PHASE I DESK STUDY REPORT FOR LAND ADJACENT TO 67 CHEETHAM HILL ROAD, MANCHESTER, M4 4ES

23-03-12 Revision 1

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Prepared for

Brightwise Constructions Limited

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EXECUTIVE SUMMARY

A Phase I Desk Study Report (which includes a preliminary risk assessment) was required by Manchester City Council under Part 2A of the Environmental Protection Act 1990, the Contaminated Land (Wales) Regulations, 2006 (as amended), regulations associated with radioactivity on contaminated land and the Guidance on 'Land contamination risk management (LCRM). This report is required to support the planning application for the site. Manchester City Council requires the report to satisfy the National Planning Policy Framework in which it is stated that:

1. "a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);

2. "after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990"; and

3. "adequate site investigation information, prepared by a competent person, is available to inform these assessments."

In order to support the planning application for the site, ***Brightwise Constructions Limited*** commissioned ***Demeter Environmental Ltd*** to undertake a Phase I Desk Study Report (which includes a preliminarily risk assessment) for land adjacent to 67 Cheetham Hill Road, Manchester, M4 4ES, to support the planning application for the erection of a 3 storey mixed use development with retail on the ground floor and apartments on the upper floors.

The report has been completed to fulfil the requirements of a preliminary risk assessment in accordance with and the Guidance on 'Land contamination risk management (LCRM)'. and the documents referred to in Appendix A.

These procedures relate to 'past' contamination, and assume that legislative controls such as Pollution Prevention and Control authorisations control current potentially polluting activities. Emphasis is therefore upon historic site use and how this may affect potential future users of the site should the proposed development plans be realised.

The project has been carried out within the existing legislative framework, which is outlined in Appendix B.

It should be noted that the table below only offers a brief summary of the information presented in this report and is for briefing purposes only. Reference should be made to the main report for detailed analysis undertaken.

Table 1: Executive Summary

	SUBJECT		DATA
SITE INFORMATION AND SETTING	Client		Brightwise Constructions Limited
	Site		Land adjacent to 67 Cheetham Hill Road
	Site location		Land adjacent to 67 Cheetham Hill Road, Manchester, M4 4ES
	Proposed development		the erection of a 3 storey mixed use development with retail on the ground floor and apartments on the upper floors.
	Planning Reference		N/A
	Grid Reference		384121E 399525N
	Current Land Use		The site extended to an area of approximately 0.02Ha, the site comprised of a roughly grassed parcel of land, levels on the south eastern boundary were higher than street level. Demolition rubble was noted across the site as well a fly tipping along the western area
	Access		Via Back Elsworth Street.
CONCEPTUAL SITE MODEL	History		Initially (1848) the site had been developed and was occupied by a terraced dwelling associated with York Place. The building appears to have been demolished between 1972 and 1980, no further significant changes could be discerned.
	Geology	Drift	Devensian Till
		Solid	Chester Pebble Beds Formation (sandstone) of the Early Triassic Epoch
	Radon		Less than 1% of properties are above the action level. No radon protective measures are required.
	Hydrology		There no water bodies within 250m.
	Hydrogeology	Drift	The drift is regarded as a very low sensitivity aquifer
		Solid	The solid is regarded as a low sensitivity aquifer
	Previous Site Investigation		N/A
	Potential Sources of Contamination		Made ground
	Potential Contaminants of Concern		Wide range of contaminants in the made ground
	Potential Receptors		Human beings (construction workers) Human beings (future residents) Human beings (future worker occupants) Human beings (trespassers / transient users) Human beings (worker occupants of adjacent properties) Property in the form of buildings (on site) Potable water mains (on site)
Proposed Phase II Works			See Table 14. Summarised overleaf.
This sheet is intended as a summary of the report; it does not provide a definitive analysis and should not be treated as an independent document.			

Table 1 (continued): Executive Summary

PPL ID	AIM(S) / OBJECTIVES(S)	Proposed Further Investigation
N/A	Enabling works	Prior to any intrusive investigation the following will need to be undertaken in order to access the site; 1. Approval from the local authority on the scope of the proposed works;
N/A	Sequence of works	The works in sequence is given below.
6	To determine if made ground is present on the site and if present, is it impacted by elevated levels of contamination:	On completion of the site clearance samples of the soils that will be in direct contact with concrete will be taken and subject to pH and water soluble sulphate analysis (nr 4)

This sheet is intended as a summary of the report; it does not provide a definitive analysis and should not be treated as an independent document.

1.0 INTRODUCTION

1.1 Desk Study Terms of Reference

1.1.1 This report presents the results of a Phase I Desk Study carried out on ***Land adjacent to 67 Cheetham Hill Road, Manchester, M4 4ES***, performed for ***Brightwise Constructions Limited***. This report was written in April 2023, revised in September 2025 and should be read in the light of any subsequent changes in legislation, statutory requirements or industry practices.

1.1.2 The works were carried out in accordance with the standard terms of contract of ***Demeter Environmental Ltd***.

1.1.3 The aim of the report is to support the planning application for the site.

1.1.4 This report has been prepared in accordance to the Demeter Environmental Limited Quality Management System.

1.2 Aims and Objectives of Desk Study

1.2.1 The objectives of the desk study are as follows:

- To provide information on past and current uses of the site and surrounding area and the nature of any hazards and physical constraints;
- To determine the risks associated with hazardous ground gas, including radon;
- To identify current and likely future receptors, potential sources of contamination and likely pathways and any features of immediate concern, including those that could be introduced in the future;
- To identify any aspect of the site requiring immediate attention (e.g., insecure fences, hazardous substances accessible to trespassers or likely to be dispersed by water or wind);
- To provide information on the geology, geochemistry, soil, hydrogeology and hydrology of the site;
- To identify potentially different sub-areas (zones) of a site, based on differing ground conditions; potential contamination; and past, present and future uses;
- To provide information for the preliminary risk assessment;
- To provide data to assist in the design of potential subsequent exploratory and main investigations and to give an early indication of possible remedial requirements;

- To provide information relevant to worker health and safety and to the protection of the environment during field investigations;
- To provide data to assist in the design of potential subsequent investigations and to give early indication of possible remedial requirements;
- To identify the need to involve regulatory bodies prior to intrusive investigation.

1.2.2 The primary objective of the desk study is to identify potential environmental issues that may represent a constraint to the proposed redevelopment of the site. The findings of this assessment can be used to determine, if required, the scope of a follow on Phase II intrusive site investigation.

1.2.3 The desk top study provides an initial view in respect of the status of the site with regard to:

- The potential impact on the site of interest from surrounding land uses and other environmental factors;
- Potential contamination of the site strata by historical and or current use;
- The potential impact on the wider environment by historical and or current use of the site of interest;
- Potential problems associated with geological features such as faulting, mineral extraction, mining and land instability;
- The location of above-surface features that may affect the proposed redevelopment.

1.2.4 This study includes a review of the available geological, historical and environmental information in order to establish the likely ground conditions at the site. The review is based on the following information:

- Align any report to the requirements of relevant guidance;
- To assess historical activities, referring to past Ordnance Survey maps, at the site with respect to their potential impact on the site environment;
- To characterise the environmental setting of the site, identify migration pathways and vulnerable receptors for contamination originating at the site, focusing on potential soil and groundwater liabilities;

- To assess historical and current surrounding land use, referring to past Ordnance Survey maps, in relation to known or potential off-site contamination issues that may impact the subject property;
- To identify likely ground conditions at the site and the potential geotechnical and environmental constraints to development;
- To establish development abnormals prior to site development;
- Assessment of the potential risks to both on and off site receptors;
- To develop a preliminary conceptual model.

1.2.5 The data collated in this study has been undertaken to allow the construction of a preliminary conceptual model, which represents the potential contaminant linkages that have been identified on the site. This is used as a basis to develop a strategy for an intrusive investigation where required.

1.3 Scope of Desk Study

1.3.1 The scope of work for this report comprises of the following:

- Procurement of Groundsure Enviro+Geo Insight Report;
- Procurement of Ordnance Survey maps;
- Review of published geology;
- Review of data available in the public domain (borehole section sheets etc.);
- Review of planning history and any associated documents using information in the public domain;
- Site walkover survey;
- Preparation of a preliminarily risk assessment.

1.4 Basis of Risk Assessment

1.4.1 This assessment has been undertaken with due regard to the Environmental Protection Act 1990, associated statutory guidance (NPPF, PAN 33 etc.), 'Guidance for the Safe Development of Housing on Land Affected by Contamination', the Guidance on 'Land contamination risk management (LCRM)', the Contaminated Land Guidance Documents issued by the Environment Agency and the documents referred to in Appendix A. The methods used follow a risk based

approach with the potential risk assessed using the 'Source – pathway – receptor contaminant linkage concept introduced by the Environmental Protection Act.

1.5 Limitations and Exceptions of this Report

1.5.1 This report was undertaken for ***Brightwise Constructions Limited*** and as such should not be entrusted to any third party without written permission of ***Demeter Environmental Ltd***.

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a) The date on which this assessment was undertaken;
b) The date on which the final report is delivered.

1.5.4 This report has been compiled from a number of sources, within the time constraints of the programme, which ***Demeter Environmental Ltd*** believes to be trustworthy. However, ***Demeter Environmental Ltd*** is unable to guarantee the accuracy of information provided by third parties.

1.5.5 The findings and opinions provided in this document are made in good faith and are based on data provided by third parties (Groundsure, Environment Agency, The Coal Authority, and Regulatory Bodies) and the report should be read in conjunction with the limitations on the document control form. The accuracy of map extracts cannot be guaranteed and it should be recognised that different conditions on /adjacent to the site may have existed between and subsequent to the various map surveys.

1.5.6 This report is prepared and written in the context of the purposes stated above and should not be used in a different context. Furthermore, new information, improved practices and legislation may necessitate an alteration to this report in whole or in part after its submission. Therefore, with any change in circumstances or after the expiry of one year from the date of this Report, the report should be referred to ***Demeter Environmental Ltd*** for reappraisal.

1.5.7 The conclusions and recommendations of this report are based on the development described in Clause 2.2, for any other development the report may require revision.

1.5.8 ***Demeter Environmental Ltd*** makes no representation whatsoever concerning the legal significance of its findings or to other legal matters referred to in the following report.

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1.5.10 The report should be read in its entirety, including all associated drawings and appendices. ***Demeter Environmental Ltd*** cannot be held responsible for any misinterpretations arising from the use of extracts that are taken out of context.

1.5.11 This report does not comprise a geotechnical assessment of the strata underlying the site.

1.5.12 Any borehole data from the British Geological Survey sources is included on the following basis: 'The British Geological Survey accept no responsibility for omissions or misinterpretations of the data from their Data Bank as this may be old or obtained from non-BGS sources and may not represent current interpretation'.

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1.5.15 Any risks identified in a Phase I Desk Study Report are perceived risks. Actual risks can only be assessed following a physical investigation of the site. ***Brightwise Constructions Limited*** should be aware that this report is based on information available at the time. Where a site investigation has been undertaken, the ground conditions can only be defined precisely at the exploratory positions, whilst an intermediate positions they can only be inferred. It is possible that factors may vary due to seasonal effects or other climatic effects, and may at times differ from those measured during the investigation. While every attempt is made to assess the likelihood and extent of such variations, conditions may nevertheless exist which are undisclosed by this investigation.

1.5.16 The findings of this report are based on finite information obtained from research and consultations. Demeter Environmental Ltd cannot guarantee the reliability of all such information and the searches should not be considered exhaustive. The findings of the report

may need to be reviewed as any future exploratory investigations progress and in the event that additional archive information becomes available.

1.5.17 Notwithstanding the findings of this study (and any subsequent investigations), if any indication of contaminated soil (visual or olfactory) is encountered at any stage of the development further investigation may be required.

1.5.18 Arboricultural Survey and advice on arboricultural issues are considered to be outside the scope of this report except for their effect on the foundations to the proposed buildings. Where identification of any species is made, especially invasive plants such as Japanese Knotweed, Himalayan Balsam or Giant Hogweed, this should only be considered as a preliminary assessment and subject to confirmation by a professional Arboriculturist. Demeter Environmental Ltd takes no responsibility for failing to identify, or the incorrect identification of, any tree or plant species on site.

1.5.19 Our investigations exclude surveys to identify the presence injurious and invasive weeds. Under the Weeds Act 1959, the Secretary of State may serve an enforcement notice on the occupier of land on which injurious weeds are growing, requiring the occupier to take action to prevent the spread of injurious weeds. The Weeds Act specifies five Injurious weeds: Common Ragwort, Spear Thistle, Creeping of Field Thistle, Broad-leaved Dock and Curled Dock. The Wildlife and Countryside act 1981 provides the primary controls on the release of non-native species into the wild in Great Britain. It is an offence under section 14(2) of the act to 'plant or otherwise cause to grow in the wild' any plants listed in schedule 9, part II. The only flowering plants currently listed are Japanese Knotweed and Giant Knotweed. The presence of such weeds on site may have considerable effects on the cost / timescale in developing the site.

1.5.20 Good guidance on injurious and invasive weeds is provided on DEFRA and Environment Agency web sites.

1.5.21 Our investigations exclude surveys to identify the presence or indeed absence of asbestos in buildings/infrastructure on site. If asbestos is suspected to be present, we recommend specialists in the identification and control / disposal of asbestos are appointed prior to commencement of any works on site or, if appropriate, purchase of the site. The presence of asbestos on site may have considerable effects on the cost / timescale in developing the site. There is good guidance in relation to Asbestos available on the Health and Safety Executive (HSE) web site.

1.5.22 The scope of this investigation does not include an assessment for the presence of asbestos containing materials within or below the buildings or in associated infrastructure in the ground at the site. Should there be a requirement under Regulation 4 of the Control of Asbestos at

Work Regulations 2002 for any part of the site to be deemed 'non-domestic premises' the duty holders should prepare an asbestos risk management plan and this may require technical survey works as described in the HSE Guidance HSG264 (2nd edition).

1.5.23 The Health and Safety at Work Act requires that Employers provide safe places of work for their employees. The Control of Asbestos at Work Regulations (CAWR) place very heavy specific duties on those who commission and carry out work on asbestos containing materials. Construction work that is likely to involve exposure of workers to hazards associated with asbestos in existing buildings will be subject to the Construction (Design and Management) Regulations which impose duties upon Clients, Designers and the Contractors carrying out the work. Other health and safety and welfare regulations place duties on Employers to undertake risk assessments and prepare hazard management plans which, in the case of a building likely to contain asbestos, could involve the commissioning of surveys, hazardous materials location registers and proposals for remedial work.

1.5.24 Whilst a site walkover has been undertaken as part of this report, the survey does not constitute either an asbestos or structural survey and all areas of the site may not have been visited / inspected.

1.5.25 Consideration of occupational health and safety issues are beyond the scope of this report.

1.5.26 All assessments and recommendations should be forwarded to the relevant planning authorities for comment and approval prior to implementation.

1.6 Principal Sources of Information

1.6.1 Documents that were available or have been obtained for reference or obtaining data are given in Appendix A. Further information on data used in this report and dates the data was obtained/accessed is given below:

Table 2: Summary of Information Obtained

Source	Data Provided	Date Obtained
Groundsure	Ordnance Survey Maps Groundsure Enviro+Geo Report	31st March 2023
Manchester City Council	Planning history	2nd April 2023
British Geological Survey	1:50,000 Geological Maps 1:10,000 Geological maps Borehole Section sheets	2nd April 2023
Environment Agency	Historic Landfill Data (last updated 5th April 2016) Authorised Landfills (5th April 2016)	2nd April 2023
Coal Authority	Interactive Map Viewer Coalfield Plans	2nd April 2023
Google Earth©	Aerial plates	2nd April 2023
Google Streetview©	Street level imagery	2nd April 2023

2 SITE CONTEXT

2.1 Site Location

2.1.1 The site is located off Cheetham Hill Road, the approximate grid reference is 384121E 399525N, as shown on Drawing 1 and Plate 2 in Appendix D.

2.1.2 The site is located within the administrative jurisdiction of Manchester City Council.

2.2 Proposed Development

2.2.1 It is proposed that a 3 storey mixed use development with retail on the ground floor and apartments on the upper floors is erected on the site.

2.3 Site Description & Site Reconnaissance Visit

2.3.1 The aims of the walkover were to determine whether there were any obvious potential sources of contamination, pathways and receptors on or near the site and whether there were any obvious geotechnical difficulties with the site. In addition, access routes into the site were investigated in order to establish the feasibility of further site investigation.

2.3.2 A site walkover survey was undertaken in April 2023 by a consultant from Demeter Environmental Ltd, in general accordance with CLEA CLR 2, on completion of a review of relevant historical and environmental data. The observations of the walkover are presented hereunder:

Table 3: Summary of Walkover Survey

Topic		Discussion
Site Description / Use		The site extended to an area of approximately 0.02Ha, the site comprised of a roughly grassed parcel of land, levels on the south eastern boundary were higher than street level. Demolition rubble was noted across the site as well a fly tipping along the western area. No visual or olfactory evidence of contamination was noted during the walkover survey.
Description of surrounding area		Commercial
Surrounding Land Uses	North	Commercial
	East	Commercial
	South	Commercial
	West	Commercial
Access		Via Back Elsworth Street
Structures		N/A
Surfacing		The site was covered with demolition rubble.
Made Ground		Made ground in the form of rubble was noted across the site.
Vegetation / Trees		The site was roughly grassed
Invasive Species		During the site walkover, we did not notice the presence of any Japanese Knotweed, however this plant can be difficult to identify in the early stages of growth and therefore it is not always possible to identify its presence at certain times of the year. It should be noted that we are not qualified ecologists and as such cannot guarantee the absence of Knotweed or other invasive vegetation. It is recommended that if it is suspected that this species or other similarly invasive plants are present at the site, a specialist contractor should be commissioned to make a detailed assessment.
Storage Tanks		No evidence of either historical or current underground or aboveground storage tanks was noted at the site.
Raw Material and Chemical Use and Storage		No evidence of significant raw material or chemical use or storage was observed at the site.
Solid Wastes		No significant observations were made of solid waste storage at the site.
Hazardous and Industrial Wastes		No evidence of significant hazardous and industrial waste storage was observed at the site.
Air Emissions		No significant sources of air emissions were observed at the site.
Asbestos Containing Materials		The made ground identified on the site may be impacted by asbestos as the source of the material is unknown. It should be noted that we are not qualified asbestos surveyors and as such cannot guarantee the presence or absence of ACM's.
Spills and Releases		No evidence of any spills or releases of substances which may contain potentially polluting materials was noted at the site.
Fly Tipping		Fly tipping was noted on the western area of the site

2.3.3 A plan of the site in its current configuration is presented on Drawing 3 in Appendix D.

2.3.4 Photographs of the site and a photograph key plan are presented in Appendix E.

3 SITE HISTORY

3.1 Historical O.S. Maps, Aerial Plates and Street View Images

3.1.1 The historical usage of both the site and the surrounds has been researched by reference to historical maps and aerial plates presented in Appendix F (O.S. maps, Old Maps Online, and

National Library of Scotland), street plans, street directories, historical aerial photographs (Google Earth, Britain From Above, historical street level imagery and plates in the public domain.) are summarised hereunder in Table 4.

Table 4: Summary of Review of Historical Maps and Aerial Plates

Area	Summary of Historical Review
Site	Initially (1848) the site had been developed and was occupied by a terraced dwelling associated with York Place. The building appears to have been demolished between 1972 and 1980, no further significant changes could be discerned.
Area adjacent to the site	Initially the site boundaries were formed by dwellings to the north and south with a road to the east and a brick field to the west. By 1890 the brick field had been developed and the western boundary was formed by Back Elsworth Street and terraced houses. By 1958 the houses on the western boundary had been cleared and replaced by a warehouse.
Area within 50m (including ponds)	A number of potentially contaminative land uses have been identified on the historical O.S. maps, which are discussed below by order of date. **1958-1963:** Warehouse 45m west – the buildings are identified on subsequent maps. **1968:** Clothing factory 30m west – the buildings are identified on subsequent maps. Clothing factory – 40m north - the buildings are identified on subsequent maps.
Potentially In-Filled Land Within 250m (excluding ponds)	No areas of potentially in-filled land have been identified within 250m of the site.

3.1.2 A summary of potentially contaminative land uses is presented on Drawing 4.

3.2 Anecdotal Evidence

3.2.1 No additional information on the site history could be sourced.

3.3 Archaeological Considerations

3.3.1 No known archaeological considerations have currently been identified.

3.3.2 Archaeological information has not been sought as part of this desk study and has not been identified as an issue by the Client. Some Local Authorities require at least an initial archaeological appraisal for development sites.

3.3.3 Archaeological investigations occasionally reveal ground-related problems from ancient times (prior to the 1st Edition O.S. maps) and can occasionally cause foundation and contamination development hazards.

3.3.4 The Local Authority archaeological officer has not been contacted at this stage.

3.4 Planning Information

3.4.1 A search of on-line planning information held by Manchester City Council was undertaken, no salient information was sourced.

3.5 Previous Reports

3.5.1 Demeter Environmental Limited has no knowledge nor has received any reports relating to the site or the surrounding area.

4 ENVIRONMENTAL SETTING

4.1 Published Geology – 1:10,000 Geological Maps

4.1.1 The documented geology has been ascertained by the examination of British Geological Survey 1:10,000 Sheet SJ89NW and the appropriate geological memoir is summarised hereunder:

4.1.2 Deposits of made ground are recorded 37m NW and 90m SE of the site.

4.1.3 The drift geology is given as Devensian Till.

4.1.4 The solid geology is given as the Chester Pebble Beds Formation (sandstone) of the Early Triassic Epoch.

4.2 Published Geology – 1:50,000 Geological Maps

4.2.1 The documented geology has been ascertained by the examination of British Geological Survey 1:50,000 Sheet 85 (Manchester) and the appropriate geological memoir is summarised hereunder:

4.2.2 Deposits of made ground are recorded 37m NW and 90m SE of the site.

4.2.3 The drift geology is given as Devensian Till.

4.2.4 The solid geology is given as the Chester Pebble Beds Formation (sandstone) of the Olenekian Epoch.

4.3 Data From The Coal Authority

4.3.1 The Coal Authority interactive map viewer was accessed, the map indicates the site is not within a "Development High Risk Area".

4.3.2 The Development High Risk Area is defined as 'The Development High Risk Area is the part of the coal mining reporting area which contains one or more recorded coal mining related features which have the potential for instability or a degree of risk to the surface from the legacy of coal mining operations. The combination of features includes mine entries; shallow coal workings (recorded and probable); recorded coal mining related hazards; recorded mine

gas sites; fissures and breaklines and previous surface mining sites. New development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities. This area was formally known as the Development Referral Area'.

4.4 Borehole Records

4.4.1 The BGS Borehole map indicates that there are no borehole records available within 25m of the site.

4.5 Geological Hazards

4.5.1 Potential natural geological hazards which may represent a risk to the proposed development on the site could include the following:

Table 5: Summary of Potential Natural Geological Hazards Identified in the Groundsure© Reports

Potential Hazard	Assessed Risk on the Site			
Radon	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level. No radon protective measures are necessary.			
Background Soil Chemistry	Element	Estimated Geometric Mean (mg/kg)	Residential Threshold(mg/kg)	Industrial / Commercial Threshold (mg/kg)
	Arsenic	15-25	37 (S4UL)	640 (S4UL)
	Bioaccessible Arsenic	No data		
	Lead	200-300	200 (C4SL)	750 (C4SL)
	Bioaccessible Lead	120-240		
	Cadmium	1.8	10 (S4UL)	230 (S4UL)
	Chromium	60-90	620 (S4UL)	30,400 (S4UL)
	Nickel	30-45	130 (S4UL)	1,700 (S4UL)

4.6 Review of Data Obtained from Geology and Ground Stability Groundsure Report

4.6.1 A geology and ground stability report has been procured from Groundsure©, which is presented in Appendix G, and is summarised hereunder.

Table 6: Summary of Data within Groundsure© Geology and Ground Stability Report

Data	Distance (m)	Comments	Significance
Faults	<50m	No data	-
Natural cavities	<250m	No data	
BritPits	<250m	213m W – Strangeways Brick Field	Potential source
Surface ground workings	<250m	1m W – Brick Field 44m NW – ponds 113m S – workings 149m SW – ponds	Potential sources
Underground workings	<250m	No data	

5 HYDROLOGY AND HYDROGEOLOGY

5.1.1 The geological succession underlying the site may be regarded as a series of discrete units in terms of their hydrogeological significance, as illustrated hereunder:

Table 7: Hydrogeological Interpretation

UNIT	PROPERTIES	AQUIFER TYPE	FLOW TYPE	PERMEABILITY
Made Ground	Likely to be generally granular and permeable and will permit vertical and lateral transmission of groundwater. Where underlain by an aquiclude perched groundwater may be present in depressions at the interface.	N/A	N/A	N/A
Devensian Till	This classification has been assigned in cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.	Secondary Undifferentiated	Mixed	Low to high
Sandstone	These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifers.	Principal	Mixed	High

5.2 Assessment of Vulnerability of Surface Water Receptors

5.2.1 The sensitivity of both the surface water receptors and the underlying groundwater in both the drift deposits and bedrock has been assessed in line with the methodology in Appendix C based on the information presented below. Where the risk is regarded as low or very low the receptor will not be regarded as a credible receptor and will not be assessed further.

Table 8: Assessment of Vulnerability of Surface Water Receptors

INFORMATION	Surface Water	Superficial Soils	Bedrock
Aquifer Status of Geology:	N/A	Secondary Undifferentiated	Principal
Likely Geology (based on closest BGS Borehole Section Sheets / Previous Site investigations)	Nearby boreholes indicate a minimum of drift cover.		
Groundwater Vulnerability	Leaching class: Low Infiltration value: <40% Dilution value: 300-550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well-connected fractures
Groundwater Vulnerability Summary:	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer		
Groundwater Vulnerability (soluble rock risk):	N/A	No data	
Groundwater Vulnerability-Local Information:	N/A	No data	
Groundwater Abstractions (<1,000m) (Only Current Abstractions Are Listed):	N/A	168m N – general cooling / process water 921m SW – general cooling	
Surface Water Abstractions (<500m) (Only Current Abstractions Are Listed):	None	N/A	
Potable Abstractions (<2,000m) (Only Current Abstractions Are Listed):	N/A	None	
Source Protection Zones:	N/A	No – none within 500m	
Source Protection Zones (Confined Aquifer):	No data	No data	No data
Surface Water Bodies (<100m):	None	N/A	
Surface Water Features (<250m):	None	N/A	
Sensitivity of Surface Water / Groundwater:	L2 – very low	L2 – very low	L1 - low

6 DATA OBTAINED FROM REGULATORY BODIES AND OTHERS

6.1 Data From Groundsure

6.1.1 An Environmental Data Report was procured from Groundsure©. Groundsure© reports contain a broad spectrum of environmental data collated from many sources, including the Environment Agency and the relevant local authority. The report is contained in Appendix G.

6.1.2 Relevant data on potentially contaminative land uses within the report, covering an area within a radius of 50m (250m for landfill and other waste sites) from the site is summarised hereunder:

Table 9: Summary of Groundsure© Environmental Data Report

Data	Distance (m)	Comments	Significance
Historical industrial land uses	<50m	1mW – brick field	Potential source
Historical tanks	<50m	-	N/A
Historical energy features	<50m	-	N/A
Historical petrol stations	<50m	-	N/A
Historical garages	<50m	-	N/A
Historical military land	<50m	-	N/A
Waste and landfill	<250m	-	N/A
Current industrial land use	<50m	35m S – Printec Studio Ltd 35m S – Subakj Signs 42m N - Hurriprint & Design Print	Potential source

7 PRELIMINARY CONCEPTUAL MODEL AND PRELIMINARILY RISK ASSESSMENT

7.1 Introduction

7.1.1 The findings of the desk study have been used to develop a preliminary conceptual model of the site, which identifies potential contaminant linkages. The scope of the model is intended primarily to identify potential impacts to human health and environmental receptors from potential on site and off-site contamination sources. More generalised comments may be included with respect to potential impacts to the wider ecosystem if relevant.

7.1.2 Contaminated land is defined under Section 78A(2) of the Environmental Protection Act 1990 IIA, as "Any land which appears to the Local Authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land that:

- Significant harm is being caused, or there is significant possibility of such harm being caused, or
- Pollution of controlled waters is being or is likely to be caused"

7.1.3 Thus, land can be defined as contaminated if it is causing significant harm; or where substances in, on or under the land are polluting a controlled water, or there is a significant risk of this happening.

7.1.4 Current approaches (Guidance on 'Land contamination risk management (LCRM), Part IIA of the Environmental Protection Act 1990 and the National Planning Policy Framework) to risk assessment of contaminated land suggest the construction of a Preliminary Conceptual Model. The purpose of this model is to define all possible complete contaminant linkages, where the requisite source – pathway – target elements are present, and these elements being defined as:

- a contaminant (source) is a hazardous substance or agent, present at levels that have the potential to cause harm or damage a receptor
- a pathway is the means by or through which a contaminant comes into contact with, or otherwise affects, the receptor
- a receptor (target) is an entity (human being, aquatic environment, flora and fauna etc.) that is vulnerable to the adverse effects of the contaminant

7.1.5 This relationship is termed a "contaminant linkage". It should be recognised that for a health or environmental risk to exist, all three elements of the relationship or linkage must be present, i.e.

- if there is no contaminant, or contaminant present at levels below those considered to be harmful or damaging to a receptor, then there can be no adverse effect on a receptor
- if there is no receptor present that can be adversely affected by a contaminant, no harm or damage can arise
- even where both a contaminant and a receptor are present, no harm or damage will occur if there is no pathway by or through which a linkage between the two can be established

7.1.6 The information collated in the desk study was assessed hereunder to determine the potential contaminant linkage(s) existing on this site, and the likelihood of the linkage being present, allowing the construction of a preliminary conceptual model, as discussed hereunder.

7.2 Assessment of Potential Sources of Contamination

7.2.1 The potential sources of contamination identified in the desk study summarised hereunder:

Table 10: Potential Sources of Contamination

Potential Source of Contamination	Distance to Site	Dates Identified on Historical Maps	Discussion	Probability	Consequence	Risk	Does source warrant further assessment?
Made ground	On site	N/A	Made ground was observed during the site walkover survey.	Likely	Medium – chronic effect on human health	Moderate	Yes
Made ground	On site	N/A	As there is no evidence the made ground on the site is in excess of 1m (no evidence to suggest made ground is up to 5m thick or has an average thickness of 3m – the desk study has not identified any evidence of excavations on the site) thick with low organic matter the made ground is not regarded as a credible source of ground gases. It is also unlikely that there will be sufficient organic matter to generate ground gases (SOM is likely to be <5%).	None – not a credible source	Severe – acute risk to human health	None	No
Site buildings	On site	<1848 – 1980	The use of the site as a dwelling is unlikely to have impacted site soils.	Unlikely	Medium – chronic effect on human health	Low	No
Use / storage of chemicals and/or fuel on the site	On site and within 15m of the site	N/A	Based on the information within this desk study report it is unlikely that chemicals / fuel have been used and/or stored either on the site or within 15m of the site.	Unlikely	Medium – ingress of contaminants through plastic potable water pipes	Low	No
Potentiel for mobile contamination (VOC's, fuels etc.)	On site	N/A	Based on the information within this desk study report it is unlikely that mobile contamination will be present on the site.	Unlikely	Medium – chronic effect on human health	Low	No
Brick field	Western boundary	1848	Given the brick field is developed by the 1890 map and the area is occupied by terraced dwellings the probability of risk occurring is regarded as negligible.	Negligible	Severe – acute risk to human health	Low	No
Warehouse	45m west	1958 – 2023	Whilst the past and current uses of the surrounds have the potential to impact site soils, given the distance the probability of risk occurring is regarded as unlikely.	Unlikely	Medium – chronic effect on human health	Low	No
Clothing factory	30m west	1968 - 2023				Low	No
Printec Studio Ltd / Subakj Signs	35m south	N/A				Low	No
Clothing factory	40m north	1968 - 2023				Low	No
Hurriprint & Design Print	42m north	N/A				Low	No

7.3 Identification of Potential Receptors

7.3.1 Potential receptors of contamination on this site may be represented as tabulated hereunder:

Table 11: Potential Receptors

ID	POTENTIAL RECEPTOR	IS THE RECEPTOR PRESENT?	JUSTIFICATION FOR INCLUSION / EXCLUSION
A	Human beings (construction workers)	**Yes**	Will be on site during the construction phase
B	Human beings (future residents)	**Yes**	The proposed development is residential and commercial
C	Human beings (future worker occupants)	**Yes**	
D	Human beings (trespassers / transient users)	**Yes**	May be present on the proposed development
E	Human beings (worker occupants of adjacent properties)	**Yes**	Commercial buildings adjoin the site
F	Human beings (residents of adjacent properties)	**No**	Dwellings do not adjoin the site
G	Designated ecological systems	**No**	None have been identified
H	On site flora and fauna	**No**	No sensitive species have been identified
I	Property in the form of buildings (on site)	**Yes**	The development includes the erection of dwellings/buildings
J	Property in the form of buildings (adjacent)	**No**	Buildings form the site boundaries
K	Property in the form of crops/livestock (on site)	**No**	Will not form part of the development
L	Property in the form of crops/livestock (adjacent)	**No**	None have been identified
M	Potable water mains (on site)	**Yes**	The site will be served by potable water mains
N	Potable water mains (off site)	**No**	It is unlikely that water mains for nearby sites will run through the subject site.
O	Groundwater (underlying aquifer)	**No**	The site is underlain by low sensitivity aquifers
P	Surface water bodies	**No**	No high/moderate sensitivity water bodies within 250m

7.4 Potential Pathways

7.4.1 Taking account of the intended use of the site, the pathways by which the above sources and receptors may be linked may be summarised as follows:

Table 12: Potential Pathways

ID	POTENTIAL RECEPTOR	ASSOCIATED POTENTIAL PATHWAYS	JUSTIFICATION FOR EXCLUSION
A	Human beings (construction workers)	Ingestion of soil / soil dust Dermal contact with soil / soil dust Inhalation of soil dust ~~Migration of ground gases through permeable strata / preferential pathways~~	No credible sources of ground gases
B	Human beings (future residents)	Ingestion of soil / soil dust Dermal contact with soil / soil dust Inhalation of soil dust Dermal contact with soil / soil dust outdoors Dermal contact with soil dust indoors Ingestion of home-grown produce Ingestion of soil attached to home-grown produce Inhalation of soil dust indoors Inhalation of soil dust outdoors Inhalation of soil vapours indoors Inhalation of soil vapours outdoors Inhalation of water vapours indoors Inhalation of water vapours outdoors ~~Migration of ground gases through permeable strata / preferential pathways~~	~~Migration of ground gases through permeable strata / preferential pathways~~
C	Human beings (future worker occupants)	Ingestion of soil / soil dust Dermal contact with soil / soil dust Inhalation of soil dust Dermal contact with soil / soil dust outdoors Dermal contact with soil dust indoors Inhalation of soil dust indoors Inhalation of soil dust outdoors Inhalation of soil vapours indoors Inhalation of soil vapours outdoors Inhalation of water vapours indoors Inhalation of water vapours outdoors ~~Migration of ground gases through permeable strata / preferential pathways~~	~~Migration of ground gases through permeable strata / preferential pathways~~
D	Human beings (trespassers / transient users)	Ingestion of soil / soil dust Dermal contact with soil / soil dust Inhalation of soil dust	
E	Human beings (worker occupants of adjacent properties)	Ingestion of soil / soil dust Dermal contact with soil / soil dust Inhalation of soil dust Dermal contact with soil / soil dust outdoors Dermal contact with soil dust indoors Inhalation of soil dust indoors Inhalation of soil dust outdoors Inhalation of soil vapours indoors Inhalation of soil vapours outdoors Inhalation of water vapours indoors Inhalation of water vapours outdoors ~~Migration of ground gases through permeable strata / preferential pathways~~	~~Migration of ground gases through permeable strata / preferential pathways~~
I	Property in the form of buildings (on site)	Direct contact with aggressive ground conditions ~~Migration of ground gases through permeable strata / preferential pathways~~	~~Migration of ground gases through permeable strata / preferential pathways~~
M	Potable water mains (on site)	Direct contact with aggressive ground conditions Direct contact with organic contamination	

7.5 Preliminarily Qualitative Risk Assessment

7.5.1 In accordance with the current UK Government of 'suitable for use' approach to the assessment of contaminated land, a preliminarily qualitative risk assessment has been undertaken on the potential contaminant linkages identified above, which considers the magnitude of the potential consequence of the risk occurring, the magnitude of the probability of the risk occurring and provides an overall risk classification.

7.5.2 The following sections discuss all the identified potential on and off site sources which warrant further consideration (see Clause 7.2), pathways and receptors in the context of the proposed development and plausible pollutant linkages which may represent a risk to identified receptors such as human health and/or controlled waters from the data gained from the desk study. At this stage the assessment is qualitative and aimed to determine all pollutant linkages, irrespective of significance or allowing for uncertainty.

7.5.3 The purpose of the PQRA is to:

- Refine and update the conceptual model;
- Confirm the presence of actual pollutant linkages;
- Evaluate potentially unacceptable risks; and
- Provide the basis for the options appraisal when unacceptable risks are identified at the site.

7.5.4 The methodology used in the 2001 CIRIA report C552 – "Contaminated Land Risk Assessment. A Guide to Good Practice' and 'Guidance for the Safe Development of Housing on Land Affected by Contamination' is used here and is discussed in Appendix C.

7.5.5 Based on the above a Preliminarily Conceptual Model (PCM) has been created and is presented in hereunder.

Table 13: Preliminary Conceptual Model

PPL ID	Source	Pollutant(s)	Receptor(s)	Pathways to Receptor	Probability	Consequence	Risk
1	Made Ground	Arsenic, asbestos, barium, beryllium, cadmium, chromium (III and VI), copper, cyanide, lead, mercury, molybdenum, nickel, PAH's (USEPA 16) selenium, sulphur, thallium, hydrocarbons (TPHCWG), vanadium, zinc	Human beings (construction workers)	Ingestion of soil / soil dust Dermal contact with soil / soil dust Inhalation of soil dust	Likely	Minor – can be prevented by the use of PPE	Low
2			Human beings (future residents)	Ingestion of soil / soil dust Dermal contact with soil / soil dust Inhalation of soil dust Dermal contact with soil / soil dust outdoors Dermal contact with soil dust indoors Ingestion of home-grown produce Ingestion of soil attached to home-grown produce Inhalation of soil dust indoors Inhalation of soil dust outdoors	Unlikely – no landscaped areas will be present and the ground floor will be commercial	Medium – there is a potential for chronic effects to humans	Low
3			Human beings (future worker occupants)	Ingestion of soil / soil dust Dermal contact with soil / soil dust Inhalation of soil dust Dermal contact with soil / soil dust outdoors Dermal contact with soil dust indoors Inhalation of soil dust indoors Inhalation of soil dust outdoors	Unlikely – no landscaped areas will be present	Medium – there is a potential for chronic effects to humans	Low
4			Human beings (trespassers / transient users)	Ingestion of soil / soil dust Dermal contact with soil / soil dust Inhalation of soil dust	Unlikely – no landscaped areas will be present	Medium – there is a potential for chronic effects to humans	Low
5			Human beings (worker occupants of adjacent properties)	Ingestion of soil / soil dust Dermal contact with soil / soil dust Inhalation of soil dust Dermal contact with soil / soil dust outdoors Dermal contact with soil dust indoors Inhalation of soil dust indoors Inhalation of soil dust outdoors	Unlikely – no evidence of o=mobile contamination	Medium – there is a potential for chronic effects to humans	Low
6			Property in the form of buildings (on site)	Direct contact with aggressive ground conditions	Likely	Medium– significant damage to buildings	Moderate
7			Potable water mains (on site)	Direct contact with aggressive ground conditions Direct contact with organic contamination	Unlikely – no evidence of the storage of chemicals on or within 15m of the site	Medium – ingress of contaminants through plastic potable water pipes	Low
8	Brick field	Ground gases (CO_2, CH_4, H_2S, CO)	Human beings (future residents)	Migration of ground gases through permeable strata / preferential pathways	Negligible	Severe – acute risk to human health	Low
9			Human beings (future worker occupants)			Severe – acute risk to human health	Low
10			Property in the form of buildings (on site)			Medium – effect on building fabric	Very low

7.5.6 The potential significant linkages listed above are based on the available data listed in the sections above and the features noted during the site walkover.

7.5.7 It can be seen that contaminant linkages 6, 8 and 9 require further investigation.

8 RECOMMENDATIONS FOR FURTHER WORKS AND SAMPLING STRATEGY

8.1 Introduction

8.1.1 In accordance with the National Policy Planning Framework, Demeter Environmental consider that sufficient information on the potential for contamination is available in this report to allow the validation of any future planning application by Manchester City Council and for conditional planning approval to be granted as it is unlikely that the site is capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990. Where the report has proposed further intrusive works and/or remediation such a conditional approval will likely include the conditions requiring a site investigation, risk assessment and implementation plan are undertaken to the satisfaction of Manchester City Council prior to commencement of any development.

8.2 Proposals for Further Works

8.2.1 The proposals to investigate / break the potential contaminant linkages identified above in the PCM are discussed hereunder (in order of risk).

Table 14: Proposed Aims and Scope of Further Works

PPL ID	AIM(S) / OBJECTIVES(S)	Proposed Further Investigation
N/A	Enabling works	Prior to any intrusive investigation the following will need to be undertaken in order to access the site; 1. Approval from the local authority on the scope of the proposed works;
N/A	Sequence of works	The works in sequence is given below.
6	To determine if made ground is present on the site and if present, is it impacted by elevated levels of contamination:	On completion of the site clearance samples of the soils that will be in direct contact with concrete will be taken and subject to pH and water soluble sulphate analysis (nr 4)

8.3 Responsibility of Developer / Landowner

8.3.1 In line with the National Policy Planning Framework, where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

8.4 Management of Unexpected Contamination

8.4.1 It is possible that further contamination may be found at any time during the development. Should such contamination be identified or suspected during the site clearance or ground works, these should be dealt with accordingly.

8.4.2 A number of options are available for handling this material, which include:

- The removal from site and disposal to a suitably licensed tip of all material suspected of being contaminated. The material would need to be classified prior to disposal.

- Short-term storage of the suspected material while undertaking verification testing for potential contamination. The storage area should be a contained area to ensure that contamination does not migrate and affect other areas of the site. Depending upon the amounts of material under consideration, this could be either a skip or a lined area.

- Having a suitably experienced environmental engineer either on-call or with a watching brief for the visual and olfactory assessment of the material, and sampling for verification purposes.

8.5 Liaison with the Local Planning Authority

8.5.1 Prior to the commencement of any site works it is recommended that a copy of this report is forwarded to Manchester City Council, and their approval of the conclusions/recommendations contained in this report is obtained prior to the commencement of any works on the site.

8.5.2 Where this report has recommended remedial measures, the methodology on the validation of the remedial measures should be agreed with Manchester City Council prior to commencement

of site works (Phase IIIa Implementation Plan). On completion of the remediation a Phase IIIb completion report will need to be submitted to Manchester City Council in order to demonstrate the site has been suitably remediated.

APPENDIX A: REFERENCES

The following documents were available or have been obtained for reference or obtaining data:

Groundsure Report			
BGS Borehole Record Viewer			
Land contamination risk management (LCRM)	Environment Agency	LCRM	2020
The Environmental Protection Act	1990		
The Contaminated Land (Wales) Regulations	2006		
The Contaminated Land (Scotland) Regulations	2000		
The Environment Act	1995		
The Radioactive Contaminated Land (Modifications of Enactments) (England) Regulations	2006		
The Radioactive Contaminated Land (Modifications of Enactments) (Wales) Regulations	2006		
The Radioactive Contaminated Land (Scotland) Regulations	2007		
The Water Resources Act	1991		
The Water Act	2003		
The Water Environment and Water Services (Scotland) Act	2003		
The Water (Northern Ireland) Order	1999		
The Wildlife and Country Act	1981		
The Conservation (Natural Habitats, etc.) Regulations	1994		
The Town and Country Planning Act	1990		
The Town and Country Planning (Scotland) Act	1997		
The Building Control Act	1990		
The Construction Design and Maintenance (CDM) Regulations	2007		
The Control of Substances Hazardous to Health (COSHH) Regulations	2002		
The Factories Act	1961		
The Offices, Shops and Railway Premises Act	1963		
The Health and Safety at Work, etc. Act	1974		
The Pollution Prevention and Control Act	1999		
The Control of Pollution Act 1994 as amended	1994		
The Environmental Damage (Prevention and Remediation) Regulations	2009		
The Environmental Damage (Prevention and Remediation) (Wales) Regulations	2009		
The Environmental Liability (Scotland)	2009		
The Environmental Protection (Duty of Care) Regulations	1991		
The Environmental Permitting (England and Wales) Regulations	2007		
The Pollution Prevention and Control (Scotland) regulations	2000		
Guidance on investigations for ground gas. Permanent gases and Volatile Organic Compounds (VOCs)	2013	BS 8576:2013	2013
Good practice on the testing and verification of protection systems for buildings against hazardous ground gases	CIRIA	C735	August 2014
Investigation of Potentially Contaminated Sites	BSI	BS10175:2011+A2:2017	2017
Environmental Protection Act 1990: Part 2A - Contaminated Land Statutory Guidance	DEFRA	-	April 2012
Environmental Protection Act 1990: Part 2A – Contaminated Land	DEFRA	Circular 1/2006	September 2006 (withdrawn April 2012)
National Planning Policy Framework	Communities and Local Government	-	19th February 2019
Guiding Principles for Land Contamination	Environment Agency	GPLC1 / GPLC2 / GPLC3	March 2010
Planning and Pollution Control	ODPM	PPS23	November 2004 (withdrawn March 2012)
Circular 22/87: Development of Contaminated Land	Welsh Government	22/87	August 1987
Planning Advice Note PAN 33	Scottish Government	PAN 33	October 2000
Contaminated Land Statutory Guidance for Wales	Welsh Government	WG15450	2012
Explanatory Memorandum to the Contaminated Land	Welsh Government	-	February

(Wales) (Amendment) Regulations 2012 and the draft Contaminated Land Statutory Guidance 2012			2012
NHBC Standards	NHBC	-	2014
Code of Practice for Ground Investigations	BSI	BS5930:2015+A1:2020	June 2020
Technical aspects of site investigations in relation to land contamination	Environment Agency	EA P5-065/TR:2000	2000
Contaminated Land Risk Assessment: A Guide to Good Practice	CIRIA	C552	2001
Secondary model for the development of appropriate soil sampling strategies for contaminated land	Environment Agency	EA P5-066/TR:2000	2000
Remedial Targets Methodology - Hydrogeological Risk assessment for Land Contamination	Environment Agency		2006
The physical properties of the minor aquifers in England and Wales	BGS		2000
A framework for assessing the impact of contaminated land on groundwater and surface water	Department of the Environment	DOE CLR 1	1994
Environment Agency technical advice to third parties on Pollution of Controlled Waters for Part IIA of the Environmental Protection Act 1990.	Environment Agency		May 2002
Guidance on Preliminary site inspection of contaminated land	Department of the Environment	DOE CLR 2	1994
Documentary search on industrial sites	Department of the Environment	DOE CLR 3	1994
Sampling strategies for contaminated land	Department of the Environment	DOE CLR 4	1994
Information systems for land contamination	Department of the Environment	DOE CLR 5	1994
Prioritisation + categorisation procedure for sites which may be contaminated	Department of the Environment	DOE CLR 6	1995
Model Procedures for the Management of Land Contamination	Environment Agency	CLEA CLR 11	September 2004 (withdrawn)
A quality approach for contaminated land consultancy	Department of the Environment	DOE CLR 12	1997
Human health toxicological assessment of contaminants in soil	Environment Agency	Science Report SC050021/SR2	January 2009
Updated technical background to the CLEA model	Environment Agency	Science Report SC050021/SR3	January 2009
A review of body weight and height data used within the Contaminated Land Exposure Assessment model (CLEA)	Environment Agency	SC050021/ Technical Review 1	2009
Compilation of Data for Priority Organic Pollutants for Derivation of Soil Guideline Values	Environment Agency	Science Report SC050021/SR7	2008
The UK Approach for Evaluating Human Health Risks from Petroleum Hydrocarbons in Soil	Environment Agency	Report P5-080/TR3	2005
Review of the Fate and Transport of Selected Contaminants in the Soil Environment	Environment Agency	Draft Technical Report P5-079/TR1	2003
Guidance on Comparing Soil Contamination Data with a Critical Concentration	CL:AIRE/ CIEH		May 2008
Industry Profiles	DEFRA		Various dates
Radon: guidance on protective measures for new developments	BRE	BRE 211	November 2007
Contaminated Land management manual	LQM	LQM2000	2000
Assessing risks posed by hazardous ground gases to buildings (revised)	CIRIA	CIRIA C665	December 2007
Code of practice for the design of protective measures for methane and carbon dioxide ground gas for new buildings	BSI	BS 8485:2015	2015
Using Soil Guideline Values		Science Report SC050021/SGV Introduction	March 2009
Soil guideline values for inorganic arsenic	Environment Agency	SC050021/ arsenic SGV	May 2009
Soil guideline values for mercury	Environment Agency	SC050021/ mercury SGV	April 2009
Soil guideline values for selenium	Environment Agency	SC050021/ selenium SGV	April 2009
Soil guideline values for benzene	Environment Agency	SC050021/ benzene SGV	April 2009
Soil guideline values for toluene	Environment Agency	SC050021/ toluene SGV	April 2009
Soil guideline values for ethylbenzene	Environment Agency	SC050021/	April 2009

		ethylbenzene SGV	
Soil guideline values for xylenes	Environment Agency	SC050021	April 2009
Supplementary information for the derivation of for inorganic arsenic	Environment Agency	SC050021	May 2009
Supplementary information for the derivation of for mercury	Environment Agency	SC050021	April 2009
Supplementary information for the derivation of for selenium	Environment Agency	SC050021	April 2009
Supplementary information for the derivation of for benzene	Environment Agency	SC050021	April 2009
Supplementary information for the derivation of for toluene	Environment Agency	SC050021	April 2009
Supplementary information for the derivation of for ethylbenzene	Environment Agency	SC050021	April 2009
Supplementary information for the derivation of for xylenes	Environment Agency	SC050021	April 2009
Contaminants in soil: updated collation of toxicological data and intake values for humans : Inorganic Arsenic	Environment Agency	SC050021/Tox 1	May 2009
Contaminants in soil: updated collation of toxicological data and intake values for humans : Mercury	Environment Agency	SC050021	April 2009
Contaminants in soil: updated collation of toxicological data and intake values for humans : Selenium	Environment Agency	SC050021	April 2009
Contaminants in soil: updated collation of toxicological data and intake values for humans : Benzene	Environment Agency	SC050021	April 2009
Contaminants in soil: updated collation of toxicological data and intake values for humans : Toluene	Environment Agency	SC050021	April 2009
Contaminants in soil: updated collation of toxicological data and intake values for humans : Ethylbenzene	Environment Agency	SC050021	April 2009
Contaminants in soil: updated collation of toxicological data and intake values for humans : Xylenes	Environment Agency	SC050021	April 2009
Reclamation of Contaminated Land	Wiley		2004
Policy and Practice For The Protection of Groundwater	Environment Agency		1999
CIRIA Special Publication 102 - Remedial Treatment for Contaminated Land - Volume II: Decommissioning, Decontamination and Demolition	CIRIA	SP102	January 1995
Guidance on the Safe Development of Housing on Land affected by Contamination	Environment Agency	R&D Publication 66	2008
ProUCL User Guide and Technical Guide	USEPA	-	
Guidance on the assessment of and monitoring of natural attenuation of contaminants in groundwater	Environment Agency	R&D Publication 95	2000
The standard penetration test in insensitive clays and soft rocks	Proceedings of the European Symposium on Penetration Testing in the UK	-	1988
Trenching practice. 2nd edition	CIRIA	R97	2001
Desiccation in clay soils	BRE	412	February 1996
Methods of test for soils for civil engineering purposes	BSI	BS1377 (Parts 1 to 9)	1990
Eurocode 7: Geotechnical Design – Part 1: General Rules British	BSI	BS EN 1997-1	2004
Eurocode 7: Geotechnical Design – Part 2: Ground Investigation and Testing	BSI	BS EN 1997-2	2007
Geotechnical investigation and testing. Field testing. Electrical cone and piezocone penetration test	BSI	BS EN ISO 22476-1	2012
Geotechnical Investigation and Testing – Field Testing Part 2: Dynamic Probing	BSI	BS EN ISO 22476-2+A1	2011
Geotechnical Investigation and Testing – Field Testing Part 3: Standard Penetration Test	BSI	BS EN ISO 22476-3+A1	2011
Geotechnical investigation and testing. Field testing- Ménard pressuremeter test	BSI	BS EN ISO 22476-4	2012
Geotechnical investigation and testing. Field testing - Flexible dilatometer test	BSI	BS EN ISO 22476-5	2012
Geotechnical investigation and testing. Field testing - Borehole jack test	BSI	BS EN ISO 22476-7	2012
Geotechnical investigation and testing. Field testing – Flat dilatometer test	BSI	BS EN ISO 22476-11	2006
Geotechnical investigation and testing. Field testing - Mechanical cone penetration test (CPTM)	BSI	BS EN ISO 22476-12	2009

The standard penetration test (SPT): methods and use	CIRIA	R143	1995
Low-rise Buildings on Shrinkable Clay	BRE	BRE Digest 240 and 241	1993
Settlement of structures on clay soils	CIRIA	SP27	1983
Piled foundations in weak rock	CIRIA	R181	1999
Theoretical soil mechanics	Terazaghi	-	1943
Soils for civil engineering purposes	BSI	BS 1337	1990
Groundwater Control – Design and Practice	CIRIA	C515	2000
Trees in relation to design, demolition and construction. Recommendations	BSI	BS 5837	2012
Workmanship on Building Sites	BSI	BS 8000	Various
ICRCL 61/84 Notes on the fire hazards of contaminated land	ICRCL	61/84	1986
Soakaway Design	BRE	Digest 365	1991
Design guidance for road pavement foundations (draft HD 25) (Revision 1)	Highways Agency	Draft HD25	2006
Building Regulations Approved Documents	HM Government	Various	2013

APPENDIX B: LEGISLATIVE CONTEXT

LEGISLATION OVERVIEW

This report includes hazard identification and environmental risk assessment in line with the risk-based methods referred to in relevant UK legislation and guidance. Government environmental policy is based upon a "suitable for use approach". When considering the current use of land, Part IIA of the Environment Protection Act 1990 (EPA 1990) provides the regulatory regime, which was introduced by Section 57 of the Environment Act 1995, which came into force in England on 1 April 2000. The main objective of introducing the Part IIA regime is to provide an improved system for the identification and remediation of land where contamination is causing unacceptable risks to human health or the wider environment given the current use and circumstances of the land.

Part IIA provides a statutory definition of contaminated land under Section 78A(2) as:

"any land which appears to the Local Authority in whose area it is situated to be in such a condition, by reason of substances in, on, or under the land, that:

Significant harm is being caused or there is a significant possibility of such harm being caused; or Pollution of controlled waters is being, or is likely to be, caused."

Harm is defined under section 78A of the Environmental Protection Act as meaning 'harm to the health of living organisms or other interference with the ecological systems of which they form part and, in the case of man, includes harm to his property'. Part IIA provides a statutory definition of the pollution of controlled waters under Section 78A(9) as "the entry into controlled waters of any poisonous, noxious or polluting matter or any solid waste matter".

Types of harm are related to specific receptors in order to determine whether they can be regarded as "significant harm" or "significant possibility of significant harm', as defined in Clause 4 of the DEFRA publication 'Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance', which is presented hereunder:

Table 1: Categories Of Significant Harm and Significant Possibility of Significant Harm for Each Receptor

	Type of Receptor	Description of harm to that type of receptor that is to be regarded as:"	
		Significant Harm	**Significant Possibility of Significant Harm**
1	Human beings	Death; life threatening diseases (e.g. cancers); other diseases likely to have serious impacts on health; serious injury; birth defects; and impairment of reproductive functions Physical injury; gastrointestinal disturbances; respiratory tract effects; cardio-vascular effects; central nervous system effects; skin ailments; effects on organs such as the liver or kidneys; or a wide range of other health impacts. Death, disease, serious injury, genetic mutation, birth defects or the impairment of reproductive functions. For these purposes, disease is to be taken to mean an unhealthy condition of the body or a part of it and can include, for example, cancer, liver dysfunction or extensive skin ailments. Mental dysfunction is included only insofar as it is attributable to the effects of a pollutant on the body of the person concerned.	-
2	Any ecological system, or living organism forming part of such a system, within a location which is: • a site of special scientific interest (under section 28 of the Wildlife and Countryside Act 1981) • a national nature reserve (under s.35 of the 1981 Act) • a marine nature reserve (under s.36 of the 1981 Act) • an area of special protection for birds (under s.3 of the 1981 Act) • a "European site" within the meaning of regulation 8 of the Conservation of Habitats and Species Regulations 2010 • any habitat or site afforded policy protection under paragraph 6 of Planning Policy Statement (PPS 9) on nature conservation (i.e. candidate Special Areas of Conservation, potential Special Protection Areas and listed Ramsar sites); or • any nature reserve established under section 21 of the National Parks and Access to the Countryside Act 1949. and Access to the Countryside Act 1949.	The following types of harm should be considered to be significant harm: • harm which results in an irreversible adverse change, or in some other substantial adverse change, in the functioning of the ecological system within any substantial part of that location; or • harm which significantly affects any species of special interest within that location and which endangers the long-term maintenance of the population of that species at that location. In the case of European sites, harm should also be considered to be significant harm if it endangers the favourable conservation status of natural habitats at such locations or species typically found there. In deciding what constitutes such harm, the local authority should have regard to the advice of Natural England and to the requirements of the Conservation of Habitats and Species Regulations 2010.	Conditions would exist for considering that a significant possibility of significant harm exists to a relevant ecological receptor where the local authority considers that: • significant harm of that description is more likely than not to result from the contaminant linkage in question; or • there is a reasonable possibility of significant harm of that description being caused, and if that harm were to occur, it would result in such a degree of damage to features of special interest at the location in question that they would be beyond any practicable possibility of restoration.
3	Property in the form of: • crops, including timber; • produce grown domestically, or on allotments, for consumption; • livestock; • other owned or domesticated animals; • wild animals which are the subject of shooting or fishing rights.	For crops, a substantial diminution in yield or other substantial loss in their value resulting from death, disease or other physical damage. For domestic pets, death, serious disease or serious physical damage. For other property in this category, a substantial loss in its value resulting from death, disease or other serious physical damage. The local authority should regard a substantial loss in value as occurring only when a substantial proportion of the animals or crops are dead or otherwise no longer fit for their intended purpose. Food should be regarded as being no longer fit for purpose when it fails to comply with the provisions of the Food Safety Act 1990. Where a diminution in yield or loss in value is caused by a contaminant linkage, a 20% diminution or loss should be regarded as a benchmark for what constitutes a substantial diminution or loss.	Conditions would exist for considering that a significant possibility of significant harm exists to the relevant types of receptor where the local authority considers that significant harm is more likely than not to result from the contaminant linkage in question, taking into account relevant information for that type of contaminant linkage, particularly in relation to the ecotoxicological effects of the contaminant.
4	Property in the form of buildings. For this purpose, "building" means any structure or erection, and any part of a building including any part below ground level, but does not include plant or machinery comprised in a building, or buried services such as sewers, water pipes or electricity cables.	Structural failure, substantial damage or substantial interference with any right of occupation. The local authority should regard substantial damage or substantial interference as occurring when any part of the building ceases to be capable of being used for the purpose for which it is or was intended. In the case of a scheduled Ancient Monument, substantial damage should also be regarded as occurring when the damage significantly impairs the historic, architectural, traditional, artistic or archaeological interest by reason of which the monument was scheduled.	Conditions would exist for considering that a significant possibility of significant harm exists to the relevant types of receptor where the local authority considers that significant harm is more likely than not to result from the contaminant linkage in question during the expected economic life of the building (or in the case of a scheduled Ancient Monument the foreseeable future), taking into account relevant information for that type of contaminant linkage.

For human beings and controlled waters there are four categories of harm, given hereunder:

Table 2: Categories Of Harm for Human Beings and Controlled Waters

Category	Description of harm to that type of receptor that is to be regarded as:"	
	Human Beings	**Controlled Waters**
1	The local authority should assume that a significant possibility of significant harm exists in any case where it considers there is an unacceptably high probability, supported by robust science based evidence, that significant harm would occur if no action is taken to stop it. For the purposes of this Guidance, these are referred to as "Category 1: Human Health" cases. Land should be deemed to be a Category 1: Human Health case where: (a) the authority is aware that similar land or situations are known, or are strongly suspected on the basis of robust evidence, to have caused such harm before in the United Kingdom or elsewhere; or (b) the authority is aware that similar degrees of exposure (via any medium) to the contaminant(s) in question are known, or strongly suspected on the basis of robust evidence, to have caused such harm before in the United Kingdom or elsewhere; (c) the authority considers that significant harm may already have been caused by contaminants in, on or under the land, and that there is an unacceptable risk that it might continue or occur again if no action is taken. Among other things, the authority may decide to determine the land on these grounds if it considers that it is likely that significant harm is being caused, but it considers either: (i) that there is insufficient evidence to be sure of meeting the "balance of probability" test for demonstrating that significant harm is being caused; or (ii) that the time needed to demonstrate such a level of probability would cause unreasonable delay, cost, or disruption and stress to affected people particularly in cases involving residential properties.	This covers land where the authority considers that there is a strong and compelling case for considering that a significant possibility of significant pollution of controlled waters exists. In particular this would include cases where there is robust science-based evidence for considering that it is likely that high impact pollution (such as the pollution described in paragraph 4.38) would occur if nothing were done to stop it.
2	For land that cannot be placed into Categories 1 or 4, the local authority should decide whether the land should be placed into either: (a) Category 2: Human Health, in which case the land would be capable of being determined as contaminated land on grounds of significant possibility of significant harm to human health; or (b) Category 3: Human Health, in which case the land would not be capable of being determined on such grounds. The local authority should consider this decision in the context of the broad objectives of the regime and of the Government's policy as set out in Section 1. It should also be mindful of the fact that the decision is a positive legal test, meaning that the starting assumption should be that land does not pose a significant possibility of significant harm unless there is reason to consider otherwise. The authority should then, in accordance with paragraphs 4.26 to 4.29 below, decide which of the following two categories the land falls into: (a) Category 2: Human Health. Land should be placed into Category 2 if the authority concludes, on the basis that there is a strong case for considering that the risks from the land are of sufficient concern, that the land poses a significant possibility of significant harm, with all that this might involve and having regard to Section 1. Category 2 may include land where there is little or no direct evidence that similar land, situations or levels of exposure have caused harm before, but nonetheless the authority considers on the basis of the available evidence, including expert opinion, that there is a strong case for taking action under Part 2A on a precautionary basis. (b) Category 3: Human Health. Land should be placed into Category 3 if the authority concludes that the strong case described in 4.25(a) does not exist, and therefore the legal test for significant possibility of significant harm is not met. Category 3 may include land where the risks are not low, but nonetheless the authority considers that regulatory intervention under Part 2A is not warranted. This recognises that placing land in Category 3 would not stop others, such as the owner or occupier of the land, from taking action to reduce risks outside of the Part 2A regime if they choose. The authority should consider making available the results of its inspection and risk assessment to the owners/occupiers of Category 3 land.	This covers land where: (i) the authority considers that the strength of evidence to put the land into Category 1 does not exist; but (ii) nonetheless, on the basis of the available scientific evidence and expert opinion, the authority considers that the risks posed by the land are of sufficient concern that the land should be considered to pose a significant possibility of significant pollution of controlled waters on a precautionary basis, with all that this might involve (e.g. likely remediation requirements, and the benefits, costs and other impacts of regulatory intervention). Among other things, this category might include land where there is a relatively low likelihood that the most serious types of significant pollution might occur.
3		This covers land where the authority concludes that the risks are such that (whilst the authority and others might prefer they did not exist) the tests set out in Categories 1 and 2 above are not met, and therefore regulatory intervention under Part 2A is not warranted. This category should include land where the authority considers that it is very unlikely that serious pollution would occur; or where there is a low likelihood that less serious types of significant pollution might occur.
4	The local authority should not assume that land poses a significant possibility of significant harm if it considers that there is no risk or that the level of risk posed is low. For the purposes of this Guidance, such land is referred to as a "Category 4: Human Health" case. The authority may decide that the land is a Category 4: Human Health case as soon as it considers it has evidence to this effect, and this may happen at any stage during risk assessment including the early stages. The local authority should consider that the following types of land should be placed into Category 4: Human Health: (a) Land where no relevant contaminant linkage has been established. (b) Land where there are only normal levels of contaminants in soil. (c) Land that has been excluded from the need for further inspection and assessment because contaminant levels do not exceed relevant generic assessment criteria. (d) Land where estimated levels of exposure to contaminants in soil are likely to form only a small proportion of what a receptor might be exposed to anyway through other sources of environmental exposure (e.g. in relation to average estimated national levels of exposure to substances commonly found in the environment, to which receptors are likely to be exposed in the normal course of their lives). The local authority may consider that land other than the types described above should be placed into Category 4: Human Health if following a detailed quantitative risk assessment it is satisfied that the level of risk posed is sufficiently low. Local authorities may decide that particular land apparently matching the descriptions above immediately above poses sufficient risk to human health to fall into Categories other than Category 4. However, such cases are likely to be very unusual and the authority should take particular care to explain why the decision has been taken, and to ensure that it is supported by robust evidence.	This covers land where the authority concludes that there is no risk, or that the level of risk posed is low. In particular, the authority should consider that this is the case where: (a) no contaminant linkage has been established in which controlled waters are the receptor in the linkage; or (b) the possibility only relates to types of pollution described in paragraph 4.40 above (i.e. types of pollution that should not be considered to be significant pollution); or (c) the possibility of water pollution similar to that which might be caused by "background" contamination.

Category 1 or 2 encompass land which is capable of being determined as contaminated land on grounds of significant possibility of significant harm to human health.

The guidance defines what 'normal' levels of contamination is and that a site should not be classified as 'contaminated land'.

'Normal' levels of contamination is defined as:

> (a) The natural presence of contaminants (e.g. caused by soil formation processes and underlying geology) at levels that might reasonably be considered typical in a given area and have not been shown to pose an unacceptable risk to health or the environment.
>
> (b) The presence of contaminants caused by low level diffuse pollution, and common human activity other than specific industrial processes. For example, this would include diffuse pollution caused by historic use of leaded petrol and the presence of benzo(a)pyrene from vehicle exhausts, and the spreading of domestic ash in gardens at levels that might reasonably be considered typical.

The UK regulatory authorities have adopted the widely recognised pollutant linkage concept for assessing risks from land contamination. However, the scenarios under which significant harm may occur are often largely defined by the site conditions and the receptor sensitivity. The concept of suitability for use is adopted to ensure that the risk management process addresses the site-specific conditions and that any remediation undertaken reduces risks to an acceptable level. To meet requirements under Part IIA the site should be suitable for its current use, including use for which a planning permission is already held.

Part IIA of The Environmental Protection Act 1990 is supported by the DEFRA publication of April 2012 'Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance' (this replaces DETR Circular 06/2006), which defines the duties of Local Authorities in dealing with it. Part IIA places contaminated land responsibility as a part of planning and redevelopment process rather than Local Authority direct action except in situations of very high pollution risk. In the planning process guidance is provided by the National Planning Policy Framework which requires that a site which has been developed shall not be capable of being determined "contaminated land" under Part IIA.

The criteria for assessing levels of pollutants and hence determining whether a site represents a hazard are based on a range of techniques, models and guidance. Within this context it is relevant to note that Government objectives are:

(a) To identify and remove unacceptable risks to human health and the environment;

(b) To seek to ensure that contaminated land is made suitable for its current use;

(c) To ensure that the burdens faced by individuals, companies and society as a whole are proportionate, manageable and compatible with the principles of sustainable development.

These three objectives underlie the "suitable for use" approach to remediation of contaminated land. The "suitable for use" approach focuses on the risks caused by land contamination. The approach recognises that the risks presented by any given level of contamination will vary greatly according to the use of the land and a wide range of other factors, such as the underlying geology of the site. Risks therefore should be assessed on a site-by-site basis.

The "suitable for use" approach comprises of three elements:

(a) ensuring that land is suitable for its current use

(b) ensuring that land is made suitable for any new use, as planning permission is given for that new use

(c) limiting requirements for remediation to the work necessary to prevent unacceptable risks to human health or the environment in relation to the current use or future use of the land for which planning permission is being sought

The mere presence of pollutants does not therefore necessarily warrant action, and consideration must be given to the scale of risk involved for the use that the site has, and will have in the future.

Legislation in Scotland, Northern Ireland and Wales

Northern Ireland

The Northern Ireland Assembly was established as part of the Belfast Agreement and it is the prime source of authority for all devolved/transferred matters (including environment and planning) and has full legislative and executive authority. Devolution powers became the responsibility of the Northern Ireland Assembly on the 2nd December 1999. The Executive was subsequently suspended and Direct Rule restored on the 11th February 2000. Restoration of devolution subsequently took place on 30th May 2000. Twenty-four hour suspensions also took place in August and September 2001.

On the 14th October 2002 the Assembly was again suspended and then formally dissolved on the 28th April 2003. Subsequently the Assembly was restored to a state of suspension following elections in November 2003 with the Assembly finally being restored on 8th May 2007.

The Environment and Heritage Service (EHS) is the largest Agency within the Department of the Environment (DOE NI), one of the eleven Northern Ireland Departments created in 1999. The EHS takes the lead in advising on, and in implementing, the Government's environmental policy and strategy in Northern Ireland.

The Planning Service, another Agency which comes under the umbrella of the DOE NI, is responsible for developing and implementing Government planning policies and development plans in Northern Ireland.

Part 3 of the Waste and Contaminated Land (Northern Ireland) Order 1997 contains the main legal provisions for the introduction of a contaminated land regime in Northern Ireland. The Order was enacted in 1997 but the regime is not yet in operation. The provisions within Part 3 are virtually identical to those provided by part 2A and would establish a regime whereby local authorities are under a duty to investigate and identify contaminated land and identify those responsible for its remediation.

In terms of provision of technical guidance for regulators to assist them in the determination of contaminated land the DOE NI references the DEFRA SGV Task Force and CLEA publications.

The primary legislation governing planning in Northern Ireland is the Planning (Northern Ireland) Order 1991 (as amended). This is backed up by secondary legislation and planning policy, including planning policy statements (PPSs) and area plans. However there is currently no specific PPS addressing development on potentially contaminated land.

Planning applications are determined by the Planning Service with local councils, along with other government departments, acting as consultees to the approval process. Despite the lack of guidance the Planning Service, in considering planning applications for brownfield sites, will impose conditions for site investigation and remediation that broadly mirror the requirements of part 3/Part 2A.

Wales

Both the Environment Protection Act 1990 and the Environment Act 1995 were issued on a UK wide basis, so the same principles of Part 2A legislation are applicable. In July 1997 the UK Government published a white paper outlining proposals for devolution. In Wales a referendum was held in September 1997 and the result led to the Government of Wales Act 1998 being issued thus establishing the National Assembly for Wales (NAW) with powers being transferred on 1st July 1999.

Since this time subordinate legislation has been introduced in Wales that details how the provisions of an Act of Parliament will apply, hence the reason for different effects in Wales to that of England.

The elected Assembly Members effectively delegated their powers for implementation of policies and legislation to the Welsh Assembly Government (WAG). One of the subject areas within WAG is Environment Planning & Countryside, which covers the policies and subordinate legislation relevant to land contamination. The preliminary legislation was The Contaminated Land (Wales) Regulations 2001 Welsh Statutory Instrument 2001 No. 2197 (W.157) which came into force on 1st July 2001. This has now been revoked and replaced by The Contaminated Land (Wales) Regulations 2006 Welsh Statutory Instrument 2006 No. 2989 (W.278) which came into force on 10th December 2006. These include the changes for appeals on Remediation Notices, which are required to be made to NAW. The Radioactive Contaminated Land (Modification of Enactments) (Wales) Regulations 2006 were implemented at the same time.

Current Statutory Guidance relevant to Wales is the 'Contaminated Land Statutory Guidance – 2012' (2012) issued by the Welsh Government. This comprises Guidance previously issued in November 2001 and further guidance to accompany other modifications such as the introduction of radioactivity. The principle regulators of the Part 2A process are Environment Agency Wales and as appropriate the local authority responsible for the site in question. As in England the use of the CLEA v1.06 model and the relevant SGV and TOX reports are applicable in Wales.

In respect of Planning the circular 022/87 (WO) prepared by DETR (Department of Environment, Transport and the Regions) on Development of Contaminated Land remains applicable for outlining the requirements associated with new developments, including change of use. The document states that contamination is a material planning consideration, but is ambiguous in a number of areas. It does however indicate that an investigation will normally be required where the previous history of the site suggests contamination.

Planning Policy Wales (2002) outlines that the physical constraints on the land are to be taken into account at all stages of the planning process and this is in the context of land instability and land contamination. It also explains that LPA's (Local Planning Authorities) should be aware of the requirements of Part 2A and ensure that their policies and decisions are consistent with it. This implies that the methods used in assessing land for Part 2A purposes should be applied within the planning regime. Accordingly the concept of risk assessment as a tool to help direct development on a suitable for use basis is appropriate as in England.

NPPF does not apply in Wales, however it may be referred to as good practice, though this may be open to challenge. In Wales Technical Advice Notes (TAN) are used as Planning Policy Statements and currently there is no TAN applicable to land contamination in Wales. WAG is considering the preparation of a TAN and it is understood that this will look at the suitability of PPS23 for Wales, though no timetable for delivering this has been made.

Land Contamination: A Guide for Developers prepared on behalf of the Welsh Local Government Association, Environment Agency Wales & WAG was issued in July 2006. Whilst this is not statutory guidance, it helps confirm good practice and broadly details the risk assessment process in line with the Guidance on 'Land contamination risk management (LCRM)'

Scotland

Since the passing of the Scotland Act and the official convening of the Scottish Parliament and the Scottish Executive on the 1st July 1999 devolved matters, including the environment and planning, have been the responsibility of Scottish Ministers.

There are two regulatory enforcement bodies in Scotland with duties and powers in terms of identification and remediation of contaminated land and development of brownfield sites; Local Authorities and the Scottish Environment Protection Agency (SEPA) which was established in 1996.

The current structure of local government in Scotland was established by the Local Government (Scotland) Act 1994. Since the passing of the Act Scotland has been divided into 29 unitary authorities and 3 island authorities. It is the responsibility of the Scottish Executive to implement Part 2A of the Environmental Protection Act, 1990. Scottish Ministers therefore implemented.

The Contaminated Land (Scotland) Regulations 2000 (SI2000/178) (the 2000 Regulations) with accompanying statutory guidance on the 14th July 2000. The 2000 Regulations were replaced on the 1st April 2006 by the Contaminated Land (Scotland) 2005 Regulations (the 2005 Regulations). The 2005 Regulations amended Part 2A of the Environmental Protection Act 1990 and the 2000 Regulations in the light of the Water Environment and Water Services (Scotland) Act 2003. Guidance on the 2005 Regulations was published in June 2006 in the form of Paper SE/2006/44 (Statutory Guidance; Edition 2) by the Scottish Executive. The document replaces in its entirety the guidance issued July 2000.

Contaminated land was defined in the 2000 Regulations where pollution of controlled waters is being, or is likely to be caused. This meant that any degree of pollution of controlled waters could have resulted in the land being designated as contaminated. The 2005 Regulations addressed the anomaly whereby trivial amounts of pollution resulted in land being designated as contaminated by introducing a requirement that pollution be "significant" or likely to be "significant" in relation to the water environment.

Unlike England and Wales the 2005 Regulations do not include radioactive contamination. The Radioactive Contaminated Land (Scotland) Regulations 2007 came into force in Scotland on the 30th October 2007. The Regulations make provision for Part 2A to have effect with modifications for the purpose of the identification and remediation of radioactive contaminated land.

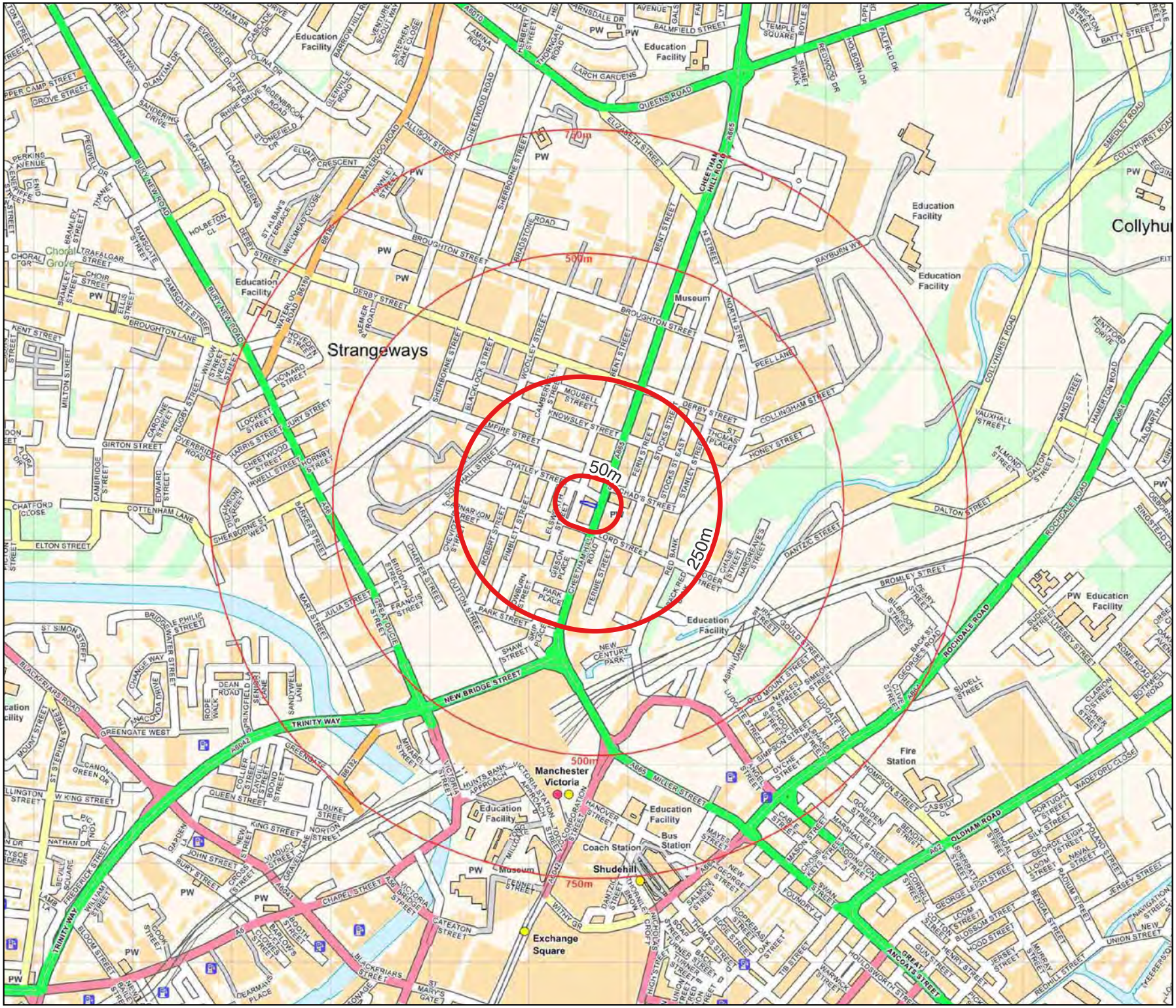
When brownfield or contaminated sites are being developed, Local Authorities require that the need for remediation is determined using guidance provided by Planning Advice Note (PAN) 33. PAN 33 uses the Suitable for Use Approach. The approach focuses on the risks caused by land contamination and recognises that the risks presented by any given level of contamination will vary greatly according to the use of the land and a wide range of other factors such as the underlying geology.

The Suitable for Use Approach comprises three elements:

- Ensuring that land is suitable for its current use;
- Ensuring that land is made suitable for any new use as planning permission is given for that use; and
- Limiting the requirements for remediation to the work necessary to prevent unacceptable risks to human health or the environment in relation to the current use or future use for which planning permission is being sought.

APPENDIX C: RISK ASSESSMENT METHODOLOGIES

APPENDIX D: DRAWINGS



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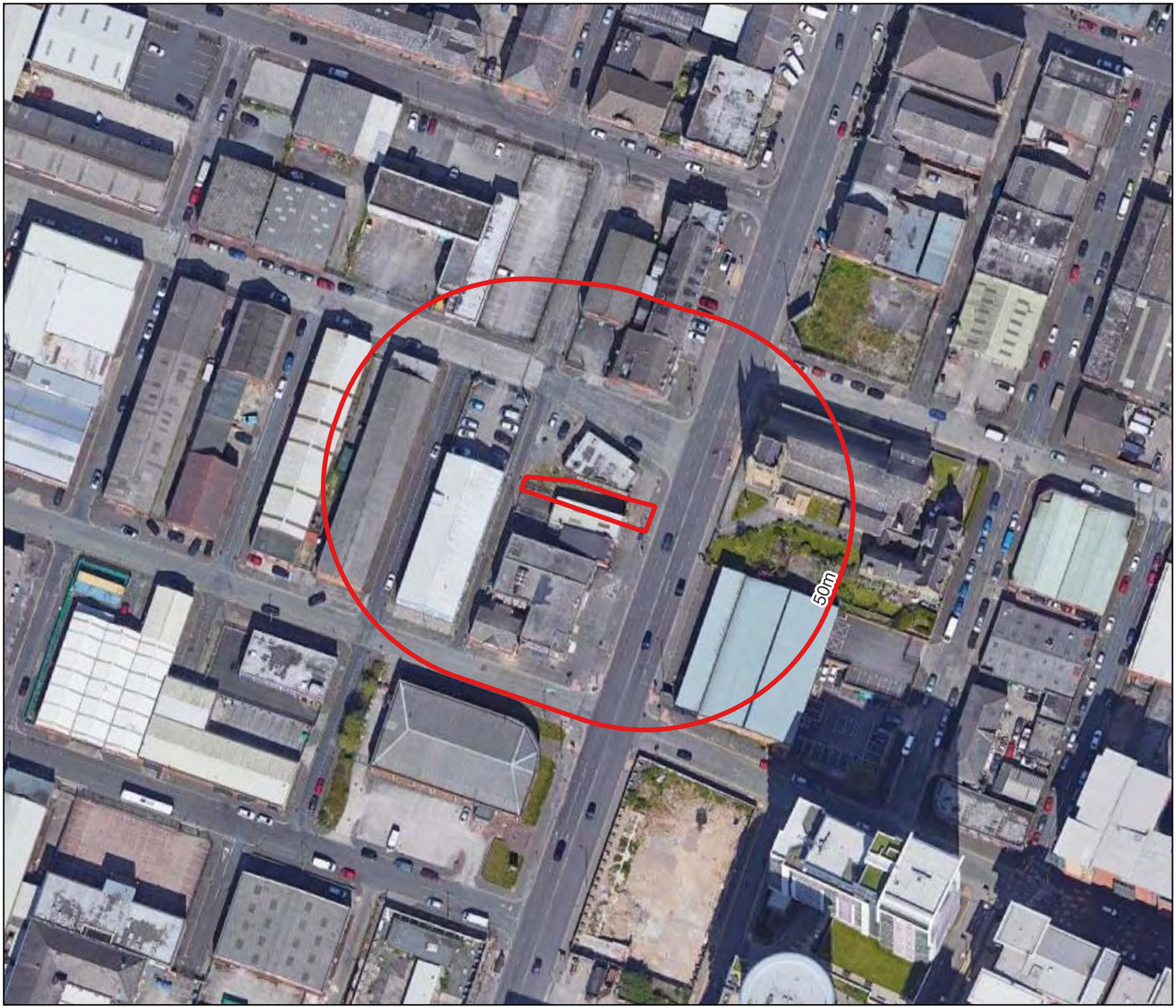
Email: enquiries@demeter-environmental.c

Drawing 1

Site Name: LA 67 Cheetham Hill Road

Site Location

Scale: 1:10,000at A4



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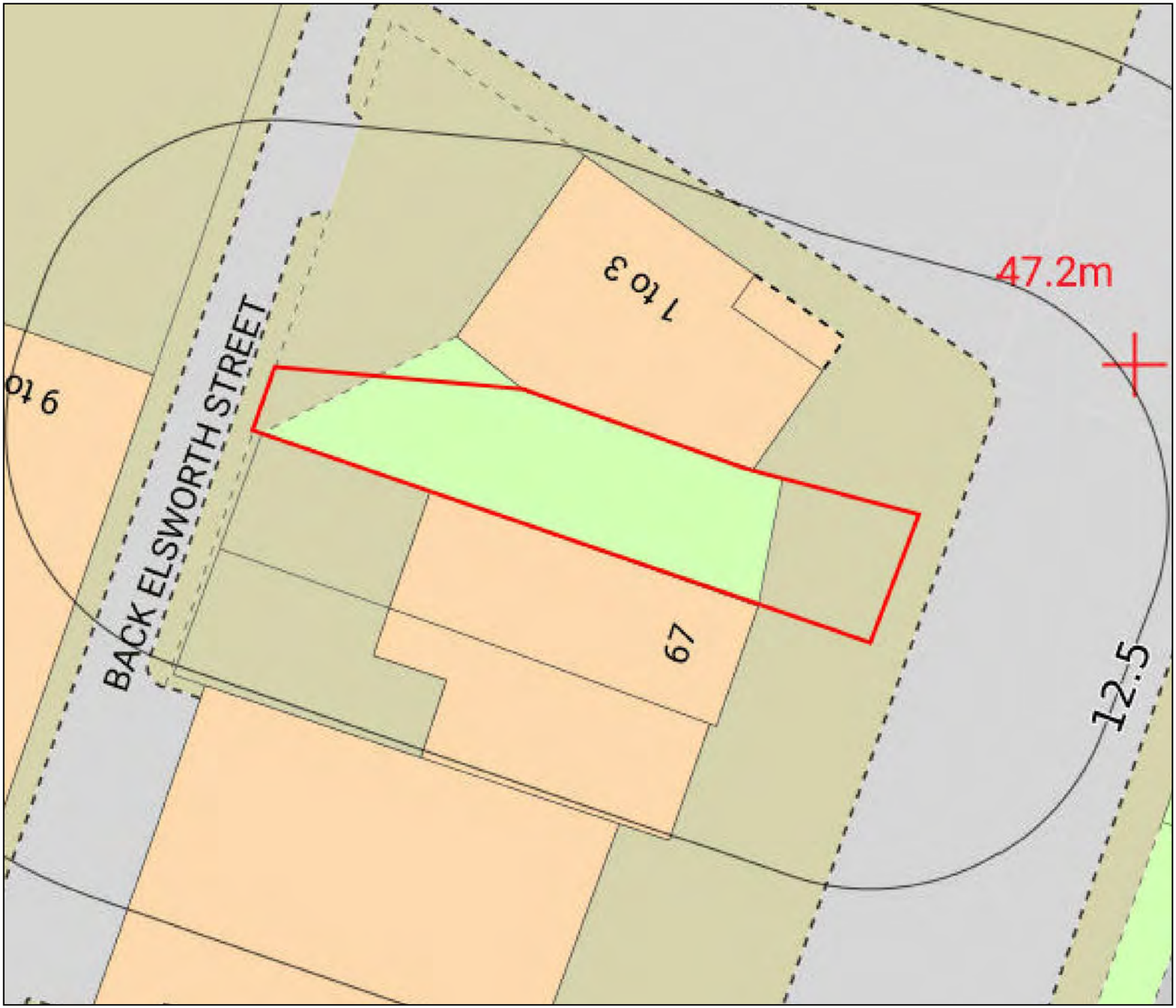
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Drawing: 2

Site Name: LA 67 Cheetham Hill Road

Aerial Plate

Scale: 1:1,250 at A4



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Drawing 3

Site Name: LA 67 Cheetham Hill Road

Site Layout

Scale: 1:250 at A4



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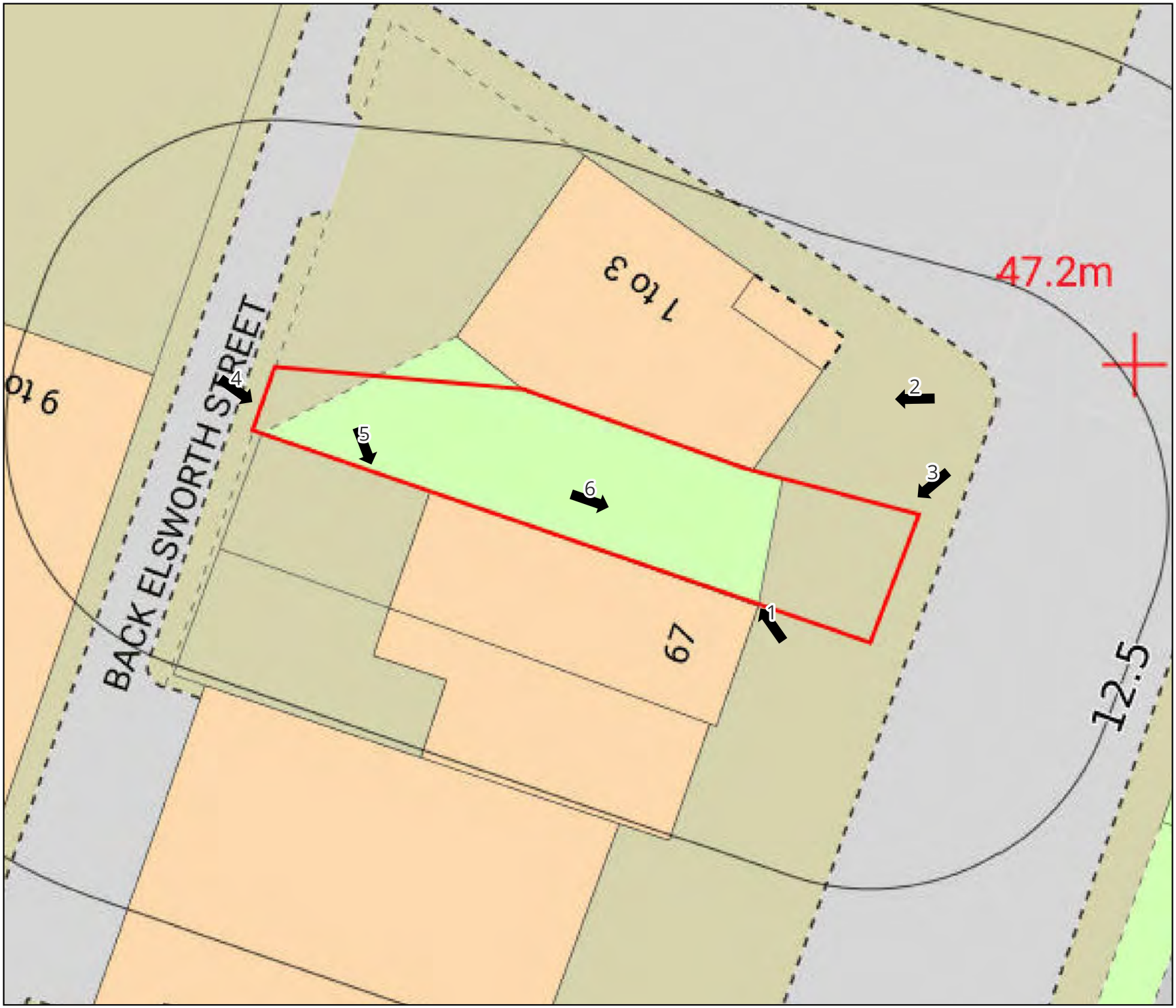
Drawing 4

Site Name: LA 67 Cheetham Hill Road

Potential Sources

Scale: 1:2,500 at A4

APPENDIX E: SITE PHOTOGRAPHS AND PHOTOGRAPH KEY PLAN



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Drawing 5

Site Name: LA 67 Cheetham Hill Road

Photograph Key Plan

Scale: 1:250 at A4



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Plate: 1

Site Name: LA 67 Cheetham Hill Road

Description: South eastern area of the site



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Plate: 2

Site Name: LA 67 Cheetham Hill Road

Description: Property on the northern boundary



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Plate: 3

Site Name: LA 67 Cheetham Hill Road

Description: View of southern area of the site



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Plate: 4

Site Name: LA 67 Cheetham Hill Road

Description: Western boundary of the site



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Plate: 5

Site Name: LA 67 Cheetham Hill Road

Description: Central area of the site



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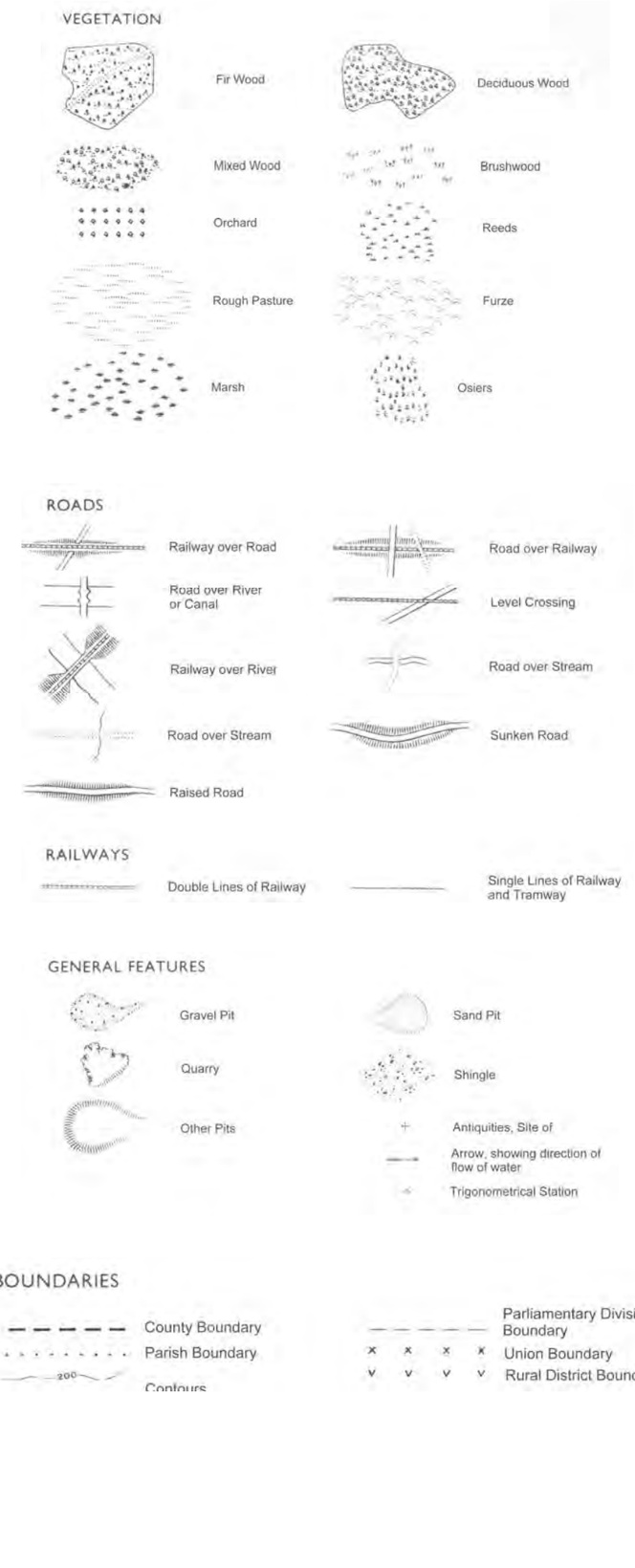
Plate: 6

Site Name: LA 67 Cheetham Hill Road

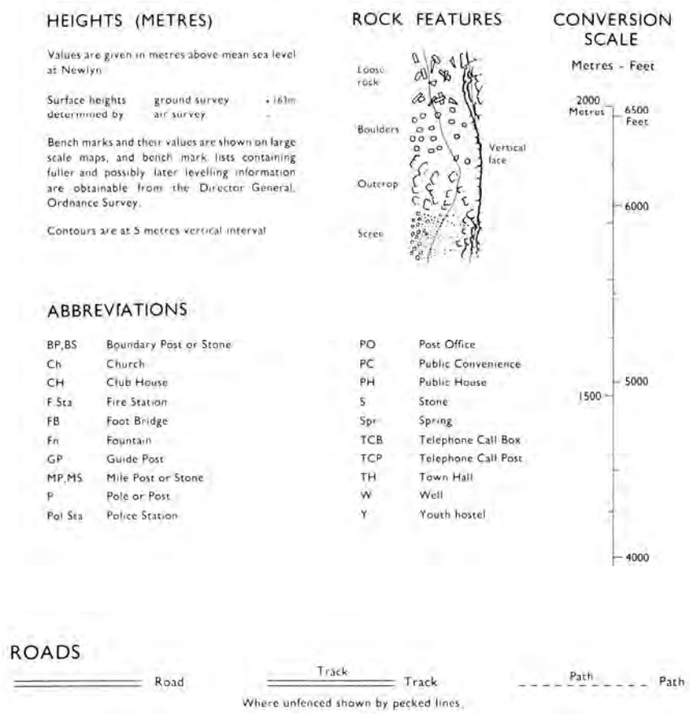
Description: South eastern area of the site

APPENDIX F: HISTORICAL O.S. MAPS

County Series 1:10,560 scale



National Grid 1:10,000 scale



GroundSure

Historical Map Pack Legend

County Series & National Grid

1:10,560 scale

Information present on these legends is sourced from the same Ordnance Survey mapping as the maps used in this product.

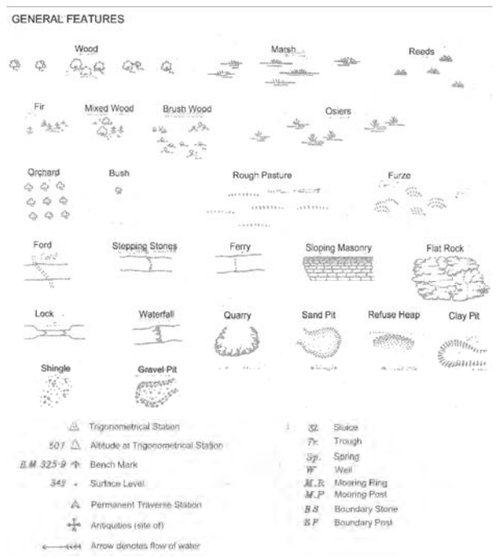
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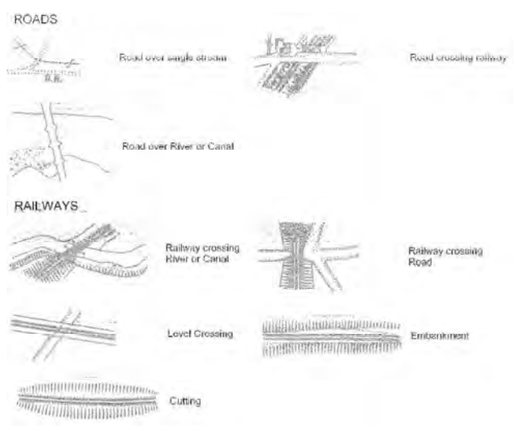
Technical Helpline

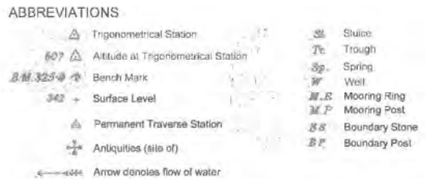
Tel 08444159000

groundsureinsight@groundsure.com
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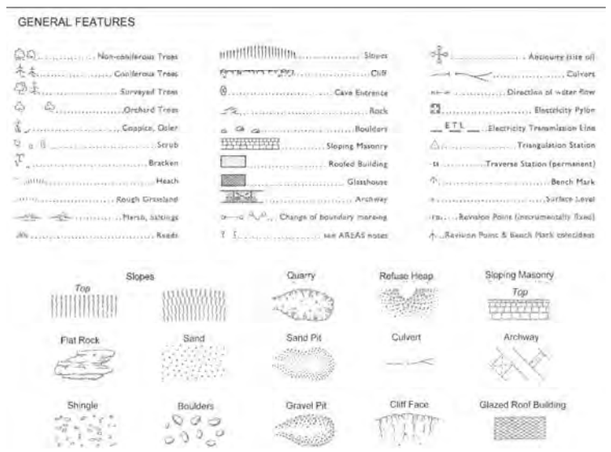
County Series 1:2,500 scale







National Grid 1:2,500 / 1:1,250 scale









Historical Map Pack Legend

County Series

1:1,250 scale

~

County Series & National Grid

1:2,500 scale

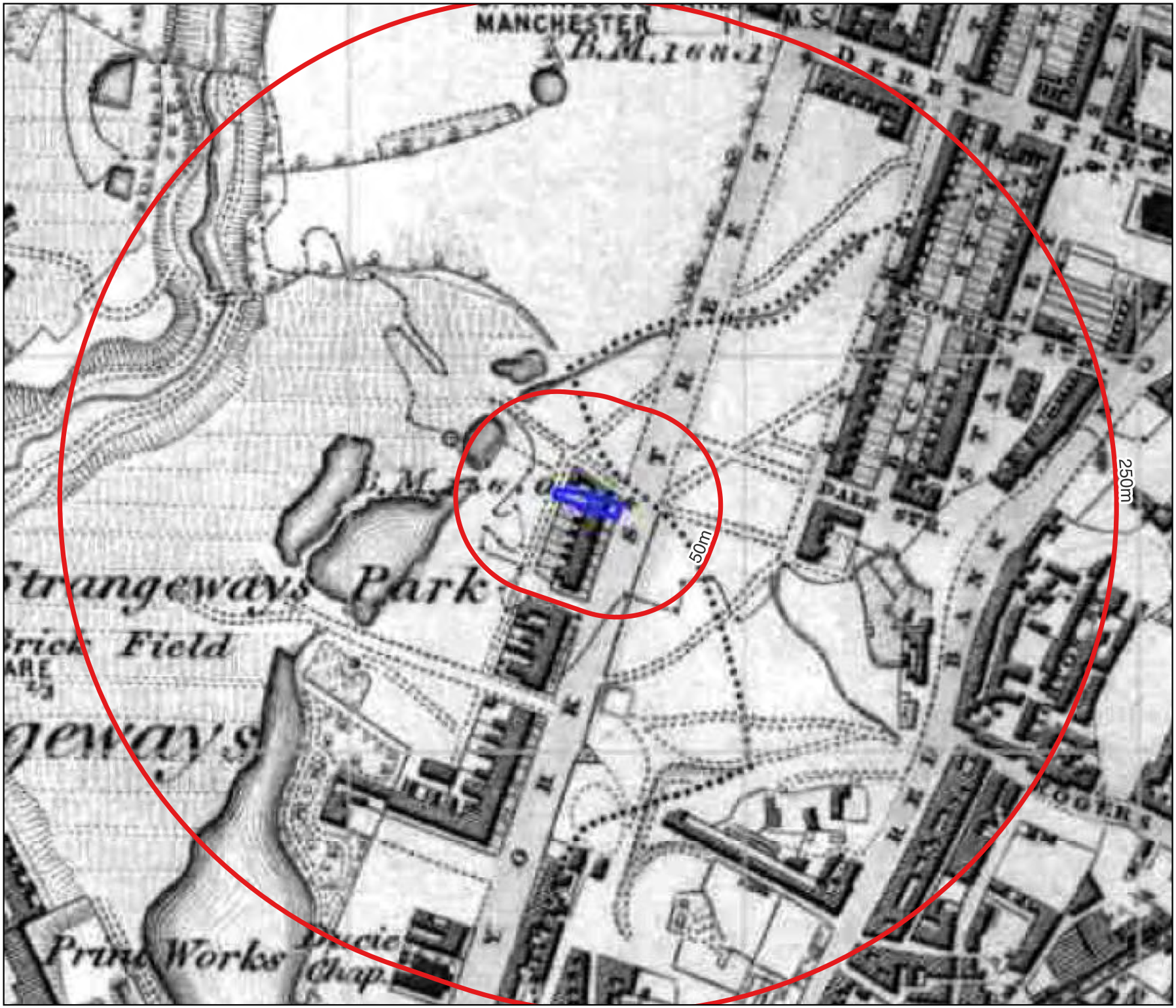
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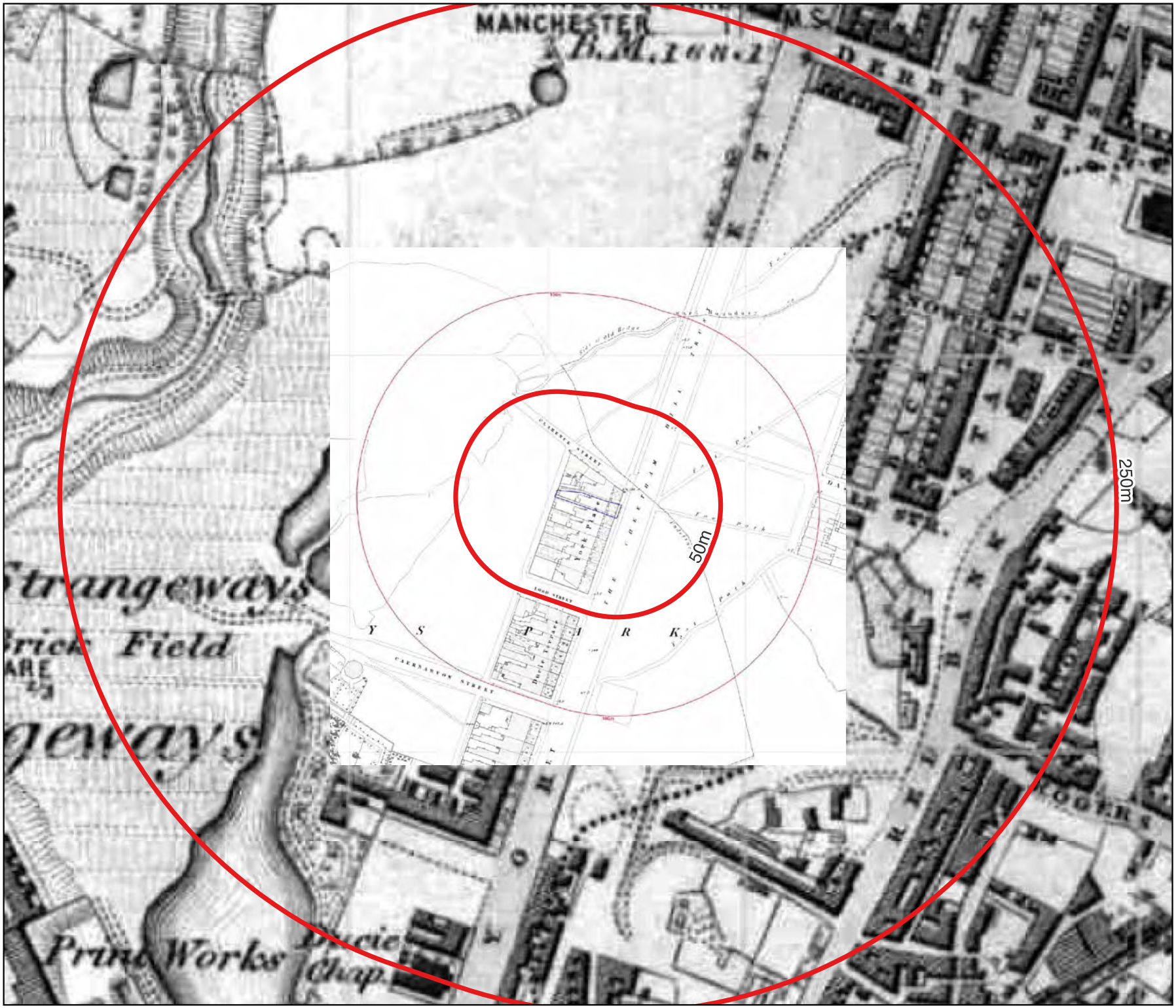
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Date of Map: 1848

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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Date of Map: 1850

Site Name: LA 67 Cheetham Hill Road

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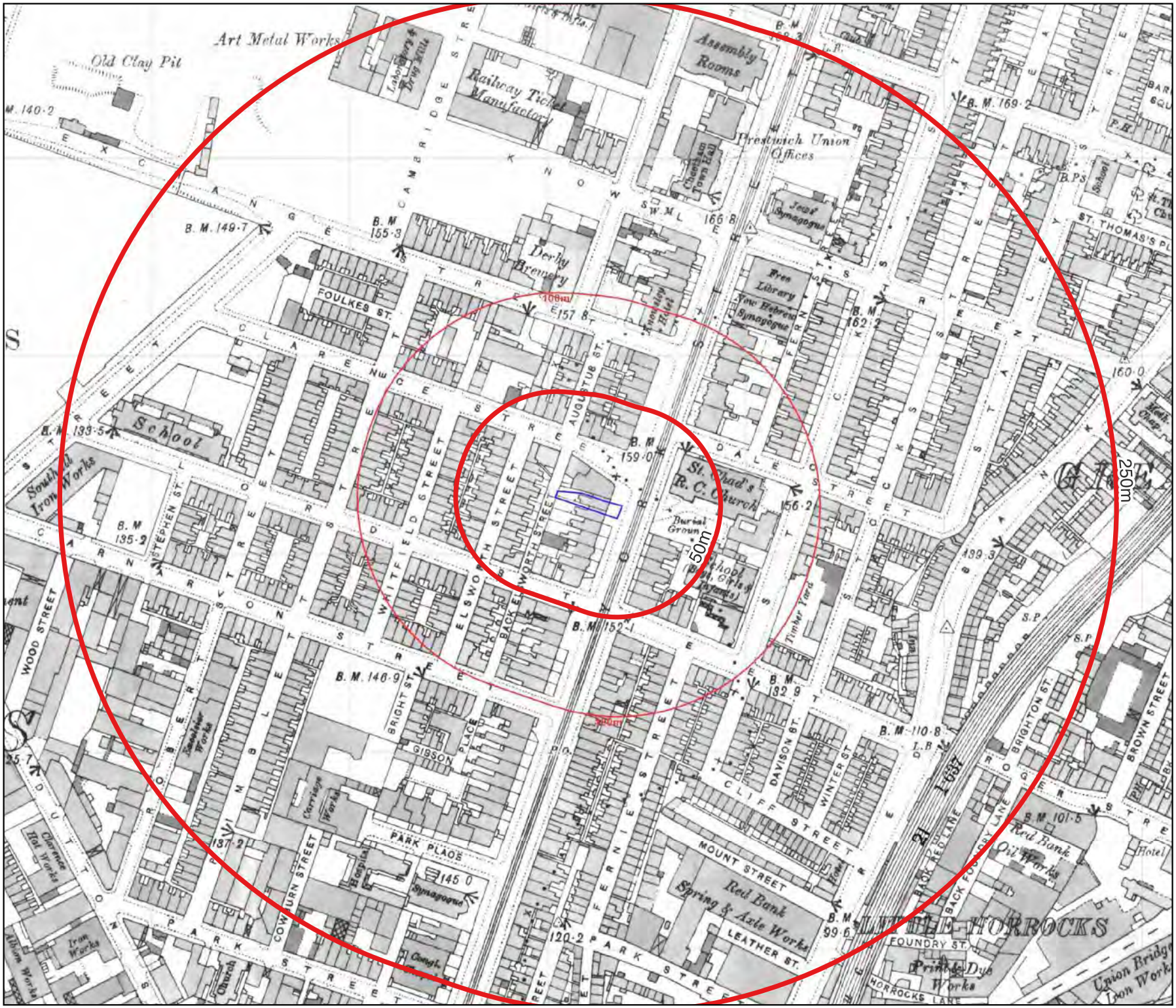
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Date of Map: 1890-1894

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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Date of Map: 1892

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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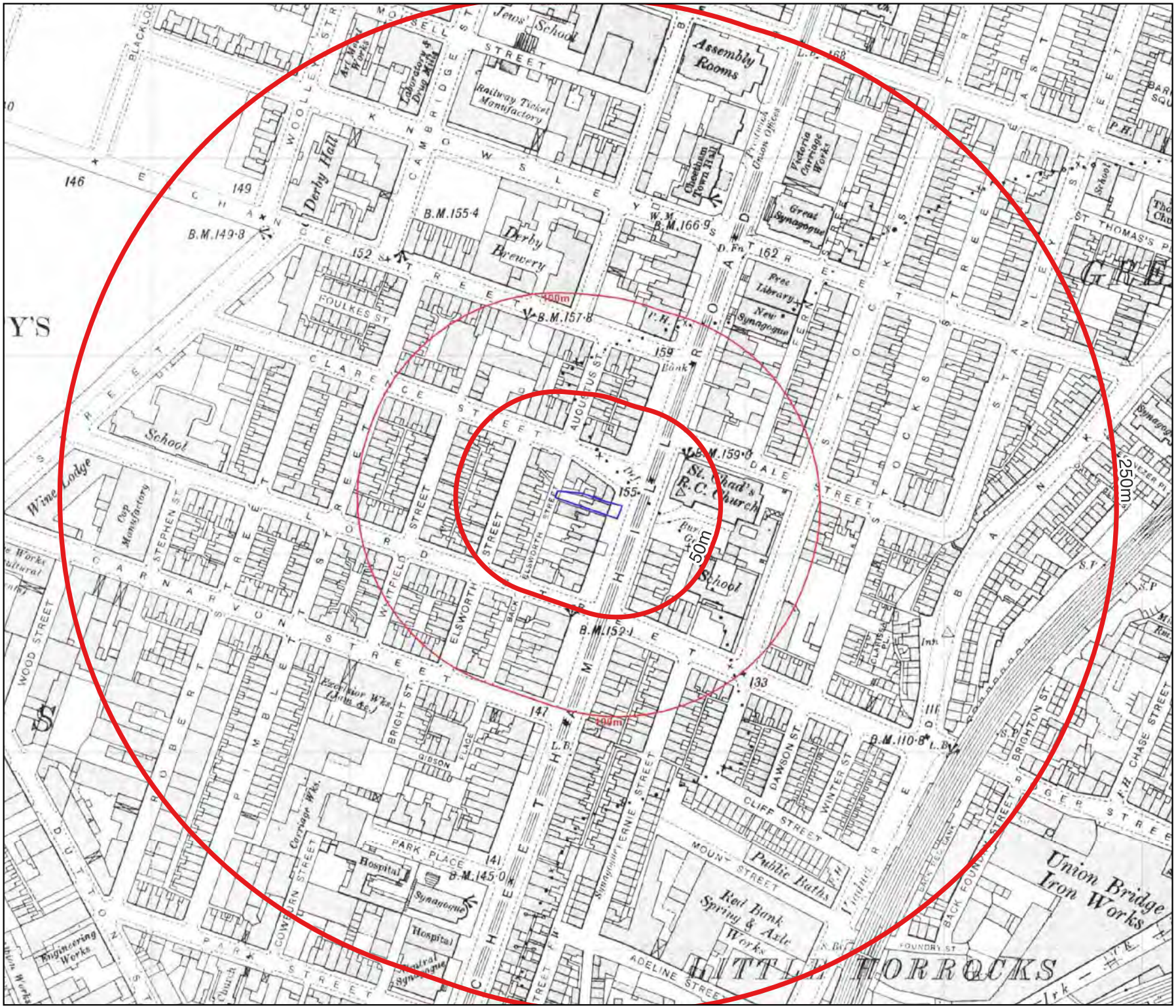
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Date of Map: 1905-1906

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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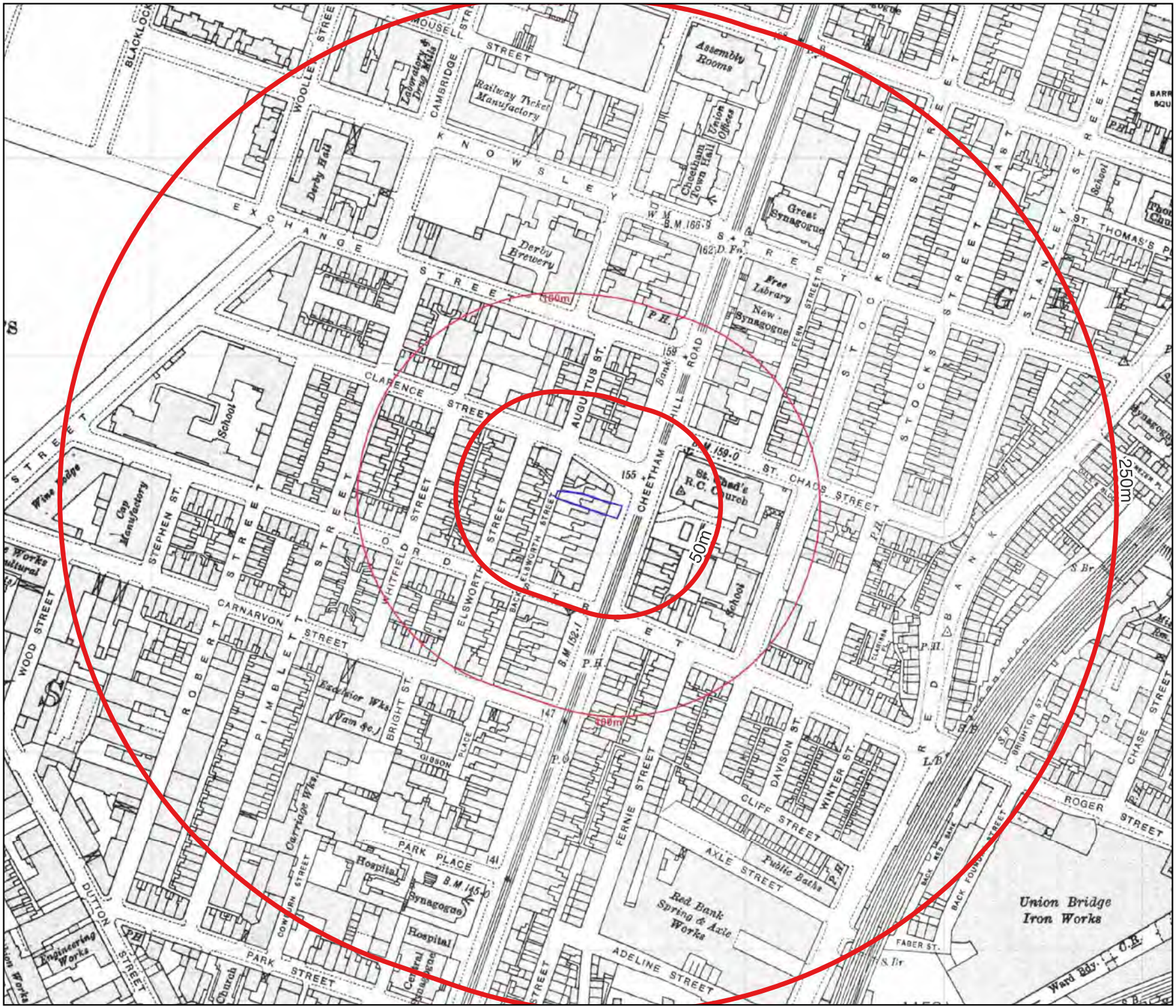
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Date of Map: 1908

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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Date of Map: 1922

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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Date of Map: 1923

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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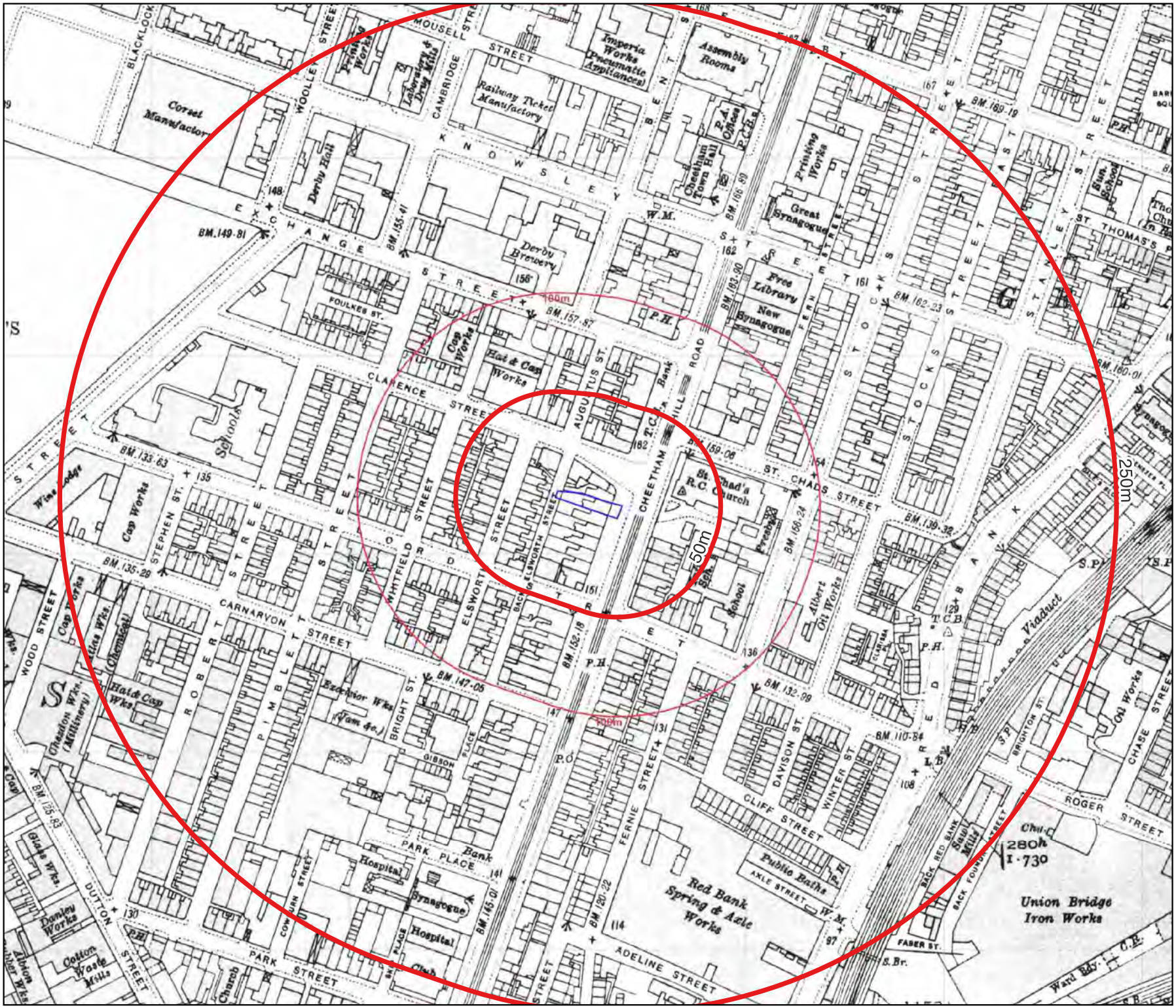
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Date of Map: 1931-1934

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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Date of Map: 1933

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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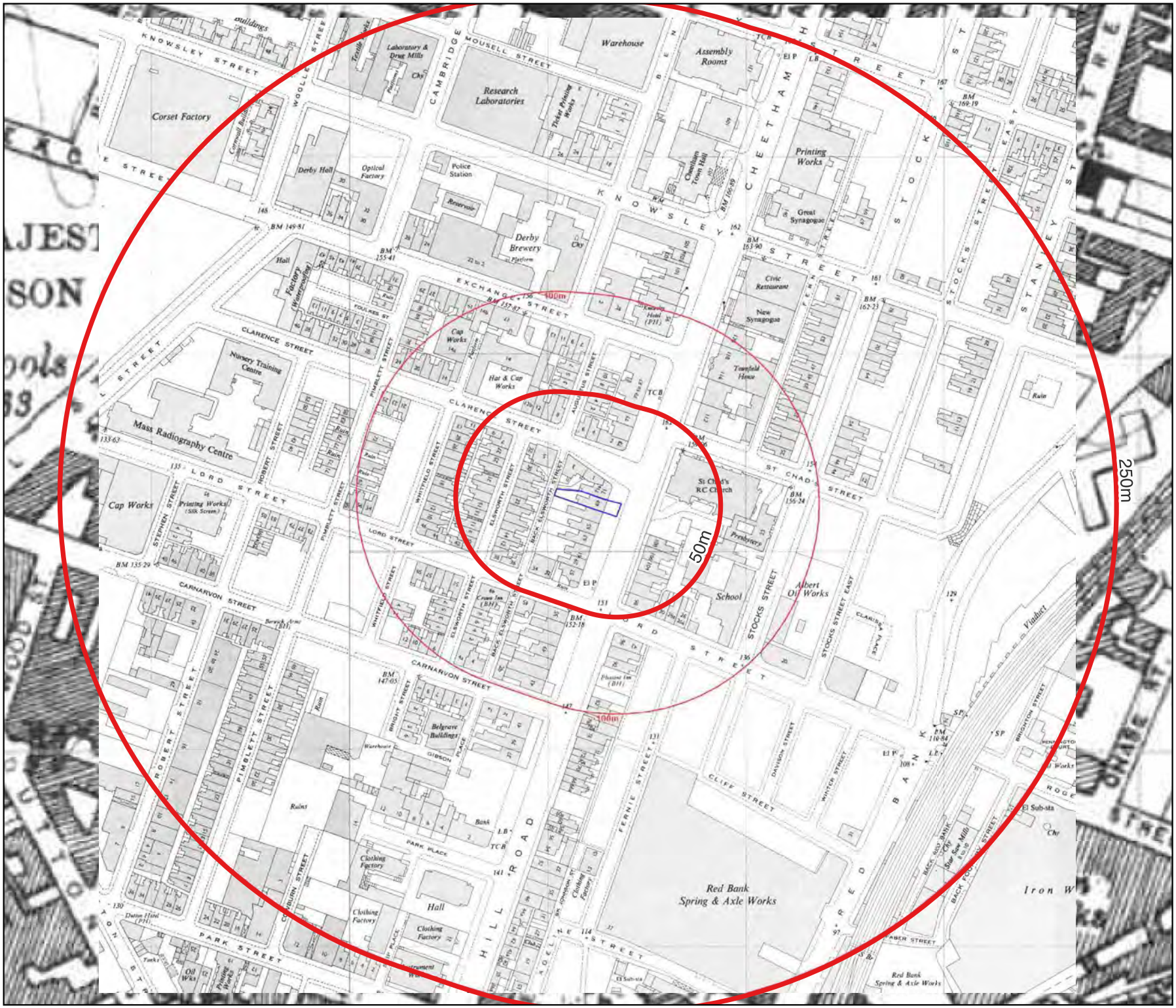
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Date of Map: 1938

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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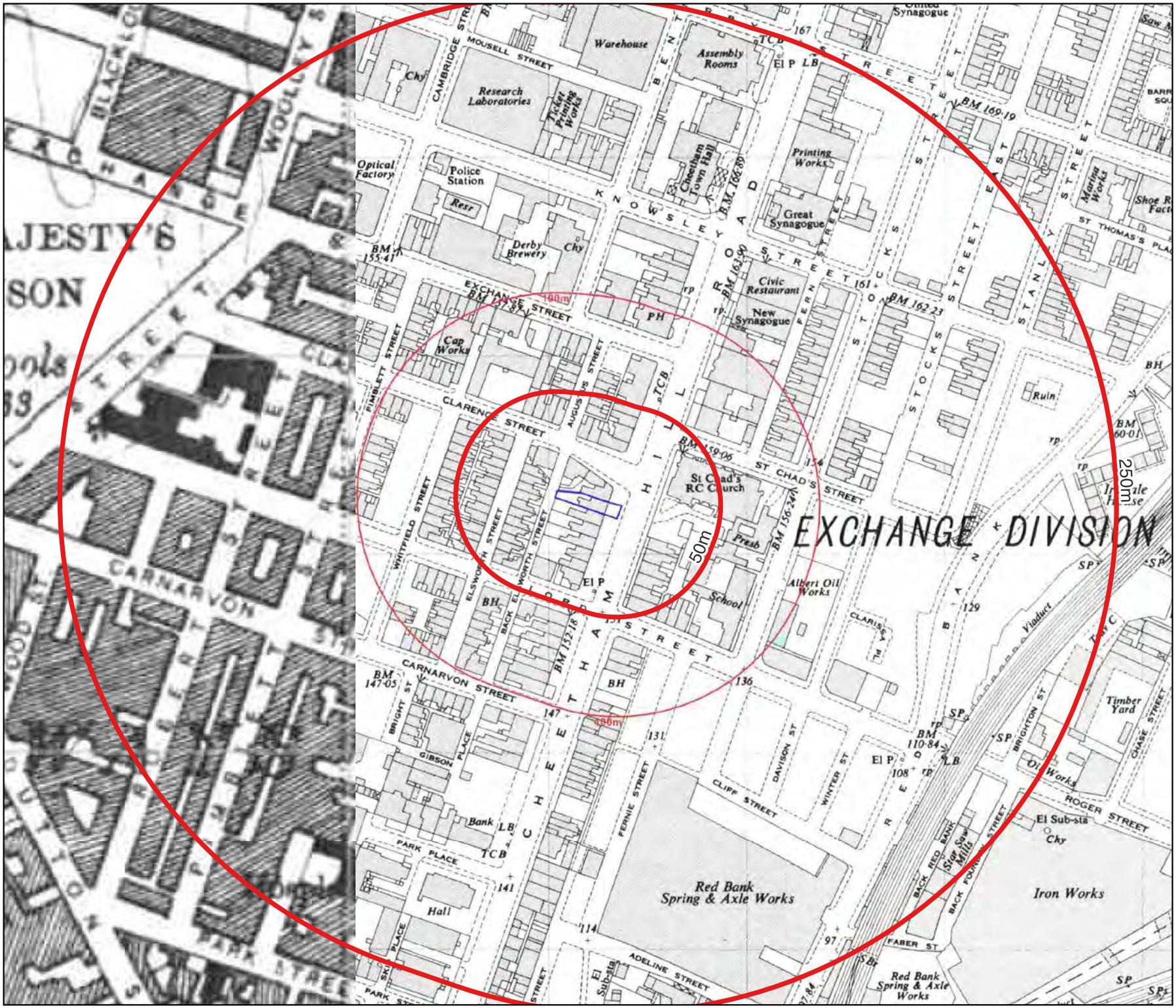
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Date of Map: 1949-1950

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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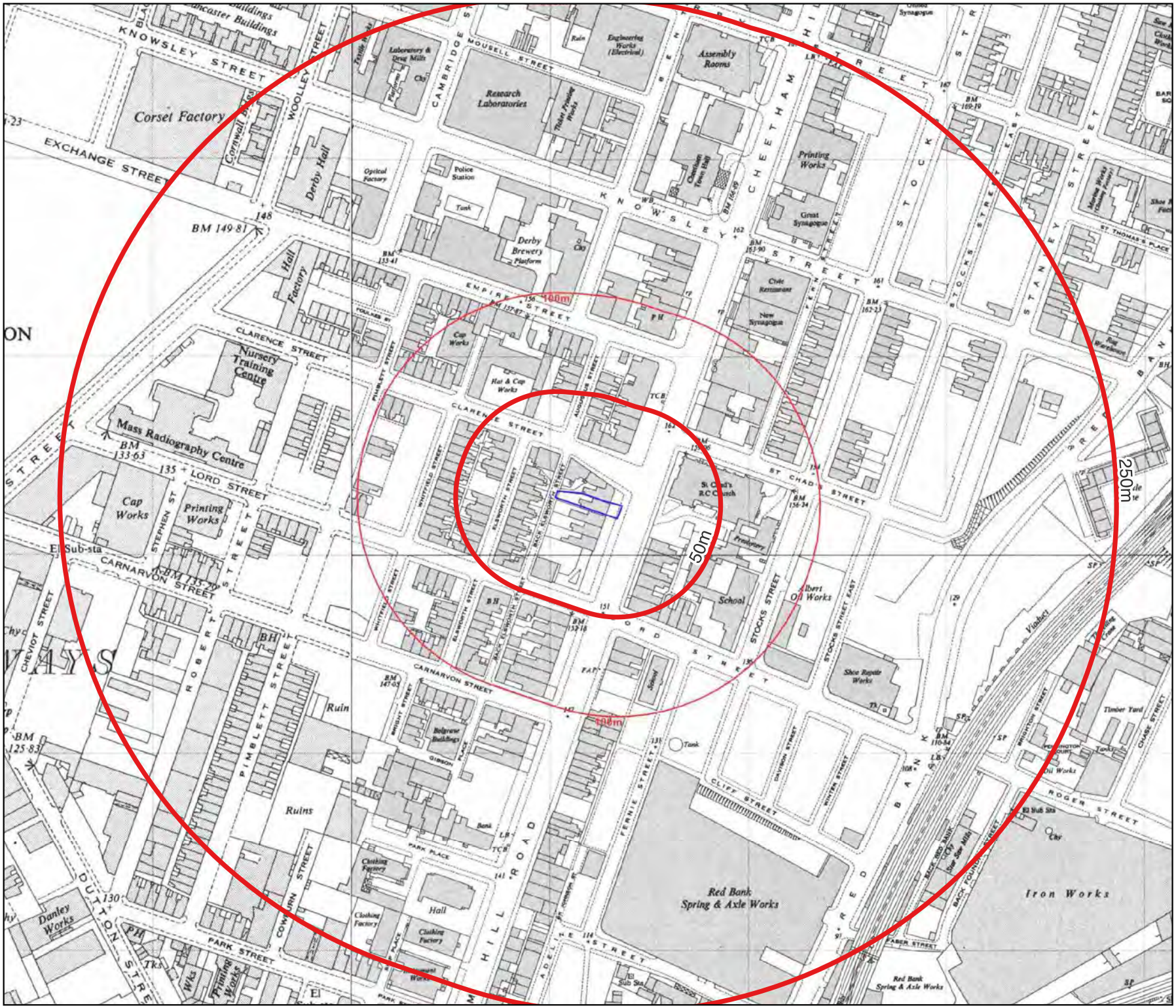
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Date of Map: 1950

Site Name: LA 67 Cheetham Hill Road

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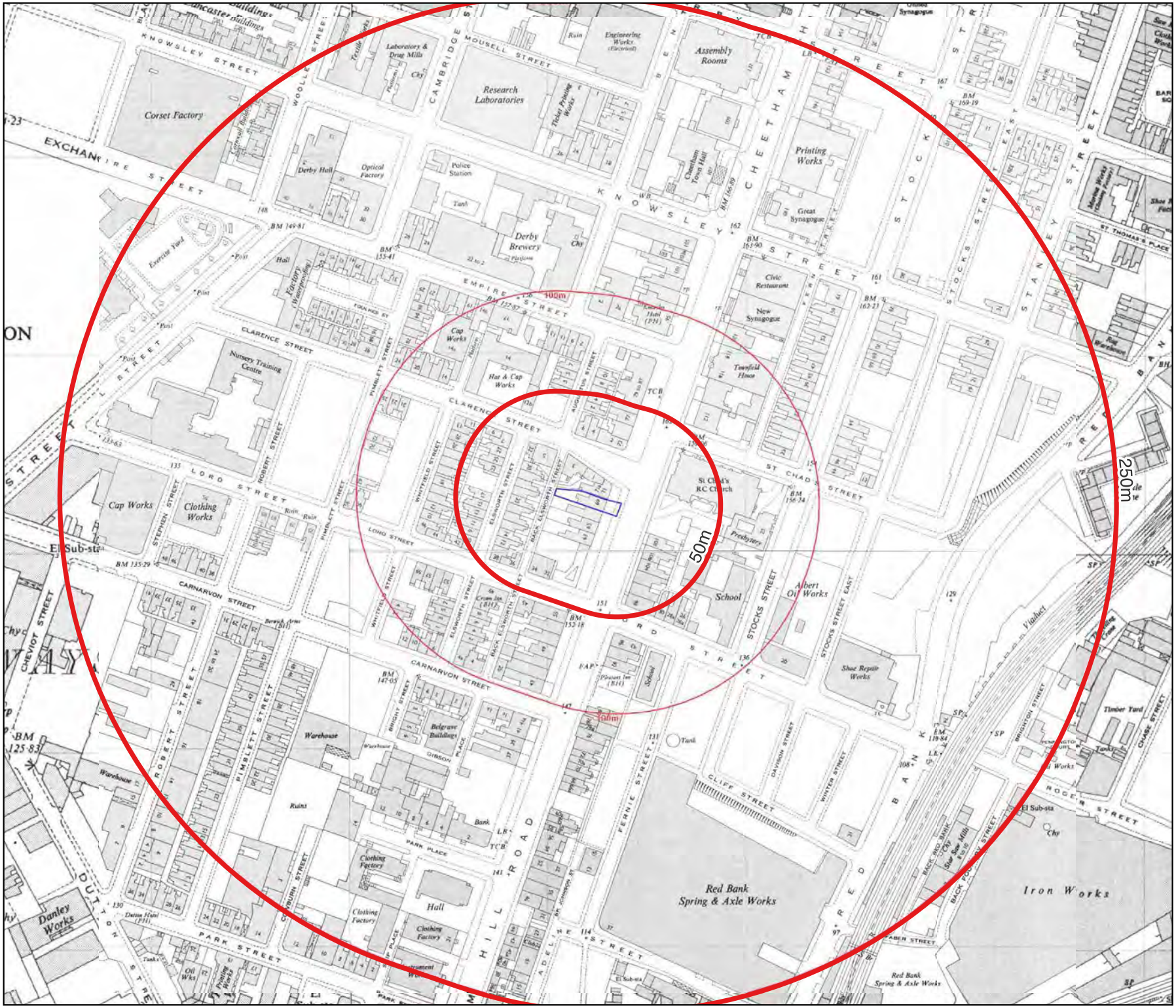
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Date of Map: 1951-1953

Site Name: LA 67 Cheetham Hill Road

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Date of Map: 1951-1954

Site Name: LA 67 Cheetham Hill Road

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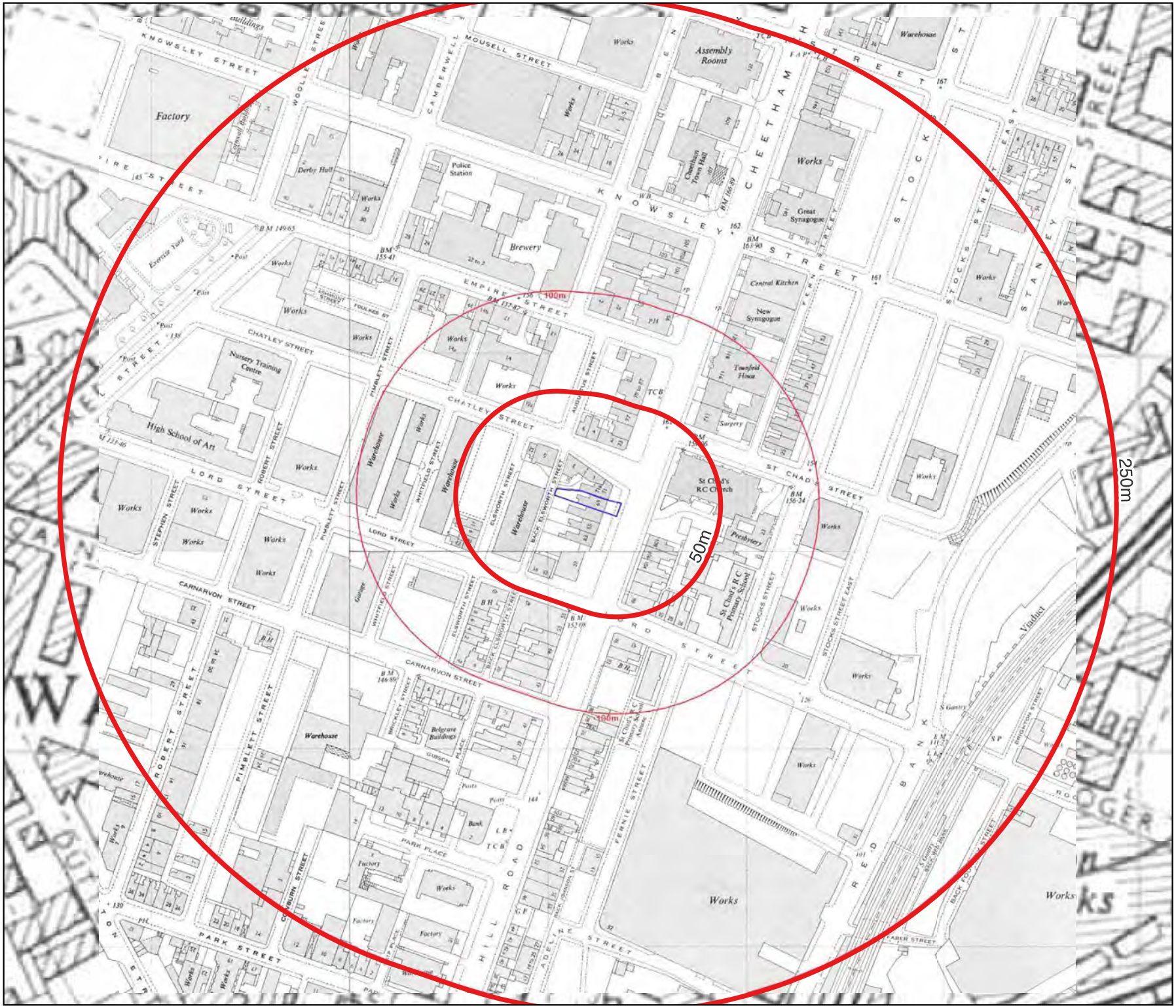
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Date of Map: 1956

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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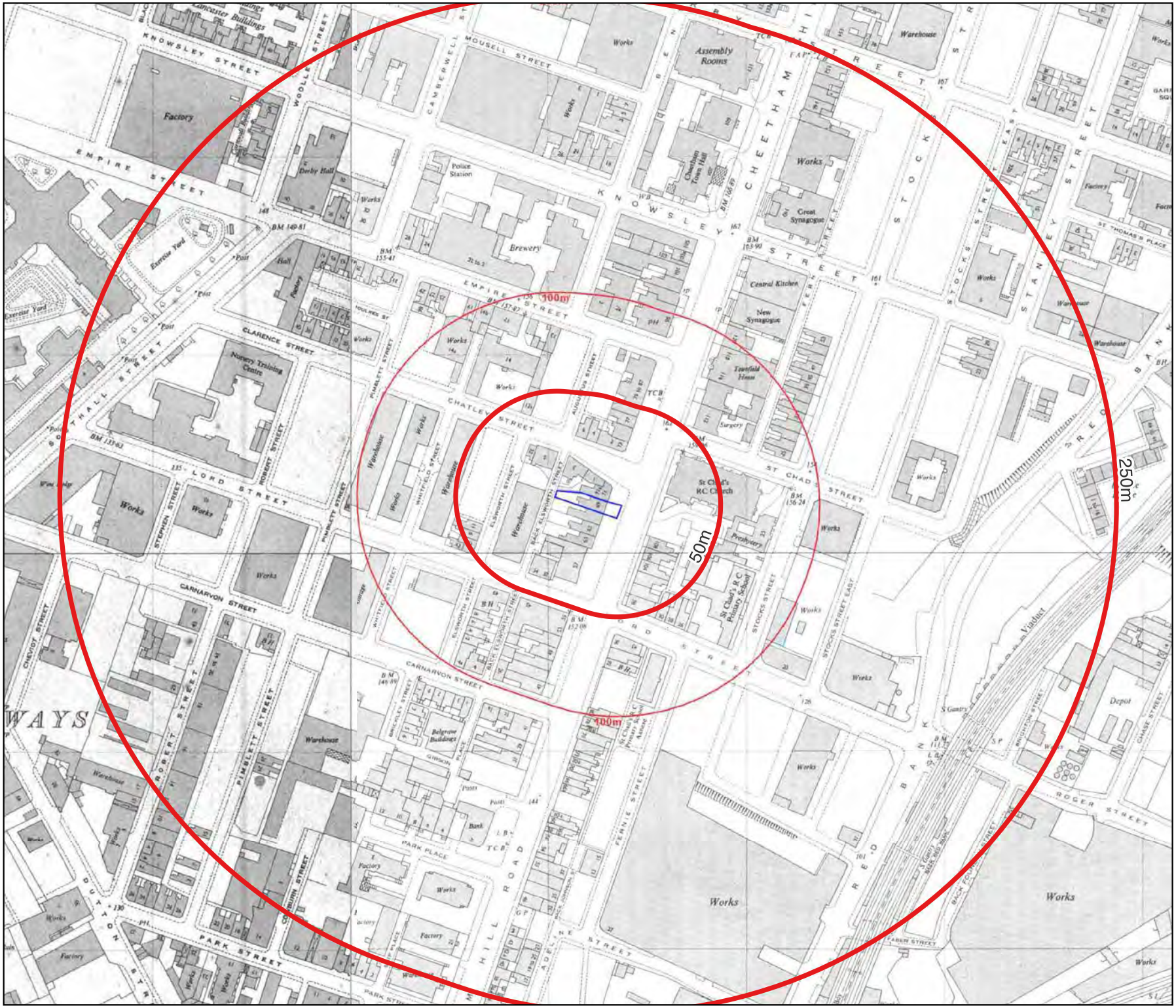
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Date of Map: 1958-1963

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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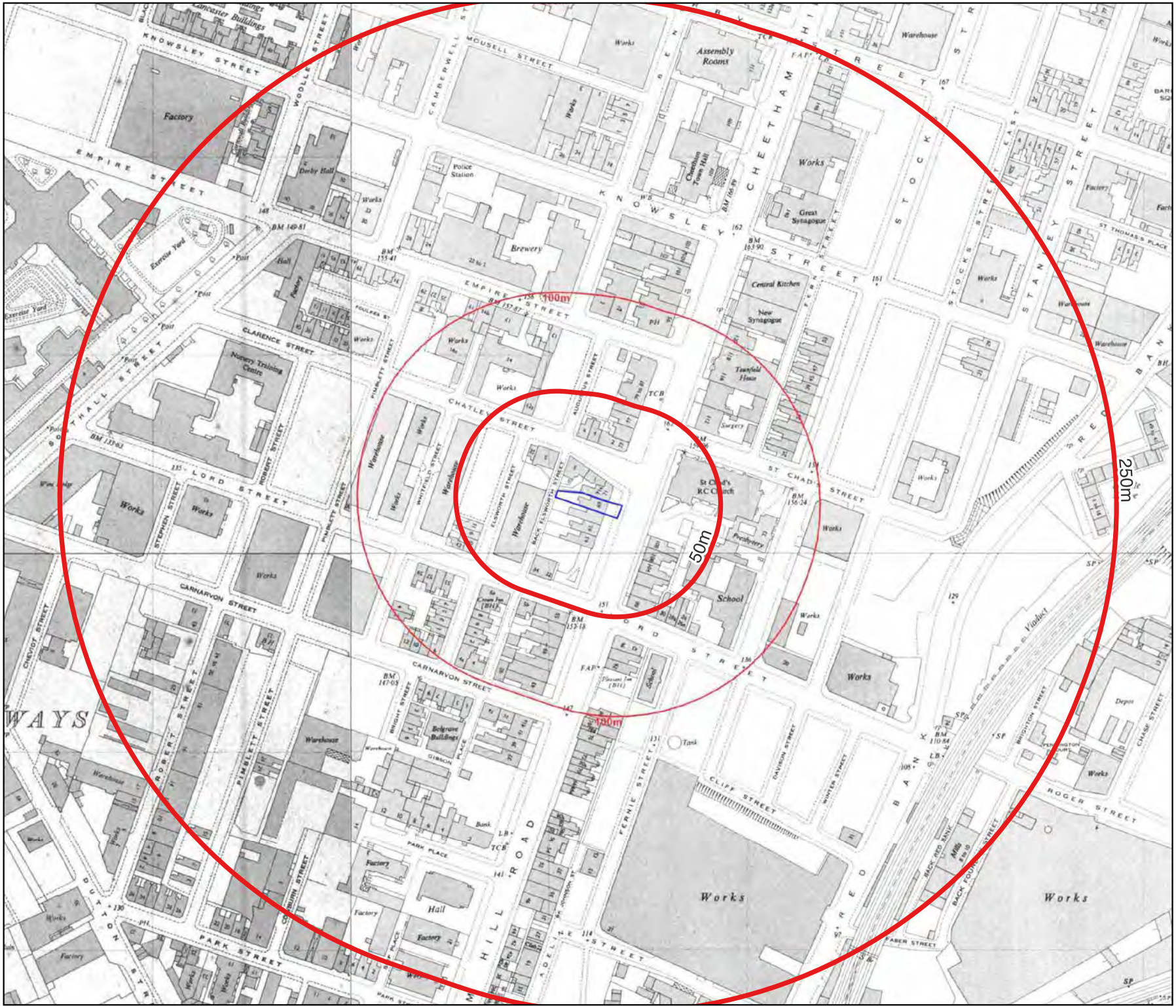
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Date of Map: 1959-1966

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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Date of Map: 1959

Site Name: LA 67 Cheetham Hill Road

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Date of Map: 1972-1977

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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Date of Map: 1980-1985

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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Date of Map: 1984-1989

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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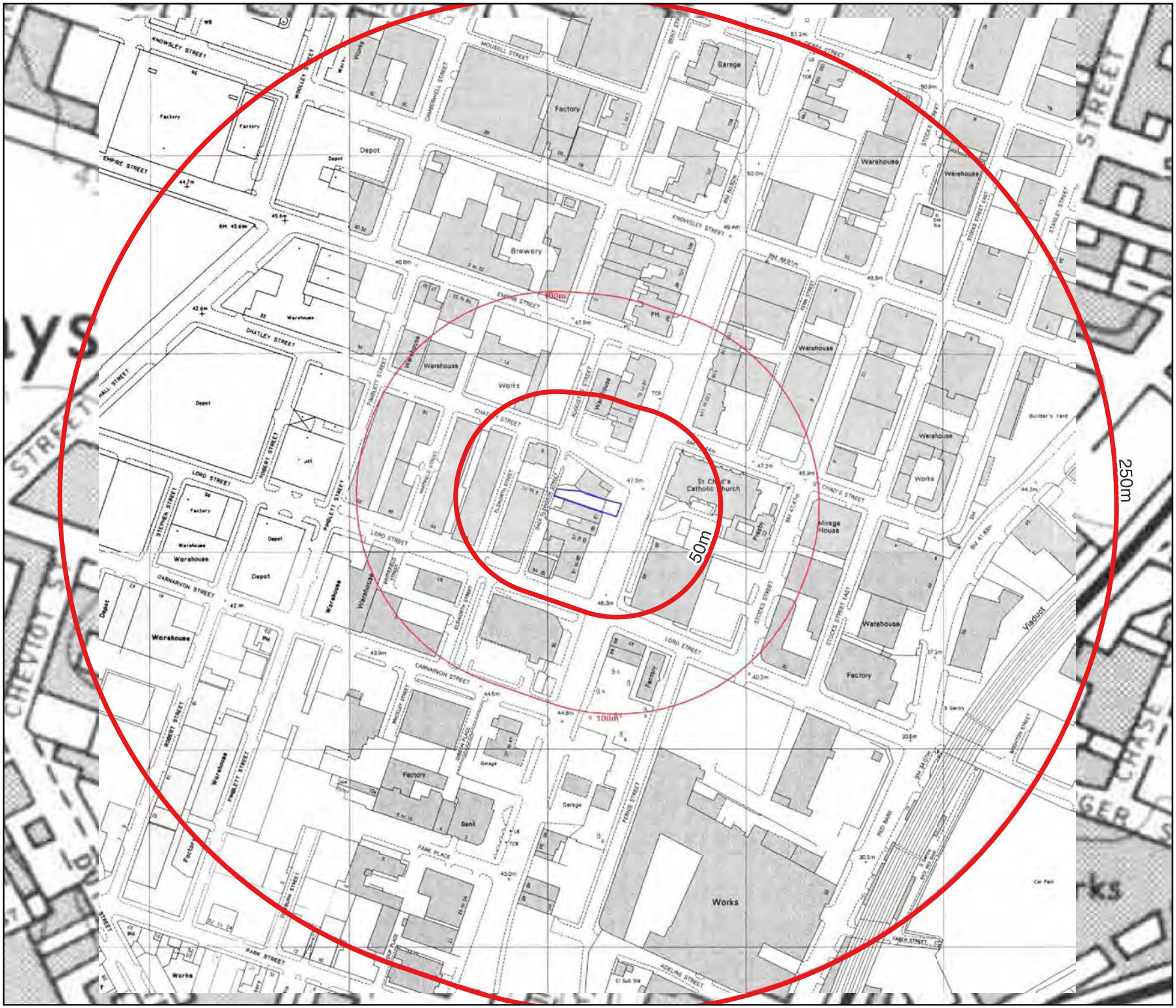
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Date of Map: 1985-1988

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



DEMETER ENVIRONMENTAL LTD

Demeter Environmental Ltd
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Ropewalks
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Brighton Office:
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136-140 Old Shoreham Road
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BN3 7BD
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Email: enquiries@demeter-environmental.c

Date of Map: 1987-1992

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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Date of Map: 1988-1991

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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Date of Map: 1988-1993

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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Date of Map: 1988-1995

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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Date of Map: 1994

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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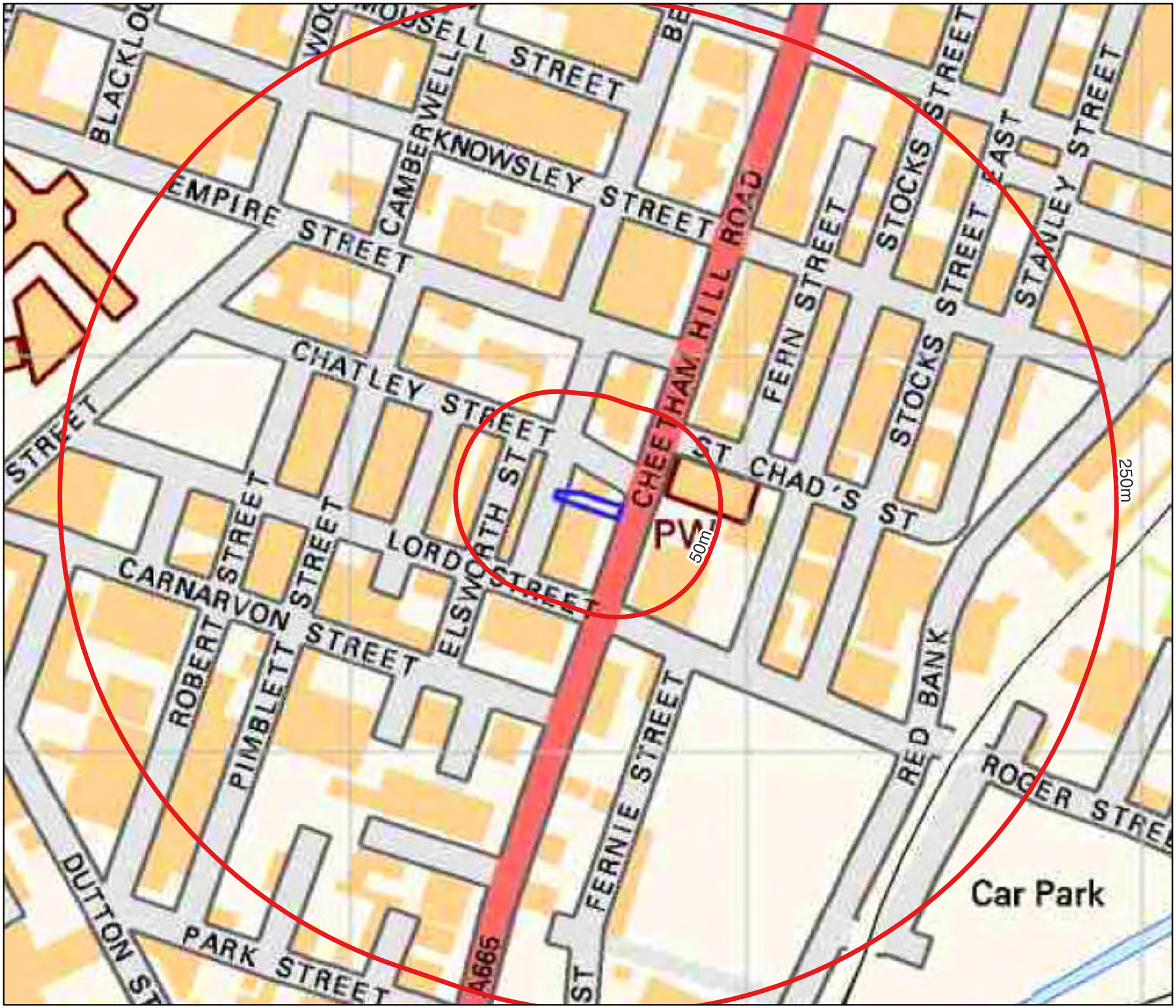
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Date of Map: 2000

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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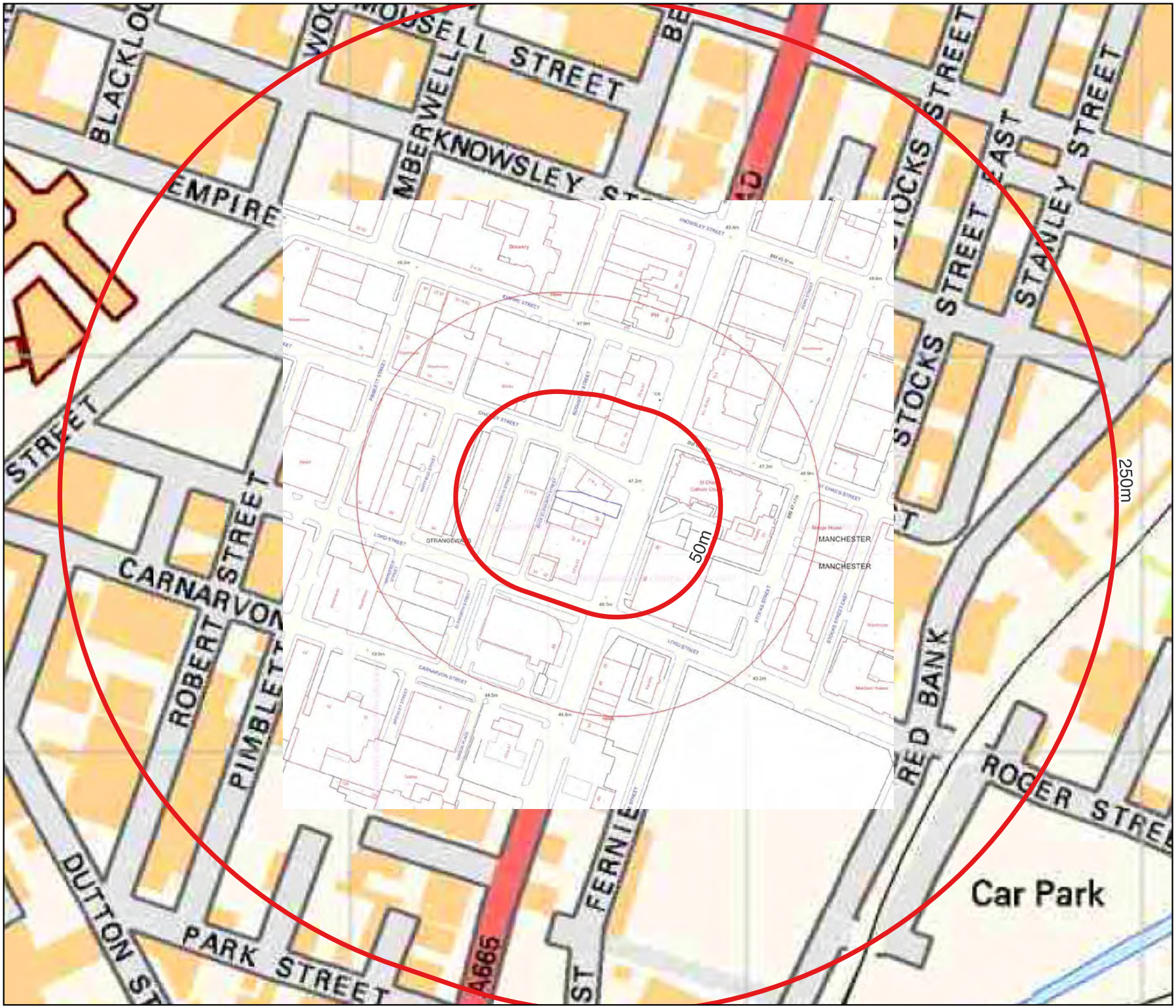
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Date of Map: 2001

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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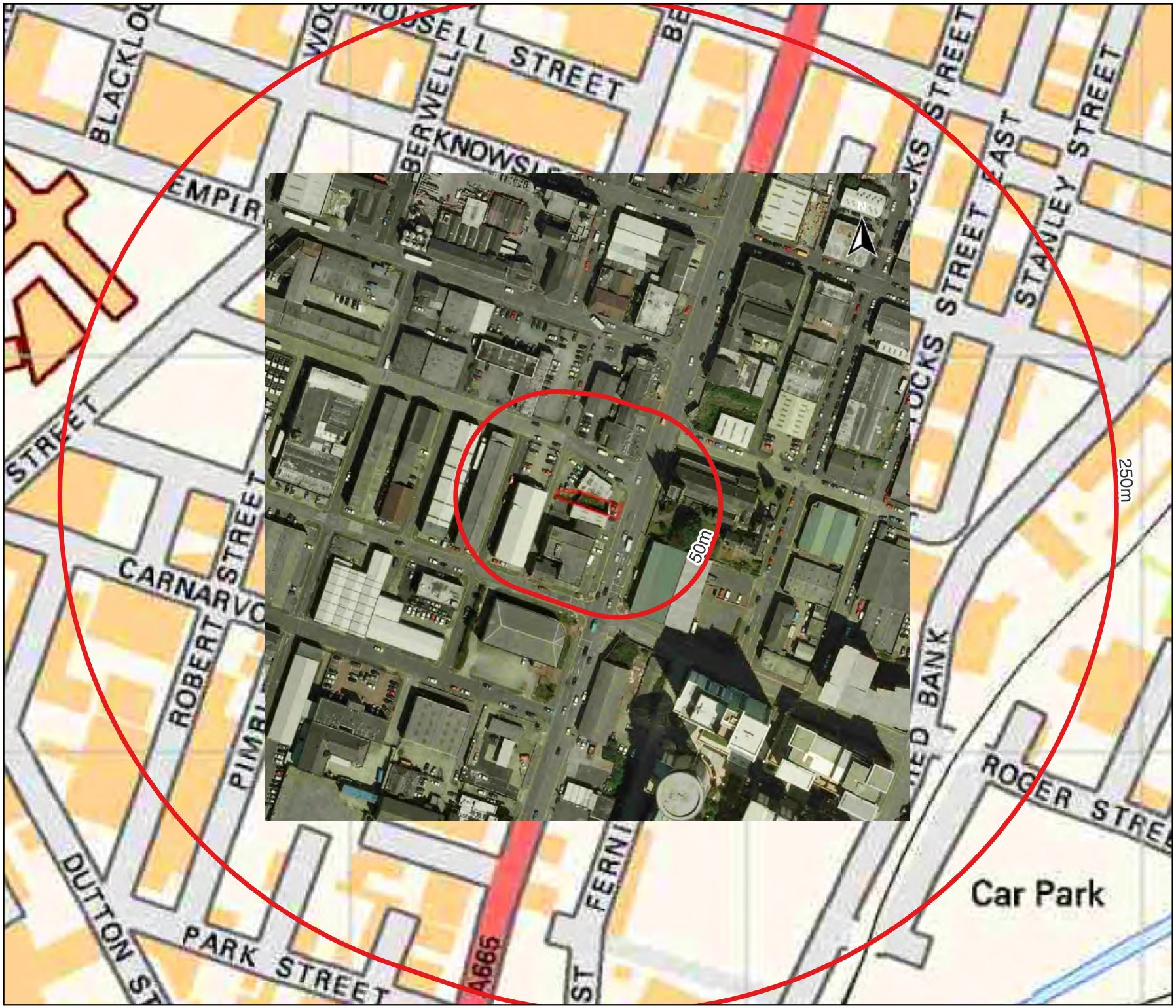
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Date of Map: 2003

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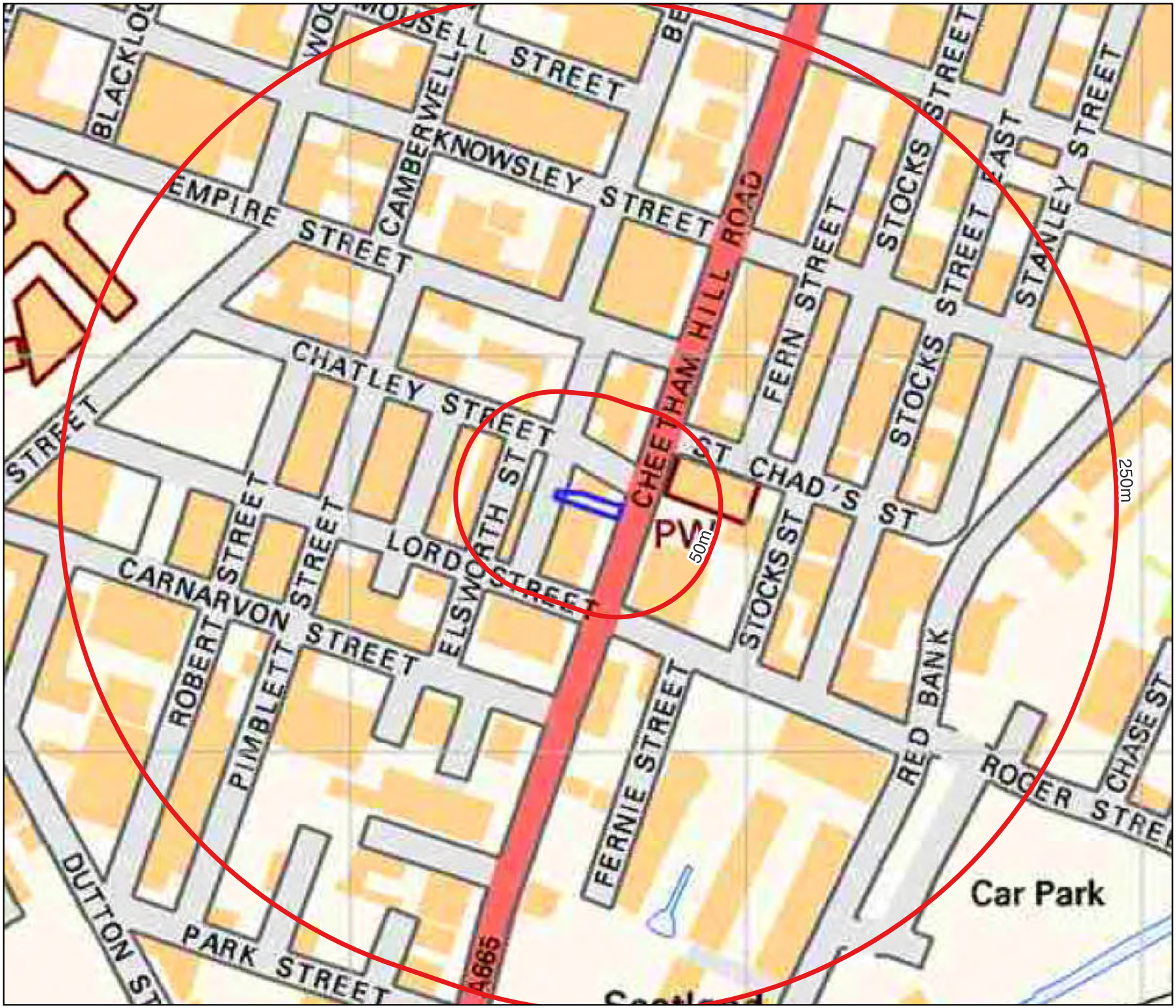
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Date of Map: 2009

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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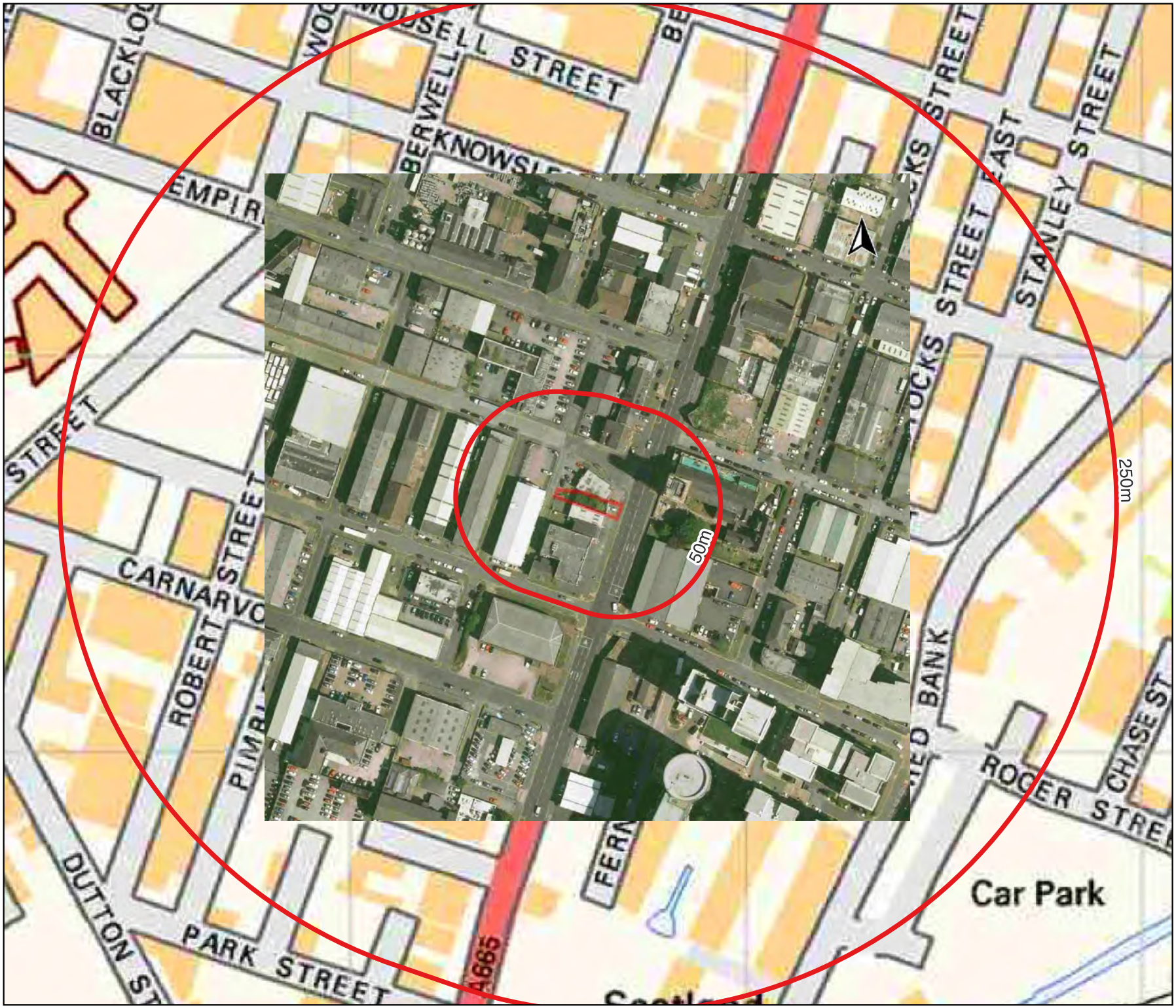
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Date of Map: 2010

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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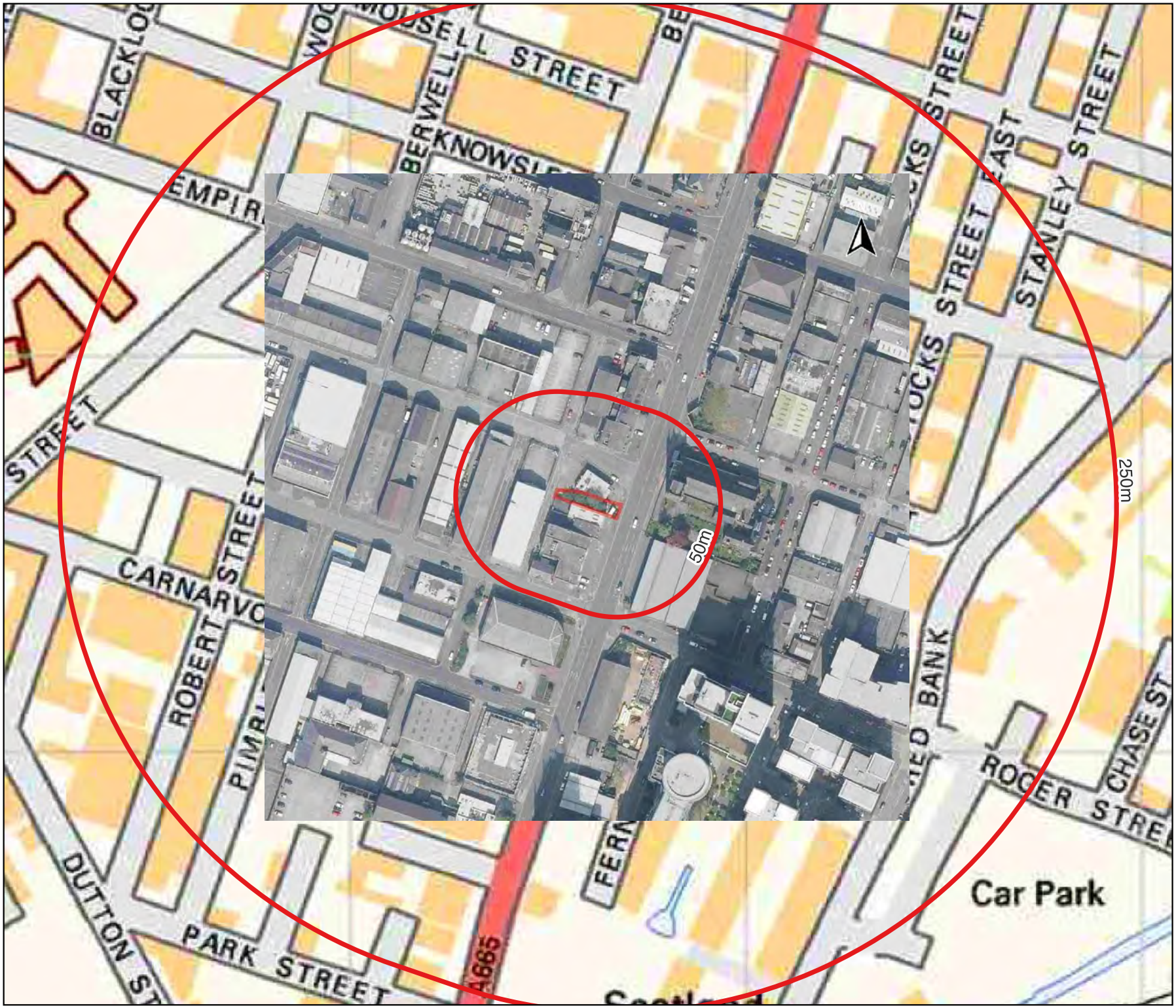
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Date of Map: 2015

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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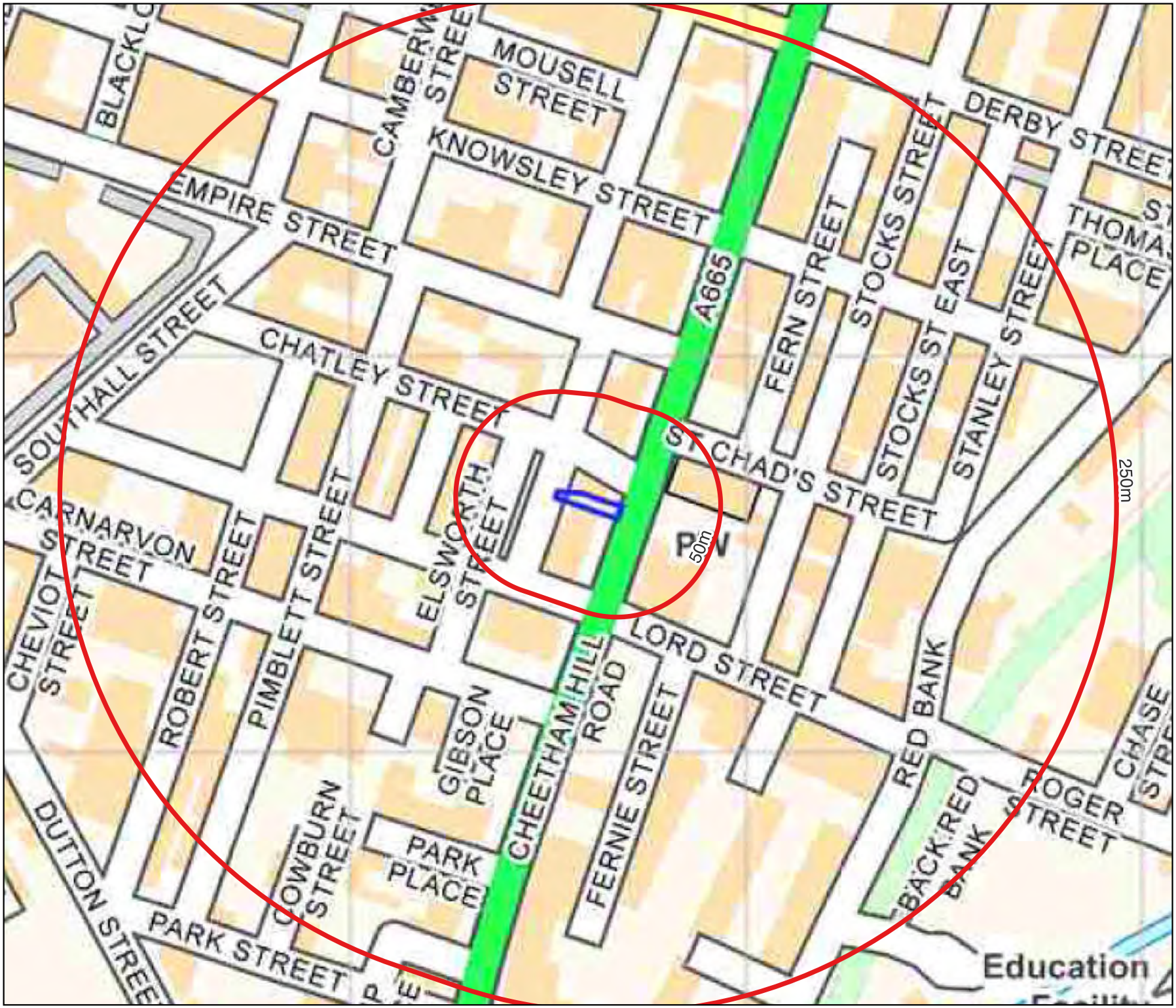
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Date of Map: 2019

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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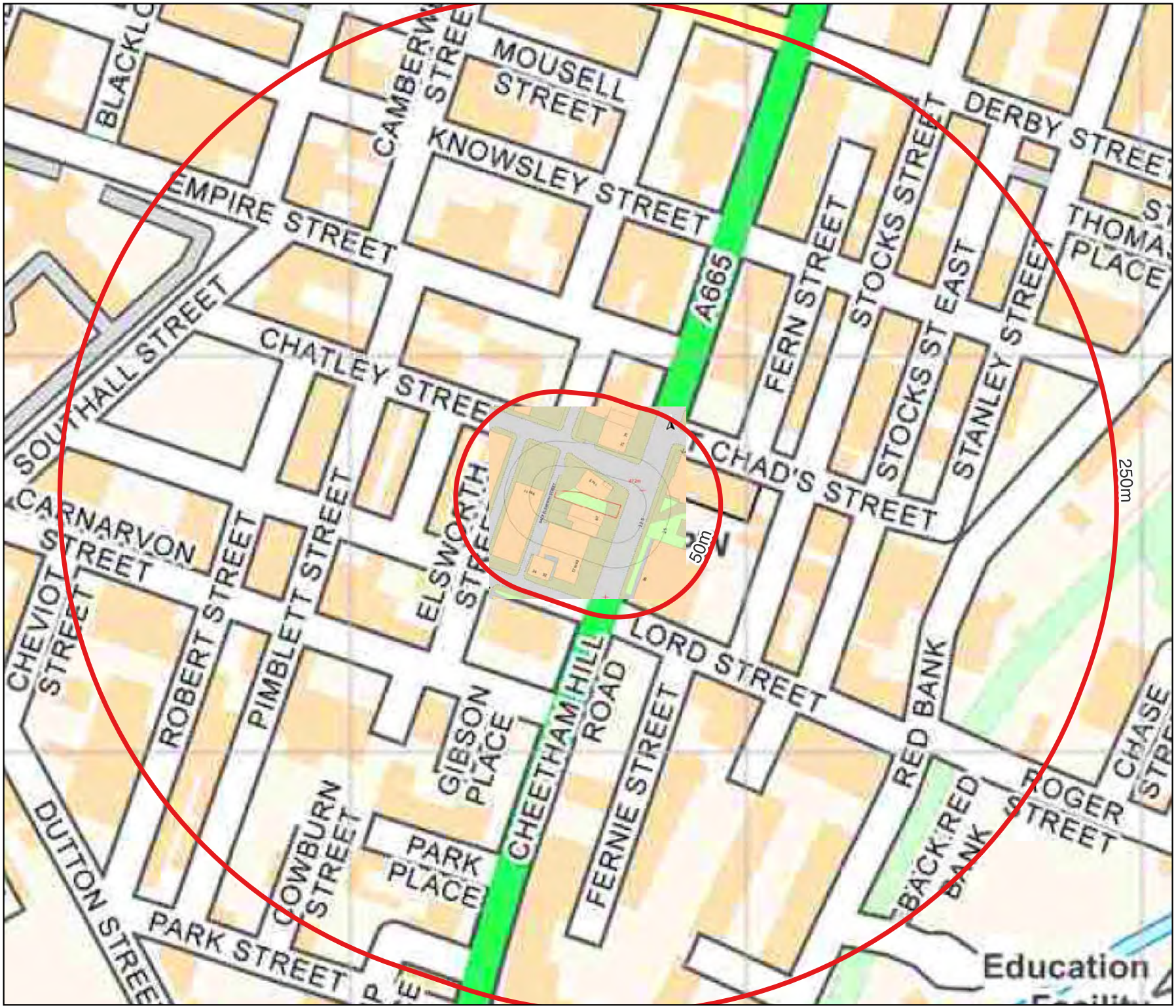
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Date of Map: 2023

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4



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Email: enquiries@demeter-environmental.c

Date of Map: 2023

Site Name: LA 67 Cheetham Hill Road

Scale: 1:2,500 at A4

APPENDIX G: GROUNDSURE REPORTS

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo
Insight

Land adjacent to , 67 Cheetham Hill Road, Manchester, M4 4ES

Order Details

Date: 31/03/2023

Your ref: EMS-DE_856603_1059179

Our Ref: EMS-DE-856603_1098442

Site Details

Location: 384121 399525

Area: 0.02 ha

Authority: Manchester City Council



Summary of findings p. 2

OS MasterMap site plan p.12

Aerial image p. 8

groundsure.com/insightuserguide

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

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
13	1.1	Historical industrial land uses	0	1	23	129	-
19	1.2	Historical tanks	0	0	9	52	-
22	1.3	Historical energy features	0	0	8	32	-
23	1.4	Historical petrol stations	0	0	0	0	-
24	1.5	Historical garages	0	0	10	17	-
25	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
26	2.1	Historical industrial land uses	0	1	26	191	-
34	2.2	Historical tanks	0	0	12	87	-
38	2.3	Historical energy features	0	0	18	78	-
42	2.4	Historical petrol stations	0	0	0	0	-
42	2.5	Historical garages	0	0	16	25	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
45	3.1	Active or recent landfill	0	0	0	0	-
45	3.2	Historical landfill (BGS records)	0	0	0	0	-
46	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
46	3.4	Historical landfill (EA/NRW records)	0	0	0	1	-
46	3.5	Historical waste sites	0	0	2	13	-
49	3.6	Licensed waste sites	0	0	2	2	-
50	3.7	Waste exemptions	0	0	2	27	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
53	4.1	Recent industrial land uses	0	3	45	-	-
57	4.2	Current or recent petrol stations	0	0	2	1	-
57	4.3	Electricity cables	0	0	0	0	-
57	4.4	Gas pipelines	0	0	0	0	-
57	4.5	Sites determined as Contaminated Land	0	0	0	0	-

58	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
58	4.7	Regulated explosive sites	0	0	0	0	-
58	4.8	Hazardous substance storage/usage	0	0	0	0	-
58	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
58	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
59	**4.11**	**Licensed pollutant release (Part A(2)/B)**	0	0	2	6	-
60	4.12	Radioactive Substance Authorisations	0	0	0	0	-
60	**4.13**	**Licensed Discharges to controlled waters**	0	0	1	35	-
65	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
65	4.15	Pollutant release to public sewer	0	0	0	0	-
65	4.16	List 1 Dangerous Substances	0	0	0	0	-
66	4.17	List 2 Dangerous Substances	0	0	0	0	-
66	**4.18**	**Pollution Incidents (EA/NRW)**	0	0	0	29	-
69	4.19	Pollution inventory substances	0	0	0	0	-
69	4.20	Pollution inventory waste transfers	0	0	0	0	-
70	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
71	**5.1**	**Superficial aquifer**	Identified (within 500m)				
73	**5.2**	**Bedrock aquifer**	Identified (within 500m)				
75	**5.3**	**Groundwater vulnerability**	Identified (within 50m)				
76	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
76	5.5	Groundwater vulnerability- local information	None (within 0m)				
77	**5.6**	**Groundwater abstractions**	0	0	4	20	11
86	5.7	Surface water abstractions	0	0	0	0	0
87	**5.8**	**Potable abstractions**	0	0	0	10	0
89	5.9	Source Protection Zones	0	0	0	0	-
90	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
91	**6.1**	**Water Network (OS MasterMap)**	0	0	1	-	-

92	6.2	Surface water features	0	0	0	-	-
92	**6.3**	**WFD Surface water body catchments**	2	-	-	-	-
92	**6.4**	**WFD Surface water bodies**	0	0	0	-	-
93	**6.5**	**WFD Groundwater bodies**	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
94	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
94	7.2	Historical Flood Events	0	0	0	-	-
94	7.3	Flood Defences	0	0	0	-	-
95	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
95	7.5	Flood Storage Areas	0	0	0	-	-
96	7.6	Flood Zone 2	None (within 50m)				
96	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
97	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding					
98	**9.1**	**Groundwater flooding**	Moderate (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
99	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
99	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
99	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
99	10.4	Special Protection Areas (SPA)	0	0	0	0	0
100	10.5	National Nature Reserves (NNR)	0	0	0	0	0
100	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
100	10.7	Designated Ancient Woodland	0	0	0	0	0
100	10.8	Biosphere Reserves	0	0	0	0	0
101	10.9	Forest Parks	0	0	0	0	0
101	10.10	Marine Conservation Zones	0	0	0	0	0
101	10.11	Green Belt	0	0	0	0	0
101	10.12	Proposed Ramsar sites	0	0	0	0	0

101	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
102	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
102	10.15	Nitrate Sensitive Areas	0	0	0	0	0
102	**10.16**	**Nitrate Vulnerable Zones**	1	1	2	0	1
103	**10.17**	**SSSI Impact Risk Zones**	1	-	-	-	-
104	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
105	11.1	World Heritage Sites	0	0	0	-	-
106	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
106	11.3	National Parks	0	0	0	-	-
106	**11.4**	**Listed Buildings**	0	0	7	-	-
107	11.5	Conservation Areas	0	0	0	-	-
107	11.6	Scheduled Ancient Monuments	0	0	0	-	-
107	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
108	**12.1**	**Agricultural Land Classification**	Urban (within 250m)				
109	12.2	Open Access Land	0	0	0	-	-
109	12.3	Tree Felling Licences	0	0	0	-	-
109	12.4	Environmental Stewardship Schemes	0	0	0	-	-
109	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
110	13.1	Priority Habitat Inventory	0	0	0	-	-
110	13.2	Habitat Networks	0	0	0	-	-
110	13.3	Open Mosaic Habitat	0	0	0	-	-
110	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
111	**14.1**	**10k Availability**	Identified (within 500m)				
112	**14.2**	**Artificial and made ground (10k)**	0	1	1	2	-
114	**14.3**	**Superficial geology (10k)**	1	0	0	3	-

115	14.4	Landslip (10k)	0	0	0	0	-
116	14.5	Bedrock geology (10k)	1	0	0	3	-
117	14.6	Bedrock faults and other linear features (10k)	0	1	0	1	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
118	15.1	50k Availability	Identified (within 500m)				
119	15.2	Artificial and made ground (50k)	0	1	1	1	-
120	15.3	Artificial ground permeability (50k)	0	1	-	-	-
121	15.4	Superficial geology (50k)	1	0	0	2	-
122	15.5	Superficial permeability (50k)	Identified (within 50m)				
122	15.6	Landslip (50k)	0	0	0	0	-
122	15.7	Landslip permeability (50k)	None (within 50m)				
123	15.8	Bedrock geology (50k)	1	0	0	2	-
124	15.9	Bedrock permeability (50k)	Identified (within 50m)				
124	15.10	Bedrock faults and other linear features (50k)	0	1	0	1	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
125	16.1	BGS Boreholes	0	2	29	-	-
Page	Section	Natural ground subsidence					
127	17.1	Shrink swell clays	Very low (within 50m)				
128	17.2	Running sands	Very low (within 50m)				
129	17.3	Compressible deposits	Moderate (within 50m)				
131	17.4	Collapsible deposits	Very low (within 50m)				
132	17.5	Landslides	Very low (within 50m)				
133	17.6	Ground dissolution of soluble rocks	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
135	18.1	Natural cavities	0	0	0	0	-
136	18.2	BritPits	0	0	1	1	-
136	18.3	Surface ground workings	0	2	2	-	-
137	18.4	Underground workings	0	0	0	0	10
137	18.5	Historical Mineral Planning Areas	0	0	0	2	-

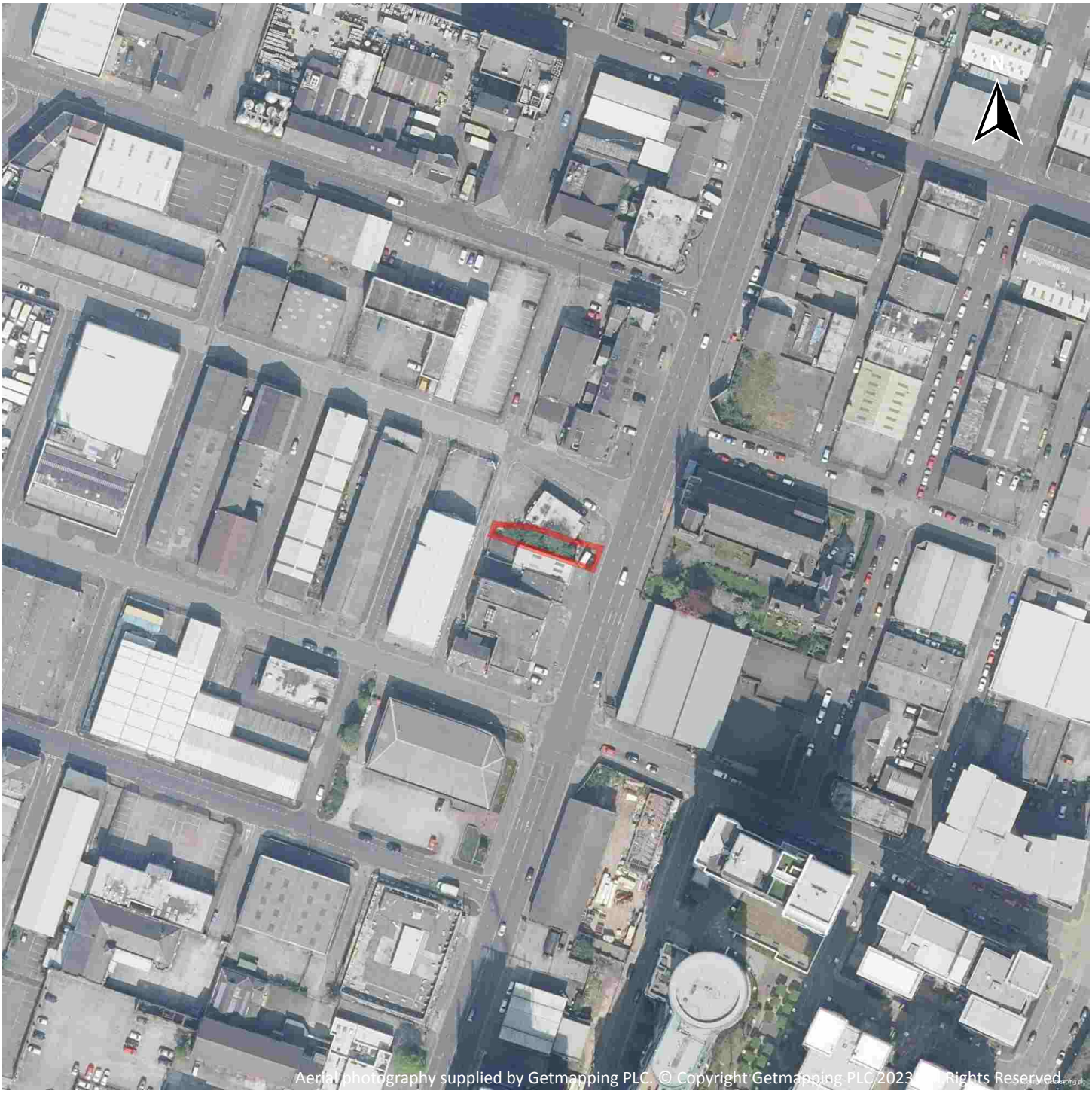
138	18.6	Non-coal mining	0	0	0	0	0
138	18.7	Mining cavities	0	0	0	0	0
138	**18.8**	**JPB mining areas**	Identified (within 0m)				
138	**18.9**	**Coal mining**	Identified (within 0m)				
139	18.10	Brine areas	None (within 0m)				
139	18.11	Gypsum areas	None (within 0m)				
139	18.12	Tin mining	None (within 0m)				
139	18.13	Clay mining	None (within 0m)				

Page	Section	Radon	
140	**19.1**	**Radon**	Less than 1% (within 0m)

Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
142	**20.1**	**BGS Estimated Background Soil Chemistry**	1	1	-	-	-
142	**20.2**	**BGS Estimated Urban Soil Chemistry**	1	3	-	-	-
143	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-

Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
144	21.1	Underground railways (London)	0	0	0	-	-
144	21.2	Underground railways (Non-London)	0	0	0	-	-
145	21.3	Railway tunnels	0	0	0	-	-
145	**21.4**	**Historical railway and tunnel features**	0	0	2	-	-
145	21.5	Royal Mail tunnels	0	0	0	-	-
145	**21.6**	**Historical railways**	0	0	4	-	-
146	21.7	Railways	0	0	0	-	-
146	21.8	Crossrail 1	0	0	0	0	-
146	21.9	Crossrail 2	0	0	0	0	-
146	21.10	HS2	0	0	0	0	-

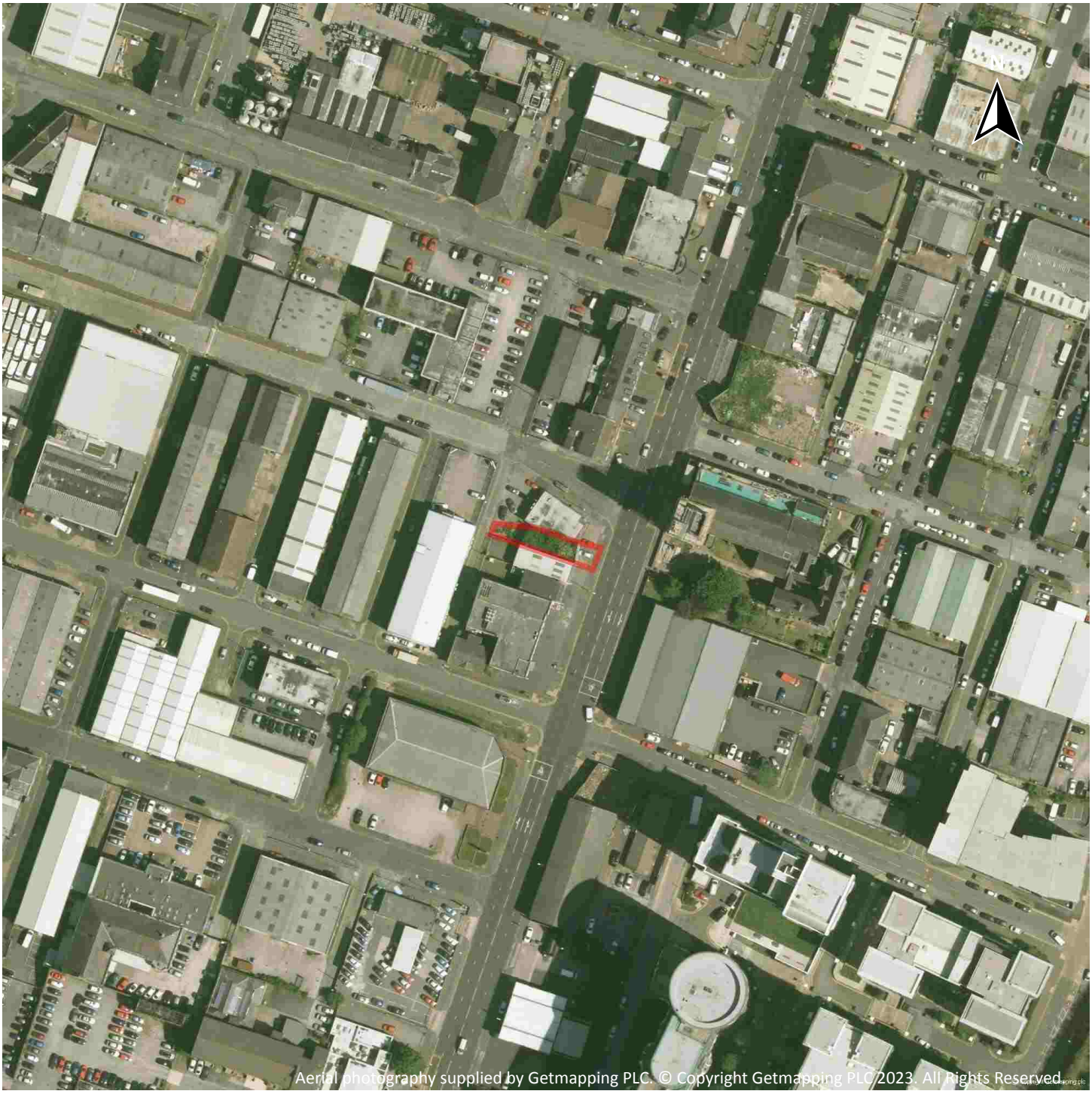
Recent aerial photograph



Capture Date: 22/04/2019

Site Area: 0.02ha

Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 0.02ha

Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 0.02ha

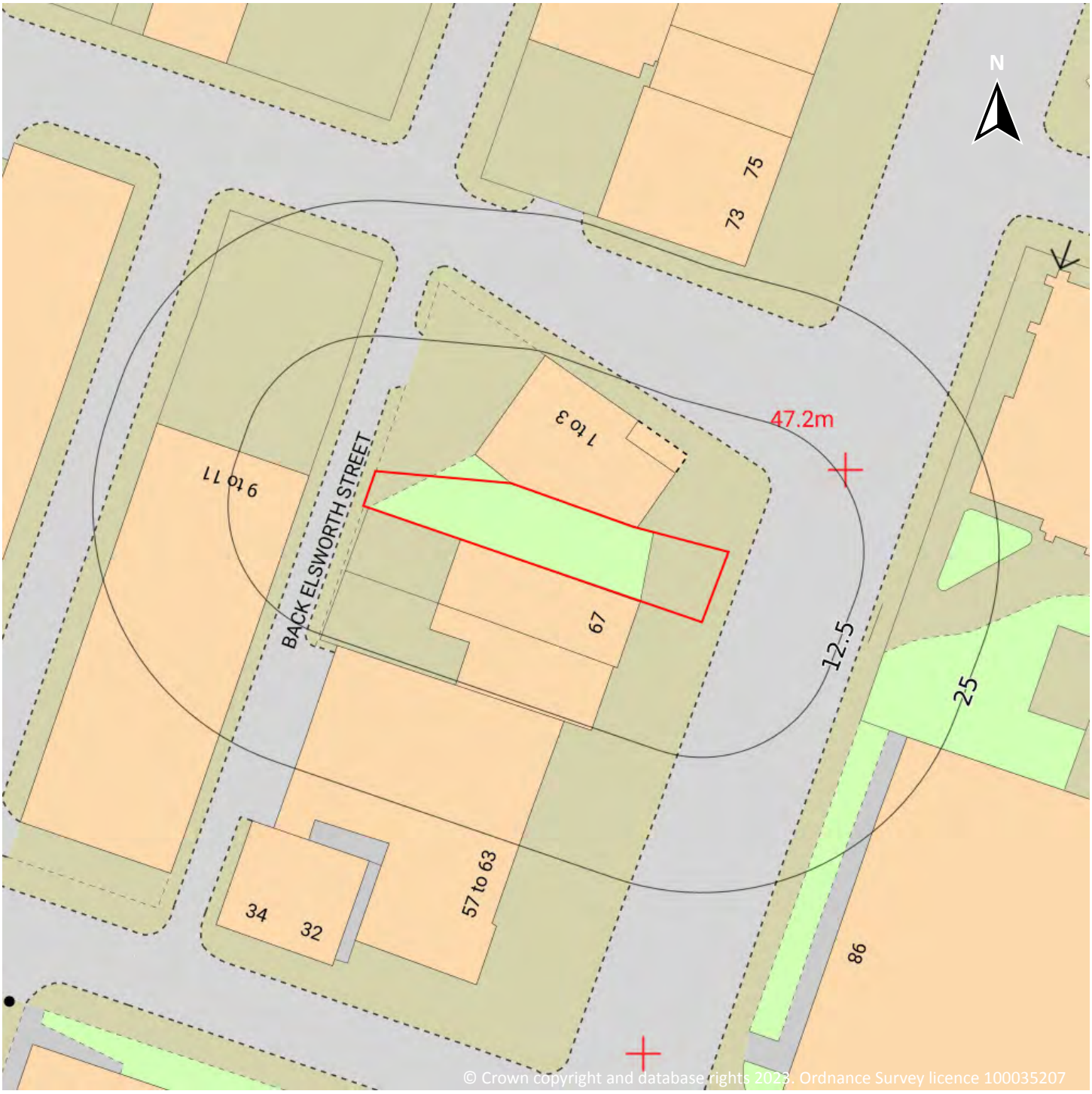
Recent site history - 2000 aerial photograph



Capture Date: 19/06/2000

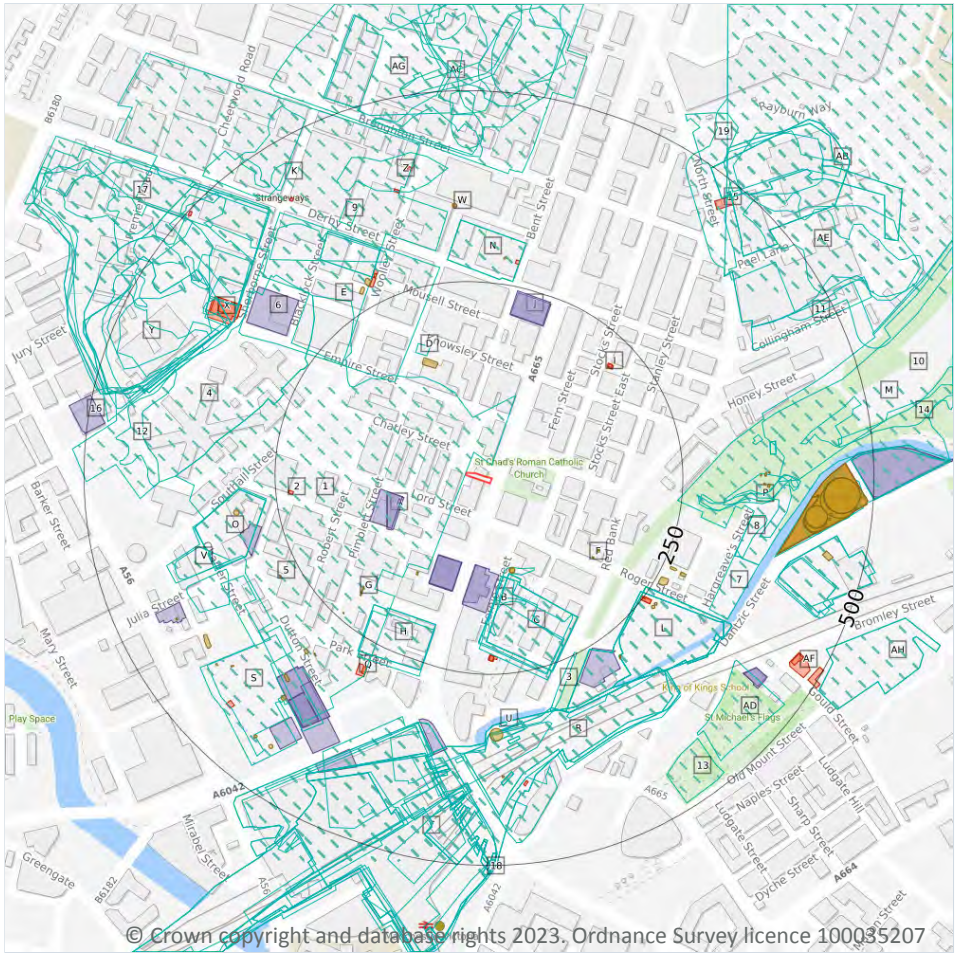
Site Area: 0.02ha

OS MasterMap site plan



Site Area: 0.02ha

1 Past land use



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1.1 Historical industrial land uses

Records within 500m	153

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 13**

ID	Location	Land use	Dates present	Group ID
1	1m W	Brick Field	1851	857249

ID	Location	Land use	Dates present	Group ID
B	113m S	Unspecified Ground Workings	1851	800622
C	121m S	Unspecified Works	1985 - 1988	870906
C	121m S	Unspecified Works	1978	932157
C	121m S	Unspecified Works	1971	978140
C	122m S	Unspecified Commercial/Industrial	1938	905224
C	123m S	Unspecified Commercial/Industrial	1923 - 1931	845927
E	152m NW	Art Metal Works	1894	809854
C	152m S	Unspecified Commercial/Industrial	1916	973762
D	162m NW	Police Station	1978	832594
H	198m SW	Hospital	1931	876058
H	198m SW	Hospital	1916	888247
H	205m SW	Hospital	1923	928379
K	216m NW	Unspecified Commercial/Industrial	1931 - 1938	2367040
L	243m SE	Iron Works	1906	851941
L	243m SE	Iron Works	1938	876520
L	243m SE	Iron Works	1923 - 1931	933061
L	243m SE	Iron Works	1916	930264
M	245m E	Railway Sidings	1906 - 1994	2367776
L	245m SE	Unspecified Works	1971	849948
L	245m SE	Unspecified Works	1978	919630
L	245m SE	Iron Works	1956	936332
L	245m SE	Unspecified Works	1985	988311
3	247m SE	Railway Building	1894	820406
4	252m NW	Brick Field	1851	976323
N	256m N	Unspecified Commercial/Industrial	1923	796750
N	256m N	Sawmills	1894	813169
O	264m W	Unspecified Commercial/Industrial	1938	889569
O	264m W	Unspecified Commercial/Industrial	1931	912741

ID	Location	Land use	Dates present	Group ID
O	264m W	Unspecified Commercial/Industrial	1916	863056
P	271m E	Unspecified Ground Workings	1988 - 1994	878030
P	274m E	Unspecified Ground Workings	1956	952523
E	284m NW	Ice Works	1906	808539
E	284m NW	Unspecified Commercial/Industrial	1923	982911
E	294m NW	Unspecified Pit	1894	840489
R	304m S	Railway Sidings	1931 - 1938	856860
R	304m S	Railway Sidings	1906 - 1916	866321
P	306m E	Unspecified Ground Workings	1921	905219
R	308m S	Railway Sidings	1923	940408
T	309m S	Railway Sidings	1956 - 1971	858586
T	309m S	Railway Sidings	1985 - 1994	894545
T	309m S	Railway Sidings	1978	975236
U	312m S	Railway Building	1931	820405
S	313m SW	Brewery	1978	822710
U	314m S	Railway Building	1985	925125
U	317m S	Railway Building	1971	962973
S	319m SW	Unspecified Commercial/Industrial	1923	796752
U	321m S	Railway Sidings	1894	918058
U	324m S	Railway Building	1923	989904
U	325m S	Railway Sidings	1906 - 1916	869948
U	325m S	Railway Sidings	1931 - 1938	965979
T	326m S	Workhouse	1851	794985
T	327m S	Railway Station	1906 - 1916	850180
T	327m S	Railway Station	1931 - 1938	955531
V	328m W	Unspecified Pit	1851	840491
T	328m S	Railway Stations	1894	814475
7	330m SE	Unspecified Commercial/Industrial	1923	796751

ID	Location	Land use	Dates present	Group ID
U	333m S	Railway Building	1931	871716
U	333m S	Railway Building	1916	928990
T	333m S	Railway Station	1923	982510
8	334m E	Refuse Heap	1933 - 1938	944667
V	337m W	Unspecified Pit	1851	840490
U	341m S	Railway Building	1923	820404
P	344m E	Railway Building	1923	820407
9	357m NW	Police Station	1906 - 1923	865775
U	359m S	Railway Building	1894	820403
10	361m E	Railway Sidings	1891	847105
T	363m S	Railway Station	1956	944542
X	364m NW	Electricity Substation	1916 - 1923	852994
X	364m NW	Brick Works	1923	864895
X	364m NW	Brick Works	1906 - 1916	858389
X	364m NW	Unspecified Ground Workings	1916	932201
X	364m NW	Unspecified Heap	1894	804006
Y	364m NW	Brick Works	1894	979486
U	364m S	Railway Sidings	1923	896600
T	366m S	Railway Station	1978	848398
T	366m S	Railway Station	1971	933110
P	366m E	Railway Building	1906	858516
P	366m E	Railway Building	1938	925849
P	366m E	Railway Building	1923	968107
X	371m NW	Printing Works	1938	959471
X	372m NW	Printing Works	1931	990346
T	372m S	Railway Station	1985 - 1988	946558
X	373m NW	Unspecified Ground Workings	1938	851823
Z	375m N	Unspecified Ground Workings	1894	800621

ID	Location	Land use	Dates present	Group ID
U	378m S	Railway Building	1916	876678
U	378m S	Railway Building	1931	990567
X	379m NW	Railway Sidings	1916 - 1923	886190
U	379m S	Unspecified Commercial/Industrial	1923	796753
Y	379m NW	Unspecified Heap	1923	897701
Y	381m NW	Unspecified Heap	1894	968607
11	381m NE	Brewery	1891	822709
X	381m NW	Unspecified Ground Workings	1931	909181
AA	384m E	Unspecified Commercial/Industrial	1923	877652
AB	386m NE	Brick Works	1906 - 1956	2365649
AB	386m NE	Unspecified Ground Workings	1906 - 1956	2365844
AA	387m E	Unspecified Commercial/Industrial	1956	849656
AA	394m E	Rubber Works	1923	963246
AC	395m N	Brick Works	1894 - 1956	2365648
AD	396m SE	Grave Yard	1851	817297
AA	396m E	Unspecified Works	1978	866997
AA	396m E	Unspecified Works	1988 - 1994	885381
AA	396m E	Unspecified Works	1985	890872
AA	397m E	Rubber Works	1933 - 1938	970692
12	400m W	Unspecified Ground Workings	1851	800623
X	401m W	Unspecified Ground Workings	1956 - 1971	952775
M	407m E	Unspecified Ground Workings	1891	860688
AE	407m NE	Clay Pit	1921 - 1923	884437
T	409m S	Gravel Yard	1851	834691
AA	410m E	Unspecified Tank	1891 - 1938	940246
AA	413m E	Unspecified Tanks	1956	952176
AC	414m N	Unspecified Heap	1894	2367586
X	414m NW	Unspecified Ground Workings	1956	881981

ID	Location	Land use	Dates present	Group ID
AC	416m N	Unspecified Ground Workings	1906 - 1938	2365835
AC	424m N	Unspecified Pit	1956	2367432
X	429m NW	Unspecified Pit	1894	840488
13	431m SE	Disused Grave Yard	1978	831119
AA	431m E	Unspecified Tank	1923	877926
AA	431m E	Unspecified Tank	1938	883812
AA	431m E	Unspecified Tanks	1921	889282
AA	431m E	Unspecified Tank	1891 - 1906	901711
AA	431m E	Unspecified Tanks	1933	911005
T	433m S	Railway Station	1851	952133
T	435m S	Railway Station	1994	938921
AB	439m NE	Unspecified Depot	1978	948771
AB	439m NE	Unspecified Depot	1971	956640
AB	439m NE	Unspecified Depot	1985 - 1994	974878
K	443m NW	Unspecified Pit	1894	962326
K	444m NW	Unspecified Pit	1906	2367433
T	447m S	Railway Building	1985	820397
K	455m NW	Unspecified Ground Workings	1894	800620
14	456m E	Unspecified Ground Workings	1985 - 1994	991693
X	461m NW	Unspecified Heaps	1956	831345
AC	468m N	Unspecified Pit	1956	785351
AC	471m N	Unspecified Ground Workings	1906 - 1916	704614
AG	471m N	Unspecified Works	1968	2366371
AA	471m E	Unspecified Depot	1985 - 1994	951202
AA	471m E	Unspecified Depot	1978	887857
AE	472m NE	Unspecified Pit	1933	840530
AC	482m N	Unspecified Ground Workings	1956	711546
AB	484m NE	Railway Sidings	1938	845026

ID	Location	Land use	Dates present	Group ID
AB	484m NE	Railway Sidings	1933	941732
17	484m NW	Unspecified Pit	1916 - 1923	925253
AB	490m NE	Railway Sidings	1956	990384
AH	491m SE	Gas Works	1971	933471
AH	491m SE	Gas Works	1978 - 1985	979009
18	492m S	Railway Building	1923	820398
AC	493m N	Unspecified Pits	1894	659202
19	495m NE	Unspecified Depot	1971 - 1978	2367931
AC	496m N	Tramway Sidings	1931	721626
AG	496m N	Unspecified Commercial/Industrial	1977 - 1985	729863
AB	497m NE	Brick Works	1923	988443
AC	497m N	Tramway Sidings	1938	720983

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**61**

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 13**

ID	Location	Land use	Dates present	Group ID
B	114m S	Unspecified Tank	1952	135035
B	114m S	Unspecified Tank	1952 - 1958	127833
B	141m SW	Unspecified Tank	1891	116017
D	143m N	Unspecified Tank	1952	145826
F	165m SE	Unspecified Tank	1952	135439
F	166m SE	Unspecified Tank	1963 - 1964	141033

ID	Location	Land use	Dates present	Group ID
F	166m SE	Unspecified Tank	1952	139714
G	197m SW	Tanks	1891	106848
G	241m SW	Unspecified Tank	1891	116018
L	255m SE	Tanks	1963 - 1990	135076
L	260m SE	Tanks	1990	106862
L	266m SE	Unspecified Tank	1908 - 1922	145358
L	267m SE	Unspecified Tank	1958	116016
E	271m NW	Tanks	1989 - 1996	145963
5	276m SW	Unspecified Tank	1891	116020
E	276m NW	Tanks	1996	106860
L	276m SE	Tanks	1952	122840
L	282m SE	Unspecified Tank	1891	116014
N	283m N	Unspecified Tank	1933	116021
O	301m W	Unspecified Tank	1891 - 1892	140021
S	306m SW	Tanks	1950 - 1951	143459
S	309m SW	Tanks	1950	106845
U	321m S	Unspecified Tank	1949	116005
W	346m N	Unspecified Tank	1992 - 1993	133925
W	348m N	Unspecified Tank	1989	147253
S	351m SW	Tanks	1996	106839
P	351m E	Unspecified Tank	1891	116025
P	356m E	Unspecified Tank	1891	116024
P	357m E	Tanks	1891	106863
P	361m E	Unspecified Tank	1891	116023
P	362m E	Unspecified Tank	1891	116026
S	373m SW	Unspecified Tank	1987 - 1996	136143
U	383m S	Unspecified Tank	1949 - 1964	133849
AA	387m E	Gas Works	1949 - 1952	147827

ID	Location	Land use	Dates present	Group ID
AA	387m E	Gas Works	1949 - 1952	145203
S	393m SW	Unspecified Tank	1891	116013
S	399m SW	Tanks	1987 - 1996	124634
S	409m SW	Unspecified Tank	1891	116012
AA	411m E	Tanks	1931 - 1958	134997
AA	411m E	Gasometers	1908 - 1922	147538
AA	412m E	Gasometer	1893	146069
AA	413m E	Gasometer	1891 - 1952	146675
AA	413m E	Unspecified Tank	1958 - 1964	128286
AA	414m E	Gasometer	1949 - 1952	139782
AA	420m E	Gas Works	1952	145819
S	422m SW	Unspecified Tank	1891	116019
AA	426m E	Unspecified Tank	1891	116027
AA	426m E	Unspecified Tank	1964	140262
AA	427m E	Unspecified Tank	1958	135369
AA	431m E	Gasometer	1891 - 1893	142311
S	435m SW	Unspecified Tank	1908 - 1933	132439
AA	435m E	Gasometer	1952	122698
AA	435m E	Unspecified Tank	1958	141682
AA	435m E	Gasometer	1949 - 1952	146935
AA	435m E	Unspecified Tank	1958	123707
AA	436m E	Unspecified Tank	1964	129536
AA	436m E	Gasometer	1949 - 1952	137884
S	437m SW	Unspecified Tank	1987 - 1996	146634
AA	444m E	Unspecified Tank	1891	116028
AA	444m E	Tanks	1949 - 1952	136817
AA	445m E	Unspecified Tank	1958 - 1964	141504

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	40

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 13**

ID	Location	Land use	Dates present	Group ID
I	210m NE	Electricity Substation	1992 - 1993	64762
I	211m NE	Electricity Substation	1968 - 1989	84374
C	223m S	Electricity Substation	1990	82431
C	225m S	Electricity Substation	1949 - 1952	71824
C	225m S	Electricity Substation	1949 - 1995	74729
2	227m W	Electricity Substation	1950 - 1954	83928
L	247m SE	Electricity Substation	1949	64848
L	247m SE	Electricity Substation	1949 - 1952	69035
L	251m SE	Electricity Substation	1952	66277
E	272m NW	Electricity Substation	1996	62194
N	279m N	Electricity Substation	1949 - 1952	69624
Q	282m SW	Electricity Substation	1950	81692
E	282m NW	Electricity Substation	1989	80134
Q	283m SW	Electricity Substation	1950 - 1996	69498
E	285m NW	Electricity Substation	1954	67305
X	362m NW	Electricity Substation	1908 - 1954	64086
X	362m NW	Electricity Substation	1996	82325
Z	376m N	Electricity Substation	1989	74095
Z	376m N	Electricity Substation	1992 - 1993	64855
X	381m NW	Electricity Substation	1975 - 1989	75992
AA	387m E	Gas Works	1949 - 1952	65382

ID	Location	Land use	Dates present	Group ID
AA	387m E	Gas Works	1949 - 1952	76664
U	392m S	Electricity Substation	1990 - 1995	72645
Z	401m N	Electricity Substation	1968 - 1993	76308
AA	411m E	Gasometers	1908 - 1922	72342
AA	412m E	Gasometer	1893	67441
AA	413m E	Gasometer	1891 - 1952	79302
AA	420m E	Gas Works	1952	64023
K	422m NW	Electricity Substation	1950	84704
S	426m SW	Electricity Substation	1950 - 1951	64805
AA	431m E	Gasometer	1893	66162
AA	433m E	Gasometer	1891	75716
AA	435m E	Gasometer	1952	73746
AA	435m E	Gasometer	1949 - 1952	65786
AA	436m E	Gasometer	1949 - 1952	64144
AF	457m SE	Electricity Substation	1984	76742
AF	458m SE	Electricity Substation	1993 - 1994	65101
15	459m NE	Electricity Substation	1949 - 1993	64900
AF	489m SE	Electricity Substation	1970 - 1989	80781
X	493m NW	Electricity Substation	1989 - 1996	73652

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	27

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

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
A	87m W	Garage	1963 - 1968	27566
A	88m W	Garage	1958	20821
A	105m W	Garage	1958	26976
B	108m S	Garage	1990	21627
B	108m S	Garage	1990 - 1995	25612
B	110m S	Garage	1990	21257
B	110m S	Garage	1990	20708
B	110m S	Garage	1995	23859
J	210m NE	Garage	1992 - 1993	27258
J	211m N	Garage	1989	21934
L	254m SE	Garage	1990	24926
O	276m W	Garage	1984 - 1996	24235
6	297m NW	Motor Repair Works	1962 - 1975	24441
U	320m S	Garage	1963 - 1964	27831
S	329m SW	Garage	1950	21306
S	331m SW	Garage	1984	22368
S	338m SW	Garage	1975	22607
S	355m SW	Garage	1958	20653
S	355m SW	Garage	1958	21710
T	390m SW	Garage	1951	20291
S	391m SW	Motor Repair Works	1975	20581

ID	Location	Land use	Dates present	Group ID
S	410m SW	Garages	1951	20521
AD	414m SE	Garage	1990	20982
AD	415m SE	Garage	1990 - 1995	25034
AA	470m E	Garage	1952 - 1964	26541
AA	470m E	Garage	1952 - 1958	26069
16	477m W	Garage	1975	20290

This data is sourced from Ordnance Survey / Groundsure.

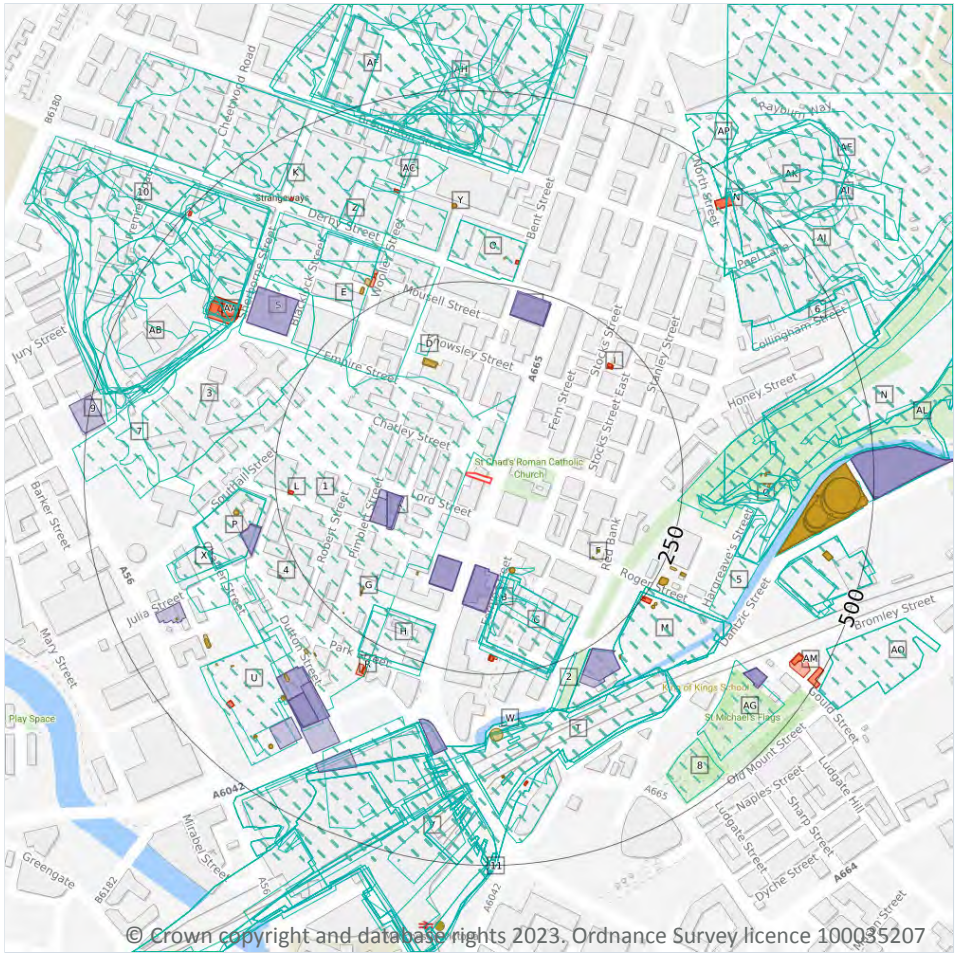
1.6 Historical military land

Records within 500m	**0**

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

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

2 Past land use - un-grouped



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

2.1 Historical industrial land uses

Records within 500m	218

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 26**

ID	Location	Land Use	Date	Group ID
1	1m W	Brick Field	1851	857249
B	113m S	Unspecified Ground Workings	1851	800622
C	121m S	Unspecified Works	1971	978140

ID	Location	Land Use	Date	Group ID
C	121m S	Unspecified Works	1988	870906
C	121m S	Unspecified Works	1978	932157
C	121m S	Unspecified Works	1985	870906
C	122m S	Unspecified Commercial/Industrial	1938	905224
C	123m S	Unspecified Commercial/Industrial	1931	845927
C	130m S	Unspecified Commercial/Industrial	1923	845927
E	152m NW	Art Metal Works	1894	809854
C	152m S	Unspecified Commercial/Industrial	1916	973762
D	162m NW	Police Station	1978	832594
H	198m SW	Hospital	1931	876058
H	198m SW	Hospital	1916	888247
H	205m SW	Hospital	1923	928379
K	216m NW	Unspecified Commercial/Industrial	1938	2367040
M	243m SE	Iron Works	1938	876520
M	243m SE	Iron Works	1931	933061
M	243m SE	Iron Works	1916	930264
M	243m SE	Iron Works	1906	851941
M	243m SE	Iron Works	1923	933061
N	245m E	Railway Sidings	1923	2367776
M	245m SE	Unspecified Works	1971	849948
M	245m SE	Iron Works	1956	936332
M	245m SE	Unspecified Works	1978	919630
M	245m SE	Unspecified Works	1985	988311
2	247m SE	Railway Building	1894	820406
3	252m NW	Brick Field	1851	976323
O	256m N	Sawmills	1894	813169
O	256m N	Unspecified Commercial/Industrial	1923	796750
P	264m W	Unspecified Commercial/Industrial	1938	889569

ID	Location	Land Use	Date	Group ID
P	264m W	Unspecified Commercial/Industrial	1931	912741
P	264m W	Unspecified Commercial/Industrial	1916	863056
Q	271m E	Unspecified Ground Workings	1988	878030
Q	271m E	Unspecified Ground Workings	1994	878030
Q	274m E	Unspecified Ground Workings	1956	952523
N	282m E	Railway Sidings	1971	2367776
N	282m E	Railway Sidings	1956	2367776
N	282m E	Railway Sidings	1978	2367776
N	282m E	Railway Sidings	1985	2367776
E	284m NW	Ice Works	1906	808539
E	284m NW	Unspecified Commercial/Industrial	1923	982911
K	293m N	Unspecified Commercial/Industrial	1931	2367040
E	294m NW	Unspecified Pit	1894	840489
N	304m E	Railway Sidings	1938	2367776
N	304m E	Railway Sidings	1933	2367776
T	304m S	Railway Sidings	1938	856860
T	304m S	Railway Sidings	1931	856860
T	304m S	Railway Sidings	1916	866321
T	304m S	Railway Sidings	1906	866321
N	305m E	Railway Sidings	1906	2367776
N	305m E	Railway Sidings	1921	2367776
Q	306m E	Unspecified Ground Workings	1921	905219
T	308m S	Railway Sidings	1923	940408
V	309m S	Railway Sidings	1971	858586
V	309m S	Railway Sidings	1956	858586
V	309m S	Railway Sidings	1988	894545
V	309m S	Railway Sidings	1978	975236
V	309m S	Railway Sidings	1985	894545

ID	Location	Land Use	Date	Group ID
V	309m S	Railway Sidings	1994	894545
W	312m S	Railway Building	1931	820405
U	313m SW	Brewery	1978	822710
W	314m S	Railway Building	1985	925125
W	317m S	Railway Building	1971	962973
U	319m SW	Unspecified Commercial/Industrial	1923	796752
W	321m S	Railway Sidings	1894	918058
W	324m S	Railway Building	1923	989904
W	325m S	Railway Sidings	1938	965979
W	325m S	Railway Sidings	1931	965979
W	325m S	Railway Sidings	1916	869948
W	325m S	Railway Sidings	1906	869948
V	326m S	Workhouse	1851	794985
V	327m S	Railway Station	1938	955531
V	327m S	Railway Station	1931	955531
V	327m S	Railway Station	1916	850180
V	327m S	Railway Station	1906	850180
X	328m W	Unspecified Pit	1851	840491
V	328m S	Railway Stations	1894	814475
5	330m SE	Unspecified Commercial/Industrial	1923	796751
W	333m S	Railway Building	1931	871716
W	333m S	Railway Building	1916	928990
V	333m S	Railway Station	1923	982510
Q	334m E	Refuse Heap	1938	944667
Q	334m E	Refuse Heap	1933	944667
N	336m E	Railway Sidings	1988	2367776
X	337m W	Unspecified Pit	1851	840490
W	341m S	Railway Building	1923	820404

ID	Location	Land Use	Date	Group ID
Q	344m E	Railway Building	1923	820407
Z	357m NW	Police Station	1916	865775
Z	357m NW	Police Station	1906	865775
Z	357m NW	Police Station	1923	865775
W	359m S	Railway Building	1894	820403
N	361m E	Railway Sidings	1891	847105
V	363m S	Railway Station	1956	944542
AA	364m NW	Electricity Substation	1923	852994
AA	364m NW	Brick Works	1923	864895
AA	364m NW	Unspecified Ground Workings	1916	932201
AA	364m NW	Brick Works	1916	858389
AA	364m NW	Brick Works	1906	858389
N	364m E	Railway Sidings	1994	2367776
AA	364m NW	Unspecified Heap	1894	804006
AB	364m NW	Brick Works	1894	979486
W	364m S	Railway Sidings	1923	896600
V	366m S	Railway Station	1971	933110
V	366m S	Railway Station	1978	848398
Q	366m E	Railway Building	1906	858516
Q	366m E	Railway Building	1938	925849
Q	366m E	Railway Building	1923	968107
AA	368m NW	Electricity Substation	1916	852994
AA	371m NW	Printing Works	1938	959471
AA	372m NW	Printing Works	1931	990346
V	372m S	Railway Station	1988	946558
V	372m S	Railway Station	1985	946558
AA	373m NW	Unspecified Ground Workings	1938	851823
AC	375m N	Unspecified Ground Workings	1894	800621

ID	Location	Land Use	Date	Group ID
W	378m S	Railway Building	1931	990567
W	378m S	Railway Building	1916	876678
AA	379m NW	Railway Sidings	1923	886190
W	379m S	Unspecified Commercial/Industrial	1923	796753
AB	379m NW	Unspecified Heap	1923	897701
AB	381m NW	Unspecified Heap	1894	968607
6	381m NE	Brewery	1891	822709
AA	381m NW	Unspecified Ground Workings	1931	909181
AD	384m E	Unspecified Commercial/Industrial	1923	877652
AE	386m NE	Unspecified Ground Workings	1933	2365844
AE	386m NE	Unspecified Ground Workings	1921	2365844
AE	386m NE	Unspecified Ground Workings	1906	2365844
AE	386m NE	Brick Works	1933	2365649
AE	386m NE	Brick Works	1921	2365649
AE	386m NE	Brick Works	1906	2365649
AD	387m E	Unspecified Commercial/Industrial	1956	849656
AA	391m NW	Railway Sidings	1916	886190
AD	394m E	Rubber Works	1923	963246
AF	395m N	Brick Works	1894	2365648
AG	396m SE	Grave Yard	1851	817297
AD	396m E	Unspecified Works	1988	885381
AD	396m E	Unspecified Works	1978	866997
AD	396m E	Unspecified Works	1985	890872
AD	396m E	Unspecified Works	1994	885381
AD	397m E	Rubber Works	1938	970692
AD	397m E	Rubber Works	1933	970692
AH	398m N	Brick Works	1916	2365648
AH	398m N	Brick Works	1906	2365648

ID	Location	Land Use	Date	Group ID
AH	398m N	Brick Works	1923	2365648
7	400m W	Unspecified Ground Workings	1851	800623
AA	401m W	Unspecified Ground Workings	1971	952775
AE	403m NE	Brick Works	1938	2365649
AH	405m N	Brick Works	1931	2365648
AH	405m N	Brick Works	1938	2365648
AI	406m NE	Brick Works	1956	2365649
N	407m E	Unspecified Ground Workings	1891	860688
AJ	407m NE	Clay Pit	1923	884437
V	409m S	Gravel Yard	1851	834691
AD	410m E	Unspecified Tank	1906	940246
AD	410m E	Unspecified Tank	1891	940246
AD	410m E	Unspecified Tank	1938	940246
AD	410m E	Unspecified Tank	1933	940246
AD	410m E	Unspecified Tank	1921	940246
AD	410m E	Unspecified Tank	1923	940246
AD	413m E	Unspecified Tanks	1956	952176
AH	414m N	Unspecified Heap	1894	2367586
AA	414m NW	Unspecified Ground Workings	1956	881981
AH	416m N	Unspecified Ground Workings	1923	2365835
AH	418m N	Unspecified Ground Workings	1906	2365835
AH	424m N	Unspecified Ground Workings	1916	2365835
AH	424m N	Unspecified Pit	1956	2367432
AH	428m N	Unspecified Ground Workings	1931	2365835
AH	429m N	Unspecified Ground Workings	1938	2365835
AA	429m NW	Unspecified Pit	1894	840488
8	431m SE	Disused Grave Yard	1978	831119
AD	431m E	Unspecified Tank	1906	901711

ID	Location	Land Use	Date	Group ID
AD	431m E	Unspecified Tank	1891	901711
AD	431m E	Unspecified Tank	1938	883812
AD	431m E	Unspecified Tanks	1933	911005
AD	431m E	Unspecified Tanks	1921	889282
AD	431m E	Unspecified Tank	1923	877926
V	433m S	Railway Station	1851	952133
V	435m S	Railway Station	1994	938921
AK	439m NE	Unspecified Depot	1971	956640
AK	439m NE	Unspecified Depot	1988	974878
AK	439m NE	Unspecified Depot	1978	948771
AK	439m NE	Unspecified Depot	1985	974878
AK	439m NE	Unspecified Depot	1994	974878
K	443m NW	Unspecified Pit	1894	962326
K	444m NW	Unspecified Pit	1906	2367433
V	447m S	Railway Building	1985	820397
K	455m NW	Unspecified Ground Workings	1894	800620
AA	455m W	Unspecified Ground Workings	1956	952775
AL	456m E	Unspecified Ground Workings	1988	991693
AL	456m E	Unspecified Ground Workings	1994	991693
AA	461m NW	Unspecified Heaps	1956	831345
AH	468m N	Brick Works	1956	2365648
AH	468m N	Unspecified Pit	1956	785351
AH	471m N	Unspecified Ground Workings	1906	704614
AF	471m N	Unspecified Works	1968	2366371
AD	471m E	Unspecified Depot	1988	951202
AD	471m E	Unspecified Depot	1978	887857
AD	471m E	Unspecified Depot	1985	951202
AD	471m E	Unspecified Depot	1994	951202

ID	Location	Land Use	Date	Group ID
AJ	472m NE	Unspecified Pit	1933	840530
AI	478m NE	Unspecified Ground Workings	1956	2365844
AH	482m N	Unspecified Ground Workings	1956	711546
AK	484m NE	Railway Sidings	1938	845026
AK	484m NE	Railway Sidings	1933	941732
10	484m NW	Unspecified Pit	1923	925253
AK	490m NE	Railway Sidings	1956	990384
AO	491m SE	Gas Works	1971	933471
AO	491m SE	Gas Works	1978	979009
AO	491m SE	Gas Works	1985	979009
11	492m S	Railway Building	1923	820398
AH	493m N	Unspecified Pits	1894	659202
AP	495m NE	Unspecified Depot	1971	2367931
AP	495m NE	Unspecified Depot	1978	2367931
AF	496m N	Unspecified Commercial/Industrial	1985	729863
AF	496m N	Unspecified Commercial/Industrial	1977	729863
AH	496m N	Tramway Sidings	1931	721626
AK	497m NE	Brick Works	1923	988443
AH	497m N	Tramway Sidings	1938	720983

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**99**

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 26**

ID	Location	Land Use	Date	Group ID
B	114m S	Unspecified Tank	1952	135035

ID	Location	Land Use	Date	Group ID
B	114m S	Unspecified Tank	1952	127833
B	114m S	Unspecified Tank	1958	127833
B	141m SW	Unspecified Tank	1891	116017
D	143m N	Unspecified Tank	1952	145826
D	144m N	Unspecified Tank	1952	145826
F	165m SE	Unspecified Tank	1952	135439
F	166m SE	Unspecified Tank	1964	141033
F	166m SE	Unspecified Tank	1952	139714
F	166m SE	Unspecified Tank	1963	141033
G	197m SW	Tanks	1891	106848
G	241m SW	Unspecified Tank	1891	116018
M	255m SE	Tanks	1964	135076
M	256m SE	Tanks	1963	135076
M	256m SE	Tanks	1990	135076
M	260m SE	Tanks	1990	106862
M	266m SE	Unspecified Tank	1908	145358
M	266m SE	Unspecified Tank	1922	145358
M	267m SE	Unspecified Tank	1958	116016
E	271m NW	Tanks	1996	145963
E	271m NW	Tanks	1989	145963
4	276m SW	Unspecified Tank	1891	116020
E	276m NW	Tanks	1996	106860
M	276m SE	Tanks	1952	122840
M	277m SE	Tanks	1952	122840
M	282m SE	Unspecified Tank	1891	116014
O	283m N	Unspecified Tank	1933	116021
P	301m W	Unspecified Tank	1892	140021
P	302m W	Unspecified Tank	1891	140021

ID	Location	Land Use	Date	Group ID
U	306m SW	Tanks	1951	143459
U	306m SW	Tanks	1950	143459
U	309m SW	Tanks	1950	106845
W	321m S	Unspecified Tank	1949	116005
Y	346m N	Unspecified Tank	1993	133925
Y	346m N	Unspecified Tank	1992	133925
Y	346m N	Unspecified Tank	1993	133925
Y	348m N	Unspecified Tank	1989	147253
U	351m SW	Tanks	1996	106839
Q	351m E	Unspecified Tank	1891	116025
Q	356m E	Unspecified Tank	1891	116024
Q	357m E	Tanks	1891	106863
Q	361m E	Unspecified Tank	1891	116023
Q	362m E	Unspecified Tank	1891	116026
U	373m SW	Unspecified Tank	1996	136143
U	375m SW	Unspecified Tank	1987	136143
W	383m S	Unspecified Tank	1952	133849
W	383m S	Unspecified Tank	1949	133849
W	383m S	Unspecified Tank	1964	133849
W	383m S	Unspecified Tank	1958	133849
W	383m S	Unspecified Tank	1949	133849
W	383m S	Unspecified Tank	1963	133849
W	383m S	Unspecified Tank	1952	133849
AD	387m E	Gas Works	1952	147827
AD	387m E	Gas Works	1949	147827
AD	387m E	Gas Works	1952	145203
AD	387m E	Gas Works	1949	145203
U	393m SW	Unspecified Tank	1891	116013

ID	Location	Land Use	Date	Group ID
U	399m SW	Tanks	1996	124634
U	401m SW	Tanks	1987	124634
U	409m SW	Unspecified Tank	1891	116012
AD	411m E	Gasometers	1908	147538
AD	411m E	Gasometers	1922	147538
AD	411m E	Tanks	1931	134997
AD	412m E	Gasometer	1893	146069
AD	413m E	Gasometer	1891	146675
AD	413m E	Unspecified Tank	1958	128286
AD	413m E	Gasometer	1952	146675
AD	413m E	Gasometer	1949	146675
AD	414m E	Gasometer	1952	139782
AD	414m E	Gasometer	1949	139782
AD	414m E	Unspecified Tank	1964	128286
AD	414m E	Tanks	1958	134997
AD	420m E	Gas Works	1952	145819
U	422m SW	Unspecified Tank	1891	116019
AD	426m E	Unspecified Tank	1891	116027
AD	426m E	Unspecified Tank	1964	140262
AD	427m E	Unspecified Tank	1958	135369
AD	431m E	Gasometer	1893	142311
AD	433m E	Gasometer	1891	142311
U	435m SW	Unspecified Tank	1908	132439
U	435m SW	Unspecified Tank	1922	132439
U	435m SW	Unspecified Tank	1933	132439
AD	435m E	Gasometer	1952	122698
AD	435m E	Unspecified Tank	1958	141682
AD	435m E	Gasometer	1952	146935

ID	Location	Land Use	Date	Group ID
AD	435m E	Gasometer	1949	146935
AD	435m E	Unspecified Tank	1958	123707
AD	436m E	Gasometer	1952	137884
AD	436m E	Gasometer	1949	137884
AD	436m E	Unspecified Tank	1964	129536
U	437m SW	Unspecified Tank	1996	146634
U	438m SW	Unspecified Tank	1987	146634
AD	444m E	Unspecified Tank	1891	116028
AD	444m E	Tanks	1952	136817
AD	444m E	Tanks	1949	136817
AD	444m E	Tanks	1952	136817
AD	444m E	Tanks	1949	136817
AD	445m E	Unspecified Tank	1958	141504
AD	445m E	Unspecified Tank	1964	141504

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**96**

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 26**

ID	Location	Land Use	Date	Group ID
I	210m NE	Electricity Substation	1993	64762
I	210m NE	Electricity Substation	1992	64762
I	210m NE	Electricity Substation	1993	64762
I	211m NE	Electricity Substation	1968	84374
I	211m NE	Electricity Substation	1989	84374
C	223m S	Electricity Substation	1990	82431

ID	Location	Land Use	Date	Group ID
C	225m S	Electricity Substation	1952	71824
C	225m S	Electricity Substation	1949	71824
C	225m S	Electricity Substation	1949	74729
C	225m S	Electricity Substation	1990	74729
C	225m S	Electricity Substation	1952	74729
C	226m S	Electricity Substation	1995	74729
L	227m W	Electricity Substation	1954	83928
L	227m W	Electricity Substation	1950	83928
L	227m W	Electricity Substation	1950	83928
M	247m SE	Electricity Substation	1949	64848
M	247m SE	Electricity Substation	1949	69035
M	247m SE	Electricity Substation	1952	69035
M	251m SE	Electricity Substation	1952	66277
E	272m NW	Electricity Substation	1996	62194
O	279m N	Electricity Substation	1949	69624
O	279m N	Electricity Substation	1952	69624
O	279m N	Electricity Substation	1952	69624
O	279m N	Electricity Substation	1949	69624
R	282m SW	Electricity Substation	1950	81692
E	282m NW	Electricity Substation	1989	80134
R	283m SW	Electricity Substation	1996	69498
R	284m SW	Electricity Substation	1984	69498
R	284m SW	Electricity Substation	1987	69498
R	284m SW	Electricity Substation	1987	69498
R	285m SW	Electricity Substation	1986	69498
R	285m SW	Electricity Substation	1951	69498
R	285m SW	Electricity Substation	1950	69498
E	285m NW	Electricity Substation	1954	67305

ID	Location	Land Use	Date	Group ID
AA	362m NW	Electricity Substation	1954	64086
AA	362m NW	Electricity Substation	1950	64086
AA	362m NW	Electricity Substation	1950	64086
AA	362m NW	Electricity Substation	1996	82325
AA	363m NW	Electricity Substation	1908	64086
AA	363m NW	Electricity Substation	1922	64086
AC	376m N	Electricity Substation	1989	74095
AC	376m N	Electricity Substation	1993	64855
AC	376m N	Electricity Substation	1992	64855
AC	376m N	Electricity Substation	1993	64855
AA	381m NW	Electricity Substation	1975	75992
AA	382m NW	Electricity Substation	1989	75992
AD	387m E	Gas Works	1952	65382
AD	387m E	Gas Works	1949	65382
AD	387m E	Gas Works	1952	76664
AD	387m E	Gas Works	1949	76664
W	392m S	Electricity Substation	1990	72645
W	393m S	Electricity Substation	1990	72645
W	393m S	Electricity Substation	1995	72645
AC	401m N	Electricity Substation	1993	76308
AC	401m N	Electricity Substation	1992	76308
AC	401m N	Electricity Substation	1993	76308
AC	402m N	Electricity Substation	1968	76308
AC	402m N	Electricity Substation	1989	76308
AD	411m E	Gasometers	1908	72342
AD	411m E	Gasometers	1922	72342
AD	412m E	Gasometer	1893	67441
AD	413m E	Gasometer	1891	79302

ID	Location	Land Use	Date	Group ID
AD	413m E	Gasometer	1952	79302
AD	413m E	Gasometer	1949	79302
AD	414m E	Gasometer	1952	79302
AD	414m E	Gasometer	1949	79302
AD	420m E	Gas Works	1952	64023
K	422m NW	Electricity Substation	1950	84704
K	422m NW	Electricity Substation	1950	84704
U	426m SW	Electricity Substation	1951	64805
U	426m SW	Electricity Substation	1950	64805
U	427m SW	Electricity Substation	1950	64805
AD	431m E	Gasometer	1893	66162
AD	433m E	Gasometer	1891	75716
AD	435m E	Gasometer	1952	73746
AD	435m E	Gasometer	1952	65786
AD	435m E	Gasometer	1949	65786
AD	436m E	Gasometer	1952	64144
AD	436m E	Gasometer	1949	64144
AM	457m SE	Electricity Substation	1984	76742
AM	458m SE	Electricity Substation	1994	65101
AM	458m SE	Electricity Substation	1993	65101
AN	459m NE	Electricity Substation	1952	64900
AN	459m NE	Electricity Substation	1949	64900
AN	459m NE	Electricity Substation	1993	64900
AN	459m NE	Electricity Substation	1992	64900
AN	459m NE	Electricity Substation	1993	64900
AN	459m NE	Electricity Substation	1958	64900
AN	459m NE	Electricity Substation	1968	64900
AN	459m NE	Electricity Substation	1989	64900

ID	Location	Land Use	Date	Group ID
AN	459m NE	Electricity Substation	1952	64900
AN	459m NE	Electricity Substation	1949	64900
AM	489m SE	Electricity Substation	1989	80781
AM	489m SE	Electricity Substation	1970	80781
AA	493m NW	Electricity Substation	1996	73652
AA	494m NW	Electricity Substation	1989	73652

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	**41**

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

Features are displayed on the Past land use - un-grouped map on **page 26**

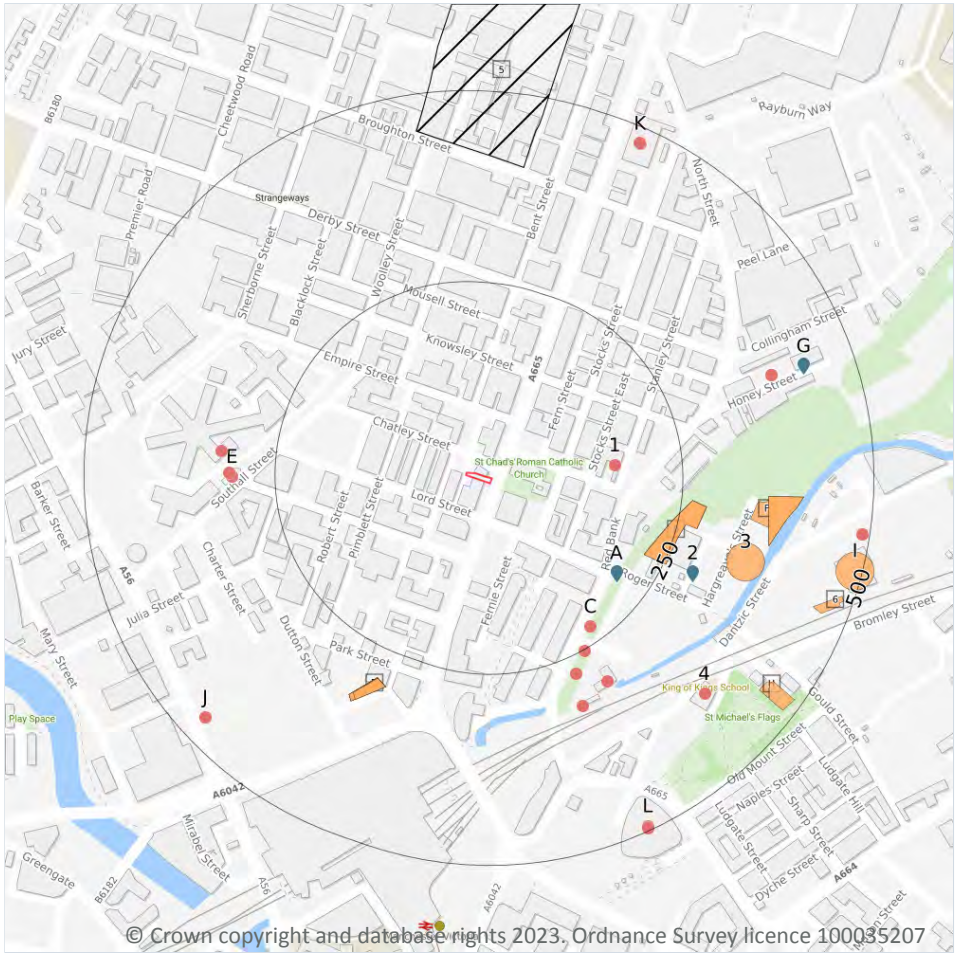
ID	Location	Land Use	Date	Group ID
A	87m W	Garage	1963	27566
A	88m W	Garage	1968	27566
A	88m W	Garage	1958	20821
A	88m W	Garage	1964	27566
A	105m W	Garage	1958	26976
B	108m S	Garage	1990	21627
A	108m W	Garage	1958	26976

ID	Location	Land Use	Date	Group ID
B	108m S	Garage	1990	25612
B	109m S	Garage	1995	25612
B	110m S	Garage	1990	21257
B	110m S	Garage	1990	20708
B	110m S	Garage	1995	23859
J	210m NE	Garage	1992	27258
J	210m NE	Garage	1993	27258
J	210m NE	Garage	1993	27258
J	211m N	Garage	1989	21934
M	254m SE	Garage	1990	24926
M	254m SE	Garage	1990	24926
P	276m W	Garage	1996	24235
P	277m W	Garage	1984	24235
S	297m NW	Motor Repair Works	1975	24441
S	297m NW	Motor Repair Works	1962	24441
W	320m S	Garage	1963	27831
W	320m S	Garage	1964	27831
U	329m SW	Garage	1950	21306
U	331m SW	Garage	1984	22368
U	338m SW	Garage	1975	22607
U	355m SW	Garage	1958	20653
U	355m SW	Garage	1958	21710
V	390m SW	Garage	1951	20291
U	391m SW	Motor Repair Works	1975	20581
U	410m SW	Garages	1951	20521
AG	414m SE	Garage	1990	20982
AG	415m SE	Garage	1990	25034
AG	415m SE	Garage	1995	25034

ID	Location	Land Use	Date	Group ID
AD	470m E	Garage	1952	26541
AD	470m E	Garage	1964	26541
AD	470m E	Garage	1958	26541
AD	470m E	Garage	1958	26069
AD	470m E	Garage	1952	26069
9	477m W	Garage	1975	20290

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	1

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

Features are displayed on the Waste and landfill map on **page 45**

ID	Location	Details		
5	405m N	Site Address: Elizabeth Street, Cheetham, Greater Manchester Licence Holder Address: -	Waste Licence: - Site Reference: F030 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded - Last Recorded: -

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

3.5 Historical waste sites

Records within 500m	15

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

Features are displayed on the Waste and landfill map on **page 45**

ID	Location	Address	Further Details	Date
B	221m SE	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1989

ID	Location	Address	Further Details	Date
B	222m SE	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1995
D	289m SW	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1984
D	289m SW	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1985
D	289m SW	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1985
D	289m SW	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1974
D	289m SW	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1985
3	324m E	Site Address: Hargreaves Street, Hargreaves Street, MANCHESTER, Greater Manchester, M4 4EJ	Type of Site: Waste Transfer Station Planning application reference: 54626 Description: Building to be used as a waste transfer station. Use of the land for storage of re-cycled materials for existing concrete business. Garage/workshop buildings and portable buildings relocated. An application (ref: 54626) for Detailed Planning permiss n was submitted to Manchester C.C. on 12th June 1998. Data source: Historic Planning Application Data Type: Point	-
F	342m E	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1995

ID	Location	Address	Further Details	Date
F	362m E	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1994
F	362m E	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1993
H	444m SE	Site Address: N/A	Type of Site: Breakers Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1990
H	448m SE	Site Address: N/A	Type of Site: Breakers Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1984
6	452m E	Site Address: N/A	Type of Site: Scrap Metal Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1969
I	465m E	Site Address: 204 Dantzic Street, MANCHESTER, Greater Manchester, M4 4DD	Type of Site: Waste Recycling Shed (Conversion) Planning application reference: 077598/FO/2005/N1 Description: Scheme comprises change of use of shed from warehouse to sorting shed for skip waste recycling. An application (ref: 077598/FO/2005/N1) for detailed planning permission was granted by Manchester C.C. Planning decision obtained Data source: Historic Planning Application Data Type: Point	-

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

3.6 Licensed waste sites

Records within 500m	**4**

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

Features are displayed on the Waste and landfill map on **page 45**

ID	Location	Details		
A	203m SE	Site Name: Mobile Plant Site Address: Red Bank, Cheetham Hill, Manchester, M8 Correspondence Address: -	Type of Site: Mobile Plant Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MEL002 EPR reference: EA/EPR/LP3292ZH/S002 Operator: Mel Ltd Waste Management licence No: 65243 Annual Tonnage: 75000	Issue Date: 17/04/2002 Effective Date: - Modified: - Surrendered Date: 06/02/2007 Expiry Date: - Cancelled Date: - Status: Surrendered
A	203m SE	Site Name: Mobile Plant Site Address: Red Bank, Cheetham Hill, Manchester, M8 Correspondence Address: -	Type of Site: Mobile Plant Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MEL002 EPR reference: EA/EPR/LP3292ZH/S002 Operator: Mel Ltd Waste Management licence No: 65243 Annual Tonnage: 75000	Issue Date: 17/04/2002 Effective Date: - Modified: - Surrendered Date: Feb 6 2007 12:00AM Expiry Date: - Cancelled Date: - Status: Surrendered
2	290m SE	Site Name: Placemix Ltd Transfer Station Site Address: Hargreaves Street, Manchester, M4 4EJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: PLT001 EPR reference: EA/EPR/CP3998CM/A001 Operator: Placemix Ltd Waste Management licence No: 50017 Annual Tonnage: 24900	Issue Date: 31/03/2000 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired

ID	Location	Details		
G	433m E	Site Name: Honey Street Transfer Station Site Address: 21-23, Honey Street, Collyhurst, Manchester, M8 8RG Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: UKS001 EPR reference: EA/EPR/YP3498CV/T002 Operator: U K Skip Hire Ltd Waste Management licence No: 50136 Annual Tonnage: 24999	Issue Date: 02/01/2003 Effective Date: 14/05/2005 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked

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

3.7 Waste exemptions

Records within 500m **29**

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 45**

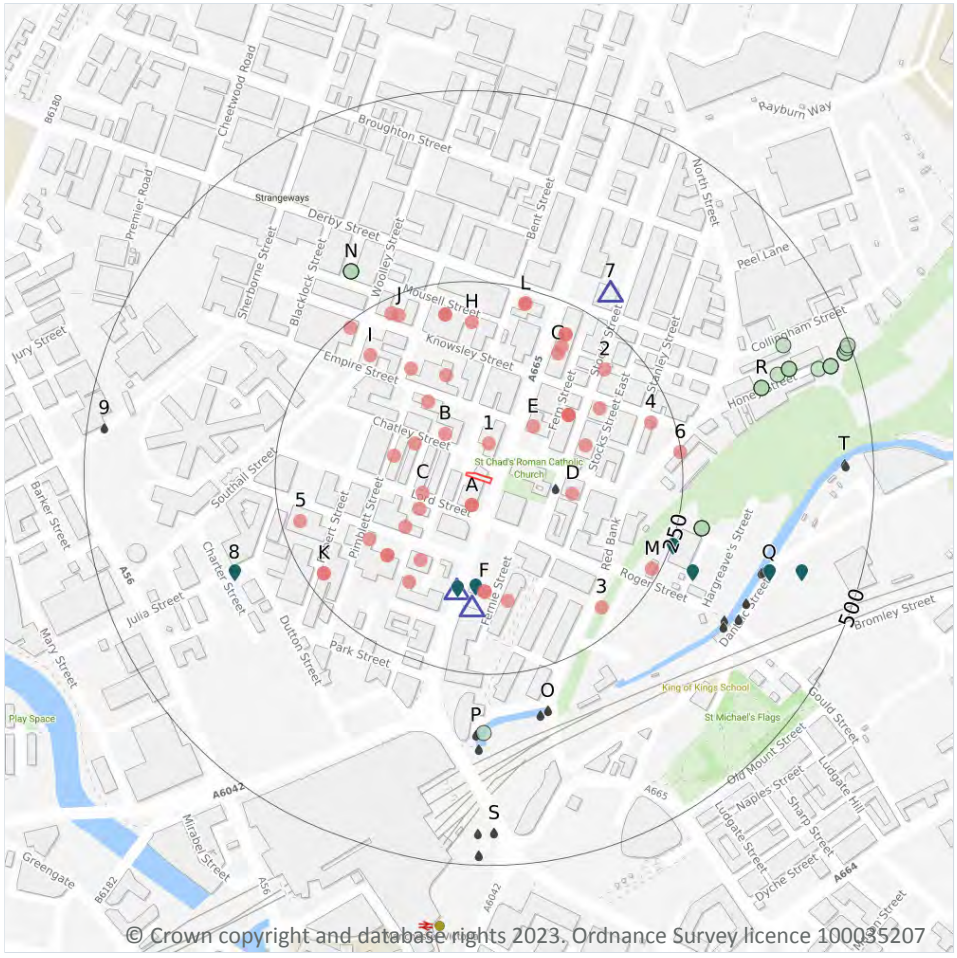
ID	Location	Site	Reference	Category	Sub-Category	Description
1	162m E	Samuel House St. Chads Street Manchester Manchester M8 8QA	EPR/NF0800CZ/A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
C	229m SE	CE ASSET MANAGEMENT LTD ARCH 11 RED BANK COURT MANCHESTER M4 4HF	EPR/JF0703BC/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
C	252m SE	Ritter Manchester Unit 17 Red Bank Court Manchester M4 4HF	EPR/LE5149HL/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
C	274m SE	Unit 11, Red Bank Court, Manchester, M4 4HF	EA/EPR/VP3883PQ/A001	Treating waste exemption	Not on a farm	Repair or refurbishment of WEEE
C	302m SE	Unit 11, 11 Red Bank Court, Manchester, M4 4HF	WEX107443	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	307m W	SOUTHALL STREET, MANCHESTER, M60 9AH	WEX217664	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

ID	Location	Site	Reference	Category	Sub-Category	Description
E	307m W	SOUTHALL STREET, MANCHESTER, M60 9AH	WEX225758	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
E	307m W	SOUTHALL STREET, MANCHESTER, M60 9AH	WEX225758	Storing waste exemption	Not on a farm	Storage of waste in secure containers
E	307m W	SOUTHALL STREET, MANCHESTER, M60 9AH	WEX225758	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	307m W	SOUTHALL STREET, MANCHESTER, M60 9AH	WEX079879	Storing waste exemption	Not on a farm	Storage of waste in secure containers
E	307m W	SOUTHALL STREET, MANCHESTER, M60 9AH	WEX079879	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	307m W	SOUTHALL STREET, MANCHESTER, M60 9AH	WEX079879	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
E	307m W	SOUTHALL STREET, MANCHESTER, M60 9AH	WEX040883	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
E	311m W	Pharmacy Dept HMP Manchester Southall Street Manchester Lancashire M60 9AH	EPR/EE5285VK/A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
C	316m SE	Arch 11 Red Bank Court Manchester M4 4HF	EA/EPR/VP3759YE/A001	Treating waste exemption	Non-Agricultural Waste Only	Repair or refurbishment of WEEE
E	322m W	HMP Manchester Southall Street Manchester Lancashire M60 9AH	EPR/KE5042FK/A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
G	390m E	-	WEX261894	Using waste exemption	Not on a farm	Use of waste in construction
G	390m E	-	WEX267582	Using waste exemption	Not on a farm	Use of waste in construction
G	390m E	-	WEX267582	Treating waste exemption	Not on a farm	Recovery of scrap metal
G	390m E	21-23, HONEY STREET, MANCHESTER, M8 8RG	WEX230137	Treating waste exemption	Not on a farm	Screening and blending of waste
4	393m SE	204, M4 4DD	WEX167615	Storing waste exemption	Not on a farm	Storage of waste in a secure place
J	466m SW	-	WEX232815	Treating waste exemption	Not on a farm	Screening and blending of waste
J	466m SW	-	WEX232815	Using waste exemption	Not on a farm	Use of waste in construction

ID	Location	Site	Reference	Category	Sub-Category	Description
K	479m NE	202-208, CHEETHAM HILL ROAD, MANCHESTER, M8 8LW	WEX246472	Storing waste exemption	Not on a farm	Storage of waste in a secure place
K	479m NE	202-208 Cheetham Hill Road MANCHESTER M8 8LW	EPR/AF0833AG/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
I	490m E	204 DANTZIC STREET MANCHESTER M4 4DD	EPR/MF0901GD/A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting mixed waste
I	490m E	204 DANTZIC STREET MANCHESTER M4 4DD	EPR/MF0901GD/A001	Treating waste exemption	Non-Agricultural Waste Only	Recovery of scrap metal
L	494m SE	-	EPR/RE5043GA/A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
L	497m SE	Bestway Panacea Healthcare Limited Details Available Upon Request	EPR/RE5643GX/A001	Treating waste exemption	Non-Agricultural Waste Only	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	48

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 53**

ID	Location	Company	Address	Activity	Category
A	35m S	Printec Studio Ltd	61, Cheetham Hill Road, Manchester, Greater Manchester, M4 4FS	Published Goods	Industrial Products
A	35m S	Subak Signs	61, Cheetham Hill Road, Manchester, Greater Manchester, M4 4FS	Signs	Industrial Products

ID	Location	Company	Address	Activity	Category
1	42m N	Hurriprint & Design Studios	77, Cheetham Hill Road, Manchester, Greater Manchester, M4 4ER	Published Goods	Industrial Products
B	59m NW	Works	Greater Manchester, M3	Unspecified Works Or Factories	Industrial Features
C	61m W	Electricity Sub Station	Greater Manchester, M3	Electrical Features	Infrastructure and Facilities
C	75m SW	National Waste Removal	Lord House 51, Lord Street, Manchester, Greater Manchester, M3 1HE	Waste Storage, Processing and Disposal	Infrastructure and Facilities
B	78m NW	Aama Bros Ltd	Unit 15, Chatley Street, Manchester, Greater Manchester, M3 1HX	Packaging	Industrial Products
E	86m NE	Shipping Xperts Ltd	116, Cheetham Hill Road, Manchester, Greater Manchester, M4 4FG	Distribution and Haulage	Transport, Storage and Delivery
B	98m W	Rubitex Ltd	52, Lord Street, Manchester, Greater Manchester, M3 1HN	Textiles, Fabrics, Silk and Machinery	Industrial Products
C	104m SW	Bedding Royal	J R Hosiery Co Ltd 2-12, Carnarvon Street, Manchester, Greater Manchester, M3 1JJ	Beds and Bedding	Consumer Products
B	106m NW	David John Lighting Co	19-23, Empire Street, Manchester, Greater Manchester, M3 1JB	Lampshades and Lighting	Consumer Products
D	108m E	S N K Apparel Ltd	Mirage House 25-27, St Chad's Street, Manchester, Greater Manchester, M8 8QA	Distribution and Haulage	Transport, Storage and Delivery
C	127m SW	S P Nayar & Co UK Ltd	9, Carnarvon Street, Manchester, Greater Manchester, M3 1EZ	Lingerie and Hosiery	Consumer Products
E	130m NE	Subak Signs & Print Ltd	9a, Stocks Street, Manchester, Greater Manchester, M8 8GW	Signs	Industrial Products
E	130m NE	Shop Fittings Manchester Ltd	9a, Stocks Street, Manchester, Greater Manchester, M8 8GW	Office and Shop Equipment	Industrial Products
E	130m NE	Subak Signs	9a, Stocks Street, Manchester, Greater Manchester, M8 8GW	Published Goods	Industrial Products
B	130m N	Joseph Holt	The Brewery, Empire Street, Manchester, Greater Manchester, M3 1JD	Alcoholic Drinks	Foodstuffs
E	130m E	Biodata Ltd	10, Stocks Street, Manchester, Greater Manchester, M8 8QG	Electrical Components	Industrial Products

ID	Location	Company	Address	Activity	Category
F	141m S	Redbank Service Station	58, Cheetham Hill Road, Manchester, Greater Manchester, M4 4EX	Vehicle Cleaning Services	Personal, Consumer and Other Services
F	143m S	Texaco	58, Cheetham Hill, Manchester, Greater Manchester, M4 4EX	Petrol and Fuel Stations	Road and Rail
C	147m SW	Vickers Electronics	15, Carnarvon Street, Manchester, Greater Manchester, M3 1HJ	Electronic Equipment	Industrial Products
C	147m SW	The Pilot Group	15, Carnarvon Street, Manchester, Greater Manchester, M3 1HJ	Electronic Equipment	Industrial Products
C	152m SW	Y N R Instruments Ltd	17, Carnarvon Street, Manchester, Greater Manchester, M3 1EZ	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
B	155m NW	Sludge Tanks	Greater Manchester, M3	Waste Storage, Processing and Disposal	Infrastructure and Facilities
F	156m S	Brollybubble	Jefferson Place 1, Fernie Street, Manchester, Greater Manchester, M4 4AZ	Luggage, Bags, Umbrellas and Travel Accessories	Consumer Products
C	158m SW	Factory	Greater Manchester, M4	Unspecified Works Or Factories	Industrial Features
E	168m NE	Rothwell & Thomas	7, Knowsley Street, Manchester, Greater Manchester, M8 8QN	Furniture	Consumer Products
G	185m NE	Usman Beds	142a, Cheetham Hill Road, Manchester, Greater Manchester, M8 8PZ	Beds and Bedding	Consumer Products
G	196m NE	British Services Group	142b, Cheetham Hill Road, Manchester, Greater Manchester, M8 8PZ	Textiles, Fabrics, Silk and Machinery	Industrial Products
H	197m N	Factory	Greater Manchester, M8	Unspecified Works Or Factories	Industrial Features
I	199m NW	Manchester Pharmacy	27, Woolley Street, Manchester, Greater Manchester, M8 8WE	Ambulance and Medical Transportation Services	Health Support Services
2	205m NE	Electricity Sub Station	Greater Manchester, M8	Electrical Features	Infrastructure and Facilities
H	209m N	Web Embroidery Services Ltd	28, Knowsley Street, Manchester, Greater Manchester, M8 8HQ	Textiles, Fabrics, Silk and Machinery	Industrial Products

ID	Location	Company	Address	Activity	Category
H	209m N	Ecustomise	28, Knowsley Street, Manchester, Greater Manchester, M8 8HQ	Plate Makers, Print Finishers and Type Setters	IT, Advertising, Marketing and Media Services
G	212m NE	Golden Arts Printing	142d, Cheetham Hill Road, Manchester, Greater Manchester, M8 8PZ	Plate Makers, Print Finishers and Type Setters	IT, Advertising, Marketing and Media Services
G	212m NE	Golden Arts	142d, Cheetham Hill Road, Manchester, Greater Manchester, M8 8PZ	Published Goods	Industrial Products
3	218m SE	Manchester Three Rivers	Arch 21, Red Bank, Manchester, Greater Manchester, M4 4HF	Alcoholic Drinks	Foodstuffs
4	221m E	Wax & Away	Unit 1a, Knowsley Street, Manchester, Greater Manchester, M8 8QN	Cleaning Equipment and Supplies	Industrial Products
J	224m NW	Occasionwear	Unit 2 Little Giants Mall 30-32, Knowsley Street, Manchester, Greater Manchester, M8 8HQ	Clothing, Components and Accessories	Consumer Products
5	225m W	Elegant Embroiders Ltd	43, Carnarvon Street, Manchester, Greater Manchester, M3 1EZ	Textiles, Fabrics, Silk and Machinery	Industrial Products
K	226m SW	Custom Birthday Banners	16, Robert Street, Cheetham, Manchester, Greater Manchester, M3 1EY	Medals, Trophies, Ceremonial and Religious Goods	Consumer Products
K	226m SW	Printed Today	16, Robert Street, Cheetham, Manchester, Greater Manchester, M3 1EY	Medals, Trophies, Ceremonial and Religious Goods	Consumer Products
J	230m NW	Zumm Cargo	Unit 3 Little Giants Mall 30-32, Knowsley Street, Manchester, Greater Manchester, M8 8HQ	Distribution and Haulage	Transport, Storage and Delivery
L	231m N	Express Hand Car Wash	111, Cheetham Hill Road, Manchester, Greater Manchester, M8 8PY	Vehicle Cleaning Services	Personal, Consumer and Other Services
L	232m N	UK No1 Tyres Ltd	111, Cheetham Hill Road, Manchester, Greater Manchester, M8 8PY	Vehicle Parts and Accessories	Motoring
M	240m SE	B S C Manchester	5, Roger Street, Manchester, Greater Manchester, M4 4EN	Paints, Varnishes and Lacquers	Industrial Products
I	243m NW	Factory	Greater Manchester, M8	Unspecified Works Or Factories	Industrial Features
6	249m E	Creamline Dairies	56-58, Red Bank, Manchester, Greater Manchester, M8 8TS	Dairy Farming	Farming

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	3

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 53**

ID	Location	Company	Address	LPG	Status
F	145m S	OBSOLETE	37-41, Cheetham Hill Road, Manchester, Greater Manchester, M4 4FT	Not Applicable	Obsolete
F	162m S	TEXACO	58-76, Cheetham Hill Road, Manchester, Greater Manchester, M4 4EX	No	Open
7	290m NE	OBSOLETE	111, Cheetham Hill Road, Manchester, Greater Manchester, M8 8PY	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

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

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

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

Records within 500m	8

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 53**

ID	Location	Address	Details	
F	137m S	Redbank Service Station, 58 Cheetham Hill Road, Cheetham Hill, M4 4EX	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
F	144m S	Cheetham Hill Serv Stn, Cheetham Hill Rd, M4 4FT	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
M	253m E	Avis Rent A Car Ltd, Avis Bodyshop, Chase Street, Redbank, Cheetham, Hill, M4 4FL	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
M	289m SE	New Mix Concrete, Roger St, M4 4EN	Process: Use of Bulk Cement Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
8	329m W	Park Gge Manchester Ltd, Cheviot St, M3 1LW	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
Q	383m E	Place Mix Ltd, Hargreave St, M4 4EJ	Process: Use of Bulk Cement Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
Q	383m E	Tan Yard Metal Ltd, Hargreaves St, M4 4EJ	Process: Non-ferrous Metal Foundry Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
Q	423m E	Concret Barrowing Company Ltd, Hargreaves Street, Cheetham, M4 4EJ	Process: Use of Bulk Cement Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement 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	36

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

Features are displayed on the Current industrial land use map on **page 53**

ID	Location	Address	Details	
D	84m E	CHEETHAM HILL RD, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0369 Permit Version: 1 Receiving Water: S/W	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/01/1995 Revocation Date: 01/01/2017
O	307m S	ASPIN LANE CSO 281CJ, VALLEA COURT, 1 RED BANK, MANCHESTER, M4 4FE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0031 Permit Version: 1 Receiving Water: RIVER IRK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: 02/09/2010
O	307m S	ASPIN LANE CSO 281CJ, VALLEA COURT, 1 RED BANK, MANCHESTER, M4 4FE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0031 Permit Version: 2 Receiving Water: RIVER IRK	Status: VARIED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 04/02/2016
O	311m S	ASPIN LANE CSO 281CJ, VALLEA COURT, 1 RED BANK, MANCHESTER, M4 4FE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0031 Permit Version: 3 Receiving Water: RIVER IRK	Status: VARIED UNDER EPR 2010 Issue date: 05/02/2016 Effective Date: 05/02/2016 Revocation Date: 24/06/2018
O	311m S	ASPIN LANE CSO 281CJ, VALLEA COURT, 1 RED BANK, MANCHESTER, M4 4FE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0031 Permit Version: 4 Receiving Water: RIVER IRK	Status: VARIED UNDER EPR 2010 Issue date: 25/06/2018 Effective Date: 25/06/2018 Revocation Date: -

ID	Location	Address	Details	
P	330m S	VERDON STREET/SCOTLAND CSO, SCOTLAND VIA RED BANK, MANCHESTER, GREATER MANCHESTER, M4 4EW	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982715 Permit Version: 2 Receiving Water: RIVER IRK	Status: VARIED UNDER EPR 2010 Issue date: 04/12/2019 Effective Date: 04/12/2019 Revocation Date: -
P	348m S	VERDON STREET/SCOTLAND CSO, SCOTLAND VIA RED BANK, MANCHESTER, GREATER MANCHESTER, M4 4EW	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982715 Permit Version: 1 Receiving Water: RIVER IRK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 30/09/1994 Revocation Date: 03/12/2019
P	348m S	VERDON STREET/SCOTLAND CSO, SCOTLAND VIA RED BANK, MANCHESTER, GREATER MANCHESTER, M4 4EW	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0265 Permit Version: 1 Receiving Water: RIVER IRK	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: - Effective Date: 01/01/1995 Revocation Date: 01/01/1995
Q	355m SE	ROGER STREET/HARGREAVES STREET CSO, ROGER STREET, MANCHESTER, GREATER MANCHESTER, M4 4EN	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0059 Permit Version: 4 Receiving Water: RIVER IRK	Status: SURRENDERED UNDER EPR 2010 Issue date: 22/03/2016 Effective Date: 22/03/2016 Revocation Date: 09/03/2018
Q	358m SE	LORD ST & RED BANK, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0062 Permit Version: 1 Receiving Water: RIVER IRK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/01/1995 Revocation Date: 25/10/1995
Q	358m SE	ROGER STREET/HARGREAVES STREET CSO, ROGER STREET, MANCHESTER, GREATER MANCHESTER, M4 4EN	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0059 Permit Version: 1 Receiving Water: RIVER IRK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: 13/04/2009
Q	358m SE	ROGER STREET/HARGREAVES STREET CSO, ROGER STREET, MANCHESTER, GREATER MANCHESTER, M4 4EN	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0059 Permit Version: 2 Receiving Water: RIVER IRK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 14/04/2009 Effective Date: 14/04/2009 Revocation Date: 02/09/2010

ID	Location	Address	Details	
Q	358m SE	ROGER STREET/HARGREAVES STREET CSO, ROGER STREET, MANCHESTER, GREATER MANCHESTER, M4 4EN	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0059 Permit Version: 3 Receiving Water: RIVER IRK	Status: VARIED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 21/03/2016
Q	370m SE	BROMLEY STREET/DANTZIC STREET CSO, BROMLEY STREET, MANCHESTER, GREATER MANCHESTER, M4 4JS	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0046 Permit Version: 1 Receiving Water: RIVER IRK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: 13/04/2009
Q	370m SE	BROMLEY STREET/DANTZIC STREET CSO, BROMLEY STREET, MANCHESTER, GREATER MANCHESTER, M4 4JS	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0046 Permit Version: 2 Receiving Water: RIVER IRK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 14/04/2009 Effective Date: 14/04/2009 Revocation Date: 10/01/2017
Q	370m SE	BROMLEY STREET/DANTZIC STREET CSO, BROMLEY STREET, MANCHESTER, GREATER MANCHESTER, M4 4JS	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0046 Permit Version: 3 Receiving Water: RIVER IRK	Status: SURRENDERED UNDER EPR 2010 Issue date: 11/01/2017 Effective Date: 11/01/2017 Revocation Date: 27/04/2018
Q	370m SE	PARLANE ST/DANTZIC ST, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0061 Permit Version: 1 Receiving Water: RIVER IRK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/01/1995 Revocation Date: 25/10/1995
Q	370m SE	GOULD ST/JASON ST, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0047 Permit Version: 1 Receiving Water: RIVER IRK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: 13/04/2009
Q	370m SE	GOULD ST/JASON ST, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0047 Permit Version: 2 Receiving Water: RIVER IRK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 14/04/2009 Effective Date: 14/04/2009 Revocation Date: 02/09/2010

ID	Location	Address	Details	
Q	370m SE	GOULD ST/JASON ST, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0047 Permit Version: 3 Receiving Water: RIVER IRK	Status: SURRENDERED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 03/12/2014
Q	374m E	BROMLEY STREET CSO 281MT, 41 WILIAMSON STREET, NEAR RAILWAY ARCH, MANCHESTER, GREATER MANCHESTER, M4 4JS	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982627 Permit Version: 1 Receiving Water: RIVER IRK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 30/09/1994 Revocation Date: 31/03/2018
Q	374m E	BROMLEY STREET CSO 281MT, 41 WILIAMSON STREET, NEAR RAILWAY ARCH, MANCHESTER, GREATER MANCHESTER, M4 4JS	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0310 Permit Version: 1 Receiving Water: RIVER IRK	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: - Effective Date: 01/01/1995 Revocation Date: 01/01/1995
Q	375m E	BROMLEY STREET CSO 281MT, 41 WILIAMSON STREET, NEAR RAILWAY ARCH, MANCHESTER, GREATER MANCHESTER, M4 4JS	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982627 Permit Version: 2 Receiving Water: RIVER IRK	Status: VARIED UNDER EPR 2010 Issue date: 21/03/2018 Effective Date: 01/04/2018 Revocation Date: -
S	457m S	MILLER STREET/CORPORATION ST CSO, MILLER STREET, MANCHESTER, GREATER MANCHESTER, M4 4DY	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0161 Permit Version: 1 Receiving Water: RIVER IRK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: 02/09/2010
S	457m S	MILLER STREET/CORPORATION ST CSO, MILLER STREET, MANCHESTER, GREATER MANCHESTER, M4 4DY	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0161 Permit Version: 2 Receiving Water: RIVER IRK	Status: VARIED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 10/01/2017
S	457m S	MILLER STREET/CORPORATION ST CSO, MILLER STREET, MANCHESTER, GREATER MANCHESTER, M4 4DY	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0161 Permit Version: 3 Receiving Water: RIVER IRK	Status: VARIED UNDER EPR 2010 Issue date: 11/01/2017 Effective Date: 11/01/2017 Revocation Date: -

ID	Location	Address	Details	
S	459m S	NEW VICTORIA DEVELOPMENT (VINCI, CONSTRUCTION), LONG MILLGATE, MANCHESTER, M3 1NX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRUB3890AJ Permit Version: 1 Receiving Water: RIVER IRK	Status: NEW ISSUED UNDER EPR 2010 Issue date: 25/01/2022 Effective Date: 25/01/2022 Revocation Date: -
T	461m E	DANTZIC ST WARFORD ST CSO 288A7, 151 DANTZIC STREET, MANCHESTER, GREATER MANCHESTER, M4 4NL	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0039 Permit Version: 3 Receiving Water: RIVER IRK	Status: VARIED UNDER EPR 2010 Issue date: 22/03/2016 Effective Date: 22/03/2016 Revocation Date: 01/08/2018
T	461m E	DANTZIC ST WARFORD ST CSO 288A7, 151 DANTZIC STREET, MANCHESTER, GREATER MANCHESTER, M4 4NL	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0039 Permit Version: 4 Receiving Water: RIVER IRK	Status: VARIED UNDER EPR 2010 Issue date: 02/08/2018 Effective Date: 02/08/2018 Revocation Date: -
T	463m E	DANTZIC ST WARFORD ST CSO 288A7, 151 DANTZIC STREET, MANCHESTER, GREATER MANCHESTER, M4 4NL	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0039 Permit Version: 1 Receiving Water: RIVER IRK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: 02/09/2010
T	463m E	DANTZIC ST WARFORD ST CSO 288A7, 151 DANTZIC STREET, MANCHESTER, GREATER MANCHESTER, M4 4NL	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0039 Permit Version: 2 Receiving Water: RIVER IRK	Status: VARIED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 21/03/2016
9	477m W	SHERBOURNE ST, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0358 Permit Version: 1 Receiving Water: -	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: -
S	488m S	CORPORATION STREET CSO, CORPORATION STREET, NEAR JUNCTION WITH MILLER STREET, MANCHESTER, GREATER MANCHESTER, M60 0AB	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0159 Permit Version: 1 Receiving Water: RIVER IRK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: 02/09/2010

ID	Location	Address	Details	
S	488m S	CORPORATION STREET CSO, CORPORATION STREET, NEAR JUNCTION WITH MILLER STREET, MANCHESTER, GREATER MANCHESTER, M60 0AB	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0159 Permit Version: 2 Receiving Water: RIVER IRK	Status: VARIED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 21/03/2016
S	488m S	CORPORATION STREET CSO, CORPORATION STREET, NEAR JUNCTION WITH MILLER STREET, MANCHESTER, GREATER MANCHESTER, M60 0AB	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0159 Permit Version: 3 Receiving Water: RIVER IRK	Status: VARIED UNDER EPR 2010 Issue date: 22/03/2016 Effective Date: 22/03/2016 Revocation Date: 10/04/2018
S	488m S	CORPORATION STREET CSO, CORPORATION STREET, NEAR JUNCTION WITH MILLER STREET, MANCHESTER, GREATER MANCHESTER, M60 0AB	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0159 Permit Version: 4 Receiving Water: CULVERTED SEC OF RIVER IRK	Status: SURRENDERED UNDER EPR 2010 Issue date: 11/04/2018 Effective Date: 11/04/2018 Revocation Date: 15/11/2021

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	29

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

Features are displayed on the Current industrial land use map on **page 53**

ID	Location	Details	
M	282m E	Incident Date: 10/12/2012 Incident Identification: 1066931 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 3 (Minor)
M	282m E	Incident Date: 10/12/2012 Incident Identification: 1066931 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 3 (Minor)
M	282m E	Incident Date: 10/12/2012 Incident Identification: 1066931 Pollutant: Specific Waste Materials Pollutant Description: Asbestos	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 3 (Minor)
M	282m E	Incident Date: 10/12/2012 Incident Identification: 1066931 Pollutant: Specific Waste Materials Pollutant Description: Commercial Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 3 (Minor)
N	303m NW	Incident Date: 02/12/2010 Incident Identification: 841985 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 2 (Significant)
N	303m NW	Incident Date: 02/12/2010 Incident Identification: 841985 Pollutant: Specific Waste Materials Pollutant Description: Commercial Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 2 (Significant)

ID	Location	Details	
N	303m NW	Incident Date: 02/12/2010 Incident Identification: 841985 Pollutant: Specific Waste Materials Pollutant Description: Contaminated Soil	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 2 (Significant)
N	303m NW	Incident Date: 02/12/2010 Incident Identification: 841985 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 2 (Significant)
P	327m S	Incident Date: 10/01/2002 Incident Identification: 51724 Pollutant: Oils and Fuel Pollutant Description: Mixed/Waste Oils	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
R	372m E	Incident Date: 12/09/2008 Incident Identification: 620850 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 2 (Significant)
R	372m E	Incident Date: 12/09/2008 Incident Identification: 620850 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Effects on Humans	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 2 (Significant)
R	372m E	Incident Date: 12/09/2008 Incident Identification: 620850 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 2 (Significant)
R	397m E	Incident Date: 24/06/2002 Incident Identification: 86928 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
R	414m E	Incident Date: 15/04/2002 Incident Identification: 71723 Pollutant: Inert Materials and Wastes:Specific Waste Materials Pollutant Description: Construction and Demolition Materials and Wastes:Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
R	414m E	Incident Date: 15/04/2002 Incident Identification: 71723 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
R	414m E	Incident Date: 15/04/2002 Incident Identification: 71723 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

ID	Location	Details	
R	419m NE	Incident Date: 27/09/2001 Incident Identification: 33323 Pollutant: Organic Chemicals/Products Pollutant Description: Solvents	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
R	450m E	Incident Date: 24/04/2002 Incident Identification: 74406 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
R	467m E	Incident Date: 13/05/2012 Incident Identification: 990313 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 3 (Minor)
R	467m E	Incident Date: 13/05/2012 Incident Identification: 990313 Pollutant: Specific Waste Materials Pollutant Description: Commercial Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 3 (Minor)
R	467m E	Incident Date: 13/05/2012 Incident Identification: 990313 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 3 (Minor)
R	467m E	Incident Date: 13/05/2012 Incident Identification: 990313 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 3 (Minor)
R	489m E	Incident Date: 10/04/2002 Incident Identification: 70537 Pollutant: Inert Materials and Wastes:Specific Waste Materials Pollutant Description: Construction and Demolition Materials and Wastes:Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
R	489m E	Incident Date: 10/04/2002 Incident Identification: 70537 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
R	489m E	Incident Date: 10/04/2002 Incident Identification: 70537 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)

ID	Location	Details	
R	489m E	Incident Date: 04/10/2002 Incident Identification: 70537 Pollutant: Inert Materials and Wastes : Specific Waste Materials Pollutant Description: Construction and Demolition Materials and Wastes :Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
R	489m E	Incident Date: 04/10/2002 Incident Identification: 70537 Pollutant: Specific Waste Materials Pollutant Description: Construction and Demolition Materials and Wastes Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
R	495m E	Incident Date: 22/03/2002 Incident Identification: 65939 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
R	497m E	Incident Date: 05/02/2002 Incident Identification: 57584 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m	**0**

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

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

4.20 Pollution inventory waste transfers

Records within 500m	**0**

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

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

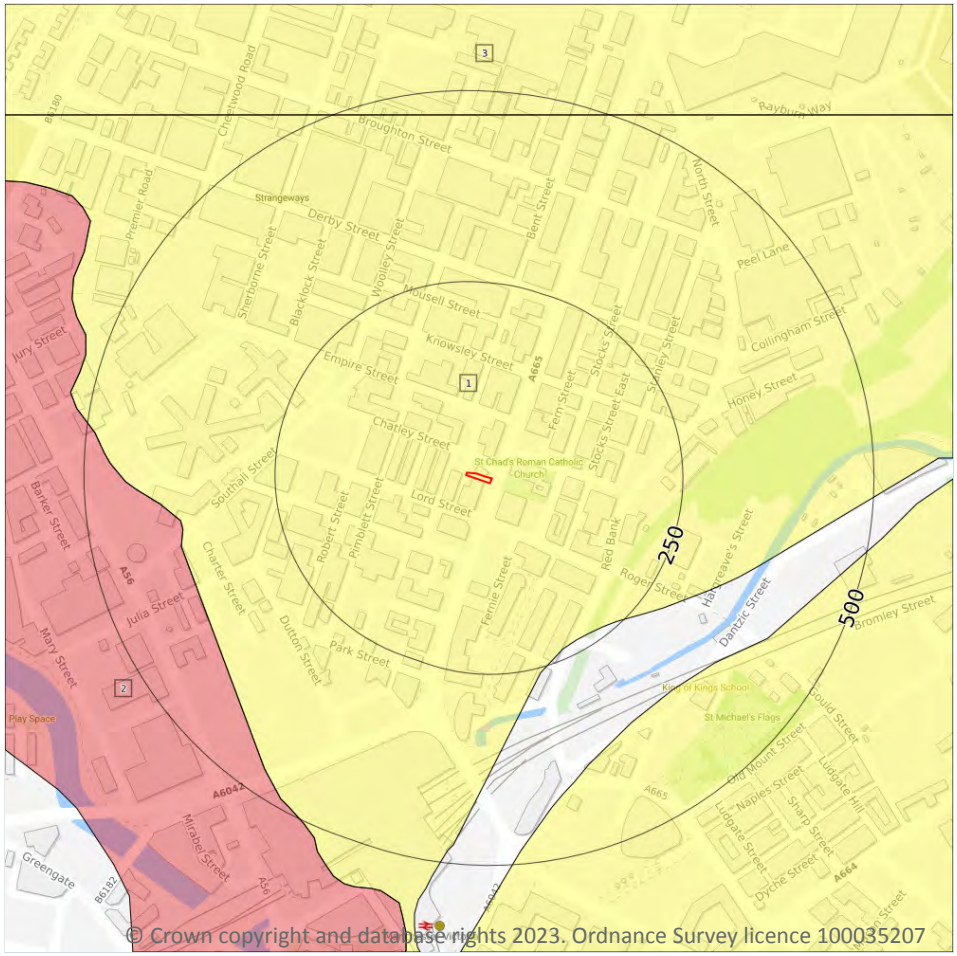
4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



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Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	3

Aquifer status of groundwater held within superficial geology.

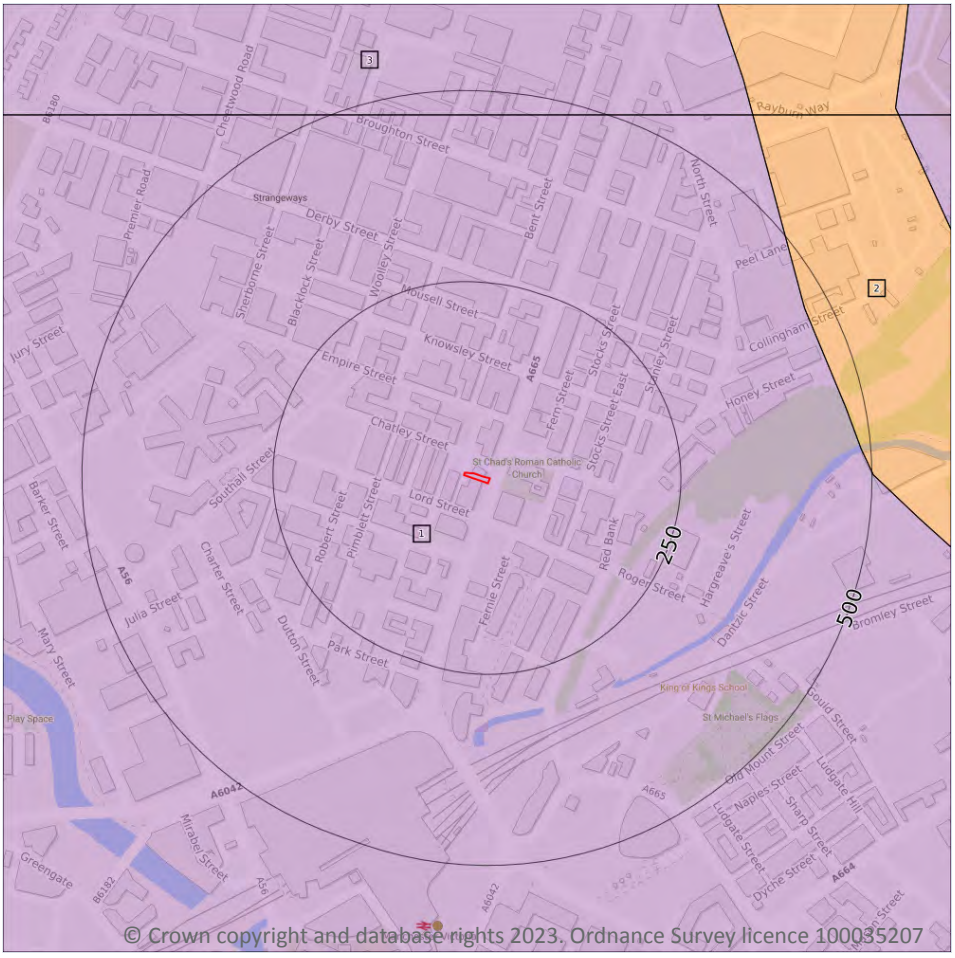
Features are displayed on the Hydrogeology map on **page 71**

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	377m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

ID	Location	Designation	Description
3	468m N	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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

Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m **3**

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 73**

ID	Location	Designation	Description
1	**On site**	**Principal**	**Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers**
2	466m E	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

ID	Location	Designation	Description
3	468m N	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

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

Groundwater vulnerability



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 75**

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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

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

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

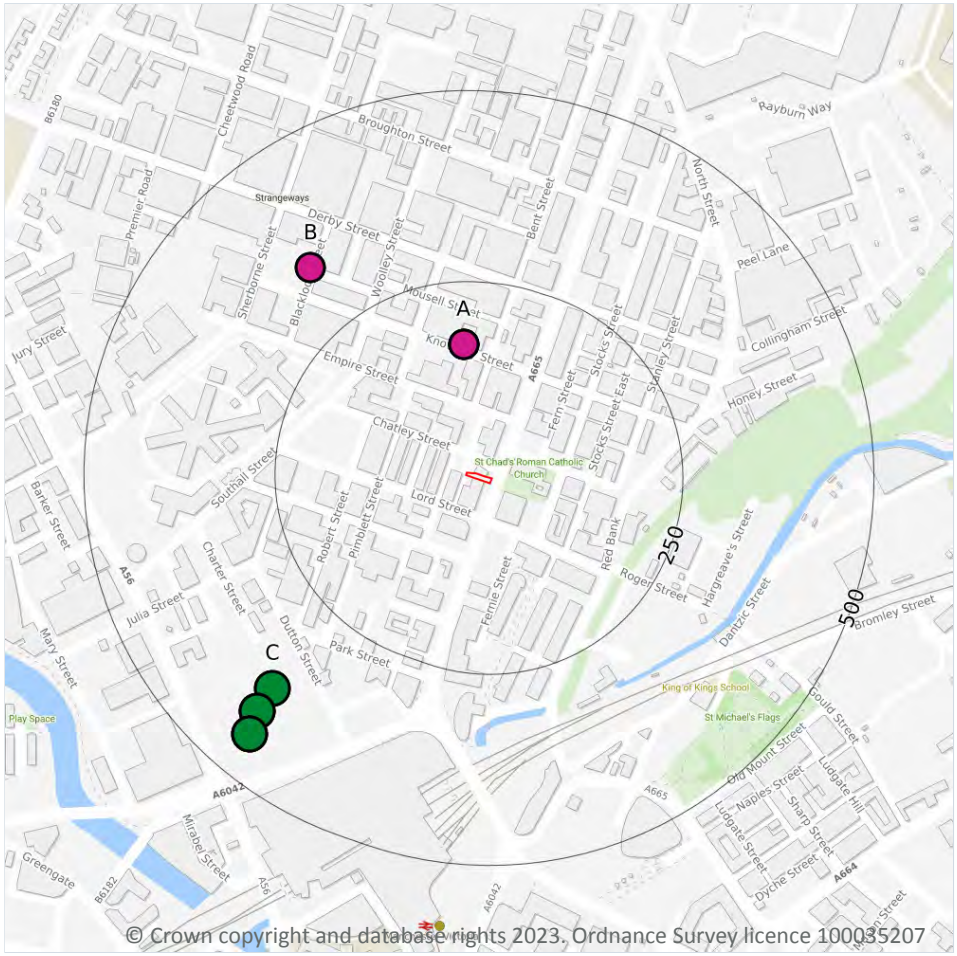
5.5 Groundwater vulnerability- local information

Records on site	0

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

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

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

- Source Protection Zone 1 — Inner catchment
- Source Protection Zone 2 — Outer catchment
- Source Protection Zone 3 — Total catchment
- Source Protection Zone 4 — Zone of Special Interest
- Source Protection Zone 1c — Inner catchment - confined aquifer
- Source Protection Zone 2c — Outer catchment - confined aquifer
- Source Protection Zone 3c — Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences — Polygon features
- Drinking water abstraction licences — Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m	35

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 77**

ID	Location	Details	
A	168m N	Status: Historical Licence No: 2569004011 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3" Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -
A	168m N	Status: Historical Licence No: 2569004011 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3" Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -
A	168m N	Status: Active Licence No: 2569004011 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3 Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m^3): 45,460 Max Daily Volume (m^3): 181.84 Original Application No: 0423 Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -
A	168m N	Status: Active Licence No: 2569004011 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3 Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m^3): 45,460 Max Daily Volume (m^3): 181.84 Original Application No: 0423 Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -

ID	Location	Details	
B	337m NW	Status: Historical Licence No: 2569004021 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, DERBY STREET, CHEETHAM, MANCHESTER Data Type: Point Name: LANCASHIRE DAIRIES LTD Easting: 383900 Northing: 399800	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1993 Version End Date: -
B	337m NW	Status: Historical Licence No: 2569004021 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, DERBY STREET, CHEETHAM, MANCHESTER Data Type: Point Name: LANCASHIRE DAIRIES LTD Easting: 383900 Northing: 399800	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1993 Version End Date: -
C	376m SW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
C	376m SW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -

ID	Location	Details	
C	376m SW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
C	376m SW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
C	376m SW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 1 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
C	376m SW	Status: Historical Licence No: 2569004023 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 1 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -

ID	Location	Details	
C	412m SW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
C	412m SW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
C	412m SW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
C	412m SW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -

ID	Location	Details	
C	412m SW	Status: Historical Licence No: 2569004023 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 3 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
C	412m SW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 3 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
C	441m SW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
C	441m SW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -

ID	Location	Details	
C	441m SW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
C	441m SW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
C	441m SW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 2 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
C	441m SW	Status: Historical Licence No: 2569004023 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 2 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -

ID	Location	Details	
-	921m SW	Status: Historical Licence No: 2569007070 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT DIAL HOUSE, CHAPEL ST, SALFORD" Data Type: Point Name: BRITISH TELECOM Easting: 383700 Northing: 398700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 27/01/1971 Expiry Date: - Issue No: 100 Version Start Date: 27/01/1971 Version End Date: -
-	921m SW	Status: Historical Licence No: 2569007070 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT DIAL HOUSE, CHAPEL ST, SALFORD Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC Easting: 383700 Northing: 398700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 27/01/1971 Expiry Date: - Issue No: 101 Version Start Date: 01/04/1984 Version End Date: -
-	921m SW	Status: Active Licence No: 2569007070 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT DIAL HOUSE CHAPEL STREET SALFORD Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC Easting: 383700 Northing: 398700	Annual Volume (m^3): 45 Max Daily Volume (m^3): 30 Original Application No: 2333 Original Start Date: 27/01/1971 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2007 Version End Date: -
-	1037m NE	Status: Historical Licence No: 2569005015 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "B/HOLE, LITTLE GREEN WORKS, COLLYHURST RD, MANCHESTER 10" Data Type: Point Name: PACKAGING PRODUCTS LTD Easting: 385000 Northing: 400100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 16/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 21/02/1995 Version End Date: -

ID	Location	Details	
-	1037m NE	Status: Active Licence No: 2569005015 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: B/HOLE, LITTLE GREEN WORKS, COLLYHURST RD, MANCHESTER 10 Data Type: Point Name: Packaging Products (Coatings) Ltd Easting: 385000 Northing: 400100	Annual Volume (m^3): 438,689 Max Daily Volume (m^3): 1,636.56 Original Application No: NPS/WR/006003 Original Start Date: 16/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/02/2011 Version End Date: -
-	1440m SW	Status: Historical Licence No: 2569007089 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: 2 BOREHOLES AT GARTSIDE STREET MANCHESTER Data Type: Line Name: HER MAJESTY'S COURT SERVICE Easting: 383335 Northing: 398310	Annual Volume (m^3): 200000 Max Daily Volume (m^3): 1179 Original Application No: - Original Start Date: 26/01/2005 Expiry Date: 31/03/2011 Issue No: 2 Version Start Date: 10/07/2008 Version End Date: -
-	1518m S	Status: Historical Licence No: 2569007069 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT GEORGE ST, MANCHESTER" Data Type: Point Name: BRITISH TELECOM Easting: 384100 Northing: 398000	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 27/01/1971 Expiry Date: - Issue No: 100 Version Start Date: 27/01/1971 Version End Date: -
-	1518m S	Status: Historical Licence No: 2569007069 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT GEORGE ST, MANCHESTER Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC Easting: 384100 Northing: 398000	Annual Volume (m^3): 1100 Max Daily Volume (m^3): 860 Original Application No: - Original Start Date: 01/04/1984 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2007 Version End Date: -

ID	Location	Details	
-	1730m SW	Status: Historical Licence No: NW/069/0004/019 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: Ground Water - North West Region Point: ST JOHNS MANCHESTER Data Type: Poly4 Name: Manchester Quays Development (MGY) Ltd Easting: 383094 Northing: 398099	Annual Volume (m^3): 543,120 Max Daily Volume (m^3): 1,488 Original Application No: - Original Start Date: 13/09/2019 Expiry Date: 31/12/2020 Issue No: 1 Version Start Date: 13/09/2019 Version End Date: -
-	1801m S	Status: Historical Licence No: NW0690006001 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: BOREHOLES AT ORIGIN DEVELOPMENTS, MANCHESTER Data Type: Point Name: West Contracting Easting: 384378 Northing: 397733	Annual Volume (m^3): 139128 Max Daily Volume (m^3): 1010 Original Application No: - Original Start Date: 19/01/2009 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 19/01/2009 Version End Date: -
-	1801m S	Status: Historical Licence No: NW/069/0006/001 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: BOREHOLES AT ORIGIN DEVELOPMENTS, MANCHESTER Data Type: Point Name: West Contracting Easting: 384378 Northing: 397733	Annual Volume (m^3): 139128 Max Daily Volume (m^3): 1010 Original Application No: - Original Start Date: 19/01/2009 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 19/01/2009 Version End Date: -

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	10

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.

Features are displayed on the Abstractions and Source Protection Zones map on **page 77**

ID	Location	Details	
B	337m NW	Status: Historical Licence No: 2569004021 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, DERBY STREET, CHEETHAM, MANCHESTER Data Type: Point Name: LANCASHIRE DAIRIES LTD Easting: 383900 Northing: 399800	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1993 Version End Date: -
C	376m SW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
C	376m SW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -

ID	Location	Details	
C	376m SW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 1 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
C	412m SW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
C	412m SW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
C	412m SW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 3 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -

ID	Location	Details	
C	441m SW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
C	441m SW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
C	441m SW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 2 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -

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.

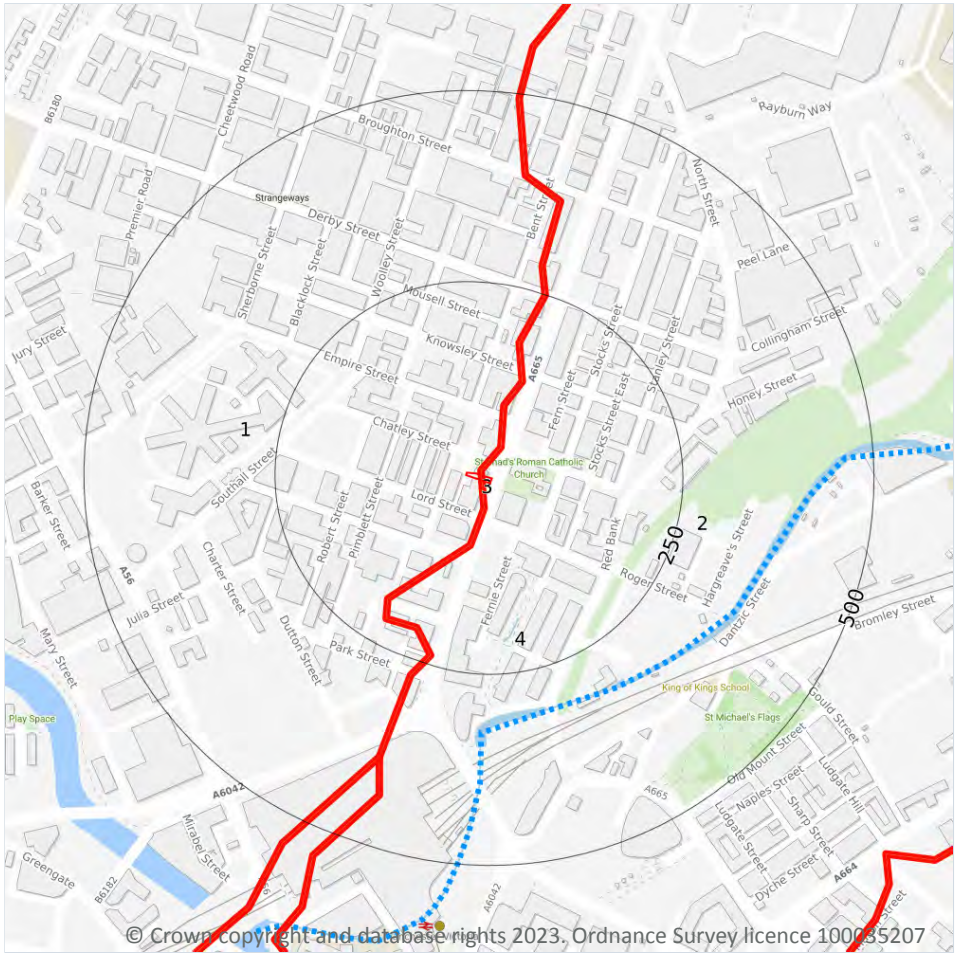
5.10 Source Protection Zones (confined aquifer)

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



6.1 Water Network (OS MasterMap)

Records within 250m	1

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

Features are displayed on the Hydrology map on **page 91**

ID	Location	Type of water feature	Ground level	Permanence	Name
4	180m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

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	2

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 91**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Irwell (Croal to Irk)**	**GB112069061451**	**Croal Irwell**	**Irwell**
2	**On site**	**River**	**Irk (Wince to Irwell)**	**GB112069061131**	**Roch Irk Medlock**	**Irwell**

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

6.4 WFD Surface water bodies

Records identified	2

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 91**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
6	306m S	River	Irk (Wince to Irwell)	GB112069061131	Moderate	Fail	Moderate	2019
-	625m SW	River	Irwell (Croal to Irk)	GB112069061451	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 91**

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

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding

8.1 Surface water flooding

Highest risk on site	**Negligible**
Highest risk within 50m	**Negligible**

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.

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	**Moderate**
Highest risk within 50m	**Moderate**

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

Features are displayed on the Groundwater flooding map on **page 98**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations

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	0

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

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

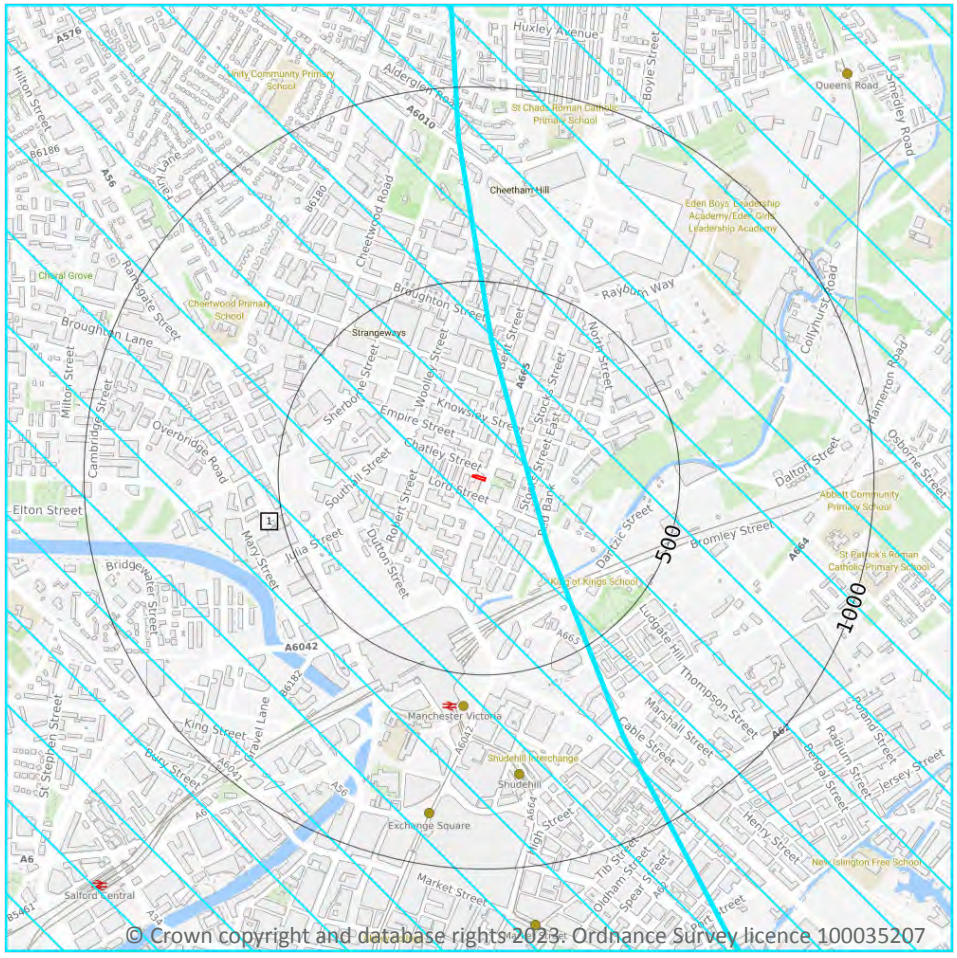
Records within 2000m	5

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.

Location	Name	Type	NVZ ID	Status
On site	**River Irk (Moston Brook to River Irwell) NVZ**	**Surface Water**	**638**	**Existing**
11m W	River Irk (Moston Brook to River Irwell) NVZ	Surface Water	638	Existing
58m W	Irwell / Man. Ship Canal (Kearsley to Irlam Locks) NVZ	Surface Water	643	Existing
68m N	Irwell / Man. Ship Canal (Kearsley to Irlam Locks) NVZ	Surface Water	643	Existing
1818m N	River Irk (Moston Brook to River Irwell) NVZ	Surface Water	638	Existing

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

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site	1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 103**

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

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0

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

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

11 Visual and cultural designations



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Site Outline

Search buffers in metres (m)

Listed buildings

Conservation areas

Conservation areas - no data

National Parks

Areas of Outstanding Natural Beauty

Registered parks and gardens

Scheduled Monuments

World Heritage Sites

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	7

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.

Features are displayed on the Visual and cultural designations map on **page 105**

ID	Location	Name	Grade	Reference Number	Listed date
A	57m E	Churchyard Walls of Roman Catholic Church of St Chad, Cheetham, Manchester, M8	II	1197786	03/10/1974
A	58m E	Roman Catholic Church of St Chad and Presbytery St Chads Presbytery, Cheetham, Manchester, M8	II	1208542	03/10/1974
1	109m N	Knowsley Hotel, Cheetham, Manchester, M8	II	1197784	03/10/1974
2	135m NE	Former Free Library, Cheetham, Manchester, M8	II	1293124	03/10/1974
3	174m N	Cheetham Town Hall (Former), Cheetham, Manchester, M8	II	1208440	03/10/1974

ID	Location	Name	Grade	Reference Number	Listed date
4	202m N	Cheetham Town Hall Annexe (Former), Cheetham, Manchester, M8	II	1283065	03/10/1974
5	247m S	Former Synagogue, Cheetham, Manchester, M4	II	1208420	03/10/1974

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.

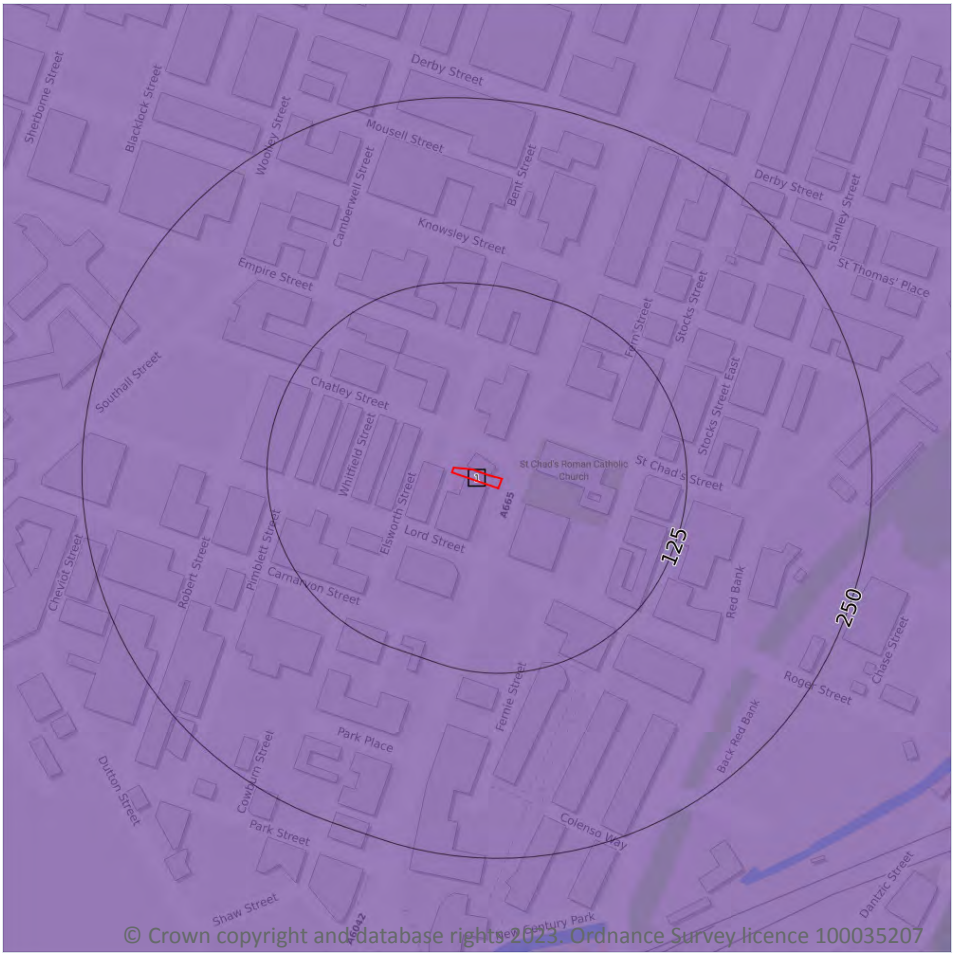
11.7 Registered Parks and Gardens

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 108**

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

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

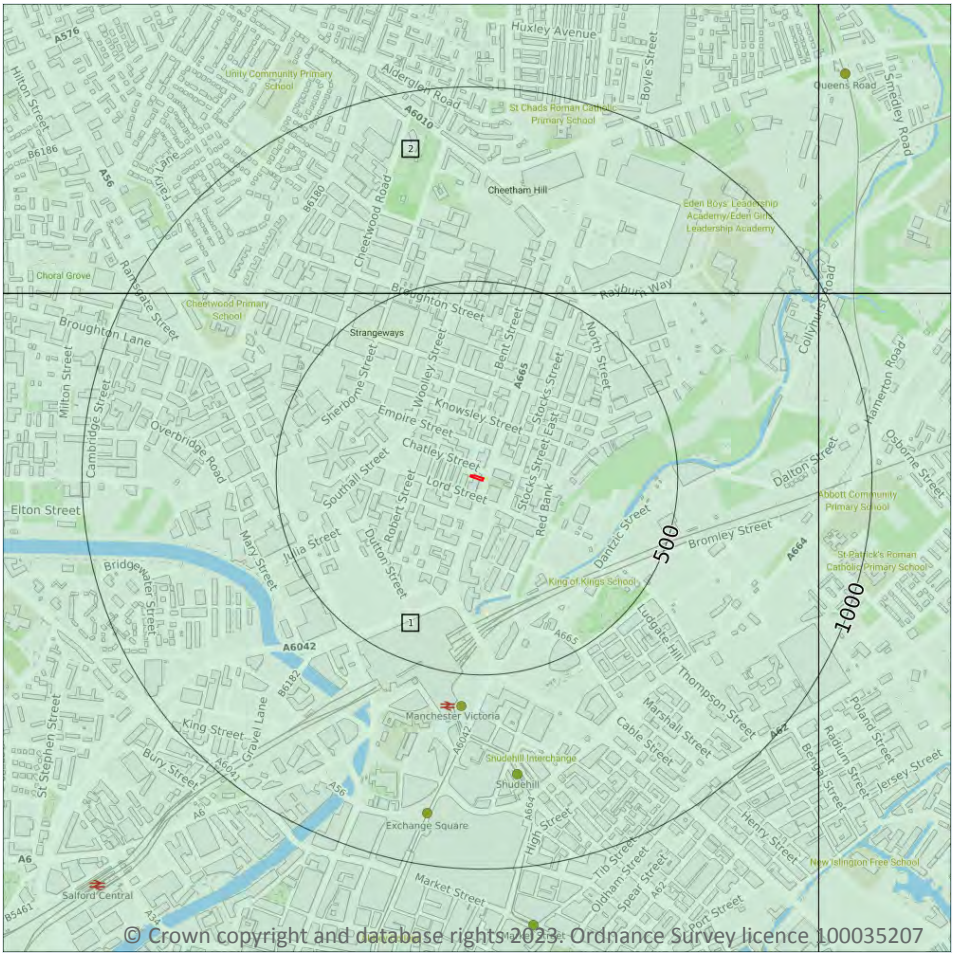
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	2

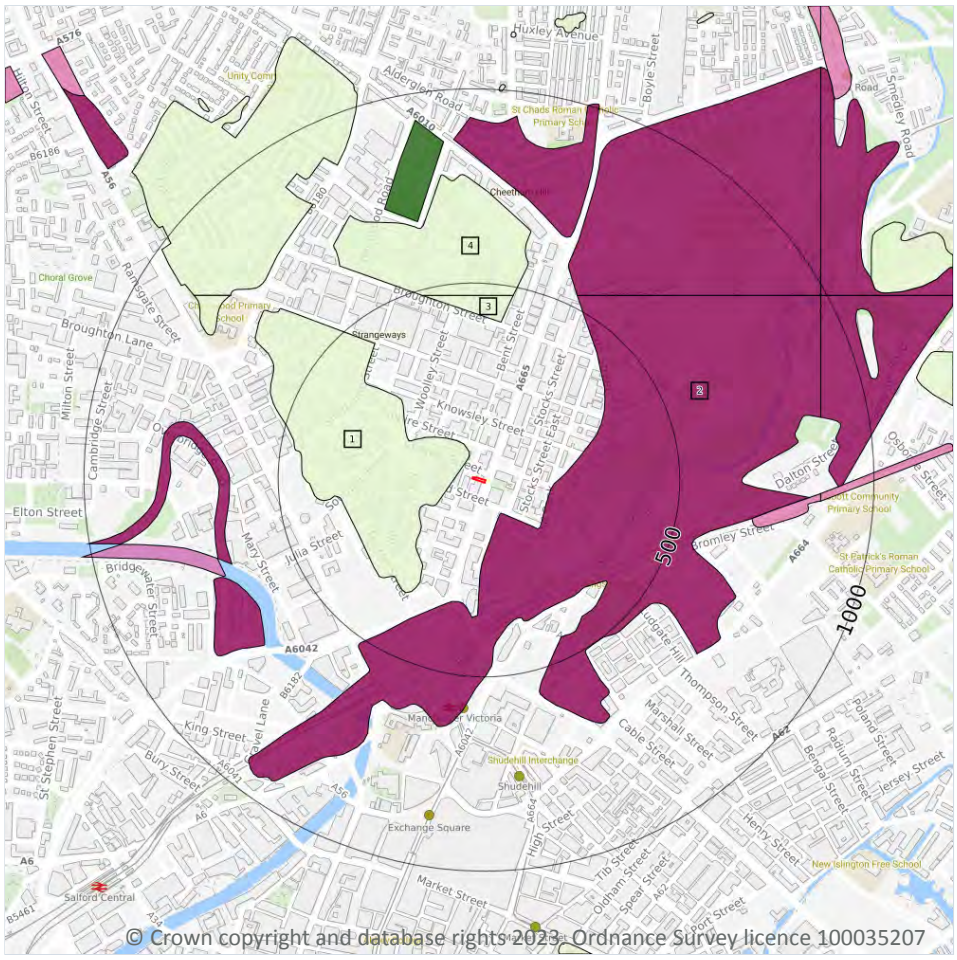
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 111**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**SJ89NW**
2	468m N	Full	Full	Full	Full	SD80SW

This data is sourced from the British Geological Survey.

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



Site Outline

Search buffers in metres (m)

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

14.2 Artificial and made ground (10k)

Records within 500m	4

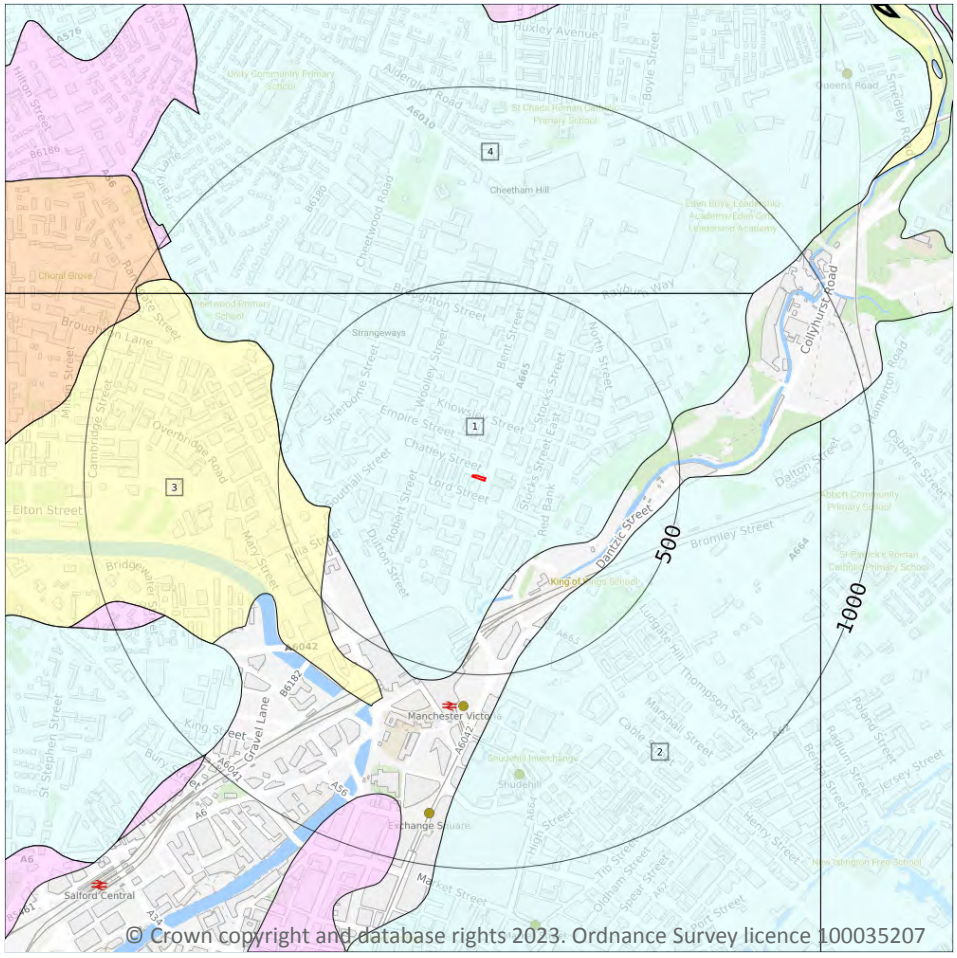
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 112**

ID	Location	LEX Code	Description	Rock description
1	37m NW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
2	90m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	405m N	WMGR-ARTDP	Infilled Ground	Artificial Deposit
4	468m N	WMGR-ARTDP	Infilled Ground	Artificial Deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m **4**

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 114**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**Till, Devensian - Diamicton**	**Diamicton**
2	365m SE	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
3	374m W	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel

ID	Location	LEX Code	Description	Rock description
4	468m N	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton

This data is sourced from the British Geological Survey.

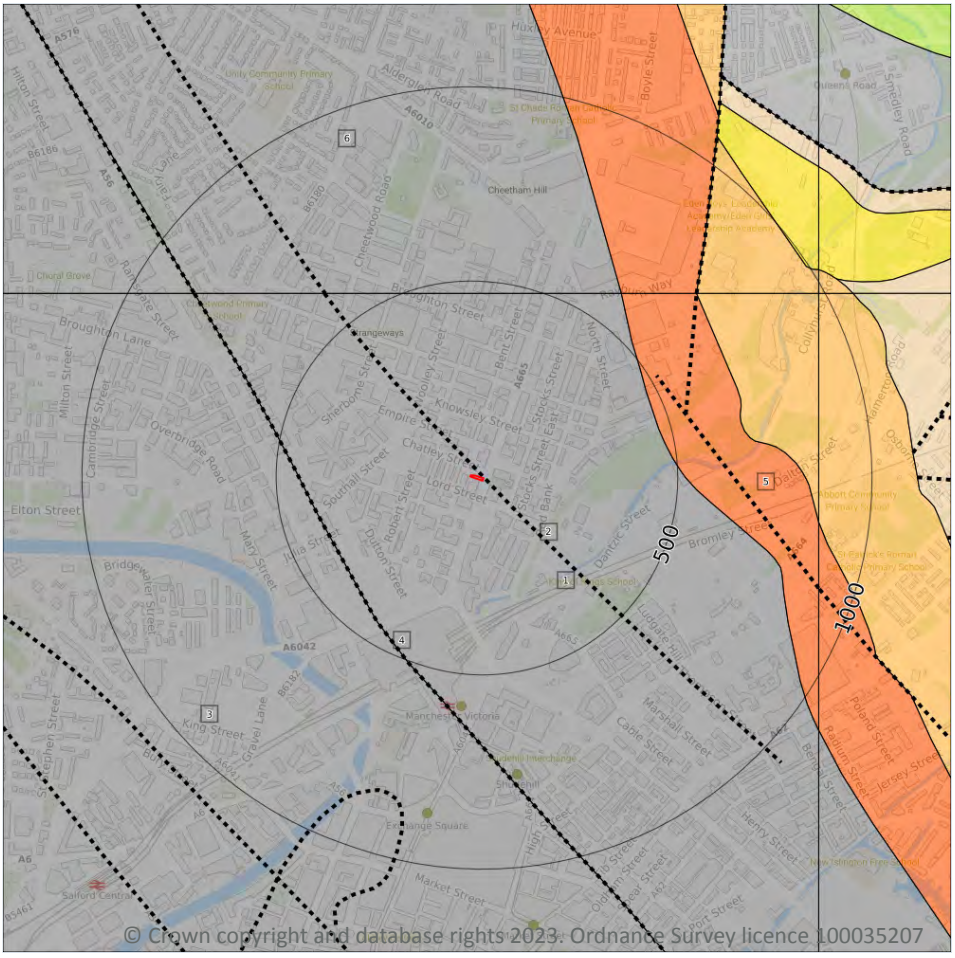
14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m	4

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 116**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CPB-SDST**	**Chester Pebble Beds Formation - Sandstone**	**Early Triassic Epoch**
3	392m SW	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
5	468m E	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]

ID	Location	LEX Code	Description	Rock age
6	468m N	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	**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 116**

ID	Location	Category	Description
2	2m E	FAULT	Normal fault, inferred; crossmarks on downthrow side
4	392m 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

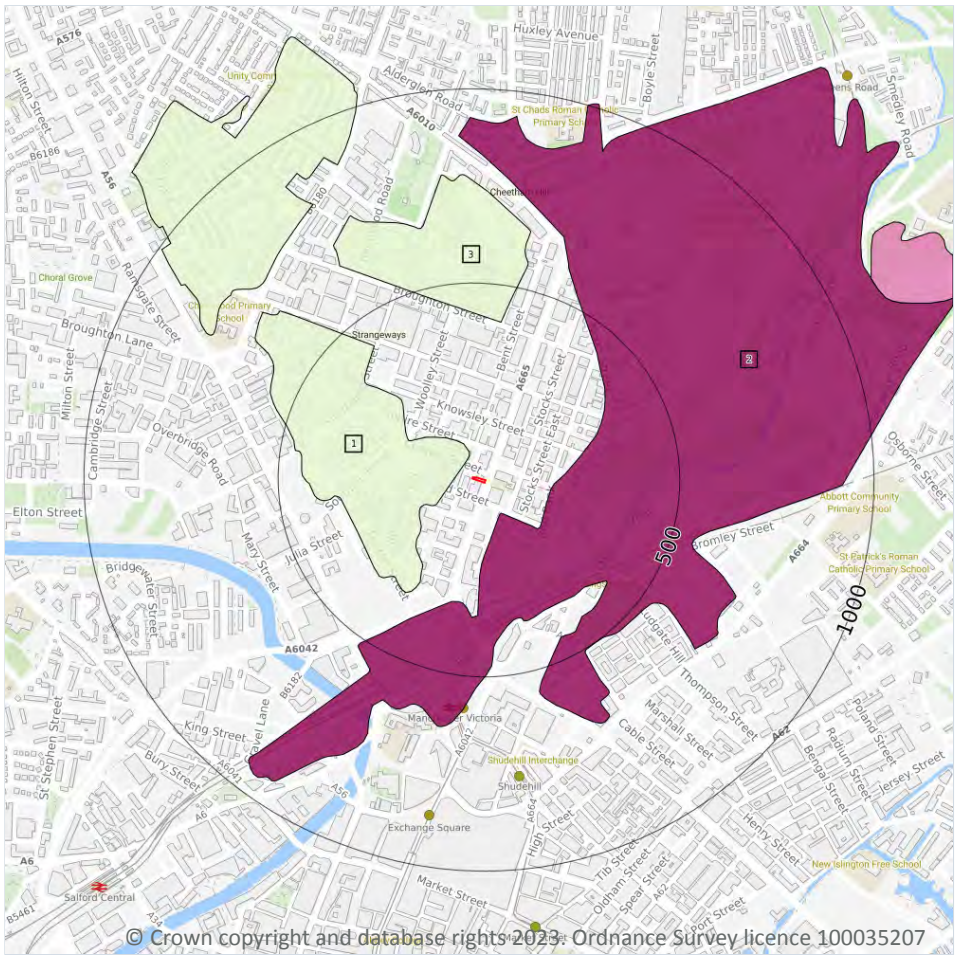
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 118**

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

This data is sourced from the British Geological Survey.

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



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15.2 Artificial and made ground (50k)

Records within 500m	3

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 119**

ID	Location	LEX Code	Description	Rock description
1	37m NW	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT
2	90m SE	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
3	405m N	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

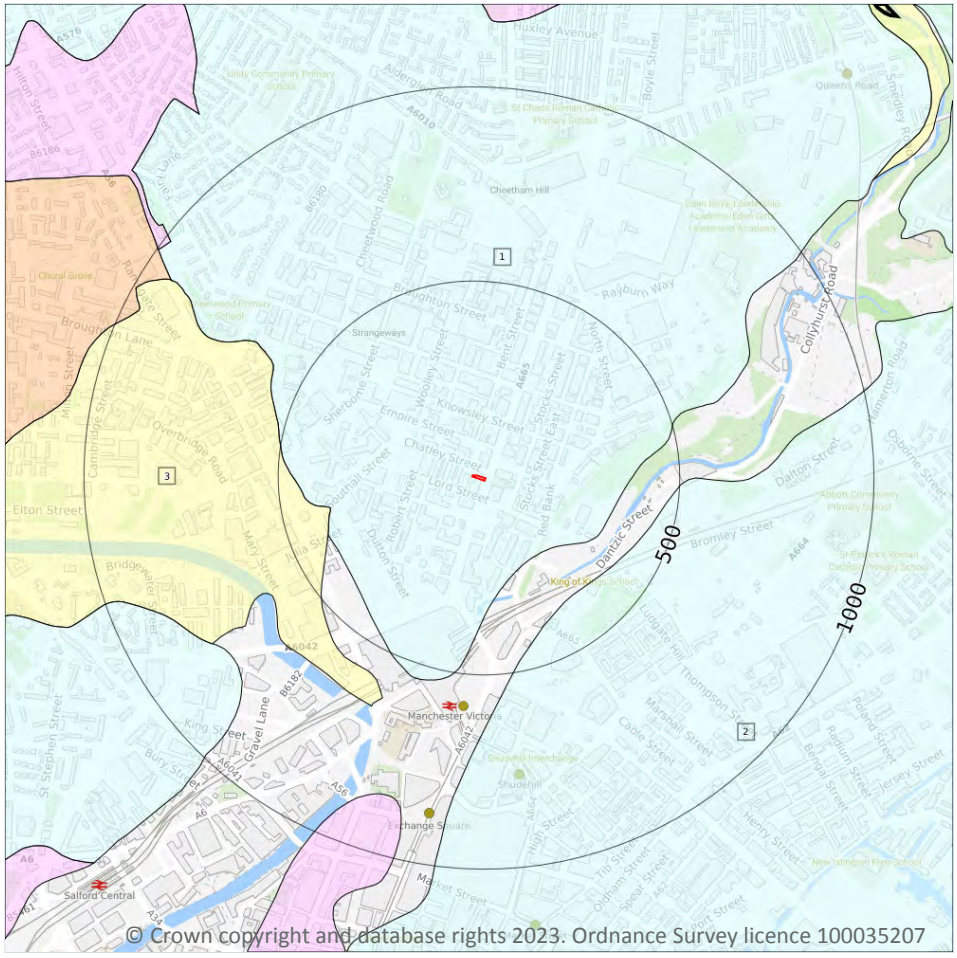
Records within 50m	**1**

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

Location	Flow type	Maximum permeability	Minimum permeability
37m NW	Mixed	Very High	Low

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m **3**

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 121**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**TILL, DEVENSIAN**	**DIAMICTON**
2	372m SE	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON
3	375m W	ALV-XCZSV	ALLUVIUM	CLAY, SILT, 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.

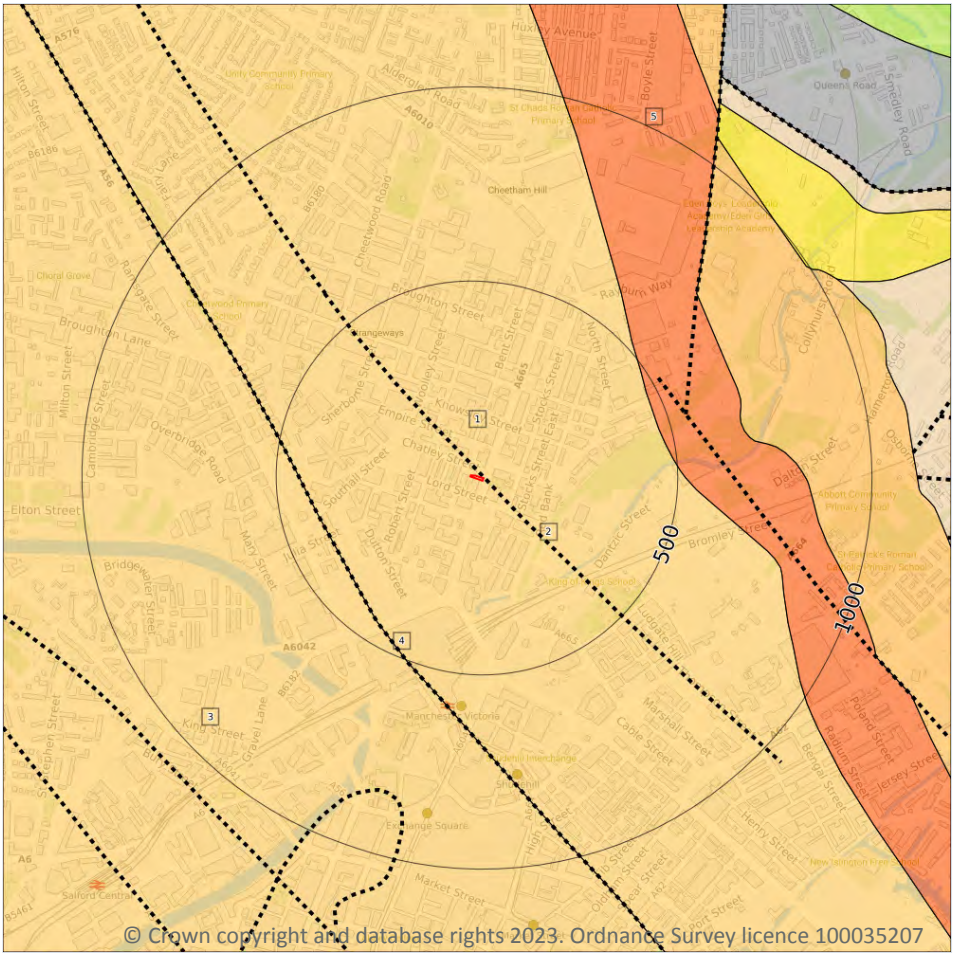
15.7 Landslip permeability (50k)

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 **3**

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 123**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CHES-SDST**	**CHESTER FORMATION - SANDSTONE**	**OLENEKIAN**
3	392m SW	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN
5	468m E	MM-MDST	MANCHESTER MARLS FORMATION - MUDSTONE	-

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	2

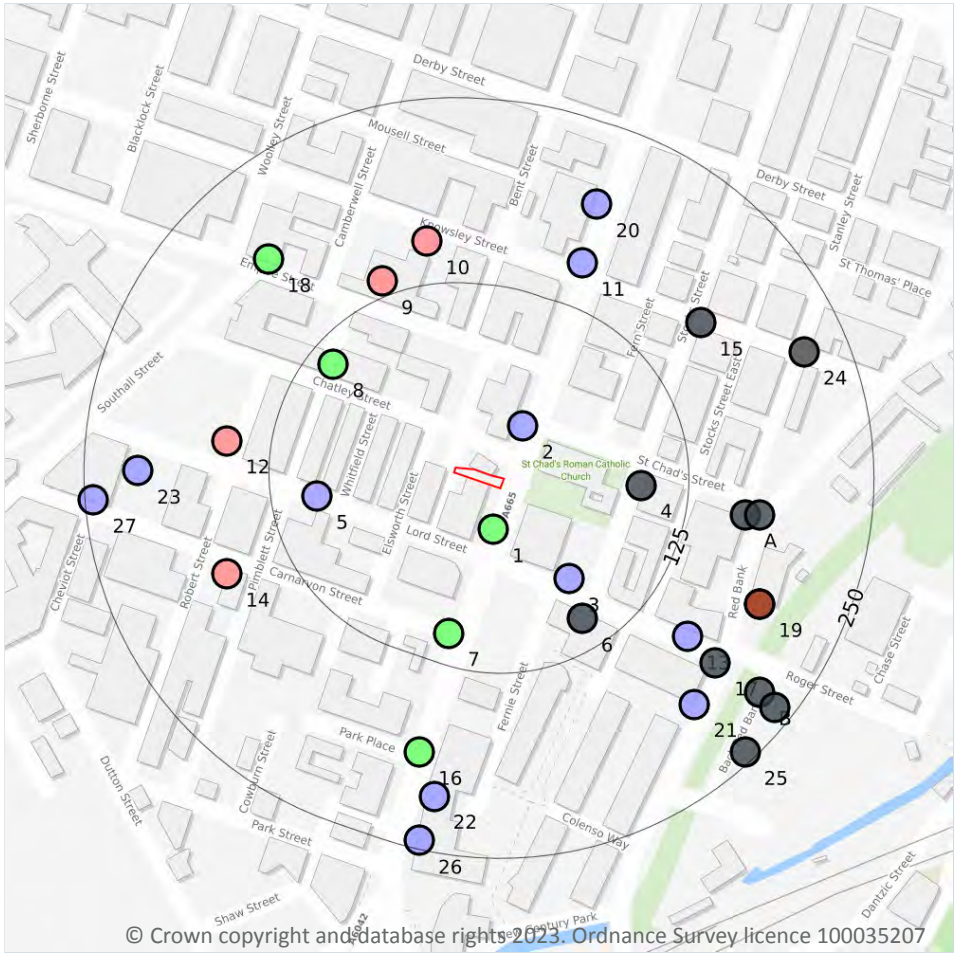
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 123**

ID	Location	Category	Description
2	2m E	FAULT	Fault, inferred
4	392m SW	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.

16 Boreholes



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16.1 BGS Boreholes

Records within 250m	31

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.

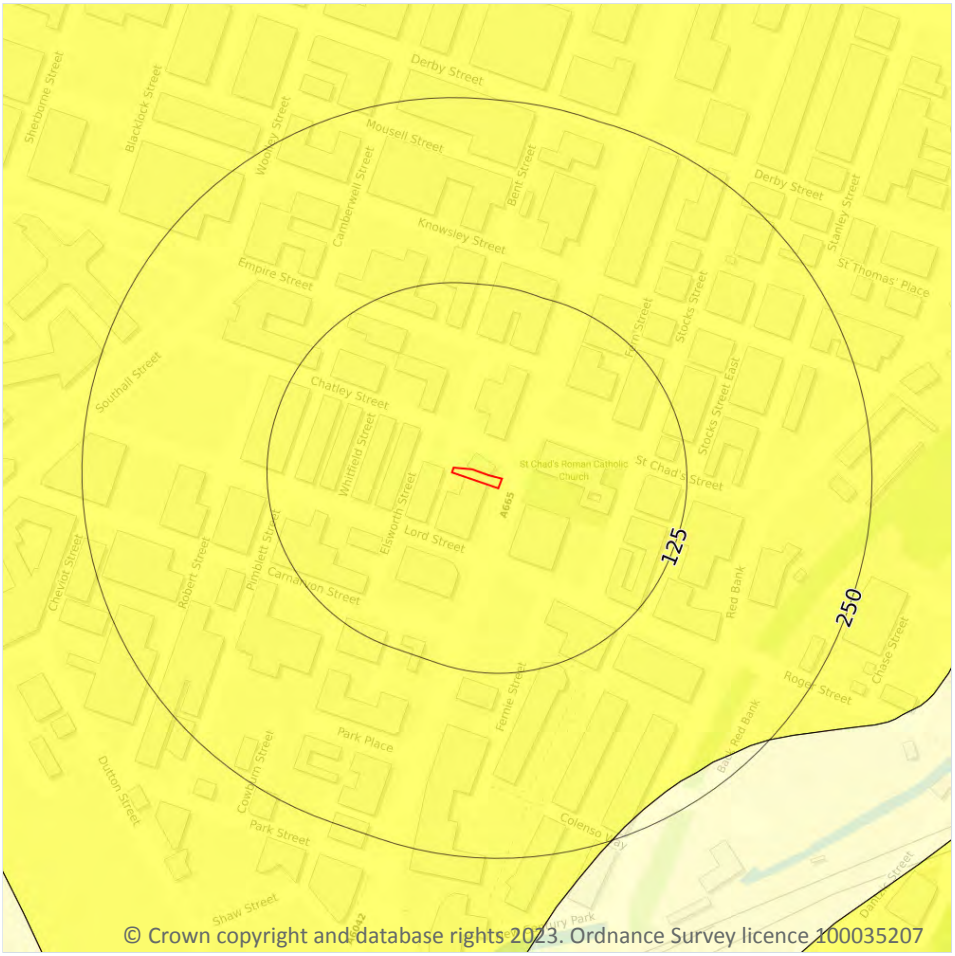
Features are displayed on the Boreholes map on **page 125**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	28m S	384130 399490	CHEETHAM HILL ROAD SEWER REPLACEMENT 4	10.95	N	1045646
2	38m NE	384150 399560	CHEETHAM HILL ROAD SEWER REPLACEMENT 5	8.45	N	1045647
3	77m SE	384181 399457	MANCHESTER CORP. H.SEWER	6.4	N	1042192

ID	Location	Grid reference	Name	Length	Confidential	Web link
4	93m E	384230 399520	RED BANK CATCHMENT 5	-	Y	N/A
5	94m W	384011 399513	MANCHESTER CORP. H.SEWER	9.45	N	1042191
6	104m SE	384190 399430	RED BANK CATCHMENT 6	-	Y	N/A
7	104m S	384100 399420	CHEETHAM HILL ROAD SEWER REPLACEMENT 3	10.5	N	1045645
8	108m NW	384022 399602	MANCHESTER CORP. H.SEWER	10.36	N	1042190
9	136m NW	384055 399658	HOLTS BREWERY EXCHANGE STREET	165.96	N	1042343
10	154m N	384085 399685	THE BREWERY EMPIRE STREET CHEETHAM	81.0	N	20303252
11	155m NE	384190 399670	CHEETHAM HILL ROAD SEWER REPLACEMENT 6	8.25	N	1045648
12	155m W	383950 399550	BODDINGTONS LORD STREET	88.0	N	1043314
13	161m SE	384261 399418	MANCHESTER CORP. H.SEWER	6.71	N	1042193
A	165m E	384300 399500	RED BANK CATCHMENT 10	-	Y	N/A
14	168m W	383950 399460	GREAT DUCIE STREET MANCHESTER	80.0	N	1042858
15	170m NE	384270 399630	RED BANK CATCHMENT 4	-	Y	N/A
A	175m E	384310 399500	RED BANK CATCHMENT 13	-	Y	N/A
16	186m S	384080 399340	CHEETHAM HILL ROAD SEWER REPLACEMENT 2	10.95	N	1045644
17	187m SE	384280 399400	RED BANK CATCHMENT 14	-	Y	N/A
18	190m NW	383978 399673	MANCHESTER CORP. H.SEWER	10.36	N	1042189
19	192m SE	384310 399440	RED BANK MANCHESTER OB	-1.0	N	1045472
20	196m NE	384200 399710	CHEETHAM HILL ROAD SEWER REPLACEMENT 7	8.25	N	1045649
21	196m SE	384266 399372	MANCHESTER CORP. H.SEWER	5.18	N	1042194
22	213m S	384090 399310	MANCHESTER INN. RELIEF ROAD 1	7.1	N	1042689
23	214m W	383890 399530	CARNARVON STREET STRANGEWAYS 1	9.8	N	1043407
24	220m E	384340 399610	RED BANK CATCHMENT 9	-	Y	N/A
B	223m SE	384310 399380	ROGER STREET MANCHESTER TP 6	-	Y	N/A
B	237m SE	384320 399370	ROGER STREET MANCHESTER 1	-	Y	N/A
25	243m SE	384300 399340	ROGER STREET MANCHESTER TP 5	-	Y	N/A
26	244m S	384080 399280	MANCHESTER INN. RELIEF ROAD 2	5.1	N	1042690
27	244m W	383860 399510	CARNARVON STREET STRANGEWAYS 2/2A	9.8	N	1043408

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	1

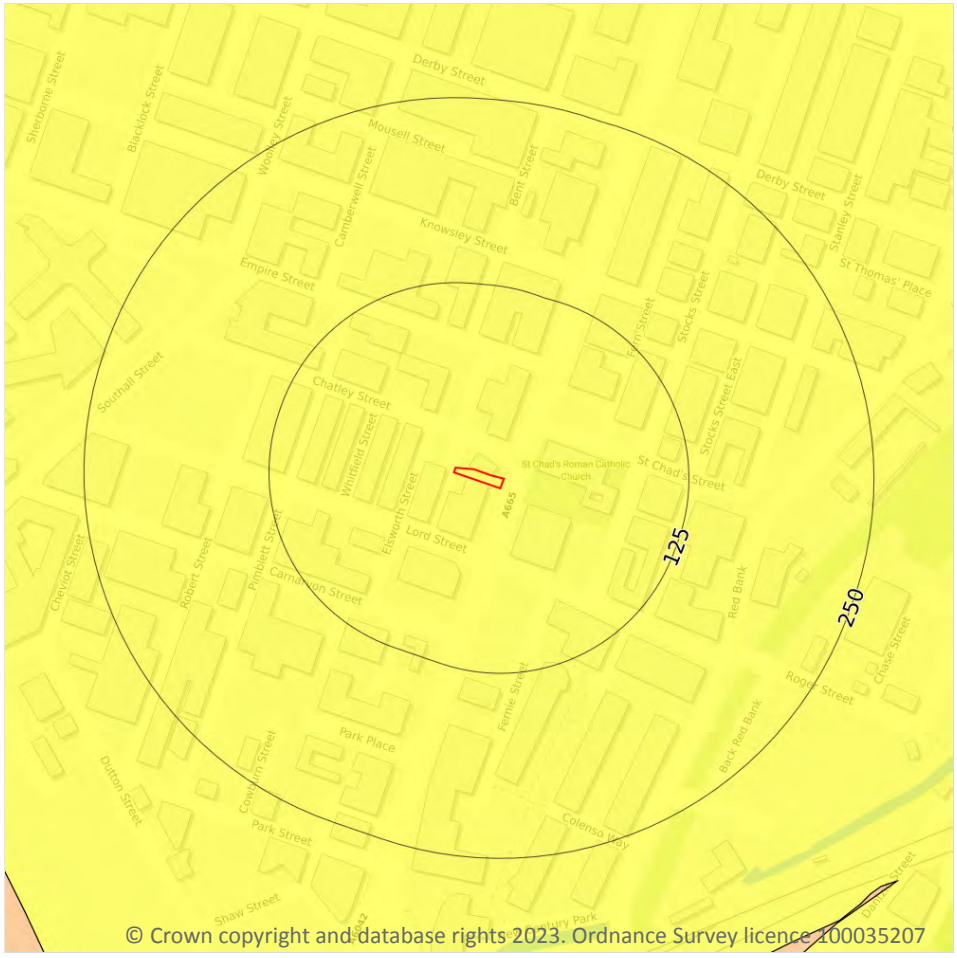
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 127**

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

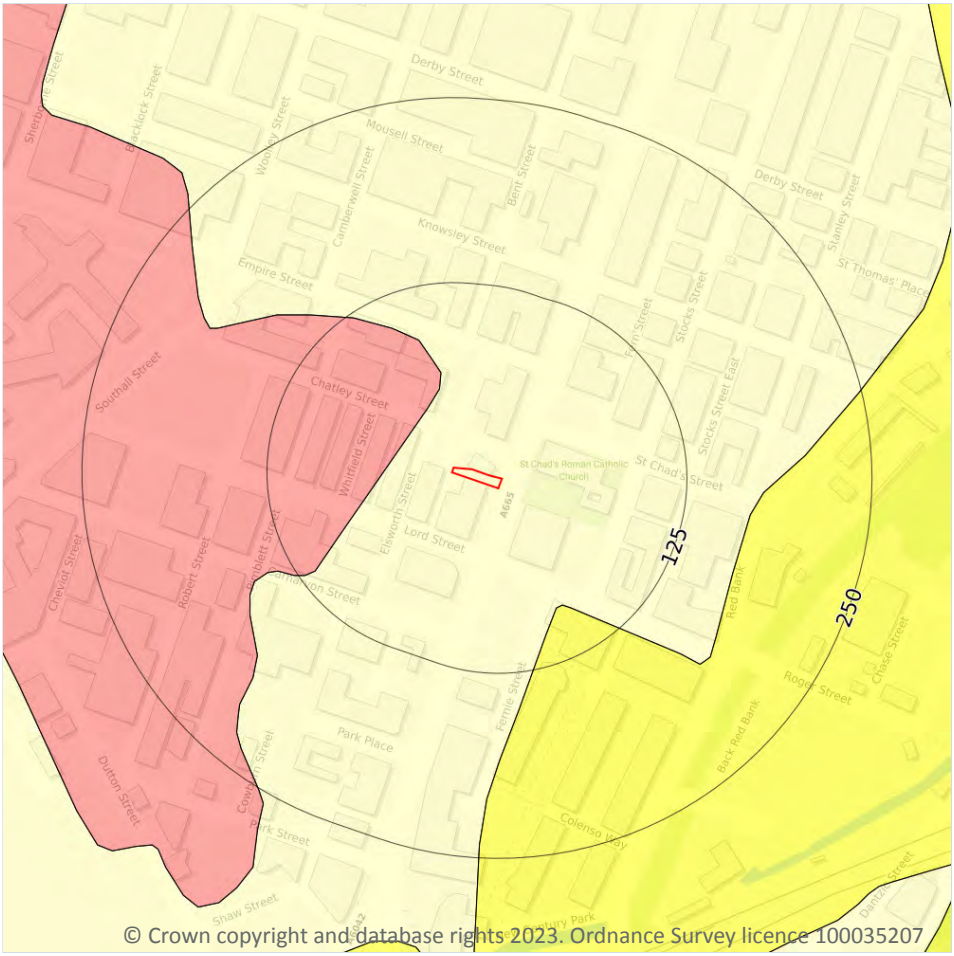
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 128**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	2

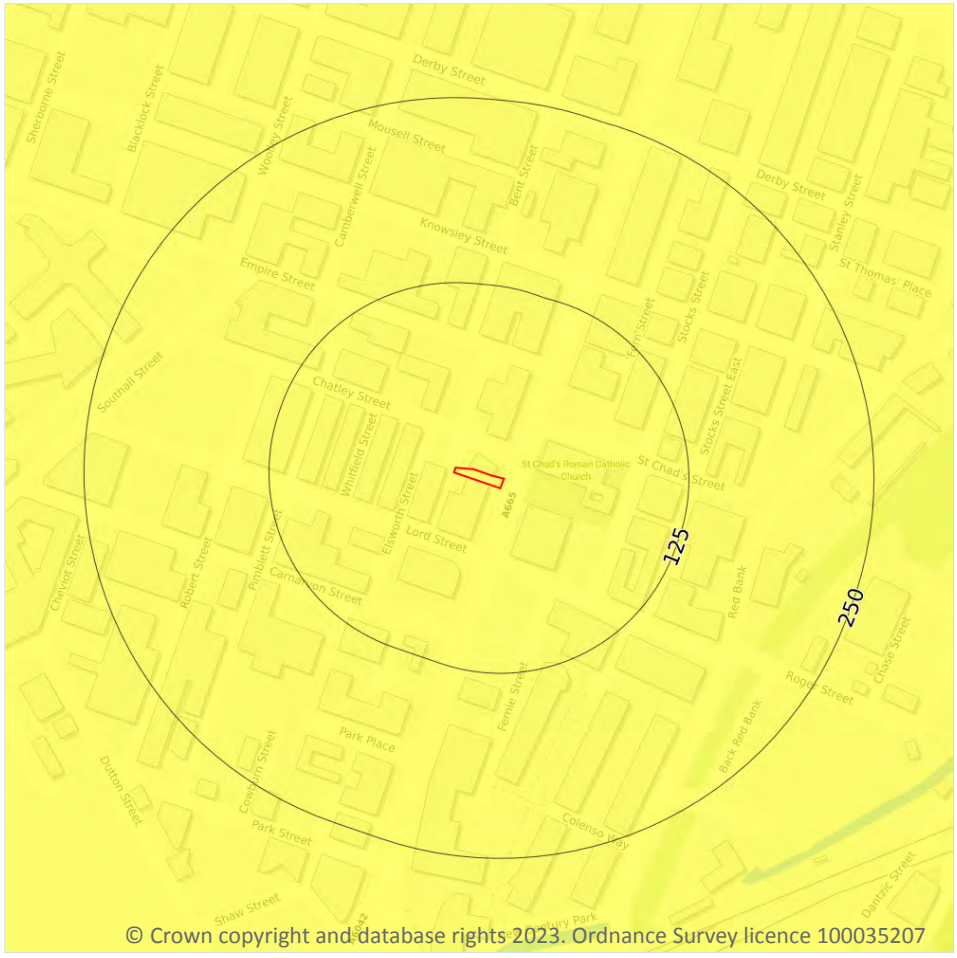
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 129**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**
37m NW	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



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Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

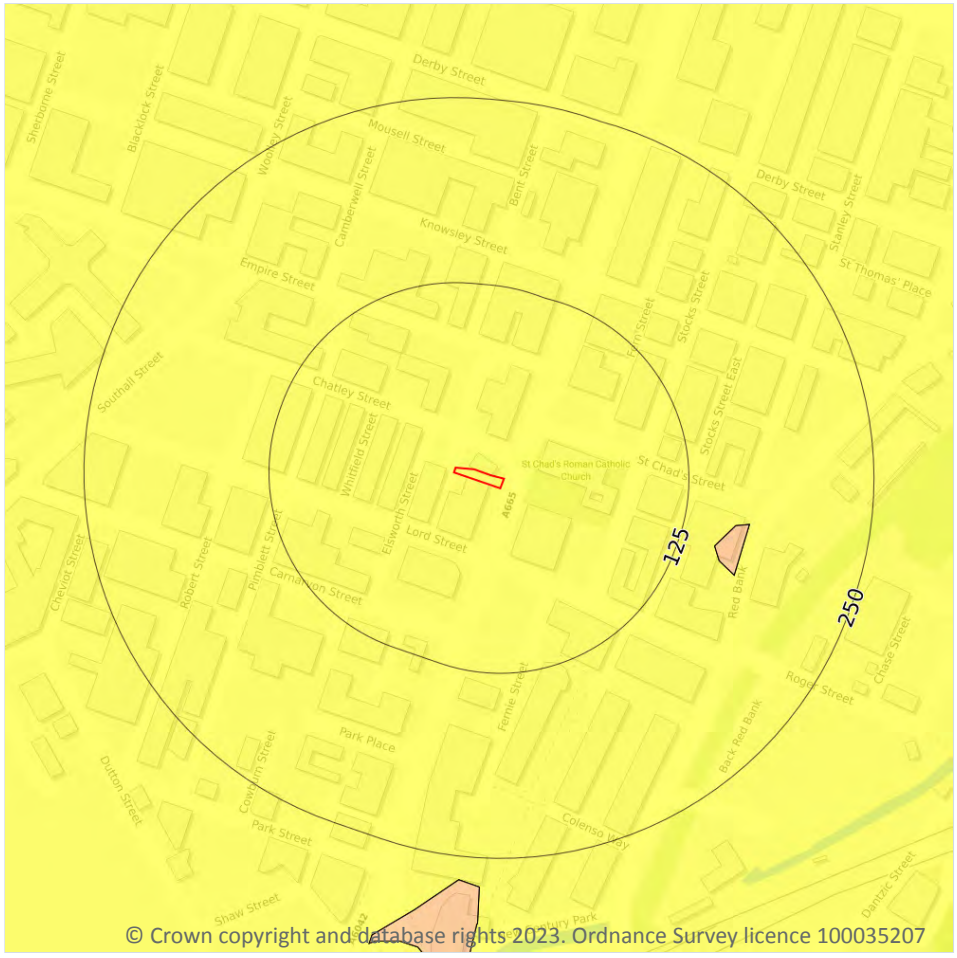
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 131**

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 132**

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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Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

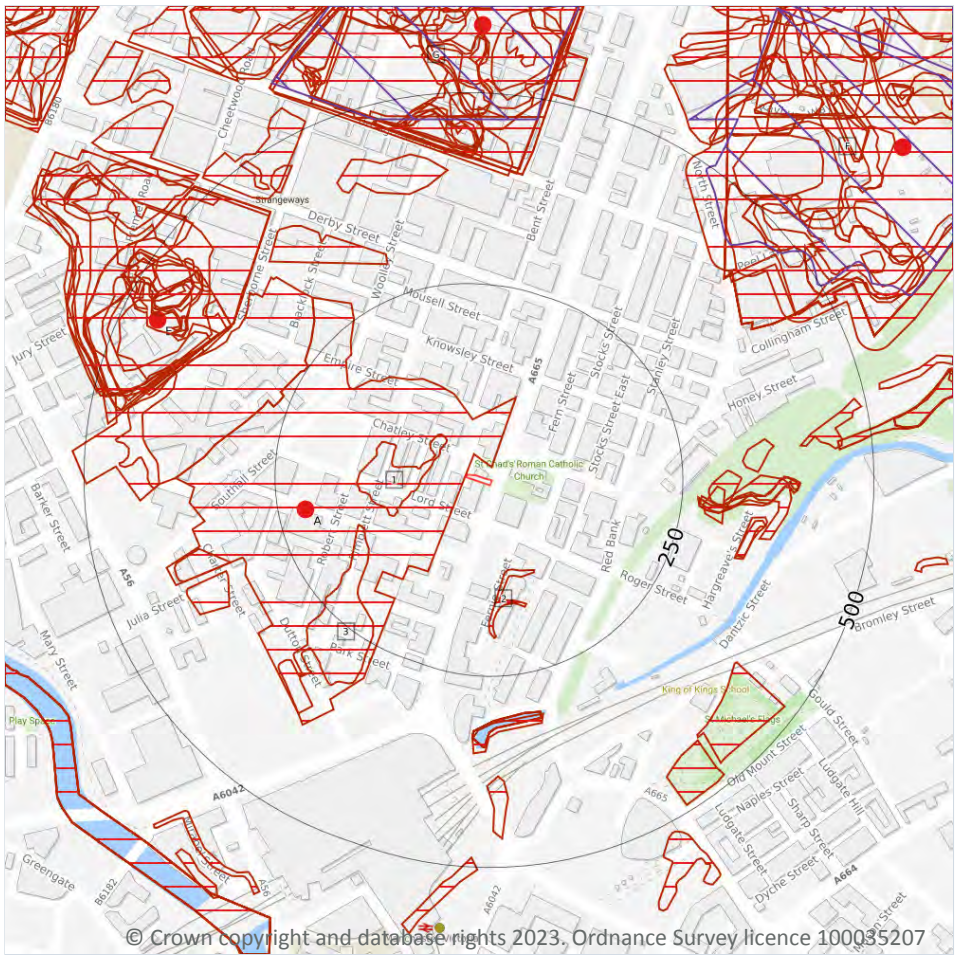
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 133**

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, ground workings and natural cavities



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Site Outline

Search buffers in metres (m)

- Natural cavities (Area)
- Natural cavities (Point)
- BritPits
- Surface ground workings
- Underground workings
- Historical Mineral Planning Areas
- Mining Cavities

Non Coal Mining

- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 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.

18.2 BritPits

Records within 500m	2

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 135**

ID	Location	Details	Description
A	213m W	Name: Strangeways Brick Field Address: Strangeways, MANCHESTER, Lancashire Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
E	452m NW	Name: Sherborne Street Brickworks Address: Cheetham, MANCHESTER, Lancashire Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m	4

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, ground workings and natural cavities map on **page 135**

ID	Location	Land Use	Year of mapping	Mapping scale
A	1m W	Brick Field	1851	1:10560
1	44m NW	Ponds	1851	1:10560
2	113m S	Unspecified Ground Workings	1851	1:10560
3	149m SW	Ponds	1851	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m	10

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 135**

ID	Location	Land Use	Year of mapping	Mapping scale
-	863m E	Tunnel	1956	1:10560
-	863m E	Tunnel	1978	1:10000
-	863m E	Tunnel	1968	1:10560
-	878m E	Tunnel	1985	1:10000
-	878m E	Tunnel	1991	1:10000
-	910m E	Tunnel	1938	1:10560
-	910m E	Tunnel	1933	1:10560
-	910m E	Tunnel	1921	1:10560
-	910m E	Tunnel	1906	1:10560
-	910m E	Tunnel	1923	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	2

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.

Features are displayed on the Mining, ground workings and natural cavities map on **page 135**

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
F	439m NE	North Street	Clay, bricks	Surface mineral working	Valid	14/10/47
G	465m N	Broughton Street	Clay, bricks	Surface mineral working	Valid	13/1/48,14/10/47

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 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.

18.8 JPB mining areas

Records on site	1

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

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

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site	1

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

Location	Details
On site	**The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider.**

This data is sourced from the Coal Authority.

18.10 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.

18.11 Gypsum areas

Records on site	**0**

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	**0**

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.13 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 Radon



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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%

19.1 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 140**

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.

20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m **2**

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 - 25 mg/kg**	**No data**	**200 - 300 mg/kg**	**120 - 240 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
18m SE	15 - 25 mg/kg	No data	200 - 300 mg/kg	120 - 240 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m **4**

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km^2).

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	**17**	**3**	**85**	**58**	**0.5**	**82**	**25**	**32**	**8**
3m W	17	3	192	132	3.2	78	69	29	8
18m SE	18	3.2	89	61	0.5	75	25	28	8
28m SW	17	3	197	135	3.1	74	65	27	7

This data is sourced from the British Geological Survey.

20.3 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.

21 Railway infrastructure and projects



Site Outline

Search buffers in metres (m)

- Crossrail 1 Stations
- Crossrail 1 Route
- Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

21.1 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.

21.2 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.

21.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m	2

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

Features are displayed on the Railway infrastructure and projects map on **page 144**

Location	Land Use	Year of mapping	Mapping scale
202m SE	Railway	1885	-
245m E	Railway Sidings	1923	10560

This data is sourced from Ordnance Survey/Groundsure.

21.5 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.

21.6 Historical railways

Records within 250m	4

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

Features are displayed on the Railway infrastructure and projects map on **page 144**

Location	Description
208m SE	Abandoned
208m SE	Abandoned
209m SE	Abandoned
215m SE	Abandoned

This data is sourced from OpenStreetMap.

21.7 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.

21.8 Crossrail 1

Records within 500m	0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

21.9 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.

21.10 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.

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