HBL ASSOCIATES

PHASE I DESK STUDY REPORT

For

1 CORNISH CLOSE, WYTHENSHAWE

On Behalf Of

GREAT PLACES HOUSING GROUP

HBL Ref: 11049-HBL-XX-XX-RP-C-0001

Document Control

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Date	**22nd May 2025**

Rev	Date	Details	Prepared By	Reviewed By
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1. Introduction

1.1 Background Information

HBL have been commissioned by Great Places Housing Group (The Client) to provide a Phase I desk study report for some proposed refurbishment works at a site on Cornish Close, Wythenshawe.

The project involves internal refurbishment and alteration to the existing building and construction of an external small, detached bin store.

An indicative layout is shown in Figure 1.

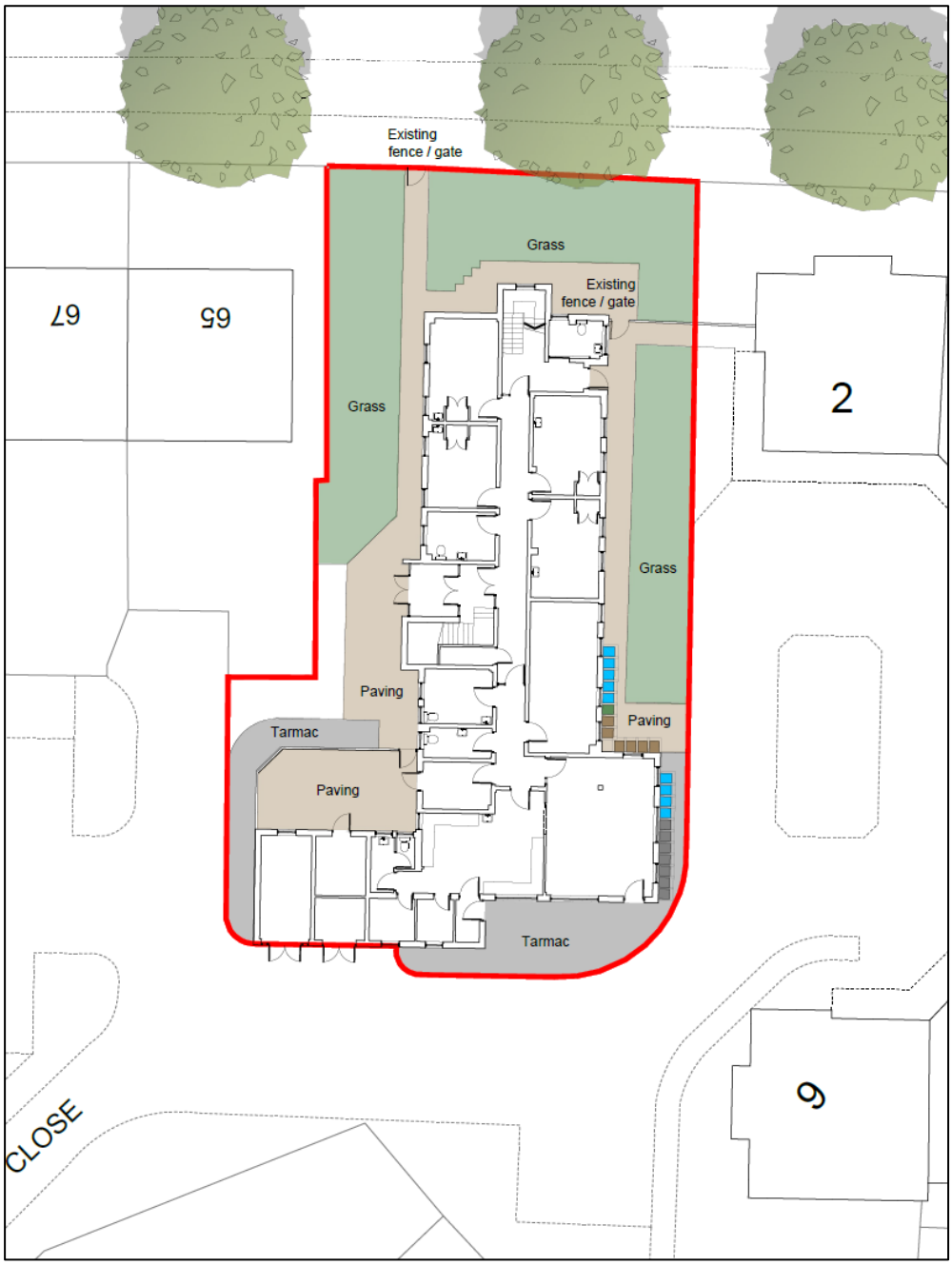


Figure 1: Proposed Site Development (taken from drawings supplied by The Client)

1.2 Scope and Objective of Works

This report has been designed to provide information for the design of the project.

This report has been devised to generally comply with the relevant principles and requirements of a range of guidance including:

- Part IIA of the Environment Protection Act, 1990.
- National Planning Policy Framework (HCA, December 2023).
- BS5930:2015+A1 2020: “Code of practice for site investigations.”
- BS10175: 2011 +A1:2017 “Investigation of Potentially Contaminated Sites - Code of Practice.”
- The Building Regulations 2010. Part C (HM Government 2013).
- NHBC Standards 2025.
- BS8004: 2015: Code of Practice for Foundations.

1.3 Information Sources

HBL are not aware of any previous reports.

Information has been utilised from:

- A walkover survey, undertaken in May 2025
- British Geological Survey (BGS) maps, plans and guides and online information.
- Groundsure historical maps and plans presented in Appendix C
- Groundsure geoenvironmental information presented in Appendix D

2. The Site

Plans of the site are presented in Appendix A. The site is located between Staithes Road and Cornish Way in Wythenshawe, approximately 1km NE of Manchester Airport. The site location is described in Table 1 and Figure 2.

Table 1: Site Information	
Site Address	1 Cornish Close, Wythenshawe, Manchester
Postcode	M22 0GJ
Size	0.08ha
Grid Reference	382911 385894

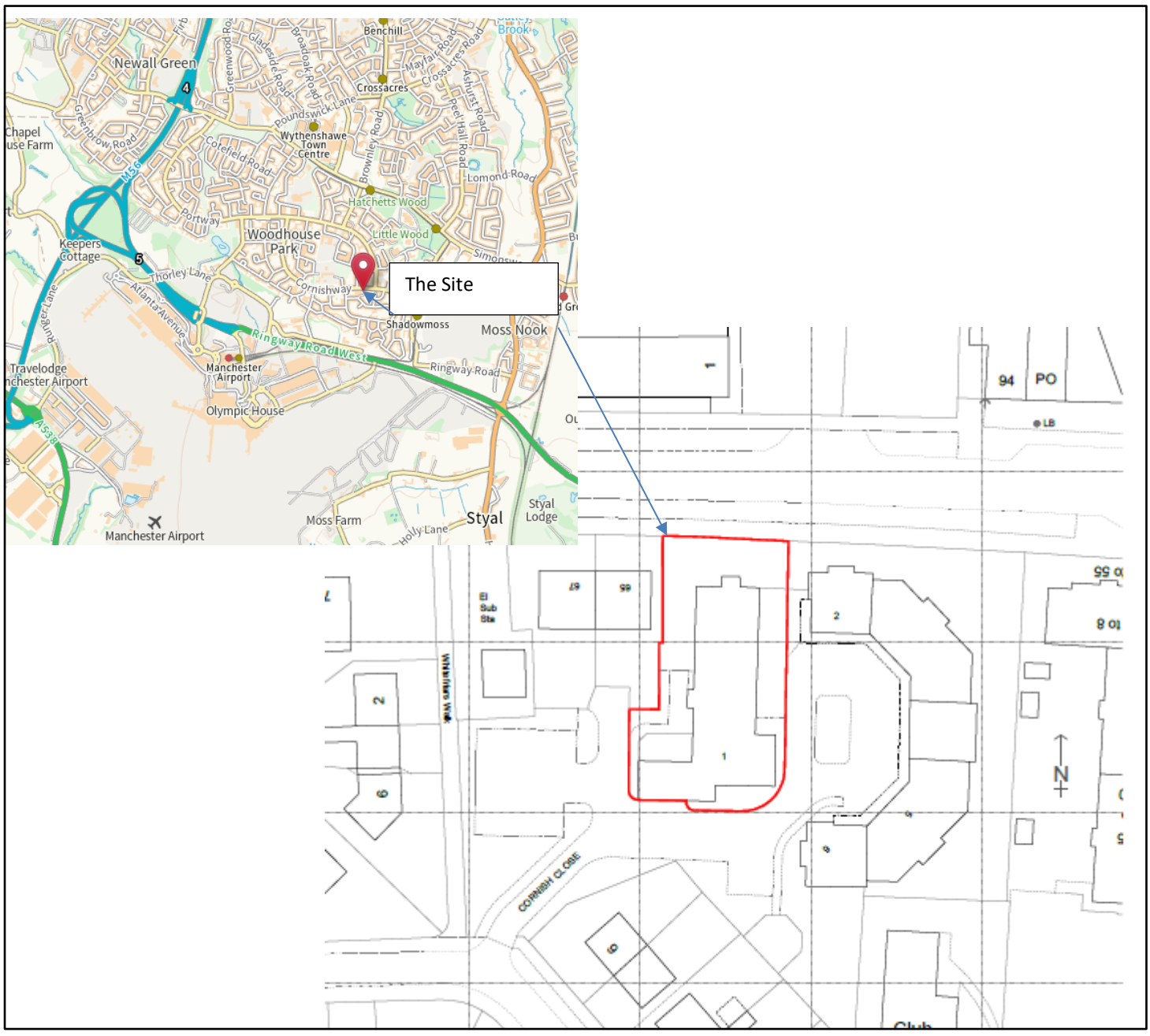


Figure 2: Site Location

A walkover survey was undertaken in May 2025. Photographs are presented in Appendix B.

At the time of the walkover, there were no obvious indications of ground contamination such as oil stains, and no sources such as stored fuels / chemicals or suspected asbestos were present. The area was generally clean but there was limited storage of wasteadhacent to the eastewrn side of the property. This was stacked against the building and was in crates or plastic bags.

The area is of residential usage and residential properties surround the site to the west, east and south, with a commercial unit (tyres) on the opposite side of Cornishway to the north .

The site is accessed via a driveway off Staithes Road at the south west corner of the site. The building currently occupying the site comprises a large modern brick built two storey property with a slate pitched roof divided into flats. The southeast end of the building is a single storey double garage. There is a gate onto Cornishway at the northern end. Mature trees are present along Cornishway.

The external areas are laid to macadam or paved and drainage grids are visible in parking areas. There is a small area of mown grass at the northwest and northern of the site and a small section of shrub hedgerow at the northern boundary. There is some indication of moss on the external brickwork of the northern elevation which may be related to it being a damp shaded area.

The eastern side of the building has an area of grass and several inspection covers and adjoins a shared garden area comprising raised beds and seating in a gravel surface surrounded by an access road.

3. Published Information

3.1 Site History

The site history has been determined by examination of historical maps presented in Appendix C, and online information. Extracts from some of the maps are shown in Figure 3.

In summary, a generally low environmental risk is assessed.

Wythenshawe was the site of a large housing estate project begun in the 1920s by Manchester City Council. Prior to the 1920s, it was agricultural land for the majority of its history.

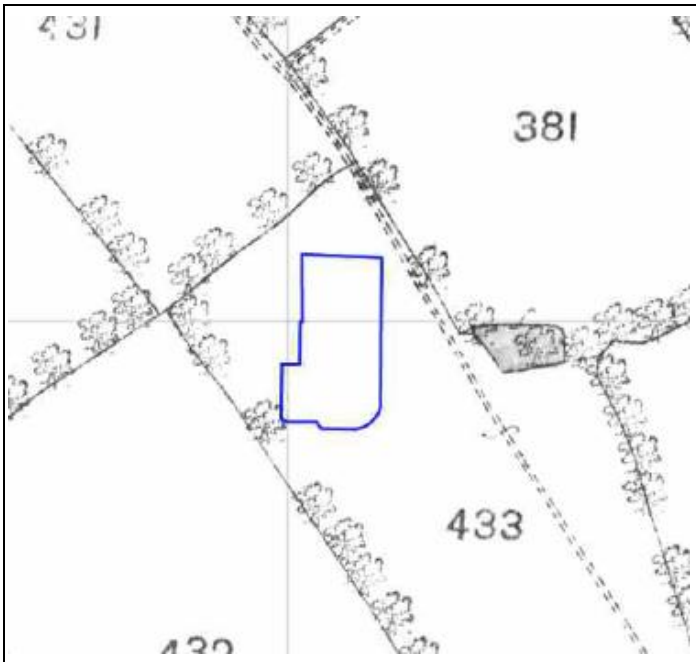
The area of the site is within agricultural fields on the first available map of 1872. A pond is located approximately 25m east. By 1954, a track is shown to the north of the site in the location of Cornishway road. By 1960, the site is within open land surrounded by housing to the south and west, "The Parish Church of William Temple" is to the east and "Woodhouse Park County primary School" is on the opposite side of Cornishway. A small building is located approximately 50m west.

By 1976, the primary school is no longer shown, and a U-shaped building "Cobham" is shown partially within the site, with the existing access drive to the SW corner.

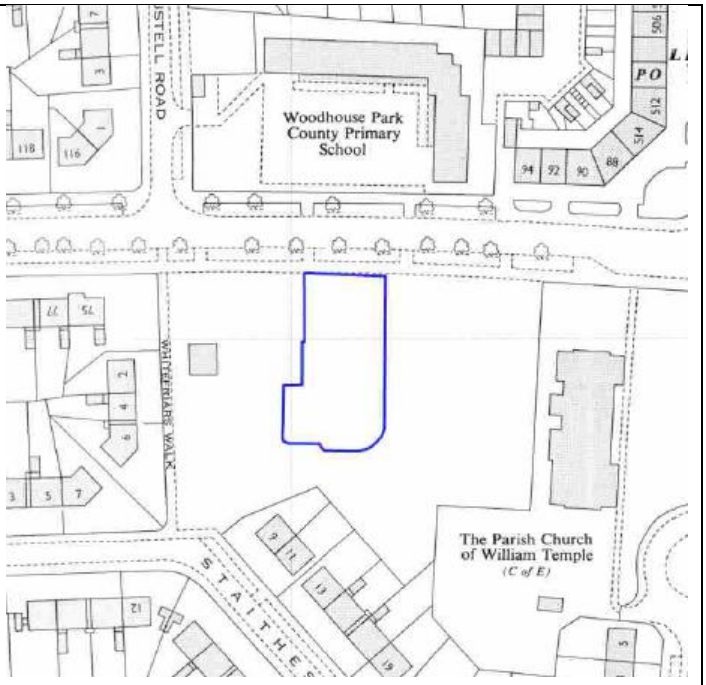
By 1987, the small building is marked as an electricity substation and the primary school site has been replaced with the commercial units present today.

By 2000, aerial photography shows the current building, and the existing building to the east. The aerial image of 2005 shows the church to the east being dismantled.

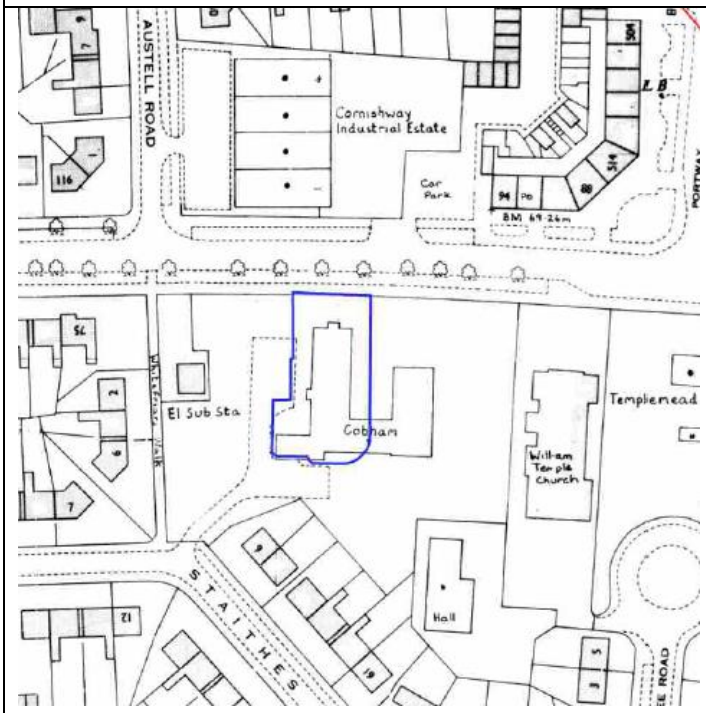
By 2010, the semi-detached housing unit to the NW of the site, between the site and the electricity substation, is shown and housing is shown in the location of the former church.



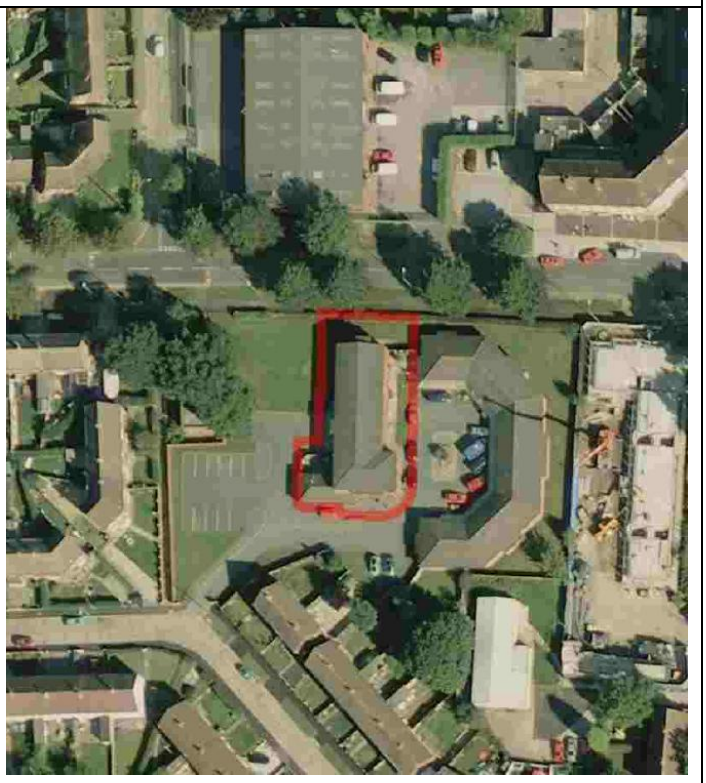
1877



1960



1987



2005

Figure 3: Extracts from Historical Maps

3.2 Geology

Made ground is likely to be present at surface, associated with the previous development at the site. Basements may have been present. Below the made ground, British Geological Survey (BGS) and Groundsure information shows the site to be covered by drift deposits (glacial clay), with Triassic bedrock of the Bollin Mudstone Formation at depth. The BGS describe the formation as:

> *"The upper part is a dominantly laminated reddish-brown and greenish-grey mudstone with siltstones. The lower part is a structureless and laminated, dominantly reddish-brown mudstone. Within the lower part of the member, a unit termed the 'Lower Keuper Sandstone' has been recognised in the Stockport area. This unit closely resembles the Tarporley Siltstone Formation of adjacent areas."*

Boreholes drilled in 1988 by Worms Eye at 3 Staithes Road, approximately 80m SW of the site are available from the BGS boreholes database (see Figure 4). The logs are presented in Appendix E and a summary is presented below. Unfortunately the records are of poor quality so some of the data is interpolated.

The superficial clay is of low strength and contains organic materials at this location, with stiff weathered bedrock clay from around 1.1 to 2.6m depth.

	BH1	BH2	BH3	BH4
Made Ground	0.0 to 1.1m Topsoil, clay, sand and brick	0.0 to 1.1 Topsoil, clay, sand and brick	0.0 to 0.6 Topsoil, clay, sand and brick	0.0 to 1.1 silty clay fill
Superficial Clay	1.1m to 2.1m Firm and soft silty clay	1.1 to 1.6 Soft black organic silt 1.6 to 2.6 Soft clay and firm clay with peaty silt	0.6 to 2.1 Soft brown and grey organic silty clays	-
Weathered Bedrock	2.1m to 3.1m Stiff red brown weathered marl	2.6 to 3.1 Stiff brown and grey weathered marl	2.1 to 2.6 Stiff brown and grey weathered marl	1.1 to 2.1 Stiff brown and grey weathered marl
Groundwater	Standing at 1.2m	Wet at 1.5m	Standing at 1.3m	Dry

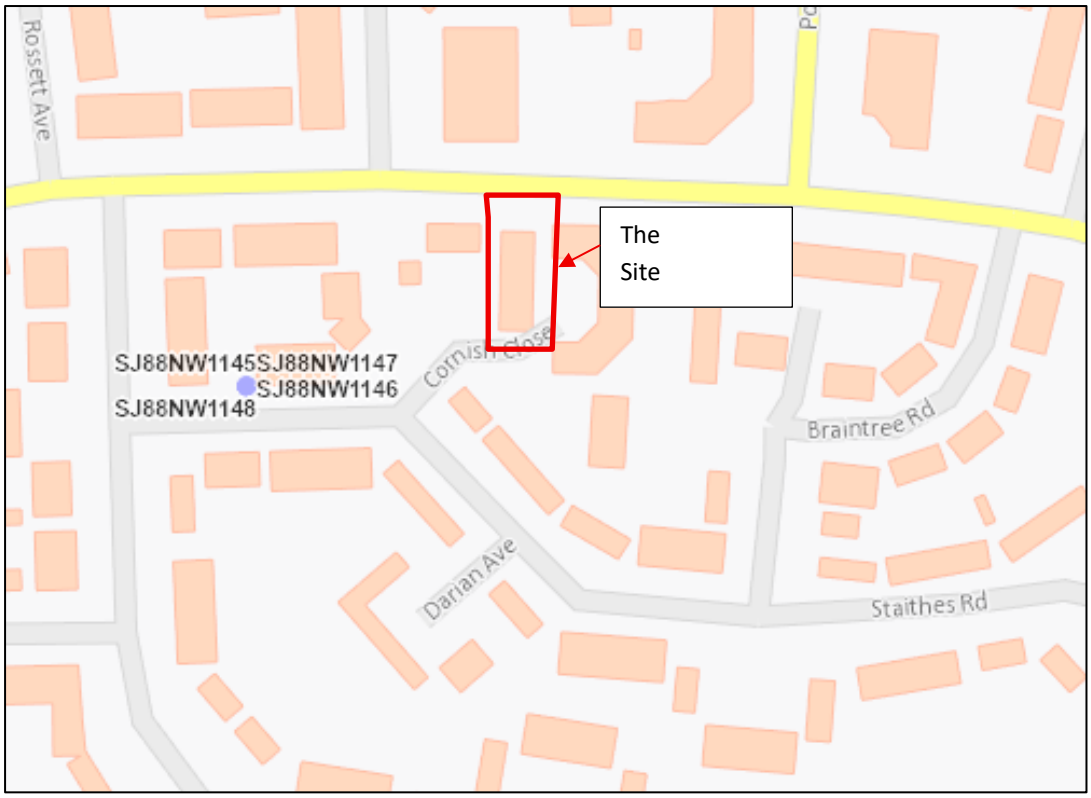


Figure 4: BGS Boreholes Location

3.3 Environmental Setting

An assessment of the site's environmental setting has been made from Groundsure data and the Walkover survey. The Groundsure report is presented in Appendix D. A summary of the findings is presented below:

Table 3 Data Summary: Environmental Setting

	Data Source	Data Summary
Historical and current Industrial Land Use	Groundsure Report GS-V92-I4M-Y3K-777	Closest historical industrial site is over 400m away Historical tank noted 218m NE (1992) Substation 14m west (current) Industrial estate 43m north (current) Electrical equipment servicing 118m west (current)
Petrol Stations and Garages	Groundsure Report GS-V92-I4M-Y3K-777	None within 500m
Licenced Sites	Groundsure Report GS-V92-I4M-Y3K-777	No COMAH sites, regulated explosives sites, consents to store hazardous substances, IPC records, sites registered as contaminated land (under Part 2A of the Environmental Protection Act), licenced industrial activities or radioactive substance authorisations within 500m
Licenced Discharges	Groundsure Report GS-V92-I4M-Y3K-777	There are no active discharges within 500m..
Pollution Incidents	Groundsure Report GS-V92-I4M-Y3K-777	None within 500m
Landfill and Waste	Groundsure Report GS-V92-I4M-Y3K-777	No active or historical landfills are noted within 500m There are no licenced waste sites within 500m Waste activities within 300m comprise only disposal of controlled drugs
Unexploded Ordnance Risk	https://zeticauxo.com/	Moderate risk indicated: See Section 3.4
Radon	https://www.ukradon.org/information/ukmaps Groundsure Report GS-V92-I4M-Y3K-777	Less than 1% of the properties are affected: Radon protection measures are not required.

Mining	https://datamine-cauk.hub.arcgis.com/ Groundsure Report GS-V92-I4M-Y3K-777	The site is not within a MRA coalfield consultation area No non coal mining is indicated
Aquifers	Groundsure Report GS-V92-I4M-Y3K-777	Aquifer (drift) – Secondary (Low vulnerability) Aquifer (solid) – Secondary (Low vulnerability)
Groundwater Abstraction	Groundsure Report GS-V92-I4M-Y3K-777	The site is not within a source protection zone around a groundwater abstraction borehole. There are no groundwater abstraction within 2km
Hydrology	OS Maps Groundsure Report GS-V92-I4M-Y3K-777	There are no surface water features located within 250m There are no active surface water abstractions within 2km. Comments on flood risk are outside the scope of this report.
Ecology and Environmental Designations	Groundsure Report GS-V92-I4M-Y3K-777	There are no Nature Reserves, Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC), Special Protection Areas, National Nature Reserves, Ancient Woodland , Biosphere reserves, Forest parks, or RAMSAR sites within 2km of the site. Green Belt land is 500m away.
Archaeological & Building Heritage	Groundsure Report GS-V92-I4M-Y3K-777	There are no Areas of Outstanding Natural Beauty, National Parks, Heritage Sites, scheduled ancient monuments, and the site does not contain any listed buildings

BGS Estimated soil chemistry is:

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

3.4 Unexploded Ordnance

A preliminary search undertaken using Zetica risk maps is presented in Appendix F and an extract is shown as Figure 5. A moderate risk is estimated for the site area.

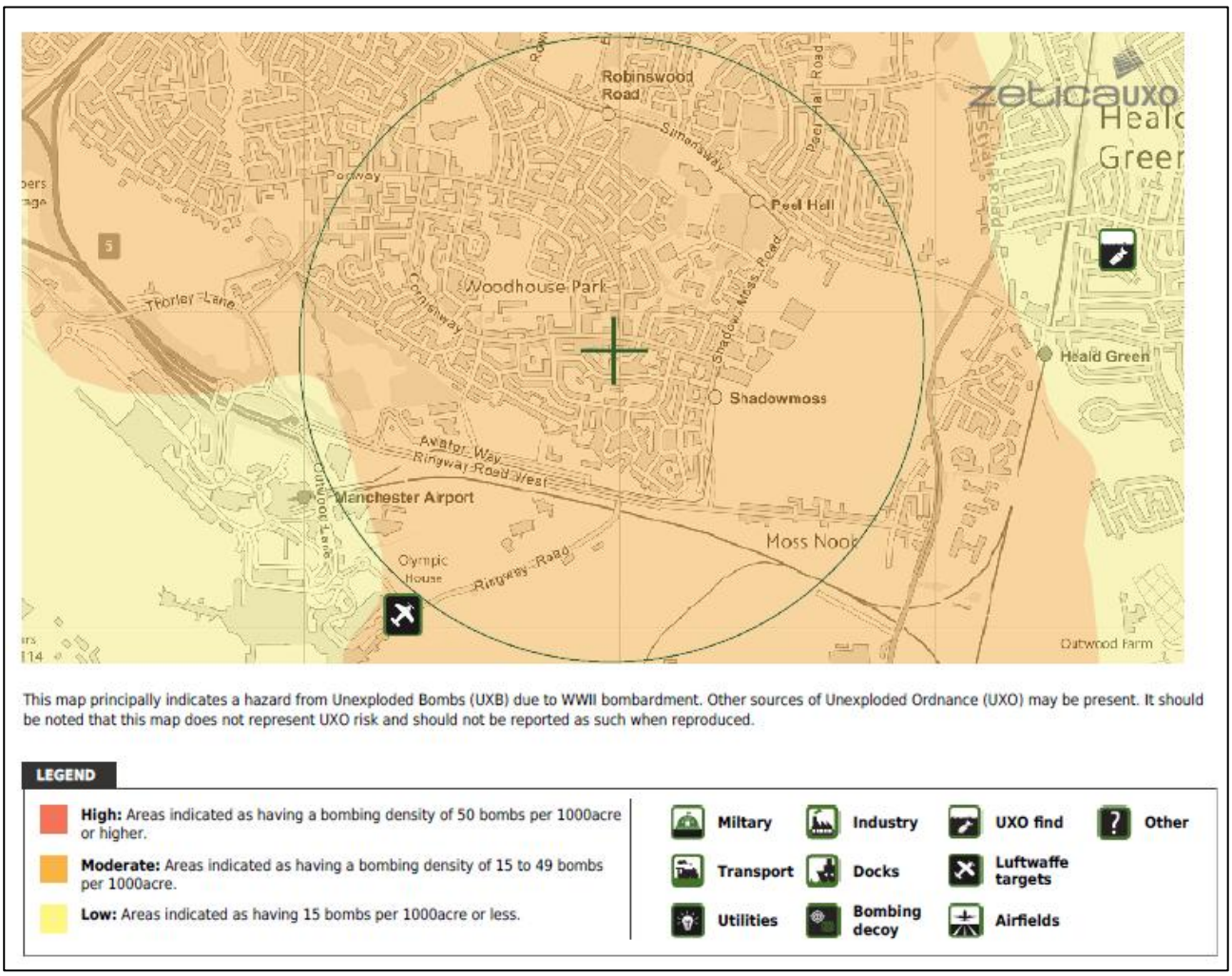


Figure 5: Extract from Zetica UXO Map

A research project by the University of Manchester[1] has mapped the locations of bombs which landed during the blitz. Manchester was heavily bombed during this time. However, no bombs are recorded within the site or in the surrounding area. The map is based on Ordnance Survey Revisions of 1932-1935. Scale: 25" to 1 mile. The area at this time was mainly farmland.

[1]See: https://luna.manchester.ac.uk/luna/servlet/detail/maps002~1~1~342999~123287?sort=reference_number%2Ctitle&qvq=q:bomb%20damage;sort:reference_number%2Ctitle;lc:maps002~1~1&mi=44&trs=49

4. Phase 1 Geoenvironmental Assessment

4.1 Hazards Identified with the Proposed Development

The hazard identification is based on the assumptions presented below:

- The existing and proposed development is residential.
- The site's external areas will remain as the current layout, with the exception of the addition of a small detached bin store.
- No new garden areas are proposed.
- No new drinking water supply pipes are proposed.

4.2 Potential Sources of Contamination

For the purpose of this assessment the potential contaminants of concern have been considered according to whether they are likely to have originated from on-site or off-site sources.

- Potential On-site Sources of Contamination:
  - Made Ground: Previous redevelopment at the site sometime between the late 70s and the year 2000 : could include buried former foundations, possible cellars/basements. : Metals, metaloids, asbestos, sulphates,
  - Fuel spillages from car park use: TPH, BTEX, MTBE, PAH
  - Ground gas generation in the made ground: Low risk as the fill is unlikely to contain putrescible materials
  - Ground gas generation in the superficial clay: Low risk : boreholes on an adjacent site indicate organic clays, however these may not be present below the site and if they do thus will only degrade very slowly so be a negligible ground gas source.

- Potential Off-site Sources of Contamination:
  - Industrial estate to the north: Fuels, BTEX, PAH
  - Infilled pond to the east: infilled sometime between the late 1950s and 1960s: possible organic materials and ground gas, leachable metals, metaloids

4.3 Potential Receptors of Contamination

Based on the data previously discussed, the following potential receptors to contamination have been identified:

Table 3: Identified Potential Sensitive Receptors	
A	Humans – Pre-development completion, i.e. living in the existing flats, working on site during refurbishment and construction.
B	Humans living on the site post construction
C	Off-site Human Health receptors: Adjacent residential properties

D	Surface Waters: None within influencing distance. : No viable overland pathways
E	Groundwater –secondary aquifers
F	Local flora and fauna during and post demolition and construction.
G	Building structure and services.

The possible contaminant linkages are discussed below. It should be noted not all may be formed between all sources and receptors.

4.4 Identification of Pathways

Pathways to Human Health

There are various routes by which a potential contaminant may reach a receptor. For example, in areas where contaminated material is exposed, dermal contact with the material, inhalation or ingestion of dust may occur.

Inhalation or ingestion of dust and water could occur during the construction and development phase at the site, however, very minimal groundwork (bin store) is proposed. Pathways from dermal contact with soil and groundwater could arise. It is considered that the risk of short-term exposure for ground workers and other construction workers is low unless there are asbestos fibres in the Made Ground.

Post construction, the site will remain as the current layout hence no new risks are anticipated.

Ground Gas

Gas and vapour entry into buildings could occur through service ducts and trenches. However, no new trenches which could act as pathways to the existing flats are proposed. The potential source of ground gas on the site is assessed as low and gas risk to the bin store is considered negligible as this will be an open structure.

Pathways to Controlled Waters

Leaching of contaminants could occur through the soils to groundwater in the underlying secondary aquifers. However, some attenuation in the unsaturated zone is anticipated which will slow transport of leached chemicals. This is considered to be a very low risk.

Other Pathways

Other potential pathways that are possibly less significant to the site but still require consideration are potential phytotoxic effects on sensitive plants; chemical attack on foundations and services and permeation of contaminants through proposed water pipes. As no new garden areas, pipes or foundations are proposed, other than foundations to the bin store which are anticipated to be very minimal and lightly loaded, these pathways are not considered relevant.

5. Conceptual Site Model

In summary, the environmental risk is considered to be low.

In accordance with BS 10175, a schematic section has been developed for the site based on the previously presented data and contaminant linkage assessment:

The model is presented in Figure 6.

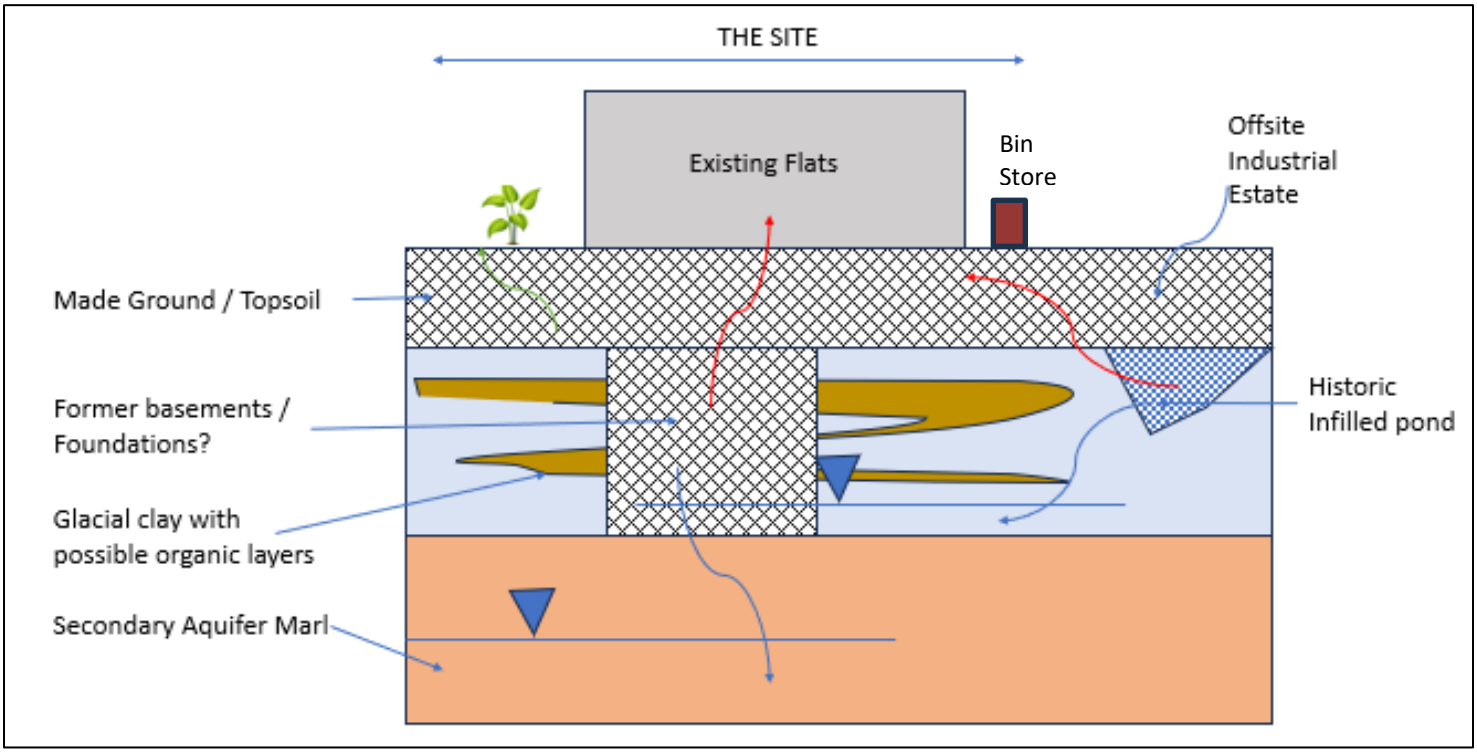


Figure 6: Conceptual Site Model (Not to scale)

Summary of Geoenvironmental Risk:

- Made ground is anticipated.
- Sources of contamination include: expected made ground, potential hydrocarbons below the car park due to minor spillages but the risk is assessed as low.
- Off-site industry/possible contaminant sources in the nearby area present a negligible risk to the development and residents/workers on site
- There is a negligible risk from ground gas.
- No remediation is required as part of the development

5. Conclusion

5.1 Summary

The study has identified the following in terms of risk to the proposed project:

- **Geotechnical Risk:**
  - The only construction proposed is for a bin store. This is anticipated to be a very low geotechnical risk as it is likely to comprise a very lightly loaded shallow foundation/hardstanding.
  - Clay soils are anticipated below the made ground, and large mature trees are present to the perimeters. Clay soils can exhibit seasonal movement in relation to moisture content change, particularly in the presence of existing, removed, or proposed trees. For the proposed bin store, it is anticipated that some movement of the foundations can be tolerated.
  - Clay soils may be soft and include organic material: The lightly loaded bin store foundations are unlikely to require significant shear strengths and there is no evidence of movement in the existing building.
  - If refurbishment works are to significantly increase loading on existing foundations, a Phase II investigation may be required to check the depth of the existing footings and the bearing strata in order to assess the suitability of the existing foundations.

- **Geoenvironmental Risk:**
  - Made ground is anticipated.
  - Sources of contamination include: expected made ground, potential hydrocarbons below the car park due to minor spillages but the risk is assessed as low.
  - Off-site industry/possible contaminant sources in the nearby area present a negligible risk to the development and residents/workers on site
  - There is a negligible risk from ground gas.
  - No remediation is required as part of the development

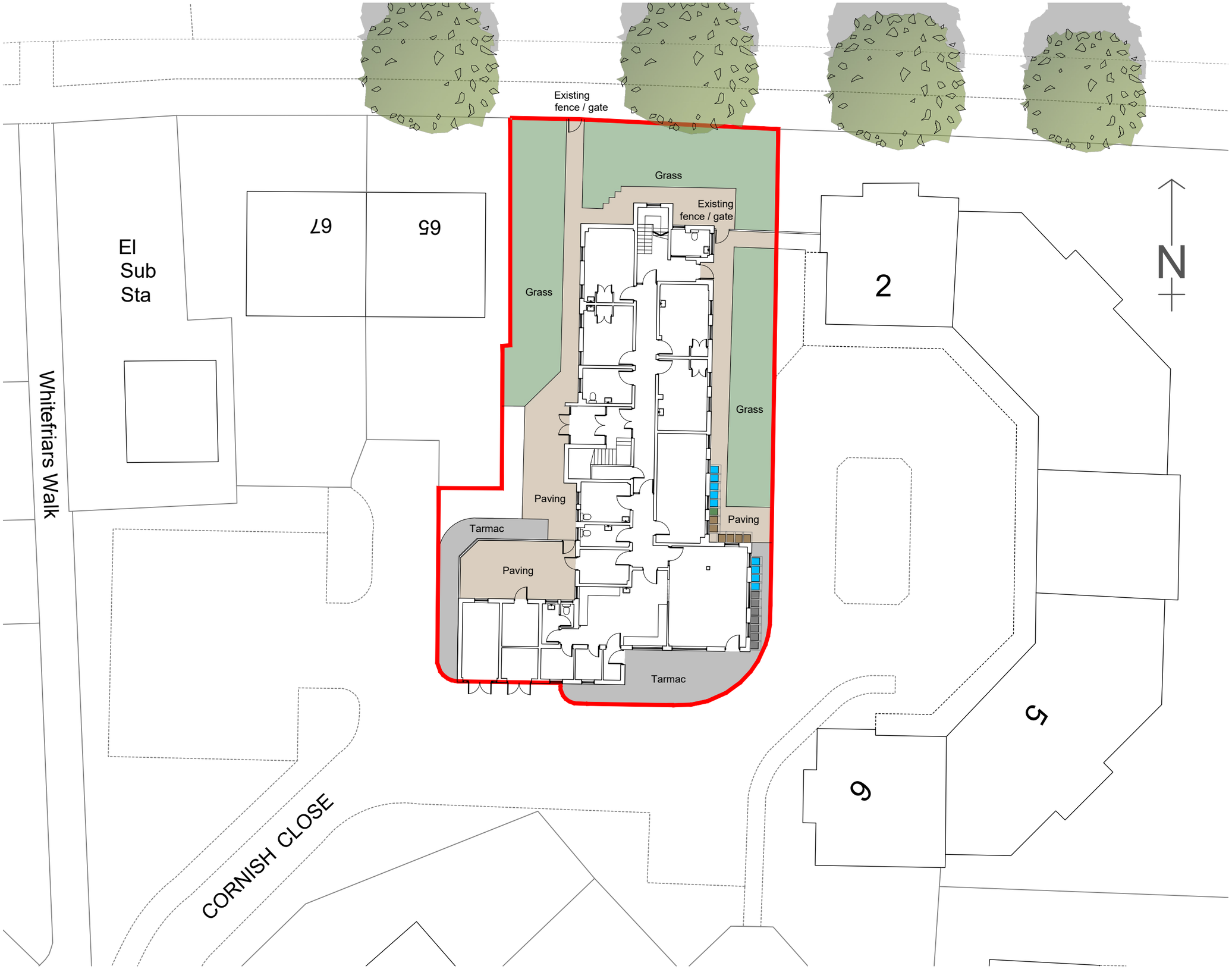
- **UXO Risk:**
  - Medium risk : However, there are no records of bombs having fallen in this area and the area was not developed at the time of the blitz, hence would not have presented a significant target.

5.2 Proposed Further Work

No further work is proposed, unless the refurbishment works are to significantly increase loading on existing foundations. In this case, an intrusive Phase II investigation may be required to check the depth of the existing footings and the bearing strata in order to assess the bearing capacity. This could comprise hand excavated trial holes at the external faces of the building with in situ testing using hand shear vanes and laboratory testing of clay samples for Atterberg limits.

As the building is to remain as two storey flats, it is not anticipated that this work will be necessary.

Appendix A: Site Plans



01 **Existing Site Plan**
01 Scale 1:250 @ A3

General Notes
01: Dimensions must not be scaled from this drawing. If in doubt, please ask.
02: All dimensions are in millimetres unless noted otherwise.
03: All dimensions should be verified on site before proceeding with the work.
04: TADW Architects shall be notified in writing of any discrepancies.
05: © TADW Limited (UK) 2015

Legend

P1	Issued for comments	21.03.25	KM	MH
Issue	Description	Date	Drawn	Checked

Drawing Status
P - Planning | **T** - Tender | **C** - Construction | **R** - As Record

For Comments

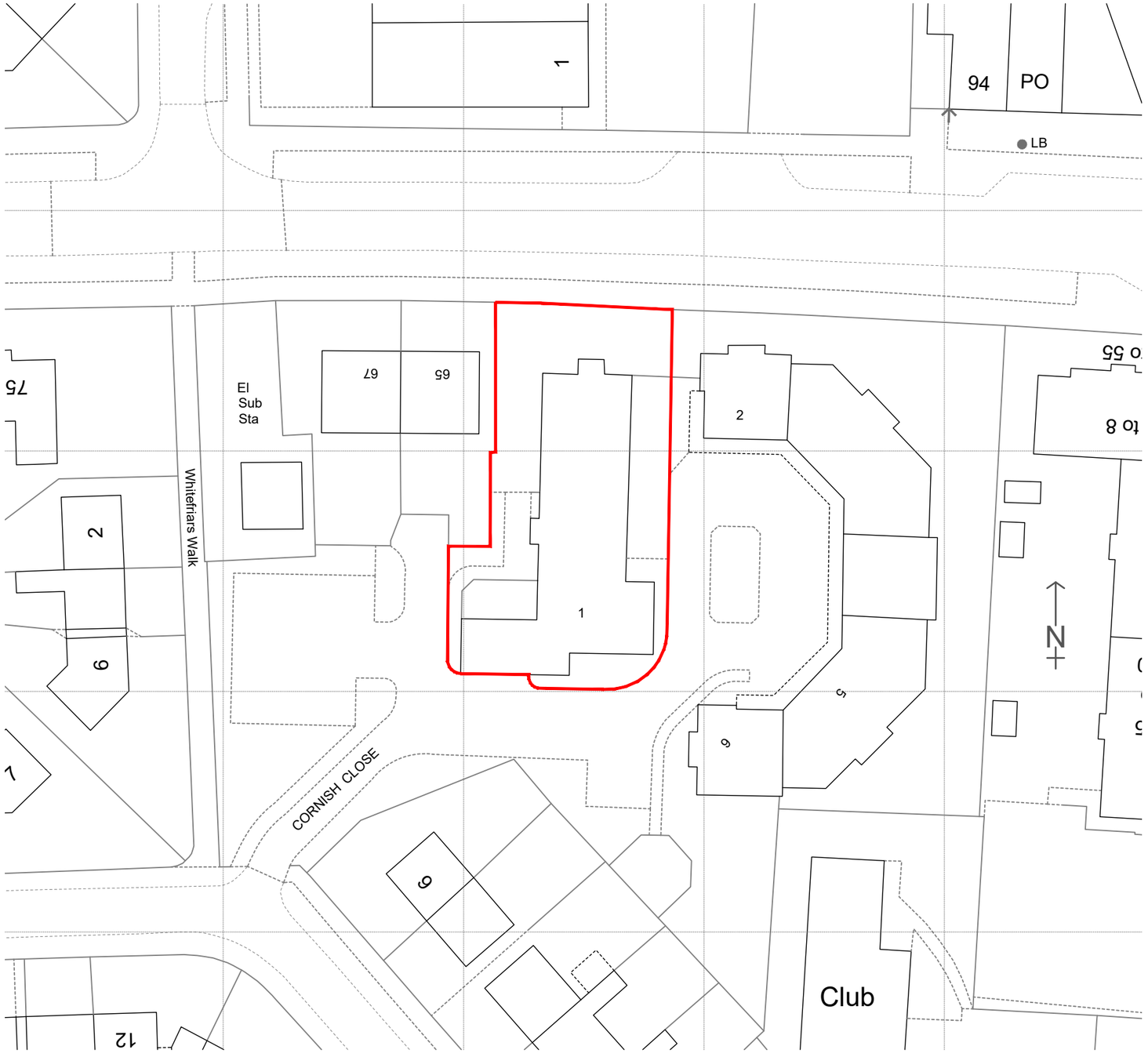
tadw architects
Six St. Petersgate Stockport Cheshire SK1 1HD
Ph 0161 477 6158 Fx 0161 480 8342 mail@tadw.co.uk www.tadw.co.uk

Client	Great Places Housing Group
Job	Cornish Close, Wythenshawe
Title	Existing Site Plan
Scale	1:250 @ A3

Note - Prints from PDF files may not be to scale, check accuracy against scale

5 13m
1:250

Job Number	Drawing Number	Issue
241350	01	P1



01
0100

Site Location Plan

Scale 1:500 @ A3

General Notes

01: Dimensions must not be scaled from this drawing. If in doubt, please ask.
02: All dimensions are in millimetres unless noted otherwise.
03: All dimensions should be verified on site before proceeding with the work.
04: TADW Architects shall be notified in writing of any discrepancies.
05: © TADW Limited (UK) 2015

Legend

Site boundary (To be confirmed by Client)

N

Issue	Description	Date	Drawn	Checked
P1	Issued for comments	20.03.25	KM	MH

Drawing Status
P - Planning | **T** - Tender | **C** - Construction | **R** - As Record

For Comments

tadw architects
Six St. Petersgate Stockport Cheshire SK1 1HD
Ph 0161 477 6158 Fx 0161 480 8342 mail@tadw.co.uk www.tadw.co.uk

Client	Great Places Housing Group
Job	Cornish Close, Wythenshawe
Title	Site Location Plan
Scale	1:500 @ A3

Note - Prints from PDF files may not be to scale, check accuracy against scale

5 10 15 25m 1:500

Job Number	Drawing Number	Issue
241350	0100	P1

Appendix B: Site Photographs

Photograph Location Plan





1



2



3



4



5



6

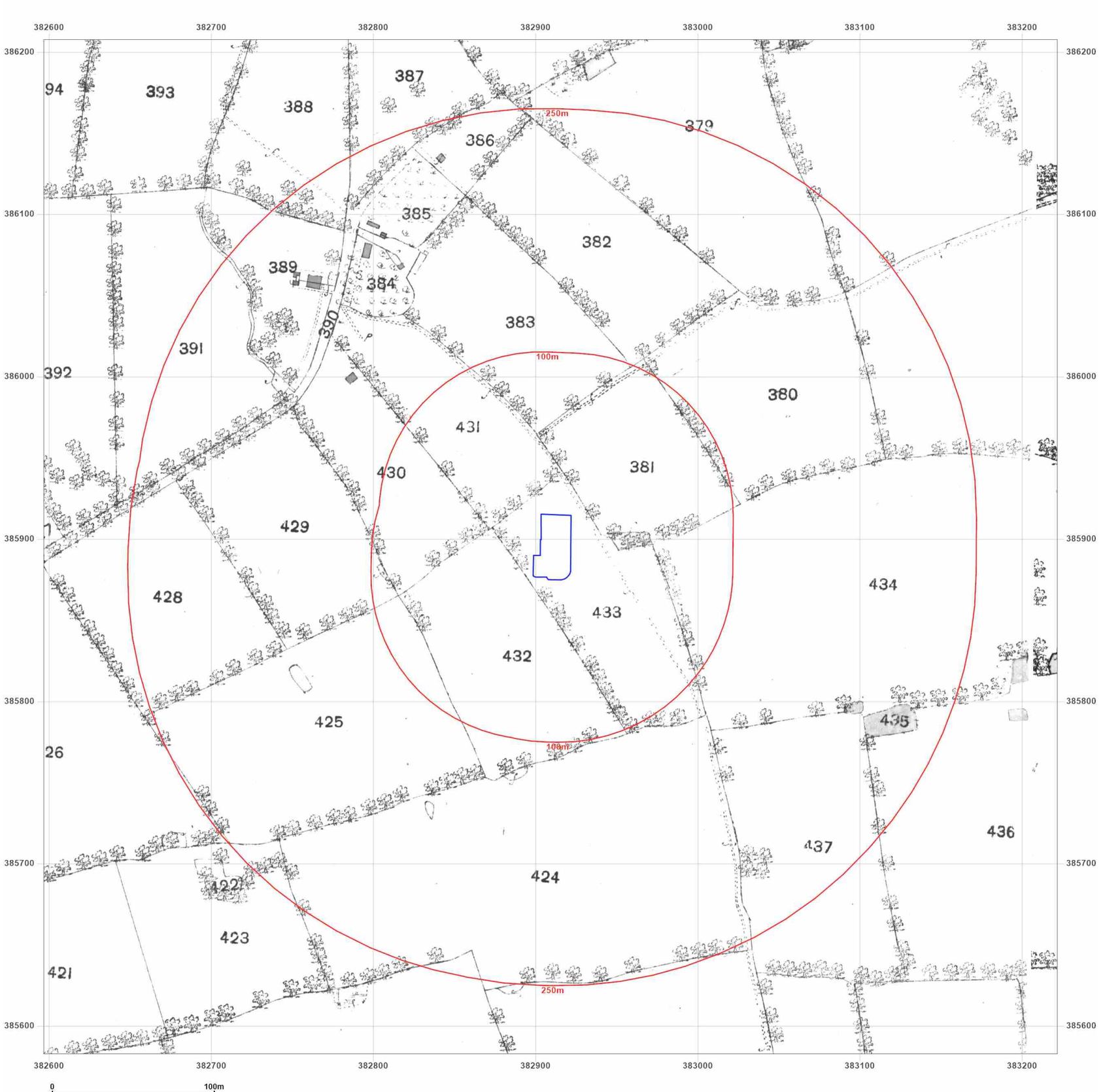


7



8

Appendix C: Groundsure Historical Maps



Groundsure INSIGHTS

Site Details:

1, CORNISH CLOSE,
MANCHESTER, M22 0GJ

Client Ref: Cornish Close
Report Ref: GS-LF9-443-ORK-BO4
Grid Ref: 382909, 385895

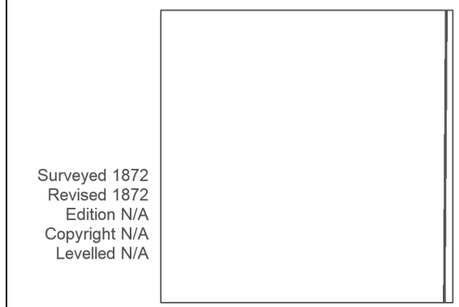
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Map date: **1872**

Scale: 1:2,500

Printed at: 1:2,500

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S



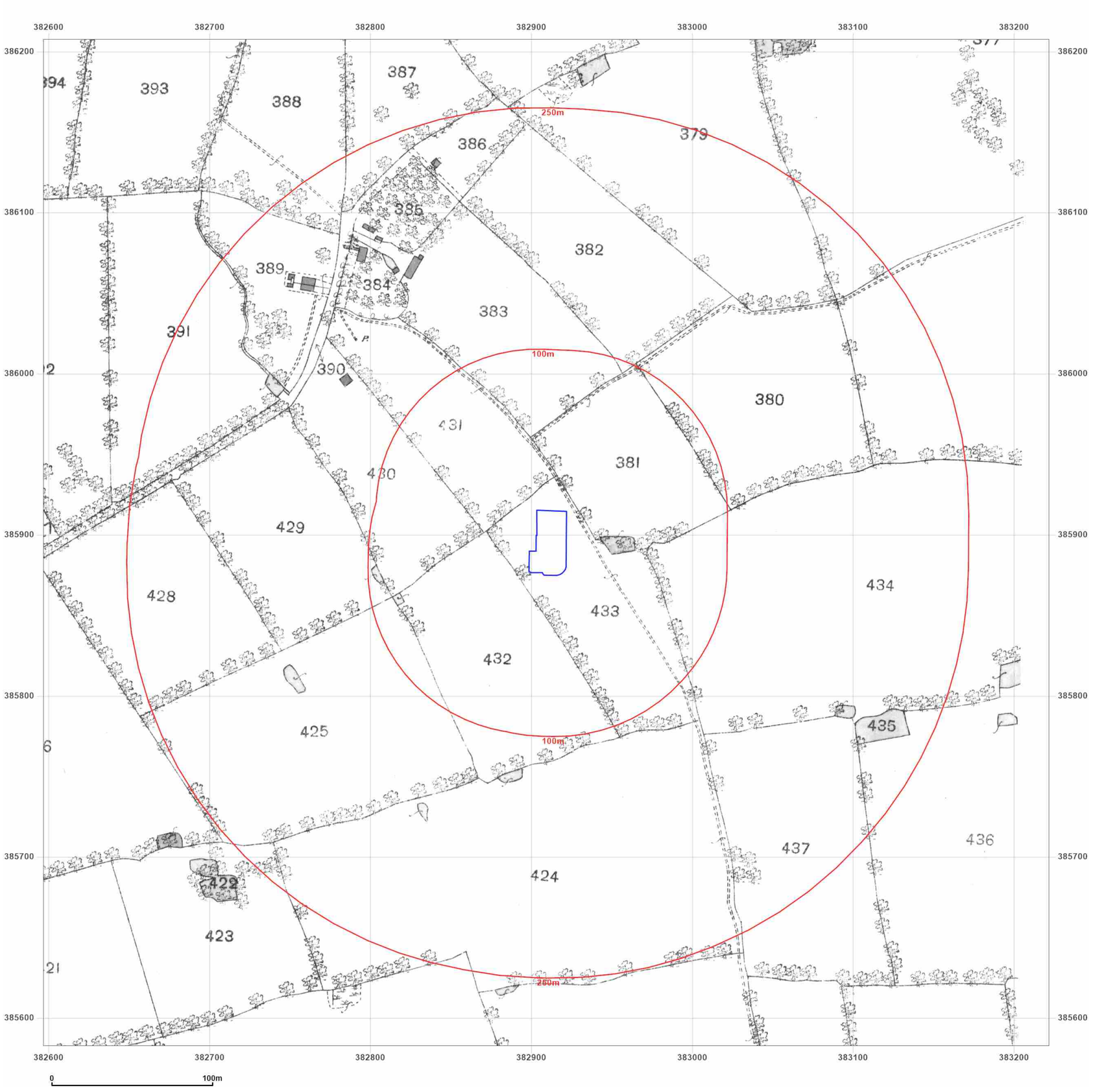
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Production date: 19 May 2025

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



Groundsure INSIGHTS

Site Details:

1, CORNISH CLOSE,
MANCHESTER, M22 0GJ

Client Ref: Cornish Close
Report Ref: GS-LF9-443-ORK-BO4
Grid Ref: 382909, 385895

Map Name: County Series

Map date: **1877**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1877
Revised 1877
Edition N/A
Copyright N/A
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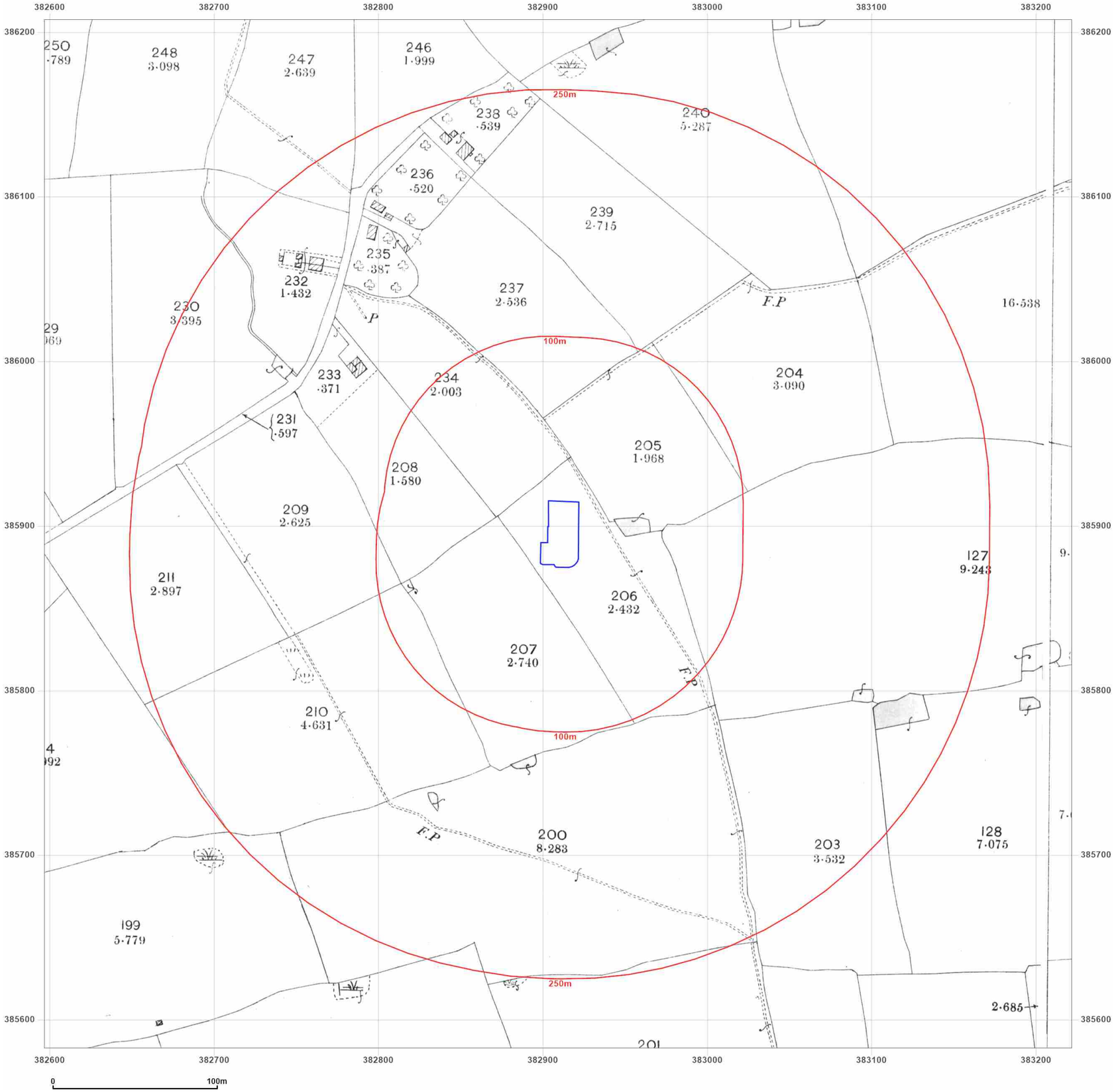
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Site Details:

1, CORNISH CLOSE,
MANCHESTER, M22 0GJ

Client Ref: Cornish Close
Report Ref: GS-LF9-443-ORK-BO4
Grid Ref: 382909, 385895

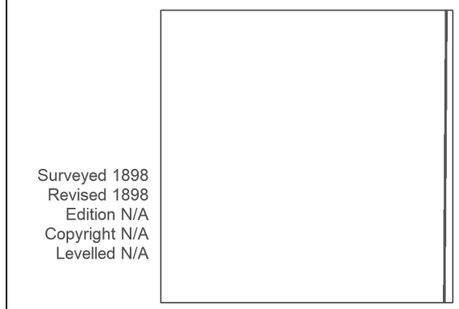
Map Name: County Series

Map date: **1898**

Scale: 1:2,500

Printed at: 1:2,500

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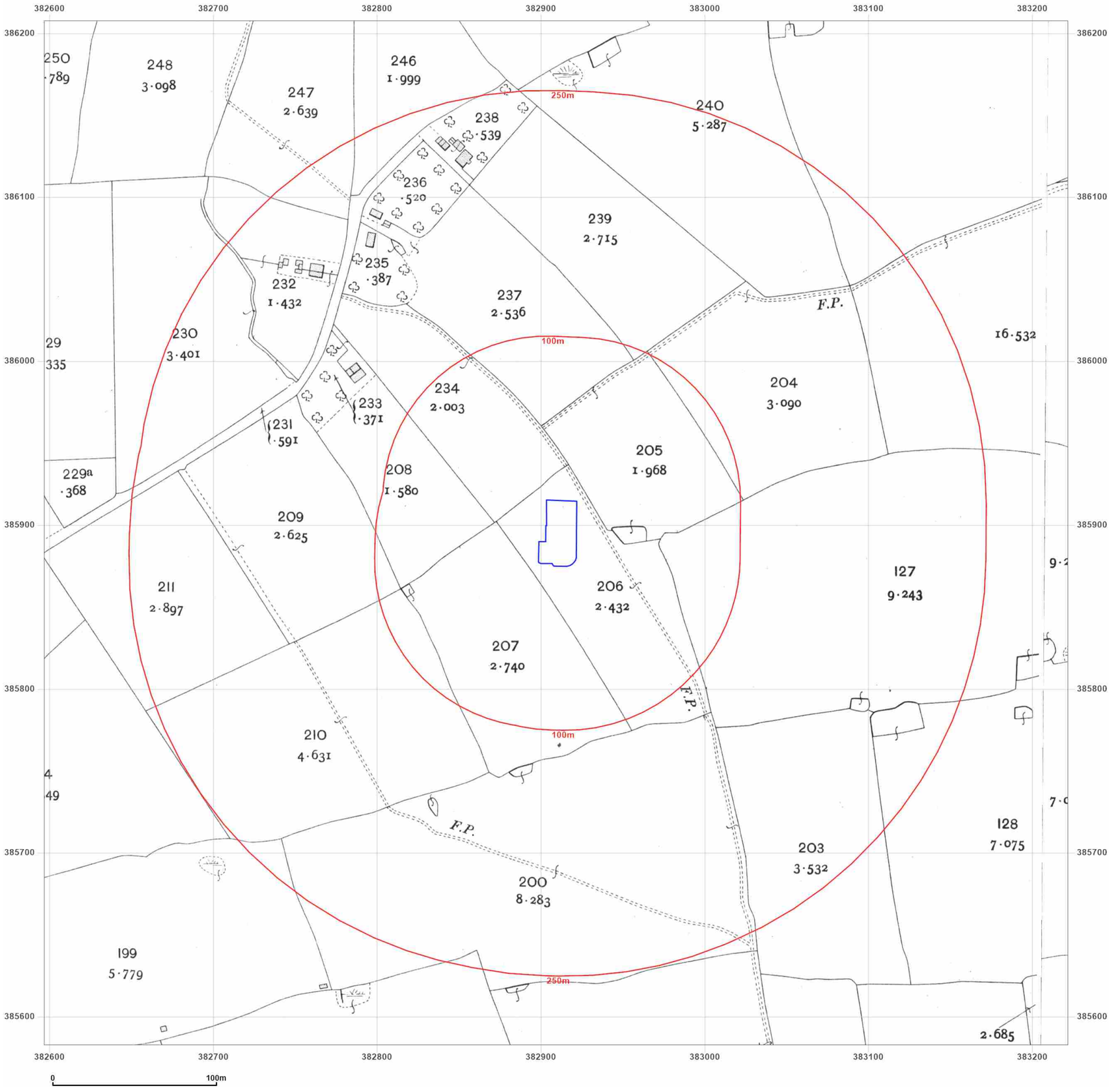
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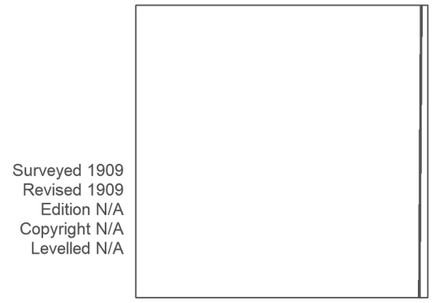
Site Details:

1, CORNISH CLOSE,
MANCHESTER, M22 0GJ

Client Ref: Cornish Close
Report Ref: GS-LF9-443-ORK-BO4
Grid Ref: 382909, 385895

Map Name: County Series
Map date: **1909**
Scale: 1:2,500
Printed at: 1:2,500

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Site Details:

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MANCHESTER, M22 0GJ

Client Ref: Cornish Close
Report Ref: GS-LF9-443-ORK-BO4
Grid Ref: 382909, 385895

Map Name: National Grid

Map date: **1960**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1959
Revised 1959
Edition N/A
Copyright 1960
Levelled 1949

Surveyed 1959
Revised 1959
Edition N/A
Copyright 1960
Levelled 1949

Surveyed 1959
Revised 1959
Edition N/A
Copyright 1960
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MANCHESTER, M22 0GJ

Client Ref: Cornish Close
Report Ref: GS-LF9-443-ORK-BO4
Grid Ref: 382909, 385895

Map Name: National Grid

Map date: **1961**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1959
Revised 1959
Edition 1961
Copyright 1961
Levelled 1949

Surveyed 1959
Revised 1959
Edition 1961
Copyright 1961
Levelled 1949

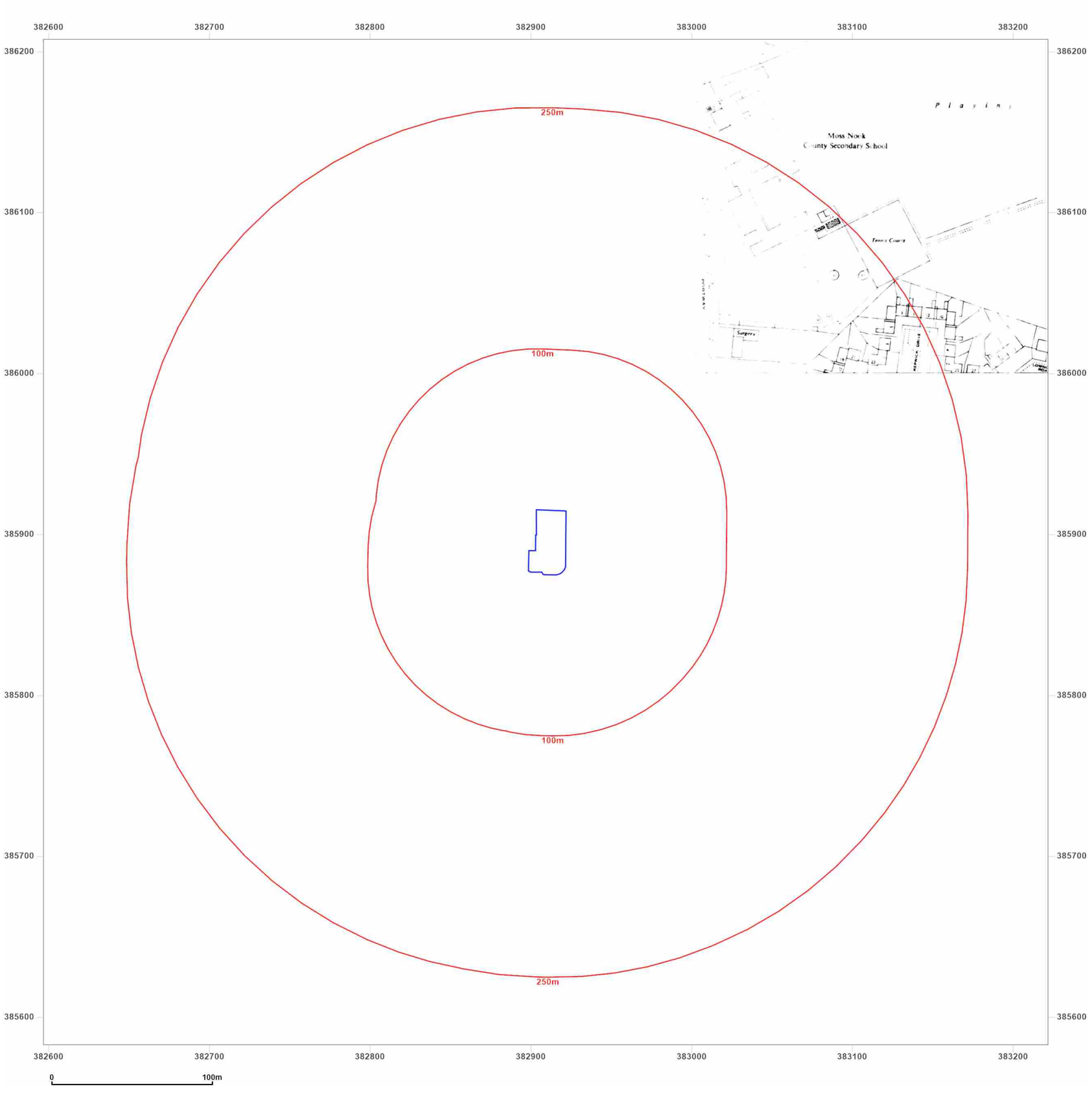
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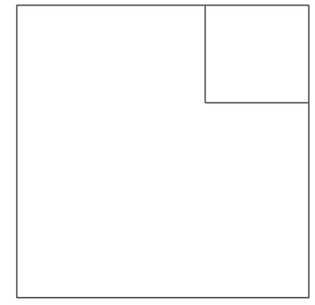
1, CORNISH CLOSE,
MANCHESTER, M22 0GJ

Client Ref: Cornish Close
Report Ref: GS-LF9-443-ORK-BO4
Grid Ref: 382909, 385895

Map Name: National Grid
Map date: **1961**
Scale: 1:2,500
Printed at: 1:2,500

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



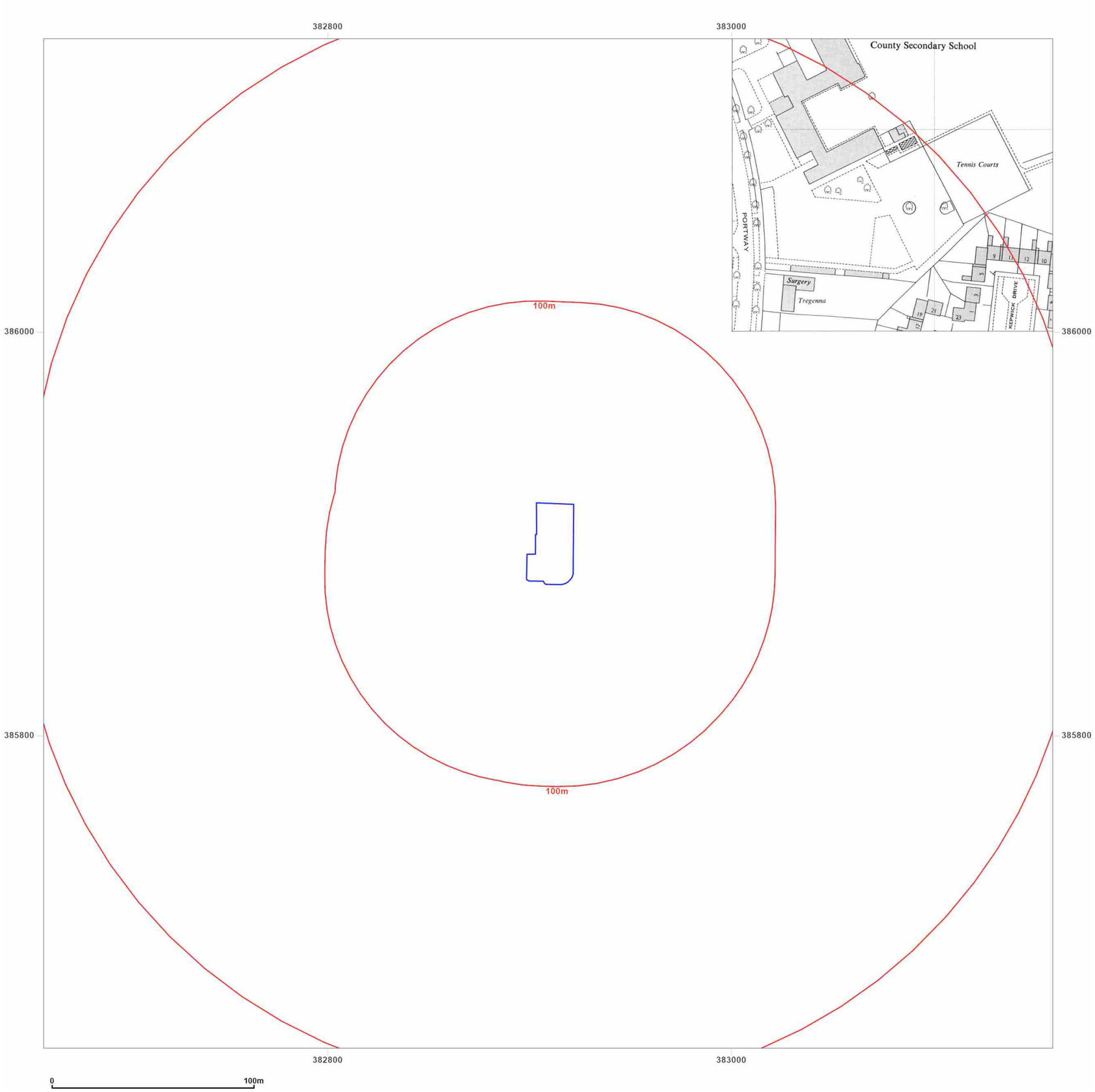
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Site Details:

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MANCHESTER, M22 0GJ

Client Ref: Cornish Close
Report Ref: GS-LF9-443-ORK-BO4
Grid Ref: 382909, 385895

Map Name: National Grid

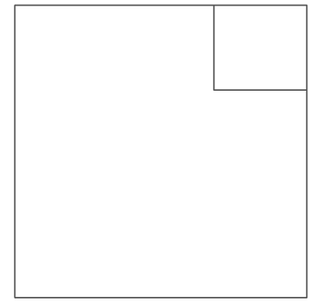
Map date: **1965**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1959
Revised 1965
Edition N/A
Copyright 1965
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Client Ref: Cornish Close
Report Ref: GS-LF9-443-ORK-BO4
Grid Ref: 382909, 385895

Map Name: National Grid

Map date: **1978-1981**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A
Revised N/A
Edition N/A
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Surveyed N/A Revised 1978 Edition N/A Copyright 1960 Levelled 1949	Surveyed N/A Revised N/A Edition N/A Copyright 1979 Levelled 1959

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Client Ref: Cornish Close
Report Ref: GS-LF9-443-ORK-BO4
Grid Ref: 382909, 385895

Map Name: National Grid

Map date: **1987-1992**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1959 Revised 1987 Edition N/A Copyright 1987 Levelled 1959	Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A

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Client Ref: Cornish Close
Report Ref: GS-LF9-443-ORK-BO4
Grid Ref: 382909, 385895

Map Name: National Grid

Map date: **1992**

Scale: 1:1,250

Printed at: 1:2,000

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

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
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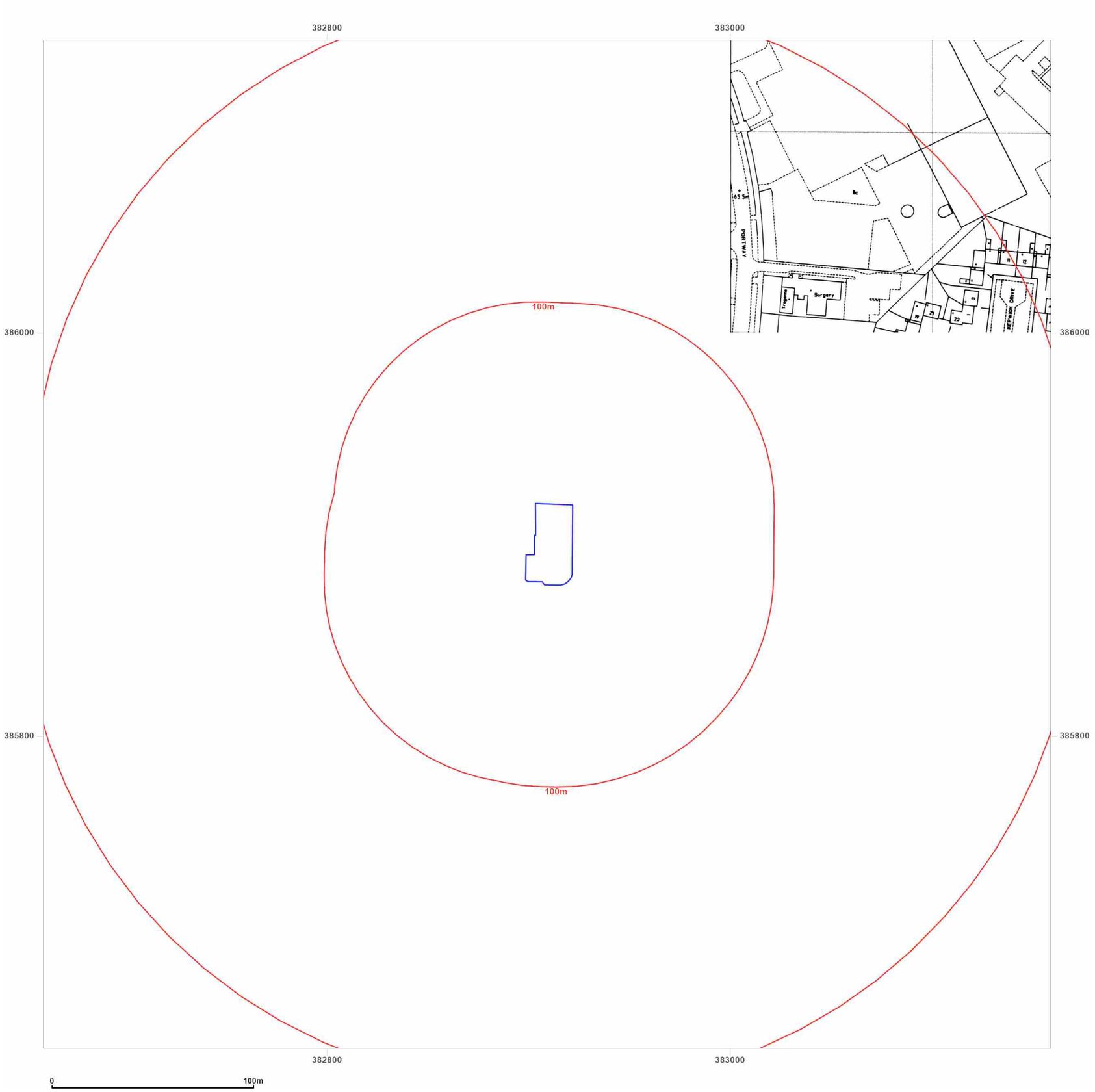
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Client Ref: Cornish Close
Report Ref: GS-LF9-443-ORK-BO4
Grid Ref: 382909, 385895

Map Name: National Grid

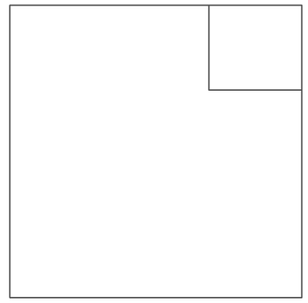
Map date: **1992**

Scale: 1:1,250

Printed at: 1:2,000

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Revised N/A
Edition N/A
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Client Ref: Cornish Close
Report Ref: GS-LF9-443-ORK-BO4
Grid Ref: 382909, 385895

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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2003

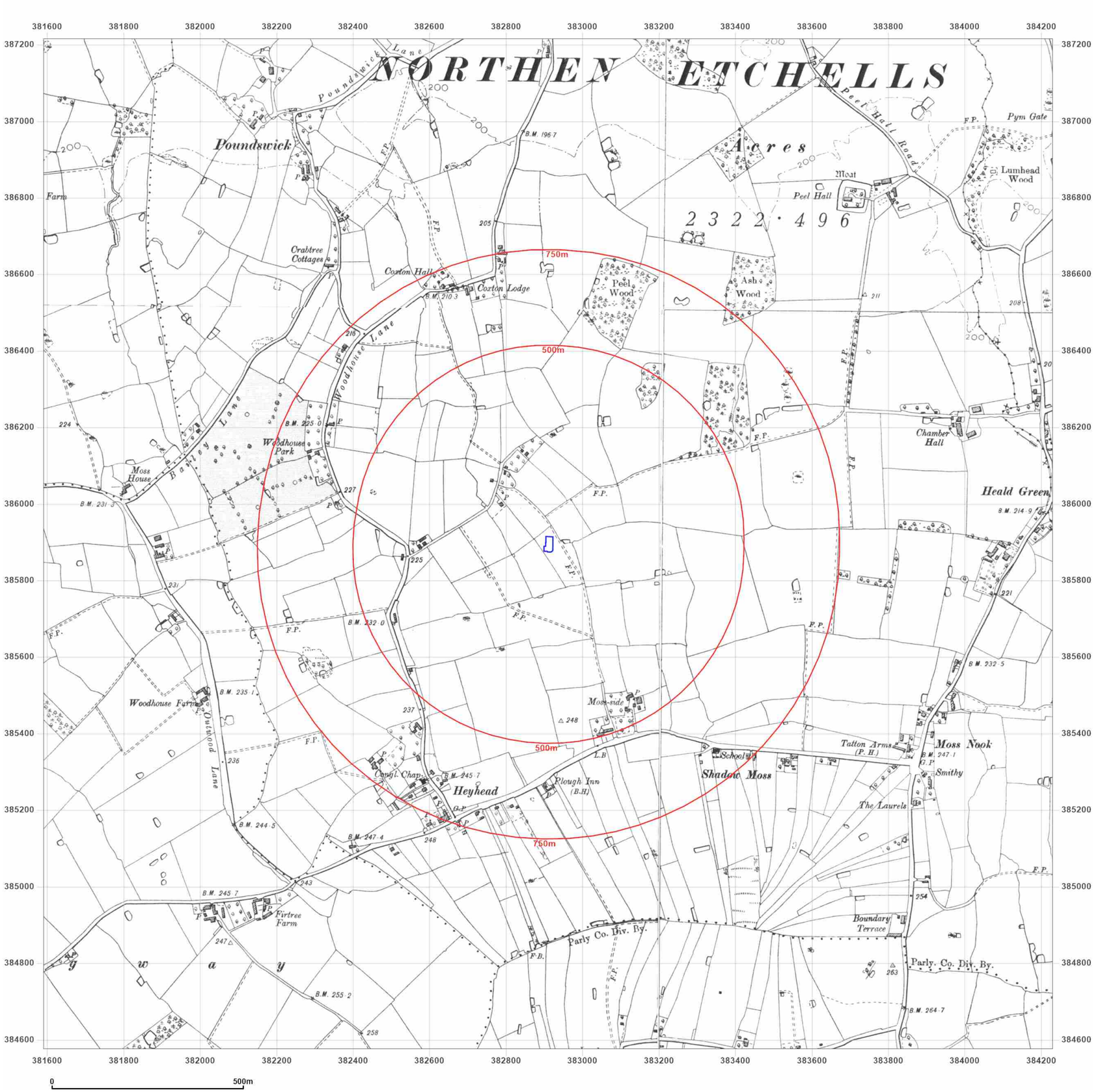
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Site Details:

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Client Ref: Cornish Close
Report Ref: GS-LF9-443-ORK-BO4
Grid Ref: 382909, 385895

Map Name: County Series

Map date: **1897-1899**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1876
Revised 1897
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1872
Revised 1897
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1897
Edition 1899
Copyright N/A
Levelled N/A

Surveyed 1872
Revised 1897
Edition N/A
Copyright N/A
Levelled N/A

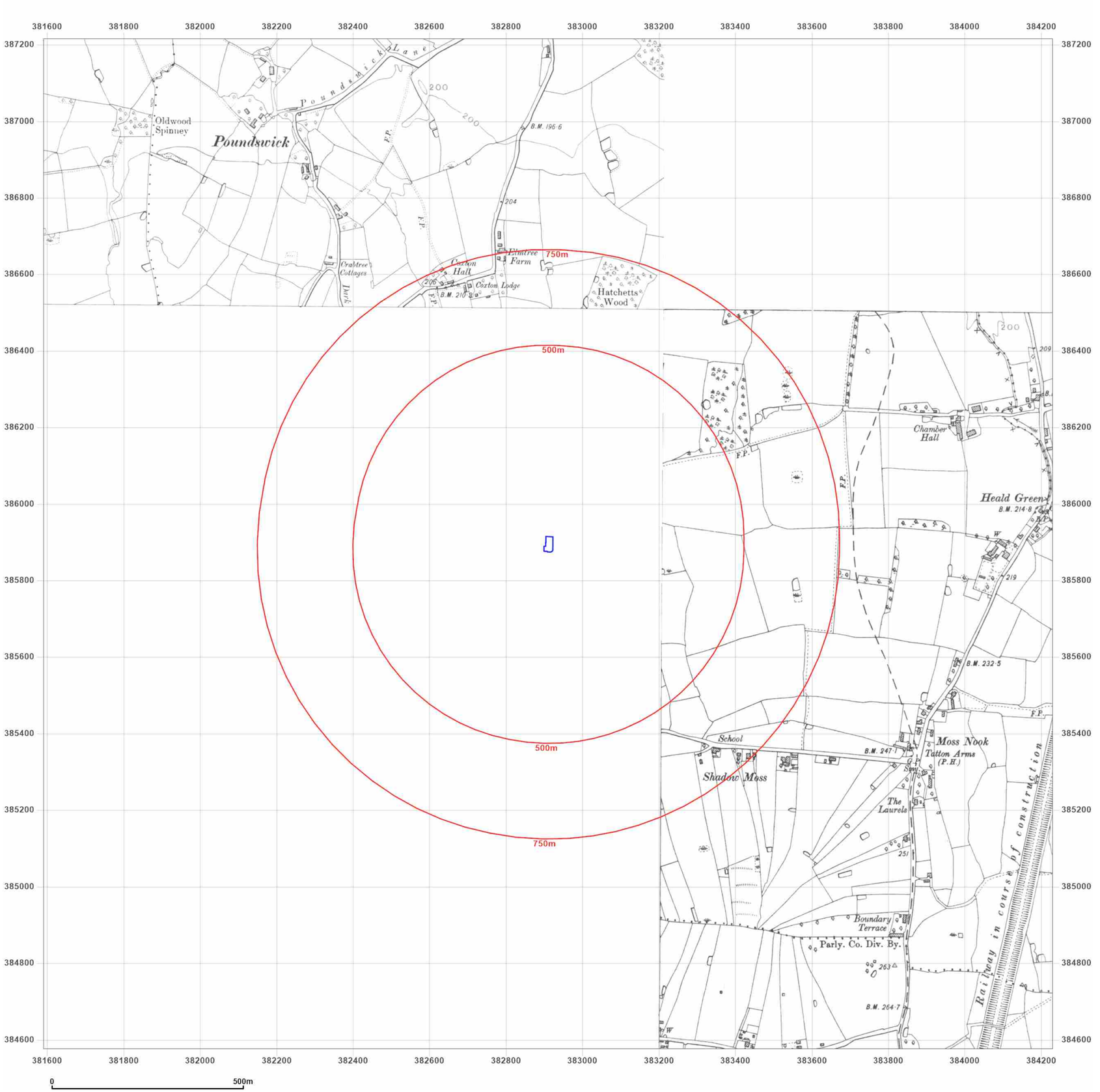
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MANCHESTER, M22 0GJ

Client Ref: Cornish Close
Report Ref: GS-LF9-443-ORK-BO4
Grid Ref: 382909, 385895

Map Name: County Series

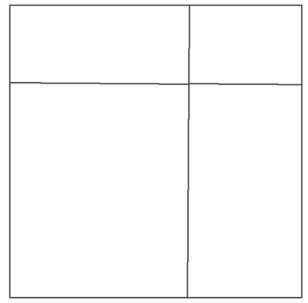
Map date: **1907**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1873
Revised 1907
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1872
Revised 1907
Edition N/A
Copyright N/A
Levelled N/A

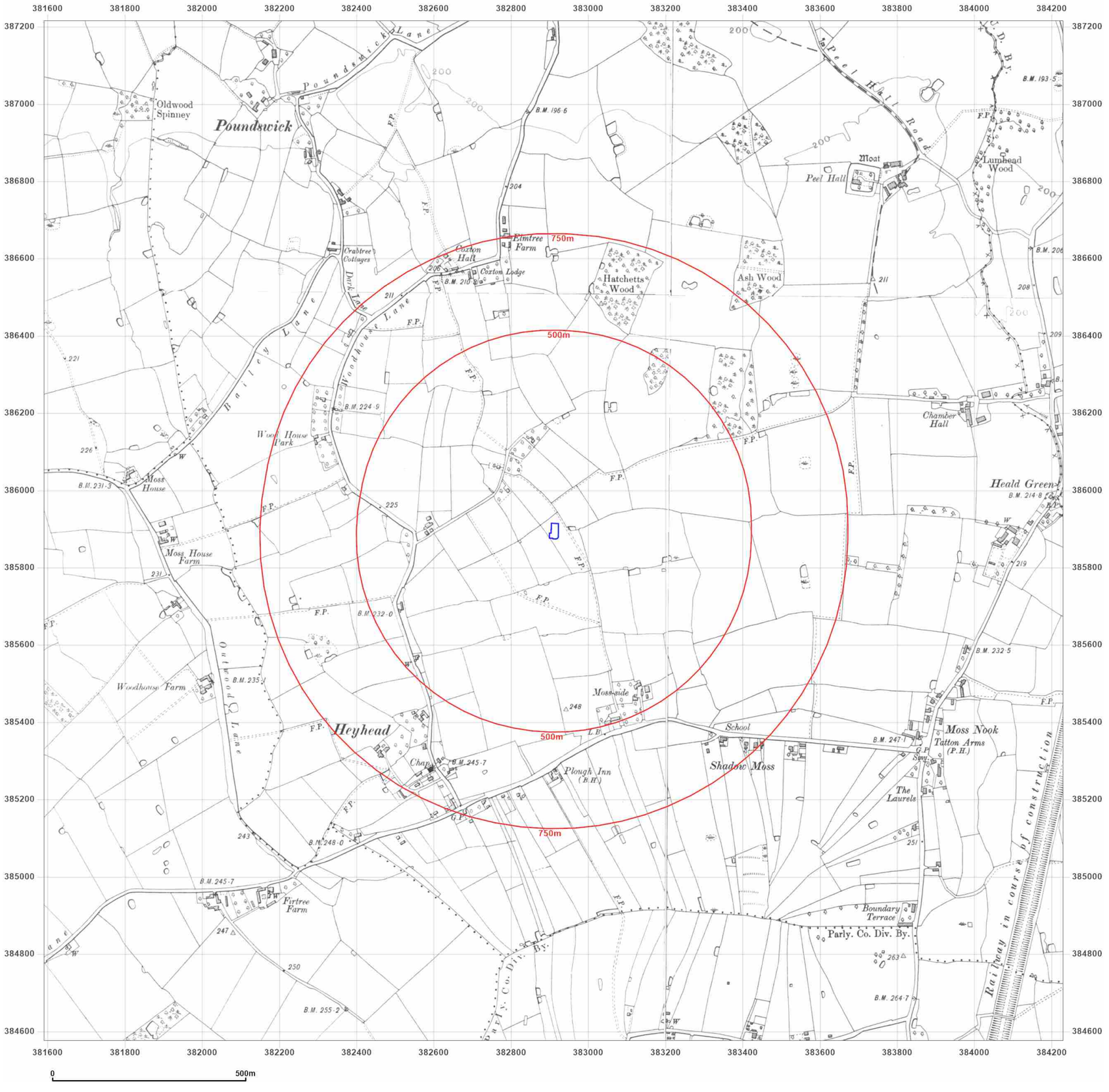
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MANCHESTER, M22 0GJ

Client Ref: Cornish Close
Report Ref: GS-LF9-443-ORK-BO4
Grid Ref: 382909, 385895

Map Name: County Series

Map date: **1907-1910**

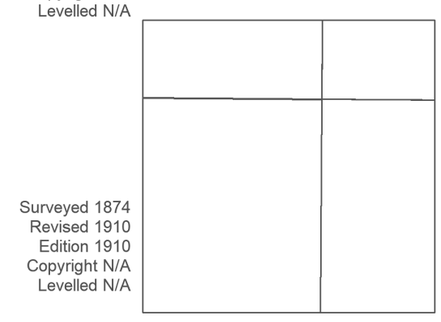
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Printed at: 1:10,560

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Surveyed 1873
Revised 1907
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1872
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1874
Revised 1910
Edition 1910
Copyright N/A
Levelled N/A

Surveyed 1872
Revised 1907
Edition N/A
Copyright N/A
Levelled N/A

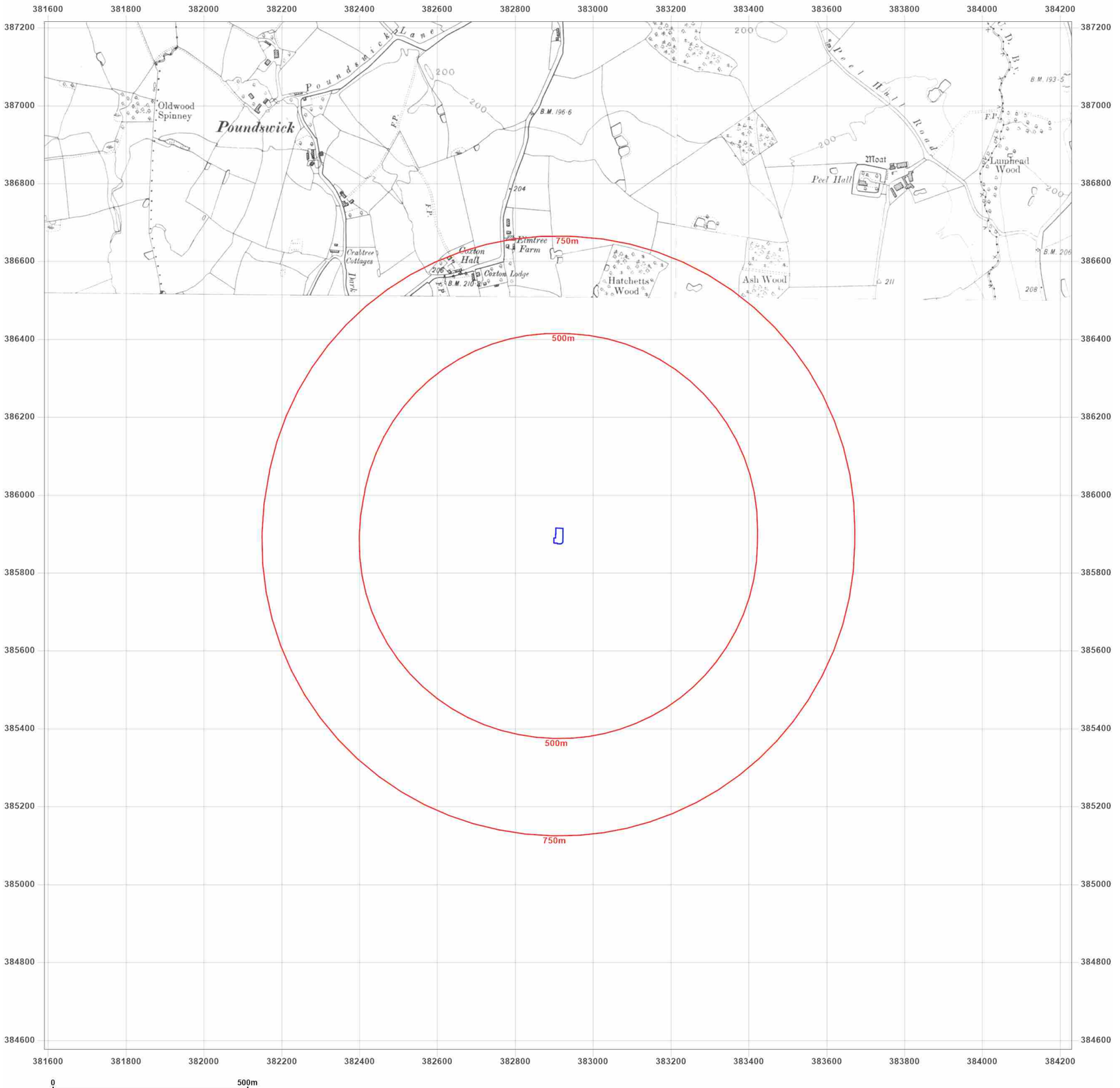
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Site Details:

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MANCHESTER, M22 0GJ

Client Ref: Cornish Close
Report Ref: GS-LF9-443-ORK-BO4
Grid Ref: 382909, 385895

Map Name: County Series

Map date: **1907-1911**

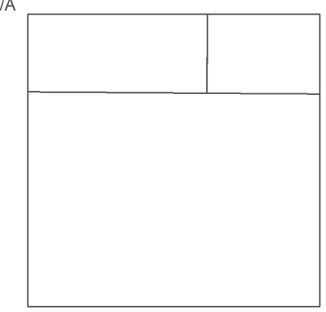
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Printed at: 1:10,560

N
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Surveyed 1873
Revised 1907
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1872
Revised 1911
Edition 1911
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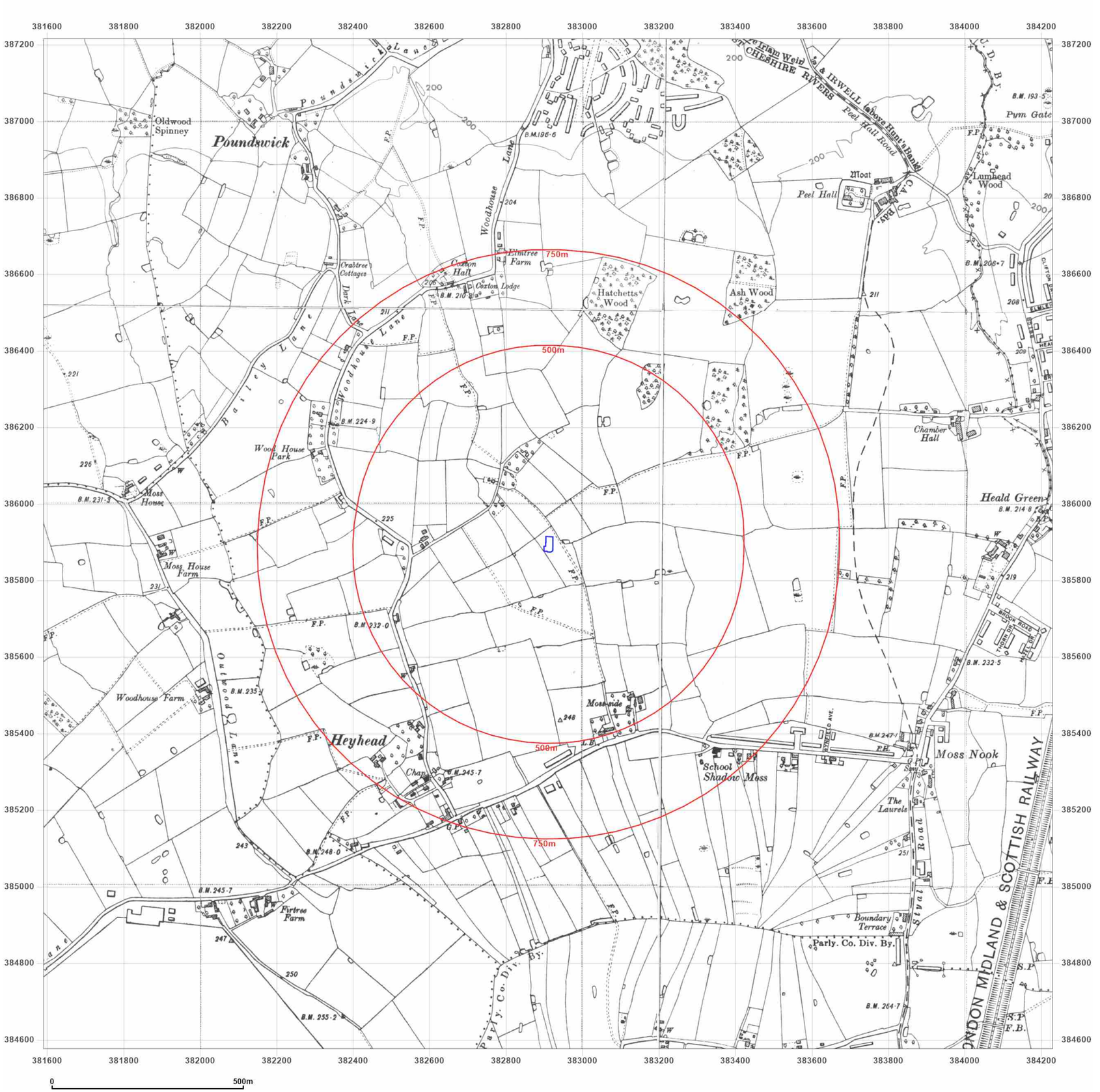
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MANCHESTER, M22 0GJ

Client Ref: Cornish Close
Report Ref: GS-LF9-443-ORK-BO4
Grid Ref: 382909, 385895

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1873
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A

Surveyed 1872
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1872
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A

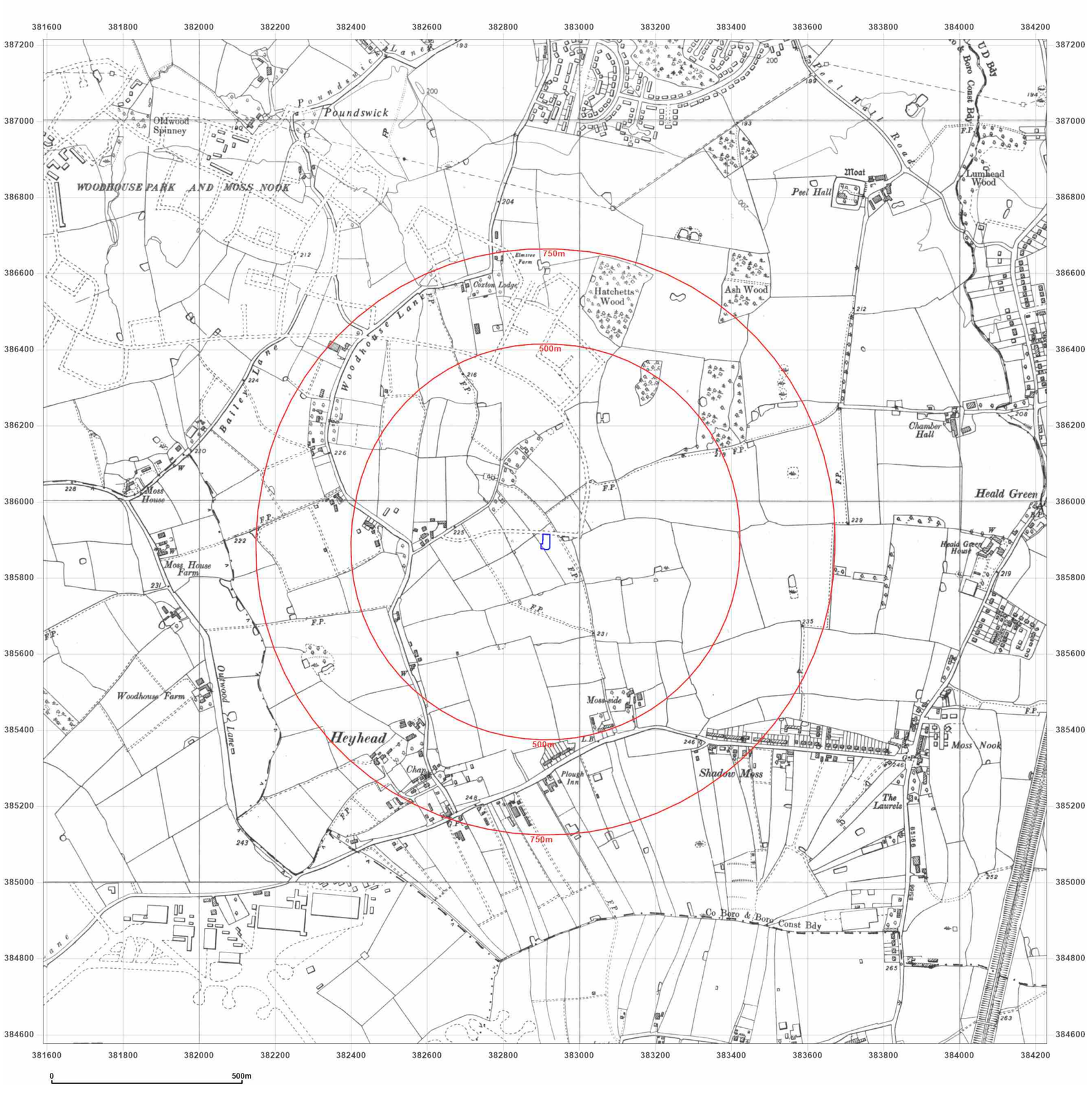
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Site Details:

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MANCHESTER, M22 0GJ

Client Ref: Cornish Close
Report Ref: GS-LF9-443-ORK-BO4
Grid Ref: 382909, 385895

Map Name: Provisional

Map date: **1954**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1949
Revised 1954
Edition N/A
Copyright N/A
Levelled N/A

~~Surveyed N/A~~
Revised 1953
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Site Details:

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MANCHESTER, M22 0GJ

Client Ref: Cornish Close
Report Ref: GS-LF9-443-ORK-BO4
Grid Ref: 382909, 385895

Map Name: Provisional

Map date: **1967**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Revised 1967
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Client Ref: Cornish Close
Report Ref: GS-LF9-443-ORK-BO4
Grid Ref: 382909, 385895

Map Name: National Grid

Map date: **1976-1977**

Scale: 1:10,000

Printed at: 1:10,000

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Levelled 1964

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Revised 1976
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Site Details:

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MANCHESTER, M22 0GJ

Client Ref: Cornish Close
Report Ref: GS-LF9-443-ORK-BO4
Grid Ref: 382909, 385895

Map Name: National Grid

Map date: **1989**

Scale: 1:10,000

Printed at: 1:10,000

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MANCHESTER, M22 0GJ

Client Ref: Cornish Close
Report Ref: GS-LF9-443-ORK-BO4
Grid Ref: 382909, 385895

Map Name: National Grid

Map date: **1995**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1984
Revised 1995
Edition N/A
Copyright N/A
Levelled N/A

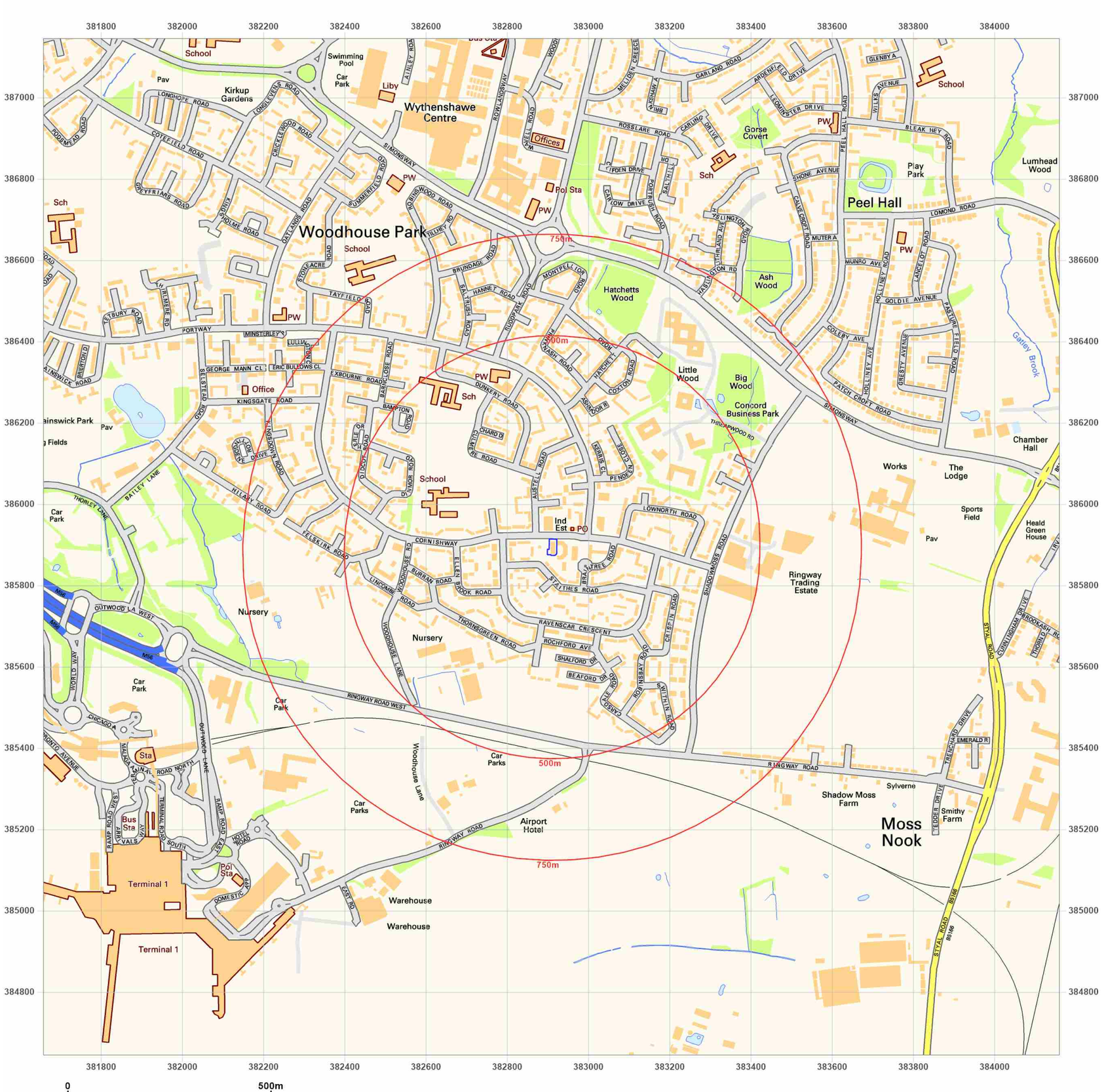
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Production date: 19 May 2025

Map legend available at:
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Groundsure INSIGHTS

Site Details:

1, CORNISH CLOSE,
MANCHESTER, M22 0GJ

Client Ref: Cornish Close
Report Ref: GS-LF9-443-ORK-BO4
Grid Ref: 382909, 385895

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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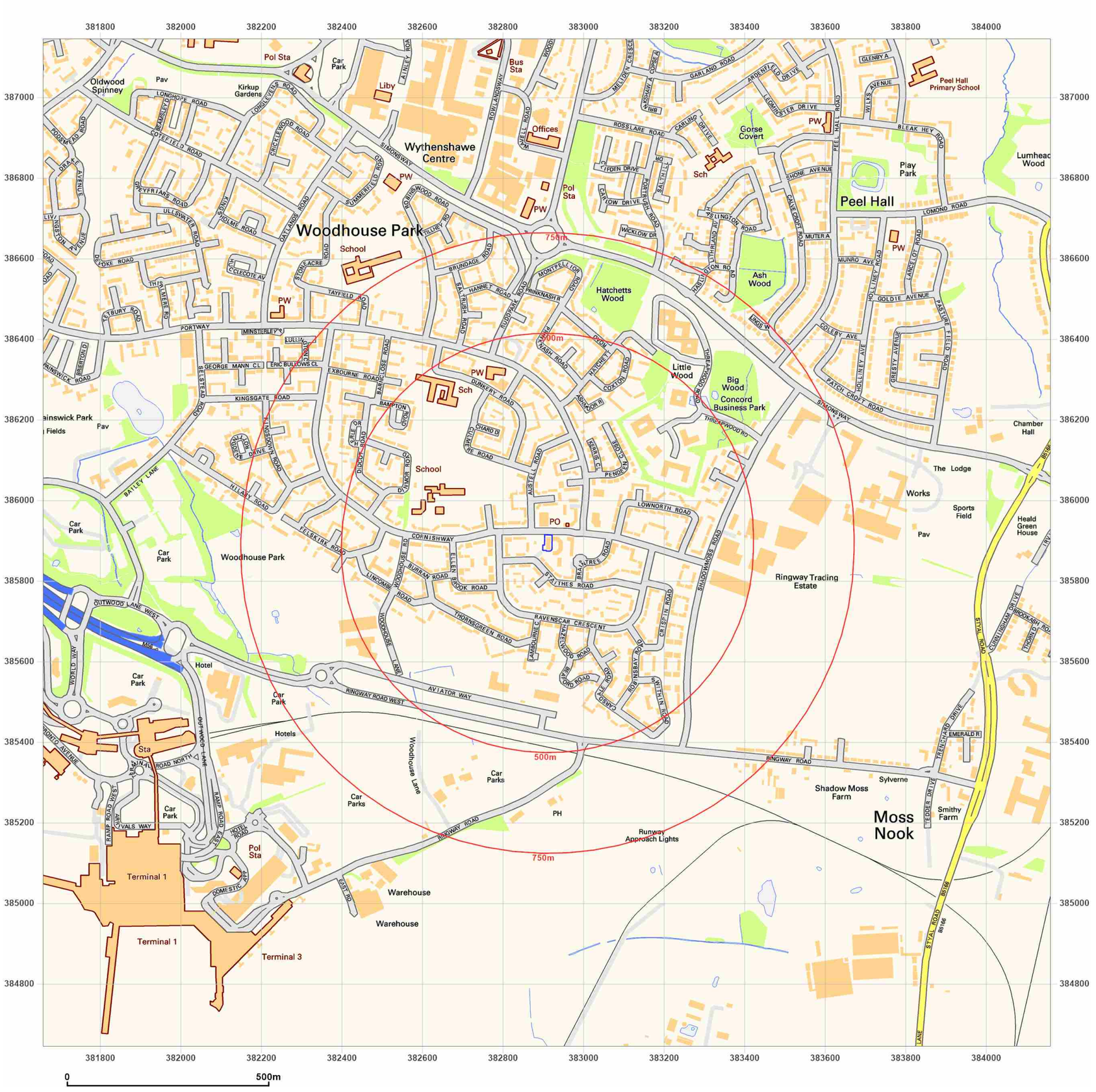
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Site Details:

1, CORNISH CLOSE,
MANCHESTER, M22 0GJ

Client Ref: Cornish Close
Report Ref: GS-LF9-443-ORK-BO4
Grid Ref: 382909, 385895

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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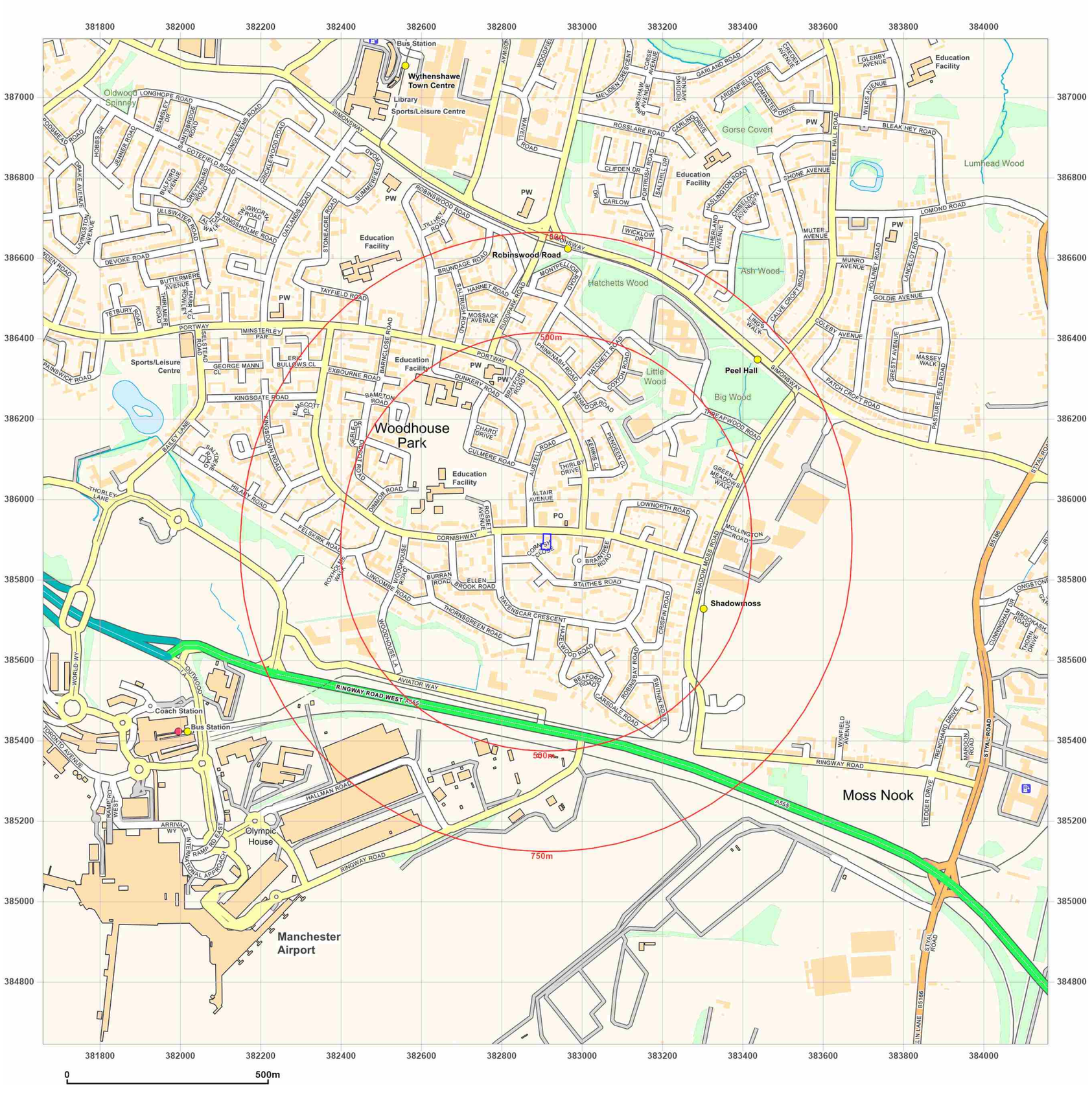
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Groundsure INSIGHTS

Site Details:

1, CORNISH CLOSE,
MANCHESTER, M22 0GJ

Client Ref: Cornish Close
Report Ref: GS-LF9-443-ORK-BO4
Grid Ref: 382909, 385895

Map Name: National Grid

Map date: **2025**

Scale: 1:10,000

Printed at: 1:10,000

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2025

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Production date: 19 May 2025

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Appendix D: Groundsure Geoenvironmental Information

Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

1, CORNISH CLOSE, MANCHESTER, M22 0GJ

Order Details

Date: 19/05/2025

Your ref: Cornish Close

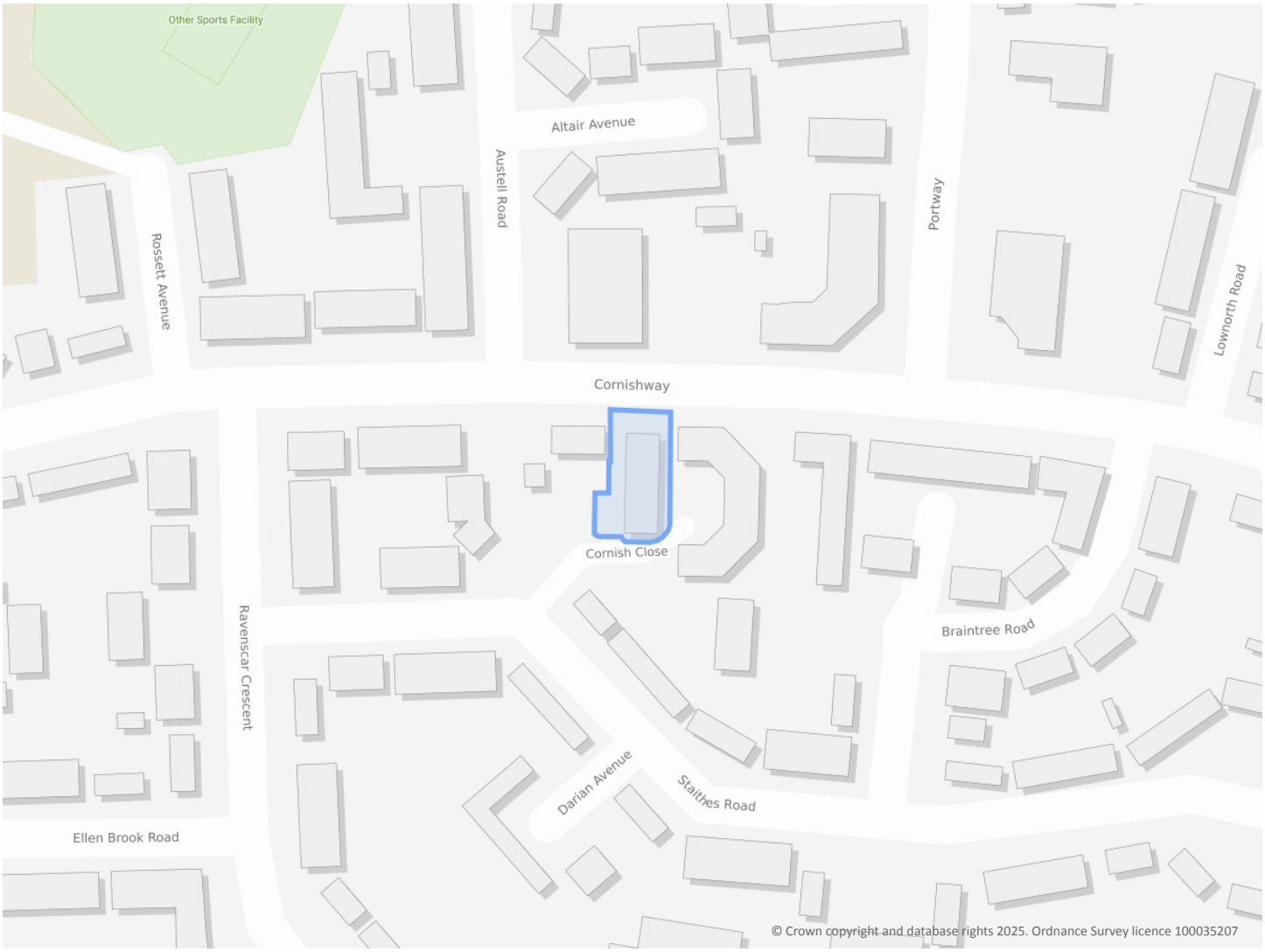
Our Ref: GS-V92-I4M-Y3K-777

Site Details

Location: 382911 385894

Area: 0.08 ha

Authority: Manchester City Council ↗



Summary of findings p. 2 >

OS MasterMap site plan p.14 >

Aerial image p. 9 >

Insight User Guide ↗

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Certified B Corporation

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 >	0	0	1	8	-
16 >	1.2 >	Historical tanks >	0	0	1	1	-
16 >	1.3 >	Historical energy features >	0	1	0	9	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
18	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
19 >	2.1 >	Historical industrial land uses >	0	0	2	9	-
20 >	2.2 >	Historical tanks >	0	0	1	1	-
20 >	2.3 >	Historical energy features >	0	2	0	16	-
21	2.4	Historical petrol stations	0	0	0	0	-
22	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24 >	3.7 >	Waste exemptions >	0	0	1	9	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	4.1 >	Recent industrial land uses >	0	2	1	-	-
27	4.2	Current or recent petrol stations	0	0	0	0	-
27	4.3	Electricity cables	0	0	0	0	-
27	4.4	Gas pipelines	0	0	0	0	-
27	4.5	Sites determined as Contaminated Land	0	0	0	0	-

27	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.7	Regulated explosive sites	0	0	0	0	-
28	4.8	Hazardous substance storage/usage	0	0	0	0	-
28	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
28	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
28 >	**4.11 >**	**Licensed pollutant release (Part A(2)/B) >**	0	0	0	1	-
29	4.12	Radioactive Substance Authorisations	0	0	0	0	-
29	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
29	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
29	4.15	Pollutant release to public sewer	0	0	0	0	-
30	4.16	List 1 Dangerous Substances	0	0	0	0	-
30	4.17	List 2 Dangerous Substances	0	0	0	0	-
30	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
30	4.19	Pollution inventory substances	0	0	0	0	-
30	4.20	Pollution inventory waste transfers	0	0	0	0	-
31	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
32 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
34 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
35 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
36	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
36	5.5	Groundwater vulnerability- local information	None (within 0m)				
37	5.6	Groundwater abstractions	0	0	0	0	0
37	5.7	Surface water abstractions	0	0	0	0	0
37	5.8	Potable abstractions	0	0	0	0	0
37	5.9	Source Protection Zones	0	0	0	0	-
38	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
39	6.1	Water Network (OS MasterMap)	0	0	0	-	-

39	6.2	Surface water features	0	0	0	-	-
40 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
40 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
41 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
42	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
42	7.2	Historical Flood Events	0	0	0	-	-
42	7.3	Flood Defences	0	0	0	-	-
43	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
43	7.5	Flood Storage Areas	0	0	0	-	-
44	7.6	Flood Zone 2	None (within 50m)				
44	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
45 >	8.1 >	Surface water flooding >	1 in 100 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
47 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
48	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
49	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
49	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
49	10.4	Special Protection Areas (SPA)	0	0	0	0	0
49	10.5	National Nature Reserves (NNR)	0	0	0	0	0
50	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
50	10.7	Designated Ancient Woodland	0	0	0	0	0
50	10.8	Biosphere Reserves	0	0	0	0	0
50	10.9	Forest Parks	0	0	0	0	0
51	10.10	Marine Conservation Zones	0	0	0	0	0
51 >	10.11 >	Green Belt >	0	0	0	0	5
51	10.12	Proposed Ramsar sites	0	0	0	0	0

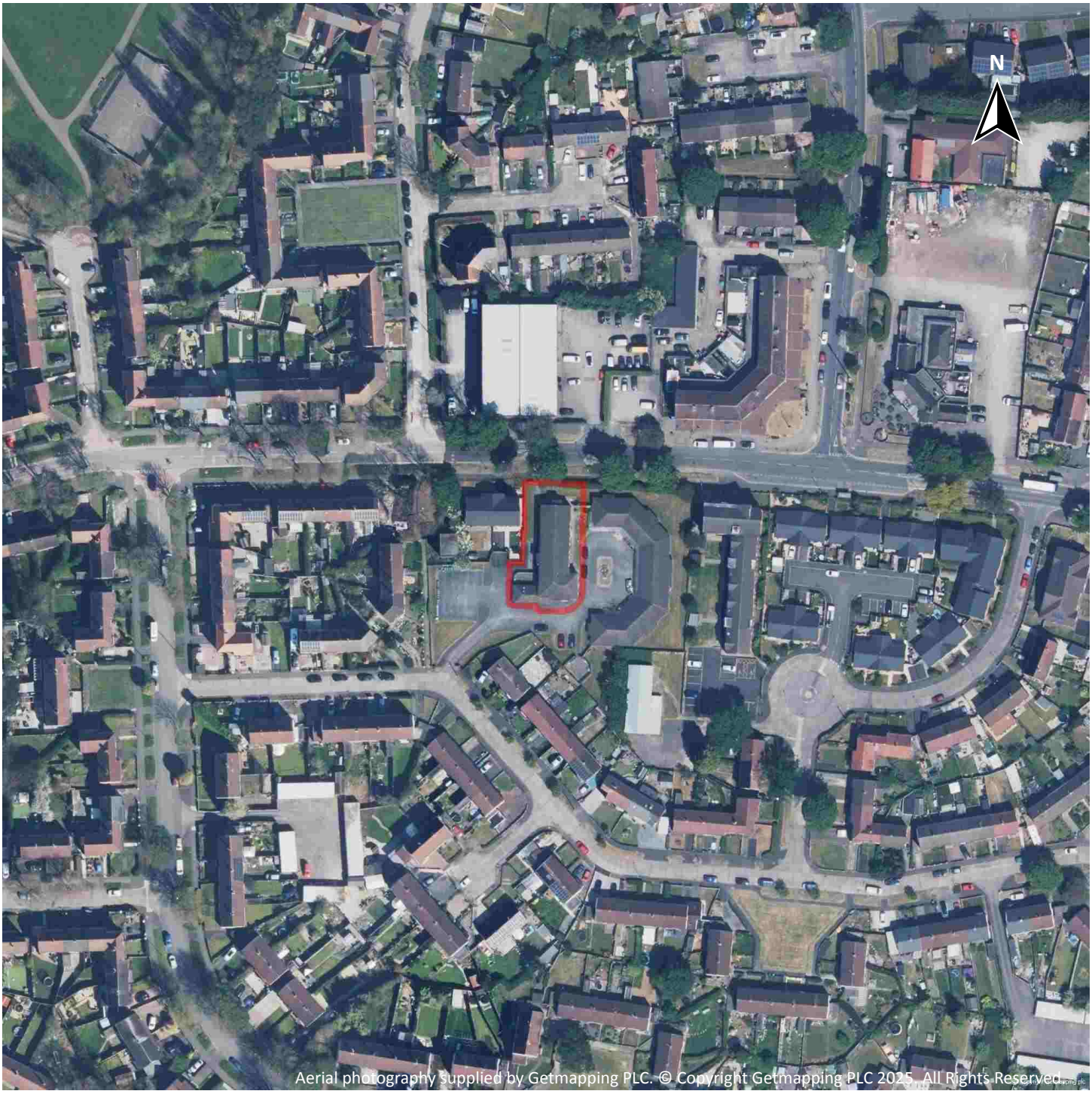
51	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
52	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
52	10.15	Nitrate Sensitive Areas	0	0	0	0	0
52	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
53 >	**10.17 >**	**SSSI Impact Risk Zones >**	1	-	-	-	-
54	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
55	11.1	World Heritage Sites	0	0	0	-	-
55	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
55	11.3	National Parks	0	0	0	-	-
55	11.4	Listed Buildings	0	0	0	-	-
56	11.5	Conservation Areas	0	0	0	-	-
56	11.6	Scheduled Ancient Monuments	0	0	0	-	-
56	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
57 >	**12.1 >**	**Agricultural Land Classification >**	Urban (within 250m)				
58	12.2	Open Access Land	0	0	0	-	-
58	12.3	Tree Felling Licences	0	0	0	-	-
58	12.4	Environmental Stewardship Schemes	0	0	0	-	-
58	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
59	13.1	Priority Habitat Inventory	0	0	0	-	-
59	13.2	Habitat Networks	0	0	0	-	-
59	13.3	Open Mosaic Habitat	0	0	0	-	-
59	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
60 >	**14.1 >**	**10k Availability >**	Identified (within 500m)				
61	14.2	Artificial and made ground (10k)	0	0	0	0	-
62 >	**14.3 >**	**Superficial geology (10k) >**	1	0	0	1	-

63	14.4	Landslip (10k)	0	0	0	0	-
64 >	14.5 >	Bedrock geology (10k) >	1	0	1	0	-
65 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	2	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
66 >	15.1 >	50k Availability >	Identified (within 500m)				
67	15.2	Artificial and made ground (50k)	0	0	0	0	-
67	15.3	Artificial ground permeability (50k)	0	0	-	-	-
68 >	15.4 >	Superficial geology (50k) >	1	0	0	1	-
69 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
69	15.6	Landslip (50k)	0	0	0	0	-
69	15.7	Landslip permeability (50k)	None (within 50m)				
70 >	15.8 >	Bedrock geology (50k) >	1	0	0	1	-
71 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
71 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	1	1	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
72 >	16.1 >	BGS Boreholes >	0	0	4	-	-
Page	Section	Natural ground subsidence >					
74 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
75 >	17.2 >	Running sands >	Very low (within 50m)				
76 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
77 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
78 >	17.5 >	Landslides >	Very low (within 50m)				
79 >	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
81	18.1	BritPits	0	0	0	0	-
82 >	18.2 >	Surface ground workings >	0	0	3	-	-
82	18.3	Underground workings	0	0	0	0	0
82	18.4	Underground mining extents	0	0	0	0	-
82	18.5	Historical Mineral Planning Areas	0	0	0	0	-

83	18.6	Non-coal mining	0	0	0	0	0
83	18.7	JPB mining areas	None (within 0m)				
83	18.8	The Coal Authority non-coal mining	0	0	0	0	-
83	18.9	Researched mining	0	0	0	0	-
84	18.10	Mining record office plans	0	0	0	0	-
84	18.11	BGS mine plans	0	0	0	0	-
84	18.12	Coal mining	None (within 0m)				
84	18.13	Brine areas	None (within 0m)				
84	18.14	Gypsum areas	None (within 0m)				
85	18.15	Tin mining	None (within 0m)				
85	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
86	19.1	Natural cavities	0	0	0	0	-
86	19.2	Mining cavities	0	0	0	0	0
86	19.3	Reported recent incidents	0	0	0	0	-
86	19.4	Historical incidents	0	0	0	0	-
Page	Section	**Radon** >					
88 >	**20.1** >	**Radon** >	Less than 1% (within 0m)				
Page	Section	**Soil chemistry** >	On site	0-50m	50-250m	250-500m	500-2000m
90 >	**21.1** >	**BGS Estimated Background Soil Chemistry** >	1	0	-	-	-
90	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
90	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
91	22.1	Underground railways (London)	0	0	0	-	-
91	22.2	Underground railways (Non-London)	0	0	0	-	-
91	22.3	Railway tunnels	0	0	0	-	-
91	22.4	Historical railway and tunnel features	0	0	0	-	-
91	22.5	Royal Mail tunnels	0	0	0	-	-
92	22.6	Historical railways	0	0	0	-	-

92	22.7	Railways	0	0	0	-	-
92	22.8	Crossrail 2	0	0	0	0	-
92	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 07/04/2023

Site Area: 0.08ha

Recent site history - 2019 aerial photograph



Capture Date: 22/04/2019

Site Area: 0.08ha

Recent site history - 2010 aerial photograph



Capture Date: 17/10/2010

Site Area: 0.08ha

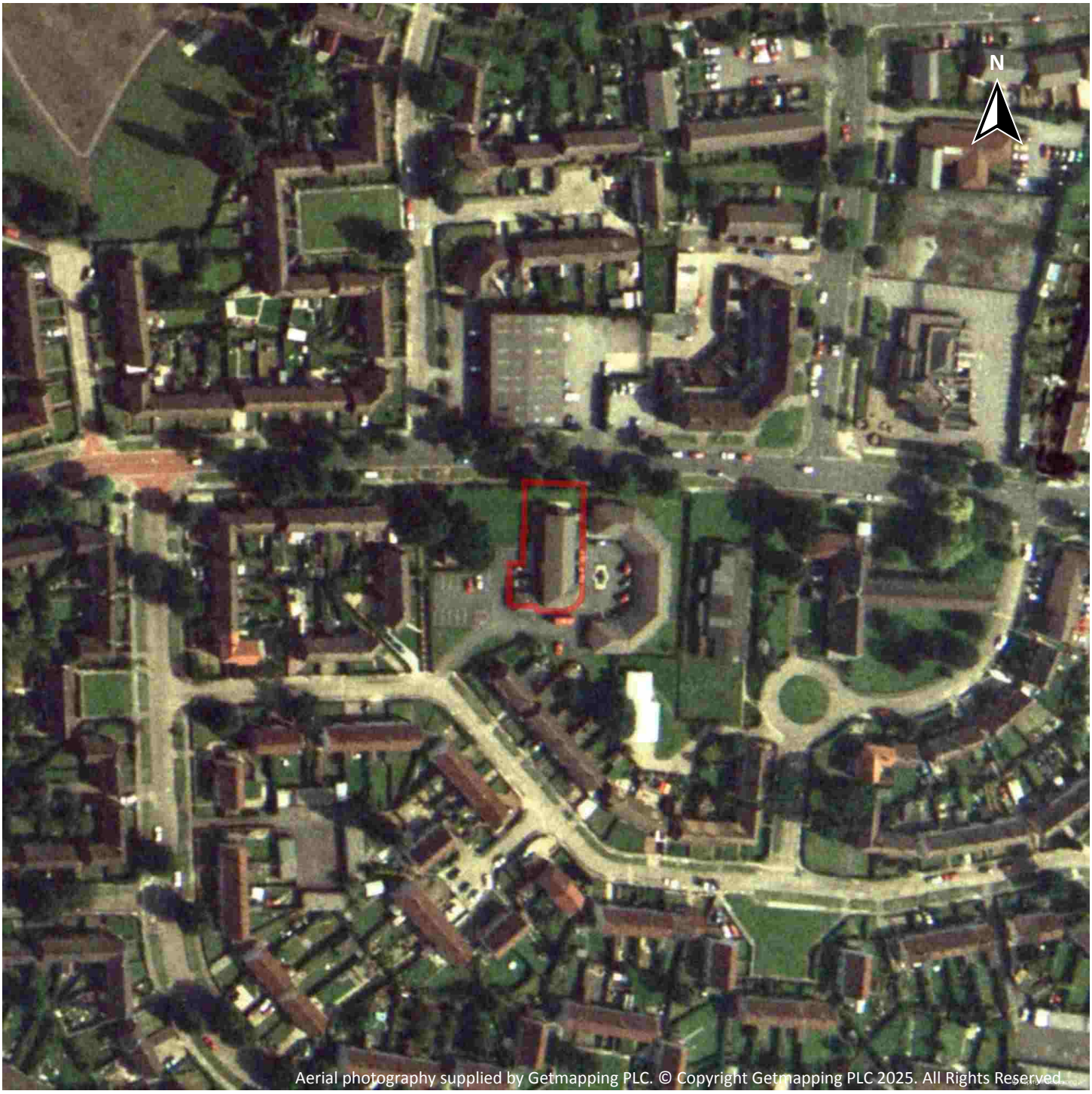
Recent site history - 2005 aerial photograph



Capture Date: 02/09/2005

Site Area: 0.08ha

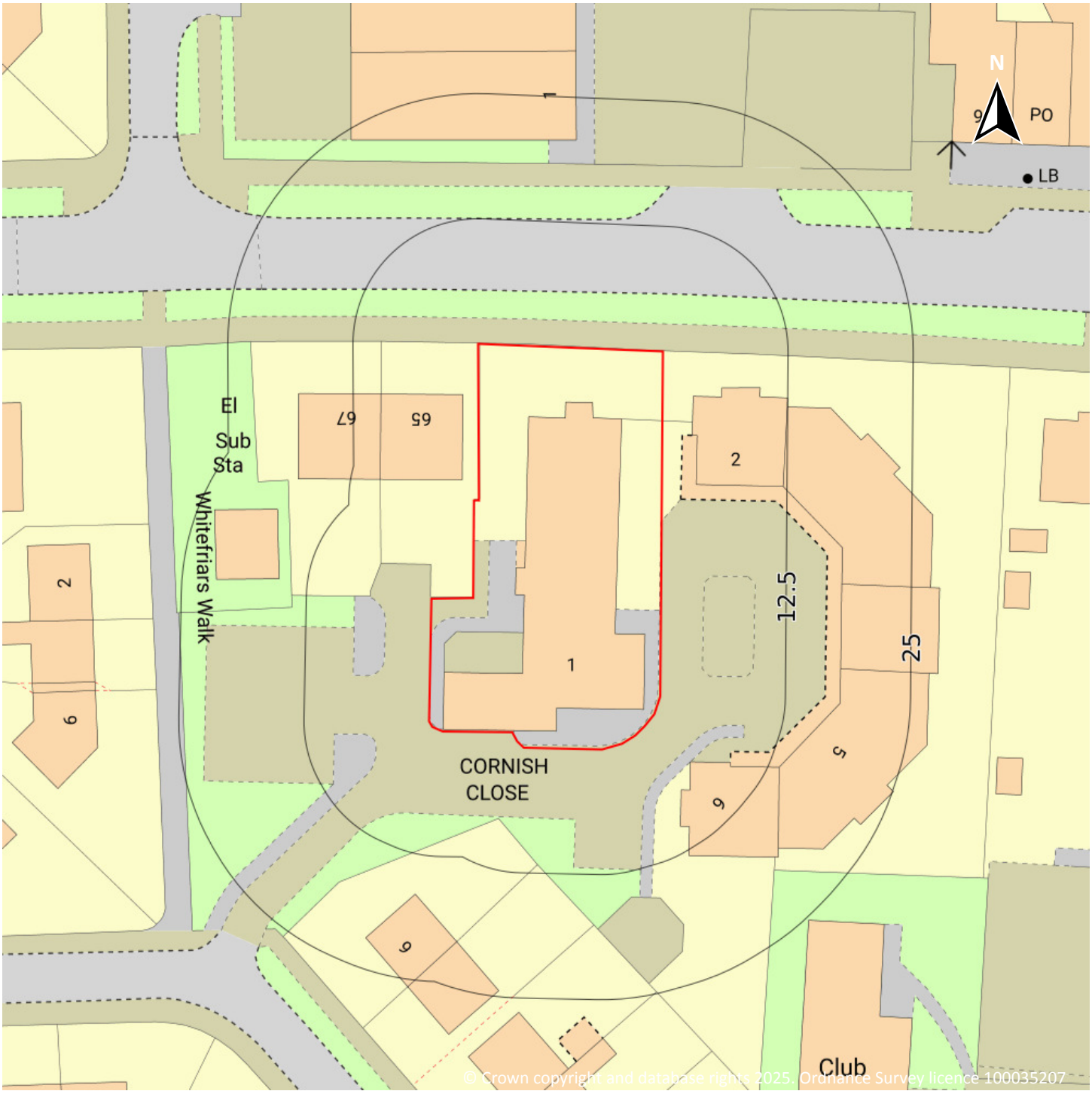
Recent site history - 2000 aerial photograph



Capture Date: 27/06/2000

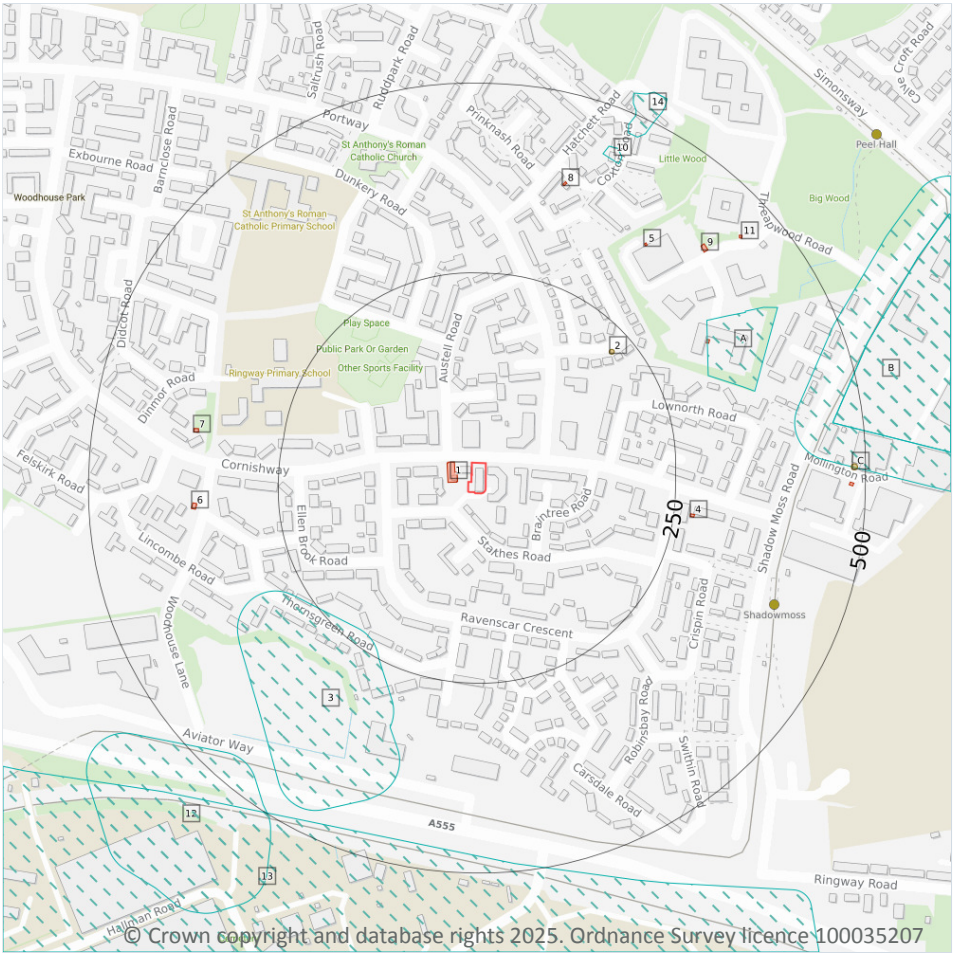
Site Area: 0.08ha

OS MasterMap site plan



Site Area: 0.08ha

1 Past land use



1.1 Historical industrial land uses

Records within 500m	9

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
3	230m SW	Nursery	1989 - 1995	983495

ID	Location	Land use	Dates present	Group ID
A	315m NE	Nursery	1967	831746
B	410m E	Unspecified Works	1967	965379
10	431m NE	Unspecified Heap	1967	843668
B	460m E	Unspecified Works	1977	898787
B	460m E	Unspecified Works	1989 - 1995	942026
12	462m SW	Nursery	1989	831747
13	467m S	Airport	1995	914304
14	474m NE	Unspecified Ground Workings	1967	815674

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**2**

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
2	218m NE	Unspecified Tank	1992	117074
C	481m E	Unspecified Tank	1979	117067

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	**10**

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	14m W	Electricity Substation	1987 - 1996	88085
4	272m E	Electricity Substation	1979	67159
A	331m NE	Electricity Substation	1992 - 1996	78555
5	355m NE	Electricity Substation	1992 - 1996	88631
6	358m W	Gas Governor	1987 - 1996	79299
7	361m W	Electricity Substation	1987 - 1996	69493
8	380m N	Electricity Substation	1992 - 1996	78882
9	400m NE	Electricity Substation	1992 - 1996	71939
11	447m NE	Gas Governor	1992 - 1996	82366
C	479m E	Electricity Substation	1979	67722

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	**0**

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'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	**0**

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'.

This data is sourced from Ordnance Survey / Groundsure.

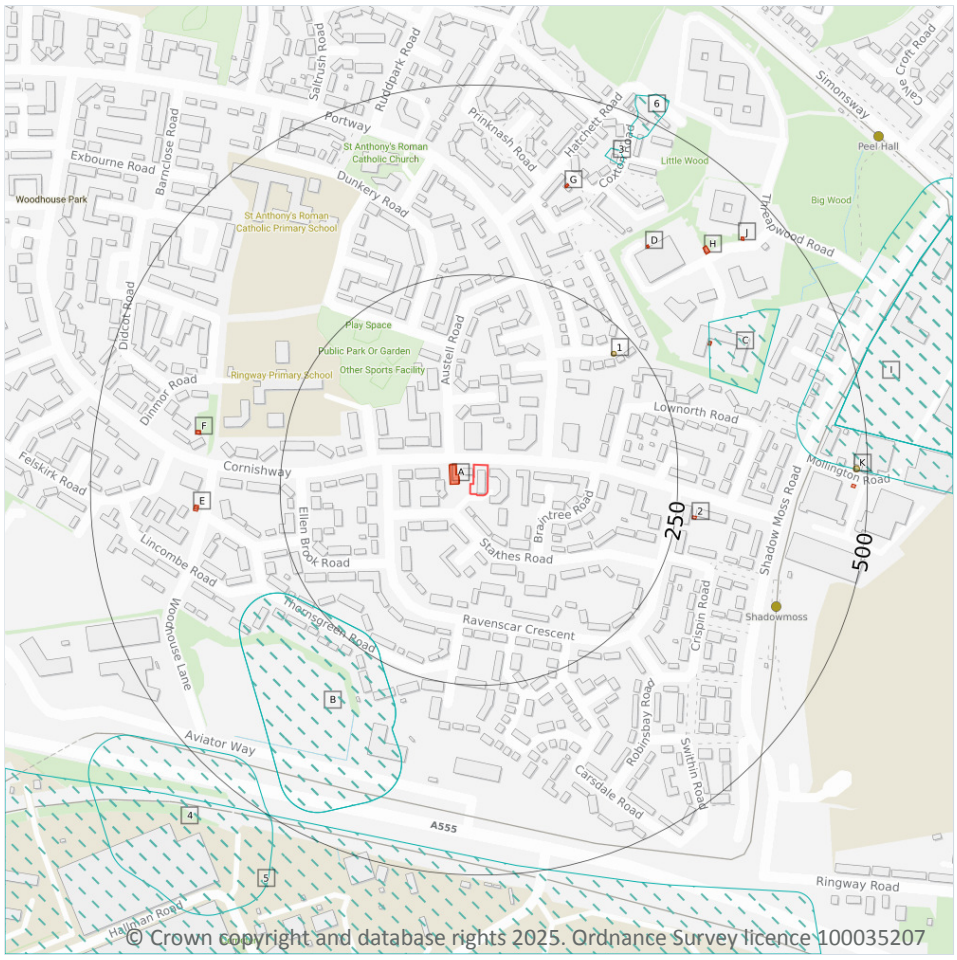
1.6 Historical military land

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



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2.1 Historical industrial land uses

Records within 500m	11

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 19 >**

ID	Location	Land Use	Date	Group ID
B	230m SW	Nursery	1995	983495
B	230m SW	Nursery	1989	983495
C	315m NE	Nursery	1967	831746

ID	Location	Land Use	Date	Group ID
I	410m E	Unspecified Works	1967	965379
3	431m NE	Unspecified Heap	1967	843668
I	460m E	Unspecified Works	1995	942026
I	460m E	Unspecified Works	1977	898787
I	460m E	Unspecified Works	1989	942026
4	462m SW	Nursery	1989	831747
5	467m S	Airport	1995	914304
6	474m NE	Unspecified Ground Workings	1967	815674

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**2**

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 19 >**

ID	Location	Land Use	Date	Group ID
1	218m NE	Unspecified Tank	1992	117074
K	481m E	Unspecified Tank	1979	117067

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**18**

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 19 >**

ID	Location	Land Use	Date	Group ID
A	14m W	Electricity Substation	1996	88085

ID	Location	Land Use	Date	Group ID
A	15m W	Electricity Substation	1987	88085
2	272m E	Electricity Substation	1979	67159
C	331m NE	Electricity Substation	1992	78555
C	331m NE	Electricity Substation	1996	78555
D	355m NE	Electricity Substation	1992	88631
D	355m NE	Electricity Substation	1996	88631
E	358m W	Gas Governor	1996	79299
E	358m W	Gas Governor	1987	79299
F	361m W	Electricity Substation	1996	69493
F	362m W	Electricity Substation	1987	69493
G	380m N	Electricity Substation	1992	78882
G	380m N	Electricity Substation	1996	78882
H	400m NE	Electricity Substation	1992	71939
H	400m NE	Electricity Substation	1996	71939
J	447m NE	Gas Governor	1992	82366
J	447m NE	Gas Governor	1996	82366
K	479m E	Electricity Substation	1979	67722

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

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'.

This data is sourced from Ordnance Survey / Groundsure.

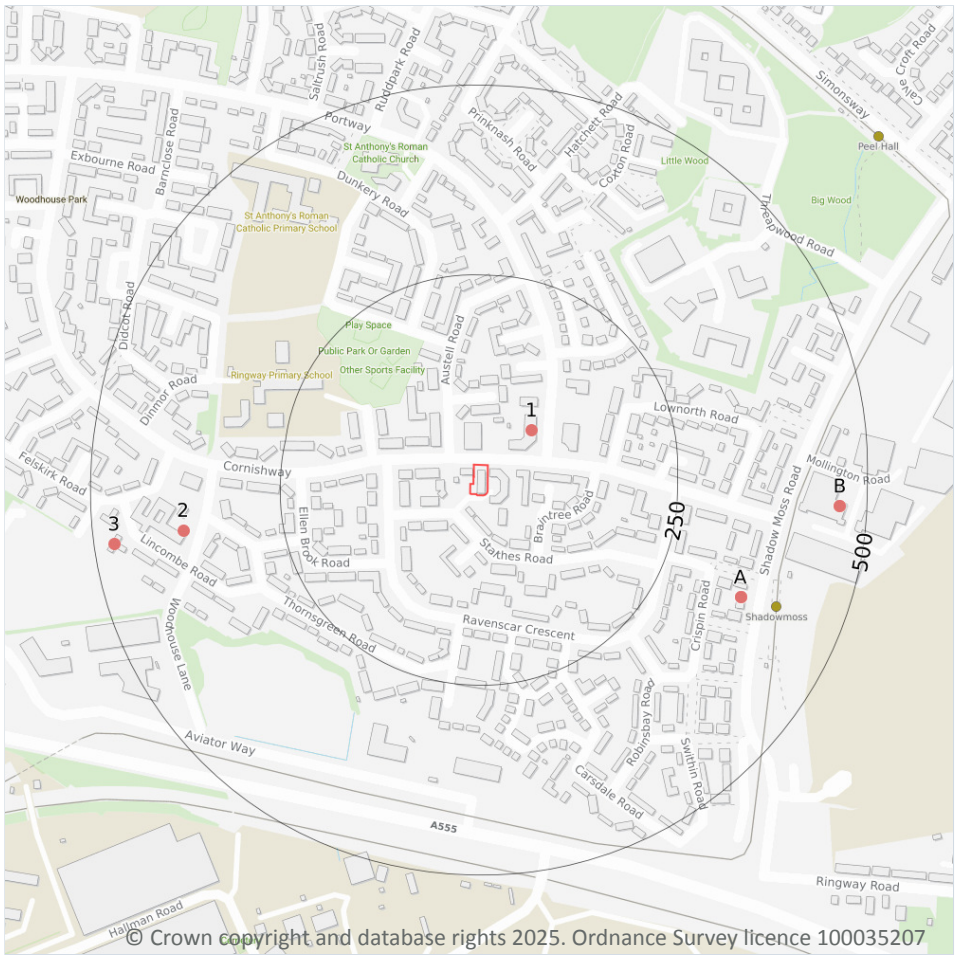
2.5 Historical garages

Records within 500m	0

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'.

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



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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	0

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.

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m	0

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

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

3.7 Waste exemptions

Records within 500m	10

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 23 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	73m NE	-	WEX413340	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

ID	Location	Site	Reference	Category	Sub-Category	Description
A	361m SE	65 Shadowmoss Road Manchester Manchester M22 0lh	EPR/NF0107CZ/A001	Treating waste exemption	Non-agricultural waste only	Sorting mixed waste
A	361m SE	65 Shadowmoss Road Manchester Manchester M22 0lh	EPR/NF0107CZ/A001	Treating waste exemption	Non-agricultural waste only	Recovery of scrap metal
A	361m SE	65 Shadowmoss Road Manchester Manchester M22 0lh	EPR/NF0107CZ/A001	Treating waste exemption	Non-agricultural waste only	Cleaning, washing, spraying or coating relevant waste
A	361m SE	65 Shadowmoss Road Manchester Manchester M22 0lh	EPR/NF0107CZ/A001	Treating waste exemption	Non-agricultural waste only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	361m SE	65 Shadowmoss Road Manchester Manchester M22 0lh	EPR/NF0107CZ/A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction
2	382m W	20, Lincombe Road, Manchester, M22 1py	WEX295956	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	464m E	Unit 12 Ringway Trading Estate Manchester M22 5lh	EPR/HF0835RF/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in secure containers
B	464m E	Unit 12 Ringway Trading Estate Manchester M22 5lh	EPR/HF0835RF/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
3	474m W	-	WEX393643	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

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

4 Current industrial land use



4.1 Recent industrial land uses

Records within 250m	3

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 26 >**

ID	Location	Company	Address	Activity	Category
1	20m W	Electricity Sub Station	Greater Manchester, M22	Electrical Features	Infrastructure and Facilities
2	43m N	Cornishway Industrial Estate	Greater Manchester, M22	Business Parks and Industrial Estates	Industrial Features

ID	Location	Company	Address	Activity	Category
3	118m W	Daves	130, Cornishway, Manchester, Greater Manchester, M22 0WY	Electrical Equipment Repair and Servicing	Repair and Servicing

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

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	1

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 26 >**

ID	Location	Address	Details	
4	486m E	Quicks Of Manchester Airport Ringway Trad Est, Shadowmoss Rd, M22 5LH	Process: Respraying of Road Vehicles 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	0

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

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.

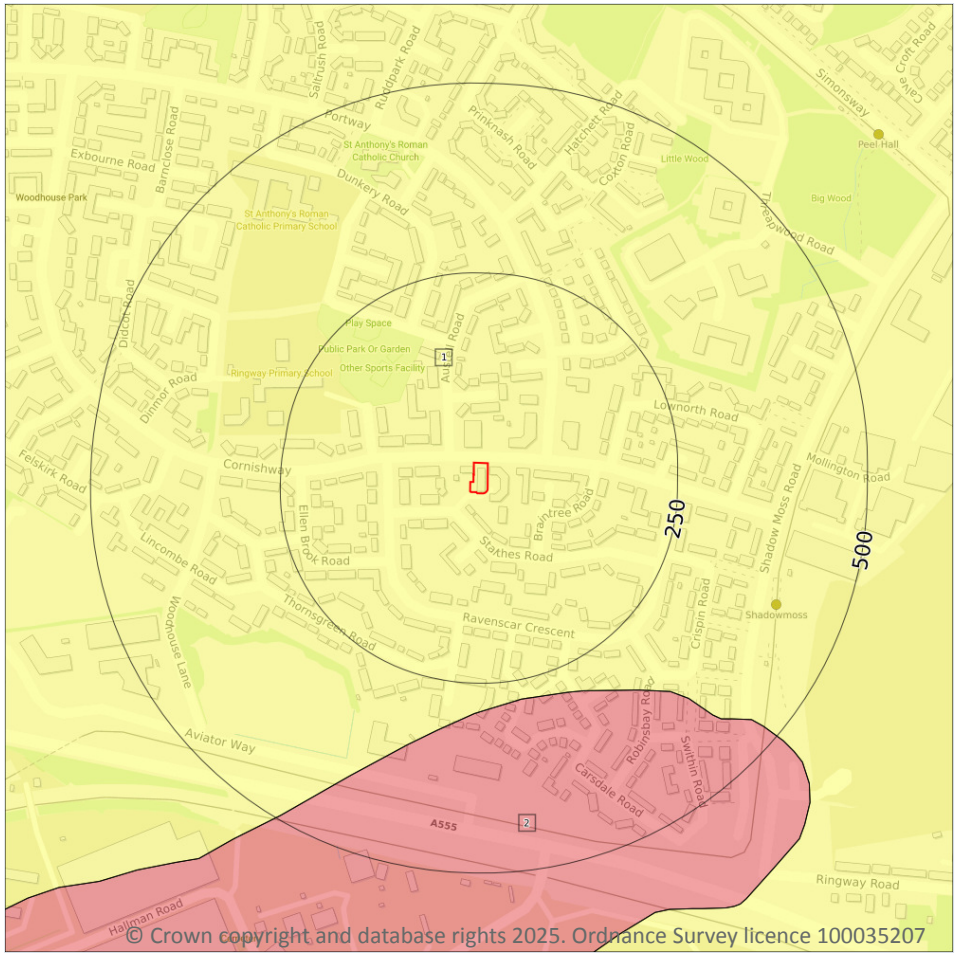
4.21 Pollution inventory radioactive waste

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



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5.1 Superficial aquifer

Records within 500m	2

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 32 >**

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	276m S	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

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

Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m	1

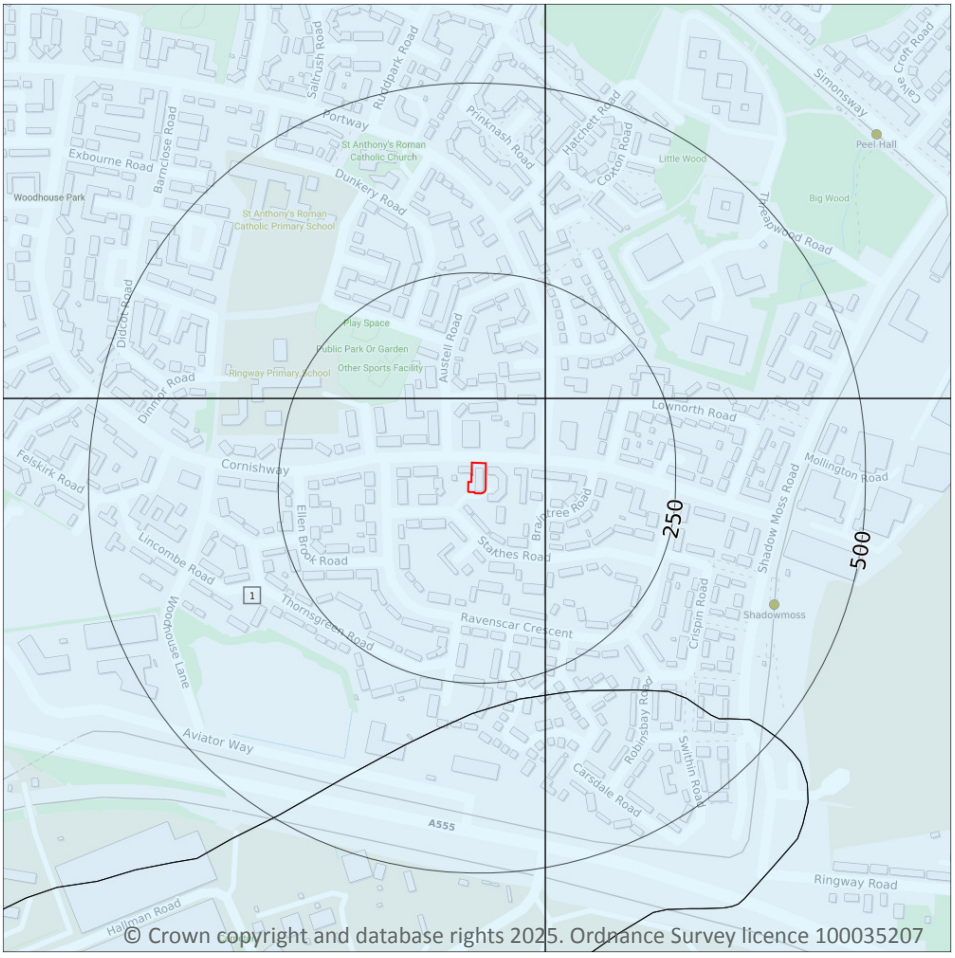
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 34 >**

ID	Location	Designation	Description
1	**On site**	**Secondary B**	**Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeablehorizons and weathering. These are generally the water-bearing parts of the former non-aquifers**

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	1

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 35 >**

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: 3-10m Patchiness value: >90% Recharge potential: Low**	**Vulnerability: Low Aquifer type: Secondary 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

5.6 Groundwater abstractions

Records within 2000m	0

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.

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

5.7 Surface water abstractions

Records within 2000m	0

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.

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



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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	0

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.

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 39 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	**On site**	**River**	**Sinderland Brook (Fairywell Bk and Baguley Bk)**	**GB112069061270**	**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 39 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1114m W	River	Sinderland Brook (Fairywell Bk and Baguley Bk)	GB112069061270 ↗	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 39 >**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	**On site**	**Weaver and Dane Quaternary Sand and Gravel Aquifers**	**GB41202G991700** ↗	**Poor**	**Poor**	**Good**	**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	**Negligible**
Highest risk within 50m	**1 in 100 year, 0.1m - 0.3m**

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 45 >**

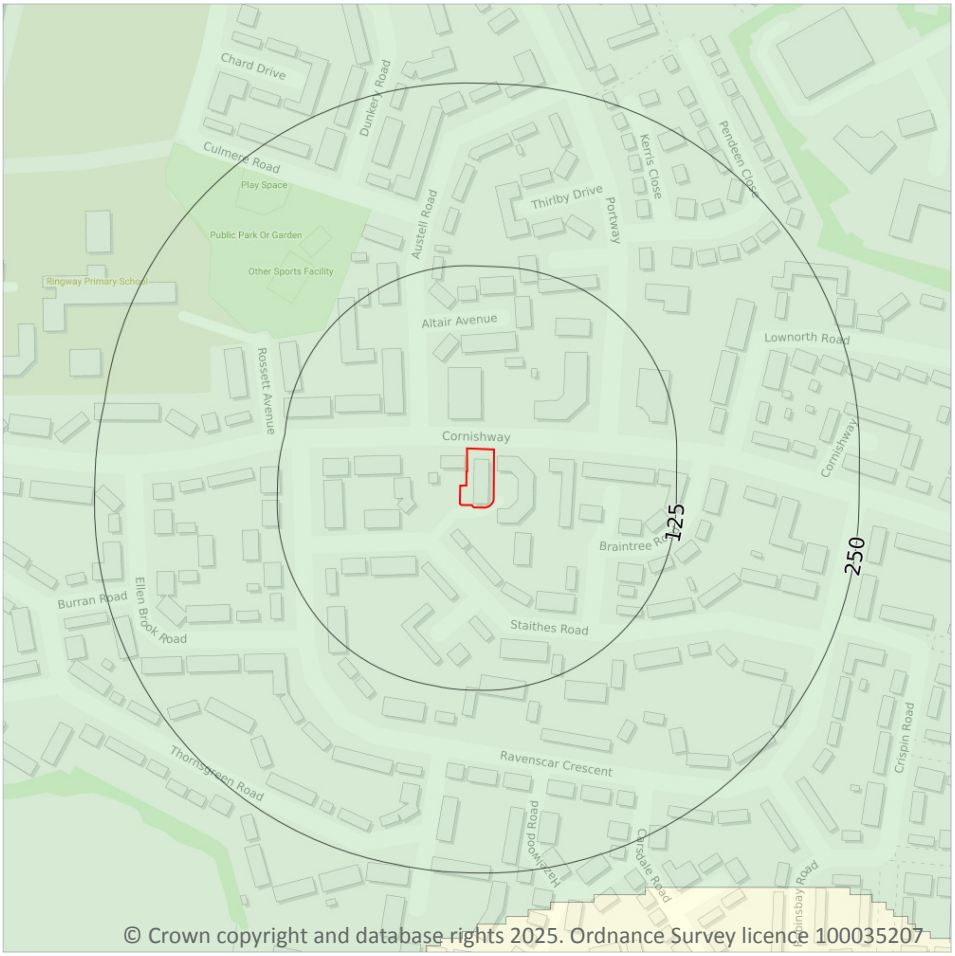
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

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	**Low**
Highest risk within 50m	**Low**

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 47 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

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	0

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.

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

10.7 Designated Ancient Woodland

Records within 2000m	0

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.

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	5

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

Features are displayed on the Environmental designations map on **page 48 >**

ID	Location	Name	Local Authority name
1	561m S	Merseyside and Greater Manchester Green Belt	Manchester
2	883m E	Merseyside and Greater Manchester Green Belt	Manchester
3	982m S	Merseyside and Greater Manchester Green Belt	Cheshire East
4	1217m E	Merseyside and Greater Manchester Green Belt	Stockport
5	1376m E	Merseyside and Greater Manchester Green Belt	Stockport

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.

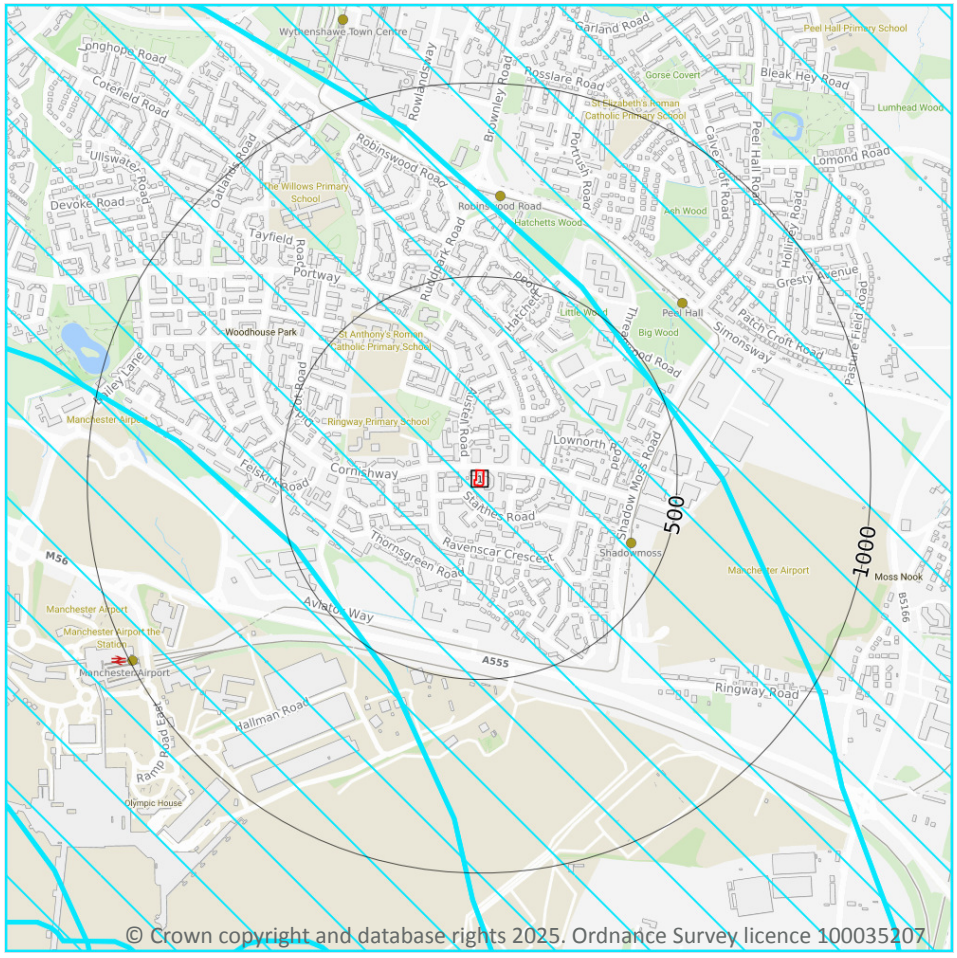
10.16 Nitrate Vulnerable Zones

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



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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 53 >**

ID	Location	Type of developments requiring consultation
1	**On site**	**Infrastructure - Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t. 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.

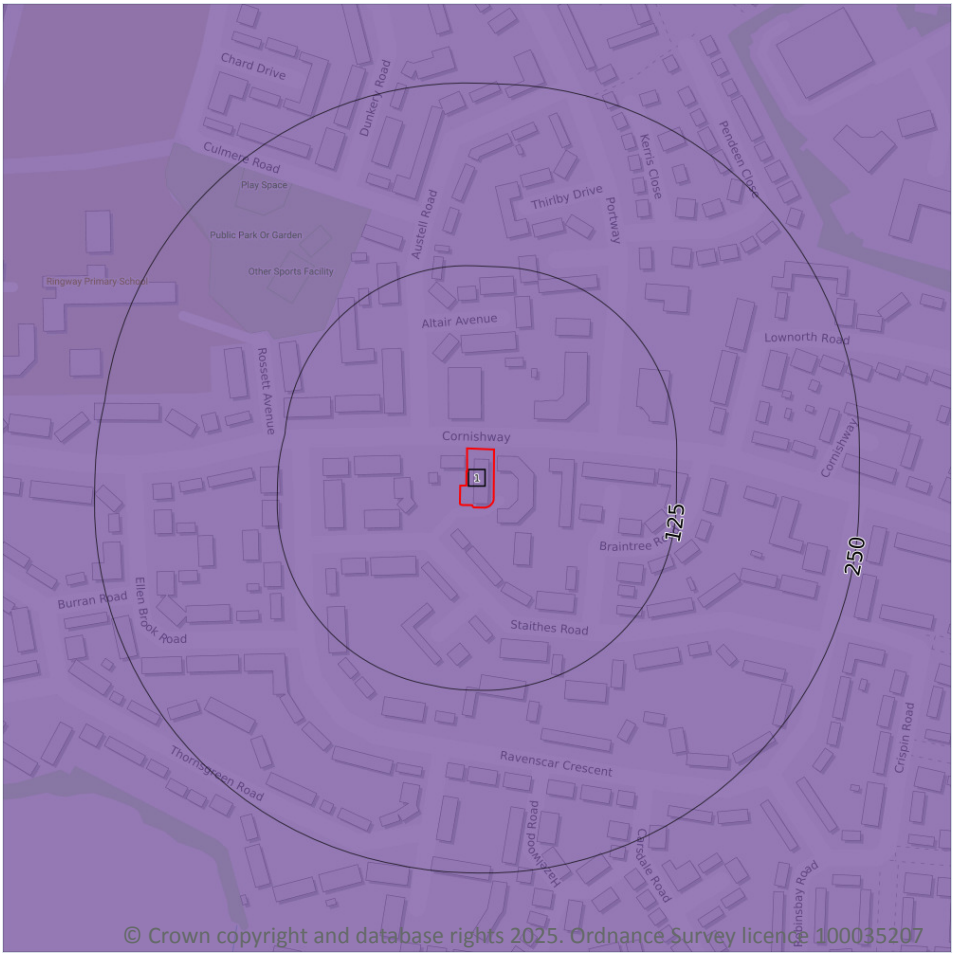
11.7 Registered Parks and Gardens

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	1

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 57 >**

ID	Location	Classification	Description
1	**On site**	**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



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Site Outline

Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m	1

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 60 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**No coverage**	**Full**	**Full**	**No coverage**	**SJ88NW**

This data is sourced from the British Geological Survey.

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

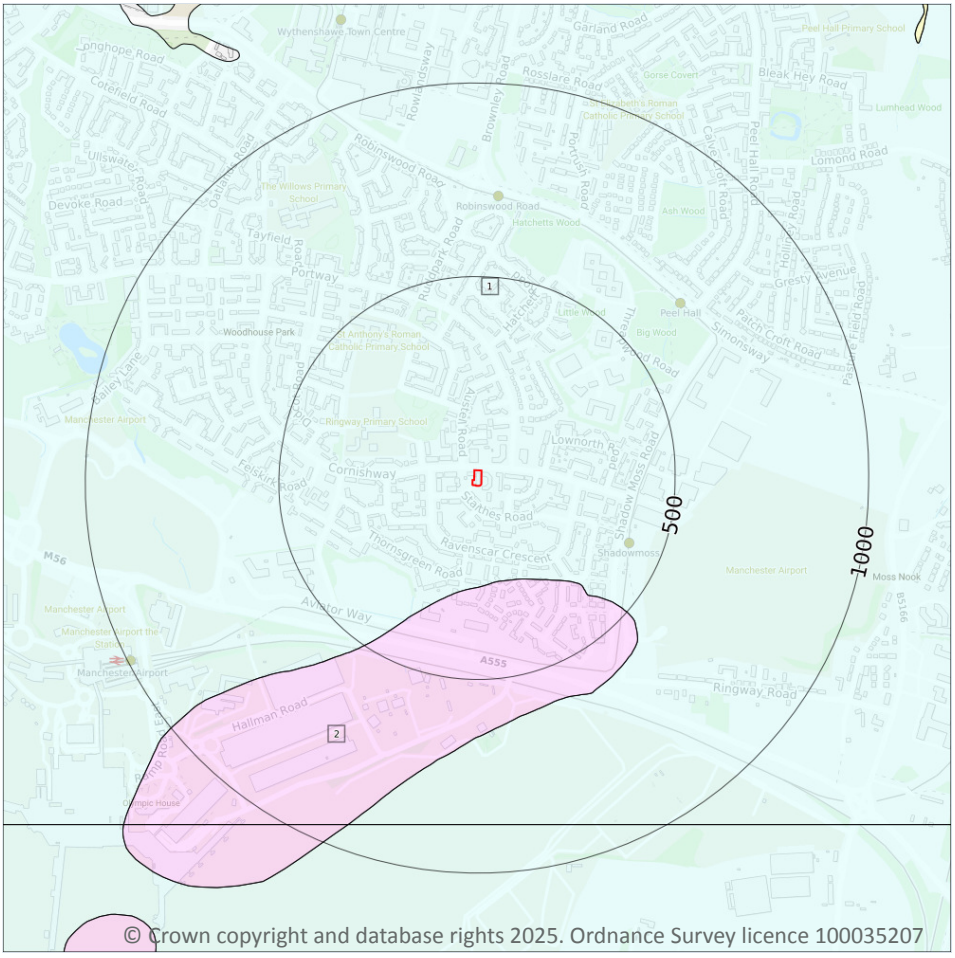
14.2 Artificial and made ground (10k)

Records within 500m	0

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.

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



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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 **2**

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 62 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**Till, Devensian - Diamicton**	**Diamicton**
2	252m S	GFDUD-XSV	Glaciofluvial Deposits, Devensian - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

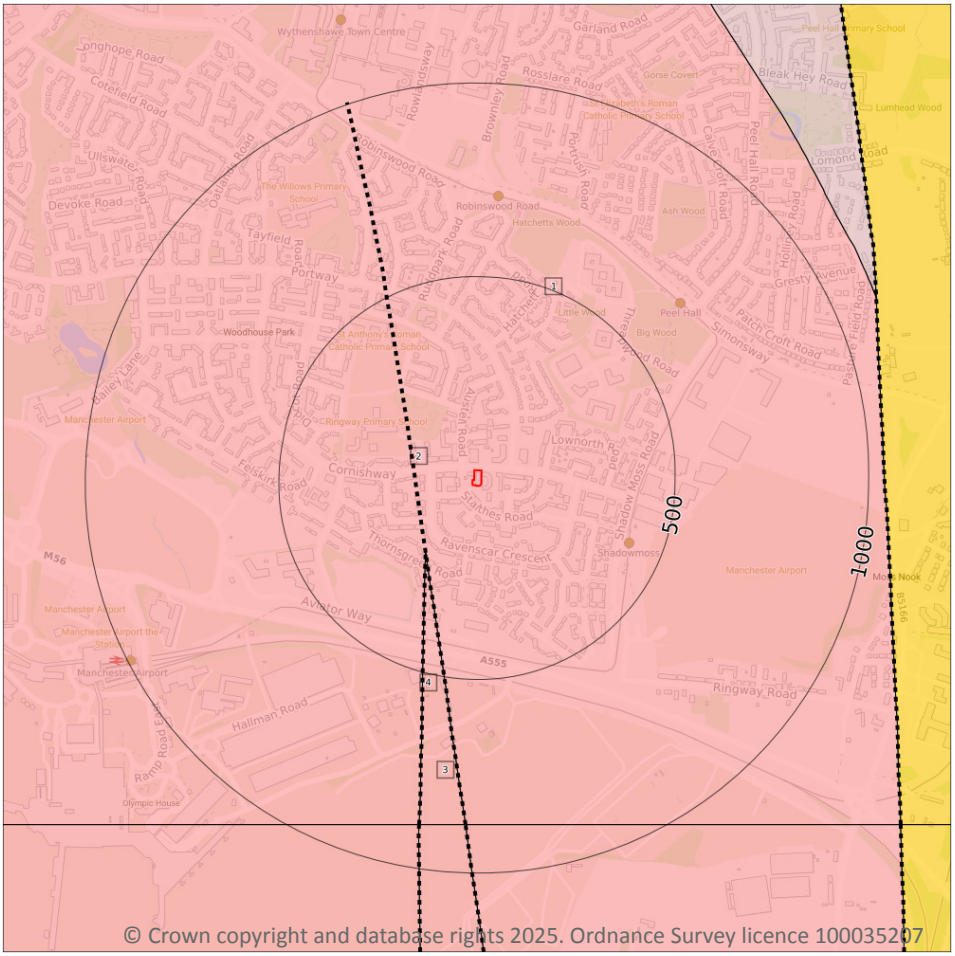
14.4 Landslip (10k)

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



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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 64 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**BOM-MDST**	**Bollin Mudstone Member - Mudstone**	**Anisian Age**
3	212m SW	BOM-MDST	Bollin Mudstone Member - Mudstone	Anisian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	2

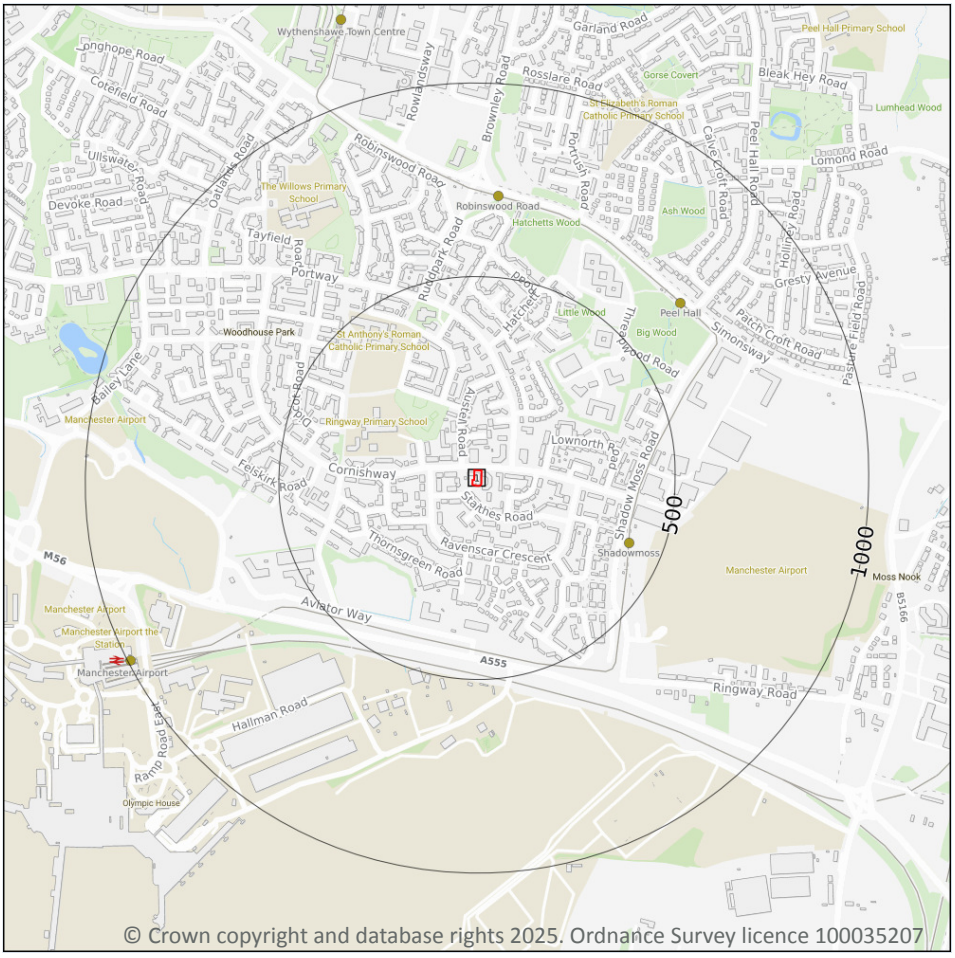
Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 64 >**

ID	Location	Category	Description
2	145m W	FAULT	Normal fault, inferred; crossmarks on downthrow side
4	212m SW	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



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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 66 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**No coverage**	**Full**	**Full**	**Full**	**EW098_stockport_v4**

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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.

This data is sourced from the British Geological Survey.

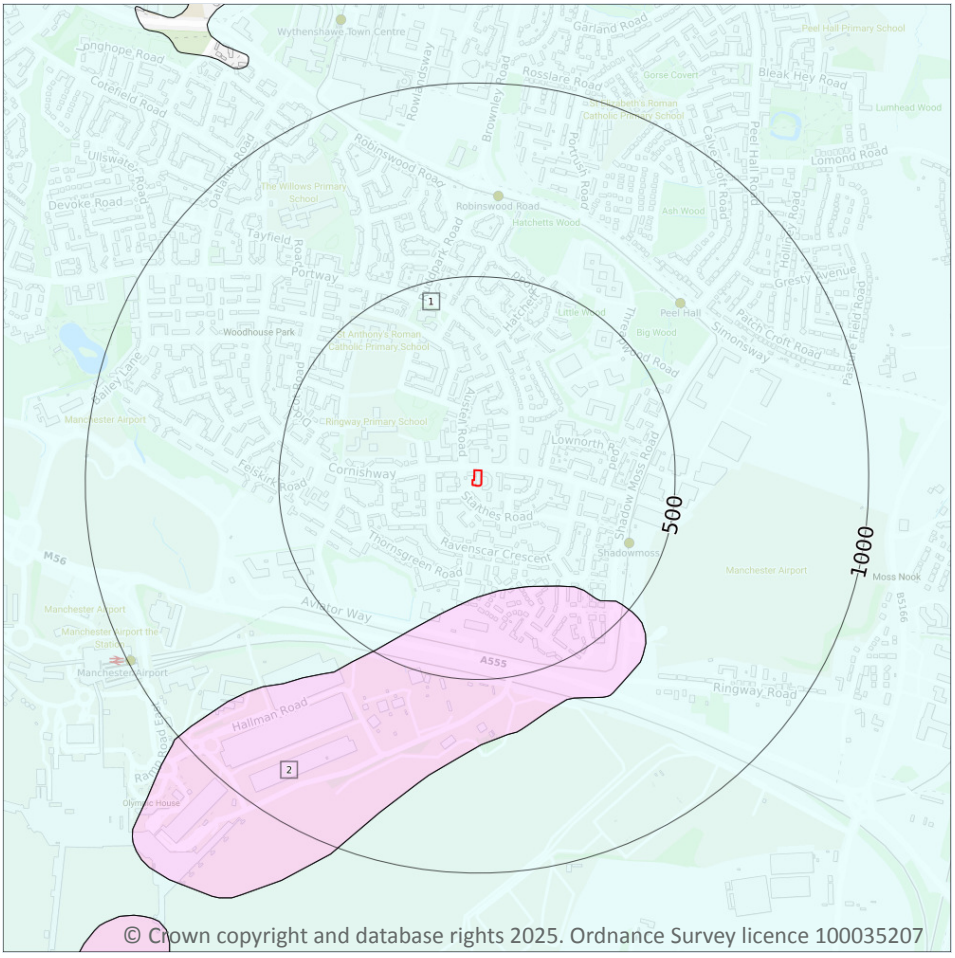
15.3 Artificial ground permeability (50k)

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 artificial 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 - Superficial



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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 **2**

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 68 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**TILL, DEVENSIAN**	**DIAMICTON**
2	276m S	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	1

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	**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.

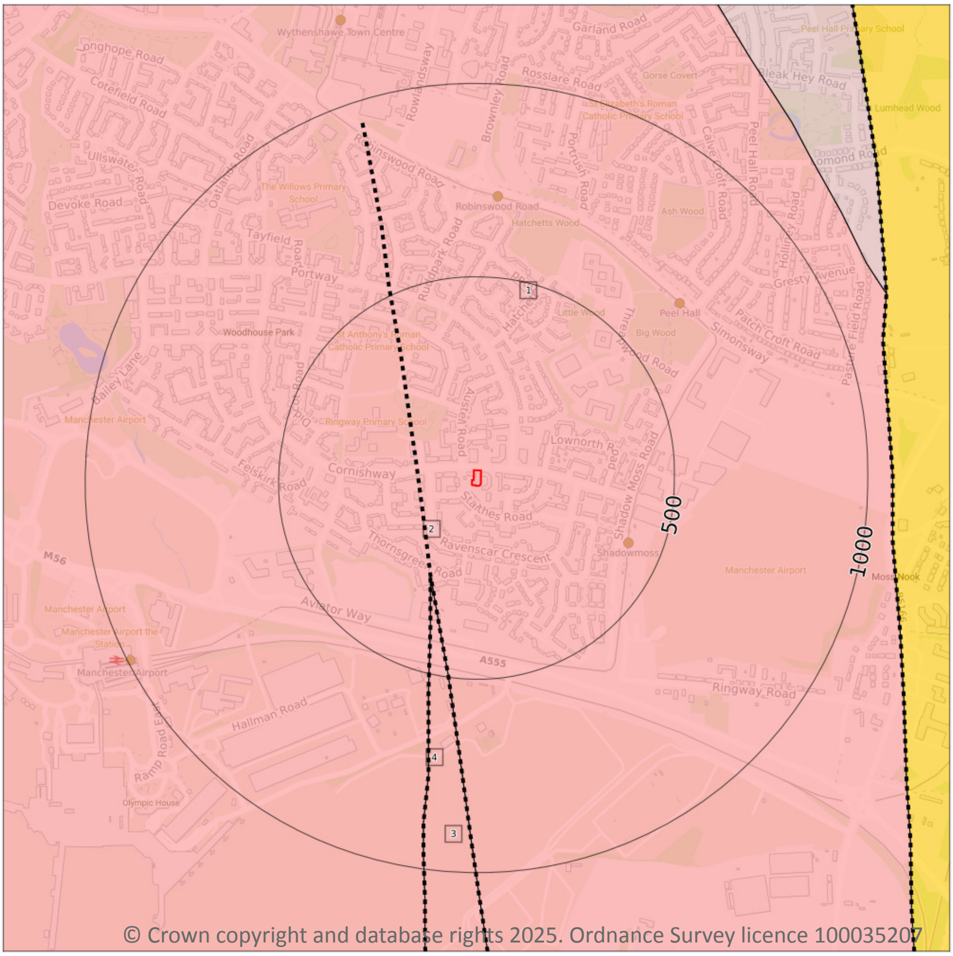
15.7 Landslip permeability (50k)

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	2

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 70 >

ID	Location	LEX Code	Description	Rock age
1	**On site**	**BOM-MDST**	**BOLLIN MUDSTONE MEMBER - MUDSTONE**	**ANISIAN**
3	257m SW	BOM-MDST	BOLLIN MUDSTONE MEMBER - MUDSTONE	ANISIAN

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	**Fracture**	**Low**	**Low**

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	2

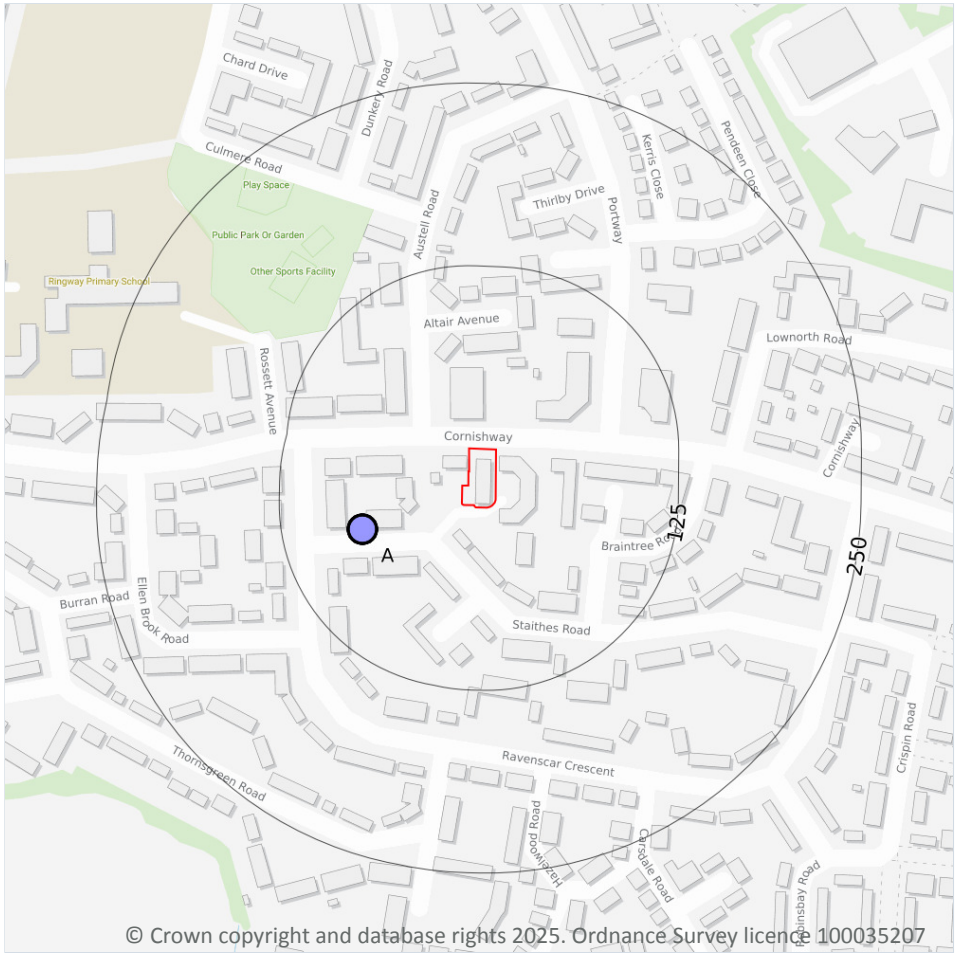
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 70 >**

ID	Location	Category	Description
2	136m W	FAULT	Fault, inferred
4	257m SW	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 **4**

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.

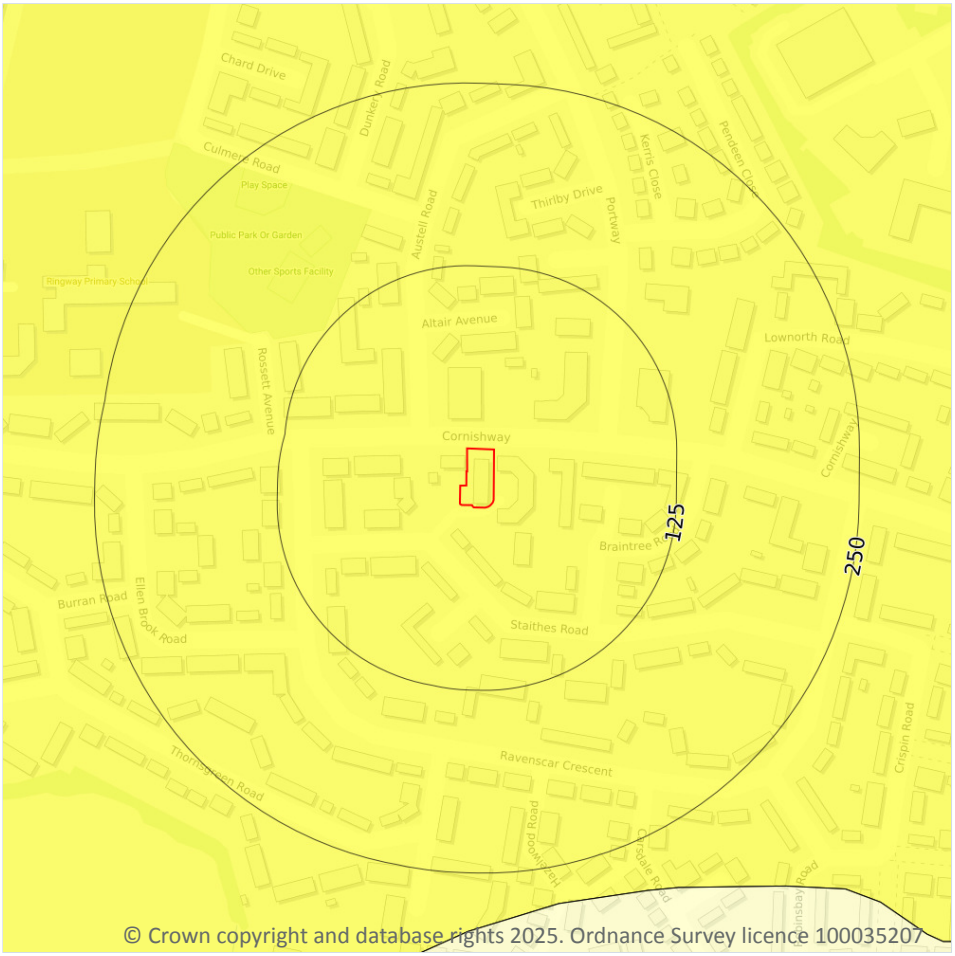
Features are displayed on the Boreholes map on **page 72 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	71m SW	382830 385860	3 STAITHES ROAD, WYTHENSHAWE 1	3.1	N	15019191 ↗
A	71m SW	382830 385860	3 STAITHES ROAD, WYTHENSHAWE 2	3.1	N	15019198 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	71m SW	382830 385860	3 STAITHES ROAD, WYTHENSHAWE 3	2.6	N	15019200 ↗
A	71m SW	382830 385860	3 STAITHES ROAD, WYTHENSHAWE 4	2.1	N	15019202 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



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17.1 Shrink swell clays

Records within 50m	1

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 74 >**

Location	Hazard rating	Details
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 75 >**

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



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Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.3 Compressible deposits

Records within 50m	1

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 76 >**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



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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 77 >**

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 78 >**

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



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17.6 Ground dissolution of soluble rocks

Records within 50m	1

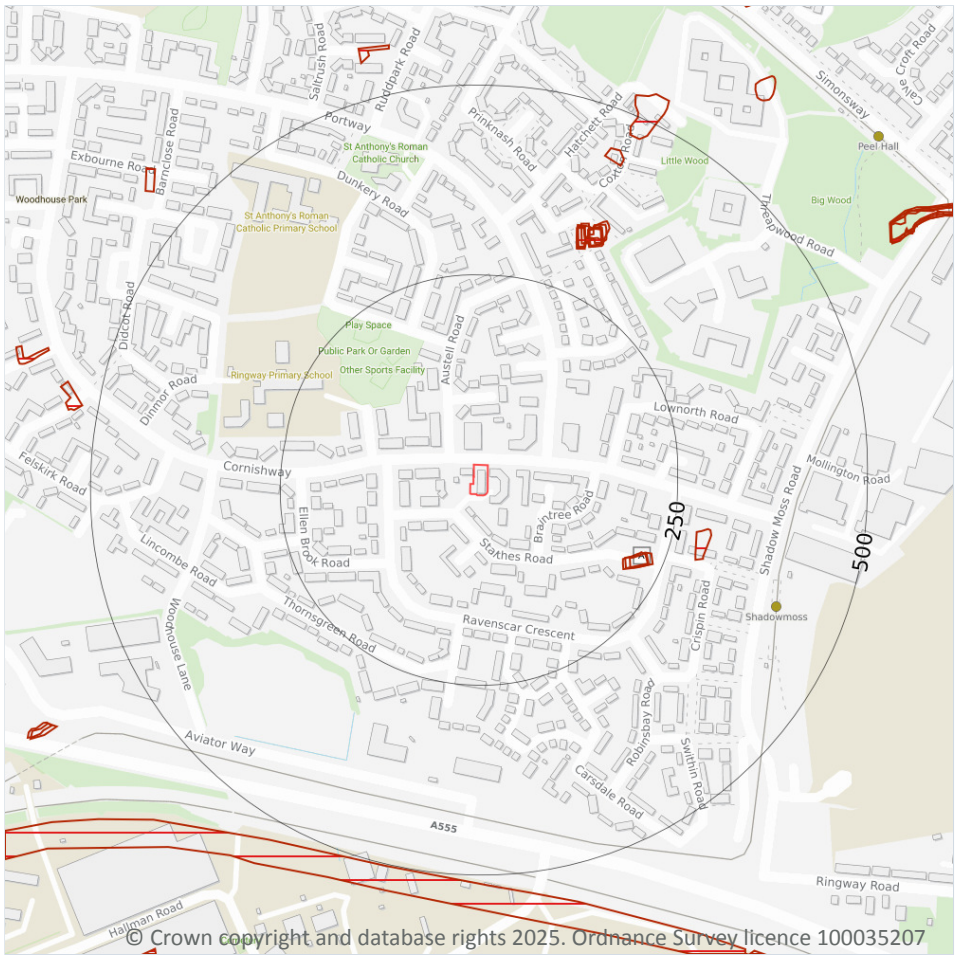
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 79 >**

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



18.1 BritPits

Records within 500m	0

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.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	3

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 81 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	199m SE	Pond	1899	1:10560
A	201m SE	Pond	1910	1:10560
A	207m SE	Pond	1954	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 is 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	0

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

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	0

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.

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

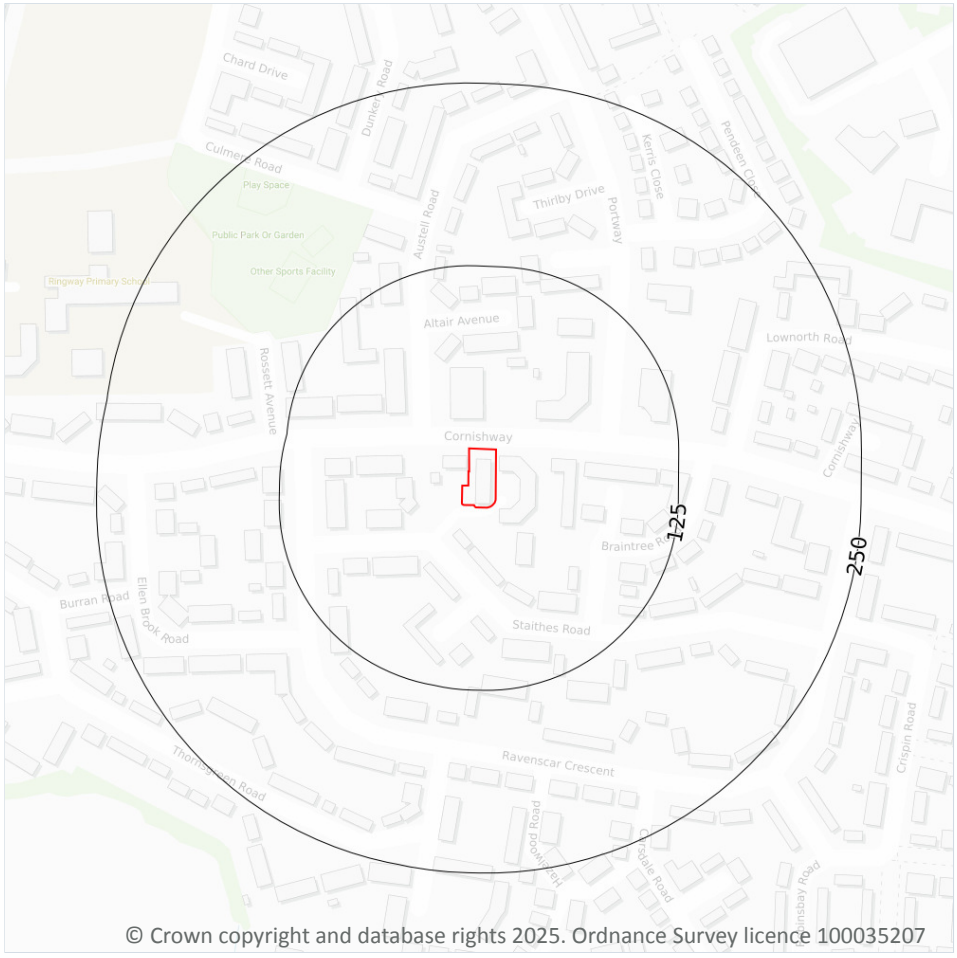
Records within 500m	0

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



Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

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 88 >**

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	1

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 km^2. 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 km^2; 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 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 mg/kg**

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

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 km^2).

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 km^2.

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

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	0

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.

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	0

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

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/ ↗.

Appendix E: BGS Borehole Records

British Geological Survey

BGS ID: 15019191 : BGS Reference: SJ88NW1145
British National Grid (27700) : 382830,385860

BOREHOLE LOG

Site 3 Staithes Road

Worms Eye Site Investigation
92 Bank Parade
Burnley BB11 1UG

25mm percussion rig

Borehole No:1

Located: front corner
Date : 25/3/99

Depth (m)	Penetration Rate (secs)	Key	Description	TESTS (Numeral Penetrometer(P) Vane(V)
0.1				
	3			
0.6			FILL-soft topsoil with brick	
	5			
1.1			FILL-clayey sand & brick over soft grey CLAY	
	11			
1.6			firm grey/brown silty CLAY becoming softer	
	14			
2.1			CLAY - (pour sample)	
	25			
2.6			stiff red brown CLAY (weathered marl)	
	43			
3.1			stiff grey & red brown weathered MARL	

Standing water at end of drilling at 1.2m deep.

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 15019198 : BGS Reference: SJ88NW1146
British National Grid (27700) : 382830,385860

BOREHOLE LOGS

Site 3 Staithes Road

Worms Eye Site Investigation
52 Bank Parade
Burnley BB11 1TS

25mm percussion rig

Borehole No:2

Located: rear corner
Date : 25/3/88

Depth (m)	Penetration Rate (secs)	Key	Description	TESTS (Kn/msq) Penetrometer(P) Vane(V)
0.1				
	2			
			v. loose FILL-soft brown	
0.6			clay & brick	
	2			
			soft dark grey organic SILT	
1.1			(topsoil)	
	6			
1.6			soft black organic SILT	
	7			
2.1			soft grey/brown CLAY	v=30
	10			
			firm brown CLAY with v soft	
2.6			peaty silt	
	33			
(v.hard from 2.8)			stiff brown and grey weathered	
3.1			MARL	

WATER: borehole wet at 1.8m deep

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 15019200 : BGS Reference: SJ88NW1147
British National Grid (27700) : 382830,385860

BOREHOLE LOGS

Site 3 Staithes Road

Worms Eye Site Investigation
52 Bank Parade
Burnley BB11 1TS

25mm percussion rig

Borehole No: 3

Located: rear
Date : 25/3/88

Depth (m)	Penetration Rate (secs)	Key	Description	TRRIS (Kn/msq) Penetrometer(P) Vane(V)
0.1				
	3			
		>>>>>>	v. soft FILL-soft silty	
0.6		<<<<<<	clay & brick	
	5			
			soft dark brown organic	
1.1			silty CLAY	
	12			
			soft grey silty slightly	p=70
1.6			organic CLAY over firm brown CLAY	p=80
	7			
			soft brown/grey silty CLAY firm	
2.1			in places	
	101			
			stiff brown and grey weathered	
2.6			MARL	

Standing water at end of drilling at 1.3m deep.

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 15019202 : BGS Reference: SJ88NW1148
British National Grid (27700) : 382830,385860

BOREHOLE LOGS

Site 3 Staithes Road

Worms Eye Site Investigation
52 Bank Parade
Burnley BB11 1TS

25mm percussion rig

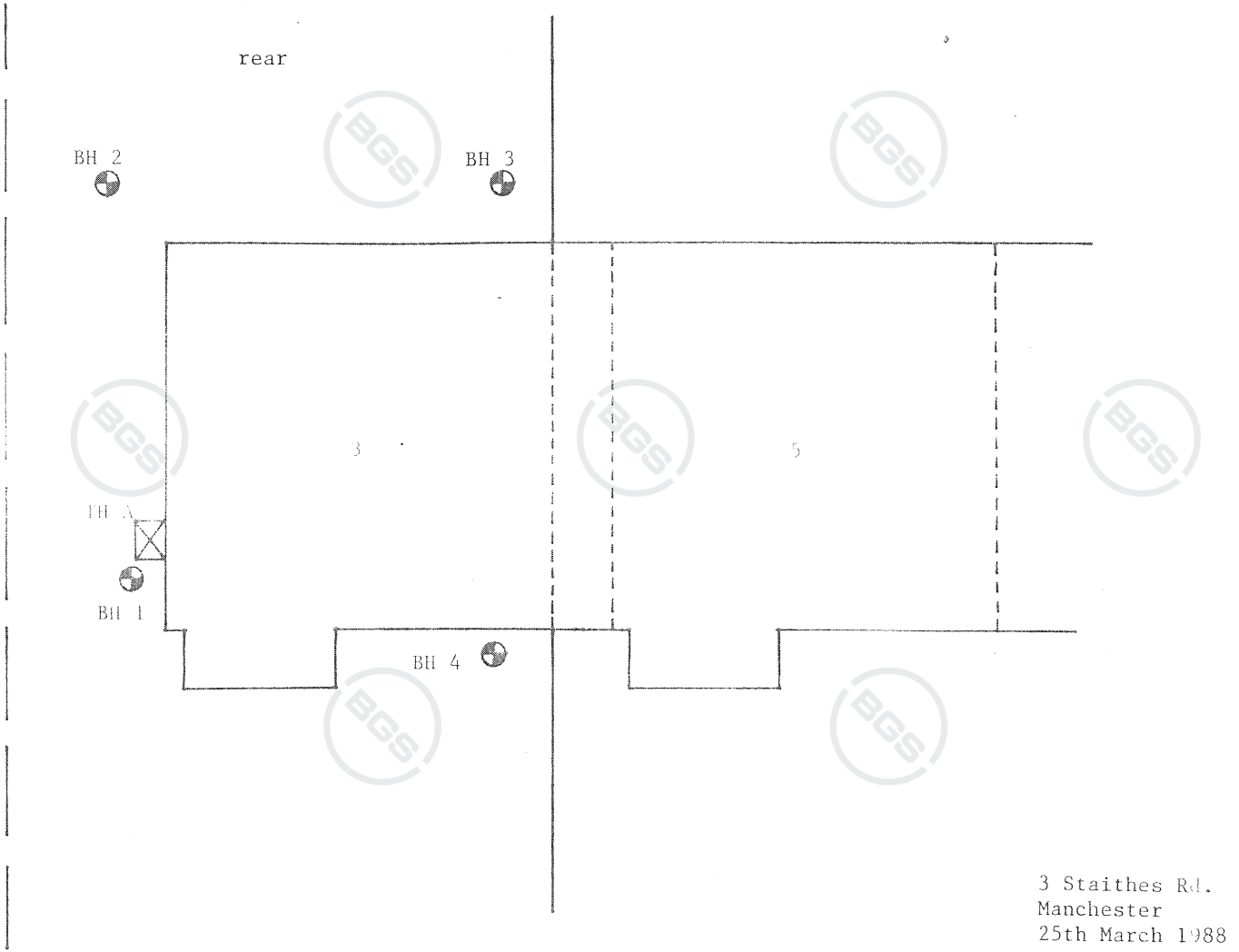
Borehole No:4

Located: front
Date : 23/3/88

Depth (m)	Penetration Rate (secs)	Key	Description	IDENT (Kn/mm) Penetrometer P. Vane V)
0.1				
	3			
0.6			firm grey silty CLAY [illegible]	
	6			
1.1			soft brown silty clay [illegible] over stiff brown CLAY	[illegible]
	21			
1.6			stiff grey and brown CLAY weathered MARL	
	41			
2.1			stiff grey brown weathered MARL	

Borehole dry throughout

Contact BGS: ngdc@bgs.ac.uk



3 Staithes Rd.
Manchester
25th March 1988

scale 1:100

BGS ID: 15019202 : BGS Reference: SJ88NW1148
British National Grid (27700) : 382830,385860

Contact BGS: ngdc@bgs.ac.uk

Appendix F: Zetica UXO Risk Map

UNEXPLODED BOMB RISK MAP

zeticauxo

SITE LOCATION

Location: M22 0GJ,
Map Centre: 382946,385887



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.

Miltary | **Industry** | **UXO find** | **Other**
Transport | **Docks** | **Luftwaffe targets**
Utilities | **Bombing decoy** | **Airfields**

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.

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