



PHASE 1 DESK STUDY

1858 – 330 Brantingham Road, Manchester
Chorlton Car Sales

soilutions



Cert No. 10312

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	Site Location Plan
	Site Boundary Plan
	Proposed Development Plan
APPENDIX II	Groundsure Report
APPENDIX III	Historical Mapping

Limitations

This report was produced by Soilutions Ltd for Chorlton Car Sales and Sufyan Akhtar as the Phase 1 Geo-Environmental Desk Study Report for the 330 Brantingham Road, Manchester to provide a preliminary assessment of potential ground related development constraints and to support a planning application.

This report may not be used by any person other than Chorlton Car Sales and Sufyan Akhtar and must not be relied upon by any other party without the explicit written permission of Soilutions Ltd. In any event, Soilutions Ltd accepts no liability for any costs, liabilities or losses arising as a result of the use or reliance upon the contents of this report by any person other than Chorlton Car Sales and Sufyan Akhtar, or the client if payment in full has not been received.

All parties to this report do not intend any of the terms of the Contracts (Rights of Third Party Act 1999) to apply to this report. Please note that this report does not purport to provide definitive legal advice.

The findings of the desk study are based on the available published information at the time of the production of the report.



EXECUTIVE SUMMARY

1. EXECUTIVE SUMMARY

Soilutions has been commissioned by Chorlton Car Sales to provide a Phase 1 Geo-environmental Desk Study report. The purpose of the report is to collate background historical and geo-environmental data to address where possible land contamination within Planning Policy Guidance and geo-environmental constraints for development.

The site is located to the north of Brantingham Road, approximately 4.15 km south west of Manchester city centre. The approximate National Grid Reference for the centre of the site is (NGR) 381697, 394329. It is proposed to construct two new workshops in the north east of the site.

The site is a car sales lot with a caravan in the north west used as an office, a canopy in the centre of the site and a possible interceptor in the east of the site. The site was an open field until 1916 when a garage is shown at the site on mapping. This later became a petrol station before becoming a car sales lot in the 1980s.

The surrounding area was predominantly agricultural until the late 19th century when the surrounding area became more residential. Marl pits and brick pits were present in the vicinity of the site which were later infilled.

Made Ground is not indicated within the site boundary on the published geological mapping. Made ground is likely to be present on site associated with the historic development of the site. Offsite sources have been identified comprising infilled marl pits.

The site is underlain by bedrock of the Wilmslow Sandstone formation. Superficial deposits comprising Glaciofluvial Sheet Deposits are expected across the site.

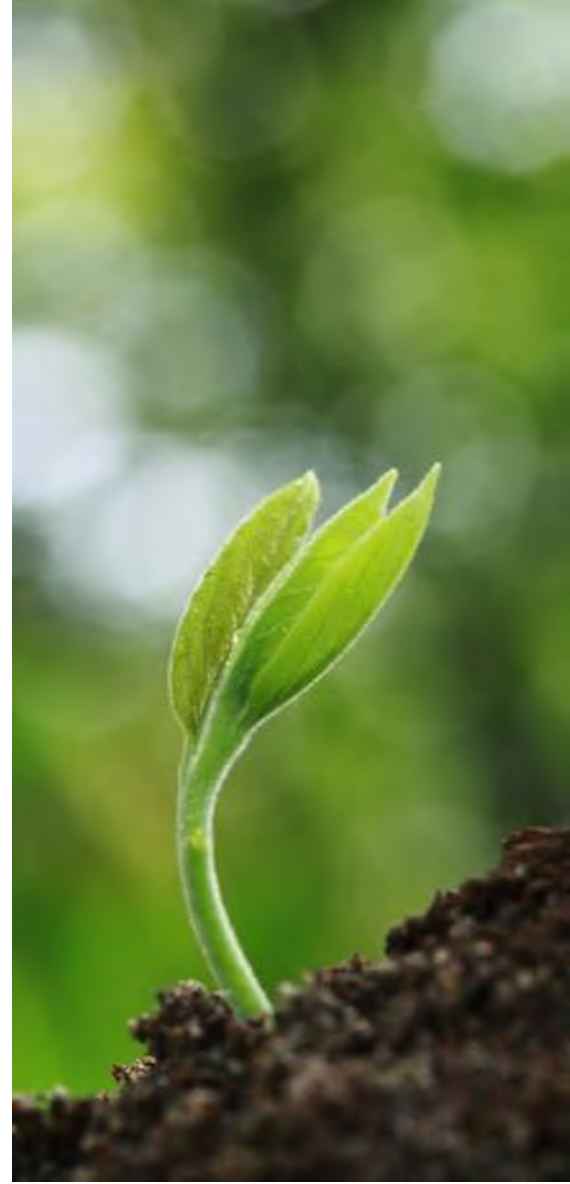
The bedrock geology is designated as a Principal aquifer. The superficial deposits are classified as a Secondary A aquifer. The site is not within a Groundwater Source Protection Zone.

It is not known if any underground fuel tanks remain at the site. Manhole covers at the site suggest that there is an interceptor in the east of the site.

The Preliminary Conceptual Site Model indicates a moderate to high possibility that harm could arise to a designated receptor from identified hazards.

A ground investigation is recommended to assess the geo-environmental constraints identified on site by this desk study.

The executive summary contains an overview of key findings and conclusions. However, no reliance should be placed on the executive summary until the whole of the report has been read. Other sections of the report may contain information which puts into context the findings noted within the executive summary.



INTRODUCTION

2. INTRODUCTION

2.1 Background

Soilutions were commissioned by Chorlton Car Sales (the Client) to conduct a Phase 1 Geo-environmental Desk Study for their site at 330 Brantingham Road, Chorlton (the site).

The Phase 1 Desk Study report has been prepared in general accordance with the Environment Agency's Land Contamination Risk Management (LCRM) guidance and BS10175 (Code of Practice for the Investigation of Potentially Contaminated Sites).

BS10175 recommends that a Preliminary Investigation includes data collection, qualitative interpretation and reporting. Data collection includes documentary research, to:

- Formulate an initial conceptual site model
- Assess need for, and scope of, further investigation; and
- Provide a preliminary risk assessment in a final report.

If the Phase 1 Desk Study identifies potentially significant risks to human health and/or the environment, a subsurface ground investigation may be required to characterise ground conditions at the site. The investigation would determine if contaminative substances are indeed present at or around the site and help quantify the risk to human health and/or the environment.

2.2 Objectives and Scope of Work

The scope and aims of the Phase 1 report, in accordance with BS10175, are to:

- Review historic information and the environmental setting of the site;
- Identify the geology and hydrogeology beneath the site, and within a buffer zone of 250m around the site, using information from the BGS and other sources;
- Review an environmental data report, online and published sources to determine if site specific geo-environmental and geotechnical risks to the site pose a potentially significant risk to development;
- Formulate an initial conceptual site model and preliminary risk assessment (PRA) which identifies possible pollution linkages between contamination sources and receptors via plausible migration and exposure pathways;
- Design an intrusive investigation if the PRA concludes potentially significant risks may be present.

2.3 Proposed Development

It is proposed to construct two new commercial workshop units in the north east of the site. A proposed development plan is included in **APPENDIX I**.

2.4 References

A full reference list is included in **section 8**. Key sources of information used in the production of this report include:

- Groundsure Historical Mapping ref. GS-WWZCBTG8MPOB
- Groundsure Enviro and Geo Insight Report ref. GS-TODKLHEQPX8H
- British Geological Survey. (BGS) Geology of Britain Map Viewer www.bgs.ac.uk
- Department of the Environment Industry Profiles.



SETTING

3. SETTING

3.1 Location

The site is located off Brantingham Road, 4.15km south west of Manchester city centre. The site is rectangular in shape and approximately 0.04 ha in area. The approximate national grid reference is 381697, 394330. A site location plan is included in **APPENDIX I**.

3.2 Site Description

The site is currently a car sales lot. In the north west of the site is a static caravan used as offices. In the centre of the site is a canopy. The remainder of the site is covered by hard standing.

The site is bound by a mix of metal palisade and mesh fencing on all sides.

There is no vegetation at the site.

The topography of the site is generally level. Levels on the Ordnance Survey maps are around 28.00 metres above Ordnance Datum (mAOD).

Vehicle access at the site is off Brantingham Road in the south east.

No service plans have been provided but there are three manhole covers in the east of the site which are indicative of an interceptor for oil and fuel. This suggests the site may have been a petrol station in the past.

3.3 Site Vicinity

The area around the site is occupied by:

North	Houses and shops
East	Albany Road with retirement home, offices and railway line beyond
South	Residential area
West	MOT centre and car wash with shops and houses beyond

3.4 Planning History

The local authority's planning portal has been consulted. The following planning applications for the site have been identified:

Table 1: Table summarising planning history of the site.

Planning Number	Date	Proposal	Decision
136247/FO/2023	2023	Erection of 2no, single storey commercial units for car related use	Approved
F/AD01838	1978	Illuminated poster display unit on front elevation of petrol filling station.	Approved
026176	1986	Use of forecourt of former petrol filling station for the sales of cars and caravans	Approved
080886/OO/2006	2006	Erection of 8 three storey town houses	Refused
116538/FO/2017	2017	Change of use from car sales to an MOT Station (Class B2) and the erection of a single storey building to provide office and waiting room.	Withdrawn

The planning documents for the 2006 application suggest that the potential presence for contaminated land associated with the former use of the site as a petrol station, as detailed in the 1978 and 1986 applications, was the principal reason for the rejection.

3.5 Investigation History

No previous reports have been provided by the client and no reports are available on the planning portal.

3.6 Geology

3.6.1 Strata

The BGS mapping for the site (Ref 1) indicates that the geology at the site comprises:

Table 2: Table summarising geology on-site.

	Unit Name	BGS Description
Anthropogenic	Not shown	N/A
Superficial	Glaciofluvial Sheet Deposits	Sand and Gravel
Bedrock	Wilmslow Sandstone Formation	Sandstone

While made ground is not shown at the site, it is likely to be present due to the historic development of the site. In addition, infilled ground is shown on the BGS maps 70m to the east and 134m to the south west.

3.6.2 Faulting

No faults have been identified in the vicinity of the site.

3.6.3 Borehole Records

The following BGS borehole records have been reviewed (Ref 15):

Table 3: Table summarising borehole records from the site and surrounding area.

BGS Reference	Drilled By	Method	Strata		Distance (m)	Direction
			Depth (m)	Description		
SJ89SW821	Dunelm Drilling	CP	0.00-0.90	Tarmac and brick	29	NW
			0.90-2.60	Sand		
			2.60-4.50	Sand and gravel		
			4.50-5.00	Clay		
SJ89SW822	Dunelm Drilling	CP	0.00-0.60	Tarmac and brick	39	N
			0.60-1.60	Clay		
			1.60-2.70	Sand		
			2.70-5.00	Clay		

The borehole records state that the soils between 0.60 and 1.60m depth were “contaminated with fuel”. These boreholes were drilled at a second petrol station still present on the B5217 Manchester Road (ESSO).



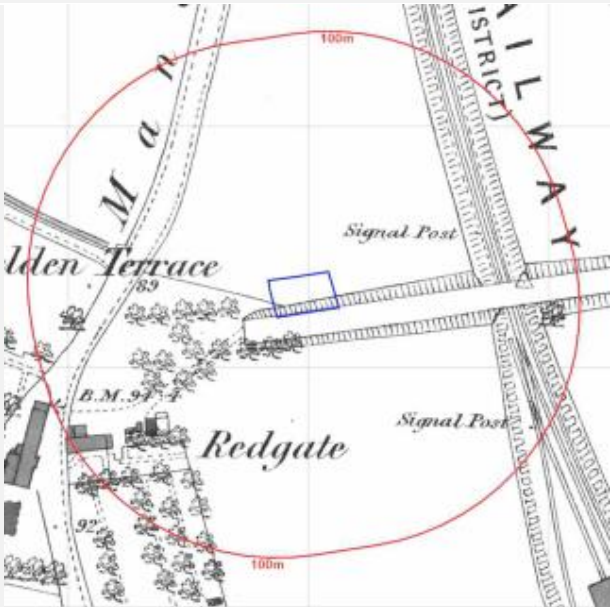
SITE HISTORY

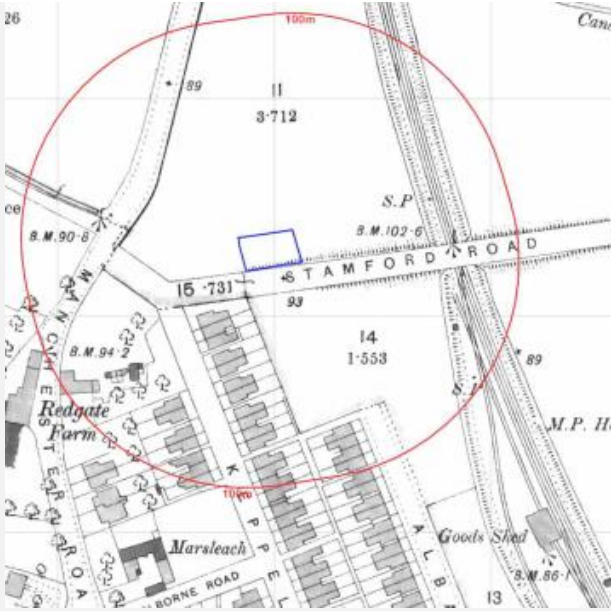
4. SITE HISTORY

4.1 Map Review

A summary of the information obtained from the available historical maps and aerial photographs are presented in the table below. Copies of the historic maps are provided in **APPENDIX III**.

Table 4: Table summarising site history from historical mapping.

Date	Scale	Map	Observations
1849	1:10,560		<p>On Site</p> <p>The site is part of two fields.</p> <p>Off Site (within 250m)</p> <p>The surrounding area is predominantly agricultural, with fields on all sides. Adjacent to the west is an orchard.</p> <p>There are several Marl Pits in the area, including one 70m to the east and a group of seventeen 150-250m to the west.</p> <p>To the south is a small group of houses.</p>
1881	1:2,500		<p>On Site</p> <p>The south of the site is part of an embankment for a bridge over a railway line. The north of the site is part of a field.</p> <p>Off Site (within 250m)</p> <p>Adjacent to the south is the rest of the embankment for the railway line.</p> <p>100-250m to the west and south west, there has been residential development. The majority of the Marl Pits to the west and east have been infilled.</p> <p>A railway line runs north to south 80m to the east of the site.</p>

1894-1911	1:2,500 1:10,560		<p>On Site</p> <p>No significant changes.</p>
			<p>Off Site (within 250m)</p> <p>The area to the south has undergone significant residential development. The area to the north also becomes residential from the early 20th century.</p> <p>All the Marl Pits have been infilled.</p>
1916-1963	1:1,250 1:2,500 1:10,560		<p>On Site</p> <p>A garage is shown at the site.</p>
			<p>Off Site (within 250m)</p> <p>Houses are shown adjacent to the north of the site. A row of domestic garages is shown 30m to the north.</p>
1966-2025	1:1,250 1:10,000		<p>On Site</p> <p>The site appears to have been redeveloped as a petrol station.</p>
			<p>Off Site (within 250m)</p> <p>A second petrol station is shown 30m to the north west.</p>



ENVIRONMENTAL SENSITIVITY

5. ENVIRONMENTAL SENSITIVITY

5.1 Radon

The site is not recorded to be within a radon affected area as <1 % of properties are above the action level. Radon protection measures are not required in any new buildings at the site.

5.2 Geological Hazards

The following ground stability hazard ratings for the site are detailed in the Groundsure report:

Table 5: Table summarising geological hazards on and off-site.

Hazard	Direction	Hazard Rating
Potential for Shrinking or Swelling Clay Ground Stability Hazards	On site	Very low
Potential for Running Sand Ground Stability Hazards	On site	Very low
Potential for Compressible Ground Stability Hazards	On site	Negligible
Potential for Collapsible Rocks Stability Hazards	On site	Very low
Potential for Landslide Ground Stability Hazards	On site	Very low
Potential for Ground Dissolution Stability Hazards	On site	Negligible

5.3 Mining

5.3.1 Non-Coal Extractions

The following records of non-coal mining activity within 250m of the site are detailed in the Groundsure report:

Table 6: Table summarising non-coal mining extractions on and off-site in the surrounding area.

Name	Resource Extracted	Active?	Distance (m)	Direction
Railway cuttings	N/A	No	46-76	E/NE
Marl pits	Marl/Clay	No	123	SW
Ponds	N/A	No	199-213	W
Railway cuttings	N/A	No	223	N
Pond	N/A	No	223	W
Brick kiln pits	Clay	No	225	W

With the exception of the railway cuttings, all these workings appear to have been infilled.

5.3.2 Coal Mining

The site does not lie within a Mining Remediation Authority Reporting Area.

5.4 Contaminated Land

No sites in the vicinity are identified as Contaminated Land under Part 2A of the Environmental Protection Act 1990 (Ref 11).

5.5 Water Environment

5.5.1 Hydrogeology

The following aquifer classifications have been identified for the site:

Table 7: Table summarising the hydrogeology on-site.

	Unit Name	Aquifer Classification
Superficial	Glaciofluvial Sheet Deposits	Secondary A ^a
Bedrock	Wilmslow Sandstone Formation	Principal ^a

^aEnvironment Agency Classification (Ref 18) ^bSEPA Classification (Ref 12) ^cMcDonald et Al Classification (Ref 17)

The site is not located in a Source Protection Zone.

5.5.2 Hydrology

There are no surface water features within 500m of the site.

5.5.3 Flooding

The site does not lie within an Environment Agency floodplain.

Although the report provides information on flood risk this does not constitute a flood risk assessment for the site. The flood risk information does not account for flooding from sources such as blockages in drainage systems, artificial water features and overland flow. A separate Flood Risk Assessment may be required for the site.

5.5.4 Water Abstractions

The following groundwater abstraction licenses are listed in the Groundsure report within 2km of the site.

Table 8: Table summarising groundwater abstractions within 2km.

Site Name	Water Use	Potable?	Distance (m)	Direction
Warwick Road South	Process water	No	1060	N
Trafford Town Hall	Heat pump	No	1671-1700	NW

No surface water abstraction licenses are listed in the Groundsure report within 250m of the site.

5.5.5 Discharge Consents

No surface water discharge consents are listed in the Groundsure report within 250m of the site.

5.5.6 Pollution Incidents

No Environment Agency Recorded Pollution Incidents to Controlled Water are listed in the Groundsure report within 250m of the site.

5.6 Waste Sites

No records of historic or current landfills or other waste sites are listed in the Groundsure report within 250m of the site.

5.7 Licensed Industrial Activity

5.7.1 Licensed Sites

No Integrated Pollution Prevention and Controls, Environment Agency or Local Authority Integrated Pollution Controls, Environmental Permits or Enforcements are listed in the Groundsure report within 250m of the site.

No Radioactive Substance Licenses are listed in the Groundsure report within 250m of the site.

The following Part A(2) or Part B activities are listed in the Groundsure report within 250m of the site.

Table 9: Table showing Part A(2) or Part B activities within 250m.

Site Name	Activities	Active?	Distance (m)	Direction
Chorlton Service Station	Unloading of petrol	Yes	41	NW
Village Dry Cleaners	Dry cleaning	Yes	135	SW

5.7.2 Current Industrial Activities

Seventeen records of industrial activity are recorded within 250m of the site. The closest industrial activities to the site are:

Table 10: Table showing current industrial activities within 250m.

Site Name	Activities	Active?	Distance (m)	Direction
Chorlton MOT & Service Ltd	Vehicle repair, testing and servicing	Yes	2	NW
Petrol station	Petrol and fuel stations	Yes	32	NW
Airtight Productions	Recording studio	Yes	115	SE

Site Name	Activities	Active?	Distance (m)	Direction
Manchester Microwave	Electronic equipment	Yes	124	SE
Chorlton Cars	Vehicle repair, testing and servicing	Yes	130	SE
Starco Auto Electrics	Vehicle repair, testing and servicing	Yes	142	SE
Forest Food	Catering	Yes	143	SE
Albany Auto Services	Vehicle repair, testing and servicing	Yes	155	SE
Riley's MOT Testing Centre	Vehicle repair, testing and servicing	Yes	155	SE
Compfix Computer Maintenance	Electrical equipment	Yes	219	N
Specsavers Hearcare	Disability Equipment	Yes	241	SW

The remaining records relate to sub-stations, masts and shafts for railway tunnels.

5.7.3 Fuel Stations and Tanks

The following petrol filling station records are listed in the Groundsure report within 250m of the site.

Table 11: Table showing fuel stations listed within 250m.

Site Name	Active?	Distance (m)	Direction
Esso	Yes	40	N

There is no record for the petrol station that was previously at the site, identified from historic planning applications.

The following records of tanks are listed in the Groundsure report within 250m of the site.

Table 12: Table showing tanks listed within 250m.

Site Name	Tank Type	Date	Distance (m)	Direction
Unknown	Unspecified	1981-1992	216	SW
Unknown	Unspecified	1981	232	SW

Given the distance from the site, it is unlikely these tanks pose a potentially significant risk to the environment or end users at the site.

5.8 Sensitive Land Uses

No records of sensitive land use (nitrate vulnerable zones, ancient woodland, Sites of Special Scientific Interest, greenbelt etc.) are listed in the Groundsure report within 250m of the site.

5.9 Data Integrity Assessment

The data has been collated from information supplied by third parties. While the data is understood to be contemporary, some changes to land-use may have occurred since the time of data collection. However, it is considered that any changes in land-use will not have any detrimental impact to the property on the basis that potentially contaminating land-uses are regulated in a manner that reduces potential for impact.

No evidence has been presented during this study that indicates that historic or contemporary data is inaccurate and as such may be relied upon to provide reasonable evidence of potential risk as it relates to the proposed development.



CONCEPTUAL SITE MODEL

6. CONCEPTUAL SITE MODEL

6.1 Site Setting

The geo-environmental setting of the site, determined by the information detailed in sections 2, 3 and 4, is summarised below.

Table 13: Table summarising the geo-environmental setting of the site.

Site Description	The site is a car sales lot with a caravan in the north west used as an office, a canopy in the centre of the site and a possible interceptor in the east of the site.	
Site History	<p>The site was an open field until 1916 when a garage is shown at the site. This later became a petrol station before becoming a car sales lot in the 1980s.</p> <p>The surrounding area was predominantly agricultural until the late 19th century when the surrounding area became more residential. Marl pits and brick pits were present in the vicinity of the site which were later infilled.</p>	
Geology	Made Ground	Made ground is not shown on the BGS mapping. Made ground may be present associated with the historic development of the site. Made ground is also shown in the vicinity of the site.
	Superficial	Superficial deposits comprising Glaciofluvial Sheet Deposits are expected at the site.
	Bedrock	Bedrock deposits comprising Wilmslow Sandstone Formation deposits are expected at the site.
Water Environment	Aquifers	<p>The bedrock deposits are classified as a Principal aquifer.</p> <p>The superficial deposits are a Secondary A aquifer.</p>
	Surface Water	There are no surface water features in the vicinity of the site.

At this stage, the following uncertainties exist due to gaps in the available data:

- Whether any underground fuel storage tanks remain at the site.
- No chemical data is available for the site.
- No data on groundwater levels is available.
- The depth and nature of made ground is unknown.
- The ground gas regime at the site is unknown.

6.2 Preliminary Conceptual Site Model (PCSM)

A preliminary conceptual site model has been prepared for the site based on the guidance given Environment Agency's Land Contamination Risk Management (LCRM) guidance (Ref 19). The basis of this approach is the development of a conceptual site model (CSM) to represent the source-pathway-receptor pollutant linkages which form the basis of the assessment of risk.

The production of the risk assessment follows the principles given in LCRM, using a tiered assessment hierarchy.

Table 14: Table summarising tiered assessment hierarchy.

Tier 1	Identification of possible pollutant linkages and creation of PCSM
Tier 2	Non-site-specific assessment of chemical data using generic assessment criteria (GAC)
Tier 3	Site-specific assessment of chemical data using site specific assessment criteria (SSAC) where GAC are not available or applicable.

This report comprises a Tier 1 assessment. No site investigation has taken place and so the source-path-receptor linkage has been identified using the information included in the

Groundsure report, Department of the Environment Industry Profiles (Ref 3) and other sources detailed in the reference list.

6.3 Potential Contamination Sources

6.3.1 On-site

Table 15: Sources identified on-site.

Source	Contaminants
S1: Garage and petrol station	Source of heavy metals, phenols, polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPHs), volatile organic compounds (VOCs) and asbestos. Source of vapours.
S2: Possible made ground	Source of heavy metals, phenols, PAHs, TPHs, VOCs and asbestos.

6.3.2 Off-site

Table 16: Sources identified off-site.

Source	Contaminants
S3: Infilled marl pits	Source of ground gas.
S4: Garage and petrol station	Source of heavy metals, phenols, PAHs, TPHs, VOCs and asbestos. Source of vapours.

6.4 Pathways

Table 17: Pathways identified.

Pathway
P1: Human Uptake
<ul style="list-style-type: none"> • Dermal contact with soils and dust • Ingestion of soils and dust • Inhalation of soils, dust and vapour
P2: Migration in solution through groundwater
P3: Migration along preferential pathways via underground services and drainage runs (pipes, culverts and granular material)
P4: Migration by surface run off
P5: Ground gas and vapour migration

6.5 Receptors

Table 18: Receptors identified.

Source	Details
R1: End Users	A commercial development is proposed.
R2: Controlled Water: Groundwater	The bedrock deposits are classified as a Principal aquifer.
R3: Property	The superficial deposits are a Secondary A aquifer. Services (e.g. drinking water supply pipes) and structures/buildings (concrete used in foundations)
R4: Adjacent Property	Residential buildings and commercial garages.

The conceptual site model is present in the table below. The risk assessment has been produced using the risk model in **Table 19** and **Table 20**, adapted from CIRIA C552, "Contaminated Land Risk Assessment- A Guide to Good Practice" (Ref 9):

Table 19: Table summarising severity and probability for risk assessment model.

	Category	Definition
Potential Severity	Severe	Acute risks to human health, catastrophic damage to buildings/property, major pollution of controlled waters
	Medium	Chronic risk to human health, pollution of sensitive ecosystems or species, significant damage to buildings or structures.
	Mild	Pollution of non-sensitive waters, minor damage to buildings/property.
	Minor	Requirement for protective equipment during site works to mitigate health effects, damage to non-sensitive ecosystems or species.
Probability of Risk	High Likelihood	Pollutant linkage may be present and risk is almost certain to occur in long term, or there is evidence of harm to the receptor.
	Likely	Pollutant linkage may be present and it is probable that the risk will occur over the long term.
	Low Likelihood	Pollutant linkage may be present and there is a possibility of the risk occurring, although there is no certainty that it will do.
	Unlikely	Pollutant linkage may be present but the circumstances under which harm would occur are improbable.

Table 20: Table summarising overall risk for assessment model.

		Potential Severity			
Probability of Risk		Severe	Medium	Mild	Minor
	High Likelihood	Very High	High	Moderate	Moderate/Low
	Likely	High	Moderate	Moderate/Low	Low
	Low Likelihood	Moderate	Moderate/Low	Low	Negligible
	Unlikely	Moderate/Low	Low	Negligible	Negligible

The preliminary conceptual site model is produced on the following page (**Table 21**).

Preliminary Conceptual Site Model

Table 21: Table summarising preliminary conceptual site model.

Source		Pathway		Receptor		Severity	Probability	Risk	Comments	Proposed Investigation
On-Site S1 Garage and petrol S2 station Possible made ground		P1	Human uptake	R1	End Users	Medium	Unlikely	Low	End users may interact with the soils through leisure or maintenance activities, however the site is covered by hard standing which breaks the pathway to receptors for all but vapour inhalation pathways, which are considered below. Contamination associated with the use of the site as a garage and petrol station and possible made ground may be present at the site. The risk to human health is Low .	No further investigation required.
		P2	Migration in solution through groundwater	R2	Groundwater	Medium	High	High	The site is underlain by bedrock of the Wilmslow Sandstone Formation, which is classified as a Principal aquifer. Superficial deposits at the site are a Secondary A aquifer. Contamination associated with the use of the site as a garage and petrol station and possible made ground may be present at the site. It is unknown if fuel tanks remain at the site but there appears to be an interceptor in the east. Based on the information available, the risk to groundwater is considered to be High .	Groundwater samples should be collected to determine the risk to groundwater. Records should be reviewed to identify if any tanks exist at the site. Soil samples should be collected to determine if the soils at the site are the source of any contamination in groundwater.
		P3	Migration through preferential pathways							
		P4	Migration by surface run off							
Off-Site		P2	Migration in solution through groundwater	R1	End Users	Severe	Likely	High	Made ground and the underlying natural geology may contain hazardous ground gases that could migrate along preferential natural structures as well as man-made pathways. The use of the site as a petrol station and the infilled marl pits in the vicinity of the site are deemed to be a potential source of ground gases and vapours. It is considered that until gas monitoring has been undertaken to identify gas levels at the site, that the risk is High .	Ground gas monitoring should be carried out in boreholes at the site on four occasions at one week intervals. VOC monitoring should also be carried out and soil samples should be collected and tested for VOCs.
		P3	Migration through preferential pathways							
		P5	Ground gas and vapour migration							
S3 Garage and petrol S4 station Infilled marl pits		P2	Migration in solution through groundwater	R4	Property	Medium	Likely	Moderate	Made ground and the underlying natural geology may contain contaminants that could migrate along preferential natural structures as well as man-made pathways. It is possible that made ground and natural deposits may contain sulphates and therefore present a risk to buried concrete and water pipes. At this stage, the risk to buried structures is considered to be Moderate .	UKWIR testing which should be carried out in the construction phase.
		P3	Migration through preferential pathways							
		P4	Migration by surface run off	R5	Adjacent Property					
		P5	Ground gas and vapour migration							



CONCLUSIONS

7. CONCLUSIONS

7.1 Conclusions

Based on the information obtained and reviewed as part of this desk study and the Conceptual Site Model and Pollutant Linkage Assessment, it is concluded that the soils at the site present a potentially significant risk to site users, contractors and/or the wider environment and that a potentially significant risk from off-site contamination is present at the site associated with the former use of the site as a garage and petrol station, possible made ground at the site, an off-site petrol station and infilled marl pits in the area.

The constraints to the development include:

- Possible underground fuel tanks
- Contamination associated with the use of the site as a garage and petrol station may be present at the site which poses a potentially significant risk to human health
- Contamination associated with the use of the site as a garage and petrol station and an off-site petrol station may be present at the site which poses a potentially significant risk to groundwater
- The use of the site as a petrol station and the infilled marl pits are potential sources of harmful vapours and ground gases

7.2 Recommendations

A ground investigation is recommended at the site to address the constraints identified by this desk study. The investigation should be designed after consulting the local fire service or petroleum officer to determine if any fuel tanks are present at the site. If records are not available, a geophysical survey may be required to determine if any tanks remain or if they have been removed and the excavation backfilled.

The investigation should aim to identify if any contamination associated with the petrol station is present in the groundwater and soils and if any harmful ground gases or vapours pose a risk to end users. This will likely require the drilling of boreholes which should be both targeted on the tank location(s) and untargeted across the site.



REFERENCES

8. REFERENCES

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APPENDIX I

Figures

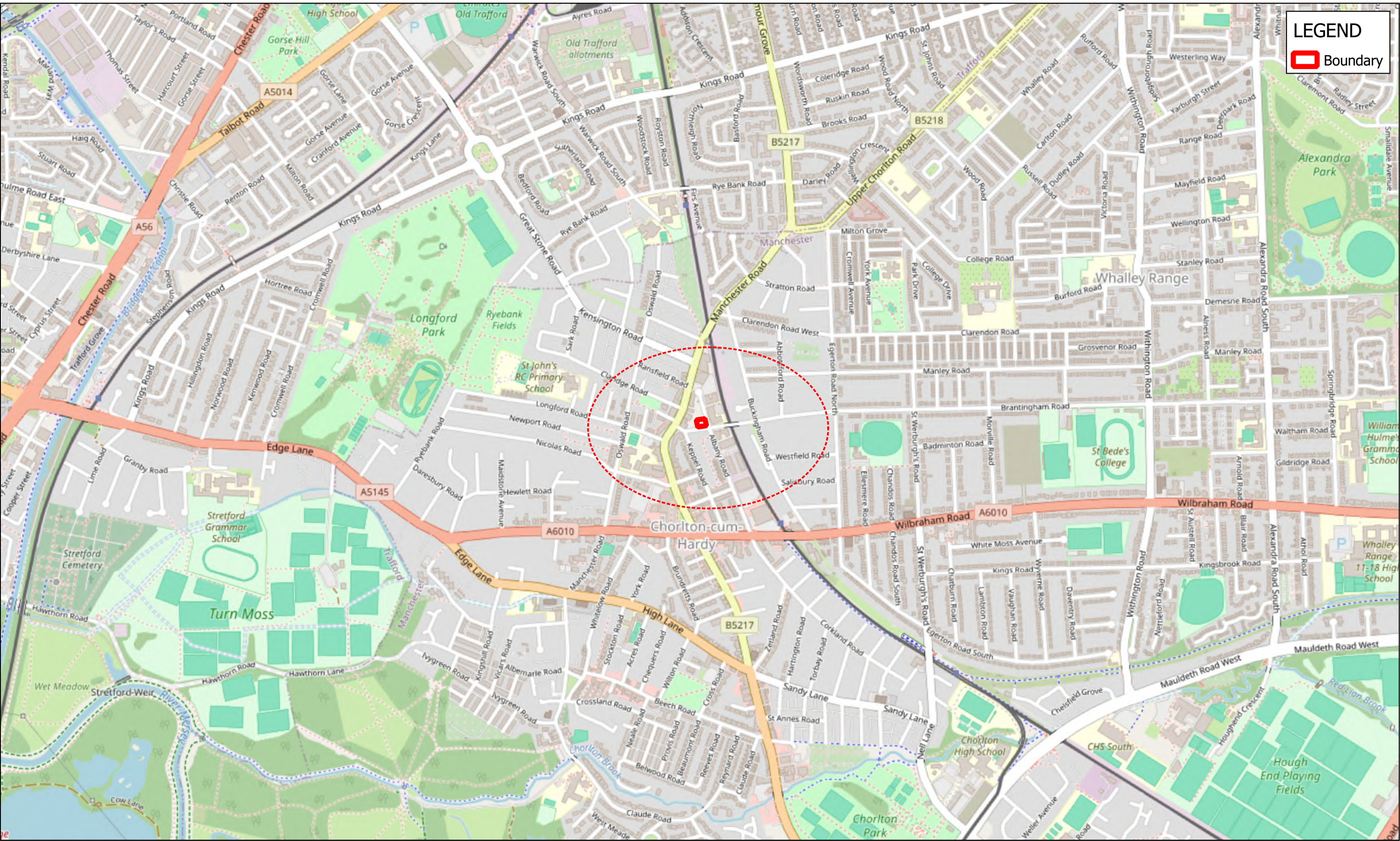
Site Location Plan

Site Boundary Plan

Proposed Development Plan

LEGEND

Boundary



SITE:
330 BRANTINGHAM RD, MANCHESTER

DRAWING NO:
1858/001

PROJECT NO:
1858

DATE:
20.3.25

TITLE:
SITE LOCATION PLAN

SCALE (A3)
1:10000

DRAWN
MTF

CHECKED
JC

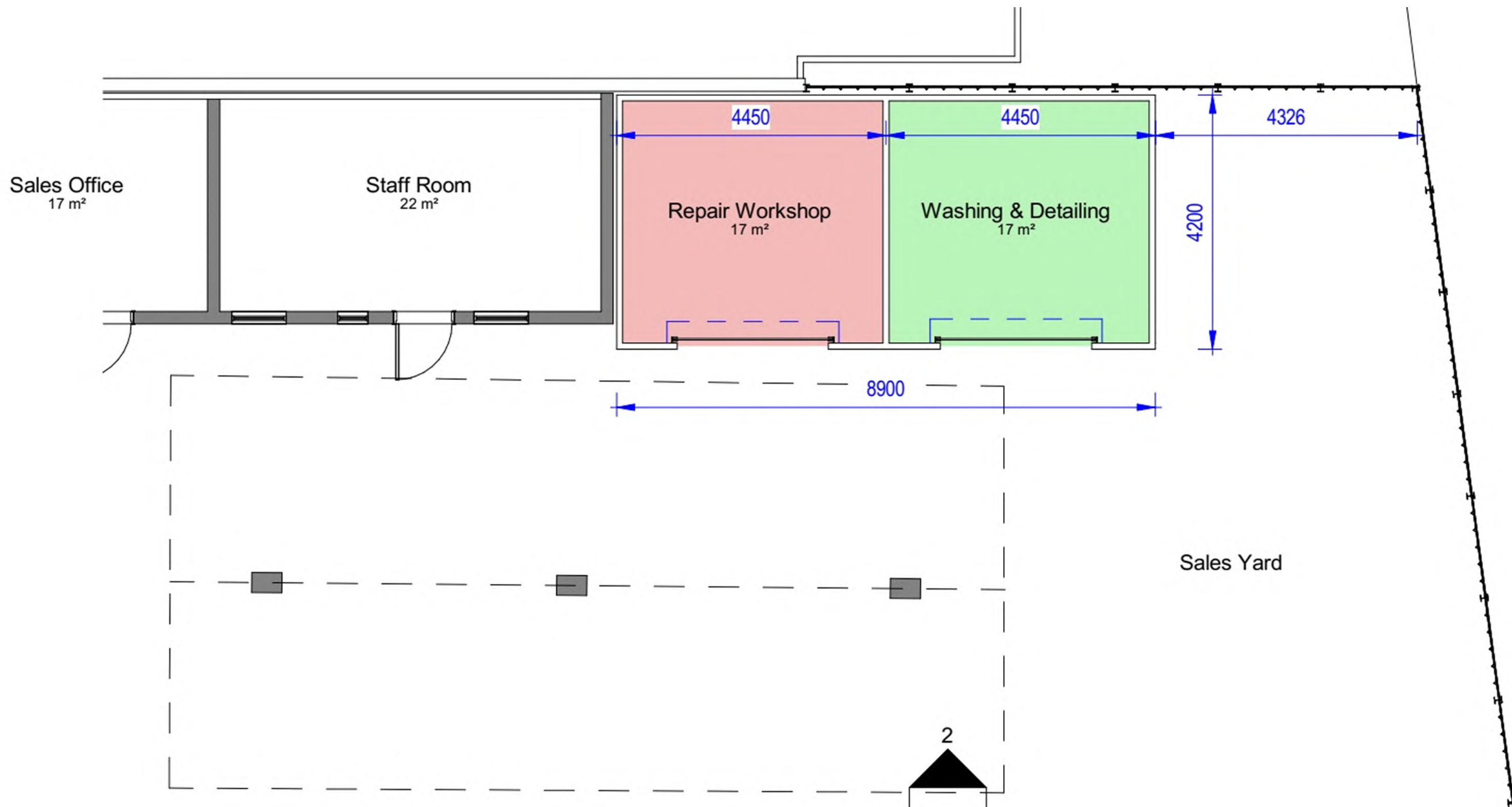
REVISION
0

 soilutions

soilutions.co.uk
0800 0209 307
info@soilutions.co.uk



SITE: 330 BRANTINGHAM RD, MANCHESTER	DRAWING NO: 1858/002		PROJECT NO: 1858	DATE: 20.3.25	 soilutions soilutions.co.uk 0800 0209 307 info@soilutions.co.uk
	SCALE (A3) 1:250	DRAWN MTF	CHECKED JC	REVISION 0	
TITLE: SITE BOUNDARY PLAN					



SITE:
330 BRANTINGHAM RD, MANCHESTER

DRAWING NO:
1858/003

PROJECT NO:
1858

DATE:
20.3.25

TITLE:
PROPOSED DEVELOPMENT PLAN

SCALE (A3)
NTS

DRAWN
MTF

CHECKED
JC

REVISION
0



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APPENDIX II

Groundsure Report

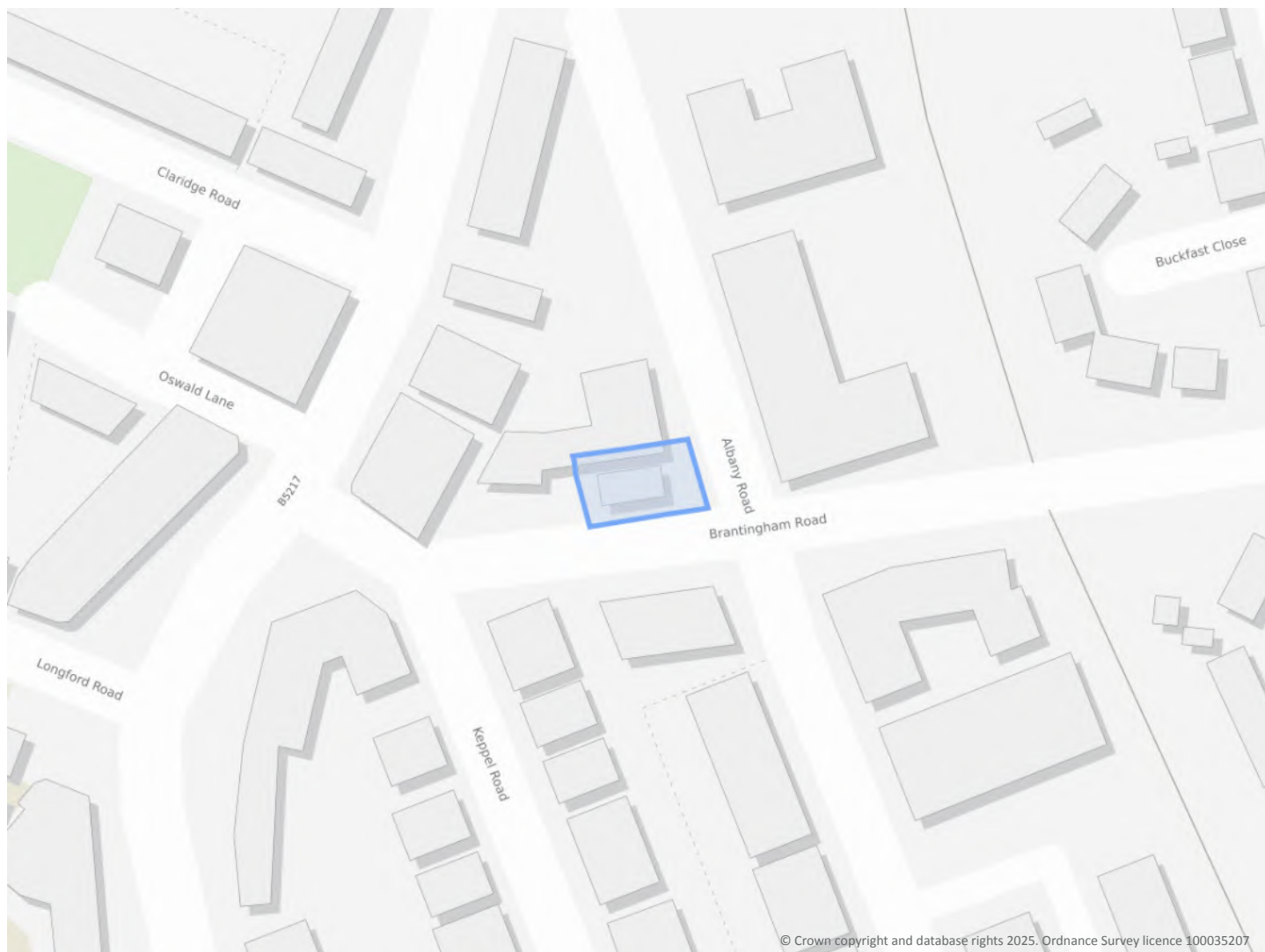
330 BRANTINGHAM RD, MANCHESTER, M21 0BJ

Order Details

Date: 20/03/2025
Your ref: 1858MTF
Our Ref: GS-TOD-KLH-EQP-X8H

Site Details

Location: 381697 394330
Area: 0.04 ha
Authority: [Manchester City Council](#) ↗



Summary of findings

[p. 2 >](#) **Aerial image**

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#) **[Insight User Guide](#)** ↗

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	2	28	48	-
18 >	1.2 >	Historical tanks >	0	0	2	3	-
19 >	1.3 >	Historical energy features >	0	0	10	4	-
20	1.4	Historical petrol stations	0	0	0	0	-
20 >	1.5 >	Historical garages >	5	2	1	7	-
21	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
22 >	2.1 >	Historical industrial land uses >	0	2	35	63	-
26 >	2.2 >	Historical tanks >	0	0	5	4	-
27 >	2.3 >	Historical energy features >	0	0	14	6	-
28	2.4	Historical petrol stations	0	0	0	0	-
28 >	2.5 >	Historical garages >	7	2	1	7	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
30	3.1	Active or recent landfill	0	0	0	0	-
30	3.2	Historical landfill (BGS records)	0	0	0	0	-
31	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
31	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
31	3.5	Historical waste sites	0	0	0	0	-
31	3.6	Licensed waste sites	0	0	0	0	-
31 >	3.7 >	Waste exemptions >	0	0	3	3	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
33 >	4.1 >	Recent industrial land uses >	0	3	15	-	-
35 >	4.2 >	Current or recent petrol stations >	0	1	0	1	-
35	4.3	Electricity cables	0	0	0	0	-
35	4.4	Gas pipelines	0	0	0	0	-
35	4.5	Sites determined as Contaminated Land	0	0	0	0	-



36	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
36	4.7	Regulated explosive sites	0	0	0	0	-
36	4.8	Hazardous substance storage/usage	0	0	0	0	-
36	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
36	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
37 >	4.11 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	1	1	5	-
38	4.12	Radioactive Substance Authorisations	0	0	0	0	-
38	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
38	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
38	4.15	Pollutant release to public sewer	0	0	0	0	-
38	4.16	List 1 Dangerous Substances	0	0	0	0	-
39	4.17	List 2 Dangerous Substances	0	0	0	0	-
39	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
39	4.19	Pollution inventory substances	0	0	0	0	-
39	4.20	Pollution inventory waste transfers	0	0	0	0	-
39	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
40 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
42 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
43 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
44	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
44	5.5	Groundwater vulnerability- local information	None (within 0m)				
45 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	3
46	5.7	Surface water abstractions	0	0	0	0	0
47	5.8	Potable abstractions	0	0	0	0	0
47	5.9	Source Protection Zones	0	0	0	0	-
47	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
48 >	6.1 >	<u>Water Network (OS MasterMap) ></u>	0	0	1	-	-



49	6.2	Surface water features	0	0	0	-	-
49 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
49 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
50 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
51	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
51	7.2	Historical Flood Events	0	0	0	-	-
51	7.3	Flood Defences	0	0	0	-	-
52	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
52	7.5	Flood Storage Areas	0	0	0	-	-
53	7.6	Flood Zone 2	None (within 50m)				
53	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
54 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
56 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
57	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
58	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
58	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
58	10.4	Special Protection Areas (SPA)	0	0	0	0	0
58	10.5	National Nature Reserves (NNR)	0	0	0	0	0
59 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	2
59 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	2
59	10.8	Biosphere Reserves	0	0	0	0	0
60	10.9	Forest Parks	0	0	0	0	0
60	10.10	Marine Conservation Zones	0	0	0	0	0
60 >	10.11 >	Green Belt >	0	0	0	0	2
60	10.12	Proposed Ramsar sites	0	0	0	0	0



61	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
61	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
61	10.15	Nitrate Sensitive Areas	0	0	0	0	0
61	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
62 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
63	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
64	11.1	World Heritage Sites	0	0	0	-	-
65	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
65	11.3	National Parks	0	0	0	-	-
65 >	11.4 >	Listed Buildings >	0	0	2	-	-
66	11.5	Conservation Areas	0	0	0	-	-
66	11.6	Scheduled Ancient Monuments	0	0	0	-	-
66	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
68	12.2	Open Access Land	0	0	0	-	-
68	12.3	Tree Felling Licences	0	0	0	-	-
68	12.4	Environmental Stewardship Schemes	0	0	0	-	-
68	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
69	13.1	Priority Habitat Inventory	0	0	0	-	-
69	13.2	Habitat Networks	0	0	0	-	-
69	13.3	Open Mosaic Habitat	0	0	0	-	-
69	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
70 >	14.1 >	10k Availability >	Identified (within 500m)				
71 >	14.2 >	Artificial and made ground (10k) >	0	0	3	3	-
73 >	14.3 >	Superficial geology (10k) >	1	1	0	0	-

74	14.4	Landslip (10k)	0	0	0	0	-
75 >	14.5 >	Bedrock geology (10k) >	1	0	0	0	-
76	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
77 >	15.1 >	50k Availability >	Identified (within 500m)				
78 >	15.2 >	Artificial and made ground (50k) >	0	0	0	1	-
79	15.3	Artificial ground permeability (50k)	0	0	-	-	-
80 >	15.4 >	Superficial geology (50k) >	1	1	0	1	-
81 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
81	15.6	Landslip (50k)	0	0	0	0	-
81	15.7	Landslip permeability (50k)	None (within 50m)				
82 >	15.8 >	Bedrock geology (50k) >	1	0	0	1	-
83 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
83	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
84 >	16.1 >	BGS Boreholes >	0	3	5	-	-
Page	Section	Natural ground subsidence >					
86 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
87 >	17.2 >	Running sands >	Very low (within 50m)				
88 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
89 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
90 >	17.5 >	Landslides >	Very low (within 50m)				
91 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
93 >	18.1 >	BritPits >	0	0	0	1	-
94 >	18.2 >	Surface ground workings >	0	1	15	-	-
95	18.3	Underground workings	0	0	0	0	0
95	18.4	Underground mining extents	0	0	0	0	-
95	18.5	Historical Mineral Planning Areas	0	0	0	0	-

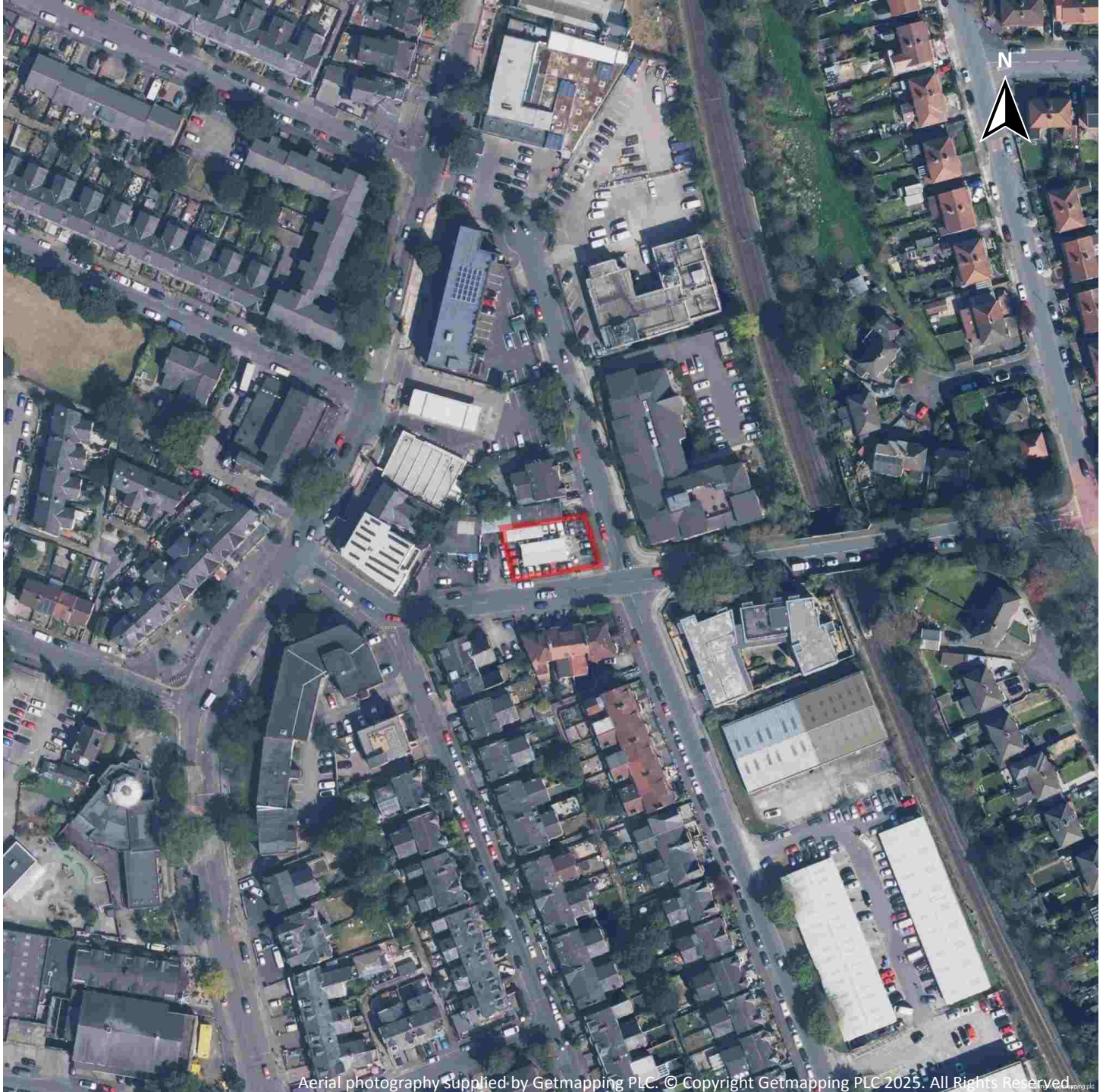


95	18.6	Non-coal mining	0	0	0	0	0
96 >	18.7 >	JPB mining areas >	Identified (within 0m)				
96	18.8	The Coal Authority non-coal mining	0	0	0	0	-
96 >	18.9 >	Researched mining >	0	0	0	1	-
97	18.10	Mining record office plans	0	0	0	0	-
97	18.11	BGS mine plans	0	0	0	0	-
97	18.12	Coal mining	None (within 0m)				
97	18.13	Brine areas	None (within 0m)				
97	18.14	Gypsum areas	None (within 0m)				
98	18.15	Tin mining	None (within 0m)				
98	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
99	19.1	Natural cavities	0	0	0	0	-
99	19.2	Mining cavities	0	0	0	0	0
99	19.3	Reported recent incidents	0	0	0	0	-
99	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
101 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
103 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	1	-	-	-
103	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
103	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
104	22.1	Underground railways (London)	0	0	0	-	-
104	22.2	Underground railways (Non-London)	0	0	0	-	-
105	22.3	Railway tunnels	0	0	0	-	-
105 >	22.4 >	Historical railway and tunnel features >	0	2	22	-	-
106	22.5	Royal Mail tunnels	0	0	0	-	-
106 >	22.6 >	Historical railways >	0	0	1	-	-



107 >	22.7 >	Railways >	0	0	5	-	-
107	22.8	Crossrail 2	0	0	0	0	-
107	22.9	HS2	0	0	0	0	-

Recent aerial photograph

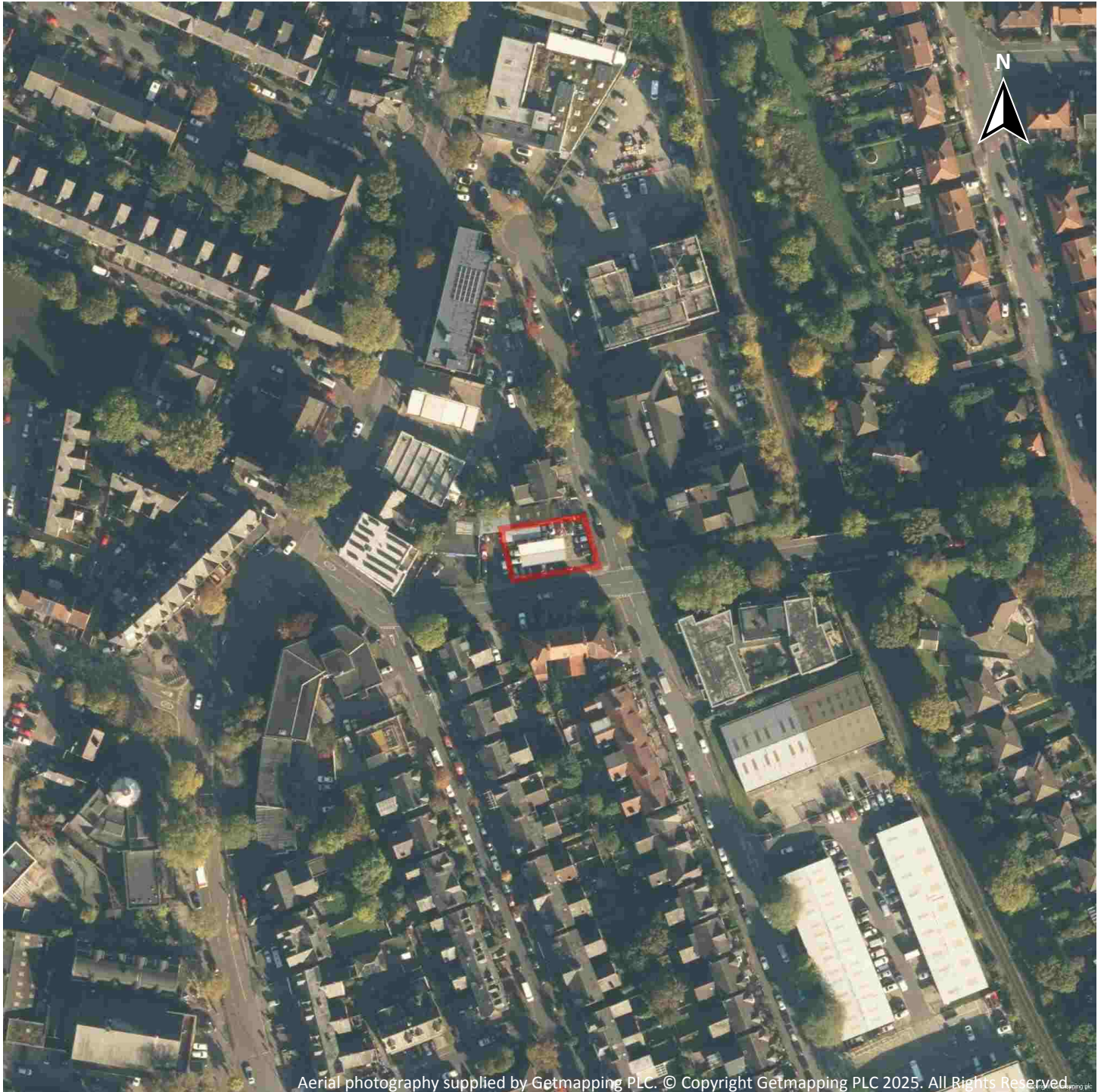


Capture Date: 07/04/2023

Site Area: 0.04ha



Recent site history - 2022 aerial photograph

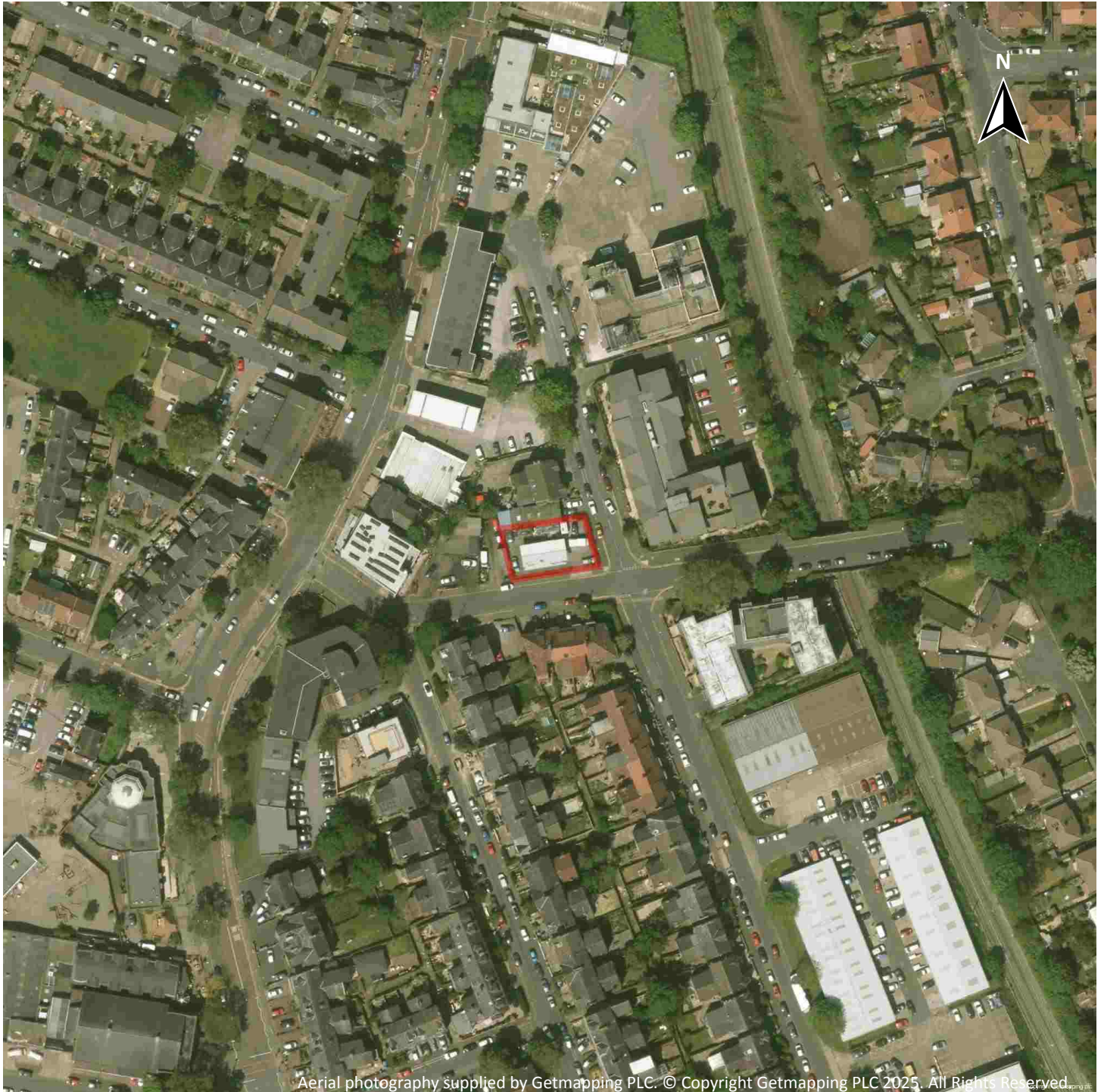


Capture Date: 18/10/2022

Site Area: 0.04ha



Recent site history - 2015 aerial photograph



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Capture Date: 11/06/2015

Site Area: 0.04ha



Recent site history - 2009 aerial photograph



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Capture Date: 02/06/2009

Site Area: 0.04ha



Recent site history - 2000 aerial photograph



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Capture Date: 27/06/2000

Site Area: 0.04ha



OS MasterMap site plan



Site Area: 0.04ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

78

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

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

ID	Location	Land use	Dates present	Group ID
B	23m E	Unspecified Works	1981	835795



ID	Location	Land use	Dates present	Group ID
C	46m NE	Cuttings	1892	991514
1	53m E	Cuttings	1938 - 1955	947556
C	54m E	Cuttings	1934	958444
B	55m E	Railway Sidings	1938	939538
B	58m E	Railway Sidings	1892	864238
B	58m E	Cuttings	1892 - 1981	904334
B	58m E	Railway Sidings	1955	1007295
C	58m E	Cuttings	1966 - 1988	952226
B	59m E	Railway Sidings	1916	968617
B	59m E	Railway Sidings	1934	994249
B	60m E	Railway Sidings	1938	926610
B	61m E	Railway Sidings	1966	864020
B	62m E	Railway Sidings	1923	937546
B	62m E	Railway Sidings	1905	998011
B	62m E	Railway Sidings	1911	997525
B	77m SE	Railway Building	1955	908229
B	80m SE	Railway Building	1934 - 1938	939964
2	123m SW	Marl Pits	1849	817938
B	149m SE	Railway Building	1955 - 1966	983883
B	151m SE	Goods Shed	1916	861791
B	151m SE	Goods Shed	1934	1000944
B	152m SE	Goods Shed	1938	940311
B	153m SE	Goods Shed	1905 - 1911	900953
B	154m SE	Goods Shed	1923	939056
B	157m SE	Goods Shed	1892	818316
B	176m SE	Railway Building	1923	855020
3	223m N	Cuttings	1934	938276
4	225m W	Brick Kiln Pits	1849	812036



ID	Location	Land use	Dates present	Group ID
B	233m SE	Railway Building	1938	854111
H	276m N	Cuttings	1938	918989
G	279m SE	Railway Station	1955	868966
G	281m SE	Railway Station	1938	989938
G	281m SE	Railway Station	1923	887662
G	281m SE	Railway Station	1905 - 1911	976898
G	281m SE	Railway Station	1934	913570
G	281m SE	Railway Station	1916	941281
H	282m N	Cuttings	1916 - 1934	963858
H	282m N	Cuttings	1966 - 1988	923812
H	282m N	Cuttings	1905	904045
H	282m N	Cuttings	1892	1007529
G	282m SE	Railway Station	1938	942398
B	284m SE	Railway Building	1938	860515
G	284m SE	Railway Station	1966	926271
B	288m SE	Railway Building	1923	898447
B	288m SE	Railway Building	1905	983075
G	288m SE	Railway Station	1892	899316
B	299m SE	Railway Building	1934	919260
H	301m N	Cuttings	1911	878130
B	325m SE	Railway Building	1905 - 1938	912770
I	342m W	Brick Works	1911	866013
I	342m W	Brick Works	1938	984454
I	343m W	Unspecified Disused Works	1966	848680
I	344m W	Brick Works	1923	920379
I	344m W	Brick Works	1905	1000294
K	347m W	Brick Works	1934	923120
I	347m W	Brick Works	1916	1003633



ID	Location	Land use	Dates present	Group ID
K	349m W	Brick Works	1938	968202
M	400m SE	Cuttings	1955	946005
I	408m W	Railway Sidings	1905 - 1911	934435
M	416m SE	Cuttings	1938	985110
I	417m W	Railway Sidings	1923	981500
K	417m W	Railway Sidings	1938	888609
I	418m W	Unspecified Ground Workings	1938	814522
I	418m W	Railway Sidings	1938	921082
I	420m W	Unspecified Pit	1911	1009125
K	420m W	Railway Sidings	1934	988873
8	422m SE	Cuttings	1892	977378
I	423m W	Unspecified Pit	1905	930907
M	423m SE	Cuttings	1934	860071
I	423m W	Unspecified Pit	1934	930388
I	428m W	Railway Sidings	1916	880750
I	446m W	Pits	1849	838165
I	461m W	Brick Works	1923	939424
I	466m W	Unspecified Pit	1916	913524
9	486m NE	Power Station	1988	806274
I	492m W	Clay Pit	1934	832005
I	493m W	Unspecified Pit	1938	984902

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

5

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 ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.



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

ID	Location	Land use	Dates present	Group ID
F	216m SW	Unspecified Tank	1981 - 1992	130877
5	232m SW	Unspecified Tank	1981	118929
6	340m S	Tank or Trough	1881	113527
I	413m W	Unspecified Tank	1950	144182
7	421m S	Tank or Trough	1881	113526

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	14
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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 ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
D	124m E	Electricity Substation	1985 - 1992	88196
D	125m E	Electricity Substation	1950	83440
D	132m E	Electricity Substation	1981	72254
D	132m E	Electricity Substation	1950	79881
E	186m W	Electricity Substation	1992	88592
E	188m W	Electricity Transformer	1971	68713
E	192m W	Electricity Substation	1992	65860
F	206m SW	Electricity Substation	1985	75973
F	207m SW	Electricity Substation	1981	70062
F	207m SW	Electricity Substation	1992	83957
G	324m SE	Electricity Substations	1985	68130
G	325m SE	Electricity Substation	1992	84400



ID	Location	Land use	Dates present	Group ID
N	452m W	Electricity Transformer	1971 - 1980	84252
N	454m W	Electricity Substation	1992	65861

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0
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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 ungrouped 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	15
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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 ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
A	On site	Garage	1959 - 1981	22984
A	On site	Garage	1950	26758
A	On site	Garage	1992	28676
A	On site	Garage	1985	29299
A	On site	Garage	1950	30385
A	18m NW	Garage	1981	22564
A	18m NW	Garages	1950	22805
G	245m SE	Garages	1950	22795
J	345m SE	Garage	1985	25734



ID	Location	Land use	Dates present	Group ID
J	345m SE	Garage	1981	27427
J	345m SE	Garage	1992	26865
L	354m SW	Garage	1956	25656
L	354m SW	Garage	1955	23701
L	354m SW	Garage	1974	24636
J	372m SE	Garage	1992	25542

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

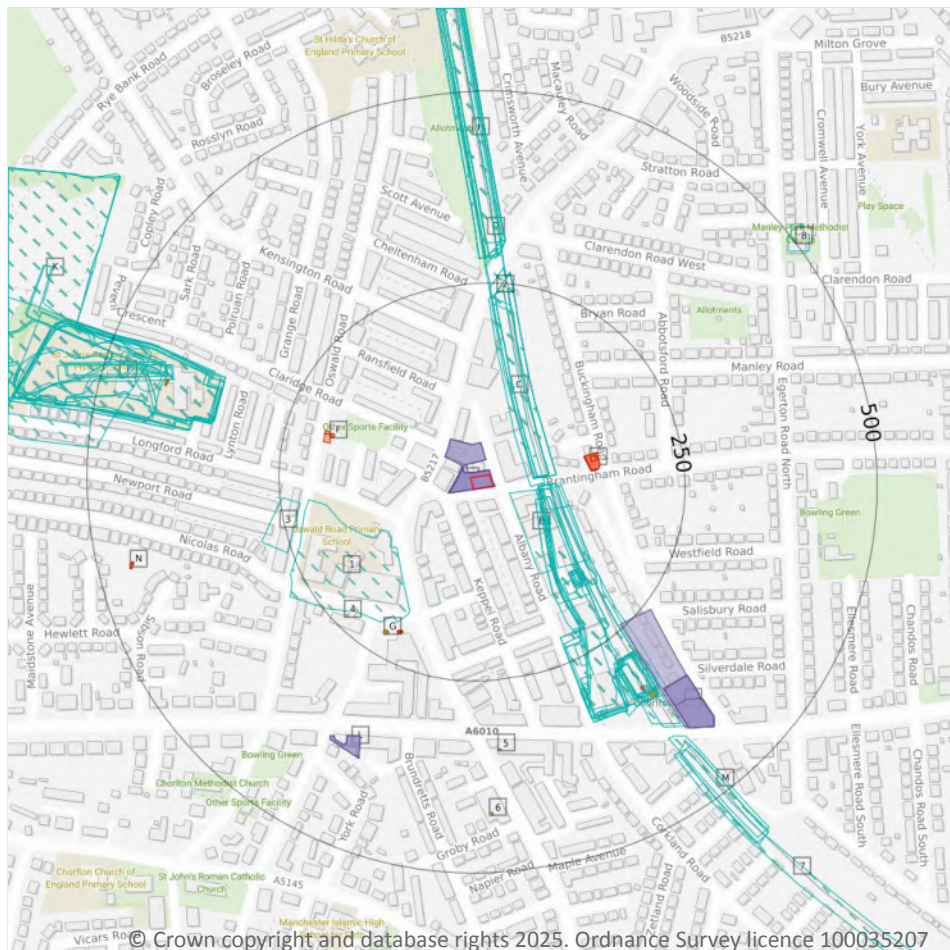
0

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

100

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 22](#) >

ID	Location	Land Use	Date	Group ID
B	23m E	Unspecified Works	1981	835795
C	46m NE	Cuttings	1892	991514
D	53m E	Cuttings	1938	947556



ID	Location	Land Use	Date	Group ID
C	54m E	Cuttings	1934	958444
D	55m E	Cuttings	1955	947556
B	55m E	Railway Sidings	1938	939538
B	58m E	Railway Sidings	1892	864238
B	58m E	Cuttings	1892	904334
B	58m E	Railway Sidings	1955	1007295
C	58m E	Cuttings	1981	952226
C	58m E	Cuttings	1966	952226
C	58m E	Cuttings	1988	952226
B	59m E	Railway Sidings	1934	994249
B	59m E	Railway Sidings	1916	968617
B	60m E	Railway Sidings	1938	926610
B	61m E	Railway Sidings	1966	864020
B	62m E	Railway Sidings	1905	998011
B	62m E	Railway Sidings	1923	937546
B	62m E	Railway Sidings	1911	997525
B	76m SE	Cuttings	1981	904334
B	77m SE	Railway Building	1955	908229
B	80m SE	Railway Building	1938	939964
B	81m SE	Railway Building	1934	939964
1	123m SW	Marl Pits	1849	817938
B	149m SE	Railway Building	1955	983883
B	151m SE	Goods Shed	1934	1000944
B	151m SE	Goods Shed	1916	861791
B	152m SE	Goods Shed	1938	940311
B	153m SE	Goods Shed	1911	900953
B	154m SE	Goods Shed	1905	900953
B	154m SE	Goods Shed	1923	939056



ID	Location	Land Use	Date	Group ID
B	155m SE	Railway Building	1966	983883
B	157m SE	Goods Shed	1892	818316
B	176m SE	Railway Building	1923	855020
2	223m N	Cuttings	1934	938276
3	225m W	Brick Kiln Pits	1849	812036
B	233m SE	Railway Building	1938	854111
H	276m N	Cuttings	1938	918989
B	279m SE	Railway Station	1955	868966
B	281m SE	Railway Station	1938	989938
B	281m SE	Railway Station	1923	887662
B	281m SE	Railway Station	1911	976898
B	281m SE	Railway Station	1934	913570
B	281m SE	Railway Station	1916	941281
H	282m N	Cuttings	1934	963858
H	282m N	Cuttings	1916	963858
H	282m N	Cuttings	1981	923812
H	282m N	Cuttings	1966	923812
H	282m N	Cuttings	1988	923812
H	282m N	Cuttings	1923	963858
H	282m N	Cuttings	1905	904045
H	282m N	Cuttings	1892	1007529
B	282m SE	Railway Station	1938	942398
B	284m SE	Railway Building	1938	860515
B	284m SE	Railway Station	1966	926271
B	288m SE	Railway Building	1905	983075
B	288m SE	Railway Building	1923	898447
B	288m SE	Railway Station	1905	976898
B	288m SE	Railway Station	1892	899316



ID	Location	Land Use	Date	Group ID
B	299m SE	Railway Building	1934	919260
H	301m N	Cuttings	1911	878130
B	325m SE	Railway Building	1911	912770
B	325m SE	Railway Building	1934	912770
B	325m SE	Railway Building	1916	912770
B	325m SE	Railway Building	1938	912770
B	330m SE	Railway Building	1905	912770
B	330m SE	Railway Building	1923	912770
I	342m W	Brick Works	1911	866013
I	342m W	Brick Works	1911	866013
I	342m W	Brick Works	1938	984454
I	343m W	Unspecified Disused Works	1966	848680
I	344m W	Brick Works	1905	1000294
I	344m W	Brick Works	1923	920379
K	347m W	Brick Works	1934	923120
I	347m W	Brick Works	1916	1003633
K	349m W	Brick Works	1938	968202
K	349m W	Brick Works	1938	968202
M	400m SE	Cuttings	1955	946005
I	408m W	Railway Sidings	1905	934435
I	409m W	Railway Sidings	1911	934435
M	416m SE	Cuttings	1938	985110
I	417m W	Railway Sidings	1923	981500
K	417m W	Railway Sidings	1938	888609
I	418m W	Unspecified Ground Workings	1938	814522
I	418m W	Railway Sidings	1938	921082
I	420m W	Unspecified Pit	1911	1009125
I	420m W	Unspecified Pit	1911	1009125



ID	Location	Land Use	Date	Group ID
K	420m W	Railway Sidings	1934	988873
7	422m SE	Cuttings	1892	977378
I	423m W	Unspecified Pit	1905	930907
M	423m SE	Cuttings	1934	860071
I	423m W	Unspecified Pit	1934	930388
I	428m W	Railway Sidings	1916	880750
I	446m W	Pits	1849	838165
I	461m W	Brick Works	1923	939424
I	466m W	Unspecified Pit	1916	913524
8	486m NE	Power Station	1988	806274
I	492m W	Clay Pit	1934	832005
I	493m W	Unspecified Pit	1938	984902
I	493m W	Unspecified Pit	1938	984902

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

9

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 22 >](#)

ID	Location	Land Use	Date	Group ID
G	216m SW	Unspecified Tank	1985	130877
G	216m SW	Unspecified Tank	1992	130877
G	216m SW	Unspecified Tank	1992	130877
G	216m SW	Unspecified Tank	1981	130877
4	232m SW	Unspecified Tank	1981	118929
5	340m S	Tank or Trough	1881	113527
I	413m W	Unspecified Tank	1950	144182



ID	Location	Land Use	Date	Group ID
I	413m W	Unspecified Tank	1950	144182
6	421m S	Tank or Trough	1881	113526

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

20

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 22 >](#)

ID	Location	Land Use	Date	Group ID
E	124m E	Electricity Substation	1992	88196
E	124m E	Electricity Substation	1992	88196
E	125m E	Electricity Substation	1985	88196
E	125m E	Electricity Substation	1950	83440
E	132m E	Electricity Substation	1950	79881
E	132m E	Electricity Substation	1981	72254
F	186m W	Electricity Substation	1992	88592
F	186m W	Electricity Substation	1992	88592
F	188m W	Electricity Transformer	1971	68713
F	192m W	Electricity Substation	1992	65860
G	206m SW	Electricity Substation	1985	75973
G	207m SW	Electricity Substation	1981	70062
G	207m SW	Electricity Substation	1992	83957
G	207m SW	Electricity Substation	1992	83957
B	324m SE	Electricity Substations	1985	68130
B	325m SE	Electricity Substation	1992	84400
B	325m SE	Electricity Substation	1992	84400
N	452m W	Electricity Transformer	1980	84252



ID	Location	Land Use	Date	Group ID
N	454m W	Electricity Transformer	1971	84252
N	454m W	Electricity Substation	1992	65861

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

17

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 22 >](#)

ID	Location	Land Use	Date	Group ID
A	On site	Garage	1992	28676
A	On site	Garage	1992	28676
A	On site	Garage	1950	30385
A	On site	Garage	1950	26758
A	On site	Garage	1981	22984
A	On site	Garage	1959	22984
A	On site	Garage	1985	29299
A	18m NW	Garage	1981	22564
A	18m NW	Garages	1950	22805
B	245m SE	Garages	1950	22795
J	345m SE	Garage	1985	25734

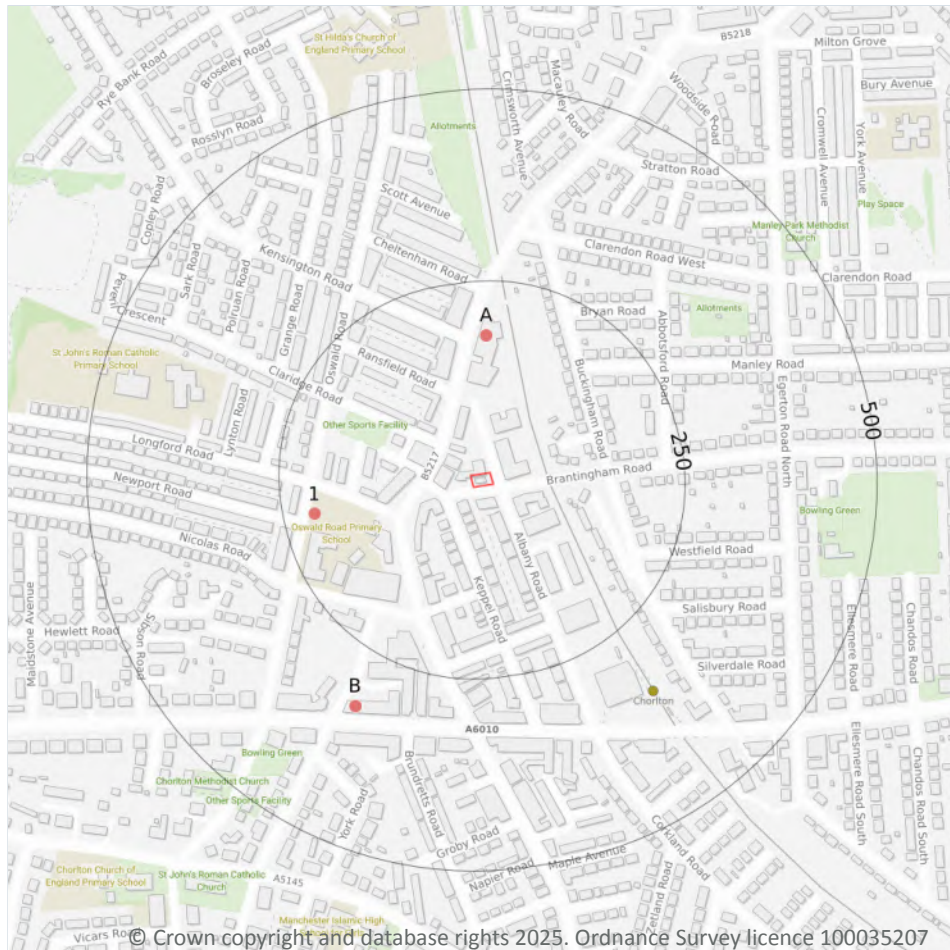


ID	Location	Land Use	Date	Group ID
J	345m SE	Garage	1981	27427
J	345m SE	Garage	1992	26865
L	354m SW	Garage	1956	25656
L	354m SW	Garage	1974	24636
L	354m SW	Garage	1955	23701
J	372m SE	Garage	1992	25542

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m**0**

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m**0**

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

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

3.5 Historical waste sites

Records within 500m**0**

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

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

3.6 Licensed waste sites

Records within 500m**0**

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

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

3.7 Waste exemptions

Records within 500m**6**

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 30](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
A	179m N	-	WEX413683	Treating waste exemption	Not on a farm	Screening and blending of waste

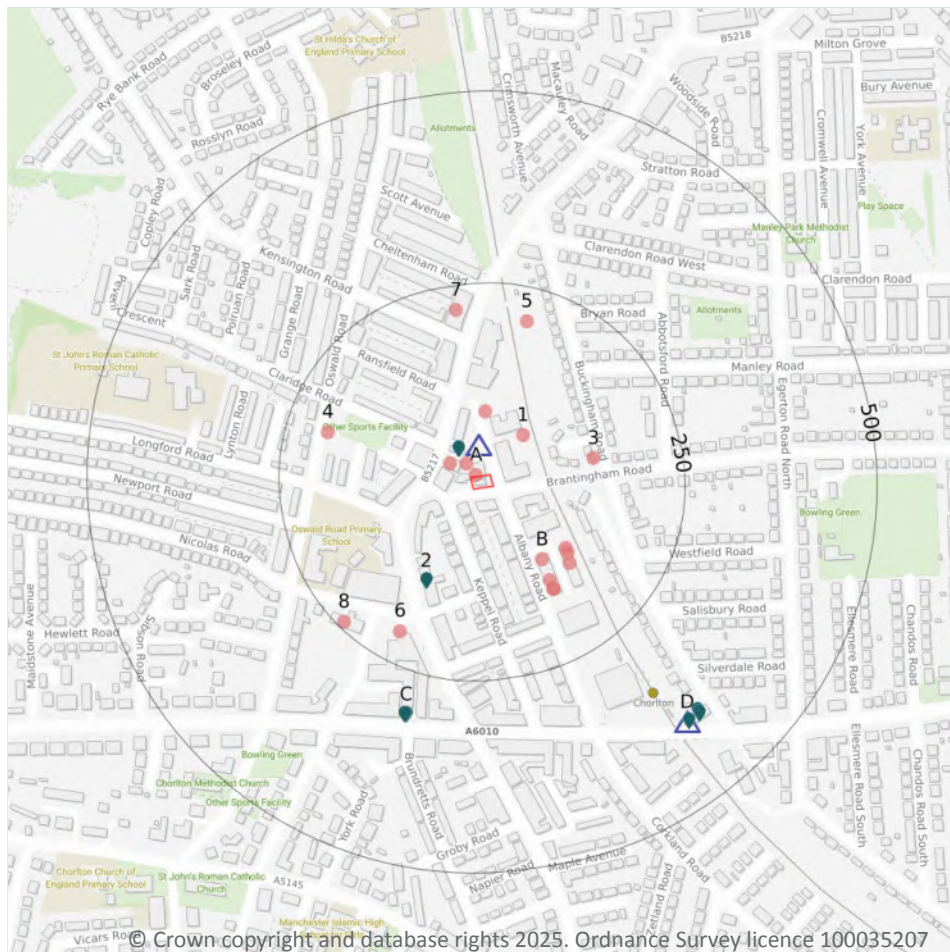


ID	Location	Site	Reference	Category	Sub-Category	Description
A	179m N	-	WEX413683	Using waste exemption	Not on a farm	Use of waste in construction
1	210m W	School House Longford Road Manchester M21 9pl	EPR/LH0679XT /A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction
B	325m SW	496, Wilbraham Road, Manchester, M21 9as	WEX363664	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	325m SW	496, Wilbraham Road, Manchester, M21 9as	WEX395888	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	325m SW	496, Wilbraham Road, Manchester, M21 9as	WEX235271	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

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



4 Current industrial land use



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

4.1 Recent industrial land uses

Records within 250m

18

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 33](#) >

ID	Location	Company	Address	Activity	Category
A	2m NW	Chorlton M O T & Service Ltd	77-79, Albany Road, Manchester, Greater Manchester, M21 0BN	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	19m NW	Mast (Telecommunication)	Greater Manchester, M21	Telecommunications Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
A	32m NW	Tesco Petrol Station	Tesco Petrol Station 84, Manchester Road, Chorlton, Manchester, Greater Manchester, M21 9PT	Petrol and Fuel Stations	Road and Rail
1	67m NE	Electricity Sub Station	Greater Manchester, M21	Electrical Features	Infrastructure and Facilities
A	83m N	Telephone Exchange	Greater Manchester, M21	Telecommunications Features	Infrastructure and Facilities
B	115m SE	Airtight Productions	Unit 16 Albany Road Trading Estate, Albany Road, Manchester, Greater Manchester, M21 0AZ	Recording Studios and Record Companies	IT, Advertising, Marketing and Media Services
B	124m SE	Manchester Microwave	Unit 1 Albany Road Trading Estate, Albany Road, Manchester, Greater Manchester, M21 0AZ	Electronic Equipment	Industrial Products
B	130m SE	Chorlton Cars	Unit 2 Albany Road Trading Estate, Albany Road, Manchester, Greater Manchester, M21 0AZ	Vehicle Repair, Testing and Servicing	Repair and Servicing
3	136m E	Electricity Sub Station	Greater Manchester, M21	Electrical Features	Infrastructure and Facilities
B	142m SE	Starco Auto Electrics	Unit 5 Albany Road Trading Estate, Albany Road, Manchester, Greater Manchester, M21 0AZ	Vehicle Repair, Testing and Servicing	Repair and Servicing
B	143m SE	Forest Foods	Unit 12 Albany Road Trading Estate, Albany Road, Manchester, Greater Manchester, M21 0AZ	Catering and Non Specific Food Products	Foodstuffs
B	155m SE	Albany Auto Services	Unit 11 Albany Road Trading Estate, Albany Road, Manchester, Greater Manchester, M21 0AZ	Vehicle Repair, Testing and Servicing	Repair and Servicing
B	155m SE	Riley's M O T Testing Centre	Unit 10 Albany Road Trading Estate, Albany Road, Manchester, Greater Manchester, M21 0AZ	Vehicle Repair, Testing and Servicing	Repair and Servicing
4	195m W	Electricity Sub Station	Greater Manchester, M21	Electrical Features	Infrastructure and Facilities
5	206m N	Shaft	Greater Manchester, M21	Unspecified Quarries Or Mines	Extractive Industries
6	208m SW	Electricity Sub Station	Greater Manchester, M21	Electrical Features	Infrastructure and Facilities
7	219m N	Compfix Computer Maintenance	119, Manchester Road, Chorlton, Manchester, Greater Manchester, M21 9PG	Electrical Equipment Repair and Servicing	Repair and Servicing



ID	Location	Company	Address	Activity	Category
8	241m SW	Specsavers Hearcare	Chorlton Health Centre 1, Nicolas Road, Manchester, Greater Manchester, M21 9NJ	Disability and Mobility Equipment	Consumer Products

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	2
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Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 33](#) >

ID	Location	Company	Address	LPG	Status
A	40m N	ESSO	84, Manchester Road, Chorlton-Cum-Hardy, Manchester, Greater Manchester, M21 9PT	No	Open
D	398m SE	MORRISONS	Wilbraham Road, Chorlton-Cum-Hardy, Manchester, Greater Manchester, M21 0SD	No	Open

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0
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High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0
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High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0
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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

7

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 33](#) >

ID	Location	Address	Details	
A	41m NW	Chorlton Service Station, 84 Manchester Road, Chorlton-cum-Hardy, M21 9PT	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
2	135m SW	Village Dry Cleaners, 38 Manchester Road, Chorlton, Manchester, M21 9PH	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
C	306m S	Johnsons Cleaners UK Ltd, 1A Chorlton Place, Chorlton, Manchester, M21 0AF	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
C	307m S	Johnsons Cleaners UK Ltd, 1a Chorlton Place, Chorlton, Manchester M21 0AF	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
D	395m SE	Morrisons Petrol Filling Station, 418a Wilbraham Road, Chorlton-cum-Hardy, M21 0SA	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
D	398m SE	BP Ultra, 418A Wilbraham Road M14 7DW	Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
D	399m SE	21st Century Gges, Wilbraham Rd, M21 0SA	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

This data is sourced from Local Authority records.



4.12 Radioactive Substance Authorisations

Records within 500m**0**

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m**0**

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

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m**0**

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

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

4.15 Pollutant release to public sewer

Records within 500m**0**

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m**0**

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

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

4.17 List 2 Dangerous Substances

Records within 500m**0**

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m**0**

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

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

4.19 Pollution inventory substances

Records within 500m**0**

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

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

4.20 Pollution inventory waste transfers

Records within 500m**0**

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

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

4.21 Pollution inventory radioactive waste

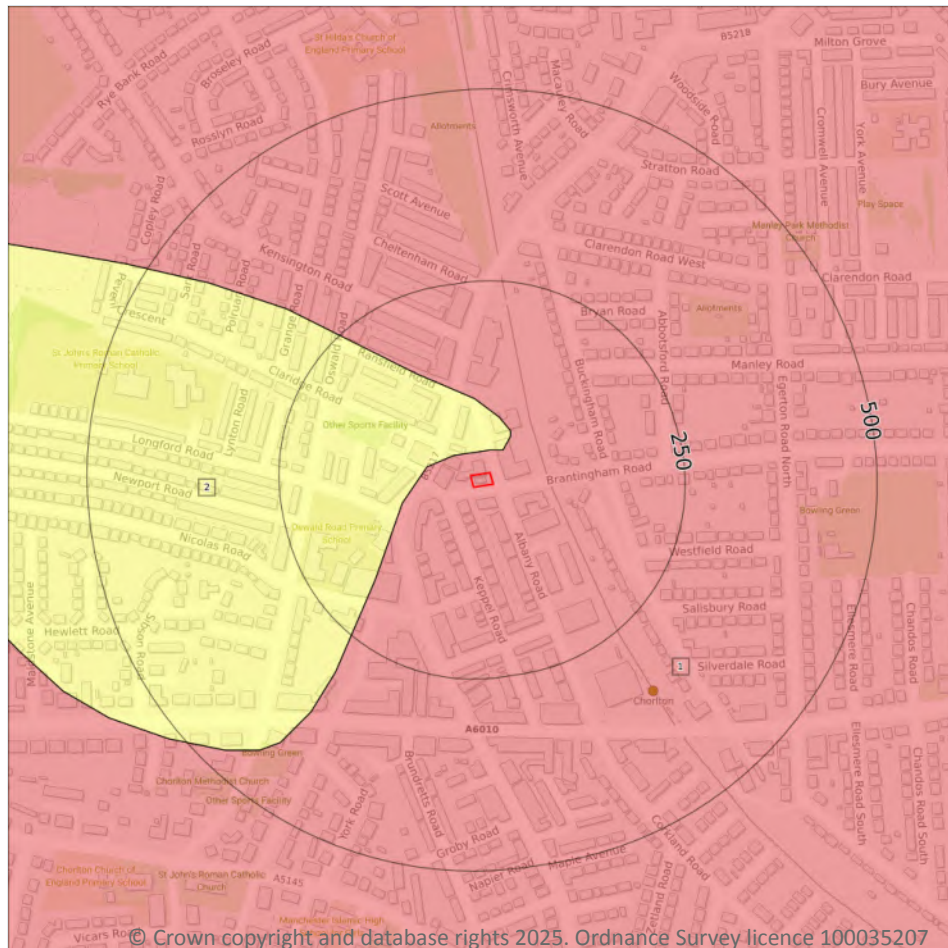
Records within 500m**0**

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

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



5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

2

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 40](#) >

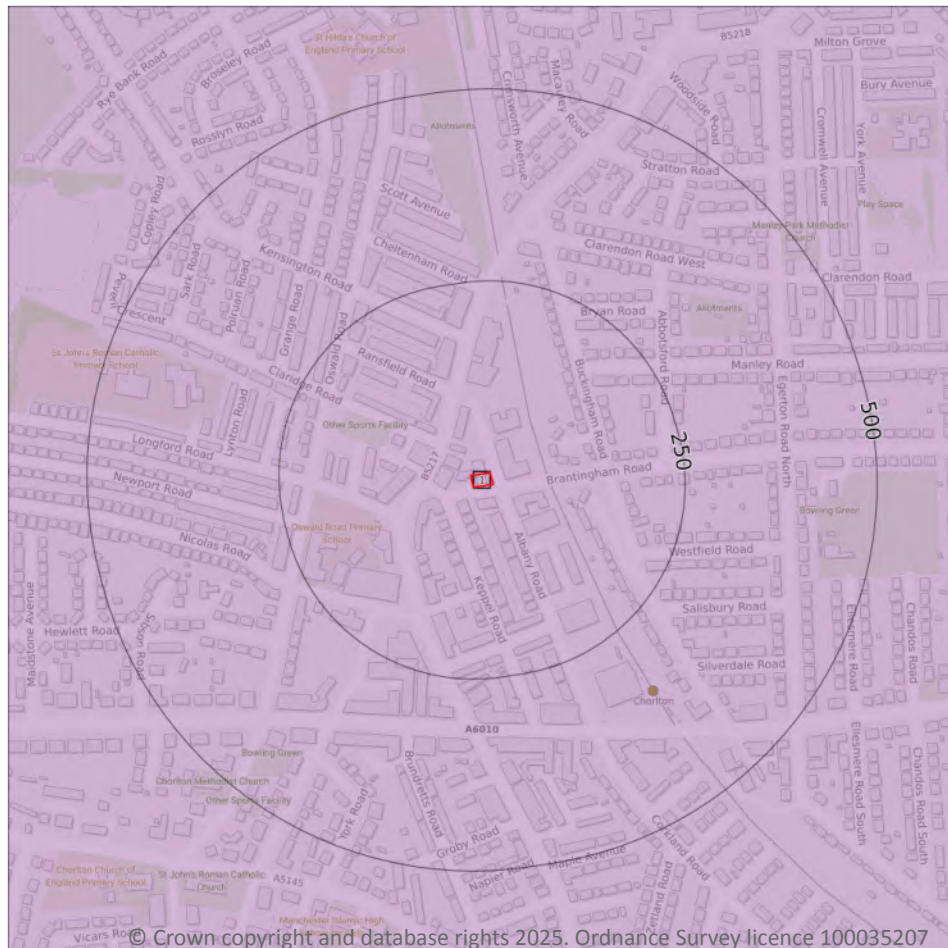
ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	29m NW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type



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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

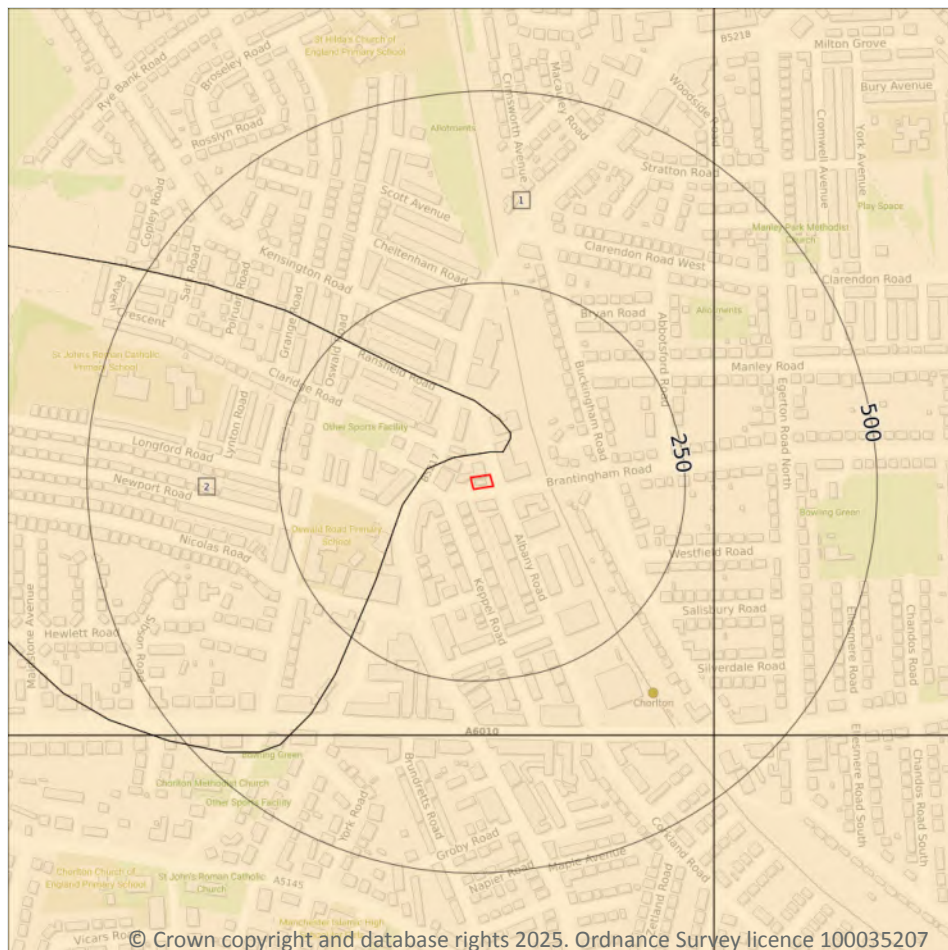
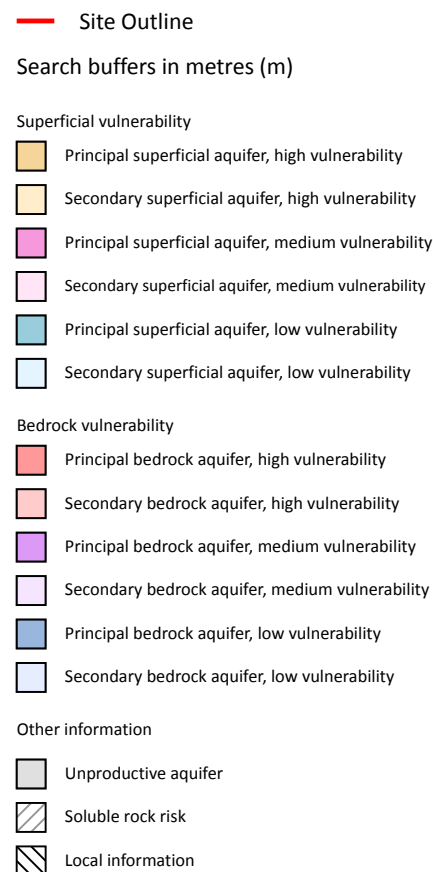
Features are displayed on the Bedrock aquifer map on [page 42](#) >

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

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

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

Features are displayed on the Groundwater vulnerability map on [page 43](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: High	Vulnerability: Low Aquifer type: Principal Flow mechanism: Mixed
2	29m NW	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: High	Vulnerability: Low Aquifer type: Principal Flow mechanism: Mixed

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.

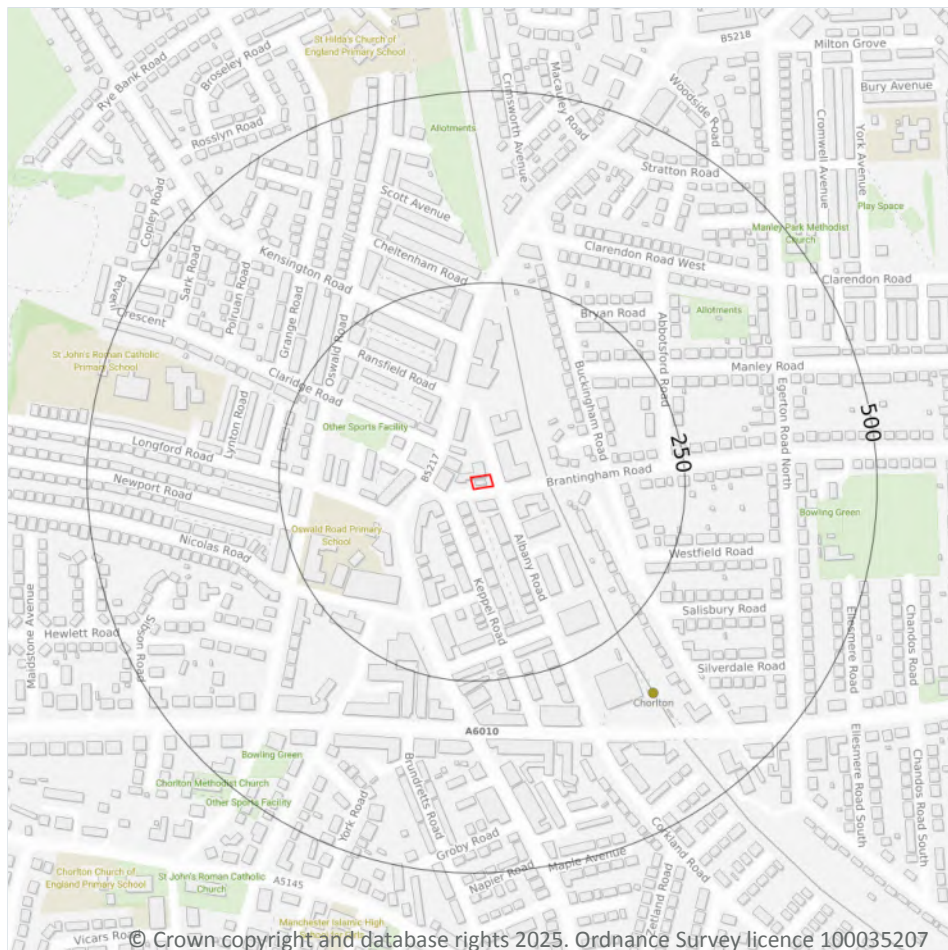
5.5 Groundwater vulnerability- local information

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

3

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 45 >](#)

ID	Location	Details	
-	1060m N	Status: Historical Licence No: 2569007080 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT WARWICK ROAD SOUTH Data Type: Point Name: TRAFFORD METAL FINISHERS MANCHESTER LTD Easting: 381290 Northing: 395320	Annual Volume (m ³): 75000 Max Daily Volume (m ³): 432 Original Application No: - Original Start Date: 10/02/1999 Expiry Date: 10/02/2009 Issue No: 103 Version Start Date: 14/05/2007 Version End Date: -
-	1671m NW	Status: Historical Licence No: NW/069/0007/007 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE B - TRAFFORD TOWN HALL, MANCHESTER Data Type: Point Name: Trafford Borough Council Easting: 380940 Northing: 395833	Annual Volume (m ³): 175000 Max Daily Volume (m ³): 1440 Original Application No: - Original Start Date: 02/10/2012 Expiry Date: 31/03/2019 Issue No: 1 Version Start Date: 02/10/2012 Version End Date: -
-	1700m NW	Status: Historical Licence No: NW/069/0007/007 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE A - TRAFFORD TOWN HALL, MANCHESTER Data Type: Point Name: Trafford Borough Council Easting: 380999 Northing: 395892	Annual Volume (m ³): 175000 Max Daily Volume (m ³): 1440 Original Application No: - Original Start Date: 02/10/2012 Expiry Date: 31/03/2019 Issue No: 1 Version Start Date: 02/10/2012 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	0
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Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.9 Source Protection Zones

Records within 500m	0
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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
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Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

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 48](#) >

ID	Location	Type of water feature	Ground level	Permanence	Name
4	135m NE	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

1

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

Features are displayed on the Hydrology map on [page 48 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Irwell / Manchester Ship Canal (Irk to confluence with Upper Mers	GB112069061452	Croal Irwell	Irwell

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

6.4 WFD Surface water bodies

Records identified

1

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

Features are displayed on the Hydrology map on [page 48 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	2178m N	River	Irwell / Manchester Ship Canal (Irk to confluence with Upper Mers	GB112069061452 ↗	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 48](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	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

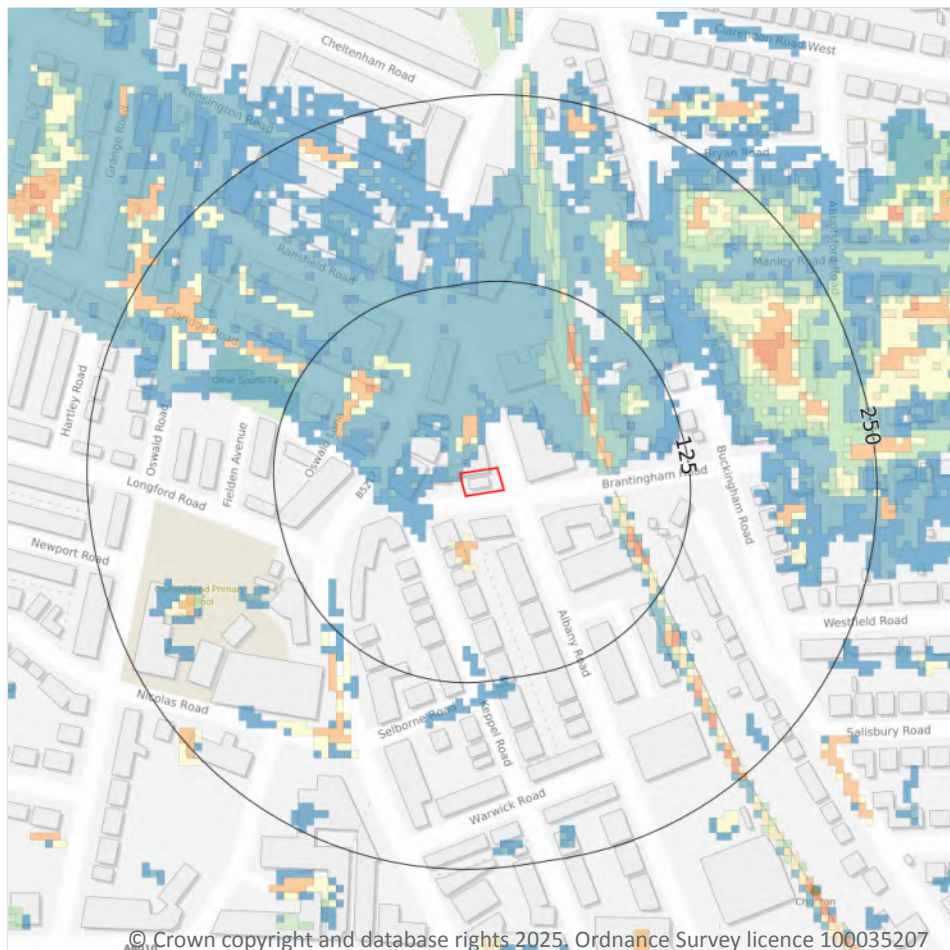
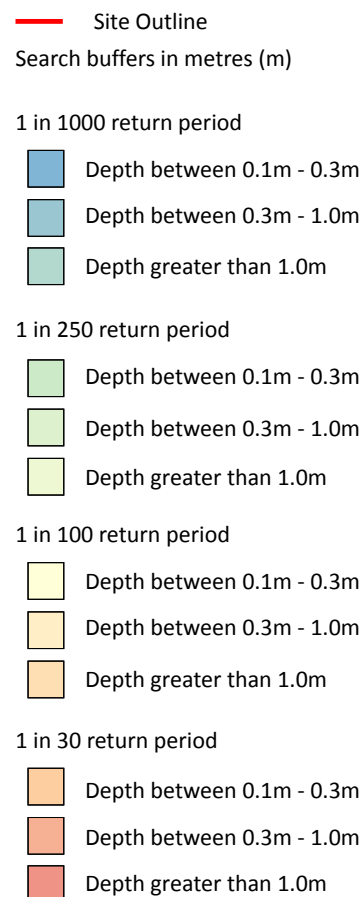
0

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

1 in 1000 year, 0.3m - 1.0m

Highest risk within 50m

1 in 30 year, 0.1m - 0.3m

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

Features are displayed on the Surface water flooding map on [page 54 >](#)

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.



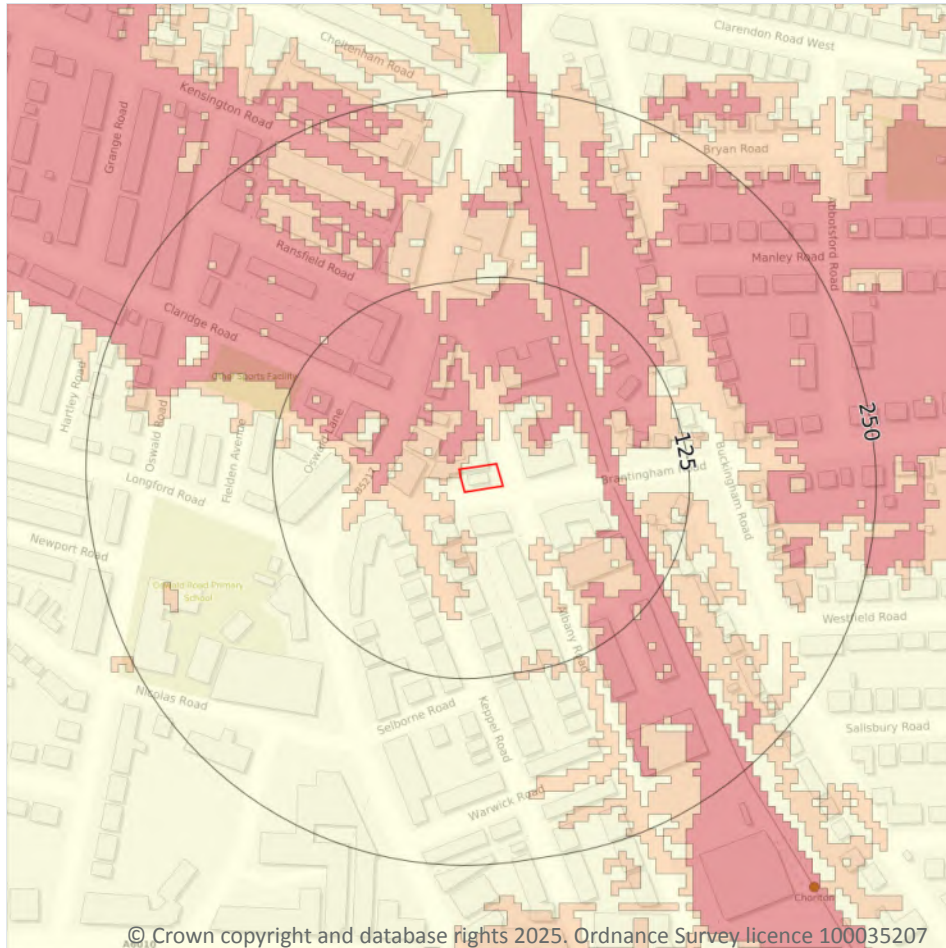
The table below shows the maximum flood depths for a range of return periods for the site.

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

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

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9.1 Groundwater flooding

Highest risk on site

Moderate-High

Highest risk within 50m

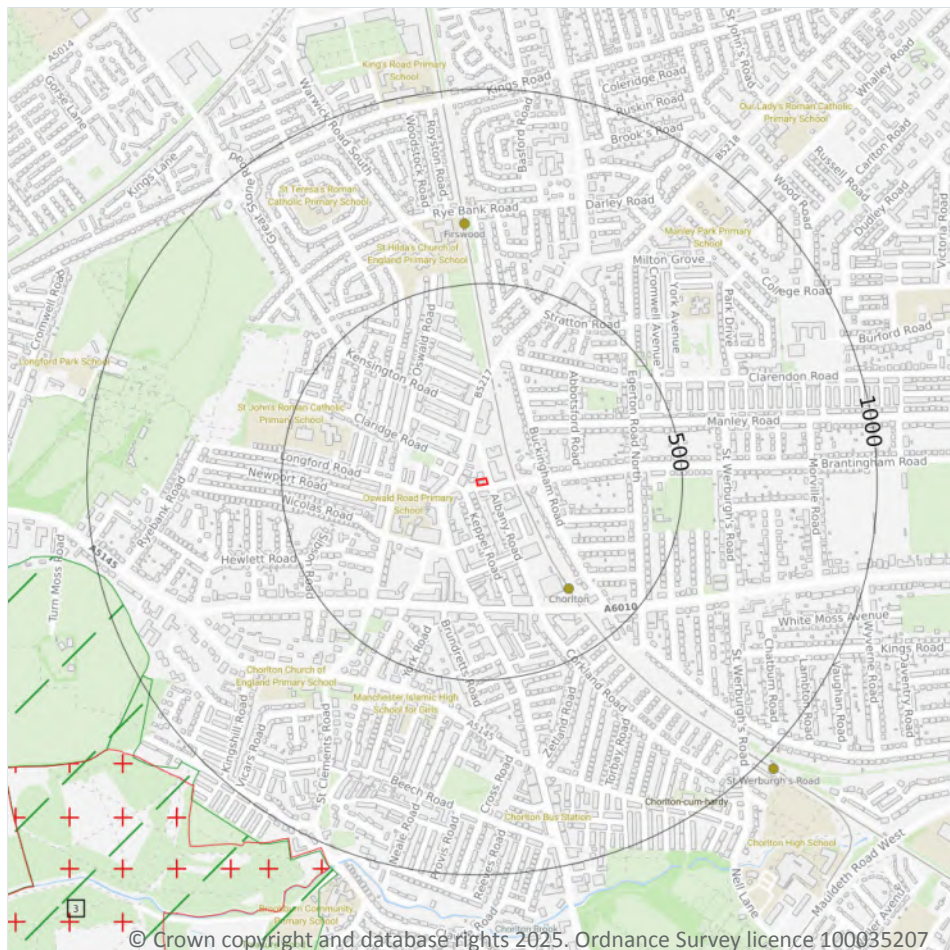
High

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 56 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



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

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

2

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

Features are displayed on the Environmental designations map on [page 57 >](#)

ID	Location	Name	Data source
3	1013m SW	Chorlton Ees & Ivy Green	Natural England
-	1764m SW	Broad Ees Dole	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

2

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

Features are displayed on the Environmental designations map on [page 57 >](#)

ID	Location	Name	Woodland Type
-	1587m SE	Hough End Clough	Ancient & Semi-Natural Woodland
-	1808m E	Hough End Clough	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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



10.9 Forest Parks

Records within 2000m**0**

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m**0**

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

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

10.11 Green Belt

Records within 2000m**2**

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

Features are displayed on the Environmental designations map on [page 57 >](#)

ID	Location	Name	Local Authority name
1	951m SW	Merseyside and Greater Manchester Green Belt	Trafford
2	973m SW	Merseyside and Greater Manchester Green Belt	Manchester

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

10.12 Proposed Ramsar sites

Records within 2000m**0**

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

This data is sourced from Natural England.



10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

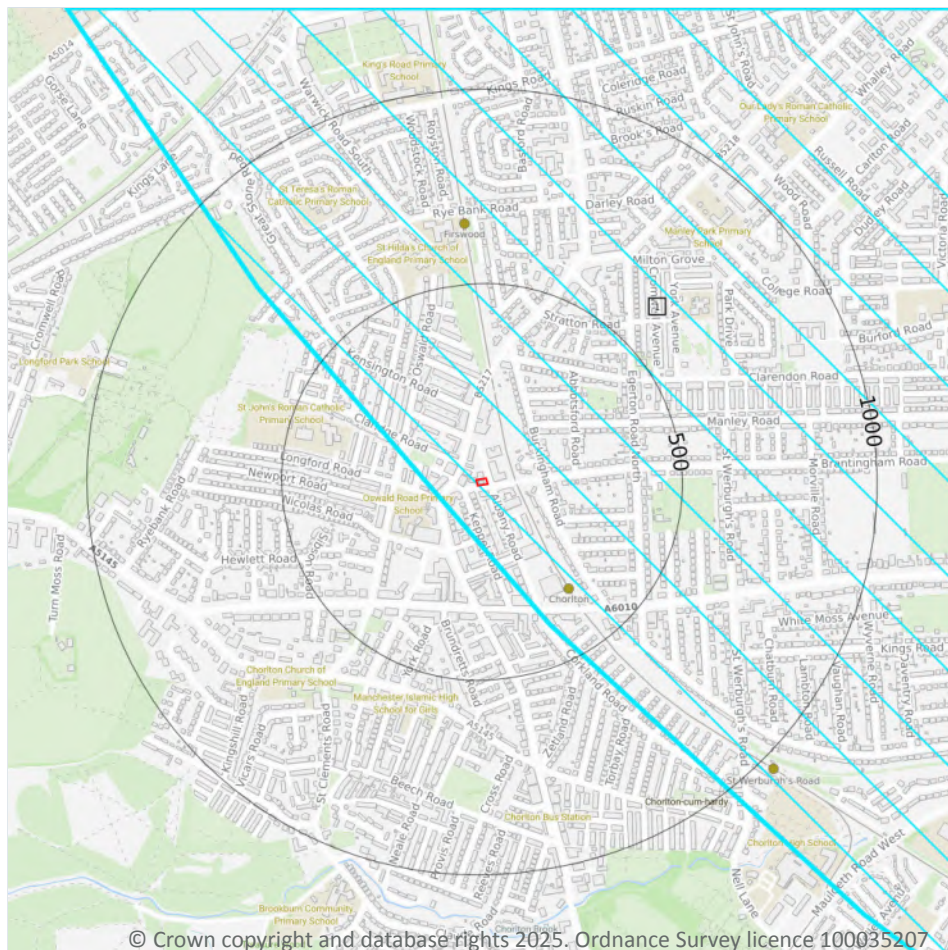
Records within 2000m**0**

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

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 62 >](#)

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

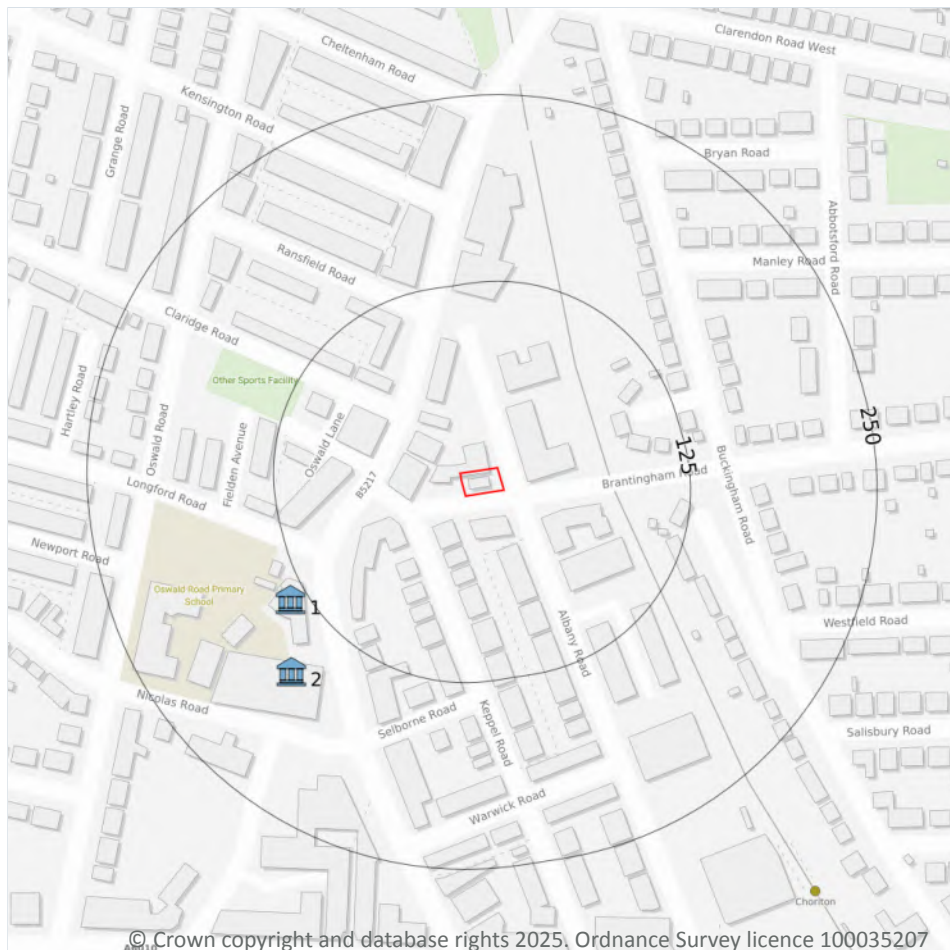
0

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



- 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**2**

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 64 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	136m SW	Chorlton Library	II	1414760	21/08/2013
2	166m SW	Former Temperance Billiard Hall	II	1268311	30/08/1996

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

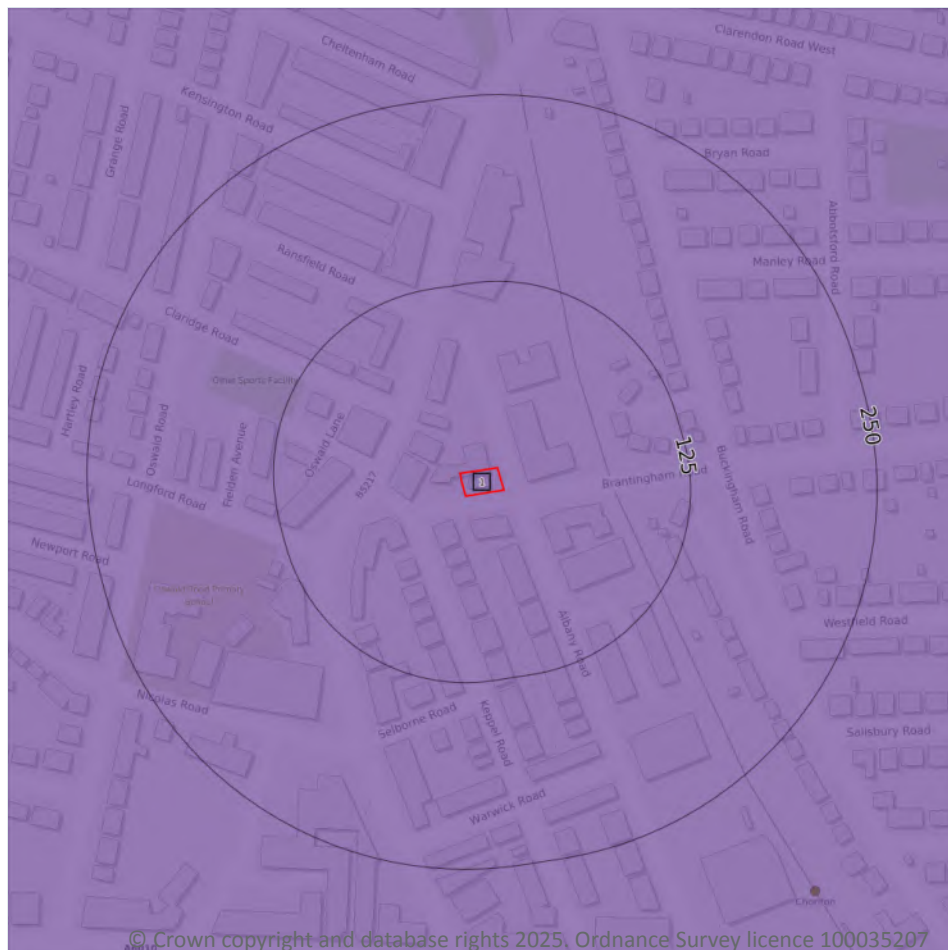
Records within 250m**0**

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 67](#) >

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

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m**0**

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

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

12.3 Tree Felling Licences

Records within 250m**0**

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m**0**

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m**0**

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

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m**0**

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m**0**

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m**0**

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

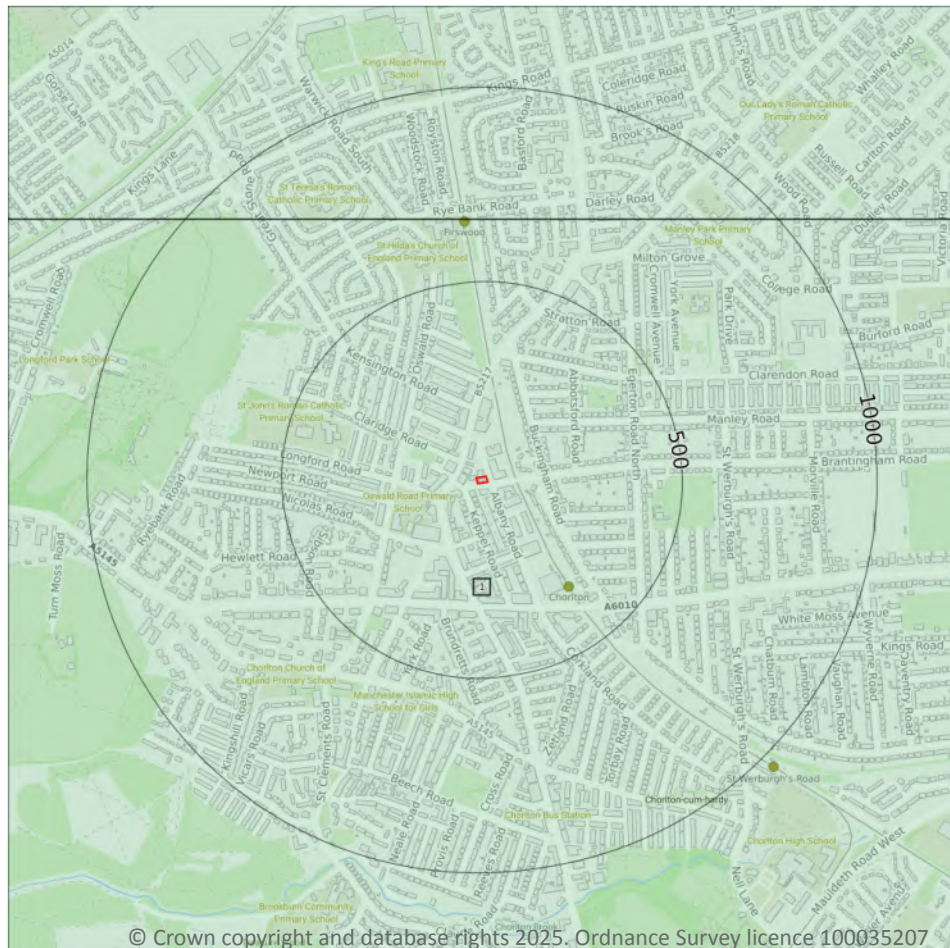
Records within 250m**0**

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

1

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

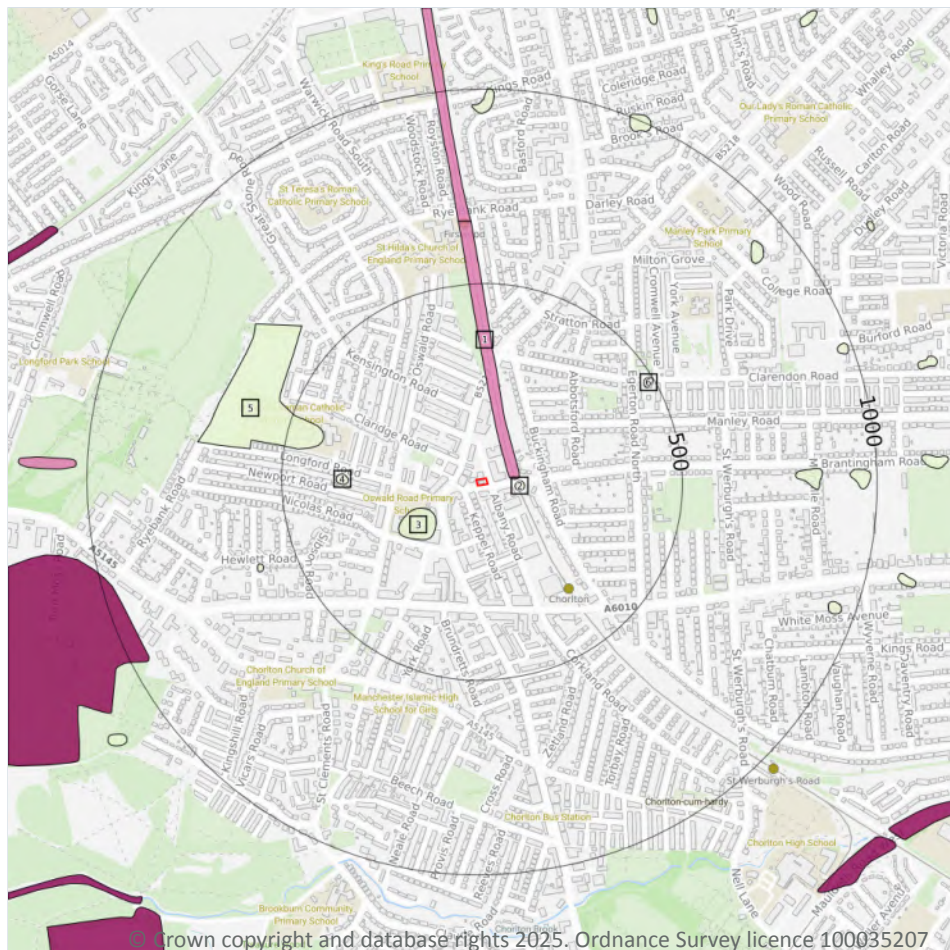
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 70](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SJ89SW

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

6

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 71](#) >

ID	Location	LEX Code	Description	Rock description
1	57m E	WGR-VOID	Worked Ground (Undivided)	Void
2	70m E	WMGR-ARTDP	Infilled Ground	Artificial Deposit
3	134m SW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
4	329m W	WMGR-ARTDP	Infilled Ground	Artificial Deposit

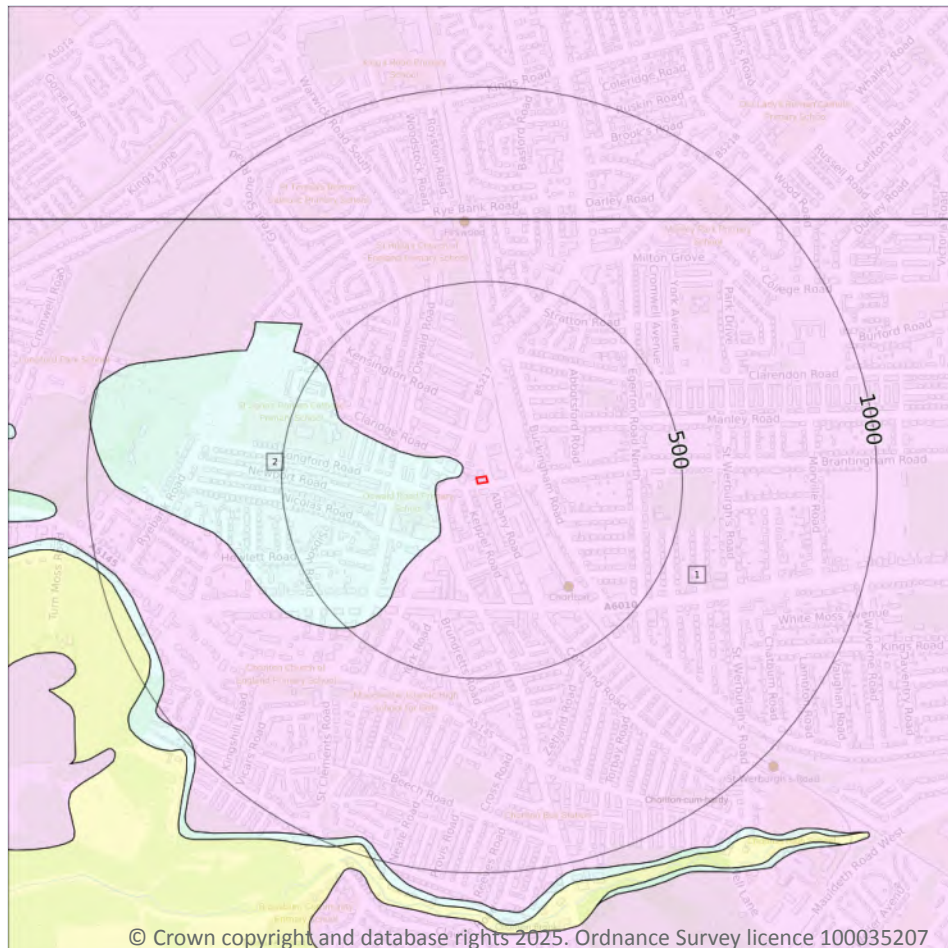


ID	Location	LEX Code	Description	Rock description
5	406m W	WMGR-ARTDP	Infilled Ground	Artificial Deposit
6	471m NE	WMGR-ARTDP	Infilled Ground	Artificial Deposit

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

2

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 73](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	GFSDDD-XSV	Glaciofluvial Sheet Deposits, Devensian - Sand And Gravel	Sand And Gravel
2	40m W	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

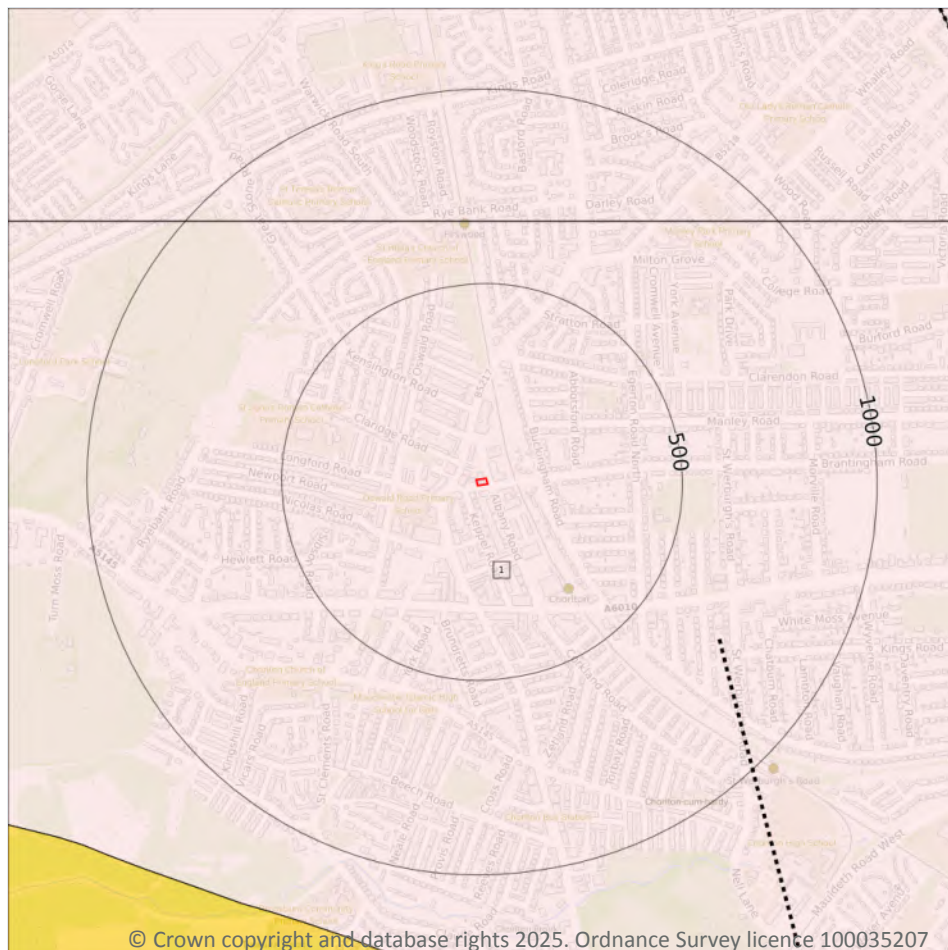
0

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

1

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 75 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	WLSF-SDST	Wilmslow Sandstone 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

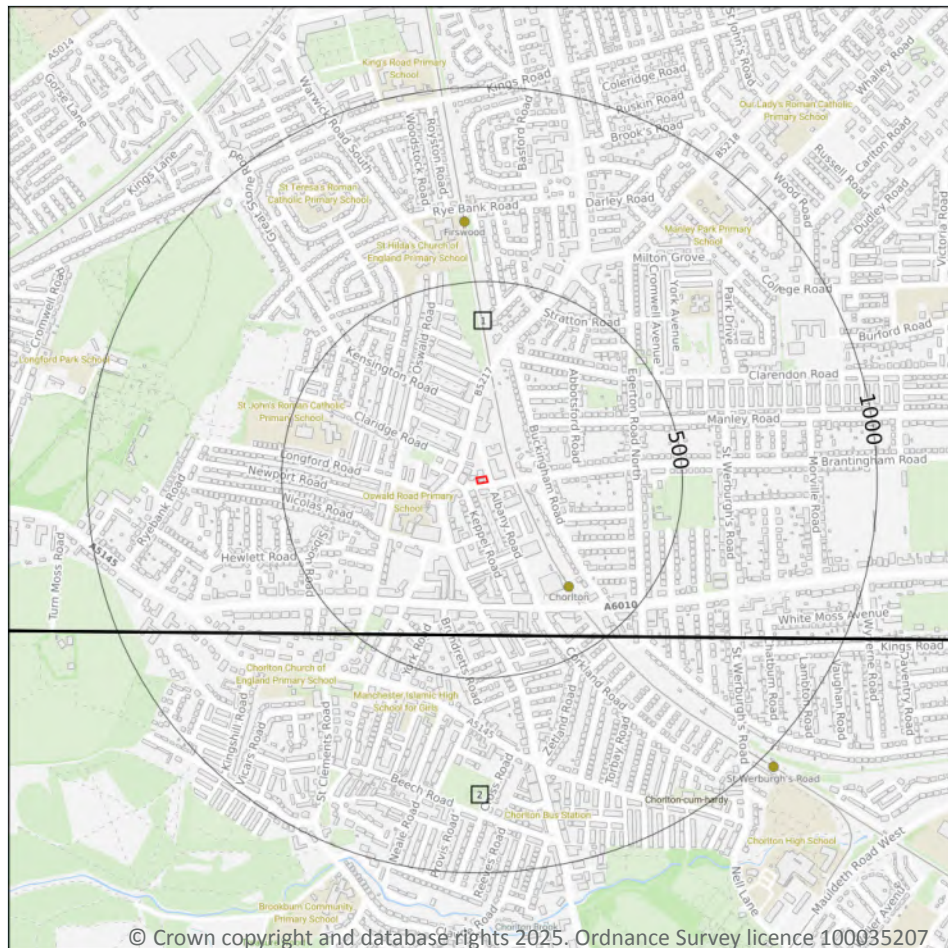
0

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.

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

2

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

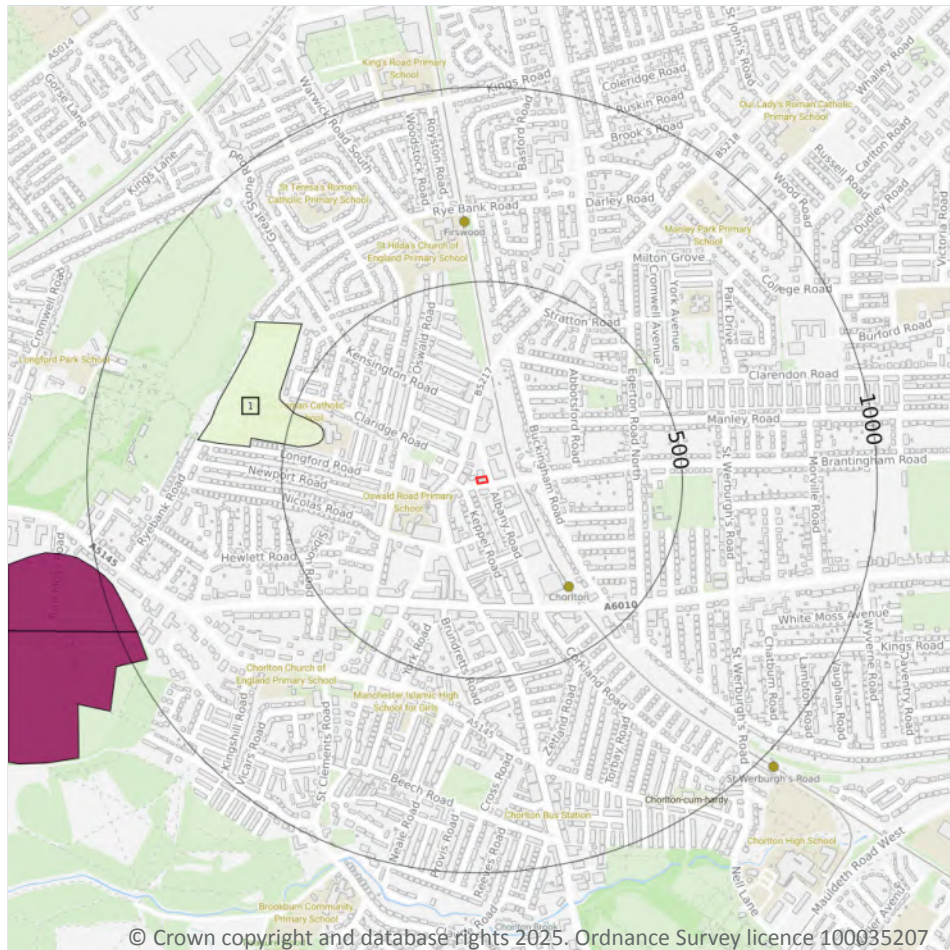
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 77](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	No coverage	EW085_manchester_v4
2	389m S	No coverage	Full	Full	Full	EW098_stockport_v4

This data is sourced from the British Geological Survey.



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



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

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15.2 Artificial and made ground (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 78](#) >

ID	Location	LEX Code	Description	Rock description
1	406m W	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.



15.3 Artificial ground permeability (50k)

Records within 50m

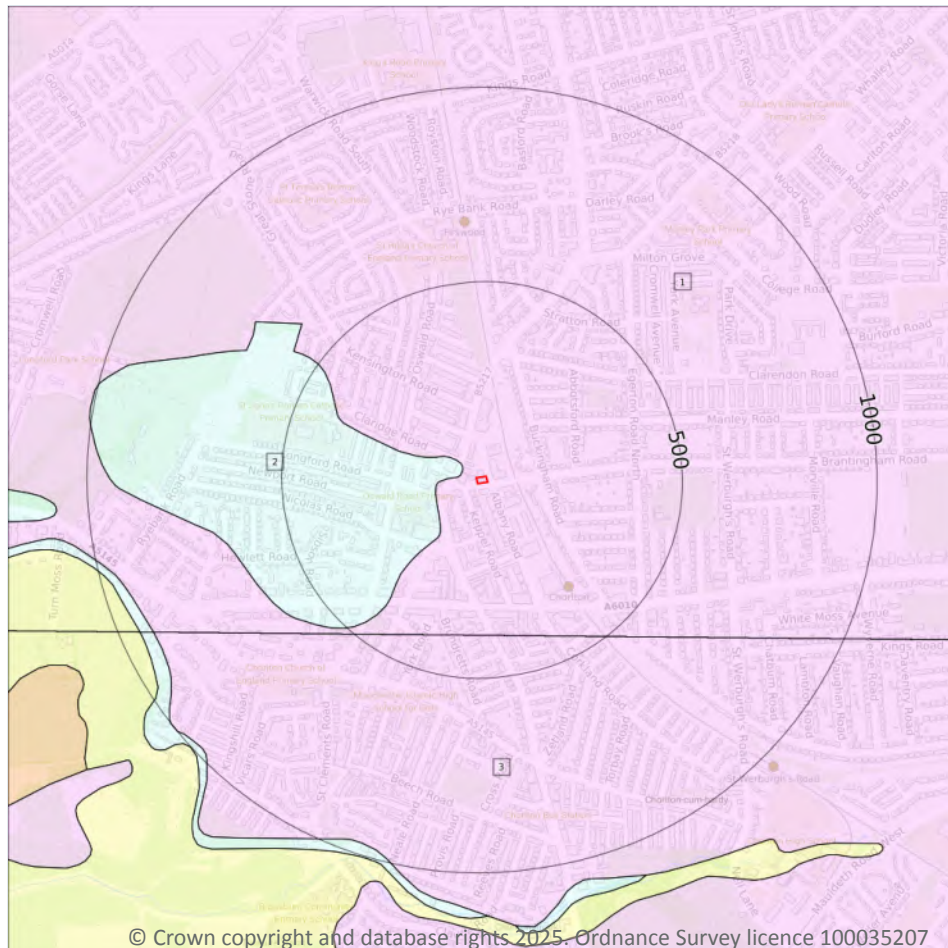
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



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 80](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	GFSDDD-XSV	GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	SAND AND GRAVEL
2	40m W	TILLDD-DMTN	TILL, DEVENSIAN	DIAMICTON
3	390m S	GFSDDD-XSV	GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	SAND AND GRAVEL

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m

2

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Intergranular	Very High	High
40m W	Mixed	High	Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

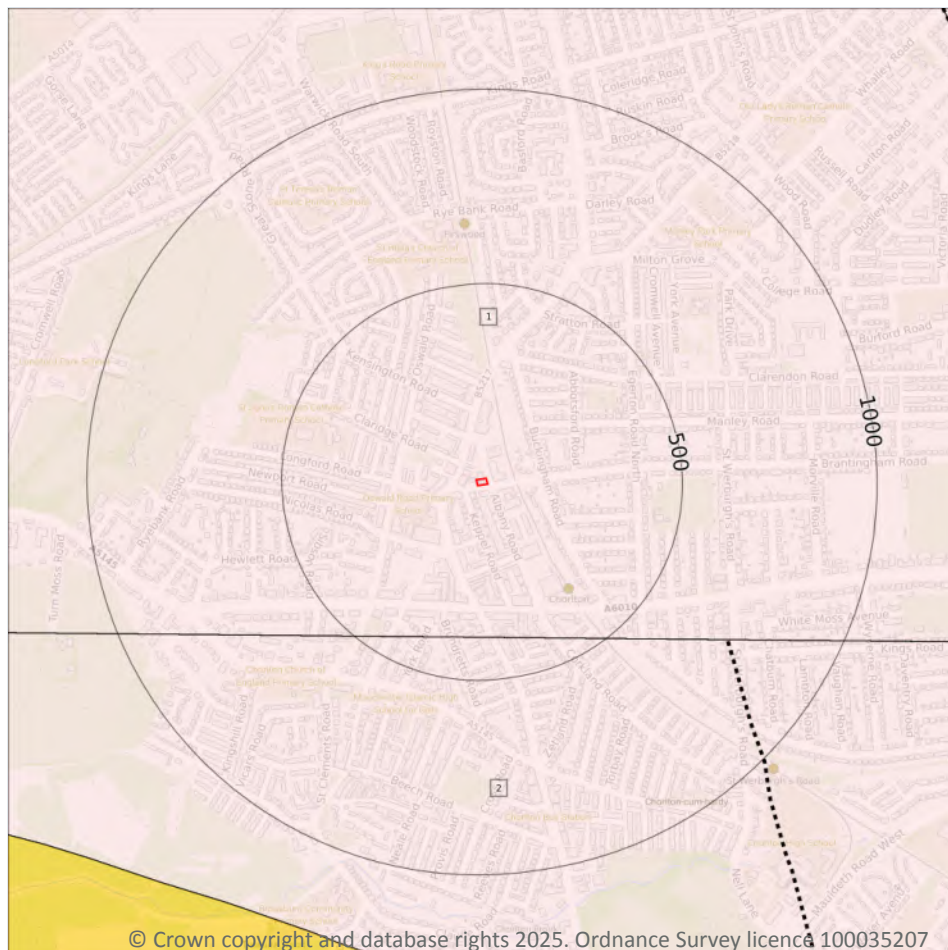
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

2

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 82](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	WLSF-SDST	WILMSLOW SANDSTONE FORMATION - SANDSTONE	-
2	390m S	WLSF-SDST	WILMSLOW SANDSTONE FORMATION - SANDSTONE	-

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	Intergranular	High	High

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

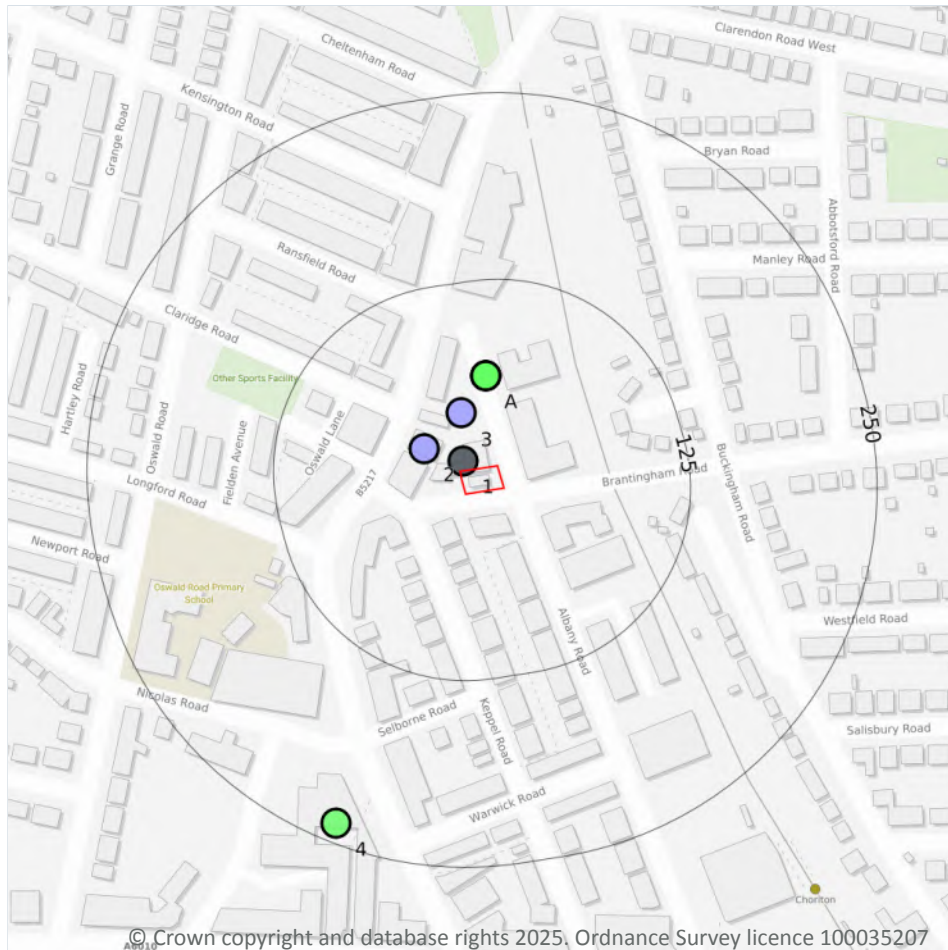
0

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.

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

8

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 84](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	7m NW	381685 394343	CELLSITE 1938H CHORLTON CUM HARDY 1	-	Y	N/A
2	29m NW	381659 394351	CHORLTON SERVICE STATION, CHORLTON 1	5.0	N	17522172 ↗

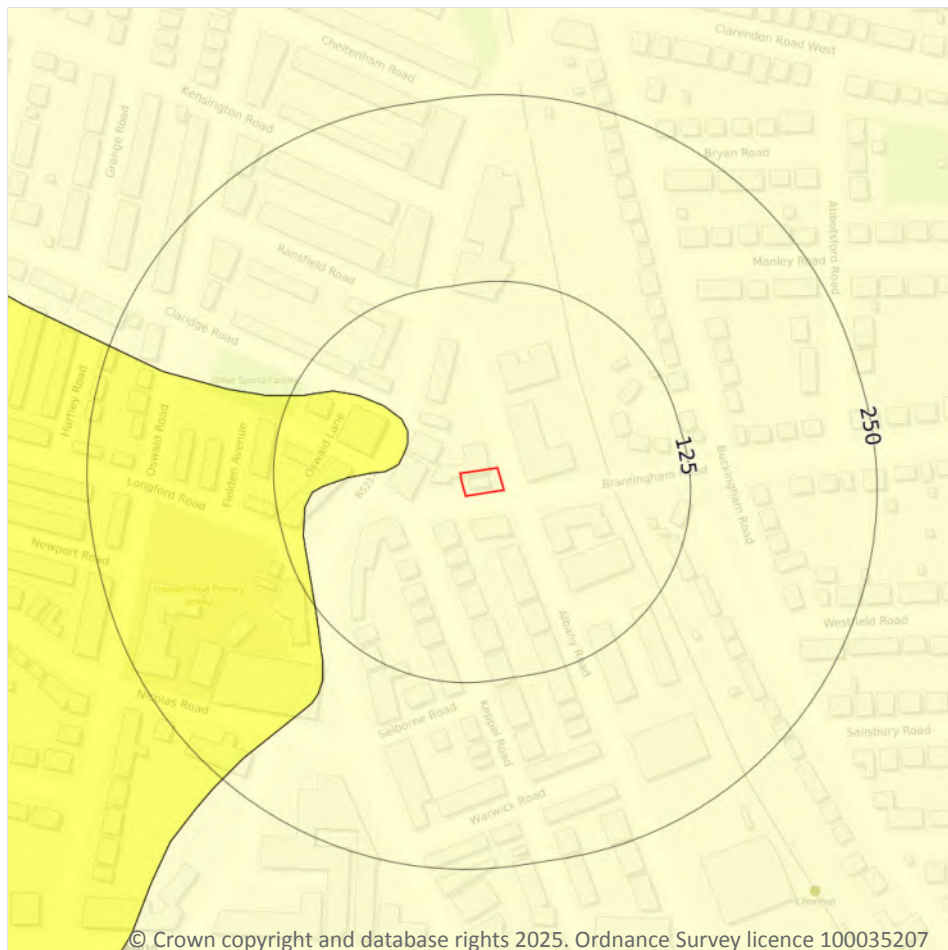
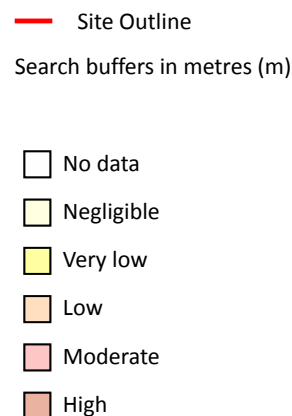


ID	Location	Grid reference	Name	Length	Confidential	Web link
3	39m N	381684 394375	CHORLTON SERVICE STATION, CHORLTON 2	5.0	N	17522173 ↗
A	61m N	381700 394400	CHORLTON-CUM-HARDY. EXT 1	10.67	N	864928 ↗
A	61m N	381700 394400	CHORLTON-CUM-HARDY. EXT 2	10.97	N	864929 ↗
A	61m N	381700 394400	CHORLTON-CUM-HARDY. EXT 3	10.97	N	864930 ↗
A	61m N	381700 394400	CHORLTON-CUM-HARDY. EXT 4	11.28	N	864931 ↗
4	237m SW	381600 394100	CHORLTON-CUM-HARDY. S/INVES.	28.96	N	864925 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

2

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

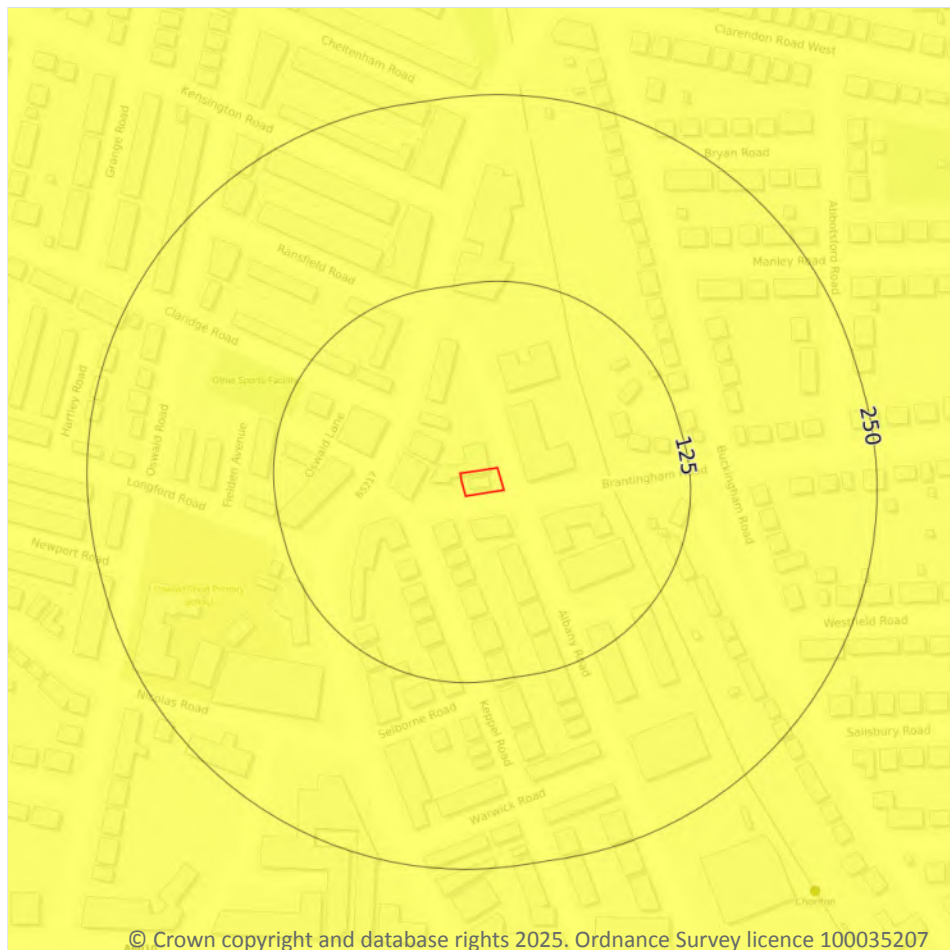
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 86 >](#)

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
40m W	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

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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.

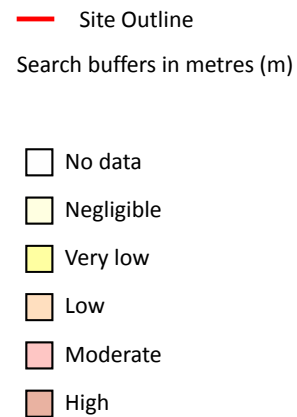
Features are displayed on the Natural ground subsidence - Running sands map on [page 87](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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17.3 Compressible deposits

Records within 50m

1

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

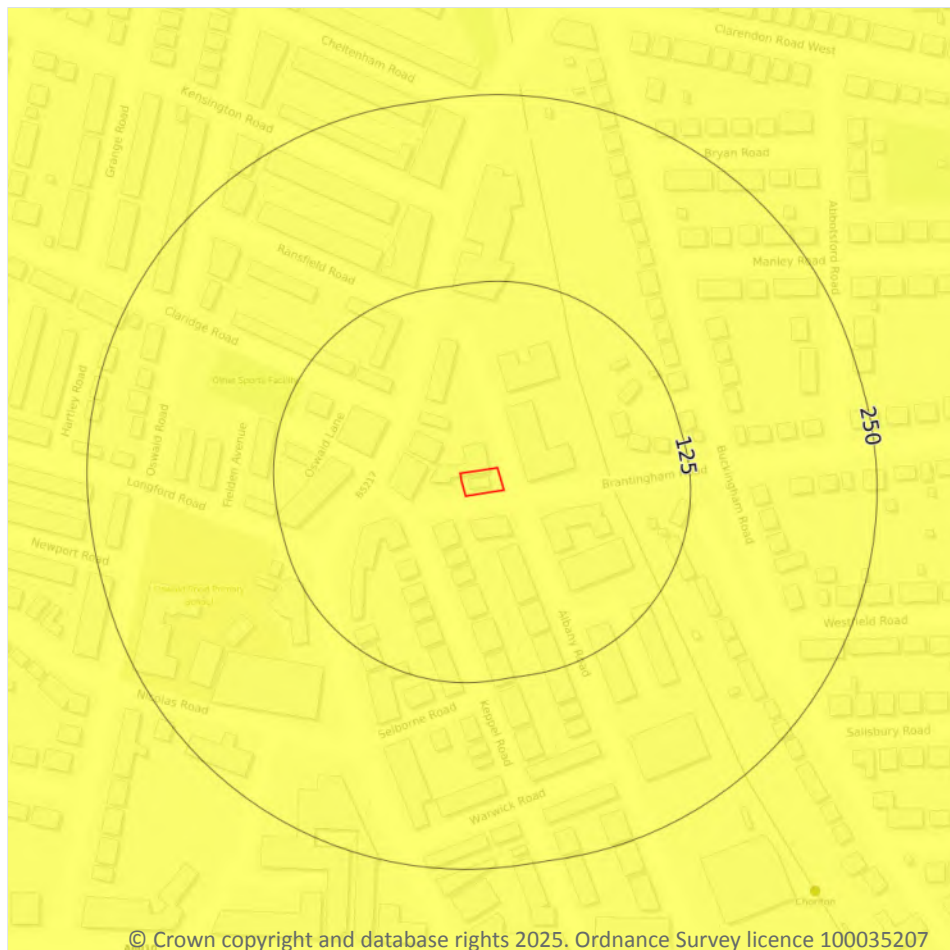
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 88](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

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17.4 Collapsible deposits

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 89](#) >

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

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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.

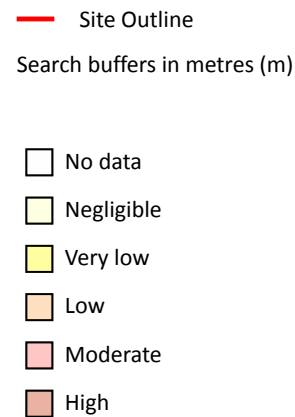
Features are displayed on the Natural ground subsidence - Landslides map on [page 90 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 91](#)

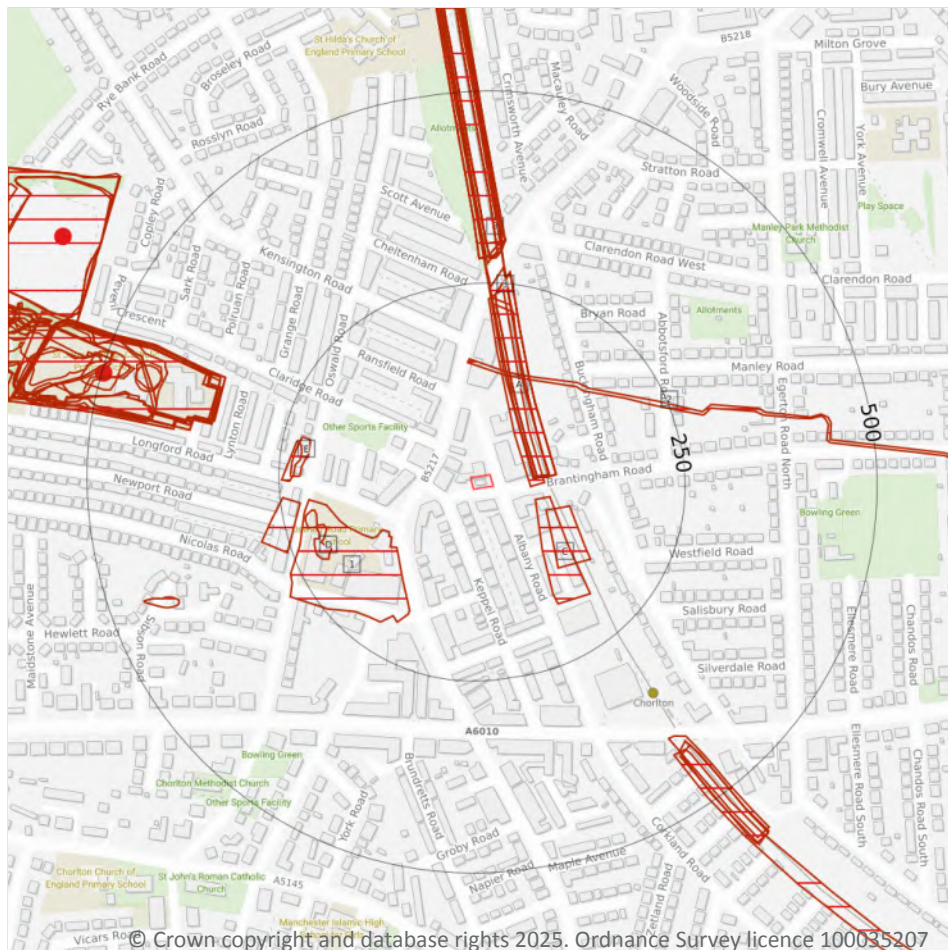
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



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

18.1 BritPits

Records within 500m

1

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

Features are displayed on the Mining and ground workings map on [page 93](#) >

ID	Location	Details	Description
G	497m W	Name: Longford Brick Works Address: Chorlton-cum-Hardy, 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.

18.2 Surface ground workings

Records within 250m	16
----------------------------	-----------

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

Features are displayed on the Mining and ground workings map on [page 93](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	46m NE	Cuttings	1892	1:10560
B	53m E	Cuttings	1938	1:10560
A	54m E	Cuttings	1934	1:10560
B	55m E	Cuttings	1955	1:10560
C	58m E	Cuttings	1892	1:10560
A	58m E	Cuttings	1966	1:10560
A	58m E	Cuttings	1988	1:10000
A	58m E	Cuttings	1981	1:10000
C	76m SE	Cuttings	1981	1:10000
1	123m SW	Marl Pits	1849	1:10560
2	131m N	Canal Feeder	1911	1:10560
D	199m W	Ponds	1892	1:10560
E	213m W	Pond	1849	1:10560
3	223m N	Cuttings	1934	1:10560
E	223m W	Pond	1892	1:10560
D	225m W	Brick Kiln Pits	1849	1:10560



This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

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

This data is sourced from the British Geological Survey.



18.7 JPB mining areas

Records on site

1

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

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

1

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

Location	Mineral type
329m W	Stone

This data is sourced from Groundsure.



18.10 Mining record office plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site**0**

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site**0**

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

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

18.14 Gypsum areas

Records on site**0**

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0
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Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

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

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



19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

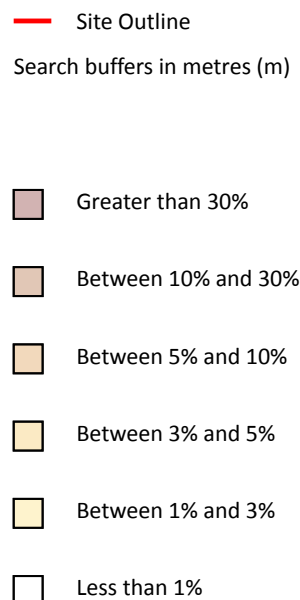
Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 101](#) >

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



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

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 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
29m NW	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

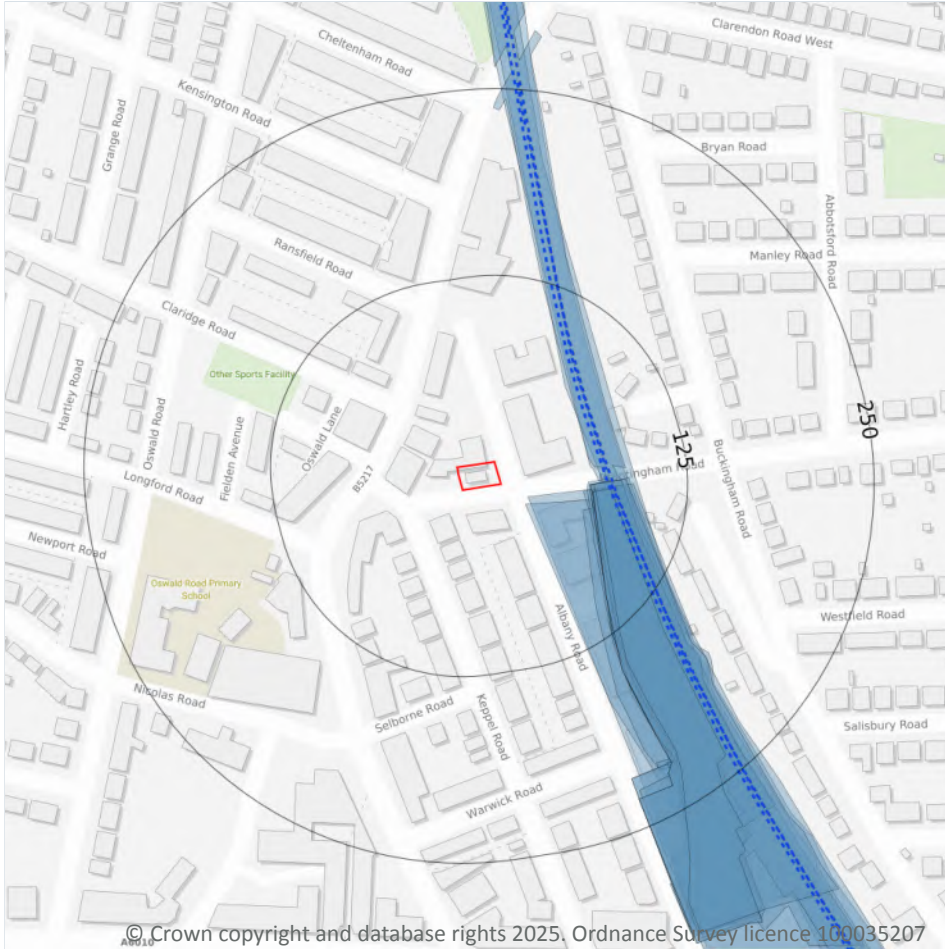
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The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



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

22.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

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



This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

24

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 104 >](#)

Location	Land Use	Year of mapping	Mapping scale
20m SE	Railways	1907	-
21m SE	Railway	1933	-
55m E	Railway Sidings	1938	10560
58m E	Railway Sidings	1892	10560
58m E	Railway Sidings	1955	10560
59m E	Railway Sidings	1934	10560
59m E	Railway Sidings	1916	10560
60m E	Railway Sidings	1938	10560
61m E	Railway	1881	-
61m E	Railway Sidings	1966	10560
62m E	Railway Sidings	1905	10560
62m E	Railway Sidings	1923	10560
62m E	Railway Sidings	1894	2500
62m E	Railway Sidings	1907	2500
62m E	Railway Sidings	1922	2500
62m E	Railway Sidings	1911	10560
65m E	Railway	1891	-



Location	Land Use	Year of mapping	Mapping scale
68m E	Railway Sidings	1950	2500
68m E	Railway Sidings	1950	1250
68m E	Railway Sidings	1959	1250
70m E	Railway Sidings	1881	2500
70m E	Railway Sidings	1933	2500
195m SE	Railway Sidings	1950	1250
235m SE	Railway Sidings	1893	500

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

1

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 104 >](#)

Location	Description
71m E	Historic

This data is sourced from OpenStreetMap.



22.7 Railways

Records within 250m

5

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways. Features are displayed on the Railway infrastructure and projects map on [page 104 >](#)

Location	Name	Type
67m E	Metrolink	light_rail
70m E	Not given	Multi Track
71m E	Metrolink	light_rail
74m E	Not given	Multi Track
227m N	Not given	Multi Track

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

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APPENDIX III **Historical Mapping**

Site Details:

330 BRANTINGHAM RD,
MANCHESTER, M21 0BJ

Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: County Series

Map date: 1881

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1881
Edition N/A
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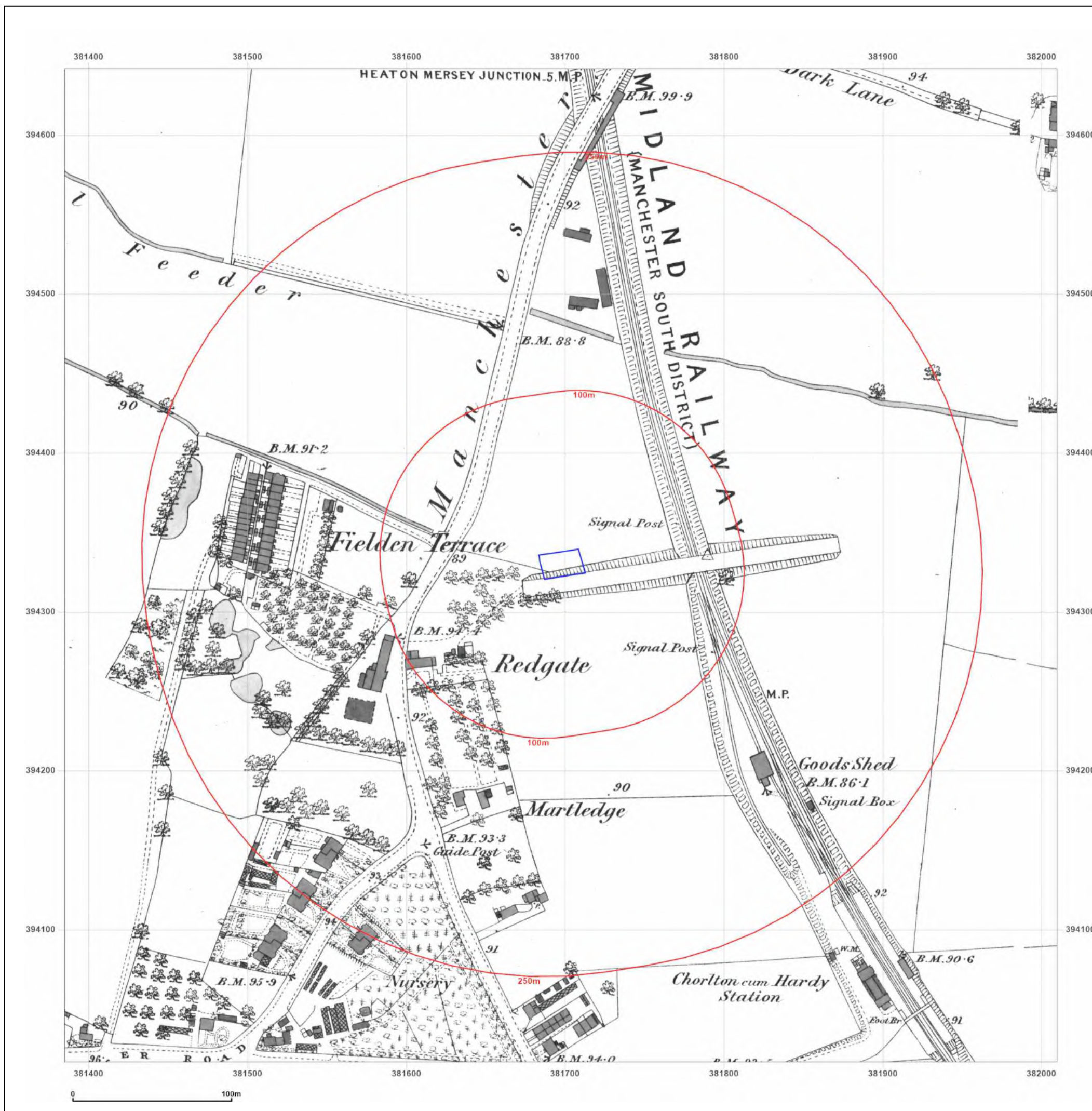


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Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: County Series

Map date: 1894

Scale: 1:2,500

Printed at: 1:2,500



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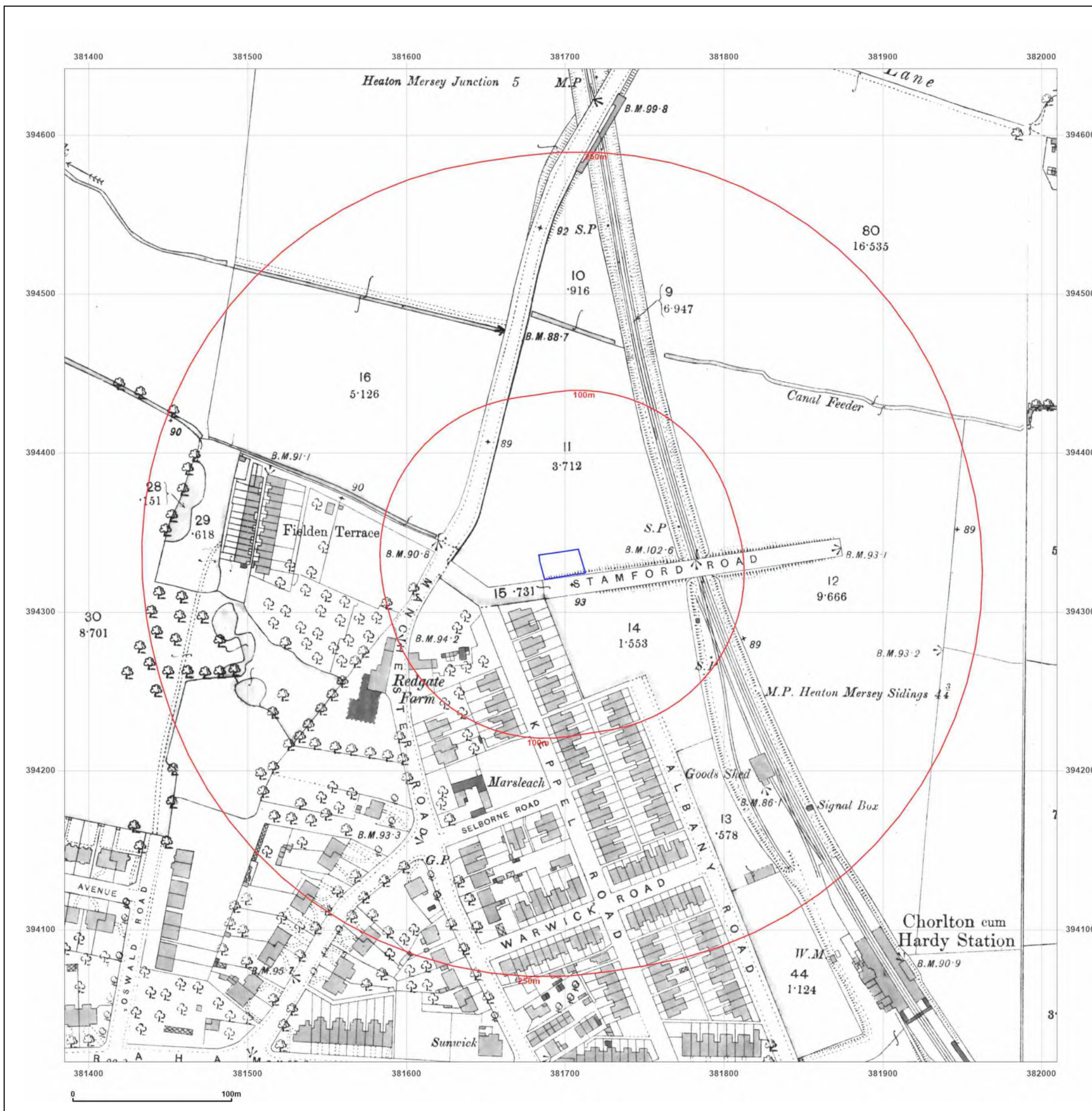


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Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: County Series

Map date: 1907

Scale: 1:2,500

Printed at: 1:2,500



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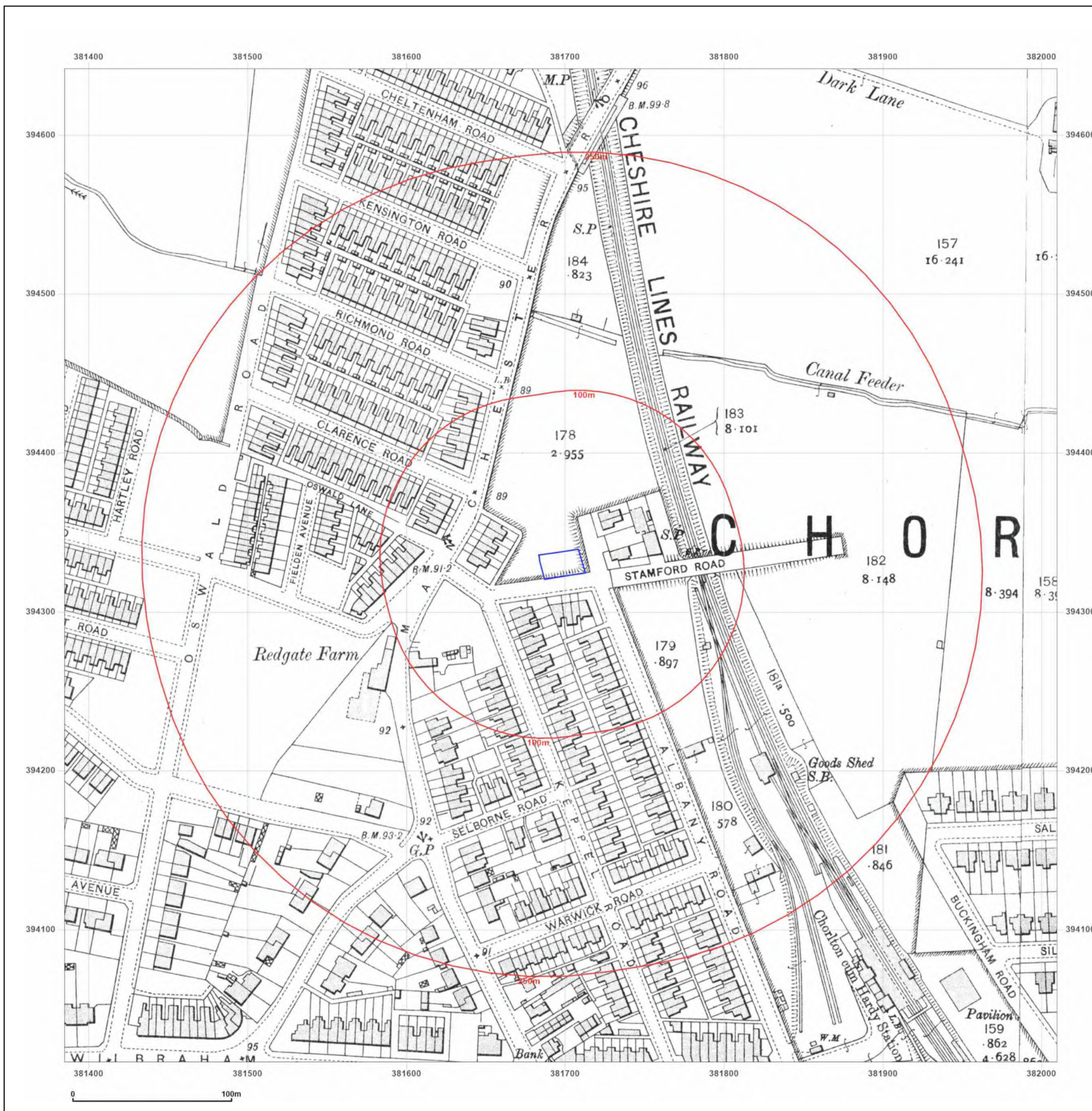


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Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



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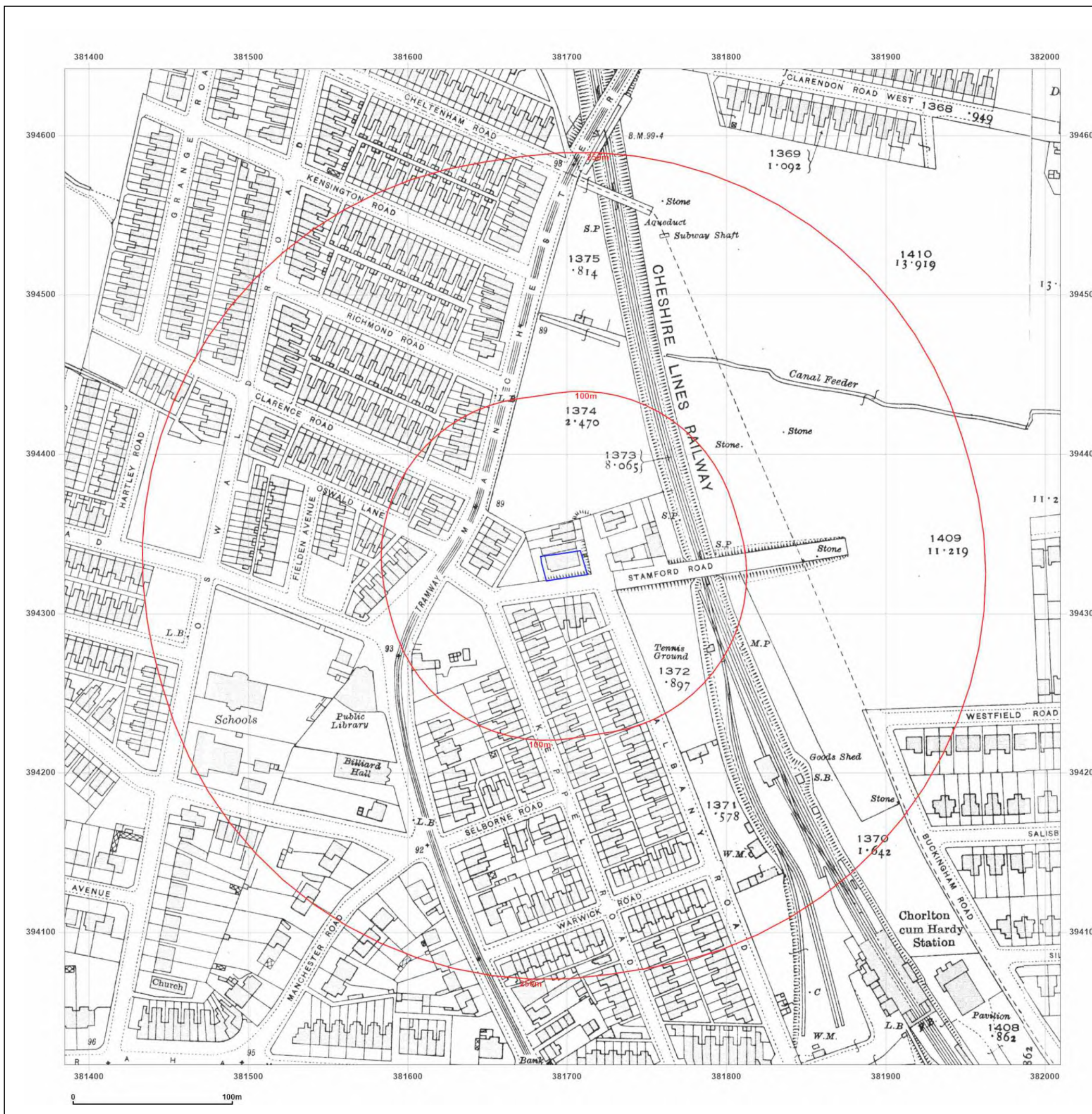


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Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: County Series

Map date: 1933

Scale: 1:2,500

Printed at: 1:2,500



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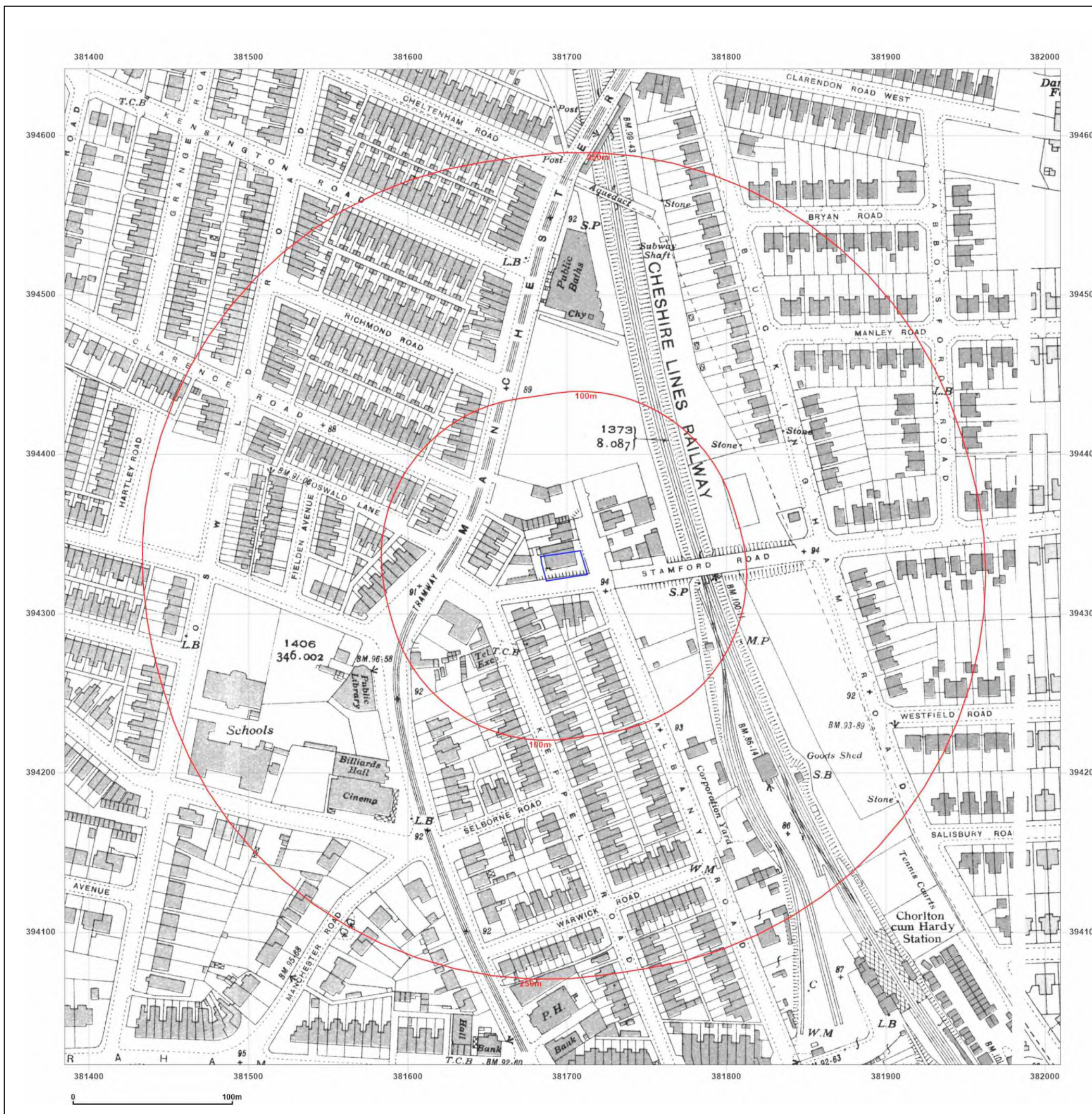


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Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: National Grid

Map date: 1950

Scale: 1:1,250

Printed at: 1:2,000



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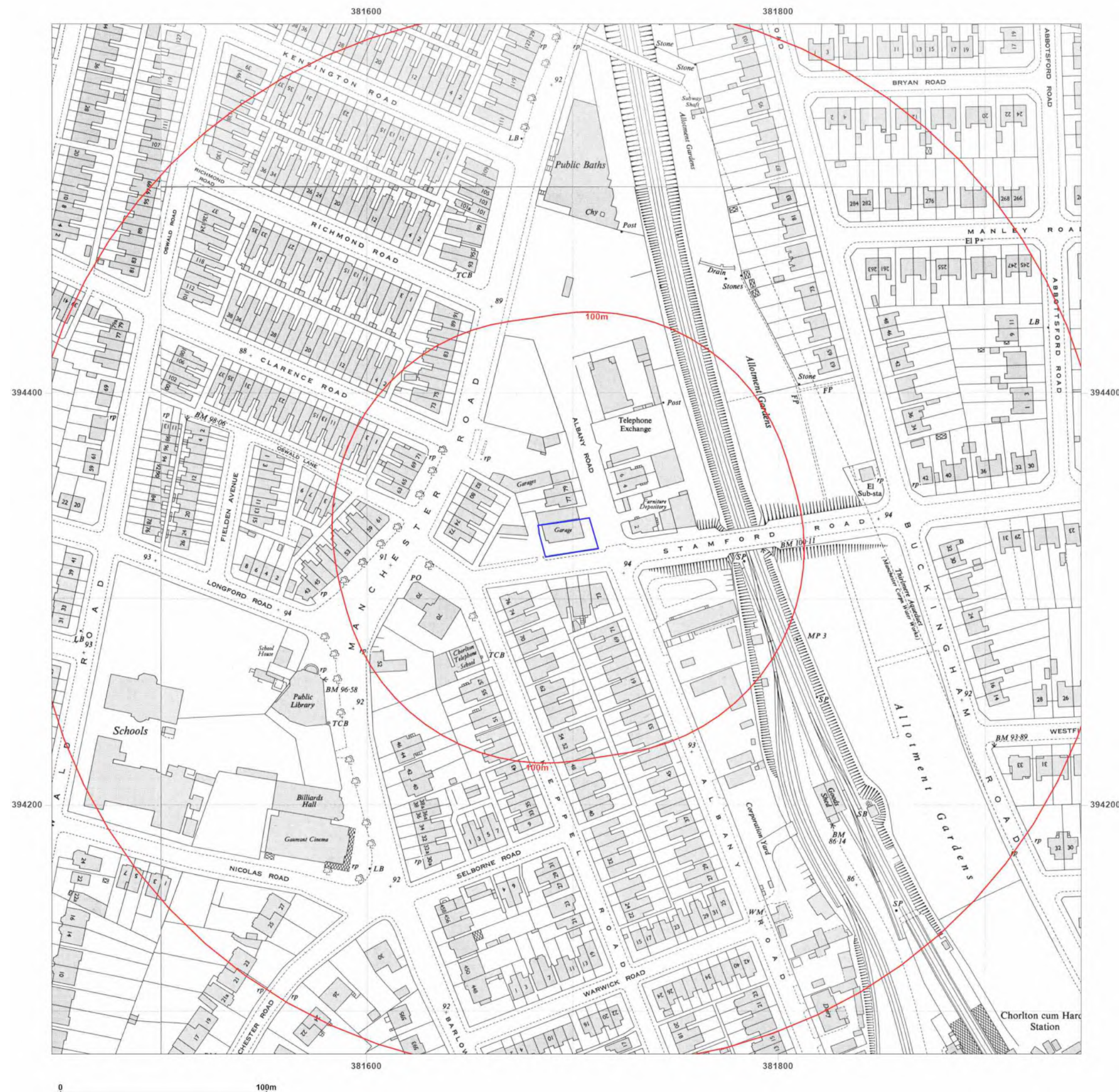


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Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: National Grid

Map date: 1950

Scale: 1:2,500

Printed at: 1:2,500



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Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: National Grid

Map date: 1951

Scale: 1:1,250

Printed at: 1:2,000



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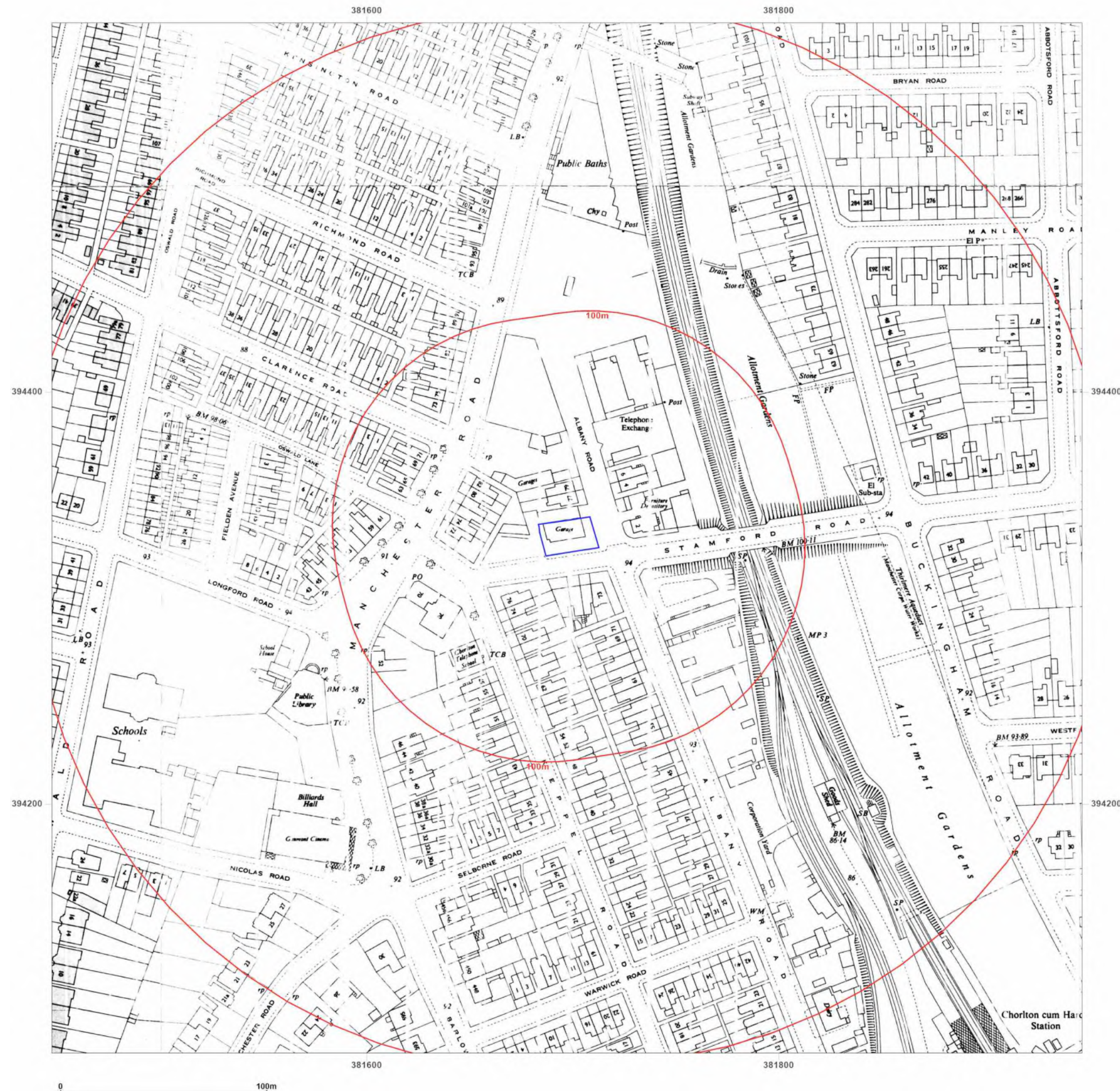


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Site Details:

330 BRANTINGHAM RD,
MANCHESTER, M21 0BJ

Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: National Grid

Map date: 1959-1963

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
Revised 1962
Edition N/A
Copyright 1963
Levelled 1958

Surveyed 1950
Revised 1958
Edition N/A
Copyright 1959
Levelled 1948

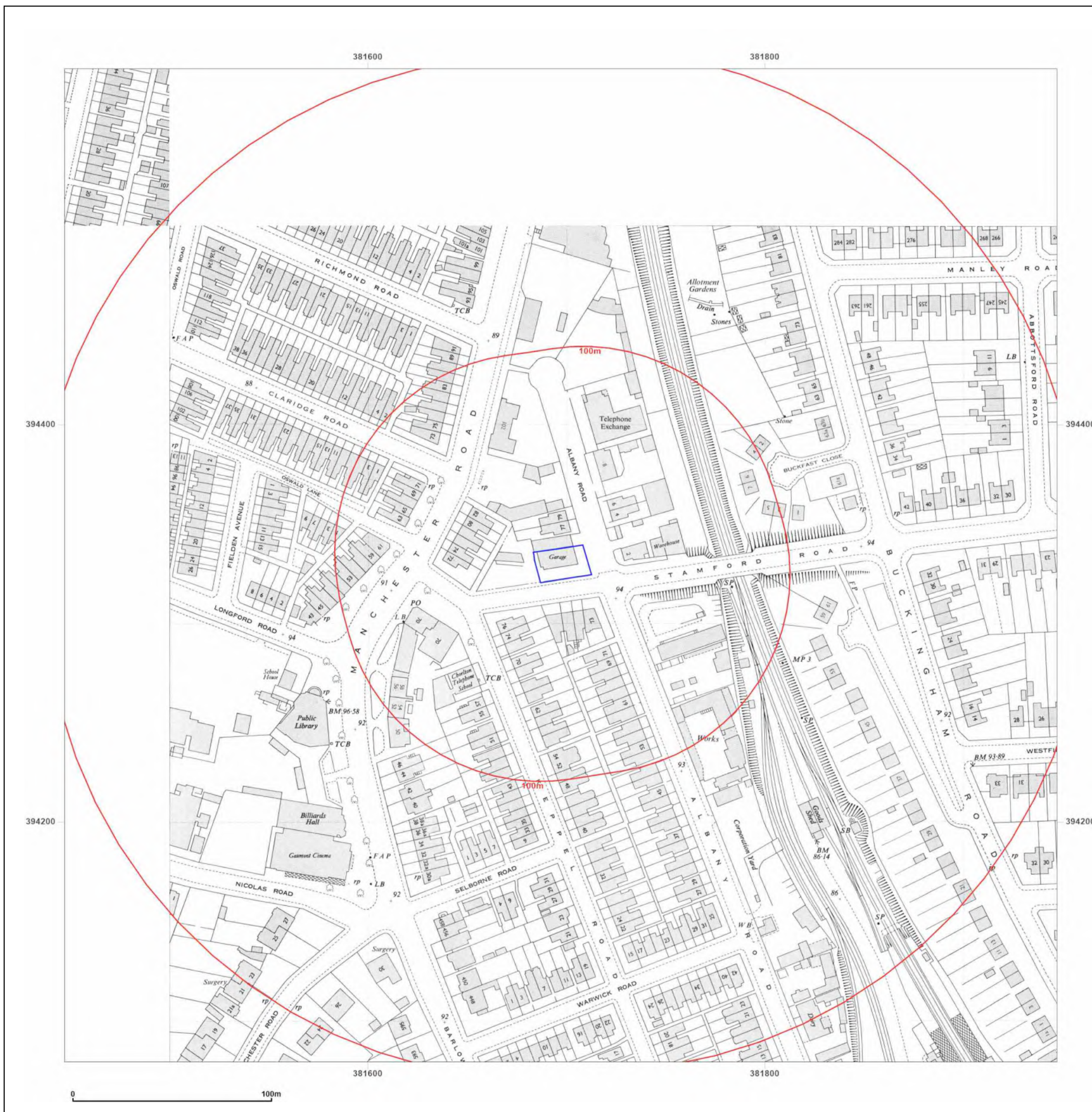


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Site Details:

330 BRANTINGHAM RD,
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Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: National Grid

Map date: 1979-1981

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
Revised 1962
Edition N/A
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Surveyed 1958
Revised 1980
Edition N/A
Copyright 1980
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Surveyed 1950
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Site Details:

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Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: National Grid

Map date: 1985-1986

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1958
Revised 1986
Edition N/A
Copyright 1986
Levelled 1958

Surveyed 1958
Revised 1985
Edition N/A
Copyright 1985
Levelled 1958

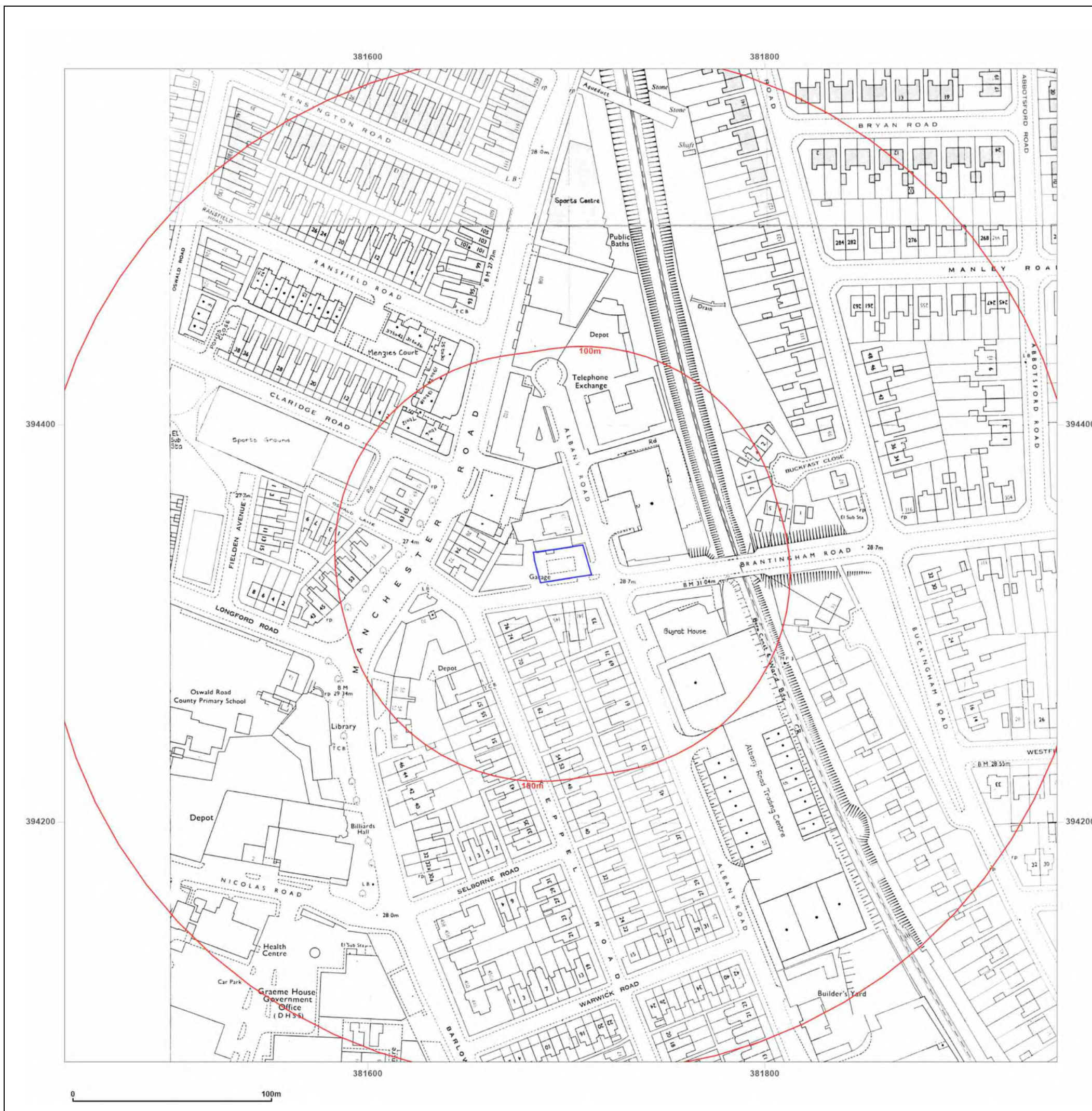


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Site Details:

330 BRANTINGHAM RD,
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Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1992
Revised 1992
Edition N/A
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Surveyed 1992
Revised 1992
Edition N/A
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Site Details:

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Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
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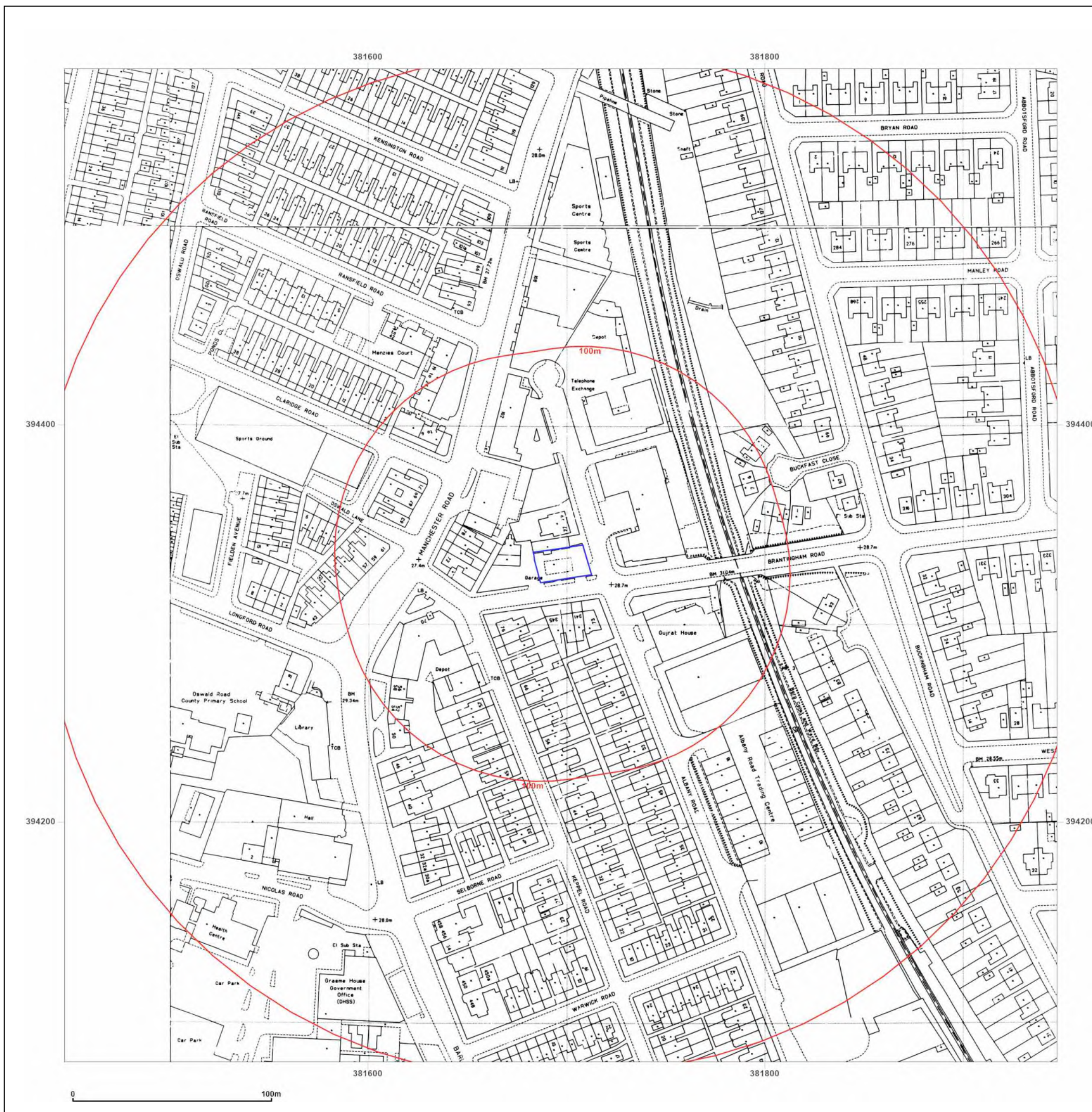


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Site Details:

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Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003



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Site Details:

330 BRANTINGHAM RD,
MANCHESTER, M21 0BJ

Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: County Series

Map date: 1848-1849

Scale: 1:10,560

Printed at: 1:10,560



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

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

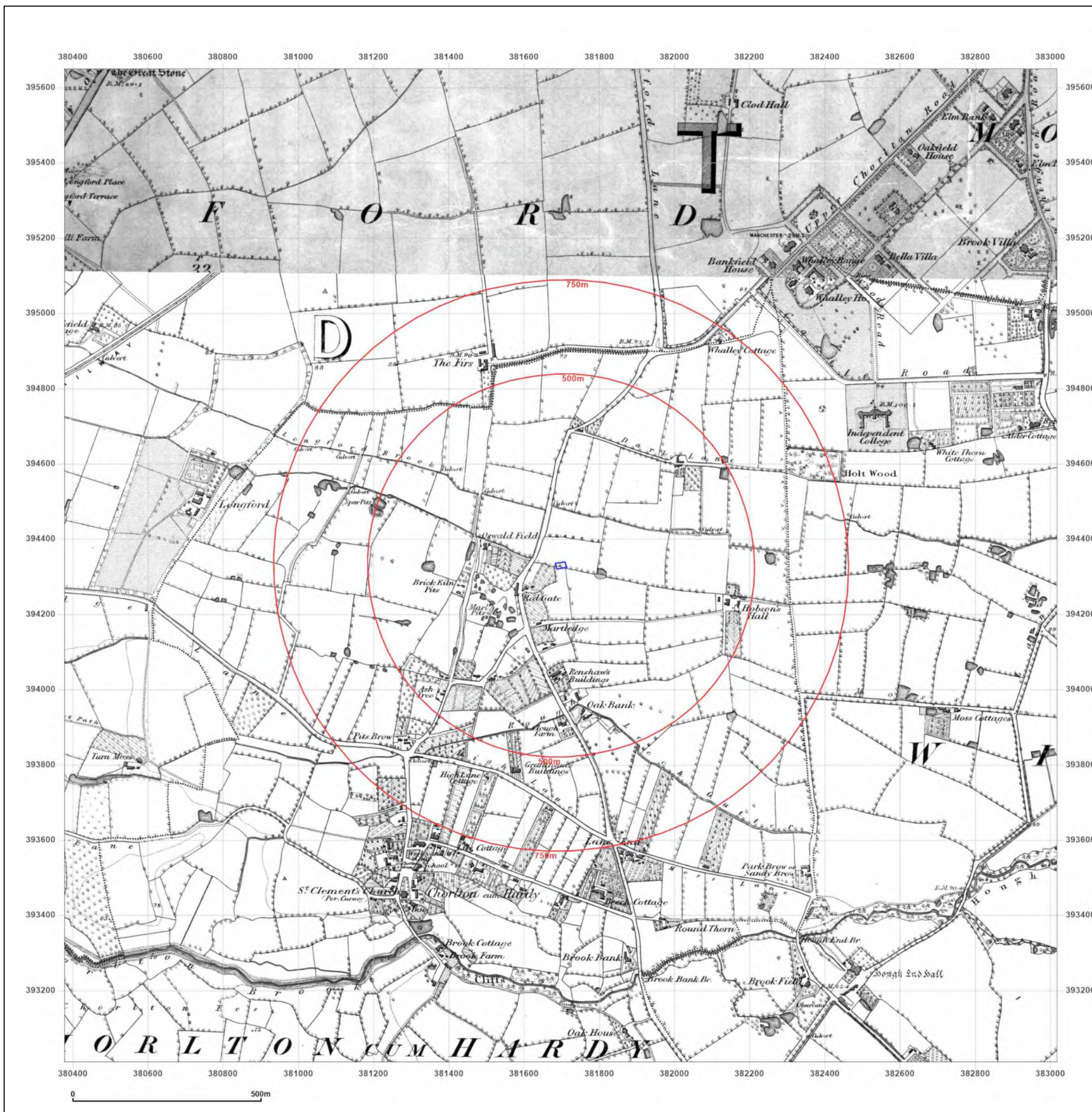


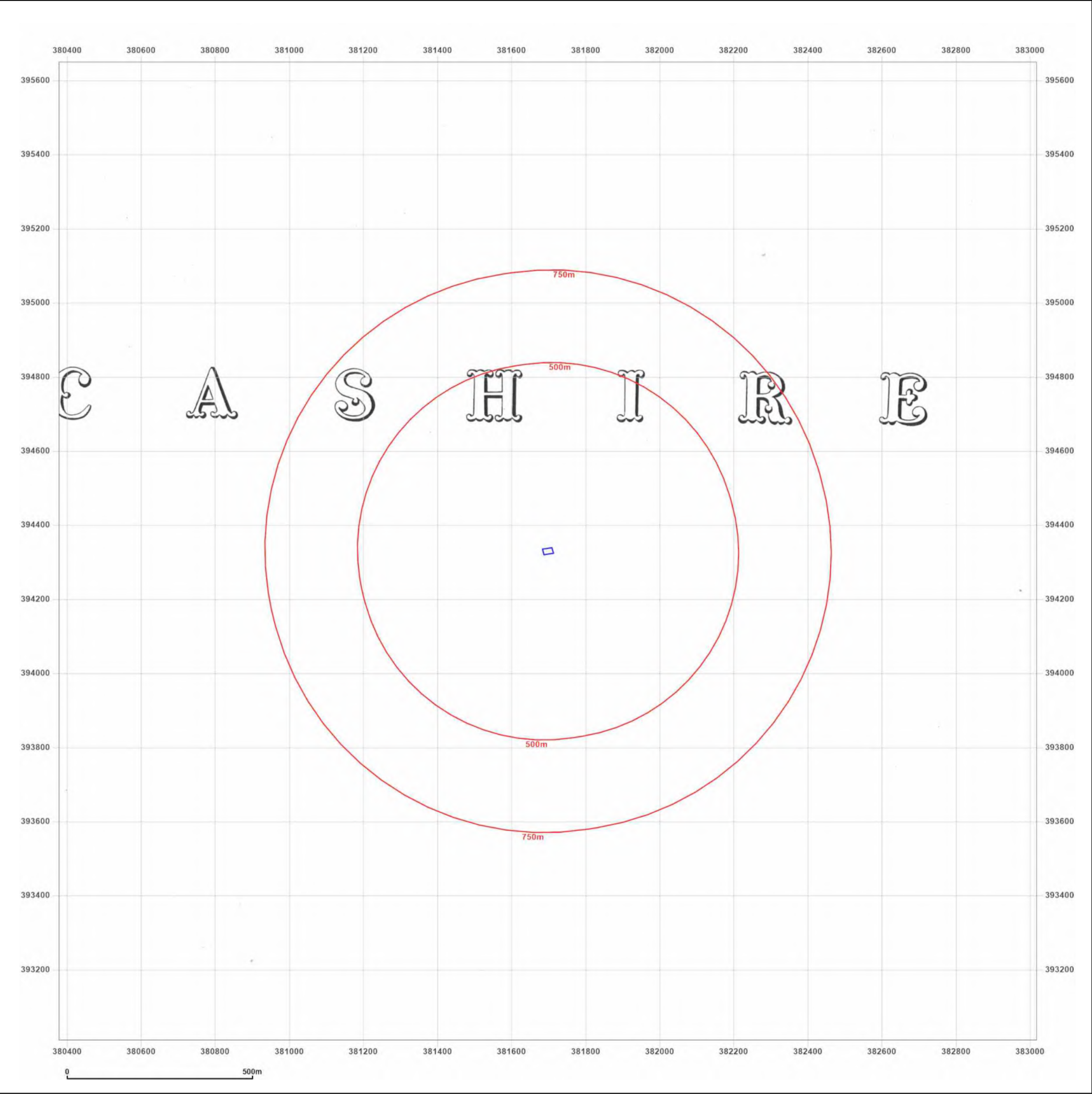
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Site Details:

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Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: County Series

Map date: 1897

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1897
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Site Details:

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Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: County Series

Map date: 1905

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1905
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Surveyed 1892
Revised 1905
Edition N/A
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Site Details:

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Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: County Series

Map date: 1911

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
Revised 1911
Edition 1911
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Site Details:

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Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: County Series

Map date: 1916

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1916
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Surveyed 1844
Revised 1916
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Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1923
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Surveyed 1844
Revised 1923
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Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: County Series

Map date: 1932-1934

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1932
Edition N/A
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Surveyed 1844
Revised 1934
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Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1938
Edition N/A
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Surveyed 1844
 Revised 1938
 Edition 1938
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Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: Provisional

Map date: 1955-1956

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1956
Revised 1956
Edition N/A
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Surveyed N/A
Revised 1955
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Site Details:

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Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: National Grid

Map date: 1980-1981

Scale: 1:10,000

Printed at: 1:10,000



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

Surveyed 1977
Revised 1981
Edition N/A
Copyright 1981
Levelled 1976

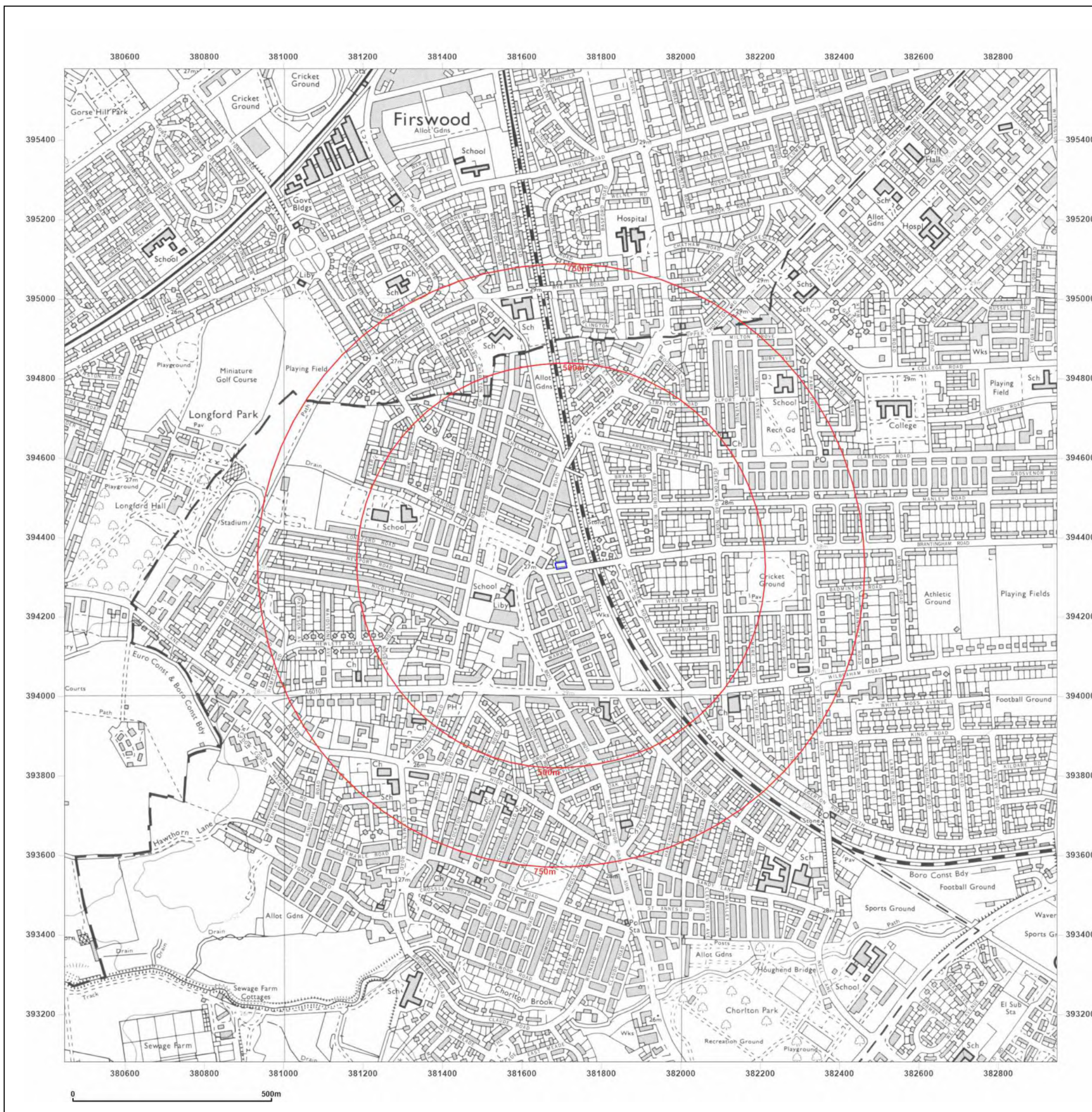


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Site Details:

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Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: National Grid

Map date: 1985-1988

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1983
Revised 1985
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1985
Revised 1988
Edition N/A
Copyright N/A
Levelled N/A

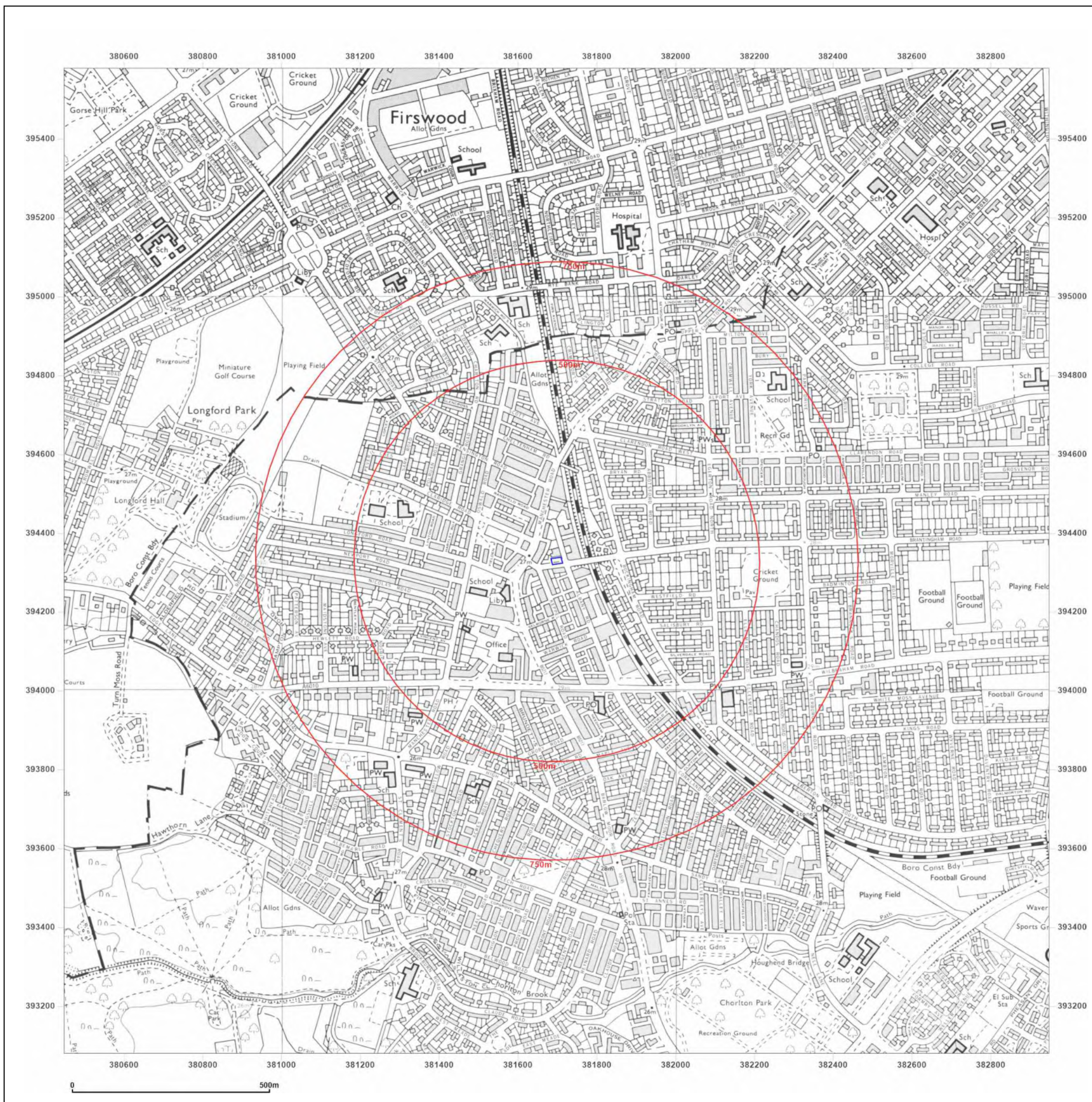


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Site Details:

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Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

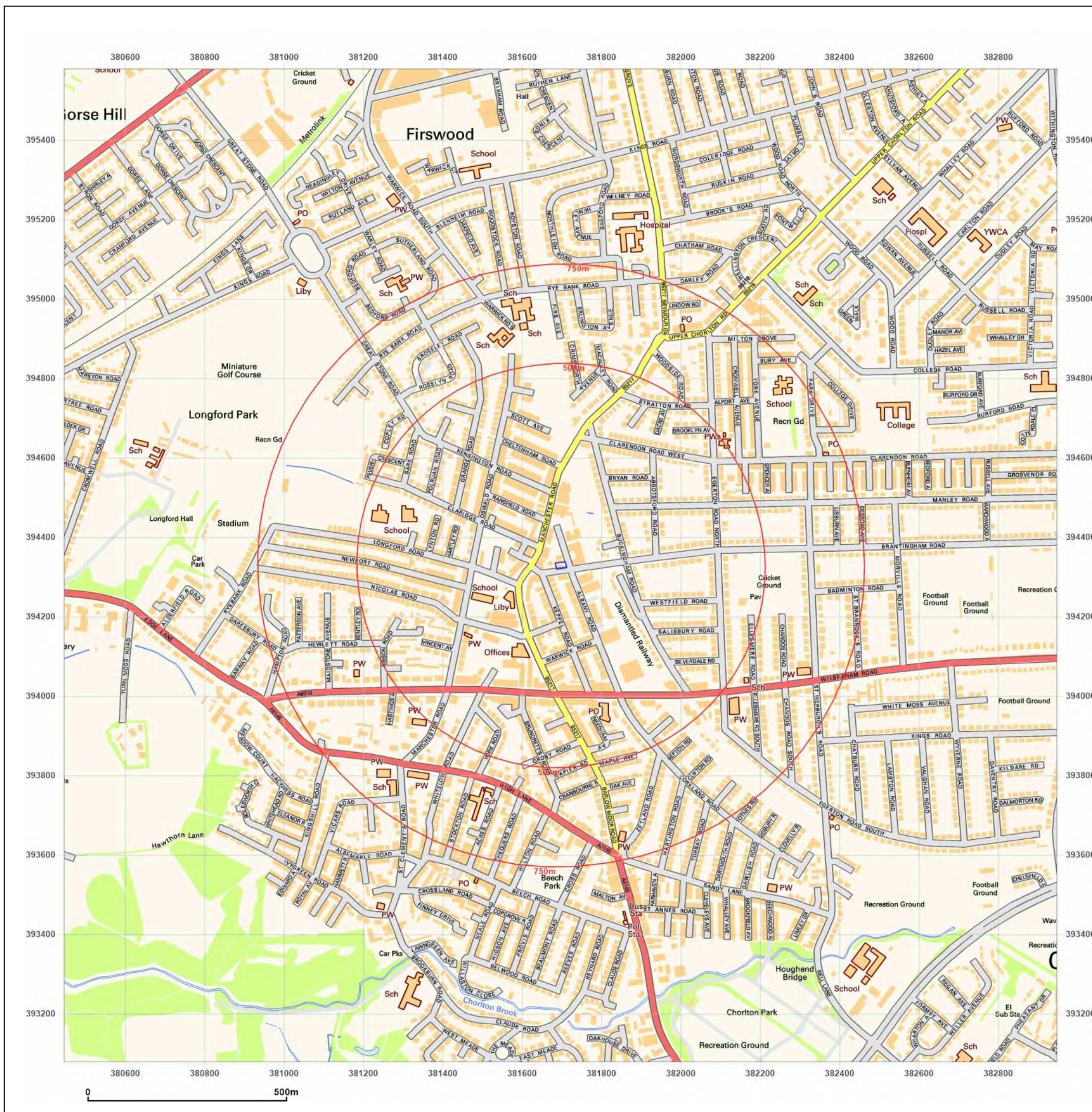


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Site Details:

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Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010

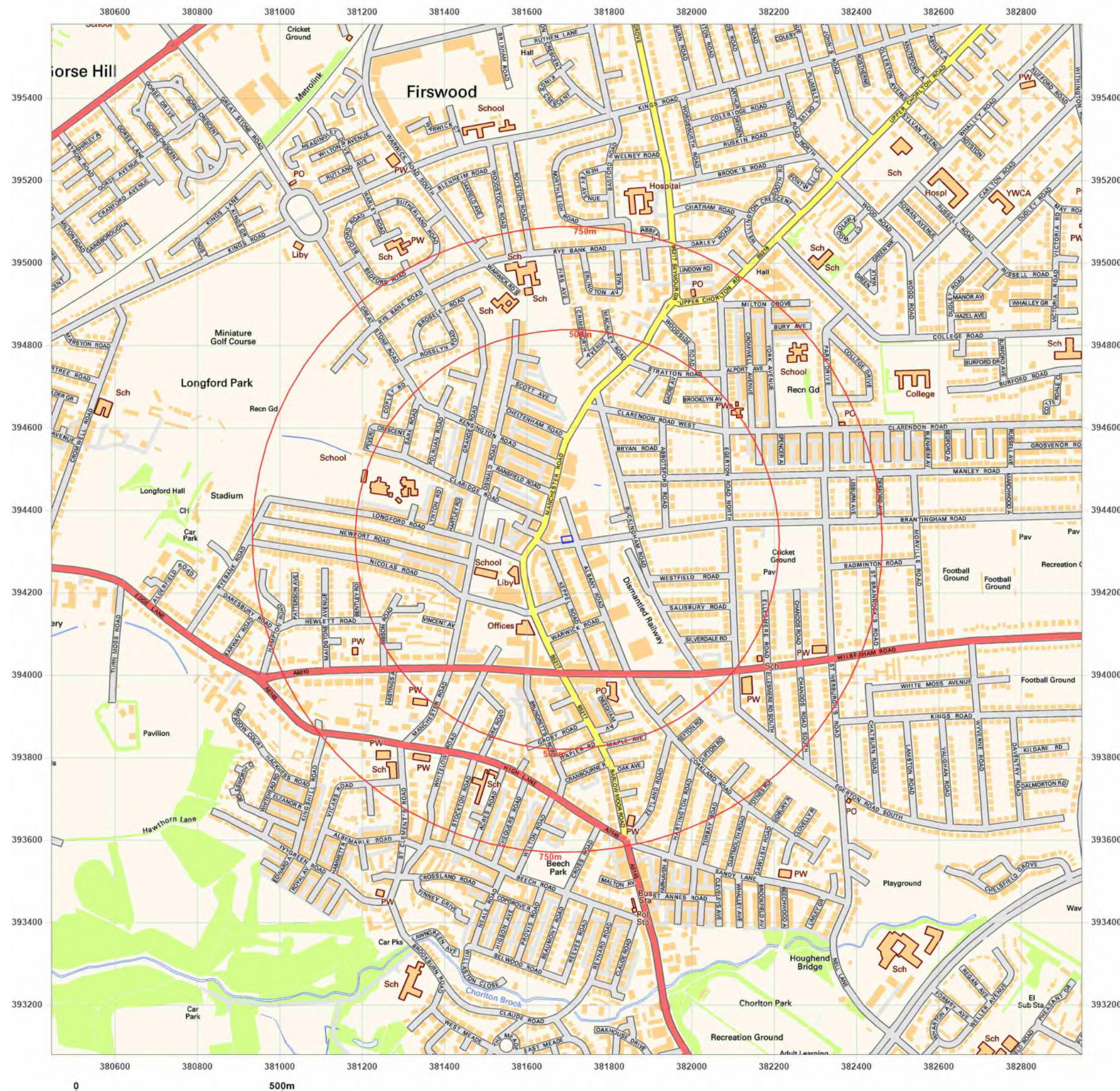


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Client Ref: 1858MTF
Report Ref: GS-WWZ-CBT-G8M-POB
Grid Ref: 381697, 394329

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000

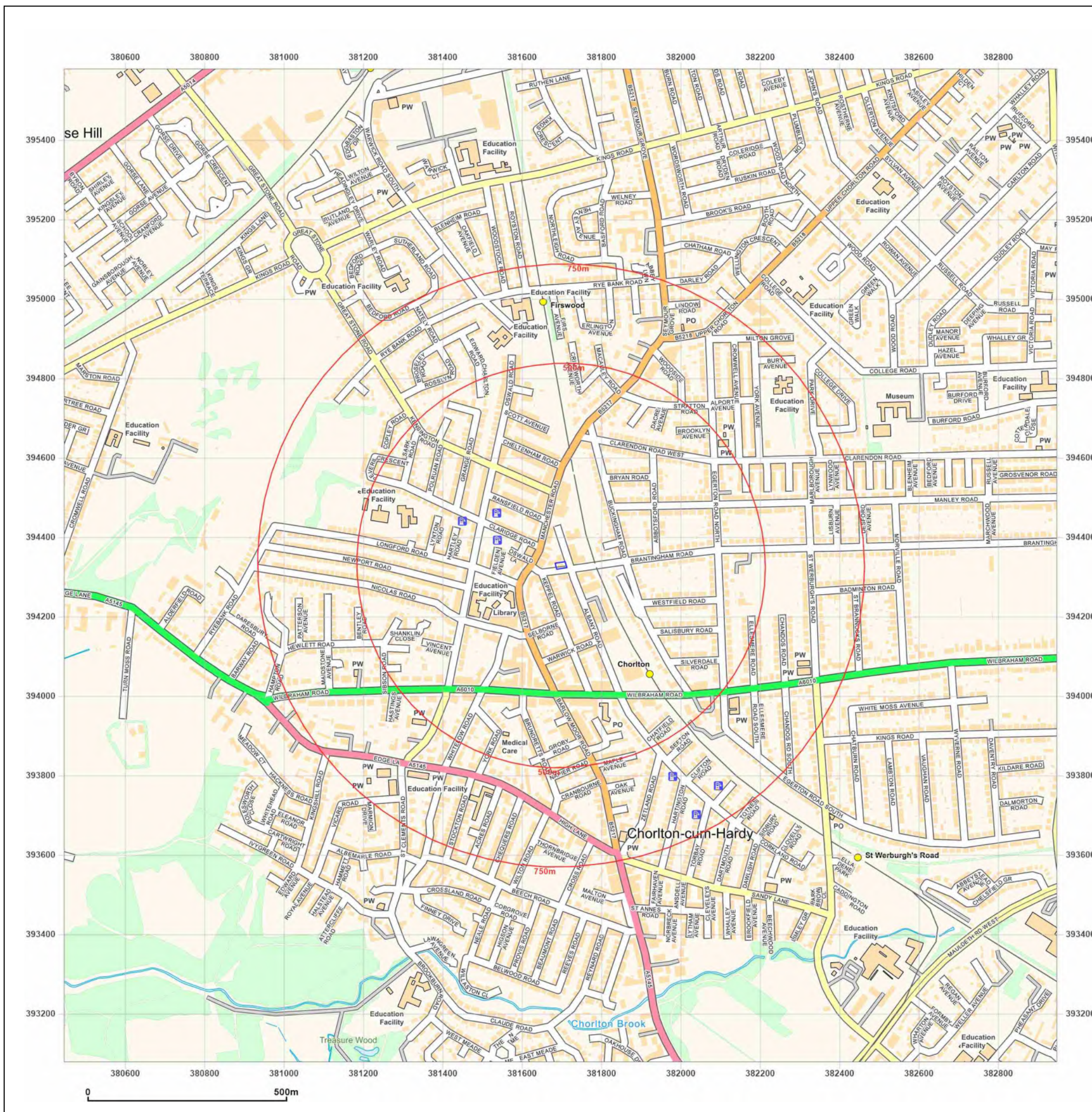


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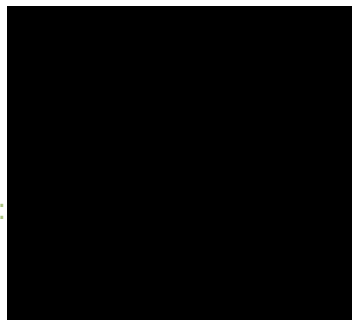
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There may be other sources of information not included in those listed that hold data relevant to the Desk Study undertaken at the site that could materially affect the conclusions made in this report. The interpretation of the maps and/or other data commented on in this report is subjective.

During site clearance works where previously unidentified contaminated materials are encountered, this must be noted by the contractor and reported to Soilutions in order to determine whether the risk assessment and remediation strategies for the site require amendment.

The conclusions in this report represent our professional opinion, these conclusions have been drawn up with the greatest care to ensure that all apparent issues were addressed properly in accordance with applicable UK guidance and accepted practice.

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