GeoAssist Limited
Civil, Environmental & Geotechnical

Client:
Mr M Bowker
2 Motcombe Grove
Heald Green
Stockport
SK8 3TL

Consultant/Engineer:

Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

St Hilda's Road, Northenden

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Feb 2014 **Site Ref: 5544/PSN V1.00**
PCLRA

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1. Introduction

This report is an account of a Phase I Desk Study and Preliminary Contamination Risk Assessment carried out by GeoAssist Limited at the request of Mr M Bowker as the owner & developer of the site adjacent to St Hilda's Road, Northenden.

The work was commissioned following the receipt of instruction to proceed issued on behalf of the Client by Simon Ploughman of Plan8 Town Planing on the 10th January 2014.

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

The approximate grid reference for the centre of the site is 383017, 390381 and the total area of the site is approximately 375 m^2. The area of the site is outlined with a red line on the site plan in Appendix A1.

2. Description of the Site

The site is located on a residential street on St Hildas Road, Northernden, Manchester. The general topography of the site is characterised as relatively level and the site is roughly rectangular in shape. At the time of the site visit it was apparent that the site had once formed a part of the adjacent fuel station premises immediately to the east of the site. The site was fenced off from both the existing fuel station and St Hildas Road. The site was noted to be surfaced with a low grade metalled surface across most of the area. In places, dense stands of brambles have established particularly to the south of the site. The site is bounded by St Hilda's Road to the north, an active fuel station on Palatine Road to the east, the rear aspect of residential houses on Lingard Road to the south and residential houses to the west. Despite the previous use of the site as part of the adjacent fuel station No obvious visual or olfactory observations of contaminants were noted on the site during the walkover.

3. Historical Researches

3.1 Historical Mapping

Examination of the historical maps of the area confirms that the site has been previously developed with an unknown structure, most probably residential, and as part of the adjacent vehicle refuelling station on Palatine Road.

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

Date of Mapping	Scale	Potentially contaminative Feature within 250m of site boundary	Remarks	Direction from site	Distance from site(m)	Feature still present on 2012/13
1872 to 1877	*1:2,500*					
1893 to 1894	*1:2,500*					
1898	*1:2,500*					
1907	*1:2,500*					
1910	*1:2,500*					
1922	*1:2,500*	Structure shown				
1934 to 1935	*1:2,500*					
1955 to 1956	*1:1,250*	Garage		E	5	Yes
1956 to 1957	*1:2,500*					
1967 to 1982	*1:1,250*	Site forms rear part of refuelling Garage forecourt	Canopy and pumps are not located on the site	On site	0	
1975 to 1976	*1:1,250*					
1977 to 1922	*1:1,250*					
1978	*1:1,250*					
1989	*1:1,250*					
1992	*1:1,250*					
1992	*1:1,250*					
1996	*1:1,250*					
1999	*1:10,000*					
2013	*1:10,000*					

Relevant historical maps as provided are attached in Appendix B1 to this report.

3.2 Anecdotal Historical Information

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

3.3 Previous Intrusive Investigation

There is no evidence available to suggest that previous intrusive investigations have been undertaken on this site. The issues to be covered in the present investigation are to provide information in respect of any potential risks from contamination, including from ground gas, and the potential for sources of contamination to impact receptors including controlled waters via established pathways.

3.4 Environmental Data Search

An Environmental data search report referenced 53228245_1_1, has been used for background data on this site and is included as appendix C1.

3.4.1 Historical Land uses

The Environmental data search report referenced 53228245_1_1, summarises that past and present use of the site indicates that there are currently no potentially contaminative land uses on the site and there are no contaminated land register entries or notices for the site. The report summarises that adjacent areas up to 250m also indicate a number of potentially contaminative land uses including:

- Local Authority Pollution Prevention and Controls
- Pollution Incidents to Controlled Waters

Data from the historical plans indicate that the site is likely to be impacted by previous on site land uses given the past use of the site as part of a vehicle refuelling station.

3.4.2 Statutory Authorisations, Incidents and Registers

The Environmental data search report referenced 53228245_1_1, confirms that there are two active pollution prevention and controls within 100m of the site. The closest being for a petrol filling station 12m from the site. A dry cleaners is also listed approximately 77m to the south west of the site boundary. A category 3 minor pollution incident to controlled water was recorded 201m to the north east of the site boundary in 1995. The impact of the pollution incident on the site is assessed to be very low.

3.4.3 Landfill & Other Waste Sites

The Environmental data search report referenced 53228245_1_1, indicates that Manchester City Council have supplied landfill data via the Environment Agency. The Environment Agency England and Wales have supplied the following landfill and waste site data.

Table 3.4 A summary of the landfill data as provided by the Environment Agency England & Wales & the environmental data search report referenced 53228245_1_1

Site name	Material deposited	Operational period	Approximate distance from site (m)	Direction from site
No registered landfills, historic landfills or registered waste management licences within 250m of the site				

The potential for ground gas generation from landfill sources and subsequent ingress into the proposed development is classified as very low.

3.4.4 In-Filled Land

Data from the County Series Surveys and the Ordnance Survey plans of the area confirms that there are not likely to be any significant areas of infilled land on the site or significant areas of infilled land within 250m of the site boundary capable of producing landfill gas under pressure. Consequently, the potential for ground gas generation and ingress into the proposed development from infilled ground sources is deemed to be very low.

3.4.5 Other Sources of Gas

The proximity of a vehicle refuelling stations to the site indicates the potential for the presence of fuel vapours within the subsoils on the site. Precautionary measures should be taken including the use of a PID during any site works in order to indicate the likelihood of fuel vapour issues on the site.

4. Geologly & Hydrogeology

4.1 Site Geology

The relevant published 1:10,00 scale geological map of the area, sheet number SJ 89 SW shows the site to be located over drift deposits of Fluvio-glacial Gravel of the Recent and Pleistocene epoch. The thickness of the superficial deposits is not readily discernable from the geological plan but is likely to be uniform across the site.

The underlying solid geology is shown as being Keuper Sandstone of the Permo Triassic period. No faults are shown as passing directly beneath the site.

4.2 Radon Affected Area

The Environmental data search report referenced 53228245_1_1, indicates that the site is in an area where radon protective measures are not required.

4.3 Hydrogeology and Groundwater Vulnerability

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

4.4 Surface Water

The plans of the site confirm that the nearest surface water course is the River Mersey approximately 176m to the north east of the site boundary. The nearest surface water body is greater than 500m from the site. There is no evidence at the present time that the site in its current state, or the proposed development, will significantly impact surface water receptors and consequently the risk to surface waters is classified as low.

4.5 Subsurface Water

There is no evidence at the present time that the site in its current state, or the proposed development, will significantly impact sub surface water receptors and consequently the risk to sub surface waters is classified as low.

4.6 Water Abstractions

The Environmental data search report referenced 53228245_1_1, indicates that there no active water

abstractions within 250m of the site and the site does not lie within a source protection zone. The Environment Agency England and Wales has defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. The maps show three main zones (inner Zone I, outer Zone II and total catchment Zone III).

5. Mineworkings & Mineral Sites

Information provided by the Coal Authority as part of the Environmental data search report referenced 53228245_1_1 indicates that the property is in an area that might not be affected by coal mining.
Inspection of the geological map of the area indicates that the bedrocks directly beneath the site are not of a coal bearing type or saliferous for brine extraction and consequently the risk to the development from coal workings or brine extraction is assessed to be low and there is no requirement to carry out a Coal Authority search for this site.

6. Designated Environmentally Sensitive Sites

The environmental data search report indicates the boundary of the site is situated within 97m of an area of adopted green belt. Areas of Green Belt are regions of principally open countryside surrounding existing built-up areas, the purpose of which is to check the unrestricted sprawl of these built-up areas and to safeguard the surrounding countryside against further encroachment.

7. Conceptual Model

The table below is the conceptual model for the site based on the information available at this time and will be subject to amendment following further investigation.

Table 7.1 Preliminary Conceptual model.

Potential Source /Hazard	Nature of Hazard (Risk Level to site given a commercial end use)	Contaminants Associated with Source	Potential Pathway	Potential Receptor
		Previous ON SITE Land uses:		
1. Residential	Ground contamination **Low Risk**	None	None.	Site Users Controlled Waters
	Gas from in-filled ground **Low Risk**	None	None.	Site Users Future Buildings & Services
2. Part of Vehicle Refuelling Station	Ground contamination **Moderate to High Risk**	Hydrocarbons BTEX PAH Heavy Metals	Dermal contact with soils Ingestion and inhalation of soils Vapour migration through permeable strata	Site Users Controlled Waters Future Buildings & Services
	Gas from in-filled ground **Moderate Risk**	Hydrocarbon Vapours	Vapour migration through permeable strata	Site Users Future Buildings & Services
		Previous OFF SITE land uses within 250m as indicated by Historical Plans Including:		
3. Vehicle Refuelling Station	Ground contamination **Moderate to High Risk**	Hydrocarbons BTEX PAH Heavy Metals	Dermal contact with soils Ingestion and inhalation of soils Vapour migration through permeable strata	Site Users Controlled Waters Construction workers
	Gas from in-filled ground **Moderate Risk**	Hydrocarbon Vapours	Vapour migration through permeable strata	Site Users Future Buildings & Services
4. Coal Workings	Geotechnical Hazard **Low Risk**	None	None	Humans (site users) Future Buildings & Services
	Ground contamination **Low Risk**	None	None	Site Users Services
	Mine Gas **Low Risk**	None	None	Humans (site users) Future Buildings & Services

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

From the sources of information examined as part of this investigation a moderate to high potential for contaminated materials to be present on site has been established along with a moderate potential for the presence of ground gas.

8. Conclusions & Recommendations

The evidence presented elsewhere within this report indicates a requirement for further investigation in the form of intrusive site works to fully characterise the identified potential pollutant linkages within the preliminary conceptual model. The site walkover survey has demonstrated that the site and its immediate surrounds may have been potentially impacted by historical activity in the area and as a consequence there is a requirement on this site for sources of potential hydrocarbon contamination to be targeted. Details of the exact nature and extent of the intrusive works are likely to include the following:

1. A number of exploration holes to confirm the nature and type of materials underlying the site.
2. The sampling and testing of a number of representative soil samples for a range of determinants as listed in the conceptual model based on the recommendations in the DoE industry profiles and experience to enable a more robust quantitative risk assessment to be made in accordance with the methods set out in CLR11.
3. The installation of a number of ground gas measuring points to be monitored for a period of time.
4. The collection of geotechnical data for design purposes.
5. The preparation of a report detailing the results of the Ground Investigation, updating of the conceptual model to include the quantitative analysis and the implications of the results in terms of future development.

8.1 Supplementary Recommendations

none





Matthew Benson BSc
Geotechnical/Environmental Engineer

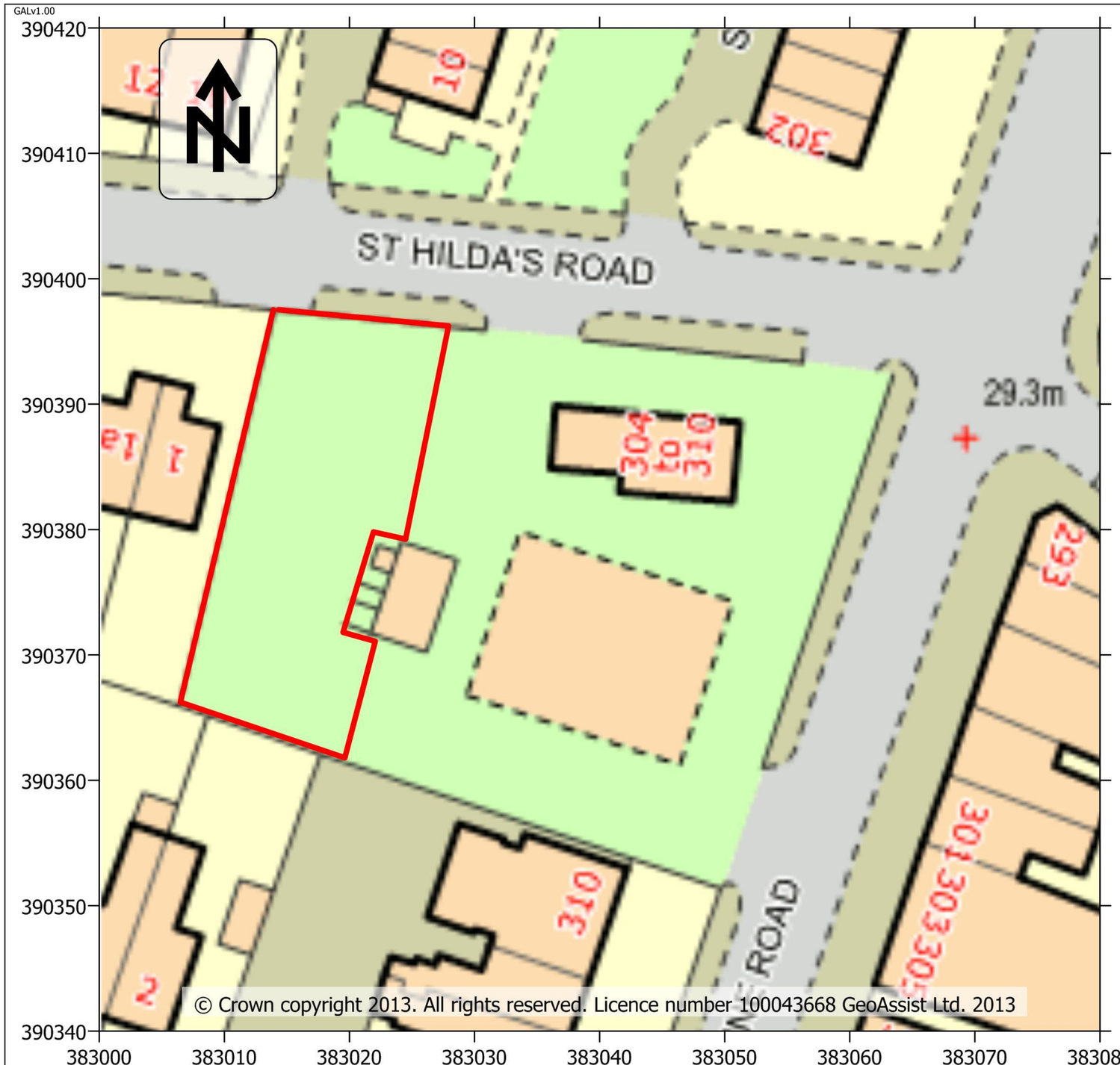
Mark Richardson MSc CEng MICE
Technical Director

This report has been prepared by GeoAssist Limited with all reasonable professional skill, care and diligence within the terms of the contract with Mr M Bowker. The report is confidential to Mr M Bowker, their/the named persons advisors and bankers, and GeoAssist Limited accepts no responsibility of whatever nature to third parties to whom this report may be divulged. GeoAssist Limited owns the copyright in this report. All rights are reserved and unauthorised use is prohibited. Mr M Bowker may use the report for their/her/his own purposes.

Appendix A

A1 Site Plan

GALv1.00



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A1 Site Plan

Site Name	St Hilda's Road
Location	Northenden
GeoAssist Ref	5544PSN
Client	Mr M Bowker
	2 Motcombe Grove Heald Green Stockport SK8 3TL
Planning Consultant	
NGR (centre of site)	383017,390381
Production Date	Feb 2014
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

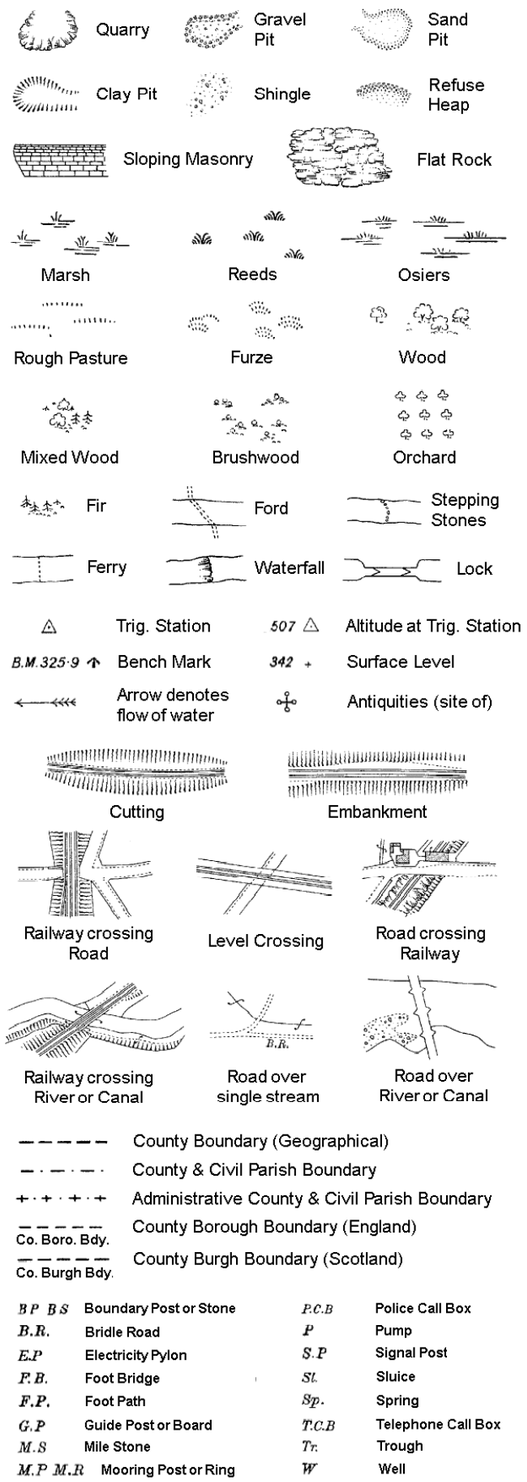
ace
consultancy engineering business environment

Appendix B

B1 OS Historical Plans

Historical Mapping Legends

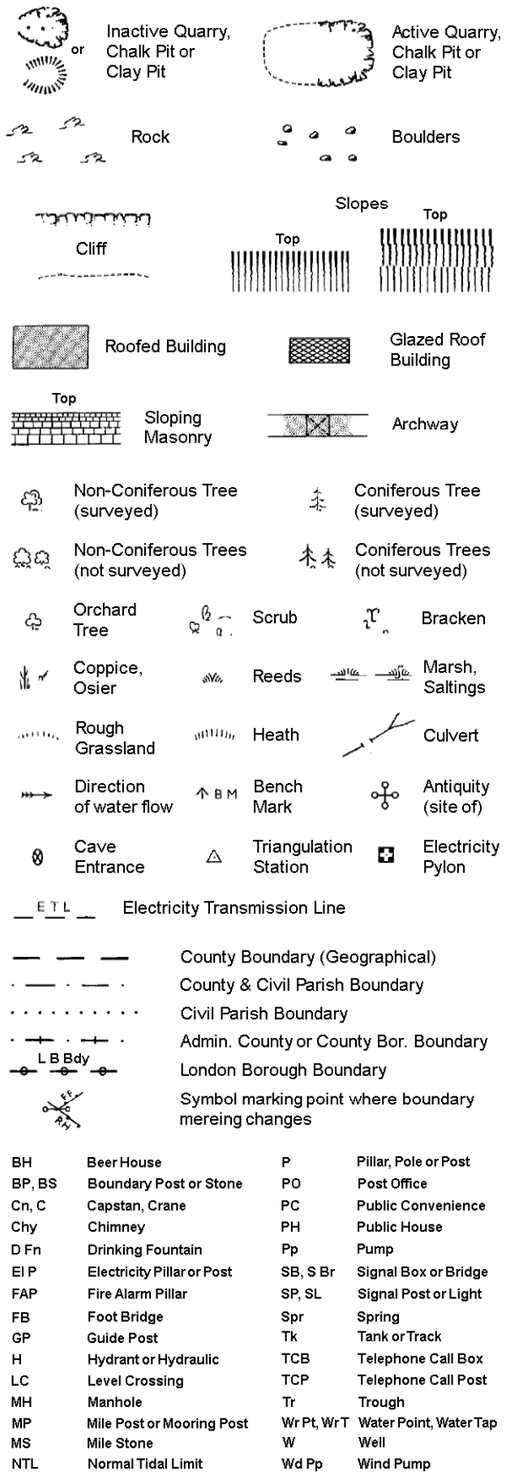
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
Co. Boro. Bdy.
County Borough Boundary (England)
Co. Burgh Bdy.
County Burgh Boundary (Scotland)

B P B S	Boundary Post or Stone	P.C.B	Police Call Box
B.R.	Bridle Road	P	Pump
E.P	Electricity Pylon	S.P	Signal Post
F.B.	Foot Bridge	St.	Sluice
F.P.	Foot Path	Sp.	Spring
G.P	Guide Post or Board	T.C.B	Telephone Call Box
M.S	Mile Stone	Tr.	Trough
M.P M.R	Mooring Post or Ring	W	Well

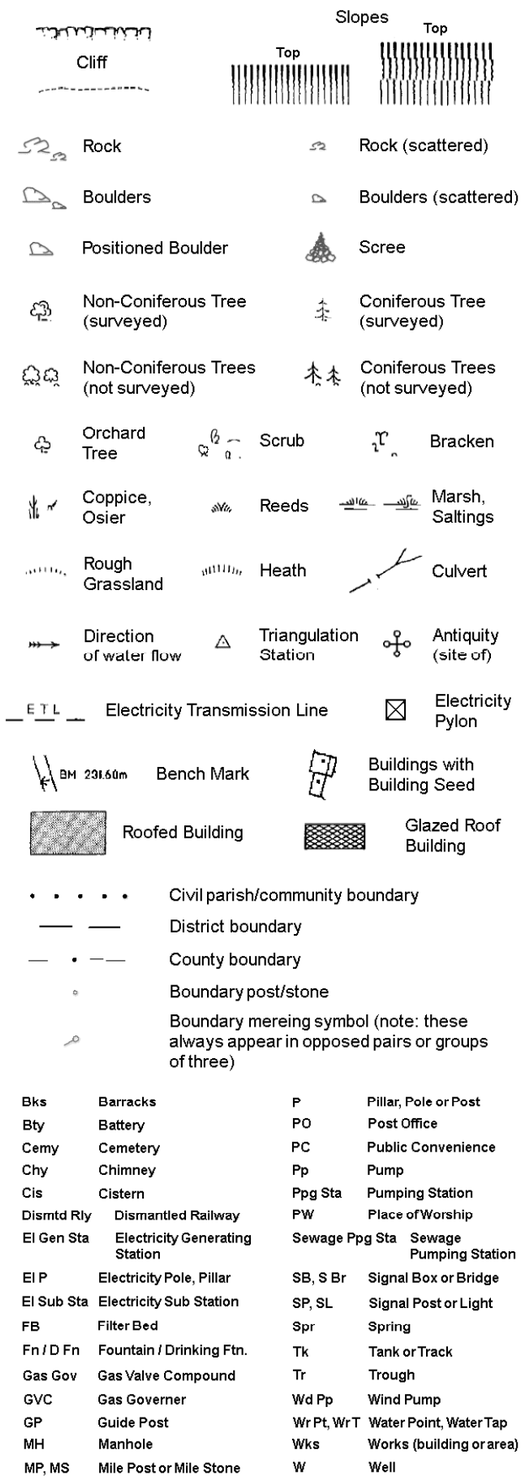
Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



County Boundary (Geographical)
County & Civil Parish Boundary
Civil Parish Boundary
Admin. County or County Bor. Boundary
L B Bdy
London Borough Boundary
Symbol marking point where boundary mereing changes

BH	Beer House	P	Pillar, Pole or Post
BP, BS	Boundary Post or Stone	PO	Post Office
Cn, C	Capstan, Crane	PC	Public Convenience
Chy	Chimney	PH	Public House
D Fn	Drinking Fountain	Pp	Pump
El P	Electricity Pillar or Post	SB, S Br	Signal Box or Bridge
FAP	Fire Alarm Pillar	SP, SL	Signal Post or Light
FB	Foot Bridge	Spr	Spring
GP	Guide Post	Tk	Tank or Track
H	Hydrant or Hydraulic	TCB	Telephone Call Box
LC	Level Crossing	TCP	Telephone Call Post
MH	Manhole	Tr	Trough
MP	Mile Post or Mooring Post	Wr Pt, Wr T	Water Point, Water Tap
MS	Mile Stone	W	Well
NTL	Normal Tidal Limit	Wd Pp	Wind Pump

Large-Scale National Grid Data 1:2,500 and 1:1,250



Civil parish/community boundary
District boundary
County boundary
Boundary post/stone
Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

Bks	Barracks	P	Pillar, Pole or Post
Bty	Battery	PO	Post Office
Cemy	Cemetery	PC	Public Convenience
Chy	Chimney	Pp	Pump
Cis	Cistern	Ppg Sta	Pumping Station
Dismtd Rly	Dismantled Railway	PW	Place of Worship
El Gen Sta	Electricity Generating Station	Sewage Ppg Sta	Sewage Pumping Station
El P	Electricity Pole, Pillar	SB, S Br	Signal Box or Bridge
El Sub Sta	Electricity Sub Station	SP, SL	Signal Post or Light
FB	Filter Bed	Spr	Spring
Fn / D Fn	Fountain / Drinking Ftn.	Tk	Tank or Track
Gas Gov	Gas Valve Compound	Tr	Trough
GVC	Gas Governer	Wd Pp	Wind Pump
GP	Guide Post	Wr Pt, Wr T	Water Point, Water Tap
MH	Manhole	Wks	Works (building or area)
MP, MS	Mile Post or Mile Stone	W	Well

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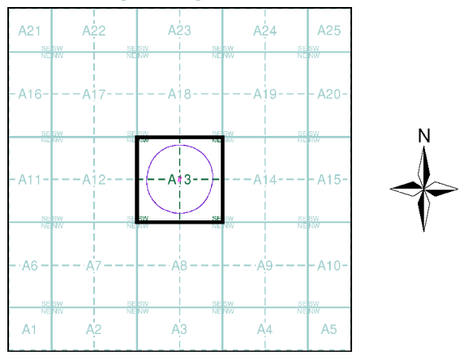
Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Cheshire	1:2,500	1872 - 1877	2
Lancashire And Furness	1:2,500	1893 - 1894	3
Cheshire	1:2,500	1898	4
Lancashire And Furness	1:2,500	1907	5
Cheshire	1:2,500	1910	6
Lancashire And Furness	1:2,500	1922	7
Lancashire And Furness	1:2,500	1934 - 1935	8
Ordnance Survey Plan	1:1,250	1955 - 1956	9
Ordnance Survey Plan	1:2,500	1956 - 1957	10
Ordnance Survey Plan	1:1,250	1967 - 1982	11
Supply of Unpublished Survey Information	1:1,250	1975 - 1976	12
Additional SIMs	1:1,250	1977 - 1992	13
Ordnance Survey Plan	1:1,250	1978	14
Additional SIMs	1:1,250	1989	15
Large-Scale National Grid Data	1:1,250	1992	16
Additional SIMs	1:1,250	1992	17
Large-Scale National Grid Data	1:1,250	1996	18

Historical Map - Segment A13



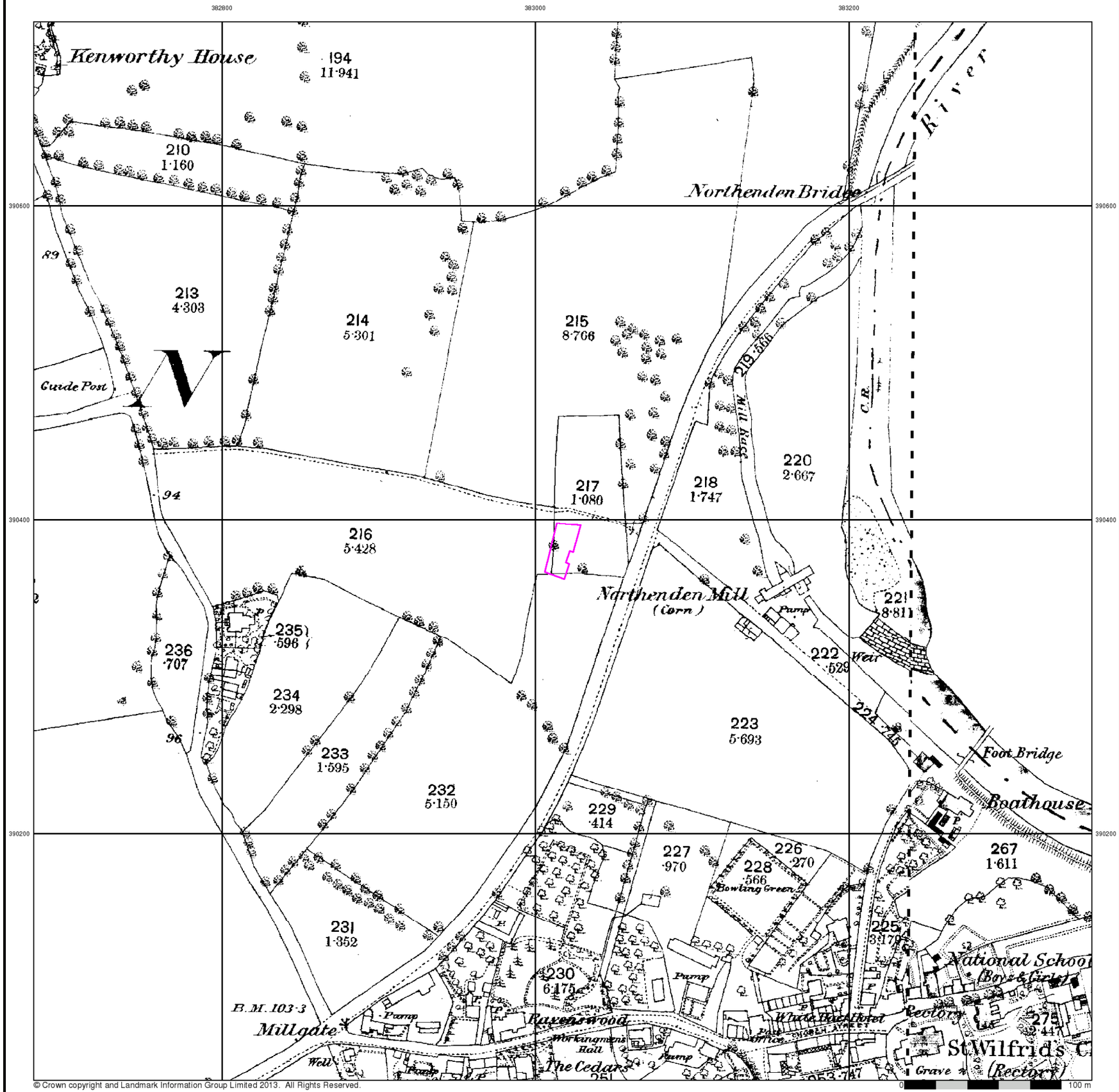
Order Details

Order Number:	53228245_1_1
Customer Ref:	5544 PSN
National Grid Reference:	383020, 390380
Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	250

Site Details

St. Hildas Road, Northenden, MANCHESTER, M22 4FP

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



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Cheshire

Published 1872 - 1877

Source map scale - 1:2,500

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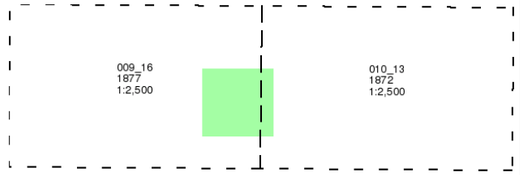
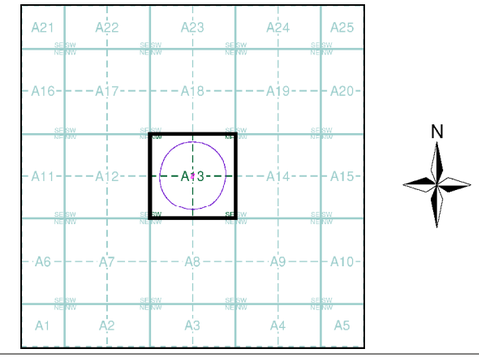
Map Name(s) and Date(s)



Historical Map - Segment A13



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Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	250

Site Details

St. Hildas Road, Northenden, MANCHESTER, M22 4FP

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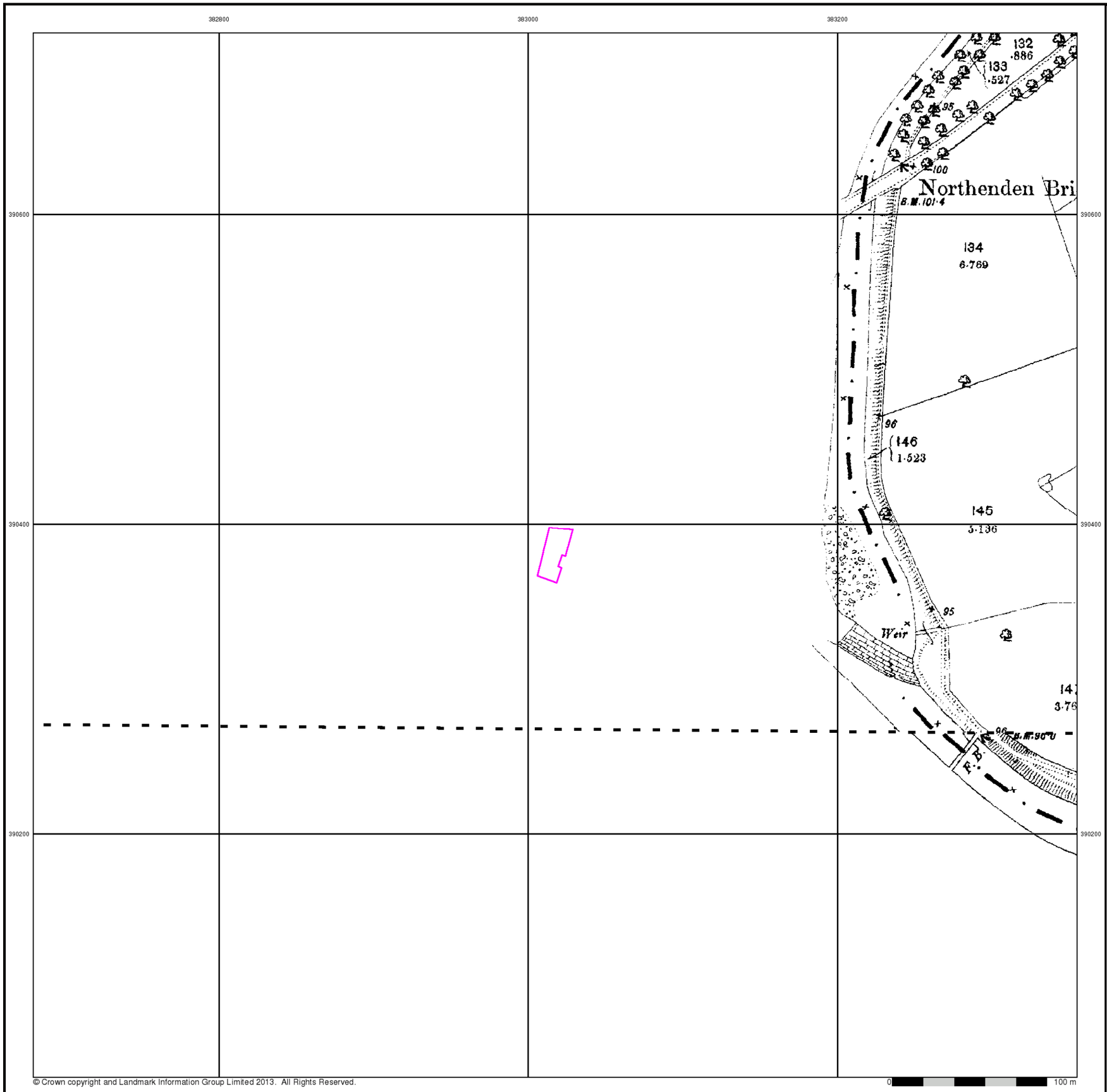
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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Lancashire And Furness

Published 1893 - 1894

Source map scale - 1:2,500

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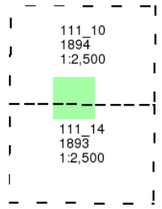
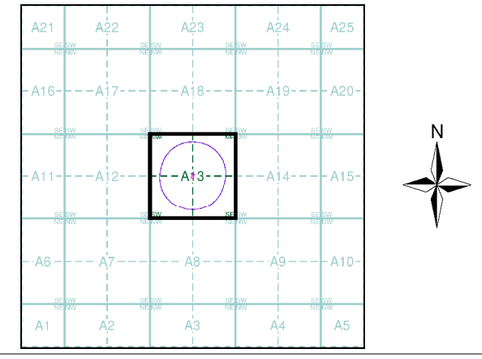
Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:	53228245_1_1
Customer Ref:	5544 PSN
National Grid Reference:	383020, 390380
Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	250

Site Details

St. Hildas Road, Northenden, MANCHESTER, M22 4FP



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Cheshire

Published 1898

Source map scale - 1:2,500

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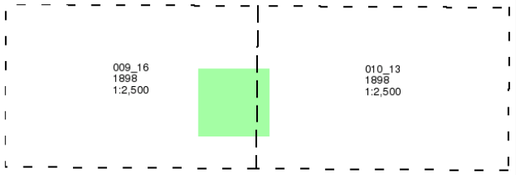
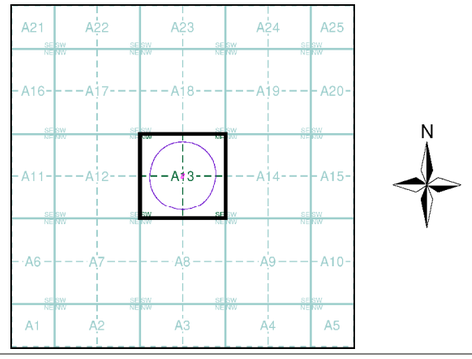


Historical Map - Segment A13



Order Details

Order Number:	53228245_1_1
Customer Ref:	5544 PSN
National Grid Reference:	383020, 390380
Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	250

Site Details

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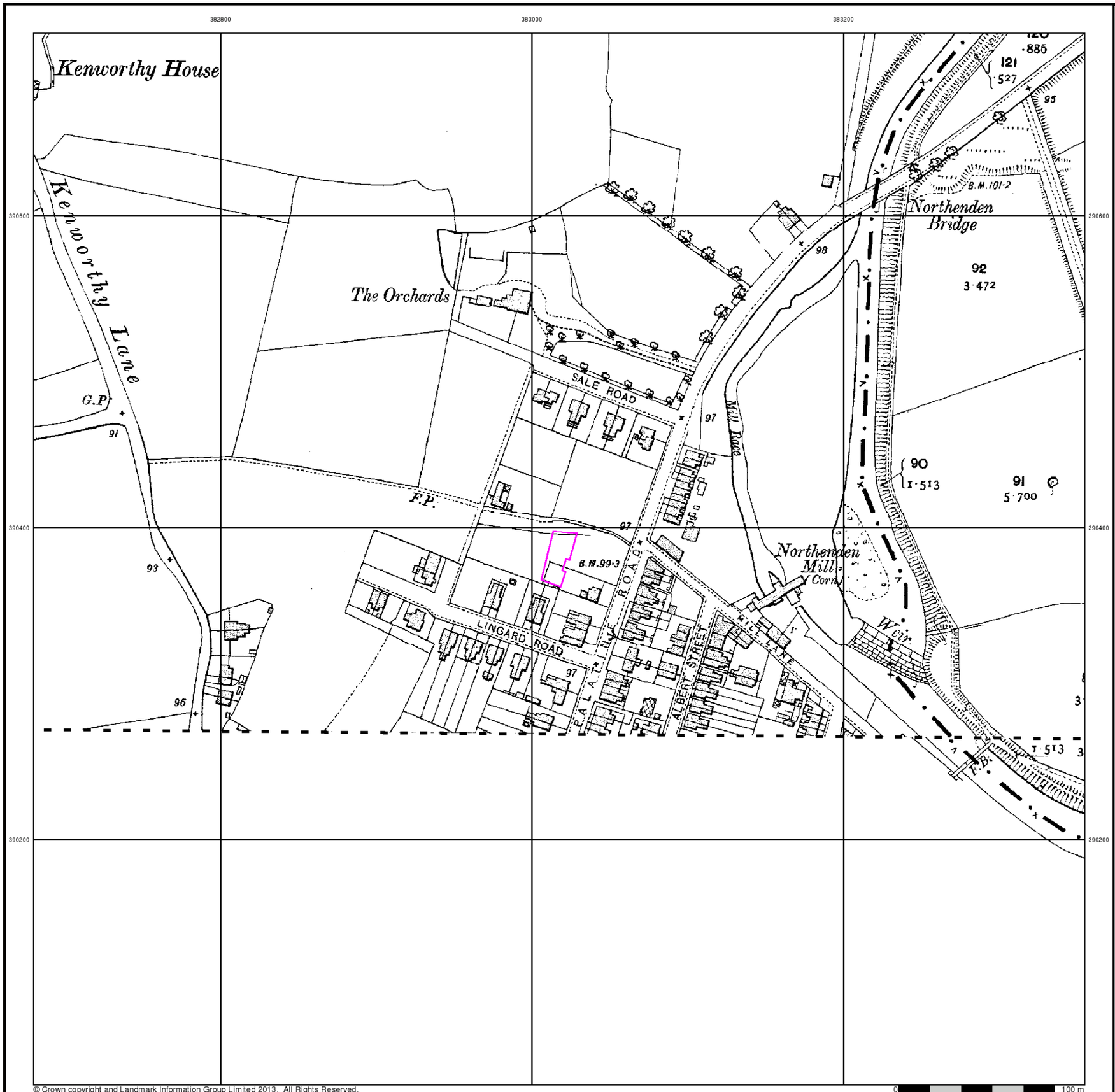

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0 100 m

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Lancashire And Furness

Published 1907

Source map scale - 1:2,500

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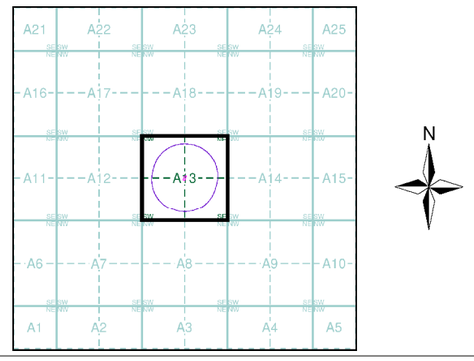
Map Name(s) and Date(s)

111_10
1907
1:2,500

111_14
1907
1:2,500

Historical Map - Segment A13



Order Details

Order Number:	53228245_1_1
Customer Ref:	5544 PSN
National Grid Reference:	383020, 390380
Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	250

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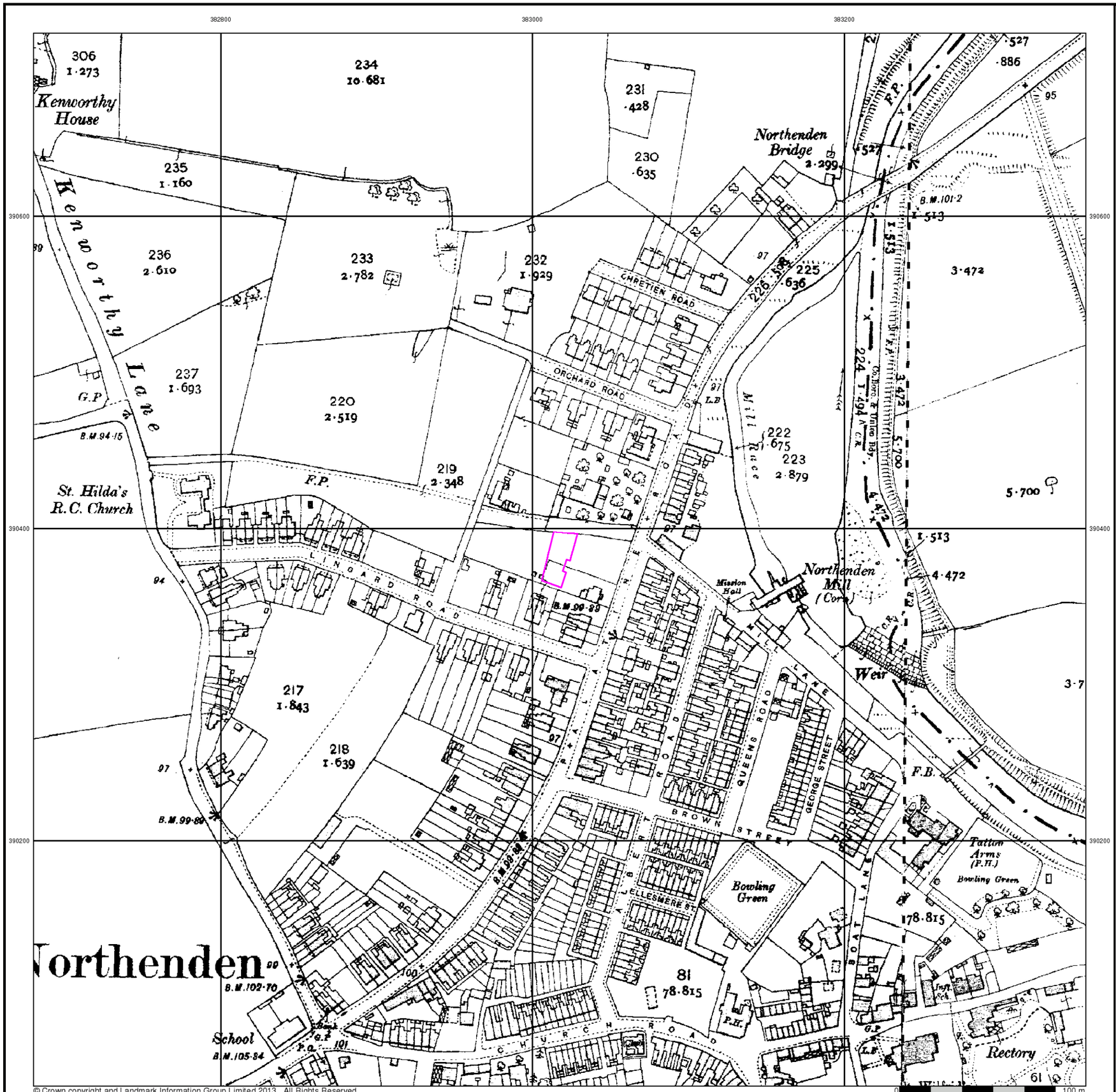

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Cheshire

Published 1910

Source map scale - 1:2,500

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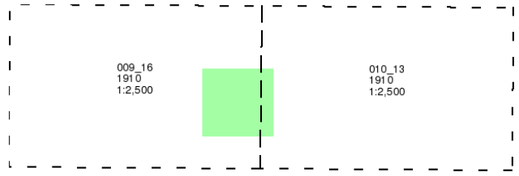
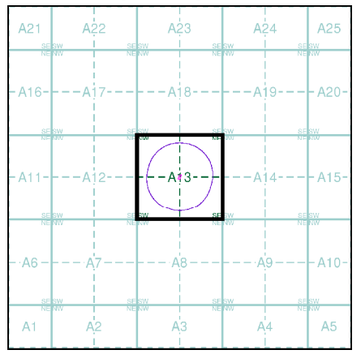
Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:	53228245_1_1
Customer Ref:	5544 PSN
National Grid Reference:	383020, 390380
Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	250

Site Details

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Lancashire And Furness

Published 1922

Source map scale - 1:2,500

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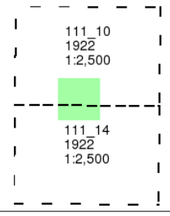
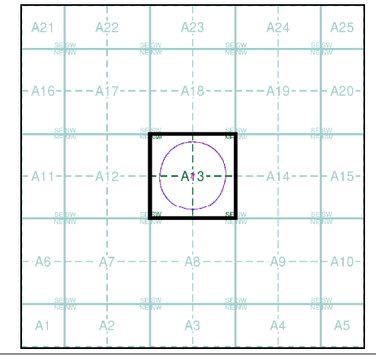
Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:	53228245_1_1
Customer Ref:	5544 PSN
National Grid Reference:	383020, 390380
Slice:	A
Site Area (Ha):	0.05
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Lancashire And Furness

Published 1934 - 1935

Source map scale - 1:2,500

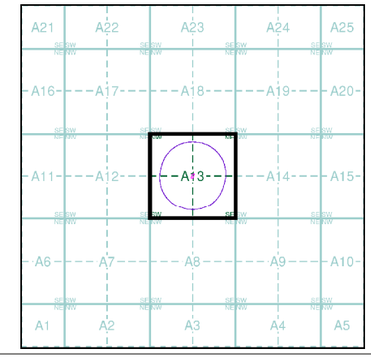
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain.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

Map Name(s) and Date(s)

111_10
1935
1:2,500

111_14
1934
1:2,500

Historical Map - Segment A13



Order Details

Order Number:	53228245_1_1
Customer Ref:	5544 PSN
National Grid Reference:	383020, 390380
Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	250

Site Details

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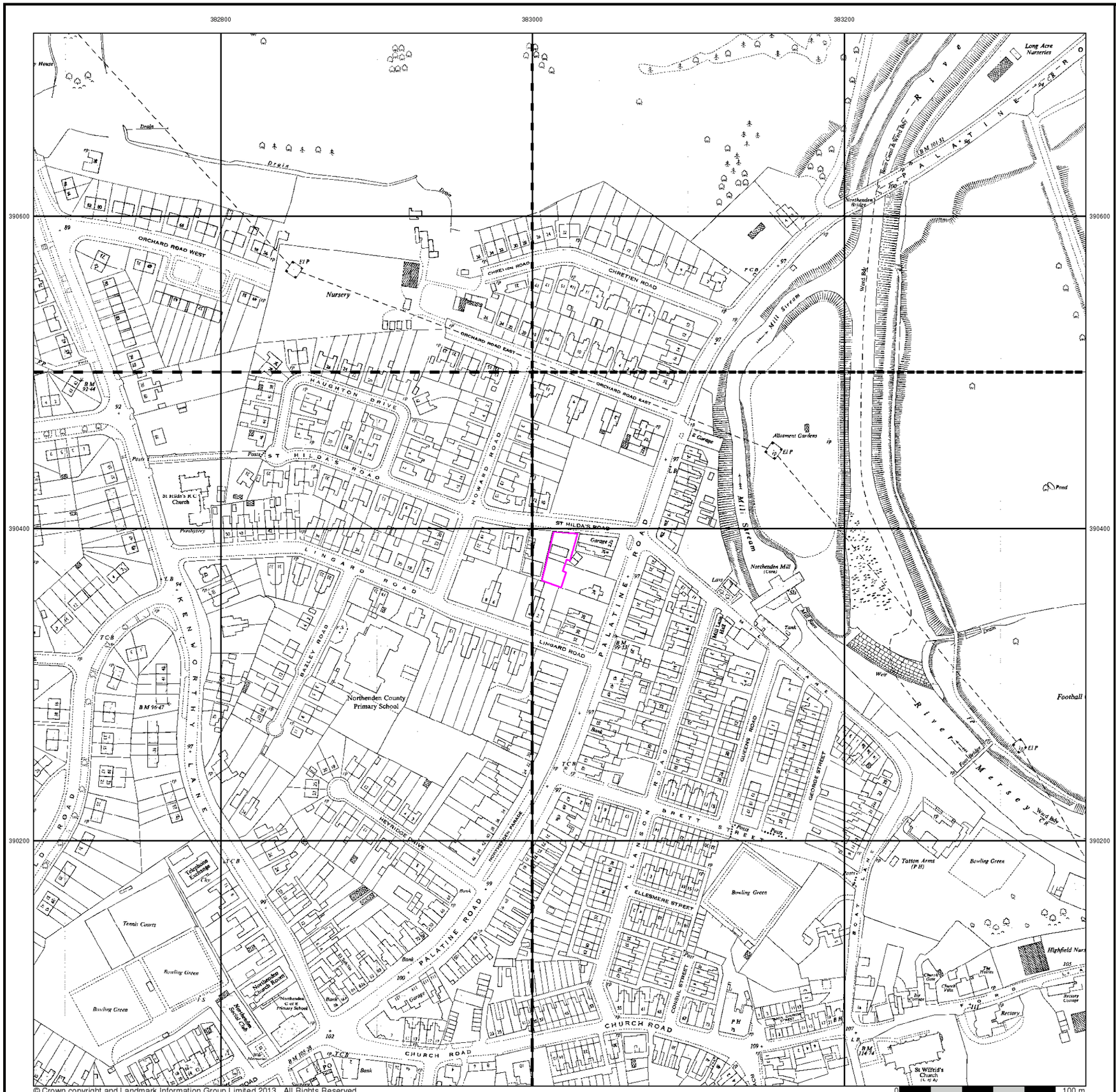

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Ordnance Survey Plan

Published 1955 - 1956

Source map scale - 1:1,250

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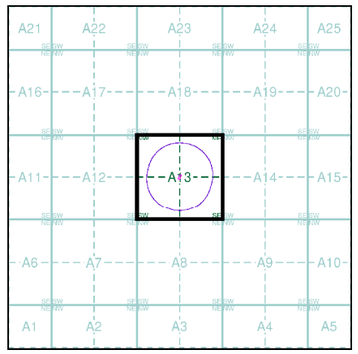
Map Name(s) and Date(s)

SJ8290NE 1956 1:1,250	SJ8390NW 1955 1:1,250
SJ8290SE 1956 1:1,250	SJ8390SW 1955 1:1,250

Historical Map - Segment A13



Order Details

Order Number:	53228245_1_1
Customer Ref:	5544 PSN
National Grid Reference:	383020, 390380
Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	250

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Ordnance Survey Plan

Published 1956 - 1957

Source map scale - 1:2,500

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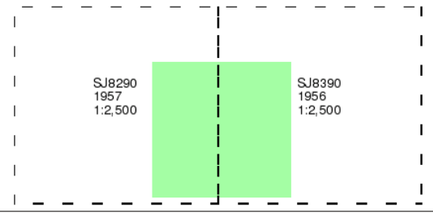
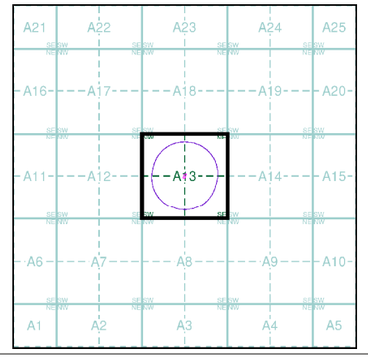
Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:	53228245_1_1
Customer Ref:	5544 PSN
National Grid Reference:	383020, 390380
Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	250

Site Details

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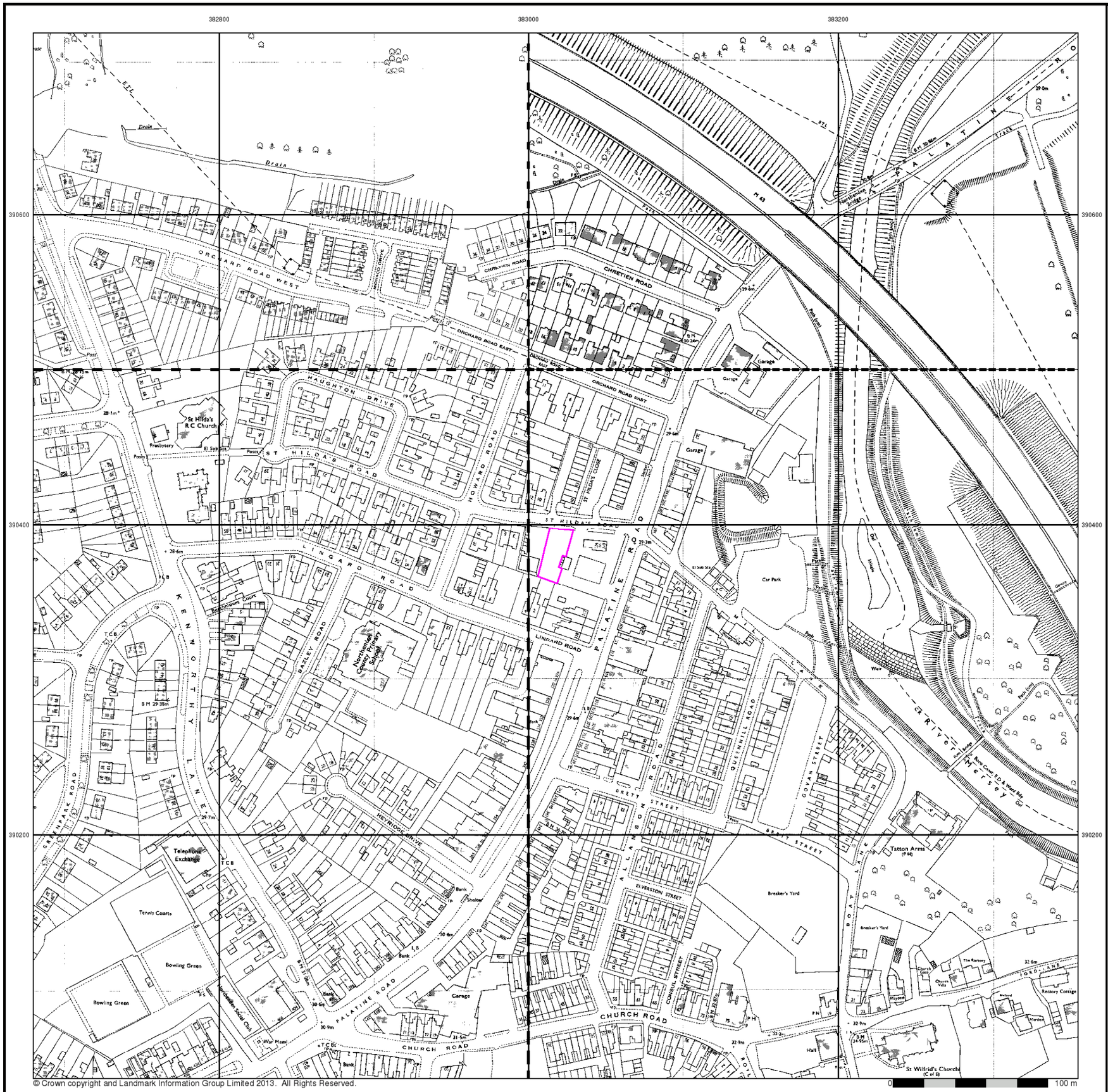

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Ordnance Survey Plan

Published 1967 - 1982

Source map scale - 1:1,250

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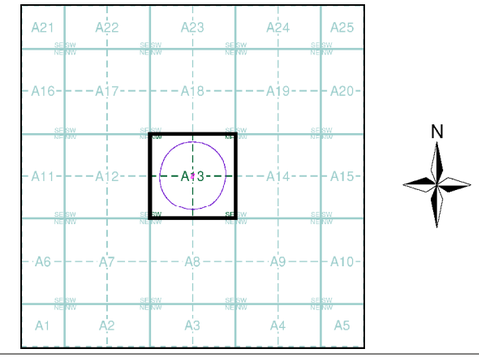
Map Name(s) and Date(s)

SJ8290NE 1967 1:1,250
SJ8390NW 1982 1:1,250
SJ8290SE 1975 1:1,250
SJ8390SW 1980 1:1,250

Historical Map - Segment A13



Order Details

Order Number:	53228245_1_1
Customer Ref:	5544 PSN
National Grid Reference:	383020, 390380
Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	250

Site Details

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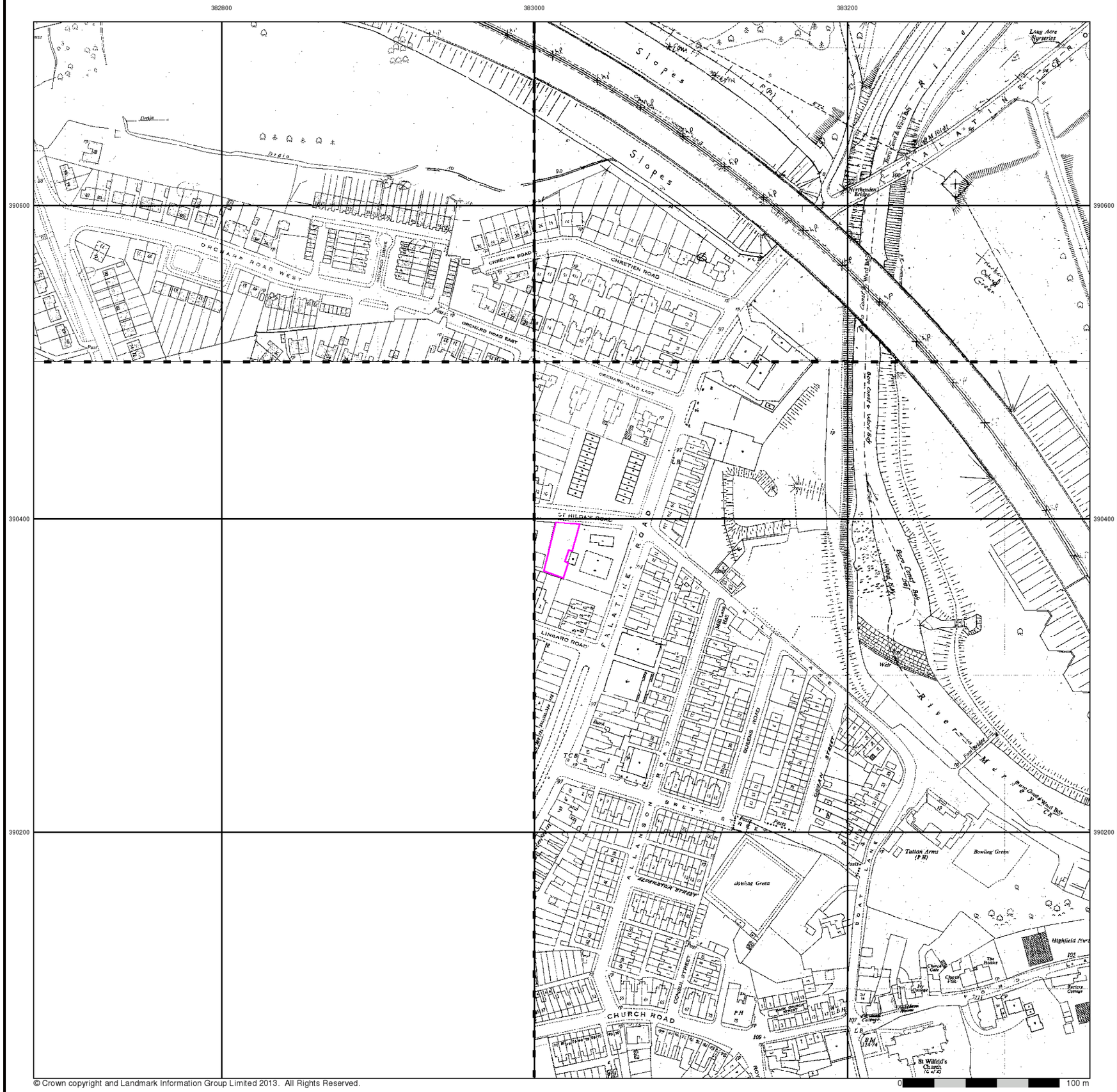
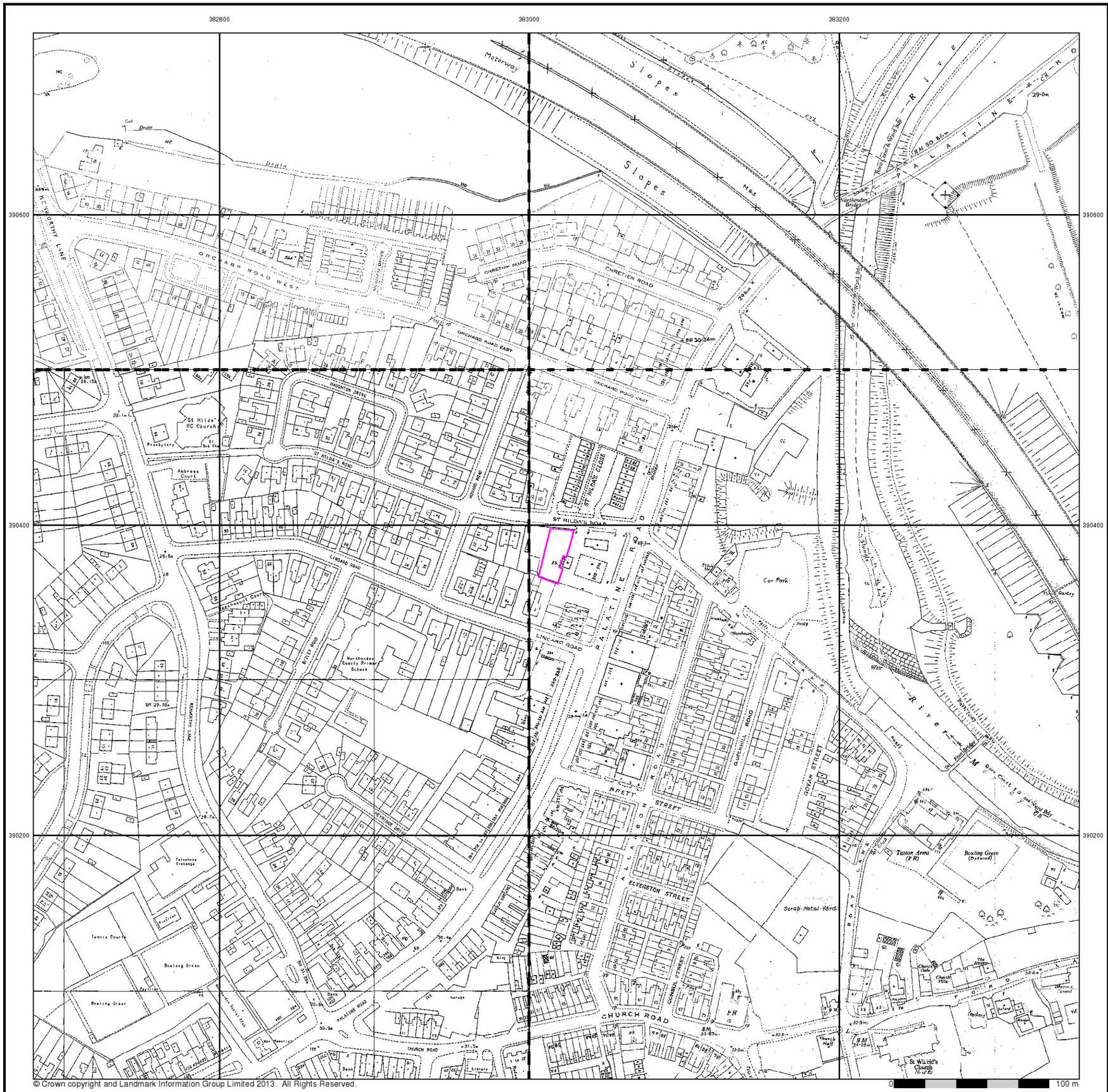

382800
383000
383200
390600
390400
390200
Slopes
Slopes
ORCHARD ROAD WEST
ORCHARD ROAD EAST
CHRETIEN ROAD
ST HILDA'S ROAD EAST
LINDARO ROAD
ALLAN SON BRETT S
QUEENS ROAD
QUEEN STREET
CHURCH ROAD
ALEXANDRA STREET
Bowling Green
Tatton Arms (P.H)
Bowling Green
River Mersey
Bridgewater Canal
Long Acre Nurseries
Northenden Bridge
Manchester Ship Canal
Footbridge
Ferry
Weir
Culvert
Drain
Pond
Tank
Sub Sta
Mast
Post
Hedge
Bank
Wall
Fence
Path
Steps
Slope
Cutting
Embankment
Level
Gate
Gas Valve
Manhole
Inspection Chamber
Trees
Scrub
Rough Grass
Marsh
Reeds
Sand
Shingle
Mud
Rock
Shrubs
Orchard
Coniferous Trees
Deciduous Trees
Non Coniferous Trees
Mixed Trees
Glasshouse
Pylon
Electricity Transmission Line
Telephone Line
Cable
Aerial Cable
Buried Cable
Overhead Cable
Pipeline
Above Ground Pipeline
Buried Pipeline
Conveyor
Surface Conveyor
Buried Conveyor
Overhead Conveyor
Tunnel
Cliff
Quarry
Spoil Heap
Boundary
Fence
Wall
Hedge
Bank
Ditch
Building



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Additional SIMs

Published 1977 - 1992

Source map scale - 1:1,250

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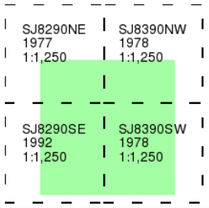
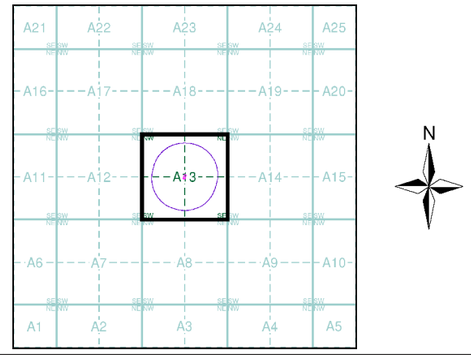
Map Name(s) and Date(s)



Historical Map - Segment A13

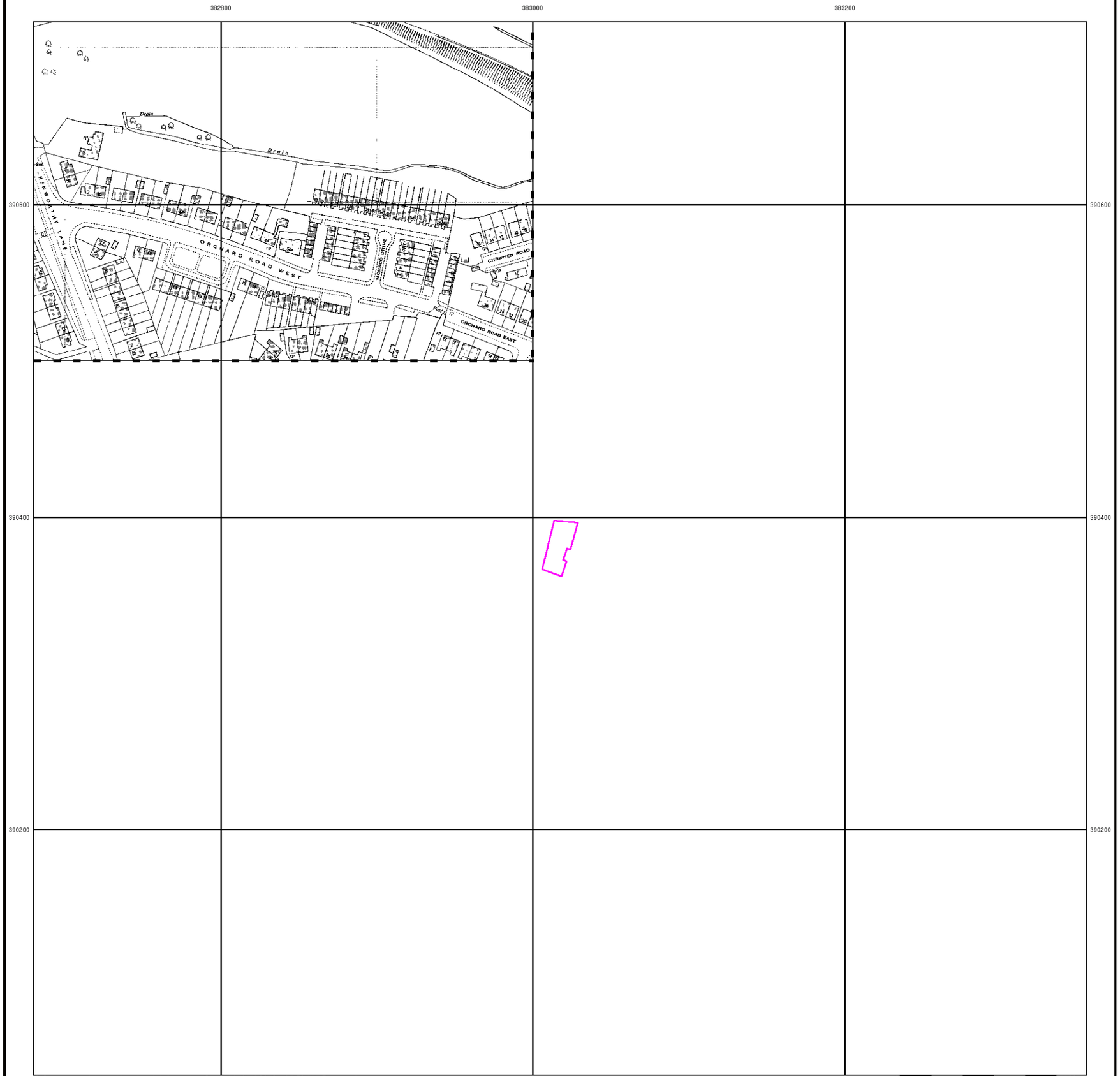


Order Details

Order Number:	53228245_1_1
Customer Ref:	5544 PSN
National Grid Reference:	383020, 390380
Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	250

Site Details

St. Hildas Road, Northenden, MANCHESTER, M22 4FP



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Ordnance Survey Plan

Published 1978

Source map scale - 1:1,250

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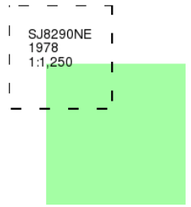
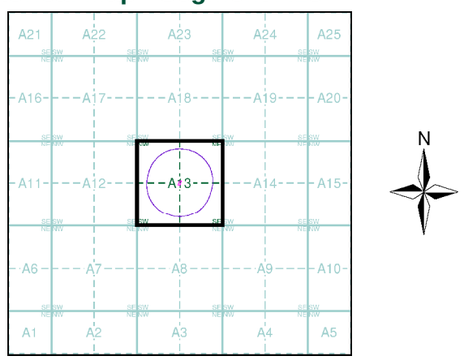
Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:	53228245_1_1
Customer Ref:	5544 PSN
National Grid Reference:	383020, 390380
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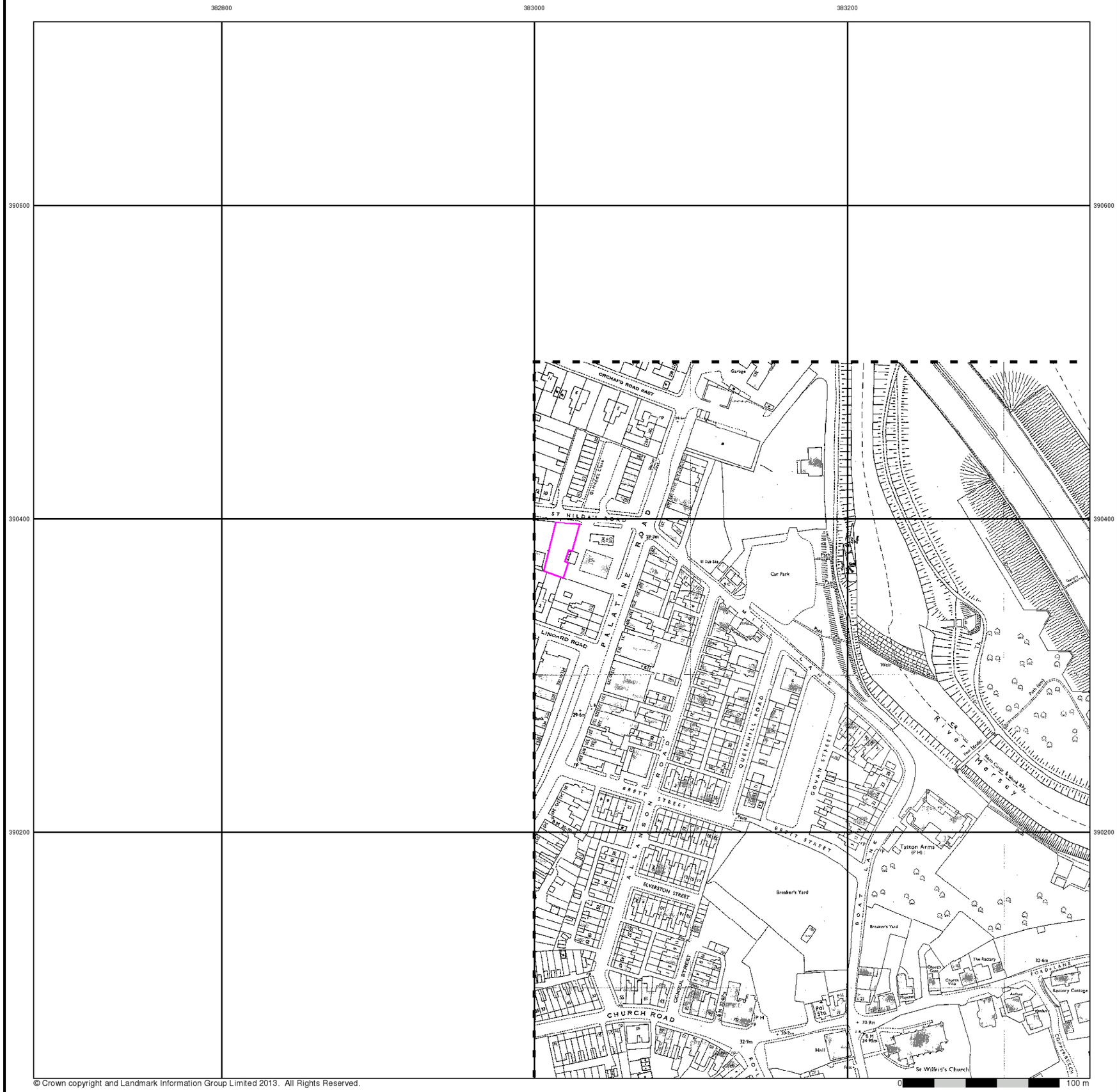
Site Area (Ha):	0.05
Search Buffer (m):	250

Site Details

St. Hildas Road, Northenden, MANCHESTER, M22 4FP



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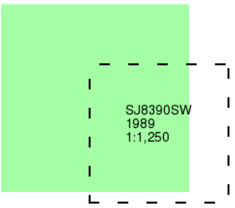
Additional SIMs

Published 1989

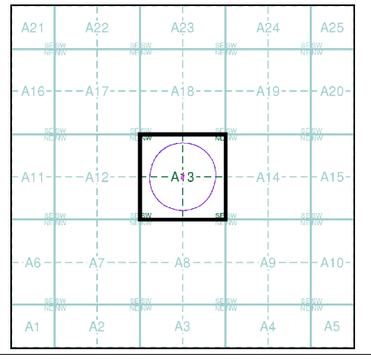
Source map scale - 1:1,250

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:	53228245_1_1
Customer Ref:	5544 PSN
National Grid Reference:	383020, 390380
Slice:	A
Site Area (Ha):	0.05
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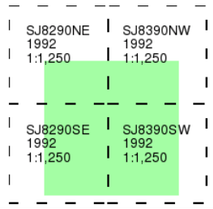
Large-Scale National Grid Data

Published 1992

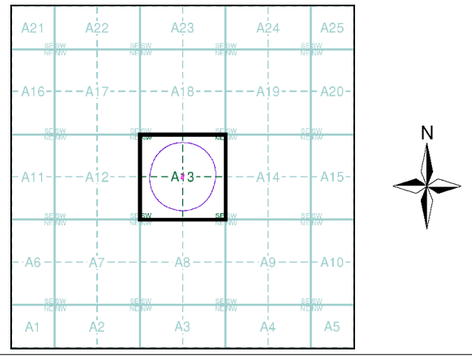
Source map scale - 1:1,250

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:	53228245_1_1
Customer Ref:	5544 PSN
National Grid Reference:	383020, 390380
Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	250

Site Details

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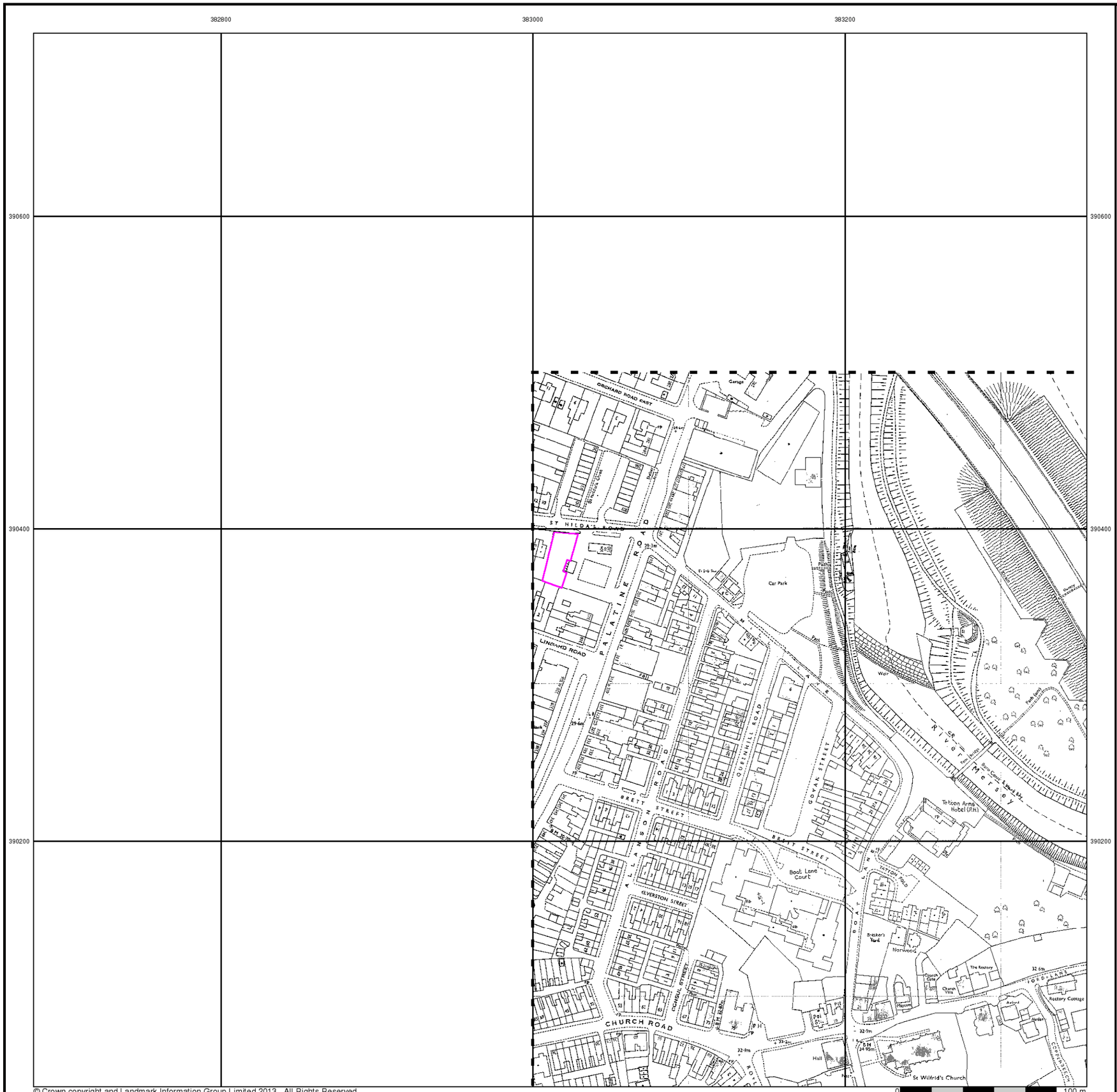

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Civil, Environmental & Geotechnical
Telephone: +44 (0) 161 480 8885 e-mail : info@geoassist.co.uk

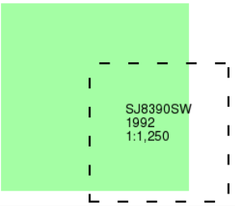
Additional SIMs

Published 1992

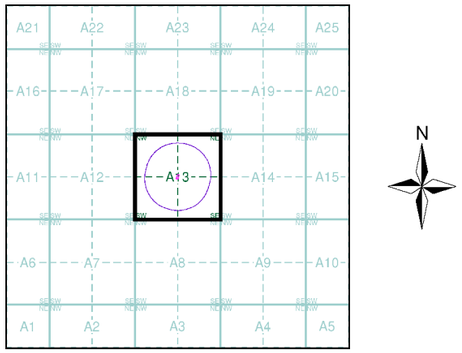
Source map scale - 1:1,250

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

Map Name(s) and Date(s)



Historical Map - Segment A13



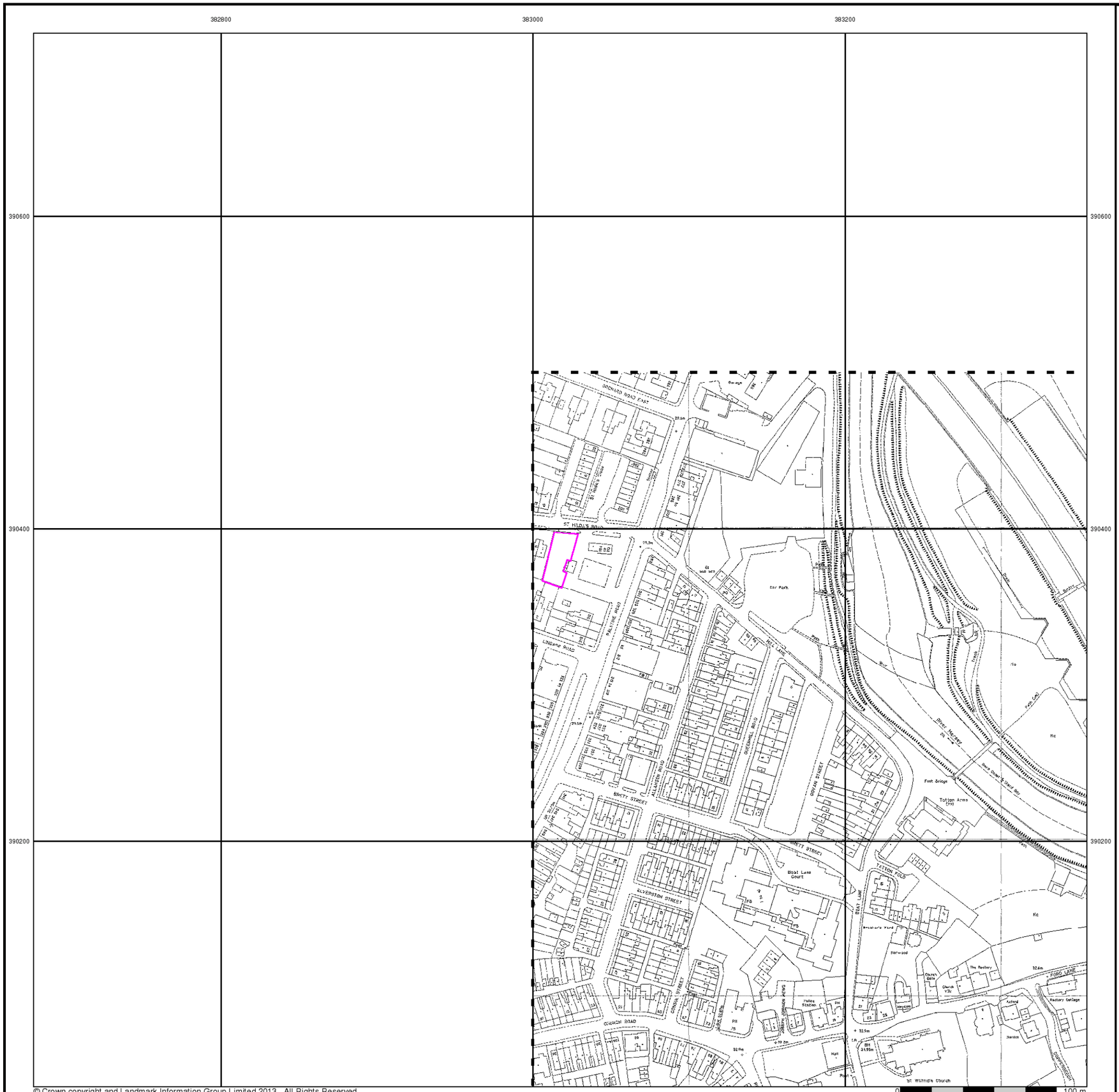
Order Details

Order Number:	53228245_1_1
Customer Ref:	5544 PSN
National Grid Reference:	383020, 390380
Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	250

Site Details

St. Hildas Road, Northenden, MANCHESTER, M22 4FP

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



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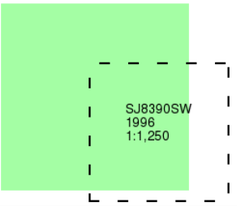
Large-Scale National Grid Data

Published 1996

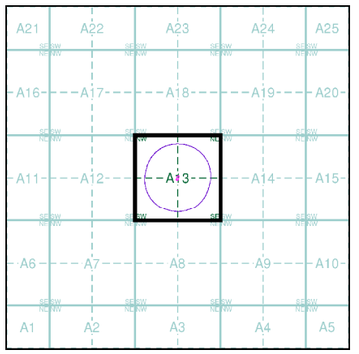
Source map scale - 1:1,250

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:	53228245_1_1
Customer Ref:	5544 PSN
National Grid Reference:	383020, 390380
Slice:	A
Site Area (Ha):	0.05
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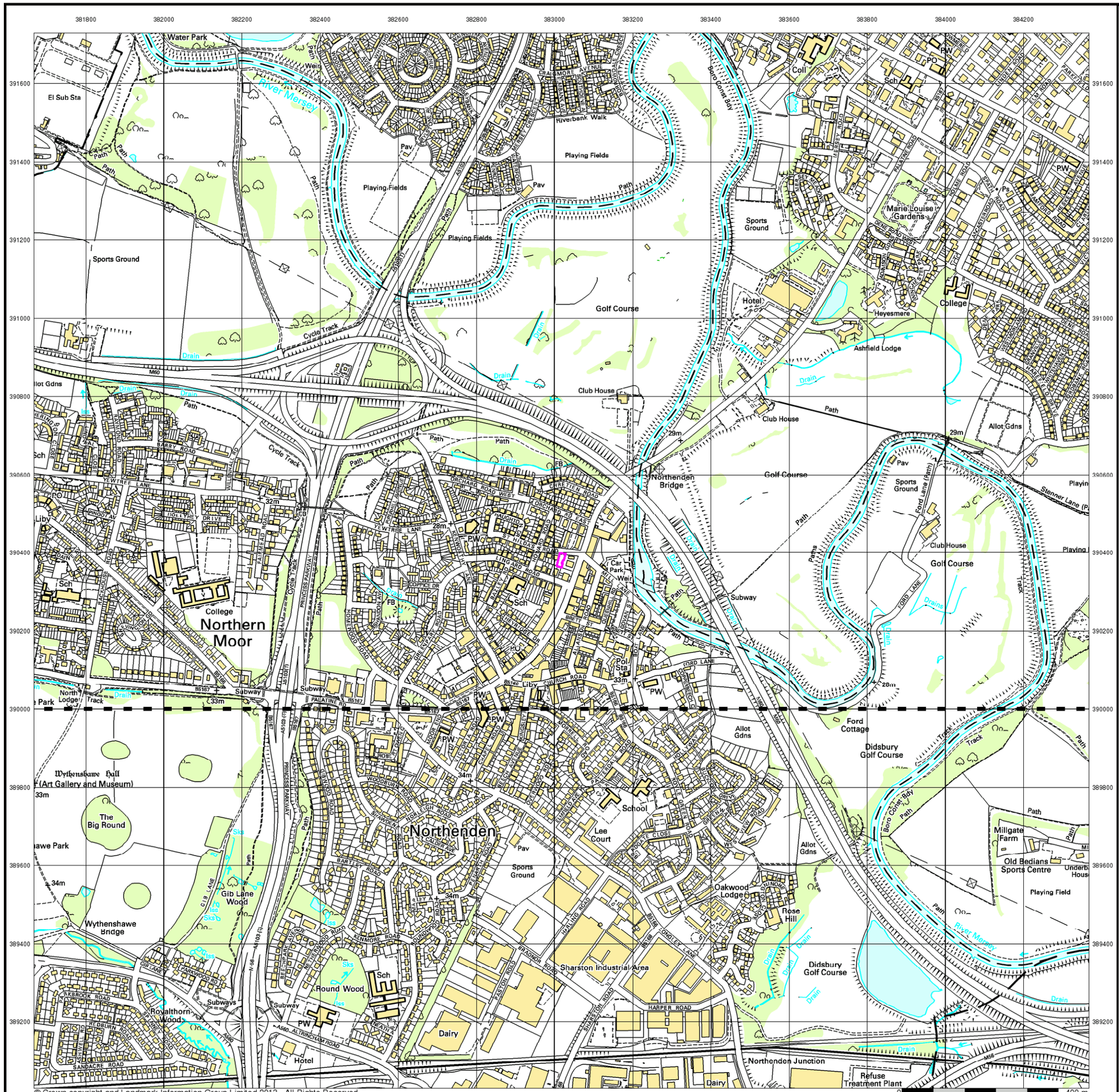

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10k Raster Mapping

Published 1999

Source map scale - 1:10,000

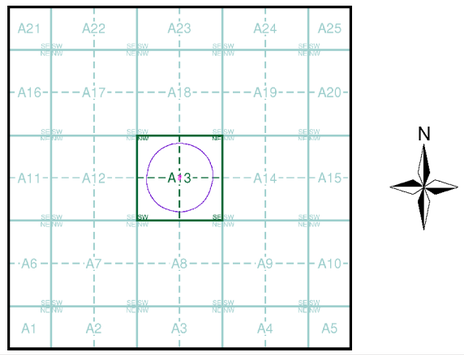
The historical maps shown were produced from the Ordnance Survey`s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

SJ89SW
1999
1:10,000

SJ88NW
1999
1:10,000

Historical Map - Slice A



Order Details

Order Number:	53228245_1_1
Customer Ref:	5544 PSN
National Grid Reference:	383020, 390380
Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	250

Site Details

St. Hildas Road, Northenden, MANCHESTER, M22 4FP

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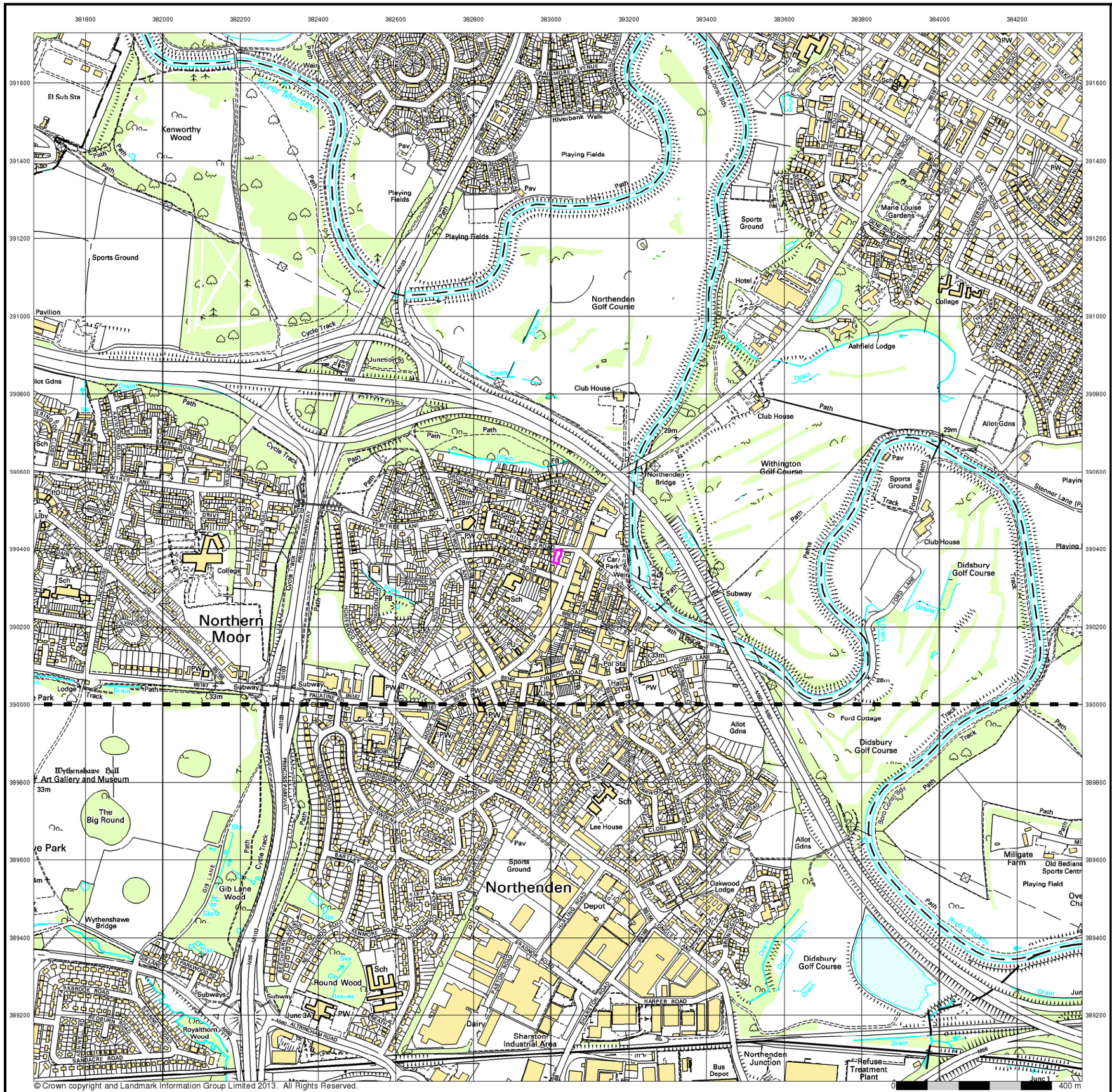

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10k Raster Mapping

Published 2013

Source map scale - 1:10,000

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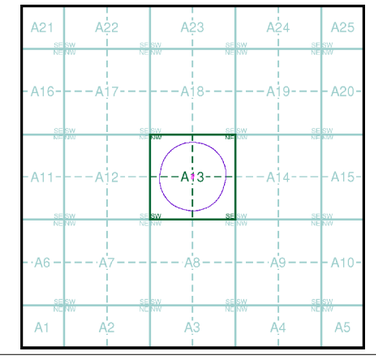
Map Name(s) and Date(s)

SJ89SW 2013 1:10,000

SJ88NW 2013 1:10,000

Historical Map - Slice A



Order Details

Order Number:	53228245_1_1
Customer Ref:	5544 PSN
National Grid Reference:	383020, 390380
Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	250

Site Details

St. Hildas Roads, Northenden, MANCHESTER, M22 4FP

Landmark Information Group

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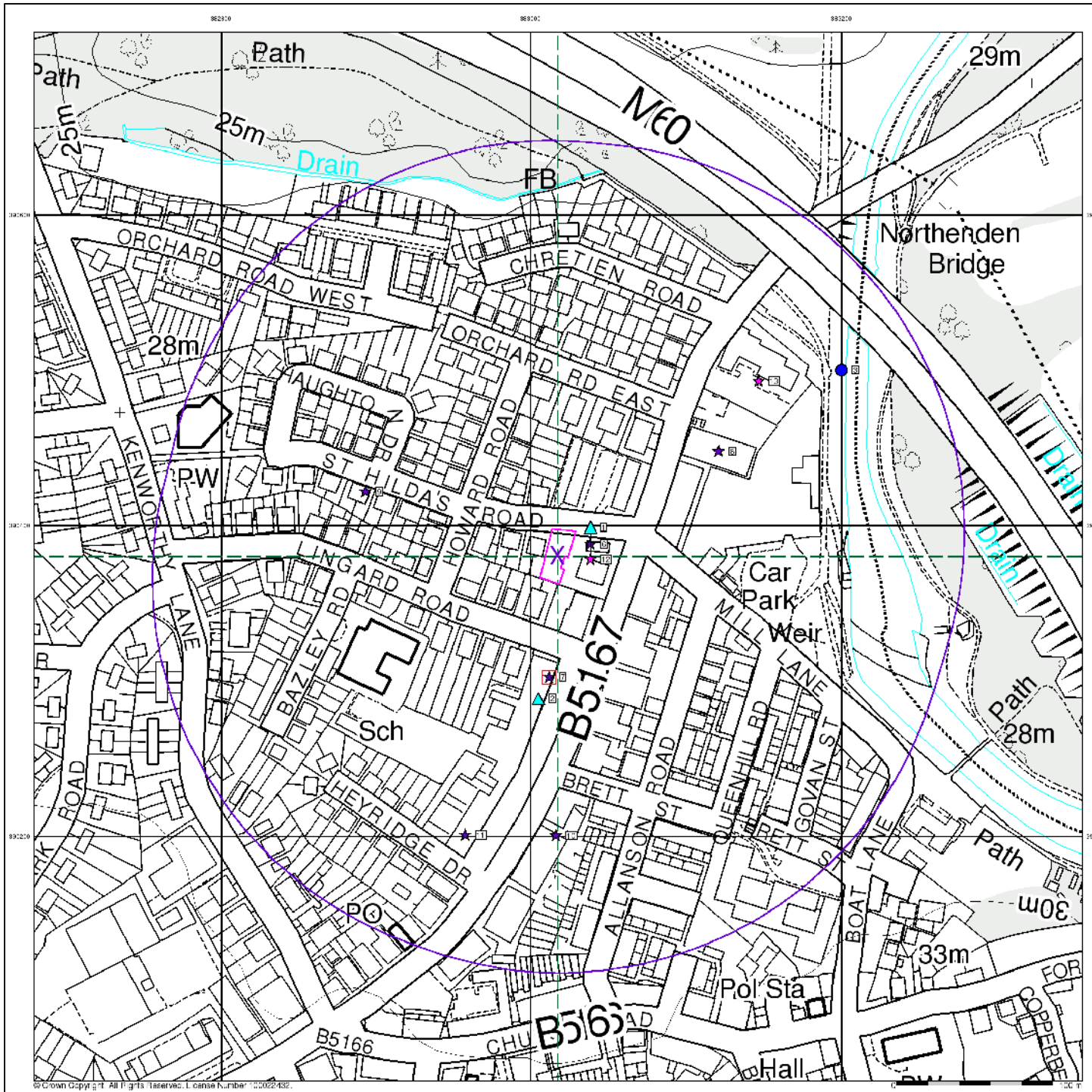
Appendix C
C1 Environmental Data Search



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General

Specified Site
Sensitive Buffer(s)
Existing Reference Land
Map ID
Several of type at Location

Agency and Hydrological

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

Geological

DGS Recorded Mineral Site

Industrial Land Use

Contemporary Trade Directory Entry
Fuel Station Entry

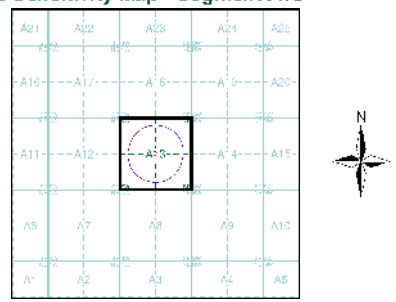
Waste

DGS Recorded Landfill Site (Location)
BGS Recorded Landfill Site
EA Historic Landfill (Buffered Point)
EA Historic Landfill (Polygon)
Integrated Pollution Control Registered Waste Site
Licensed Waste Management Facility (Landfill Boundary)
Licensed Waste Management Facility (Location)
Local Authority Recorded Landfill Site (Location)
Local Authority Recorded Landfill Site
Registered Landfill Site
Registered Landfill Site (Location)
Registered Landfill Site (Point Buffered to 100m)
Registered Landfill Site (Point Buffered to 250m)
Registered Waste Transfer Site (Location)
Registered Waste Transfer Site
Registered Waste Treatment or Disposal Site (Location)
Registered Waste Treatment or Disposal Site

Hazardous Substances

COMAH Site
Explosive Site
MILTS Site
Planning Hazardous Substance Consent
Planning Hazardous Substance Enforcement

Site Sensitivity Map - Segment A13



Order Details

Order Number:	53228245_1_1
Customer Ref:	5544 PSN
National Grid Reference:	383020, 390380
Slice:	A
Site Area (Ha):	0.05

Site Details

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Envirocheck® Report:

Datasheet

Order Details:

Order Number:
53228245_1_1

Customer Reference:
5544 PSN

National Grid Reference:
383020, 390380

Slice:
A

Site Area (Ha):
0.05

Search Buffer (m):
250

Site Details:

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M22 4FP

Client Details:

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Hazardous Substances	-
Geological	4
Industrial Land Use	7
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Data Suppliers	14
Useful Contacts	15

Introduction

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

In the attached datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Site of Special Scientific Interest, National Nature Reserve, Ramsar, Special Protection Area, Special Conservation Area, Marine Nature Reserve data (derived from Ordnance Survey 1:10000 raster) is provided by, and used with the permission of, Natural England who retain the copyright and Intellectual Property Rights for the data.

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Peter Brett Associates Copyright Notice

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Radon Potential dataset Copyright Notice

Information supplied from a joint dataset compiled by The British Geological Survey and Public Health England.

Report Version v47.0

Summary

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

Summary

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Waste			
BGS Recorded Landfill Sites			
Historical Landfill Sites			
Integrated Pollution Control Registered Waste Sites			
Licensed Waste Management Facilities (Landfill Boundaries)			
Licensed Waste Management Facilities (Locations)			
Local Authority Recorded Landfill Sites			
Registered Landfill Sites			
Registered Waste Transfer Sites			
Registered Waste Treatment or Disposal Sites			
Hazardous Substances			
Control of Major Accident Hazards Sites (COMAH)			
Explosive Sites			
Notification of Installations Handling Hazardous Substances (NIHHS)			
Planning Hazardous Substance Consents			
Planning Hazardous Substance Enforcements			
Geological			
BGS 1:625,000 Solid Geology	pg 4	Yes	n/a
BGS Estimated Soil Chemistry	pg 4	Yes	Yes
BGS Recorded Mineral Sites			
BGS Urban Soil Chemistry			
BGS Urban Soil Chemistry Averages			
Brine Compensation Area			n/a
Coal Mining Affected Areas			n/a
Mining Instability			n/a
Man-Made Mining Cavities			
Natural Cavities			
Non Coal Mining Areas of Great Britain			
Potential for Collapsible Ground Stability Hazards	pg 5	Yes	
Potential for Compressible Ground Stability Hazards	pg 5		Yes
Potential for Ground Dissolution Stability Hazards			
Potential for Landslide Ground Stability Hazards	pg 5	Yes	Yes
Potential for Running Sand Ground Stability Hazards	pg 6	Yes	Yes
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 6		Yes
Radon Potential - Radon Affected Areas			n/a
Radon Potential - Radon Protection Measures			n/a

Summary

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Industrial Land Use			
Contemporary Trade Directory Entries	pg 7		8
Fuel Station Entries	pg 7		2
Sensitive Land Use			
Areas of Adopted Green Belt	pg 8		1
Areas of Unadopted Green Belt			
Areas of Outstanding Natural Beauty			
Environmentally Sensitive Areas			
Forest Parks			
Local Nature Reserves			
Marine Nature Reserves			
National Nature Reserves			
National Parks			
Nitrate Sensitive Areas			
Nitrate Vulnerable Zones			
Ramsar Sites			
Sites of Special Scientific Interest			
Special Areas of Conservation			
Special Protection Areas			

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	**Local Authority Pollution Prevention and Controls** Name: Total Convenience Store (St Hildas) Location: 304-308 Palatine Road, Northenden, MANCHESTER, Lancashire, M22 4FW Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/PFS/RM/045/06 Dated: 12th January 1999 Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station **Status: Authorised** Positional Accuracy: Automatically positioned to the address	A13NE (E)	12	1	383039 390388
2	**Local Authority Pollution Prevention and Controls** Name: Northenden Dry Cleaners Location: 328 Palantine Road, Northenden, Manchester Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/DC/RM/25/08 Dated: 29th February 2008 Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning **Status: Permitted** Positional Accuracy: Located by supplier to within 10m	A13SW (S)	77	1	383005 390287
	Nearest Surface Water Feature	A13NE (E)	176	-	383204 390394
3	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Oils - Petrol Note: River Mersey; Unleaded Petrol Incident Date: 3rd October 1995 Incident Reference: 95512453 Catchment Area: Mersey - Non-Tidal Receiving Water: Not Given Cause of Incident: Leaking Underground Pipe Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NE (NE)	201	2	383200 390500
	River Quality Name: Mersey GQA Grade: River Quality D Reach: Stockport Stw To Princess Parkway Estimated Distance (km): 8.9 Flow Rate: Flow less than 20 cumecs Flow Type: River Year: 2000	A13SE (E)	191	2	383216 390355
	Groundwater Vulnerability 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	A13NW (NW)	0	2	383017 390381
	Drift Deposits None				
	Bedrock Aquifer Designations Aquifer Desination: Principal Aquifer	A13NW (NW)	0	3	383017 390381
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13NW (NW)	0	3	383017 390381
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NW (NW)	0	2	383017 390381
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (E)	165	2	383193 390401
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				

Agency & Hydrological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Flood Defences None				
4	**Detailed River Network Lines** River Type: Primary River River Name: River Mersey Hydrographic Area: D011 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Flood Risk Management Indicative/Statutory Main River Water Course Name: MERSEY Water Course Reference: MERS	A13NE (E)	186	2	383213 390416
5	**Detailed River Network Lines** River Type: Secondary River River Name: Drain Hydrographic Area: D011 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Drain (ditch, Reen, Rhyne, Drain) Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A13NW (N)	215	2	382981 390610
	Detailed River Network Offline Drainage None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: Manchester City Council - Had landfill data but passed it to the relevant environment agency		0	10	383017 390381

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Permian and Triassic sandstones, undifferentiated,including Bunter and Keuper	A13NW (NW)	0	3	383017 390381
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 150 - 300 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NW (NW)	0	4	383017 390381
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 150 - 300 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NW (W)	6	4	383000 390381
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: <15 mg/kg	A13SW (SW)	14	4	382991 390364
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: <15 mg/kg	A13SW (SW)	17	4	383000 390351
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 150 - 300 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NE (E)	114	4	383142 390409
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NW (N)	182	4	383000 390579

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NW (N)	182	4	382999 390579
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13SE (E)	193	4	383220 390373
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 150 - 300 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NE (NE)	202	4	383112 390580
	BGS Measured Urban Soil Chemistry No data available				
	BGS Urban Soil Chemistry Averages No data available				
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	3	383017 390381
	Potential for Collapsible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	183	3	382999 390580
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	3	383017 390381
	Potential for Compressible Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	183	3	382999 390580
	Potential for Ground Dissolution Stability Hazards No Hazard				
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	3	383017 390381
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	202	3	383225 390442
	Potential for Landslide Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	214	3	383230 390468

Geological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	216	3	383077 390607
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	3	383017 390381
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	183	3	382999 390580
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	3	383017 390381
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	183	3	382999 390580
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	3	383017 390381
	Radon Potential - Radon Affected Areas Affected Area: The property is in a lower probability radon area, as less than 1% of homes are above the action level Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	3	383017 390381

Industrial Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
6	**Contemporary Trade Directory Entries** Name: St Hilda'S Garage Location: 304-308, Palatine Road, Manchester, M22 4FW Classification: Petrol Filling Stations **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (E)	12	-	383039 390388
7	**Contemporary Trade Directory Entries** Name: Rah Advertising Ltd Location: 320 Palatine Rd, Manchester, Lancashire, M22 4HF Classification: Printers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13SW (S)	61	-	383012 390302
7	**Contemporary Trade Directory Entries** Name: Argosy Design & Print Ltd Location: A, 320, Palatine Road, Manchester, Lancashire, M22 4HF Classification: Printers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13SW (S)	61	-	383012 390302
7	**Contemporary Trade Directory Entries** Name: Northern Den Location: 328, Palatine Road, Manchester, M22 4HE Classification: Dry Cleaners **Status: Active** Positional Accuracy: Automatically positioned to the address	A13SW (S)	76	-	383007 390287
8	**Contemporary Trade Directory Entries** Name: Currys Location: 269, Palatine Road, Manchester, M22 4ET Classification: Electrical Goods Sales, Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	106	-	383121 390448
9	**Contemporary Trade Directory Entries** Name: J P Domestics Location: 15, St. Hildas Road, Northenden, Manchester, M22 4FP Classification: Washing Machines - Servicing & Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (W)	123	-	382894 390422
10	**Contemporary Trade Directory Entries** Name: Home Direct Uk Location: 349, Palatine Road, Manchester, M22 4FY Classification: Electrical Goods Sales, Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (S)	162	-	383016 390200
11	**Contemporary Trade Directory Entries** Name: Fads Location: 358-362, Palatine Road, Manchester, M22 4HD Classification: Wallpapers & Wall Coverings **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (S)	173	-	382958 390200
12	**Fuel Station Entries** Name: Rss St Hildas Location: 304-308, Palatine Road, Manchester, M22 4FW Brand: Esso Premises Type: Petrol Station **Status: Open** Positional Accuracy: Automatically positioned to the address	A13NE (E)	12	-	383039 390388
13	**Fuel Station Entries** Name: Northenden Service Station Location: 265 Palatine Road, Northenden, Manchester, M22 4ET Brand: Obsolete Premises Type: Not Applicable **Status: Obsolete** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	153	-	383147 390493

Sensitive Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
14	**Areas of Adopted Green Belt** Authority: Manchester City Council Plan Name: Proposals Map **Status: Adopted** Plan Date: 11th July 2012	A13SE (E)	97	5	383121 390370

Data Currency

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices		
Stockport Metropolitan Borough Council - Environment Team (Land & Water)	February 2013	Annual Rolling Update
Manchester City Council - Environmental Health Department	July 2013	Annual Rolling Update
Trafford Metropolitan Borough Council - Renewal and Environmental Protection	November 2013	Annual Rolling Update
Discharge Consents		
Environment Agency - North West Region	October 2013	Quarterly
Enforcement and Prohibition Notices		
Environment Agency - North West Region	March 2013	As notified
Integrated Pollution Controls		
Environment Agency - North West Region	October 2008	Not Applicable
Integrated Pollution Prevention And Control		
Environment Agency - North West Region	October 2013	Quarterly
Local Authority Integrated Pollution Prevention And Control		
Manchester City Council - Environmental Health Department	February 2013	Annual Rolling Update
Trafford Metropolitan Borough Council - Environmental Health Department	January 2013	Annual Rolling Update
Stockport Metropolitan Borough Council - Environmental Health Department, EEDD	March 2013	Annual Rolling Update
Local Authority Pollution Prevention and Controls		
Manchester City Council - Environmental Health Department	February 2013	Annual Rolling Update
Trafford Metropolitan Borough Council - Environmental Health Department	January 2013	Annual Rolling Update
Stockport Metropolitan Borough Council - Environmental Health Department, EEDD	March 2013	Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements		
Manchester City Council - Environmental Health Department	February 2013	Annual Rolling Update
Trafford Metropolitan Borough Council - Environmental Health Department	January 2013	Annual Rolling Update
Stockport Metropolitan Borough Council - Environmental Health Department, EEDD	March 2013	Annual Rolling Update
Nearest Surface Water Feature		
Ordnance Survey	July 2012	Quarterly
Pollution Incidents to Controlled Waters		
Environment Agency - North West Region	January 2000	Not Applicable
Prosecutions Relating to Authorised Processes		
Environment Agency - North West Region	March 2013	As notified
Prosecutions Relating to Controlled Waters		
Environment Agency - North West Region	March 2013	As notified
Registered Radioactive Substances		
Environment Agency - North West Region	October 2013	Quarterly
River Quality		
Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points		
Environment Agency - Head Office	July 2012	Annually
River Quality Chemistry Sampling Points		
Environment Agency - Head Office	July 2012	Annually
Substantiated Pollution Incident Register		
Environment Agency - North West Region - South Area	October 2013	Quarterly
Water Abstractions		
Environment Agency - North West Region	December 2014	Quarterly
Water Industry Act Referrals		
Environment Agency - North West Region	October 2013	Quarterly
Groundwater Vulnerability		
Environment Agency - Head Office	January 2011	Not Applicable
Drift Deposits		
Environment Agency - Head Office	January 1999	Not Applicable

Data Currency

Agency & Hydrological	Version	Update Cycle
Bedrock Aquifer Designations British Geological Survey - National Geoscience Information Service	October 2012	Annually
Superficial Aquifer Designations British Geological Survey - National Geoscience Information Service	October 2012	Annually
Source Protection Zones Environment Agency - Head Office	October 2013	Quarterly
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2013	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2013	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	December 2013	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	December 2013	Quarterly
Flood Defences Environment Agency - Head Office	December 2013	Quarterly
Detailed River Network Lines Environment Agency - Head Office	March 2012	Annually
Detailed River Network Offline Drainage Environment Agency - Head Office	March 2012	Annually

Data Currency

Waste	Version	Update Cycle
BGS Recorded Landfill Sites		
British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Historical Landfill Sites		
Environment Agency - North West Region - South Area	October 2013	Quarterly
Environment Agency - South East Region - Kent & South London Area	October 2013	Quarterly
Environment Agency - South East Region - North East Thames Area	October 2013	Quarterly
Environment Agency - South East Region - Solent & South Downs Area	October 2013	Quarterly
Environment Agency - South East Region - West Thames Area	October 2013	Quarterly
Integrated Pollution Control Registered Waste Sites		
Environment Agency - North West Region	October 2008	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries)		
Environment Agency - North West Region - South Area	October 2013	Quarterly
Environment Agency - South East Region - Kent & South London Area	October 2013	Quarterly
Environment Agency - South East Region - North East Thames Area	October 2013	Quarterly
Environment Agency - South East Region - Solent & South Downs Area	October 2013	Quarterly
Environment Agency - South East Region - West Thames Area	October 2013	Quarterly
Licensed Waste Management Facilities (Locations)		
Environment Agency - North West Region - South Area	October 2013	Quarterly
Local Authority Landfill Coverage		
Manchester City Council - Planning Department	May 2000	Not Applicable
Stockport Metropolitan Borough Council - Environmental Health Department, EEDD	May 2000	Not Applicable
Trafford Metropolitan Borough Council - Environmental Health Department	May 2000	Not Applicable
Local Authority Recorded Landfill Sites		
Manchester City Council - Planning Department	May 2000	Not Applicable
Stockport Metropolitan Borough Council - Environmental Health Department, EEDD	May 2000	Not Applicable
Trafford Metropolitan Borough Council - Environmental Health Department	May 2000	Not Applicable
Registered Landfill Sites		
Environment Agency - North West Region - South Area	March 2003	Not Applicable
Registered Waste Transfer Sites		
Environment Agency - North West Region - South Area	March 2003	Not Applicable
Registered Waste Treatment or Disposal Sites		
Environment Agency - North West Region - South Area	March 2003	Not Applicable
Hazardous Substances	**Version**	**Update Cycle**
Control of Major Accident Hazards Sites (COMAH)		
Health and Safety Executive	August 2013	Bi-Annually
Explosive Sites		
Health and Safety Executive	November 2013	Bi-Annually
Notification of Installations Handling Hazardous Substances (NIHHS)		
Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements		
Manchester City Council - Planning Department	December 2012	Annual Rolling Update
Stockport Metropolitan Borough Council - Environment and Economic Development	March 2013	Annual Rolling Update
Trafford Metropolitan Borough Council	March 2013	Annual Rolling Update
Planning Hazardous Substance Consents		
Manchester City Council - Planning Department	December 2012	Annual Rolling Update
Stockport Metropolitan Borough Council - Environment and Economic Development	March 2013	Annual Rolling Update
Trafford Metropolitan Borough Council	March 2013	Annual Rolling Update

Data Currency

Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	August 1996	Not Applicable
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	January 2010	Variable
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	October 2013	Bi-Annually
Brine Compensation Area Cheshire Brine Subsidence Compensation Board	August 2011	Not Applicable
Coal Mining Affected Areas The Coal Authority - Mining Report Service	December 2013	As notified
Mining Instability Ove Arup & Partners	October 2000	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	February 2011	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	October 2013	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	October 2013	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	October 2013	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	October 2013	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	October 2013	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	October 2013	As notified
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	As notified
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	As notified
Industrial Land Use	**Version**	**Update Cycle**
Contemporary Trade Directory Entries Thomson Directories	November 2013	Quarterly
Fuel Station Entries Catalist Ltd - Experian	August 2013	Quarterly

Data Currency

Sensitive Land Use	Version	Update Cycle
Areas of Adopted Green Belt		
Manchester City Council	November 2013	As notified
Stockport Metropolitan Borough Council	November 2013	As notified
Trafford Metropolitan Borough Council	November 2013	As notified
Areas of Unadopted Green Belt		
Manchester City Council	November 2013	As notified
Stockport Metropolitan Borough Council	November 2013	As notified
Trafford Metropolitan Borough Council	November 2013	As notified
Areas of Outstanding Natural Beauty		
Natural England	January 2014	Bi-Annually
Environmentally Sensitive Areas		
Natural England	July 2013	Annually
Forest Parks		
Forestry Commission	April 1997	Not Applicable
Local Nature Reserves		
Natural England	July 2013	Bi-Annually
Marine Nature Reserves		
Natural England	July 2013	Bi-Annually
National Nature Reserves		
Natural England	July 2013	Bi-Annually
National Parks		
Natural England	January 2014	Bi-Annually
Nitrate Sensitive Areas		
Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	February 2012	Not Applicable
Nitrate Vulnerable Zones		
Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	February 2013	Annually
Ramsar Sites		
Natural England	July 2013	Bi-Annually
Sites of Special Scientific Interest		
Natural England	July 2013	Bi-Annually
Special Areas of Conservation		
Natural England	July 2013	Bi-Annually
Special Protection Areas		
Natural England	July 2013	Bi-Annually

Data Suppliers

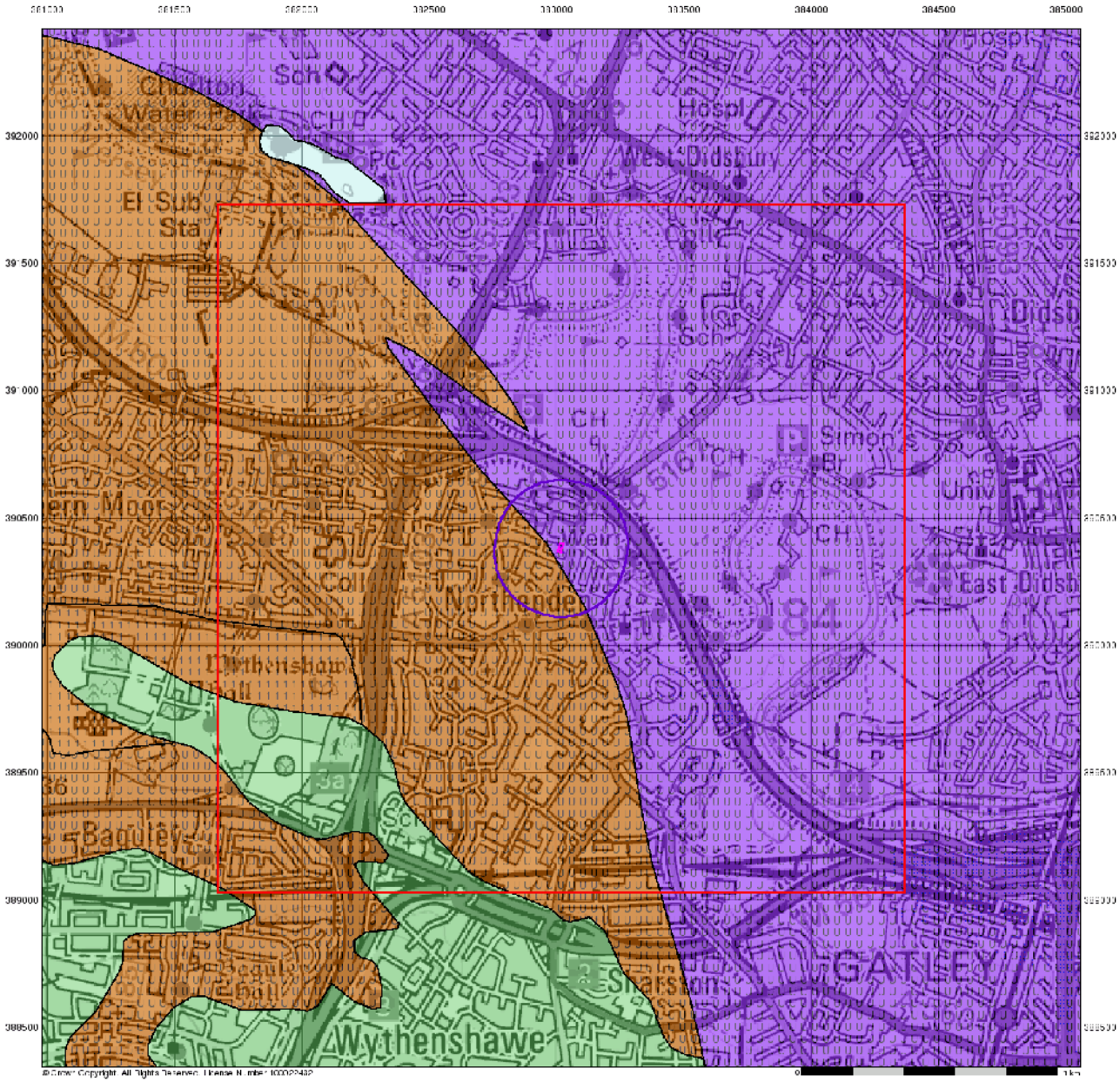
A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	
Centre for Ecology and Hydrology	
Countryside Council for Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Peter Brett Associates	

Useful Contacts

Contact	Name and Address	Contact Details
1	**Manchester City Council - Environmental Health Department** PO Box 463, Town Hall Extension, Albert Square, Manchester, Greater Manchester, M60 3NY	Telephone: 0161 234 4884 / 234 4873. Fax: 0161 234 4508 Website: www.manchester.gov.uk
2	**Environment Agency - National Customer Contact Centre (NCCC)** PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 08708 506 506 Email: enquiries@environment-agency.gov.uk
3	**British Geological Survey - Enquiry Service** British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
4	**Landmark Information Group Limited** Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmark.co.uk Website: www.landmarkinfo.co.uk
5	**Manchester City Council** Town Hall, Albert Square, Manchester, Greater Manchester, M60 2JT	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
6	**Stockport Metropolitan Borough Council** Hygarth House, 103 Wellington Road South, Stockport, Greater Manchester, SK1 3TP	Telephone: 0161 480 4949 Fax: 0161 477 9530 Website: www.stockport.gov.uk
7	**Trafford Metropolitan Borough Council** P O Box 14, Trafford Town Hall, Talbot Road, Stretford, Greater Manchester, M32 0YZ	Telephone: 0161 912 1212 Fax: 0161 873 7783 Website: www.trafford.gov.uk
8	**Natural England** Northminster House, Northminster Road, Peterborough, Cambridgeshire, PE1 1UA	Telephone: 0845 600 3078 Fax: 01733 455103 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
9	**Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)** Government Buildings, Otley Road, Lawnswood, Leeds, West Yorkshire, LS16 5QT	Telephone: 0113 2613333 Fax: 0113 230 0879
10	**Manchester City Council - Planning Department** Town Hall, Manchester, Greater Manchester, M60 2LA	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
-	**Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards** Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	**Landmark Information Group Limited** Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

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



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Civil, Environmental & Geotechnical
Telephone: +44 (0) 161 480 2855 e-mail: info@geoassist.co.uk

Groundwater Vulnerability

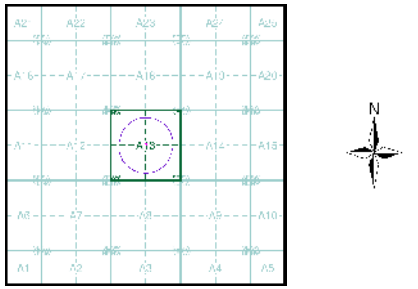
General

Specified Site | Specified Buffer(s) | Bearing Reference Point
Site | Map ID

Agency and Hydrological

Geological Classes	Soil Classes
Major Aquifer (Highly Permeable)	High (H, 1, 2, 3, U)
	Intermediate (I) 1, 2
	Low
Minor Aquifer (Variably Permeable)	High (H, 1, 2, 3, U)
	Intermediate (I) 1, 2
	Low
Non Aquifer (Negligibly Permeable)	
Water or Sea	
Drift Deposit	

Site Sensitivity Context Map - Slice A



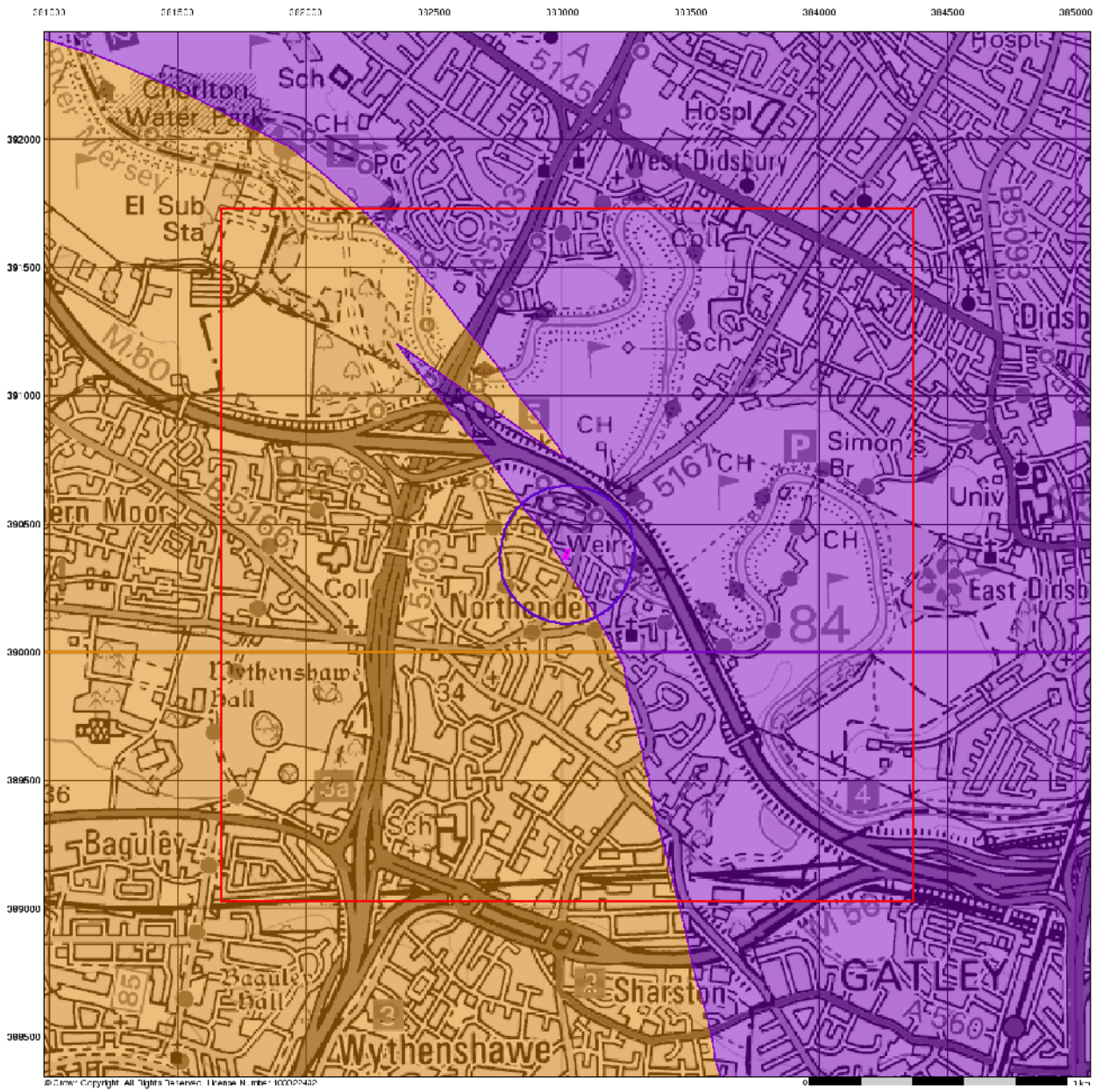
Order Details

Order Number:	53228245_1_1
Customer Ref:	5544 PSN
National Grid Reference:	383020, 390380
Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	250

Site Details

St. Hildas Road, Northenden, MANCHESTER, M22 4FP

Landmark Information Group
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.landmarkinfo.co.uk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M60
CH
Simon's Br
Univ
Didsb
Weir
CH
East Didsb
Northenden
Wythenshawe Hall
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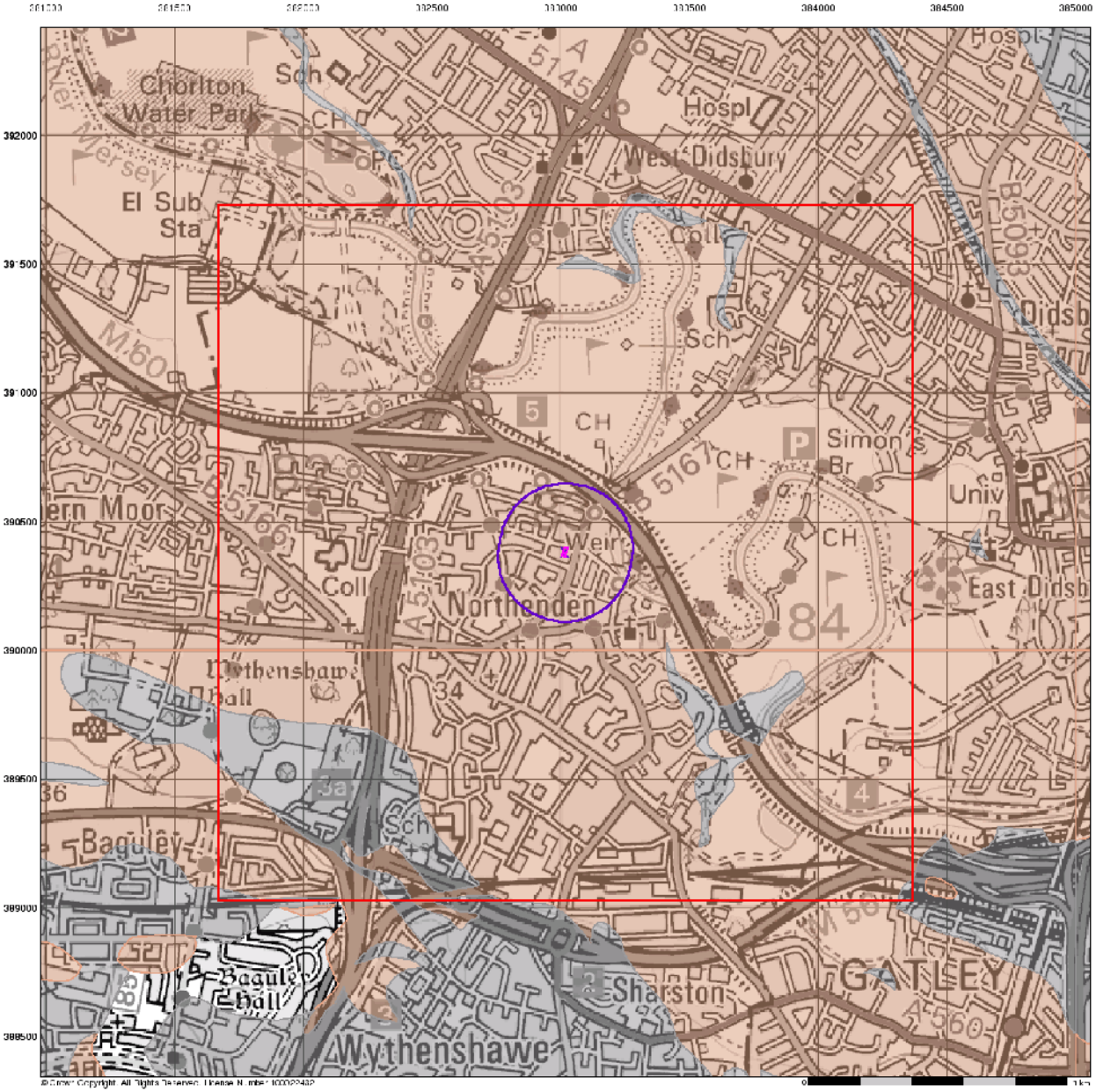

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Superficial Aquifer Designation

General

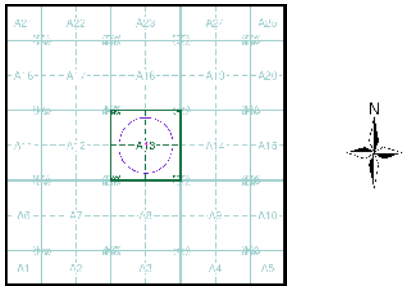
Specified Site | Specified Buffer(s) | Bearing Reference Point
Site | Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown

Site Sensitivity Context Map - Slice A

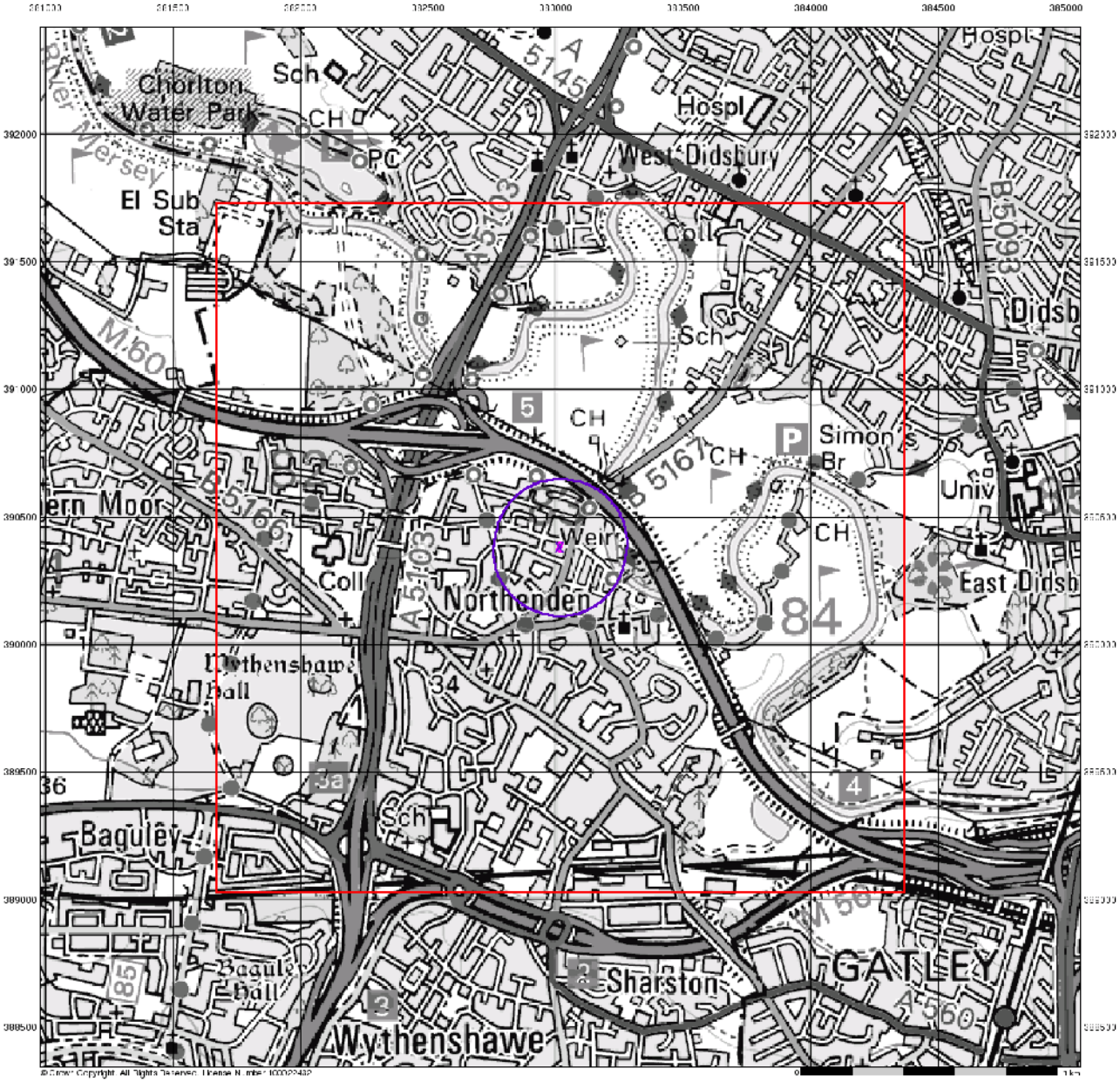


Order Details

Order Number:	53228245_1_1
Customer Ref:	5544 PSN
National Grid Reference:	383020, 390380
Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	250

Site Details

St. Hildas Road, Northenden, MANCHESTER, M22 4FP



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Source Protection Zones

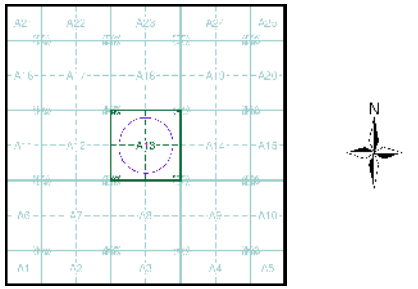
General

Specified Site | Specified Buffer(s) | Bearing Reference Point
Site | Map ID

Agency and Hydrological

Source Protection Zone
Source Protection Zone I
Source Protection Zone II
Zone of Special Interest
Source Protection Zone Combined

Site Sensitivity Context Map - Slice A



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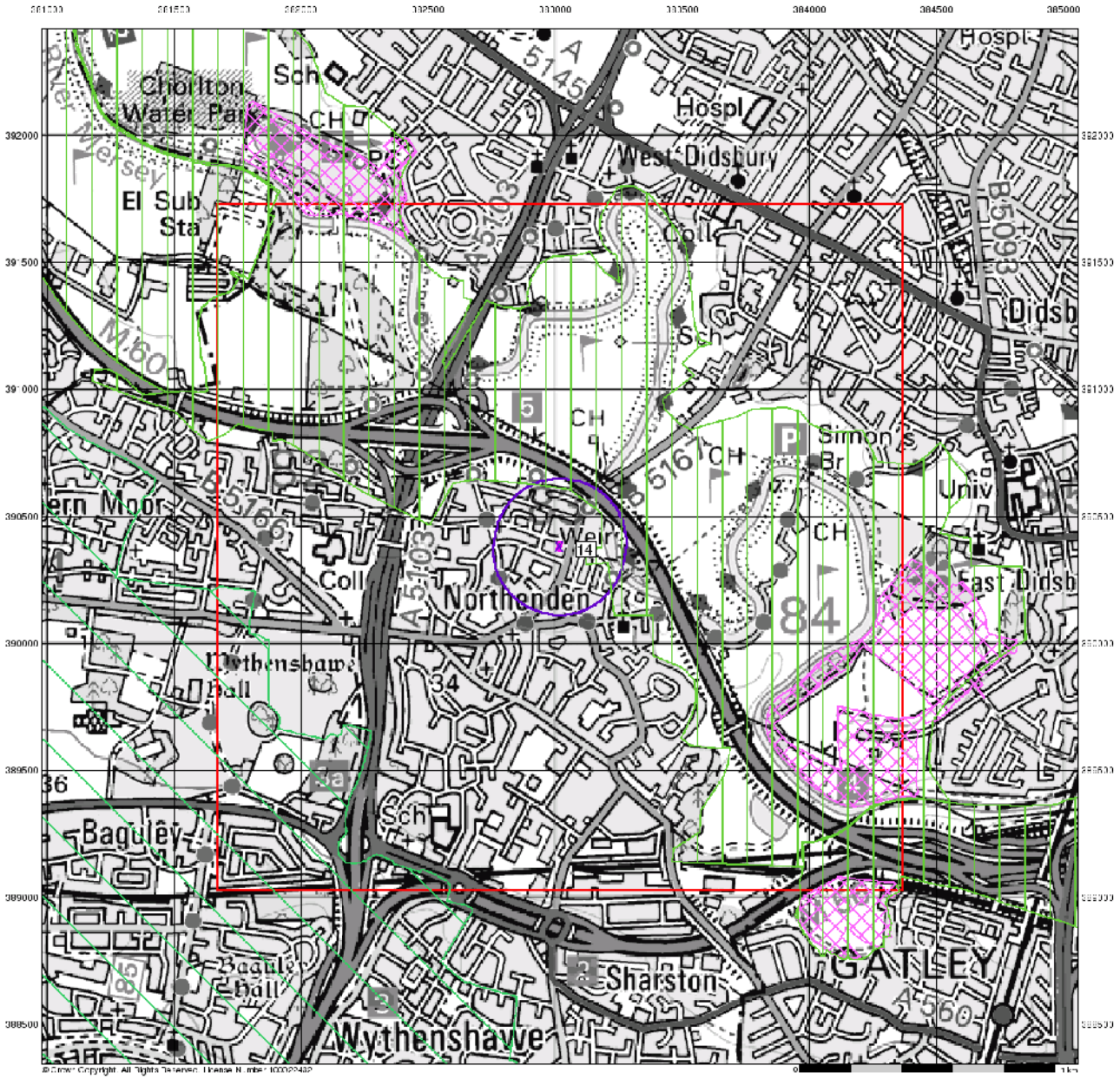

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Sensitive Land Uses

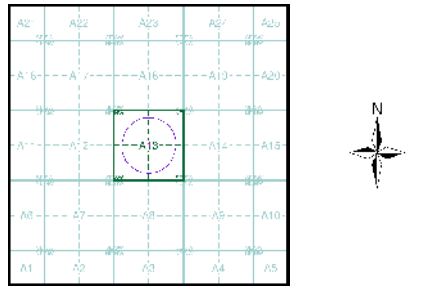
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Site
- Map ID

Sensitive Land Uses

- Area of Adopted Green Bel.
- Area of Unadopted Green Bel:
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area

Site Sensitivity Context Map - Slice A



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Search Buffer (m):	250

Site Details

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