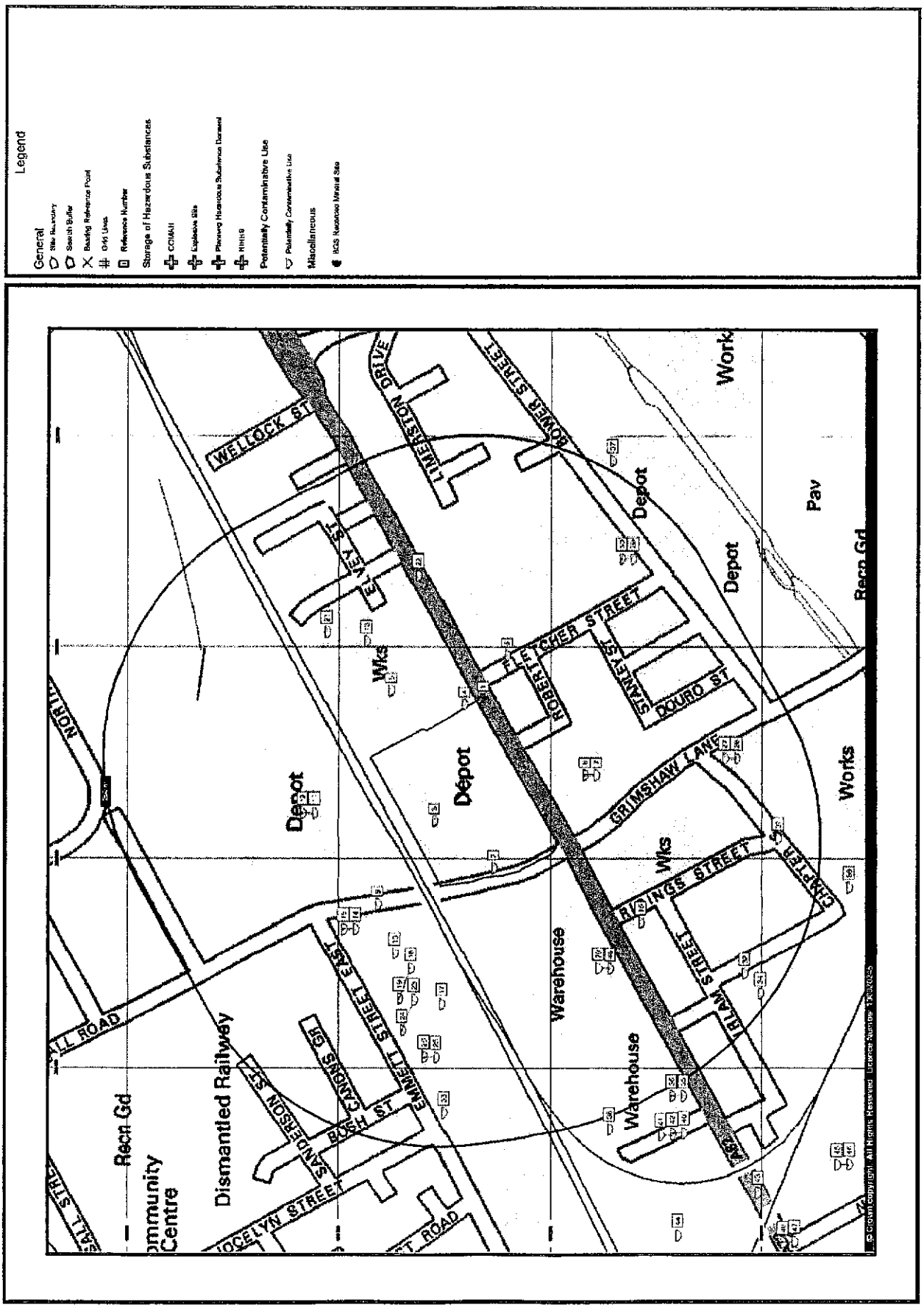


Current Land Use - Statutory Authorisations

Sources

Description	Ref. No.	Search Buffer	Direction
Statutory Authorisations			
Local Authority Pollution Prevention and Controls			
Name: Olympia Furniture, Location: Holt Street,Off Oldham Road,Newton Heath,MANCHESTER, Permit Reference: Not Given, Status: Revoked, Positional Accuracy: Unknown. Contact ref: 3	1	0-250m	E
Name: Manchester Cabins Ltd, Location: Harden Works,Oldham Road,MANCHESTER, Permit Reference: 64/93, Status: Revoked, Positional Accuracy: Manually positioned to the road within the address or location. Contact ref: 3	2	0-250m	E
Name: Monsall Service Station, Location: 571 Oldham Road,Newton Heath,MANCHESTER, Permit Reference: Pfs/46/98, Status: Authorised, Positional Accuracy: Manually positioned to the address or location. Contact ref: 3	3	0-250m	SW
Name: Drummer Boy Trading Company, Location: Bower Street,Newton Heath,Manchester, Permit Reference: Not Given, Status: Revoked, Positional Accuracy: Manually positioned to the road within the address or location. Contact ref: 3	4	250-500m	SE
Name: Weir Foundries, Location: Park Works,Newton Heath,MANCHESTER, Permit Reference: 37/93, Status: Authorisation has varied, Positional Accuracy: Manually positioned to the address or location. Contact ref: 3	5	250-500m	SE
Name: Weir Foundries, Location: Park Works,Newton Heath,Manchester, Permit Reference: 37/93, Status: Authorisation has varied, Positional Accuracy: Manually positioned to the address or location. Contact ref: 3	-	250-500m	SE
Name: Hanson Premix, Location: Norton Street,Miles Platting,MANCHESTER, Permit Reference: 23/92, Status: Authorisation has varied, Positional Accuracy: Automatically positioned to the address. Contact ref: 3	-	250-500m	SW
Industrial Processes			
Integrated Pollution Controls			
Name: Degussa Ltd, Location: Manox House,Coleshill Street,Manchester, Permit Reference: AO1292, Status: Superseded, Positional Accuracy: Manually positioned to the address or location. Contact ref: 1	-	500-1000m	SW
Name: Degussa Ltd, Location: Manox House,Coleshill Street,Manchester, Permit Reference: BC9682, Status: Revoked, Positional Accuracy: Manually positioned to the address or location. Contact ref: 1	-	500-1000m	SW
Integrated Pollution Prevention And Control			
Name: Princes Ltd, Location: Princes Soft Drinks Division (Uk),Lord North Street,Newton Heath,Manchester, Permit Reference: Tp3832pn, Status: Effective, Application Type: Application, Application Sub Type: New, Positional Accuracy: Automatically positioned to the address. Contact ref: 1	-	250-500m	S
Contraventions			
Substantiated Pollution Incident Register			
Authority: Environment Agency - North West Region, South Area, Incident Date: 14th May 2004, Incident Reference: 237969, Water Impact: Category 4 - No Impact, Air Impact: Category 3 - Minor Incident, Land Impact: Category 2 - Significant Incident, Positional Accuracy: Located by supplier to within 10m, Pollutant: Organic Chemicals : Other Organic Wastes. Contact ref: 1	6	0-250m	SW

Current Land Use - Potential Contamination



Current Land Use - Potential Contamination

Sources

Description	Ref. No.	Search Buffer	Direction
Storage of Hazardous Substances			
Control of Major Accident Hazards Sites (COMAH)			
Name: Degussa Limited, Location: Manox House,Coleshill Street,Manchester, Status: Record Ceased To Be Supplied Under COMAH Regulations, Positional Accuracy: Automatically positioned to the address. Contact ref: 4	-	500-1000m	SW
Name: Transco Plc, Location: Bradford Road Holder,Bradford Road,Miles Platting,MANCHESTER, Status: Active, Positional Accuracy: Manually positioned to the address or location. Contact ref: 4	-	500-1000m	S
Planning Hazardous Substance Consents			
Name: L'Oreal Golden Ltd, Location: L'Oreal Buildings,Oldham Road,MANCHESTER, Application Ref: 058432/Hsc/North1/00, Decision: Granted, Positional Accuracy: Manually positioned to the road within the address or location. Contact ref: 2	1	0-250m	E
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
Name: Weir Pumps Ltd, Location: ,Park Works,Grimshaw Lane,Manchester, Classification: Engineers - General, Status: Active, Positional Accuracy: Automatically positioned to the address	2	On Site	W
Name: Maxi Haulage Ltd, Location: ,2,Monsall Road,Manchester, Classification: Road Haulage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	3	On Site	NW
Name: United Aluminium Ltd, Location: Holt St,Manchester, Classification: Aluminium Fabricators, Status: Active, Positional Accuracy: Manually positioned to the road within the address or location	4	0-250m	E
Name: Fabrications Ltd, Location: ,Unit 3-4,Holt Street,Manchester, Classification: Aluminium Fabricators, Status: Active, Positional Accuracy: Automatically positioned to the address	5	0-250m	NE
Name: Ensign, Location: ,Ensign Garage,Robert Street,Manchester, Classification: Garage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	6	0-250m	E
Name: Tyco Control Systems Ltd, Location: ,Wormald Park,Grimshaw Lane,Manchester, Classification: Automation Systems & Equipment, Status: Inactive, Positional Accuracy: Automatically positioned to the address	7	0-250m	S
Name: Wormald Fire Systems, Location: ,Wormald Park,Grimshaw Lane,Manchester, Classification: Firefighting Equipment, Status: Inactive, Positional Accuracy: Automatically positioned to the address	8	0-250m	S
Name: High Access Cleaning & Maintenance Ltd, Location: Unit 3,Ansa House,7 Monsall Rd,Manchester, Classification: Cleaning Materials & Equipment, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	9	0-250m	NW
Name: The Electricity Advisory Centre, Location: Monsall RdWilsons Pk,Manchester, Classification: Electricity Companies, Status: Inactive, Positional Accuracy: Manually positioned within the geographical locality	10	0-250m	NW
Name: John Smith Ltd, Location: ,Monsall Road,Manchester, Classification: Brewers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	11	0-250m	N
Name: Kurt Lachenmeier (Uk) Ltd, Location: ,Monsall Road,Manchester, Classification: Packaging & Wrapping Equipment & Supplies, Status: Active, Positional Accuracy: Automatically positioned to the address	12	0-250m	N
Name: Wintan Easy Foods Ltd, Location: ,Unit 6,Holt Street,MANCHESTER, Classification: Food Products - Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	13	0-250m	NE
Name: Prestige Autos, Location: ,Wilsons House,Wilsons Park,Monsall Road,Manchester, Classification: Car Dealers, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	14	0-250m	NW
Name: Tresu, Location: ,Unit 1,Wilsons Park,Monsall Road,Manchester, Classification: Printers, Status: Active, Positional Accuracy: Manually positioned to the address or location	15	0-250m	NW
Name: Fine Castings Ltd, Location: ,800,Oldham Road,Manchester, Classification: Fireplaces & Mantelpieces, Status: Active, Positional Accuracy: Automatically positioned to the address	16	0-250m	SW
Name: Honour Freight Solutions Ltd, Location: Wilsons Pk,Monsall Rd,Manchester, Classification: Freight Forwarders, Status: Inactive, Positional Accuracy: Manually positioned within the geographical locality	17	0-250m	W

Current Land Use - Potential Contamination

Description	Ref. No.	Search Buffer	Direction
Contemporary Trade Directory Entries			
Name: Data Design, Location: ,Unit 10G,Wilsons Park,Monsall Road,Manchester, Classification: Electronic Equipment - Manufacturers & Assemblers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	18	0-250m	W
Name: Power To Light, Location: ,Unit 10f,Wilsons Park,Monsall Road,MANCHESTER, Classification: Electronic Equipment - Manufacturers & Assemblers, Status: Active, Positional Accuracy: Automatically positioned to the address	19	0-250m	W
Name: Monsal Service Station, Location: ,571,Oldham Road,Manchester, Classification: Petrol Filling Stations - 24 Hour, Status: Inactive, Positional Accuracy: Automatically positioned to the address	20	0-250m	SW
Name: New Road Service Station, Location: ,Elvey House,15,Baltimore Street,MANCHESTER, Classification: Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	21	0-250m	NE
Name: Howden'S Joinery Co, Location: Oldham Rd,Manchester, Classification: Builders' Merchants, Status: Active, Positional Accuracy: Manually positioned to the road within the address or location	22	0-250m	E
Name: M & G, Location: ,Unit 11B,Wilsons Park,Monsall Road,Manchester, Classification: Mot Testing Centres, Status: Active, Positional Accuracy: Automatically positioned to the address	23	0-250m	W
Name: M & S Metal Services Ltd, Location: ,Unit 11a,Wilsons Park,Monsall Road,MANCHESTER, Classification: Non-Ferrous Metals, Status: Active, Positional Accuracy: Automatically positioned to the address	24	0-250m	W
Name: S L J Engineering Services, Location: Unit 12 Wilsons Park,Monsall Rd,Manchester, Classification: Engineers - General, Status: Active, Positional Accuracy: Manually positioned to the address or location	25	0-250m	W
Name: Draf Engineering Services Ltd, Location: ,Unit 12c,Wilsons Park,Monsall Road,MANCHESTER, Classification: Pumps - Sales, Servicing & Repairs, Status: Active, Positional Accuracy: Automatically positioned to the address	26	0-250m	W
Name: Chapter House Garage, Location: ,Chapter Street,Manchester, Classification: Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	27	0-250m	S
Name: K M H Printers, Location: ,Chapter Street,Manchester, Classification: Printers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	28	0-250m	S
Name: Manchester Drums, Location: ,Bower Street,Newton Heath,Manchester, Classification: Drums, Kegs, Barrels & Casks, Status: Active, Positional Accuracy: Automatically positioned in the proximity of the address	29	0-250m	SE
Name: Drummer Boy Trading Co Ltd, Location: ,Bower Street,Newton Heath,Manchester, Classification: Drums, Kegs, Barrels & Casks, Status: Inactive, Positional Accuracy: Automatically positioned in the proximity of the address	30	0-250m	SE
Name: Azura, Location: Chapter St,Manchester, Classification: Soft Furnishings - Manufacturers, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	31	0-250m	S
Name: Addax Products, Location: ,36,Irlam Street,Manchester, Classification: Stationery Manufacturers, Status: Active, Positional Accuracy: Automatically positioned to the address	32	0-250m	SW
Name: Lennox Industries, Location: Unit 22,Wilsons Pk,Monsall Rd,Manchester, Classification: Heating Equipment - Sales & Service, Status: Active, Positional Accuracy: Manually positioned to the address or location	33	0-250m	W
Name: European Metal Recycling, Location: ,Irlam Street,MANCHESTER, Classification: Recycling Centres, Status: Active, Positional Accuracy: Automatically positioned to the address	34	0-250m	SW
Name: Jewson Ltd, Location: ,Beckford Street,Manchester, Classification: Builders' Merchants, Status: Inactive, Positional Accuracy: Automatically positioned to the address	35	250-500m	SW
Name: Jewson Ltd, Location: ,Beckford Street,MANCHESTER, Classification: Builders' Merchants, Status: Inactive, Positional Accuracy: Automatically positioned to the address	36	250-500m	SW
Name: Welding Engineers (Mersey) Ltd, Location: ,Unit 2,Navigation Trading Estate,Bower Street,Newton Heath,Manchester, Classification: Door Manufacturers - Industrial, Status: Active, Positional Accuracy: Automatically positioned to the address	37	250-500m	SE
Name: Crescent Motors, Location: ,17,Beckford Street,Manchester, Classification: Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	38	250-500m	SW

Current Land Use - Potential Contamination

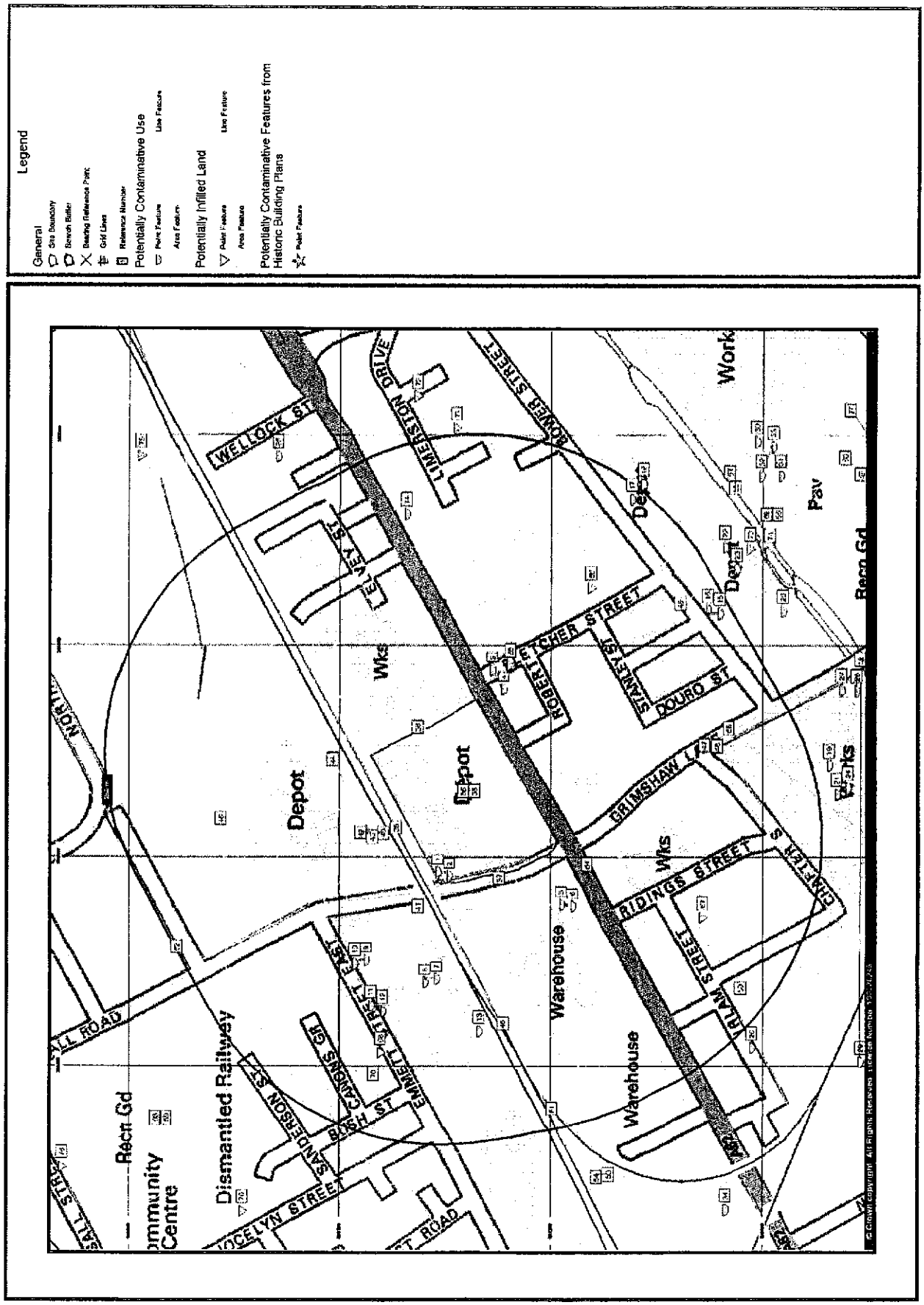
Description	Ref. No.	Search Buffer	Direction
Contemporary Trade Directory Entries			
Name: Grace Motor Engineers, Location: ,Chapter Street,Manchester, Classification: Commercial Vehicle Servicing, Repairs, Parts & Accessories, Status: Active, Positional Accuracy: Automatically positioned to the address	39	250-500m	S
Name: Unit 6 Auto, Location: Unit 6,Beckford St,Manchester, Classification: Garage Services, Status: Active, Positional Accuracy: Manually positioned to the road within the address or location	40	250-500m	SW
Name: Manchester Safety Tower Sales, Location: 2 Beckford St,Manchester, Classification: Scaffolding & Work Platforms, Status: Active, Positional Accuracy: Manually positioned to the road within the address or location	41	250-500m	SW
Name: Manchester Safety Towers, Location: Beckford St,Manchester, Classification: Scaffolding & Work Platforms, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	42	250-500m	SW
Name: Crawford Commercials, Location: 497 A Oldham Rd,Manchester, Classification: Commercial Vehicle Breakdown & Recovery Services, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	43	250-500m	SW
Name: Multiblend Chemicals Ltd, Location: ,495,Oldham Road,Manchester, Classification: Chemicals & Allied Products, Status: Active, Positional Accuracy: Automatically positioned to the address	44	250-500m	SW
Name: Majid Bros Plant, Location: ,Hillbit House,New Street,Manchester, Classification: Machinery - Industrial & Commercial, Status: Active, Positional Accuracy: Manually positioned to the address or location	45	250-500m	SW
Name: Boiler House Supplies, Location: ,Hillbit House,New Street,Manchester, Classification: Boilers - Servicing, Replacements & Repairs, Status: Inactive, Positional Accuracy: Automatically positioned to the address	46	250-500m	SW
Name: K S L Crane Hire, Location: ,Norton Street,Miles Platting,Manchester, Classification: Crane Hire, Sales & Service, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	SW
Name: Norton Services Ltd, Location: ,Norton Street,Miles Platting,Manchester, Classification: Crane Hire, Sales & Service, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	SW
Name: Johnson & Scott, Location: 497 Oldham Rd,Manchester, Classification: Refrigerators & Freezers - Servicing & Repairs, Status: Active, Positional Accuracy: Manually positioned to the road within the address or location	47	250-500m	SW
Name: Johnson & Scott Refrigeration, Location: 497 Oldham Rd,Manchester, Classification: Refrigeration Equipment - Commercial, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	48	250-500m	SW
Name: Clynder Cables Ltd, Location: ,3,Lord North Street,MANCHESTER, Classification: Cable & Wire Equipment Manufacturers, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	S
Name: J C S Pallets, Location: ,Lord North Street,Manchester, Classification: Pallets, Crates & Packing Cases, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	S
Name: Princes (Soft Drinks) Ltd, Location: ,Lord North Street,Manchester, Classification: Soft Drinks - Manufacturers, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	S
Name: Nortons Services Ltd, Location: Norton St,Miles Platting,Manchester, Classification: Road Haulage Services, Status: Active, Positional Accuracy: Manually positioned to the road within the address or location	-	250-500m	S
Name: Manchester Crane Hire, Location: Norton St,Miles Platting,Manchester, Classification: Crane Hire, Sales & Service, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	-	250-500m	S
Name: B S Diesels, Location: Norton St,Miles Platting,Manchester, Classification: Commercial Vehicle Servicing, Repairs, Parts & Accessories, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	-	250-500m	S
Fuel Station Entries			
Name: Tcs Monsall, Location: 571 Oldham Road,Newton Heath,Manchester, Status: Open, Positional Accuracy: Automatically positioned to the address	49	0-250m	SW

Miscellaneous

Current Land Use - Potential Contamination

Description	Ref. No.	Search Buffer	Direction
BGS Recorded Mineral Sites			
Site Name: Moston Brickworks, Location: Moston, Manchester, Reference: 15085, Status: Ceased, Positional Accuracy: Located by supplier to within 10m. Contact ref: 5	-	500-1000m	N
Site Name: Mitchell Street Brickworks, Location: Newton Heath, Manchester, Reference: 15091, Status: Ceased, Positional Accuracy: Located by supplier to within 10m. Contact ref: 5	-	500-1000m	E

Historical Land Use


Legend
General
Site Boundary
Search Buffer
Search Reference Point
Grid Lines
Reference Number
Potentially Contaminative Use
Point Feature
Line Feature
Area Feature
Potentially Infilled Land
Point Feature
Line Feature
Area Feature
Potentially Contaminative Features from Historic Building Plans
Point Feature
WELLOCK ST
LIMESTON DRIVE
ROSNER STREET
ROBERT FLETCHER STREET
STANLEY ST
DOURO ST
GRIMSHAW LANE
RIDINGS STREET
CHESTER ST
ATLAS STREET
Depot
Wks
Warehouse
Dismantled Railway
Recr Gd
Pav
Parks
Depot
Depot
Work
Depot
Depot
Depot

Sources

Description	Ref. No.	Search Buffer	Direction
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities			
Use: Electrical Sub Station Facilities, Mapping Scale: 1:1,250, Date of Mapping: 1949	1	On Site	W
Use: Electrical Sub Station Facilities, Mapping Scale: 1:1,250, Date of Mapping: 1990	2	On Site	W
Use: Potential Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1961	3	0-250m	E
Use: Potential Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1990	4	0-250m	E
Use: Potential Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1961	5	0-250m	SW
Use: Potential Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1990	6	0-250m	SW
Use: Tanks, Mapping Scale: 1:2,500, Date of Mapping: 1951	7	0-250m	W
Use: Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1949	8	0-250m	W
Use: Tanks, Mapping Scale: 1:2,500, Date of Mapping: 1951	9	0-250m	NW
Use: Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1949	10	0-250m	NW
Use: Tanks, Mapping Scale: 1:2,500, Date of Mapping: 1951	11	0-250m	W
Use: Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1949	12	0-250m	W
Use: Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1970	13	0-250m	W
Use: Potential Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1961	14	0-250m	E
Use: Electrical Sub Station Facilities, Mapping Scale: 1:1,250, Date of Mapping: 1949	15	0-250m	SE
Use: Electrical Sub Station Facilities, Mapping Scale: 1:2,500, Date of Mapping: 1951	16	0-250m	SE
Use: Gas Industry Facilities, Mapping Scale: 1:2,500, Date of Mapping: 1951	17	0-250m	SE
Use: Gas Industry Facilities, Mapping Scale: 1:1,250, Date of Mapping: 1949	18	250-500m	SE
Use: Gas Industry Facilities, Mapping Scale: 1:2,500, Date of Mapping: 1970	19	250-500m	S
Use: Electrical Sub Station Facilities, Mapping Scale: 1:1,250, Date of Mapping: 1970	20	250-500m	SW
Use: Gas Industry Facilities, Mapping Scale: 1:1,250, Date of Mapping: 1949 - 1953	21	250-500m	S
Use: Tanks, Mapping Scale: 1:2,500, Date of Mapping: 1951	22	250-500m	SE
Use: Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1949	23	250-500m	SE
Use: Gas Industry Facilities, Mapping Scale: 1:2,500, Date of Mapping: 1951	24	250-500m	S
Use: Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1949 - 1961	25	250-500m	NE
Use: Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1990	26	250-500m	SE
Use: Electrical Sub Station Facilities, Mapping Scale: 1:1,250, Date of Mapping: 1990	27	250-500m	S
Use: Electrical Sub Station Facilities, Mapping Scale: 1:1,250, Date of Mapping: 1949 - 1953	28	250-500m	S
Use: Electrical Sub Station Facilities, Mapping Scale: 1:2,500, Date of Mapping: 1951 - 1970	29	250-500m	S
Use: Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1990	-	250-500m	S
Use: Electrical Sub Station Facilities, Mapping Scale: 1:1,250, Date of Mapping: 1990	-	250-500m	S
Use: Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1949 - 1955	-	250-500m	SW
Use: Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1990	30	250-500m	SE
Use: Tanks, Mapping Scale: 1:2,500, Date of Mapping: 1951 - 1970	-	250-500m	SW
Use: Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1949	-	250-500m	S
Use: Tanks, Mapping Scale: 1:2,500, Date of Mapping: 1951	-	250-500m	S
Use: Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1949 - 1990	31	250-500m	SE
Use: Tanks, Mapping Scale: 1:2,500, Date of Mapping: 1970	32	250-500m	SE
Use: Tanks, Mapping Scale: 1:2,500, Date of Mapping: 1951	33	250-500m	SE
Use: Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1949 - 1955	-	250-500m	SW

Historical Land Use

Description	Ref. No.	Search Buffer	Direction
Historical Tanks And Energy Facilities			
Use: Tanks, Mapping Scale: 1:2,500, Date of Mapping: 1951 - 1970	-	250-500m	SW
Use: Electrical Sub Station Facilities, Mapping Scale: 1:1,250, Date of Mapping: 1970	-	250-500m	W
Use: Tanks, Mapping Scale: 1:2,500, Date of Mapping: 1951	-	250-500m	S
Use: Electrical Sub Station Facilities, Mapping Scale: 1:1,250, Date of Mapping: 1970	34	250-500m	SW
Use: Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1949	-	250-500m	S
Use: Tanks, Mapping Scale: 1:2,500, Date of Mapping: 1951 - 1970	-	250-500m	S
Use: Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1949 - 1953	-	250-500m	S
Use: Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1949	-	250-500m	S
Use: Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1990	-	250-500m	S
Use: Electrical Sub Station Facilities, Mapping Scale: 1:1,250, Date of Mapping: 1949 - 1953	-	250-500m	S
Use: Electrical Sub Station Facilities, Mapping Scale: 1:2,500, Date of Mapping: 1951 - 1970	-	250-500m	S
Use: Tanks, Mapping Scale: 1:2,500, Date of Mapping: 1951	-	250-500m	S
Use: Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1971	-	250-500m	E
Use: Electrical Sub Station Facilities, Mapping Scale: 1:2,500, Date of Mapping: 1951	-	250-500m	NW
Use: Electrical Sub Station Facilities, Mapping Scale: 1:1,250, Date of Mapping: 1950 - 1988	-	250-500m	NW
Use: Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1949 - 1953	-	250-500m	S
Use: Tanks, Mapping Scale: 1:2,500, Date of Mapping: 1951	-	250-500m	S
Use: Electrical Sub Station Facilities, Mapping Scale: 1:1,250, Date of Mapping: 1970	-	250-500m	NE
Use: Tanks, Mapping Scale: 1:2,500, Date of Mapping: 1951	-	250-500m	W
Use: Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1949 - 1961	-	250-500m	W
Use: Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1988	-	250-500m	NW
Use: Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1949 - 1955	-	250-500m	S
Use: Tanks, Mapping Scale: 1:2,500, Date of Mapping: 1951	-	250-500m	S
Use: Electrical Sub Station Facilities, Mapping Scale: 1:1,250, Date of Mapping: 1990	-	250-500m	S
Historical Building Plan Extents			
No data available	-	N/A	
Potentially Contaminative Industrial Uses (Past Land Use)			
Factory or works - use not specified, Date of mapping: 1909-1990	35	On Site	-
Metal casting/foundries, Date of mapping: 1909-1923	36	On Site	-
Railways, Date of mapping: 1894-1956	37	0-250m	SW
Metal casting/foundries, Date of mapping: 1894-1923	38	0-250m	NE
Railways, Date of mapping: 1848-1990	39	0-250m	NW
Brewing & malting, Date of mapping: 1956	40	0-250m	NW
Brewing & malting, Date of mapping: 1848-1923	41	0-250m	W
Brewing & malting, Date of mapping: 1894	42	0-250m	NW
Road haulage, Date of mapping: 1990	43	0-250m	NW
Transport manufacturing and repair, Date of mapping: 1894-1956	44	0-250m	N
Railways, Date of mapping: 1848-1990	45	0-250m	W
Railways, Date of mapping: 1894-1990	46	0-250m	N
Gas manufacture & distribution, Date of mapping: 1894-1956	47	0-250m	S

Historical Land Use

Description	Ref. No.	Search Buffer	Direction
Potentially Contaminative Industrial Uses (Past Land Use)			
Factory or works - use not specified, Date of mapping: 1990	48	0-250m	S
Dyes & pigments [manufacture], Date of mapping: 1894-1923	49	0-250m	SE
Coal storage and depot, Date of mapping: 1909-1923	50	0-250m	SW
Railways, Date of mapping: 1909-1990	51	0-250m	W
Hospitals, Date of mapping: 1894-1990	52	0-250m	NW
Factory or works - use not specified, Date of mapping: 1956-1990	53	250-500m	W
Metal casting/foundries, Date of mapping: 1909-1923	54	250-500m	W
Machinery: engines, building and general industrial [manufacture], Date of mapping: 1909-1956	55	250-500m	SE
Quarrying of sand & clay, operation of sand & gravel pits, Date of mapping: 1909	56	250-500m	SE
Factory or works - use not specified, Date of mapping: 1990	57	250-500m	SE
Railways, Date of mapping: 1848-1993	-	250-500m	SW
Coal storage and depot, Date of mapping: 1894-1909	-	250-500m	S
Dyes & pigments [manufacture], Date of mapping: 1894-1956	58	250-500m	S
Chemical manufacturing general, Date of mapping: 1923	-	250-500m	SW
Road haulage, Date of mapping: 1993	-	250-500m	S
Quarrying of sand & clay, operation of sand & gravel pits, Date of mapping: 1909	59	250-500m	NW
Factory or works - use not specified, Date of mapping: 1993	-	250-500m	SW
Metal casting/foundries, Date of mapping: 1909-1956	-	250-500m	SW
Factory or works - use not specified, Date of mapping: 1993	-	250-500m	S
Mineral railway, Date of mapping: 1909-1923	60	250-500m	SE
Clay bricks & tiles [manufacture], Date of mapping: 1894-1923	-	250-500m	E
Factory or works - use not specified, Date of mapping: 1894-1990	-	250-500m	E
Mineral railway, Date of mapping: 1956	61	250-500m	SE
Railways, Date of mapping: 1894-1956	-	250-500m	S
Mineral railway, Date of mapping: 1909-1956	-	250-500m	SE
Metal casting/foundries, Date of mapping: 1923	-	250-500m	NW
Factory or works - use not specified, Date of mapping: 1993	-	250-500m	S
Metal casting/foundries, Date of mapping: 1909	-	250-500m	S
Railways, Date of mapping: 1894-1993	-	250-500m	S
Clay bricks & tiles [manufacture], Date of mapping: 1909	-	250-500m	S
Potentially Infilled Land			
Potentially Infilled Land (Non-Water)			
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1990	62	250-500m	SE
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1990	63	250-500m	NW
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1990	-	250-500m	E
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1993	-	250-500m	S
Potentially Infilled Land (Water)			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	64	0-250m	SW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	65	0-250m	E

Historical Land Use

Description	Ref. No.	Search Buffer	Direction
Potentially Infilled Land (Water)			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	66	0-250m	SE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	67	0-250m	SW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	68	0-250m	W
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	69	0-250m	S
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	70	0-250m	W
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	71	250-500m	E
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	72	250-500m	E
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1956	73	250-500m	SE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	74	250-500m	SE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	75	250-500m	NE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	-	250-500m	S
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	76	250-500m	NW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	-	250-500m	SW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1909	-	250-500m	SE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1909	-	250-500m	S
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1909	-	250-500m	SE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	-	250-500m	E
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1923	77	250-500m	SE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1909	78	250-500m	NW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	-	250-500m	SW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	-	250-500m	S

Historical Land Use

Map Details

The following maps have been analysed for Historical Tanks and Energy Facilities.

1:2,500	Mapsheet	Published Date
National Grid	SD8600	1951
National Grid	SD8700	1951
National Grid	SJ8799	1951
National Grid	SJ8699	1951
National Grid	SJ8699	1970
National Grid	SJ8799	1970
1:1,250	**Mapsheet**	**Published Date**
National Grid	SD8600NE	1948
National Grid	SD8600SE	1949
National Grid	SJ8699NE	1949
National Grid	SJ8799NW	1949
National Grid	SJ8699NW	1949
National Grid	SD8600SW	1949
National Grid	SD8600NW	1950
National Grid	SD8700NW	1951
National Grid	SD8700SW	1951
National Grid	SJ8699NE	1953
National Grid	SJ8699NW	1955
National Grid	SD8600SE	1961
National Grid	SD8600SW	1961
National Grid	SJ8799NW	1966
National Grid	SD8600NE	1970
National Grid	SD8700SW	1971
National Grid	SD8700NW	1980
National Grid	SD8600NW	1988
National Grid	SD8600SW	1970
National Grid	SJ8699NW	1971
National Grid	SD8600SE	1990
National Grid	SJ8699NE	1990

The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land information.

1:10,560	Mapsheet	Published Date
Lancashire And Furness	104_00	1848
Cheshire	003A_00	1882
Lancashire And Furness	104_NE	1894
Lancashire And Furness	104_NE	1909
Lancashire And Furness	104_NE	1923
National Grid	SD80SE	1956
National Grid	SJ89NE	1956
1:10,000	**Mapsheet**	**Published Date**
National Grid	SD80SE	1990
National Grid	SJ89NE	1993

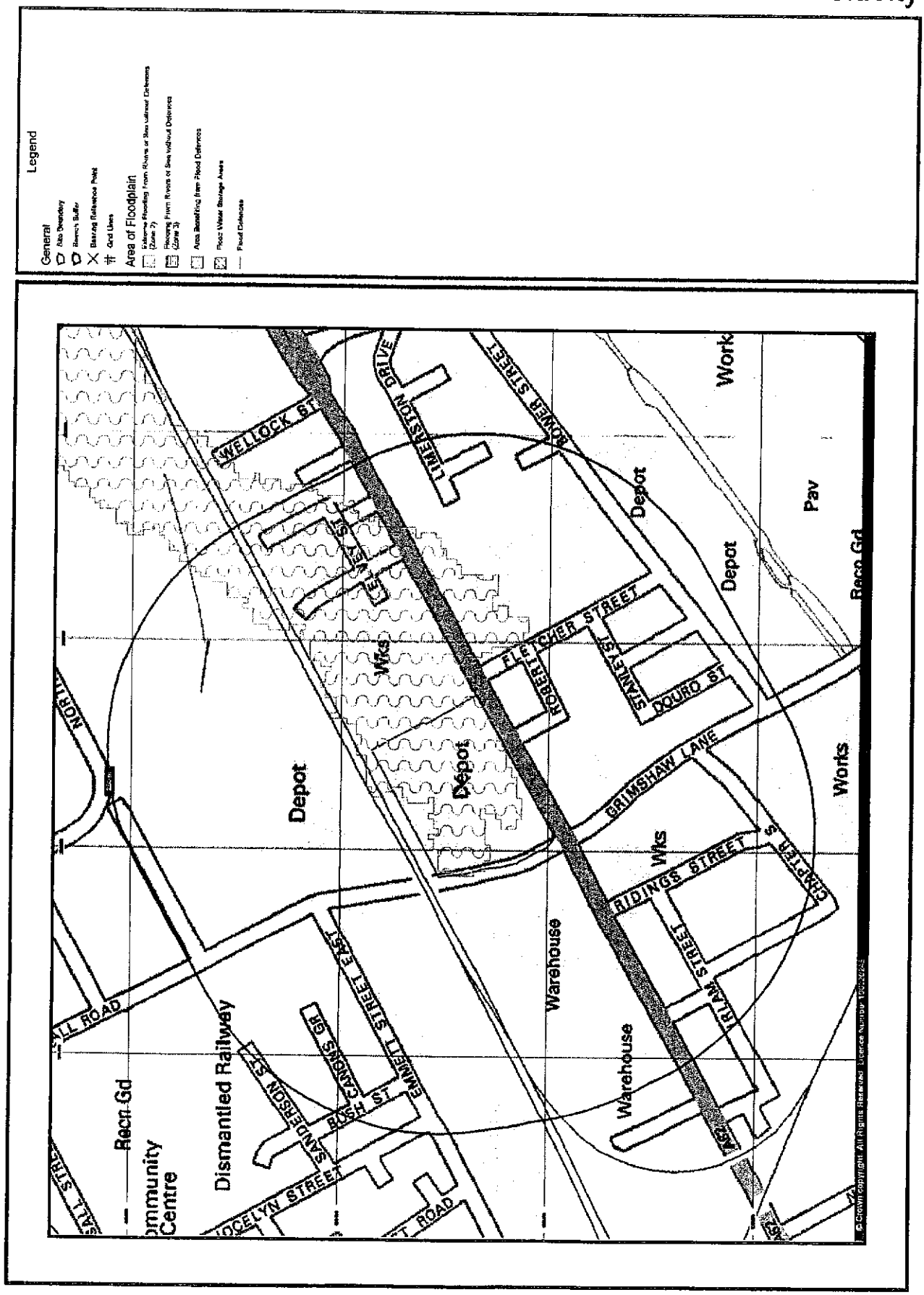
The following maps have also been reviewed by RPS during the Risk Assessment process.

1:2,500	Mapsheet	Published Date
Lancashire And Furness	104_03	1893
Lancashire And Furness	104_08	1893
Lancashire And Furness	104_07	1893
Lancashire And Furness	104_04	1893
Lancashire And Furness	104_03	1908

Historical Land Use

1:2,500	Mapsheet	Published Date
Lancashire And Furness	104_08	1908
Lancashire And Furness	104_04	1908
Lancashire And Furness	104_07	1908
Lancashire And Furness	104_03	1922
Lancashire And Furness	104_08	1922
Lancashire And Furness	104_07	1922
Lancashire And Furness	104_04	1922
1:10,560	**Mapsheet**	**Published Date**
National Grid	SD80SE	1966
National Grid	SJ89NE	1968
1:10,000	**Mapsheet**	**Published Date**
National Grid	SD80SE	1978
National Grid	SJ89NE	1981
National Grid	SD80SE	1982
National Grid	SJ89NE	1987
National Grid	SD80SE	2003
National Grid	SJ89NE	2004
1:1,250	**Mapsheet**	**Published Date**
National Grid	SD8600NE	1975
National Grid	SD8600SE	1975
National Grid	SD8600NE	1992
National Grid	SD8600SW	1992
National Grid	SD8700SW	1992
National Grid	SJ8699NW	1992
National Grid	SJ8799NW	1992
National Grid	SJ8699NE	1992
National Grid	SD8700NW	1992
National Grid	SD8600NW	1992
National Grid	SD8600SE	1992
National Grid	SD8600SE	1993
National Grid	SD8600SW	1993
National Grid	SJ8699NE	1995
National Grid	SJ8699NW	1995
National Grid	SD8600SE	1993
National Grid	SD8600SW	1993
National Grid	SJ8699NW	1995
National Grid	SD8600SW	1994
National Grid	SD8600SW	1995
National Grid	SD8700NW	1977
National Grid	SD8600NW	1979
National Grid	SJ8699NE	1979
National Grid	SD8600SW	1979
National Grid	SD8600SE	1979
National Grid	SD8700SW	1979
National Grid	SJ8699NW	1984
National Grid	SJ8799NW	1991
National Grid	SD8600SE	1986
National Grid	SJ8699NW	1990
National Grid	SD8700NW	1991
National Grid	SD8700SW	1991
National Grid	SJ8699NW	1991

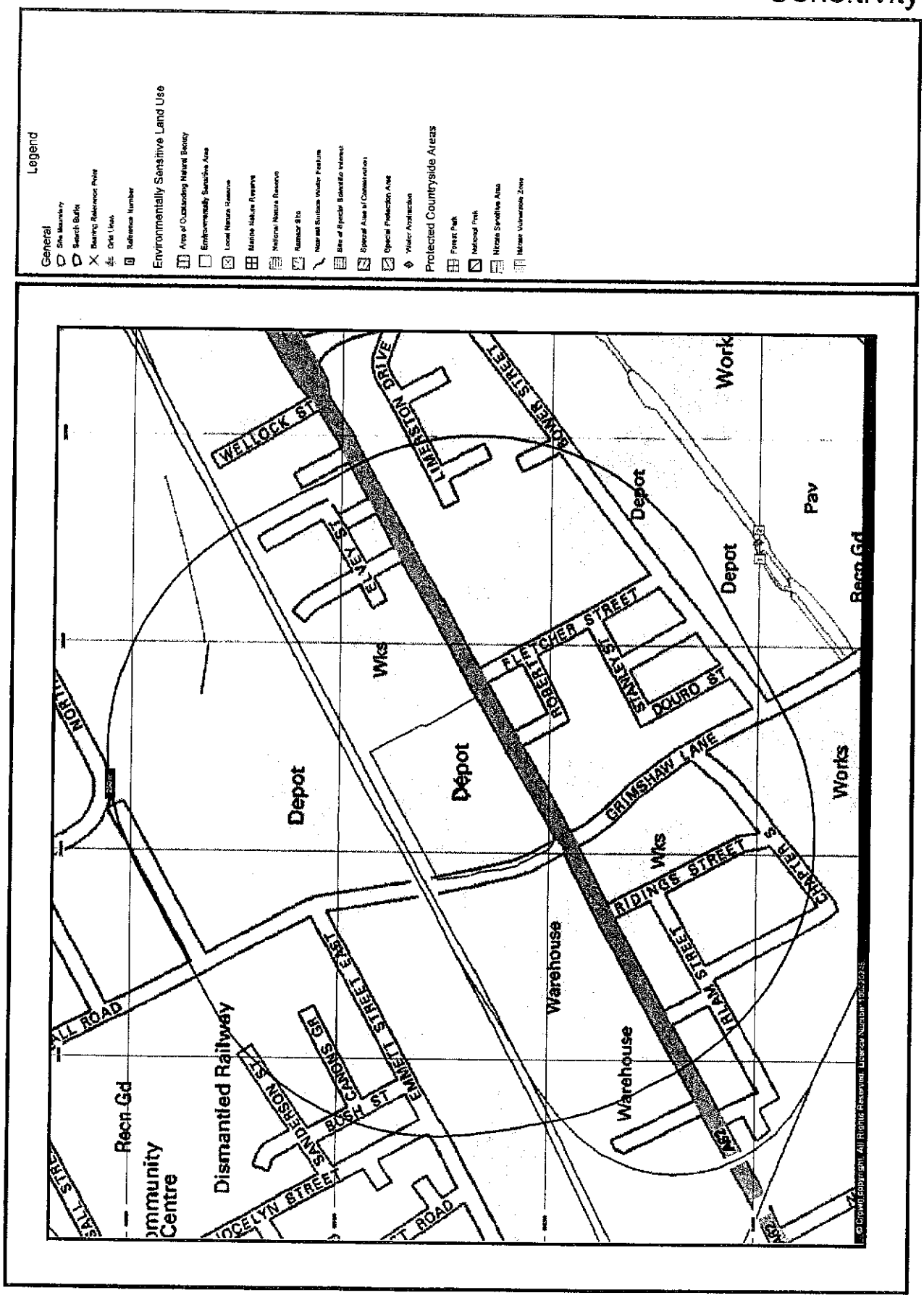
Sensitivity


Legend
General
Area of Floodplain
WELLOCK ST
TIMPERLEY DRIVE
ROMER STREET
Depot
Depot
Depot

Pathways and Receptors

Description	Ref. No.	Search Buffer	Direction
Pathways			
Groundwater Vulnerability			
Geological Classification: Major Aquifer (Highly permeable) - These are highly permeable formations usually with a known or probable presence of significant fracturing. They may be highly productive and able to support large abstractions for public water supply and other purposes, Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Sheet: Sheet 11 South Pennines, Scale: 1:100,000. Contact ref: 1	-	On Site	-
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Sheet: Sheet 11 South Pennines, Scale: 1:100,000. Contact ref: 1	-	On Site	SW
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Sheet: Sheet 17 Derbyshire & North Staffordshire, Scale: 1:100,000. Contact ref: 1	-	0-250m	S
Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Sheet: Sheet 11 South Pennines, Scale: 1:100,000. Contact ref: 1	-	0-250m	NE
Drift Deposits			
Drift Deposit: Low permeability drift deposits occuring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium, Map Sheet: Sheet 11 South Pennines, Scale: 1:100,000. Contact ref: 1	-	On Site	-
Drift Deposit: Low permeability drift deposits occuring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium, Map Sheet: Sheet 17 Derbyshire & North Staffordshire, Scale: 1:100,000. Contact ref: 1	-	0-250m	S
Extreme Flooding from Rivers or Sea without Defences			
Fluvial. Contact ref: 1	-	On Site	-
Flooding from Rivers or Sea without Defences			
No	-	N/A	
Areas Benefiting from Flood Defences			
No	-	N/A	
Flood Water Storage Areas			
No	-	N/A	
Flood Defences			
No	-	N/A	
River Quality Chemistry Sampling Points			
Name: Rochdale Canal, Reach: Empress Processing To Ashton Canal, Estimated Distance: 0.30, Objective: River Ecosystem Class 3: Fairly Good Quality, Positional Accuracy: Located by supplier to within 10m. Contact ref: 1	-	500-1000m	S
Name: Rochdale Canal, Reach: Qsl At Summit To Empress Processing, Estimated Distance: 27.60, Objective: River Ecosystem Class 3: Fairly Good Quality, Positional Accuracy: Located by supplier to within 10m. Contact ref: 1	-	500-1000m	S

Sensitivity



Pathways and Receptors

Description	Ref. No.	Search Buffer	Direction
Environmentally Sensitive Receptors			
Nearest Surface Water Feature			
250-500m	1	250-500m	SE
Water Abstractions			
Operator: Cochrane & Gibbs Ltd, Licence Number: 2569006022, Permit Version: Not Supplied, Location: Rochdale Canal,Bower Street,Newton Heath,MANCHESTER, Authorised Start: Not Supplied, Authorised End: Not Supplied, Positional Accuracy: Located by supplier to within 100m. Contact ref: 1	2	250-500m	SE
Operator: Hanson Quarry Products Europe Ltd, Licence Number: 2569005061, Permit Version: 2, Location: Borehole At Norton Street, Miles Platting, Manchester, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 10m. Contact ref: 1	-	250-500m	S
Operator: Watney Mann (North) Ltd, Licence Number: 2569005004, Permit Version: Not Supplied, Location: Two Boreholes,NEWTON HEATH, Authorised Start: Not Supplied, Authorised End: Not Supplied, Positional Accuracy: Located by supplier to within 100m. Contact ref: 1	-	250-500m	NE

Other Factors

Description	Search Buffer	Direction
BGS 1:50,000 Geological Mapping Coverage		
Map Sheet No: 085, Map Name: Manchester, Map Date: 1975, Bedrock Geology: Available, Superficial Geology: Available, Artificial Geology: Not Available, Faults: Available, Landslip: Not Available, Rock Segments: Available. Contact ref: 5	On Site	-
BGS 1:50,000 Superficial Deposits		
LEX Code: TILLD, Rock Name: Till, Devensian, Rock Type: Diamicton, Min Age: Devensian, Max Age: Devensian. Contact ref: 5	On Site	-
BGS 1:50,000 Bedrock Geology		
LEX Code: NHSS, Rock Name: Newton Heath Sandstone, Rock Type: Sandstone, Min Age: Bolsovian (Westphalian C), Max Age: Bolsovian (Westphalian C). Contact ref: 5	On Site	SW
LEX Code: PMCM, Rock Name: Pennine Middle Coal Measures Formation, Rock Type: Mudstone, Siltstone and Sandstone, Min Age: Bolsovian (Westphalian C), Max Age: Duckmantian (Westphalian B). Contact ref: 5	On Site	-
LEX Code: SSG, Rock Name: Sherwood Sandstone Group, Rock Type: Sandstone, Min Age: Ladinian, Max Age: Late Permian. Contact ref: 5	On Site	NE
BGS 1:50,000 Faults and Rock Segments		
Rock Name: Faults. Contact ref: 5	On Site	NE
Brine Compensation Areas		
No	N/A	
Coal Mining Affected Areas		
Description: In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.. Contact ref: 6	On Site	-
Mining Instability		
Mining Evidence: Inconclusive Coal Mining	On Site	-
Radon Affected Areas		
Description: Less than 1% of homes are above the Action Level. Contact ref: 7	On Site	-
Description: Less than 1% of homes are above the Action Level. Contact ref: 7	0-250m	S
Radon Protection Measures		
Type: No radon protective measures are necessary in the construction of new dwellings or extensions. Contact ref: 5	On Site	-
Type: No radon protective measures are necessary in the construction of new dwellings or extensions. Contact ref: 5	0-250m	S
Potential for Collapsible Ground Stability Hazards		
No Hazard	N/A	
Potential for Compressible Ground Stability Hazards		
Hazard Potential: No Hazard, Source: British Geological Survey, National Geoscience Information Service. Contact ref: 5	On Site	-
Hazard Potential: No Hazard, Source: British Geological Survey, National Geoscience Information Service. Contact ref: 5	0-250m	S
Potential for Ground Dissolution Stability Hazards		
No Hazard	N/A	
Potential for Landslide Ground Stability Hazards		

Other Factors

Description	Search Buffer	Direction
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Source: British Geological Survey, National Geoscience Information Service. Contact ref: 5	On Site	-
Hazard Potential: Very Low, Source: British Geological Survey, National Geoscience Information Service. Contact ref: 5	0-250m	S
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Very Low, Source: British Geological Survey, National Geoscience Information Service. Contact ref: 5	On Site	-
Hazard Potential: Very Low, Source: British Geological Survey, National Geoscience Information Service. Contact ref: 5	0-250m	S
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Very Low, Source: British Geological Survey, National Geoscience Information Service. Contact ref: 5	On Site	-
Hazard Potential: Very Low, Source: British Geological Survey, National Geoscience Information Service. Contact ref: 5	0-250m	S
Shallow Mining Hazards		
Risk: Low. Contact ref: 5	On Site	-
Risk: Low. Contact ref: 5	0-250m	NW

Guidance Notes for Practitioner

RPS

RPS Consultants Ltd ('RPS') is part of the RPS Group plc, the largest European Environmental Consultancy with over 3,000 staff and a network of offices throughout the UK, Europe and key offices worldwide. As a leading advisor to the financial and property sector on potential environmental liabilities it has over thirty years experience advising on contaminated and 'brownfield' sites in the UK, and acts as a panel advisor to the majority of the UK's clearing banks, property developers/agents and the legal profession.

The expertise of RPS staff together with the company's in-depth knowledge and experience in the marketplace can help you find economic solutions for even the most difficult sites.

Purpose of the Assessment

The purpose of the RPS Risk Assessment is to assist parties involved in property transactions in assessing the implications of certain environmental risks identified in the Report. Implementation of Part IIA of the Environmental Protection Act 1990 places liability for contaminated land on the current owner or occupier where the 'polluter' cannot be found. In June 2001 The Law Society warned all Solicitors to be aware of the liabilities attached to contaminated land. Further details and guidance are available in The Environmental Handbook, Sixth Edition, published by The Law Society. The Environment Agency, Local Authorities and other statutory bodies do not provide all the necessary range of information required to determine risks for environmental issues in property transactions. As a consequence, an expert assessment, of the type contained in this report, is essential. The RPS Risk Assessment determines if a sufficient risk is present for the site to be defined as contaminated, and provides a clear set of recommendations and actions where necessary. The client also has access to a technical helpline offering free initial advice and consultation by the RPS panel of environmental consultants who provide the assessments.

RPS Risk Assessment Methodology and Scope

The RPS Risk Assessment is based on the site boundary defined by the client. It is provided by a panel of consultants following a detailed manual review of the Report and a review of potentially contaminative historical land uses identified from published 1:1250 (where available), 1:2500, 1:10,000 and 1:10,560-scale historical mapping and unpublished "Supply of Unpublished Survey Information" (SUSI), "SIM" and "Large Scale National Grid Data" for the site and its immediate surrounding area.

RPS uses the Source-Pathway-Receptor framework to make assessments regarding land contamination. The 'source' refers to a potential source of contamination, 'pathway' to a potential route it may take, and 'receptor' to the end point. For a potential liability to arise each stage of the complete pollution linkage must be present. The RPS Risk Assessment uses information contained in the Report relating to the 'source' of contamination through a study of statutory registers, current and historical land use. Analysis of the environmental information (including the geology, ground and surface water) is used to detect 'pathway' and 'receptor' stages.

Importantly, the RPS Risk Assessment is also based upon the current and proposed use of the site, which enables a more accurate assessment of the pollution linkage and implication of potential contamination. Without accurate land use information, the land is more likely to be designated as contaminated because all possible uses would have to be considered.

RPS Risk Ratings

The classes of risk referred to within the RPS Risk Assessment take into account the land use (current and proposed) and the environmental site setting. The risk ratings can be defined as follows:

Low risk - it is considered unlikely that ground contamination will give rise to a liability/cost for the owner of the site.

Moderate risk - it is possible but not certain that ground contamination will give rise to a liability/cost for the owner of the site.

High risk - there is a high potential that ground contamination will give rise to a liability/cost for the owner of the site.

Asbestos

Under The Control of Asbestos Regulations 2006, and HSE Guidance Note MDHS 100, any property where asbestos may be present legally requires an appropriate survey, and an asbestos register. This is normally taken to mean any buildings of pre-1985 construction. If the property was constructed prior to 1985 you can contact RPS for further advice.

Ground Investigation, Remediation, Tax Advice/Credit

Should there be a significant risk of ground contamination, RPS can provide the necessary additional services to ensure the risk is assessed and placed in an appropriate commercial context as well as providing all necessary geotechnical assessments. RPS is the largest planning consultancy in the UK and can advise on the requirements for obtaining planning permission for any form of development. RPS can also advise on opportunities to obtain both contaminated land qualifying relief at 150% of the capital cost as well as landfill tax exemptions during remediation. Their contact details can be found below.

Guidance Notes for Practitioner

Contact Information

Sitecheck - for queries regarding the contents of the Report, please contact the **Sitecheck customer helpdesk on 0870 606 1700**

RPS - for further information regarding the RPS assessment, or for general environmental consultancy advice including remediation, site inspections and tax, please contact **RPS on 020 7261 1091** .

Limits of the report

If you have any queries regarding the information in this report and how to use it, please do not hesitate to contact the Sitecheck helpdesk.

The RPS Risk Assessment comments upon the potential risk of the land being defined as 'contaminated land' as defined in Part IIA of the Environmental Protection Act 1990. It is based on the Sitecheck Review Report and information supplied by the client. It is not based on any physical inspection of the site or condition of the land.

In addition to the risk assessment, the Report includes data on risks such as Flooding, Radon Gas, Natural Subsidence and Coal Mining. These are set out, together with appropriate guidance, in the Notes Section of the report. (These risks are outside the definition of 'contaminated land' because they are outside the scope of Part IIA of the Environmental Protection Act 1990.)

Where higher levels of risk are identified within the report, it does not necessarily mean that a site will be designated as contaminated land or as a special site. Such designation requires that the Local Authority (or environment agency) carry out a detailed inspection to determine whether or not the land is contaminated.

RPS use the best available public sources of information to identify possible risks and sources of land use. However, we cannot guarantee that all potentially contaminative land uses or features, whether past or current, will be identified in this report using these sources.

Useful Information

Registered Landfill Sites

At present no complete national data set exists for landfill site boundaries, therefore a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this 'buffer' relates to the positional accuracy that can be attributed to the site. The 100 metre "buffer" is shown on the map as a brown cross-hatched circle and the 250 metre 'buffer' as an orange cross-hatched circle. These are referred to in the map legend as Potential Landfill Buffers. Where actual boundaries are available, the landfill site area is shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Site.

Local Authority Recorded Landfill Sites

Local Authority landfill data are sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974.

Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority 'Had landfill data but passed it to the relevant environment agency' it does not necessarily mean that local authority landfill data is included in our other Landfill datasets.

In addition if no data has been made available, for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

Flooding

The Sitecheck report flood map plots all flood related features revealed within the search area as supplied by the relevant agency. However, to avoid confusion, the text entry in the body of the report only reveals the detail of the nearest feature in each flood data set.

This is also reflected in the summary table where only a single entry is included to indicate the search buffer of the nearest occurrence.

Mining Instability Data

The Mining Instability data was obtained on Licence from Ove Arup & Partners Limited (for further information, contact mining.review@arup.com). No reproduction or further use of such Data is to be made without the prior written consent of Ove Arup & Partners Limited. The information and data supplied in the Product are derived from publicly available records and other third party sources and neither Ove Arup & Partners nor Landmark warrant the accuracy or completeness of such information or data.

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Environment Agency

SEPA

LANDMARK® Information Group

THE COAL AUTHORITY

British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

APPENDIX II

COAL AUTHORITY MINING REPORT

The Coal Authority

Issued by:
The Coal Authority, Mining Reports Office, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire NG18 4RG
On-Line Service: www.coalminingreports.co.uk - Phone: 0845 762 6848 - DX 716176 MANSFIELD 5

REC LTD,
OSPREY HOUSE, PACIFIC QUAY,
BROADWAY,
SALFORD,
LANCASHIRE,
M50 2UE

Person dealing with this matter:	Ken Rowe
Our reference:	10159545-07
Your reference:	03K42731
Electronic Ref:	
RRUID:	007.00017645260001
Date of your enquiry:	01 May 2007
Date we received your enquiry:	01 May 2007
Date of issue:	01 May 2007

This report is for the property described in the address below and the attached plan.

Coal and Brine Report

2 Monsall Road, Manchester, Lancashire, M40 8FZ

This report is based on and limited to the records held by, the Coal Authority, and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Coal mining	Yes
Brine extraction	No

Information from the Coal Authority

Underground Coal Mining

Past

The property is in the likely zone of influence from workings in 1 seam of coal at 110m depth, and last worked in 1935.

Any ground movement from these coal workings should have stopped by now.

Present

The property is not in the likely zone of influence of any present underground coal workings.

Future

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

The property is not in an area for which a licence has been granted to remove coal using underground methods.

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The property is not in an area that is likely to be affected at the surface from any planned future workings.

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

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

Mine entries

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

Coal-mining geology

At the surface, there are no known faults or other lines of weakness due to coal mining that have made the property unstable.

Opencast Coal Mining

Past

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

Present

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

Future

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

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

Coal-mining subsidence

The Coal Authority has not received a damage notice or claim for the property since 1 January 1984. There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority has not received a request to carry out preventive work before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Authority, following the reporting of an alleged coal mining related hazard under its Emergency Surface Hazard Call Out procedures.

Withdrawal of Support

The property is in an area for which a notice of entitlement to withdraw support was published in 1963.

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

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Working Facilities Orders

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

Payments to Owners of Former Copyhold Land

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

Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional remarks

This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions 2006. The report is compliant with Home Information Pack requirements.

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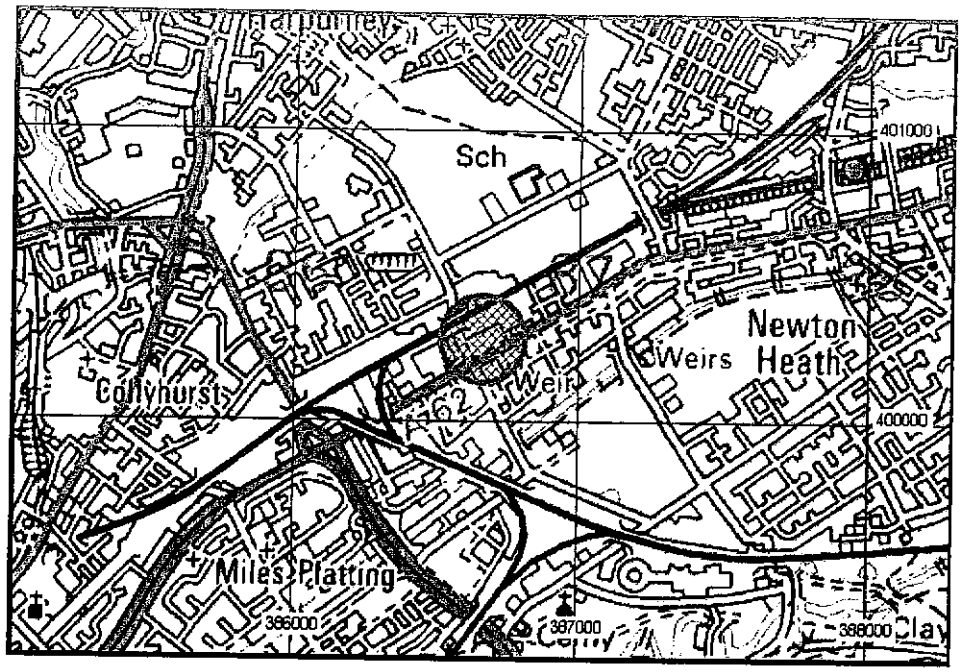
Issued by:	The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG
Date:	01 May 2007
Ground stability report at:	2 Monsall Road, Manchester, Lancashire, M40 8FZ
Reference number:	10159545-07
Cost:	£42.56
Plus VAT:	£7.44
Total received:	£50.00
VAT registration number:	598 5850 68

Location map

Approximate position of property



Enquiry boundary

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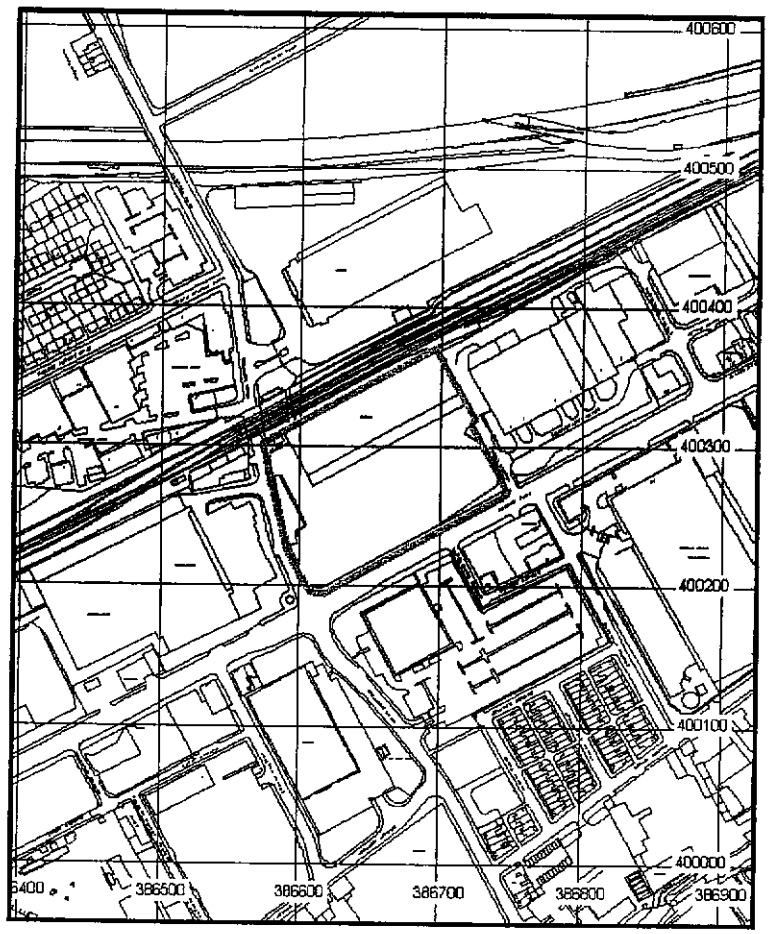


Key

Approximate position of enquiry boundary shown

Mapping sourced from Ordnance Survey

APPENDIX III

GMGU LANDFILL SEARCH

GMGU
Geotechnics • Environment • Planning

Director: Simon Talbot,
BSc, MSc, FGS, CEng, MIMMM

Greater Manchester Geological Unit
Williamson Building
University of Manchester
Oxford Road, Manchester
M13 9PL
Tel: 0161 275 7150 Fax: 0161 275 7151
www.gmgu.org.uk

James Nairn
REC
Osprey House
Pacific Quay
Broadway
Manchester M50 2UE

Our Ref: 5691co1
Contact: catherine.o'donnell@gmgu.org.uk
Your Ref: 3049

Date: 03 May 2007

Subject: Maxi Haulage, Oldham, Manchester - Landfill Search

Dear James,

Thank you for requesting the above. The site (edged black) and a line 250m from its boundary is shown on the enclosed 1:5,000 scale plan.

GMGU records show there are no known/registered landfill sites within 250m of the site boundary.

A review of historic Ordnance Survey mapping has identified a number of former ponds which may have been infilled (approximate locations shown on the enclosed plan). The ponds are present from 1848 until 1893. The ponds are later redeveloped for residential and industrial use.

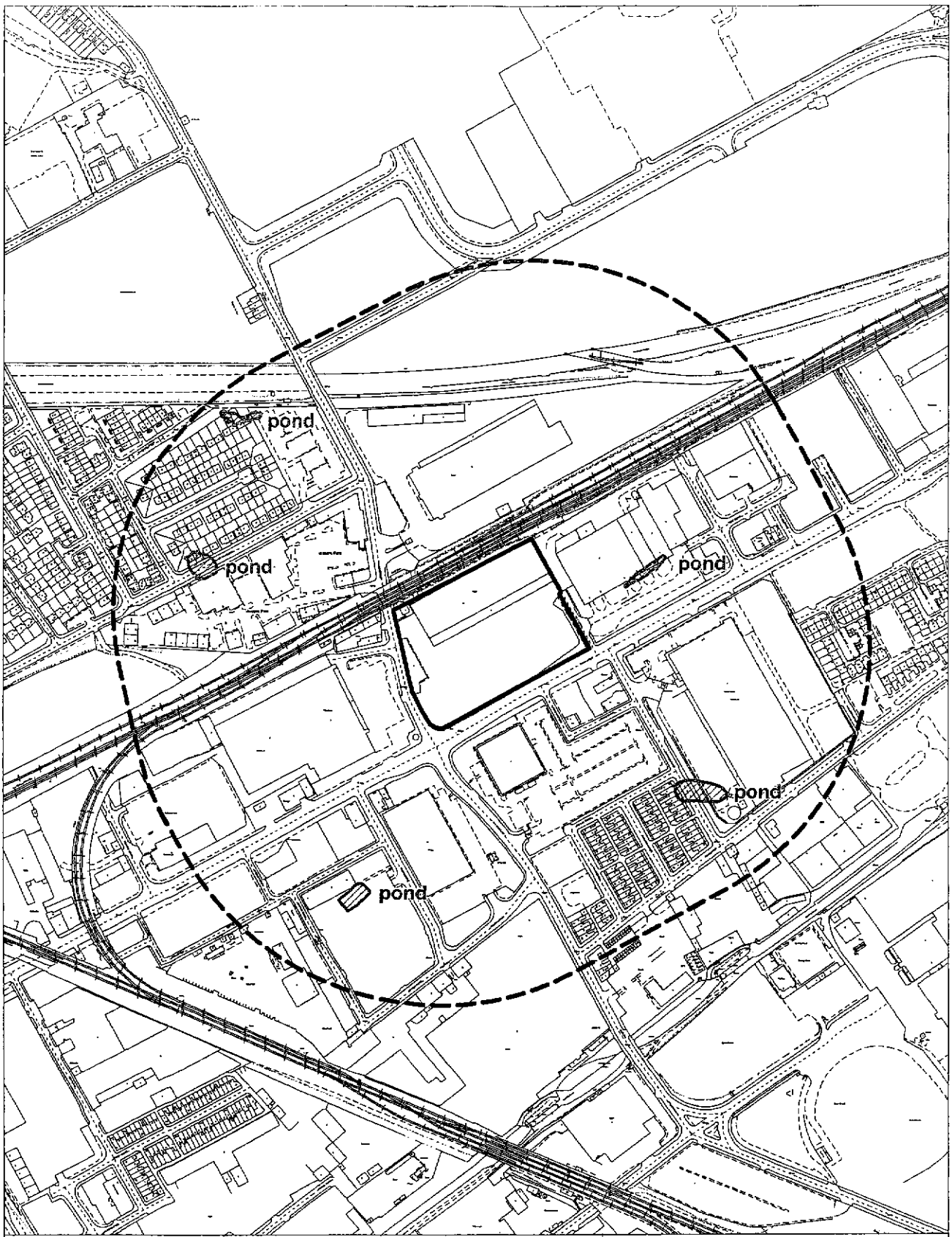
GMGU does not hold details for any pending or recently approved planning applications that involve landfilling for sites within the consultation area.

Other landfills may exist for which we have no records.

This information is provided at a cost of £95.00 + VAT. An invoice will be issued shortly.

Yours sincerely,

Catherine O'Donnell
Geologist



GMGU

Room 2.22
Williamson Building
University of Manchester
Oxford Rd
M13 9PL

Tel: 0161 275 7150
Fax: 0161 275 7151
Email: gmgu@gmgu.org.uk

Landfill search within 250m of land at Maxi Haulage, Oldham Road, Manchester

Date: 3rd May 2007
Scale: 1:5,000
Client: REC
Job Ref: 5691

PRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE CROWN COPYRIGHT RESERVED

APPENDIX IV

LOCAL AUTHORITY CONSULTATION

MANCHESTER
CITY COUNCIL

Regulatory &
Enforcement Services

Environment & Operations
Hammerstone Road
Gorton
Manchester
M18 8EQ

To reply please contact:
Mizanur Rahman: 0161 234 1363
Mizanur Rahman
Fax: 0161 234 4871
E-mail m.rahman@manchester.gov.uk

Mr James Nairn
REC Ltd
Osprey House
Pacific Quay
Broadway
Salford
M50 2UE

Date: 14 May 2007

Your Reference: 42731
Our Reference: MCC/EnvH/349534

Dear Mr Nairn,

Enquiry Address: 2 Monsall Road, Manchester

I write in reply to your enquiry of 2 May 2007 regarding the above site, as shown on the plan you supplied.

Contaminated Land Section Records of contamination issues at the site and land adjacent to the site

The Contaminated Land Section has no specific information relating to ground contamination at the site, but the absence of such information is no guarantee that the site is free from problems. The Contaminated Land Section is currently inspecting the City as part of our Contaminated Land Strategy and at present the information we hold is not comprehensive for the whole of the City.

Landfill Sites within 250 metres

The enquiry site is not within 250 metres of any officially designated licensed or pre-licence landfill site within the Manchester City Council (MCC) boundary.

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Environmental Protection Act 1990 Part IIA, sites determined to be statutory contaminated land within 250 metres

NOTE: for the purposes of this section, the boundaries used are the enquiry site boundary (as supplied) and the physical limit of any land determined to be Part IIA contaminated land. The latter may not be the same as the boundary of any PROPERTY within which an area of land has been identified as Part IIA contaminated land

The enquiry site is not at or within 250 metres of land that has been determined to be statutory contaminated land, as defined by Part IIA of the Environmental Protection Act 1990.

Note on Manchester City Council's Contaminated Land Inspection Strategy
As set out in its Contaminated Land Inspection Strategy, the Council is now carrying out detailed inspections of potentially contaminated sites. A copy of the strategy is available on request. This can also be downloaded from the Council's website.

Environmental Protection Act 1990, Statutory Nuisance Notices in force within 100 metres

There are currently no statutory notices (less than 5 years old) in force against the site or premises with the following addresses in the vicinity of the site, in connection with pollution control measures taken by Environmental Health under the Environmental Protection Act 1990:

- Holt Street
- Fletcher Street
- Oldham Road
- Grimshaw Lane
- Ridings Street
- Irlam Street
- Monsall Road

Please note, information has not been supplied about notices served by the Authority which were subsequently complied with.

Environmental Protection Act 1990, Waste Management Licences within 250 metres

To our knowledge, there is two sites within 250 metres of the enquiry site which are either licensed, or for which applications for a licence for waste management purposes have been made:

Licence Holder: European Metal Recycling Ltd, Junction of Cheetham Street, Goodier Street, M40 2BP
Licence Number: WML/50355
Process: Scrap Metal

Licence Holder: Civiv Amnety Site
Licence Number: RD/LIC/306/83
Process: Cleansing Depot

However, all waste management activities are licensed by the Environment Agency and it is recommended that you should obtain confirmation and any further information from them. The local authority only holds copies of the applications and registrations. Our files are only updated when new information is received from the Environment Agency.

Pollution Prevention and Control Act 1999, Part A(1) Authorised Processes within 250 metres

To our knowledge, there are no PPC Part A(1) process registrations within 250 metres of the site.

Such processes are authorised by the Environment Agency, and it is recommended that you should seek further details and confirmation from them. The local authority only holds a copy of the register, and our files are only updated when new information is received from the Environment Agency.

Environmental Protection Act 1990, Part B Authorised Processes within 250 metres

There is currently one Part B authorised process within a 250 metre radius of the site, within the MCC boundary:

Monsall Service Station, 571 Oldham Road, Newton Heath, M10 9AF
NGR: 386 471, 400 129
Process: Petrol Filling Station

Pollution Prevention and Control Act 1999, Part A(2) Authorised Processes within 250 metres

To our knowledge, there are no PPC Part A(2) process registrations within 250 metres of the site.

Private Water Supplies Regulations 1991, registered abstractions within 2000 metres

There are currently no water supplies registered with MCC under the Private Water Supplies Regulations 1991, within a 2 km radius of the enquiry site within the MCC boundary.

Hydes Anvil Brewery, Moss Lane West, Moss Side, Manchester
NGR: 383 220, 395 850

Details of most abstractions, of which the Local Authority need not be notified, are held by the Environment Agency.

Radioactive Substances Act 1993, current registrations at or adjacent to the site

There are no premises currently registered under the Radioactive Substances Act 1993, at or adjacent to the site, within the MCC boundary.

However, it should be noted that the local authority only holds a copy of the register, and our files are only updated when new information is received from the Environment Agency. You may wish to seek confirmation directly from the Environment Agency.

The charge for processing this enquiry is **£80.00 (inc. VAT)** payable to 'Manchester City Council'. Please forward payment to the Contaminated Land Section, Environmental Services, Manchester City Council, Hammerstone Road, Gorton, Manchester M18 8EQ. **Please note that the Council does not normally invoice for these amounts.** However, if an invoice is required, please contact us again.

Yours sincerely,

MRahman

Mizanur Rahman
Technical Officer

This Council has taken all reasonable precautions to ensure the information supplied is correct. However, the Council, its officers, servants, and agents, will not accept any liability for loss or damage caused by any person relying on this information, or for any errors or omissions in the information provided.

APPENDIX V

SITEWALKOVER PHOTOGRAPHS



Plate 1: Looking northeast towards the large haulage depot building on the northern boundary of the site.

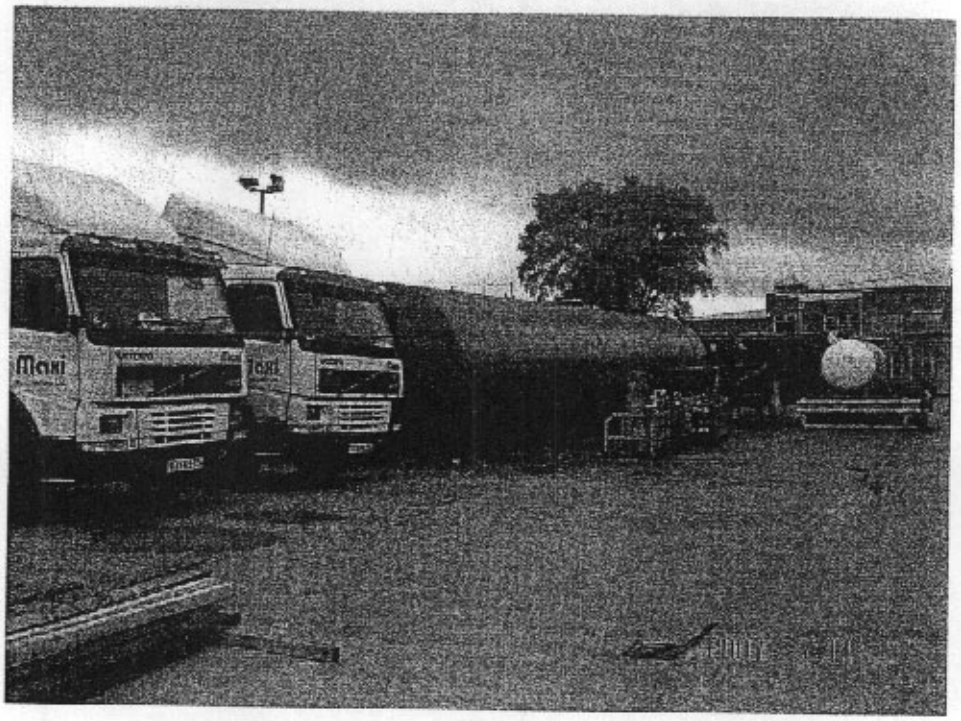

Plate 2: Looking south-west; fuel tanks in the centre of the site, with smaller propane gas tank to the right of the photograph.



Plate 3: Office buildings and associated car parking to the west of the site.



Plate 4: Looking northeast, tanks with filling facilities in the central area of the site.

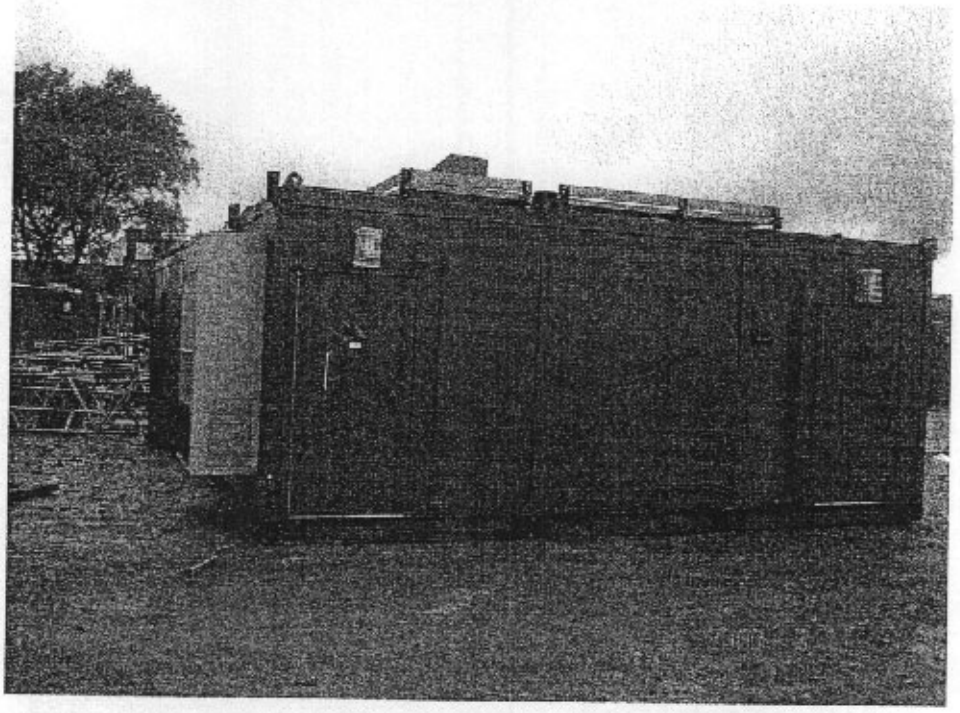

Plate 5: 'Portacell' mobile communication units located to the south of the site.

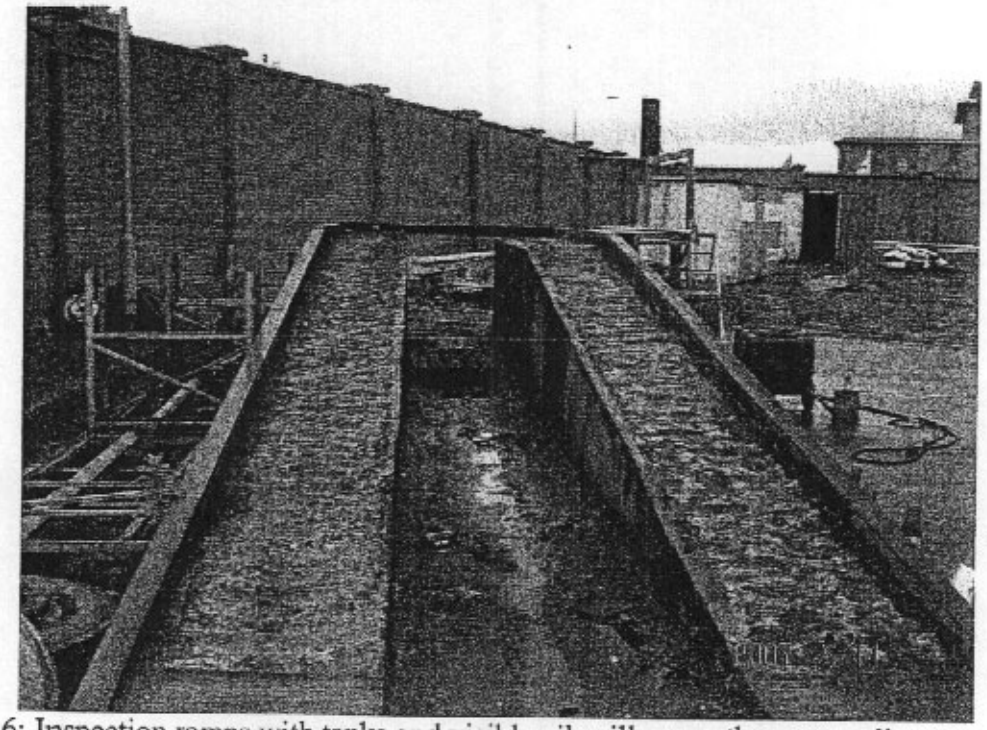

Plate 6: Inspection ramps with tanks and visible oil spillage on the surrounding hardstanding.

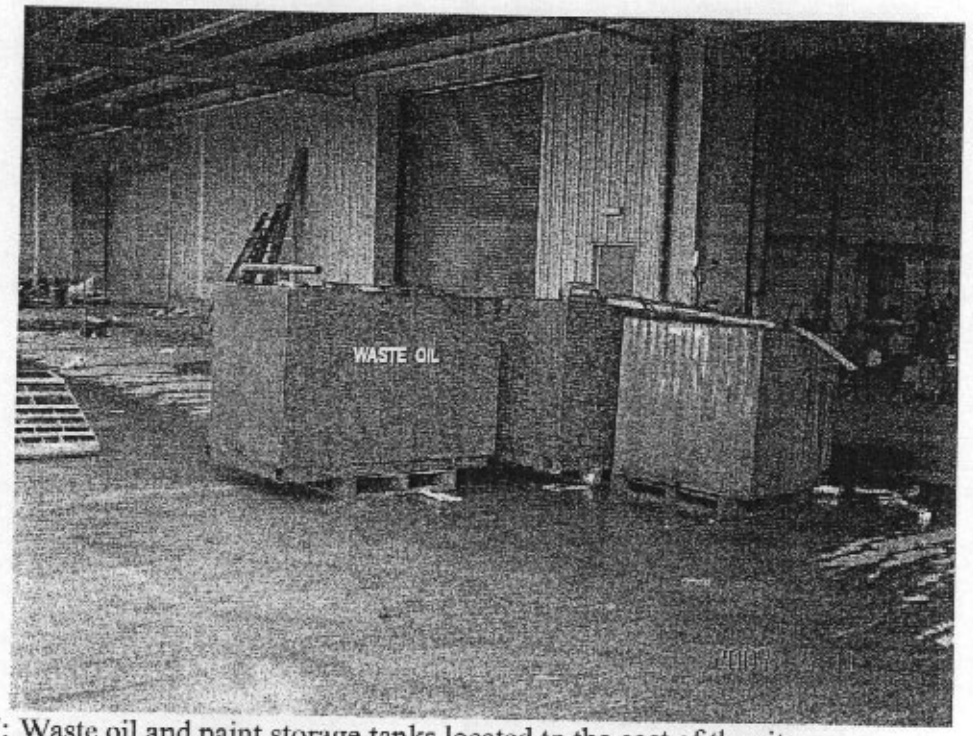

Plate 7: Waste oil and paint storage tanks located to the east of the site.

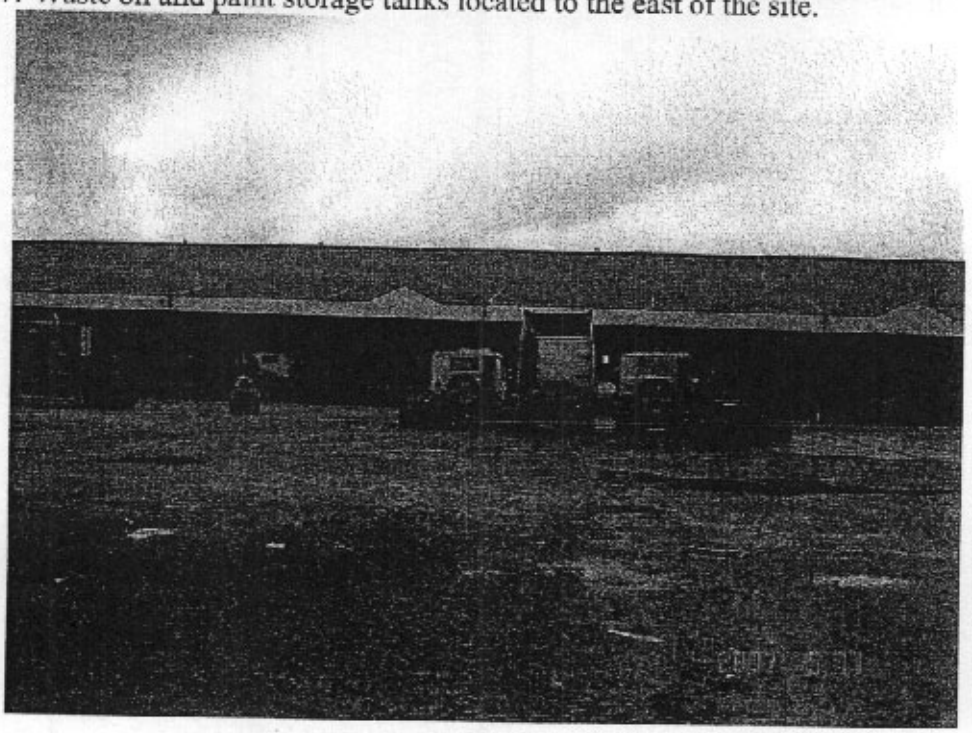

Plate 8: Looking north towards the depot building, haulage trucks parked in the central southern area of the site, numerous areas of oil spillage noted on the hardstanding across the site.