Sitecheck® Review

Environmental Risk Management
Provided by RPS

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Royle Street, MANCHESTER, M14 6RN

Prepared for:
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M34 3DS

Report Reference: SCC_56033643_1_1

Report Date: 13-MAY-2014

Customer Reference: Ladybarn Community Centre

National Grid Reference: 385850 393500

Site Area: 2380 m²





If you have any questions on the contents of this Report please contact Landmark Customer Helpdesk which is open from 9:00am - 5:30pm, Monday - Friday, via one of the following channels:

Telephone: 0844 844 9966
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Website: www.sitecheck.co.uk

Landmark® Information Group

Sitecheck® Review

Environmental Risk Management Provided by RPS

RPS Risk Assessment

Current Use

Commuinity Centre

Proposed Use

Extended community centre

Summary of Findings

SUITABLE FOR PURCHASE OR PROPOSED USE (NO FURTHER ACTION REQUIRED)

	Low	Moderate	High
Likelihood of significant ground contamination existing beneath the site	✓		
Likelihood to be defined as 'contaminated' under Part 2A of EPA (1990) in its current use	✓		
Likelihood to be defined as 'contaminated' under Part 2A of EPA (1990) for proposed use	✓		

Note: Where redevelopment is proposed, the RPS risk rating for the proposed use has assumed that no further contaminated land investigation / remediation work will be carried out. However, in reality, where the risk is 'moderate' or 'high' it is likely that the Local Authority will require further investigation (and possible remedial works) as a standard condition of planning to ensure that the site does not meet the definition of 'contaminated land' under Part 2A of the EPA 1990, and that the site is considered suitable for its proposed use. This is a requirement under the National Planning Policy Framework (2012).

Other Factors

NONE

Contaminated Land Assessment

Superficial Geology: Till (diamicton)
Bedrock Geology: Chester Pebble Beds Formation (pebbly sandstone)

Detailed historical maps (incl. scales of 1:1250 and 1:2500) indicate that the site comprised open land from at least 1848 until c.1893 when it was occupied by a Church and likely residential properties. Additional likely residential properties were present by c.1907 and the Church was labelled as a Sunday School. By c.1982 the site had been redeveloped and was occupied by a Community Centre. RPS has been advised that the site is currently a community centre.

Notable land uses in the surrounding area have included a Depot 15m to the west, Garages 25m to the northwest, 40m to the southeast and 85m to the west and a Builder's Yard 70m to the southeast.

There is the potential for a degree of contamination to exist within the vicinity associated with surrounding land uses. However, in view of the absence of any potentially contaminative land uses identified on the site itself, any contamination (if present) is unlikely to be considered attributable to the site, and is not considered to represent a significant risk in view of its current commercial use.

The site is considered to be located in a moderately sensitive environmental setting. It is above an Unproductive Stratum relating to the Till deposits which are underlain by a Principal Aquifer relating to the permeable Sandstone bedrock. Residential properties are situated adjacent and a culverted watercourse runs beneath the site. RPS understands that the Community Centre building on site is proposed to be extended.

In view of the absence of any potentially contaminative land uses identified on or adjacent to the subject site, RPS considers that ground conditions represent a low risk of resulting in an environmental liability for the owner or occupier.

Consequently, it is unlikely that it would be defined as 'contaminated' by the Regulators under Part 2A of the Environmental Protection Act (EPA) 1990.

Recommendations

No further action is considered necessary in relation to ground conditions at the site.

Note: Given the proposed extension at the site, further environmental assessment may be required as part of the planning process (e.g. a more detailed desk study and/or confirmation of ground conditions by means of a site investigation).

Note: Should any significant ground contamination be encountered during ground works at the site, work should cease immediately and advice be sought from a suitably qualified environmental consultant.

Other Environmental Issues

i. Under current legislation (The Control of Asbestos Regulations 2012 and HSE Guidance Note HSG264), any property where asbestos-containing materials may be present, which normally means any buildings constructed or refurbished pre-2000 (buildings constructed or refurbished between 1950-1985 are generally most at risk), legally requires an asbestos management plan (AMP) and should be recorded in an asbestos register. An RPS survey quote is available on request.

ii. The site is located in an area at risk of potential flooding not benefiting from flood defences. Given the proposed development, planning permission is likely to require a Flood Risk Assessment in accordance with the National Planning Policy Framework (2012). This should be confirmed with the Environment Agency during the planning consultation stage. An RPS quote for a full Flood Risk Assessment is available on request.

iii. Under the Energy Performance of Buildings Directive, buildings require an Energy Performance Certificate (EPC) upon their construction, sale or lease. Please contact RPS for further advice.

iv. Developments are increasingly being required to demonstrate their sustainability, particularly during the planning process. This may include an assessment of sustainability against a recognised scheme such as BREEAM and/or the 'Code for Sustainable Homes' and consideration of the use of renewable energy. Please contact RPS for further advice and support.

v. The site is situated above a culverted watercourse. This should be taken into consideration during the development on the site. There may be restrictions on building over / close to the existing culvert.

Reliance

Reliance of this report is permitted for a lender and/or a third party for up to six months from the date it was produced. Please see the Terms and Conditions at the back of this report for more details.

Any further work undertaken by RPS will be carried out under RPS Standard Terms and Conditions.

Services

If you require RPS to carry out any work on your behalf, please email SitecheckReview@rpsgroup.com.

Following completion of the recommendations provided within this report, or on receipt of new information, a RPS follow-up report can be produced clarifying or amending the risk assessment relating to ground contamination. A charge may be made for the review of new information (dependent on the volume of information), but this will be confirmed in advance.

Should you require any further information on this report, please contact Sitecheck Customer Services on 0844 844 9966 or the RPS Commercial Advice line on 020 7261 1091.

Lending Assessment - if required, this Sitecheck report can be used in conjunction with a Debt Finance Assessment in support of a funder's requirements for environmental liability assessment. Please contact RPS on the number above for further details.

Completed by:
RPS Environmental Risk Team

The RPS Risk Assessment is based only on the information as shown by data sources collected by Landmark Information Group Ltd and supplied within the associated Sitecheck Review Report with RPS Risk Assessment including further information provided by the client. The RPS Risk Assessment should be read in conjunction with the Guidance Notes and the Sitecheck Review Report. No responsibility can be accepted for any error or omissions in the data supplied to RPS. No physical inspection of the property has been carried out. The RPS Risk Assessment is subject to the Landmark Terms and Conditions.

Sitecheck® Review

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This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.	
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Location Map	2
The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m. The smaller aerial photo also includes the site boundary.	
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This section comprises of a summary table of the information found on site and in its vicinity.	
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This section contains up to 9 maps, which show the current land use features. The following pages detail these features and identify the Reference Number and direction.	
Historical Land Use	19
This section contains up to 2 maps, which show historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.	
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This section contains up to 3 maps, which show pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. This section also contains a separate Flood Map and flood details.	
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This section contains information on other factors which may affect the site and its vicinity.	
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This section contains 1:10,000 and 1:10,560 historical maps.	
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This section gives guidance on the purpose, methodology and scope of the RPS Risk Assessment.	
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This section contains information which may be of use when interpreting the report.	
Useful Contacts	53
All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.	

Historical Land Use Potentially Infilled Land		Page No.	Reference Number (Map ID)
Potentially Infilled Land (Water)			
Use:	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)	24	1
Date of Mapping:	1848		
Distance:	0m		
Grid Reference:	385859, 393516		

Sensitivity Pathways		Page No.	Reference Number (Map ID)
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	29	-
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:	2		
Distance:	0m		
Grid Reference:	385848, 393502		
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	29	-
Map Sheet:	Sheet 17 Derbyshire & North Staffordshire		
Scale:	1:100,000		
Contact Ref:	2		
Distance:	0m		
Grid Reference:	385848, 393502		
Extreme Flooding from Rivers or Sea without Defences			
Type:	Extent of Extreme Flooding from Rivers or Sea without Defences	29	-
Flood Plain Type:	Fluvial Models		
Source:	Environment Agency, Head Office		
Boundary Accuracy:	As Supplied		
Contact Ref:	2		
Distance:	0m		
Grid Reference:	385848, 393502		

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Sensitivity Pathways		Page No.	Reference Number (Map ID)
Flooding from Rivers or Sea without Defences			
Type:	Extent of Flooding from Rivers or Sea without Defences	29	-
Flood Plain Type:	Fluvial Models		
Source:	Environment Agency, Head Office		
Boundary Accuracy:	As Supplied		
Contact Ref:	2		
Distance:	0m		
Grid Reference:	385848, 393502		

Other Factors Geological		Page No.	Reference Number (Map ID)
BGS 1:50,000 Geological Mapping Coverage			
Map Sheet No.:	098	34	-
Map Name:	Stockport		
Map Date:	1977		
Bedrock Geology:	Available		
Superficial Geology:	Available		
Artificial Geology:	Not Available		
Faults:	Not Supplied		
Landslip:	Available		
Rock Segments:	Not Supplied		
Contact Ref:	3		
Distance:	0m		
Grid Reference:	385848, 393502		
BGS 1:50,000 Superficial Deposits			
LEX Code:	TILLD	34	-
Rock Name:	Till, Devensian		
Rock Type:	Diamicton		
Min. Age:	Devensian		
Max. Age:	Devensian		
Contact Ref:	3		
Distance:	0m		
Grid Reference:	385848, 393502		
BGS 1:50,000 Bedrock Geology			
LEX Code:	CPB	34	-
Rock Name:	Chester Pebble Beds Formation		
Rock Type:	Sandstone, Pebbly (Gravelly)		
Min. Age:	Early Triassic		
Max. Age:	Early Triassic		
Contact Ref:	3		
Distance:	0m		
Grid Reference:	385848, 393502		

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Other Factors Geological	Page No.	Reference Number (Map ID)
Radon Potential - Radon Protected Areas		
Radon Affected Areas: 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 **Contact Ref:** 3 **Distance:** 0m **Grid Reference:** 385848, 393502	35	-
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None **Source:** British Geological Survey, National Geoscience Information Service **Contact Ref:** 3	35	-
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low **Source:** British Geological Survey, National Geoscience Information Service **Contact Ref:** 3	35	-
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Very Low **Source:** British Geological Survey, National Geoscience Information Service **Contact Ref:** 3	35	-
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Very Low **Source:** British Geological Survey, National Geoscience Information Service **Contact Ref:** 3	35	-
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low **Source:** British Geological Survey, National Geoscience Information Service **Contact Ref:** 3	35	-



Site
Royle Street,MANCHESTER,M14 6RN

Grid Reference
385850, 393500

Report Reference
SCC_56033643_1_1

Customer Reference
Ladybarn Community Centre

Size of Site
2380 m²



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Site
Royle Street,MANCHESTER,M14 6RN

Grid Reference
385850, 393500

Report Reference
SCC_56033643_1_1

Customer Reference
Ladybarn Community Centre

Size of Site
2380 m²



Current Land Use	On Site	0-250m	250-500m	500-1000m
Contaminants	**0**	**9**	**23**	**0**
Waste/Landfill Sites				
BGS Recorded Landfill Sites	0	0	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	0	0
Licensed Waste Management Facilities (Locations)	0	0	0	0
Local Authority Recorded Landfill Sites	0	0	0	0
Registered Landfill Sites	0	0	0	0
Registered Waste Transfer Sites	0	0	0	n/a
Registered Waste Treatment or Disposal Sites	0	0	0	0
Statutory Authorisations				
Local Authority Pollution Prevention and Controls	0	1	3	n/a
Contaminated Land Register Entries and Notices	0	0	0	n/a
Registered Radioactive Substances	0	0	0	n/a
Discharge Consents				
Discharge Consents	0	1	2	n/a
Water Industry Act Referrals	0	0	0	n/a
Industrial Processes				
Integrated Pollution Controls	0	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0	0
Integrated Pollution Prevention And Control	0	0	0	n/a
Local Authority Integrated Pollution Prevention And Control	0	0	0	n/a
Storage of Hazardous Substances				
Control of Major Accident Hazards Sites (COMAH)	0	0	0	0
Explosive Sites	0	0	0	n/a
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0	0	n/a
Planning Hazardous Substance Consents	0	0	0	n/a
Contraventions				
Local Authority Pollution Prevention and Control Enforcements	0	0	0	n/a
Enforcement and Prohibition Notices	0	0	0	n/a
Planning Hazardous Substance Enforcements	0	0	0	n/a
Prosecutions Relating to Authorised Processes	0	0	0	n/a
Prosecutions Relating to Controlled Waters	0	0	0	n/a
Substantiated Pollution Incident Register	0	0	0	n/a

Current Land Use	On Site	0-250m	250-500m	500-1000m
Contaminants	**0**	**9**	**23**	**0**
Potentially Contaminative Uses				
Contemporary Trade Directory Entries	0	7	17	n/a
Fuel Station Entries	0	0	1	n/a
Miscellaneous				
BGS Recorded Mineral Sites	0	0	0	0

Historical Land Use	On Site	0-250m	250-500m
Contaminants	**1**	**13**	**23**
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities	0	6	11
Potentially Contaminative Features from Historical Building Plans	0	n/a	n/a
Potentially Contaminative Industrial Uses (Past Land Use)	0	2	3
Potentially Infilled Land			
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	0	0	0
Potentially Infilled Land (Water)	1	5	9

Sensitivity	On Site	0-250m	250-500m	500-1000m
Pathways and Receptors	**4**	**4**	**1**	**0**
Pathways				
Groundwater Vulnerability	1	0	n/a	n/a
Drift Deposits	1	0	n/a	n/a
Historical Flood Liabilities	0	0	0	0
Extreme Flooding from Rivers or Sea without Defences	1	1	n/a	n/a
Flooding from Rivers or Sea without Defences	1	1	n/a	n/a
Areas Benefiting from Flood Defences	0	0	n/a	n/a
Flood Water Storage Areas	0	0	n/a	n/a
Flood Defences	0	1	n/a	n/a
River Quality Biology Sampling Points	0	0	0	0
River Quality Chemistry Sampling Points	0	0	0	0

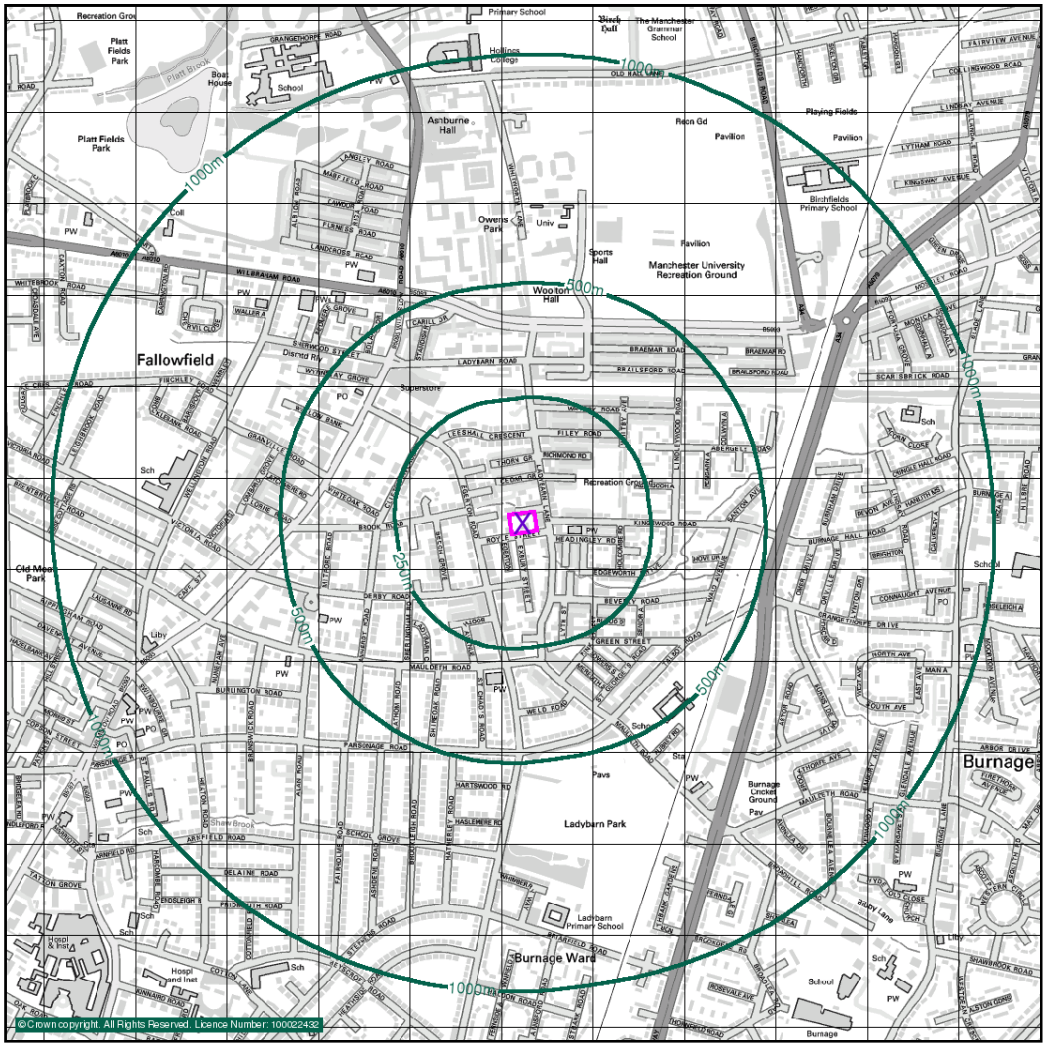
Sensitivity Pathways and Receptors	On Site 4	0-250m 4	250-500m 1	500-1000m 0
Environmentally Sensitive Receptors				
Areas of Outstanding Natural Beauty	0	0	0	0
Environmentally Sensitive Areas	0	0	0	0
Local Nature Reserves	0	0	0	0
National Nature Reserves	0	0	0	0
Nearest Surface Water Feature	0	1	0	0
Ramsar Sites	0	0	0	0
Sites of Special Scientific Interest	0	0	0	0
Source Protection Zones	0	0	1	0
Special Areas of Conservation	0	0	0	0
Licenced Water Abstractions	0	0	0	0
Protected Countryside Areas				
Forest Parks	0	0	0	0
National Parks	0	0	0	0
National Scenic Areas	0	0	0	0
Nitrate Sensitive Areas	0	0	0	n/a
Nitrate Vulnerable Zones	0	0	0	n/a

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Other Factors Geological	On Site 10	0-250m 2	250-500m 0	500-1000m 0
BGS 1:50,000 Geological Mapping Coverage	1	n/a	n/a	n/a
BGS 1:50,000 Mass Movement	0	n/a	n/a	n/a
BGS 1:50,000 Artificial Ground	0	n/a	n/a	n/a
BGS 1:50,000 Superficial Deposits	1	n/a	n/a	n/a
BGS 1:50,000 Bedrock Geology	1	n/a	n/a	n/a
BGS 1:50,000 Faults and Rock Segments	0	n/a	n/a	n/a
Brine Compensation Area	0	0	0	0
Coal Mining Affected Areas	0	0	n/a	n/a
Mining Instability	0	0	n/a	n/a
Man-Made Mining Cavities	0	0	0	0
Natural Cavities	0	0	0	0
Non Coal Mining Areas of Great Britain	0	0	n/a	n/a
Radon Potential - Radon Protected Areas	1	0	n/a	n/a
Radon Potential - Radon Protection Measures	1	0	n/a	n/a
Potential for Collapsible Ground Stability Hazards	1	0	n/a	n/a
Potential for Compressible Ground Stability Hazards	1	0	n/a	n/a
Potential for Ground Dissolution Stability Hazards	0	0	n/a	n/a
Potential for Landslide Ground Stability Hazards	1	0	n/a	n/a
Potential for Running Sand Ground Stability Hazards	1	1	n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	1	n/a	n/a

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Landfill Map



General

- Site Boundary
- Search Buffer
- Bearing Reference Point
- Reference Number

Waste/Landfill Sites

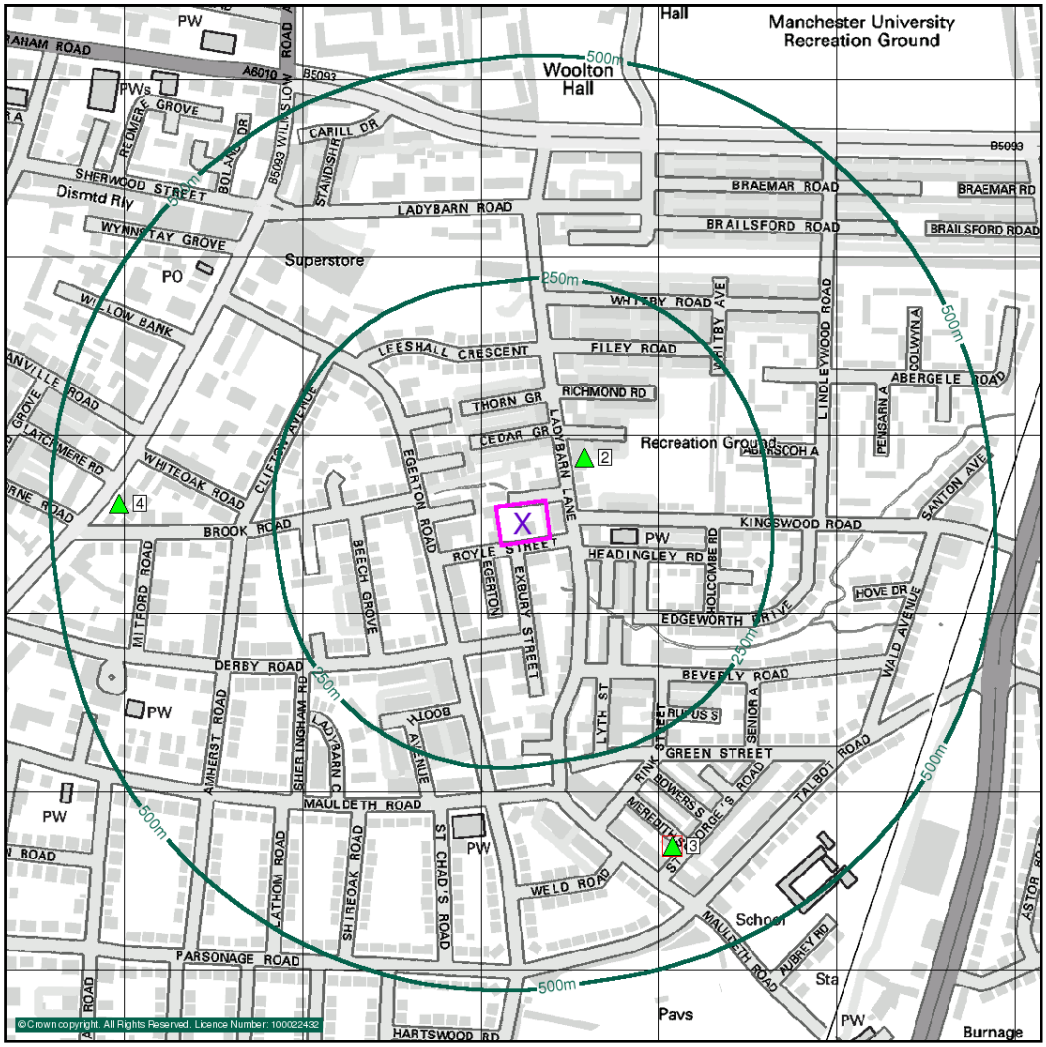
- Local Authority Recorded Landfill Site
- Local Authority Recorded Landfill Site (Point)
- Registered Landfill Site
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- BGS Recorded Landfill Site
- Licensed Waste Management Facilities (Landfill)
- Registered Landfill Site (Point)
- Licensed Waste Management Facilites (Location)
- BGS Recorded Landfill Site (Point)

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Contaminants Landfill Sites	Ref No.	Search Buffer	Direction
Local Authority Landfill Coverage			
Name: Manchester City Council - Had landfill data but passed it to the relevant environment agency **Contact Ref:** 4	-	On Site	SW

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Statutory Authorisations Map



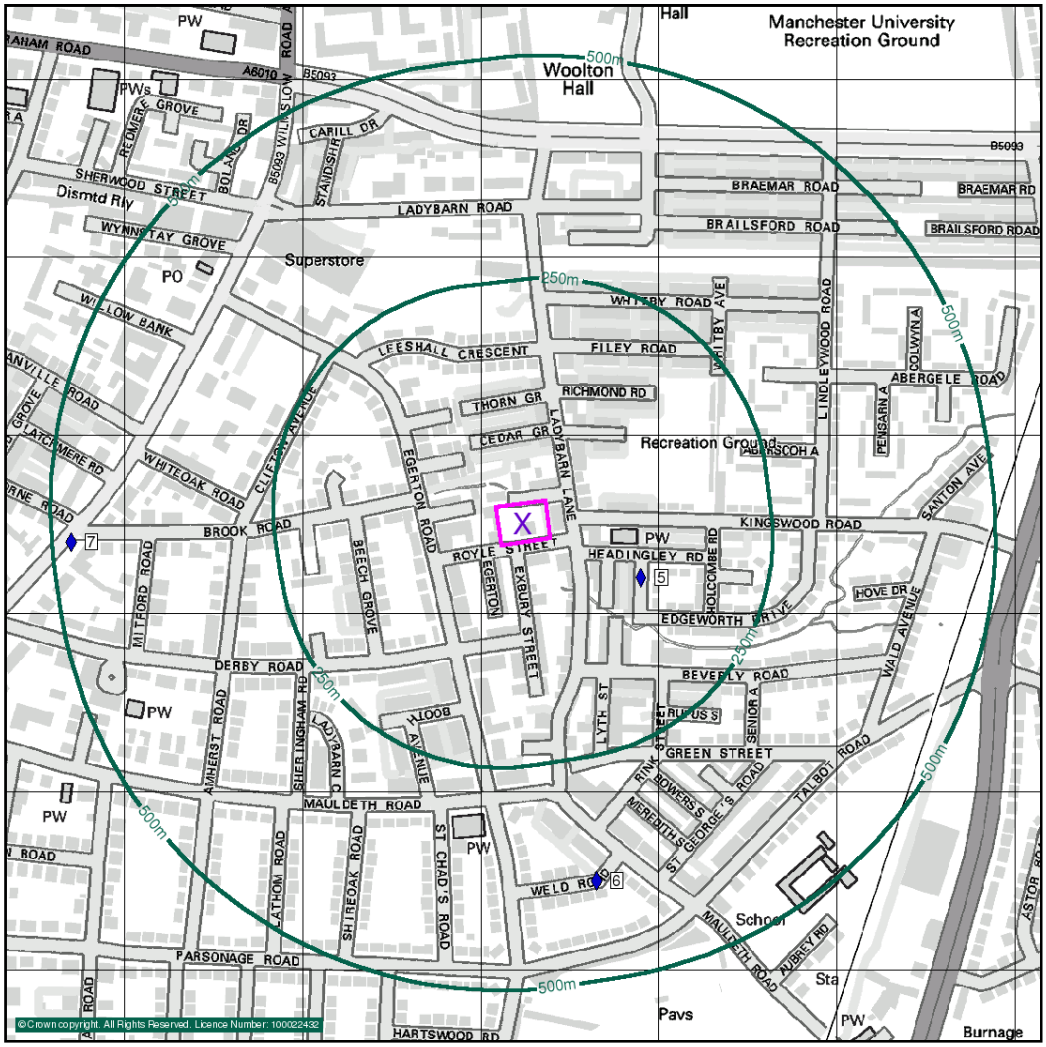
General	Statutory Authorisations
Site Boundary	Contaminated Land Register Entry or Notice
Search Buffer	Contaminated Land Register Entry or Notice (Point)
Bearing Reference Point	Local Authority Pollution Prevention and Control
Reference Number	Registered Radioactive Substance

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Contaminants Statutory Authorisations		Ref No.	Search Buffer	Direction
Local Authority Pollution Prevention and Controls				
Name: **Location:** **Authority:** **Permit Reference:** **Dated:** **Process Type:** **Description:** **Status:** **Positional Accuracy:** **Contact Ref:** **Distance:** **Grid Reference:**	S Marshall Motor Engineers 65-67 Ladybarn Lane, MANCHESTER, Lancashire, M14 6YL Manchester City Council, Environmental Health Department PPC/B/16/05/AW 16th September 1991 Local Authority Air Pollution Control PG1/1Waste oil burners, less than 0.4MW net rated thermal input Authorised Manually positioned to the address or location 1 63m 385916, 393572	2	0-250m	NE
Name: **Location:** **Authority:** **Permit Reference:** **Dated:** **Process Type:** **Description:** **Status:** **Positional Accuracy:** **Contact Ref:** **Distance:** **Grid Reference:**	R & B Motors 1 St Georges Road, MANCHESTER, Lancashire, M14 6SX Manchester City Council, Environmental Health Department 01/91 3rd July 1991 Local Authority Air Pollution Control PG1/1Waste oil burners, less than 0.4MW net rated thermal input Authorisation has varied Manually positioned to the address or location 1 376m 386015, 393135	3	250-500m	SE
Name: **Location:** **Authority:** **Permit Reference:** **Dated:** **Process Type:** **Description:** **Status:** **Positional Accuracy:** **Contact Ref:** **Distance:** **Grid Reference:**	R & B Motors 1 St George's Road, Fallowfield, Manchester, Lancashire, M14 6sx Manchester City Council, Environmental Health Department PPC/B/14/05/AW 16th March 1994 Local Authority Air Pollution Control PG1/1Waste oil burners, less than 0.4MW net rated thermal input Authorised Manually positioned to the address or location 1 377m 386019, 393135	3	250-500m	SE
Name: **Location:** **Authority:** **Permit Reference:** **Dated:** **Process Type:** **Description:** **Status:** **Positional Accuracy:** **Contact Ref:** **Distance:** **Grid Reference:**	Tcs - Fallowfield 377-385 Wilmslow Road, Fallowfield, MANCHESTER, Lancashire, M20 4WA Manchester City Council, Environmental Health Department PPC/PFS/RM/044/06 7th December 1998 Local Authority Air Pollution Control PG1/14 Petrol filling station Authorised Manually positioned to the address or location 1 424m 385394, 393520	4	250-500m	W

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Discharge Consents Map



General

- Site Boundary
- Search Buffer
- Bearing Reference Point
- Reference Number

Discharge Consent

- Discharge Consent

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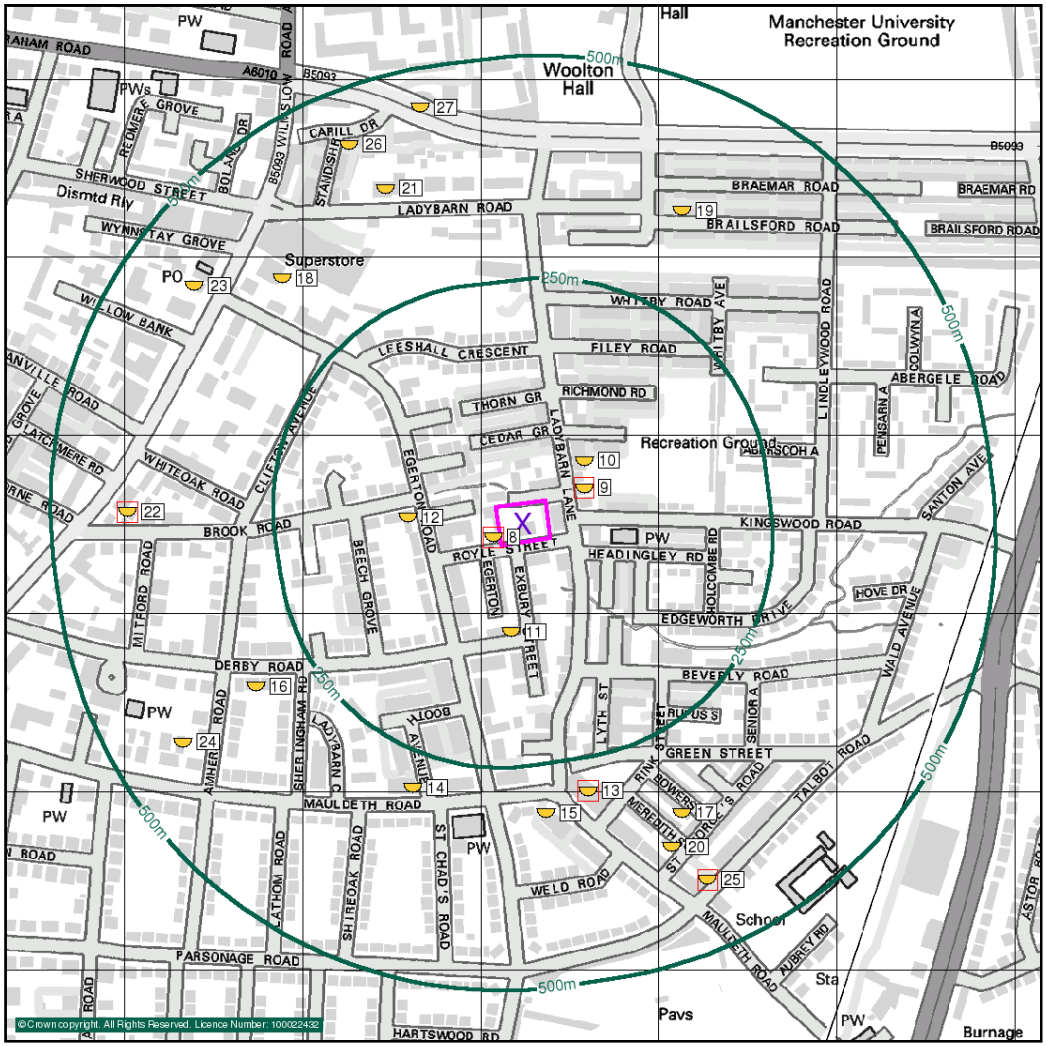
Contaminants Discharge Consents		Ref No.	Search Buffer	Direction
Discharge Consents				
Operator:	United Utilities Water Plc	5	0-250m	SE
Property Type:	Sewerage Network - Pumping Station - Water Company			
Location:	Holland St/Butler St, Sso, Manchester, Greater Manchester			
Authority:	Environment Agency, North West Region			
Catchment Area:	Not Given			
Reference:	01man0036			
Permit Version:	1			
Effective Date:	15th September 1993			
Issued Date:	Not Supplied			
Revocation Date:	15th September 1993			
Discharge Type:	Sewage Discharges - Final/Treated Effluent - Water Company			
Discharge Environment:	Freshwater Stream/River			
Receiving Water:	River Medlock			
Status:	Authorisation revokedRevoked			
Positional Accuracy:	Located by supplier to within 100m			
Contact Ref:	2			
Distance:	112m			
Grid Reference:	385980, 393440			
Operator:	United Utilities Water Plc	6	250-500m	S
Property Type:	Sewage Disposal Works - Water Company			
Location:	Palmerston Street, Manchester, Greater Manchester			
Authority:	Environment Agency, North West Region			
Catchment Area:	Not Given			
Reference:	01man0196			
Permit Version:	1			
Effective Date:	1st January 1995			
Issued Date:	Not Supplied			
Revocation Date:	13th October 1999			
Discharge Type:	Public Sewage: Storm Sewage Overflow			
Discharge Environment:	Freshwater Stream/River			
Receiving Water:	River Medlock			
Status:	Post National Rivers Authority Legislation where issue date > 31/08/1989			
Positional Accuracy:	Located by supplier to within 100m			
Contact Ref:	2			
Distance:	389m			
Grid Reference:	385930, 393100			

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Contaminants Discharge Consents		Ref No.	Search Buffer	Direction
Discharge Consents				
Operator:	United Utilities Water Plc	7	250-500m	W
Property Type:	Sewerage Network - Sewers - Water Company			
Location:	Wilmslow Rd/Brook Rd Cso, Fallowfield, Greater Manchester			
Authority:	Environment Agency, North West Region			
Catchment Area:	Not Given			
Reference:	016982985			
Permit Version:	1			
Effective Date:	22nd June 1995			
Issued Date:	Not Supplied			
Revocation Date:	Not Supplied			
Discharge Type:	Public Sewage: Storm Sewage Overflow			
Discharge Environment:	Freshwater Stream/River			
Receiving Water:	Leigh Brook			
Status:	Post National Rivers Authority Legislation where issue date > 31/08/1989			
Positional Accuracy:	Located by supplier to within 100m			
Contact Ref:	2			
Distance:	479m			
Grid Reference:	385340, 393480			

If you would like any further assistance regarding this report then please contact
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Potentially Contaminative Use Map



General

- Site Boundary
- Search Buffer
- Bearing Reference Point
- Reference Number

Potentially Contaminative Use

- Potentially Contaminative Use

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Contaminants Potentially Contaminative Uses		Ref No.	Search Buffer	Direction
Contemporary Trade Directory Entries				
Name: **Location:** **Classification:** **Status:** **Positional Accuracy:** **Distance:** **Grid Reference:**	B K W Hygiene 17, Royle Street, Manchester, M14 6RN Commercial Cleaning Services Inactive Automatically positioned to the address 9m 385814, 393485	8	0-250m	SW
Name: **Location:** **Classification:** **Status:** **Positional Accuracy:** **Distance:** **Grid Reference:**	G Brassington & Sons Ltd 17, Royle Street, Manchester, M14 6RN Coal & Smokeless Fuel Merchants & Distributors Inactive Automatically positioned to the address 9m 385814, 393485	8	0-250m	SW
Name: **Location:** **Classification:** **Status:** **Positional Accuracy:** **Distance:** **Grid Reference:**	Home & Dry 73, Ladybarn Lane, Manchester, M14 6YL Laundries & Launderettes Inactive Automatically positioned to the address 46m 385916, 393541	9	0-250m	NE
Name: **Location:** **Classification:** **Status:** **Positional Accuracy:** **Distance:** **Grid Reference:**	Hall'S Domestic Appliance 77, Ladybarn Lane, Manchester, M14 6YL Vacuum Cleaners - Sales & Service Inactive Automatically positioned to the address 46m 385919, 393527	9	0-250m	E
Name: **Location:** **Classification:** **Status:** **Positional Accuracy:** **Distance:** **Grid Reference:**	Marshalls Garage 65-67, Ladybarn Lane, Manchester, M14 6YL Garage Services Active Automatically positioned to the address 63m 385916, 393572	10	0-250m	NE
Name: **Location:** **Classification:** **Status:** **Positional Accuracy:** **Distance:** **Grid Reference:**	C-Probe Technologies 63, Derby Road, Manchester, M14 6RE Corrosion Prevention & Control Inactive Automatically positioned to the address 98m 385834, 393379	11	0-250m	S
Name: **Location:** **Classification:** **Status:** **Positional Accuracy:** **Distance:** **Grid Reference:**	Brookside Motors 24a, Egerton Road, Manchester, M14 6XA Garage Services Active Automatically positioned to the address 100m 385719, 393508	12	0-250m	W

Contaminants Potentially Contaminative Uses		Ref No.	Search Buffer	Direction
Contemporary Trade Directory Entries				
Name: **Location:** **Classification:** **Status:** **Positional Accuracy:** **Distance:** **Grid Reference:**	Safein 99, Mauldeth Road, Manchester, Lancashire, M14 6SR Electrical Goods Sales, Manufacturers & Wholesalers Inactive Automatically positioned to the address 282m 385917, 393205	13	250-500m	S
Name: **Location:** **Classification:** **Status:** **Positional Accuracy:** **Distance:** **Grid Reference:**	A S D 101, Mauldeth Road, Manchester, M14 6SR Hardware Active Automatically positioned to the address 288m 385920, 393201	13	250-500m	S
Name: **Location:** **Classification:** **Status:** **Positional Accuracy:** **Distance:** **Grid Reference:**	Pool Your Ideas 65-67, Mauldeth Road, Manchester, M20 4NF Swimming Pool Contractors, Repairers & Service Inactive Automatically positioned to the address 290m 385724, 393204	14	250-500m	SW
Name: **Location:** **Classification:** **Status:** **Positional Accuracy:** **Distance:** **Grid Reference:**	E M Engineering 100, Mauldeth Road, Manchester, M14 6SQ Mechanical Engineers Inactive Automatically positioned to the address 305m 385873, 393176	15	250-500m	S
Name: **Location:** **Classification:** **Status:** **Positional Accuracy:** **Distance:** **Grid Reference:**	Asco Laboratories 40, Derby Road, Manchester, M14 6US Laboratories Inactive Automatically positioned to the address 319m 385548, 393318	16	250-500m	SW
Name: **Location:** **Classification:** **Status:** **Positional Accuracy:** **Distance:** **Grid Reference:**	Sylvia'S Candles 26, Bowers Street, Ladybarn, Manchester, M14 6SU Candle Manufacturers & Suppliers Inactive Automatically positioned to the address 342m 386026, 393176	17	250-500m	SE
Name: **Location:** **Classification:** **Status:** **Positional Accuracy:** **Distance:** **Grid Reference:**	Central Tyre 349, Wilmslow Road, Manchester, M14 6XS Tyre Dealers Inactive Automatically positioned to the address 352m 385577, 393777	18	250-500m	NW

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Contaminants Potentially Contaminative Uses		Ref No.	Search Buffer	Direction
Contemporary Trade Directory Entries				
Name: **Location:** **Classification:** **Status:** **Positional Accuracy:** **Distance:** **Grid Reference:**	Drilline Products 5, Brailsford Road, Manchester, M14 6PT Drilling & Boring Equipment & Supplies Inactive Automatically positioned to the address 361m 386025, 393852	19	250-500m	NE
Name: **Location:** **Classification:** **Status:** **Positional Accuracy:** **Distance:** **Grid Reference:**	R & B Motors 1, St. Georges Road, Manchester, M14 6SX Garage Services Active Automatically positioned to the address 373m 386015, 393138	20	250-500m	SE
Name: **Location:** **Classification:** **Status:** **Positional Accuracy:** **Distance:** **Grid Reference:**	Ernest Bentley & Sons Ltd Harburg House, 11, Ladybarn Road, Manchester, M14 6WN Builders' Merchants Active Automatically positioned to the address 379m 385693, 393877	21	250-500m	N
Name: **Location:** **Classification:** **Status:** **Positional Accuracy:** **Distance:** **Grid Reference:**	Fallowfield Service 377, Wilmslow Road, Manchester, M14 6AH Petrol Filling Stations - 24 Hour Inactive Automatically positioned to the address 413m 385405, 393531	22	250-500m	W
Name: **Location:** **Classification:** **Status:** **Positional Accuracy:** **Distance:** **Grid Reference:**	Soap Opera 324-326, Wilmslow Road, Manchester, M14 6XQ Dry Cleaners Inactive Automatically positioned to the address 421m 385478, 393768	23	250-500m	NW
Name: **Location:** **Classification:** **Status:** **Positional Accuracy:** **Distance:** **Grid Reference:**	Full Steam Ahead Apartment 9, 15b, Mauldeth Road, Manchester, M20 4NE Carpet, Curtain & Upholstery Cleaners Active Automatically positioned to the address 422m 385465, 393255	24	250-500m	SW
Name: **Location:** **Classification:** **Status:** **Positional Accuracy:** **Distance:** **Grid Reference:**	Talbot Road Garage 1, Talbot Road, Fallowfield, Manchester, M14 6TA Breakdown and Recovery Inactive Automatically positioned to the address 423m 386055, 393101	25	250-500m	SE

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Contaminants Potentially Contaminative Uses		Ref No.	Search Buffer	Direction
Contemporary Trade Directory Entries				
Name: **Location:** **Classification:** **Status:** **Positional Accuracy:** **Distance:** **Grid Reference:**	R R S 1, Talbot Road, Fallowfield, Manchester, M14 6TA Car Breakdown & Recovery Services Inactive Automatically positioned to the address 423m 386055, 393101	25	250-500m	SE
Name: **Location:** **Classification:** **Status:** **Positional Accuracy:** **Distance:** **Grid Reference:**	Martas Idea 14, Carill Drive, Manchester, M14 6WR Blinds, Awnings & Canopies Active Automatically positioned to the address 440m 385652, 393927	26	250-500m	NW
Name: **Location:** **Classification:** **Status:** **Positional Accuracy:** **Distance:** **Grid Reference:**	The Car Centre Ltd Moseley Road, Fallowfield, Manchester, M14 6PA Car Dealers Active Manually positioned to the road within the address or location 457m 385732, 393968	27	250-500m	N
Fuel Station Entries				
Name: **Location:** **Brand:** **Premises Type:** **Status:** **Positional Accuracy:** **Distance:** **Grid Reference:**	Shell Fallowfield 385 Wilmslow Road, Fallowfield, Manchester, Lancashire, M14 6AH Shell Petrol Station Open Manually positioned to the address or location 415m 385403, 393514	22	250-500m	W

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Potentially Contaminative Uses Map



General

- Site Boundary
- Search Buffer
- Bearing Reference Point
- Reference Number

Potentially Contaminative Use

- Point Feature
- Area Feature
- Line Feature
- Historical Tanks and Energy Facilities
- Potentially Contaminative Features from Historical Building Plans

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Contaminants Potentially Contaminative Uses		Ref No.	Search Buffer	Direction
Historical Tanks And Energy Facilities				
Use: **Mapping Scale:** **Date of Mapping:** **Distance:** **Grid Reference:**	Potential Tanks 1:1,250 1958 47m 385894, 393441	28	0-250m	SE
Use: **Mapping Scale:** **Date of Mapping:** **Distance:** **Grid Reference:**	Electrical Sub Station Facilities 1:1,250 1987 69m 385888, 393417	29	0-250m	SE
Use: **Mapping Scale:** **Date of Mapping:** **Distance:** **Grid Reference:**	Potential Tanks 1:2,500 1958 90m 385730, 393501	30	0-250m	W
Use: **Mapping Scale:** **Date of Mapping:** **Distance:** **Grid Reference:**	Potential Tanks 1:1,250 1958 - 1971 92m 385728, 393503	30	0-250m	W
Use: **Mapping Scale:** **Date of Mapping:** **Distance:** **Grid Reference:**	Potential Tanks 1:2,500 1958 104m 385718, 393484	30	0-250m	W
Use: **Mapping Scale:** **Date of Mapping:** **Distance:** **Grid Reference:**	Potential Tanks 1:1,250 1958 - 1987 104m 385718, 393484	30	0-250m	W
Use: **Mapping Scale:** **Date of Mapping:** **Distance:** **Grid Reference:**	Potential Tanks 1:2,500 1958 297m 385618, 393739	31	250-500m	NW
Use: **Mapping Scale:** **Date of Mapping:** **Distance:** **Grid Reference:**	Potential Tanks 1:1,250 1958 298m 385617, 393740	31	250-500m	NW
Use: **Mapping Scale:** **Date of Mapping:** **Distance:** **Grid Reference:**	Potential Tanks 1:1,250 1971 299m 385616, 393739	31	250-500m	NW

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Contaminants Potentially Contaminative Uses		Ref No.	Search Buffer	Direction
Historical Tanks And Energy Facilities				
Use: **Mapping Scale:** **Date of Mapping:** **Distance:** **Grid Reference:**	Electrical Sub Station Facilities 1:1,250 1987 302m 385615, 393259	32	250-500m	SW
Use: **Mapping Scale:** **Date of Mapping:** **Distance:** **Grid Reference:**	Potential Tanks 1:1,250 1958 376m 386018, 393136	33	250-500m	SE
Use: **Mapping Scale:** **Date of Mapping:** **Distance:** **Grid Reference:**	Potential Tanks 1:2,500 1958 377m 386018, 393135	33	250-500m	SE
Use: **Mapping Scale:** **Date of Mapping:** **Distance:** **Grid Reference:**	Potential Tanks 1:2,500 1958 425m 385455, 393740	34	250-500m	NW
Use: **Mapping Scale:** **Date of Mapping:** **Distance:** **Grid Reference:**	Potential Tanks 1:1,250 1958 428m 385451, 393740	34	250-500m	NW
Use: **Mapping Scale:** **Date of Mapping:** **Distance:** **Grid Reference:**	Potential Tanks 1:2,500 1958 470m 385664, 393964	35	250-500m	N
Use: **Mapping Scale:** **Date of Mapping:** **Distance:** **Grid Reference:**	Potential Tanks 1:1,250 1958 471m 385663, 393964	35	250-500m	N
Use: **Mapping Scale:** **Date of Mapping:** **Distance:** **Grid Reference:**	Potential Tanks 1:1,250 1971 495m 385627, 393976	36	250-500m	NW
Historical Building Plan Extents				
No Data Available		-		-

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Contaminants Potentially Contaminative Uses		Ref No.	Search Buffer	Direction
Potentially Contaminative Industrial Uses (Past Land Use)				
Use: **Date of Mapping:** **Distance:** **Grid Reference:**	Railways 1894 - 1990 200m 385842, 393725	37	0-250m	N
Use: **Date of Mapping:** **Distance:** **Grid Reference:**	Animal slaughtering & basic processing of meat [other than poultry] 1894 - 1923 233m 385966, 393270	38	0-250m	SE
Use: **Date of Mapping:** **Distance:** **Grid Reference:**	Railways 1894 - 1990 273m 385864, 393800	39	250-500m	N
Use: **Date of Mapping:** **Distance:** **Grid Reference:**	Railways 1923 - 1990 466m 386324, 393348	40	250-500m	E
Use: **Date of Mapping:** **Distance:** **Grid Reference:**	Railways 1923 - 1955 478m 386319, 393299	41	250-500m	SE

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Potentially Infilled Land Map



General	Potentially Infilled Land
Site Boundary	Point Feature
Search Buffer	Area Feature
Bearing Reference Point	Line Feature
Reference Number	

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Contaminants Potentially Infilled Land		Ref No.	Search Buffer	Direction
Potentially Infilled Land (Water)				
Use: **Date of Mapping:** **Distance:** **Grid Reference:**	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) 1848 0m 385859, 393516	1	On Site	NE
Use: **Date of Mapping:** **Distance:** **Grid Reference:**	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) 1848 166m 385857, 393314	42	0-250m	S
Use: **Date of Mapping:** **Distance:** **Grid Reference:**	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) 1894 191m 386058, 393571	43	0-250m	E
Use: **Date of Mapping:** **Distance:** **Grid Reference:**	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) 1894 197m 385787, 393714	44	0-250m	N
Use: **Date of Mapping:** **Distance:** **Grid Reference:**	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) 1848 198m 385716, 393689	45	0-250m	NW
Use: **Date of Mapping:** **Distance:** **Grid Reference:**	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) 1848 246m 385687, 393728	46	0-250m	NW
Use: **Date of Mapping:** **Distance:** **Grid Reference:**	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) 1848 278m 385598, 393689	47	250-500m	NW
Use: **Date of Mapping:** **Distance:** **Grid Reference:**	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) 1848 321m 385542, 393684	48	250-500m	NW
Use: **Date of Mapping:** **Distance:** **Grid Reference:**	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) 1848 322m 386018, 393813	49	250-500m	NE
Use: **Date of Mapping:** **Distance:** **Grid Reference:**	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) 1923 378m 386233, 393641	50	250-500m	E
Use: **Date of Mapping:** **Distance:** **Grid Reference:**	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) 1848 385m 385820, 393092	51	250-500m	S

Contaminants Potentially Infilled Land		Ref No.	Search Buffer	Direction
Potentially Infilled Land (Water)				
Use: **Date of Mapping:** **Distance:** **Grid Reference:**	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) 1848 414m 385813, 393935	52	250-500m	N
Use: **Date of Mapping:** **Distance:** **Grid Reference:**	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) 1848 441m 385511, 393166	53	250-500m	SW
Use: **Date of Mapping:** **Distance:** **Grid Reference:**	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) 1908 443m 386321, 393490	54	250-500m	E
Use: **Date of Mapping:** **Distance:** **Grid Reference:**	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) 1848 448m 385381, 393617	55	250-500m	W

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Map Details

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

1:1,250	Mapsheet	Published
Ordnance Survey Plan	SJ8593NE	1958
Ordnance Survey Plan	SJ8593SE	1958
Ordnance Survey Plan	SJ8593NE	1971
Ordnance Survey Plan	SJ8593SE	1987
1:2,500	**Mapsheet**	**Published**
Ordnance Survey Plan	SJ8593	1958

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

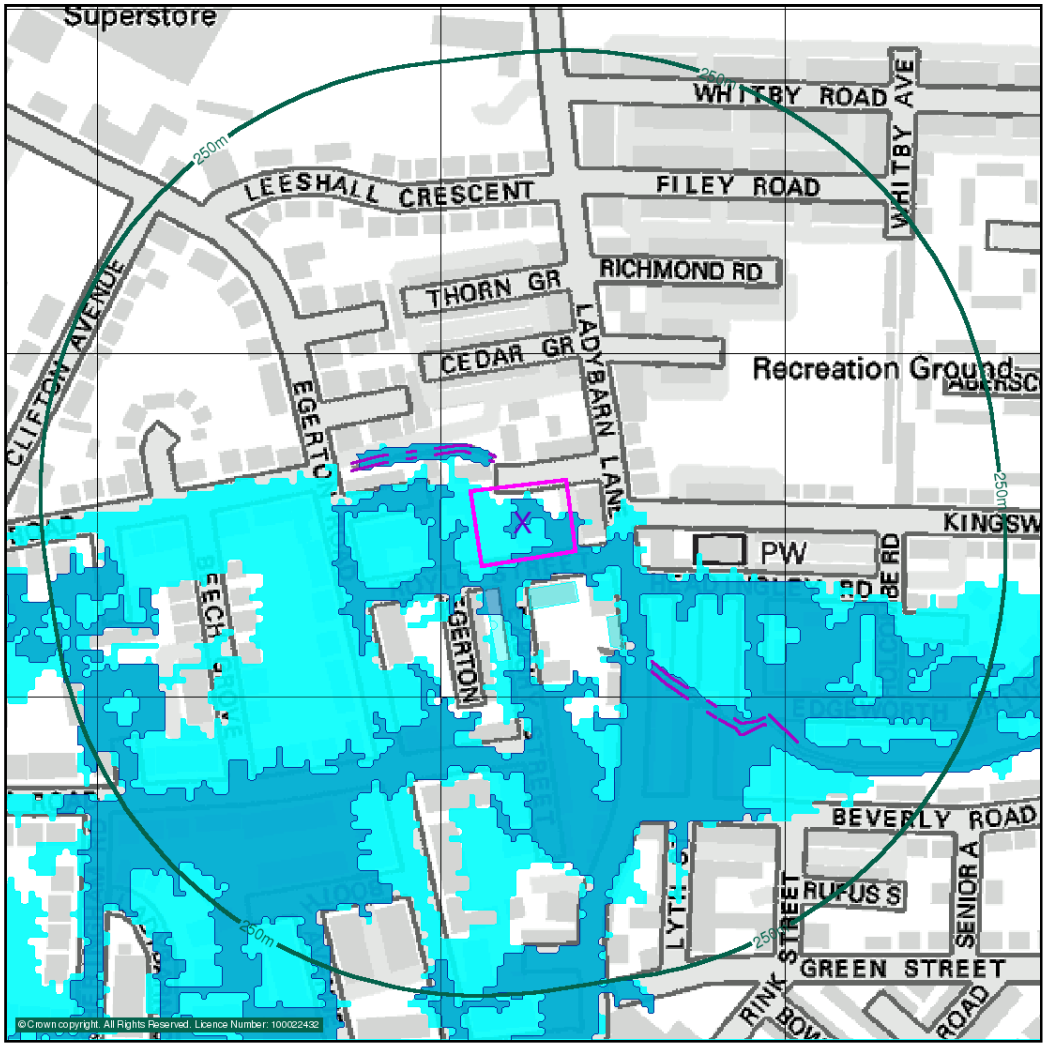
1:10,000	Mapsheet	Published
Ordnance Survey Plan	SJ89SE	1990
1:10,560	**Mapsheet**	**Published**
Lancashire And Furness	111_00	1848
Lancashire And Furness	111_00	1848
Cheshire	010_00	1882
Cheshire	010_00	1882
Lancashire And Furness	111_NE	1894
Lancashire And Furness	111_NE	1894
Cheshire	010_SW	1899
Cheshire	010_SW	1899
Lancashire And Furness	111_NE	1908
Lancashire And Furness	111_NE	1908
Cheshire	010_SW	1911
Cheshire	010_SW	1911
Lancashire And Furness	111_NE	1923
Lancashire And Furness	111_NE	1923
Cheshire	010_SW	1938
Cheshire	010_SW	1938
Ordnance Survey Plan	SJ89SE	1955
Ordnance Survey Plan	SJ89SE	1955

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

1:2,500	Mapsheet	Published

The following maps have also been reviewed by RPS during the Risk Assessment process		
1:2,500	**Mapsheet**	**Published**
Lancashire And Furness	111_03	1893
Lancashire And Furness	111_03	1907
Lancashire And Furness	111_03	1922
1:2,500	**Mapsheet**	**Published**
Lancashire And Furness	111_03	1934
1:10,000	**Mapsheet**	**Published**
Ordnance Survey Plan	SJ89SE	1976
Ordnance Survey Plan	SJ89SE	1985
1:10,560	**Mapsheet**	**Published**
Ordnance Survey Plan	SJ89SE	1965
Ordnance Survey Plan	SJ89SE	1965

Flood Map



General

- Site Boundary
- Search Buffer
- Bearing Reference Point
- Reference Number

Area of Floodplain

- Areas Benefiting from Flood Defences
- Flood Water Storage Areas
- Flood Defences
- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)

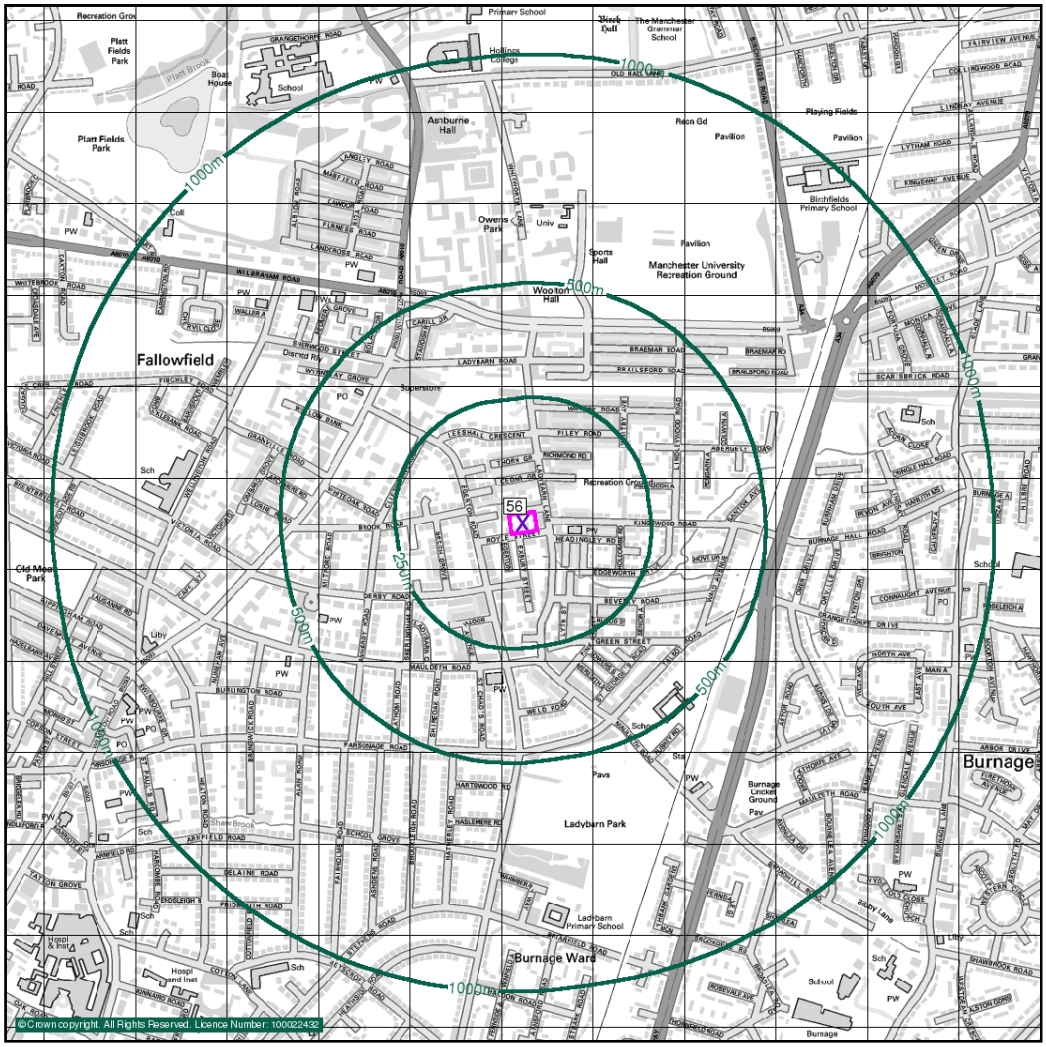
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Pathways and Receptors Pathways		Ref No.	Search Buffer	Direction
Groundwater Vulnerability				
Geological Classification:	Major Aquifer (Highly permeable) - These are highly permeable formations usually with a known or probable presence of significant fracturing. They may be highly productive and able to support large abstractions for public water supply and other purposes	-	On Site	SW
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:	2			
Distance:	0m			
Grid Reference:	385848, 393502			
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	-	On Site	SW
Map Sheet:	Sheet 17 Derbyshire & North Staffordshire			
Scale:	1:100,000			
Contact Ref:	2			
Distance:	0m			
Grid Reference:	385848, 393502			
Extreme Flooding from Rivers or Sea without Defences				
Type:	Extent of Extreme Flooding from Rivers or Sea without Defences	-	On Site	SW
Flood Plain Type:	Fluvial Models			
Source:	Environment Agency, Head Office			
Boundary Accuracy:	As Supplied			
Contact Ref:	2			
Distance:	0m			
Grid Reference:	385848, 393502			
Type:	Extent of Extreme Flooding from Rivers or Sea without Defences	-	0-250m	S
Flood Plain Type:	Fluvial Models and Fluvial Events			
Source:	Environment Agency, Head Office			
Boundary Accuracy:	As Supplied			
Contact Ref:	2			
Distance:	14m			
Grid Reference:	385834, 393465			
Flooding from Rivers or Sea without Defences				
Type:	Extent of Flooding from Rivers or Sea without Defences	-	On Site	SW
Flood Plain Type:	Fluvial Models			
Source:	Environment Agency, Head Office			
Boundary Accuracy:	As Supplied			
Contact Ref:	2			
Distance:	0m			
Grid Reference:	385848, 393502			

Pathways and Receptors Pathways		Ref No.	Search Buffer	Direction
Flooding from Rivers or Sea without Defences				
Type: **Flood Plain Type:** **Source:** **Boundary Accuracy:** **Contact Ref:** **Distance:** **Grid Reference:**	Extent of Flooding from Rivers or Sea without Defences Fluvial Models Environment Agency, Head Office As Supplied 2 14m 385827, 393535	-	0-250m	NW
Areas Benefiting from Flood Defences				
None		-		-
Flood Water Storage Areas				
None		-		-
Flood Defences				
Type: **Reference:** **Source:** **Contact Ref:** **Distance:** **Grid Reference:**	Flood Defences Not Supplied Environment Agency, Head Office 2 17m 385830, 393537	-	0-250m	NW

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Environmentally Sensitive Receptors - Water Map



General

- Site Boundary
- Search Buffer
- Bearing Reference Point
- Reference Number
- Ramsar Site
- Marine Nature Reserve
- Nearest Surface Water Feature
- Water Abstraction

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Pathways and Receptors Environmentally Sensitive Receptors (Water Related)	Ref No.	Search Buffer	Direction
Nearest Surface Water Feature			
Distance: 17m **Grid Reference:** 385829, 393538	56	0-250m	NW

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Pathways and Receptors Environmentally Sensitive Receptors (Non-water related)		Ref No.	Search Buffer	Direction
Source Protection Zones				
Name:	Moss Side	-	250-500m	N
Source:	Environment Agency, Head Office			
Reference:	Nw097			
Type:	Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source.			
Contact Ref:	2			
Distance:	345m			
Grid Reference:	385898, 393870			

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Other Factors Geological	Search Buffer	Direction
BGS 1:50,000 Geological Mapping Coverage		
Map Sheet No.: 098 **Map Name:** Stockport **Map Date:** 1977 **Bedrock Geology:** Available **Superficial Geology:** Available **Artificial Geology:** Not Available **Faults:** Not Supplied **Landslip:** Available **Rock Segments:** Not Supplied **Contact Ref:** 3 **Distance:** 0m **Grid Reference:** 385848, 393502	On Site	SW
BGS 1:50,000 Superficial Deposits		
LEX Code: TILLD **Rock Name:** Till, Devensian **Rock Type:** Diamicton **Min. Age:** Devensian **Max. Age:** Devensian **Contact Ref:** 3 **Distance:** 0m **Grid Reference:** 385848, 393502	On Site	SW
BGS 1:50,000 Bedrock Geology		
LEX Code: CPB **Rock Name:** Chester Pebble Beds Formation **Rock Type:** Sandstone, Pebbly (Gravelly) **Min. Age:** Early Triassic **Max. Age:** Early Triassic **Contact Ref:** 3 **Distance:** 0m **Grid Reference:** 385848, 393502	On Site	SW
Brine Compensation Area		
No		-
Coal Mining Affected Areas		
In an area which may not be affected by Coal Mining		-
Non Coal Mining Areas of Great Britain		
No Hazard		-

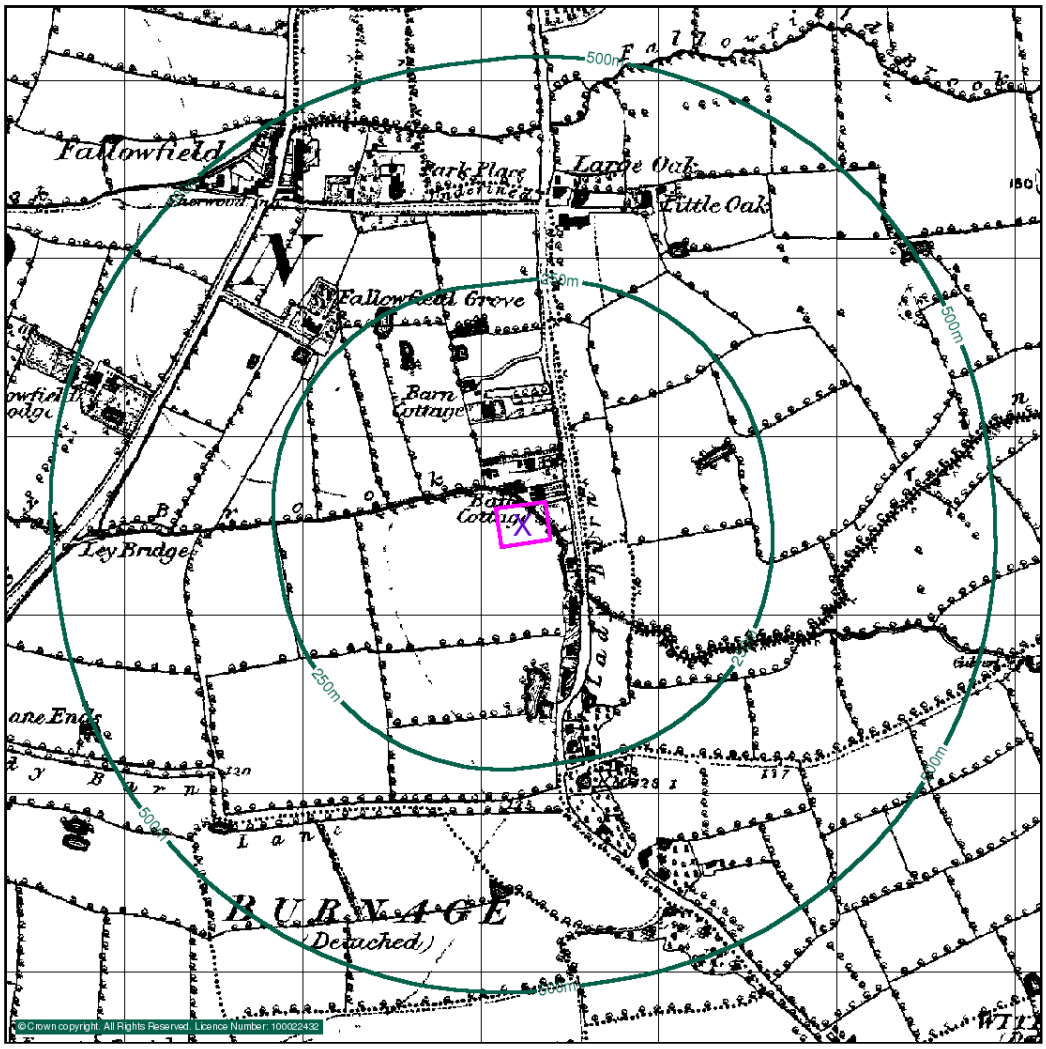
If you would like any further assistance regarding this report then please contact
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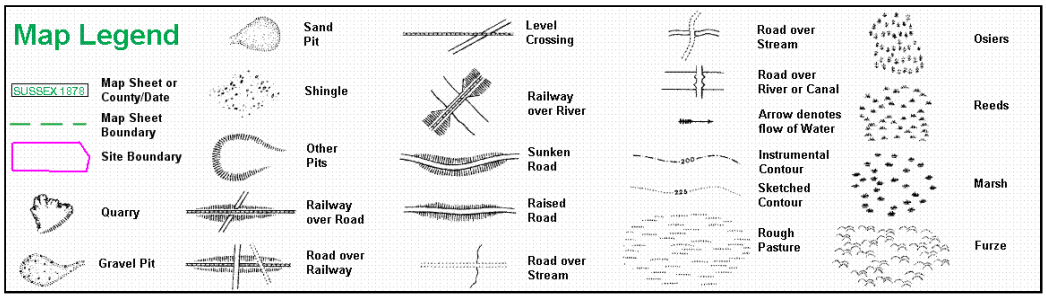
Other Factors Geological		Search Buffer	Direction
Radon Potential - Radon Protected Areas			
Radon Affected Areas: **Source:** **Contact Ref:** **Distance:** **Grid Reference:**	The property is in a lower probability radon area, as less than 1% of homes are above the action level British Geological Survey, National Geoscience Information Service 3 0m 385848, 393502	On Site	SW
Radon Potential - Radon Protection Measures			
Radon Protection Measures: **Source:** **Contact Ref:**	None British Geological Survey, National Geoscience Information Service 3	On Site	SW
Potential for Collapsible Ground Stability Hazards			
Hazard Potential: **Source:** **Contact Ref:**	Very Low British Geological Survey, National Geoscience Information Service 3	On Site	SW
Potential for Compressible Ground Stability Hazards			
Hazard Potential: **Source:** **Contact Ref:**	No Hazard British Geological Survey, National Geoscience Information Service 3	On Site	SW
Potential for Ground Dissolution Stability Hazards			
No Hazard			-
Potential for Landslide Ground Stability Hazards			
Hazard Potential: **Source:** **Contact Ref:**	Very Low British Geological Survey, National Geoscience Information Service 3	On Site	SW
Potential for Running Sand Ground Stability Hazards			
Hazard Potential: **Source:** **Contact Ref:**	Very Low British Geological Survey, National Geoscience Information Service 3	On Site	SW
Hazard Potential: **Source:** **Contact Ref:**	No Hazard British Geological Survey, National Geoscience Information Service 3	0-250m	N
Potential for Shrinking or Swelling Clay Ground Stability Hazards			
Hazard Potential: **Source:** **Contact Ref:**	Very Low British Geological Survey, National Geoscience Information Service 3	On Site	SW

Other Factors Geological		Search Buffer	Direction
Potential for Shrinking or Swelling Clay Ground Stability Hazards			
Hazard Potential: **Source:** **Contact Ref:**	No Hazard British Geological Survey, National Geoscience Information Service 3	0-250m	N

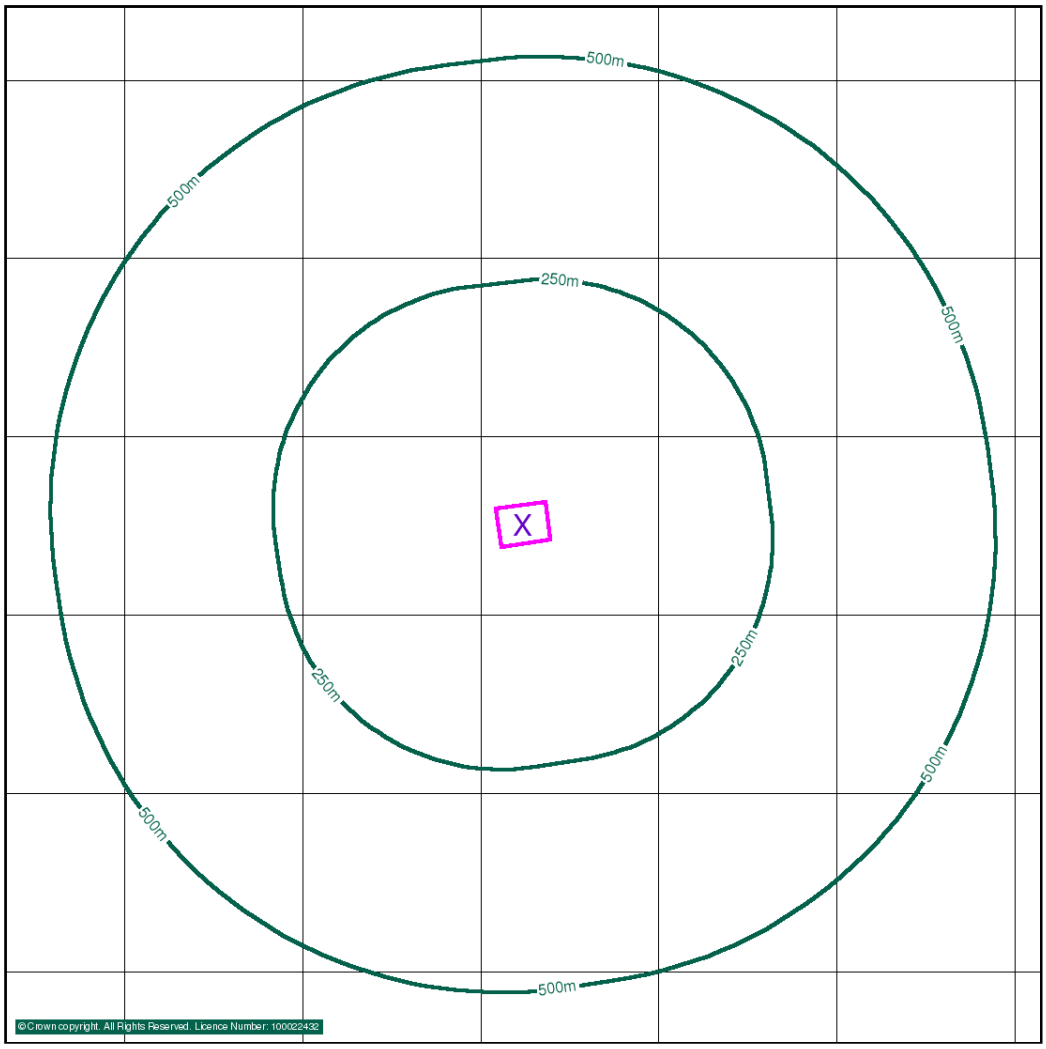
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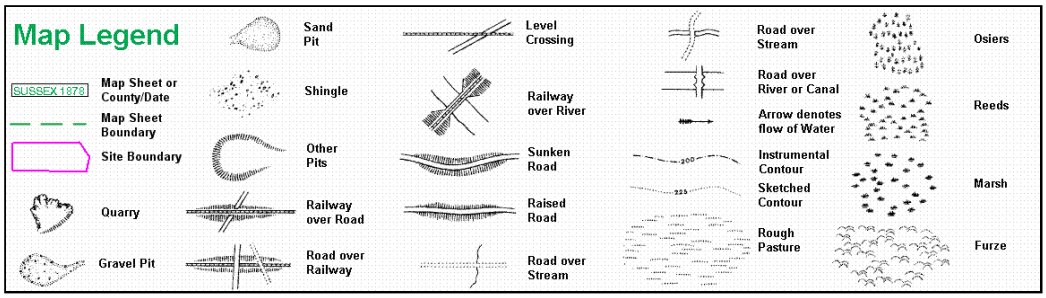
1848


Fallowfield
Park Place
Large Oak
Little Oaks
Fallowfield Grove
Barn Cottage
Ley Bridge
BURNAGE
(Detached)
500m
250m
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Map Legend
SUSSEX 1878
Map Sheet or County/Date
Map Sheet Boundary
Site Boundary
Quarry
Gravel Pit
Sand Pit
Shingle
Other Pits
Railway over Road
Road over Railway
Level Crossing
Railway over River
Sunken Road
Raised Road
Road over Stream
Road over Stream
Road over River or Canal
Arrow denotes flow of Water
Instrumental Contour
Sketched Contour
Rough Pasture
Osiers
Reeds
Marsh
Furze

1882

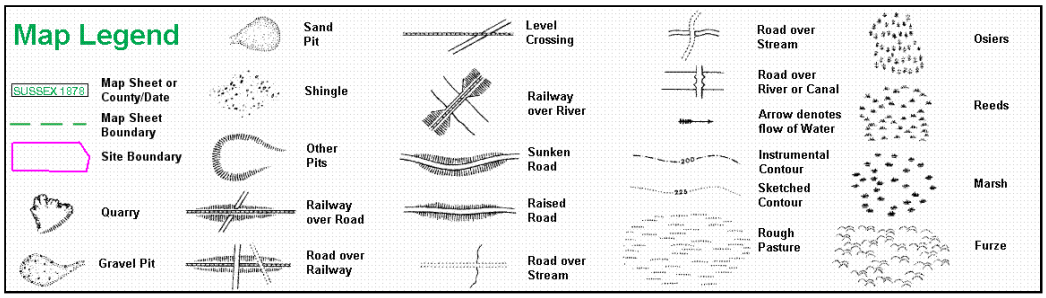




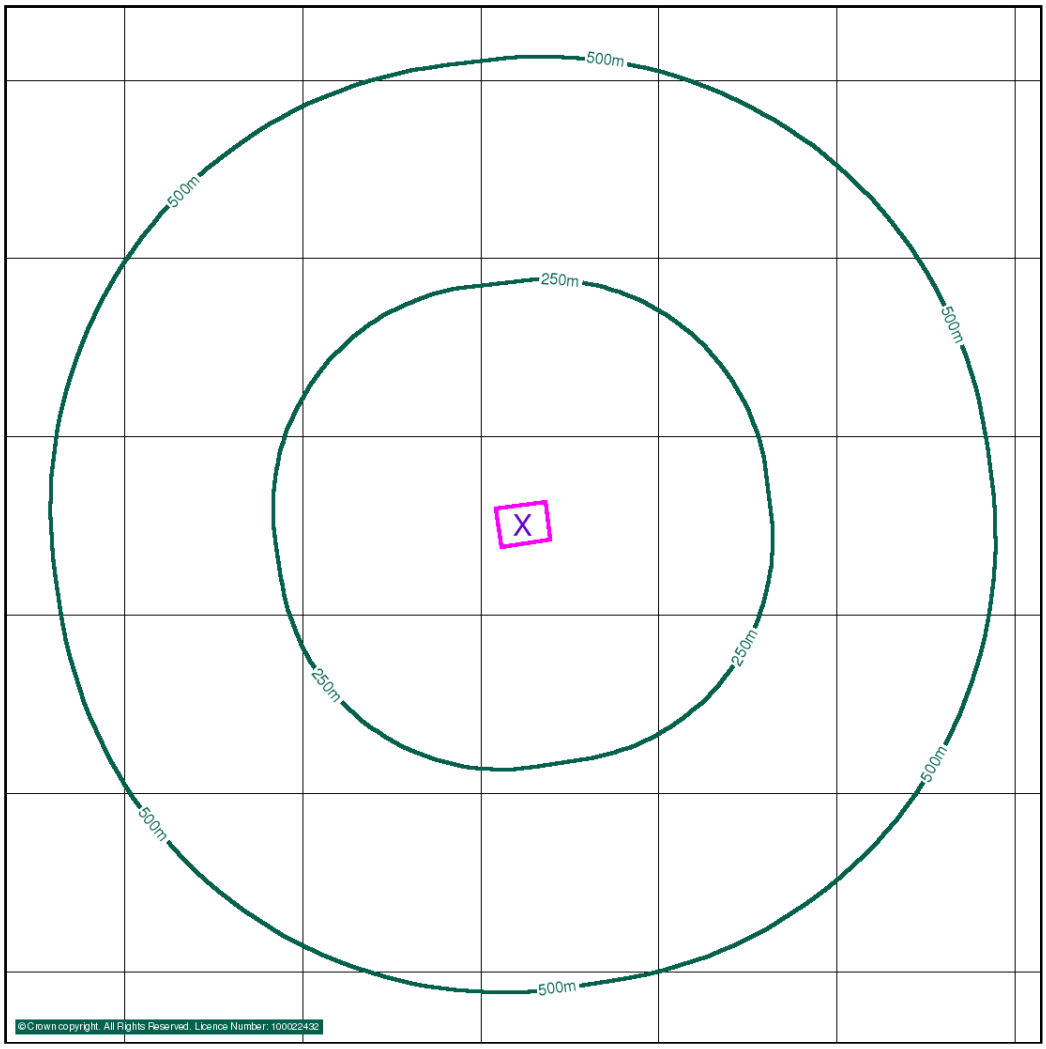
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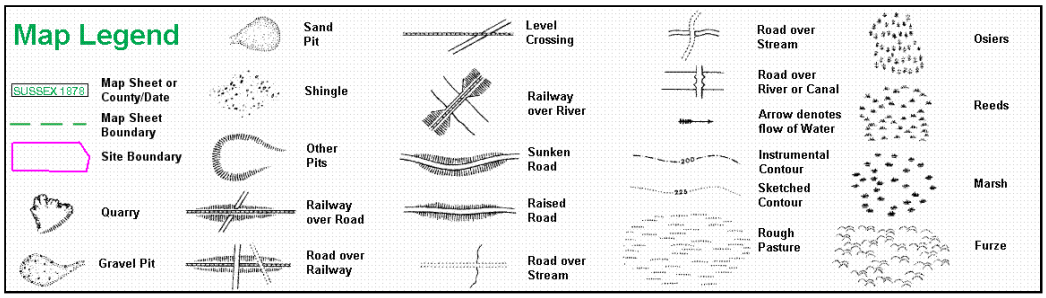
1894


Church
Rectory
Sun. School
School
Small Oak Farm
Station
Large Oak Farm
M. S. & L. R.
MANCHESTER
CENTRAL
Furfield Junction 4
Vern Lea
The Grove
Ladybarn Cottage
Meth. Chap.
LADYBARN
Abattoir
Mission Room
WITHINGTON
500m
200m
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Map Legend
SUSSEX 1878
Map Sheet or County/Date
Map Sheet Boundary
Site Boundary
Quarry
Gravel Pit
Sand Pit
Shingle
Other Pits
Railway over Road
Road over Railway
Level Crossing
Railway over River
Sunken Road
Raised Road
Road over Stream
Road over Stream
Road over River or Canal
Arrow denotes flow of Water
Instrumental Contour
Sketched Contour
Rough Pasture
Osiers
Reeds
Marsh
Furze

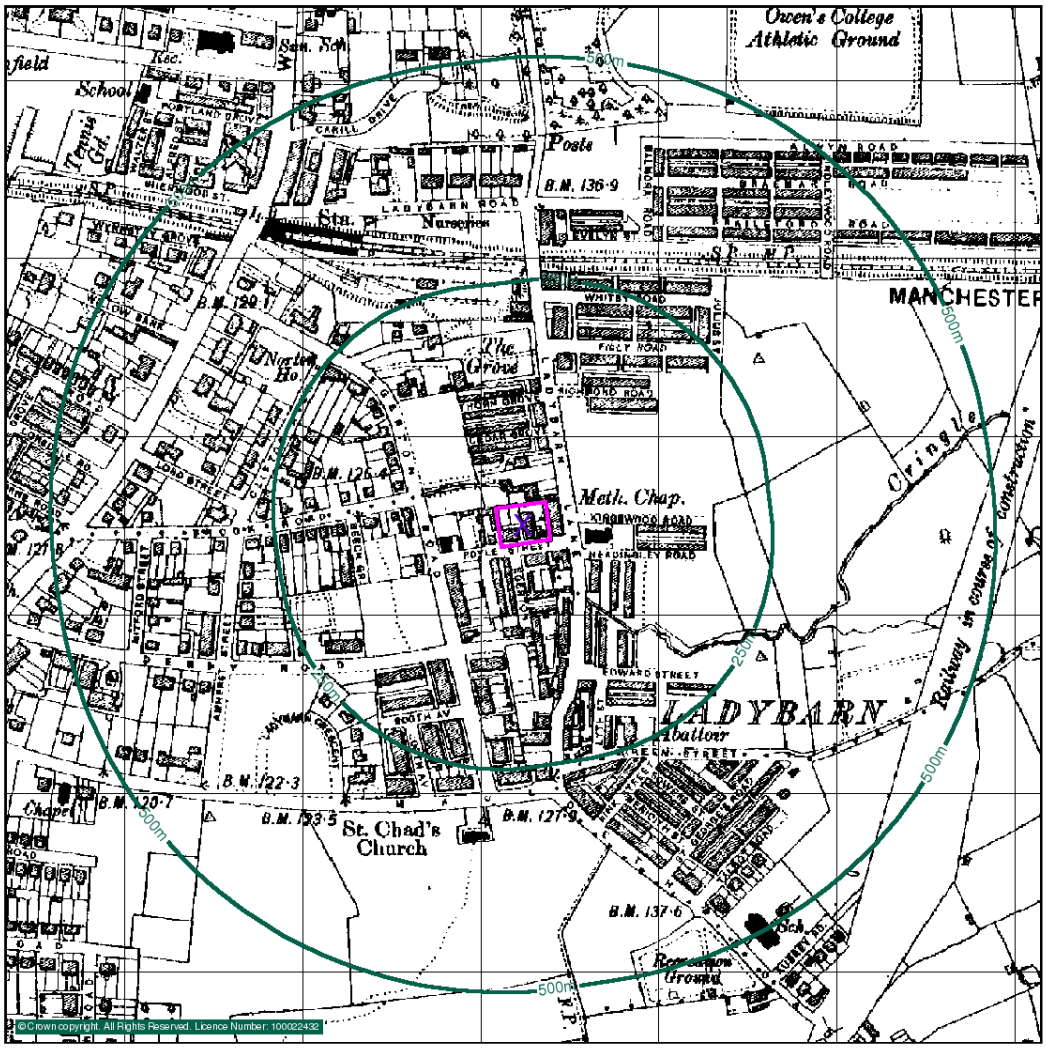
1899

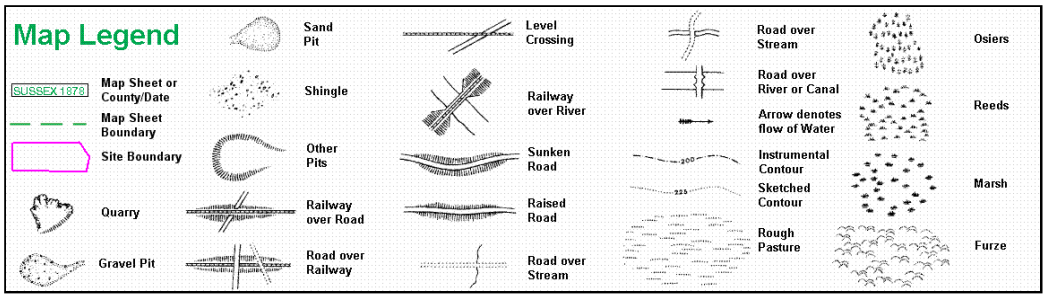




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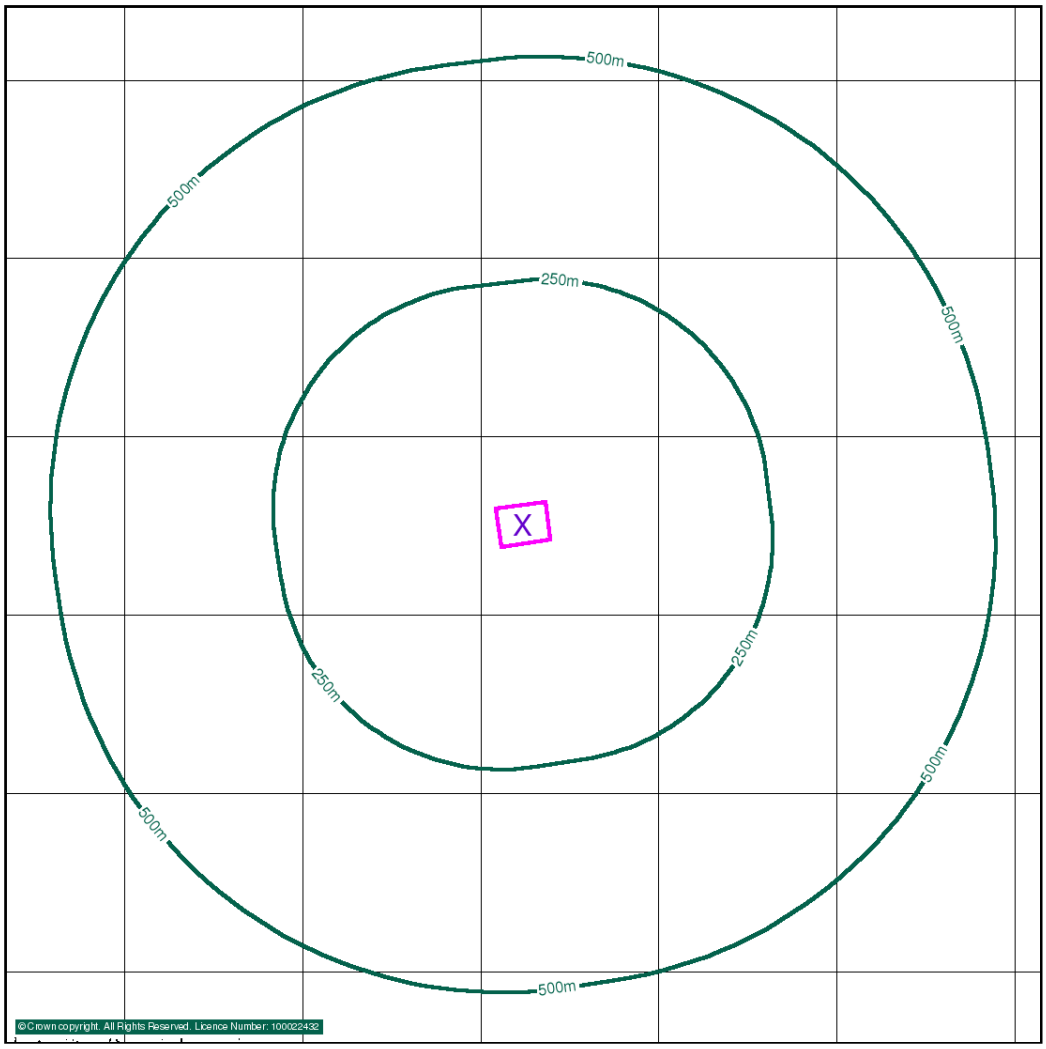
1908

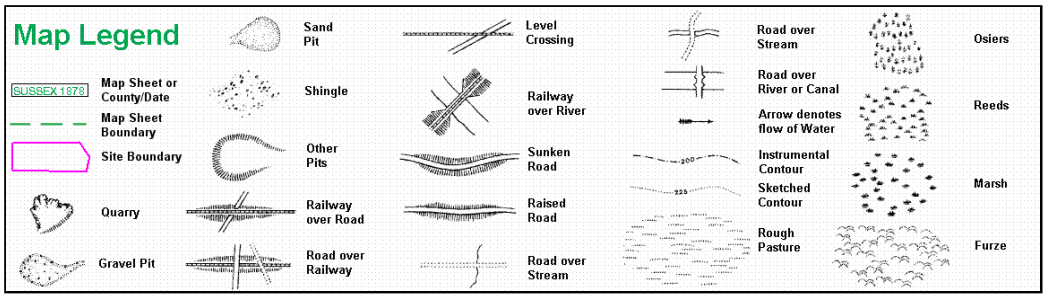




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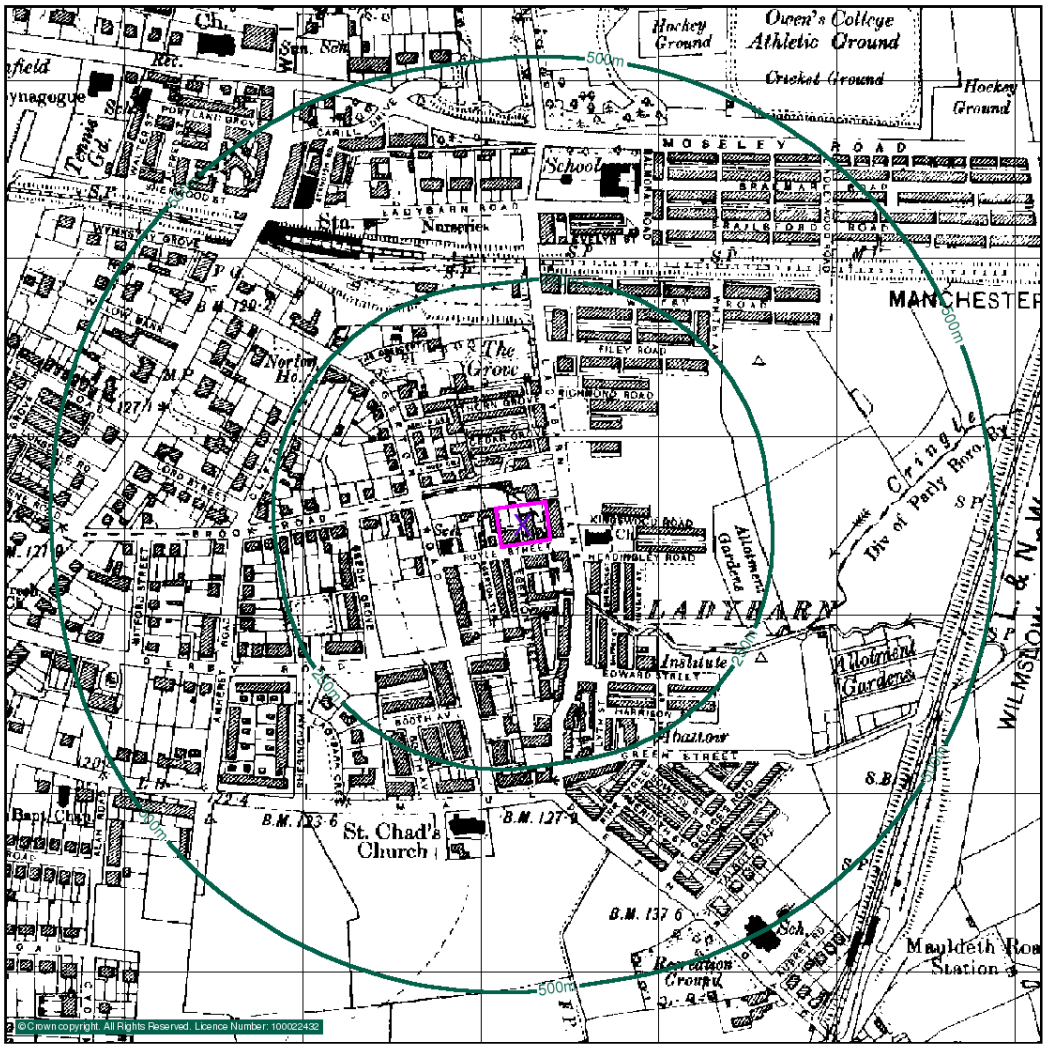
1911

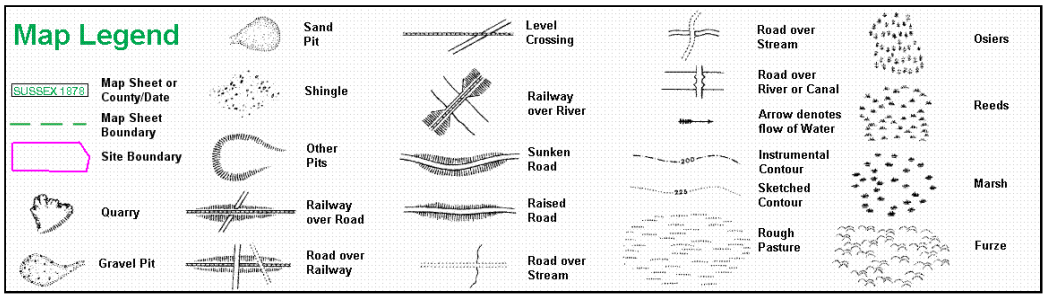




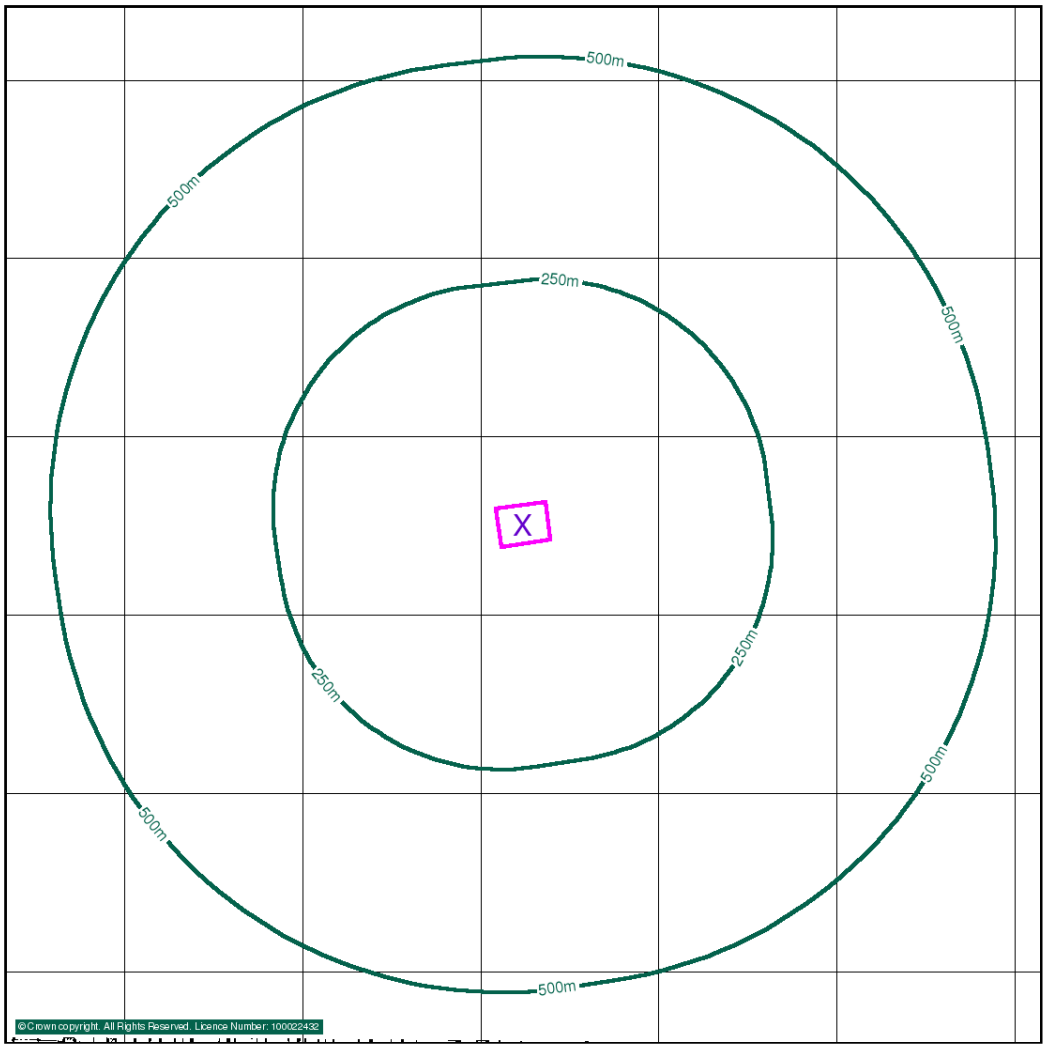
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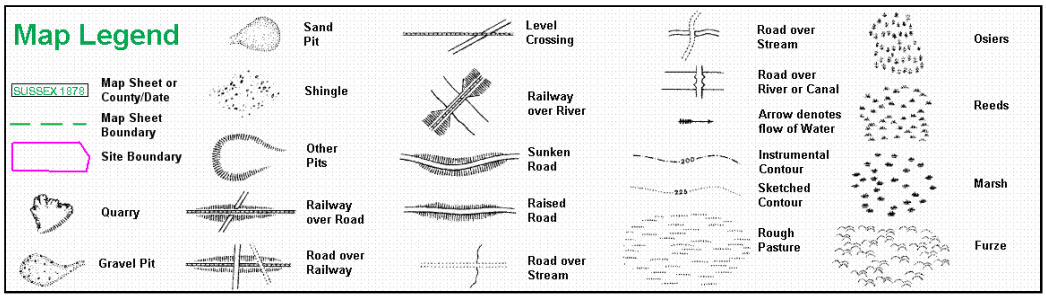
1923


Hockey Ground
Queen's College Athletic Ground
Cricket Ground
Hockey Ground
MOSELEY ROAD
School
Sta.
Nursery
MANCHESTER
The Grove
Institute
Allotment Gardens
LADYBARN
St. Chad's Church
B.M. 123·6
B.M. 127·9
B.M. 137·6
Sch.
Recreation Ground
Maulden Road Station
500m
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Sand Pit
Shingle
Other Pits
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Road over Railway
Level Crossing
Railway over River
Sunken Road
Raised Road
Road over Stream
Road over Stream
Road over River or Canal
Arrow denotes flow of Water
Instrumental Contour
Sketched Contour
Rough Pasture
Osiers
Reeds
Marsh
Furze

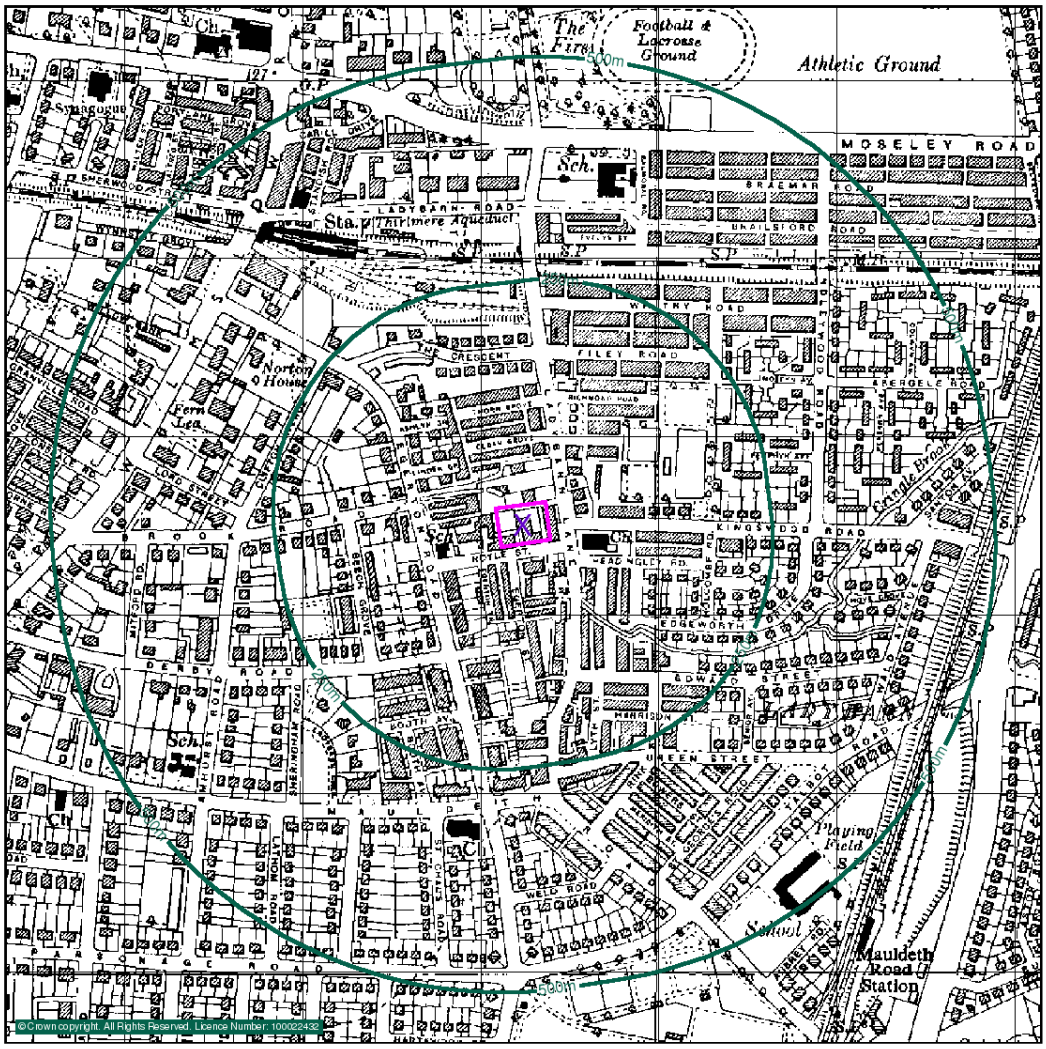
1938

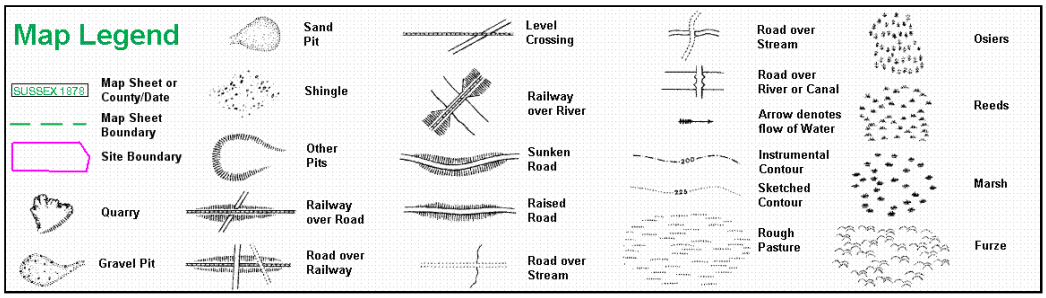




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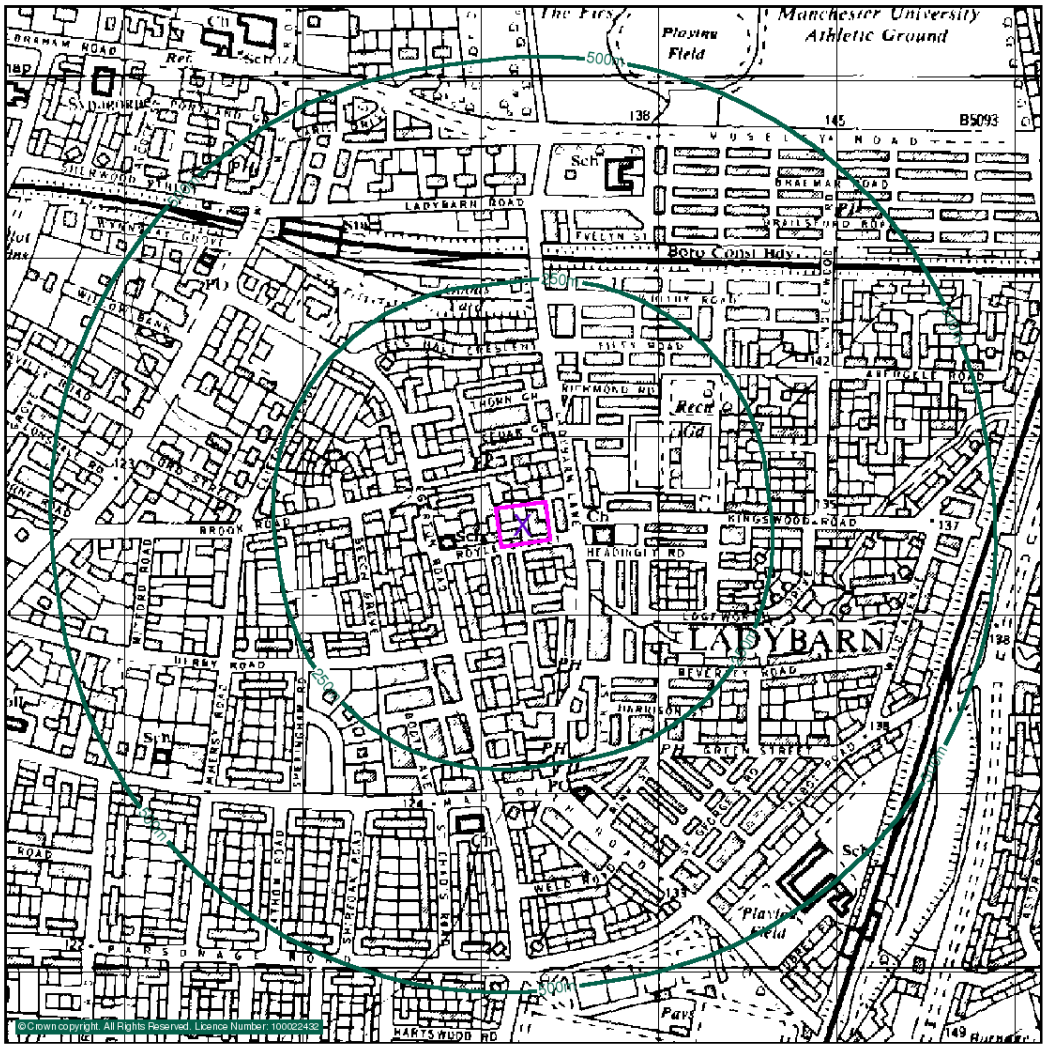
1955

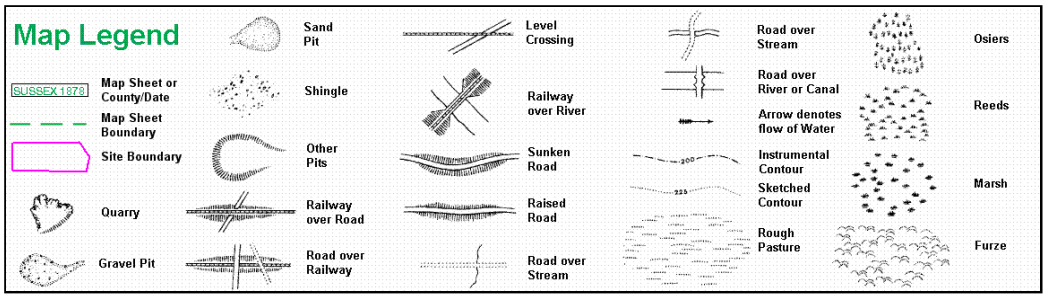




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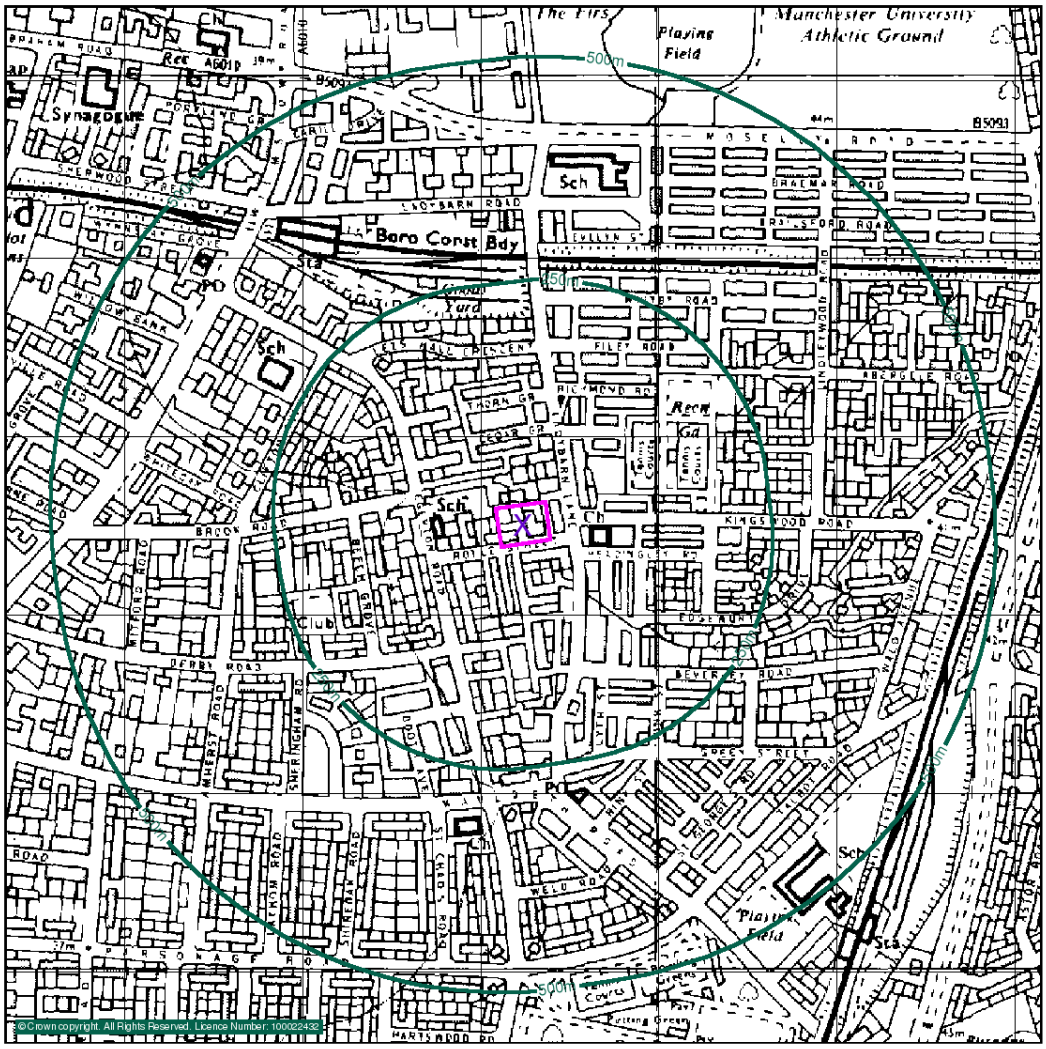
1965



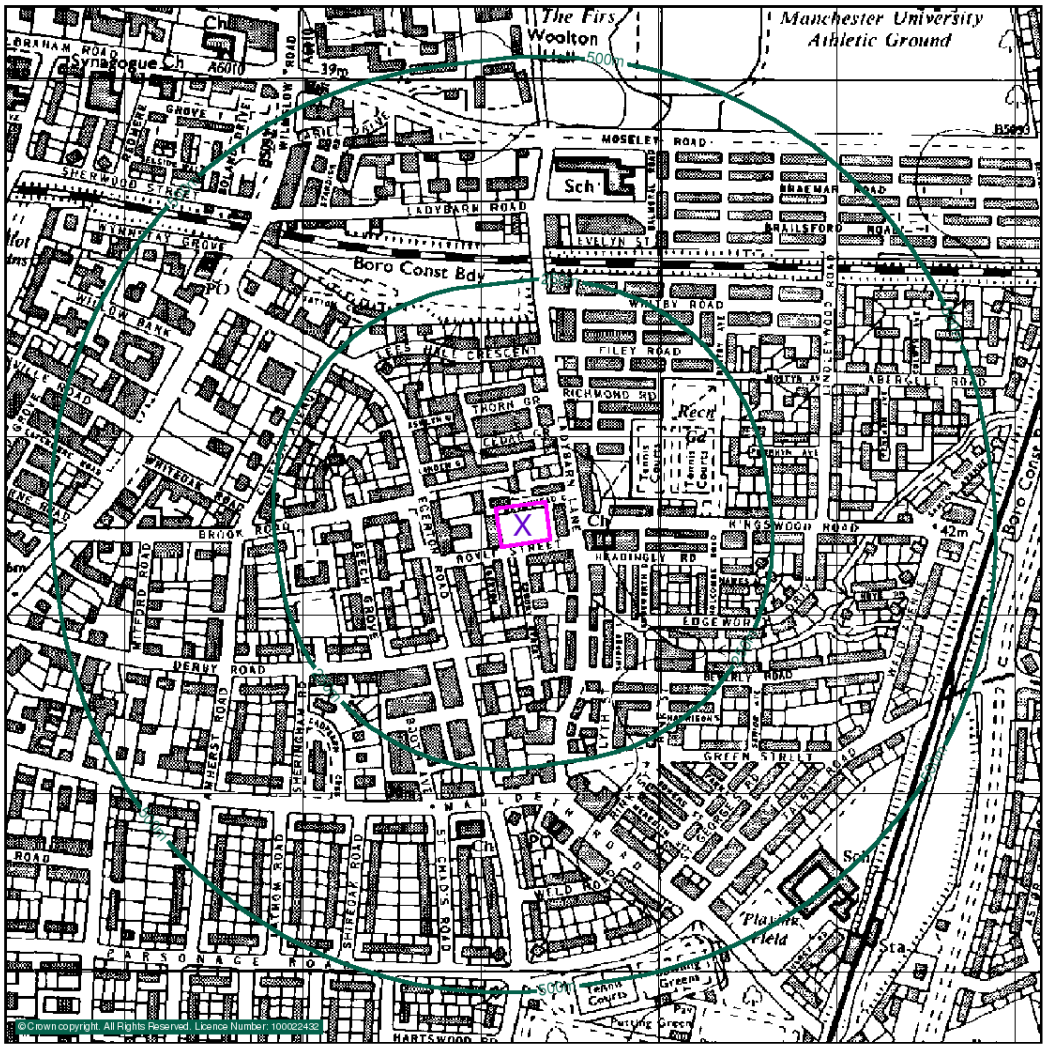


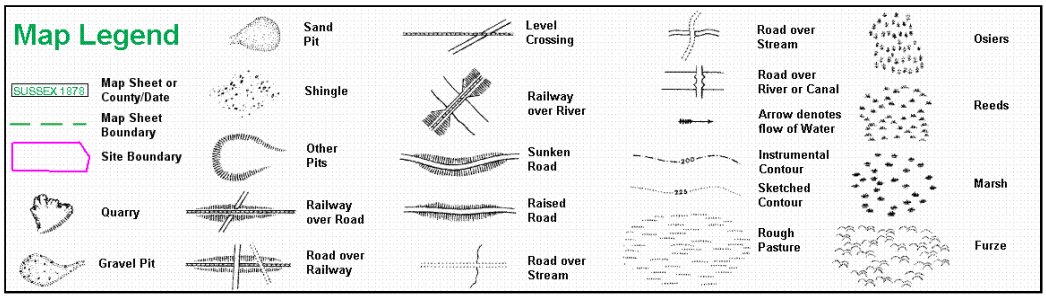
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1976


The Firs
Playing Field
Manchester University Athletic Ground
500m
Synagogue
Sch
Boro Const Bdy
Rec
Ch
Pub
Sta
Works
Yard
Ct
Gd
Tennis Courts
Bowling Green
Cricket Pitch
Playing Field
Sports Ground
Allotments
Cemetery
Church
Library
Police Station
Fire Station
Public Conveniences
Baths
Pumping Station
Tank
Mast
Tower
Wks
Sub Sta
Gas Governor
Refuse Tip
Level Crossing
Boundary Stone
Milestone
Milepost
Fingerpost
Guidepost
Drinking Fountain
Weighbridge
Slipway
Lock
Dock
Pier
Jetty
Wharf
Boathouse
Lighthouse
Beacon
Coastguard
Lifeboat Station
Viewpoint
Telephone
Post Box
Post Office
Pillar Box
Shop
Public House
Hotel
Restaurant
Cafe
Youth Hostel
Caravan Site
Camping Site
Golf Course
Golf Links
Golf Clubhouse
Golf Tee
Golf Bunker
Golf Hole
Golf Green
Golf Driving Range
Golf Practice Ground

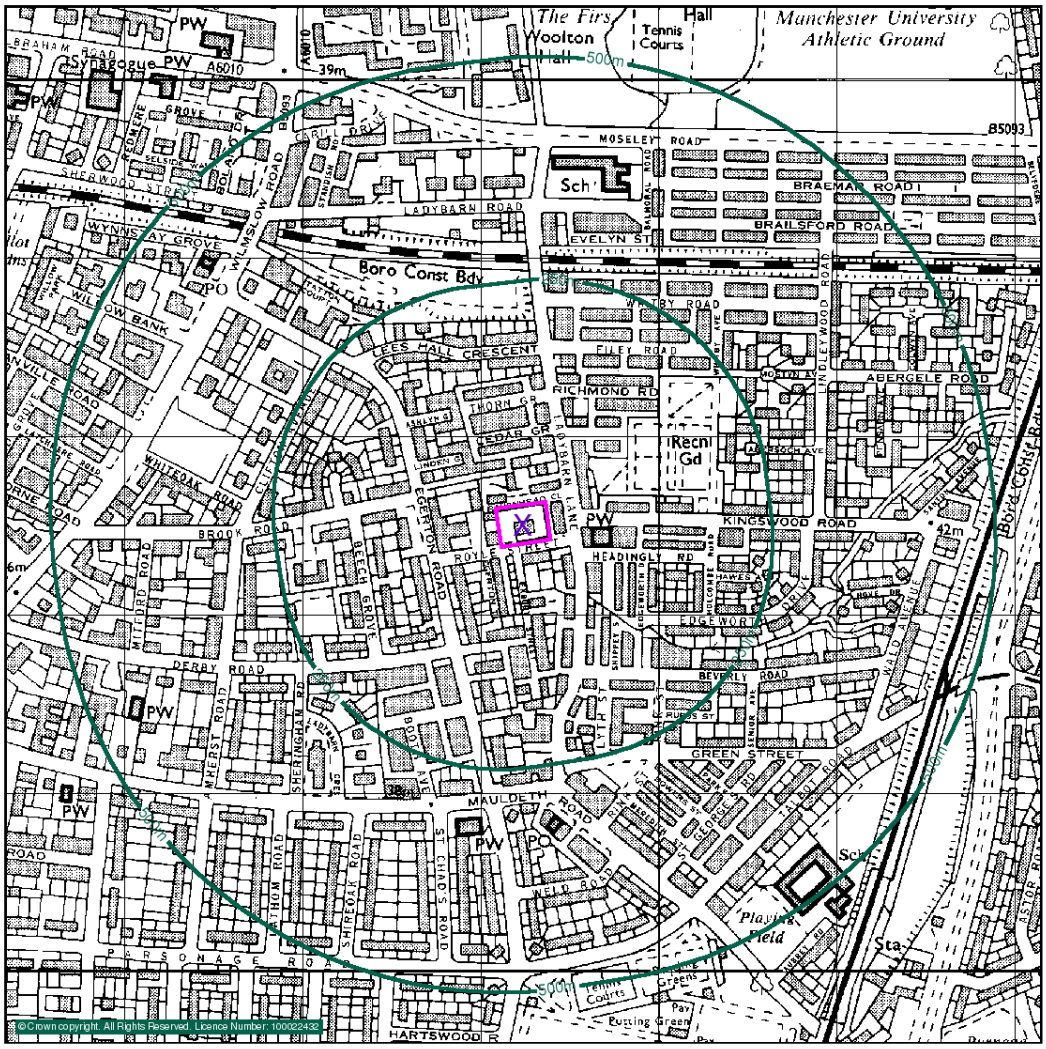
1985

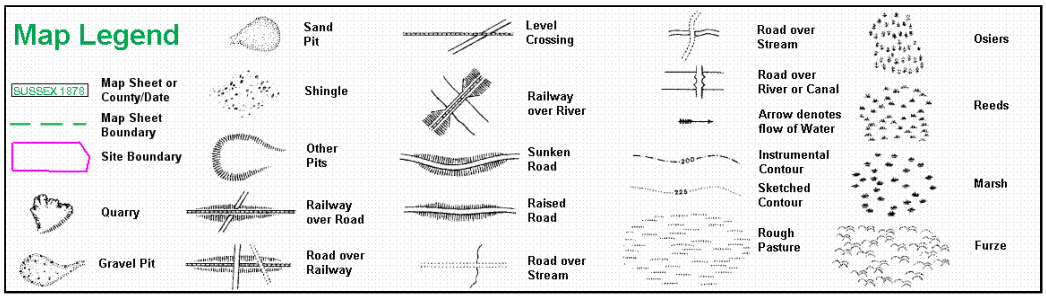




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1990





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RPS

RPS Consultants Ltd ('RPS') is part of the RPS Group plc, the largest European Environmental Consultancy with over 4,500 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 2A 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, Fifth 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 Contaminant-Pathway-Receptor framework to make assessments regarding land contamination. The 'contaminant' refers to a substance relating 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 'contaminants' 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 linkages and implication of potential contamination. It also enables appropriate advice to be given where a change of use or redevelopment is planned.

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 2012 and HSE Guidance Note HSG264, any commercial property where asbestos may be present legally requires an appropriate survey, an up to date asbestos register and a non-generic management plan. Buildings constructed or refurbished between 1950 and the late 1980s are most at risk. If the property was constructed prior to 1990 you can contact RPS for further advice to ensure compliance.

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 contaminated land qualifying relief at 150% of the capital cost during remediation. Their contact details can be found below.

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 investigations, remediation and site inspections, 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 2A 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 Other Factors Section of the report. (These risks are outside the definition of 'contaminated land' because they are outside the scope of Part 2A 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 detemine 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.

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 "buffer" is shown on the map as an orange cross-hatched circle and is referred to in the map legend as Potential Landfill Buffer. 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

The information in this Sitecheck Review Report is derived from a number of statutory and non-statutory sources. While every effort is made to ensure accuracy, Landmark cannot guarantee the accuracy or completeness of such information or data, nor to identify all the factors that may be relevant. If you are a private individual using this report Landmark recommend that you discuss its contents in full with your professional advisor. It is essential to read this report in conjunction with the Product User Guide and your attention is drawn to the scope of the report section within this guide.

The Sitecheck Review User guide is available free of charge from our website www.sitecheck.co.uk

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Contact Names and Addresses

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

www.manchester.gov.uk

2 Environment Agency National Customer Contact Centre (NCCC)

PO Box 544
Templeborough
Rotherham
S60 1BY

Telephone 08708 506 506

enquiries@environment-agency.gov.uk

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

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

enquiries@bgs.ac.uk
www.bgs.ac.uk

4 Manchester City Council Planning Department

Town Hall
Manchester
Greater Manchester
M60 2LA

Telephone 0161 234 5000
Fax 0161 234 4508

www.manchester.gov.uk

Other Contacts

Landmark Information Group Limited

Legal and Financial
Imperium
Imperial Way
Reading
Berkshire
RG2 0TD

Telephone 0844 844 9966
Fax 0844 844 9980

info@landmarkinfo.co.uk
www.landmarkinfo.co.uk

Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD. Telephone: 0844 844 9966, Fax No: 0844 844 9980, email: helpdesk@landmark.co.uk which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code:

- Provides protection for homebuyers, sellers, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the firm, and if appropriate ask for your complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if it finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:
The Property Ombudsman Scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Search Code

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of its receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Head of Customer Relations
Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TD

Telephone: 0844 844 9966

E-mail: helpdesk@landmark.co.uk

Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

LANDMARK STANDARD TERMS & CONDITIONS

Full Terms and Conditions can be found on the following link:

http://www.landmarkinfo.co.uk/Terms/Show/515