APPENDIX I

LANDMARK SITECHECK

42912

in association with

Sitecheck Assess
A Landmark* product

Report on:
LAND AT
REDGATE LANE
MANCHESTER
LONGSIGHT
M12 4RX

Prepared For:
Tm Property Service
Delta 200
Delta Business Park
Swindon
Wiltshire
SN5 7XP





Report Reference:
SCASS-23302263-1-1

Report Date:
25th October 2007

Your Reference:
3599497_SCR

Report Centre
National Grid Reference:
386930, 396200

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

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Website: www.landmarkinfo.co.uk

LANDMARK Information Group

in association with

Sitecheck® Assess
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Professional Opinion
on environmental risk

FURTHER ACTION

The Sitecheck Assess report dated 25 October 2007 and reference SCPO-23302263_1_1, 3599497_SCR for Land At, Redgate Lane, Manchester, Longsight, M12 4RX has examined the sources of potential contamination in terms of historic land use, environmental data and current land uses where known. The report has highlighted the presence of potentially contaminative past land uses and unknown filled ground on or within 25 metres of the site boundary.

INTRODUCTION

This professional opinion determines the level of environmental risk, as to whether a pollutant linkage exists which is created when there is a source of contamination, a pathway for it to travel along and receptors, which may be harmed. This risk-based approach underpins the governments approach to contaminated land. If a pollutant linkage exists the property may be regarded by the local authority as being "Contaminated Land" for the purposes of Part IIA of the Environmental Protection Act 1990.

In completing this report Wilbourn Associates has undertaken a review of data made available to it. No site inspection, further enquiries or investigation of surface or ground conditions has been carried out by Wilbourn Associates. No information as to the age, value and type of property has been made available. It is important to note that it is not known by Wilbourn Associates for what purpose the report has been commissioned.

FACTORS AFFECTING THIS PROPERTY

Potential Sources:

- A detailed examination of the historical Ordnance Survey maps from 1848 to present has revealed that the site remained undeveloped, existing as agricultural/open land, up until some time between 1848 and 1893, when the site was developed with railway sidings. Also at this time a gasometer is evident adjoining the west of the site. Some time between 1923 and 1950 the railway sidings were cleared and the north of the site was developed with buildings of unspecified use. This use remained up until some time between 1978 and 1981 when the site was cleared. The site remains undeveloped up to present day mapping.
- From a review of historic map data the Sitecheck Assess Report has identified that the site is located on or within 25 metres of a former oil, petroleum and gas refining and/or storage, and unknown filled ground.
- A review of selected 1:2500 and 1:1250 scale Ordnance Survey mapping covering a period from 1943 to 1996 has identified that the centre of the search is on or within 25 metres of tanks.

Potential Pathways:

- Direct human contact with soil (and water).
- Contamination transport to shallow groundwater.
- Contamination transport to deep groundwater.
- Gas migration through soils, service media and building foundations.

Potential Receptors:

- The property itself, surrounding properties and their respective occupants may be considered as receptors. Buildings and people can suffer harm by definition of Part IIA of the Environmental Protection Act 1990.
- The groundwater vulnerability map Sheet 17 Derbyshire & North Staffordshire, has revealed that the site is located above a Major aquifer. Since major aquifers are able to support large abstractions for public water supply they may be considered sensitive receptors.
- BGS Sheet 17 Derbyshire & North Staffordshire1:100,000 identifies Low permeability drift deposits occurring at the surface.

CONCLUSIONS:

The data examined in this risk assessment indicates that there may be a potential source of contamination arising from the potentially contaminative past land uses which may have significant implications. It would appear from this preliminary appraisal that there may be a potential pollutant linkage.

In our opinion, from the information we have examined, there is a risk that the value of the property could be impaired.

In our opinion the property may also constitute "contaminated land" as defined by Part IIA of the Environmental Protection Act 1990.

ADDITIONAL FACTORS FOR CONSIDERATION:

(I) If the property is modern, are there warranties or similar guarantees? If so, it is important to ensure that those parties offering the warranties are of sufficient financial standing backed by appropriate insurance cover.

(II) Did the developer of the property ensure that during the construction phase any potentially contaminative features were appropriately addressed? If so, are these supported by warranties and/or documentary evidence? Have the local authority 'signed off' the remedial works. For example, did the developer include gas membranes or passive venting where the property has been built on unknown filled ground?

(III) Does any relevant planning permission contain requirements regarding the potential contamination feature? Did it require remedial works to be undertaken? If so, have these works been undertaken to the satisfaction of the local authority?

(IV) Speak with Building Control Department of the local authority to ascertain whether there are known records of gas emissions, contamination issues and/or ground instability problems in the immediate area.

(V) Speak with the Local Authority Environmental Health Officer to ascertain any known pollution or contamination issues surrounding this feature and whether they are considering taking any action under Part IIA of the Environmental Protection Act 1990 on a formal, or informal, basis.

(VI) If the property forms part of a development proposal have all the planning preconditions been complied with? This report should be considered as a precursor to a thorough investigation of the site for planning control purposes.

(VII) Do any environmental reports exist for the site? Have these been prepared by appropriately qualified, competent and insured consultants? Do they address the issues raised in this

preliminary appraisal? Can you rely upon them? Is the consultant prepared to assign the benefit of these?

(VIII) This report should be referred to any surveyor retained by the parties, particularly those who have been engaged to produce a structural survey and/or valuation. There may also be issues arising from the current use of the premises which could give rise to matters of environmental management. In accordance with the RICS guidance note, *'Contamination and Environmental Matters – their implications for property professionals'*, published in October 2003, the surveyor is required to use the RICS Property Observation Checklist for commercial property to record any visible contamination.

(IX) If it has not been possible to obtain satisfactory conclusions to the issues raised above, consideration should be given to the appointment of an appropriate consultant to investigate matters further given the nature of the property and the issues involved. Such a consultant must be appropriately qualified and insured for the level of instruction.

If the issues outlined above are adequately addressed by the surveyors and solicitors retained in this matter, there may be no impairment to the value of the property or any risk that the property would be designated as "contaminated land" within the meaning of Part IIA of the Environmental Protection Act 1990. The documentation should rest with the deeds and be made available for future transactions.

OTHER ENVIRONMENTAL FACTORS

In this case the following environmental factors have been identified which a client may wish to be investigated before proceeding further:

1. An area which may be affected by coal mining activity
2. An area of Mining Instability

Philip E. Wilbourn BSc CEnv FRICS
Chartered Environmental Surveyor

RICS

silc SPECIALISTS IN LAND CONDITION Philip Wilbourn Reg. No. 195

This professional opinion forms part of the Sitecheck Assess report and is subject to the associated Terms and Conditions of Business in force from time to time. Further information on the methodology and the datasets examined in this professional opinion is included in the Sitecheck Assess Practitioner Guide.

SOURCES OF ADDITIONAL PROFESSIONAL GUIDANCE

- If the report is for valuation, or investment, or other forms of lending decision making there may be issues arising from the current occupation, which need to be examined. The Royal Institution of Chartered Surveyors has provided guidance with respect to such matters and specific reference should be made to the guidance note *'Contamination and Environmental Matters – their implications for property professionals'*. This guidance note is referred to in UKGN1.1 paragraphs 9.1 and 9.2 of the *RICS Appraisal and Valuation Standards (5th Edition) (The "Red Book")*.

  It is recommended that the client reviews the outputs of any valuation report, which should include a Property Observation Checklist, contained at Appendix C for commercial property or Appendix D for rural property in the Royal Institution of Chartered Surveyors guidance note *'Contamination and Environmental Matters – their implications for property professionals'*. Completion of these checklists does not constitute an environmental assessment for the purposes of Professional Indemnity Insurance where many surveyors are unlikely to have appropriate indemnity cover. Any contamination, which is observed on the site by the surveyor during the normal course of their inspection, can also be recorded.

- If the property is let, the landlord or the tenant (as appropriate) should take legal advice as to whether the covenants in the lease constitute legal or financial burdens. The Law Society's *"Environmental Law Handbook-5th Edition"* provides valuable assistance.

  In leases with no express covenants dealing with environmental matters, lawyers and surveyors need to be aware of the extent to which the repairing of covenants can be applied and, when advising tenant clients in particular, will need to draw attention to the client's obligations to comply with enacted legislation.

- Should contamination have been observed on site a suitably qualified, insured and experienced professional, preferably with the Specialist in Land Condition (SiLC) accreditation, should quantify whether this could give rise to an action by a regulator or any other party. A suitable management plan for action incorporated in a Land Quality Statement in accordance with RICS guidance should be put in place and appropriate matters taken up with the tenant/occupier.

- In terms of development this report should be seen as a precursor to a thorough investigation of the property for planning control purposes. The DTI funded guidance published by the Construction Industry Research and Information Association (CIRIA) *Brownfields-managing the development of previously developed land-a client's guide* may be a useful starting point.

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Contents of the Report

This report is divided into eleven sections

Aerial Photo
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffers used throughout the report at 250m and 500m.

Location Map
The accurate large-scale Ordnance Survey map confirms the boundary of the subject site. The descriptive text may identify other features which could be of relevance but not reported. The smaller aerial photo includes the site boundary.

Summary of Site
This section comprises source, pathway and receptor information found on site. Other factors which may affect the site are also included.

Summary
This section comprises of a summary table of the information found on site and in its vicinity.

Current Land Use
This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.

Historical Land Use
This section contains a map, which shows 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.

Sensitivity
This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. The section also contains a separate Flood Map.

Other Factors
This section contains information on other factors which may affect the site and its vicinity.

Useful Information
This section contains information which may be of use when interpreting the report.

Useful Contacts
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. Additionally there is a list of organisations that may be contacted if you require specialist environmental or geotechnical support.

Terms and Conditions
Landmark Information Group Limited Terms and Conditions of Sale.

The information in this Sitecheck Assess Report is derivad 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 Assess User guide is available free of charge from our website www.landmark-information.co.uk

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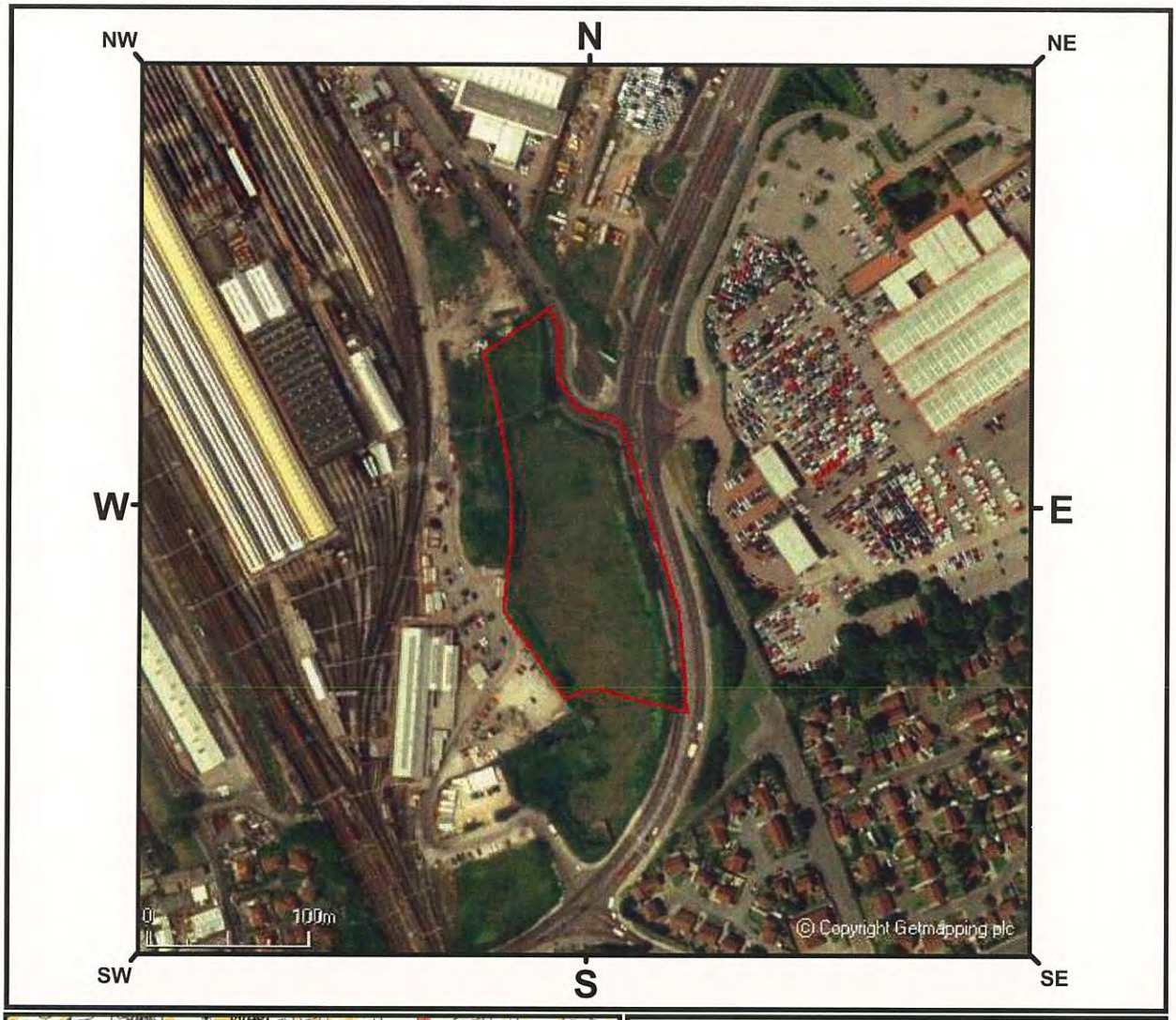
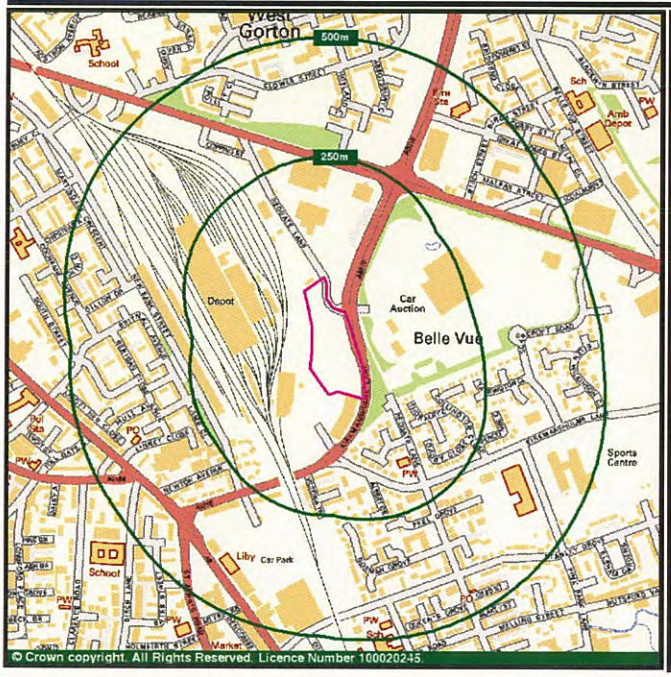
Aerial Photo





Site

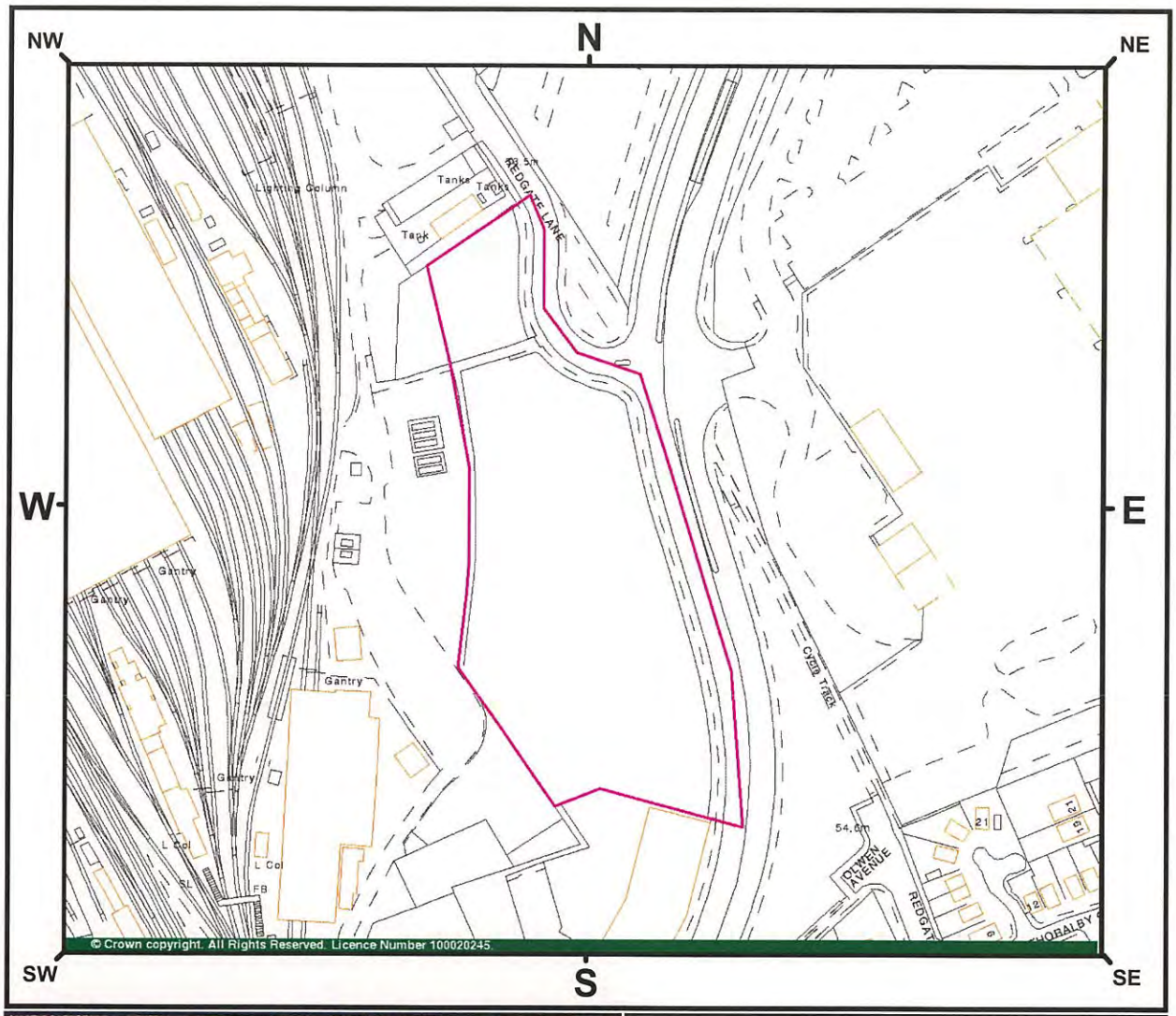
LAND AT
REDGATE LANE
MANCHESTER
LONGSIGHT
M12 4RX

Grid Reference

Easting 386930

Northing 396200

Location Map





Site

LAND AT
REDGATE LANE
MANCHESTER
LONGSIGHT
M12 4RX

Grid Reference

Easting 386930

Northing 396200

LAND AT, REDGATE LANE
MANCHESTER, LONGSIGHT, M12 4RX

Sources

Current Land Use

Waste/Landfill Sites

Local Authority Landfill Coverage

Manchester City Council, - Has not been able to supply Landfill data. Contact ref: 2

Historical Land Use

Ref. No.

Potentially Contaminative Uses

Potentially Contaminative Industrial Uses (Past Land Use)

Mineral railway, Date of mapping: 1895-1923 — 31

Potentially Infilled Land

Potentially Infilled Land (Water)

Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848 — 41

LAND AT, REDGATE LANE
MANCHESTER, LONGSIGHT, M12 4RX

Pathways and Receptors

Sensitivity

Pathways

Groundwater Vulnerability

Geological Classification: Major Aquifer (Highly permeable) - These are highly permeable formations usually with a known or probable presence of significant fracturing. They may be highly productive and able to support large abstractions for public water supply and other purposes, Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Scale: 1:100,000, Map Name: Sheet 17 Derbyshire & North Staffordshire. Contact ref: 1

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. Contact ref: 1

Extreme Flooding from Rivers or Sea without Defences

No

Flooding from Rivers or Sea without Defences

No

Areas Benefiting from Flood Defences

No

Flood Water Storage Areas

No

Flood Defences

No

LAND AT, REDGATE LANE
MANCHESTER, LONGSIGHT, M12 4RX

Other Factors

Brine Compensation Areas

No

Coal Mining Affected Areas

In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.. Contact ref: 4

Mining Instability

Inconclusive Coal Mining

Radon Affected Areas

Less than 1% of homes are above the Action Level. Contact ref: 5

Radon Protection Measures

No radon protective measures are necessary in the construction of new dwellings or extensions. Contact ref: 6

Potential for Collapsible Ground Stability Hazards

No Hazard

Potential for Compressible Ground Stability Hazards

No Hazard. Contact ref: 6

Potential for Ground Dissolution Stability Hazards

No Hazard

Potential for Landslide Ground Stability Hazards

Very Low. Contact ref: 6

Potential for Running Sand Ground Stability Hazards

Very Low. Contact ref: 6

Potential for Shrinking or Swelling Clay Ground Stability Hazards

Very Low. Contact ref: 6

Shallow Mining Hazards

No Hazard

Summary

Current Land Use

Sources	On Site 0	0-250m 4	250-500m 23
Waste/Landfill Sites			
BGS Recorded Landfill Sites	0	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	0
Licensed Waste Management Facilities (Locations)	0	1	1
Local Authority Recorded Landfill Sites	0	0	0
Registered Landfill Sites	0	0	0
Registered Waste Transfer Sites	0	0	0
Registered Waste Treatment or Disposal Sites	0	0	0
Statutory Authorisations			
Local Authority Pollution Prevention and Controls	0	0	2
Contaminated Land Register Entries and Notices	0	0	0
Registered Radioactive Substances	0	0	0
Discharge Consents			
Discharge Consents	0	0	0
Water Industry Act Referrals	0	0	0
Industrial Processes			
Integrated Pollution Controls	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0
Integrated Pollution Prevention And Control	0	0	0
Local Authority Integrated Pollution Prevention And Control	0	0	0
Storage of Hazardous Substances			
Control of Major Accident Hazards Sites (COMAH)	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0	0
Planning Hazardous Substance Consents	0	0	0
Contraventions			
Local Authority Pollution Prevention and Control Enforcements	0	0	0
Enforcement and Prohibition Notices	0	0	0
Planning Hazardous Substance Enforcements	0	0	0
Prosecutions Relating to Authorised Processes	0	0	0
Prosecutions Relating to Controlled Waters	0	0	0
Substantiated Pollution Incident Register	0	0	0
Potentially Contaminative Uses			
Contemporary Trade Directory Entries	0	3	18
Fuel Station Entries	0	0	2
Miscellaneous			
BGS Recorded Mineral Sites	0	0	0

Summary

Historical Land Use

Sources	On Site	0-250m	250-500m
	2	36	39
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities	0	17	16
Potentially Contaminative Industrial Uses (Past Land Use)	1	5	6
Potentially Infilled Land			
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	0	0	0
Potentially Infilled Land (Water)	1	14	17

Sensitivity

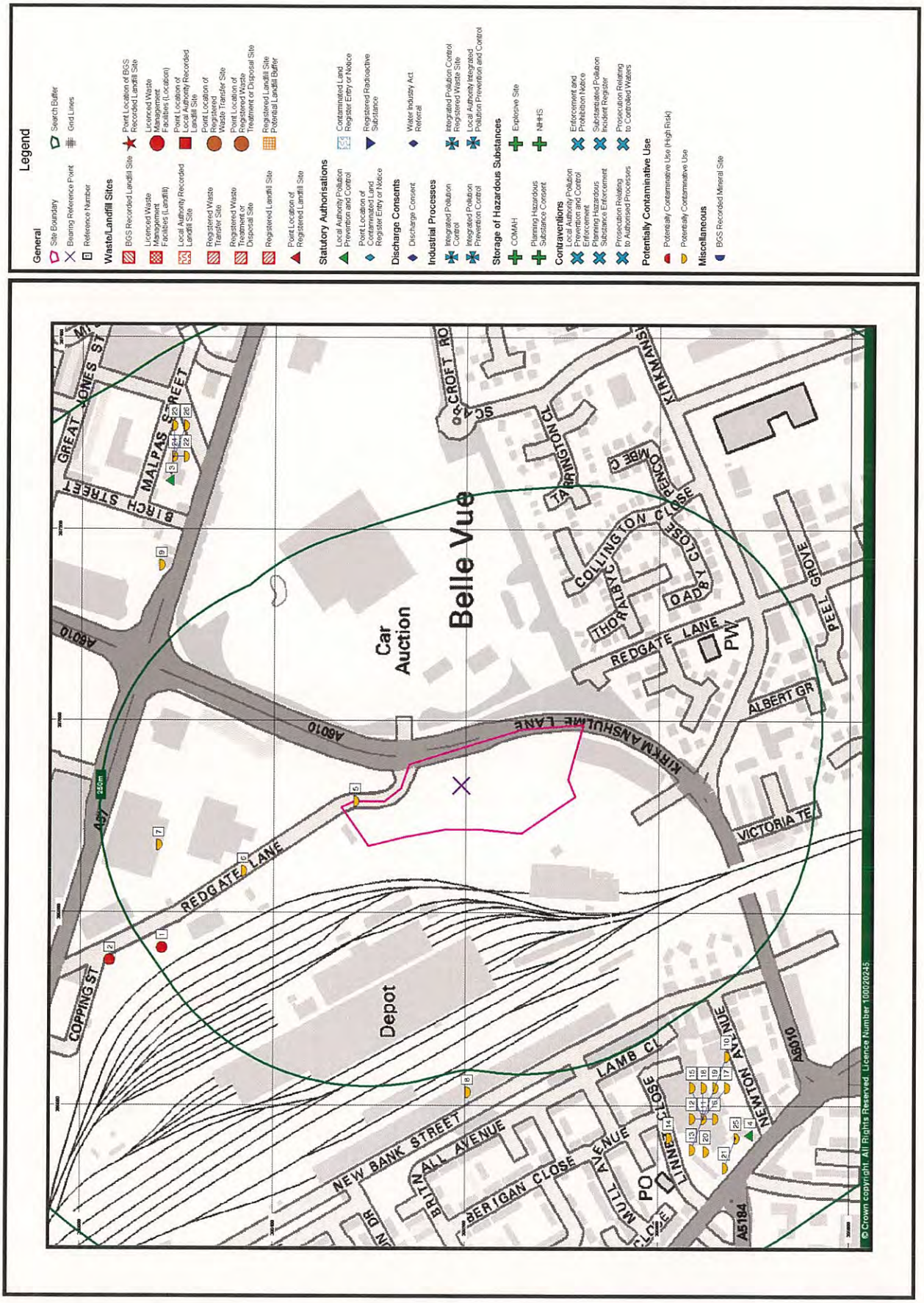
Pathways and Receptors	On Site	0-250m	250-500m
	2	1	0
Pathways			
Groundwater Vulnerability	1	N/A	N/A
Drift Deposits	1	N/A	N/A
Historical Flood Liabilities	0	0	0
Extreme Flooding from Rivers or Sea without Defences	0	0	0
Flooding from Rivers or Sea without Defences	0	0	0
Areas Benefiting from Flood Defences	0	0	0
Flood Water Storage Areas	0	0	0
Flood Defences	0	0	0
River Flood Data (Scotland)	0	0	0
Environmentally Sensitive Receptors			
Areas of Outstanding Natural Beauty	0	0	0
Environmentally Sensitive Areas	0	0	0
Local Nature Reserves	0	0	0
Marine Nature Reserves	0	0	0
National Nature Reserves	0	0	0
Nearest Surface Water Feature	0	1	0
Ramsar Sites	0	0	0
Sites of Special Scientific Interest	0	0	0
Source Protection Zones	0	0	0
Special Areas of Conservation	0	0	0
Special Protection Areas	0	0	0
Water Abstractions	0	0	0
Protected Countryside Areas			
Forest Parks	0	0	0
National Parks	0	0	0
National Scenic Areas	0	0	0

Summary

Other Factors

	On Site	0-250m	250-500m
	8	2	0
Brine Compensation Areas	0	N/A	N/A
Coal Mining Affected Areas	1	N/A	N/A
Mining Instability	1	2	N/A
Natural and Mining Cavities	0	0	0
Radon Affected Areas	1	N/A	N/A
Radon Protection Measures	1	N/A	N/A
Potential for Collapsible Ground Stability Hazards	0	0	N/A
Potential for Compressible Ground Stability Hazards	1	0	N/A
Potential for Ground Dissolution Stability Hazards	0	0	N/A
Potential for Landslide Ground Stability Hazards	1	0	N/A
Potential for Running Sand Ground Stability Hazards	1	0	N/A
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	0	N/A
Shallow Mining Hazards	0	0	N/A

Current Land Use



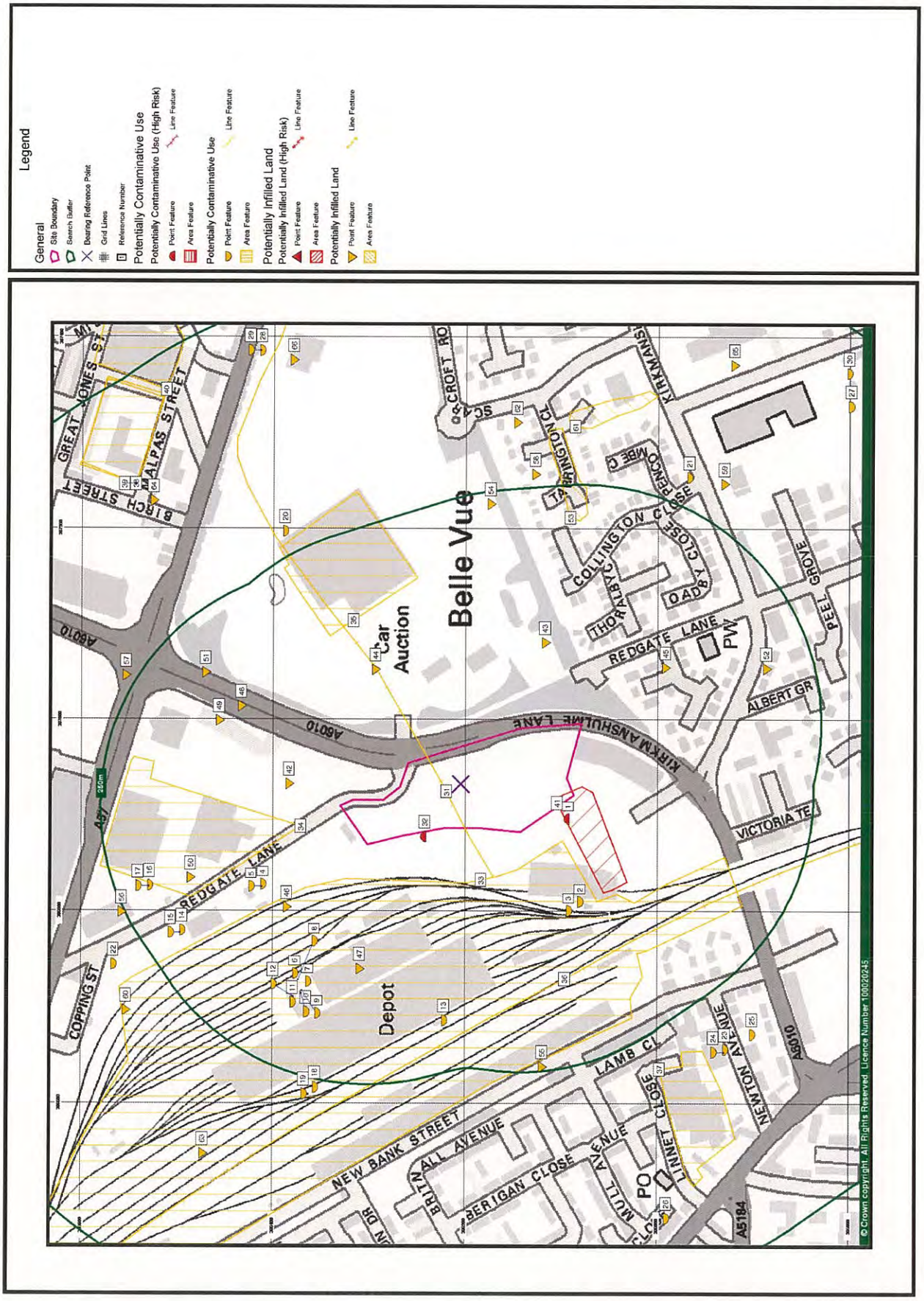
Sources

Description	Ref. No.	Search Buffer	Direction
Waste/Landfill Sites			
Licensed Waste Management Facilities (Locations)			
U2,Redgate Lane,Off Hyde Road,Gorton,Greater Manchester,M12 4RY, Licence Number: 50110, Site Category: Household, Commercial And Industrial Transfer Stations, Licence Status: Transferred, IPPC Reference: Not Supplied, Positional Accuracy: Located by supplier to within 10m. Contact ref: 1	1	0-250m	NW
Copping Street,Gorton,Manchester,M12 4RY, Licence Number: 50129, Site Category: Household, Commercial And Industrial Transfer Stations, Licence Status: Revoked, IPPC Reference: Not Supplied, Positional Accuracy: Located by supplier to within 10m. Contact ref: 1	2	250-500m	NW
Local Authority Landfill Coverage			
Manchester City Council, - Has not been able to supply Landfill data. Contact ref: 2	-	On Site	-
Statutory Authorisations			
Local Authority Pollution Prevention and Controls			
Belle Vue Filling Station, 545 Hyde Road,Belle Vue,Gorton,MANCHESTER, Part B - Fuel and Power Industry Sector, Reference: PFS/52/98, Status: Authorised, Positional Accuracy: Manually positioned to the address or location. Contact ref: 3	3	250-500m	NE
Kingfisher Service Station, 441 Stockport Road,Longsight,MANCHESTER, Part B - Fuel and Power Industry Sector, Reference: PFS/67/99, Status: Authorised, Positional Accuracy: Manually positioned to the address or location. Contact ref: 3	4	250-500m	SW
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
Redgate Holdings Ltd, ,Redgate Lane,MANCHESTER, Waste Disposal Services, Status: Active, Positional Accuracy: Manually positioned to the road within the address or location	5	0-250m	N
Square Four Garage, Redgate La,Manchester, Car Breakers & Dismantlers, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	6	0-250m	N
Claymore Motors, 384 Hyde Rd,Manchester, Car Dealers, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	7	0-250m	N
European Passenger Services Ltd, ,Manchester International Depot,255,New Bank Street,MANCHESTER, Railway Equipment Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	8	250-500m	W
Bht Commercial Services, ,519,Hyde Road,Manchester, Commercial Vehicle Bodybuilders & Repairers, Status: Active, Positional Accuracy: Automatically positioned to the address	9	250-500m	NE
Longside Motor Body Repair Centre, ,Unit 6a,Longsight Industrial Estate,Newton Avenue,Longsight,Manchester, Car Body Repairs, Status: Active, Positional Accuracy: Automatically positioned to the address	10	250-500m	SW
Decas Motors, ,Unit 5,Longsight Industrial Estate,Newton Avenue,Longsight,Manchester, Garage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	11	250-500m	SW
G B Autos, ,Unit 10,Longsight Industrial Estate,Newton Avenue,Longsight,Manchester, Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	12	250-500m	SW
M H A Motors, ,Unit 2,Longsight Industrial Estate,Newton Avenue,Longsight,Manchester, Car Body Repairs, Status: Inactive, Positional Accuracy: Automatically positioned to the address	13	250-500m	SW
S T Garage, 6b Linnett Clo,Manchester, Garage Services, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	14	250-500m	SW
Q E D, ,Unit 6A,Longsight Industrial Estate,Newton Avenue,Longsight,Manchester, Exhaust & Shock Absorber Centres, Status: Inactive, Positional Accuracy: Automatically positioned to the address	15	250-500m	SW
M & T Motors, ,Unit 4,Longsight Industrial Estate,Newton Avenue,Longsight,Manchester, Garage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	16	250-500m	SW

Current Land Use

Description	Ref. No.	Search Buffer	Direction
Contemporary Trade Directory Entries			
Joseph H Wood & Son, ,Unit 2,Longsight Industrial Estate,Newton Avenue,Longsight,Manchester, Boilers - Servicing, Replacements & Repairs, Status: Inactive, Positional Accuracy: Automatically positioned to the address	17	250-500m	SW
Gb Autos, ,Unit 10,Longsight Industrial Estate,Newton Avenue,Longsight,Manchester, Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	18	250-500m	SW
North West Linen & Towel Services Ltd, ,Unit 2,Longsight Industrial Estate,Newton Avenue,Longsight,Manchester, Laundries & Launderettes, Status: Inactive, Positional Accuracy: Automatically positioned to the address	19	250-500m	SW
M & Auto Salvage, Unit 5A,Longsight Ind Est,Newton Av,Longsight,Manchester, Garage Services, Status: Inactive, Positional Accuracy: Manually positioned within the geographical locality	20	250-500m	SW
Kingfisher Service Station, ,441,Stockport Road,Manchester, Petrol Filling Stations - 24 Hour, Status: Inactive, Positional Accuracy: Automatically positioned to the address	21	250-500m	SW
Belle Vue Filling Station, ,545,Hyde Road,Manchester, Petrol Filling Stations - 24 Hour, Status: Active, Positional Accuracy: Automatically positioned to the address	22	250-500m	NE
Global Worldwide Enterprises, ,545,Hyde Road,Manchester, Petrol Filling Stations, Status: Inactive, Positional Accuracy: Automatically positioned to the address	23	250-500m	NE
Belle View Filling Station, ,545,Hyde Road,Manchester, Petrol Filling Stations, Status: Inactive, Positional Accuracy: Automatically positioned to the address	24	250-500m	NE
R & P Body Repairs, Unit 1,Conway House,Clowes St,Manchester, Car & Commercial Repairs, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	-	250-500m	NW
Fuel Station Entries			
Kingfisher Garage, 441 Stockport Road,Manchester, Fuel Station, Status: Open, Positional Accuracy: Automatically positioned to the address	25	250-500m	SW
Belle Vue Filling Station, 545 HYDE ROAD,GORTON,MANCHESTER, Fuel Station, Status: Open, Positional Accuracy: Automatically positioned to the address	26	250-500m	NE

Historical Land Use



Sources

Description	Ref. No.	Search Buffer	Direction
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities			
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1950	1	0-250m	S
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1950	2	0-250m	SW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1951 - 1964	3	0-250m	SW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1950	4	0-250m	NW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1951 - 1964	5	0-250m	NW
Miscellaneous Power Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1950	6	0-250m	NW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1981	7	0-250m	NW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1950	8	0-250m	NW
Gas Industry Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1951	9	0-250m	NW
Gas Industry Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1950	10	0-250m	NW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1950	11	0-250m	NW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1951	12	0-250m	NW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1981	13	0-250m	W
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1951	14	0-250m	NW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1950	15	0-250m	NW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1949	16	0-250m	N
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1951	17	0-250m	N
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1950	18	250-500m	NW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1951 - 1964	19	250-500m	NW
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1990	20	250-500m	NE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1989	21	250-500m	SE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1979	22	250-500m	NW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1952	23	250-500m	SW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1951	24	250-500m	SW
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1951 - 1983	25	250-500m	SW
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1972	26	250-500m	SW
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1952	27	250-500m	SE
Electricity Industry Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1976	-	250-500m	W
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1968 - 1989	-	250-500m	S
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1951	28	250-500m	NE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1950	29	250-500m	NE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1951 - 1989	30	250-500m	SE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1990	-	250-500m	E
Potentially Contaminative Industrial Uses (Past Land Use)			
Mineral railway, Date of mapping: 1895-1923	31	On Site	NW
Oil, petroleum & gas refining & storage, Date of mapping: 1895-1923	32	0-250m	NW
Railways, Date of mapping: 1848-1993	33	0-250m	W
Factory or works - use not specified, Date of mapping: 1993	34	0-250m	N
Motor vehicles: maintenance & repair e.g. garages, Date of mapping: 1993	35	0-250m	NE

Description	Ref. No.	Search Buffer	Direction
Potentially Contaminative Industrial Uses (Past Land Use)			
Railways, Date of mapping: 1848-1993	36	0-250m	SW
Factory or works - use not specified, Date of mapping: 1993	37	250-500m	SW
Metal casting/foundries, Date of mapping: 1909	38	250-500m	NE
Machinery: engines, building and general industrial [manufacture], Date of mapping: 1923	39	250-500m	NE
Railways, Date of mapping: 1848-1993	-	250-500m	S
Metal casting/foundries, Date of mapping: 1895-1923	40	250-500m	NE
Brewing & malting, Date of mapping: 1895-1923	-	250-500m	E
Potentially Infilled Land			
Potentially Infilled Land (Water)			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	41	On Site	S
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	42	0-250m	N
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1909	43	0-250m	SE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	44	0-250m	NE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	45	0-250m	SE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	46	0-250m	NW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	47	0-250m	NW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	48	0-250m	N
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	49	0-250m	N
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	50	0-250m	N
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	51	0-250m	NE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	52	0-250m	S
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	53	0-250m	E
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	54	0-250m	E
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	55	0-250m	W
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	56	250-500m	N
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	57	250-500m	N
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1956	58	250-500m	E
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1909	59	250-500m	SE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	60	250-500m	NW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	61	250-500m	E
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1895	62	250-500m	E
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	-	250-500m	S
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	63	250-500m	NW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	64	250-500m	NE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	-	250-500m	S
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	65	250-500m	SE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	66	250-500m	E
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	-	250-500m	SW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	-	250-500m	E

Historical Land Use

Description	Ref. No.	Search Buffer	Direction
Potentially Infilled Land (Water)			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	-	250-500m	N
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1956	-	250-500m	E

Map Details

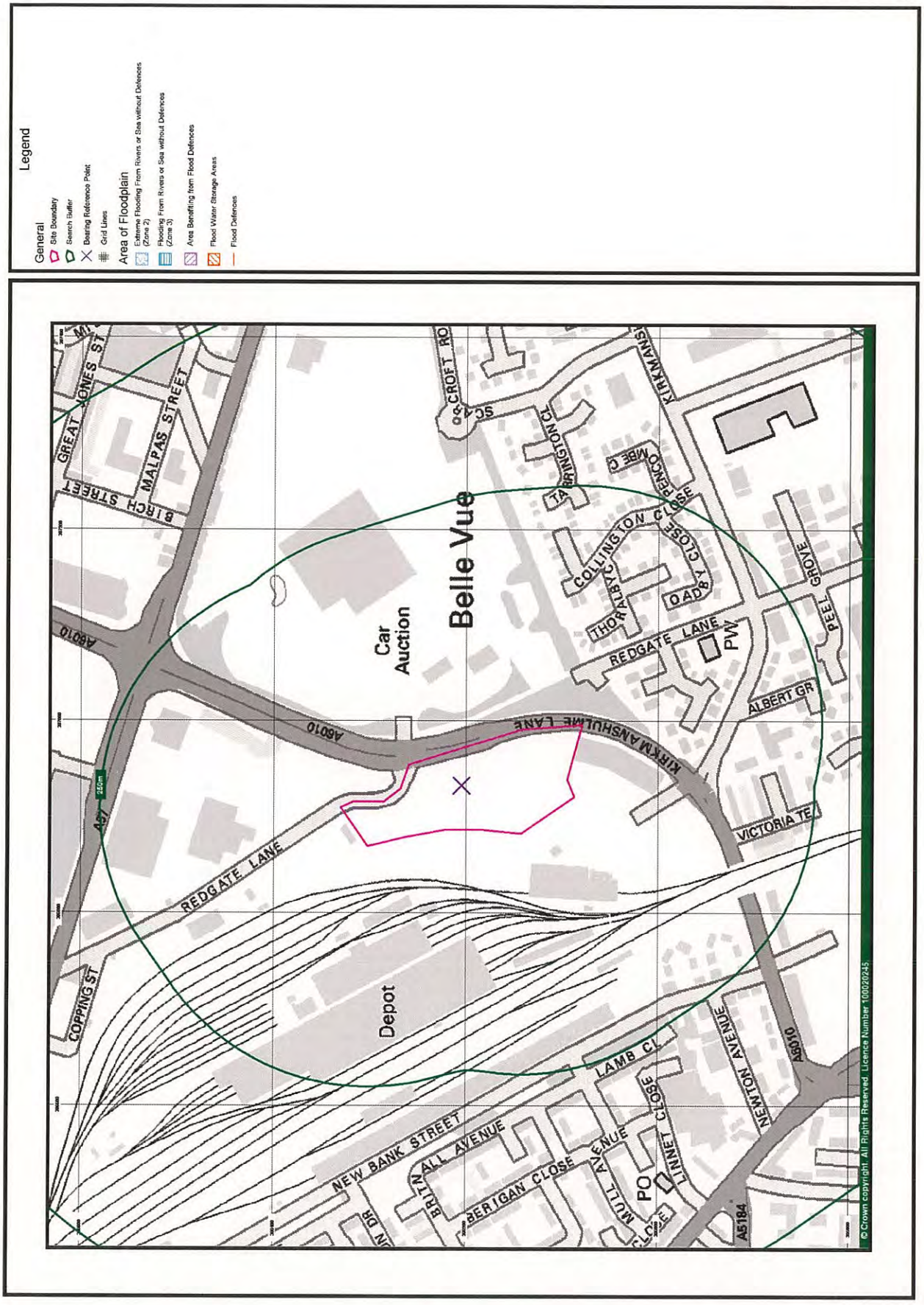
The following maps have been analysed for Historical Tanks and Energy Facilities.

1:2,500	Mapsheet	Published Date
National Grid	SJ8696	1951
National Grid	SJ8796	1951
National Grid	SJ8695	1952
National Grid	SJ8795	1952
National Grid	SJ8696	1964
National Grid	SJ8796	1964
1:1,250	**Mapsheet**	**Published Date**
National Grid	SJ8696NW	1948
National Grid	SJ8696NE	1949
National Grid	SJ8696SE	1950
National Grid	SJ8696SW	1950
National Grid	SJ8796NW	1950
National Grid	SJ8796SW	1950
National Grid	SJ8695NE	1951
National Grid	SJ8695NW	1951
National Grid	SJ8795NW	1951
National Grid	SJ8696NE	1957
National Grid	SJ8696NW	1961
National Grid	SJ8796SW	1961
National Grid	SJ8795NW	1968
National Grid	SJ8695NW	1972
National Grid	SJ8696SW	1976
National Grid	SJ8796NW	1979
National Grid	SJ8696SE	1981
National Grid	SJ8695NE	1983
National Grid	SJ8696NW	1976
National Grid	SJ8696NE	1979
National Grid	SJ8795NW	1989
National Grid	SJ8796SW	1990

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

1:10,560	Mapsheet	Published Date
Lancashire And Furness	104_00	1848
Cheshire	003A_00	1882
Cheshire	010_00	1882
Lancashire And Furness	104_SE	1895
Lancashire And Furness	104_SE	1909
Lancashire And Furness	104_SE	1923
National Grid	SJ89NE	1956
1:10,000	**Mapsheet**	**Published Date**
National Grid	SJ89NE	1993

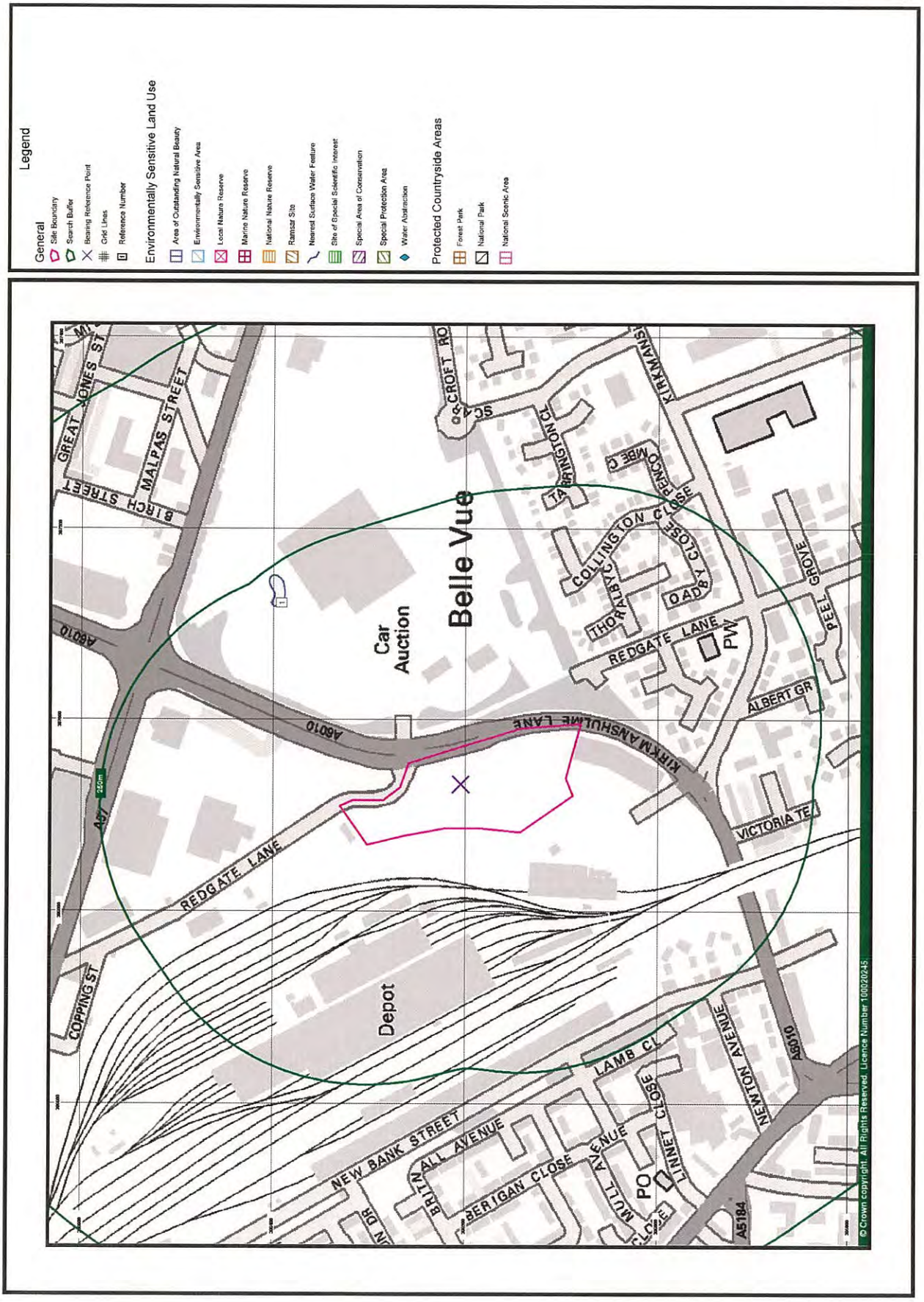
Sensitivity



Pathways and Receptors

Description	Search Buffer	Direction
Pathways		
Groundwater Vulnerability		
Geological Classification: Major Aquifer (Highly permeable) - These are highly permeable formations usually with a known or probable presence of significant fracturing. They may be highly productive and able to support large abstractions for public water supply and other purposes, Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Scale: 1:100,000, Map Name: Sheet 17 Derbyshire & North Staffordshire. Contact ref: 1	On Site	-
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. Contact ref: 1	On Site	-
Extreme Flooding from Rivers or Sea without Defences		
No	N/A	
Flooding from Rivers or Sea without Defences		
No	N/A	
Areas Benefiting from Flood Defences		
No	N/A	
Flood Water Storage Areas		
No	N/A	
Flood Defences		
No	N/A	

Sensitivity



Pathways and Receptors

Description	Ref. No.	Search Buffer	Direction
Environmentally Sensitive Receptors			
Nearest Surface Water Feature			
25-250m	1	0-250m	NE

Other Factors

Description	Search Buffer	Direction
Brine Compensation Areas		
No	N/A	
Coal Mining Affected Areas		
In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.. Contact ref: 4	On Site	-
Mining Instability		
Inconclusive Coal Mining	On Site	-
Conclusive Rock Mining	0-250m	N
Inconclusive Coal Mining	0-250m	N
Radon Affected Areas		
Less than 1% of homes are above the Action Level. Contact ref: 5	On Site	-
Radon Protection Measures		
No radon protective measures are necessary in the construction of new dwellings or extensions. Contact ref: 6	On Site	-
Potential for Collapsible Ground Stability Hazards		
No Hazard	N/A	
Potential for Compressible Ground Stability Hazards		
No Hazard. Contact ref: 6	On Site	-
Potential for Ground Dissolution Stability Hazards		
No Hazard	N/A	
Potential for Landslide Ground Stability Hazards		
Very Low. Contact ref: 6	On Site	-
Potential for Running Sand Ground Stability Hazards		
Very Low. Contact ref: 6	On Site	-
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Very Low. Contact ref: 6	On Site	-
Shallow Mining Hazards		
No Hazard	N/A	

Useful Information

Registered Landfill Sites

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

Ordnance Survey® Licensed Partner

Environment Agency

SEPA Scottish Environment Protection Agency

LANDMARK® Information Group

THE COAL AUTHORITY

British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL

Useful Contacts

Contact Name and Address

1 **Environment Agency National Customer Contact Centre (NCCC)**
PO Box 544
Templeborough
Rotherham
S60 1BY

Telephone 08708 506 506

enquiries@environment-agency.gov.uk

2 **Manchester City Council Planning Department**
Town Hall
Manchester
Greater Manchester
M60 2LA

Telephone 0161 234 5000
Fax 0161 234 4508

www.manchester.gov.uk

3 **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

4 **The Coal Authority Mining Report Service**
200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

Telephone 0845 7626848

thecoalauthority@coal.gov.uk

5 **Health Protection Agency**
Chilton
Didcot
Oxfordshire
OX11 0RQ

Telephone 01235 831600
Fax 01235 833891

6 **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

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

Other Contacts

Institution of Civil Engineering Surveyors
26 Market Street
ALTRINCHAM
Cheshire
WA14 1PF

Telephone 0161 928 8074

www.ices.org.uk/ices.asp

Useful Contacts

Contact Name and Address

The Association of Geotechnical and Geoenvironmental Specialists
Foreham Street
83 Copers
Cope Road
Beckenham
Kent
BR3 1NR

Telephone 020 86588212

www.ags.org.uk/

The Environmental Auditors Registration Association
Welton House
Limekiln Way
Lincoln
LN2 4US

Telephone 01522 540069

www.greenchannel.com/iea/earahome.htm

The Environmental Industries Commission
45 Weymouth Street
London
W1N 3LD

Telephone 020 79351675

www.eic-uk.co.uk/

The Institution of Civil Engineers
One Great George Street
Westminster
LONDON
SW1P 3AA

Telephone 0207 222 7722
Fax 0207 222 7500

www.ice.org.uk

The Royal Institution of Chartered Surveyors
12 Great George Street
Parliament Square
London
SW1P 3AD

Telephone 020 7222 7000

www.rics.org.uk/

Wilbourn Associates
30 Jessops Riverside
800 Brightside Lane
Sheffield
S9 2RX

www.environmental-surveyors.com

Landmark Information Group Limited
Legal & Financial
The Smith Centre
Fairmile
Henley-on-Thames
Oxon
RG9 6AB

Telephone 0844 844 9966
Fax 0844 844 9980

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

LANDMARK TERMS AND CONDITIONS

Definitions

"Authorised Reseller" means an agent or reseller of Landmark whom Landmark has duly appointed to resell its Reports and Services.

"Content" means any data, computing and information services and software, and other content and documentation or support materials and updates included in and/or supplied by or through the Websites, in Reports or Services or in any other way by Landmark and shall include Landmark developed and Third Party Content.

"First Purchaser" means the first person, or legal entity to purchase the Property Site following provision of a Report.

"First Purchaser's Lender" means the funding provider for the First Purchaser

"Information Pack" means a pack compiled by or on behalf of the owner or prospective buyer of the Property Site, designed to aid the marketing or purchase of the Property Site and containing information provided by or on behalf of the owner or prospective buyer of the Property Site.

"Intellectual Property Rights" means copyright, patent, design right (registered or unregistered), service or trade mark (registered or unregistered), database right or other data right, moral right or know how or any other intellectual property right.

"Order" means the request for Services from Landmark by You.

"Property Site" means a land site on which Landmark provides a Service.

References to **"We", "Us"** and **"Our"** are references to Landmark Information Group Limited ("Landmark"), whose registered office is 7 Abbey Court, Eagle Way, Exeter, EX2 7HY. Where You are not ordering the Services directly from Landmark, but from an Authorised Reseller, references to "Landmark" or "We", "Us" and "Our" shall be construed so as to mean either Landmark and/or the Authorised Reseller as the context shall indicate.

References to **"You/Your/Yourself"** refer to the contracting party who accesses the Website or places an Order with Landmark.

"Report" includes any information that Landmark supplies to You including all reports, services, datasets, software or information contained in them.

"Services" means the provision of any service by Landmark pursuant to these Terms, including without limitation, any Report.

"Landmark Fees" means any charges levied by Landmark for Services provided to You.

"Suppliers" means any organisation who provides data or information of any form to Landmark.

"Terms" means these Terms & Conditions.

"Third Party Content" means the services, software, information and other content or functionality provided by third parties and linked to or contained in the Services.

"Websites" means websites hosted by Landmark and includes the Content and any report, service, document, data-set, software or information contained therein, derived there from or thereby.

1. **Terms & Conditions**

a. These Terms govern the relationship between You and Landmark whether You are an unregistered visitor to the Website or are purchasing Services. Where these Terms are not expressly accepted by You they will be deemed to have been accepted by You, and You agree to be bound by these Terms when You place any Order, or pay for any Services provided

b. If the person communicating with Landmark is an Authorised Reseller, they must ensure that You agree to these Terms.

c. The headings in these Terms are for convenience only and shall not affect the meaning or interpretation of any part of these Terms.

d. Landmark may modify these Terms, and may discontinue or revise any or all other aspects of the Services at our sole discretion, with immediate effect and without prior notice, including without limitation changing the Services available at any given time. Any amendment or variation to these Terms shall be posted on our Websites. Continued use of the Services by You shall be deemed an acceptance by You to be bound by any such amendments to the Terms.

e. These Terms, together with the prices and delivery details set out on our Websites, Landmark's Privacy Policy and Your Order comprise the whole agreement relating to the supply of Services to You by Landmark. No prior stipulation, agreement, promotional material or statement whether written or oral made by any sales or other person or representative on our behalf should be understood as a variation of these Terms. Save for fraud or misrepresentation, Landmark shall have no liability for any such representation being untrue or misleading.

f. These Terms shall prevail at all times to the exclusion of all other terms and conditions including any terms and conditions which You may purport to apply even if such other provisions are submitted in a later document or purport to exclude or override these Terms and neither the course of conduct between parties nor trade practice shall act to modify these Terms.

2. **Services**

a. Landmark will use reasonable care and skill in providing the Services to You, however, the Services are provided on the express basis that the information and data supplied in the Services are derived from third party sources and Landmark does not warrant the accuracy or completeness of such information or data. Such information is derived solely from these sources specifically cited in the Services and Landmark does not claim that these sources represent an exhaustive or comprehensive list of all sources that might be consulted.

3. **Intellectual Property**

a. You acknowledge that all Intellectual Property Rights in the Services are and shall remain owned by either Landmark or our Suppliers and nothing in these Terms purports to transfer, assign or grant any rights to You in respect of the Intellectual Property Rights.

b. Subject always to these Terms You may, without further charge, make the Services available to;

i. the owner of the Property at the date of the Report,
ii. any person who purchases the whole of the Property Site,
iii. any person who provides funding secured on the whole of the Property Site,
iv. any person for whom You act in a professional or commercial capacity,
v. any person who acts for You in a professional or commercial capacity; and
vi. prospective buyers of the Property Site as part of an Information Pack but for the avoidance of doubt, Landmark shall have no liability to such prospective buyer unless the prospective buyer subsequently purchases the Property Site, and the prospective (or actual) buyer shall not be entitled to make the Service available to any other third party.

Accordingly Landmark shall have the same duties and obligations to those persons in respect of the Services as it has to You.

c. Each of those persons referred to in clause 3.b. shall have the benefit and the burden of Your rights and obligations under these Terms. The limitations of Landmark's liability as set out in clause 6 shall apply to all users of the Service in question in aggregate and Landmark shall not be liable to any other person.

d. All parties given access to the Services agree that they will treat as strictly private and confidential the Services and all information which they obtain from the Services and shall restrict any disclosure to employees or professional advisors to enable the relevant party to conduct its internal business. The requirement in this clause to treat the Services as confidential shall include a requirement to maintain adequate security measures to safeguard the Services from unauthorised access, use or copying.

e. Each recipient of the Services agrees (and agrees it will cause its employees, agents or contractors who may from time to time have access to the Services to agree) it will not, except as permitted herein or by separate agreement with Landmark:-

i. effect or attempt to effect any modification, merger or change to the Service, nor permit any other person to do so; or
ii. copy, use, market, re-sell, distribute, merge, alter, add to or carry on any redistribution, repreduction, translation, publication, roduction to any electronic medium or machine readable form or commercially exploit or in any other wey deal with or utilise or (except as expressly permitted by applicable law) reverse engineer, decompile or disassemble the Services, Content or Website; or
iii. remove, alter or in any way change any trademark or proprietary marking in any element of the Services and You shall acknowledge the ownership of the Content, where such Content is incorporated or used into Your own documents, reports, systems or services whether or not these are supplied to any third party.
iv. create any product which is derived directly or indirectly from the data contained in the Services

f. The mapping contained in any Services is protected by Crown Copyright and must not be used for any purpose outside the context of the Services or as specifically provided by these Terms.

g. You are permitted to make five copies of any Report, but are not authorised to re-sell the Report, any part thereof or any copy thereof unless you are an Authorised Reseller. Further copies may not be made in whole or in part without the prior written permission of Landmark who shall be entitled to make a charge for each additional copy.

4. **Charges**

a. VAT at the provailing rate shall be payable in addition to the Landmark Fees. You shall pey any other applicable indirect taxes related to Your use of the Services.

b. An individual or a monthly invoice showing all Orders created by You will be generated subject to these Terms. You will pay the Landmark Fees at the rates set out in Landmark's or its Authorised Reseller's invoice. The Landmark Fees are payable in full within 30 days without deduction, counterclaim or set off. You acknowledge that time is of the essence with respect to the payment of such invoices. Landmark reserve the right to amend the Landmark Fees from time to time and the Services will be charged at the Landmark Fee applicable at the date on which the Service is ordered.

c. We may charge interest on late payment at a rate equal to 3% per annum abeve the base lending rate of National Westminster Bank plc.

d. Landmark or its Authorised Reseller shall not be obliged to invoice any party other than You for the provision of Services, but where Landmark or its Authorised Reseller does so invoice any third party at Your request, and such invoice is not accepted or remains unpaid, Landmark or its Authorised Reseller shall have the option at any time to cancel such invoice and invoice You direct for such Services. Where Your order comprises a number of Services or severable elements within any one or more Services, any failure by Landmark or its Authorised Reseller to provide an element or elements of the Services shall not prejudice Landmark's or its Authorised Reseller's ability to require payment in respect of the Services delivered to You.

5. **Termination**

a. Landmark may suspend or terminate Your rights under these Terms without any liability to You with immediate effect if at any time:-

i. You fail to make any payment due in accordanco with clause 4;
ii. You repeatedly breach or commit or cause to be committed any material breach of these Terms; or
iii. You commit a breach and You fail to remedy the breach within 7 days of receipt of a written notice to do so; additionally, without prejudice to the foregoing, Landmark may remedy the breach and recover the costs thereof from You.

b. If Your rights are terminated under this clause and You have made an advance payment We will refund You a reasonable proportion of the balance as determined by Us in relation to the value of Services previously purchased.

c. Landmark reserves the right to refuse to supply any or all Services to You without notice or reason.

6. **Liability**

a. We provide warranties and accept liability only to the extent stated in this clause 6 and clause 7.

b. Nothing in these Terms excludes either party's liability for death or personal injury caused by that party's negligence or wilful default, and the remainder of this clause 6 is subject to this provision and Your statutory rights.

c. As most of the information contained in the Services is provided to Landmark by others, Landmark cannot control its accuracy or completeness, nor is it within the scope of Landmark's Services to check the information on the ground. Accordingly, Landmark will only be liable to You for any loss or damage caused by its negligence or willful default and subject to clause 6.o below neither Landmark nor any person providing information contained in any Services shall in any circumstances be liable for any inaccuracies, faults or omissions in the Services, nor shall Landmark have any liability if the Services are used otherwise than in accordance with these Terms.

d. Save as precluded by law, Landmark shall not be liable for any indirect or consequential loss, damage or expenses (including loss of profits, loss of contracts, business or goodwill) howsoever arising out of any problem, event, action or default by Landmark.

e. In any event, and notwithstanding anything contained in these Terms, Landmark's liability in contract, tort (including negligence or breach of statutory duty) or otherwise howsoever arising by reason or in connection with this Contract (except in relation to death or personal injury) shall be limited to an aggregate amount not exceeding £1 million if the complaint is in relation to a Report on residential property and an aggregate amount not exceeding £10 million in respect of any other Report or Service purchased from Landmark.

f. Landmark will not be liable for any defect, failure or omission relating to Services that is not notified to Landmark within six months of the date of the issue becoming apparent and in any event, within twelve years of the date of the Service.

g. You acknowledge that:-

i. Subject to clause 6.o below You shall have no claim or recourse egainst any Third Party Content supplier nor any of our other Suppliers. You will not in any way hold us responsible for any selection or retention of, or the acts of omissions of Third Party Content suppliers or other Suppliers (including those with whom We have contracted to operate vartous aspects or parts of the Service) in connection with the Services (for the avoidance of doubt Landmark is not a Third Party Content supplier). Landmark does not promiso that the supply of tha Services will be uninterrupted or error free or provide any particular facilities or functions, or that the Content will always be complete, accurate, precise, free from defects of any other kind, computer viruses, software locks or other similar code although Landmark will use reasonable efforts to correct any inaccuracies within a reasonable period of them becoming known to us;
ii. Landmark's only obligation is to exercise reasonable skill and care in providing environmental property risk information to persons acting in a professional or commercial capacity who are skilled in the use of property and environmental information and You hereby acknowledge that You are such a person;
iii. no physical inspection of the Property Site reported on is carried out as part of any Services offered by Landmark and Landmark do not warrant that all land uses or features whether past or current will be identified in the Services. The Services do not include any information relating to the actual state or condition of any Property Site nor should they be used or taken to indicate or exclude actual fitness or unfitness of a Property Site for any particular purpose nor should it be relied upon for determining saleability or value or used as a substitute for any physical investigation or inspection. Landmark recommends that You inspect and take other advice in relation to the Property Site and not rely exclusively on the Services.
iv. Subject to clause 6.o below, Landmark shall not be responsible for error or corruption in the Services resulting from inaccuracy or omission in primary or secondary information and data, inaccurate processing of information and data by third parties, computer malfunction or corruption of data whilst in the course of conversion, geo-coding, processing by computer or electronic means, or in the course of transmission by telephone or other communication link, or printing.
v. Landmark will not be held liable in any way if a Report on residential property is used for commercial property or more than the one residential property for which it was ordered.
vi. the Services have not been prepared to meet Your or anyone else's individual requirements; that You assume the entire risk as to the suitability of the Services and waive any claim of detrimental reliance upon the same; and You confirm You are solely responsible for the selection or omission of any specific part of the Content;
vii. Landmark offer no warranty for the performance of any linked internet service not operated by Landmark;
viii. You will on using the Services make a reasonable inspection of any results to satisfy Yourself that there are no defects or failures. In the event that there is a material defect You will notify us in writing of such defect within seven days of its discovery;
ix. Any suppert or assistance provided to You in connection with these Terms is at Your risk;

h. All liability for any insurance products purchased by You rests solely with the insurer. Landmark does not endorse any particular product or insurer and no information contained within the Services should be deemed to imply otherwise. You acknowledge that if You Order any such insurance Landmark will deem such as Your consent to forward a copy of the Report to the insurers. Where such policy is purchased, all liability remains with the insurers and You are entirely responsible for ensuring that the insurance policy offered is suitable for Your needs and should seek independent advice. Landmark does not guarantee that an insurance policy will be available on a Property Site. All decisions with regard to the offer of insurance policies for any premises will be made solely at the discretion of the insurers and Landmark accepts no liability in this regard. The provision of a Report does not constitute any indication by Landmark that insurance will be available on the property.

i. Professional opinions contained in Reports are provided to Landmark by third parties, and such third parties are solely liable for the opinion provided. For the avoidance of doubt, those parties providing assessments or professional opinions on Landmark products include RPS Plc & Wilbourn Associates Limited, and any issues with regard to the provision of such opinion should be taken up with the relevant third party.

If Landmark provides You with any additional service obtained from a third party, including but not limited to any interpretation or conclusion, risk assessment or environmental report or search carried out in relation to a Report on Your Property Site, subject to clause 6.o below Landmark will not be liable in any way for any information contained therein or any issues arising out of the provision of those additional services to You. Landmark will be deemed to have acted as an agent in these circumstances and the supply of these additional services will be governad by the terms and conditions of those Third Parties.

j. In any event no person may rely on a Service more than 12 months after its original date.

k. If You wish to vary any limitation of liability as set out in these Terms, You must request such variation prior to ordering the Service. Landmark shall use its reasonable endeavours to agree such variation but shall not be obliged to do so.

l. Time shall not be of the essence with respect to the provision of the Services.

m. Ordnance Survey have undertaken a positional accuracy improvement programme which may result in discrepancies between the positioning of features used in datasets in the Services and the updated Ordnance Survey mapping. Subject to clause 6.o below, Landmark and its Suppliers exclude all and any liability incurred as a result of the implementation of such positional accuracy improvement programme.

n. Where Landmark provides its own risk assessment in connection with any Report, Landmark shall carry out such assessment with all reasonable skill and care but shall have no liability for any such risk assessment conclusion which is provided for information only, save where Landmark conducted the same negligently, in which case the provisions of clause 6 shall apply. Notwithstanding the provision of any such risk assessment conclusion you should carefully examine the remainder of the Report and should not take or refrain from taking any action based solely on the basis of the risk assessment. For the avoidance of doubt, the provisions of this clause 6n apply solely to risk assessments conducted by Landmark, and the provision of any other risk assessment by a third party shall be governed by such third party's terms in accordance with the provisions of clause 6i above.

o. Landmark obtains much of the information contained in its Report from third parties. Landmark will not accept any liability to You for any negligent or incorrect entry, or error or corruption in the Third Party Content supplied to Landmark, but Landmark's Suppliers may be liable for such negligent or incorrect entries, or errors or corruptions, subject to the terms and conditions on which they supply the Third Party Content to Landmark.

7. **Contribution**

a. Save where expressly provided, this clause 7 shall apply solely to Envirosearch Residential Reports (regardless of the result of such Report). Nothing in this clause 7 shall operate to override or vary the provisions of clause 6.

b. Landmark are prepared to offer, at their sole discretion, and without any admission or inference of liability a contribution towards the costs of any remediation works required under a Notice (as defined below) on the terms of this clause 7 ("the Contribution")

c. In the event that a Remediation Notice is served on the First Purchaser or First Purchaser's Lender of a Property Site under Part II(A) of the Environmental Protection Act 1990 ("the Notice") Landmark will contribute to the cost of such works as either the First Purchaser or First Purchaser's Lender (but not both) are required to carry out under the Notice subject to the provisions of this clause 7 and on the following terms:

i. the Contribution shall only apply to contamination or a pollution incident present or having occurred prior to the date of the Report;

ii. the Contribution shall only apply where the Property Site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, this obligation does not apply to any commercial property, nor to any Property Site being developed or redeveloped whether for residential purposes or otherwise;

iii. the Contribution is strictly limited to the cost of works at the Property Site and at no other site.

iv. the Contribution will not be paid in respect of any of the following:

Radioactive contamination of whatsoever nature, directly or indirectly caused by or contributed to or arising from ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel or the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof.

Asbestos arising out of or related in any way to asbestos or asbestos-containing materials on or in structures or services serving the structures.

Naturally occurring materials arising from the presence or required removal of naturally occurring materials except in circumstances where such materials are present in concentrations which are in excess of their natural concentration.

Intentional non-compliance arising from the intentional disregard of or knowing wilful or deliberate non-compliance by any owner or occupier of the Property Site with any statute, regulation, administrative complaint, notice of violation, or notice letter of any Regulatory Authority.

Any condition which is known or ought reasonably to have been known to the First Purchaser or the First Purchaser's Lender prior to the purchase of the Report.

Any condition which is caused by acts of War or an Act of Terrorism.

Any property belonging to or in the custody or control of the First Purchaser which does not form a fixed part of the Property Site or the structure.

Any fines liquidated damages punitive or exemplary damages.

Any bodily injury including without limitation, death, illness or disease, mental injury, anguish or nervous shock.

Any financial loss in respect of any loss of any rental, profit, revenue, savings or business or any consequential indirect or economic loss damage or expense including the cost of rent of temporary premises or business interruption.

Any losses incurred following a material change in use of, alteration or development of the Property Site.

d. The maximum sum that shall be contributed by Landmark in respect of any Contribution shall be limited to £60,000. In the event that more than one Report is purchased on the Property Site the Contribution will only be payable under the first Report purchased by or on behalf of any First Purchaser or First Purchaser's Lender and no Contribution will be made in respect of subsequent Reports purchased by or on behalf of such First Purchaser, First Purchaser's Lender or any person connected to them.

e. Landmark shall only pay a Contribution where the Notice is served within 36 months of the date of the Report.

f. Any rights to a Contribution under this Clause 7 are not assignable in the event of a sale of the Property Site and Landmark will not make any Contribution after the date of completion of such sale.

g. In the event the First Purchaser or First Purchaser's Lender wishes to claim any Contribution, it shall notify Landmark in writing within 3 months of the date of the Notice. The First Purchaser or First Purchaser's Lender (as applicable) shall comply with all reasonable requirements of Landmark with regard to the commission and conduct of the remediation works to be carried out under the Notice, and in the event the First Purchaser or First Purchaser's Lender (as applicable) does not do so, including without limitation, obtaining Landmark's prior written consent to any estimates for such works or complying with any other reasonable request by Landmark, Landmark shall not be required to pay any Contribution. Notwithstanding the payment of the Contribution by Landmark the First Purchaser or First Purchaser's Lender as applicable shall take all reasonable steps to mitigate any costs incurred in connection with the conduct of works required under the terms of any Notice.

h. In the event that the First Purchaser or First Purchaser's Lender receives any communication from a statutory authority to the effect that there is an intent to serve a notice received under PartII(A) of the Environmental Protection Act 1990 they will advise Landmark within a maximum period of two months from receipt of such communication. This clause 7h and the service of any notice under it shall not affect the provisions of clauses 7 e and g, and any such communications, even if advised to Landmark will not operate as notice under clause 7e.

i. Landmark reserve the right at any time prior to a claim for Contribution being made in accordance with clause 7 g) above, to withdraw the offer of payment of Contributions without further notice.

8. **Events Beyond Our Control**

a. You acknowledge that Landmark shall not be liable for any delay, interruption or failure in the provision of the Services which are caused or contributed to by any circumstance which is outside our reasonable control including but not limited to, lack of power, telecommunications failure or overload, computer malfunction, inaccurate processing of data, or delays in receiving, loading or checking data, corruption of data whilst in the course of conversion, geo-coding, processing by computer in the course of electronic communication, or printing.

9. **Severability**

a. If any provision of these Terms are found by either a court or other competent authority to be void, invalid, illegal or unenforceable, that provision shall be deemed to be deleted from these Terms and never to have formed part of these Terms and the remaining provisions shall continue in full force and effect.

10. **Governing Law**

a. These terms shall be governed by and construed in accordance with English law and each party agrees irrevocably submit to the exclusive jurisdiction of the English courts if any dispute arises out of or in connection with this agreement (a "Dispute") the parties undertake that, prior to the commencement of Court proceedings, they will seek to have the Dispute resolved amicably by use of an alternative dispute resolution procedure acceptable to both parties with the assistance of the Centre for Dispute Resolution (CEDR) if required, by written notice initiating that procedure. If the Dispute has not been resolved to the satisfaction of either party within 60 days of initiation of the procedure or if either party fails or refuses to participate in or withdraws from participating in the procedure then either party may refer the Dispute to the Court.

11. **General; Complaints**

a. Landmark may assign its rights and obligations under these Terms without prior notice or any limitation.

b. Landmark may authorise or allow our contractors and other third parties to provide to Landmark and/or to You services necessary or related to the Services and to perform Landmark's obligations and exercise Landmark's rights under these Terms, which may include collecting payment on Landmark's behalf.

c. No waiver on Landmark's part to exercise, and no delay in exercising, any right, power or provision hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or provision hereunder preclude the exercise of that or any other right, power or provision.

d. Unless otherwise stated in these Terms, all notices from You to Landmark must be in writing and sent to the Landmark registered office (or in the case of an Authorised Reseller, to its registered office address) and subject to paragraph e below all notices from Landmark to You will be displayed on our Websites from time to time.

e. Any complaints in relation to the Services should, in the first instance, be in writing addressed to the Customer Service Support Manager at the Landmark registered office. Landmark or its agents will respond to any such complaints in writing as soon as practicably possible.

f. A person who is not a party to any contract made pursuant to these Terms shall have no right under the Contract (Right of Third Parties) Act 1999 to enforce any terms of such contract and Landmark shall not be liable to any such third party in respect of any Services supplied.

g. Landmark's Privacy Policy as displayed on the Website governs the use made of any information You supply to Landmark.

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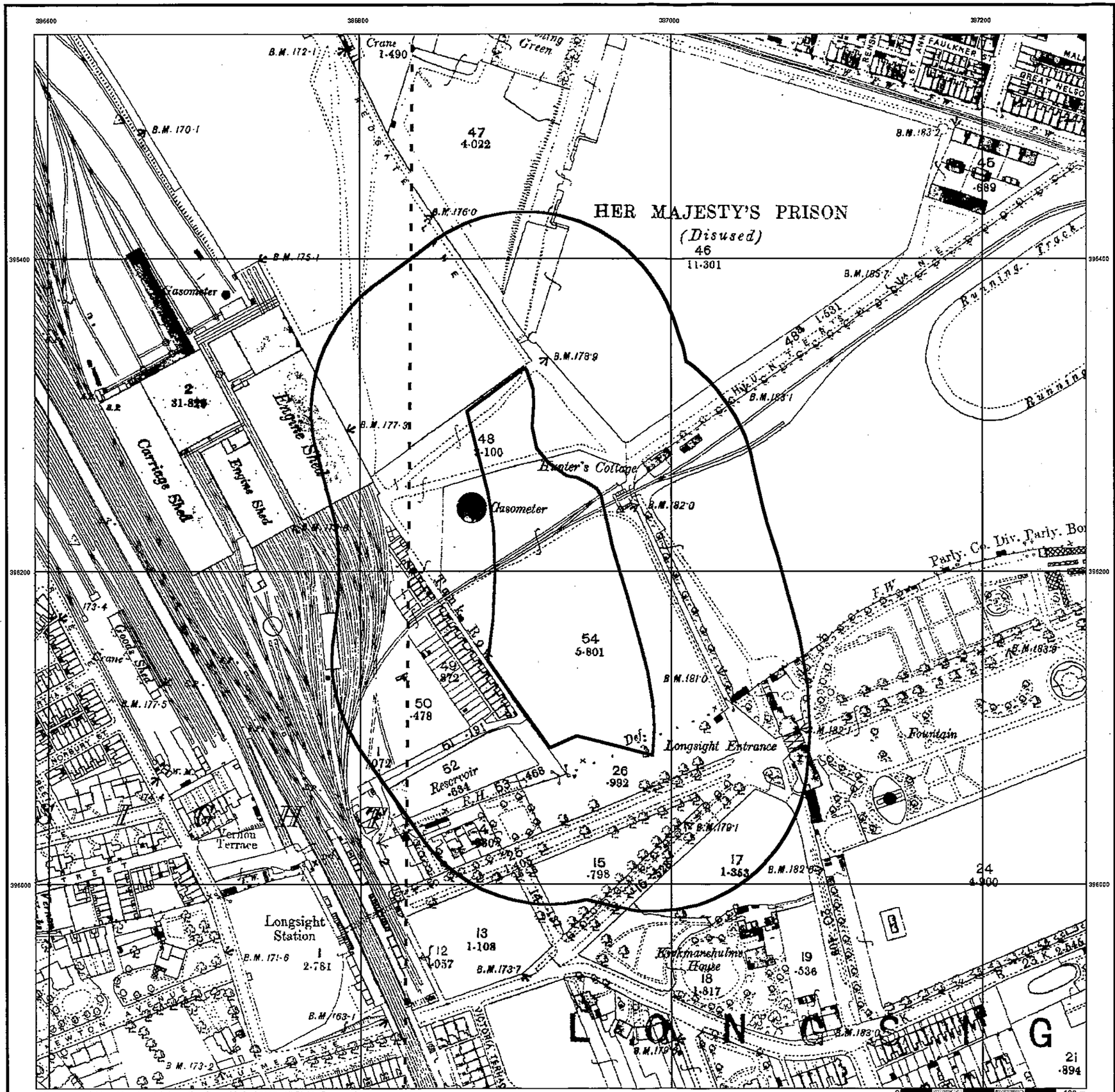
APPENDIX I1

SELECTED HISTORICAL MAPS



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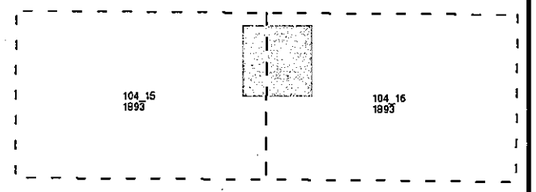
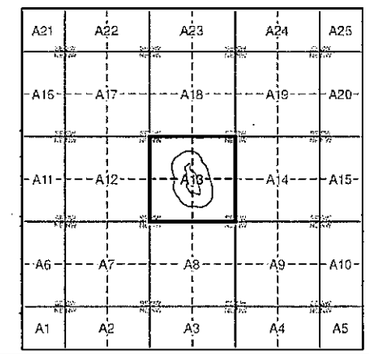
Lancashire And Furness
Published 1893
Source map scale - 1:2,500

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)



Historical Map - Segment A13



Order Details

Order Number:	23352144_1_1
Customer Ref:	42912
National Grid Reference:	386930, 396200
Slice:	A
Site Area (Ha):	1.66
Search Buffer (m):	100

Site Details

Site at 386930, 396200

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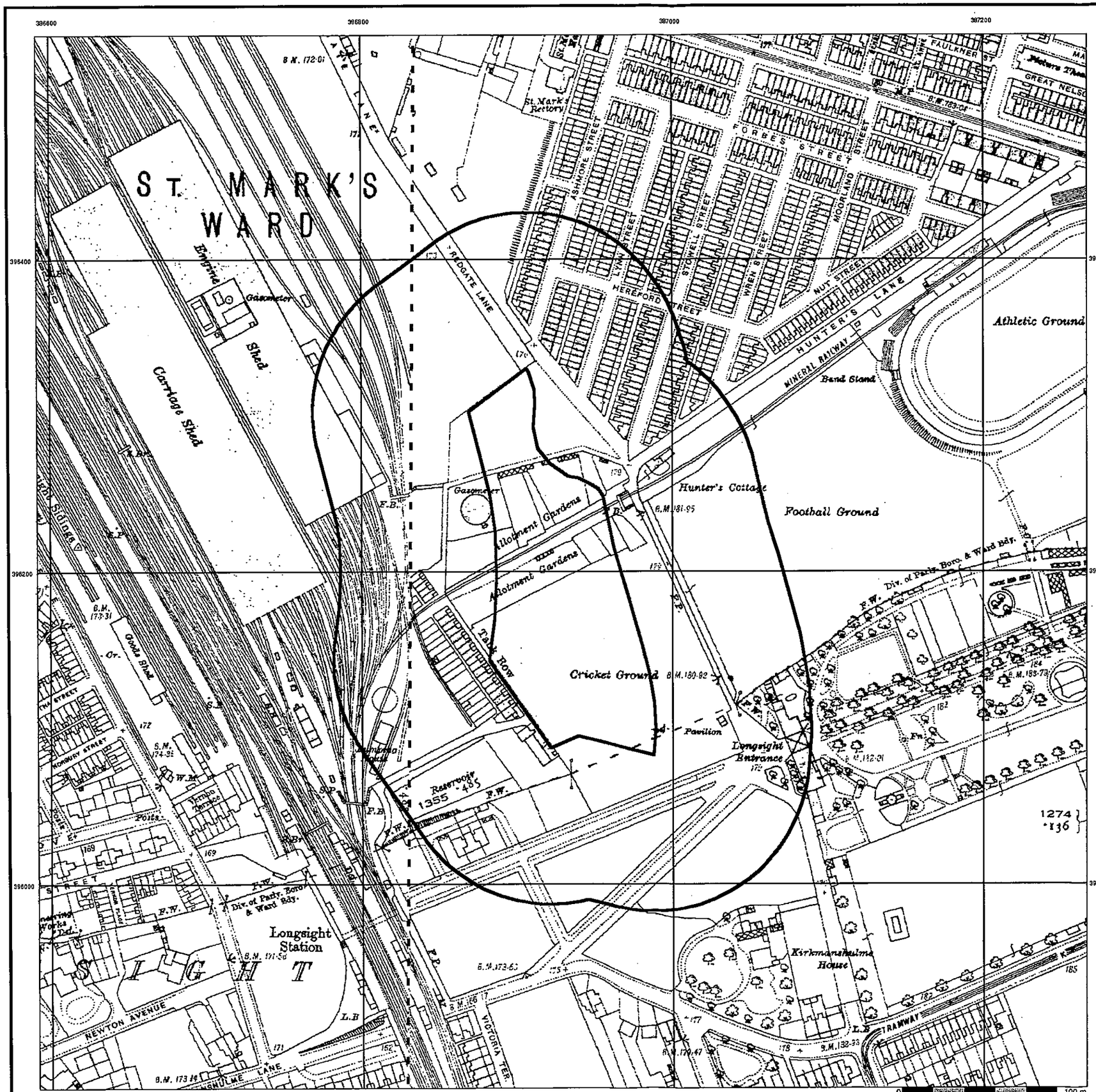
Fax: 0870 850 6671
Web: www.envirocheck.co.uk



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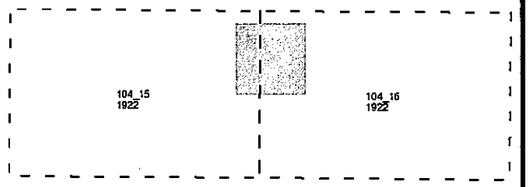
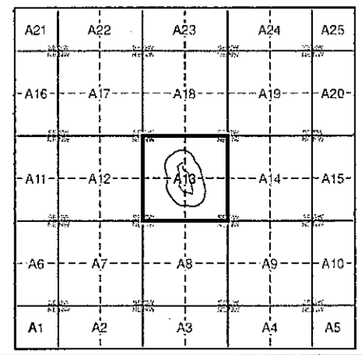
Lancashire And Furness
Published 1922
Source map scale - 1:2,500

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)



Historical Map - Segment A13



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Site Details

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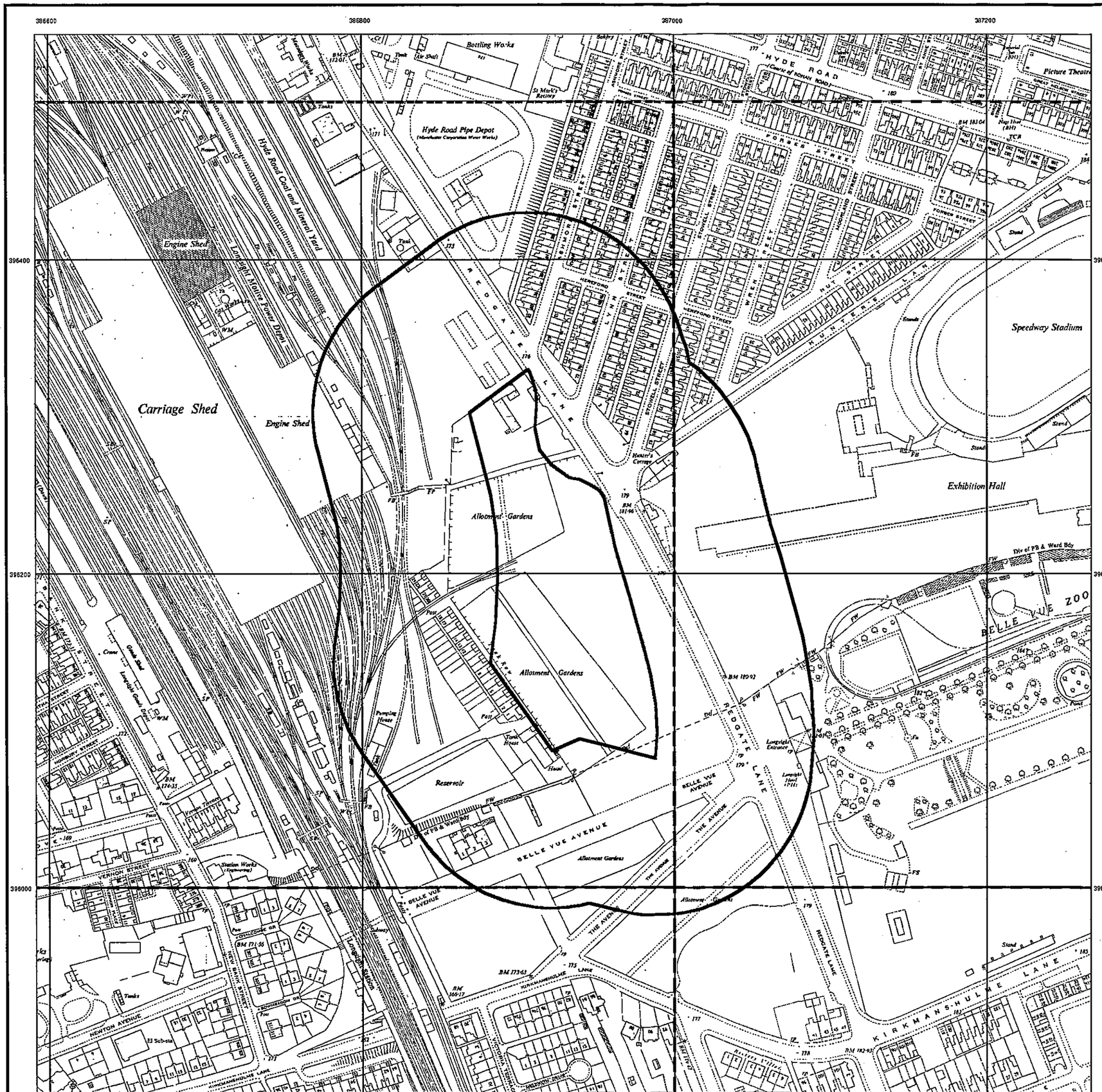

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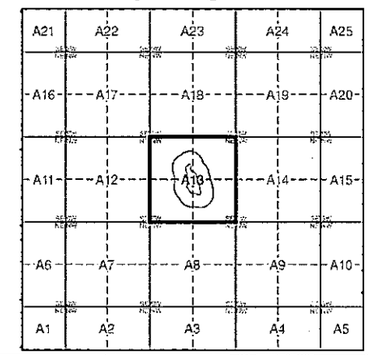
Ordnance Survey Plan
Published 1949 - 1951
Source map scale - 1:1,250

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)

SJ8696NE 1949
SJ8796NW 1950
SJ8696SE 1950
SJ8796SW 1950
SJ8695NE 1951
SJ8795NW 1951

Historical Map - Segment A13



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Customer Ref:	42912
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Site Details

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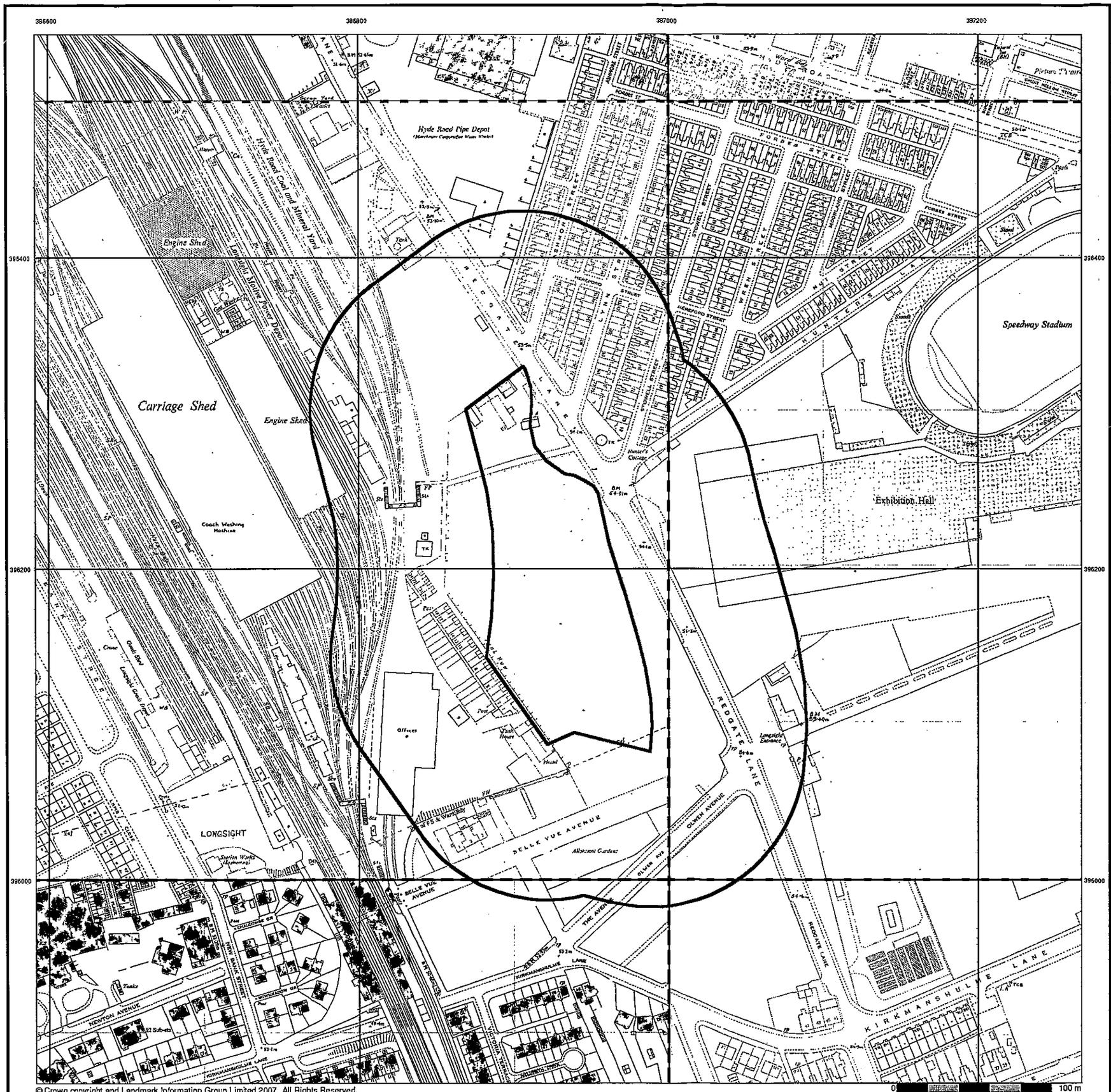

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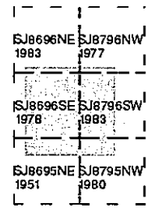
Additional SIMs
Published 1951 - 1983
Source map scale - 1:1,250

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)



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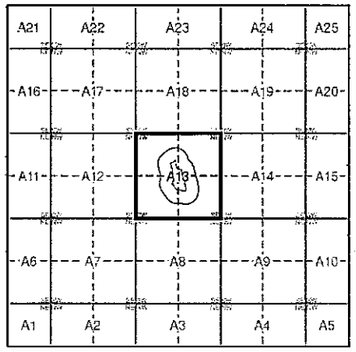

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Site Details

Site at 386930, 396200

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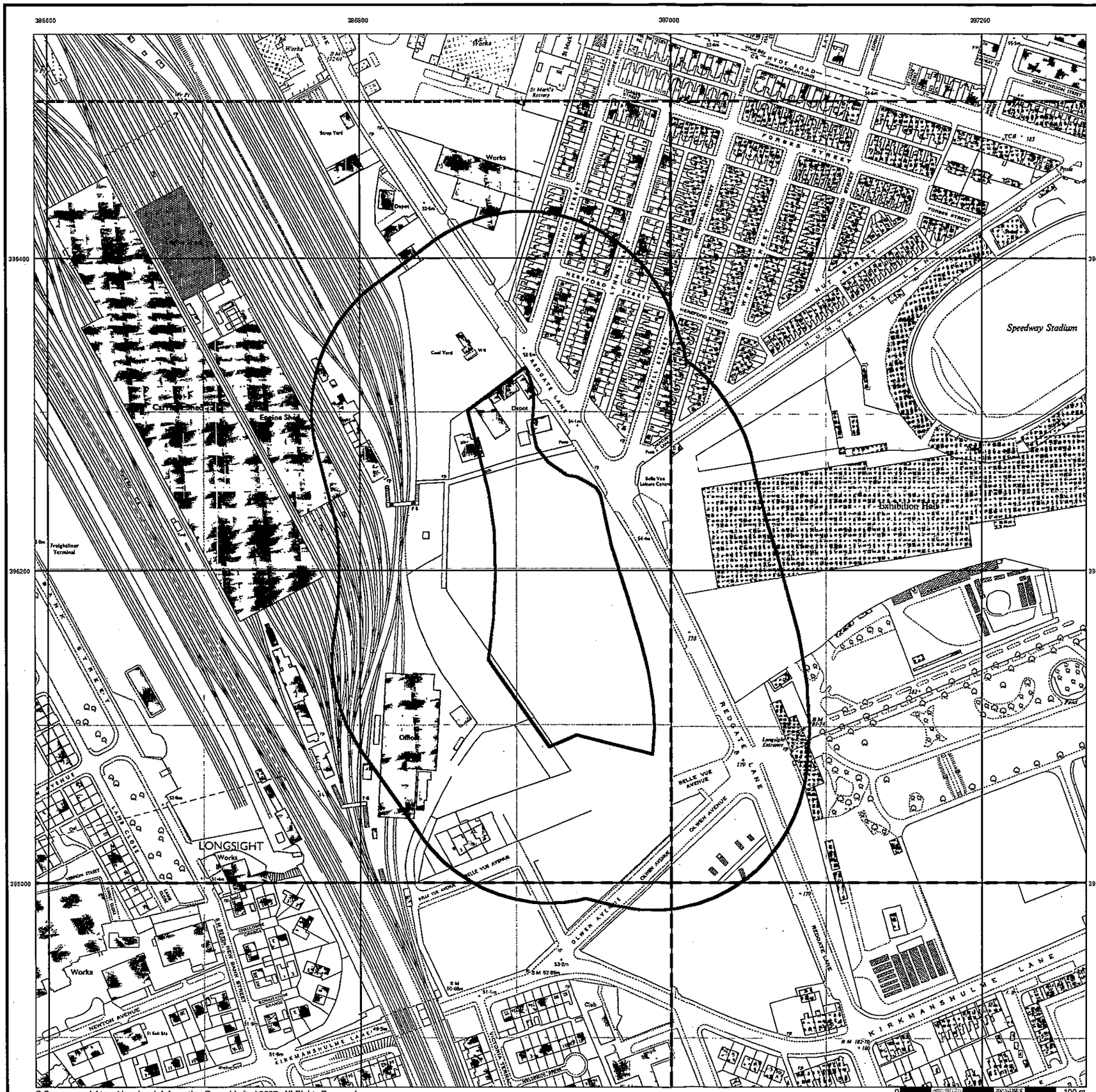

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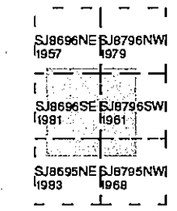
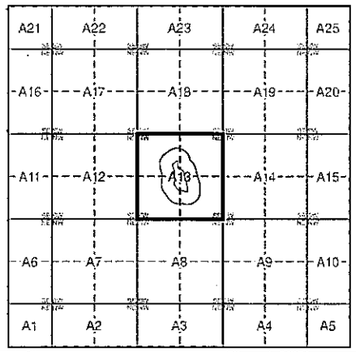
Ordnance Survey Plan
Published 1957 - 1983
Source map scale - 1:1,250

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)



Historical Map - Segment A13



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Site Area (Ha):	1.66
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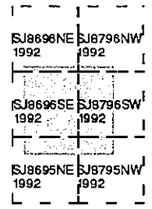
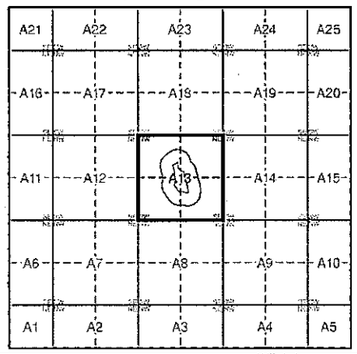
Large-Scale National Grid Data
Published 1992
Source map scale - 1:1,250

'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



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Site Area (Ha):	1.66
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Web: www.envirocheck.co.uk

APPENDIX III

COAL AUTHORITY MINING REPORT

The Coal Authority

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

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

Person dealing with this matter:	**Ken Rowe**
Our reference:	**00108988-07**
Your reference:	02K/42912
Electronic Ref:	
RRUID:	007.00020644290001
Date of your enquiry:	**30 October 2007**
Date we received your enquiry:	**30 October 2007**
Date of issue:	**01 November 2007**

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

Coal and Brine Report

Site At, Redgate Lane, Longsight, Manchester, Lancashire

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

Coal mining	Yes
Brine extraction	No

Information from the Coal Authority

Underground Coal Mining

Past

The property is in the likely zone of influence from workings in 3 seams of coal at 380m to 1100m depth, and last worked in 1957.

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

Present

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

Future

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

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

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

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

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

Mine entries

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

Coal-mining geology

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

Opencast Coal Mining

Past

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

Present

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

Future

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

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

Coal-mining subsidence

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

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

Mine gas

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

Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

Withdrawal of Support

The property is not in an area for which a notice of entitlement to withdraw support has been published.

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

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Working Facilities Orders

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

Payments to Owners of Former Copyhold Land

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

Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional remarks

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

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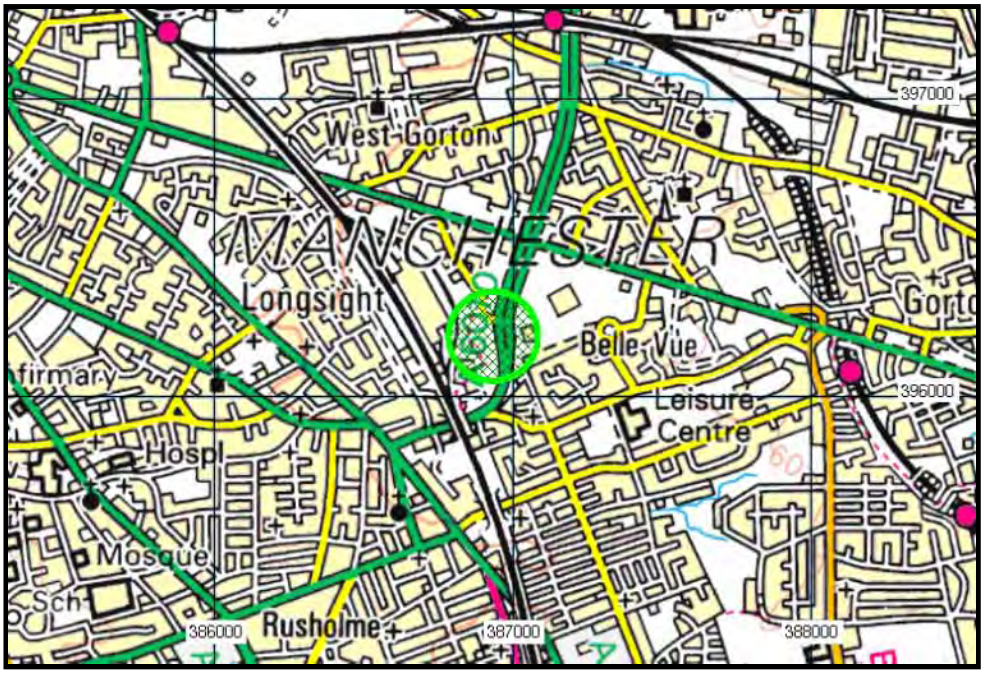
Issued by:	The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG
Date:	30 Oct 2007
Ground stability report at:	Site At, Redgate Lane, Longsight, Manchester, Lancashire
Reference number:	00108988-07
Cost:	£42.56
Plus VAT:	£7.44
Total received:	£50.00
VAT registration number:	598 5850 68

Location map

Approximate
position
of property



Enquiry boundary

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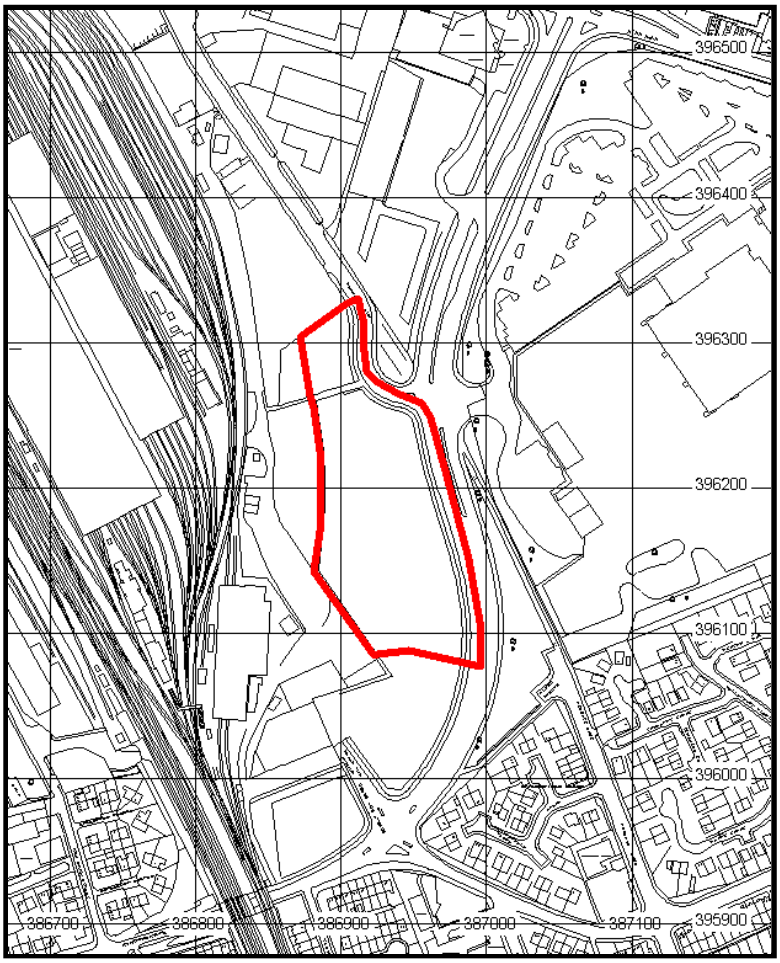

Key

Approximate position of enquiry boundary shown

Mapping sourced from Ordnance Survey

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APPENDIX IV

GMGU LANDFILL SEARCH

REC

GMGU Williamson Building University of Manchester Oxford Road Manchester M13 9PL	**Resource & Environmental Consultants Ltd.** Osprey House Pacific Quay Broadway, Manchester M50 2UE Telephone: 0161 868 1300 Fax: 0161 868 1301

Purchase Order Number: 3311/42912/cs

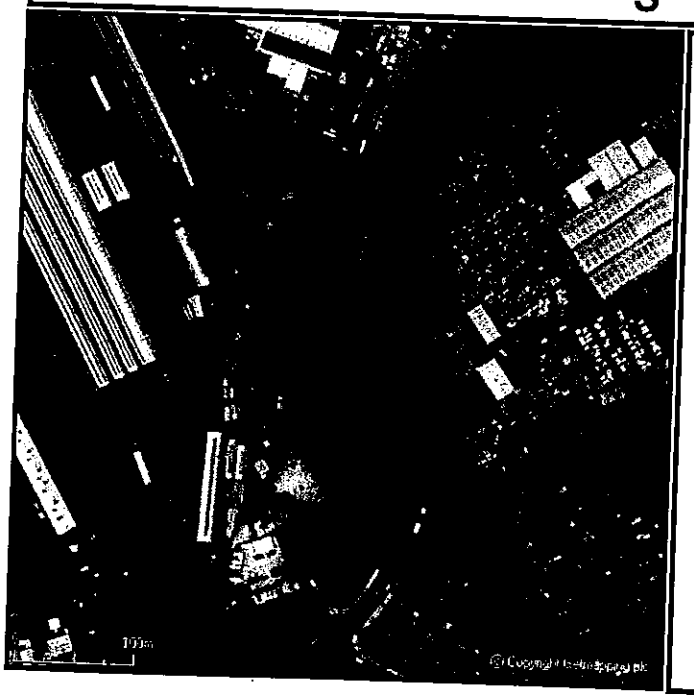
Quotation Ref	Supplier Contact	Raised By	Date	Authorised By
Standard Rates		Catherine Shannon	30-Oct-07	

DESCRIPTION	COST (£)
Please Supply:	
Search of landfill record database for Redgate Lane, Longsight, Manchester.	120.00
Sub Total	120.00
VAT	21.00
Total	141.00

Sitecheck®
Assess
A Landmark® product

Location Map





Site

LAND AT
REDGATE LANE
MANCHESTER
LONGSIGHT
M12 4RX

Grid Reference

Easting 386930

Northing 396200

APPENDIX V

SITEWALKOVER PHOTOGRAPHS



Plate 1: Southern sector of the site (looking south from the footpath).



Plate 2: Northern sector of the site (looking north from the footpath).



Plate 3: Looking north from the south of the site



Plate 4: Looking west along the footpath from Redgate Lane



Plate 5: Extent of Japanese Knotweed on site, looking south west.



Plate 6: Proximity of PC component factory to southern boundary



Plate 7: Rail depot to the west of the site



Plate 8: Billboards located on eastern boundary of the site