

wardell-armstrong.com

ENERGY AND CLIMATE CHANGE
ENVIRONMENT AND SUSTAINABILITY
INFRASTRUCTURE AND UTILITIES
LAND AND PROPERTY
MINING AND MINERAL PROCESSING
MINERAL ESTATES
WASTE RESOURCE MANAGEMENT



NORTHERN GROUP DEVELOPMENTS LIMITED

STATION ROAD, REDDISH

PRELIMINARY CONTAMINATION RISK ASSESSEMENT

JULY 2025

DATE ISSUED: JULY 2025
JOB NUMBER: GM13736
REPORT NUMBER: 0002
VERSION: V1.0
STATUS: FINAL

NORTHERN GROUP DEVELOPMENTS LIMITED

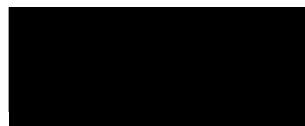
STATION ROAD, REDDISH

PRELIMINARY CONTAMINATION RISK ASSESSEMENT

JULY 2025

PREPARED BY:

Shannon Connell Geologist



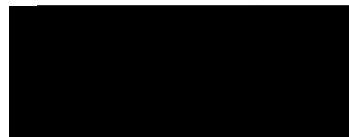
REVIEWED BY:

George Huck Principal Engineering Geologist



APPROVED BY:

Nick Turner Technical Director



This report has been prepared by Wardell Armstrong LLP with all reasonable skill, care and diligence, within the terms of the Contract with the Client. The report is confidential to the Client and Wardell Armstrong LLP accepts no responsibility of whatever nature to third parties to whom this report may be made known.

No part of this document may be reproduced without the prior written approval of Wardell Armstrong LLP.



CONTENTS

EXECUTIVE SUMMARY	1
1 INTRODUCTION.....	3
2 SOURCES OF INFORMATION	6
3 SITE HISTORY AND CURRENT LAND USE	7
4 GEOLOGY AND MINING	13
5 ENVIRONMENTAL SETTING AND CONSULTATION.....	16
6 HAZARD IDENTIFICATION AND PRELIMINARY CONCEPTUAL SITE MODEL	20
7 CONCLUSIONS AND RECOMMENDATIONS.....	27
8 REFERENCES.....	30

APPENDICES

Appendix A	Site Masterplan
Appendix B	Groundsure Insight Report
Appendix C	Walkover Photograph Survey
Appendix D	British Geological Survey Borehole Logs
Appendix E	Zetica UXO Risk Map
Appendix F	Existing Site Constraints Plan (ref.: PR1889-HFR-XX-ZZ-DR-A-9001)

DRAWINGS	TITLE	SCALE
GM13736-001	Site Location Plan	1: 5,000 @ A3
GM13736-002	Site Walkover Photo Location Plan	1: 2,000 @ A3

EXECUTIVE SUMMARY

This report has been prepared to assist with the advancement of the development scheme for land off Station Road, Reddish; a summary of the reports key findings is provided in Table 1.1 below.

Table 1.1: Executive Summary	
Issue	Summary
Contamination Potential:	
Present site use	The Site is currently used for recreational purposes, comprising the Secret Lake water body, a smaller water body to the east, with accompanying public footpaths/cycle links, and is frequented by dog-walkers and fishermen. The Site also comprises a small section of Station Road in the northeast and two small sections of Nelstrop Road North in the west and southwest.
Past site use	There has been little change to the Site over the years, with the presence of allotment gardens between 1957 and 2001, and a railway that ran beneath the Site between 1890 and 2001.
Impact to site from past and present adjacent land uses	The main impacts to the Site from past land uses is associated with the old railway that ran beneath the Site in the northeast. Impacts to the Site from current land use is associated with the fly tipping in the southwest and sporadic tipping of debris across the entire site.
Asbestos	During the Site walkover no visual evidence of asbestos was recorded. However, the potential for asbestos to be present cannot be discounted.
Environmental Sensitivity:	
Geology	<i>Superficial:</i> The majority of the Site is underlain by till, with a small section of the Site in the central north underlain by sand and gravel deposits. <i>Bedrock:</i> The entire Site is underlain by Chester Formation.
Groundwater vulnerability	The aquifer status of groundwater held within the bedrock is a Principal Aquifer. The aquifer status of groundwater held within the superficial deposit is a Secondary Undifferentiated Aquifer. There are no Source Protection Zones on or within 250m of the Site.
Surface water vulnerability	There are no WFD surface water bodies identified on site. However, within the site boundary there are two bodies of water, the western body being Secret Lake and the eastern body being unnamed.
Geological constraints:	
Artificial ground	Made ground is recorded to be present to the north of the Site.
Mining setting	The closest BritPit is 262m NE located at Parkfield Brick Works, Reddish Stockport used to extract clay and shale but has now ceased. No on-site surface or underground workings are recorded aside from the existing reservoirs.
Risks relating to other constraints (miscellaneous):	
Services	During the Site walkover, one manhole was observed in the northeastern region of the Site.
Flooding	The Environmental Agency has identified the majority of the Site to be within a Flood Zone 1, where the risk of surface water flooding is generally low. There is however a section of the Site in the southwest where there is a high risk of surface water flooding. Flooding from groundwater is also considered low.
Topographical features	The Site is relatively flat, with a slight slope down to the south along the southern boundaries.

Table 1.1: Executive Summary

Issue	Summary
Environmental	There are no nitrate vulnerable zones on or within 2000m of the Site. The Site is not recorded as being within a Site of Special Scientific Interest (SSSI) impact risk zone.
Conclusion	Based on the information summarised within this report, numerous areas across the Site (particularly in the southwest and northeast) are considered moderate risk from a Geoenvironmental perspective, and moderate risk from a Geotechnical perspective. Ground conditions across the Site remain largely unknown, and there is a potential for localised and/or widespread areas of made ground on site which may pose a potential source of contamination and ground instability. Based upon these conclusions, it is recommended that a suitably designed site investigation is undertaken to adequately assess the risks.

1 INTRODUCTION

1.1 Commission

1.1.1 Wardell Armstrong LLP (WA) were commissioned by Northern Group Developments Limited (hereafter referred to as the “Client”), to carry out a Preliminary Contamination Risk Assessment for the proposed development in Reddish, Stockport (hereafter referred to as the “Site”).

1.2 Proposed Development

1.2.1 It is understood that at the time of writing, the proposed development will comprise the following (site masterplan attached at Appendix A):

- 200 No. residential properties, consisting of both houses (109 No.) and apartments (91 No.);
- Six additional piers on Secret Lake;
- Two play areas;
- Three wetland SUDs; and
- Lake side paths with seating, and pedestrian/cycle links to adjacent land.

1.3 Site Location

1.3.1 The Site is located off Station Road in Reddish, Stockport, with a post code of M18 7TR and an approximate central grid reference of 388901 E, 394692 N. The Site location is shown on WA Drawing Number GM13736-001.

1.4 Scope and Objectives

1.4.1 The scope of this report is to assess the potential for ground contamination geotechnical constraints to be present at the Site which could impact the proposed development. This information will then be used to support the future design of the scheme and identify the requirements for additional works needed to develop any mitigation measures, thus assisting with the advancement of the discussed development scheme. This will be undertaken via desk-based researches, consisting of an examination of the available documentation relating to the Site and a subsequent walkover survey. This includes, but is not limited to, the following considerations:

Desk-Based Researches

- Past and current land usage of the Site and its surrounding area;

- Environmental setting including geology (bedrock and superficial), mining, hydrogeology, and hydrology;
- Potential contamination sources, pathways, and receptors as part of a preliminary conceptual site model;
- Potential stability and contamination constraints and liabilities that may arise in connection with the present use or proposed use of the Site;
- Requirement or otherwise for future studies including an intrusive site investigation prior to development.

Walkover Survey

- Site inspection to visually assess the condition of the Site and identify any potential features that are not recorded in the desk-based researches.

1.5 Limitations of this Report

- 1.5.1 The report does not constitute or contain a valuation nor is it a full rigorous geo-environmental audit.
- 1.5.2 Broader development constraints such as services, land drainage, flood risk, ecology, invasive weeds, archaeology etc. are not considered in this report.
- 1.5.3 The Consultant undertaking the Site walkover had a general awareness of invasive plant species; however, it is recommended that a trained Ecologist should assess the Site for the presence of invasive species.
- 1.5.4 The walkover survey was restricted to external areas only.
- 1.5.5 The opinions and recommendations presented in this report are based partly upon documents provided by third-party sources. WA have not verified the accuracy of the third-party information and for the purpose of this assessment have assumed that this information is accurate and complete.
- 1.5.6 The opinions and findings of this report are given without the benefit of any physical site investigation, sampling or testing. A site walkover visit has been carried out; however, this was limited to an assessment of the surface features of the Site and accessible areas.
- 1.5.7 A Preliminary Unexploded Ordnance (UXO) Assessment has been undertaken as part of this report, however the findings of this indicate the requirement for a Detailed UXO Assessment which falls outside the scope of this report.

- 1.5.8 Information pertaining to coal mining on and beneath the Site is contained within GM13736-TN-001 'Coal Mining Risk Technical Note' and therefore not discussed in this report.
- 1.5.9 The findings and recommendations are considered to be valid and appropriate at the time of preparation and for the specific proposed development. WA will not be liable if any findings are used by third parties, without the written agreement of the company, or if an interpretation is made and action is taken without further consultation.

2 SOURCES OF INFORMATION

2.1 Methodology

2.1.1 The WA research was carried out in general accordance with current recognised guidance detailed in:

- BS5930:2015+A1:2020 “Code of Practice for Site Investigations”;
- BS10175:2011+A2:2017 “Investigation of Potentially Contaminated Sites – Code of Practice”; and
- Environment Agency’s (EA) “Land Contamination Risk Management (LCRM)” guidance.

2.1.2 The report has been prepared following the examination of the following information:

- Groundsure Insight report (reference: GSWA1-LNP-4BA-S3D-B4I) [1] dated 01 May 2025, attached at Appendix B;
- Findings of and photographs taken during the walkover survey undertaken on 07 May 2025, attached at Appendix C;
- The BGS Onshore GeoIndex interactive geological mapping database (accessed 29 April 2025 [2]);
- BGS 1: 10,560 scale mapping, Sheet 111 NE Lancashire, published 1924 [3];
- BGS borehole logs, attached in Appendix D;
- Zetica Ltd UXO Risk Map, attached at Appendix E;
- Existing Site Constraints Plan (ref.: PR1889-HFR-XX-ZZ-DR-A-9001, attached at Appendix F.

3 SITE HISTORY AND CURRENT LAND USE

3.1 Site Description/Existing Use

- 3.1.1 The Site, which is approximately 4.75 hectares in size, consists of three parcels of land, a western parcel, a central parcel, and an eastern parcel. The Site is bordered by residential areas to the north, south and east, with playing fields present to the northwest and southeast, and industrial/commercial areas to the west and northeast. The Secret Lake is located on Site in the central region and an unnamed waterbody is present on Site in the east. The Site also comprises a small section of Station Road in the northeast, as well as two sections of Nelstrop Road North in the west and southwest.
- 3.1.2 A walkover survey was undertaken on 07 May 2025. Photographs taken during the walkover survey are attached at Appendix C; WA Drawing Number GM13736-002 shows the location and direction each photograph was taken. A general summary of the Site setting and the results of the walkover survey are provided below.

3.2 Walkover Survey

- 3.2.1 The Site is largely comprised of two bodies of water, one to the west known as Secret Lake (Photographs 13, 26, & 27), and the other smaller and unnamed waterbody to the east (Photographs 3 & 5). These water features are encased by public footpaths (Photographs 4, 11, 12, & 14) and forested areas with dense vegetation (Photographs 4, 14, & 18). A bridge is present on site in the northeast, overlooking Fallowfield Loop (Photograph 29). The topography of the Site is relatively flat, with a slight slope down to the south along the southeastern site boundary.
- 3.2.2 Fly tipping was observed at varying points across the Site, particularly in the southwest where mounds of debris comprising rubble, plastics, wooden slabs, tyres, and etc (Photographs 22 to 25) were located. Further dumping of household items / waste was noted in the south (Photographs 15, 16, & 21) and in the northeast (Photographs 7 & 8).
- 3.2.3 Residential properties bordered the Site to the east (Photographs 8 & 9), north (Photograph 10), and south (Photograph 15), with playing fields to the southeast (Photograph 6). Industrial properties were directly adjacent to the Site boundary in the northeast (Photograph 10) and southwest (Photograph 20).
- 3.2.4 No overhead services were observed during the site walkover; however, one manhole was present in the centre of the Site to the north which is indicative of underground

services (Photograph 28).

3.3 Site Access

3.3.1 The Site is accessible by foot from Station Road in the northeast corner (Photograph 1), Fallowfield Loop (which runs beneath Station Road), and Nelstrop Road North in the west and southwest corner. Vehicular access can likely be achieved from any of the aforementioned entrances, but only upon the removal of barriers (such as those present in Photograph 1) and any other obstructions (e.g. vegetation).

3.4 Site History

3.4.1 Published OS County and National Grid series maps dating from 1848 to 2025 have been reviewed. A summarised chronological site history identifying the features that may be relevant to the proposed development is presented in Table 3.1. It should be noted that there is the potential for unrecorded features not recorded on the OS map such as localised excavations, infilled depressions etc. to have been historically present and therefore the risk of presented by these features cannot be discounted. Copies of the historical OS maps, which were included with the Groundsure report, are attached at Appendix B.

Table 3.1: Summary of Historical Mapping		
Date of Mapping	Onsite Land Use	Surrounding Land Use
1848 – 1849 1:10,560	The Site is comprised largely of two bodies of water, with the land surrounding these seemingly empty. One road is present along the northern boundary and another road intersects the Site in the west with a northwest-southeast trend. A row of trees border the southern boundary.	Land directly adjacent to the Site consists mainly of empty fields with a body of water approximately 50m west of the Site. The Stockport Canal flows with a general north-south trend approximately 250m east of the Site. Pink Bank Plantation is situated approximately 200m northwest of the Site and Levenshulme Print Works is located c. 300m west. There are a series of ponds located within 250m of the site in all directions, the closest is 20m south.
1890 – 1892 1:10,560	Railway tracks for the Manchester Central Station Line now run beneath a bridge present on Site in the northeast, trending northeast-southwest.	An additional reservoir is now present directly adjacent to the northern boundary. Pink Bank Cottage is present 100m northeast. Both the Pink Bank Plantation and the Race Course are no longer noted to be present. Expansion

Table 3.1: Summary of Historical Mapping

Date of Mapping	Onsite Land Use	Surrounding Land Use
		of the Levenshulme Print Works has occurred, now with the presence of a 'Print Works Farm'. A brick works is now labelled approximately 350m northeast of the Site boundary. The Sheffield & Midland Joint Railway is now present c. 450m northeast and trends northwest-southeast. Some of the nearby ponds are no longer shown. Southeastern portion of map missing.
1905 – 1906 1:10,560	No significant changes.	A rope works is now present approximately 75m southwest, with Climax Engineering Works now noted to be c. 75m northeast. Pink Bank Cottage is no longer shown. A Boat House is labelled approximately 100m north. Refuse destructor recorded to be present c. 450m southeast. A 'Smallpox Hospital' is now recorded approximately 500m north, alongside a cemetery. Residential expansion in all directions. Southeastern portion of map missing.
1907 1:10,560	Sluice recorded on site in west.	Sluice's are listed on the reservoir immediately northeast of the site. Reddish Iron Works is located approximately 450m east of the Site boundary. Standard Works is present 250m east of the site. An aqueduct is located 350m northeast of the site.
1916 – 1918 1:10,560	Sluice no longer recorded on site.	Brick works located 350m north is now referred to as 'Parkfield Brick Works'. An old clay pit is labelled approximately 300m northeast. Cricket and Football Grounds located c. 400m southwest and c. 450m northwest. Continued residential expansion.
1934 – 1938 1:10,560	No significant changes.	A golf course is now present directly adjacent to the southern site boundary. The Boat House present to the north of

Table 3.1: Summary of Historical Mapping

Date of Mapping	Onsite Land Use	Surrounding Land Use
		the Site is no longer recorded. Allotment gardens now present c. 150m east, 450m southwest, and 500m east. Additional sports grounds and playing fields present between approximately 50–500m northwest. Levenshulme Print Works is now just referred to as 'Levenshulme Works'. 'Climax Engineering Works', 'Parkfield Brick Works', and 'Highfield Iron Works' are no longer labelled. The Smallpox Hospital previously located in the north is no longer present. Thirlmere Aqueduct is present 150m south of the site. Continued residential expansion.
1954 – 1956 1:10,560	No significant changes.	Continued residential expansion.
1957 – 1958 1:1,250	Allotment gardens present in southern region of the Site.	The reservoir directly north of the Site is no longer present. Reddish Electric Locomotive Depot present between 140–250m north.
1965 – 1970 1:10,560	No significant changes.	School present c. 150m southeast.
1972 – 1976 1:1,250	Western body of water referred to as reservoir and eastern body of water called a pond.	Warehouses labelled directly adjacent to the northern site boundary. Two electricity substations recorded, one 50m northeast and the other approximately 200m north. Two depots present – 100m and 150m north. Secondary school (Peter & Paul RC School) established 250m northwest. 'Depot Petroleum' labelled 275m north.
1976 1:10,000	No significant changes.	Factory now present approximately 250m west. Northern portion of map missing.
1980 – 1983 1:10,000	No significant changes.	Additional school (Melland School) now located approximately 200m north.

Table 3.1: Summary of Historical Mapping		
Date of Mapping	Onsite Land Use	Surrounding Land Use
1980 – 1986 1:1,250	No significant changes.	Allotment gardens directly adjacent to the southwestern site boundary replaced by a series of depots.
1985 – 1989 1:10,000	No significant changes.	Reservoir c. 50m west of the Site no longer present. Peter & Paul RC School now called St. Albans High School.
1991 – 1995 1:1,250	No significant changes.	No significant changes.
2001 1:10,000	Allotment gardens no longer present on site. Railway tracks that previously ran beneath the Site area are no longer present.	Residential properties now present adjacent to the southwestern site boundary. Reddish Electric Locomotive Depot to the north of the Site is no longer present. Both a 'Trading Estate' and a 'Tip' are located approximately 275m west.
2010 1:10,000		St. Albans High School and Melland School to the north no longer present and have been replaced by residential properties. School recorded 150m southeast. 'Piggeries' now recorded to be present approximately 250m southeast. The 'Tip' is now referred to as 'Recycling Centre'. Works and depots just adjacent to the northeast of the Site are no longer labelled. 'Schools' is shown 300m northwest.
2025 1:10,000	No significant changes.	Residential area has been developed adjacent to the northern site boundary. The Recycling Centre to the west, the Factory and works to the southwest, and the works and depots to the northeast are no longer recorded. School c. 150m southeast is no longer present.

3.4.2 The historical maps dating back from 1848 up until 2025, record the Site to have been comprised of one reservoir (Secret Lake) in the west and another waterbody in the east, both generally surrounded by unused land which is now covered by areas of dense vegetation. The Site has predominantly been used for recreational purposes, with a number of allotment gardens present on site between the years 1957 and 2001.

Railway tracks were recorded to run beneath a bridge present on site in the northeast between 1890 and 2001.

- 3.4.3 Historically, the Site has been surrounded by industrial properties, particularly in the southwest and northeast, as well as residential properties to the east and south, with various recreational areas to the northwest and southeast. This generally remains to be the case, with the addition of numerous residential areas to the north. Various schools have also been present north and south of the site.

3.5 Asbestos

- 3.5.1 During the Site walkover no visual evidence of asbestos was recorded. However, the potential for Asbestos Containing Materials (ACMs) to be present on site cannot be completely ruled out.
- 3.5.2 With regards to the Health and Safety at Work Act, the Control of Asbestos Regulations and the Construction (Design and Management) Regulations, where works are proposed an appropriate survey should be carried out to identify where and in what condition the asbestos is in. Any works undertaken in areas, where asbestos is known or suspected to be present should be carried out in accordance with the Control of Asbestos Regulation (2012).

3.6 Services

- 3.6.1 A sewer is recorded to run beneath the eastern parcel of the Site, with a northeast to southwest trend. This feature is displayed on the Existing Site Constraints Plan (drawing reference: PR1889-HFR-XX-ZZ-DR-A-9001), which is attached at Appendix F. No further information regarding this sewer has been obtained.

4 GEOLOGY AND MINING

4.1 Background

4.1.1 The assessment of the Site's geology is based on published geological mapping and borehole logs (attached at Appendix D) supplemented by the BGS [2, 3].

4.2 Made Ground

4.2.1 Whilst the BGS GeoIndex does not record the presence of made ground on site, a number of borehole logs taken from nearby locations do:

- Borehole log SJ89SE198 is located directly adjacent to the northern site boundary and records the presence of made ground from surface level down to 1.50 metres below ground level (mbgl). This material is stated to be comprised of concrete blocks and brick fragments.
- Borehole log SJ89SE168 is located 160m northwest adjacent to the northern site boundary and records the presence of made ground from surface level down to 1.00 metres below ground level (mbgl). This material is stated to be comprised of "filled ground".

4.3 Natural Superficial Deposits

4.3.1 The GeoIndex records the majority of the Site to be underlain by till which is comprised of Diamicton. A small section of the Site in the central north is underlain by glaciofluvial sand and gravel deposits which are comprised of sands and gravels.

4.3.2 Borehole logs record the presence of clay/boulder clay, generally described as a stiff brown silty stony clay, between top depths of 0.20 – 10.00mbgl and base depths of 7.00 – 27.00mbgl. This material is then typically underlain by sands and gravels between depths of 7.70 – 37.00mbgl.

4.3.3 Borehole log SJ89SE168 records "loose peat" from 4.00 – 10.00mbgl. Peat is not recorded in any other freely available borehole within 200m of the site.

4.4 Solid Geology

4.4.1 The entire Site is underlain by the Chester Formation which comprises sandstone.

4.4.2 Borehole log SJ89SE168 (located approximately 160m northwest from the northern Site boundary) records the presence of Bunter Sandstone at a depth of 37.00mbgl. This stratum has a lithology described as red, orange, and occasionally white sandstones, interbedded with red and grey mudstones which are occasionally silty or sandy [4].

4.5 Geological Structure

4.5.1 One fault, Portwood Fault, is recorded as cross through the site as shown on the 1:10,560 scale mapping, Sheet 111 NE Lancashire. This fault is shown as down throwing strata to the east.

4.6 Hydrology and Hydrogeology

Hydrology

4.6.1 The Groundsure Insight report [1] does not record the presence of any water networks on Site or within 250m of the Site boundary.

4.6.2 There is one Water Framework Directive (WFD) Surface Water Body Catchment on site. Details of which can be found in Table 4.1.

Table 4.1: WFD Surface Water Body Catchment				
Location	Water Body Catchment	Water Body ID	Operational Catchment	Management Catchment
Onsite	Platt Brook (Source to Fallowfield Bk)	GB 112069061060	Bollin Dean Mersey Upper	Mersey Upper

4.6.3 There are no WFD Surface Water Bodies on site or within 250m of the Site boundary. However, it is prudent to that the site comprises of two waterbodies, although they are not classified under the WFD.

4.6.4 There is one WFD Groundwater Body identified on the Site. Details of this can be found in Table 4.2.

Table 4.2: WFD Groundwater Bodies						
Location	Name	Water Body ID	Overall Rating	Chemical Rating	Quantitative	Year
On site	Manchester and East Cheshire Permo-Triassic Sandstone Aquifers	GB41201G101100	Poor	Poor	Good	2019

Flooding

4.6.5 The Groundsure report does not record the site, nor land within 50m of the Site boundary, to be at risk of flooding from rivers and/or the sea.

4.6.6 The data from the EA shows that most of the Site is situated in a Flood Zone 1 (low risk of fluvial flooding). However, a small section of the Site in the southwest has a high risk of surface water flooding, with a 1 in 30-year return period and a depth between 0.3m – 1.0m.

Hydrogeology

- 4.6.7 The Groundsure report records the presence of a Secondary Undifferentiated Aquifer within superficial geology across the entire Site.
- 4.6.8 Groundsure also reports the whole site to be underlain by a bedrock classified as a Principal Aquifer.
- 4.6.9 There are no source protection zones on or within 250m of the Site.
- 4.6.10 Thirlmere Aqueduct is present beneath the Site, running parallel to Fallowfield Loop in the east with a northeast to southwest trend.

4.7 Non-Coal Mining

- 4.7.1 The closest BritPit is 262m NE located at Parkfield Brick Works, Reddish Stockport. The status of these works is now ceased however it was used to extract clay and shale.
- 4.7.2 The only recorded surface ground workings on the site is the existing reservoirs.

5 ENVIRONMENTAL SETTING AND CONSULTATION

5.1 Statutory Constraints

5.1.1 Environmental data on land uses and land quality within a 1km radius of the Site have been reviewed. The environmental data recorded within 0 – 250 metres of the Site is described below, along with the significant event or activities at a greater distance, if considered to be relevant. The Groundsure Insight report [1] has been used to inform the following sub-sections.

5.2 Contaminated Land Register Entries and Notices

5.2.1 The Site, or an area within 250m of the Site, has not been identified as potentially contaminated by the Local Authority under the Part IIA of the Environmental Protection Act 1990.

5.3 Former Site Uses

5.3.1 The Site and land within a 250m radius of the Site has been identified as predominantly industrial, and includes:

On Site:

- Railway sidings (1981 – 1989).

Off Site:

- Railway sidings (1m NE, 99–109m NE, 145m NE, 243m N);
- Cuttings (1m NE, 4–5m SE, 29m SE, 158–166m S);
- Brick works (1m NE, 7m NE, 130–135m NE, 156m NE);
- Engine works (27m NE);
- Engineering works (34m NE);
- Rope works (33m SW, 42–44m SW);
- Boat house (77–81m NE);
- Laundry (115–117m SW);
- Locomotive depot (139m N);
- Refuse heap (153m NE);
- Old clay pit (195–196m NE);
- Print works (212–216m W, 244m W); and
- Railway building (245m W).

5.3.2 There are no recorded licensed discharges of treated or untreated effluent to controlled waters within 250m of the site.

5.4 Pollution Incident

5.4.1 There are four recorded pollution incidents on site and a further eight within 250m of the Site. Details of the pollution incidents recorded on site are presented in Table 5.2. For details regarding the incidents off site, refer to the Groundsure Insight report (attached at Appendix B).

Table 5.2: Pollution Incidents	
Incident ID	Details
Incident identification: 502158 Pollutant: Organic Chemicals / Products Pollutant Description: Surfactants and Detergents	Incident Date: 11/06/2007 Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
Incident identification: 502158 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Incident Date: 11/06/2007 Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
Incident identification: 502158 Pollutant: Inorganic Chemicals / Products Pollutant Description: Acids	Incident Date: 11/06/2007 Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
Incident identification: 61741 Pollutant: Specific Waste Materials Pollutant Description: Other Composites	Incident Date: 04/03/2002 Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

5.5 Water Abstractions

5.5.1 The Groundsure report identifies no current ground or surface water abstractions on site. However, there is one groundwater abstraction within 250m of the site, as detailed in Table 5.3.

Table 5.3: Groundwater Abstractions	
Location	Details
Location onsite: 156m W Status: Historical License Number: 2569013018 Name: CBA Enterprise Ltd Easting: 388500 Northing: 394700	Details: General use relating to secondary category (medium loss) Direct Source: Groundwater – Northwest Region Point: Borehole at Sandfold Lane, Levenshulme, Manchester Annual Volume (m3): - Max Daily Volume (m3): - Original Start Date: 18/06/1992

5.6 Historical Landfill Sites

5.6.1 The Environmental Agency (EA) hold records that show the presence of two historical landfill sites within 250m of the site, as detailed in Table 5.4.

Table 5.4: Landfill Details	
Location	Details
Location: 10m W Address: Levenshulme Trading Estate, Sandford Lane, Printowork Lane, Levenshulme, Greater Manchester	Waste Licence: Yes Site Reference: F050, RD/LIC/244/82 Waste Type: Industrial, Special Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 03/05/1984 Operator/Licence Holder: - First recorded: - Last recorded: -
Location: 250m E Address: Stockport Branch Canal, Greater Manchester	Waste Licence: - Site Reference: J073 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 28/06/1979 Operator/Licence Holder: - First recorded: - Last recorded: -

5.7 Licensed Waste Sites

5.7.1 There are 9 active or recently closed waste sites, under the EA regulation, within 250m of the site. Details of these sites can be found within the Groundsure Insight report, attached at Appendix B.

5.8 Radon Gas

5.8.1 The entire site falls into a less than 1% maximum radon potential zone [7]. Therefore, testing for, and subsequent protective measures against, radon gas is not considered to be a requirement.

5.9 Sites of Special Scientific Interest (SSSI)

5.9.1 The Groundsure report shows that there are no SSSIs on site or within 2000m.

5.10 Nitrate Vulnerable Zones (NVZ)

5.10.1 There are no NVZs on or within 2000m of the Site.

5.11 Green Belt

5.11.1 There are no recorded green belt areas on site, however there are two green belt areas within 2000m of the site (1349m SE and 1443m E).

5.12 Listed Building/s

5.13.1 There are no listed buildings within 250m of the site.

5.13 Regulated Explosive Sites

5.13.1 There are no regulated explosive sites within 250m of the site.

5.14 Regional Unexploded Ordnance Bomb Risk

5.14.1 UXOs are explosive weapons (bombs, shells, grenades, land mines, naval mines, cluster munitions, etc.) that did not explode when they were employed and still pose a risk of detonation, potentially many decades after they were used or discarded.

5.14.2 In order to assess the potential for UXO's to be present, a regional UXO map was obtained from the Zetica website and is attached within Appendix E. The majority of the Site lies within a moderate-risk zone, with a smaller area in the east being considered low-risk. Consequently, a detailed UXO risk assessment is recommended.

5.15 Waste Exemptions

5.15.1 The Groundsure Insight report [1] contains details of 51 waste exemptions, two of which are found on site and the rest within 250m of it. These relate to activities involving the storage, treatment, use or disposal of waste. Whilst specific details are not provided these include:

On Site:

- Use of waste in construction; and
- Screening and blending of waste.

Off Site:

- Storage of waste in secure containers/a secure place;
- Preparatory treatments (baling, sorting, shredding etc);
- Use of waste in construction;
- Recovery of scrap metal;
- Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising;
- Burning of waste as a fuel in a small appliance;
- Sorting mixed waste;
- Manual treatment of waste;
- Deposit of waste from dredging of inland waters; and
- Screening and blending of waste.

6 HAZARD IDENTIFICATION AND PRELIMINARY CONCEPTUAL SITE MODEL

6.1 Methodology

- 6.1.1 EA guidance LCRM provides advice on the approach for the assessment of contamination on a site. This approach includes the production of a conceptual site model depicting the environmental processes that occur on and in the vicinity of the Site. The production of the conceptual site model and the assessment of the associated risk is based upon the identification of the possible sources of contamination (“the sources”), the identification of who or what may be affected by the contaminants (“the receptors”) and the possible pathways by which contaminants may migrate to one or more of the receptors (“the pathways”).
- 6.1.2 The results of this report have been used to identify the potential sources, pathways, and receptors that exist on the Site, and an assessment of the significance of these potential pollution linkages associated with the proposed development has been made.

6.2 Potential Sources of Contamination

- 6.2.1 The eastern parcel of the Site comprises a forested area with one small and heavily silted unnamed water body and a surrounding footpath. The central parcel is also comprised predominantly of forested land with one large central body of water, known as the Secret Lake, and accompanying pedestrian/cycle links. The western parcel of the Site is presently unoccupied and serves as derelict land comprising various mounds of rubbish scattered throughout. Currently, the Site is used for recreational purposes and supports activities such as dog-walking and fishing.
- 6.2.2 The Site has historically been used for recreational purposes, with a reservoir in the west and east, and allotment gardens between the years 1957 and 2001. A railway ran beneath the Site in the northeast between 1890 and 2001. Throughout the years, various works, depots, and warehouses have been present directly adjacent to the Site, particularly in the northeast and southwest.

Potential Sources of Contamination

- Fly tipping of clothing, plastic bottles and other debris across the Site;
- Made ground associated with the construction/demolition/infilling of the old railway, development/demolition of residential and educational buildings, old and current works, depots, warehouses, reservoirs and ponds adjacent to the Site; and

- Potential for ACMs to be present within the mounds of debris and rubble on site in the southwest.

Potential Pathways

- Ingestion and dermal contact with soil bound contaminants and dust;
- Inhalation of dust / ground gases;
- Root uptake to flora and fauna; and
- Leaching of contamination into groundwater and migration into the wider water environment or surface waters through the soil profile or service pipes.

Potential Receptors

- Humans – site users/adjacent site users (general public), future site users (construction workers/general public/homeowners);
- Controlled waters – western reservoir (Secret Lake)/eastern reservoir on site;
- Secondary Undifferentiated Aquifers (superficial deposits);
- Principal Aquifer (bedrock); and
- Local flora and fauna.

6.3 Risk Assessment

6.3.1 For ease of reference and understanding the risks associated with the potential linkages discussed above are assessed against 3 possible levels/categories:

- Low risk — site considered suitable for use and environmental setting. Contaminants may be present but unlikely to have an unacceptable impact on key targets. Action unlikely to be needed.
- Moderate risk — site may not be suitable for use and environmental setting. Contaminants probably or certainly present and likely to have an unacceptable impact on key targets. Action may be needed in the medium term; and
- High risk — site probably or certainly not suitable for use and environmental setting. Contaminants probably or certainly present and very likely to have an unacceptable impact on key targets. Urgent action needed in short term.

6.3.2 Table 6.1 below shows the environmental hazards that have been identified and risk assessment:

Table 6.1: Preliminary Qualitative Risk Assessment						
Source / Contaminant	Pathway(s)	Receptor	Consequence of Risk Being Realised	Probability of Risk Being Realised	Risk Classification	Necessary Actions / Commentary
On Site: - Potential made ground associated with the construction/demolition/infilling of the old railway; - Fly tipping of household waste and other debris across the Site; - Potential for asbestos to be present within the mounds of debris and rubble on site in the southwest.	Ingestion and dermal contact with soil bound contaminants and dust.	Humans (current, construction workers, and future site users).	Major	Possible	Moderate	Possibility of localised and/or widespread areas of made ground. It is recommended that a suitably designed ground investigation (GI) is undertaken to assess the characteristics of the near surface soils for the presence of contaminants.
	Inhalation of dust / ground gases.	Humans (current, construction workers, and future site users).	Major	Possible	Moderate	An intrusive GI should be undertaken around the fly tipping to assess whether any contamination has originated from this. Site workers may become exposed to localised contaminants when removing the fly tipped waste. Safe working practices should be undertaken, and appropriate Personal Protective Equipment (PPE) should be used.
	Root uptake to flora and fauna.	Existing and future vegetation.	Moderate	Possible	Moderate	
	Leaching of contamination into groundwater and migration into the wider water environment or surface waters through the soil profile or service pipes.		Moderate	Possible	Moderate	Given the potential for asbestos on site, it is recommended that an asbestos risk assessment be undertaken prior to any intrusive works. During a GI, samples should be obtained, and an asbestos screening of the material should be completed. If asbestos is discovered during a GI, works should immediately stop and

Table 6.1: Preliminary Qualitative Risk Assessment						
Source / Contaminant	Pathway(s)	Receptor	Consequence of Risk Being Realised	Probability of Risk Being Realised	Risk Classification	Necessary Actions / Commentary
						not re-commence prior to the removal of any ACMs by a qualified and competent person.
<i>Off Site:</i> - Made ground associated with the development/demolition of industrial, residential, and educational buildings adjacent to the Site; - Made ground associated with the infilling of reservoirs and ponds; - Contamination associated with past and current adjacent land use, which is predominantly industrial to the west and northeast – includes numerous waste management services.	Ingestion and dermal contact with soil bound contaminants and dust.	Humans (current, construction workers, and future site users).	Major	Possible	Moderate	The condition and extent of made ground remains largely unknown; the potential for large quantities of made ground to exist is considered probable. On-site GI will likely be required to assess the characteristics of near surface soils and identify any contaminants which may have leached onto site. Industrial properties have bordered the Site to the northeast and west since the early 1900s. Current adjacent land use includes several facilities that deal with the management and storage of waste, and a historic landfill is recorded to have been present approximately 10m west. Given the history of the Site and the surrounding area, the presence of ground gases (associated with industrial works and the
	Inhalation of dust / ground gases.	Humans (current, construction workers, and future site users).	Major	Possible	Moderate	
	Root uptake to flora and fauna.	Existing and future vegetation.	Moderate	Possible	Moderate	

Table 6.1: Preliminary Qualitative Risk Assessment						
Source / Contaminant	Pathway(s)	Receptor	Consequence of Risk Being Realised	Probability of Risk Being Realised	Risk Classification	Necessary Actions / Commentary
						historic landfill) is possible. Ground gases should therefore be monitored during a GI.

6.4 Geotechnical Hazards Associated with the Development

- 6.4.1 In addition to the environmental hazards, geotechnical hazards associated with the stability of the ground should also be assessed in line with the NPPF (2023).
- 6.4.2 Table 6.2 presents the Preliminary Geotechnical Risk Assessment for the Site, noting potential constraints for the proposed development. This assessment is site specific and based on the information obtained from this contamination survey.

Table 6.2: Preliminary Geotechnical Risk Assessment				
Risk Item	Description	Implication / Impact	Considered Risk	Design Stage Recommendation
In-ground obstructions	Obstructions may be present within the Site that are currently unknown.	Obstructions can impact excavations and installations during below ground works.	Moderate	A utility survey and GI should be undertaken, including the recording of any obstruction locations and depths.
Unknown ground conditions	As GI information was only available for land adjacent to the Site, the ground conditions on site are largely unknown and may prove highly variable.	The existing ground conditions may prove to be unsuitable for the founding of proposed buildings, access roads, and play areas.	Moderate	A GI should be undertaken including an assessment of the geotechnical parameters for the Site.
Made ground / differential settlement	The researches conducted in this report showed that made ground is present on site, but it is unknown to what extent.	Unknown areas of made ground may require a different approach to final layout and foundation designs. Foundations being in areas of both natural and made ground deposits will be susceptible to differential settlement.	Moderate	A GI should be undertaken to investigate any made ground on site. Samples should be taken and tested to assess its characteristics. Further assessment should be undertaken as the design develops.

- 6.4.3 The research suggests there is a generally moderate geotechnical risk to the proposed development.
- 6.4.4 The Groundsure report [1] states that the following geotechnical risks classifications:
- Shrink Swell Clays – Very low (majority of the Site) and negligible (a small region in the northeast);
 - Running Sands – Very low;
 - Compressible Deposits – Negligible;
 - Collapsible Deposits – Very low;
 - Landslides – Very low; and
 - Ground Dissolution – Negligible.
- 6.4.5 As the above are considered “negligible” to “very low” for the majority of the Site, they have not been discussed in Table 6.2.
- 6.4.6 Based on the ‘Sketch Masterplan 21-02-2024’, attached at Appendix A, the existing waterbody in the eastern parcel of the site is scheduled to be built upon. Any infilling of this will need to be constructed and validated in accordance with a suitably designed Earthworks Specification.
- 6.4.7 A GI is required to determine the ground conditions on site.

7 CONCLUSIONS AND RECOMMENDATIONS

7.1 General

- 7.1.1 The findings of Section 6 demonstrate that where contamination or geotechnical issues are anticipated, the site is at a moderate risk of past land use. These areas in particular are limited to the western parcel where mounds of debris and rubble are encountered and the central parcel where the Manchester Central Station Line was constructed and since been demolished. Outside of the areas, i.e., the eastern parcel and most of the central parcel, the risk of contamination and geotechnical is considered low as only some fly tipping has been recorded and the ground conditions will likely be consistent due to absence of previous development.
- 7.1.2 Based on the available information summarised in this report, the Site is considered to present an overall moderate risk from past use, adjacent operations, and ground instability matters. The areas of highest risk on site include land associated with the old tip in the southwest, land associated with the old railway in the northeast, and various instances of fly tipping across the entirety of the Site.
- 7.1.3 are present in the southwest (land associated with the old tip) and in the northeast (where the old railway was present).

7.2 Contamination

- 7.2.1 A Preliminary Contamination Risk Assessment has been undertaken to assess the potential geo-environmental constraints that are likely to be associated with the Site. A qualitative risk assessment (presented in Table 6.1) has been carried out based on the source-pathway-receptor model as defined in Part IIA of the Environmental Protection Act, LCRM guidance and in accordance with BS 10175:2011+A2:2017 “Investigation of Potentially Contaminated Sites – Code of Practice” based upon the proposed development.
- 7.2.2 Various potential sources of contamination are present on site, including made ground associated with the old railway (present on site between 1890 and 2001) and fly tipping. The off-site made ground is associated with past and present adjacent land uses such as infilled reservoirs and ponds and various industries which can leach contaminants and cause ingress of ground gases onto site.

7.3 Geotechnical

7.3.1 With respect to geotechnical hazards, this report has assessed the Site as being at a moderate risk, this is generally to do with unknown ground conditions with respect to the extent of made ground and the risk of differential settlement. The presence of made ground on the Site may pose a geotechnical risk as made ground is typically variable in terms of nature, strength, and compaction.

7.3.2 It is understood that the existing water body in the eastern parcel of the site is scheduled to be built upon. Any infilling of this will need to be constructed and validated in accordance with a suitably designed Earthworks Specification.

7.4 Recommended Site Works

7.4.1 Based on the information contained within this report, it is considered that a GI at the Site will be required. It is recommended that the GI is carried out to determine the geological conditions on site, geotechnical parameters, and the potential for contamination. Table 7.1 outlines the preliminary objectives that the GI would be anticipated to target. The list presented in Table 7.1 is not exhaustive and general investigation, sampling and testing across the Site will be required to better understand the overall risk posed by the Site.

Table 7.1: Preliminary Ground Investigation Objectives	
Geo-environmental Objectives	Geotechnical Objectives
- To reduce uncertainty in knowledge of the Site, enabling the initial conceptual model to be refined and a reassessment of risk; - Target sampling and chemical testing across the Site; and - Provide sufficient information to target further GIs or design a suitable remediation approach if required.	- To reduce uncertainty in knowledge of the Site, enabling review of the Geotechnical Risk Assessment; - To identify the nature and parameters of any made ground, the ground strata, and groundwater; - Establish parameters prior to detailed design of foundations, temporary and permanent works; - Provide sufficient information to target further GI or design a suitable geotechnical design report if required; and - Locate, map, investigate and identify potential construction difficulties. - Obtain sufficient information on the ground conditions beneath the eastern reservoir to inform future Earthworks Specification.

7.4.2 Based on the objectives within Table 7.1, the GI will likely comprise of the following:

- A combination of trial pitting and windowless sample boreholes, with in situ and laboratory testing of the underlying geology to target potential sources of contamination within and outside of the current site;
- A generic risk assessment to determine if significant contamination is present;
- Determine the type, strength, and bearing characteristics of the underlying geology including suitability of ground associated with future earthworks;
- Assess the groundwater regime beneath the Site;
- Provide recommendations for a suitable and economic foundation solutions for the development; and
- Provide recommendations with regard to any other geotechnical aspects pertaining to the development.

7.4.3 Prior to the construction of the development a full utilities search and mapping exercise should be undertaken for the Site.

7.5 Additional Comments

7.5.1 The majority of the Site lies within a moderate UXO risk zone. As such, it is recommended that a detailed UXO risk assessment is obtained.

7.5.2 There may be matters relating to the Site that have not been identified by the survey research carried out to date. Such matters might affect future development of the Site and might either be identified by the further investigations recommended or come to light through other sources. Regardless of this, if any such matters do come to light, then they will need to be investigated and dealt with by seeking appropriate professional advice.

8 REFERENCES

- [1] Groundsure, "Groundsure Insight Report (ref: GSWA1-LNP-4BA-S3D-B4I)," 01/05/2025.
- [2] British Geological Survey, "GeoIndex Onshore," 2020. [Online]. Available: <https://mapapps2.bgs.ac.uk/geoindex/home.html>. [Accessed 29 April 2025].
- [3] British Geological Survey, "BGS Maps Portal - 1: 10,560 scale mapping, Lancashire 111 NE," 1924. [Online]. Available: <https://largeimages.bgs.ac.uk/iip/mapsportal.html?id=13594139>. [Accessed 29 April 2025].
- [4] British Geological Survey, "The BGS Lexicon of Named Rock Units - Bunter Sandstone Formation," 2025. [Online]. Available: <https://webapps.bgs.ac.uk/lexicon/lexicon.cfm?pub=BNS>. [Accessed 30 April 2025].
- [5] UK Health Security Agency, "UKradon - UK maps of radon," 2022. [Online]. Available: <https://www.ukradon.org/information/ukmaps>. [Accessed 08 May 2025].
- [6] Mining Remediation Authority, "Mining Remediation Authority Map Viewer," 2023. [Online]. Available: <https://datamine-cauk.hub.arcgis.com/>. [Accessed 29 April 2025].
- [7] GOV.UK, "Flood risk assessments if you're applying for planning permission," [Online]. Available: <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-you-dont-need-an-assessment>. [Accessed 02 May 2025].

APPENDICES

APPENDIX A: SITE MASTERPLAN



This drawing is copyright reproduced in whole or from its owner.

NOTES:

1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and diment
5. The dimensions of all materials r
6. This drawing must be read with
7. Order of construction and setting

LOCATION PLAN

KEY

This drawing is copyright protected and may not be reproduced in whole or part without written authority from the owner.

NOTES:

1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

LOCATION PLAN

KEY

Station Road, Reddish					
Accommodation Schedule					
Central Parcel					
Housetypes	Height	Quantity	Cumulative Quantity	Percentage (%)	Cumulative Mix (%)
Waterside Apartments	3-4 Storey	20	20	39	39
Mews	3 Storey	3		6	
Terraces / Townhouses	2 Storey	20	32	39	61
Semi-Detached	2 Storey	8		16	
Detached	2 Storey	1		0	
Totals		51	52	100	100
Western Parcel					
Housetypes	Height	Quantity	Cumulative Quantity	Percentage (%)	Cumulative Mix (%)
Apartments	3 Storey	6	6	19	19
Mews	3 Storey	0		0	
Terraces / Townhouses	2 Storey	14	27	44	82
Semi-Detached	2 Storey	12		38	
Detached	2 Storey	1		0	
Totals		32	33	100	101
Eastern Parcel					
Housetypes	Height	Quantity	Cumulative Quantity	Percentage (%)	Cumulative Mix (%)
Apartments	3 Storey	6	6	12	12
Mews	3 Storey	0		0	
Terraces / Townhouses	2 Storey	23	45	45	88
Semi-Detached	2 Storey	20		39	
Detached	2 Storey	2		4	
Totals		51	51	96	100
Apartments			32	%	24
Houses			104	%	76
Grand Total			136		100

Revision	Date	Description	Drawn	Apprvd.
----------	------	-------------	-------	---------

PLANIT

Manchester | London | Liverpool | Leeds | Standish

Manchester
2 Back Crafon Street,
Altrincham,
Cheshire,
WA14 1DY,

W: plant-ie.com
E: info@plant-ie.com
T: 0151 363 1230

Client BCEGI Construction

Project Station Road
Reddish

Drg Title Sketch Masterplan 21-02-2024

Created on 21-02-2024
Created by AGB
Approved by JW

Scale 1:1000
Size A1
Workstage For Info
Status

Drg No. 3427-PLA-XX-XX-DR-U-0003
Suitability For Info
Revision
© Plant I.E. Limited

APPENDIX B: GROUNDSURE INSIGHT REPORT

Secret Lake

Order Details

Date: 01/05/2025
Your ref: GM13676.2
Our Ref: GSWA1-LNP-4BA-S3D-B4I

Site Details

Location: 388834 394636
Area: 5.44 ha
Authority: [Manchester City Council](#) ↗, [Stockport Metropolitan Borough Council](#) ↗



[Summary of findings](#)

[p.2 > Aerial image](#)

[p.9 >](#)

[OS MasterMap site plan](#)

[p.14 > Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	1	23	67	96	-
22 >	1.2 >	Historical tanks >	0	0	7	18	-
24 >	1.3 >	Historical energy features >	1	3	9	9	-
25 >	1.4 >	Historical petrol stations >	0	0	0	1	-
25 >	1.5 >	Historical garages >	0	1	2	11	-
26	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
27 >	2.1 >	Historical industrial land uses >	2	34	89	146	-
37 >	2.2 >	Historical tanks >	0	0	13	23	-
39 >	2.3 >	Historical energy features >	1	5	19	16	-
41 >	2.4 >	Historical petrol stations >	0	0	0	1	-
41 >	2.5 >	Historical garages >	0	2	3	14	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
43	3.1	Active or recent landfill	0	0	0	0	-
43	3.2	Historical landfill (BGS records)	0	0	0	0	-
44	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
44 >	3.4 >	Historical landfill (EA/NRW records) >	1	0	1	0	-
44 >	3.5 >	Historical waste sites >	0	0	6	11	-
48 >	3.6 >	Licensed waste sites >	0	0	18	7	-
56 >	3.7 >	Waste exemptions >	2	2	48	20	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
63 >	4.1 >	Recent industrial land uses >	0	6	35	-	-
66 >	4.2 >	Current or recent petrol stations >	0	0	0	1	-
66	4.3	Electricity cables	0	0	0	0	-
67	4.4	Gas pipelines	0	0	0	0	-
67	4.5	Sites determined as Contaminated Land	0	0	0	0	-



67	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
67	4.7	Regulated explosive sites	0	0	0	0	-
67	4.8	Hazardous substance storage/usage	0	0	0	0	-
68	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
68	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
68 >	4.11 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	2	1	-
69	4.12	Radioactive Substance Authorisations	0	0	0	0	-
69	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
69	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
69	4.15	Pollutant release to public sewer	0	0	0	0	-
69	4.16	List 1 Dangerous Substances	0	0	0	0	-
70	4.17	List 2 Dangerous Substances	0	0	0	0	-
70 >	4.18 >	<u>Pollution Incidents (EA/NRW) ></u>	4	2	6	8	-
72	4.19	Pollution inventory substances	0	0	0	0	-
72	4.20	Pollution inventory waste transfers	0	0	0	0	-
73	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
74 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
76 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
78 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
79	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
79	5.5	Groundwater vulnerability- local information	None (within 0m)				
80 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	3	0	9
84 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	1
84	5.8	Potable abstractions	0	0	0	0	0
84	5.9	Source Protection Zones	0	0	0	0	-
85	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
86	6.1	Water Network (OS MasterMap)	0	0	0	-	-



86 >	6.2 >	Surface water features >	1	0	0	-	-
87 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
87 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
88 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
89	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
89	7.2	Historical Flood Events	0	0	0	-	-
89	7.3	Flood Defences	0	0	0	-	-
90	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
90	7.5	Flood Storage Areas	0	0	0	-	-
91	7.6	Flood Zone 2	None (within 50m)				
91	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
92 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
94 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
95	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
96	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
96	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
96	10.4	Special Protection Areas (SPA)	0	0	0	0	0
96	10.5	National Nature Reserves (NNR)	0	0	0	0	0
97 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	1	2
97 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	2
97	10.8	Biosphere Reserves	0	0	0	0	0
98	10.9	Forest Parks	0	0	0	0	0
98	10.10	Marine Conservation Zones	0	0	0	0	0
98 >	10.11 >	Green Belt >	0	0	0	0	2
98	10.12	Proposed Ramsar sites	0	0	0	0	0



99	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
99	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
99	10.15	Nitrate Sensitive Areas	0	0	0	0	0
99	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
100 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
101	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
102	11.1	World Heritage Sites	0	0	0	-	-
102	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
102	11.3	National Parks	0	0	0	-	-
102	11.4	Listed Buildings	0	0	0	-	-
103	11.5	Conservation Areas	0	0	0	-	-
103	11.6	Scheduled Ancient Monuments	0	0	0	-	-
103	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
104 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
105	12.2	Open Access Land	0	0	0	-	-
105	12.3	Tree Felling Licences	0	0	0	-	-
105	12.4	Environmental Stewardship Schemes	0	0	0	-	-
105	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
106	13.1	Priority Habitat Inventory	0	0	0	-	-
106	13.2	Habitat Networks	0	0	0	-	-
106	13.3	Open Mosaic Habitat	0	0	0	-	-
106	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
107 >	14.1 >	10k Availability >	Identified (within 500m)				
108 >	14.2 >	Artificial and made ground (10k) >	2	3	7	15	-
110 >	14.3 >	Superficial geology (10k) >	2	0	2	2	-



111	14.4	Landslip (10k)	0	0	0	0	-
112 >	14.5 >	Bedrock geology (10k) >	1	0	1	0	-
113 >	14.6 >	Bedrock faults and other linear features (10k) >	1	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
114 >	15.1 >	50k Availability >	Identified (within 500m)				
115 >	15.2 >	Artificial and made ground (50k) >	0	1	0	0	-
116 >	15.3 >	Artificial ground permeability (50k) >	0	1	-	-	-
117 >	15.4 >	Superficial geology (50k) >	2	0	0	2	-
118 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
118	15.6	Landslip (50k)	0	0	0	0	-
118	15.7	Landslip permeability (50k)	None (within 50m)				
119 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
120 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
120 >	15.10 >	Bedrock faults and other linear features (50k) >	1	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
121 >	16.1 >	BGS Boreholes >	0	2	4	-	-
Page	Section	Natural ground subsidence >					
123 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
124 >	17.2 >	Running sands >	Very low (within 50m)				
125 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
127 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
128 >	17.5 >	Landslides >	Very low (within 50m)				
129 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
131 >	18.1 >	BritPits >	0	0	0	2	-
132 >	18.2 >	Surface ground workings >	28	44	77	-	-
138	18.3	Underground workings	0	0	0	0	0
138	18.4	Underground mining extents	0	0	0	0	-
138	18.5	Historical Mineral Planning Areas	0	0	0	0	-



138	18.6	Non-coal mining	0	0	0	0	0
138 >	18.7 >	JPB mining areas >	Identified (within 0m)				
139	18.8	The Coal Authority non-coal mining	0	0	0	0	-
139 >	18.9 >	Researched mining >	0	1	0	0	-
139	18.10	Mining record office plans	0	0	0	0	-
140	18.11	BGS mine plans	0	0	0	0	-
140	18.12	Coal mining	None (within 0m)				
140	18.13	Brine areas	None (within 0m)				
140	18.14	Gypsum areas	None (within 0m)				
140	18.15	Tin mining	None (within 0m)				
141	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
142	19.1	Natural cavities	0	0	0	0	-
142	19.2	Mining cavities	0	0	0	0	0
142	19.3	Reported recent incidents	0	0	0	0	-
142	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
144 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
146 >	21.1 >	BGS Estimated Background Soil Chemistry >	4	0	-	-	-
146 >	21.2 >	BGS Estimated Urban Soil Chemistry >	1	3	-	-	-
147	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
148	22.1	Underground railways (London)	0	0	0	-	-
148	22.2	Underground railways (Non-London)	0	0	0	-	-
149	22.3	Railway tunnels	0	0	0	-	-
149 >	22.4 >	Historical railway and tunnel features >	6	1	20	-	-
150	22.5	Royal Mail tunnels	0	0	0	-	-
150 >	22.6 >	Historical railways >	2	0	1	-	-

151	22.7	Railways	0	0	0	-	-
151	22.8	Crossrail 2	0	0	0	0	-
151	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved

Capture Date: 07/04/2023

Site Area: 5.44ha



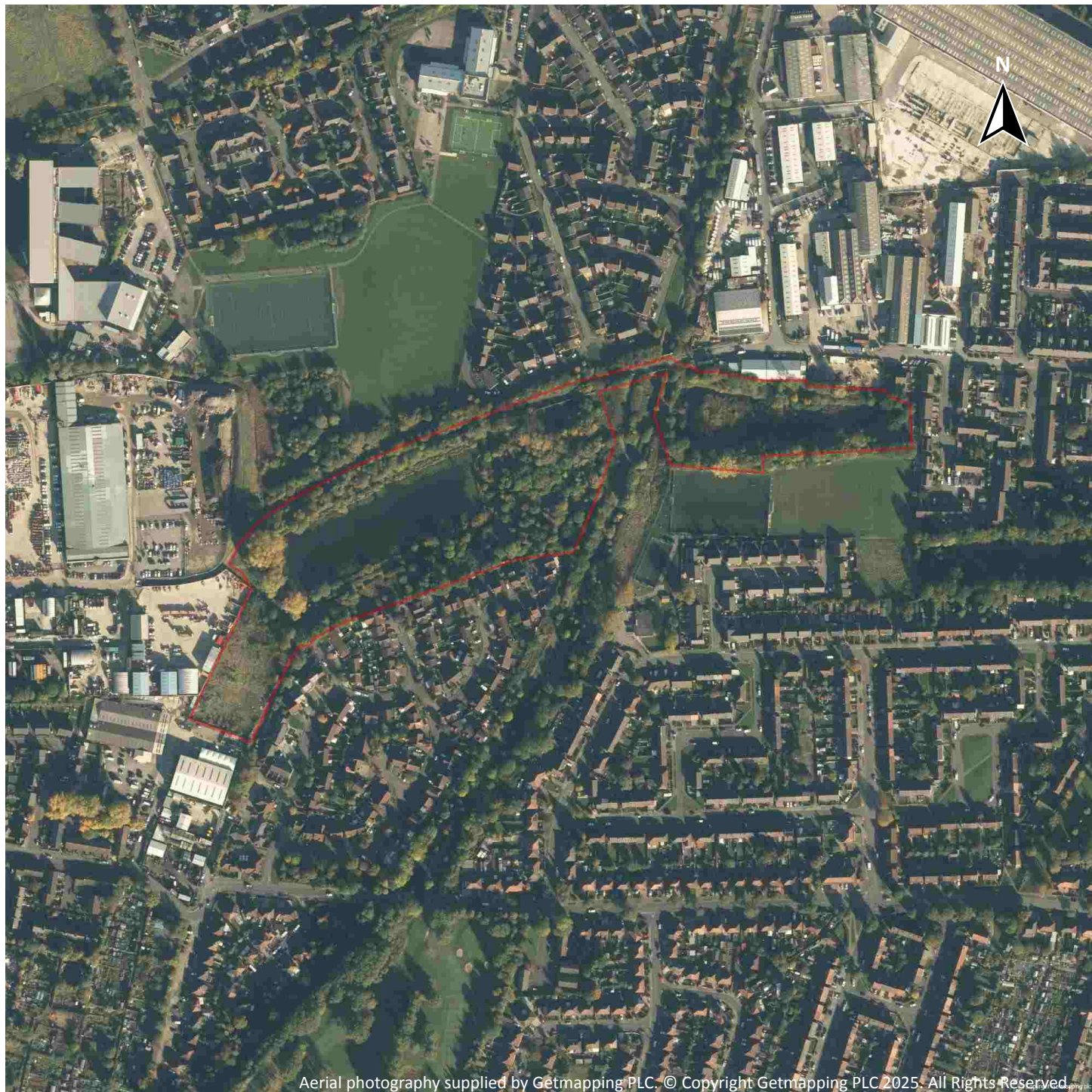
Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 1 May 2025

Recent site history - 2022 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 18/10/2022

Site Area: 5.44ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 1 May 2025

Recent site history - 2015 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved

Capture Date: 11/06/2015

Site Area: 5.44ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 1 May 2025

Recent site history - 2009 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 02/06/2009

Site Area: 5.44ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 1 May 2025

Recent site history - 2000 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 19/06/2000

Site Area: 5.44ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 1 May 2025

OS MasterMap site plan



Site Area: 5.44ha



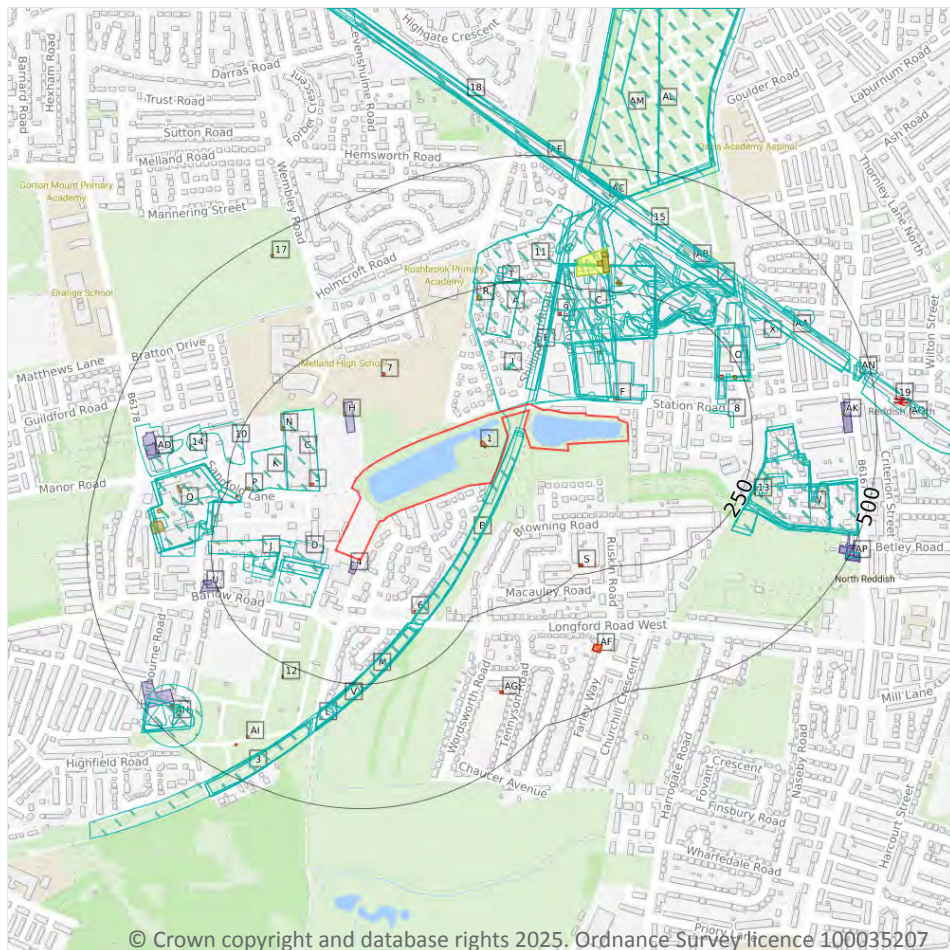
Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Date: 1 May 2025

1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical petrol stations
- Historical garages

1.1 Historical industrial land uses

Records within 500m

187

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15](#) >

ID	Location	Land use	Dates present	Group ID
A	On site	Railway Sidings	1981 - 1989	943926



ID	Location	Land use	Dates present	Group ID
2	1m NE	Railway Sidings	1915 - 1968	861589
B	1m NE	Cuttings	1916 - 1955	902742
C	1m NE	Brick Works	1905	915821
B	4m SE	Cuttings	1907	885391
3	4m SE	Cuttings	1907	869162
B	5m SE	Cuttings	1892	900086
B	5m SE	Cuttings	1905	937838
C	7m NE	Brick Works	1892	911622
D	25m SW	Unspecified Works	1983 - 1989	883073
C	27m NE	Engine Works	1923	846762
C	28m NE	Engineering Works	1905	974098
E	29m NE	Cuttings	1955	965512
E	29m NE	Cuttings	1934 - 1938	919374
C	30m NE	Engineering Works	1907 - 1916	977560
C	31m NE	Unspecified Heap	1892	843926
D	33m SW	Rope Works	1907	953327
C	34m NE	Engineering Works	1907	981743
C	36m NE	Unspecified Works	1983 - 1989	965675
C	38m NE	Unspecified Works	1965 - 1976	973157
D	42m SW	Rope Works	1907	860716
D	44m SW	Disused Rope Works	1905	859950
D	44m SW	Disused Rope Works	1934 - 1938	905143
D	44m SW	Rope Works	1916 - 1923	961998
G	65m W	Unspecified Works	1976	956643
G	65m W	Unspecified Works	1983 - 1989	963577
I	77m NE	Boat House	1905	905748
I	77m NE	Boat House	1916 - 1923	955532
J	81m SW	Unspecified Factory	1983	877721



ID	Location	Land use	Dates present	Group ID
J	81m SW	Unspecified Factory	1976	902665
I	81m NE	Boat House	1907	868853
I	82m NE	Boat House	1907	975877
C	99m NE	Railway Sidings	1923	972956
C	101m NE	Railway Sidings	1905	876863
C	109m NE	Railway Sidings	1907	1007703
J	115m SW	Laundry	1965	978646
J	117m SW	Disused Rope Works	1955	826616
J	117m SW	Laundry	1905 - 1907	968377
K	129m W	Unspecified Depot	1976	893971
K	129m W	Unspecified Depot	1983	943563
C	130m NE	Brick Works	1907	910164
C	135m NE	Brick Works	1923	944945
A	139m N	Unspecified Disused Depot	1989	824417
A	139m N	Locomotive Depot	1965	826646
A	139m N	Unspecified Depot	1983	865548
A	139m N	Unspecified Depot	1976	970027
C	145m NE	Railway Sidings	1907	1000448
C	153m NE	Refuse Heap	1934 - 1938	1009680
C	154m NE	Unspecified Ground Workings	1923 - 1934	894040
C	156m NE	Brick Work	1916	808358
C	156m NE	Unspecified Ground Workings	1916	952459
C	157m NE	Unspecified Ground Workings	1938	859100
L	158m S	Cuttings	1907	971819
M	159m S	Cuttings	1955	975189
M	160m S	Cuttings	1916	912274
C	165m NE	Unspecified Ground Workings	1955	980158
8	166m E	Unspecified Ground Workings	1907	815948



ID	Location	Land use	Dates present	Group ID
M	166m S	Cuttings	1905	866644
M	166m S	Cuttings	1923 - 1938	950284
M	166m S	Cuttings	1892	982358
C	175m NE	Unspecified Heaps	1905	837554
C	184m NE	Unspecified Ground Workings	1907	927395
C	184m NE	Unspecified Heap	1907	843924
O	184m E	Unspecified Works	1983 - 1989	910261
O	185m E	Unspecified Works	1965	991981
O	192m E	Unspecified Works	1976	970170
O	195m E	Unspecified Commercial/Industrial	1934	822560
C	195m NE	Old Clay Pit	1923	870412
C	195m NE	Unspecified Ground Workings	1911	1002842
C	196m NE	Old Clay Pit	1917	886836
C	197m NE	Unspecified Heap	1907	868865
O	197m E	Unspecified Works	1911 - 1923	928978
O	203m E	Unspecified Works	1907	938979
C	203m NE	Unspecified Heaps	1938	837558
C	203m NE	Unspecified Heap	1934	971760
C	205m NE	Unspecified Ground Workings	1938	859101
C	209m NE	Unspecified Ground Workings	1955 - 1976	888346
Q	212m W	Unspecified Works	1916 - 1938	861516
Q	212m W	Print Works	1892	876554
Q	212m W	Print Works	1905	893149
Q	215m W	Print Works	1907	957355
Q	216m W	Print Works	1907	973465
10	221m W	Unspecified Pit	1892	828599
R	227m N	Railway Building	1983 - 1989	875381
C	234m NE	Unspecified Ground Workings	1915 - 1916	926992



ID	Location	Land use	Dates present	Group ID
C	242m NE	Unspecified Ground Workings	1934 - 1938	920820
11	243m N	Railway Sidings	1956	859208
Q	244m W	Print Works	1849	1005889
T	245m N	Railway Building	1985	875622
T	245m N	Railway Building	1981	880975
C	248m NE	Unspecified Ground Workings	1955	915067
V	251m SW	Cuttings	1965	873082
V	251m SW	Cuttings	1976	876905
Q	253m W	Unspecified Works	1983	905188
Q	253m W	Unspecified Works	1965 - 1976	967281
C	264m NE	Unspecified Depot	1983 - 1989	958866
T	266m N	Railway Building	1968 - 1981	896374
T	266m N	Railway Building	1985	946490
W	266m E	Unspecified Works	1989	867941
W	266m E	Unspecified Works	1983	869193
W	267m E	Iron Works	1907	869731
W	267m E	Iron Works	1907 - 1911	862261
W	267m E	Iron Works	1923	867763
W	267m E	Iron Works	1917	923909
W	267m E	Iron Works	1934 - 1938	972269
W	269m E	Iron Works	1938	941675
W	270m E	Iron Works	1892	956300
C	270m NE	Unspecified Pit	1911	827483
W	270m E	Iron Works	1955	960029
C	271m NE	Unspecified Depot	1991	983631
W	271m E	Unspecified Works	1965 - 1976	1003115
C	274m NE	Unspecified Depot	1981	821095
C	286m NE	Unspecified Ground Workings	1911	859299



ID	Location	Land use	Dates present	Group ID
C	288m NE	Railway Sidings	1923	859170
14	297m W	Unspecified Depot	1983	821094
X	298m E	Gravel Pit	1892	852162
L	304m SW	Cuttings	1976	866649
L	304m SW	Cuttings	1955	952345
L	304m SW	Cuttings	1965	989778
L	308m SW	Cuttings	1916	913118
C	309m NE	Unspecified Heap	1905	982254
C	318m NE	Railway Building	1915 - 1923	966029
X	325m NE	Unspecified Heap	1923	843925
Y	332m NE	Cuttings	1911	902013
Y	333m NE	Cuttings	1892	910272
Y	333m NE	Cuttings	1938	922228
Y	333m NE	Cuttings	1934	980331
Z	333m SW	Cuttings	1955 - 1989	951958
Y	335m NE	Cuttings	1923	989173
AA	335m NE	Cuttings	1892	922346
AA	335m NE	Cuttings	1911 - 1989	998125
AA	336m NE	Cuttings	1938	924617
AB	337m NE	Cuttings	1918	945169
AB	340m NE	Cuttings	1906	979985
Z	341m SW	Cuttings	1916 - 1938	930592
Z	341m SW	Cuttings	1905	966887
Z	341m SW	Cuttings	1892	982998
AB	341m NE	Cuttings	1892	915161
Q	341m W	Filler Tanks	1907	806570
AA	343m NE	Cuttings	1907	859809
AC	343m NE	Cuttings	1907	970393



ID	Location	Land use	Dates present	Group ID
15	343m NE	Cuttings	1907	947143
AB	345m NE	Cuttings	1923	998896
AD	351m W	Print Works	1923	816923
AE	363m NE	Cuttings	1890	933873
AE	363m NE	Cuttings	1905	977936
AA	385m NE	Unspecified Pit	1907 - 1911	926581
AH	404m SW	Refuse Destructor	1955	1006013
AC	418m NE	Cuttings	1923 - 1934	929749
AJ	419m NE	Cuttings	1938	879777
AJ	419m NE	Cuttings	1915	917070
AJ	424m NE	Cuttings	1956	874356
AH	431m SW	Refuse Destructor	1905	864743
AH	431m SW	Refuse Destructor	1916 - 1938	940826
AL	435m NE	Cemetery	1985 - 1991	982837
AM	436m NE	Cemetery	1915	915384
AM	436m NE	Cemetery	1905	927022
AL	439m NE	Cemetery	1923 - 1934	898697
AH	439m SW	Refuse Destructor	1907	893281
AM	439m NE	Cemetery	1938	950347
AH	440m SW	Refuse Destructor	1907	970710
AL	441m NE	Cemetery	1956 - 1981	892364
AH	441m SW	Unspecified Ground Workings	1955	814041
AH	452m SW	Unspecified Pit	1905	872638
AH	452m SW	Unspecified Pit	1916 - 1923	932347
16	460m N	Cuttings	1923 - 1934	921507
AN	463m E	Cuttings	1911 - 1976	884697
AN	463m E	Cuttings	1892	909215
AN	466m E	Cuttings	1938	884682



ID	Location	Land use	Dates present	Group ID
18	467m N	Cuttings	1907	965922
AN	468m E	Cuttings	1983 - 1989	895149
AH	469m SW	Unspecified Ground Workings	1955	814040
AL	472m NE	Cemetery	1934	935061
AL	473m NE	Cemetery	1907	873436
AO	474m E	Cuttings	1892	923016
AO	474m E	Cuttings	1934	968486
AL	474m NE	Cemetery	1907	894608
AL	474m NE	Cemetery	1918	887251
AL	474m NE	Cemetery	1906	913204
AL	474m NE	Cemetery	1923	930335
AL	474m NE	Cemetery	1938	934884
AN	480m E	Cuttings	1965 - 1976	951444
19	485m E	Railway Station	1907	948719
AP	494m E	Garage	1976	872642
AP	494m E	Garage	1983	912876
AH	497m SW	Unspecified Pit	1923	864482
AH	497m SW	Unspecified Pit	1905	915898

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

25

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)



ID	Location	Land use	Dates present	Group ID
H	113m NW	Unspecified Tank	1986	120839
C	124m NE	Unspecified Tank	1907	120849
N	176m W	Unspecified Tank	1974	148830
N	177m W	Unspecified Tank	1992	155475
P	204m W	Unspecified Tank	1992	120864
R	228m N	Tanks	1972 - 1986	135187
O	231m E	Unspecified Tank	1975 - 1992	139039
C	263m NE	Tanks	1992	147126
C	264m NE	Tanks	1988 - 1989	137416
C	270m NE	Tanks	1991	127183
12	272m SW	Unspecified Tank	1988	120855
13	274m E	Unspecified Tank	1892	123040
C	286m NE	Tanks	1975 - 1991	154922
C	297m NE	Unspecified Tank	1975 - 1991	155016
C	316m NE	Tanks	1991	129997
Q	332m W	Tanks	1974	110594
Q	346m W	Filter Tanks	1907	112760
Q	358m W	Tanks	1974	110599
AI	411m SW	Unspecified Tank	1988	120856
AK	433m E	Unspecified Tank	1988	131793
AK	433m E	Unspecified Tank	1991	138089
AK	433m E	Unspecified Tank	1984	140742
AK	433m E	Unspecified Tank	1975	141351
AH	455m SW	Unspecified Tank	1956	120847
17	462m NW	Unspecified Tank	1933	120860

This data is sourced from Ordnance Survey / Groundsure.



1.3 Historical energy features

Records within 500m

22

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
1	On site	Electricity Substation	1986	65915
F	34m E	Electricity Substation	1988 - 1989	87198
F	35m E	Electricity Substation	1992	69531
F	35m E	Electricity Substation	1975	79212
5	77m W	Electricity Substation	1986	65916
6	148m S	Electricity Substation	1995	65883
7	149m NW	Electricity Substation	1985	65914
9	189m NE	Electricity Substation	1975 - 1992	72191
O	203m E	Electricity Substation	1989 - 1992	68967
O	204m E	Electricity Substation	1975 - 1980	86293
P	225m W	Electricity Substation	1992	65927
S	228m SE	Electricity Substation	1988 - 1996	82592
S	230m SE	Electricity Substation	1975	91937
W	371m E	Electricity Substation	1975 - 1984	76243
W	371m E	Electricity Substation	1988	77575
AF	385m SE	Electricity Substation	1996	70346
AF	386m SE	Electricity Substation	1988	79354
AG	386m S	Electricity Substation	1995	84355
AG	386m S	Electricity Substation	1982 - 1988	83986
AF	386m SE	Electricity Substation	1975	78523
AI	436m SW	Electricity Substation	1988	65910



ID	Location	Land use	Dates present	Group ID
AH	451m SW	Electricity Substation	1968 - 1995	72066

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	1
----------------------------	----------

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
C	274m NE	Petroleum Depot	1975	1596

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	14
----------------------------	-----------

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
4	8m SW	Garage	1988 - 1995	30834
H	74m W	Garage	1986	22552
U	248m SW	Garage	1982 - 1986	29114
U	257m SW	Garage	1968	29182
AD	391m W	Garage	1992	23355
AD	394m W	Garage	1974	29452



ID	Location	Land use	Dates present	Group ID
AK	432m E	Garage	1975 - 1984	26031
AK	432m E	Garage	1988 - 1991	30160
AH	434m SW	Garage	1988	22660
AP	475m E	Garage	1987	30263
AP	476m E	Garage	1992	26241
AP	490m E	Garage	1975	26712
AP	490m E	Garage	1957	29251
AP	495m E	Garage	1958	26628

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

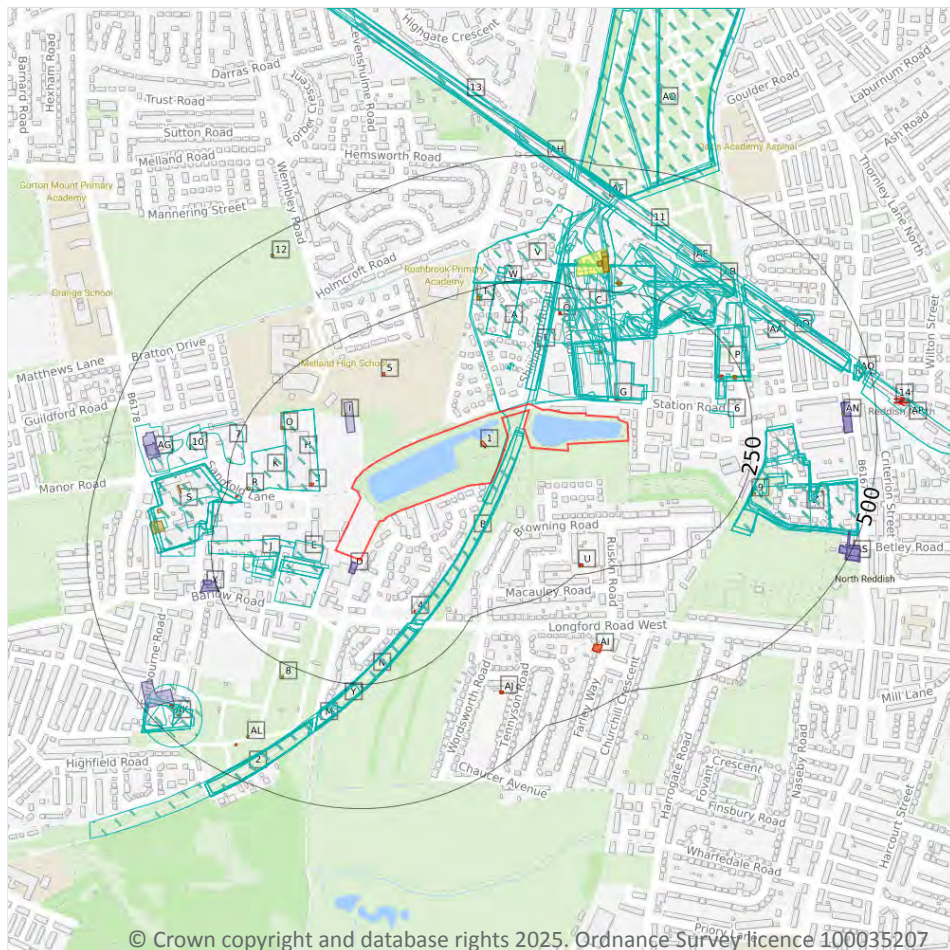
Records within 500m

0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.

2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical petrol stations
- Historical garages

2.1 Historical industrial land uses

Records within 500m

271

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 27 >](#)

ID	Location	Land Use	Date	Group ID
A	On site	Railway Sidings	1983	943926
A	On site	Railway Sidings	1989	943926
A	1m NE	Railway Sidings	1965	861589



ID	Location	Land Use	Date	Group ID
B	1m NE	Cuttings	1955	902742
C	1m NE	Brick Works	1905	915821
B	4m SE	Cuttings	1907	885391
2	4m SE	Cuttings	1907	869162
B	5m SE	Cuttings	1923	902742
B	5m SE	Cuttings	1938	902742
B	5m SE	Cuttings	1934	902742
B	5m SE	Cuttings	1916	902742
B	5m SE	Cuttings	1905	937838
B	5m SE	Cuttings	1892	900086
C	7m NE	Brick Works	1892	911622
E	25m SW	Unspecified Works	1983	883073
E	25m SW	Unspecified Works	1989	883073
C	27m NE	Engine Works	1923	846762
C	28m NE	Engineering Works	1905	974098
F	29m NE	Cuttings	1955	965512
F	29m NE	Cuttings	1938	919374
F	29m NE	Cuttings	1934	919374
C	30m NE	Engineering Works	1916	977560
C	31m NE	Unspecified Heap	1892	843926
E	33m SW	Rope Works	1907	953327
C	33m NE	Engineering Works	1907	977560
C	34m NE	Engineering Works	1907	981743
C	36m NE	Unspecified Works	1983	965675
C	36m NE	Unspecified Works	1989	965675
C	38m NE	Unspecified Works	1976	973157
C	38m NE	Unspecified Works	1965	973157
E	42m SW	Rope Works	1907	860716



ID	Location	Land Use	Date	Group ID
E	44m SW	Disused Rope Works	1938	905143
E	44m SW	Disused Rope Works	1934	905143
E	44m SW	Rope Works	1916	961998
E	44m SW	Disused Rope Works	1905	859950
E	44m SW	Rope Works	1923	961998
H	65m W	Unspecified Works	1976	956643
H	65m W	Unspecified Works	1983	963577
H	65m W	Unspecified Works	1989	963577
A	77m NE	Boat House	1916	955532
A	77m NE	Boat House	1905	905748
A	77m NE	Boat House	1923	955532
J	81m SW	Unspecified Factory	1976	902665
J	81m SW	Unspecified Factory	1983	877721
A	81m NE	Boat House	1907	868853
A	82m NE	Boat House	1907	975877
C	99m NE	Railway Sidings	1923	972956
C	101m NE	Railway Sidings	1905	876863
C	109m NE	Railway Sidings	1907	1007703
J	115m SW	Laundry	1965	978646
J	117m SW	Disused Rope Works	1955	826616
J	117m SW	Laundry	1907	968377
C	121m NE	Railway Sidings	1916	861589
J	126m SW	Laundry	1905	968377
K	129m W	Unspecified Depot	1976	893971
K	129m W	Unspecified Depot	1983	943563
C	130m NE	Brick Works	1907	910164
C	135m NE	Brick Works	1923	944945
L	139m N	Unspecified Depot	1976	970027



ID	Location	Land Use	Date	Group ID
L	139m N	Unspecified Depot	1983	865548
L	139m N	Unspecified Disused Depot	1989	824417
L	139m N	Locomotive Depot	1965	826646
C	145m NE	Railway Sidings	1907	1000448
C	153m NE	Refuse Heap	1938	1009680
C	153m NE	Refuse Heap	1934	1009680
C	154m NE	Unspecified Ground Workings	1923	894040
C	156m NE	Unspecified Ground Workings	1916	952459
C	156m NE	Brick Work	1916	808358
C	157m NE	Unspecified Ground Workings	1938	859100
C	157m NE	Unspecified Ground Workings	1934	894040
M	158m S	Cuttings	1907	971819
N	159m S	Cuttings	1955	975189
N	160m S	Cuttings	1916	912274
C	165m NE	Unspecified Ground Workings	1955	980158
6	166m E	Unspecified Ground Workings	1907	815948
N	166m S	Cuttings	1923	950284
N	166m S	Cuttings	1938	950284
N	166m S	Cuttings	1934	950284
N	166m S	Cuttings	1905	866644
N	166m S	Cuttings	1892	982358
C	175m NE	Unspecified Heaps	1905	837554
C	184m NE	Unspecified Ground Workings	1907	927395
C	184m NE	Unspecified Heap	1907	843924
P	184m E	Unspecified Works	1983	910261
P	184m E	Unspecified Works	1989	910261
P	185m E	Unspecified Works	1965	991981
P	192m E	Unspecified Works	1976	970170



ID	Location	Land Use	Date	Group ID
P	195m E	Unspecified Commercial/Industrial	1934	822560
C	195m NE	Unspecified Ground Workings	1911	1002842
C	195m NE	Old Clay Pit	1923	870412
C	196m NE	Old Clay Pit	1917	886836
C	197m NE	Unspecified Heap	1907	868865
P	197m E	Unspecified Works	1911	928978
P	197m E	Unspecified Works	1917	928978
P	197m E	Unspecified Works	1923	928978
C	202m NE	Unspecified Ground Workings	1923	894040
P	203m E	Unspecified Works	1907	938979
C	203m NE	Unspecified Heaps	1938	837558
C	203m NE	Unspecified Heap	1934	971760
C	205m NE	Unspecified Ground Workings	1938	859101
C	209m NE	Unspecified Ground Workings	1976	888346
C	209m NE	Unspecified Ground Workings	1955	888346
C	209m NE	Unspecified Ground Workings	1965	888346
S	212m W	Unspecified Works	1938	861516
S	212m W	Unspecified Works	1934	861516
S	212m W	Unspecified Works	1916	861516
S	212m W	Print Works	1905	893149
S	212m W	Print Works	1892	876554
S	212m W	Unspecified Works	1923	861516
S	215m W	Print Works	1907	957355
S	216m W	Print Works	1907	973465
7	221m W	Unspecified Pit	1892	828599
T	227m N	Railway Building	1983	875381
T	227m N	Railway Building	1989	875381
C	234m NE	Unspecified Ground Workings	1916	926992



ID	Location	Land Use	Date	Group ID
C	242m NE	Unspecified Ground Workings	1938	920820
C	242m NE	Unspecified Ground Workings	1934	920820
V	243m N	Railway Sidings	1956	859208
V	243m N	Railway Sidings	1985	943926
V	243m N	Railway Sidings	1981	943926
V	243m N	Railway Sidings	1968	861589
S	244m W	Print Works	1849	1005889
W	245m N	Railway Building	1985	875622
W	245m N	Railway Building	1981	880975
C	248m NE	Unspecified Ground Workings	1955	915067
Y	251m SW	Cuttings	1976	876905
Y	251m SW	Cuttings	1965	873082
S	253m W	Unspecified Works	1976	967281
S	253m W	Unspecified Works	1983	905188
S	253m W	Unspecified Works	1965	967281
C	264m NE	Unspecified Depot	1983	958866
C	264m NE	Unspecified Depot	1989	958866
W	266m N	Railway Building	1968	896374
W	266m N	Railway Building	1985	946490
W	266m N	Railway Building	1981	896374
Z	266m E	Unspecified Works	1989	867941
Z	266m E	Unspecified Works	1983	869193
Z	267m E	Iron Works	1907	869731
Z	267m E	Iron Works	1907	862261
Z	267m E	Iron Works	1911	862261
Z	267m E	Iron Works	1938	972269
Z	267m E	Iron Works	1934	972269
Z	267m E	Iron Works	1917	923909



ID	Location	Land Use	Date	Group ID
Z	267m E	Iron Works	1923	867763
Z	269m E	Iron Works	1938	941675
Z	270m E	Iron Works	1892	956300
C	270m NE	Unspecified Pit	1911	827483
Z	270m E	Iron Works	1955	960029
C	271m NE	Unspecified Depot	1985	958866
C	271m NE	Unspecified Depot	1991	983631
Z	271m E	Unspecified Works	1976	1003115
Z	271m E	Unspecified Works	1965	1003115
C	274m NE	Unspecified Depot	1981	821095
C	284m NE	Railway Sidings	1915	861589
C	286m NE	Unspecified Ground Workings	1911	859299
C	287m NE	Railway Sidings	1905	876863
C	288m NE	Railway Sidings	1923	859170
10	297m W	Unspecified Depot	1983	821094
AA	298m E	Gravel Pit	1892	852162
C	298m NE	Unspecified Ground Workings	1938	920820
C	298m NE	Unspecified Ground Workings	1934	920820
C	298m NE	Unspecified Ground Workings	1915	926992
M	304m SW	Cuttings	1976	866649
M	304m SW	Cuttings	1955	952345
M	304m SW	Cuttings	1965	989778
M	308m SW	Cuttings	1916	913118
C	309m NE	Unspecified Heap	1905	982254
C	318m NE	Railway Building	1923	966029
C	319m NE	Railway Building	1915	966029
AA	325m NE	Unspecified Heap	1923	843925
AB	332m NE	Cuttings	1911	902013



ID	Location	Land Use	Date	Group ID
AB	333m NE	Cuttings	1892	910272
AB	333m NE	Cuttings	1938	922228
AB	333m NE	Cuttings	1934	980331
AC	333m SW	Cuttings	1976	951958
AC	333m SW	Cuttings	1983	951958
AC	333m SW	Cuttings	1989	951958
AC	333m SW	Cuttings	1955	951958
AC	333m SW	Cuttings	1965	951958
AB	335m NE	Cuttings	1923	989173
AD	335m NE	Cuttings	1923	998125
AD	335m NE	Cuttings	1911	998125
AD	335m NE	Cuttings	1938	998125
AD	335m NE	Cuttings	1934	998125
AD	335m NE	Cuttings	1917	998125
AD	335m NE	Cuttings	1892	922346
AD	336m NE	Cuttings	1938	924617
AE	337m NE	Cuttings	1918	945169
AE	340m NE	Cuttings	1906	979985
AC	341m SW	Cuttings	1923	930592
AC	341m SW	Cuttings	1938	930592
AC	341m SW	Cuttings	1934	930592
AC	341m SW	Cuttings	1916	930592
AC	341m SW	Cuttings	1905	966887
AC	341m SW	Cuttings	1892	982998
AE	341m NE	Cuttings	1892	915161
S	341m W	Filler Tanks	1907	806570
AD	342m NE	Cuttings	1976	998125
AD	342m NE	Cuttings	1983	998125



ID	Location	Land Use	Date	Group ID
AD	342m NE	Cuttings	1989	998125
AD	342m NE	Cuttings	1955	998125
AD	342m NE	Cuttings	1965	998125
AD	343m NE	Cuttings	1907	859809
AF	343m NE	Cuttings	1907	970393
11	343m NE	Cuttings	1907	947143
AE	345m NE	Cuttings	1923	998896
AG	351m W	Print Works	1923	816923
AH	363m NE	Cuttings	1905	977936
AH	363m NE	Cuttings	1890	933873
AD	385m NE	Unspecified Pit	1911	926581
AD	392m NE	Unspecified Pit	1907	926581
AK	404m SW	Refuse Destructor	1955	1006013
AF	418m NE	Cuttings	1923	929749
AF	419m NE	Cuttings	1934	929749
AM	419m NE	Cuttings	1938	879777
AM	419m NE	Cuttings	1915	917070
AM	424m NE	Cuttings	1956	874356
AK	431m SW	Refuse Destructor	1938	940826
AK	431m SW	Refuse Destructor	1934	940826
AK	431m SW	Refuse Destructor	1916	940826
AK	431m SW	Refuse Destructor	1905	864743
AK	431m SW	Refuse Destructor	1923	940826
AO	435m NE	Cemetery	1985	982837
AO	435m NE	Cemetery	1991	982837
AO	436m NE	Cemetery	1905	927022
AO	439m NE	Cemetery	1934	898697
AK	439m SW	Refuse Destructor	1907	893281



ID	Location	Land Use	Date	Group ID
AO	439m NE	Cemetery	1938	950347
AK	440m SW	Refuse Destructor	1907	970710
AO	441m NE	Cemetery	1956	892364
AO	441m NE	Cemetery	1981	892364
AO	441m NE	Cemetery	1968	892364
AK	441m SW	Unspecified Ground Workings	1955	814041
AK	452m SW	Unspecified Pit	1916	932347
AK	452m SW	Unspecified Pit	1905	872638
AK	452m SW	Unspecified Pit	1923	932347
AP	460m N	Cuttings	1934	921507
AP	462m N	Cuttings	1923	921507
AQ	463m E	Cuttings	1923	884697
AQ	463m E	Cuttings	1911	884697
AQ	463m E	Cuttings	1938	884697
AQ	463m E	Cuttings	1934	884697
AQ	463m E	Cuttings	1917	884697
AQ	463m E	Cuttings	1892	909215
AO	465m NE	Cemetery	1915	915384
AQ	466m E	Cuttings	1938	884682
AO	466m NE	Cemetery	1923	898697
13	467m N	Cuttings	1907	965922
AQ	468m E	Cuttings	1976	884697
AQ	468m E	Cuttings	1983	895149
AQ	468m E	Cuttings	1989	895149
AQ	468m E	Cuttings	1955	884697
AQ	468m E	Cuttings	1965	884697
AK	469m SW	Unspecified Ground Workings	1955	814040
AO	472m NE	Cemetery	1934	935061



ID	Location	Land Use	Date	Group ID
AO	473m NE	Cemetery	1907	873436
AR	474m E	Cuttings	1934	968486
AR	474m E	Cuttings	1892	923016
AO	474m NE	Cemetery	1907	894608
AO	474m NE	Cemetery	1923	930335
AO	474m NE	Cemetery	1918	887251
AO	474m NE	Cemetery	1938	934884
AO	474m NE	Cemetery	1934	898697
AO	474m NE	Cemetery	1906	913204
AQ	480m E	Cuttings	1976	951444
AQ	480m E	Cuttings	1965	951444
14	485m E	Railway Station	1907	948719
AS	494m E	Garage	1976	872642
AS	494m E	Garage	1983	912876
AK	497m SW	Unspecified Pit	1905	915898
AK	497m SW	Unspecified Pit	1923	864482

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

36

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 27 >](#)

ID	Location	Land Use	Date	Group ID
I	113m NW	Unspecified Tank	1986	120839
C	124m NE	Unspecified Tank	1907	120849
O	176m W	Unspecified Tank	1974	148830
O	177m W	Unspecified Tank	1992	155475



ID	Location	Land Use	Date	Group ID
R	204m W	Unspecified Tank	1992	120864
T	228m N	Tanks	1986	135187
T	228m N	Tanks	1972	135187
P	231m E	Unspecified Tank	1988	139039
P	231m E	Unspecified Tank	1989	139039
P	231m E	Unspecified Tank	1989	139039
P	231m E	Unspecified Tank	1992	139039
P	232m E	Unspecified Tank	1980	139039
P	232m E	Unspecified Tank	1975	139039
C	263m NE	Tanks	1992	147126
C	264m NE	Tanks	1988	137416
C	264m NE	Tanks	1988	137416
C	264m NE	Tanks	1989	137416
C	264m NE	Tanks	1989	137416
C	270m NE	Tanks	1991	127183
8	272m SW	Unspecified Tank	1988	120855
9	274m E	Unspecified Tank	1892	123040
C	286m NE	Tanks	1975	154922
C	286m NE	Tanks	1991	154922
C	297m NE	Unspecified Tank	1975	155016
C	297m NE	Unspecified Tank	1991	155016
C	316m NE	Tanks	1991	129997
S	332m W	Tanks	1974	110594
S	346m W	Filter Tanks	1907	112760
S	358m W	Tanks	1974	110599
AL	411m SW	Unspecified Tank	1988	120856
AN	433m E	Unspecified Tank	1984	140742
AN	433m E	Unspecified Tank	1988	131793



ID	Location	Land Use	Date	Group ID
AN	433m E	Unspecified Tank	1991	138089
AN	433m E	Unspecified Tank	1975	141351
AK	455m SW	Unspecified Tank	1956	120847
12	462m NW	Unspecified Tank	1933	120860

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	41
----------------------------	-----------

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 27 >](#)

ID	Location	Land Use	Date	Group ID
1	On site	Electricity Substation	1986	65915
G	34m E	Electricity Substation	1988	87198
G	34m E	Electricity Substation	1989	87198
G	34m E	Electricity Substation	1989	87198
G	35m E	Electricity Substation	1992	69531
G	35m E	Electricity Substation	1975	79212
3	77m W	Electricity Substation	1986	65916
4	148m S	Electricity Substation	1995	65883
5	149m NW	Electricity Substation	1985	65914
Q	189m NE	Electricity Substation	1975	72191
Q	189m NE	Electricity Substation	1992	72191
Q	190m NE	Electricity Substation	1980	72191
Q	190m NE	Electricity Substation	1988	72191
Q	190m NE	Electricity Substation	1988	72191
Q	190m NE	Electricity Substation	1989	72191
Q	190m NE	Electricity Substation	1989	72191



ID	Location	Land Use	Date	Group ID
P	203m E	Electricity Substation	1989	68967
P	203m E	Electricity Substation	1989	68967
P	204m E	Electricity Substation	1992	68967
P	204m E	Electricity Substation	1975	86293
P	204m E	Electricity Substation	1980	86293
R	225m W	Electricity Substation	1992	65927
U	228m SE	Electricity Substation	1996	82592
U	229m SE	Electricity Substation	1988	82592
U	230m SE	Electricity Substation	1975	91937
Z	371m E	Electricity Substation	1975	76243
Z	371m E	Electricity Substation	1984	76243
Z	371m E	Electricity Substation	1988	77575
AI	385m SE	Electricity Substation	1996	70346
AI	386m SE	Electricity Substation	1988	79354
AJ	386m S	Electricity Substation	1995	84355
AJ	386m S	Electricity Substation	1982	83986
AJ	386m S	Electricity Substation	1988	83986
AI	386m SE	Electricity Substation	1975	78523
AL	436m SW	Electricity Substation	1988	65910
AK	451m SW	Electricity Substation	1995	72066
AK	451m SW	Electricity Substation	1995	72066
AK	452m SW	Electricity Substation	1968	72066
AK	452m SW	Electricity Substation	1982	72066
AK	452m SW	Electricity Substation	1986	72066
AK	452m SW	Electricity Substation	1988	72066

This data is sourced from Ordnance Survey / Groundsure.



2.4 Historical petrol stations

Records within 500m

1

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 27 >](#)

ID	Location	Land Use	Date	Group ID
C	274m NE	Petroleum Depot	1975	1596

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

19

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 27 >](#)

ID	Location	Land Use	Date	Group ID
D	8m SW	Garage	1988	30834
D	9m SW	Garage	1995	30834
I	74m W	Garage	1986	22552
X	248m SW	Garage	1986	29114
X	248m SW	Garage	1982	29114
X	257m SW	Garage	1968	29182
AG	391m W	Garage	1992	23355
AG	394m W	Garage	1974	29452
AN	432m E	Garage	1988	30160
AN	432m E	Garage	1991	30160
AN	432m E	Garage	1984	26031
AN	432m E	Garage	1975	26031
AK	434m SW	Garage	1988	22660

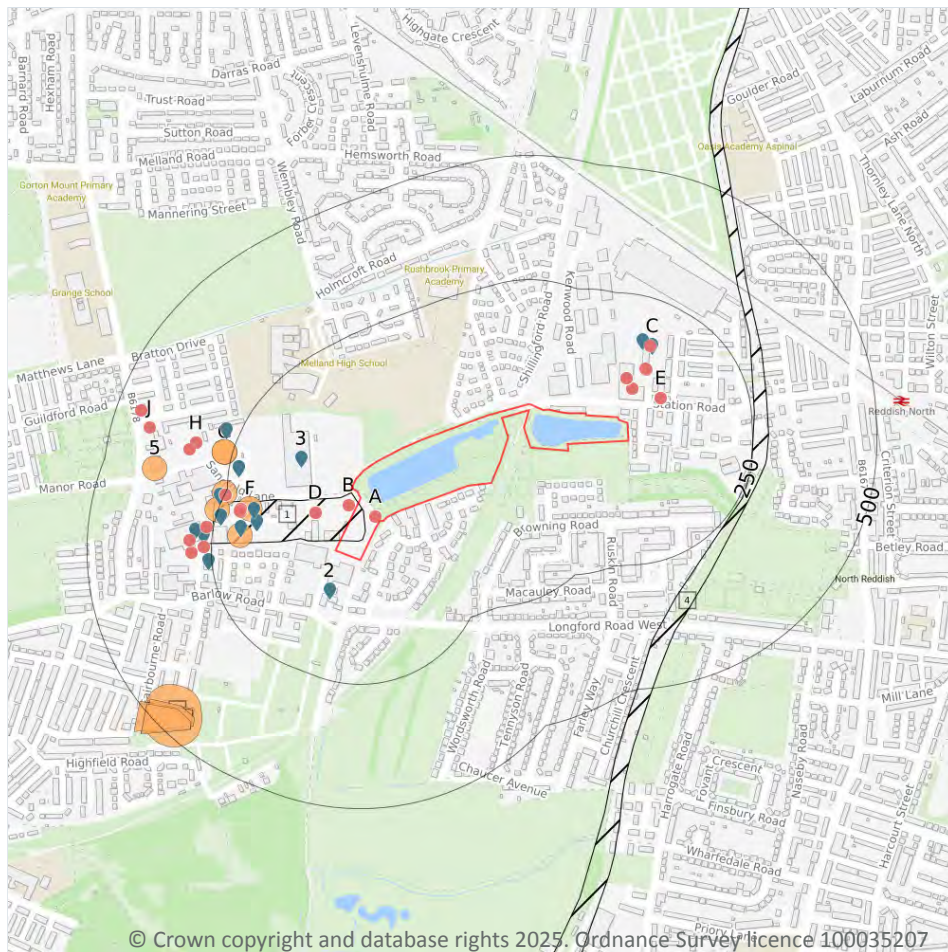


ID	Location	Land Use	Date	Group ID
AS	475m E	Garage	1987	30263
AS	475m E	Garage	1987	30263
AS	476m E	Garage	1992	26241
AS	490m E	Garage	1957	29251
AS	490m E	Garage	1975	26712
AS	495m E	Garage	1958	26628

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical landfill (EA/NRW)
- Historical waste sites
- Licensed waste sites
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m

2

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

Features are displayed on the Waste and landfill map on [page 43 >](#)

ID	Location	Details		
1	On site	Site Address: Levenshulme Trading Estate, Sandford Lane, Printowork Lane, Levenshulme, Greater Manchester Licence Holder Address: Printowork Lane, Levenshulme	Waste Licence: Yes Site Reference: F050, RD/LIC/244/82 Waste Type: Industrial, Special Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 03/05/1984 Licence Surrender: -	Operator: - Licence Holder: Greensite Limited First Recorded - Last Recorded: -
4	250m E	Site Address: Stockport Branch Canal, Greater Manchester Licence Holder Address: -	Waste Licence: - Site Reference: J073 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded - Last Recorded: -

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m

17

Waste site records derived from Local Authority planning records and high detail historical mapping.

Features are displayed on the Waste and landfill map on [page 43 >](#)



ID	Location	Address	Further Details	Date
F	167m W	Site Address: Sandfold Lane, Sandfold Lane, Gorton, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Waste Transfer Station Planning application reference: 52891 Description: An application (ref: 52891) for Detailed Planning permission was submitted to Manchester C.C. on 12th September 1997. Data source: Historic Planning Application Data Type: Point	-
F	170m W	Site Address: 17,Sandfold Lane, Gorton, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Waste Recycling Centre Planning application reference: 092407/WST/2010/N2 Description: Scheme comprises change of use to waste recycling centre. An application (ref: 092407/WST/2010/N2) for detailed planning permission was granted by Manchester C.C. A detailed planning application has been granted. Data source: Historic Planning Application Data Type: Point	20/03/2011
F	226m W	Site Address: Wilkinson Skip Hire, 20 Sandfold Lane, Levenshulme, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Recycling Facility (Conversion) Planning application reference: 082926/FO/2007/N2 Description: Scheme comprises change of use to recycling facility for commercial use and mixed builder waste and storage of segregated material. An application (ref: 082926/FO/2007/N2) for detailed planning permission was granted by Manchester C.C. Planning decision obtained Data source: Historic Planning Application Data Type: Point	-
F	227m W	Site Address: 19a,Sandfold Lane, Levenshulme, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Recycling Centre Planning application reference: 080230/FO/2006/N2 Description: Scheme comprises proposed use of site as a recycling centre for processing of industrial, commercial and household (HCI) waste. An application (ref: 080230/FO/2006/N2) for detailed planning permission was granted by Manchester C.C. Planning decision obtained Data source: Historic Planning Application Data Type: Point	-



ID	Location	Address	Further Details	Date
G	241m W	Site Address: Sandfold Lane, Levenshulme, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Recycling Centre Planning application reference: 083803/FO/2007/N2 Description: Scheme comprises refurbishment of household waste recycling centre. An application (ref: 083803/FO/2007/N2) for detailed planning permission was granted by Manchester C.C. This is part of the PFI waste management scheme, lead 05087716 This scheme is now complete. Data source: Historic Planning Application Data Type: Point	11/05/2009
G	241m W	Site Address: Sandfold Lane, Levenshulme, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Metal Recycling Facility Planning application reference: 094018/FO/2010/N2 Description: Scheme comprises demolition of the existing buildings and comprises use of land as a scrap metal recycling centre and end of life vehicle processing centre involving construction of detached buildings including offices, vehicle service units, non-ferrous storage units and vehicle de-pollution units and associated plant including grabbing arm, associated 3 metre high acoustic fence and landscape buffer zone. Construction - fencing site works. An application (ref: 094018/FO/2010/N2) for detailed planning permission was granted by Manchester C.C. The start date, contract period and project value are for guideline only. Detailed plans approved. Data source: Historic Planning Application Data Type: Point	12/12/2011
5	373m W	Site Address: C B A House, Sandfold Lane, Levenshulme, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Utilities Contractors/Recycling Yard Planning application reference: 083364/FU/2007/N2 Description: Scheme comprises change of use from factory to mixed use including utilities contractors/recycling yard with associated processing operator to provide secondary aggregates. An application (ref: 083364/FU/2007/N2) for detailed planning permission was granted by Manchester C.C. Planning decision obtained Data source: Historic Planning Application Data Type: Point	-



ID	Location	Address	Further Details	Date
I	404m SW	Site Address: N/A	Type of Site: Refuse Destructor (B) Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1955
I	427m SW	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1933
I	431m SW	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1905
I	431m SW	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1938
I	431m SW	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1934
I	431m SW	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1916
I	431m SW	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1923
I	439m SW	Site Address: N/A	Type of Site: Corporation Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1922
I	440m SW	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1907



ID	Location	Address	Further Details	Date
I	450m SW	Site Address: N/A	Type of Site: U.D.C. Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1907

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m	25
----------------------------	-----------

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

Features are displayed on the Waste and landfill map on [page 43 >](#)

ID	Location	Details		
2	81m SW	Site Name: Parts Line Site Address: 8, Marquis Street, Levenshulme, Manchester, Manchester, M19 3JZ Correspondence Address: -	Type of Site: Metal Recycling Site (Vehicle Dismantler) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 644719 EPR reference: EA/EPR/UP3694CK Operator: Anthony Wilson Waste Management licence No: 50280 Annual Tonnage: 2500	Issue Date: 14/05/2004 Effective Date: 14/05/2004 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked
3	118m W	Site Name: Utility Recycling North West Limited Site Address: Sandfold House, Sandfold Lane, Levenshulme, Manchester, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Treatment of waste to produce soil 75,000 tpy Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 629319 EPR reference: EA/EPR/KB3105KT Operator: Utility Recycling North West Limited Waste Management licence No: 407512 Annual Tonnage: 75000	Issue Date: 26/04/2021 Effective Date: 26/04/2021 Modified: 26/04/2021 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued



ID	Location	Details		
C	158m NE	Site Name: Unit 7 Climax Works, Reddish Site Address: Unit 7 Climax Works, Durham Street, Reddish, Cheshire, SK5 6YZ Correspondence Address: -	Type of Site: Material Recycling Treatment Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 642831 EPR reference: EA/EPR/EP3195EH Operator: R & T Electronic Recycling Llp Waste Management licence No: 100102 Annual Tonnage: 0	Issue Date: 19/11/2007 Effective Date: 19/11/2007 Modified: - Surrendered Date: 19/11/2007 Expiry Date: - Cancelled Date: - Status: Surrendered
C	159m NE	Site Name: Reddish Car Spares Ltd Site Address: Climax Works, Station Road, Stockport, Cheshire, SK5 6YZ Correspondence Address: -	Type of Site: Vehicle Depollution Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 627477 EPR reference: EA/EPR/FB3405CS Operator: Reddish Car Spares Limited Waste Management licence No: 404234 Annual Tonnage: 0	Issue Date: 29/11/2017 Effective Date: 29/11/2017 Modified: - Surrendered Date: 29/11/2017 Expiry Date: - Cancelled Date: - Status: Surrendered
F	169m W	Site Name: Unit 17 Sandfold Lane Site Address: Unit 17, Sandfold Lane, Gorton, Manchester, Lancs, M19 3BJ Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: RYA005 EPR reference: EA/EPR/XP3296ET/A001 Operator: Ryans Skip Hire Ltd Waste Management licence No: 102719 Annual Tonnage: 74999	Issue Date: 11/07/2011 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
F	169m W	Site Name: Unit 17 Sandfold Lane Site Address: Unit 17, Sandfold Lane, Gorton, Manchester, M19 3BJ Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: RYA005 EPR reference: EA/EPR/XP3296ET/A001 Operator: Ryan's Skip Hire Ltd Waste Management licence No: 102719 Annual Tonnage: 74999	Issue Date: 11/07/2011 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked



ID	Location	Details		
F	169m W	Site Name: Unit 17 Sandfold Lane Site Address: Unit 17, Sandfold Lane, Gorton, Manchester, Manchester, M19 3BJ Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 630669 EPR reference: EA/EPR/XP3296ET Operator: Ryan's Skip Hire Limited Waste Management licence No: 102719 Annual Tonnage: 74999	Issue Date: 11/07/2011 Effective Date: 11/07/2011 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked
F	183m W	Site Name: Cornbrook Metal Recycling Ltd Site Address: 6, Sandfold Lane, Levenshulme, Manchester, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 634047 EPR reference: EA/EPR/HP3594CW Operator: Cornbrook Metal Recycling Limited Waste Management licence No: 50337 Annual Tonnage: 0	Issue Date: 28/02/2005 Effective Date: 28/02/2005 Modified: - Surrendered Date: 28/02/2005 Expiry Date: - Cancelled Date: - Status: Surrendered
F	198m W	Site Name: Inert Waste Transfer Station Site Address: Unit 17, Sandfold Lane, Gorton, Manchester, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Inert & excavation Waste TS + treatment Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: 631720 EPR reference: EA/EPR/WE0140AB Operator: A2b Skip Hire Manchester Ltd Waste Management licence No: 120809 Annual Tonnage: 0	Issue Date: 28/04/2023 Effective Date: 28/04/2023 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued



ID	Location	Details		
G	232m W	Site Name: Sandfold Lane Civic Amenity Site Site Address: Land/premises At, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SUE025 EPR reference: EA/EPR/GB3907XN/T001 Operator: Suez Recycling And Recovery U K Ltd Waste Management licence No: 53679 Annual Tonnage: 3943.333	Issue Date: 01/02/1995 Effective Date: 01/06/2019 Modified: 04/06/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
G	232m W	Site Name: Sandfold Lane Civic Amenity Site Site Address: Land/premises At, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SUE025 EPR reference: EA/EPR/GB3907XN/T001 Operator: S U E Z Recycling And Recovery U K Ltd Waste Management licence No: 53679 Annual Tonnage: 3943.333	Issue Date: 01/02/1995 Effective Date: 01/06/2019 Modified: 04/06/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
G	232m W	Site Name: Sandfold Lane Civic Amenity Site Site Address: Land/premises At, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW022 EPR reference: EA/EPR/LP3396CV/V003 Operator: Viridor Waste (Greater Manchester) Ltd Waste Management licence No: 53679 Annual Tonnage: 3943.333	Issue Date: 01/02/1995 Effective Date: - Modified: 04/06/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified



ID	Location	Details		
G	232m W	Site Name: Sandfold Lane Civic Amenity Site Site Address: Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW022 EPR reference: - Operator: G M Waste Ltd Waste Management licence No: 53679 Annual Tonnage: 3943.33	Issue Date: 01/02/1995 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
G	232m W	Site Name: Sandfold Lane Civic Amenity Site Site Address: Land/premises At, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW022 EPR reference: EA/EPR/LP3396CY/V003 Operator: Viridor Waste (Greater Manchester) Ltd Waste Management licence No: 53679 Annual Tonnage: 3943.333	Issue Date: 01/02/1995 Effective Date: - Modified: 04/06/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
G	232m W	Site Name: Sandfold Lane Civic Amenity Site Site Address: Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW022 EPR reference: LP3396CY/V Operator: Viridor Waste (Greater Manchester) Ltd Waste Management licence No: 53679 Annual Tonnage: 3943	Issue Date: 01/02/1995 Effective Date: - Modified: 04/06/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified



ID	Location	Details		
G	232m W	Site Name: Sandfold Lane Civic Amenity Site Site Address: Land/premises At, Sandfold Lane, Levenshulme, Manchester, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 633819 EPR reference: EA/EPR/GB3907XN Operator: Suez Recycling And Recovery Uk Ltd Waste Management licence No: 53679 Annual Tonnage: 3943	Issue Date: 01/02/1995 Effective Date: 01/02/1995 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
F	241m W	Site Name: Skip It Waste Management Ltd Site Address: 19a, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SKI001 EPR reference: EA/EPR/JP3694CY/A001 Operator: Skip It Waste Management Waste Management licence No: 50479 Annual Tonnage: 25000	Issue Date: 31/07/2007 Effective Date: - Modified: - Surrendered Date: - Expiry Date: 13/10/2009 Cancelled Date: - Status: Expired
F	241m W	Site Name: Skip It Waste Management Ltd Site Address: 19a, Sandfold Lane, Levenshulme, Manchester, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 630100 EPR reference: EA/EPR/JP3694CY Operator: Skip It Waste Management Waste Management licence No: 50479 Annual Tonnage: 25000	Issue Date: 31/07/2007 Effective Date: 31/07/2007 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired



ID	Location	Details		
F	257m W	Site Name: Kwiskip Waste Management Ltd Transfer Station Site Address: Yards 8 And 9, Printworks Lane, Levenshulme, Manchester, M19 3JP Correspondence Address: Printworks Lane, Levenshulme, Manchester, M19 3JP	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: KWI001 EPR reference: - Operator: Kwiskip Waste Management Ltd Waste Management licence No: 50320 Annual Tonnage: 0	Issue Date: 30/09/2004 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
F	257m W	Site Name: Pink Skips Site Address: Unit 9 Levenshulme Trading Est, Levenshulme, Manchester, M19 3JP Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: PIN017 EPR reference: EA/EPR/EP3098LY/V002 Operator: Pink Skips (North Wales) Ltd Waste Management licence No: 50320 Annual Tonnage: 24999	Issue Date: 30/09/2004 Effective Date: 30/07/2009 Modified: 01/11/2012 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
F	258m W	Site Name: Wilkinson Contractors Site Address: Gate 20, Sandfold Lane, Levenshulme, Manchester, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 636242 EPR reference: EA/EPR/TP3195EB Operator: Alan Wilkinson Waste Management licence No: 100031 Annual Tonnage: 4999	Issue Date: 28/03/2008 Effective Date: 28/03/2008 Modified: 28/03/2008 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked



ID	Location	Details		
F	268m W	Site Name: Pink Skips Waste Transfer Station Site Address: Unit 9 Levenshulme Trading Est, Levenshulme, Manchester, Manchester, M19 3JP Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 636897 EPR reference: EA/EPR/DB3502SC Operator: A2b Skip Hire Manchester Ltd Waste Management licence No: 50320 Annual Tonnage: 24999	Issue Date: 30/09/2004 Effective Date: 13/06/2023 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
G	277m W	Site Name: Land To The North East Of Site Address: Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: 75kte Vehicle Depollution Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: COR137 EPR reference: EA/EPR/UP3399VG/A001 Operator: Cornbrook Metal Recycling Ltd Waste Management licence No: 102497 Annual Tonnage: 74999	Issue Date: 30/03/2011 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
G	277m W	Site Name: I J Kayes Scrap Metal Site Address: 1a Unit, Sandfold Lane, Levenshulme, Manchester, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Metal recycling, vehicle storage & depollution Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 627403 EPR reference: EA/EPR/UP3399VG Operator: Cornbrook Metal Recycling Limited Waste Management licence No: 102497 Annual Tonnage: 24999	Issue Date: 30/03/2011 Effective Date: 30/03/2011 Modified: 30/03/2011 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued



ID	Location	Details		
F	286m W	Site Name: Kwik Skip Site Address: Yard 9 Printworks Lane, Printworks Lane, Levenshulme, Manchester, Manchester, M19 3JP Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 649689 EPR reference: EA/EPR/RP3692CB Operator: Gary Connor Waste Management licence No: 53599 Annual Tonnage: 524	Issue Date: 10/07/1996 Effective Date: 10/07/1996 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m	72
----------------------------	-----------

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 43 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
A	On site	Access Track Nelstrop Road M19 3zf	EPR/ZH0415Y X/A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction
A	On site	Access Track Nelstrop Road M19 3zf	EPR/ZH0415Y X/A001	Treating waste exemption	Non-agricultural waste only	Screening and blending of waste
B	16m W	Unit 10 Sandfold Lane Manchester M19 3bj	EPR/DF0700XJ /A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in secure containers
B	16m W	Unit 10 Sandfold Lane Manchester M19 3bj	EPR/DF0700XJ /A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
C	64m NE	Units 1-3 Station Road Stockport Sk5 6nd	EPR/HE5042U D/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in secure containers



ID	Location	Site	Reference	Category	Sub-Category	Description
C	64m NE	Units 1-3 Station Road Stockport Sk5 6nd	EPR/HE5042U D/A001	Storing waste exemption	Non- agricultural waste only	Storage of waste in a secure place
C	64m NE	Units 1-3 Station Road Stockport Sk5 6nd	EPR/HE5042U D/A001	Treating waste exemption	Non- agricultural waste only	Preparatory treatments (baling, sorting, shredding etc)
D	70m W	Unit 19, Sandfold Lane, Levenshulme, Manchester, M19 3bj	WEX360640	Using waste exemption	Not on a farm	Use of waste in construction
D	70m W	Cornbrook Metal Recycling Ltd, 1a Sandfold Lane, Levenshulme, Manchester, M19 3bj	WEX300701	Treating waste exemption	Not on a farm	Recovery of scrap metal
D	70m W	-	WEX263743	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	70m W	-	WEX263743	Storing waste exemption	Not on a farm	Storage of waste in secure containers
D	70m W	Unit 10, Sandfold Lane, Manchester, M19 3bj	WEX124058	Storing waste exemption	Not on a farm	Storage of waste in secure containers
D	70m W	Unit 10, Sandfold Lane, Manchester, M19 3bj	WEX124058	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	70m W	Unit 10, Sandfold Lane, Manchester, M19 3bj	WEX125335	Storing waste exemption	Not on a farm	Storage of waste in secure containers
D	70m W	Unit 10, Sandfold Lane, Manchester, M19 3bj	WEX125335	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	80m NE	Unit 1-3, Station Road, Reddish, Stockport, Sk5 6nd	WEX376988	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	80m NE	Unit 1-3, Station Road, Reddish, Stockport, Sk5 6nd	WEX376988	Storing waste exemption	Not on a farm	Storage of waste in secure containers
C	80m NE	Unit 1-3, Station Road, Reddish, Stockport, Sk5 6nd	WEX376988	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
C	80m NE	Unit 1-3, Station Road, Reddish, Stockport, Sk5 6nd	WEX249354	Storing waste exemption	Not on a farm	Storage of waste in a secure place



ID	Location	Site	Reference	Category	Sub-Category	Description
C	80m NE	Unit 1-3, Station Road, Reddish, Stockport, Sk5 6nd	WEX249354	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
C	80m NE	Unit 1-3, Station Road, Reddish, Stockport, Sk5 6nd	WEX249354	Storing waste exemption	Not on a farm	Storage of waste in secure containers
C	80m NE	Unit 1-3, Station Road, Reddish, Stockport, Sk5 6nd	WEX104498	Storing waste exemption	Not on a farm	Storage of waste in secure containers
C	80m NE	Unit 1-3, Station Road, Reddish, Stockport, Sk5 6nd	WEX104498	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	80m NE	Unit 1-3, Station Road, Reddish, Stockport, Sk5 6nd	WEX104498	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
E	82m E	Unit 17 Station Road Industrial Estate Station Road Stockport Stockport Sk5 6nd	EPR/UF0101VL /A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
E	82m E	Unit 17 Station Road Industrial Estate Station Road Stockport Stockport Sk5 6nd	EPR/UF0101VL /A001	Treating waste exemption	Non-agricultural waste only	Preparatory treatments (baling, sorting, shredding etc)
E	82m E	Unit 17 Station Road Industrial Estate Station Road Stockport Stockport Sk5 6nd	EPR/UF0101VL /A001	Treating waste exemption	Non-agricultural waste only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
E	82m E	Unit 17 Station Road Industrial Estate Station Road Stockport Stockport Sk5 6nd	EPR/UF0101VL /A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction
E	82m E	Unit 17 Station Road Industrial Estate Station Road Stockport Stockport Sk5 6nd	EPR/UF0101VL /A001	Using waste exemption	Non-agricultural waste only	Burning of waste as a fuel in a small appliance
E	82m E	Unit 17, Station Road Industrial Estate, Station Road, Reddish, Stockport, Sk5 6nd	WEX157598	Treating waste exemption	Not on a farm	Recovery of scrap metal



ID	Location	Site	Reference	Category	Sub-Category	Description
E	82m E	Unit 17 Station Road Industrial Estate Station Road Stockport Stockport Sk5 6nd	EPR/UF0101VL /A001	Treating waste exemption	Non- agricultural waste only	Sorting mixed waste
E	82m E	Unit 17 Station Road Industrial Estate Station Road Stockport Stockport Sk5 6nd	EPR/UF0101VL /A001	Treating waste exemption	Non- agricultural waste only	Manual treatment of waste
E	82m E	Unit 17 Station Road Industrial Estate Station Road Stockport Stockport Sk5 6nd	EPR/UF0101VL /A001	Treating waste exemption	Non- agricultural waste only	Recovery of scrap metal
E	82m E	Unit 17, Station Road Industrial Estate, Station Road, Reddish, Stockport, Sk5 6nd	WEX157598	Using waste exemption	Not on a farm	Use of waste in construction
E	82m E	Unit 17, Station Road Industrial Estate, Station Road, Reddish, Stockport, Sk5 6nd	WEX157598	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	82m E	Unit 17, Station Road Industrial Estate, Station Road, Reddish, Stockport, Sk5 6nd	WEX157598	Using waste exemption	Not on a farm	Burning of waste as a fuel in a small appliance
C	111m NE	Climax Works, Unit 1-4, Station Road, Reddish, Stockport, Sk5 6yz	WEX186585	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	111m NE	Climax Works, Unit 1-4, Station Road, Reddish, Stockport, Sk5 6yz	WEX186585	Storing waste exemption	Not on a farm	Storage of waste in secure containers
C	111m NE	Climax Works, Unit 1-4, Station Road, Reddish, Stockport, Sk5 6yz	WEX186585	Treating waste exemption	Not on a farm	Recovery of scrap metal
C	111m NE	Unit 1 Climax Works Station Road Stockport Cheshire Sk5 6yz	EPR/ME5145B N/A001	Disposing of waste exemption	Non- agricultural waste only	Deposit of waste from dredging of inland waters
C	111m NE	Unit 7 Climax Works Station Road Stockport Cheshire Sk5 6yz	EPR/ZF0001XK /A001	Storing waste exemption	Non- agricultural waste only	Storage of waste in a secure place



ID	Location	Site	Reference	Category	Sub-Category	Description
C	157m NE	Unit 3 Climax Works Durham Street Stockport Stockport Sk5 6yz	EPR/BF0003E W/A001	Storing waste exemption	Non- agricultural waste only	Storage of waste in a secure place
F	207m W	Sandfold Lane Recycling Centre, Sandfold Lane, Manchester, M19 3bj	WEX127152	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	207m W	Cornbrook Metal Recycling Ltd, 1a Sandfold Lane, Levenshulme, Manchester, M19 3bj	WEX165890	Treating waste exemption	Not on a farm	Recovery of scrap metal
F	208m W	Cba House, Sandfold Lane, Levenshulme, Manchester, M193bj	WEX057713	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	208m W	1a Sandfold Lane, Manchester, M19 3bj	WEX003732	Treating waste exemption	Not on a farm	Recovery of scrap metal
F	208m W	Unit 10, Sandfold Lane, Manchester, M19 3bj	WEX094682	Storing waste exemption	Not on a farm	Storage of waste in secure containers
F	208m W	Unit 10, Sandfold Lane, Manchester, M19 3bj	WEX094682	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	209m W	Unit 1 Sandfold Lane Manchester M19 3bj	EPR/QH0411Y Z/A001	Treating waste exemption	Non- agricultural waste only	Recovery of scrap metal
F	247m W	Unit 20, Sandfold Lane, Manchester, M19 3bj	WEX412204	Treating waste exemption	Not on a farm	Screening and blending of waste
F	247m W	Unit 20, Sandfold Lane, Manchester, M19 3bj	WEX138663	Treating waste exemption	Not on a farm	Screening and blending of waste
F	247m W	Unit 20, Sandfold Lane, Manchester, M19 3bj	WEX280665	Treating waste exemption	Not on a farm	Screening and blending of waste
F	265m W	Unit 8 Printworks Lane M19 3jp	EPR/QF0105N Q/A001	Storing waste exemption	Non- agricultural waste only	Storage of waste in secure containers
F	265m W	Unit 8 Printworks Lane M19 3jp	EPR/QF0105N Q/A001	Storing waste exemption	Non- agricultural waste only	Storage of waste in a secure place
F	265m W	Unit 8 Printworks Lane M19 3jp	EPR/QF0105N Q/A001	Treating waste exemption	Non- agricultural waste only	Preparatory treatments (baling, sorting, shredding etc)



ID	Location	Site	Reference	Category	Sub-Category	Description
F	266m W	Plastics Unit Frontage Printworks Lane Manchester M19 3jp	EPR/QF0405N U/A001	Storing waste exemption	Non- agricultural waste only	Storage of waste in secure containers
F	266m W	Plastics Unit Frontage Printworks Lane Manchester M19 3jp	EPR/QF0405N U/A001	Storing waste exemption	Non- agricultural waste only	Storage of waste in a secure place
F	292m W	Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3jp	WEX141895	Storing waste exemption	Not on a farm	Storage of waste in secure containers
F	292m W	Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3jp	WEX141895	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	292m W	Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3jp	WEX141895	Treating waste exemption	Not on a farm	Sorting mixed waste
F	292m W	Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3jp	WEX141895	Treating waste exemption	Not on a farm	Recovery of scrap metal
F	296m W	Unit 5b & 6, Printworks Lane, Levenshulme, Manchester, M19 3jp	WEX275422	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	296m W	Unit 5b & 6, Printworks Lane, Levenshulme, Manchester, M19 3jp	WEX275422	Storing waste exemption	Not on a farm	Storage of waste in secure containers
H	327m W	-	WEX370947	Storing waste exemption	Not on a farm	Storage of waste in a secure place
H	327m W	-	WEX370947	Using waste exemption	Not on a farm	Use of waste in construction
H	327m W	-	WEX243573	Using waste exemption	Not on a farm	Use of waste in construction
H	327m W	-	WEX243573	Storing waste exemption	Not on a farm	Storage of waste in a secure place
H	327m W	-	WEX101670	Using waste exemption	Not on a farm	Use of waste in construction
H	327m W	-	WEX101670	Storing waste exemption	Not on a farm	Storage of waste in a secure place
H	336m W	Redgate Holdings Ltd Sandfold Lane Gtr Manchester M19 3bh	EPR/EF0736AE /A001	Storing waste exemption	Non- agricultural waste only	Storage of waste in a secure place

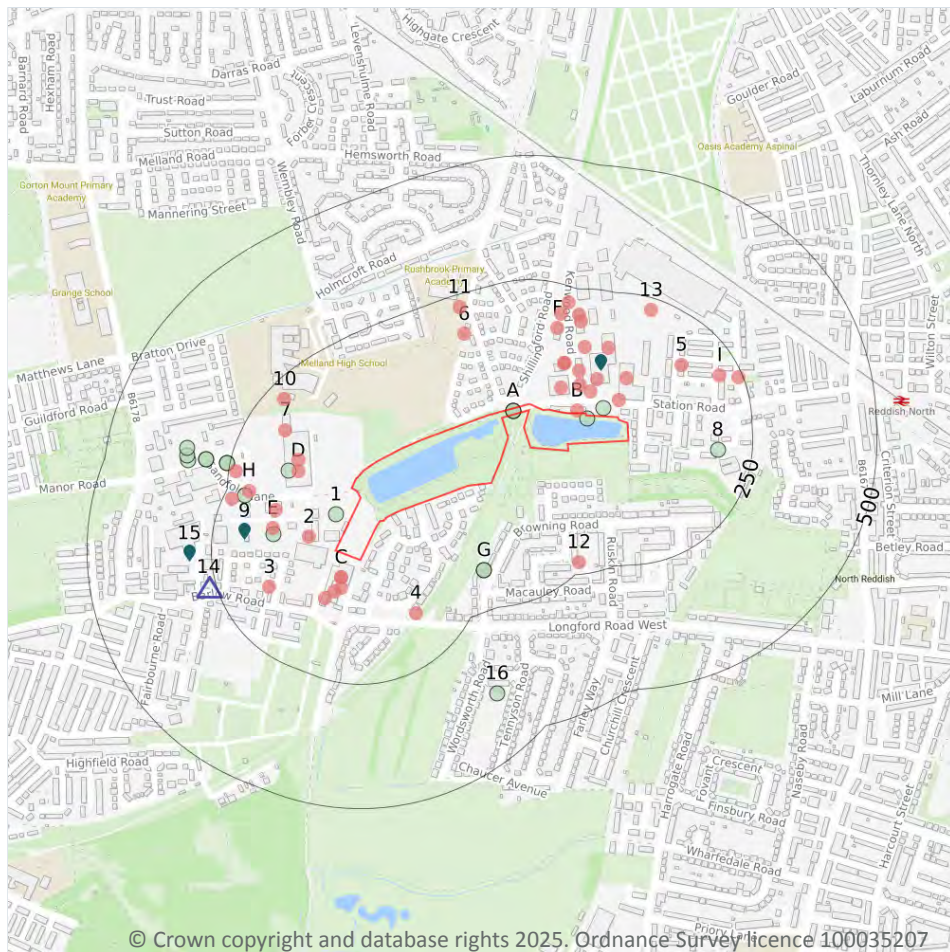


ID	Location	Site	Reference	Category	Sub-Category	Description
J	425m W	301 Mount Road Manchester M19 3et	EPR/NH0411R L/A001	Using waste exemption	Non- agricultural waste only	Use of waste in construction
J	452m W	Rear Of 301 Mount Road, Bratton Drive, Branley Building Site, Manchester, M19 3et	WEX100638	Using waste exemption	Not on a farm	Use of waste in construction

This data is sourced from the Environment Agency and Natural Resources Wales.



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- Licensed pollutant release (Part A(2)/B)
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

41

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 63](#) >

ID	Location	Company	Address	Activity	Category
B	5m NE	G & O Foods	105, Station Road, North Reddish, Stockport, Greater Manchester, SK5 6ND	Catering and Non Specific Food Products	Foodstuffs
B	35m E	Electricity Sub Station	Greater Manchester, SK5	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
B	45m NE	Station Road Industrial Estate	Greater Manchester, SK5	Business Parks and Industrial Estates	Industrial Features
C	47m SW	Plasman Laminate Products Ltd	Marquis Street, Manchester, Greater Manchester, M19 3JH	General Construction Supplies	Industrial Products
C	47m SW	Ash of Ancoats Ltd	Marquis Street, Manchester, Greater Manchester, M19 3JH	Access Equipment	Industrial Products
B	49m NE	Approved Hydraulics	1, Kenwood Road, North Reddish, Stockport, Greater Manchester, SK5 6PH	Industrial Repairs and Servicing	Repair and Servicing
B	58m NE	Saferfillsystems	Unit 14 Station Road Industrial Estate, Station Road, North Reddish, Stockport, Greater Manchester, SK5 6ND	Petrol and Fuel Stations	Road and Rail
2	60m SW	D & G McKenna Haulage Ltd	Unit 12, Sandfold Lane, Manchester, Greater Manchester, M19 3BJ	Distribution and Haulage	Transport, Storage and Delivery
C	65m SW	H & C Plant Hire	Nelstrop Road North, Manchester, Greater Manchester, M19 3JL	Construction and Tool Hire	Hire Services
B	72m NE	Station MOT Centre	Unit 6 Station Road Industrial Estate, Station Road, North Reddish, Stockport, Greater Manchester, SK5 6ND	Vehicle Repair, Testing and Servicing	Repair and Servicing
C	79m SW	M T K	Nelstrop Road North, Manchester, Greater Manchester, M19 3JL	Construction and Tool Hire	Hire Services
B	80m NE	Elsa Recycling	Unit 1-3, Station Road, Reddish, Stockport, Greater Manchester, SK5 6ND	Waste Paper Merchants	Recycling Services
B	86m NE	Sabre Waste Recycling Ltd	Unit 17 Station Road Industrial Estate, 46 Station Road, Reddish, Stockport, Greater Manchester, SK5 6ND	Recycling, Reclamation and Disposal	Recycling Services
C	96m SW	South Manchester Diesels	6, Marquis Street, Manchester, Greater Manchester, M19 3JZ	Engines	Industrial Products
B	97m NE	J & S Commercial Van Sales Ltd	Kenwood Road, Stockport, Greater Manchester, SK5 6PH	New Vehicles	Motoring
B	98m NE	J & S Commercial Van Sales Ltd	The Dye Works, Kenwood Road, North Reddish, Stockport, Greater Manchester, SK5 6PH	Vehicle Hire and Rental	Hire Services



ID	Location	Company	Address	Activity	Category
D	113m W	A S T Express Ltd	Sandfold House, Sandfold Lane, Manchester, Greater Manchester, M19 3BJ	Distribution and Haulage	Transport, Storage and Delivery
D	121m W	Works	Greater Manchester, M19	Unspecified Works Or Factories	Industrial Features
B	133m NE	Mast (Communication)	Greater Manchester, SK5	Telecommunications Features	Infrastructure and Facilities
E	134m W	S D Tyres Ltd	Unit 15, Sandfold Lane, Manchester, Greater Manchester, M19 3BJ	Vehicle Parts and Accessories	Motoring
B	138m NE	B & H Precision Tooling	Unit 6, Kenwood Road, North Reddish, Stockport, Greater Manchester, SK5 6PH	Precision Engineers	Engineering Services
E	144m W	McDonnell Haulage	Unit 7, Sandfold Lane, Manchester, Greater Manchester, M19 3BJ	Distribution and Haulage	Transport, Storage and Delivery
3	152m SW	Electricity Sub Station	Greater Manchester, M19	Electrical Features	Infrastructure and Facilities
4	154m S	Electricity Sub Station	Greater Manchester, M19	Electrical Features	Infrastructure and Facilities
5	159m NE	Munro's Tyres	10, Carna Road, North Reddish, Stockport, Greater Manchester, SK5 6NB	Vehicle Parts and Accessories	Motoring
F	163m NE	Kenwood Commercial Services	Kenwood Commercial Vehicles Ltd, Kenwood Road, North Reddish, Stockport, Greater Manchester, SK5 6PH	Vehicle Repair, Testing and Servicing	Repair and Servicing
6	170m N	Electricity Sub Station	Greater Manchester, M18	Electrical Features	Infrastructure and Facilities
7	173m W	Tank	Greater Manchester, M19	Tanks (Generic)	Industrial Features
F	185m NE	Grange Products Ltd	Units 1 to 3 Crown Industrial Estate, Kenwood Road, North Reddish, Stockport, Greater Manchester, SK5 6PH	Cable, Wire and Fibre Optics	Industrial Products
F	192m NE	Electricity Sub Station	Greater Manchester, SK5	Electrical Features	Infrastructure and Facilities
F	198m NE	Gorton Electronics	Unit 4 Crown Industrial Estate, Kenwood Road, North Reddish, Stockport, Greater Manchester, SK5 6PH	Electrical Components	Industrial Products
H	207m W	Tank	Greater Manchester, M19	Tanks (Generic)	Industrial Features
I	209m E	Electricity Sub Station	Greater Manchester, SK5	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
10	214m W	Electricity Sub Station	Greater Manchester, M19	Electrical Features	Infrastructure and Facilities
F	220m NE	Mast (Communication)	Greater Manchester, SK5	Telecommunications Features	Infrastructure and Facilities
11	225m N	Electricity Sub Station	Greater Manchester, M18	Electrical Features	Infrastructure and Facilities
12	226m SE	Electricity Sub Station	Greater Manchester, SK5	Electrical Features	Infrastructure and Facilities
13	226m NE	Travelling Crane	Greater Manchester, SK5	Travelling Cranes and Gantries	Industrial Features
H	233m W	Electricity Sub Station	Greater Manchester, M19	Electrical Features	Infrastructure and Facilities
H	237m W	Refuse Tip (Public)	Greater Manchester, M19	Refuse Disposal Facilities	Infrastructure and Facilities
I	241m E	Tank	Greater Manchester, SK5	Tanks (Generic)	Industrial Features

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	1
----------------------------	----------

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 63](#) >

ID	Location	Company	Address	LPG	Status
14	266m SW	OBSOLETE	295, Barlow Road, Levenshulme, Manchester, Greater Manchester, M19 3HQ	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0
----------------------------	----------

High voltage underground electricity transmission cables.

This data is sourced from National Grid.



4.4 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m

0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m

0

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m

0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.



4.9 Historical licensed industrial activities (IPC)

Records within 500m	0
---------------------	---

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0
---------------------	---

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m	3
---------------------	---

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on [page 63 >](#)

ID	Location	Address	Details	
B	106m NE	R and T Electronic Recycling LLP, Unit 7 Climax Works, Durham Street, Off Station Road, Reddish, SK5	Process: Recycling processes Status: Historical Permit Permit Type: Part A2	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
9	188m W	Mallatite Ltd, Sandford Lane, M19 3FT	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
15	295m W	British Cement Corporation Ltd, Unit M5, Levenshulme Trading Estate, Printworks Lane, Levenshulme M19 3JP	Process: Use of Bulk Cement Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m**0**

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.13 Licensed Discharges to controlled waters

Records within 500m**0**

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Pollutant release to surface waters (Red List)

Records within 500m**0**

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 Pollutant release to public sewer

Records within 500m**0**

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 List 1 Dangerous Substances

Records within 500m**0**

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.



4.17 List 2 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 Pollution Incidents (EA/NRW)

Records within 500m

20

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on [page 63 >](#)

ID	Location	Details	
A	On site	Incident Date: 11/06/2007 Incident Identification: 502158 Pollutant: Organic Chemicals/Products Pollutant Description: Surfactants and Detergents	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
A	On site	Incident Date: 11/06/2007 Incident Identification: 502158 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
A	On site	Incident Date: 11/06/2007 Incident Identification: 502158 Pollutant: Inorganic Chemicals/Products Pollutant Description: Acids	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
B	On site	Incident Date: 04/03/2002 Incident Identification: 61741 Pollutant: Specific Waste Materials Pollutant Description: Other Composites	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
B	17m E	Incident Date: 29/03/2001 Incident Identification: 1153 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Other General Biodegradable Material or Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
1	31m W	Incident Date: 07/07/2003 Incident Identification: 171467 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)



ID	Location	Details	
E	130m W	Incident Date: 05/12/2002 Incident Identification: 124860 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
D	132m W	Incident Date: 05/07/2003 Incident Identification: 171391 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
G	170m S	Incident Date: 23/04/2003 Incident Identification: 153339 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
G	170m S	Incident Date: 23/04/2003 Incident Identification: 153339 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
8	181m E	Incident Date: 10/06/2002 Incident Identification: 83839 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Landfill Odour	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
H	212m W	Incident Date: 24/11/2002 Incident Identification: 122664 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
H	256m W	Incident Date: 21/08/2001 Incident Identification: 25649 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
H	256m W	Incident Date: 21/08/2001 Incident Identification: 25649 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
H	298m W	Incident Date: 25/02/2014 Incident Identification: 1212017 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
H	298m W	Incident Date: 25/02/2014 Incident Identification: 1212017 Pollutant: Oils and Fuel Pollutant Description: Mixed/Waste Oils	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)



ID	Location	Details	
H	334m W	Incident Date: 04/04/2003 Incident Identification: 148446 Pollutant: Inert Materials and Wastes Pollutant Description: Other Inert Material or Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
H	337m W	Incident Date: 13/09/2010 Incident Identification: 821916 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 2 (Significant)
H	341m W	Incident Date: 14/07/2003 Incident Identification: 173342 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
16	384m S	Incident Date: 30/07/2001 Incident Identification: 20255 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution inventory substances

Records within 500m	0
----------------------------	----------

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m	0
----------------------------	----------

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



4.21 Pollution inventory radioactive waste

Records within 500m

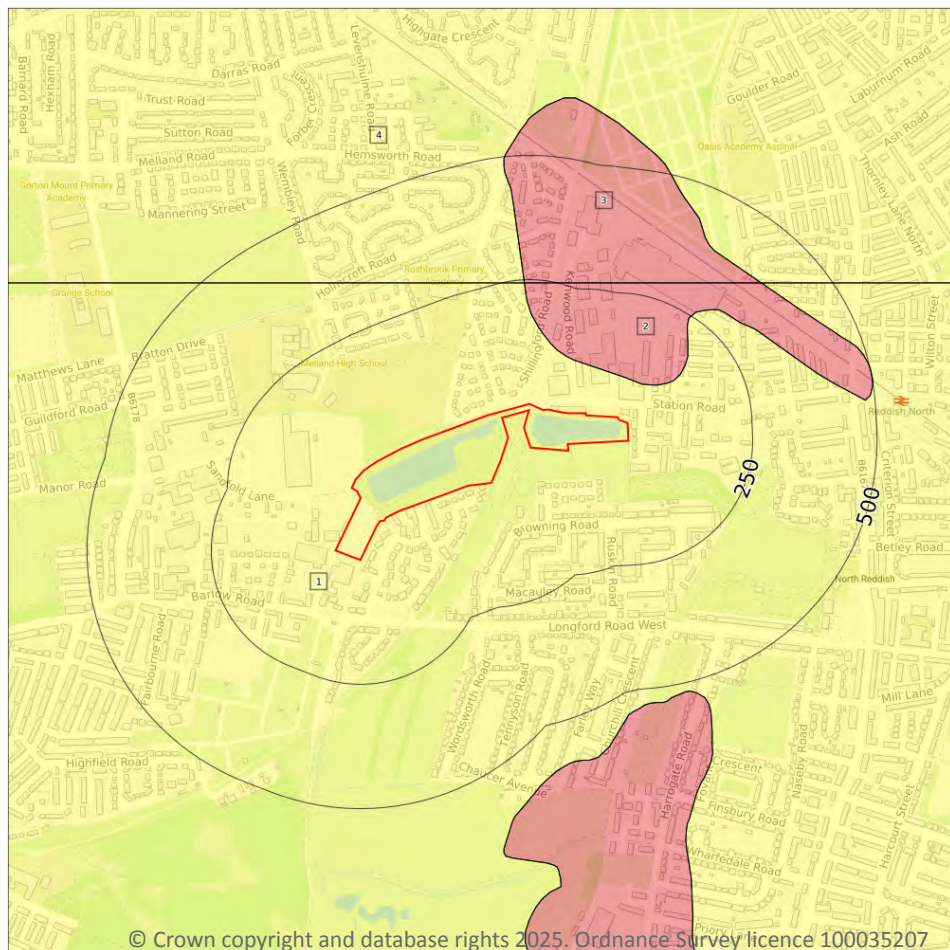
0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



5 Hydrogeology - Superficial aquifer



- Site Outline**
- Search buffers in metres (m)**
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

5.1 Superficial aquifer

Records within 500m

4

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 74](#) >

ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	80m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

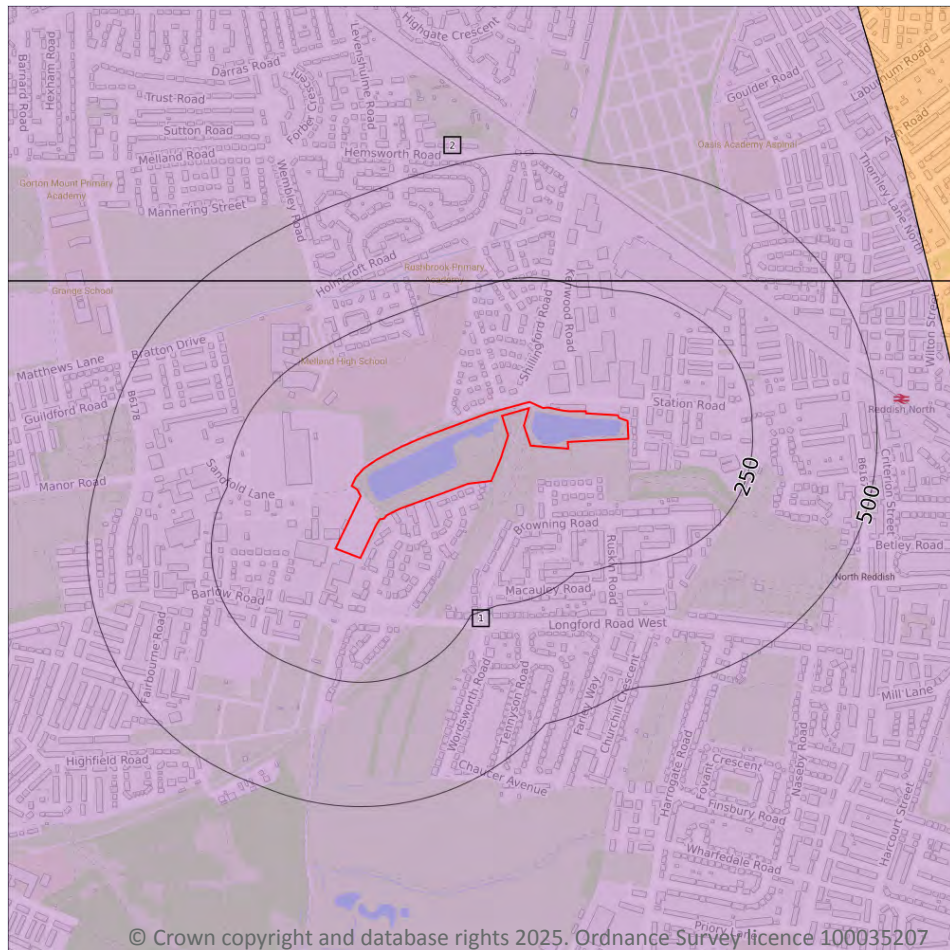


ID	Location	Designation	Description
3	244m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	244m N	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 76 >](#)

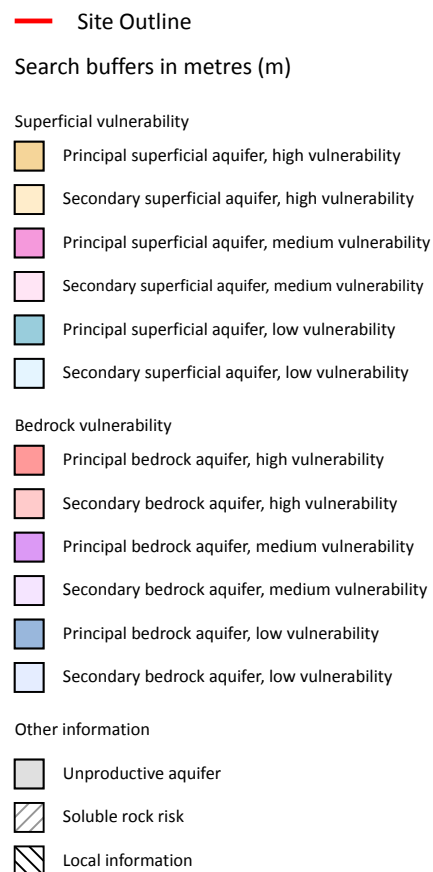
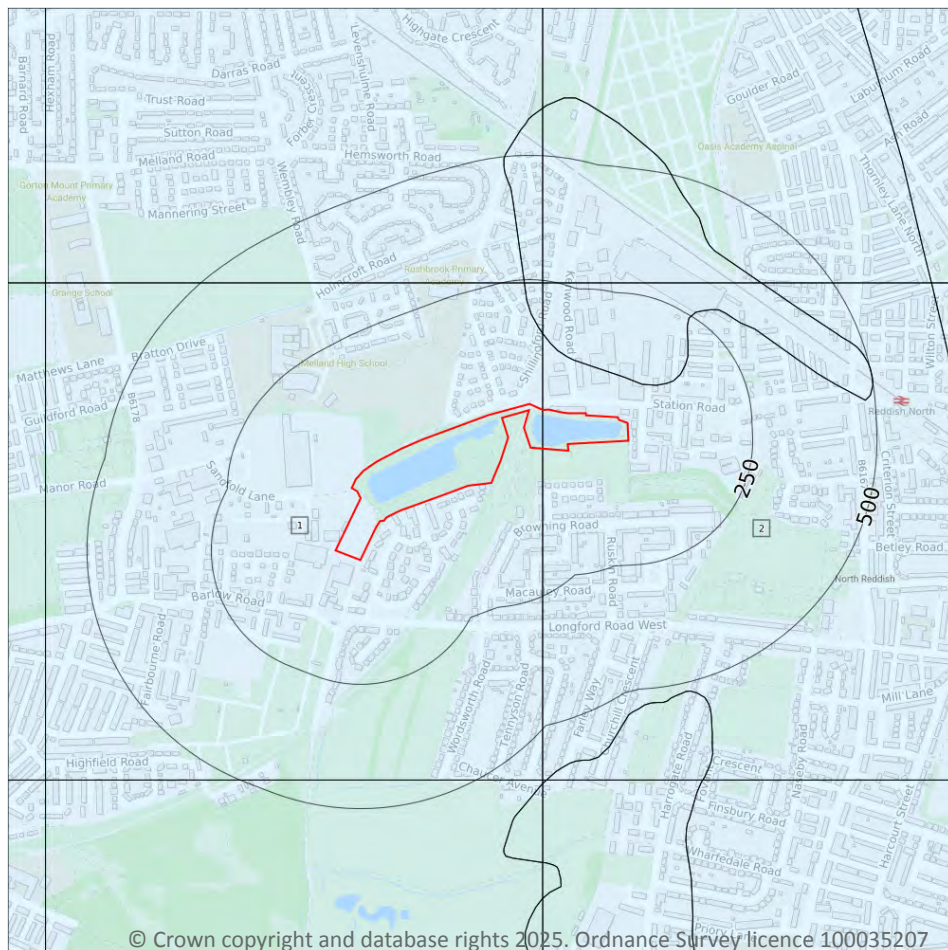
ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	244m N	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers



This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid.

Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 78 >](#)



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300- 550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Mixed
2	On site	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300- 550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0
------------------------	----------

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

5.5 Groundwater vulnerability- local information

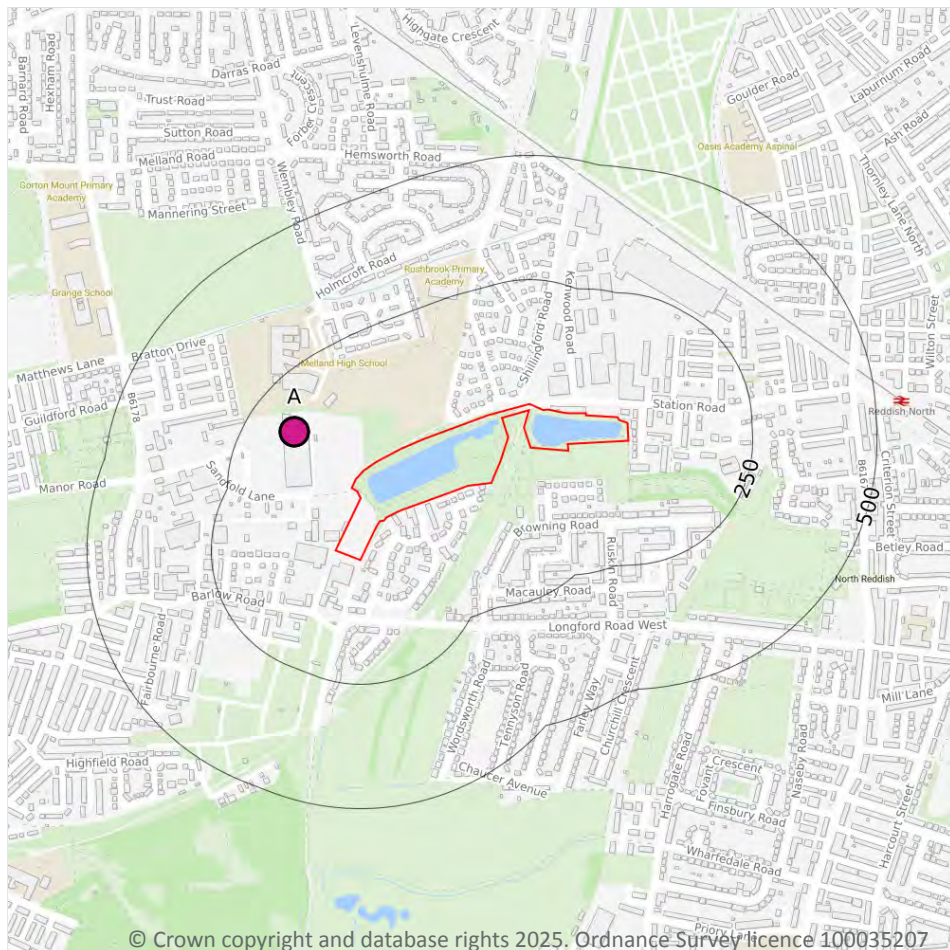
Records on site	0
------------------------	----------

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

This data is sourced from the British Geological Survey and the Environment Agency.



Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)**
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m

12

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 80](#) >



ID	Location	Details	
A	156m W	Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT SANDFOLD LANE, LEVENSHULME, MANCHESTER" Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -
A	156m W	Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT SANDFOLD LANE, LEVENSHULME, MANCHESTER Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -
A	156m W	Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT SANDFOLD LANE LEVENSHULME MANCHESTER Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700	Annual Volume (m³): 117835 Max Daily Volume (m³): 409 Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -
-	1011m S	Status: Historical Licence No: 2569012134 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT LH'S PREMISES, REDDISH, STOCKPORT" Data Type: Point Name: OCTRAN LIMITED Easting: 389000 Northing: 393500	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 29/11/1983 Expiry Date: - Issue No: 101 Version Start Date: 15/11/2001 Version End Date: -



ID	Location	Details	
-	1011m S	Status: Historical Licence No: 2569012134 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT LH'S PREMISES, REDDISH, STOCKPORT Data Type: Point Name: OCTRAN LIMITED Easting: 389000 Northing: 393500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 29/11/1983 Expiry Date: - Issue No: 101 Version Start Date: 15/11/2001 Version End Date: -
-	1011m S	Status: Historical Licence No: 2569012134 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT LH S PREMISES REDDISH STOCKPORT Data Type: Point Name: MILLSHOMES LTD Easting: 389000 Northing: 393500	Annual Volume (m ³): 13638 Max Daily Volume (m ³): 72.73 Original Application No: - Original Start Date: 29/11/1983 Expiry Date: - Issue No: 102 Version Start Date: 01/04/2008 Version End Date: -
-	1625m NW	Status: Historical Licence No: 2569006043 Details: Dust Suppression Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE, MANCHESTER Data Type: Point Name: G R A LIMITED Easting: 387950 Northing: 396100	Annual Volume (m ³): 4000 Max Daily Volume (m ³): 22 Original Application No: - Original Start Date: 20/06/2003 Expiry Date: 31/03/2014 Issue No: 2 Version Start Date: 01/04/2008 Version End Date: -
-	1646m NW	Status: Historical Licence No: 2569006042 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: CLIVE BACK Easting: 387590 Northing: 395890	Annual Volume (m ³): 15000 Max Daily Volume (m ³): 276 Original Application No: - Original Start Date: 11/07/2002 Expiry Date: 31/03/2014 Issue No: 3 Version Start Date: 04/02/2009 Version End Date: -



ID	Location	Details	
-	1646m NW	Status: Historical Licence No: 2569006042 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: CLIVE BACK Easting: 387591 Northing: 395891	Annual Volume (m ³): 10000 Max Daily Volume (m ³): 276 Original Application No: - Original Start Date: 11/07/2002 Expiry Date: 31/03/2014 Issue No: 4 Version Start Date: 29/02/2012 Version End Date: -
-	1646m NW	Status: Historical Licence No: NW/069/0006/006 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: The Chief Operating Officer of the Eastlands Trust Easting: 387591 Northing: 395891	Annual Volume (m ³): 8000 Max Daily Volume (m ³): 276 Original Application No: - Original Start Date: 16/05/2014 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 16/05/2014 Version End Date: -
-	1737m SW	Status: Historical Licence No: 2569011037 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT CROSSLEY RD LEVENSHULME Data Type: Point Name: UNITED BISCUITS (UK) LIMITED Easting: 387960 Northing: 392840	Annual Volume (m ³): 170000 Max Daily Volume (m ³): 700 Original Application No: - Original Start Date: 16/03/1998 Expiry Date: 16/03/2008 Issue No: 101 Version Start Date: 01/01/2006 Version End Date: -
-	1737m SW	Status: Historical Licence No: 2569011040 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT CROSSLEY RD LEVENSHULME Data Type: Point Name: UNITED BISCUITS (UK) LIMITED Easting: 387960 Northing: 392840	Annual Volume (m ³): 132046 Max Daily Volume (m ³): 498 Original Application No: - Original Start Date: 03/10/2008 Expiry Date: 31/03/2017 Issue No: 1 Version Start Date: 03/10/2008 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.



5.7 Surface water abstractions

Records within 2000m

1

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 80](#) >

ID	Location	Details	
-	1956m SE	Status: Historical Licence No: NW/069/0012/004 Details: Make-Up Or Top Up Water Direct Source: Surface, Non-Tidal - North West Region Point: RIVER TAME AT REDDISH VALE COUNTRY PARK Data Type: Point Name: STOCKPORT METROPOLITAN BOROUGH COUNCIL Easting: 390793 Northing: 393587	Annual Volume (m ³): 400 Max Daily Volume (m ³): 200 Original Application No: - Original Start Date: 26/01/2012 Expiry Date: 31/03/2029 Issue No: 1 Version Start Date: 26/01/2012 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m

0

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m

0

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

This data is sourced from the Environment Agency and Natural Resources Wales.



5.10 Source Protection Zones (confined aquifer)

Records within 500m

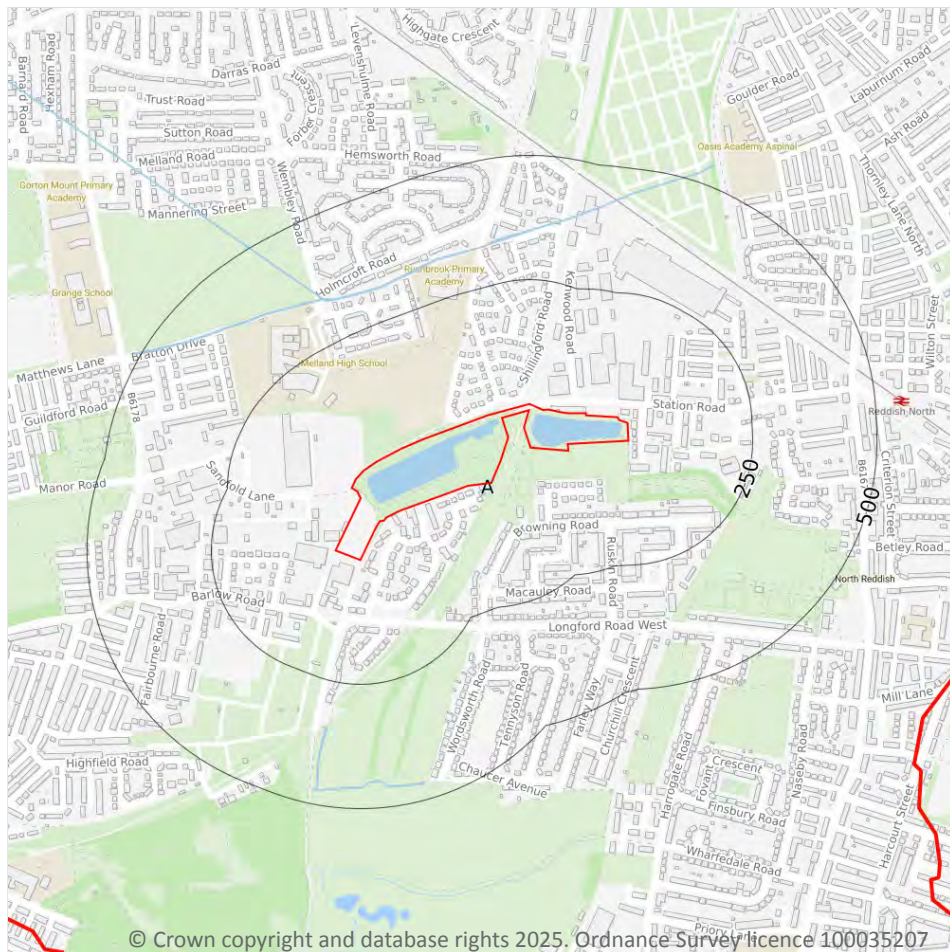
0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

0

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

1

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.



Features are displayed on the Hydrology map on [page 86 >](#)

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1
------------------------	----------

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 86 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Platt Brook (Source to Fallowfield Bk)	GB112069061060	Bollin Dean Mersey Upper	Mersey Upper

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified	1
---------------------------	----------

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on [page 86 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1070m N	River	Platt Brook (Source to Fallowfield Bk)	GB112069061060 ↗	Moderate	Fail	Moderate	2019

This data is sourced from the Environment Agency and Natural Resources Wales.

6.5 WFD Groundwater bodies

Records on site	1
-----------------	---

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on [page 86](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	Manchester and East Cheshire Permo-Triassic Sandstone Aquifers	GB41201G101100 ↗	Poor	Poor	Poor	2019

This data is sourced from the Environment Agency and Natural Resources Wales.

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m

0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m

0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.5 Flood Storage Areas

Records within 250m

0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.7 Flood Zone 3

Records within 50m

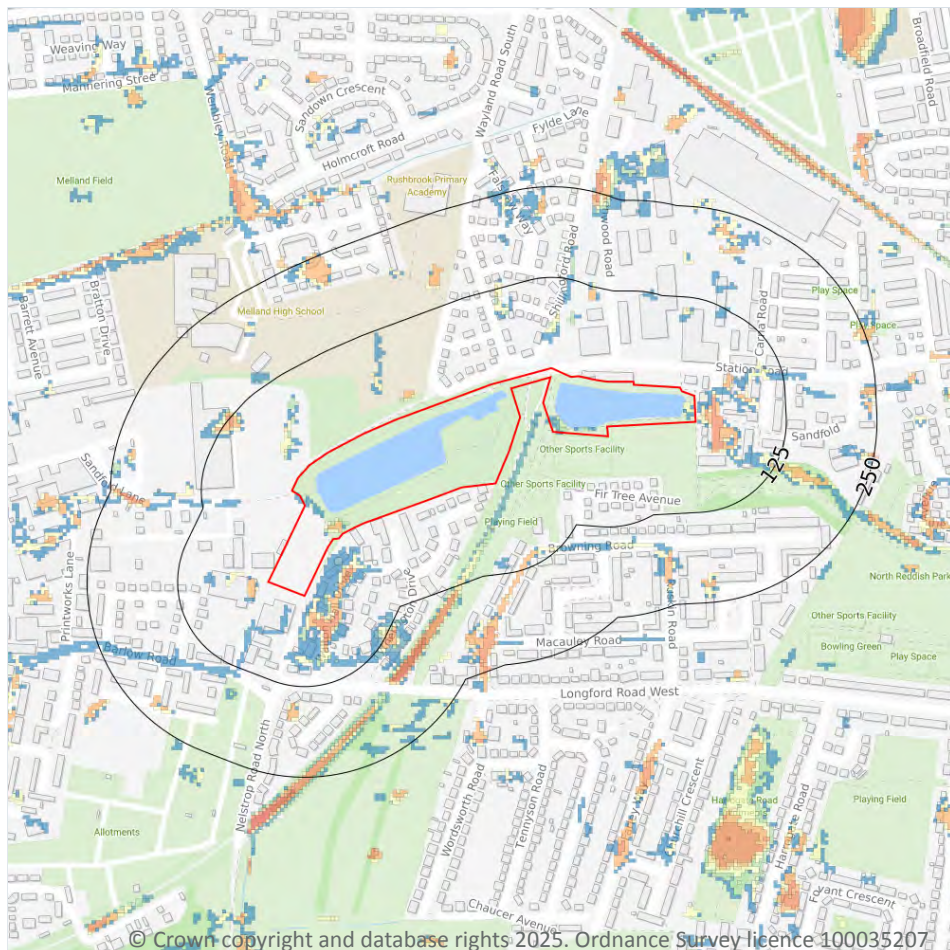
0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.



8 Surface water flooding



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.1m - 0.3m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on [page 92 >](#)

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on

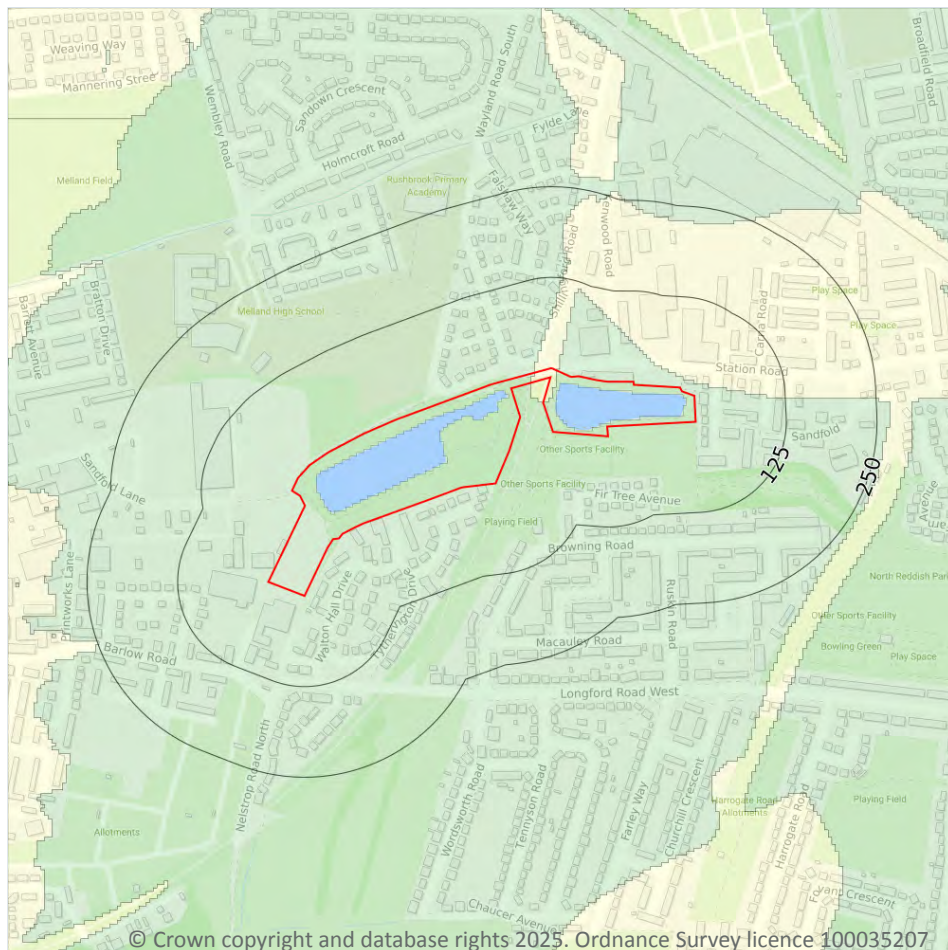
a site. The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Greater than 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.3m and 1.0m
1 in 30 year	Between 0.1m and 0.3m

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

Moderate

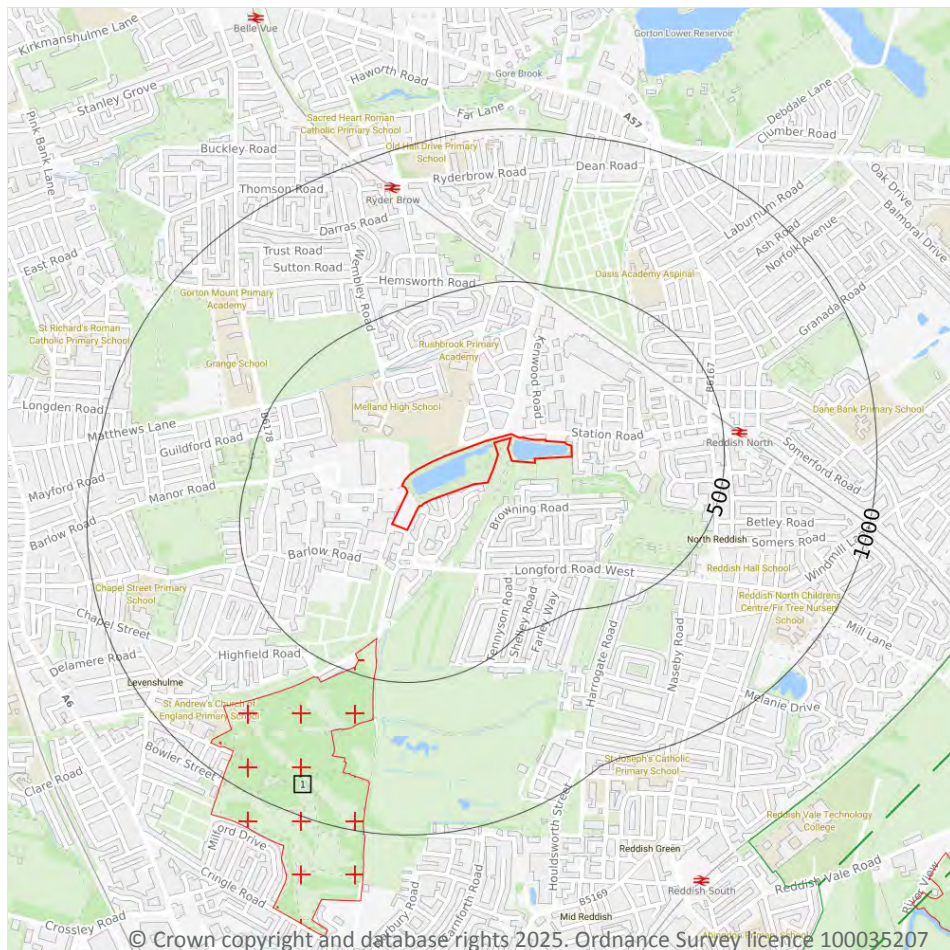
Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 94](#) >

This data is sourced from Ambiantal Risk Analytics.



10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)
- / Designated Ancient Woodland
- + Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m

0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m

0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m

3

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on [page 95 >](#)

ID	Location	Name	Data source
1	370m SW	Highfield Country Park	Natural England
6	1686m SE	Reddish Vale	Natural England
-	1786m SE	Reddish Vale	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m

2

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on [page 95 >](#)

ID	Location	Name	Woodland Type
-	1600m E	Unknown	Ancient & Semi-Natural Woodland
-	1630m E	Denton Wood	Ancient & Semi-Natural Woodland

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.9 Forest Parks

Records within 2000m**0**

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m**0**

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m**2**

Areas designated to prevent urban sprawl by keeping land permanently open.

Features are displayed on the Environmental designations map on [page 95](#) >

ID	Location	Name	Local Authority name
2	1349m SE	Merseyside and Greater Manchester Green Belt	Stockport
-	1443m E	Merseyside and Greater Manchester Green Belt	Tameside

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m**0**

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.



10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

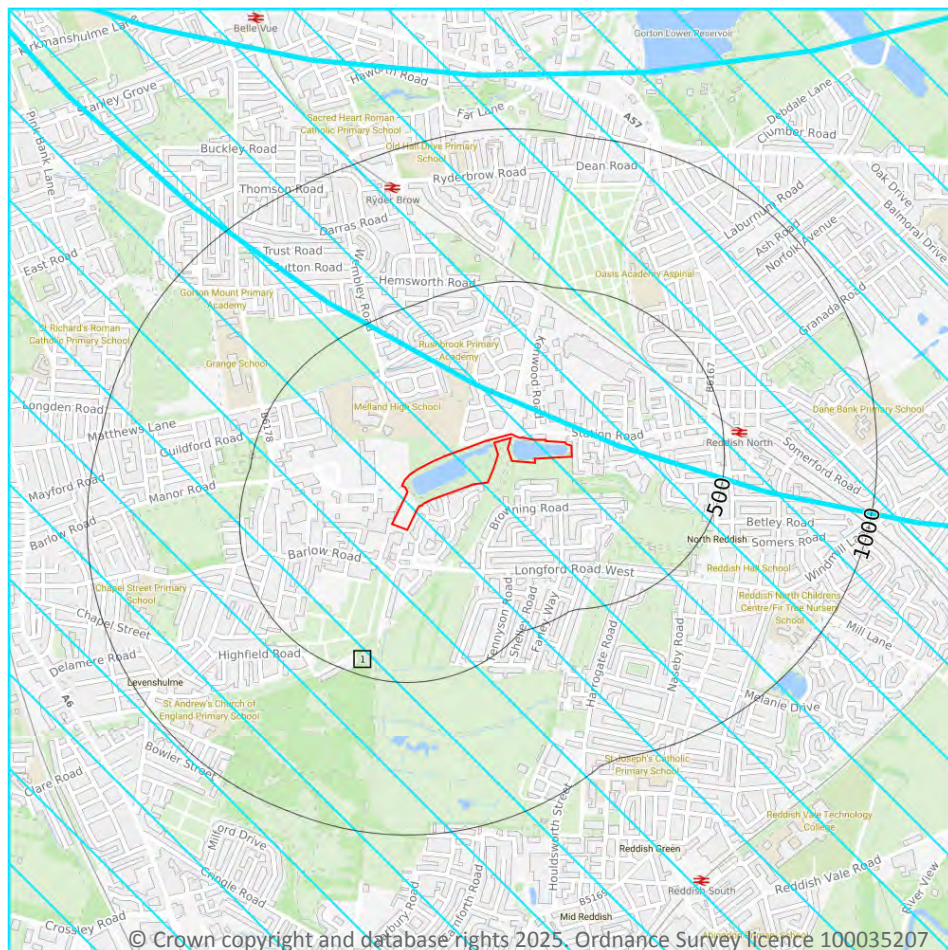
Records within 2000m**0**

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

This data is sourced from Natural England and Natural Resources Wales.



SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on [page 100](#) >

ID	Location	Type of developments requiring consultation
1	On site	Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 4000m². Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.



This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

0

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

This data is sourced from Natural England and Natural Resources Wales.



11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m

0

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.



This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m

0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m

0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.7 Registered Parks and Gardens

Records within 250m

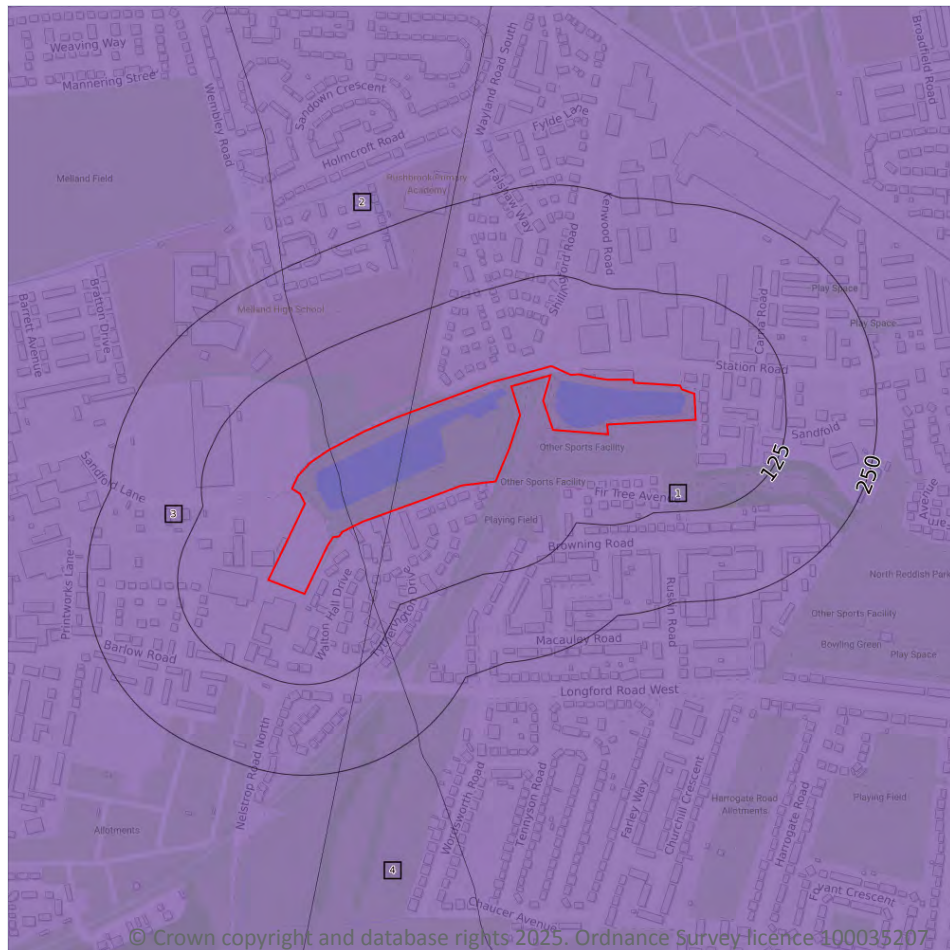
0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

4

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 104](#) >

ID	Location	Classification	Description
1	On site	Urban	Non-agricultural/no quality assigned
2	On site	Urban	Non-agricultural/no quality assigned
3	On site	Urban	Non-agricultural/no quality assigned



ID	Location	Classification	Description
4	89m SW	Urban	Non-agricultural/no quality assigned

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m

0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.



13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m

0

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

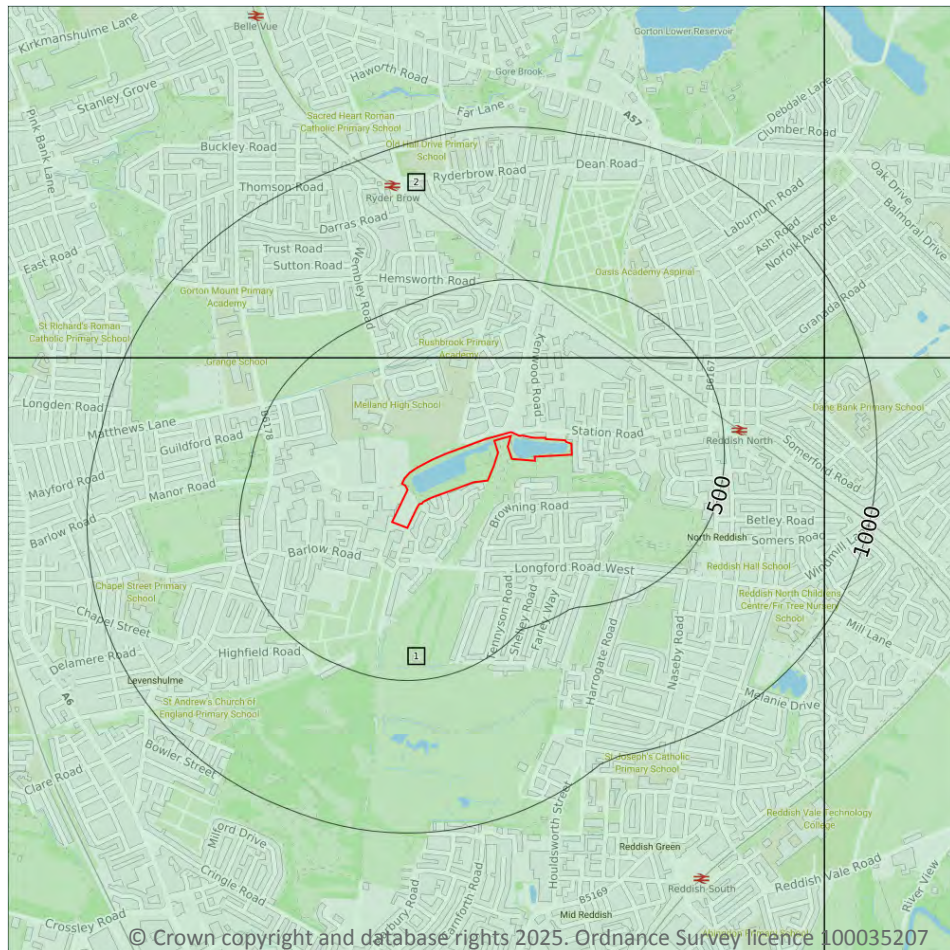
0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

2

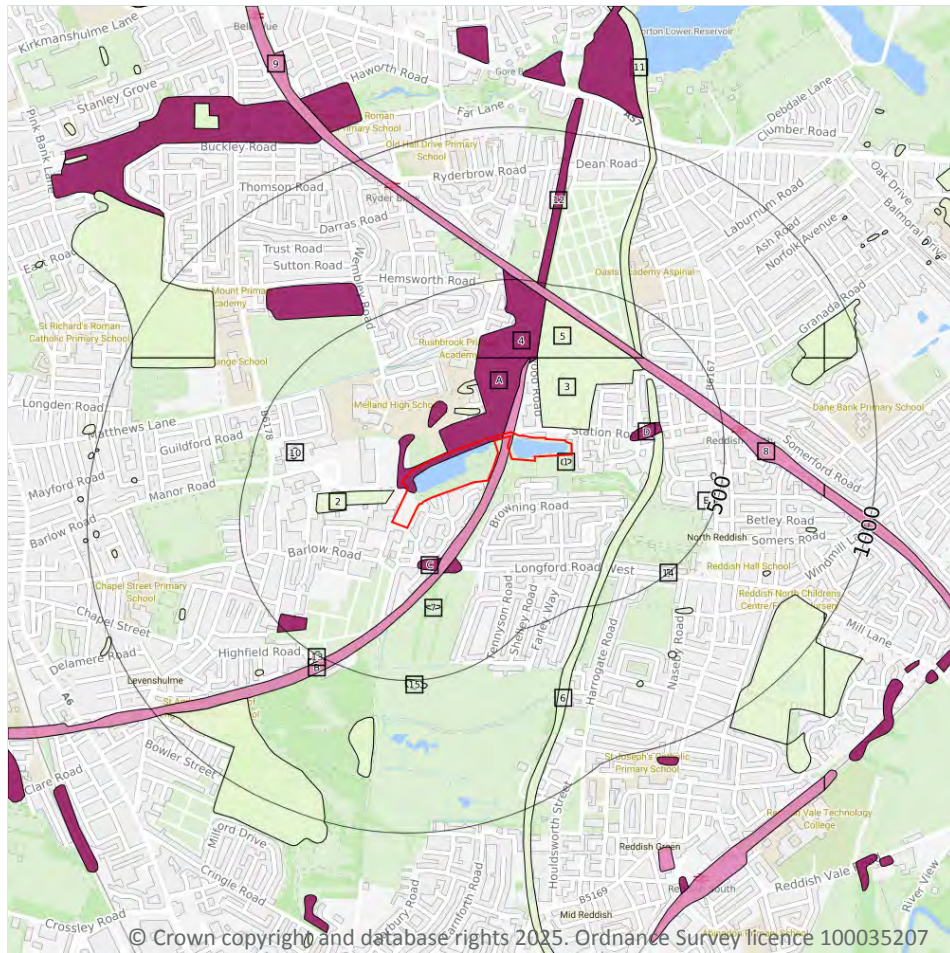
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme. Features are displayed on the Geology 1:10,000 scale - Availability map on [page 107](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SJ89SE
2	244m N	Full	Full	Full	Full	SJ89NE

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Artificial and made ground



- Site Outline**
- Search buffers in metres (m)
- Reclaimed ground
 - Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

27

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 108](#) >

ID	Location	LEX Code	Description	Rock description
A	On site	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
B	On site	WGR-VOID	Worked Ground (Undivided)	Void
1	14m E	WMGR-ARTDP	Infilled Ground	Artificial Deposit
2	34m W	WMGR-ARTDP	Infilled Ground	Artificial Deposit

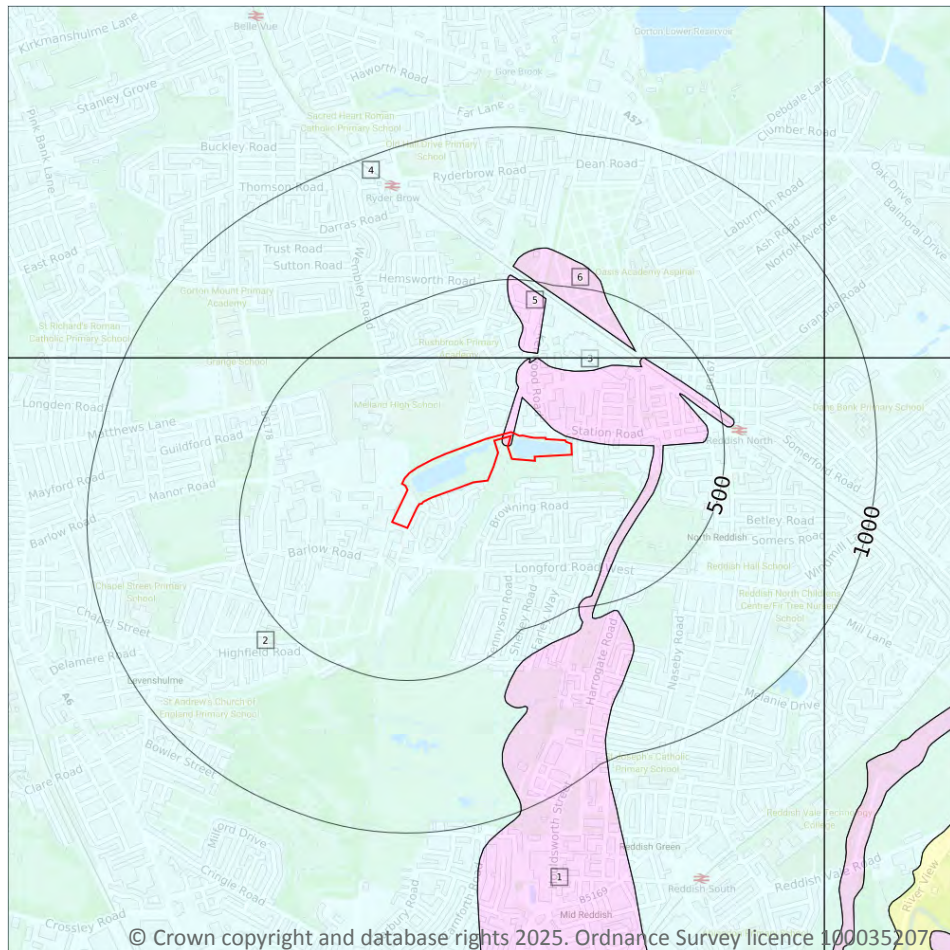


ID	Location	LEX Code	Description	Rock description
3	35m NE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
A	86m N	WMGR-ARTDP	Infilled Ground	Artificial Deposit
A	99m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
C	116m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	158m N	WMGR-ARTDP	Infilled Ground	Artificial Deposit
C	185m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
D	194m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
4	244m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
5	258m NE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
6	259m E	WMGR-ARTDP	Infilled Ground	Artificial Deposit
7	264m S	WMGR-ARTDP	Infilled Ground	Artificial Deposit
D	268m E	WMGR-ARTDP	Infilled Ground	Artificial Deposit
8	341m NE	WGR-VOID	Worked Ground (Undivided)	Void
9	348m NE	WGR-VOID	Worked Ground (Undivided)	Void
10	350m W	WMGR-ARTDP	Infilled Ground	Artificial Deposit
11	369m NE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
B	421m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
E	459m E	WMGR-ARTDP	Infilled Ground	Artificial Deposit
E	461m E	WMGR-ARTDP	Infilled Ground	Artificial Deposit
12	485m NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
13	488m SW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
14	489m SE	WGR-VOID	Worked Ground (Undivided)	Void
15	496m S	WMGR-ARTDP	Infilled Ground	Artificial Deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

6

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 110](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	GFICD-XSV	Glaciofluvial Ice Contact Deposits, Devensian - Sand And Gravel	Sand And Gravel
2	On site	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
3	228m NE	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton



ID	Location	LEX Code	Description	Rock description
4	244m N	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
5	267m NE	GFDUD-XSV	Glaciofluvial Deposits, Devensian - Sand And Gravel	Sand And Gravel
6	370m NE	GFDUD-XSV	Glaciofluvial Deposits, Devensian - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

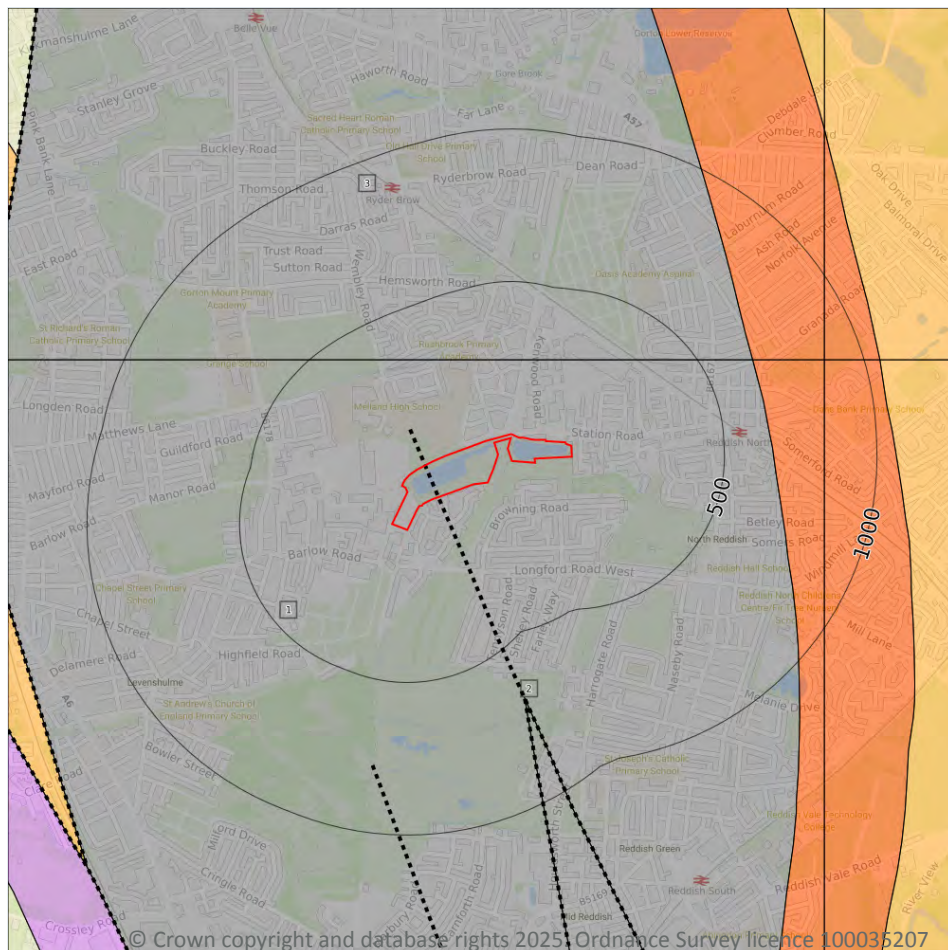
0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (10k)
- Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

2

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 112 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
3	244m N	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

1

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

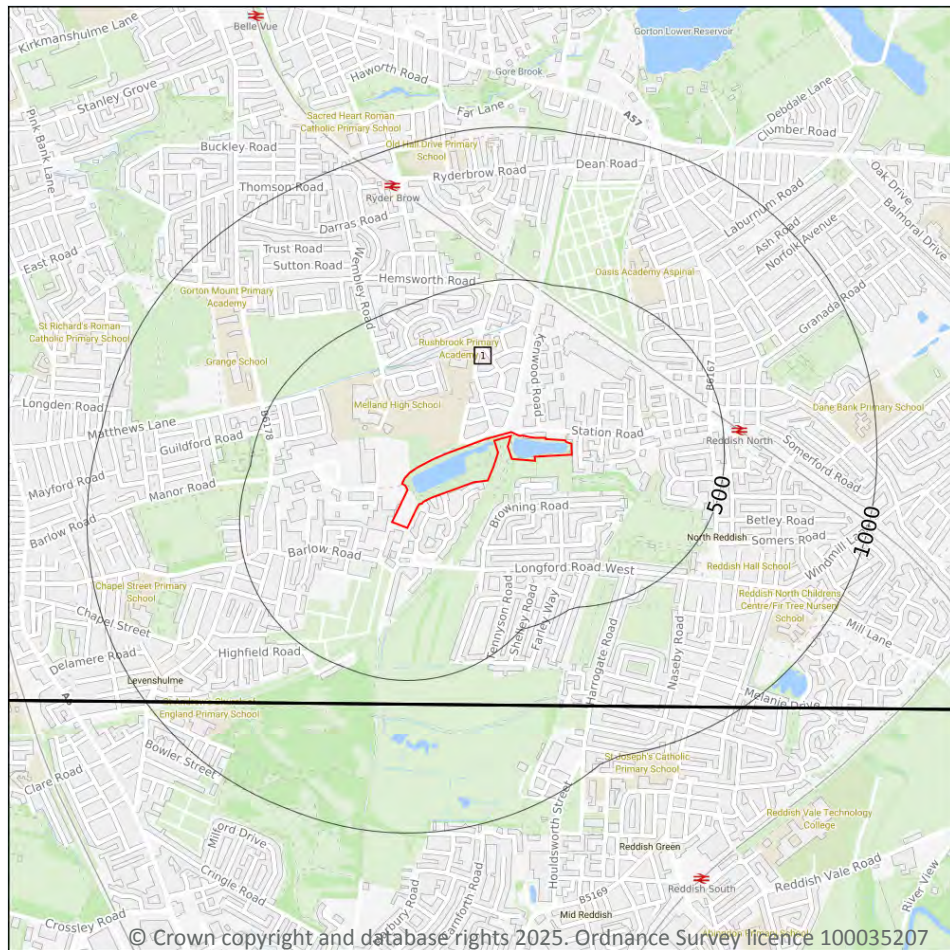
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 112](#) >

ID	Location	Category	Description
2	On site	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

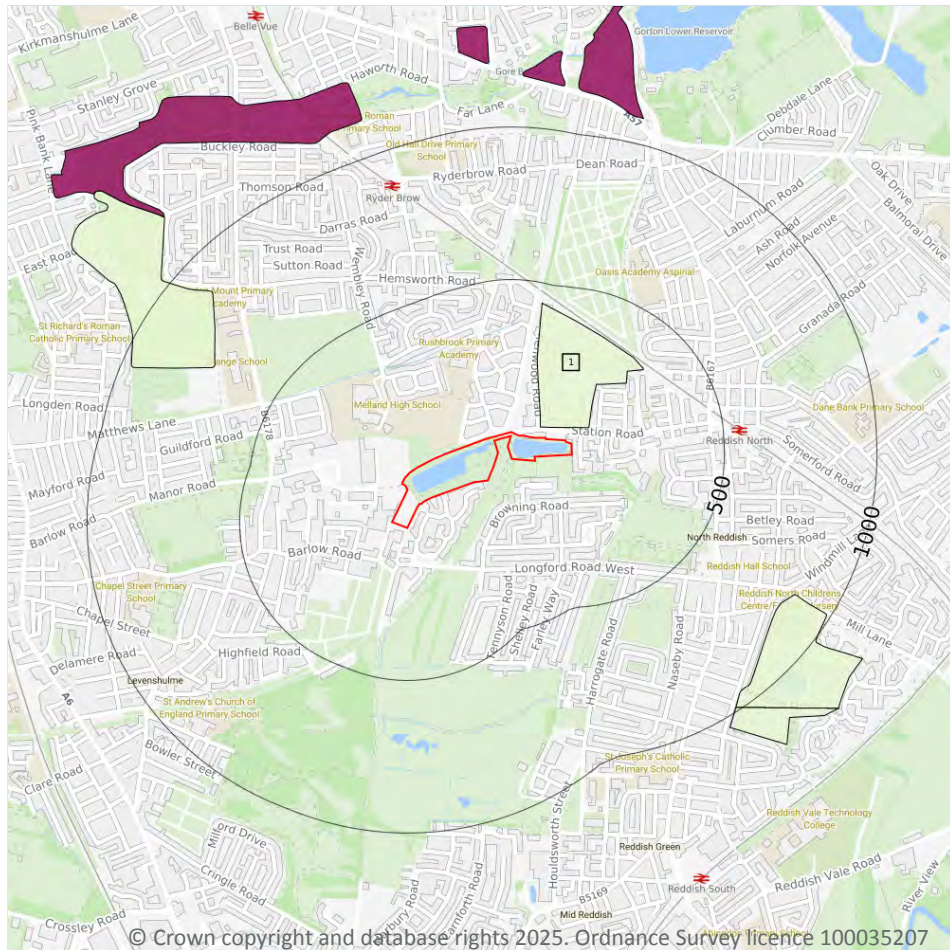
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 114](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	No coverage	EW085_manchester_v4

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Artificial and made ground



— Site Outline
Search buffers in metres (m)

- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m

1

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability. Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 115 >](#)

ID	Location	LEX Code	Description	Rock description
1	35m NE	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

1

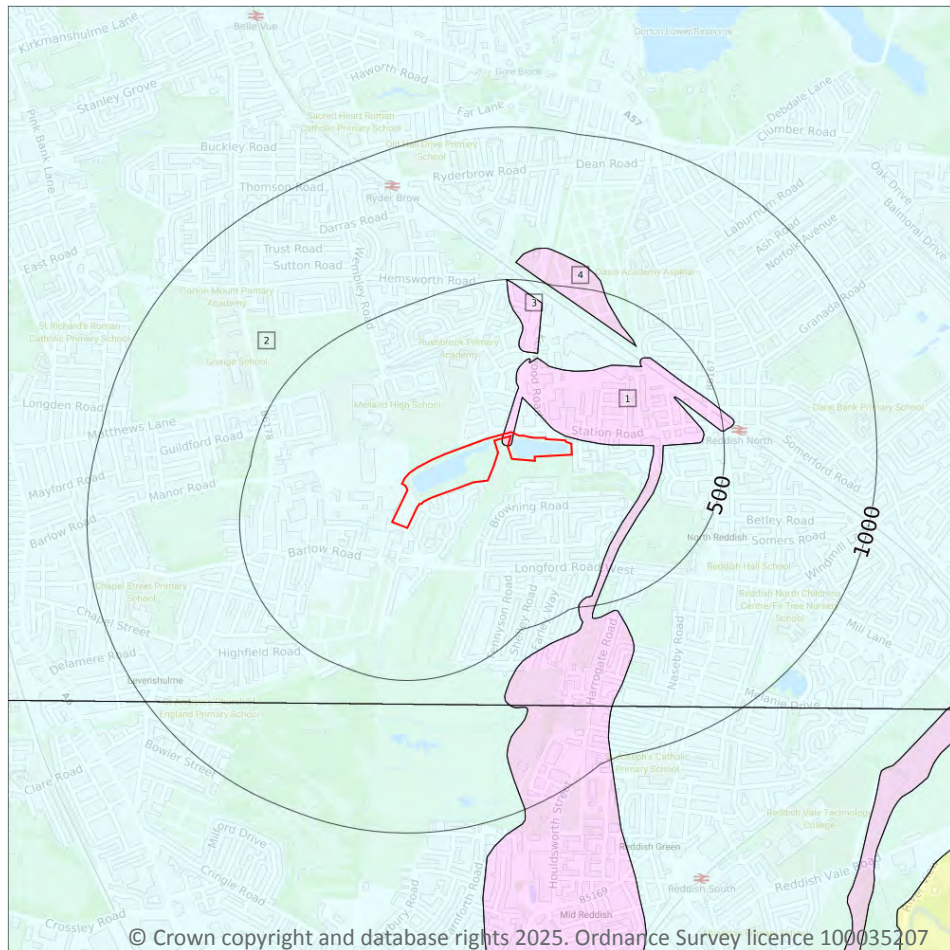
A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
35m N	Mixed	Very High	Low

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

4

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 117](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	GFICD-XSV	GLACIOFLUVIAL ICE CONTACT DEPOSITS, DEVENSIAN	SAND AND GRAVEL
2	On site	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON
3	268m NE	GFDUD-XSV	GLACIOFLUVIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL



ID	Location	LEX Code	Description	Rock description
4	384m NE	GFDUD-XSV	GLACIOFLUVIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	2
---------------------------	----------

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Intergranular	Very High	High
On site	Mixed	High	Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0
----------------------------	----------

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

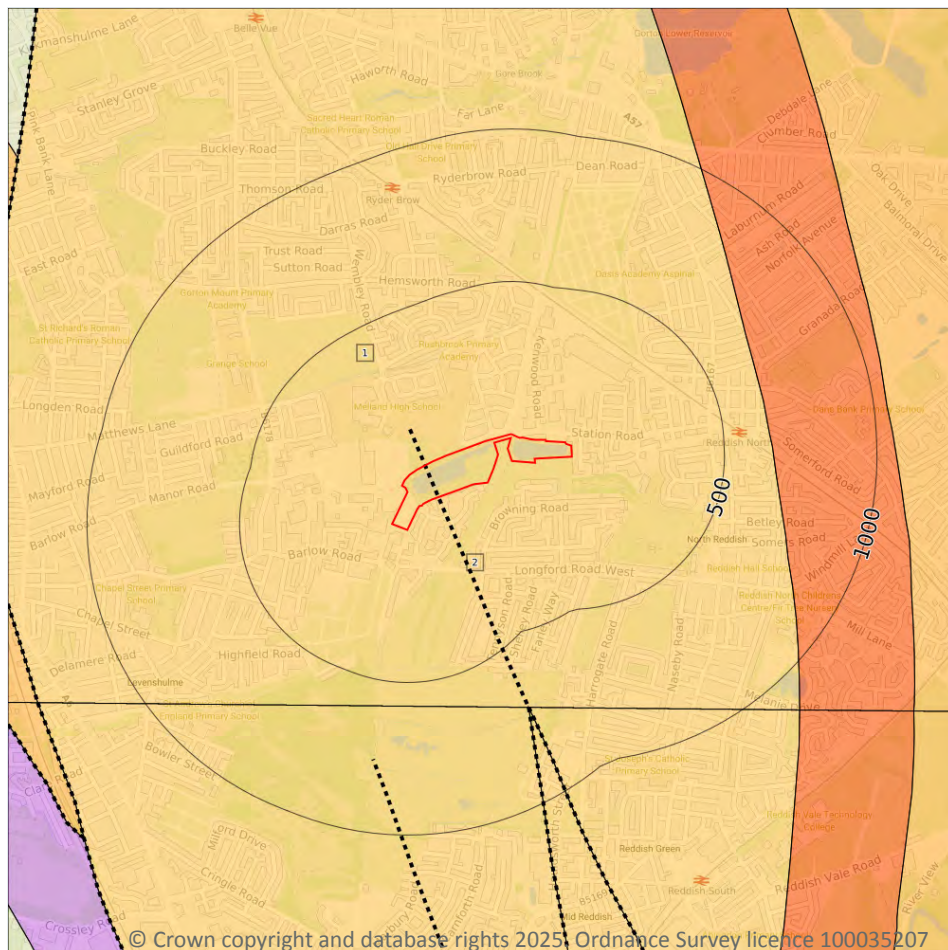
Records within 50m	0
---------------------------	----------

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

1

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 119 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m

1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	High	Moderate

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

1

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

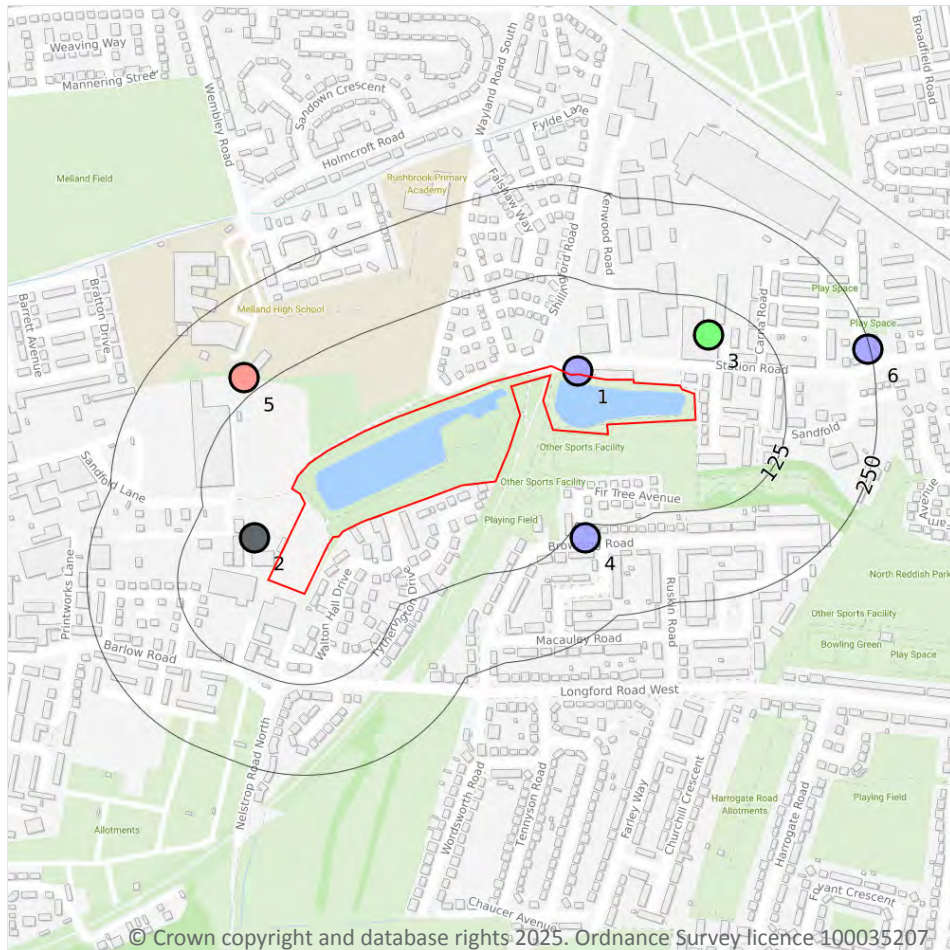
Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 119 >](#)

ID	Location	Category	Description
2	On site	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m

6

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on [page 121](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	5m NE	389010 394750	N REDDISH FLOOD RELIEF 18	7.0	N	865878 ↗
2	43m SW	388564 394520	MANCHESTER METROPOLITAN UNIVERSITY HOLLINGS LIBRARY B	-	Y	N/A

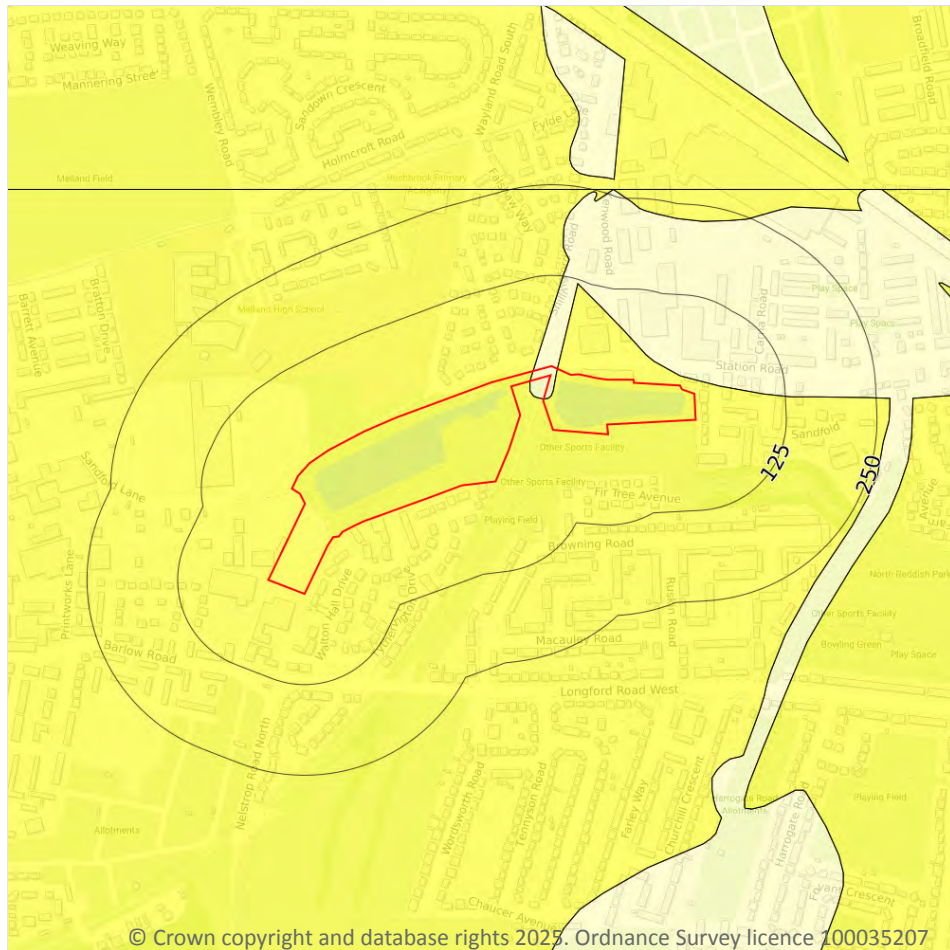


ID	Location	Grid reference	Name	Length	Confidential	Web link
3	81m NE	389190 394800	NORTH REDDISH 4	11.0	N	865882 ↗
4	145m SE	389020 394520	NORTH REDDISH 5	10.0	N	865883 ↗
5	148m W	388550 394740	SANDFOLD LANE LEVENSHULME	73.0	N	865848 ↗
6	247m E	389410 394780	N REDDISH FLOOD RELIEF 8	6.6	N	865867 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



- Site Outline**
- Search buffers in metres (m)**
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.1 Shrink swell clays

Records within 50m

2

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

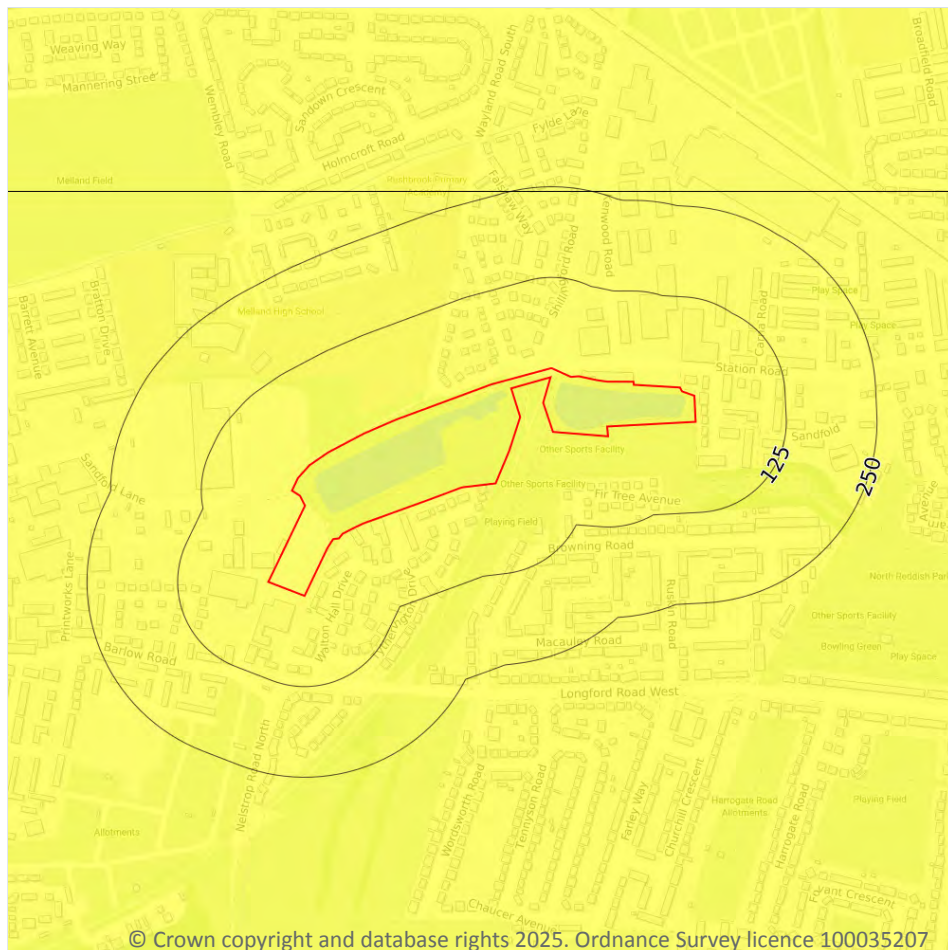
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 123 >](#)

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
On site	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

1

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

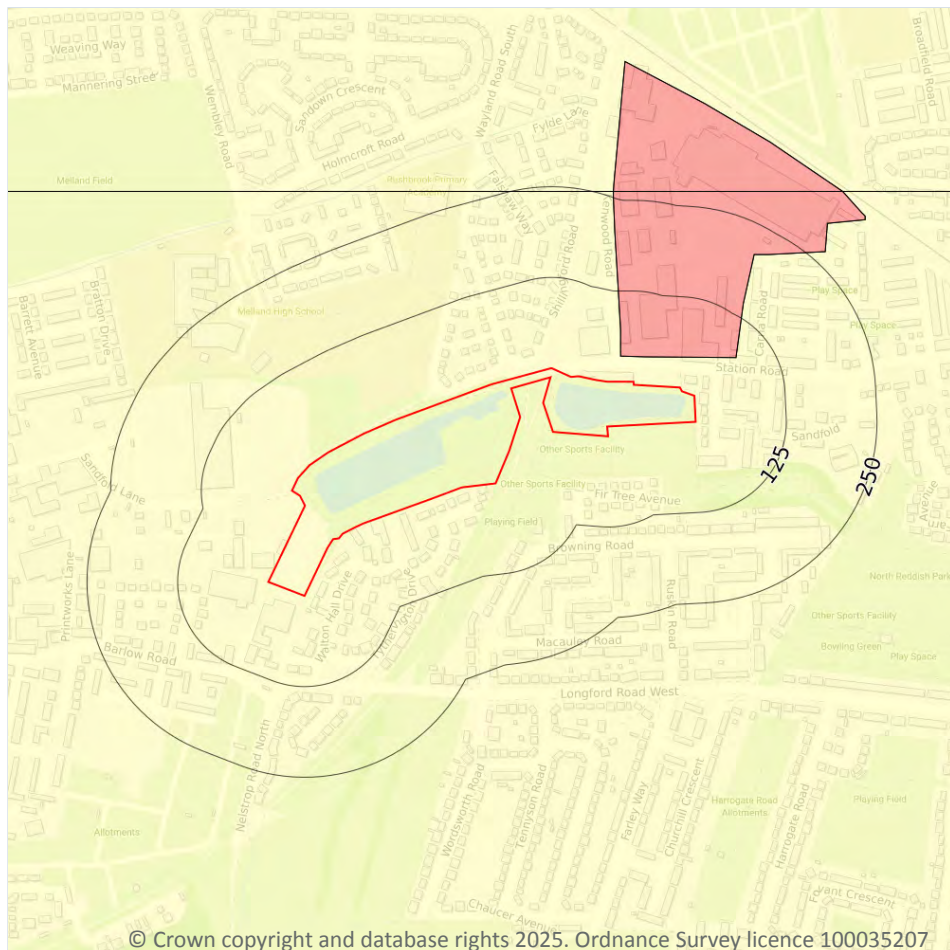
Features are displayed on the Natural ground subsidence - Running sands map on [page 124 >](#)

Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



- Site Outline**
- Search buffers in metres (m)**
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.3 Compressible deposits

Records within 50m

2

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 125 >](#)

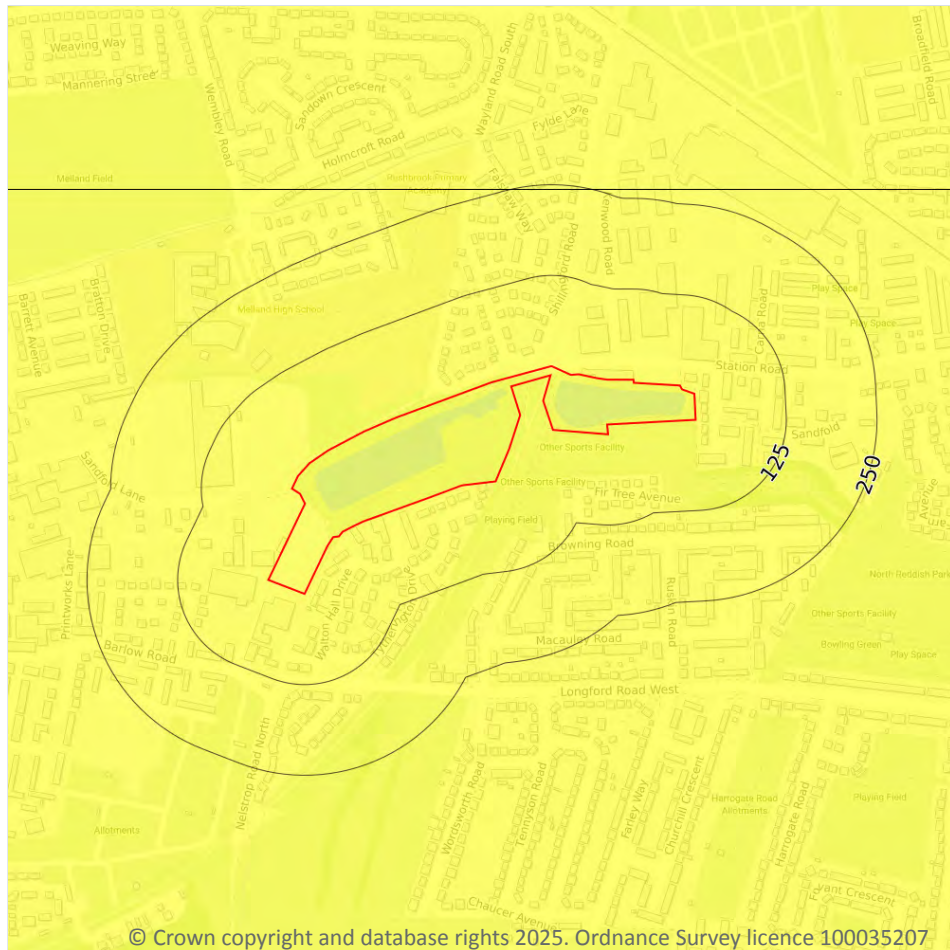
Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
35m NE	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.4 Collapsible deposits

Records within 50m

1

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

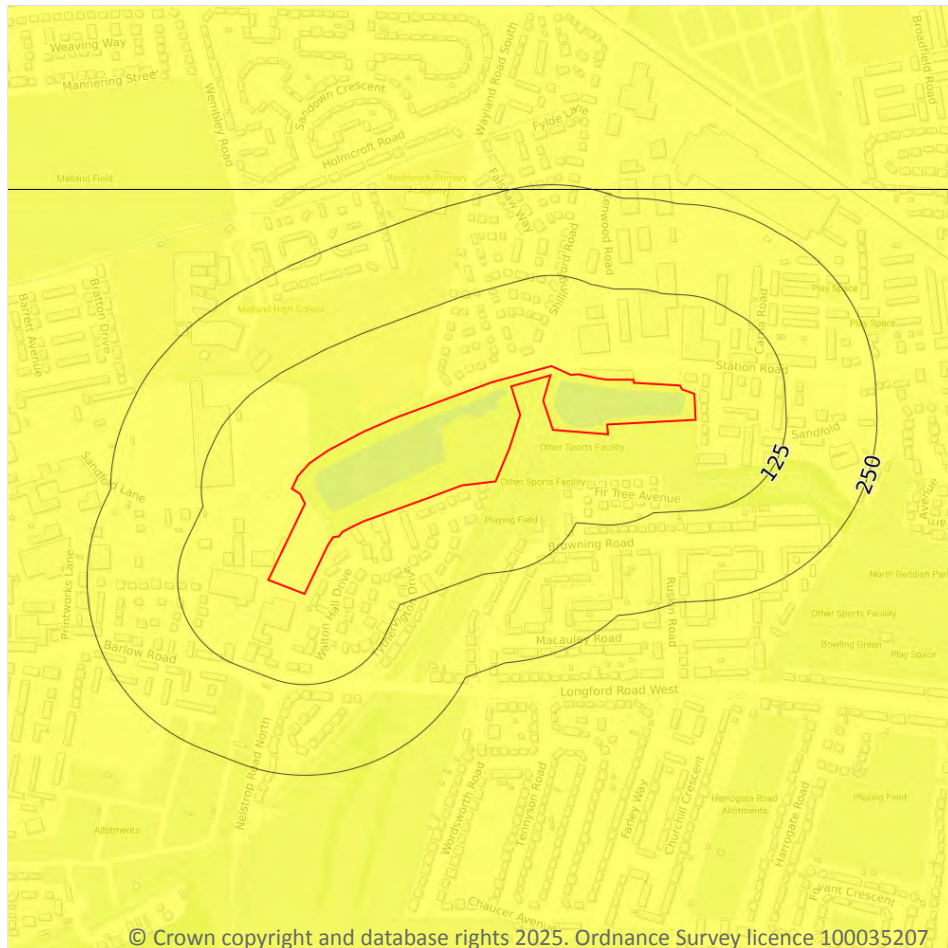
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 127 >](#)

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.5 Landslides

Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

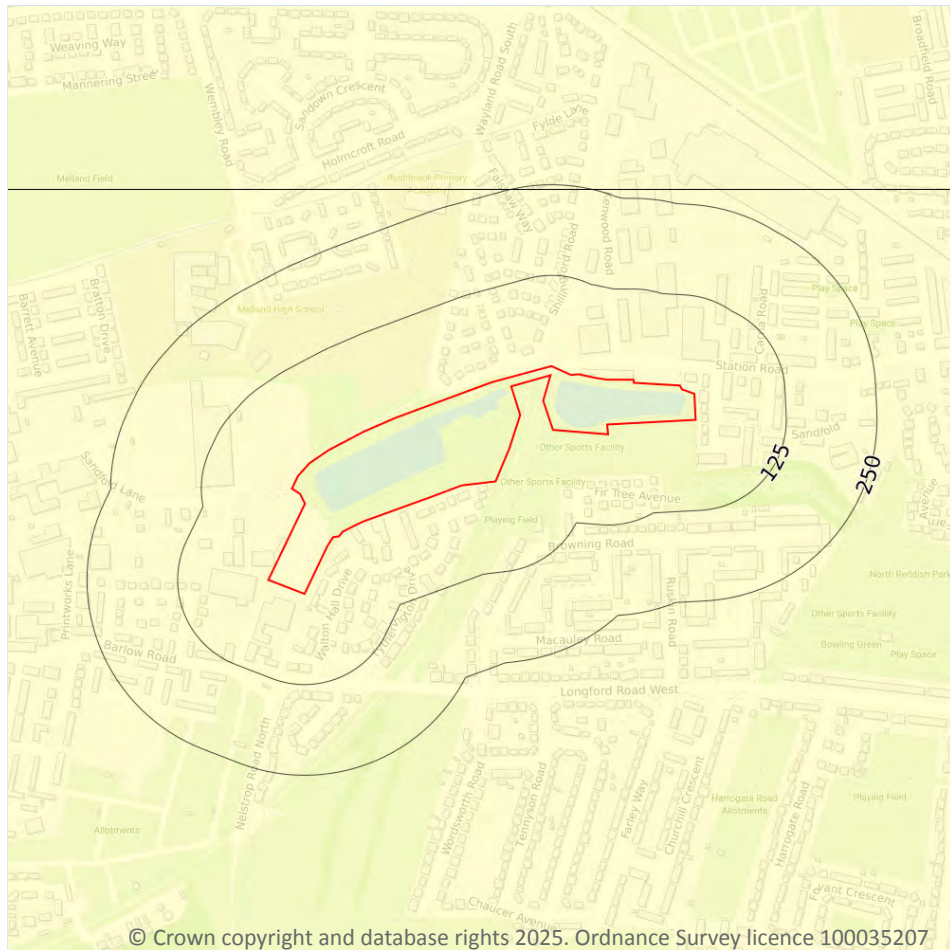
Features are displayed on the Natural ground subsidence - Landslides map on [page 128 >](#)

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



- Site Outline**
- Search buffers in metres (m)**
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.6 Ground dissolution of soluble rocks

Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 129 >](#)

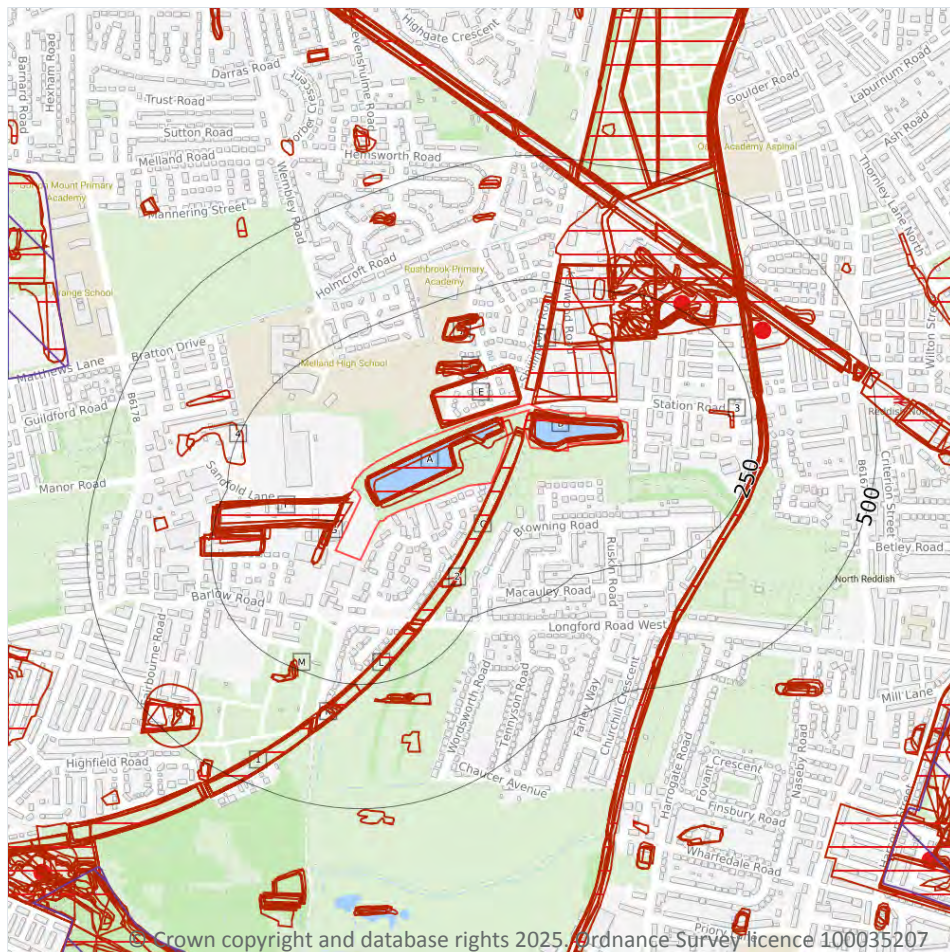
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
 - Sporadic underground mining of restricted extent possible
 - Localised small scale underground mining possible
 - Small scale mining possible
 - Underground mining known or likely within or in close proximity
 - Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

2

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining and ground workings map on [page 131](#) >



ID	Location	Details	Description
D	262m NE	Name: Parkfield Brick Works Address: Reddish, STOCKPORT, Greater Manchester Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
R	330m NE	Name: Sandfold Gravel Pit Address: Reddish, STOCKPORT, Greater Manchester Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	149
----------------------------	------------

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 131](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	On site	Reservoir	1955	1:10560
A	On site	Pond	1965	1:10560
A	On site	Reservoir	1923	1:10560
A	On site	Reservoir	1907	1:10560
A	On site	Reservoir	1938	1:10560
A	On site	Reservoir	1934	1:10560
A	On site	Reservoir	1916	1:10560
A	On site	Reservoir	1905	1:10560
A	On site	Reservoirs	1892	1:10560
A	On site	Reservoir	1976	1:10000
A	On site	Reservoir	1983	1:10000
A	On site	Reservoir	1989	1:10000



ID	Location	Land Use	Year of mapping	Mapping scale
A	On site	Water Body	1849	1:10560
A	On site	Reservoir	1907	1:10560
B	On site	Reservoir	1955	1:10560
B	On site	Pond	1965	1:10560
B	On site	Reservoir	1923	1:10560
B	On site	Reservoir	1907	1:10560
B	On site	Reservoir	1938	1:10560
B	On site	Reservoir	1934	1:10560
B	On site	Reservoir	1916	1:10560
B	On site	Reservoir	1905	1:10560
B	On site	Reservoirs	1892	1:10560
B	On site	Reservoir	1976	1:10000
B	On site	Pond	1983	1:10000
B	On site	Pond	1989	1:10000
B	On site	Water Body	1849	1:10560
B	On site	Reservoir	1907	1:10560
C	1m NE	Cuttings	1955	1:10560
D	1m NE	Brick Works	1905	1:10560
C	4m SE	Cuttings	1907	1:10560
1	4m SE	Cuttings	1907	1:10560
E	4m NE	Reservoir	1923	1:10560
E	4m NE	Reservoir	1938	1:10560
E	4m NE	Reservoir	1934	1:10560
E	4m NE	Reservoir	1916	1:10560
E	4m NE	Reservoir	1905	1:10560
E	4m NE	Reservoirs	1892	1:10560
C	5m SE	Cuttings	1923	1:10560
C	5m SE	Cuttings	1938	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
C	5m SE	Cuttings	1934	1:10560
C	5m SE	Cuttings	1916	1:10560
C	5m SE	Cuttings	1905	1:10560
C	5m SE	Cuttings	1892	1:10560
E	7m NE	Reservoir	1907	1:10560
D	7m NE	Brick Works	1892	1:10560
E	8m NE	Reservoir	1907	1:10560
F	8m W	Reservoir	1976	1:10000
F	8m W	Reservoir	1983	1:10000
E	10m NE	Reservoir	1955	1:10560
F	11m W	Water Bodies	1849	1:10560
F	14m W	Ponds	1965	1:10560
G	20m SW	Reservoirs	1907	1:10560
F	20m W	Reservoirs	1907	1:10560
G	21m SW	Pond	1955	1:10560
F	21m W	Reservoirs	1907	1:10560
F	22m W	Reservoir	1955	1:10560
G	23m SW	Ponds	1916	1:10560
G	25m SW	Pond	1938	1:10560
G	25m SW	Pond	1934	1:10560
G	25m SW	Pond	1892	1:10560
G	25m SW	Ponds	1923	1:10560
F	26m SW	Reservoirs	1923	1:10560
F	26m SW	Reservoir	1938	1:10560
F	26m SW	Reservoir	1934	1:10560
F	26m SW	Reservoirs	1916	1:10560
F	26m SW	Reservoirs	1905	1:10560
F	26m SW	Reservoirs	1892	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
H	29m NE	Cuttings	1955	1:10560
H	29m NE	Cuttings	1938	1:10560
H	29m NE	Cuttings	1934	1:10560
D	31m NE	Unspecified Heap	1892	1:10560
I	81m N	Pond	1849	1:10560
I	93m N	Pond	1923	1:10560
I	93m N	Pond	1938	1:10560
I	93m N	Pond	1934	1:10560
I	93m N	Pond	1916	1:10560
I	93m N	Pond	1905	1:10560
I	93m N	Pond	1892	1:10560
I	97m N	Pond	1907	1:10560
I	98m N	Pond	1907	1:10560
I	99m N	Pond	1955	1:10560
D	130m NE	Brick Works	1907	1:10560
D	135m NE	Brick Works	1923	1:10560
F	143m W	Reservoirs	1907	1:10560
F	145m SW	Reservoir	1955	1:10560
F	145m W	Reservoirs	1907	1:10560
F	150m W	Reservoirs	1923	1:10560
F	150m W	Reservoirs	1938	1:10560
F	150m W	Reservoirs	1934	1:10560
F	150m W	Reservoirs	1916	1:10560
F	150m W	Reservoirs	1905	1:10560
F	150m W	Reservoirs	1892	1:10560
J	152m N	Pond	1849	1:10560
D	153m NE	Refuse Heap	1938	1:10560
D	153m NE	Refuse Heap	1934	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
D	154m NE	Unspecified Ground Workings	1923	1:10560
D	156m NE	Unspecified Ground Workings	1916	1:10560
D	156m NE	Brick Work	1916	1:10560
D	157m NE	Unspecified Ground Workings	1938	1:10560
D	157m NE	Unspecified Ground Workings	1934	1:10560
K	158m S	Cuttings	1907	1:10560
2	159m S	Pond	1849	1:10560
L	159m S	Cuttings	1955	1:10560
L	160m S	Cuttings	1916	1:10560
J	161m N	Pond	1923	1:10560
J	161m N	Pond	1938	1:10560
J	161m N	Pond	1934	1:10560
J	161m N	Pond	1916	1:10560
J	161m N	Pond	1905	1:10560
J	161m N	Pond	1892	1:10560
D	165m NE	Unspecified Ground Workings	1955	1:10560
J	166m N	Pond	1907	1:10560
3	166m E	Unspecified Ground Workings	1907	1:10560
L	166m S	Cuttings	1923	1:10560
L	166m S	Cuttings	1938	1:10560
L	166m S	Cuttings	1934	1:10560
L	166m S	Cuttings	1905	1:10560
L	166m S	Cuttings	1892	1:10560
J	166m N	Pond	1907	1:10560
J	168m N	Pond	1955	1:10560
D	175m NE	Unspecified Heaps	1905	1:10560
D	184m NE	Unspecified Ground Workings	1907	1:10560
D	184m NE	Unspecified Heap	1907	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
D	188m NE	Ponds	1955	1:10560
D	188m NE	Ponds	1965	1:10560
D	188m NE	Ponds	1976	1:10000
D	195m NE	Unspecified Ground Workings	1911	1:10560
D	195m NE	Old Clay Pit	1923	1:10560
D	196m NE	Old Clay Pit	1917	1:10560
D	197m NE	Unspecified Heap	1907	1:10560
D	202m NE	Unspecified Ground Workings	1923	1:10560
D	203m NE	Unspecified Heaps	1938	1:10560
D	203m NE	Unspecified Heap	1934	1:10560
D	205m NE	Unspecified Ground Workings	1938	1:10560
D	209m NE	Unspecified Ground Workings	1955	1:10560
D	209m NE	Unspecified Ground Workings	1965	1:10560
D	209m NE	Unspecified Ground Workings	1976	1:10000
D	212m NE	Pond	1938	1:10560
D	212m NE	Pond	1934	1:10560
4	221m W	Unspecified Pit	1892	1:10560
D	231m NE	Pond	1916	1:10560
D	234m NE	Unspecified Ground Workings	1916	1:10560
M	235m SW	Pond	1907	1:10560
M	241m SW	Ponds	1892	1:10560
D	242m NE	Unspecified Ground Workings	1938	1:10560
D	242m NE	Unspecified Ground Workings	1934	1:10560
M	242m SW	Ponds	1905	1:10560
D	248m NE	Unspecified Ground Workings	1955	1:10560

This is data is sourced from Ordnance Survey/Groundsure.



18.3 Underground workings

Records within 1000m**0**

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m**0**

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m**0**

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m**0**

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site**1**

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.



Location	Details
On site	Whilst outside of an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) may have information such as mining plans and maps held within their archive that have occurred within 1km of this property. Please note, the plans held by JPB may also relate to non-mining records. Further details and a quote for services (if appropriate) can be obtained by emailing this report to enquiries.gs@jpb.co.uk.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0
----------------------------	----------

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	1
----------------------------	----------

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

Location	Mineral type
34m N	Stone

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0
----------------------------	----------

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.



18.11 BGS mine plans

Records within 500m**0**

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site**0**

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site**0**

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.14 Gypsum areas

Records on site**0**

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site**0**

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.



18.16 Clay mining

Records on site	0
-----------------	---

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).



19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

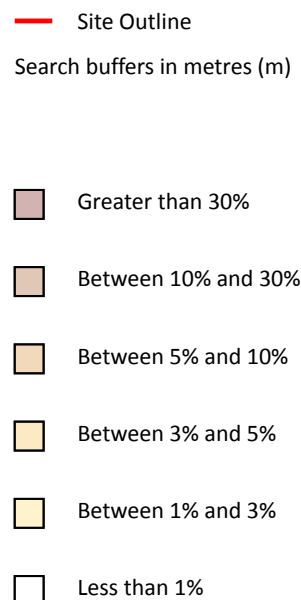
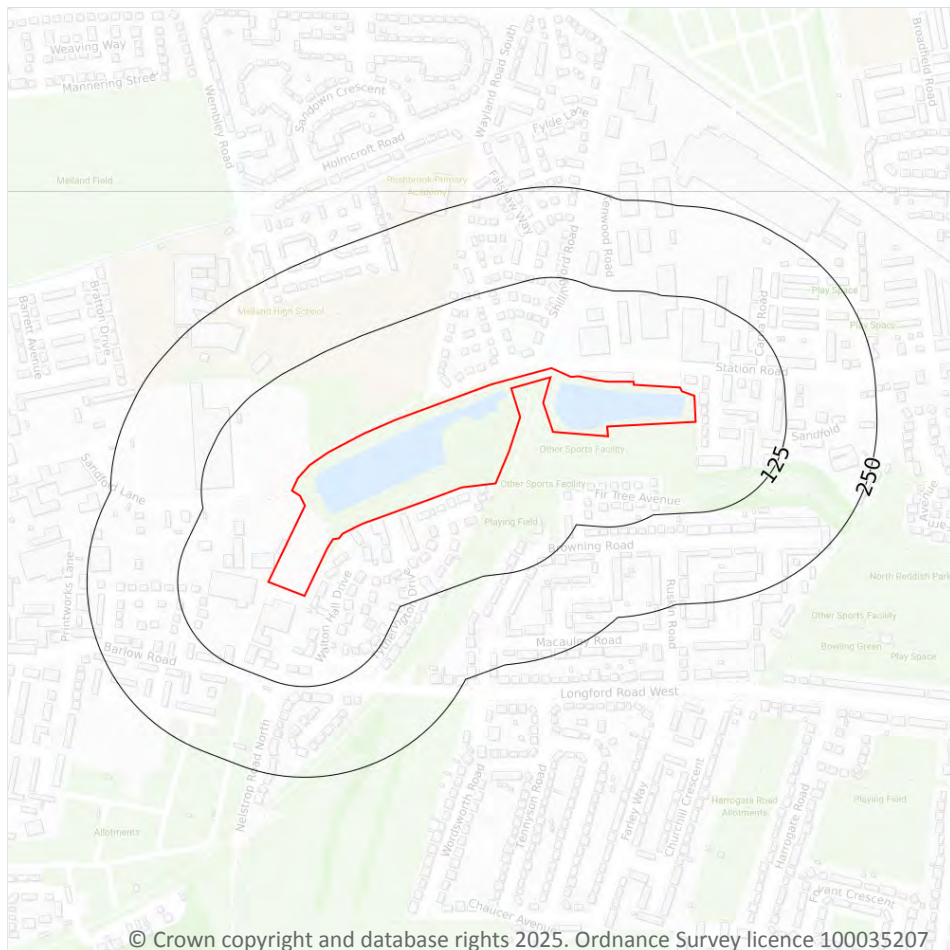
Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



20.1 Radon

Records on site

1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 144](#) >

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None



This data is sourced from the British Geological Survey and UK Health Security Agency.



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

4

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

4

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	25	4.4	127	87	0.3	70	33	30	17
20m NW	29	5.1	93	64	0.3	82	31	37	7



Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
37m NW	27	4.7	59	41	0.3	73	28	32	7
44m N	23	4	56	38	0.3	73	24	29	5

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

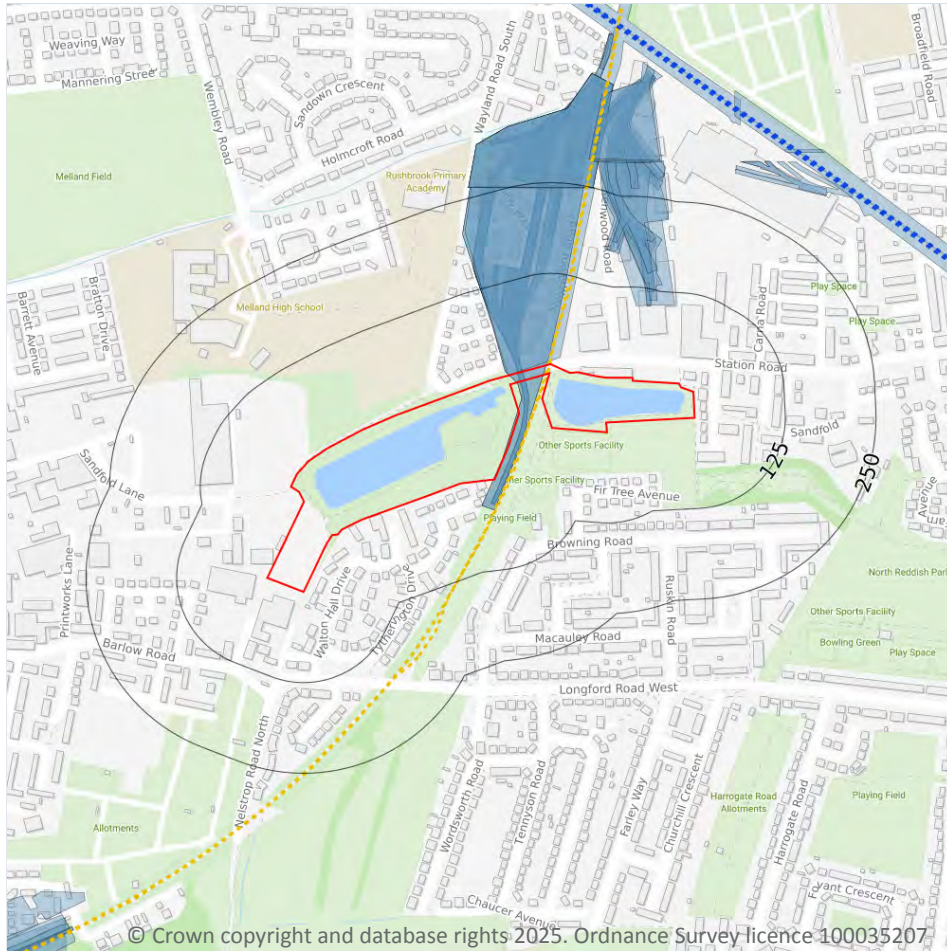
0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m

0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.



This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

27

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

Features are displayed on the Railway infrastructure and projects map on [page 148 >](#)

Location	Land Use	Year of mapping	Mapping scale
On site	Railway Sidings	1972	1250
On site	Railway Sidings	1956	1250
On site	Railway Sidings	1957	2500
On site	Railway Sidings	1986	1250
On site	Railway Sidings	1983	10000
On site	Railway Sidings	1989	10000
1m NE	Railway Sidings	1965	10560
99m NE	Railway Sidings	1923	10560
101m NE	Railway Sidings	1907	2500
101m NE	Railway Sidings	1905	10560
109m NE	Railway Sidings	1907	10560
121m NE	Railway Sidings	1916	10560
145m NE	Railway Sidings	1907	10560
173m NE	Railway Sidings	1956	1250
243m N	Railway Sidings	1956	10560
243m N	Railway Sidings	1985	10000
243m N	Railway Sidings	1981	10000



Location	Land Use	Year of mapping	Mapping scale
243m N	Railway Sidings	1968	10560
243m N	Railway Sidings	1950	1250
243m NE	Railway Sidings	1950	1250
243m N	Railway Sidings	1972	1250
243m N	Railway Sidings	1950	2500
244m N	Railway Sidings	1950	2500
244m N	Railway Sidings	1989	1250
245m NE	Railway Sidings	1952	1250
245m NE	Railway Sidings	1952	2500
248m NE	Railway Sidings	1907	2500

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

3

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

Features are displayed on the Railway infrastructure and projects map on [page 148 >](#)

Location	Description
On site	Abandoned
On site	Historical OSM
173m S	Historical OSM

This data is sourced from OpenStreetMap.



22.7 Railways

Records within 250m

0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference> ↗.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.



Site Details:

Secret Lake

Client Ref: GM13676.2
Report Ref: GSWA1-RX8-B4Q-JW9-H9E
Grid Ref: 388877, 394599

Map Name: County Series

Map date: 1848-1849

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1845
Revised N/A
Edition 1848
Copyright N/A
Levelled N/A

Surveyed 1845
Revised N/A
Edition 1848
Copyright N/A
Levelled N/A

Surveyed 1845
Revised 1849
Edition 1848
Copyright N/A
Levelled N/A

Surveyed 1845
Revised N/A
Edition 1848
Copyright N/A
Levelled N/A

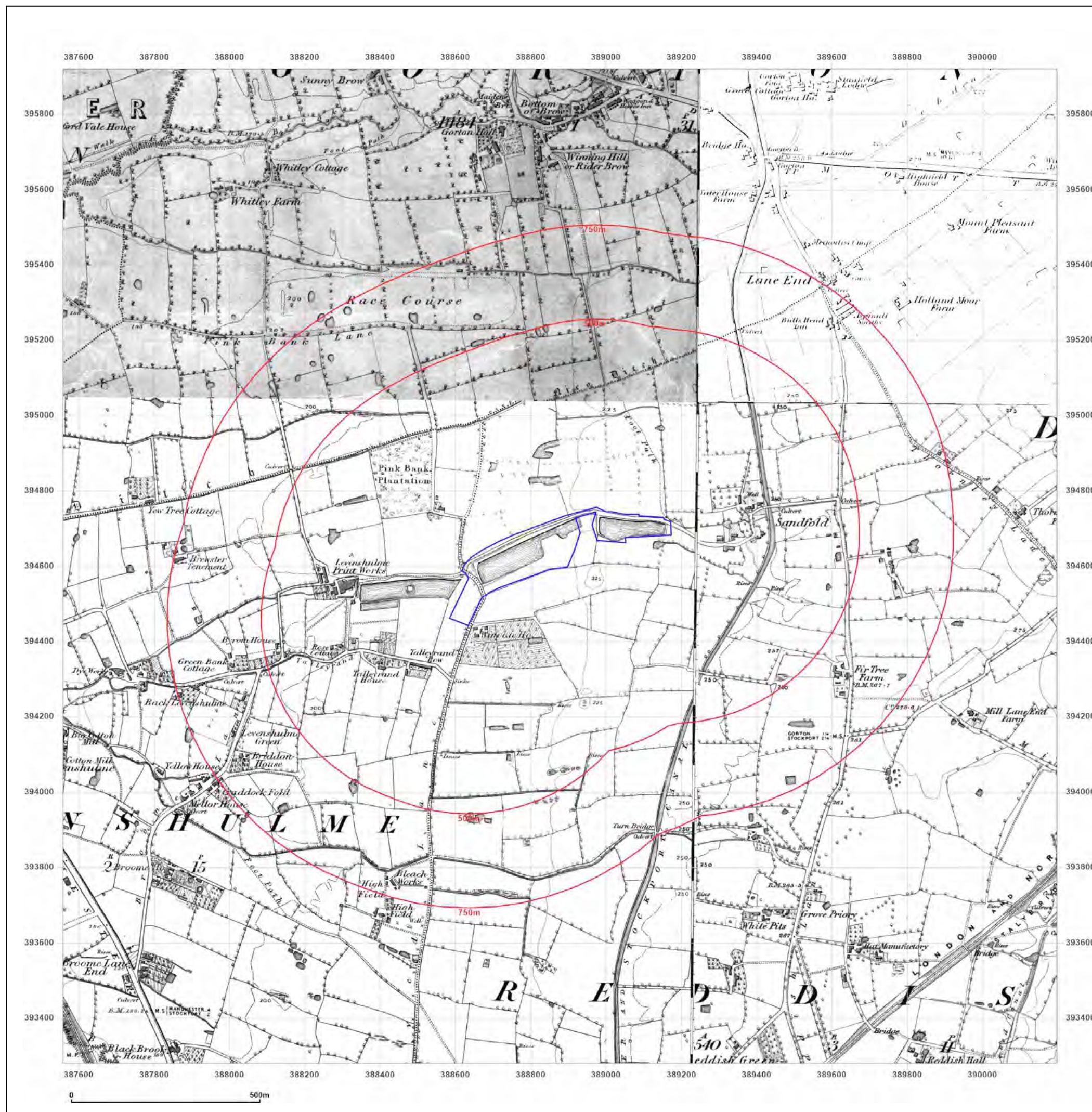


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 01 May 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Secret Lake

Client Ref: GM13676.2
Report Ref: GSWA1-RX8-B4Q-JW9-H9E
Grid Ref: 388877, 394599

Map Name: County Series

Map date: 1890-1892

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1890
 Revised 1890
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1892
 Revised 1892
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1892
 Revised 1892
 Edition N/A
 Copyright N/A
 Levelled N/A

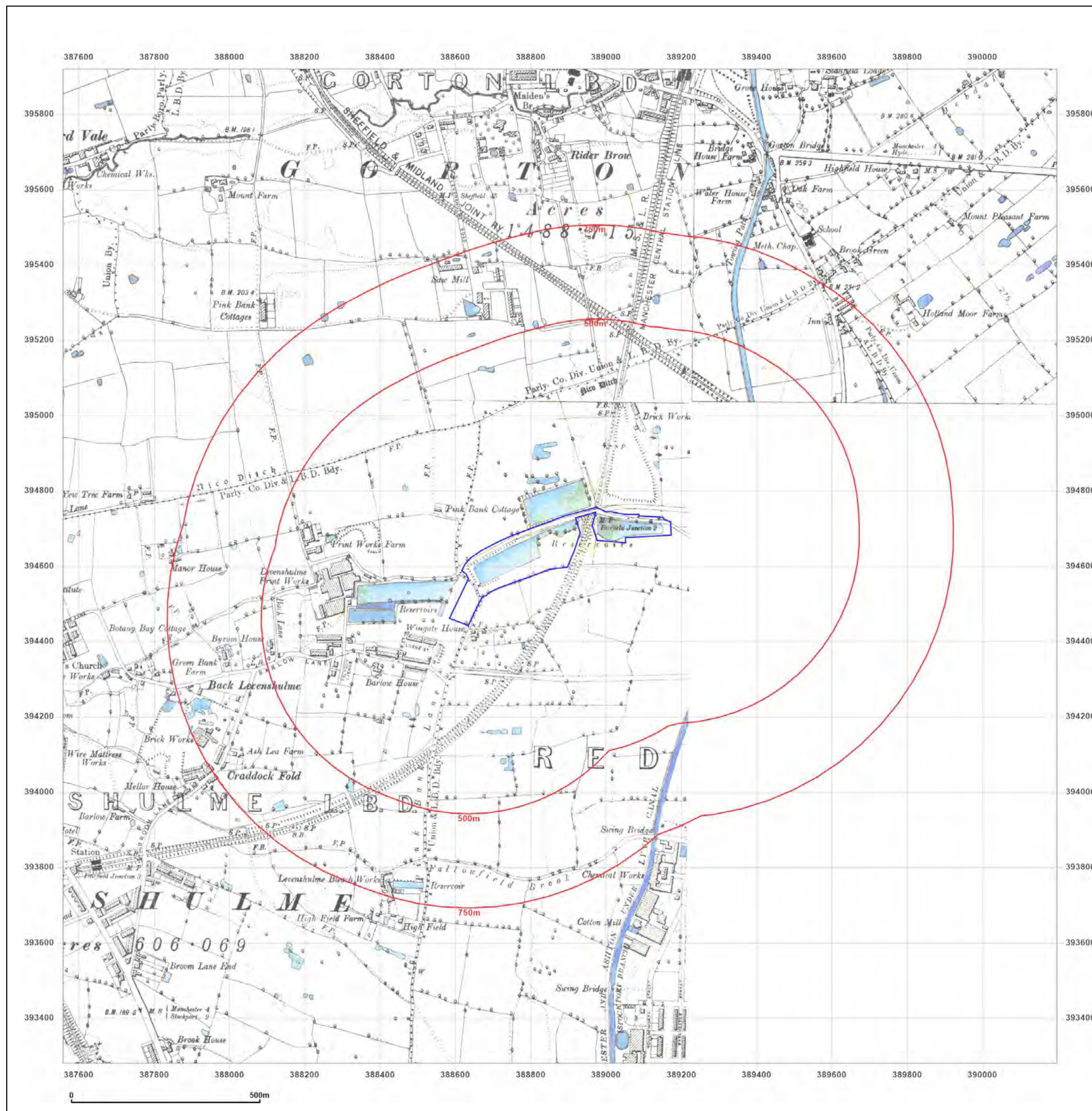


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 01 May 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Secret Lake

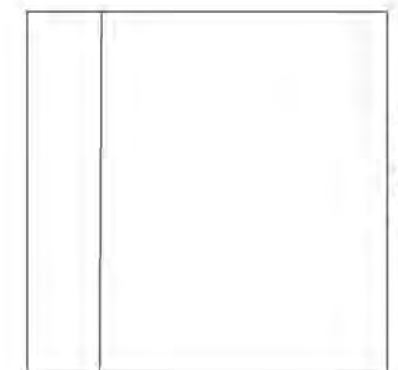
Client Ref: GM13676.2
Report Ref: GSWA1-RX8-B4Q-JW9-H9E
Grid Ref: 388877, 394599

Map Name: County Series

Map date: 1899

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1872
 Revised 1899
 Edition N/A
 Copyright N/A
 Levelled N/A

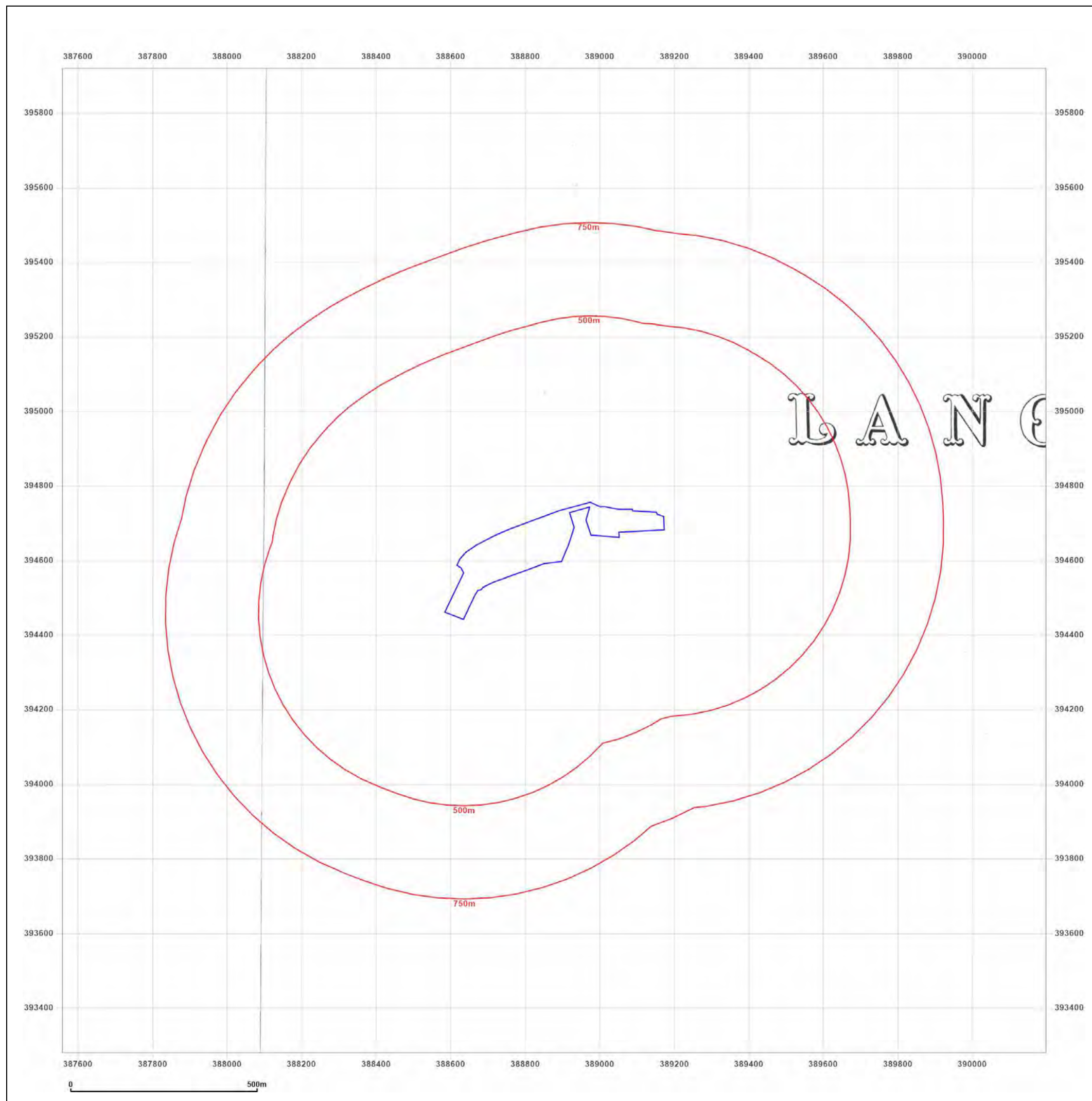


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 01 May 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Secret Lake

Client Ref: GM13676.2
Report Ref: GSWA1-RX8-B4Q-JW9-H9E
Grid Ref: 388877, 394599

Map Name: County Series

Map date: 1905-1906

Scale: 1:10,560

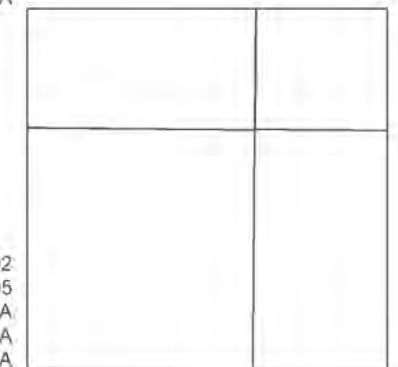
Printed at: 1:10,560



Surveyed 1844
 Revised 1905
 Edition N/A
 Copyright N/A
 Levelled N/A

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

Surveyed 1892
 Revised 1905
 Edition N/A
 Copyright N/A
 Levelled N/A

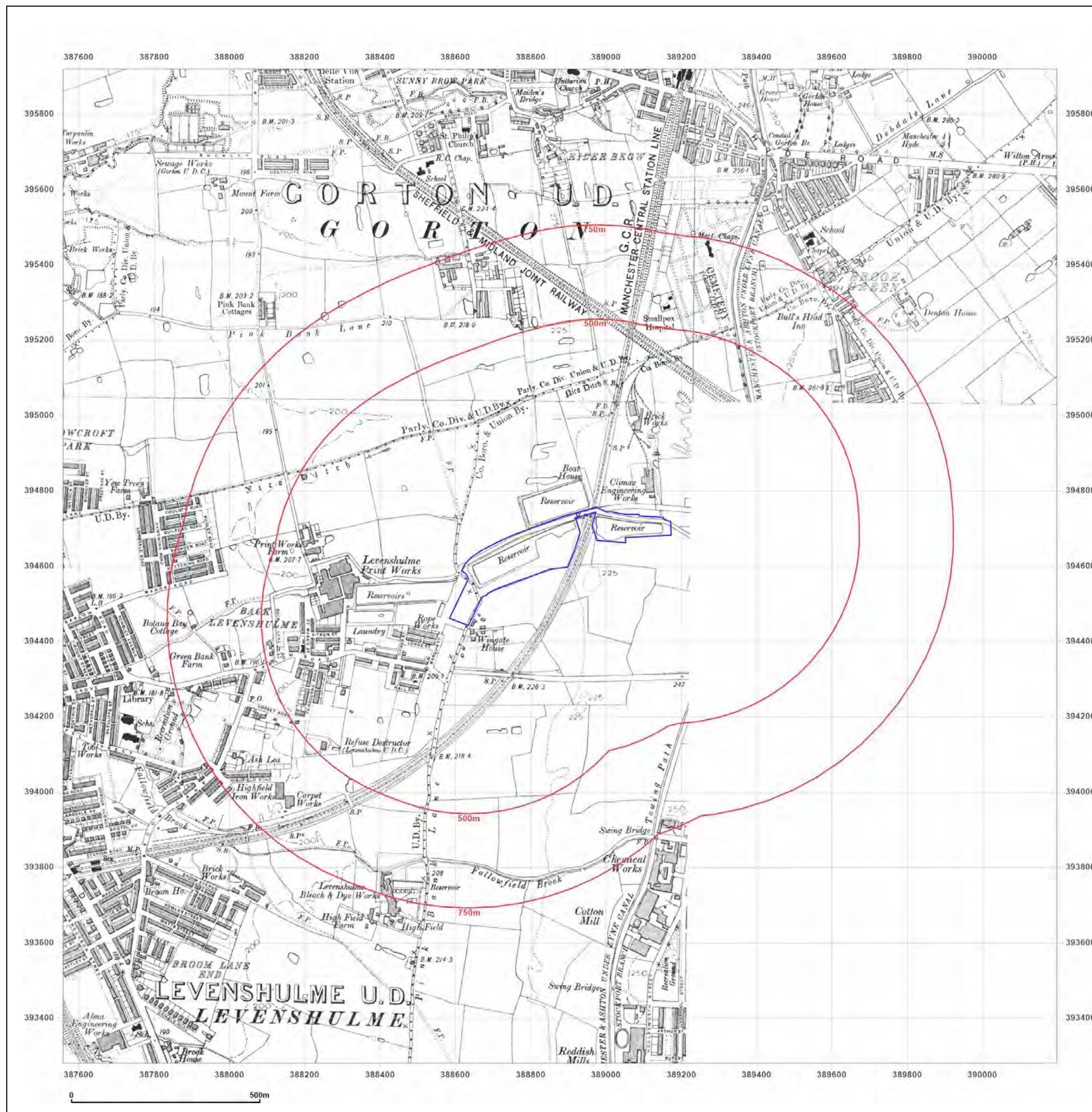


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 01 May 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Secret Lake

Client Ref: GM13676.2
Report Ref: GSWA1-RX8-B4Q-JW9-H9E
Grid Ref: 388877, 394599

Map Name: County Series

Map date: 1907

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1871
Revised 1907
Edition N/A
Copyright N/A
Levelled N/A

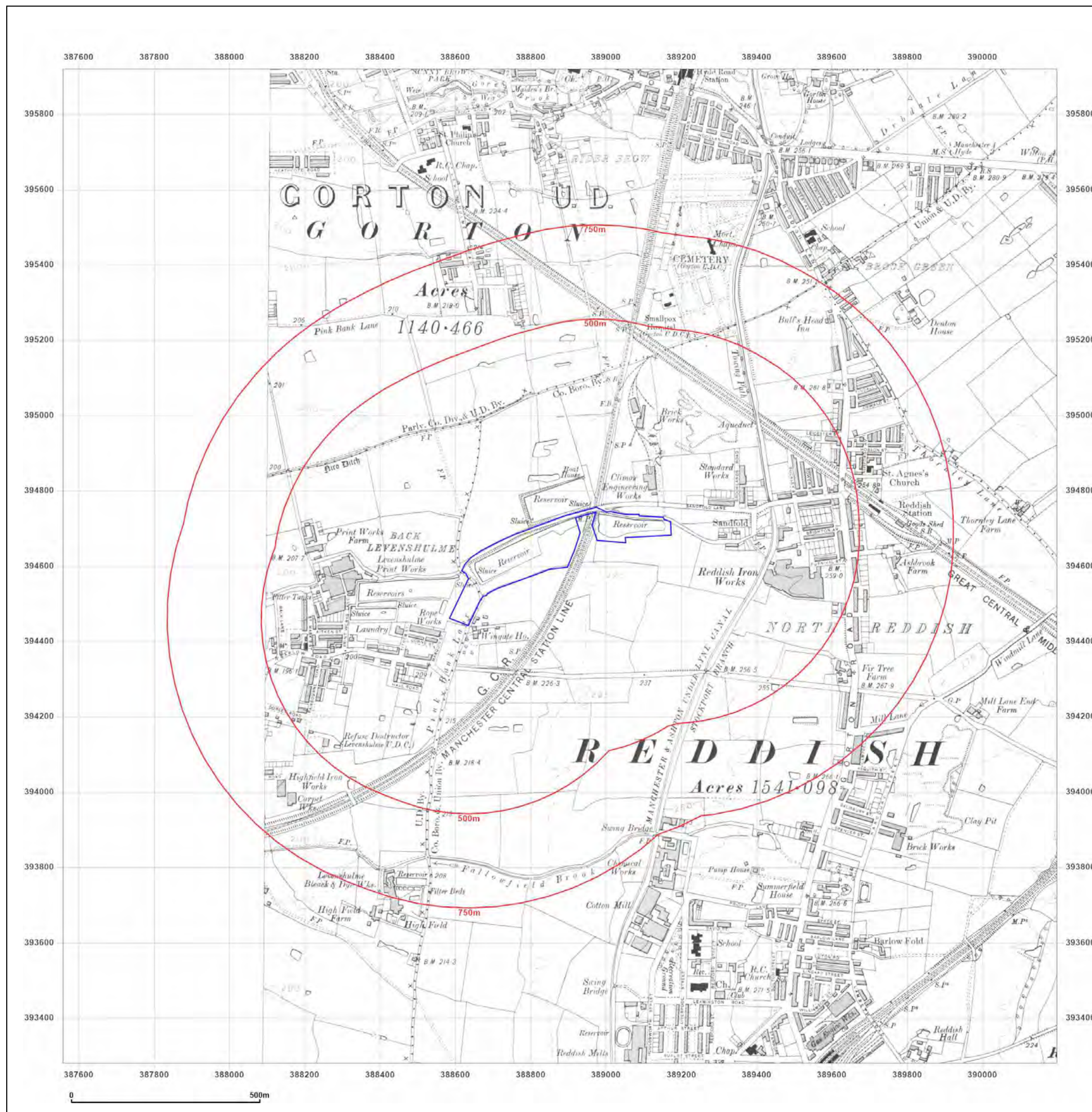


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 01 May 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Secret Lake

Client Ref: GM13676.2
Report Ref: GSWA1-RX8-B4Q-JW9-H9E
Grid Ref: 388877, 394599

Map Name: County Series

Map date: 1907

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1871
 Revised 1907
 Edition N/A
 Copyright N/A
 Levelled N/A

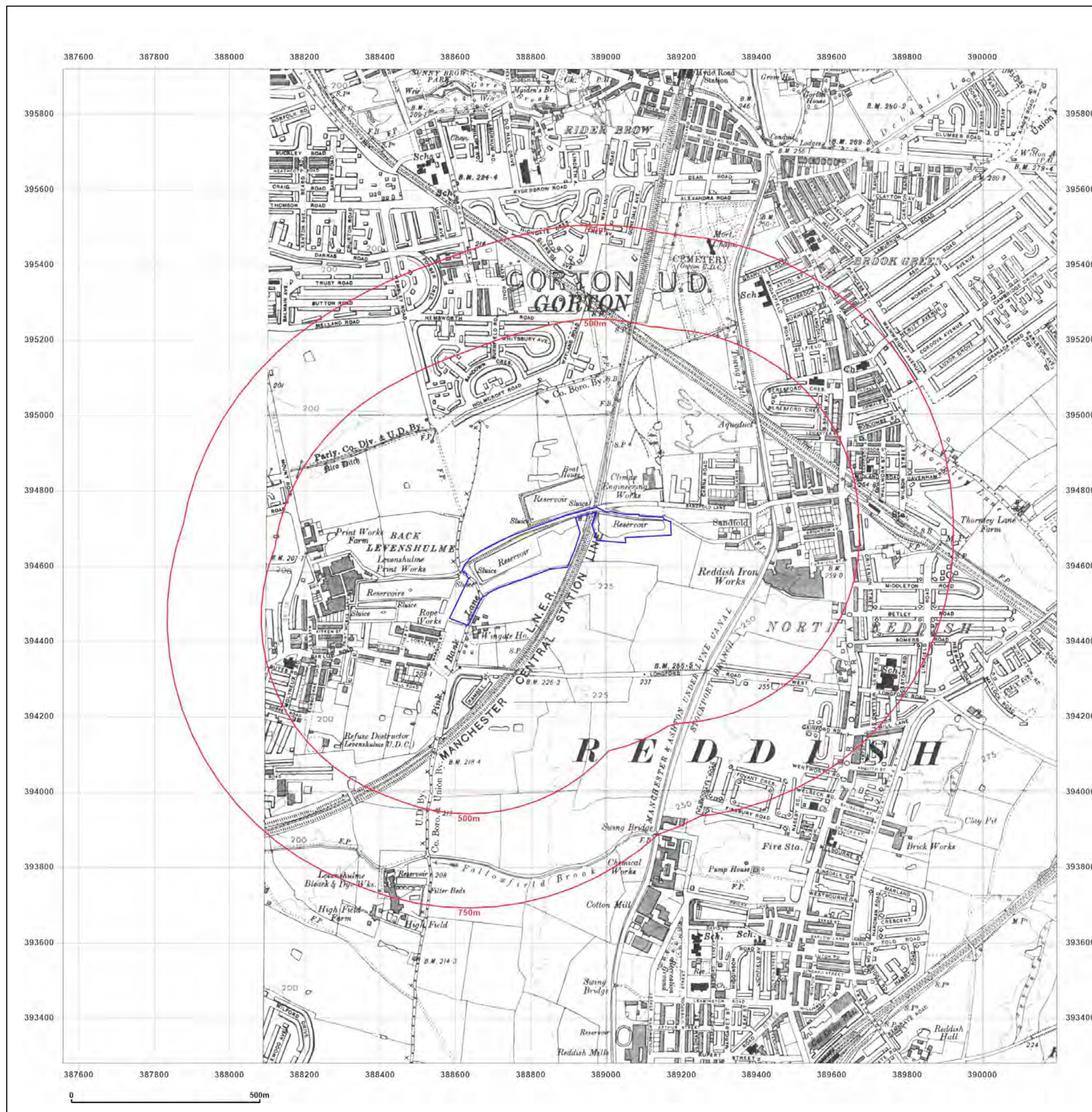


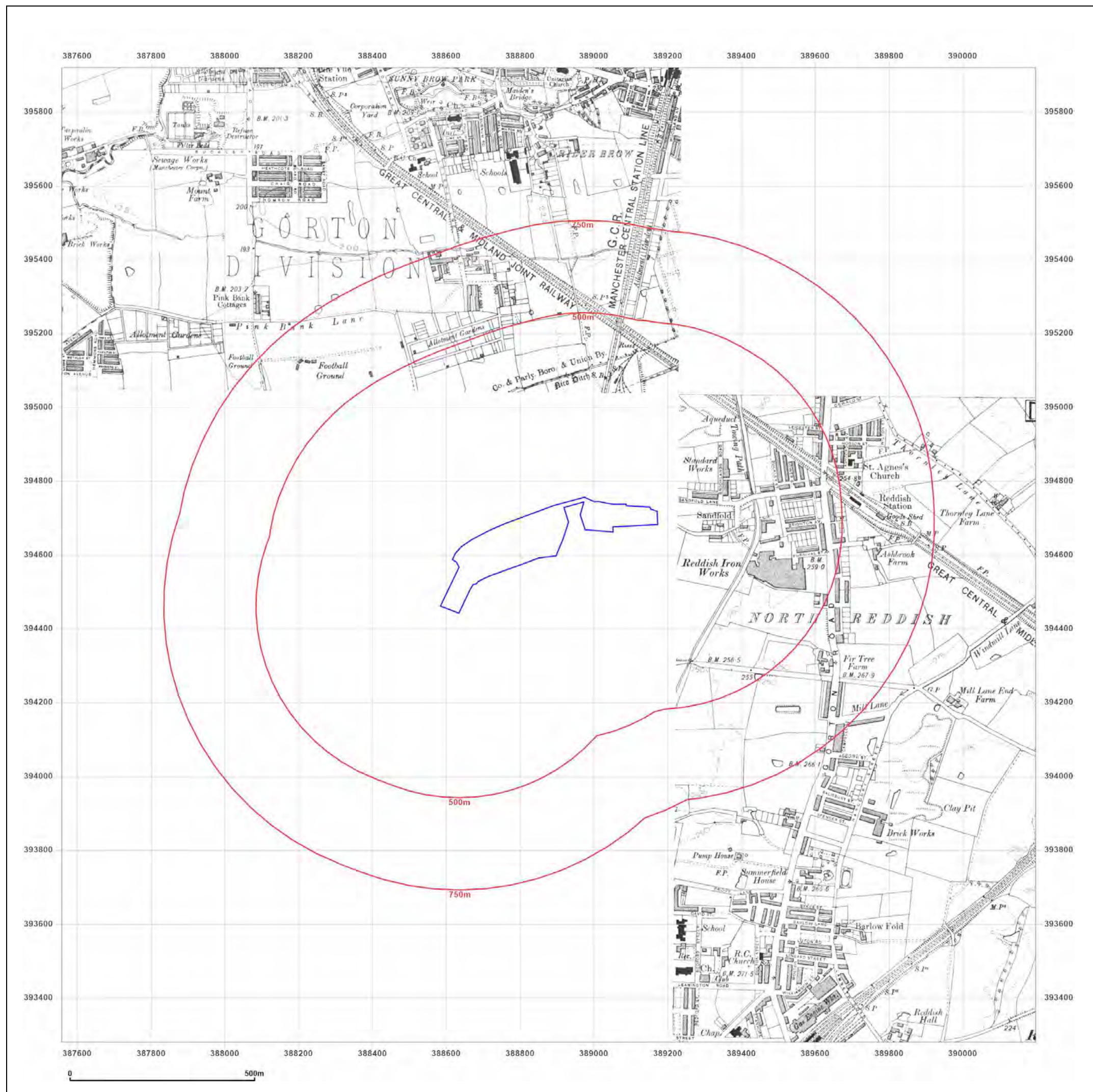
Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 01 May 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





Site Details:

Secret Lake

Client Ref: GM13676.2
Report Ref: GSWA1-RX8-B4Q-JW9-H9E
Grid Ref: 388877, 394599

Map Name: County Series

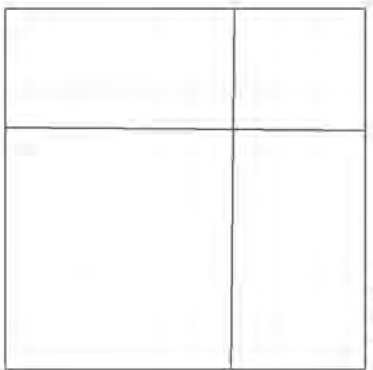
Map date: 1911-1915

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1915
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1844
Revised 1911
Edition N/A
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 01 May 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Site Details:

Secret Lake

Client Ref: GM13676.2
Report Ref: GSWA1-RX8-B4Q-JW9-H9E
Grid Ref: 388877, 394599

Map Name: County Series

Map date: 1916-1918

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
 Revised 1918
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1844
 Revised 1916
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1845
 Revised 1917
 Edition N/A
 Copyright N/A
 Levelled N/A

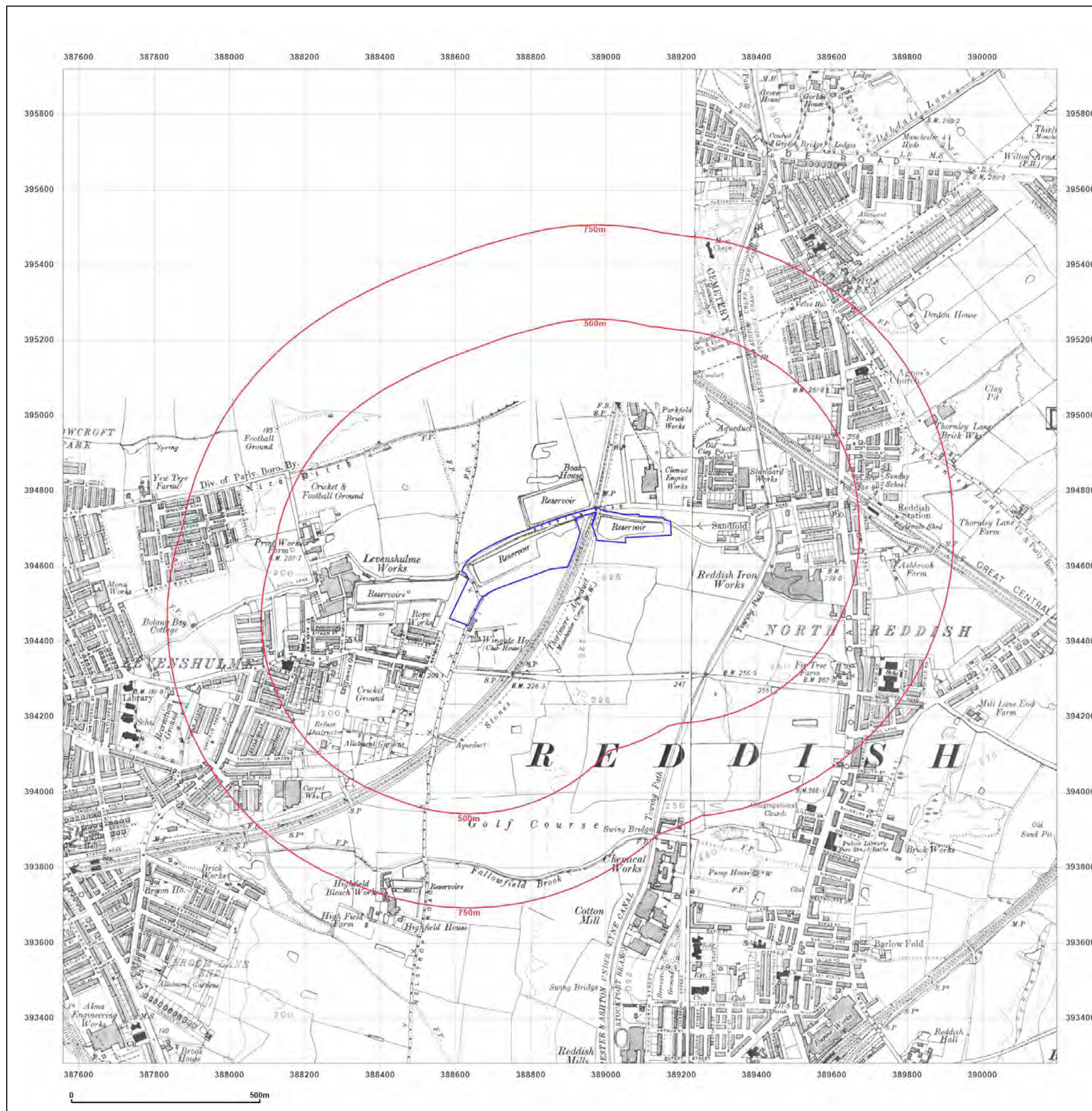


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 01 May 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Secret Lake

Client Ref: GM13676.2
Report Ref: GSWA1-RX8-B4Q-JW9-H9E
Grid Ref: 388877, 394599

Map Name: County Series

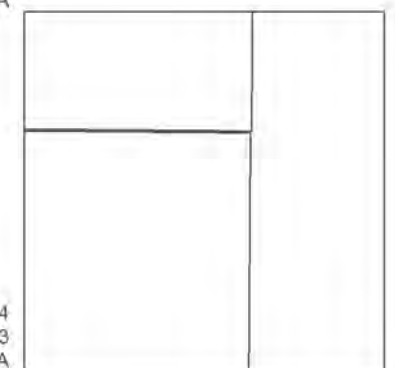
Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



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



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



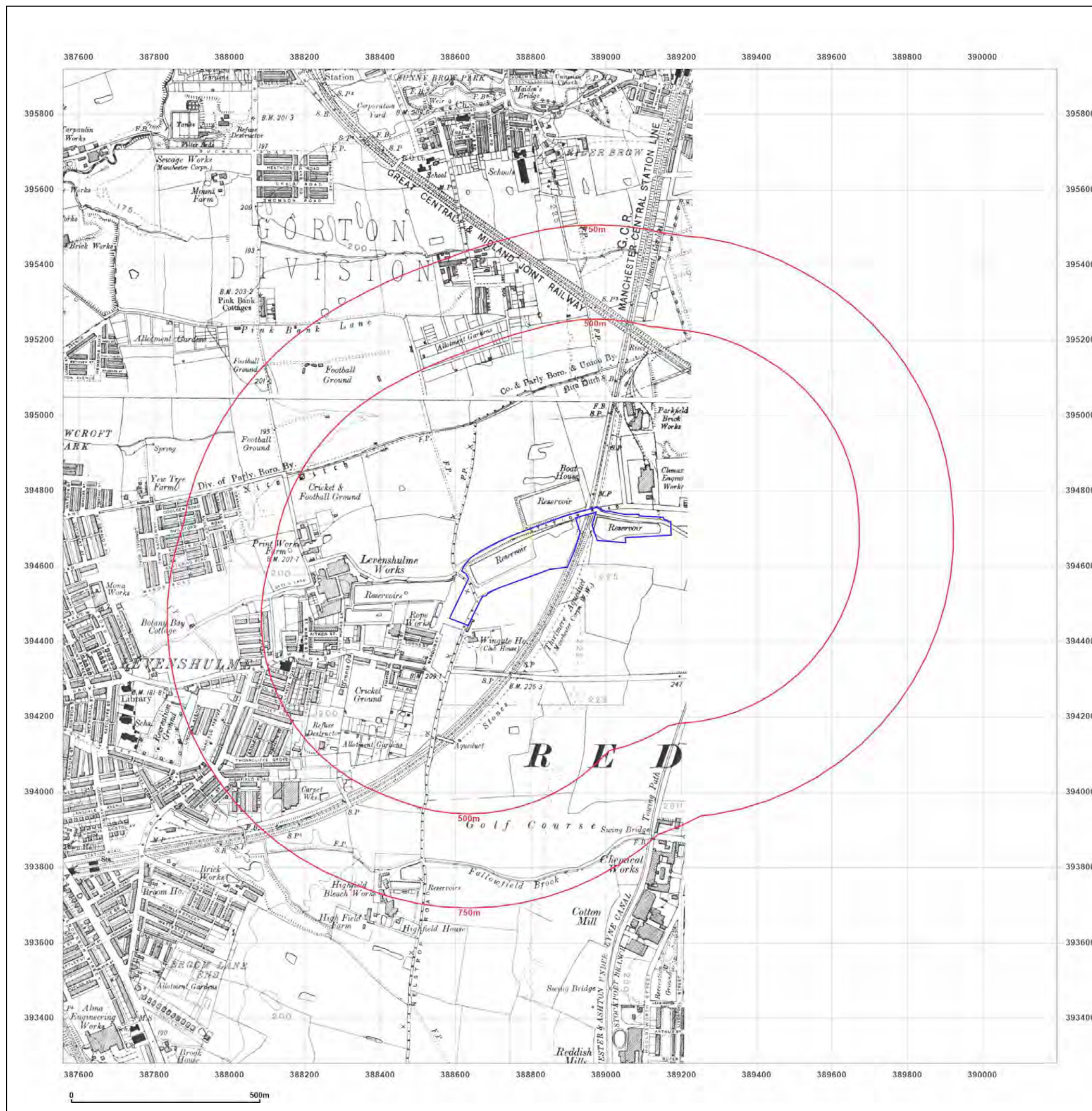
Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

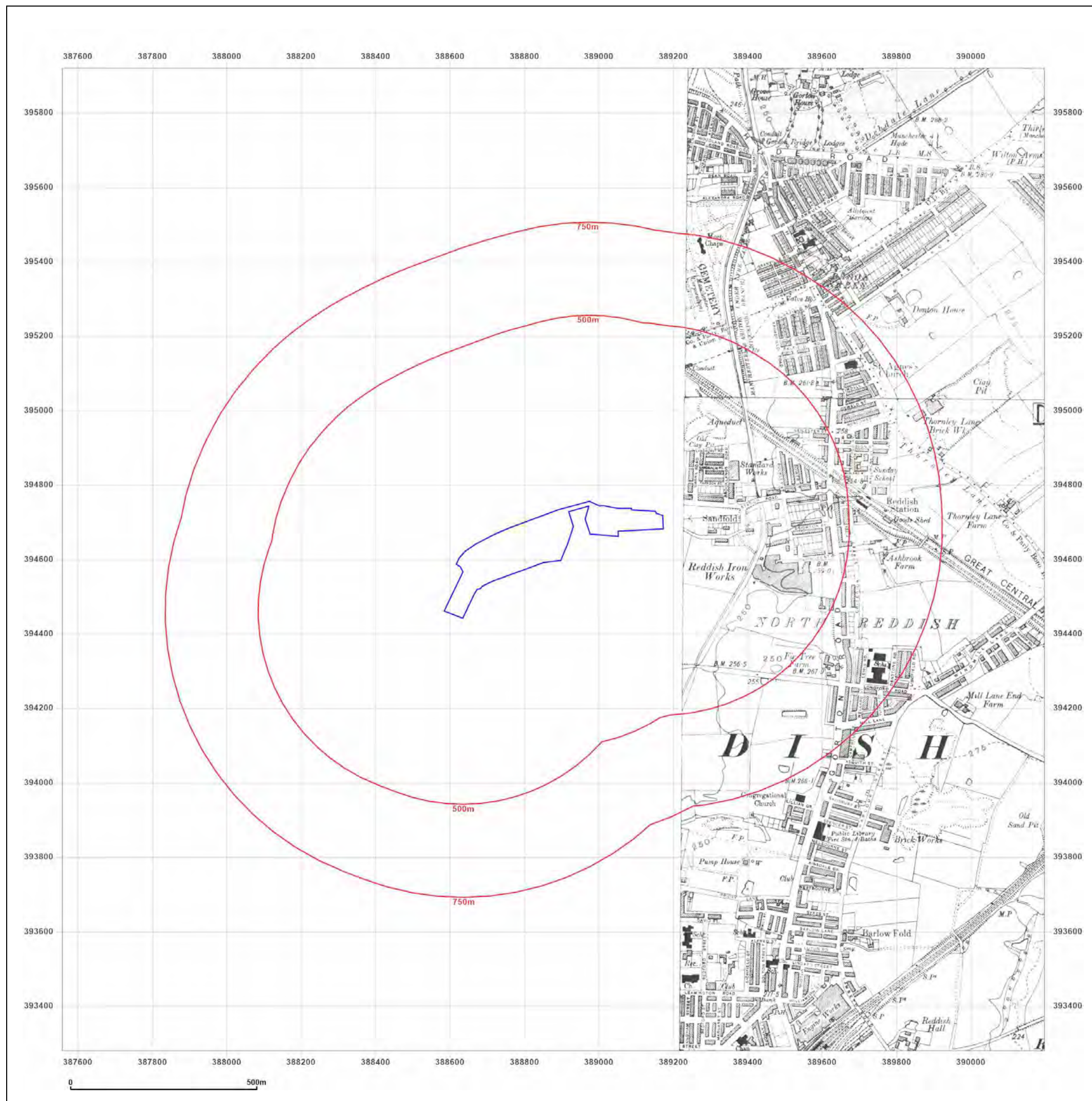


© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 01 May 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





Site Details:

Secret Lake

Client Ref: GM13676.2
Report Ref: GSWA1-RX8-B4Q-JW9-H9E
Grid Ref: 388877, 394599

Map Name: County Series

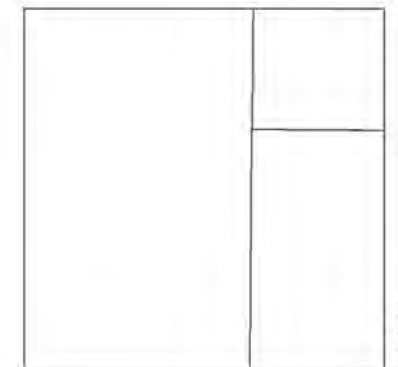
Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



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



Surveyed 1845
Revised 1923
Edition N/A
Copyright N/A
Levelled N/A

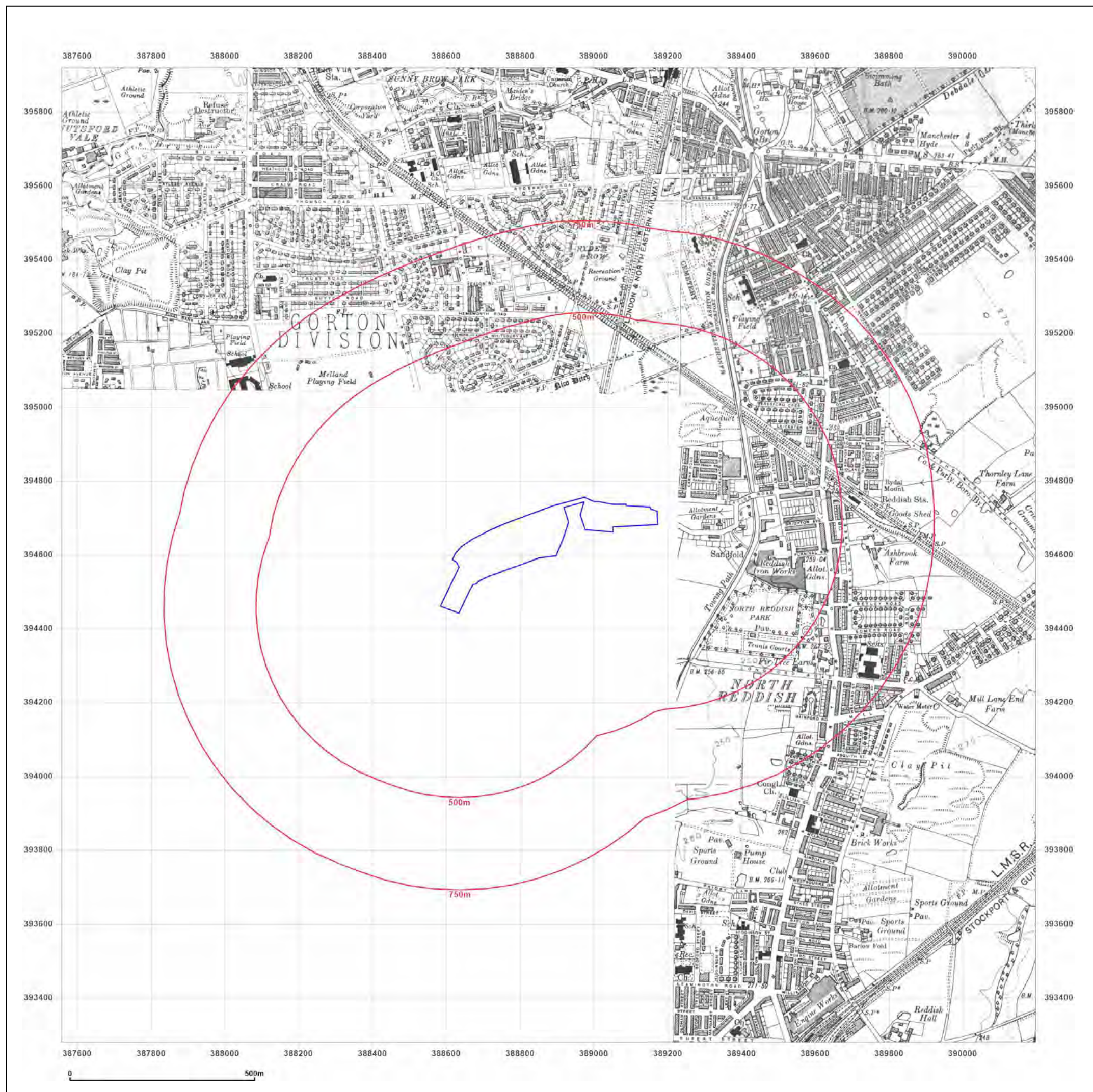


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 01 May 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Secret Lake

Client Ref: GM13676.2
Report Ref: GSWA1-RX8-B4Q-JW9-H9E
Grid Ref: 388877, 394599

Map Name: County Series

Map date: 1934

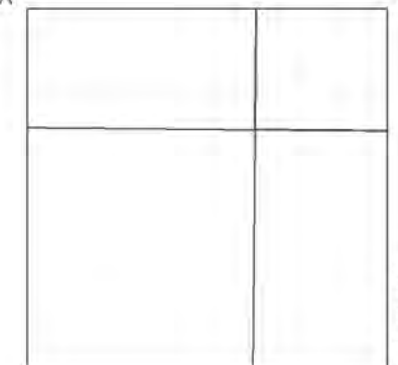
Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1934
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1934
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1845
Revised 1934
Edition N/A
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 01 May 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Site Details:

Secret Lake

Client Ref: GM13676.2
Report Ref: GSWA1-RX8-B4Q-JW9-H9E
Grid Ref: 388877, 394599

Map Name: County Series

Map date: 1934-1938

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1844
 Revised 1934
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1844
 Revised 1934
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1845
 Revised 1845
 Edition N/A
 Copyright 1938
 Levelled N/A

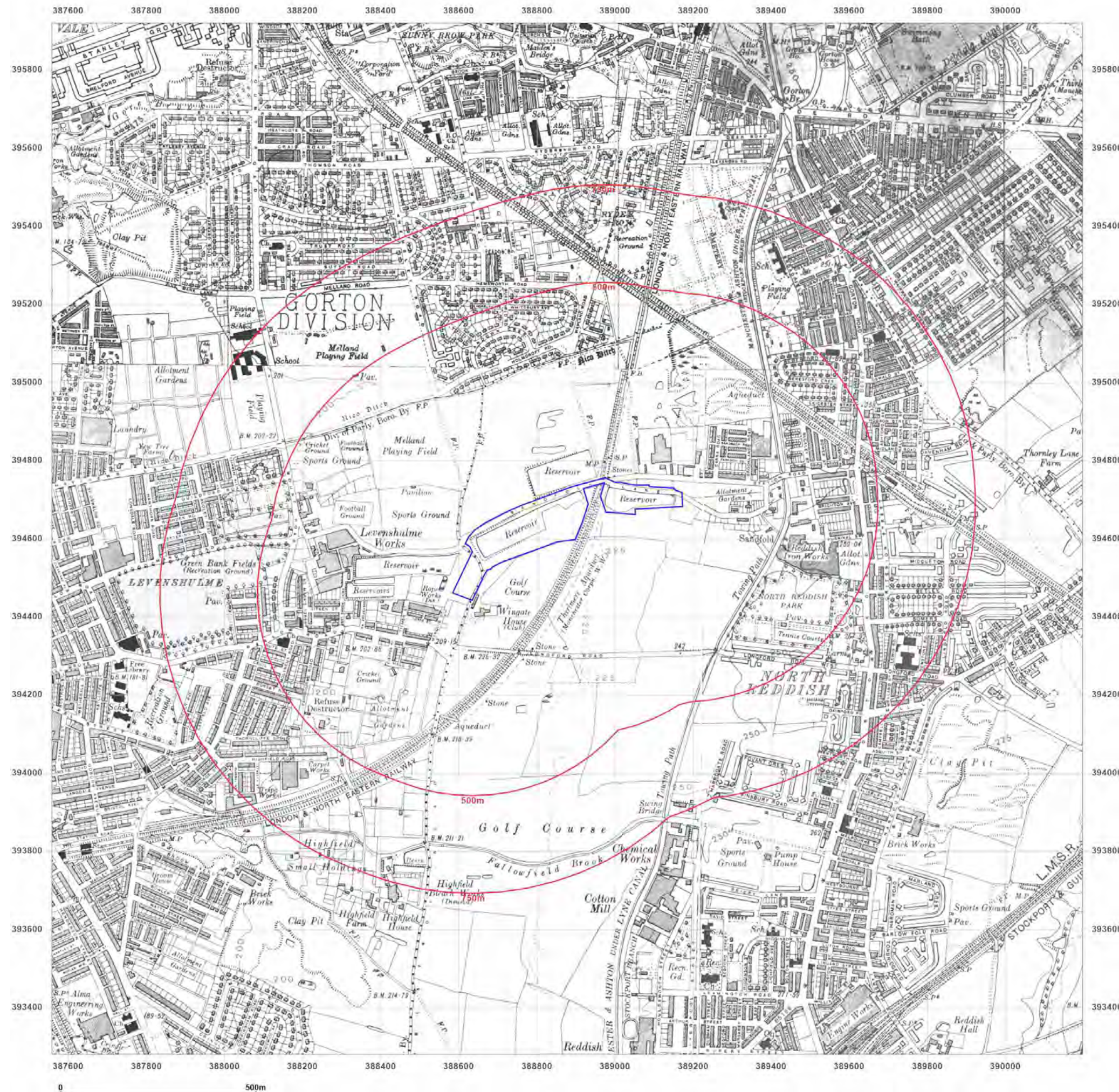


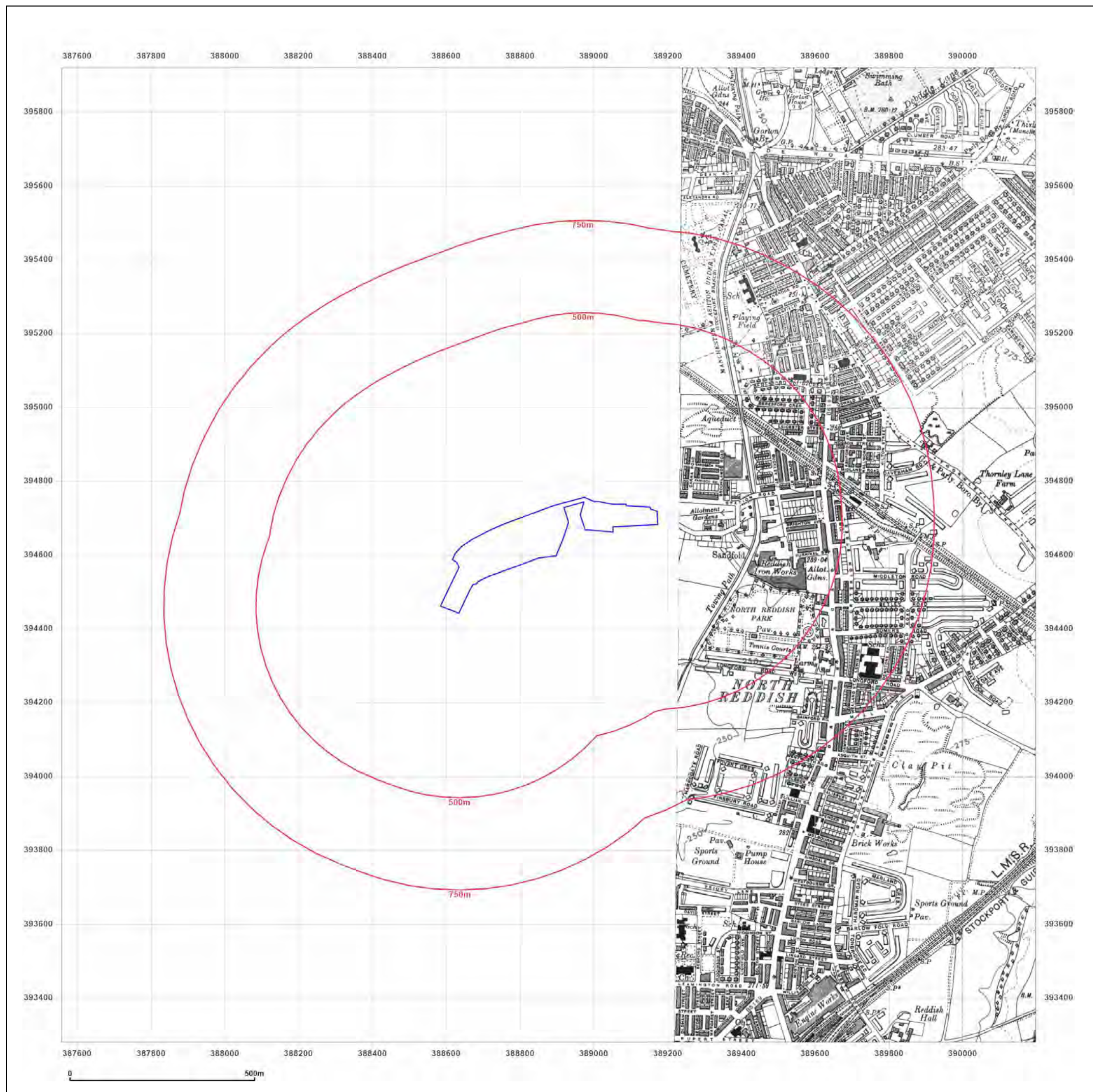
Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 01 May 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





Site Details:

Secret Lake

Client Ref: GM13676.2
Report Ref: GSWA1-RX8-B4Q-JW9-H9E
Grid Ref: 388877, 394599

Map Name: County Series

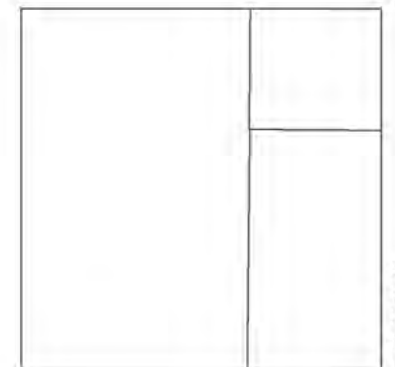
Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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



Surveyed 1877
Revised 1938
Edition N/A
Copyright N/A
Levelled 1928



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 01 May 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Site Details:

Secret Lake

Client Ref: GM13676.2
Report Ref: GSWA1-RX8-B4Q-JW9-H9E
Grid Ref: 388877, 394599

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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

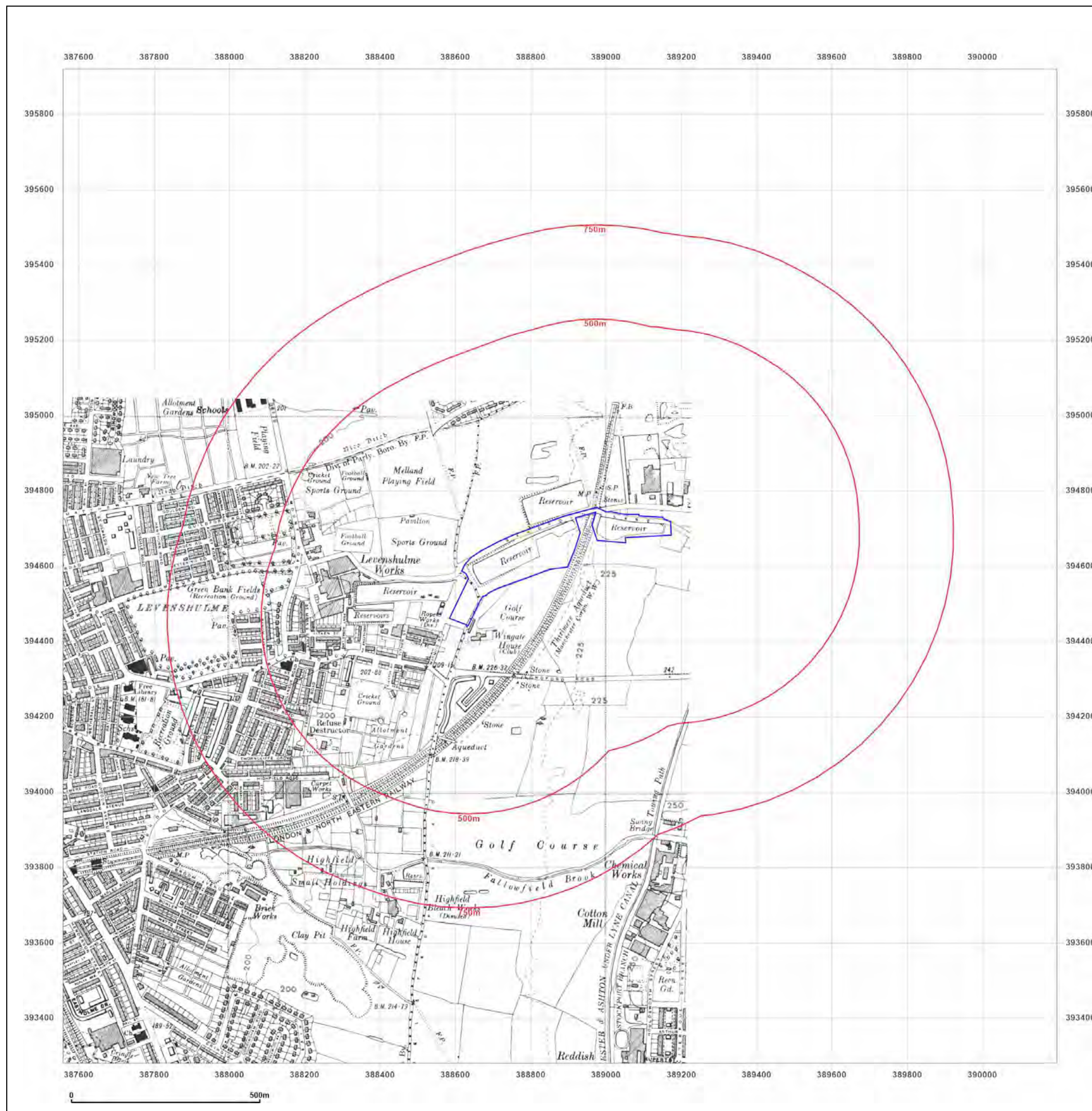


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 01 May 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Secret Lake

Client Ref: GM13676.2
Report Ref: GSWA1-RX8-B4Q-JW9-H9E
Grid Ref: 388877, 394599

Map Name: Provisional

Map date: 1954-1956

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed N/A
Revised 1954
Edition N/A
Copyright 1954
Levelled N/A

Surveyed N/A
Revised 1955
Edition 1955
Copyright N/A
Levelled N/A

Surveyed N/A
Revised 1954
Edition N/A
Copyright N/A
Levelled N/A

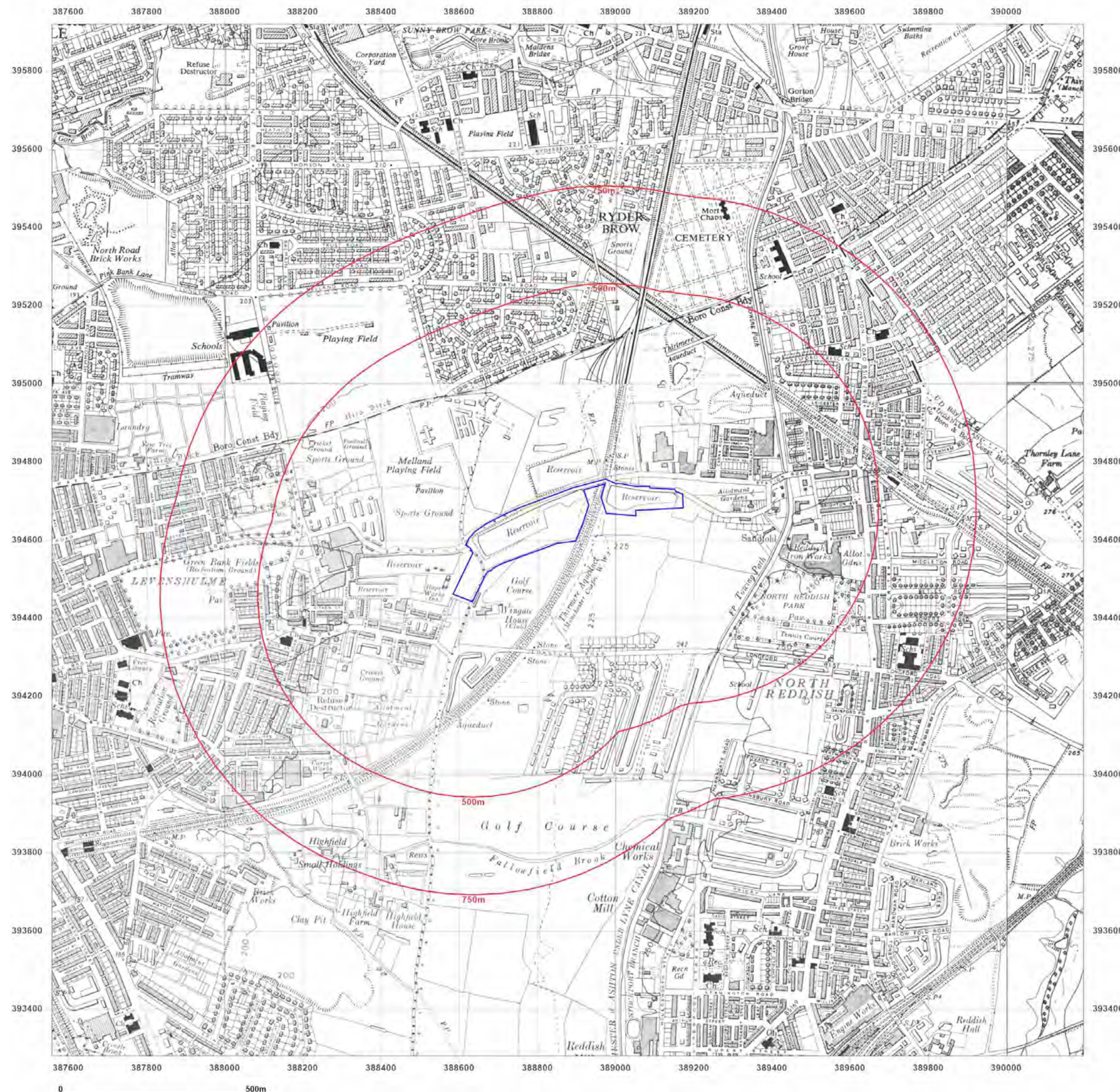


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 01 May 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Secret Lake

Client Ref: GM13676.2
Report Ref: GSWA1-RX8-B4Q-JW9-H9E
Grid Ref: 388877, 394599

Map Name: Provisional

Map date: 1965-1970

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1960
 Revised 1965
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1965
 Revised 1965
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed N/A
 Revised 1970
 Edition N/A
 Copyright N/A
 Levelled N/A

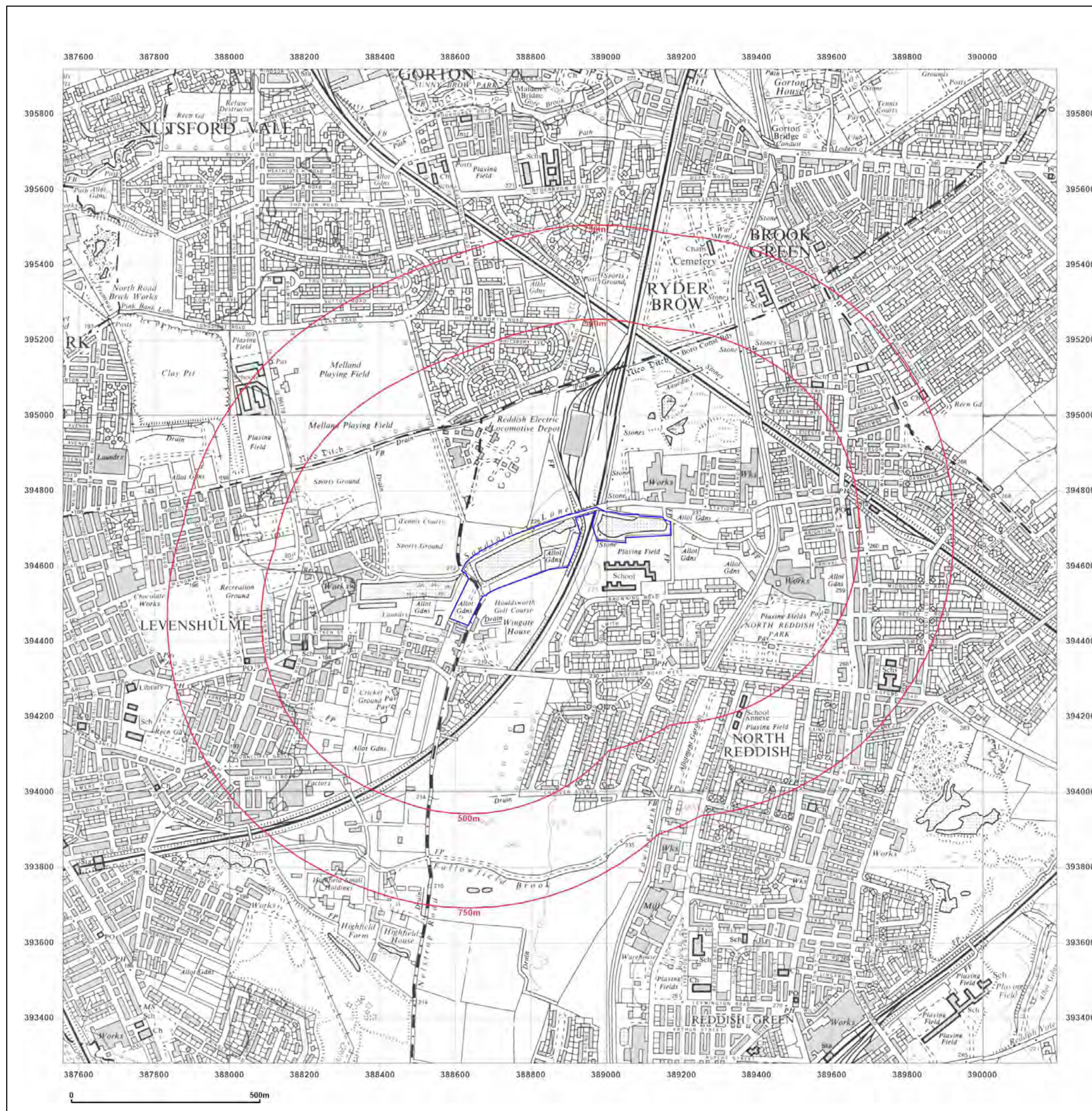


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 01 May 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Secret Lake

Client Ref: GM13676.2
Report Ref: GSWA1-RX8-B4Q-JW9-H9E
Grid Ref: 388877, 394599

Map Name: National Grid

Map date: 1976

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1974
 Revised 1975
 Edition N/A
 Copyright 1976
 Levelled 1964

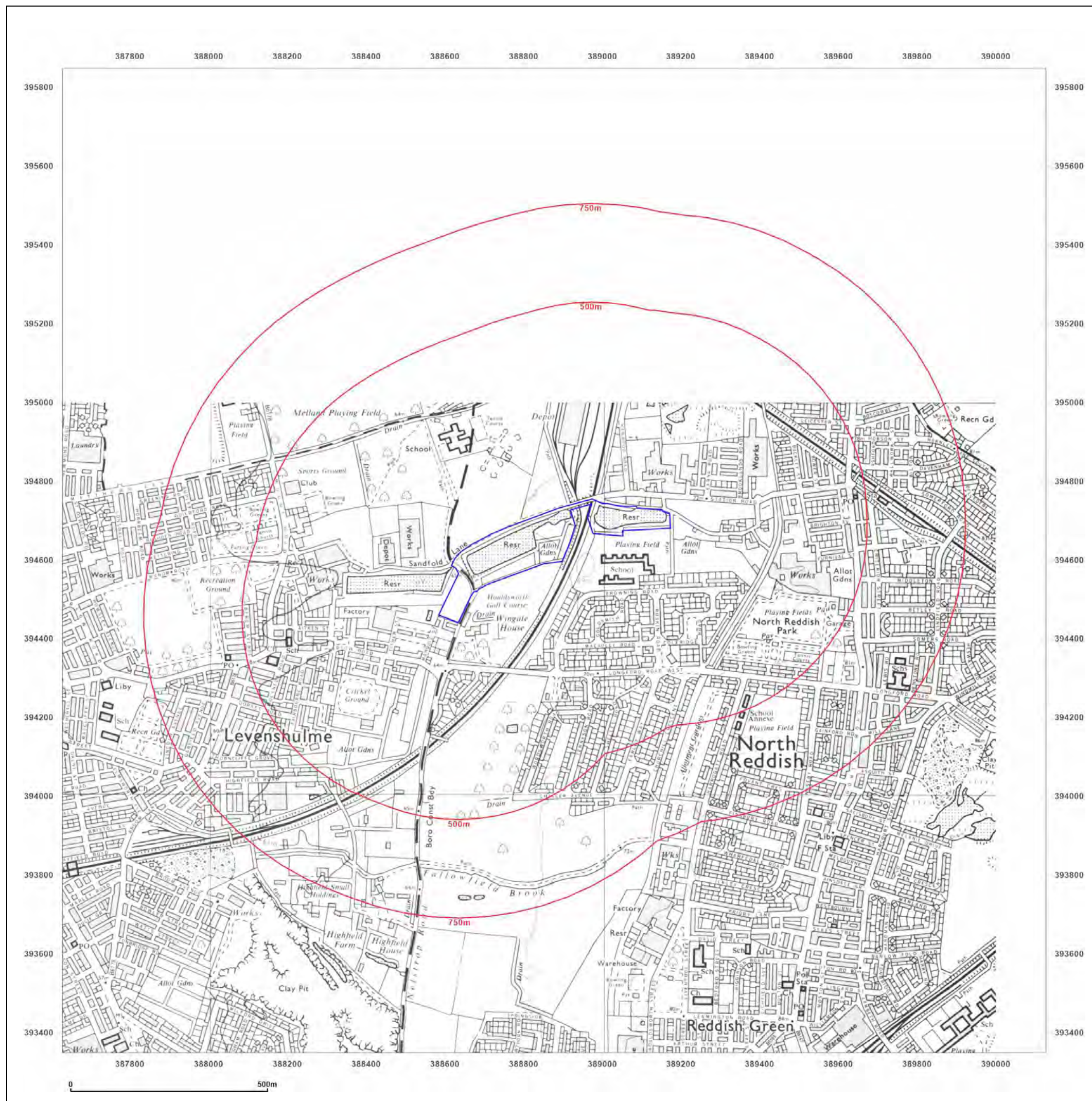


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 01 May 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Secret Lake

Client Ref: GM13676.2
Report Ref: GSWA1-RX8-B4Q-JW9-H9E
Grid Ref: 388877, 394599

Map Name: National Grid

Map date: 1980-1983

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1978
 Revised 1980
 Edition N/A
 Copyright 1981
 Levelled 1976

Surveyed 1979
 Revised 1982
 Edition N/A
 Copyright 1982
 Levelled 1977

Surveyed 1981
 Revised 1983
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1975
 Revised 1980
 Edition N/A
 Copyright 1980
 Levelled 1971

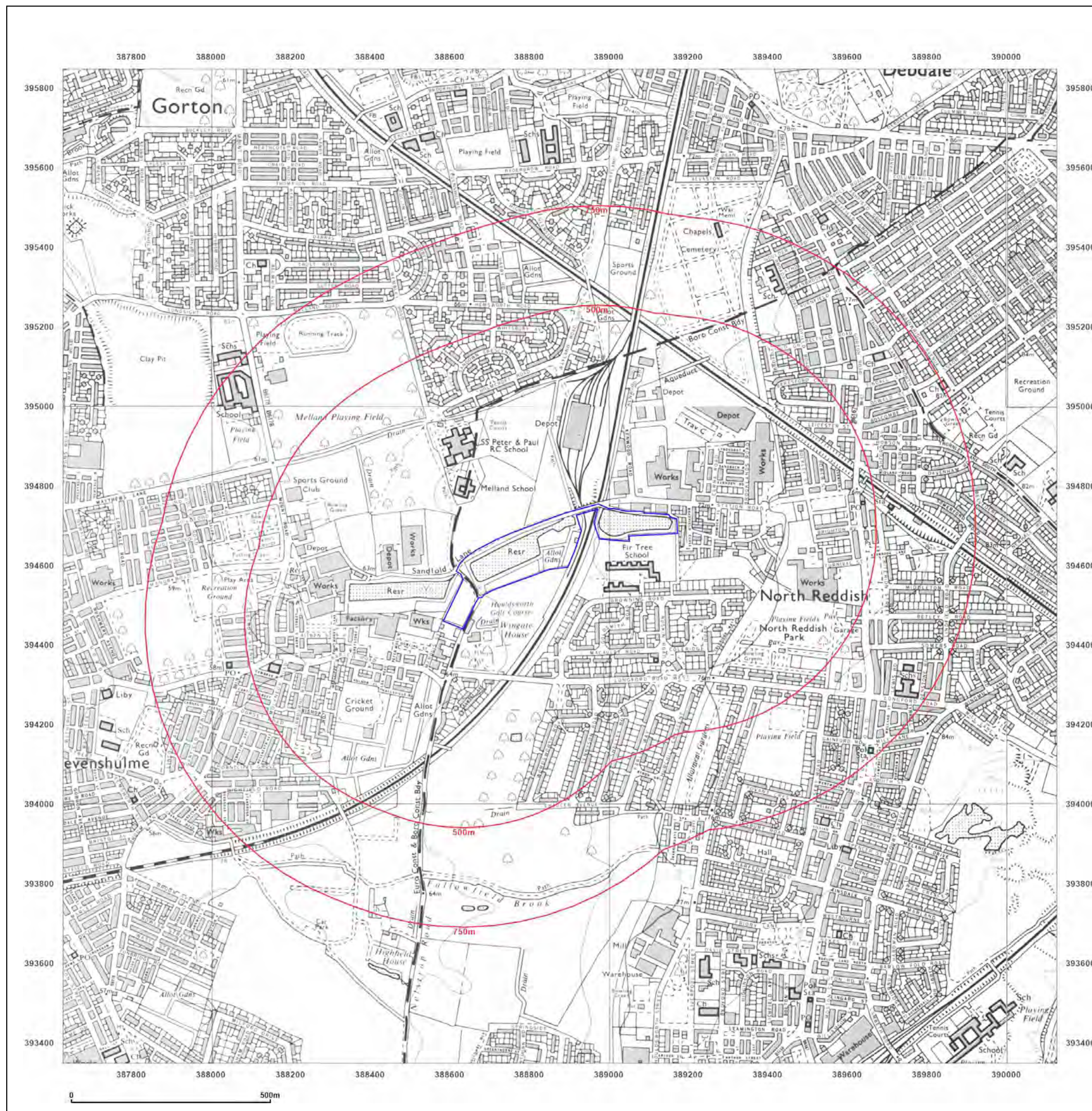


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 01 May 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Secret Lake

Client Ref: GM13676.2
Report Ref: GSWA1-RX8-B4Q-JW9-H9E
Grid Ref: 388877, 394599

Map Name: National Grid

Map date: 1985-1989

Scale: 1:10,000

Printed at: 1:10,000



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

Surveyed 1988
 Revised 1989
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1986
 Revised 1989
 Edition N/A
 Copyright N/A
 Levelled N/A

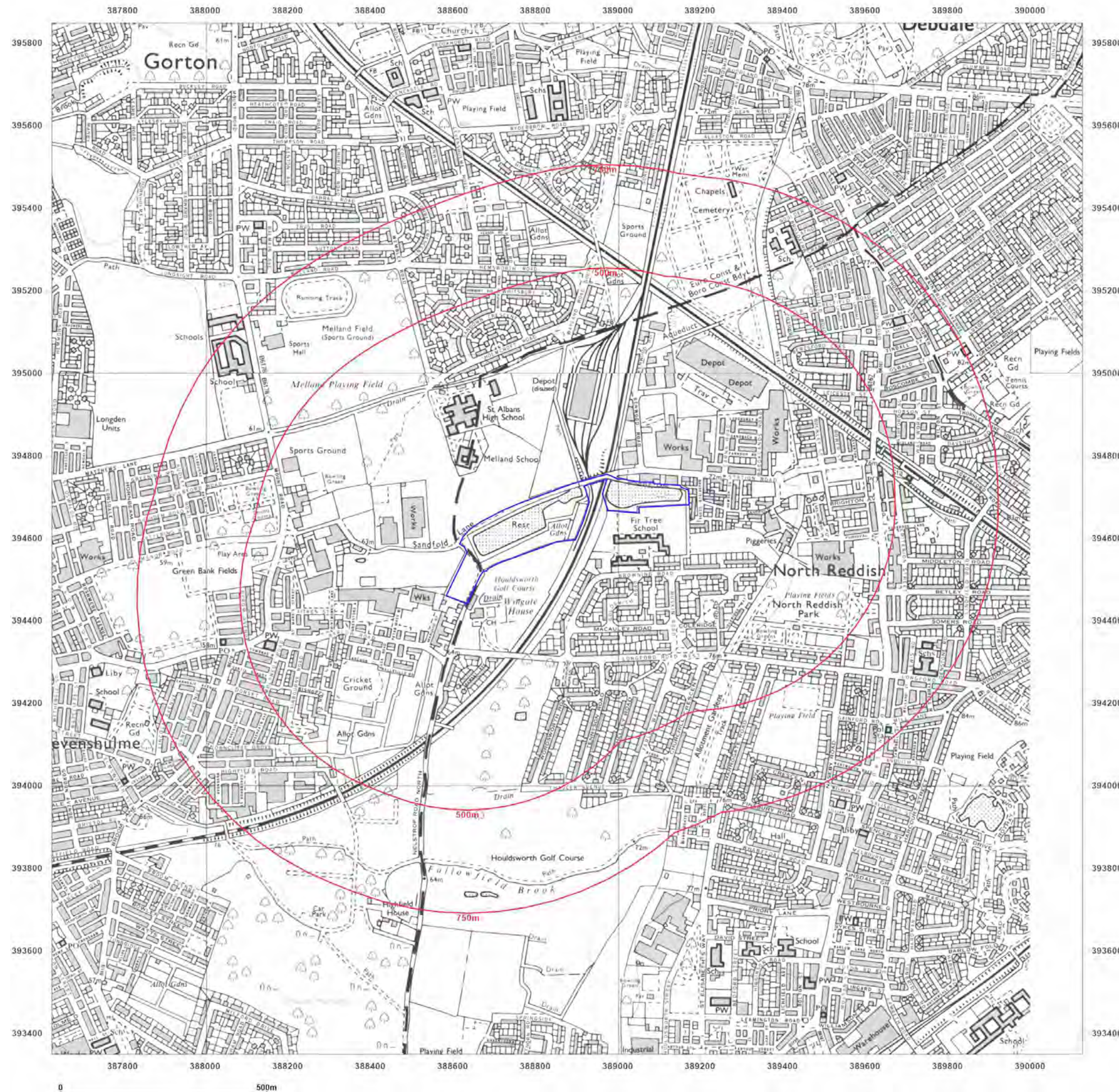


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 01 May 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





Site Details:

Secret Lake

Client Ref: GM13676.2
Report Ref: GSWA1-RX8-B4Q-JW9-H9E
Grid Ref: 388877, 394599

Map Name: National Grid

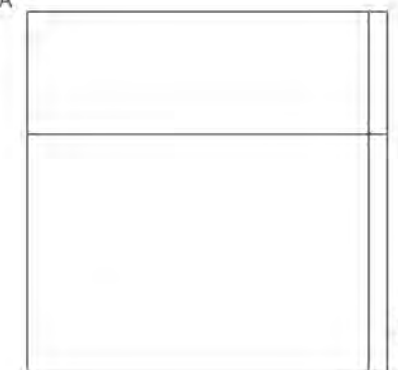
Map date: 1991-1992

Scale: 1:10,000

Printed at: 1:10,000



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



Surveyed 1975
Revised 1992
Edition N/A
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 01 May 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Site Details:

Secret Lake

Client Ref: GM13676.2
Report Ref: GSWA1-RX8-B4Q-JW9-H9E
Grid Ref: 388877, 394599

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 01 May 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Secret Lake

Client Ref: GM13676.2
Report Ref: GSWA1-RX8-B4Q-JW9-H9E
Grid Ref: 388877, 394599

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 01 May 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Secret Lake

Client Ref: GM13676.2
Report Ref: GSWA1-RX8-B4Q-JW9-H9E
Grid Ref: 388877, 394599

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000

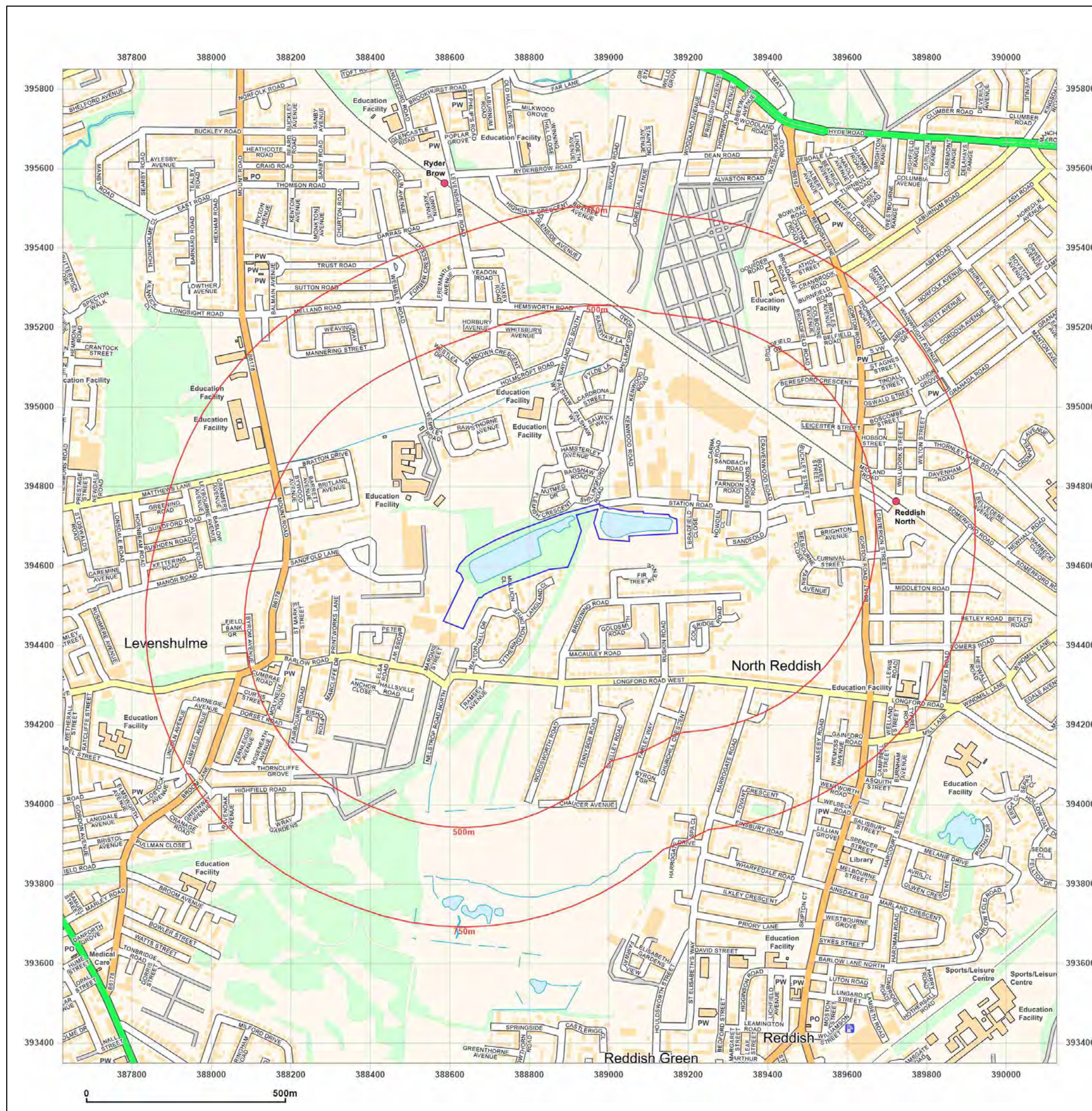


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 01 May 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



APPENDIX C: WALKOVER PHOTOGRAPGY SURVEY

CLIENT:	Northern Group Developments Limited
PROJECT:	Station Road, Reddish
SITE VISIT DATE:	07/05/2025
JOB NO.:	GM13736
PREPARED BY:	Shannon Connell

Photograph locations are shown on Drawing Number GM13736-002, which should be read in conjunction with this Photograph Survey.

EASTERN PARCEL OF THE SITE

1. End of Station Road and beginning of the path towards Secret Lake.



2. Steps leading down towards Fallowfield Loop.



3. View from a small concrete platform beside the lake in the eastern portion of the Site. The area is densely vegetated.



4. Path which wraps around the entirety of the eastern lake, bordered by areas of thick vegetation comprising a range of trees, shrubs, grasses, and stinging / flowering plants.



5. No visual or olfactory signs of contamination. Occasional pieces of debris scattered across the area, mostly comprising plastic containers and bottles.^[GH1]



6. Palisade fencing present along the entire southeastern boundary of the Site, with views of the playing field adjacent to Site.



7. Dumping of clothes in the east of the Site.



8. Residential properties are situated adjacent to the eastern Site boundary. A pram had been dumped in the southeastern corner of the Site.



9. Alleyway between the Site boundary and residential properties in the east. Littering of plastics and paper.



10. Palisade fencing present along the northeastern boundary of the Site, separating the Site from the industrial and residential properties in the north. In the northeast corner, a path leads from the Site onto Station Road, opposite a recycling facility.



11. Path in the approximate centre of the Site, looking towards the west, situated in a forested area.



12. Path widens in the south with a canopy of trees. Dumping of plastics and fabric materials to the sides of the path within this area.



13. View looking towards the west from the southeastern corner of Secret Lake.



14. Path along the southern edge of Secret Lake, with thick vegetation on either side.



15. Fly tipping in the southwest, directly adjacent to residential properties. Waste includes wooden planks, bricks, plastics, and garden furniture (table, cushions, trampoline, etc).



16. Further fly tipping in the southwest corner, piles of tyres intermixed with wooden planks, rubble, and other bits of debris.



WESTERN PARCEL OF THE SITE

17. Collapsed fence, weighed down by pile of debris comprising rubble, plastics, cardboard, and etc.



18. Path along eastern site boundary, bordered by palisade fencing to the west and overgrown shrubbery to the east.



19. Piles of debris scattered along eastern site boundary in the south.



20. Area of hardstanding in the southernmost region, with visible mounds of debris in the northwest.



21. Fly tipping in the southernmost corner, comprising furniture and filled garbage bags.



22. Southern boundary bordered by concrete fence topped with barbed wire. Piles of debris consisting of wooden planks, rubble, plastics, and etc.



23. Mound of debris comprising wooden slabs, rubble, cardboard, hard hats, picture frames, tree branches, and etc.



24. Another mound of debris in the northwest, covered by a layer of grass.



25. Dumping of rubble, fencing, plastic containers, cushions, and etc.



EASTERN PARCEL OF THE SITE

26. Occasional pieces of debris floating in the lake – in this photo, a traffic cone and plastic containers. Ducks and geese also present on the lake.



27. View of the lake from the northwest corner.



28. Manhole cover present in the approximate centre of the Site towards the north.



29. View looking north down onto Fallowfield Loop from the bridge on site.



APPENDIX D: BGS BOREHOLE LOGS

Appendix D – British Geological Survey (BGS) Borehole Logs

BGS ID	BGS Reference	Link
865848	SJ89SE168	api.bgs.ac.uk/sobi-scans/v1/borehole/scans/items/865848
865878	SJ89SE198	https://api.bgs.ac.uk/sobi-scans/v1/borehole/scans/items/865878
865883	SJ89SE203	khttps://api.bgs.ac.uk/sobi-scans/v1/borehole/scans/items/865883



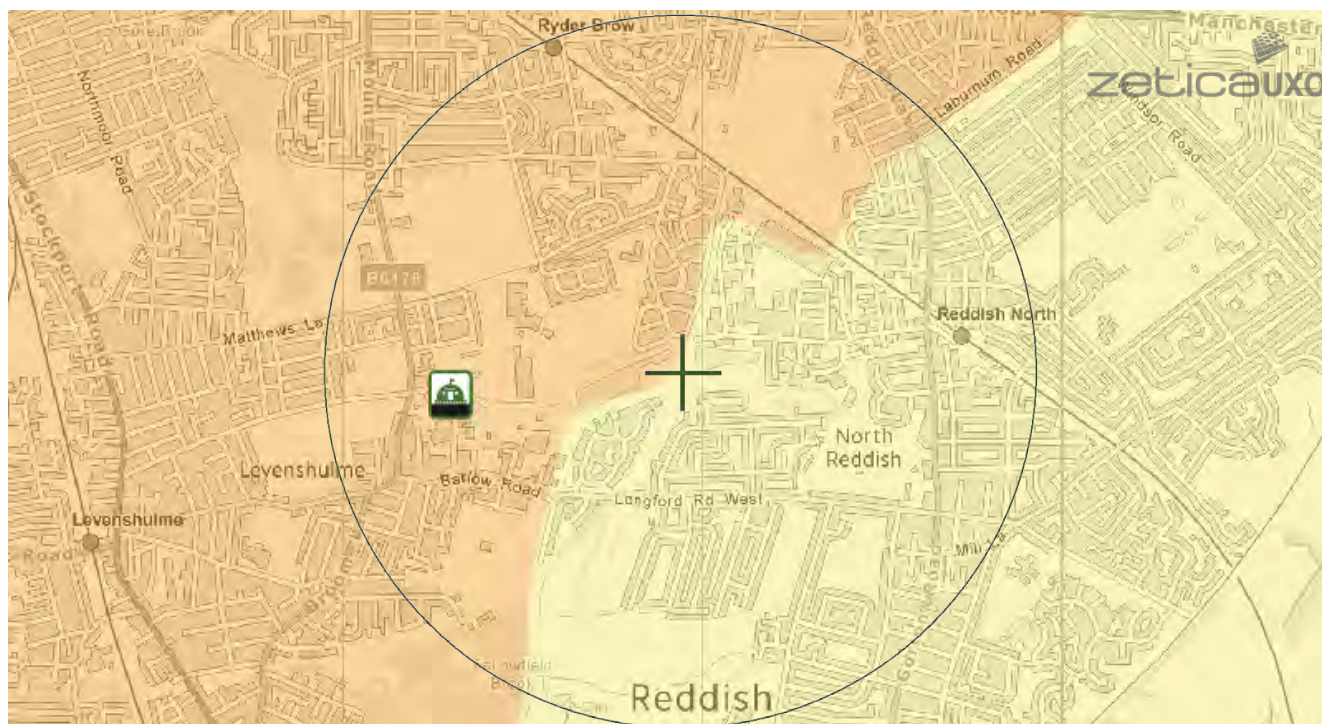
APPENDIX E: ZETICA UXO RISK MAP

UNEXPLODED BOMB RISK MAP



SITE LOCATION

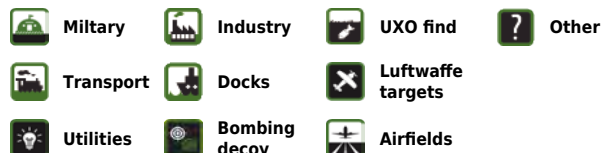
Map Centre: 388908,394670



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.



How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density. Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then [additional detailed research](#) is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our [pre-desk study assessments \(PDSA\)](#) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 email: uxo@zetica.com web: www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the [accompanying notes on our website](#).

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgement. The copyright remains with Zetica Ltd.

APPENDIX F: ESISTING SITE CONSTRAINTS PLAN



KEY

Site Boundary

Notes:

Boundaries are indicative. Aerial imagery shown for context purposes only.

Site Boundary digitised from PR1889-HRF-XX-ZZ-DR-A-9003 (Planning - Proposed Site Plan- Western and Central Parcel), PR1889-HRF-XX-ZZ-DR-A-9004 (Planning - Proposed Site Plan- Central Parcel) and PR1889-HRF-XX-ZZ-DR-A-9005 (Planning - Proposed Site Plan- Eastern Parcel) PDF Plans provided by the Client.

REVISION	DETAILS	DATE	DRAWN	CHKD	APPD

CLIENT	NORTHERN GROUP DEVELOPMENTS LTD
--------	---------------------------------

PROJECT	STATION ROAD REDDISH
---------	----------------------

DRAWING TITLE	SITE LOCATION PLAN
---------------	--------------------

DRG No.	GM13736-001	REV	P0.02	SUIT. CODE	--
DRG SIZE	A3	SCALE	1:5,000	DATE	30/07/2025
DRAWN BY	EK	CHECKED BY	--	APPROVED BY	--


PART OF 



DRAWINGS



KEY

Site Boundary

Notes:

Boundaries are indicative. Aerial imagery shown for context purposes only.

Site Boundary digitised from PR1889-HRF-XX-ZZ-DR-A-9003 (Planning - Proposed Site Plan- Western and Central Parcel), PR1889-HRF-XX-ZZ-DR-A-9004 (Planning - Proposed Site Plan- Central Parcel) and PR1889-HRF-XX-ZZ-DR-A-9005 (Planning - Proposed Site Plan- Eastern Parcel) PDF Plans provided by the Client.

REVISION	DETAILS	DATE	DRAWN	CHKD	APPD

CLIENT	NORTHERN GROUP DEVELOPMENTS LTD
--------	---------------------------------

PROJECT	STATION ROAD REDDISH
---------	----------------------

DRAWING TITLE	SITE LOCATION PLAN
---------------	--------------------

DRG No.	GM13736-001	REV	P0.02	SUIT. CODE	--
DRG SIZE	A3	SCALE	1:5,000	DATE	30/07/2025
DRAWN BY	EK	CHECKED BY	--	APPROVED BY	--


PART OF 





KEY

- Site Boundary
- Walkover Photo Directions
- Walkover Photo Locations

Notes:

Boundaries are indicative. Aerial imagery shown for context purposes only.

Site Boundary digitised from PR1889-HRF-XX-ZZ-DR-A-9003 (Planning - Proposed Site Plan- Western and Central Parcel), PR1889-HRF-XX-ZZ-DR-A-9004 (Planning - Proposed Site Plan- Central Parcel) and PR1889-HRF-XX-ZZ-DR-A-9005 (Planning - Proposed Site Plan- Eastern Parcel) PDF Plans provided by the Client.

REVISION	DETAILS	DATE	DRAWN	CHKD	APPD

CLIENT

NORTHERN GROUP DEVELOPMENTS LTD

PROJECT

STATION ROAD REDDISH

DRAWING TITLE

SITE WALKOVER PHOTO LOCATION PLAN

DRG No.	GM13736-002		REV	P0.02	SUIT. CODE	--
DRG SIZE	A3	SCALE	1:2,000	DATE	30/07/2025	
DRAWN BY	EK	CHECKED BY	--	APPROVED BY	--	



STOKE-ON-TRENT

Sir Henry Doulton House
Forge Lane
Etruria
Stoke-on-Trent
ST1 5BD
Tel: +44 (0)1782 276 700

BIRMINGHAM

Two Devon Way
Longbridge Technology Park
Longbridge
Birmingham
B31 2TS
Tel: +44 (0)121 580 0909

BOLTON

41-50 Futura Park
Aspinall Way
Middlebrook
Bolton
BL6 6SU
Tel: +44 (0)1204 227 227

BRISTOL

3rd Floor
Brew House
Jacob Street
Tower Hill
Bristol
BS2 0EQ
Tel: +44 (0)117 203 4477

BURY ST EDMUNDS

Armstrong House
Lamdin Road
Bury St Edmunds
Suffolk
IP32 6NU
Tel: +44 (0)1284 765 210

CARDIFF

Tudor House
16 Cathedral Road
Cardiff
CF11 9LJ
Tel: +44 (0)292 072 9191

CARLISLE

Marconi Road
Burgh Road Industrial Estate
Carlisle
Cumbria
CA2 7NA
Tel: +44 (0)1228 550 575

EDINBURGH

The Tun
4 Jackson's Entry
Edinburgh
EH8 8PJ
Tel: +44 (0)131 555 3311

GLASGOW

24 St Vincent Place
Glasgow
G1 2EU
Tel: +44 (0)141 428 4499

LEEDS

36 Park Row
Leeds
LS1 5JL
Tel: +44 (0)113 831 5533

LONDON

Summit House
12 Red Lion Square
London
WC1R 4QH
Tel: +44 (0)207 242 3243

NEWCASTLE UPON TYNE

City Quadrant
11 Waterloo Square
Newcastle upon Tyne
NE1 4DP
Tel: +44 (0)191 232 0943

TRURO

Baldhu House
Wheal Jane Earth Science Park
Baldhu
Truro
TR3 6EH
Tel: +44 (0)187 256 0738

International office:

ALMATY

29/6 Satpaev Avenue
Hyatt Regency Hotel
Office Tower
Almaty
Kazakhstan
050040
Tel: +7(727) 334 1310