



create

The Joyce

BOULTON HOUSE, CHORLTON STREET, MANCHESTER, M1 3HY

Phase 1 Contaminated Land Assessment

Revision A

Volume 1 of 4

Independent, multidisciplinary engineering
and environmental consultants

BOULTON HOUSE, CHORLTON STREET, MANCHESTER, M1 3HY

Phase 1 Contaminated Land Assessment

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Objective

- 1.4 To undertake a Contaminated Land Preliminary Risk Assessment (PRA) comprising a desk study review of existing information relating to the Site and surrounding area to assess the potential for the presence of contamination and/or development constraints associated with the Site.
- 1.5 This assessment will be undertaken in accordance with best practice and planning guidance such as that set out in the National Planning Policy Framework (2025) and the Environment Agency's Land Contamination Risk Management guidance (2023).

Scope of Works

- 1.6 The scope of works for this study comprises a review of the following information sources:
- British Geological Survey online mapping data;
 - Environment Agency online mapping data;
 - Groundsure Insight report (Appendix B);
 - Available historical Ordnance Survey mapping (Appendix C);
 - Preliminary Unexploded Ordnance (UXO) Risk Assessment;
 - Web searches related to the site and surrounding area; and
 - Google Earth imagery.
- 1.7 A Conceptual Site Model (CSM) will then be developed based on the findings of the Preliminary Risk Assessment in the context of the proposed development using the source-pathway-receptor approach.
- 1.8 A Site reconnaissance survey was undertaken to assess the Site condition and surrounding land uses and a photographic record is provided in Appendix A.

2.0 SOURCES OF INFORMATION

- 2.1 The information contained in this report is based on a review of readily available information pertaining to the Site.

Records Review

- 2.2 Key reports, drawings and accessed websites pertaining to this assessment are detailed in Table 2.1 below.

Document/Website	Author/Publisher	Date
Flood Maps, Groundwater Mapping, landfill Sites, pollution incidents, reservoir flood map and nitrate vulnerable zones – https://flood-map-for-planning.service.gov.uk/	UK Government	Accessed February 2025
BGS Geology of Britain Viewer – https://mapapps.bgs.ac.uk/geologyofbritain	British Geological Survey	Accessed February 2025
BGS Geoindex – Geology and borehole records – www.bgs.ac.uk/geoindex	British Geological Survey	Accessed February 2025
Public Health England Radon Map of UK (UKRadon.org, 2019)	Public Health England	Accessed February 2025
Boulton House Proposal Ref: 10531-SHA-ZZ-A-G200-PL-00-001 P04	Simpson Haigh	14 April 2025
Area Measurement Report (Ref 48305)	Plowman Craven	25 April 2023
UXO Risk Maps	Zetica	Accessed February 2025
Groundsure Insight Report (Ref: GS- Q68-ZHL-RKQ-O37)	Groundsure Ltd	5 February 2025
Historical Ordnance Survey Mapping (Ref: GS-ANV-42F-W99-EJD)	Groundsure Ltd	5 February 2025
Fire Insurance Plans (Ref: GS-MQF-4XM-A7T-JJV)	Groundsure Ltd	5 February 2025
Google Maps & Google Earth	Google	Accessed February 2025

Table 2.1: Key Information Sources

Site Visit

- 2.3 A Site Walkover Survey was undertaken on 6 February 2025.

3.0 SITE LOCATION AND DESCRIPTION

Site Location

- 3.1 The Site is located in the centre of Manchester approximately 400m north west of Manchester Piccadilly Train Station. The Site is centred at National Grid reference 384391, 397981.
- 3.2 The approximate location of the Site is illustrated in Figure 3.1 below:

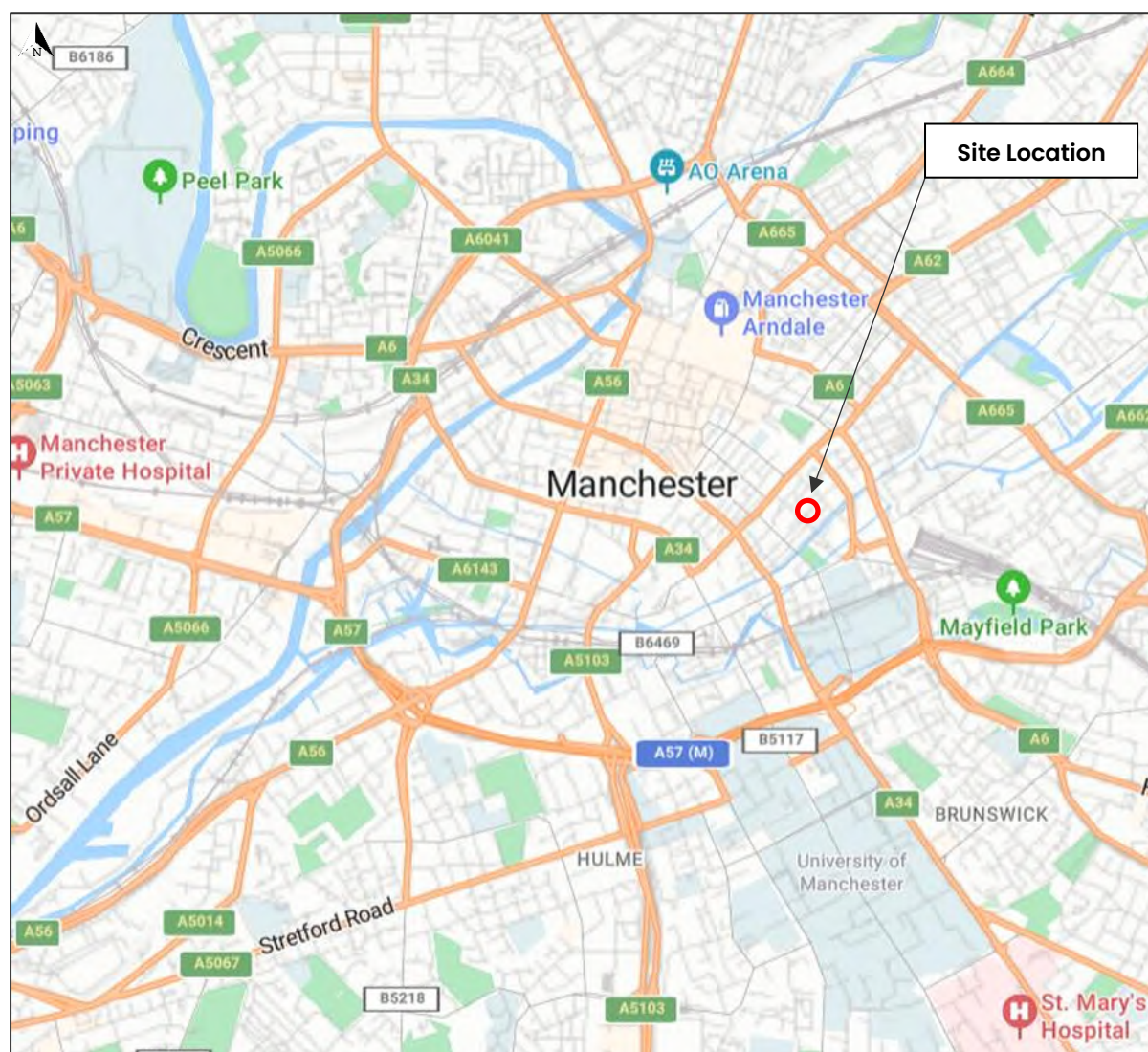


Figure 3.1: Site Location Plan

Site Description

- 3.3 A Site Walkover Survey was undertaken on 6 February 2025, as detailed in the following paragraphs and photographs taken during the survey are presented in Appendix A.
- 3.4 The Site comprised a square parcel of land located to the north east of Chorlton Street and occupied by Boulton House with car parks occupying the northern and western corners of the Site. Boulton House is formed of two wings, with a 9-storey wing located along Chorlton Street (Photo 1, Appendix

A) and a second 7-storey wing perpendicular running through the centre of the Site (Photo 2, Appendix A). The car park occupying the western corner of the Site (Photo 2, Appendix A) was accessed by Bloom Street and the car park occupying the northern corner of the Site (Photos 3 & 4, Appendix A) accessed by Major Street.

- 3.5 At the time of the survey, the building was partially occupied and understood to comprise office space with common ancillary areas and services. On the ground floor, the Chorlton Street wing of the building was occupied by International School (Photo 9, Appendix A) and an Electrical Room (Photo 6, Appendix A), General Store Room (Photo 7, Appendix A), Services Room (Photo 8, Appendix A) and COSHH (Control of Substances Hazard to Health) Store (Photo 5, Appendix A), which was located beneath the stairs. The COSHH store was used to store small quantities of cleaning fluids and detergents for cleaning the offices.
- 3.6 External on the ground floor, there was an electrical substation (Photo 10, Appendix A – not accessible) and an undercroft area used for parking and waste management (Photo 11 & 12, Appendix A).
- 3.7 The upper floors comprise office space with kitchen, toilet and electrical services facilities (see Photos 13 to 16, Appendix A).
- 3.8 With the exception of the Ground Floor COSHH Store, there was no evidence of any mobile contaminants stored or used on the Site.
- 3.9 The existing layout of the Site is illustrated in Figure 3.2 below and the layout of the Ground Floor of
- 3.10 Boulton House is provided in Figure 3.3.

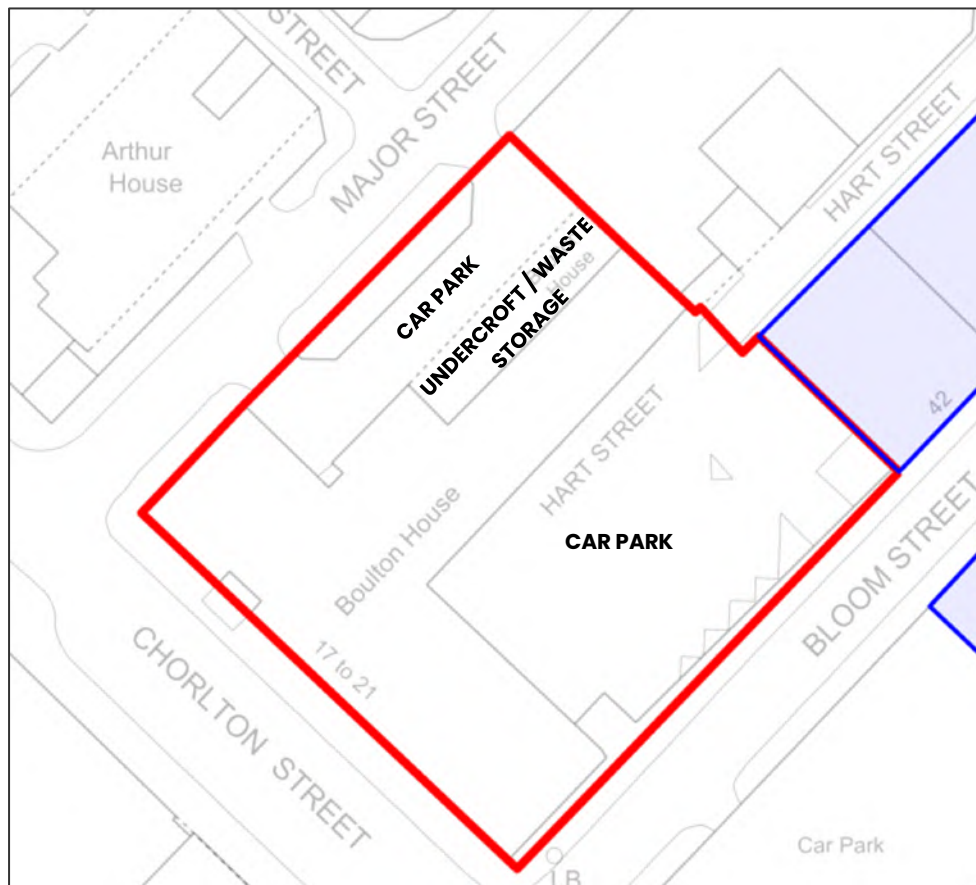


Figure 3.2: Existing Site Layout (Simpson Haugh, 2024)

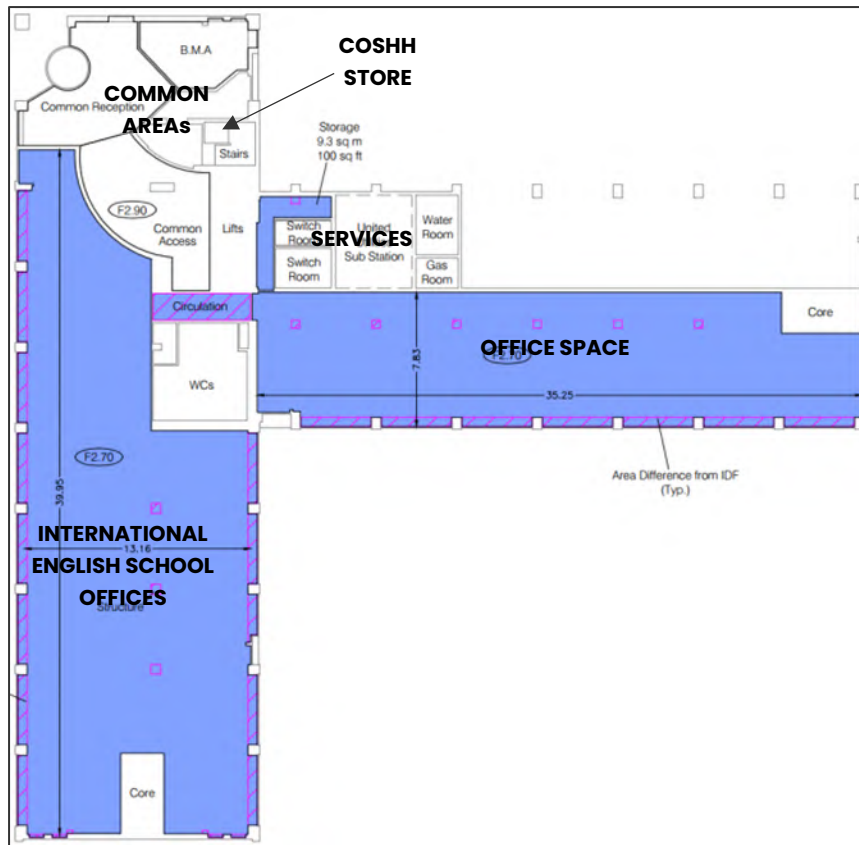


Figure 3.3: Ground Floor Layout (Plowman Craven Drawing No. 48305-IPMS-AG)

Surrounding Land Use

- 3.11 The Site is located in a commercial area, with office buildings located to the north east (Photo 20, Appendix A) and north west (Photo 17, Appendix A), a Bus Station and NCP Car Park to the south west/ west (Photo 18, Appendix A) and a car park to south east (Photo 19, Appendix A).

4.0 ENVIRONMENTAL SETTING

Geology

- 4.1 According to the British Geological Survey (BGS) 1:50,000 Digital Map of Great Britain, the Site is directly underlain by Diamicton superficial deposits over the Chester Pebble Beds Formation bedrock.
- 4.2 There are no BGS borehole records on the Site although local borehole records confirm the local ground conditions to comprise a stiff silty sandy clay (Diamicton) below any Made Ground present with the bedrock present at between 11 and 14 metres below ground level (Ref: SJ89NW317)
- 4.3 The Groundsure Insight report (Appendix B) provides data on coal and non-coal mining areas and potential ground stability hazards for the UK that may affect the site. The mining and potential ground stability hazards identified in the Groundsure report are summarised in Table 4.1, below.

Details	On-site	Risk
Coal Mining Affected Area	No	No Hazard
Non-Coal Mining Affected Area	No	No Hazard
Brine affected Areas	No	No Hazard
Potential for Collapsible Ground Stability Hazards	Yes	Very Low
Potential for Compressible Ground Stability Hazards	No	Negligible
Potential for Ground Solution Stability Hazards	No	Negligible
Potential for Landslide Ground Stability Hazards	Yes	Very low
Potential for Running Sand Ground Stability Hazards	No	Negligible
Potential for Shrinking or Swelling Clay Ground Stability Hazards	Yes	Very Low

Table 4.1: Mining and Potential Ground Stability Hazards

Hydrogeology

- 4.4 The Diamicton superficial deposits are classified as a Secondary Undifferentiated Aquifer, with variable characteristics and not attributable to either category A or B rock type.
- 4.5 The underlying Chester Pebble Beds bedrock is classified as a Principal Aquifer with a high level of storage and may support water supply / river base flow on a strategic scale.
- 4.6 According to the Environment Agency, the Site is not located within a designated groundwater source protection zone with no active groundwater abstractions within 1km of the Site.

Hydrology

- 4.7 There are no water features on or within 50m of the Site. According to the environmental database report, the closest water feature is a Canal located approximately 73m to the south east of the Site.
- 4.8 There are no current surface water abstraction licences within 1km of the Site.

Radon

- 4.9 Reference has been made to the Public Health England UK maps of radon and the environmental database report, both of which characterise the Site as being within a lower probability area, where

less than 1% of homes are estimated to be at or above the action level (see Figure 4.1 below). Therefore, it can be considered that radon protective measures would not be required in the construction of new dwellings or extensions on this Site.

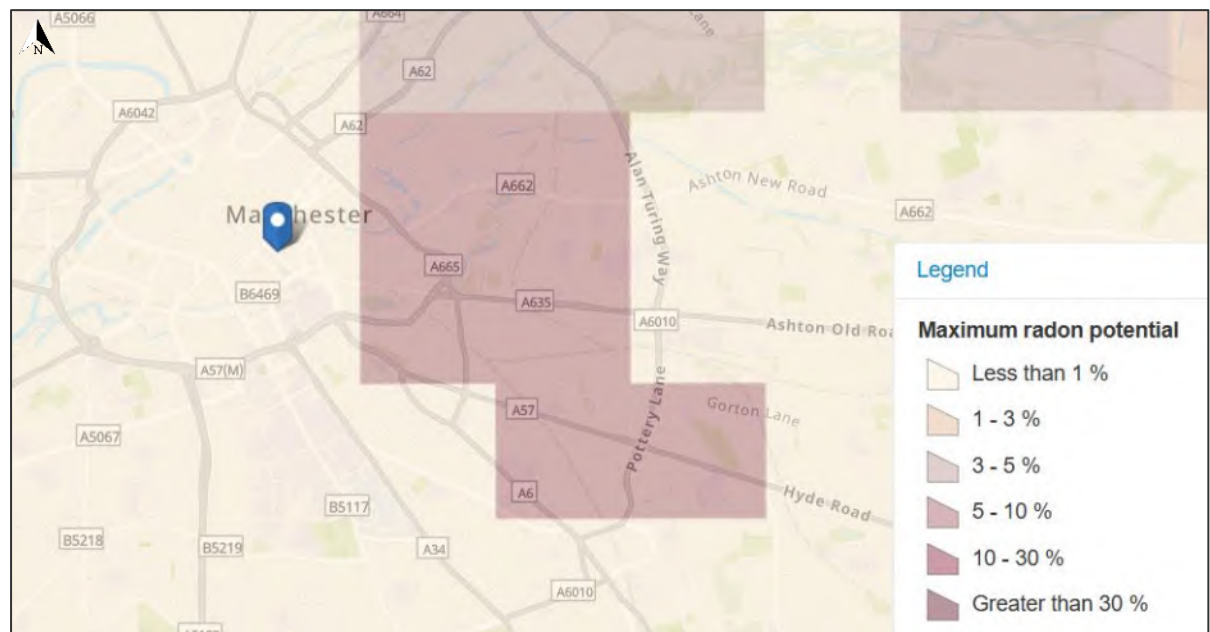


Figure 4.1: Public Health England Radon Map of UK (Source: UK Radon Maps, 2024)

Ecology

- 4.10 According to data from the Groundsure report, there are no Sites of Special Scientific Interest (SSSI), Nature Reserves, Special Areas of Conservation (SAC), Special Protection Areas (SPA), Areas of Natural Outstanding Beauty (AONB) or any other environmental designations within 250m of the Site.
- 4.11 The Site does not fall within a Nitrate Vulnerable Zone.

Sensitivity

- 4.12 The sensitivity of each of the identified receptors is rated depending upon the environmental setting of the Site, the likelihood for pollutant linkages to be present and potential consequence of those potential pollutant linkages. The assessment approach adopted is based on guidance set out in the *Guidance for the Safe Development of Housing on Land Affected by Contamination* (R&D Publication 66, 2008).
- 4.13 The Site sensitivity with regards to groundwater can be classified as **L1 (Low)** being a *minor aquifer but with no apparent use and low vulnerability*.
- 4.14 The Site sensitivity to surface water is designated as **M1 (Moderately High)** as *within catchment and reasonable proximity of watercourse*.

5.0 SITE HISTORY

- 5.1 The history of the Site has been assessed by reviewing available Ordnance Survey historical mapping and aerial images. The historical plans which have been reviewed comprised only readily available records and may be limited; however, the information available to date indicates that additional searches are unlikely to add to our understanding of the Site.
- 5.2 The historical development of the Sites is summarised in Table 5.1 below and historical ordnance survey mapping is included in Appendix C.

Survey date and source	Detail
1851 (1:1,056)	The Site was surveyed as occupied by a series of small terraced buildings with rear courtyards/gardens fronting onto Bloom Street to the south and Hart Street which ran through the centre of the Site. The northwest area of the Site was occupied by a <i>Coal Yard</i> and <i>Halls Buildings</i>. The surrounding land was surveyed as mixed residential and industrial with largely residential properties to the south west (beyond Chorlton Street) and north west (beyond Major Street) and with <i>Union Steel Works</i> and residential properties to the north east and a <i>Cotton Mill</i>, <i>Timber Yard</i> and <i>Chorlton Street Iron Works</i> to the south east (beyond Bloom Street).
1891/1893 (1:500/1:2,500)	The Site now surveyed to be occupied by large (unnamed) buildings either side of Hart Street, with coal yard no longer shown. Surrounding blocks largely surveyed as larger building blocks with works to south east, north east no longer shown.
1932 (1:2,500)	No significant changes surveyed to Site or surrounding land.
1948 (1:2,500)	No significant changes to Site surveyed, although shown as comprising 17 to 21 Chorlton Street, 17 to 21 Major Street and 46 Bloom Street The blocks opposite to the south west and the north west shown as vacant land with no buildings (possible site of WW2 bombing). No other significant changes surveyed.
1949/1953 Fire Insurance Map	The Site was surveyed to be occupied by a number of commercial businesses including textiles, packer warehouse and offices. Surrounding buildings were surveyed to be occupied by card factory and warehousing.
1955 (1:2,500)	No significant changes surveyed to Site or surrounding land.
1965 (1:2,500)	No significant changes to Site surveyed. The block to the south west beyond Chorlton Street surveyed as <i>Omnibus Station</i>. Block to north west surveyed as <i>St Andrew's House</i> and <i>Bank</i>.
1968/1970 (1:2,500)	No changes surveyed to Site. The buildings to the north east of the Site (15/15a major Street) no longer surveyed. No other significant changes surveyed.

Survey date and source	Detail
1980 (1:2,500)	Boulton House surveyed as occupying the Site with Hart Street diverted south to Bloom Street.
1992 (1:2,500)	No significant changes to surrounding area surveyed. No changes surveyed to Site
2000 Aerial Image	The site to north east shows to be occupied by new building. Site to south (beyond Bloom Street) surveyed as a car park. Site shown as Boulton House with Hart Street diverted to Bloom Street and car park adjacent to building.
2003 (1:1,250)	No significant changes to surrounding area shown.
2003 Aerial Image	No changes surveyed to Site or surrounding area. Hart Street no longer shown as passing through Site. Car park extended to full extent of Site.
2024 Aerial Image	No significant changes to surrounding area shown. No significant changes shown to Site or surrounding area.

Table 5.1: Historical Site Uses

Unexploded Ordnance (UXO)

5.3 A basic historical bomb record search was undertaken in the vicinity of the Site and this is illustrated in Figure 5.1 below.

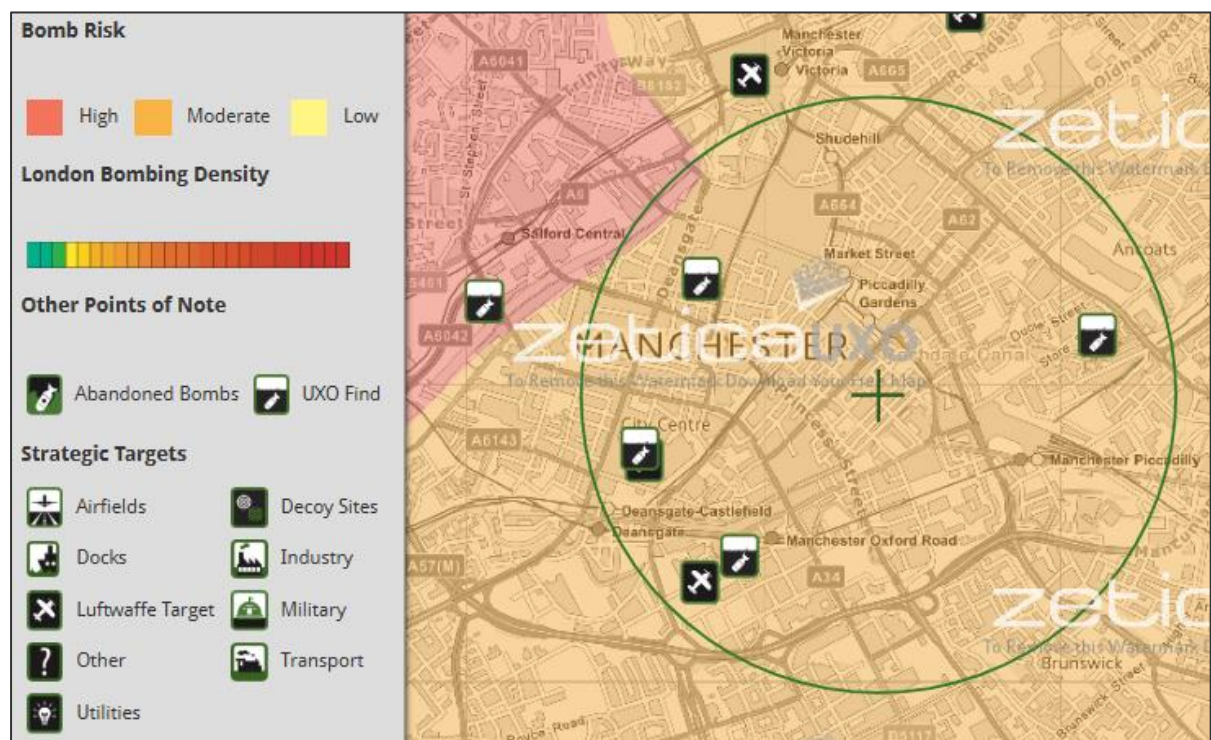


Figure 5.1: Unexploded Ordnance Risk Map (Source: Zetica Risk Maps)

- 5.4 This assessment should only be used as an indication of the possible presence of UXO in the area and should not be used as a definitive guide as to the presence or absence of UXO. The preliminary assessment indicates that there is a moderate probability of UXO being present on the Site with several UXO finds and Luftwaffe targets identified in the area.

6.0 ENVIRONMENTAL INFORMATION

Publicly Available Information

- 6.1 Information on potentially significant environmental issues and controls at the Site and surrounding area may be held on public records by regulatory authorities. This information was sourced directly from the regulatory authorities and from the environmental database reports.
- 6.2 The environmental database reports are provided in Appendix B and a summary is provided in Table 6.1 below:

Public Record	On Site/ Off Site	Features
Landfill & Waste Sites (Local Authority & British Geological Survey)	On Site	There is no evidence of current or historical landfills, or waste treatment, transfer or disposal Sites identified within the Site boundary.
	Off Site	There is no evidence of current or historical landfills, or waste treatment, transfer or disposal sites identified within 250m of the Site.
Local Authority Searches	On Site	No historical industrial land uses identified on the Site. A number of current industrial land uses identified on the Site, including: • Medical equipment supplier; and • Published Goods.
	Off Site	Historical industrial sites located within 150m of Site included: • Bus Station 18m to west (1980-1994); • Wharf 84 to south east (1915-1923); • Tank 190m to east (1891); • Works 116m to south east (1915-1923); • Infirmary 123m to north east (1915-1923); and • Garage 126m to east (1955-1984). Recent industrial uses located within 150m of Site included: • Bus and coach station 25m to west; • Moorings and unloading facilities 71m to south east; • Electrical motos and generators 78m to west; • Scrap metal merchants 79m to west; and • Electricity substation 103m to south.
Environmental Permits (Environment Agency & Local Authority)	On Site	There are no records of any environmental permits or licenses within the Site boundary.
	Off Site	There are no records of any environmental permits or licenses within the Site boundary or within 250m of the Site, except: • Sewage discharges 153m to east & 166m to south east; • Trade discharges 218m to south; and • Pollution incident 237m to north (Cat 3; minor impact).

Table 6.1: Publicly Recorded Information

Asbestos Survey

- 6.3 An Asbestos Reinspection Survey was undertaken on Boulton House in March 223 (Ref: J853000) by Environtec and this report is provided in Appendix D.
- 6.4 Asbestos containing materials (ACMs) were identified, or strongly presumed to be present, in a number of locations including:
- Flashguards within electrics;
 - Insulating board;
 - Insulating cable conduits;
 - Mastic sealant to door frames;
 - Floor tiles;
 - Cement infill panels to ceiling;
 - Within recessed gaskets (presumed);
 - Brake shoes to lifts; and
 - Gaskets to pipework.
- 6.5 It should be noted that the purpose of this survey was to assist building owners to manage the risk of asbestos in their premises, as part of an asbestos management plan. A Refurbishment and Demolition Asbestos survey should be undertaken prior to any proposed development works.

7.0 PRELIMINARY RISK ASSESSMENT

- 7.1 In accordance with guidance outlined by DEFRA and the Environment Agency's Land Contamination Risk Management (LCRM) guidance (2023), a Preliminary Risk Assessment (PRA) has been formulated for each of the Sites. A preliminary Conceptual Site Model (CSM) has been developed using potential source-pathway-receptor linkages using a combination of the likelihood of a pollution event to occur, taking account of the presence of a hazard (or source) and integrity of a pathway, versus the consequence of a pollution occurrence, which is essentially a measure of the severity of a hazard to an identified receptor (such as future sensitive end-users).
- 7.2 The presence of contamination (as a potential hazard) does not necessarily mean that there is a risk. It is the exposure pathway and the quantity of contamination that reaches the receptor which may determine the effect on a receptor.
- 7.3 The risk classification for both likelihood and consequence is based on methodology presented in Contaminated Land Risk Assessment, A Guide to Good Practice (CIRIA C552, 2001) and has been developed from procedures outlined in the EA's LCRM guidance. The DETR, with the EA and Institute of Environment & Health, has also published guidance on risk assessment (Guidelines for Environmental Risk Assessment and Management). The guidance states that the designation of risk is based upon a consideration of both:
- The magnitude of the potential consequence (severity) of risk occurring which takes into account both potential severity of the hazard and sensitivity of the receptor; and
 - The likelihood of an event occurring (probability) which takes into account both the presence of the hazard and receptor and the integrity of the pathway.
- 7.4 The magnitude of consequence (severity) and likelihood (probability) is defined in the CIRIA guidance, together with examples. The two classifications are then compared to obtain an estimation of risk for each pollution linkage, ranging from "very high risk" to "very low risk" (Appendix E). A description of the risks and likely actions are as follows:

Very High Risk: There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or there is evidence that severe harm to a designated receptor is currently happening.

If this risk is realised, it is likely to result in significant environmental and financial liability to current and/or future Site owners/occupiers. Urgent investigation (if not already undertaken) and remediation is likely to be required.

High Risk: Harm is likely to arise to a designated receptor from an identified hazard.

If risk is realised, it is likely to present a sizeable environmental and financial liability to current and/or future Site owners/occupiers. Urgent investigation is required and remediation work may be necessary in the short term and likely over the longer term.

Moderate Risk: It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such

harm would be severe, or if any harm were to occur it is more likely the harm would be relatively mild.

Investigation is normally required to clarify the risk and determine the potential environmental liability. Some remedial works may be required over the longer term.

Low Risk:

It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.

Limited investigation may be recommended to clarify the risk, dependant on the sensitivity of the receptor and view point of those of interest. Any remedial works are likely to be fairly limited.

Very Low Risk:

There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is likely to be mild or minor.

- 7.5 The benefit of estimating the risk in this way is that it can be revised after each investigation phase as the CSM and corresponding pollution linkages are refined.
- 7.6 This risk assessment has been based on the proposed end use comprising sui generis serviced apartments with no gardens, as well as environmental receptors.
- 7.7 The results of this risk assessment are presented in Table 7.1, overleaf. If the proposed development is changed, the risk assessment should be revised accordingly.

Source	Pollutant	Pathway	Receptor	Likelihood of Occurrence	Consequence (severity)	Potential Risk	Comment	Residual Risk
Historical commercial/ industrial site use (warehouses, coal yard car parks), including poor quality Made Ground.	Asbestos in soils, metals, polyaromatic hydrocarbons, petroleum hydrocarbons	Possible direct contact with contaminated soils and accidental ingestion/inhalation of contaminated vapours.	Future residential end users	Low Likelihood	Medium	Moderate/ Low	Potential sources of contamination identified with possible exposure pathway; site investigation and remediation measures, as necessary.	Low
		Direct contact and ingestion/inhalation of contamination in shallow soils during enabling works; exposure short term.	Construction/ground workers	Low Likelihood	Mild	Low	Potential for exposure during ground works, although readily mitigated with use of standard PPE.	-
		Migration of any contaminants via leaching.	Controlled waters (groundwater)	Unlikely	Mild	Very Low	No significant sources of mobile contaminants and low groundwater sensitivity; no action necessary.	-
		Migration of any contaminants via lateral migration down hydraulic gradient.	Controlled waters (surface water)	Unlikely	Medium	Low	No significant sources of mobile contaminants and relatively impermeable ground; no action necessary.	-
	Ground gas (methane and carbon dioxide)	Permeation of water supplies by organic contaminants for new residential units.	Buildings services and (water supply)	Low Likelihood	Medium	Moderate/ Low	Potential for poor quality made ground and sources of organic contaminants to permeate water supply pipes; soil, quality testing required with mitigation measures employed, if necessary.	Low
		Possible generation of ground gas contaminants on Site and inhalation of harmful (asphyxiant) ground gases or accumulation of explosive gases.	Future residential end users	Unlikely	Medium	Low	No significant sources identified; no action necessary.	-
			Construction/ground workers	Unlikely	Mild	Very Low	Limited exposure potential, no action necessary	-
Off-site former/ current site uses (warehousing, iron works, steel works, mills)	Petroleum hydrocarbons and volatile organic compounds	Migration onto Site and inhalation of contamination vapours.	Future residential end users	Unlikely	Medium	Low	Significant sources of contamination identified, although limited potential for migration into Site; no action necessary.	-
			Construction/ground workers	Unlikely	Mild	Very Low		-
	Ground gas (methane and carbon dioxide)	Possible migration of ground gas contaminants onto Site and inhalation of harmful (asphyxiant) ground gases or accumulation of explosive gases.	Future residential end users	Unlikely	Medium	Low	No significant sources/no exposure risk identified; no action necessary	-
Asbestos containing materials (ACMs)	Asbestos	Inhalation of asbestos fibres potentially present in the existing site building.	Future End Users	Likely	Severe	High	ACMs have been identified within the building fabric (see Appendix D). A Refurbishment & Demolition Asbestos survey should be undertaken and any recommendations actioned, with ACMs removed by an experienced, licensed contractor to a suitably licensed facility.	Low
			Demolition/ construction workers	Likely	Severe	High		Low
Radon Gas	Radon	Possible harm from radon gas	Future Site Residents	Unlikely	Medium	Low	Site is not in a Radon affected area; no protection measures needed.	-
World War 2 Bombs	Unexploded Ordnance (UXO)	Direct contact and explosion during below ground works, excavation and services/foundation formation	Construction and ground workers	Low Likelihood	Severe	Moderate	The risk from UXO assessed as moderate; prior to any below ground works a detailed risk assessment should be undertaken with any onsite risk mitigation support if needed.	Low

Table 7.1: Preliminary Risk Assessment

8.0 CONCLUSIONS & RECOMMENDATIONS

Conclusions

- 8.1 A Phase 1 Contaminated Land Assessment has been undertaken to support the proposed conversion and extension of Boulton House for sui generis serviced apartments.
- 8.2 The Site comprised an 7 to 9 storey office building in the centre of Manchester with car parking and services.
- 8.3 The environmental sensitivity of the Site is considered to be predominantly low with regards groundwater and moderately high with regards surface water.
- 8.4 Based on the findings of the Phase 1 Contaminated Land Assessment, potential pollutant sources have been identified (see Table 7.1 above) associated with the Site:
- Potential for contamination arising from historical/recent industrial of the Site (coal yard, warehousing, car parking) with the potential for poor quality Made Ground to be present;
 - Historical/current agricultural use of the adjacent site areas including Steel Works, Mills, Iron Works and Timber Yards;
 - Potential asbestos containing materials (ACM) in the existing building;
 - Potential presence of Radon Gas; and
 - Potential presence of Unexploded Ordnance (UXO).
- 8.5 The potential for soil contamination arising from historical/recent site uses and poor quality Made Ground underlying the Site is considered to pose a **moderate/low** risk to residential end-users. The risk of permeation of water service pipes by any organic contaminants present beneath the Site/any Made Ground present has also been assessed as **moderate/low**.
- 8.6 The potential risk of on-site soil/ground gas contamination on construction workers is considered to be **low** with any potential, exposure risk readily mitigated through the use of Personal Protective Equipment (PPE).
- 8.7 The risk posed to groundwater and surface water from on-site contamination is considered to be **low** with regards controlled waters (groundwater and surface water).
- 8.8 The potentially contaminative adjacent industrial site uses is considered to pose a **low** risk to the Site and end users.
- 8.9 The potential risk posed to future residents and refurbishment workers by asbestos containing materials in existing buildings is considered to be **high**.
- 8.10 The potential risk from Radon Gas is assessed to be **low** and with no need for protection measures to be incorporated in the proposed development.
- 8.11 The potential risk from Unexploded Ordnance is considered to be **moderate**.
- 8.12 Based on the findings of the assessment, it has been concluded that there is limited potential for contamination to be present and exposure risk presented to future site residents and water supplies for the proposed extension development across areas formerly used as a coal yard and car parking.

Recommendations

- 8.13 It is recommended that a limited Phase 2 Site Investigation be undertaken across the proposed extension areas (existing car parking areas) to enable the collection and testing of shallow soils and any made ground present to determine risk posed to future site users and permeation of water supply pipes. If contamination is identified, suitable remediation and/or mitigation measures may be necessary to minimise exposure or permeation risk.
- 8.14 However, this does not pose a significant risk issue and can be conditioned as part of the planning approval process and undertaken on receipt of planning permission and prior to any construction works/occupation.
- 8.15 Prior to any refurbishment works, a Refurbishment and Demolition Asbestos Survey should be undertaken and any asbestos containing materials removed by a suitably licensed and experience contractor to a suitably licensed disposal facility.

9.0 CONSTRAINTS AND LIMITATIONS

- 9.1 The copyright of this report is vested in Create Consulting Engineers Ltd and the Client, The James (M1 Living) Ltd. The Client, or their appointed representatives, may copy the report for purposes in connection with the development described herein. It shall not be copied by any other party or used for any other purposes without the written consent of Create Consulting Engineers Ltd or the Client.
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- 9.4 The report summarises information from a number of external sources and is unable to offer any guarantees or warranties for the completeness or accuracy of information relied upon. Information from third parties has not been verified by Create Consulting Engineers Ltd unless otherwise stated in this report.
- 9.5 It should be noted that the risks which are identified in this report are perceived risks based on the available information at the time of writing and that the actual risks associated can only be assessed following a physical investigation of the site.
- 9.6 The conclusions resulting from this study are not necessarily indicative of future conditions or operating practices at or adjacent to the site.

10.0 REFERENCES

- 10.1 BRITISH RESEARCH ESTABLISHMENT (BRE). 2015. BR211 Radon: Guidance on protective measures for new buildings. British Research Establishment. Bracknell.
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- 10.7 ENVIRONMENT AGENCY. Guidance for the Safe Development of Housing on Land Affected by Contamination R&D Publication 66, 2008.
- 10.8 ENVIRONMENT AGENCY. Land Contamination Risk Management (LCRM) guidance, 2023.
- 10.9 FREE MAP TOOLS. 2019. Approximate Elevation Finder available at <https://www.freemaptools.com/elevation-finder.htm>
- 10.10 GOV.UK. 2019. Flood Maps, Groundwater Mapping, landfill Sites, pollution incidents, reservoir flood map and nitrate vulnerable zones available at: <https://flood-map-for-planning.service.gov.uk/>
- 10.11 INSTITUTE OF GEOLOGICAL SCIENCES. 1984. Hydrogeological map of the area between Cambridge and Maidenhead – NERC, London.
- 10.12 NATIONAL ENVIRONMENT RESEARCH COUNCIL (NERC). 2019. Geoindex onshore – British Geological Survey available at <http://mapapps.bgs.ac.uk/>
- 10.13 Ministry for Housing, Communities and Local Government. 2018. National Planning Policy Framework.2023.
- 10.14 UKRADON.ORG. 2024. UK maps of Radon available at <https://www.ukradon.org/>

APPENDIX A

Site Photographs

create

Create Consulting Engineers Limited,
109-112 Temple Chambers, 3-7 Temple Avenue, London, EC4Y 0HP
Tel: 0207 822 2300
Email: enquiries@createce.co.uk

Photo 1: Boulton House viewed from Chorlton Street (looking north)



Photo 2: Boulton Sreet (southern) Car Park viewed from Bloom Street (looking north)

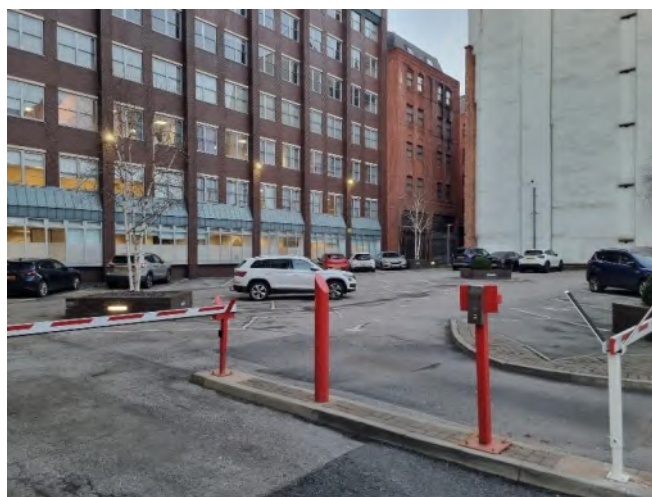


Photo 3: Boulton House (northern) Car park and Undercroft from Major Street (looking south west)



Photo 4: Boulton House (northern) Car park and Undercroft from Major Street (looking east)



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Email: enquiries@createce.co.uk

Photo 5: COSHH Store, Ground Floor



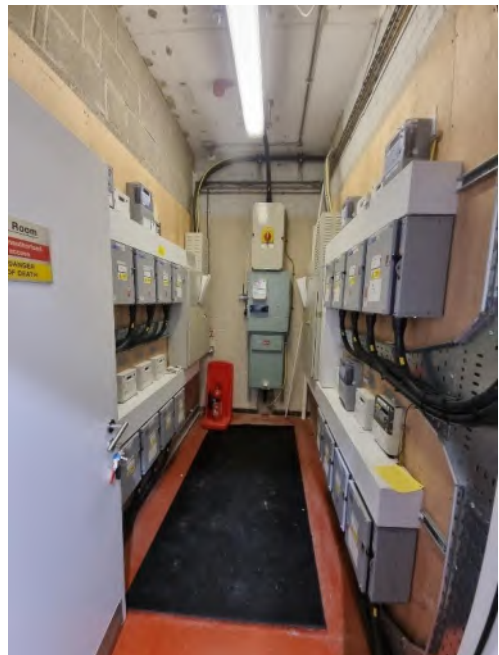
Photo 6: Electrical Room, Ground Floor



Photo 7: General Store Room, Ground Floor



Photo 8: Services Room, Ground Floor



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Email: enquiries@createce.co.uk

Photo 9: International School Area, Ground Floor



**Photo 10: Electrical Substation, Ground Floor
(not accessible)**



**Photo 11: Undercroft Parking/Waste Storage
Area**



**Photo 11: Undercroft Parking/Waste Storage
Area**



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Photo 13: Vacant Office Space, Fifth Floor



Photo 14: Vacant Office Space, Fifth Floor



Photo 15: Kitchen Facilities, Fifth Floor



Photo 16: Electrical Cupboard, Fifth Floor



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**Photo 17: Office Building to north west of Site,
beyond Major Steet**



**Photo 18: NCP Car Park & Bus Station to south
west of Site, beyond Chorlton Street
(looking south)**



**Photo 19: Car Park to south east, beyond Bloom
Street (looking north east)**



**Photo 20: Building to north east of Site
(looking east)**



APPENDIX B

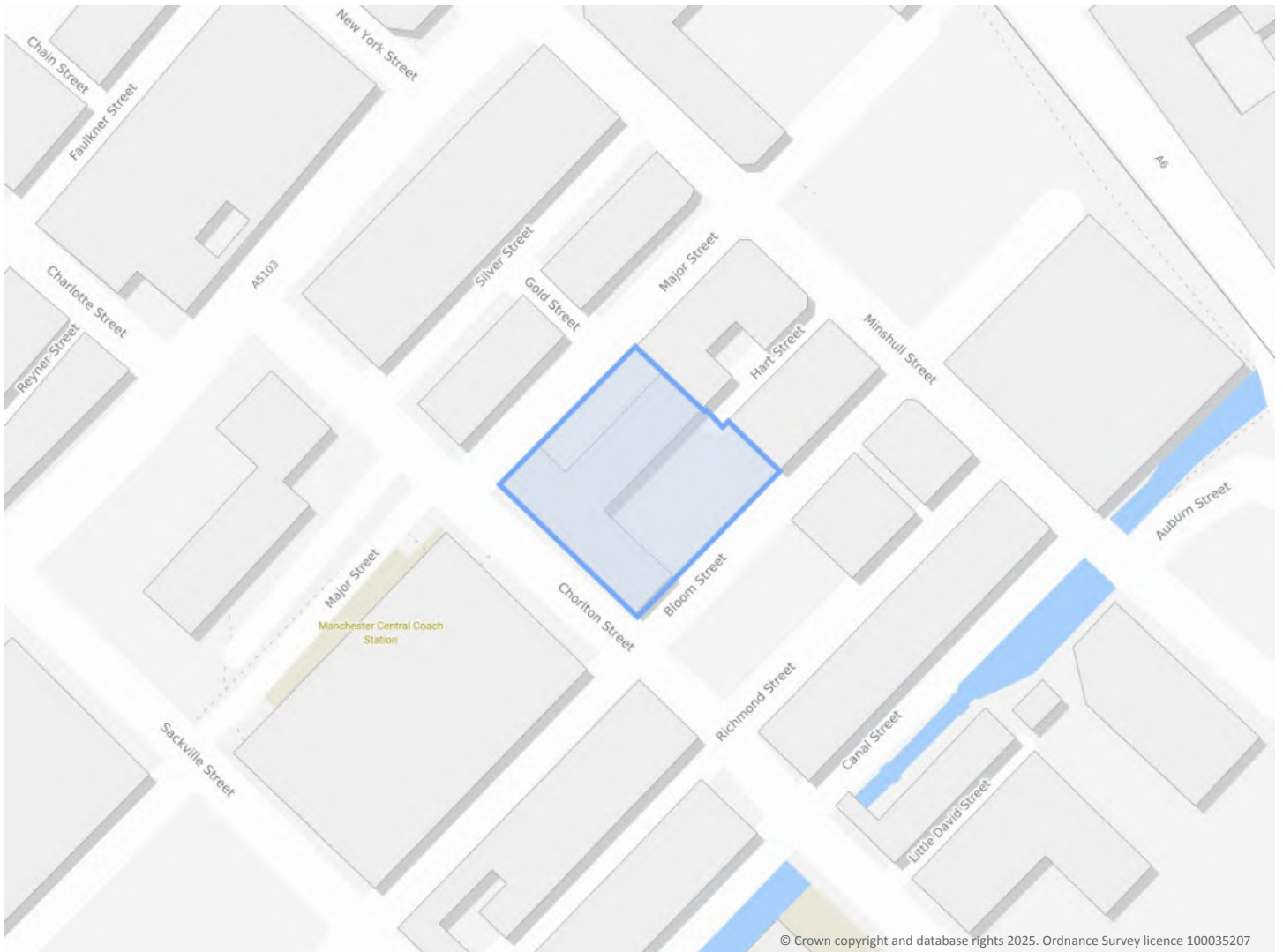
Groundsure Insight Report

BOULTON HOUSE, 17-21 CHORLTON STREET, MANCHESTER, M1 3HY**Order Details**

Date: 05/02/2025
Your ref: P25-3433
Our Ref: GS-Q68-ZHL-RKQ-O37

Site Details

Location: 384391 397981
Area: 0.25 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	77	-
19 >	1.2 >	Historical tanks >	0	0	2	54	-
22 >	1.3 >	Historical energy features >	0	0	0	13	-
23	1.4	Historical petrol stations	0	0	0	0	-
23 >	1.5 >	Historical garages >	0	0	15	16	-
24	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
25 >	2.1 >	Historical industrial land uses >	0	4	42	119	-
31 >	2.2 >	Historical tanks >	0	0	2	66	-
34 >	2.3 >	Historical energy features >	0	0	0	18	-
35	2.4	Historical petrol stations	0	0	0	0	-
35 >	2.5 >	Historical garages >	0	0	28	28	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
38	3.1	Active or recent landfill	0	0	0	0	-
38	3.2	Historical landfill (BGS records)	0	0	0	0	-
39	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
39	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
39	3.5	Historical waste sites	0	0	0	0	-
39	3.6	Licensed waste sites	0	0	0	0	-
39 >	3.7 >	Waste exemptions >	0	0	0	10	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
41 >	4.1 >	Recent industrial land uses >	3	2	35	-	-
44	4.2	Current or recent petrol stations	0	0	0	0	-
44	4.3	Electricity cables	0	0	0	0	-
45	4.4	Gas pipelines	0	0	0	0	-
45	4.5	Sites determined as Contaminated Land	0	0	0	0	-



45	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
45	4.7	Regulated explosive sites	0	0	0	0	-
45	4.8	Hazardous substance storage/usage	0	0	0	0	-
46	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
46	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
46 >	4.11 >	Licensed pollutant release (Part A(2)/B) >	0	0	0	2	-
46 >	4.12 >	Radioactive Substance Authorisations >	0	0	0	8	-
48 >	4.13 >	Licensed Discharges to controlled waters >	0	0	14	20	-
52	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
53	4.15	Pollutant release to public sewer	0	0	0	0	-
53	4.16	List 1 Dangerous Substances	0	0	0	0	-
53	4.17	List 2 Dangerous Substances	0	0	0	0	-
53 >	4.18 >	Pollution Incidents (EA/NRW) >	0	0	1	0	-
54	4.19	Pollution inventory substances	0	0	0	0	-
54	4.20	Pollution inventory waste transfers	0	0	0	0	-
54	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
55 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
57 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
58 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
59	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
59	5.5	Groundwater vulnerability- local information	None (within 0m)				
60 >	5.6 >	Groundwater abstractions >	0	0	2	2	55
75 >	5.7 >	Surface water abstractions >	0	0	0	0	2
76 >	5.8 >	Potable abstractions >	0	0	0	0	10
79	5.9	Source Protection Zones	0	0	0	0	-
79	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
80 >	6.1 >	Water Network (OS MasterMap) >	0	0	10	-	-



81 >	6.2 >	Surface water features >	0	0	6	-	-
82 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
82 >	6.4 >	WFD Surface water bodies >	0	0	1	-	-
83 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
84	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
84	7.2	Historical Flood Events	0	0	0	-	-
84	7.3	Flood Defences	0	0	0	-	-
85	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
85	7.5	Flood Storage Areas	0	0	0	-	-
86	7.6	Flood Zone 2	None (within 50m)				
86	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
87 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
89 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
90	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
90	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
90	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
90	10.4	Special Protection Areas (SPA)	0	0	0	0	0
91	10.5	National Nature Reserves (NNR)	0	0	0	0	0
91	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
91	10.7	Designated Ancient Woodland	0	0	0	0	0
91	10.8	Biosphere Reserves	0	0	0	0	0
92	10.9	Forest Parks	0	0	0	0	0
92	10.10	Marine Conservation Zones	0	0	0	0	0
92	10.11	Green Belt	0	0	0	0	0
92	10.12	Proposed Ramsar sites	0	0	0	0	0



92	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
93	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
93	10.15	Nitrate Sensitive Areas	0	0	0	0	0
93 >	10.16 >	Nitrate Vulnerable Zones >	0	0	0	1	3
94 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
95	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
96	11.1	World Heritage Sites	0	0	0	-	-
97	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
97	11.3	National Parks	0	0	0	-	-
97 >	11.4 >	Listed Buildings >	0	5	55	-	-
100 >	11.5 >	Conservation Areas >	0	1	2	-	-
100	11.6	Scheduled Ancient Monuments	0	0	0	-	-
101	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
102 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
103	12.2	Open Access Land	0	0	0	-	-
103	12.3	Tree Felling Licences	0	0	0	-	-
103	12.4	Environmental Stewardship Schemes	0	0	0	-	-
103	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
104	13.1	Priority Habitat Inventory	0	0	0	-	-
104	13.2	Habitat Networks	0	0	0	-	-
104	13.3	Open Mosaic Habitat	0	0	0	-	-
104	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
105 >	14.1 >	10k Availability >	Identified (within 500m)				
106 >	14.2 >	Artificial and made ground (10k) >	0	0	2	0	-
107 >	14.3 >	Superficial geology (10k) >	1	0	0	0	-

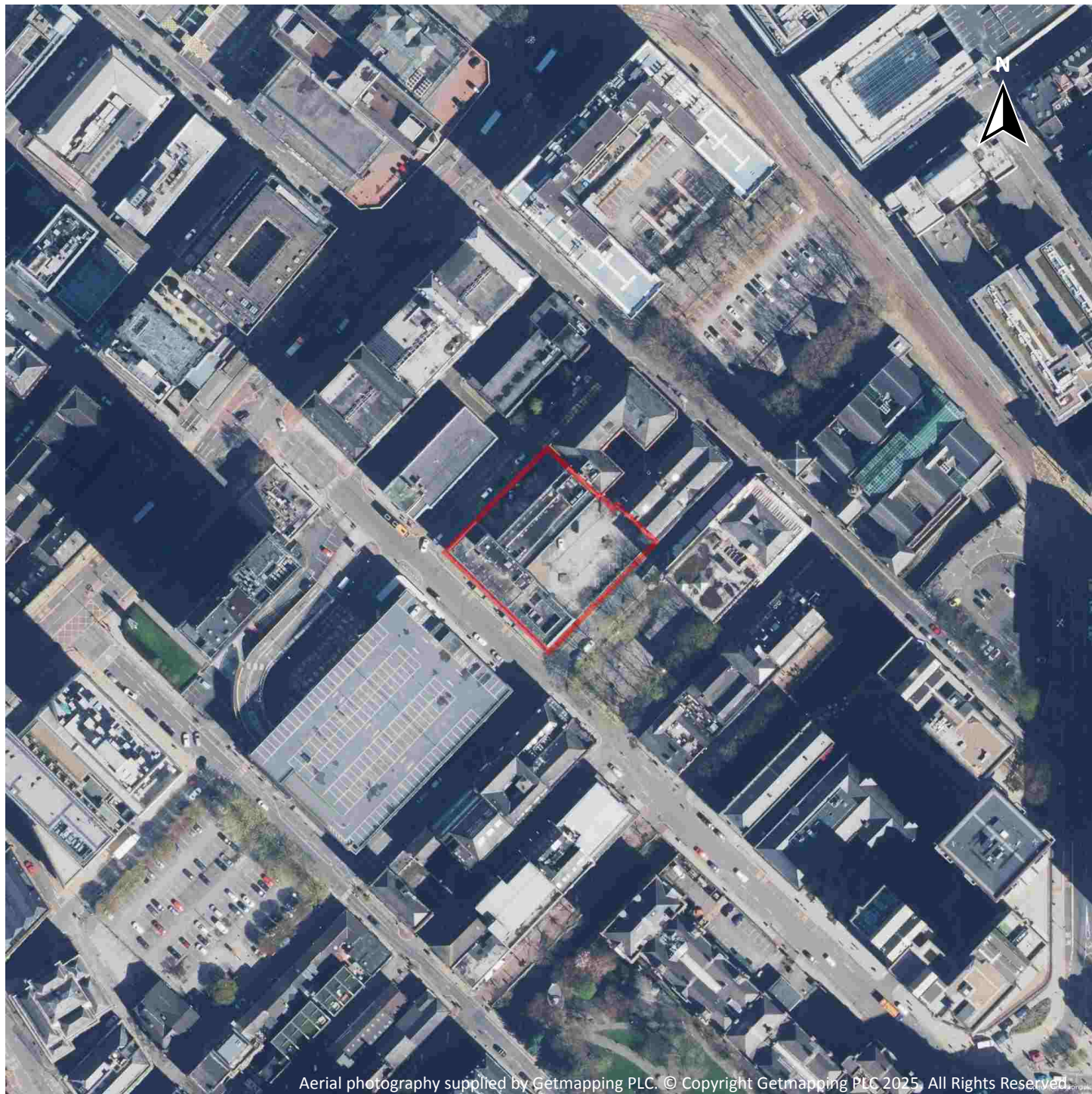
108	14.4	Landslip (10k)	0	0	0	0	-
109 >	14.5 >	Bedrock geology (10k) >	1	0	0	1	-
110 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	1	1	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
111 >	15.1 >	50k Availability >	Identified (within 500m)				
112 >	15.2 >	Artificial and made ground (50k) >	0	0	1	0	-
113	15.3	Artificial ground permeability (50k)	0	0	-	-	-
114 >	15.4 >	Superficial geology (50k) >	1	0	0	0	-
115 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
115	15.6	Landslip (50k)	0	0	0	0	-
115	15.7	Landslip permeability (50k)	None (within 50m)				
116 >	15.8 >	Bedrock geology (50k) >	1	0	0	1	-
117 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
117 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	1	1	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
118 >	16.1 >	BGS Boreholes >	0	3	97	-	-
Page	Section	Natural ground subsidence >					
124 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
125 >	17.2 >	Running sands >	Very low (within 50m)				
126 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
127 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
128 >	17.5 >	Landslides >	Very low (within 50m)				
129 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
131	18.1	BritPits	0	0	0	0	-
132 >	18.2 >	Surface ground workings >	0	0	24	-	-
133	18.3	Underground workings	0	0	0	0	0
133	18.4	Underground mining extents	0	0	0	0	-
133	18.5	Historical Mineral Planning Areas	0	0	0	0	-



133	18.6	Non-coal mining	0	0	0	0	0
134 >	18.7 >	JPB mining areas >	Identified (within 0m)				
134	18.8	The Coal Authority non-coal mining	0	0	0	0	-
134	18.9	Researched mining	0	0	0	0	-
135	18.10	Mining record office plans	0	0	0	0	-
135	18.11	BGS mine plans	0	0	0	0	-
135 >	18.12 >	Coal mining >	Identified (within 0m)				
135	18.13	Brine areas	None (within 0m)				
136	18.14	Gypsum areas	None (within 0m)				
136	18.15	Tin mining	None (within 0m)				
136	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
137	19.1	Natural cavities	0	0	0	0	-
138 >	19.2 >	Mining cavities >	0	0	0	0	1
138	19.3	Reported recent incidents	0	0	0	0	-
138	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
140 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
142 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	0	-	-	-
142 >	21.2 >	BGS Estimated Urban Soil Chemistry >	4	2	-	-	-
143	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
144	22.1	Underground railways (London)	0	0	0	-	-
144	22.2	Underground railways (Non-London)	0	0	0	-	-
145	22.3	Railway tunnels	0	0	0	-	-
145 >	22.4 >	Historical railway and tunnel features >	0	0	7	-	-
145	22.5	Royal Mail tunnels	0	0	0	-	-
146	22.6	Historical railways	0	0	0	-	-

146 >	22.7 >	Railways >	0	0	13	-	-
147	22.8	Crossrail 2	0	0	0	0	-
147 >	22.9 >	HS2 >	0	0	0	3	-

Recent aerial photograph



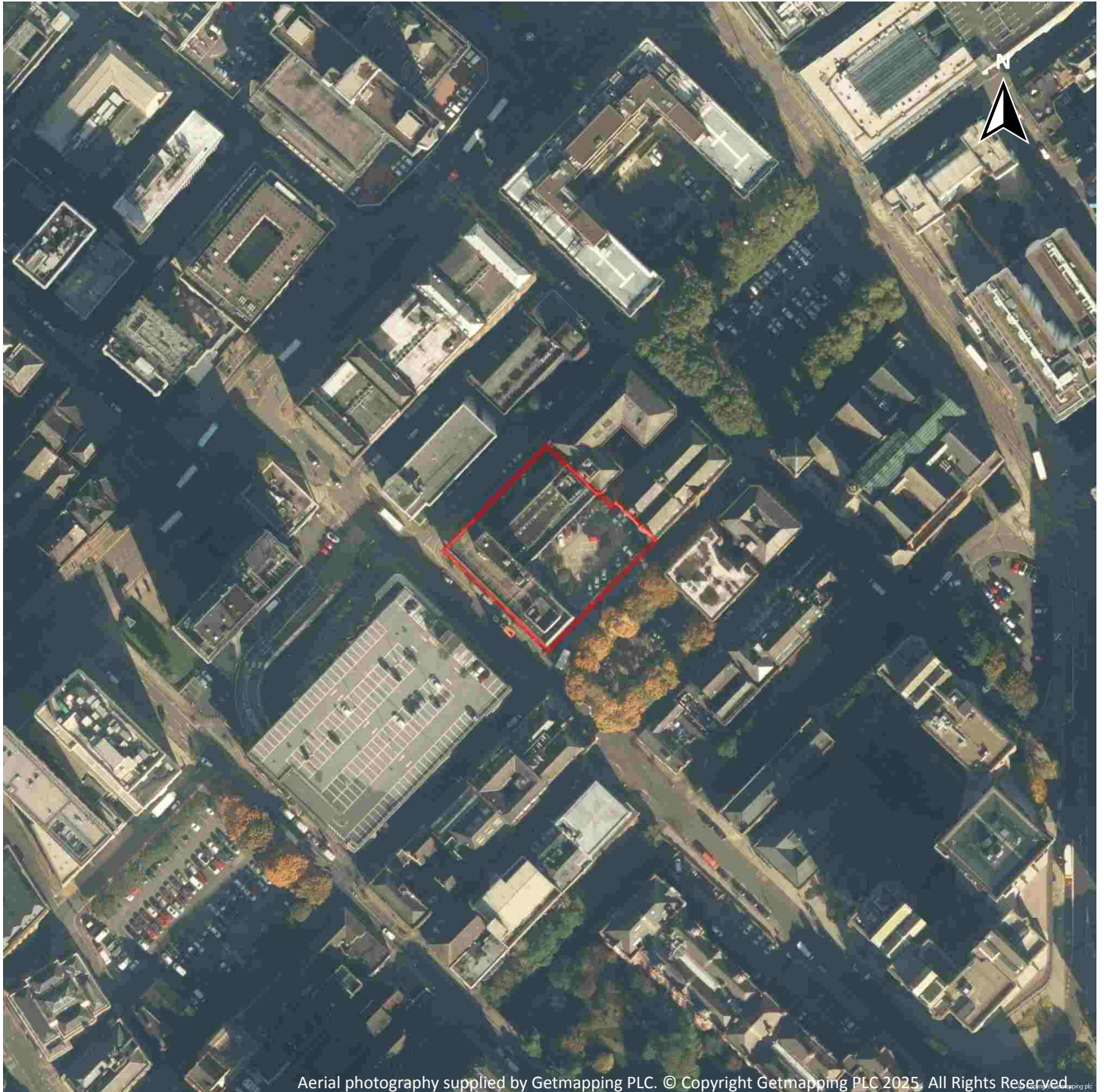
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 07/04/2023

Site Area: 0.25ha



Recent site history - 2022 aerial photograph

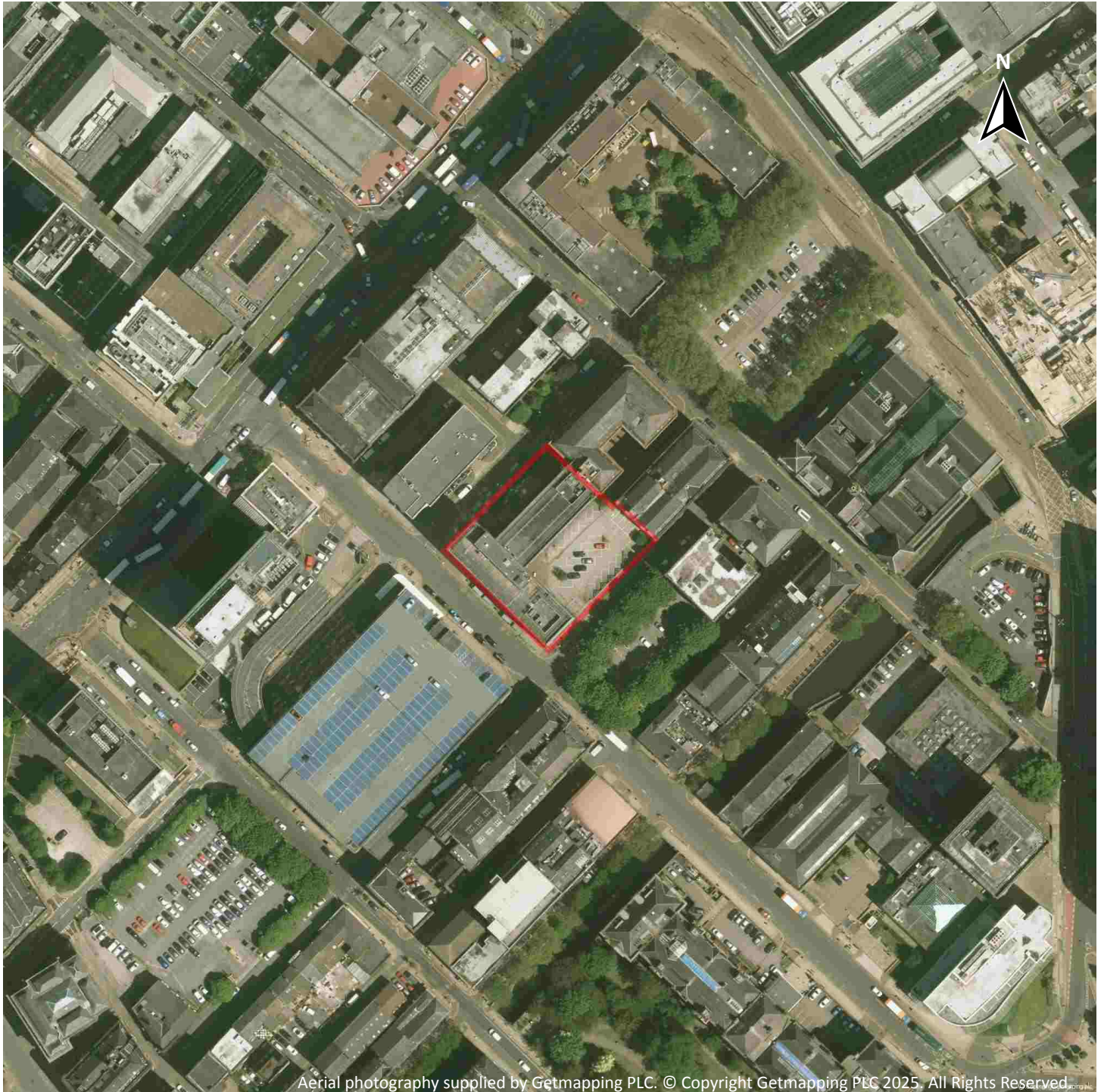


Capture Date: 18/10/2022

Site Area: 0.25ha



Recent site history - 2015 aerial photograph

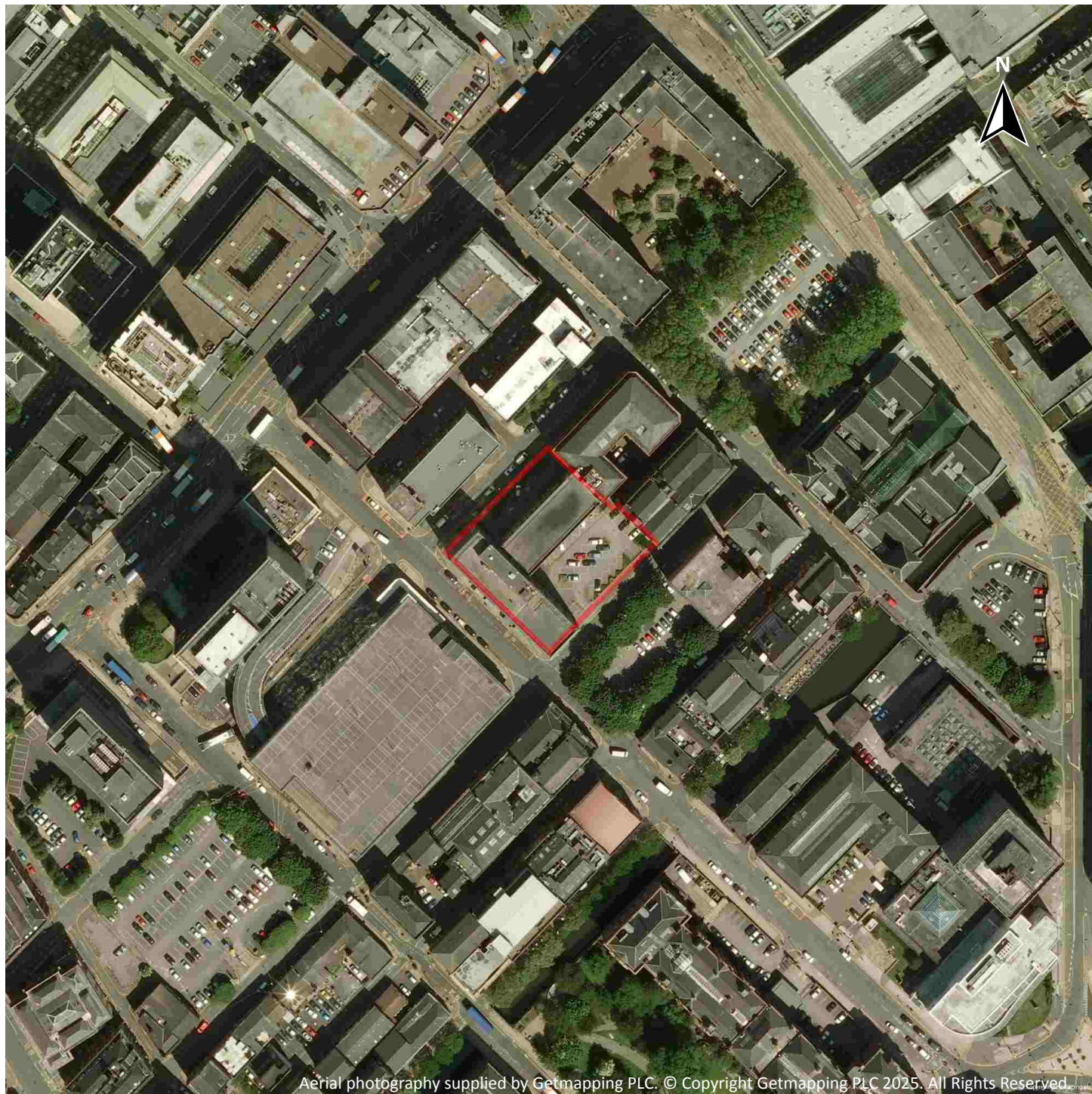


Capture Date: 11/06/2015

Site Area: 0.25ha



Recent site history - 2009 aerial photograph

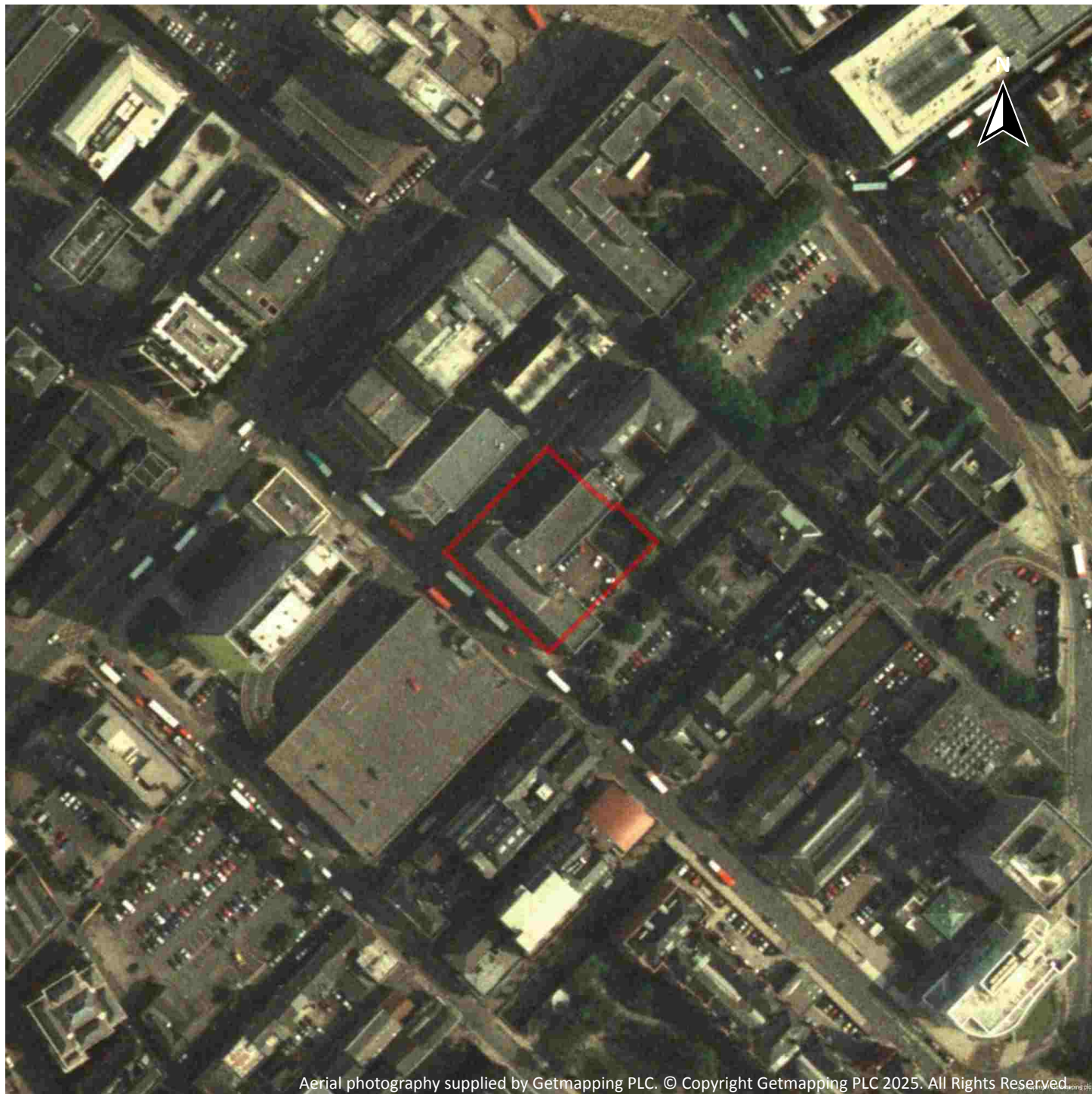


Capture Date: 02/06/2009

Site Area: 0.25ha



Recent site history - 2000 aerial photograph



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Capture Date: 27/06/2000

Site Area: 0.25ha



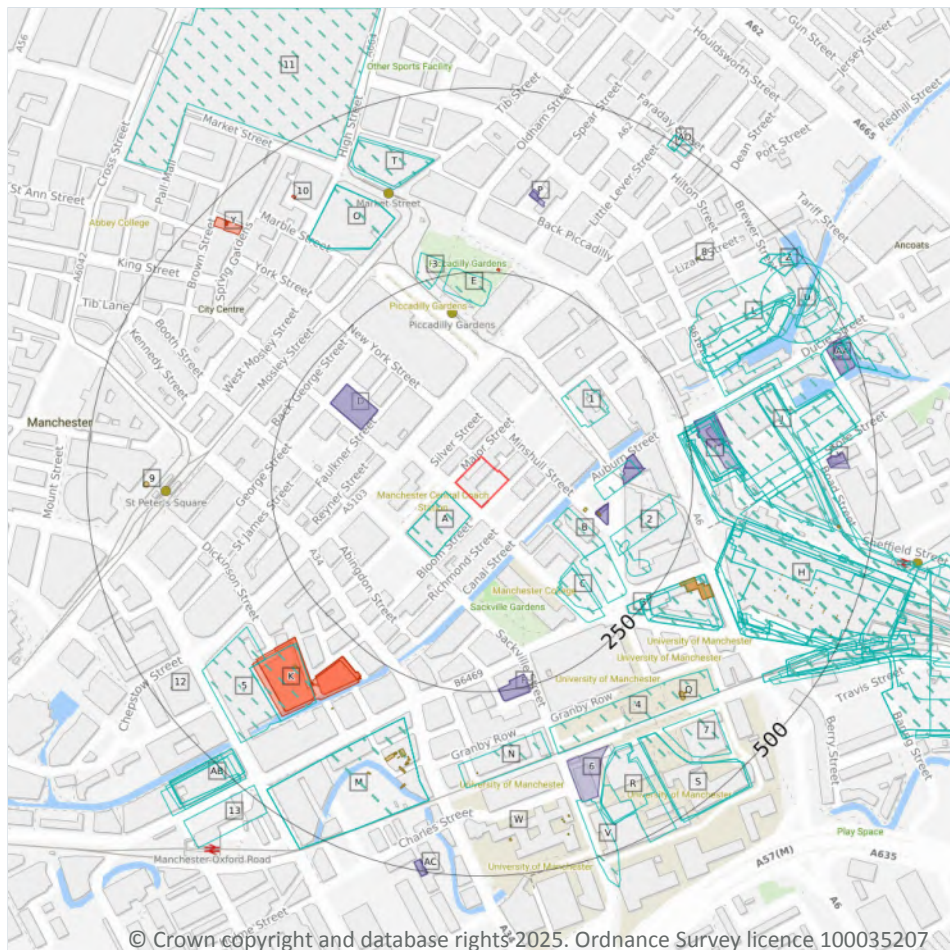
OS MasterMap site plan



Site Area: 0.25ha



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

107

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

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

ID	Location	Land use	Dates present	Group ID
A	18m W	Bus Station	1980	955883



ID	Location	Land use	Dates present	Group ID
A	18m W	Bus Station	1985 - 1994	980000
B	84m SE	Unspecified Wharf	1915 - 1923	939828
B	116m E	Unspecified Works	1915 - 1923	906852
1	123m NE	Infirmery	1915 - 1923	927980
C	141m SE	Ice Works	1915	811460
C	146m SE	Unspecified Wharf	1890	848597
C	147m SE	Unspecified Works	1923	835387
2	158m SE	Unspecified Mill	1915 - 1923	957908
C	176m SE	Unspecified Ground Workings	1934 - 1938	941370
E	204m N	Unspecified Pit	1956	829200
G	234m SE	Police Station	1985 - 1994	900043
G	234m SE	Police Station	1972	997158
G	234m SE	Police Station	1980	998537
3	237m N	Bus Station	1980	856993
H	238m E	Railway Sidings	1915	915846
H	238m E	Railway Sidings	1934 - 1938	949229
H	240m E	Railway Sidings	1923	905187
I	243m E	Railway Building	1890	855053
G	244m SE	Fire Station	1934 - 1938	890052
G	244m SE	Police Station	1915 - 1923	945957
G	245m SE	Fire Station	1985 - 1994	924437
G	245m SE	Fire Station	1980	946883
G	245m SE	Fire Station	1956 - 1972	975293
I	245m E	Goods Shed	1934 - 1938	870710
I	245m E	Goods Shed	1915	952942
H	249m E	Railway Sidings	1956	876887
I	249m E	Goods Shed	1905	1000082
I	249m E	Goods Shed	1923	1005563



ID	Location	Land use	Dates present	Group ID
H	249m E	Railway Sidings	1890 - 1905	987455
J	255m E	Unspecified Commercial/Industrial	1956	822578
G	269m SE	Fire Engine Station	1915 - 1923	892976
G	273m SE	Police Station	1934 - 1938	939637
J	287m E	Goods Station	1890 - 1938	971315
L	299m NE	Unspecified Wharf	1956	911131
M	304m S	Unspecified Commercial/Industrial	1923	910139
M	304m S	Unspecified Commercial/Industrial	1905	951830
M	304m S	Unspecified Mills	1932 - 1938	992472
M	304m S	Unspecified Mills	1916	993089
H	305m E	Railway Station	1956	987387
H	306m E	Railway Stations	1934 - 1938	929717
H	306m E	Railway Stations	1915	964201
K	307m SW	Electricity Station	1916 - 1923	901333
H	309m E	Railway Station	1890 - 1905	870454
H	309m E	Railway Station	1923	900955
L	310m NE	Unspecified Wharf	1890 - 1905	889162
L	310m NE	Unspecified Wharf	1923	966170
H	311m E	Railway Station	1985 - 1994	880012
H	311m E	Railway Station	1972	909665
H	311m E	Railway Station	1980	915234
H	311m E	Railway Station	1848	871010
L	312m NE	Unspecified Warehouses	1915	905537
L	312m NE	Unspecified Warehouses	1934 - 1938	946791
4	312m S	Unspecified Commercial/Industrial	1923	822342
L	313m NE	Unspecified Wharf	1934	878421
L	313m NE	Unspecified Wharf	1915	898283
L	314m NE	Unspecified Warehouse	1923	848351



ID	Location	Land use	Dates present	Group ID
N	314m S	Unspecified Commercial/Industrial	1923	822322
H	318m E	Railway Sidings	1848	957691
O	319m NW	Unspecified Commercial/Industrial	1938	863152
O	320m NW	Unspecified Commercial/Industrial	1931	916926
O	320m NW	Unspecified Commercial/Industrial	1916	975940
5	344m SW	Unspecified Commercial/Industrial	1923	822321
H	354m E	Railway Building	1938	854283
H	354m E	Grain Store	1915 - 1923	1004630
R	373m SE	Unspecified Works	1915 - 1923	934107
R	377m SE	Iron Works	1890	808507
S	378m SE	Unspecified Mills	1915	864479
S	378m SE	Unspecified Mills	1934 - 1938	872879
H	379m SE	Railway Buildings	1923	810647
H	380m E	Railway Building	1905 - 1938	954945
S	380m SE	Unspecified Mills	1923	979305
T	381m N	Unspecified Commercial/Industrial	1938	822319
T	385m N	Unspecified Ground Workings	1931	814712
7	387m SE	Unspecified Works	1915 - 1923	915615
U	409m NE	Unspecified Wharf	1923	880327
R	412m S	Railway Sidings	1915 - 1923	882900
V	418m S	Unspecified Works	1915 - 1923	878079
U	442m NE	Unspecified Wharf	1934 - 1938	865478
U	442m NE	Unspecified Mills	1915 - 1923	1009839
H	449m SE	Railway Sidings	1994	859283
H	449m SE	Railway Sidings	1972	909043
H	449m SE	Railway Sidings	1980 - 1988	1003768
11	450m NW	Bus Station	1985 - 1994	1003820
Z	451m NE	Unspecified Wharf	1915	912805



ID	Location	Land use	Dates present	Group ID
Z	451m NE	Unspecified Wharf	1938	913142
Z	451m NE	Unspecified Wharf	1934	972541
AA	456m E	Unspecified Wharf	1934 - 1938	938829
AA	456m E	Unspecified Wharf	1915	1003093
U	456m NE	Unspecified Wharf	1915	886637
H	460m E	Railway Building	1934 - 1938	868921
H	462m E	Railway Building	1905 - 1923	946516
AB	471m SW	Hospital	1956 - 1972	938949
AB	471m SW	Hospital	1980	997388
Z	472m NE	Unspecified Wharf	1923	994604
AB	474m SW	Hospital	1916	923488
AB	483m SW	Hospital	1923	984126
13	487m SW	Gas Works	1848	852813
AB	487m SW	Coal Wharf	1848	806616
AB	489m SW	Hospital	1932 - 1938	964142
AA	490m E	Unspecified Wharf	1923	984311
AD	490m NE	Police Station	1980	878328
AD	490m NE	Police Station	1972	902865
AD	490m NE	Police Station	1985 - 1994	982704
H	493m SE	Railway Building	1985 - 1994	941717
H	493m SE	Railway Building	1980	972489
H	493m SE	Railway Building	1972	993832

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

56

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
B	109m E	Unspecified Tank	1891	115128
B	129m E	Unspecified Tank	1891	115127
G	271m SE	Gas Meter Testing Station	1948	114574
K	329m SW	Unspecified Tank	1891	115173
K	339m SW	Unspecified Tank	1891	115720
M	344m S	Unspecified Tank	1891	115709
M	351m S	Tanks	1891	108898
M	352m S	Unspecified Tank	1891	115726
M	352m S	Unspecified Tank	1893	115712
M	353m S	Unspecified Tank	1891	115725
H	355m E	Unspecified Tank	1891	115119
H	355m E	Unspecified Tank	1891	115120
M	355m S	Unspecified Tank	1891	115727
M	355m S	Unspecified Tank	1891 - 1893	131525
M	356m S	Unspecified Tank	1891	115710
M	359m S	Unspecified Tank	1891	115724
N	360m S	Unspecified Tank	1891	115728
M	360m S	Unspecified Tank	1891	115723
Q	367m SE	Unspecified Tank	1953 - 1955	154246
M	368m S	Unspecified Tank	1891	115722
M	371m S	Tanks	1891	108897
Q	372m SE	Unspecified Tank	1891	115121
M	389m S	Tanks	1891	108896
M	391m S	Tanks	1891	108893
H	391m E	Unspecified Tank	1891	115117
H	392m E	Unspecified Tank	1891	115125



ID	Location	Land use	Dates present	Group ID
H	392m E	Unspecified Tank	1891	115126
8	394m NE	Unspecified Tank	1891	115118
H	408m SE	Unspecified Tank	1891	115122
H	410m E	Unspecified Tank	1891	122959
H	410m E	Unspecified Tank	1891	122960
9	416m W	Unspecified Tank	1994 - 1999	127488
H	424m E	Unspecified Tank	1891	122954
H	424m E	Unspecified Tank	1891	122972
H	426m E	Unspecified Tank	1891	122957
H	427m E	Unspecified Tank	1891	122958
W	433m S	Unspecified Tank	1891	115719
V	433m S	Unspecified Tank	1891	115123
V	436m S	Unspecified Tank	1891	115124
V	440m S	Unspecified Tank	1891	115721
H	442m E	Unspecified Tank	1891	122961
H	442m E	Unspecified Tank	1891	122963
H	445m E	Unspecified Tank	1891	122955
H	445m E	Unspecified Tank	1891	122956
W	450m S	Unspecified Tank	1891	114764
H	451m E	Unspecified Tank	1948 - 1965	147554
V	458m S	Unspecified Tank	1891	115115
H	463m E	Unspecified Tank	1891	122971
H	463m E	Unspecified Tank	1891	122970
12	475m SW	Unspecified Tank	1891	115174
H	482m E	Unspecified Tank	1891	122968
H	482m E	Unspecified Tank	1891	122969
H	485m SE	Unspecified Tank	1891	122964
H	485m SE	Unspecified Tank	1891	122965



ID	Location	Land use	Dates present	Group ID
H	499m E	Unspecified Tank	1891	122966
H	499m E	Unspecified Tank	1891	122967

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

13

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
E	253m N	Electricity Substation	1986 - 1995	75360
G	271m SE	Gas Meter Testing Station	1948	68685
K	276m SW	Electricity Station	1955	78504
K	276m SW	Electricity Station	1948	76741
K	277m SW	Electricity Station	1950	87126
K	282m SW	Electricity Station	1908 - 1922	78424
K	303m SW	Electricity Station	1950 - 1955	86103
10	431m NW	Electricity Substation	1995	65525
Y	446m NW	Electricity Substation	1954	79307
Y	466m NW	Electricity Substation	1954	71856
Y	466m NW	Electricity Substation	1969	79845
Y	466m NW	Electricity Substation	1948 - 1951	74838
Y	466m NW	Electricity Substation	1968	89174

This data is sourced from Ordnance Survey / Groundsure.



1.4 Historical petrol stations

Records within 500m

0

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

31

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
B	126m E	Garage	1970	25502
B	126m E	Garage	1948 - 1964	24192
B	127m E	Garage	1965	24283
B	127m E	Garage	1955	25106
B	127m E	Garage	1971	28076
B	127m E	Garage	1984	28011
D	143m NW	Garage	1948 - 1951	24760
D	144m NW	Garage	1954 - 1965	26811
B	154m E	Garage	1948	26557
B	154m E	Garage	1971	30716
B	158m E	Garage	1971	29430
B	158m E	Garage	1971	24616
B	158m E	Garage	1948	25851
F	233m S	Garage	1985 - 1990	23541



ID	Location	Land use	Dates present	Group ID
F	233m S	Garage	1948 - 1970	26109
I	263m E	Garage	1990	25749
I	263m E	Garage	1971	27265
I	276m E	Garage	1971	27721
P	349m N	Garage	1951	27319
P	354m N	Garage	1965	26660
P	354m N	Garage	1954	25983
6	363m S	Garage	1953 - 1955	30186
X	433m E	Garage	1954 - 1969	27500
X	433m E	Garage	1971	28274
X	434m E	Garage	1971	25418
AA	466m E	Garage	1954 - 1969	23299
AA	466m E	Garage	1971	25790
AA	475m E	Garage	1954	25167
AA	475m E	Garage	1971	26513
AC	484m S	Garage	1953 - 1955	24059
AC	485m S	Garage	1948	27019

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

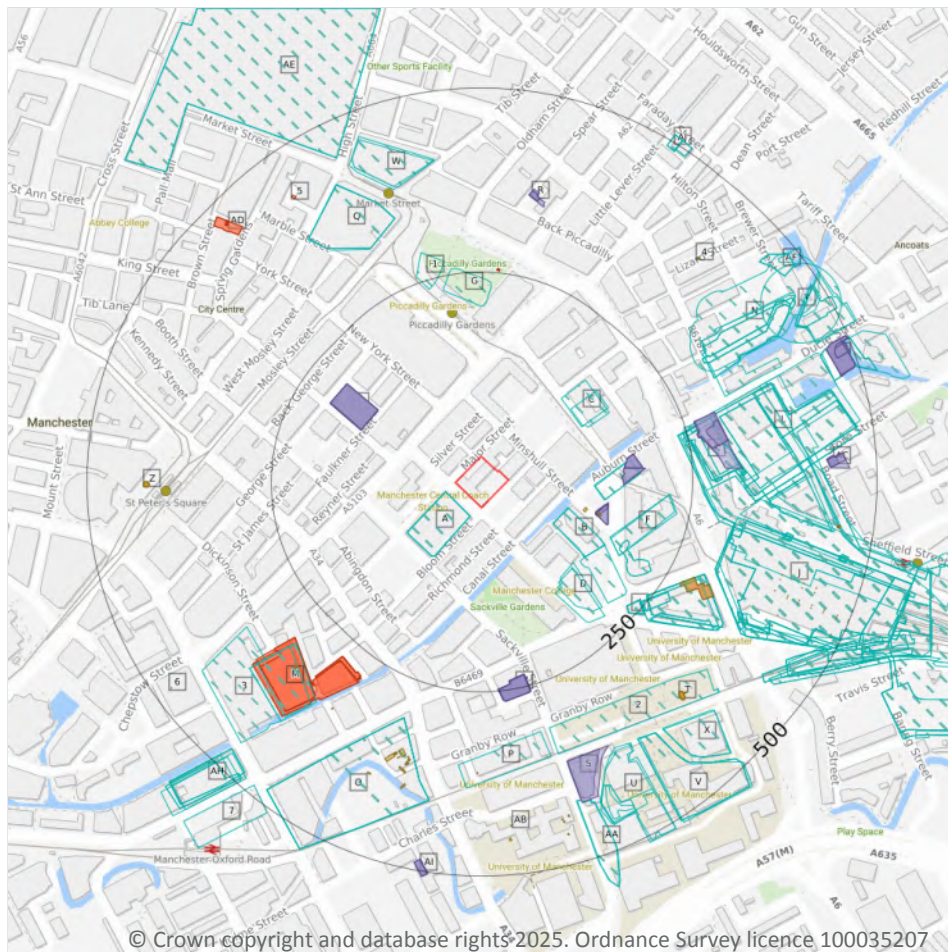
0

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

165

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 25 >](#)

ID	Location	Land Use	Date	Group ID
A	18m W	Bus Station	1988	980000
A	18m W	Bus Station	1980	955883
A	18m W	Bus Station	1985	980000



ID	Location	Land Use	Date	Group ID
A	18m W	Bus Station	1994	980000
B	84m SE	Unspecified Wharf	1923	939828
B	84m SE	Unspecified Wharf	1915	939828
B	116m E	Unspecified Works	1923	906852
B	118m E	Unspecified Works	1915	906852
C	123m NE	Infirmary	1923	927980
C	125m NE	Infirmary	1915	927980
D	141m SE	Ice Works	1915	811460
D	146m SE	Unspecified Wharf	1890	848597
D	147m SE	Unspecified Works	1923	835387
F	158m SE	Unspecified Mill	1923	957908
F	160m SE	Unspecified Mill	1915	957908
D	176m SE	Unspecified Ground Workings	1938	941370
D	176m SE	Unspecified Ground Workings	1934	941370
G	204m N	Unspecified Pit	1956	829200
I	234m SE	Police Station	1972	997158
I	234m SE	Police Station	1988	900043
I	234m SE	Police Station	1980	998537
I	234m SE	Police Station	1985	900043
I	234m SE	Police Station	1994	900043
1	237m N	Bus Station	1980	856993
J	238m E	Railway Sidings	1938	949229
J	238m E	Railway Sidings	1934	949229
J	238m E	Railway Sidings	1915	915846
J	240m E	Railway Sidings	1923	905187
K	243m E	Railway Building	1890	855053
I	244m SE	Fire Station	1938	890052
I	244m SE	Fire Station	1934	890052



ID	Location	Land Use	Date	Group ID
I	244m SE	Police Station	1923	945957
I	245m SE	Fire Station	1972	975293
I	245m SE	Fire Station	1956	975293
I	245m SE	Fire Station	1988	924437
I	245m SE	Fire Station	1980	946883
I	245m SE	Fire Station	1985	924437
I	245m SE	Fire Station	1994	924437
K	245m E	Goods Shed	1938	870710
K	245m E	Goods Shed	1934	870710
K	245m E	Goods Shed	1915	952942
I	247m SE	Police Station	1915	945957
J	249m E	Railway Sidings	1956	876887
K	249m E	Goods Shed	1905	1000082
K	249m E	Goods Shed	1923	1005563
J	249m E	Railway Sidings	1905	987455
L	255m E	Unspecified Commercial/Industrial	1956	822578
J	265m E	Railway Sidings	1890	987455
I	269m SE	Fire Engine Station	1923	892976
I	271m SE	Fire Engine Station	1915	892976
I	273m SE	Police Station	1938	939637
I	273m SE	Police Station	1934	939637
L	287m E	Goods Station	1938	971315
L	287m E	Goods Station	1934	971315
L	287m E	Goods Station	1915	971315
L	299m E	Goods Station	1905	971315
L	299m E	Goods Station	1890	971315
L	299m E	Goods Station	1923	971315
N	299m NE	Unspecified Wharf	1956	911131



ID	Location	Land Use	Date	Group ID
O	304m S	Unspecified Mills	1938	992472
O	304m S	Unspecified Mills	1932	992472
O	304m S	Unspecified Mills	1916	993089
O	304m S	Unspecified Commercial/Industrial	1905	951830
O	304m S	Unspecified Commercial/Industrial	1923	910139
J	305m E	Railway Station	1956	987387
J	306m E	Railway Stations	1938	929717
J	306m E	Railway Stations	1934	929717
J	306m E	Railway Stations	1915	964201
M	307m SW	Electricity Station	1916	901333
J	309m E	Railway Station	1905	870454
J	309m E	Railway Station	1890	870454
J	309m E	Railway Station	1923	900955
N	310m NE	Unspecified Wharf	1905	889162
N	310m NE	Unspecified Wharf	1890	889162
N	310m NE	Unspecified Wharf	1923	966170
J	311m E	Railway Station	1972	909665
J	311m E	Railway Station	1988	880012
J	311m E	Railway Station	1980	915234
J	311m E	Railway Station	1985	880012
J	311m E	Railway Station	1994	880012
J	311m E	Railway Station	1848	871010
N	312m NE	Unspecified Warehouses	1938	946791
N	312m NE	Unspecified Warehouses	1934	946791
N	312m NE	Unspecified Warehouses	1915	905537
2	312m S	Unspecified Commercial/Industrial	1923	822342
N	313m NE	Unspecified Wharf	1934	878421
N	313m NE	Unspecified Wharf	1915	898283



ID	Location	Land Use	Date	Group ID
N	314m NE	Unspecified Warehouse	1923	848351
P	314m S	Unspecified Commercial/Industrial	1923	822322
M	315m SW	Electricity Station	1923	901333
J	318m E	Railway Sidings	1848	957691
Q	319m NW	Unspecified Commercial/Industrial	1938	863152
Q	320m NW	Unspecified Commercial/Industrial	1931	916926
Q	320m NW	Unspecified Commercial/Industrial	1916	975940
3	344m SW	Unspecified Commercial/Industrial	1923	822321
J	354m E	Railway Building	1938	854283
J	354m E	Grain Store	1915	1004630
J	355m E	Grain Store	1923	1004630
U	373m SE	Unspecified Works	1923	934107
U	377m SE	Iron Works	1890	808507
V	378m SE	Unspecified Mills	1938	872879
V	378m SE	Unspecified Mills	1934	872879
V	378m SE	Unspecified Mills	1915	864479
J	379m SE	Railway Buildings	1923	810647
J	380m E	Railway Building	1938	954945
J	380m E	Railway Building	1934	954945
V	380m SE	Unspecified Mills	1923	979305
W	381m N	Unspecified Commercial/Industrial	1938	822319
J	382m E	Railway Building	1915	954945
J	382m E	Railway Building	1905	954945
J	382m E	Railway Building	1923	954945
W	385m N	Unspecified Ground Workings	1931	814712
X	387m SE	Unspecified Works	1915	915615
X	389m SE	Unspecified Works	1923	915615
Y	409m NE	Unspecified Wharf	1923	880327



ID	Location	Land Use	Date	Group ID
U	412m S	Unspecified Works	1915	934107
U	412m S	Railway Sidings	1923	882900
U	413m S	Railway Sidings	1915	882900
AA	418m S	Unspecified Works	1923	878079
AA	418m S	Unspecified Works	1915	878079
Y	442m NE	Unspecified Wharf	1938	865478
Y	442m NE	Unspecified Wharf	1934	865478
Y	442m NE	Unspecified Mills	1923	1009839
Y	445m NE	Unspecified Mills	1915	1009839
J	449m SE	Railway Sidings	1972	909043
J	449m SE	Railway Sidings	1988	1003768
J	449m SE	Railway Sidings	1980	1003768
J	449m SE	Railway Sidings	1985	1003768
J	449m SE	Railway Sidings	1994	859283
AE	450m NW	Bus Station	1988	1003820
AE	450m NW	Bus Station	1985	1003820
AE	450m NW	Bus Station	1994	1003820
AF	451m NE	Unspecified Wharf	1938	913142
AF	451m NE	Unspecified Wharf	1934	972541
AF	451m NE	Unspecified Wharf	1915	912805
AG	456m E	Unspecified Wharf	1938	938829
AG	456m E	Unspecified Wharf	1934	938829
AG	456m E	Unspecified Wharf	1915	1003093
Y	456m NE	Unspecified Wharf	1915	886637
J	460m E	Railway Building	1938	868921
J	460m E	Railway Building	1934	868921
J	462m E	Railway Building	1915	946516
J	462m E	Railway Building	1905	946516



ID	Location	Land Use	Date	Group ID
J	462m E	Railway Building	1923	946516
AH	471m SW	Hospital	1972	938949
AH	471m SW	Hospital	1956	938949
AH	471m SW	Hospital	1980	997388
AF	472m NE	Unspecified Wharf	1923	994604
AH	474m SW	Hospital	1916	923488
AH	483m SW	Hospital	1923	984126
7	487m SW	Gas Works	1848	852813
AH	487m SW	Coal Wharf	1848	806616
AH	489m SW	Hospital	1938	964142
AH	489m SW	Hospital	1932	964142
AG	490m E	Unspecified Wharf	1923	984311
AJ	490m NE	Police Station	1972	902865
AJ	490m NE	Police Station	1980	878328
AJ	490m NE	Police Station	1985	982704
AJ	492m NE	Police Station	1988	982704
AJ	492m NE	Police Station	1994	982704
J	493m SE	Railway Building	1972	993832
J	493m SE	Railway Building	1988	941717
J	493m SE	Railway Building	1980	972489
J	493m SE	Railway Building	1985	941717
J	493m SE	Railway Building	1994	941717

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

68

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 25 >](#)

ID	Location	Land Use	Date	Group ID
B	109m E	Unspecified Tank	1891	115128
B	129m E	Unspecified Tank	1891	115127
I	271m SE	Gas Meter Testing Station	1948	114574
M	329m SW	Unspecified Tank	1891	115173
M	339m SW	Unspecified Tank	1891	115720
O	344m S	Unspecified Tank	1891	115709
O	351m S	Tanks	1891	108898
O	352m S	Unspecified Tank	1891	115726
O	352m S	Unspecified Tank	1893	115712
O	353m S	Unspecified Tank	1891	115725
J	355m E	Unspecified Tank	1891	115119
J	355m E	Unspecified Tank	1891	115120
O	355m S	Unspecified Tank	1891	115727
O	355m S	Unspecified Tank	1891	131525
O	355m S	Unspecified Tank	1893	131525
O	356m S	Unspecified Tank	1891	115710
O	359m S	Unspecified Tank	1891	115724
P	360m S	Unspecified Tank	1891	115728
O	360m S	Unspecified Tank	1891	115723
T	367m SE	Unspecified Tank	1955	154246
T	367m SE	Unspecified Tank	1955	154246
T	367m SE	Unspecified Tank	1953	154246
O	368m S	Unspecified Tank	1891	115722
O	371m S	Tanks	1891	108897
T	372m SE	Unspecified Tank	1891	115121
O	389m S	Tanks	1891	108896
O	391m S	Tanks	1891	108893



ID	Location	Land Use	Date	Group ID
J	391m E	Unspecified Tank	1891	115117
J	392m E	Unspecified Tank	1891	115125
J	392m E	Unspecified Tank	1891	115126
4	394m NE	Unspecified Tank	1891	115118
J	408m SE	Unspecified Tank	1891	115122
J	410m E	Unspecified Tank	1891	122959
J	410m E	Unspecified Tank	1891	122960
Z	416m W	Unspecified Tank	1996	127488
Z	416m W	Unspecified Tank	1995	127488
Z	416m W	Unspecified Tank	1994	127488
Z	416m W	Unspecified Tank	1999	127488
J	424m E	Unspecified Tank	1891	122954
J	424m E	Unspecified Tank	1891	122972
J	426m E	Unspecified Tank	1891	122957
J	427m E	Unspecified Tank	1891	122958
AB	433m S	Unspecified Tank	1891	115719
AA	433m S	Unspecified Tank	1891	115123
AA	436m S	Unspecified Tank	1891	115124
AA	440m S	Unspecified Tank	1891	115721
J	442m E	Unspecified Tank	1891	122961
J	442m E	Unspecified Tank	1891	122963
J	445m E	Unspecified Tank	1891	122955
J	445m E	Unspecified Tank	1891	122956
AB	450m S	Unspecified Tank	1891	114764
J	451m E	Unspecified Tank	1964	147554
J	451m E	Unspecified Tank	1953	147554
J	451m E	Unspecified Tank	1948	147554
J	451m E	Unspecified Tank	1955	147554



ID	Location	Land Use	Date	Group ID
J	451m E	Unspecified Tank	1965	147554
J	451m E	Unspecified Tank	1965	147554
J	452m E	Unspecified Tank	1950	147554
AA	458m S	Unspecified Tank	1891	115115
J	463m E	Unspecified Tank	1891	122971
J	463m E	Unspecified Tank	1891	122970
6	475m SW	Unspecified Tank	1891	115174
J	482m E	Unspecified Tank	1891	122968
J	482m E	Unspecified Tank	1891	122969
J	485m SE	Unspecified Tank	1891	122964
J	485m SE	Unspecified Tank	1891	122965
J	499m E	Unspecified Tank	1891	122966
J	499m E	Unspecified Tank	1891	122967

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

18

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

Features are displayed on the Past land use - un-grouped map on [page 25 >](#)

ID	Location	Land Use	Date	Group ID
G	253m N	Electricity Substation	1995	75360
G	254m N	Electricity Substation	1986	75360
I	271m SE	Gas Meter Testing Station	1948	68685
M	276m SW	Electricity Station	1955	78504
M	276m SW	Electricity Station	1948	76741
M	277m SW	Electricity Station	1950	87126
M	282m SW	Electricity Station	1908	78424



ID	Location	Land Use	Date	Group ID
M	283m SW	Electricity Station	1922	78424
M	303m SW	Electricity Station	1955	86103
M	303m SW	Electricity Station	1950	86103
5	431m NW	Electricity Substation	1995	65525
AD	446m NW	Electricity Substation	1954	79307
AD	446m NW	Electricity Substation	1954	79307
AD	466m NW	Electricity Substation	1969	79845
AD	466m NW	Electricity Substation	1954	71856
AD	466m NW	Electricity Substation	1968	89174
AD	466m NW	Electricity Substation	1948	74838
AD	466m NW	Electricity Substation	1951	74838

This data is sourced from Ordnance Survey / Groundsure.

2.4 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. 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	56
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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 25 >](#)

ID	Location	Land Use	Date	Group ID
B	126m E	Garage	1970	25502
B	126m E	Garage	1953	24192



ID	Location	Land Use	Date	Group ID
B	126m E	Garage	1948	24192
B	127m E	Garage	1965	24283
B	127m E	Garage	1955	25106
B	127m E	Garage	1964	24192
B	127m E	Garage	1971	28076
B	127m E	Garage	1984	28011
E	143m NW	Garage	1948	24760
E	143m NW	Garage	1951	24760
E	144m NW	Garage	1954	26811
E	144m NW	Garage	1954	26811
E	144m NW	Garage	1965	26811
B	154m E	Garage	1948	26557
B	154m E	Garage	1971	30716
B	158m E	Garage	1971	29430
B	158m E	Garage	1971	24616
B	158m E	Garage	1948	25851
H	233m S	Garage	1990	23541
H	233m S	Garage	1990	23541
H	233m S	Garage	1985	23541
H	233m S	Garage	1964	26109
H	233m S	Garage	1948	26109
H	234m S	Garage	1955	26109
H	234m S	Garage	1970	26109
H	234m S	Garage	1950	26109
H	234m S	Garage	1965	26109
H	234m S	Garage	1965	26109
K	263m E	Garage	1990	25749
K	263m E	Garage	1971	27265

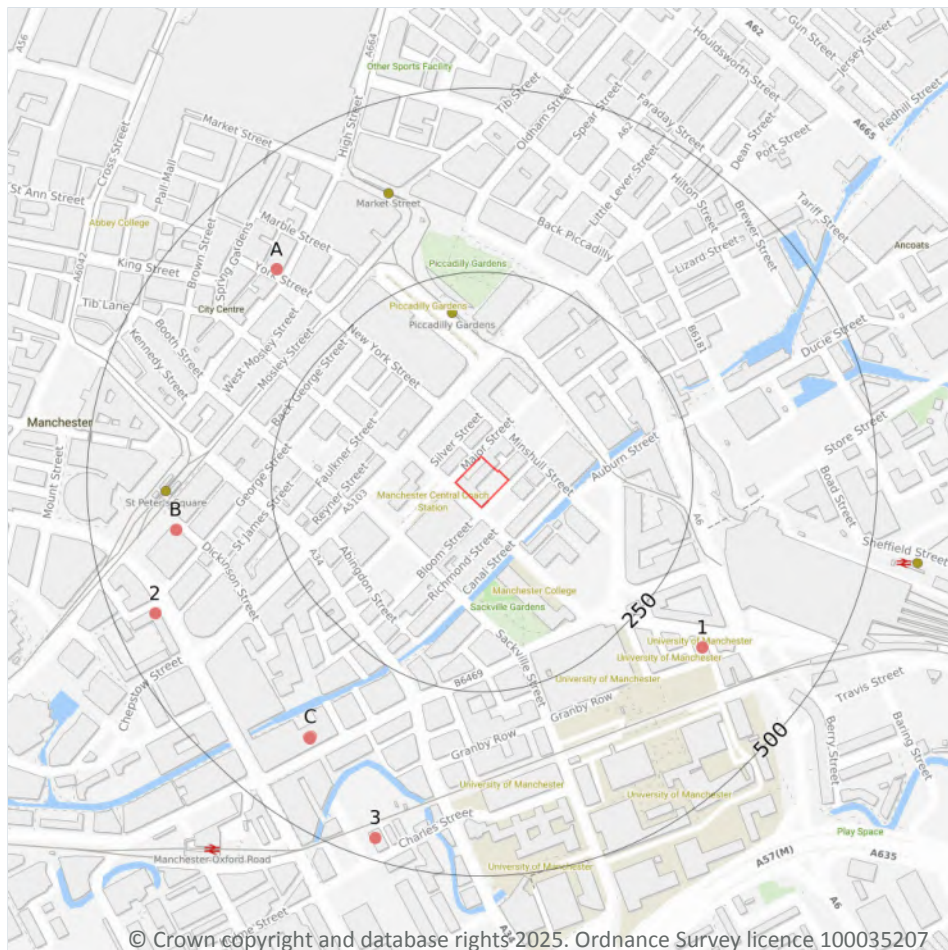


ID	Location	Land Use	Date	Group ID
K	276m E	Garage	1971	27721
R	349m N	Garage	1951	27319
R	354m N	Garage	1965	26660
R	354m N	Garage	1954	25983
R	354m N	Garage	1954	25983
S	363m S	Garage	1953	30186
S	363m S	Garage	1955	30186
AC	433m E	Garage	1954	27500
AC	433m E	Garage	1971	28274
AC	433m E	Garage	1954	27500
AC	433m E	Garage	1954	27500
AC	433m E	Garage	1954	27500
AC	433m E	Garage	1965	27500
AC	433m E	Garage	1969	27500
AC	434m E	Garage	1971	25418
AG	466m E	Garage	1954	23299
AG	466m E	Garage	1954	23299
AG	466m E	Garage	1954	23299
AG	466m E	Garage	1965	23299
AG	466m E	Garage	1969	23299
AG	466m E	Garage	1971	25790
AG	475m E	Garage	1954	25167
AG	475m E	Garage	1971	26513
AI	484m S	Garage	1955	24059
AI	485m S	Garage	1953	24059
AI	485m S	Garage	1948	27019

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**10**

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

Features are displayed on the Waste and landfill map on [page 38 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
1	348m SE	Michael Smith Building, Dover Street, Manchester, M13 9pl	WEX086269	Treating waste exemption	Not on a farm	Treatment of kitchen waste in a wormery

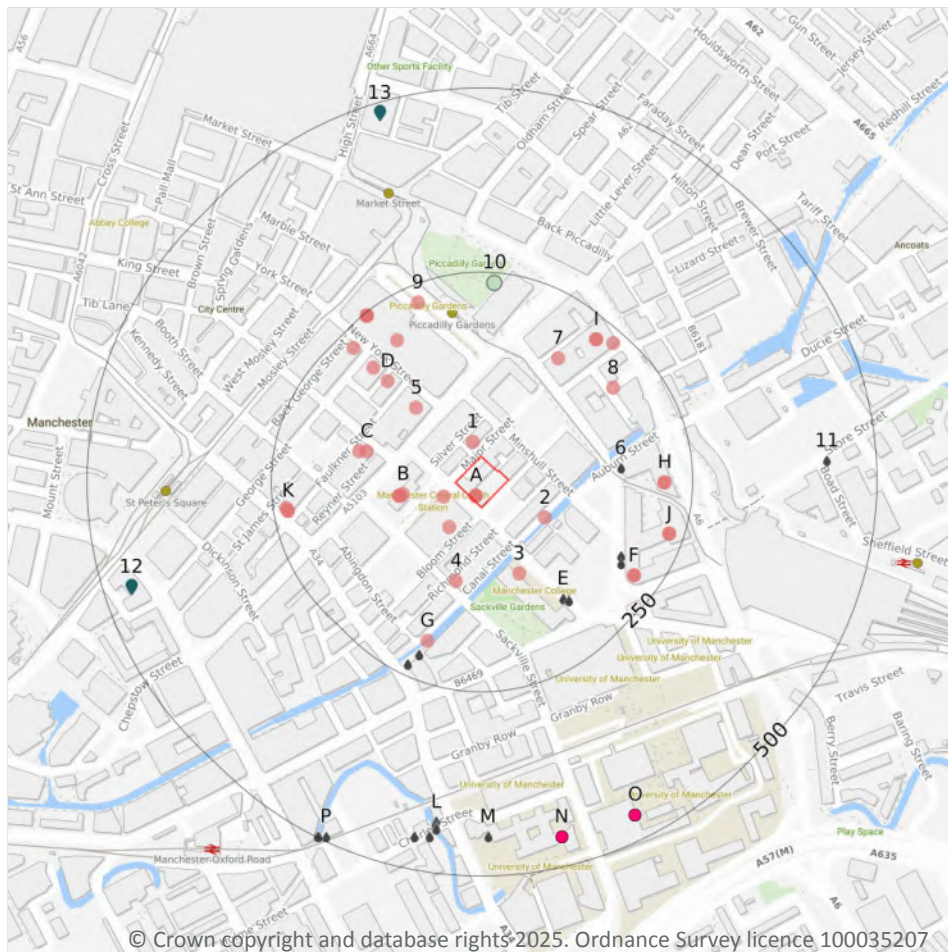


ID	Location	Site	Reference	Category	Sub-Category	Description
A	376m NW	11 York Street, York Street, Manchester, M2 2be	WEX111733	Using waste exemption	Not on a farm	Use of waste in construction
A	376m NW	11 York Street, York Street, Manchester, M2 2be	WEX111733	Treating waste exemption	Not on a farm	Screening and blending of waste
B	385m W	New Build Construction Works By Russells, 3 St Peter Square, Manchester, M2 3df	WEX118443	Using waste exemption	Not on a farm	Use of waste in construction
B	385m W	New Build Construction Works By Russells, 3 St Peter Square, Manchester, M2 3df	WEX118443	Treating waste exemption	Not on a farm	Screening and blending of waste
C	389m SW	Linear Network: Mainline Railway Between Manchester Airport Airport And Barrow-In-Furness	EPR/BE5446FE /A001	Disposing of waste exemption	Non-agricultural waste only	Deposit of waste from a railway sanitary convenience
C	391m SW	Bridgewater House 60 Whitworth Street Manchester M1 6lt	EPR/NF0707M F/A001	Disposing of waste exemption	Non-agricultural waste only	Deposit of waste from a railway sanitary convenience
C	391m SW	-	WEX371670	Disposing of waste exemption	Not on a farm	Deposit of waste from a railway sanitary convenience
2	445m W	Oxford House, 16, Oxford Street, Manchester, M1 5ae	WEX331634	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
3	471m S	-	WEX407827	Using waste exemption	Not on a farm	Use of waste in construction

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Licensed pollutant release (Part A(2)/B)
- Radioactive Substance Authorisations
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

40

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 41](#) >

ID	Location	Company	Address	Activity	Category
A	On site	Broome & Wellington	Boulton House 17-21, Chorlton Street, Manchester, Greater Manchester, M1 3HY	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
A	On site	Insider Media	Boulton House 17-21, Chorlton Street, Manchester, Greater Manchester, M1 3HY	Published Goods	Industrial Products



ID	Location	Company	Address	Activity	Category
A	On site	Newsco Insider Ltd	Eighth Floor Boulton House 17-21, Chorlton Street, Manchester, Greater Manchester, M1 3HY	Published Goods	Industrial Products
1	23m N	Print Chain	Barlow House 4, Minshull Street, Manchester, Greater Manchester, M1 3DZ	Published Goods	Industrial Products
A	25m W	National Express Ltd	Chorlton Street, Manchester, Greater Manchester, M1 3JF	Bus and Coach Stations, Depots and Companies	Public Transport, Stations and Infrastructure
A	50m SW	Coach Station	Greater Manchester, M1	Bus and Coach Stations, Depots and Companies	Public Transport, Stations and Infrastructure
2	71m SE	Landing Stage	Greater Manchester, M1	Moorings and Unloading Facilities	Water
B	73m W	Medusa 19 Ltd	2nd Floor, Manchester, Greater Manchester, M1 1EZ	Colours, Chemicals and Water Softeners and Supplies	Industrial Products
B	78m W	Clearvolt	53, Portland Street, Manchester, Greater Manchester, M1 3LD	Electrical Motors and Generators	Industrial Products
B	78m W	G M A T L	53, Portland Street, Manchester, Greater Manchester, M1 3LD	Vehicle Hire and Rental	Hire Services
B	79m W	Scrap a Car Manchester	53, Portland Street, Manchester, Greater Manchester, M1 3LF	Scrap Metal Merchants	Recycling Services
3	103m S	Electricity Sub Station	Greater Manchester, M1	Electrical Features	Infrastructure and Facilities
4	105m S	Stone Park Plant Hire Ltd	29-31, Sackville Street, Manchester, Greater Manchester, M1 3LZ	Construction and Tool Hire	Hire Services
5	109m NW	Daisy Group Plc	Bank Chambers, Faulkner Street, Manchester, Greater Manchester, M1 4EH	Radar and Telecommunications Equipment	Industrial Products
C	127m W	Vina Karaoke Bar	Lindencourt House 34, Charlotte Street, Manchester, Greater Manchester, M1 4FD	Electronic Equipment	Industrial Products
C	138m W	Hong Kong Printing Co Ltd	41, Faulkner Street, Manchester, Greater Manchester, M1 4EE	Published Goods	Industrial Products
D	162m NW	St John Ambulance	Faulkner House, Faulkner Street, Manchester, Greater Manchester, M1 4DY	Ambulance and Medical Transportation Services	Health Support Services



ID	Location	Company	Address	Activity	Category
7	169m NE	Unified Theory of Everything	The Grand 1, Aytoun Street, Manchester, Greater Manchester, M1 3DA	Published Goods	Industrial Products
D	188m NW	British Engineering Services	5, New York Street, Manchester, Greater Manchester, M1 4JB	Civil Engineers	Engineering Services
8	189m NE	Electricity Sub Station	Greater Manchester, M1	Electrical Features	Infrastructure and Facilities
D	194m NW	Weeshred Ltd	Fourteenth Floor City Tower, Piccadilly Plaza, Manchester, Greater Manchester, M1 4HN	Waste Collection, Processing and Disposal Equipment	Industrial Products
G	195m S	Landing Stage	Greater Manchester, M1	Moorings and Unloading Facilities	Water
H	212m E	Sixt	2, Piccadilly Place, Manchester, Greater Manchester, M1 3BN	Vehicle Hire and Rental	Hire Services
H	212m E	Transport for Greater Manchester	2, Piccadilly Place, Manchester, Greater Manchester, M1 3BG	Bus and Coach Stations, Depots and Companies	Public Transport, Stations and Infrastructure
F	214m SE	Quality Lab	5, Piccadilly Place, Manchester, Greater Manchester, M1 3BR	Industrial Engineers	Engineering Services
F	214m SE	Manchester Demolition	5, Piccadilly Place, Manchester, Greater Manchester, M1 3BR	Demolition Services	Construction Services
I	222m NE	Pure Electric	4-10, London Road, Manchester, Greater Manchester, M1 3AN	Electrical Equipment Repair and Servicing	Repair and Servicing
I	222m NE	Halfords	6-10, Piccadilly, Manchester, Greater Manchester, M1	Vehicle Parts and Accessories	Motoring
9	226m N	Bus Station	Greater Manchester, M1	Bus and Coach Stations, Depots and Companies	Public Transport, Stations and Infrastructure
D	227m NW	Atkins Group	Fifth Floor the Exchange 3, New York Street, Manchester, Greater Manchester, M1 4HN	Civil Engineers	Engineering Services
J	230m E	Arup	3, Piccadilly Place, Manchester, Greater Manchester, M1 3BN	Civil Engineers	Engineering Services
J	230m E	Riskol Consulting Ltd	11th Floor 3 Piccadilly Place, Manchester, Greater Manchester, M1 3BN	Distribution and Haulage	Transport, Storage and Delivery
K	230m W	Nationwide Lockers	91, Princess Street, Manchester, Greater Manchester, M1 4HT	Shelving, Storage, Safes and Vaults	Industrial Products



ID	Location	Company	Address	Activity	Category
K	230m W	Scrap That Car	91, Princess Street, Manchester, Greater Manchester, M1 4HT	Scrap Metal Merchants	Recycling Services
I	233m NE	Enterprise Rent-A-Car	Ground Floor, Car Park 1 Chatham Street, Manchester, Greater Manchester, M1 3AY	Vehicle Hire and Rental	Hire Services
K	233m W	Yurong Design & Print Ltd	89, Princess Street, Manchester, Greater Manchester, M1 4HT	Published Goods	Industrial Products
D	246m NW	City Tower	City Tower, Piccadilly Plaza, Manchester, Greater Manchester, M1 4HN	Business Parks and Industrial Estates	Industrial Features
D	246m NW	Greener Home Project	City Tower, Piccadilly Plaza, Manchester, Greater Manchester, M1 4BT	Construction Completion Services	Construction Services
D	246m NW	Wedding Cars Hire Manchester	13th Floor City Tower, Piccadilly Plaza, Manchester, Greater Manchester, M1 4BT	Vehicle Hire and Rental	Hire Services
D	246m NW	L G L Worldwide Logistics	City Tower, Piccadilly Plaza, Manchester, Greater Manchester, M1 4BT	Distribution and Haulage	Transport, Storage and Delivery

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0
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Open, closed, under development and obsolete petrol stations.

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

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m

0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.



4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

2

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 41 >](#)

ID	Location	Address	Details	
12	462m W	The Laundry Shop, Unit 5, Peter House, Oxford Street, Manchester	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
13	486m N	Johnsons Cleaners UK Ltd, 24 High Street, City Centre, Manchester, M4 1QB	Process: Dry Cleaning 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

8

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

Features are displayed on the Current industrial land use map on [page 41 >](#)



ID	Location	Address	Details	
N	460m S	Umist, Po Box 88, Sackville Street, Manchester, M60 1QD	Operator: Umist Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AC8878 Date of approval: 31/03/1991	Effective from: 31/03/1991 Last date of update: 01/01/2015 Status: Revoked/cancelled
N	460m S	Umist, Po Box 88, Sackville Street, Manchester, M60 1QD	Operator: Umist Type: Keeping And Use Of Radioactive Materials (was Rsa60 Section 1). Permission number: AC8886 Date of approval: 06/03/2001	Effective from: 06/03/2001 Last date of update: 01/01/2015 Status: Revoked/cancelled
N	460m S	Umist, Po Box 88, Sackville Street, Manchester, M60 1QD	Operator: Umist Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AG4009 Date of approval: 16/01/1995	Effective from: 16/02/1995 Last date of update: 01/01/2015 Status: Superseded By Variation
N	460m S	Umist, Po Box 88, Sackville Street, Manchester, M60 1QD	Operator: Umist Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AG4009 Date of approval: 30/01/1997	Effective from: 25/02/1997 Last date of update: 01/01/2015 Status: Superseded By Variation
N	460m S	Umist, Po Box 88, Sackville Street, Manchester, M60 1QD	Operator: Umist Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AG4009 Date of approval: 13/11/1997	Effective from: 11/12/1997 Last date of update: 01/01/2015 Status: Superseded By Variation
N	460m S	Umist, Po Box 88, Sackville Street, Manchester, M60 1QD	Operator: Umist Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AG4009 Date of approval: 09/04/2002	Effective from: 06/05/2002 Last date of update: 01/01/2015 Status: Revoked/cancelled
O	466m SE	North Campus, Manchester, M1 3BU	Operator: The University of Manchester Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: BX8645 Date of approval: 02/09/2004	Effective from: 01/10/2004 Last date of update: 01/01/2020 Status: Issued
O	466m SE	North Campus, Manchester, M1 3BU	Operator: The University of Manchester Type: Keeping And Use Of Radioactive Materials (was Rsa60 Section 1). Permission number: BX8661 Date of approval: 01/10/2004	Effective from: 01/10/2004 Last date of update: 01/01/2020 Status: Issued

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



4.13 Licensed Discharges to controlled waters

Records within 500m

34

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

Features are displayed on the Current industrial land use map on [page 41 >](#)

ID	Location	Address	Details	
6	153m E	AYTOUNSTAUBURNST,MANCHESTER,GREATMANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0370 Permit Version: 1 Receiving Water: -	Status: SURRENDERED UNDER EPR 2010 Issue date: - Effective Date: 01/01/1995 Revocation Date: 27/03/2015
E	166m SE	CHORLTONSTREETCSO281J2,CHORLTONSTREET,MANCHESTER,GREATMANCHESTER,M13HW	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0162 Permit Version: 3 Receiving Water: DUKES TUNNEL	Status: VARIED UNDER EPR 2010 Issue date: 05/02/2016 Effective Date: 05/02/2016 Revocation Date: 10/04/2018
E	166m SE	CHORLTONSTREETCSO281J2,CHORLTONSTREET,MANCHESTER,GREATMANCHESTER,M13HW	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0162 Permit Version: 4 Receiving Water: SHOOTERS BROOK TRIB RVR MEDLOC	Status: VARIED UNDER EPR 2010 Issue date: 11/04/2018 Effective Date: 11/04/2018 Revocation Date: -
E	174m SE	CHORLTONSTREETCSO281J2,CHORLTONSTREET,MANCHESTER,GREATMANCHESTER,M13HW	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0162 Permit Version: 2 Receiving Water: DUKES TUNNEL	Status: VARIED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 04/02/2016
E	174m SE	CHORLTONSTREETCSO281J2,CHORLTONSTREET,MANCHESTER,GREATMANCHESTER,M13HW	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0162 Permit Version: 1 Receiving Water: DUKES TUNNEL	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: 02/09/2010
F	184m SE	AYTOUNST,MANCHESTER,GREATMANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982630 Permit Version: 1 Receiving Water: SHOOTERS BROOK	Status: SURRENDERED UNDER EPR 2010 Issue date: - Effective Date: 30/09/1994 Revocation Date: 30/10/2018



ID	Location	Address	Details	
F	184m SE	AYTOUNST,MANCHESTER,GREAT RMANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0318 Permit Version: 1 Receiving Water: SHOOTERS BROOK	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: - Effective Date: 01/01/1995 Revocation Date: 01/01/1995
F	190m SE	MINSHULLSTWHITWORTHST,MA NCHESTER,GREATERMANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0355 Permit Version: 1 Receiving Water: -	Status: SURRENDERED UNDER EPR 2010 Issue date: - Effective Date: 01/01/1995 Revocation Date: 18/07/2014
G	218m S	GSHPSERVINGORIGINDEVELOPME NT,56PRINCESSSTREET,MANCHES TER,M16JA	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: NPSWQD004449 Permit Version: 3 Receiving Water: GROUNDWATER	Status: SURRENDERED UNDER EPR 2010 Issue date: 28/10/2011 Effective Date: 01/04/2013 Revocation Date: 03/10/2014
G	218m S	GSHPSERVINGORIGINDEVELOPME NT,56PRINCESSSTREET,MANCHES TER,M16JA	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: NPSWQD004449 Permit Version: 1 Receiving Water: GROUNDWATER	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 05/03/2009 Effective Date: 01/04/2009 Revocation Date: 15/04/2009
G	218m S	GSHPSERVINGORIGINDEVELOPME NT,56PRINCESSSTREET,MANCHES TER,M16JA	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: NPSWQD004449 Permit Version: 2 Receiving Water: GROUNDWATER	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 16/04/2009 Effective Date: 16/04/2009 Revocation Date: 31/03/2013
G	235m S	GSHPSERVINGORIGINDEVELOPME NT,56PRINCESSSTREET,MANCHES TER,M16JA	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: NPSWQD004449 Permit Version: 1 Receiving Water: GROUNDWATER	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 05/03/2009 Effective Date: 01/04/2009 Revocation Date: 15/04/2009
G	235m S	GSHPSERVINGORIGINDEVELOPME NT,56PRINCESSSTREET,MANCHES TER,M16JA	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: NPSWQD004449 Permit Version: 2 Receiving Water: GROUNDWATER	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 16/04/2009 Effective Date: 16/04/2009 Revocation Date: 31/03/2013
G	235m S	GSHPSERVINGORIGINDEVELOPME NT,56PRINCESSSTREET,MANCHES TER,M16JA	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: NPSWQD004449 Permit Version: 3 Receiving Water: GROUNDWATER	Status: SURRENDERED UNDER EPR 2010 Issue date: 28/10/2011 Effective Date: 01/04/2013 Revocation Date: 03/10/2014



ID	Location	Address	Details	
L	431m S	PRINCESSSTGRANBYROWCS,MANCHESTER,GREATERMANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982956 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: CONSENT REVOKED - DISCHARGE CEASED (WRA 91, SCHED 10 & 6) Issue date: - Effective Date: 23/06/1995 Revocation Date: 31/03/1998
L	431m S	PRINCESSSTWHITWORTHSTCSO28 2MN,67WHITWORTHST,MANCHESTER,GREATERMANCHESTER,M16 LQ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982950 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 23/06/1995 Revocation Date: 19/10/2020
11	433m E	STORESTREET,ANCOATS,MANCHESTER,GREATERMANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0371 Permit Version: 1 Receiving Water: -	Status: SURRENDERED UNDER EPR 2010 Issue date: - Effective Date: 01/01/1995 Revocation Date: 05/12/2014
L	435m S	PRINCESSSTWHITWORTHSTCSO28 2MN,67WHITWORTHST,MANCHESTER,GREATERMANCHESTER,M16 LQ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982950 Permit Version: 2 Receiving Water: RIVER MEDLOCK VIA SWS	Status: VARIED UNDER EPR 2010 Issue date: 20/10/2020 Effective Date: 20/10/2020 Revocation Date: -
L	438m S	CHARLESSTPRINCESSSTCSO28116, 106PRINCESSSTREET,MANCHESTER,M16NG	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0166 Permit Version: 3 Receiving Water: RIVER MEDLOCK	Status: VARIED UNDER EPR 2010 Issue date: 21/03/2018 Effective Date: 01/04/2018 Revocation Date: -
L	441m S	CHARLESSTPRINCESSSTCSO28116, 106PRINCESSSTREET,MANCHESTER,M16NG	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0166 Permit Version: 2 Receiving Water: RIVER MEDLOCK	Status: VARIED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 31/03/2018
L	441m S	WHITWORTHSTSACKVILLEST,MANCHESTER,GREATERMANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0253 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/01/1995 Revocation Date: 01/01/2017



ID	Location	Address	Details	
L	441m S	CHARLESSTPRINCESSSTCSO28116, 106PRINCESSSTREET,MANCHESTE R,M16NG	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0166 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: 02/09/2010
M	447m S	112116PRINCESSSTREET,MANCHE STER,GREATERMANCHESTER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 016991403 Permit Version: 2 Receiving Water: RIVER MEDLOCK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/04/1992 Revocation Date: 10/02/1993
M	447m S	112116PRINCESSSTREET,MANCHE STER,GREATERMANCHESTER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 016991403 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 24/04/1989 Revocation Date: 31/03/1992
L	452m S	CHARLESSTREETCSO,7CHARLESST REET,MANCHESTER,M17EN	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0183 Permit Version: 2 Receiving Water: RIVER MEDLOCK	Status: VARIED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 31/03/2018
L	452m S	CHARLESSTREETCSO,7CHARLESST REET,MANCHESTER,M17EN	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0183 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: 02/09/2010
L	452m S	CHARLESSTREETCSO,7CHARLESST REET,MANCHESTER,M17EN	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0183 Permit Version: 3 Receiving Water: RIVER MEDLOCK	Status: VARIED UNDER EPR 2010 Issue date: 19/03/2018 Effective Date: 01/04/2018 Revocation Date: -
L	456m S	112116PRINCESSSTREET,MANCHE STER,GREATERMANCHESTER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 016991403 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 24/04/1989 Revocation Date: 31/03/1992
L	456m S	112116PRINCESSSTREET,MANCHE STER,GREATERMANCHESTER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 016991403 Permit Version: 3 Receiving Water: RIVER MEDLOCK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 11/02/1993 Revocation Date: 01/11/1994



ID	Location	Address	Details	
L	456m S	112116PRINCESSSTREET,MANCHESTER,GREATERMANCHESTER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 016991403 Permit Version: 2 Receiving Water: RIVER MEDLOCK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/04/1992 Revocation Date: 10/02/1993
P	494m SW	YORKSTCHARLESST,MANCHESTER,GREATERMANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0281 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: 09/08/2019
P	499m SW	MALLARDSTREETCHARLESSTREET CSO,MALLARDSTREET,MANCHESTER,GREATERMANCHESTER,M16EY	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982736 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 30/09/1994 Revocation Date: 09/07/2020
P	499m SW	MEDLOCKST(OFFCHARLESST,MANCHESTER,GREATERMANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0343 Permit Version: 1 Receiving Water: -	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: - Effective Date: 01/01/1995 Revocation Date: 01/01/1995
P	500m SW	MALLARDSTREETCHARLESSTREET CSO,MALLARDSTREET,MANCHESTER,GREATERMANCHESTER,M16EY	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982736 Permit Version: 2 Receiving Water: RIVER MEDLOCK	Status: VARIED UNDER EPR 2010 Issue date: 10/07/2020 Effective Date: 10/07/2020 Revocation Date: -

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

1

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

Features are displayed on the Current industrial land use map on [page 41](#) >

ID	Location	Details	
10	237m N	Incident Date: 12/02/2002 Incident Identification: 57989 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m

0

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

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

4.20 Pollution inventory waste transfers

Records within 500m

0

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

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

4.21 Pollution inventory radioactive waste

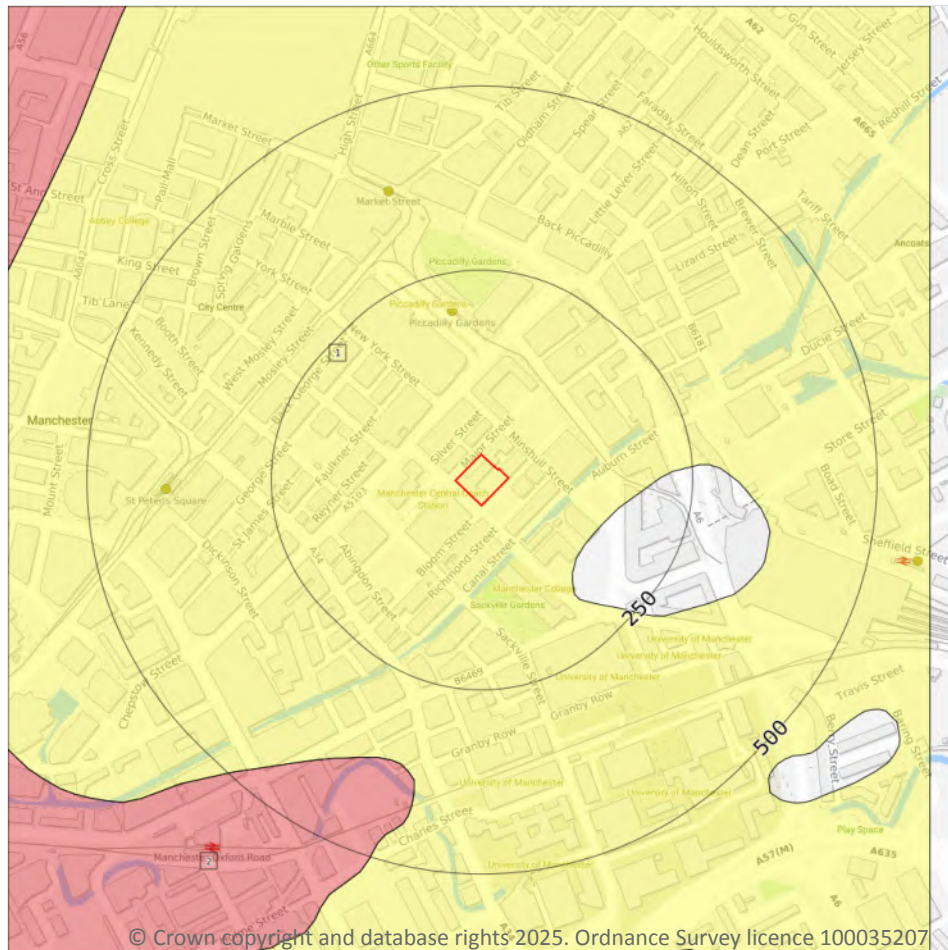
Records within 500m

0

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

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

5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

2

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 55 >](#)

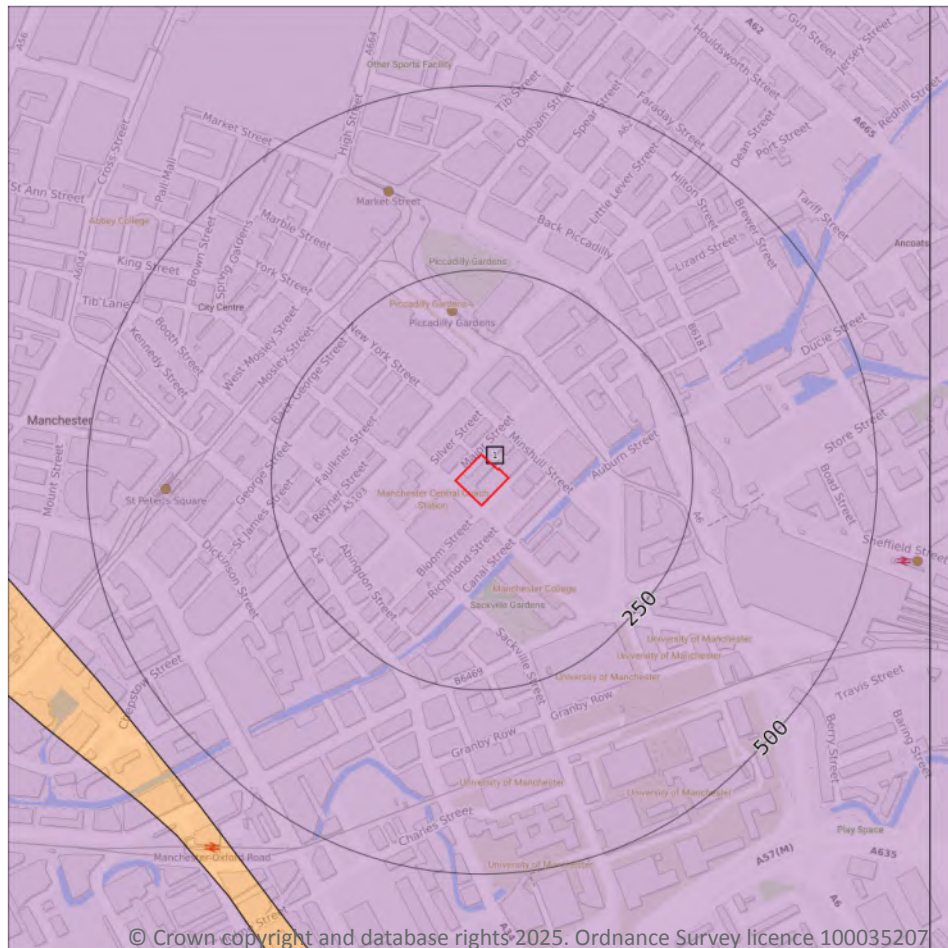
ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	366m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers



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



Bedrock aquifer



- 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.

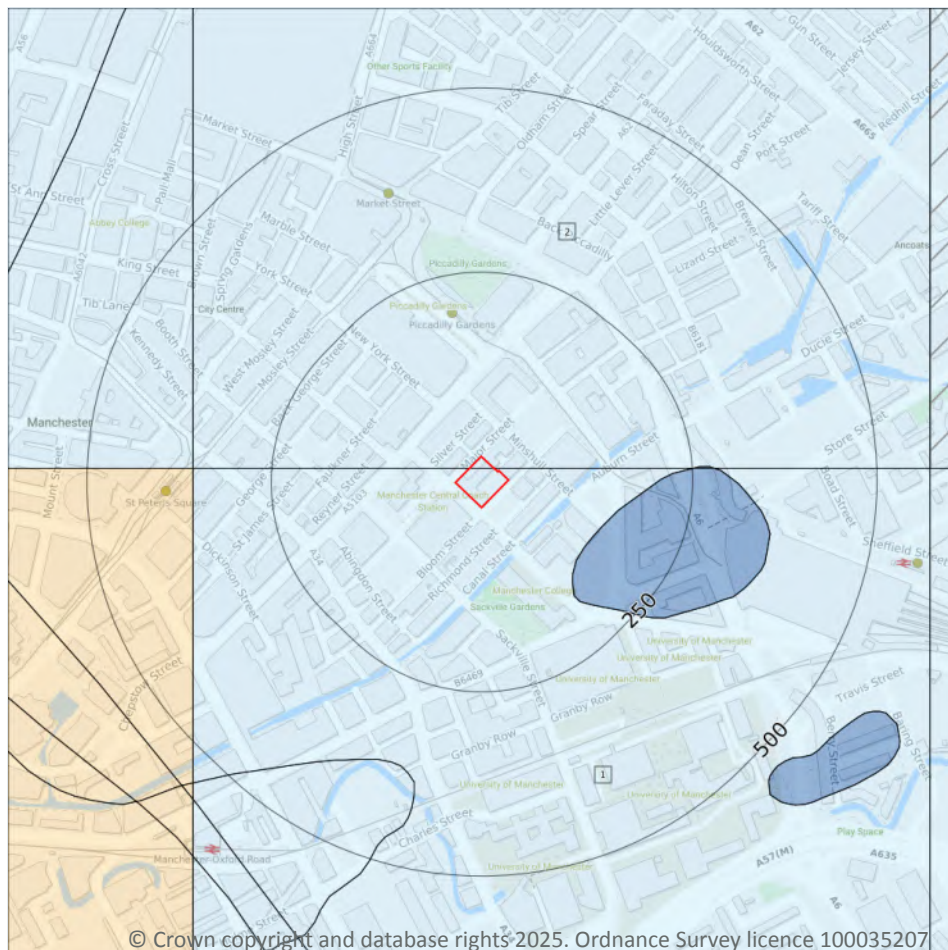
Features are displayed on the Bedrock aquifer map on [page 57](#) >

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



— Site Outline

Search buffers in metres (m)

Superficial vulnerability

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

Bedrock vulnerability

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

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m

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 58](#) >

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300-550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures
2	On site	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300-550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0
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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.

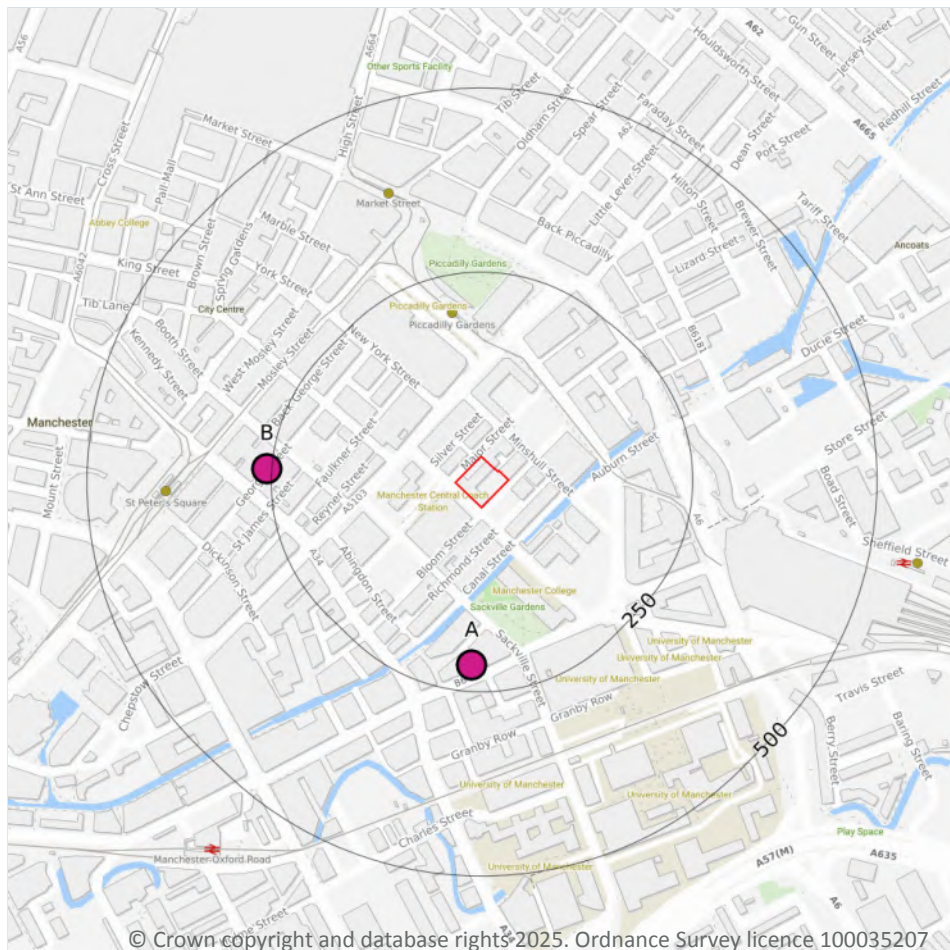
5.5 Groundwater vulnerability- local information

Records on site	0
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This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

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

Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

59

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 60 >](#)



ID	Location	Details	
A	214m S	Status: Historical Licence No: NW0690006001 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: BOREHOLES AT ORIGIN DEVELOPMENTS, MANCHESTER Data Type: Point Name: West Contracting Easting: 384378 Northing: 397733	Annual Volume (m ³): 139128 Max Daily Volume (m ³): 1010 Original Application No: - Original Start Date: 19/01/2009 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 19/01/2009 Version End Date: -
A	214m S	Status: Historical Licence No: NW/069/0006/001 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: BOREHOLES AT ORIGIN DEVELOPMENTS, MANCHESTER Data Type: Point Name: West Contracting Easting: 384378 Northing: 397733	Annual Volume (m ³): 139128 Max Daily Volume (m ³): 1010 Original Application No: - Original Start Date: 19/01/2009 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 19/01/2009 Version End Date: -
B	257m W	Status: Historical Licence No: 2569007069 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT GEORGE ST, MANCHESTER" Data Type: Point Name: BRITISH TELECOM Easting: 384100 Northing: 398000	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 27/01/1971 Expiry Date: - Issue No: 100 Version Start Date: 27/01/1971 Version End Date: -
B	257m W	Status: Historical Licence No: 2569007069 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT GEORGE ST, MANCHESTER Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC Easting: 384100 Northing: 398000	Annual Volume (m ³): 1100 Max Daily Volume (m ³): 860 Original Application No: - Original Start Date: 01/04/1984 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2007 Version End Date: -



ID	Location	Details	
-	836m SW	Status: Active Licence No: NW/069/0006/009 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BH1, SCIENCE AND ENGINEERING BUILDING Data Type: Point Name: Manchester Metropolitan University Easting: 383998 Northing: 397209	Annual Volume (m ³): 176000 Max Daily Volume (m ³): 908 Original Application No: NPS/WR/033653 Original Start Date: 22/05/2024 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 22/05/2024 Version End Date: -
-	836m SW	Status: Active Licence No: NW/069/0006/009 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BH1, SCIENCE AND ENGINEERING BUILDING Data Type: Point Name: Manchester Metropolitan University Easting: 383998 Northing: 397209	Annual Volume (m ³): 176000 Max Daily Volume (m ³): 908 Original Application No: NPS/WR/033653 Original Start Date: 22/05/2024 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 22/05/2024 Version End Date: -
-	881m S	Status: Active Licence No: NW/069/0006/003 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE 1 AT LOWER CHATHAM STREET Data Type: Point Name: Manchester Metropolitan University Easting: 384180 Northing: 397091	Annual Volume (m ³): 283240 Max Daily Volume (m ³): 1532 Original Application No: NPS/WR/015264 Original Start Date: 04/04/2014 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 04/04/2014 Version End Date: -
-	881m S	Status: Active Licence No: NW/069/0006/003 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE 1 AT LOWER CHATHAM STREET Data Type: Point Name: Manchester Metropolitan University Easting: 384180 Northing: 397091	Annual Volume (m ³): 283240 Max Daily Volume (m ³): 1532 Original Application No: NPS/WR/015264 Original Start Date: 04/04/2014 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 04/04/2014 Version End Date: -



ID	Location	Details	
-	926m SE	Status: Historical Licence No: 2569006001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, BROADIE ST, ARDWICK, MANCHESTER" Data Type: Point Name: MOSELEY RUBBER CO LTD Easting: 385240 Northing: 397540	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 08/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/02/1966 Version End Date: -
-	926m SE	Status: Historical Licence No: 2569006001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, BROADIE ST, ARDWICK, MANCHESTER Data Type: Point Name: MOSELEY RUBBER CO LTD Easting: 385240 Northing: 397540	Annual Volume (m ³): 331858 Max Daily Volume (m ³): 909.2 Original Application No: - Original Start Date: 08/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/02/1966 Version End Date: -
-	972m NW	Status: Active Licence No: 2569007070 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT DIAL HOUSE CHAPEL STREET SALFORD Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC Easting: 383700 Northing: 398700	Annual Volume (m ³): 45 Max Daily Volume (m ³): 30 Original Application No: 2333 Original Start Date: 27/01/1971 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2007 Version End Date: -
-	972m NW	Status: Historical Licence No: 2569007070 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT DIAL HOUSE, CHAPEL ST, SALFORD" Data Type: Point Name: BRITISH TELECOM Easting: 383700 Northing: 398700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 27/01/1971 Expiry Date: - Issue No: 100 Version Start Date: 27/01/1971 Version End Date: -



ID	Location	Details	
-	972m NW	Status: Historical Licence No: 2569007070 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT DIAL HOUSE, CHAPEL ST, SALFORD Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC Easting: 383700 Northing: 398700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 27/01/1971 Expiry Date: - Issue No: 101 Version Start Date: 01/04/1984 Version End Date: -
-	1073m W	Status: Historical Licence No: 2569007089 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: 2 BOREHOLES AT GARTSIDE STREET MANCHESTER Data Type: Line Name: HER MAJESTY'S COURT SERVICE Easting: 383335 Northing: 398310	Annual Volume (m ³): 200000 Max Daily Volume (m ³): 1179 Original Application No: - Original Start Date: 26/01/2005 Expiry Date: 31/03/2011 Issue No: 2 Version Start Date: 10/07/2008 Version End Date: -
-	1168m W	Status: Active Licence No: NW/069/0004/021/R01 Details: Heat Pump Direct Source: Ground Water - North West Region Point: CHESTER FORMATION AT SCIENCE MUSEUM (A) Data Type: Point Name: Science Museum Group Easting: 383198 Northing: 397829	Annual Volume (m ³): 346000 Max Daily Volume (m ³): 1728 Original Application No: NPS/WR/040753 Original Start Date: 04/04/2024 Expiry Date: 31/03/2026 Issue No: 1 Version Start Date: 04/04/2024 Version End Date: -
-	1168m W	Status: Historical Licence No: NW/069/0004/021 Details: Heat Pump Direct Source: Ground Water - North West Region Point: CHESTER FORMATION AT SCIENCE MUSEUM (A) Data Type: Point Name: Science Museum Group Easting: 383198 Northing: 397829	Annual Volume (m ³): 346000 Max Daily Volume (m ³): 1728 Original Application No: NPS/WR/035329 Original Start Date: 31/03/2023 Expiry Date: 31/03/2024 Issue No: 1 Version Start Date: 31/03/2023 Version End Date: -



ID	Location	Details	
-	1207m W	Status: Historical Licence No: NW/069/0004/019 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: Ground Water - North West Region Point: ST JOHNS MANCHESTER Data Type: Poly4 Name: Manchester Quays Development (MGY) Ltd Easting: 383094 Northing: 398099	Annual Volume (m ³): 543120 Max Daily Volume (m ³): 1488 Original Application No: - Original Start Date: 13/09/2019 Expiry Date: 31/12/2020 Issue No: 1 Version Start Date: 13/09/2019 Version End Date: -
-	1221m W	Status: Active Licence No: NW/069/0004/021/R01 Details: Heat Pump Direct Source: Ground Water - North West Region Point: CHESTER FORMATION AT SCIENCE MUSEUM (B) Data Type: Point Name: Science Museum Group Easting: 383143 Northing: 397845	Annual Volume (m ³): 346000 Max Daily Volume (m ³): 1728 Original Application No: NPS/WR/040753 Original Start Date: 04/04/2024 Expiry Date: 31/03/2026 Issue No: 1 Version Start Date: 04/04/2024 Version End Date: -
-	1221m W	Status: Historical Licence No: NW/069/0004/021 Details: Heat Pump Direct Source: Ground Water - North West Region Point: CHESTER FORMATION AT SCIENCE MUSEUM (B) Data Type: Point Name: Science Museum Group Easting: 383143 Northing: 397845	Annual Volume (m ³): 346000 Max Daily Volume (m ³): 1728 Original Application No: NPS/WR/035329 Original Start Date: 31/03/2023 Expiry Date: 31/03/2024 Issue No: 1 Version Start Date: 31/03/2023 Version End Date: -
-	1305m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 2) AT PREMISES, STRANGWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -



ID	Location	Details	
-	1305m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 2) AT PREMISES, STRANGWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1305m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 2) AT PREMISES, STRANGWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1305m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 2) AT PREMISES, STRANGWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1305m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 2 AT PREMISES STRANGWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m ³): 500000 Max Daily Volume (m ³): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -

ID	Location	Details	
-	1305m NW	Status: Historical Licence No: 2569004023 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 2 AT PREMISES STRANGWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m ³): 500000 Max Daily Volume (m ³): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1328m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 3) AT PREMISES, STRANGWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1328m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 3) AT PREMISES, STRANGWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1328m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 3) AT PREMISES, STRANGWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -



ID	Location	Details	
-	1328m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 3) AT PREMISES, STRANGWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1328m NW	Status: Historical Licence No: 2569004023 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 3 AT PREMISES STRANGWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m ³): 500000 Max Daily Volume (m ³): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1328m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 3 AT PREMISES STRANGWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m ³): 500000 Max Daily Volume (m ³): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1339m SW	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW11 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383204 Northing: 397298	Annual Volume (m ³): 260172 Max Daily Volume (m ³): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -



ID	Location	Details	
-	1344m SW	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW10 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383211 Northing: 397276	Annual Volume (m ³): 260172 Max Daily Volume (m ³): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	1347m SW	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW9 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383223 Northing: 397253	Annual Volume (m ³): 260172 Max Daily Volume (m ³): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	1347m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 1) AT PREMISES, STRANGWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1347m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 1) AT PREMISES, STRANGWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -



ID	Location	Details	
-	1347m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 1) AT PREMISES, STRANGWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1347m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 1) AT PREMISES, STRANGWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1347m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 1 AT PREMISES STRANGWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m ³): 500000 Max Daily Volume (m ³): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1347m NW	Status: Historical Licence No: 2569004023 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 1 AT PREMISES STRANGWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m ³): 500000 Max Daily Volume (m ³): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -



ID	Location	Details	
-	1361m SW	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW8 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383224 Northing: 397225	Annual Volume (m ³): 260172 Max Daily Volume (m ³): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	1378m SW	Status: Active Licence No: NW/069/0004/003 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT MANCHESTER METROPOLITAN UNIVERSITY Data Type: Point Name: Manchester Metropolitan University Easting: 383715 Northing: 396746	Annual Volume (m ³): 274115 Max Daily Volume (m ³): 751 Original Application No: NPS/WR/008077 Original Start Date: 20/09/2013 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/01/2015 Version End Date: -
-	1378m SW	Status: Active Licence No: NW/069/0004/003 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE AT MANCHESTER METROPOLITAN UNIVERSITY Data Type: Point Name: Manchester Metropolitan University Easting: 383715 Northing: 396746	Annual Volume (m ³): 274115 Max Daily Volume (m ³): 751 Original Application No: NPS/WR/008077 Original Start Date: 20/09/2013 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/01/2015 Version End Date: -
-	1379m SW	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW6 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383171 Northing: 397275	Annual Volume (m ³): 260172 Max Daily Volume (m ³): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -



ID	Location	Details	
-	1384m SW	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW5 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383193 Northing: 397230	Annual Volume (m ³): 260172 Max Daily Volume (m ³): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	1407m SW	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW7 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383184 Northing: 397203	Annual Volume (m ³): 260172 Max Daily Volume (m ³): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	1424m SW	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW4 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383159 Northing: 397210	Annual Volume (m ³): 260172 Max Daily Volume (m ³): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	1436m SW	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW3 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383140 Northing: 397217	Annual Volume (m ³): 260172 Max Daily Volume (m ³): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -



ID	Location	Details	
-	1452m SW	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW2 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383113 Northing: 397230	Annual Volume (m ³): 260172 Max Daily Volume (m ³): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	1467m SW	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW1 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383085 Northing: 397249	Annual Volume (m ³): 260172 Max Daily Volume (m ³): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	1641m W	Status: Active Licence No: NW/069/0004/022 Details: Dewatering Direct Source: Ground Water - North West Region Point: ABSTRACTION AREA AT TRINITY ISLANDS, MANCHESTER Data Type: Poly4 Name: Renaker Build Ltd Easting: 382705 Northing: 397822	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: NPS/WR/036441 Original Start Date: 05/09/2023 Expiry Date: 31/10/2024 Issue No: 1 Version Start Date: 05/09/2023 Version End Date: -
-	1697m N	Status: Active Licence No: 2569004011 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3 Data Type: Point Name: JOSEPH HOLT LTD Easting: 384085 Northing: 399685	Annual Volume (m ³): 75000 Max Daily Volume (m ³): 300 Original Application No: NPS/WR/037017 Original Start Date: 17/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 29/06/2023 Version End Date: -



ID	Location	Details	
-	1709m N	Status: Historical Licence No: 2569004011 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3 Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m ³): 45460 Max Daily Volume (m ³): 181.84 Original Application No: 0423 Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -
-	1709m N	Status: Historical Licence No: 2569004011 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3 Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m ³): 45460 Max Daily Volume (m ³): 181.84 Original Application No: 0423 Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -
-	1709m N	Status: Historical Licence No: 2569004011 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3" Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -
-	1709m N	Status: Historical Licence No: 2569004011 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3" Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -

ID	Location	Details	
-	1774m SE	Status: Historical Licence No: NW/069/0004/005 Details: Heat Pump Direct Source: Ground Water - North West Region Point: AREA OF ABSTRACTION - LOWER CARBONIFEROUS LIMESTONE Data Type: Poly4 Name: G T Energy UK Limited Easting: 385729 Northing: 396778	Annual Volume (m ³): 2049840 Max Daily Volume (m ³): 8640 Original Application No: - Original Start Date: 17/01/2013 Expiry Date: 16/01/2037 Issue No: 2 Version Start Date: 11/06/2013 Version End Date: -
-	1850m N	Status: Historical Licence No: 2569004021 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, DERBY STREET, CHEETHAM, MANCHESTER Data Type: Point Name: LANCASHIRE DAIRIES LTD Easting: 383900 Northing: 399800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1993 Version End Date: -
-	1850m N	Status: Historical Licence No: 2569004021 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, DERBY STREET, CHEETHAM, MANCHESTER Data Type: Point Name: LANCASHIRE DAIRIES LTD Easting: 383900 Northing: 399800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1993 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

2

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 60](#) >



ID	Location	Details	
-	1945m W	Status: Historical Licence No: 2569007053 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: "Surface, Non-Tidal - North West Region" Point: "R IRWELL AT IRWELL WORKS, ORDSALL LANE, SALFORD" Data Type: Point Name: CDS COMPUTER DESIGN SYSTEMS LTD Easting: 382500 Northing: 397400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 22/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1987 Version End Date: -
-	1945m W	Status: Historical Licence No: 2569007053 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: R IRWELL AT IRWELL WORKS, ORDSALL LANE, SALFORD Data Type: Point Name: CDS COMPUTER DESIGN SYSTEMS LTD Easting: 382500 Northing: 397400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 22/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1987 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m

10

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 60 >](#)

ID	Location	Details	
-	1305m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 2) AT PREMISES, STRANGWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -



ID	Location	Details	
-	1305m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 2) AT PREMISES, STRANGWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1305m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 2 AT PREMISES STRANGWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m ³): 500000 Max Daily Volume (m ³): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1328m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 3) AT PREMISES, STRANGWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1328m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 3) AT PREMISES, STRANGWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -



ID	Location	Details	
-	1328m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 3 AT PREMISES STRANGWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m ³): 500000 Max Daily Volume (m ³): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1347m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 1) AT PREMISES, STRANGWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1347m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 1) AT PREMISES, STRANGWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1347m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 1 AT PREMISES STRANGWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m ³): 500000 Max Daily Volume (m ³): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -



ID	Location	Details	
-	1850m N	Status: Historical Licence No: 2569004021 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, DERBY STREET, CHEETHAM, MANCHESTER Data Type: Point Name: LANCASHIRE DAIRIES LTD Easting: 383900 Northing: 399800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1993 Version End Date: -

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.

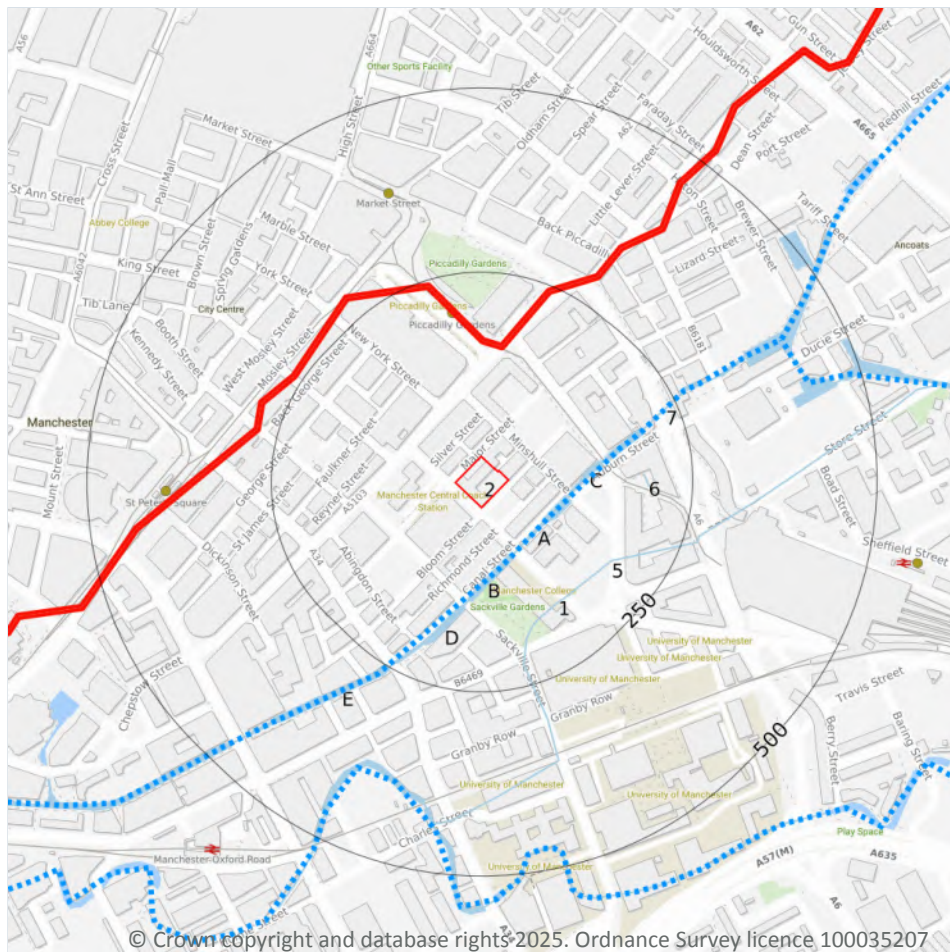
5.10 Source Protection Zones (confined aquifer)

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

10

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 80 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
C	73m SE	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Rochdale Canal



ID	Location	Type of water feature	Ground level	Permanence	Name
B	74m SE	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Rochdale Canal
A	75m SE	Lock or flight of locks. An enclosure in a canal or navigable river with gates and sluices at either end.	On ground surface	Watercourse contains water year round (in normal circumstances)	Rochdale Canal
5	165m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
D	173m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	173m S	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Rochdale Canal
6	184m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
7	193m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Rochdale Canal
D	203m S	Lock or flight of locks. An enclosure in a canal or navigable river with gates and sluices at either end.	On ground surface	Watercourse contains water year round (in normal circumstances)	Rochdale Canal
E	225m SW	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Rochdale Canal

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

6

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

Features are displayed on the Hydrology map on [page 80 >](#)

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 80 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Medlock (Lumb Brook to Irwell)	GB112069061152	Roch Irk Medlock	Irwell

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

6.4 WFD Surface water bodies

Records identified

2

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

Features are displayed on the Hydrology map on [page 80 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
A	74m SE	Canal	Rochdale Canal, western section	GB71210517 ↗	Moderate	Fail	Moderate	2019
9	389m S	River	Medlock (Lumb Brook to Irwell)	GB112069061152 ↗	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 80](#) >

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



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

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

1 in 250 return period

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

1 in 100 return period

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

1 in 30 return period

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

8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.1m - 0.3m

Highest risk within 50m

1 in 30 year, 0.1m - 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 87 >](#)

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.

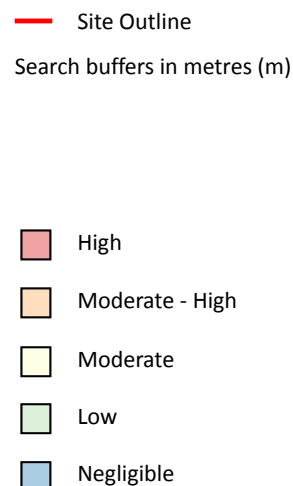
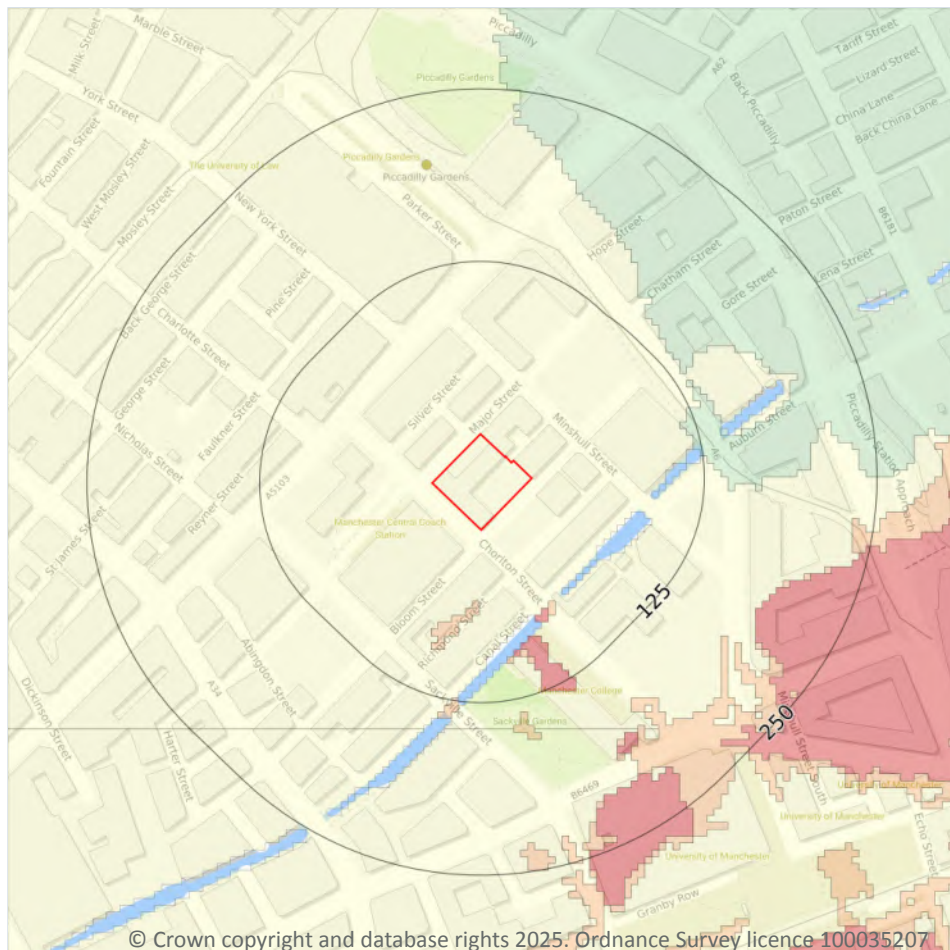
The table below shows the maximum flood depths for a range of return periods for the site.

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

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

Moderate

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

Features are displayed on the Groundwater flooding map on [page 89](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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



10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

0

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

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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



10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m**4**

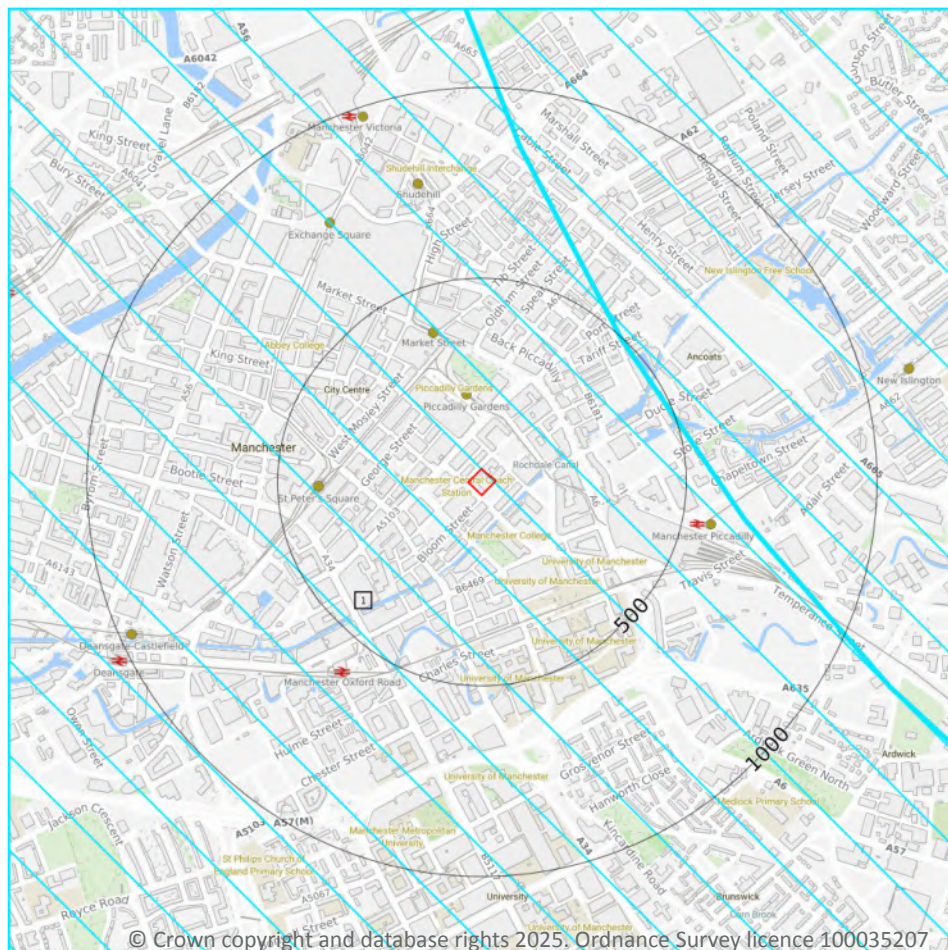
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
384m N	River Irk (Moston Brook to River Irwell) NVZ	Surface Water	638	Existing
656m NW	River Irk (Moston Brook to River Irwell) NVZ	Surface Water	638	Existing
1063m NW	Irwell / Man. Ship Canal (Kearsley to Irlam Locks) NVZ	Surface Water	643	Existing
1610m N	Irwell / Man. Ship Canal (Kearsley to Irlam Locks) NVZ	Surface Water	643	Existing

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 94](#) >

ID	Location	Type of developments requiring consultation
1	On site	Air pollution - Livestock & poultry units with floorspace > 500m ² , slurry lagoons & digestate stores > 4000m ² . 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

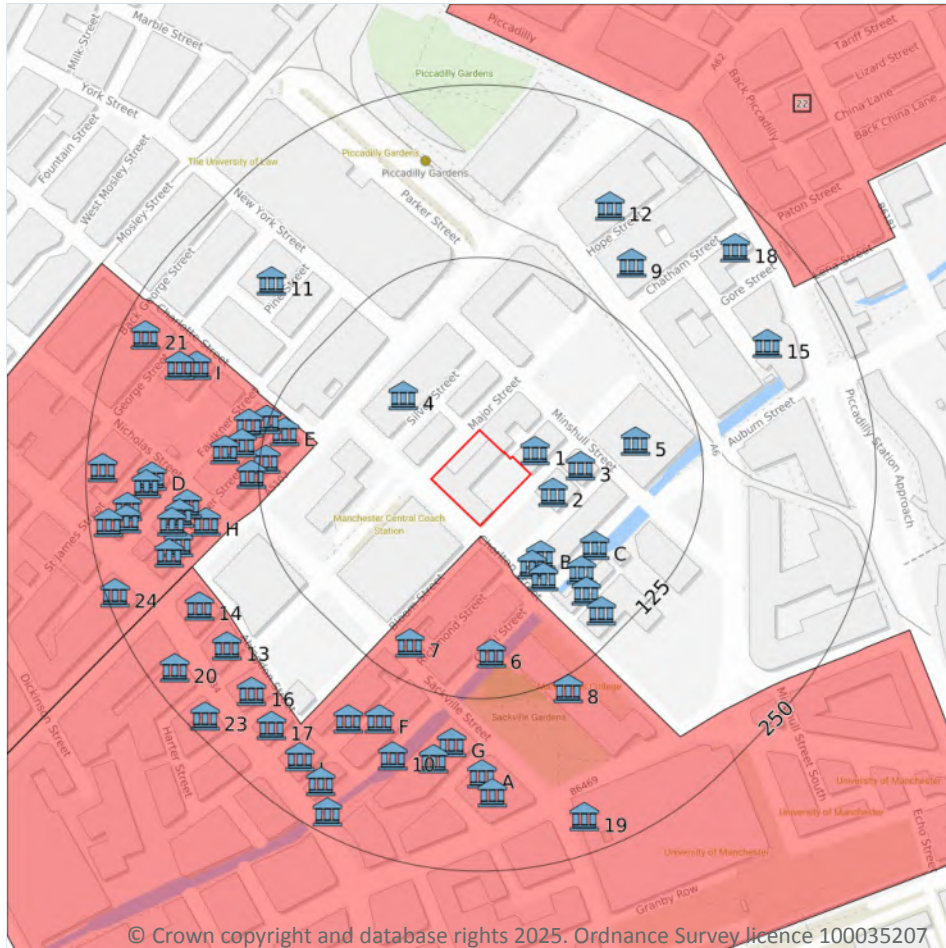
0

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

60

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 96 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	15m NE	8, Minshull Street (See Details For Further Address Information)	II	1219858	06/06/1994
2	21m E	11, Bloom Street	II	1208005	06/06/1994
3	37m E	Minshull House	II	1197926	06/06/1994
B	46m SE	9, Richmond Street	II	1247476	06/06/1994
B	46m SE	The Churchill Public House	II	1197758	06/06/1994



ID	Location	Name	Grade	Reference Number	Listed date
4	57m NW	Britannia Hotel	II*	1246952	25/02/1952
B	58m SE	39, Chorlton Street	II	1283091	06/06/1994
C	69m SE	Rochdale Canal Boundary Wall To Canal Between Chorlton Street And Minshull Street	II	1247478	06/06/1994
C	75m SE	Rochdale Canal Lock Number 86, To East Of Chorlton Street	II	1247481	06/06/1994
5	80m E	City Police Courts	II*	1219894	03/10/1974
C	87m SE	Mintierna House	II	1197759	06/06/1994
6	93m S	Rochdale Canal Boundary Wall To Canal Between Sackville Street And Chorlton Street	II	1270837	06/06/1994
7	99m SW	27, Sackville Street	II	1247607	06/06/1994
C	106m SE	Minshull House	II	1283092	08/05/1990
E	111m W	Fraser House	II	1283064	03/10/1974
E	121m W	44-50, Portland Street	II	1247041	06/06/1994
E	127m W	Lindencourt House	II	1208396	03/10/1974
E	130m W	52 And 54, Portland Street	II	1246953	06/06/1994
8	134m SE	The Shena Simon Sixth-Form College	II	1270607	06/06/1994
E	138m W	Nos. 41 And 43, Faulkner Street	II	1200829	03/10/1974
E	140m W	45 And 47, Faulkner Street	II	1200830	20/06/1988
E	151m W	No. 49, Faulkner Street	II	1200831	06/06/1994
F	158m SW	51 And 53, Richmond Street	II	1270835	06/06/1994
G	158m S	42 And 44, Sackville Street	II	1270791	03/10/1974
9	164m NE	Grand Hotel	II	1197797	20/10/1987
H	166m W	70 And 72, Portland Street (See Details For Further Address Information)	II	1271071	06/06/1994
F	169m SW	Former Warehouse	II	1431770	19/01/2016
G	172m S	3, Brazil Street	II	1283077	06/06/1994
H	178m W	55, Faulkner Street (See Details For Further Address Information)	II	1217991	06/06/1994
10	178m S	Boundary Wall To Rochdale Canal Between Princess Street And Sackville Street Rochdale Canal Boundary Wall To Canal Street Between Princess Street And Sackville Street	II	1247555	06/06/1994



ID	Location	Name	Grade	Reference Number	Listed date
A	180m S	46, Sackville Street	II	1247608	06/06/1994
11	183m NW	Telephone Buildings	II	1255051	20/06/1988
H	184m W	57, Faulkner Street	II	1218005	06/06/1994
12	187m NE	The Portland Thistle Hotel	II	1246951	18/12/1963
H	189m W	Nos 74-78, And No 80 (The Grey Horse Public House) And Attached Railings, Portland Street	II	1246954	06/06/1994
I	189m W	Austin House	II	1197783	03/10/1974
H	190m W	59 And 61, Faulkner Street	II	1282964	06/06/1994
13	191m SW	101, Princess Street	II	1270899	03/10/1974
14	191m SW	Former Pickles Building	II	1246955	03/10/1974
A	194m S	Regency House With Barclays Bank	II	1254835	06/06/1994
15	196m NE	Joshua Hoyle Building, Including Roby House	II	1271127	17/07/1987
H	197m W	Circus Tavern And Attached Railings	II	1247057	06/06/1994
I	200m W	No, 12, Charlotte Street And No. 17, George Street	II	1208392	03/10/1974
16	201m SW	103, Princess Street	II*	1247391	11/05/1972
D	202m W	16, Nicholas Street	II	1271453	06/06/1994
D	206m W	46, 48 And 50, Faulkner Street	II	1282962	06/06/1994
17	209m SW	Brazil House	II	1270871	03/10/1974
J	212m SW	109, Princess Street	II	1270914	03/10/1974
J	218m SW	New Union Public House	II	1247444	03/10/1974
18	221m NE	Barclays Bank	II	1246668	20/06/1988
D	221m W	52 And 54, Faulkner Street	II	1282963	06/06/1994
D	223m W	No. 56, Faulkner Street	II	1200832	06/06/1994
19	224m S	Institute Of Science And Technology (University Of Manchester)	II	1247609	03/10/1974
20	231m SW	Eastern House Portland House	II	1247058	06/06/1994
21	232m NW	Charlotte House	II	1197782	03/10/1974
J	234m SW	Rochdale Canal Lock Number 87, To East Of Princess Street, With Cast Iron Footbridge Beside Street	II	1247580	06/06/1994



ID	Location	Name	Grade	Reference Number	Listed date
D	236m W	87-91, Princess Street	II	1247390	06/06/1994
23	237m SW	Transact House	II	1247386	06/06/1994
D	238m W	35, 37 And 39a, George Street (See Details For Further Address Information)	II	1200836	06/06/1994
24	243m W	No. 36, Princess Street, No. 94, Portland Street, And No. 75, Faulkner Street	II	1247384	06/06/1994

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

11.5 Conservation Areas

Records within 250m

3

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.

Features are displayed on the Visual and cultural designations map on [page 96 >](#)

ID	Location	Name	District	Date of designation
A	7m S	Whitworth Street and Princess Street	Manchester	01/09/1974
D	86m W	George Street	Manchester	01/06/1985
22	234m NE	Stevenson Square	Manchester	01/02/1987

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

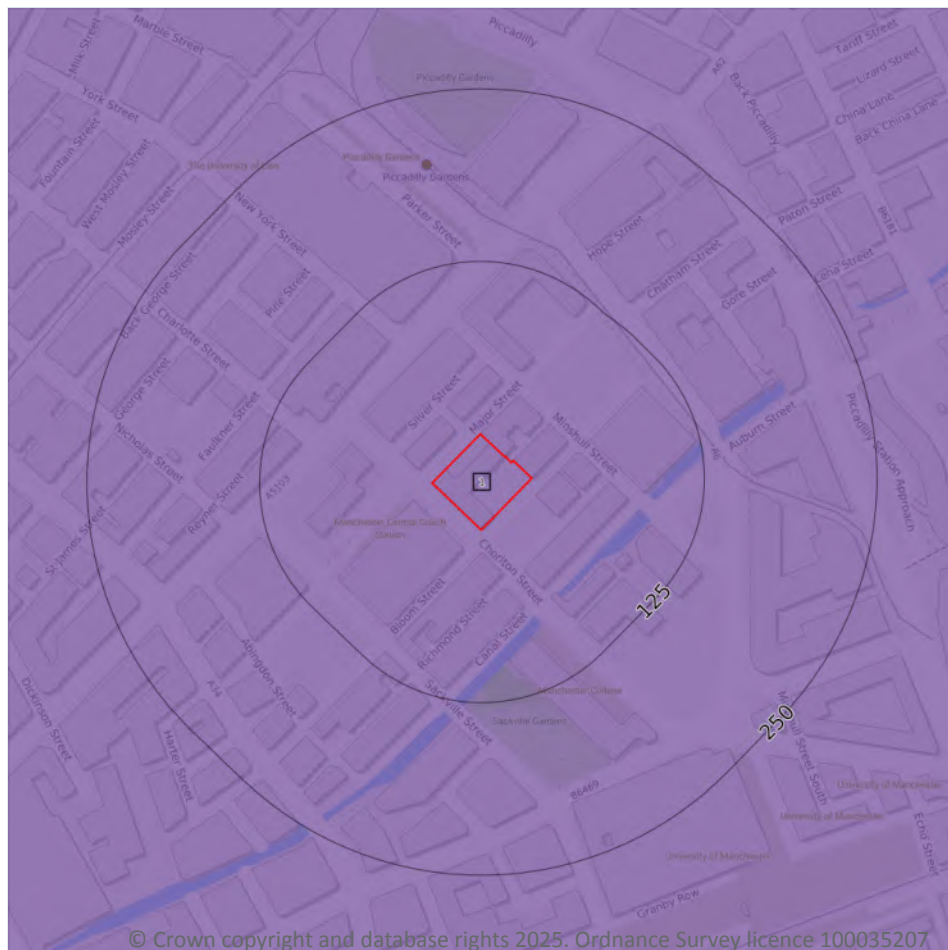
0

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 102](#) >

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.

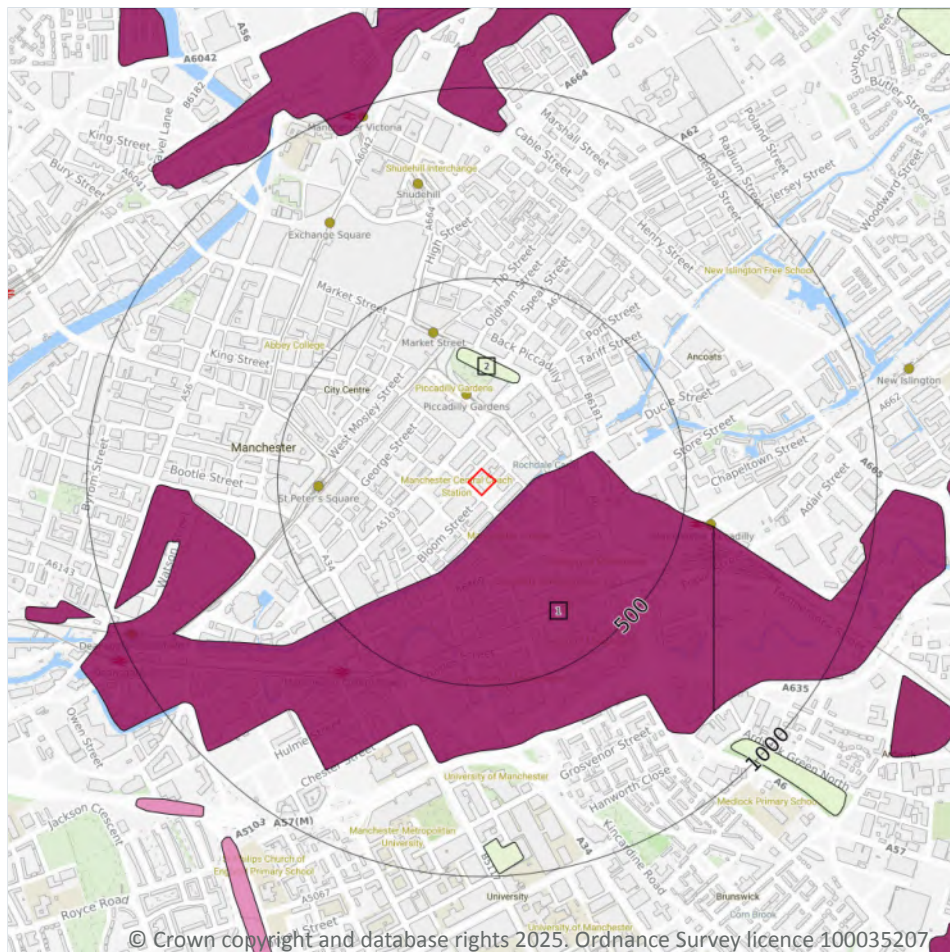
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 105](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SJ89NW

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

2

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.

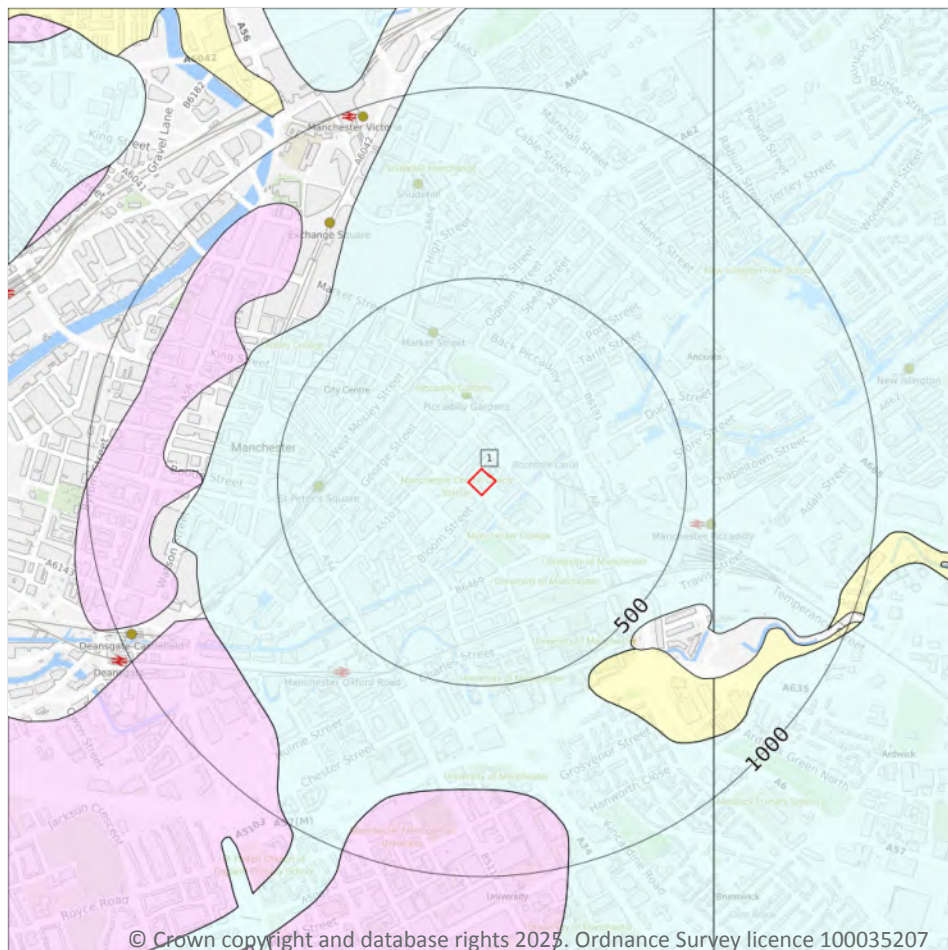
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 106](#) >

ID	Location	LEX Code	Description	Rock description
1	67m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	239m N	WMGR-ARTDP	Infilled Ground	Artificial Deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



— Site Outline

Search buffers in metres (m)

▨ Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

1

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 107](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

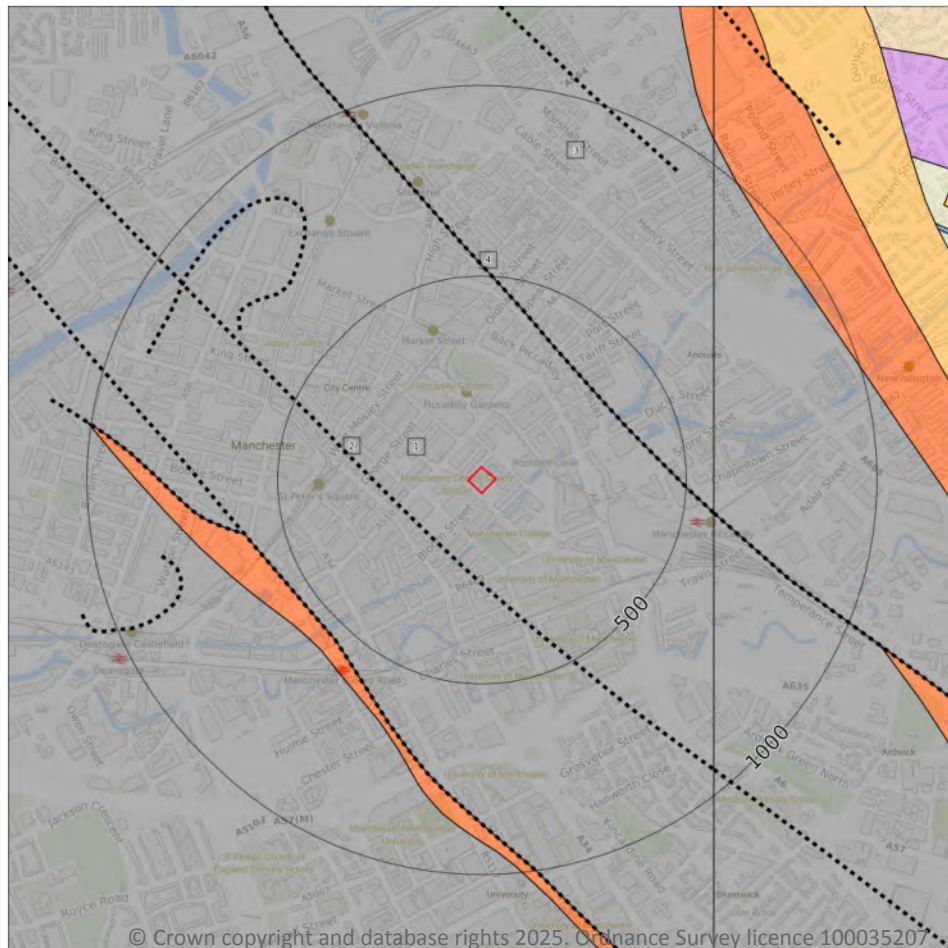
0

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

2

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 109](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
3	345m NE	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

2

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 109](#) >

ID	Location	Category	Description
2	174m SW	FAULT	Normal fault, inferred; crossmarks on downthrow side
4	345m NE	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

☐ Geological map tile

15.1 50k Availability

Records within 500m

1

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

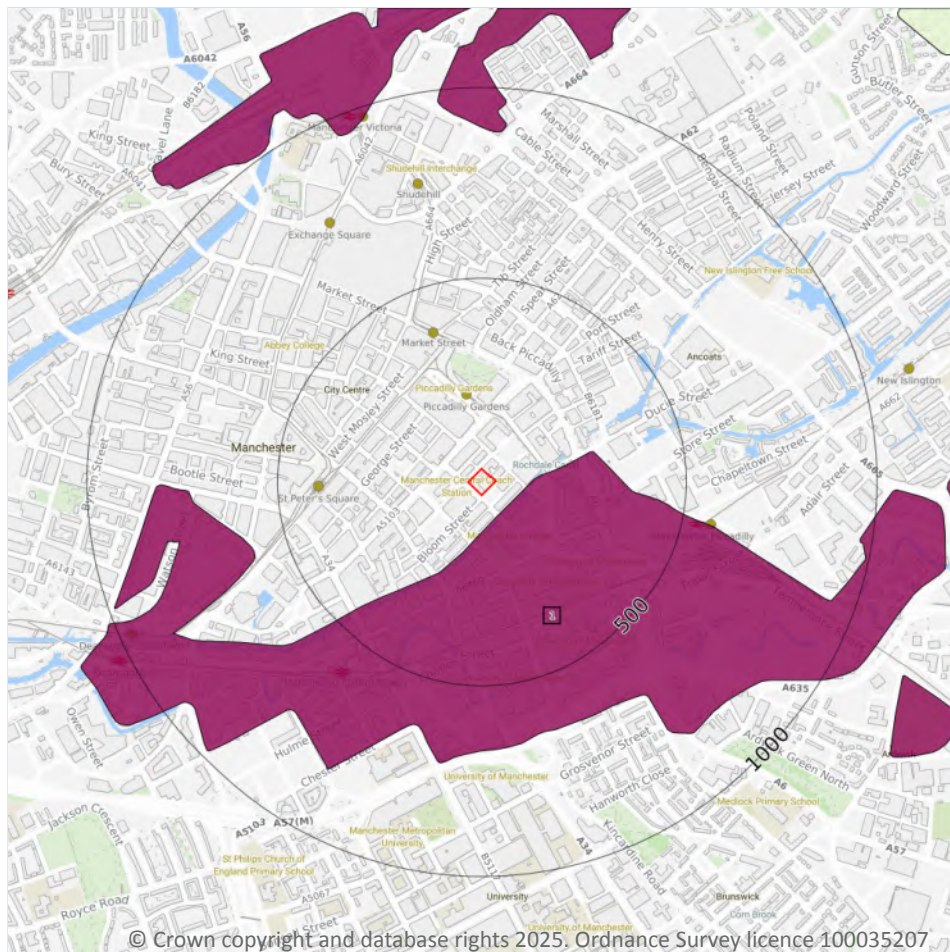
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 111](#) >

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

This data is sourced from the British Geological Survey.



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



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

15.2 Artificial and made ground (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 112](#) >

ID	Location	LEX Code	Description	Rock description
1	67m SE	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.



15.3 Artificial ground permeability (50k)

Records within 50m

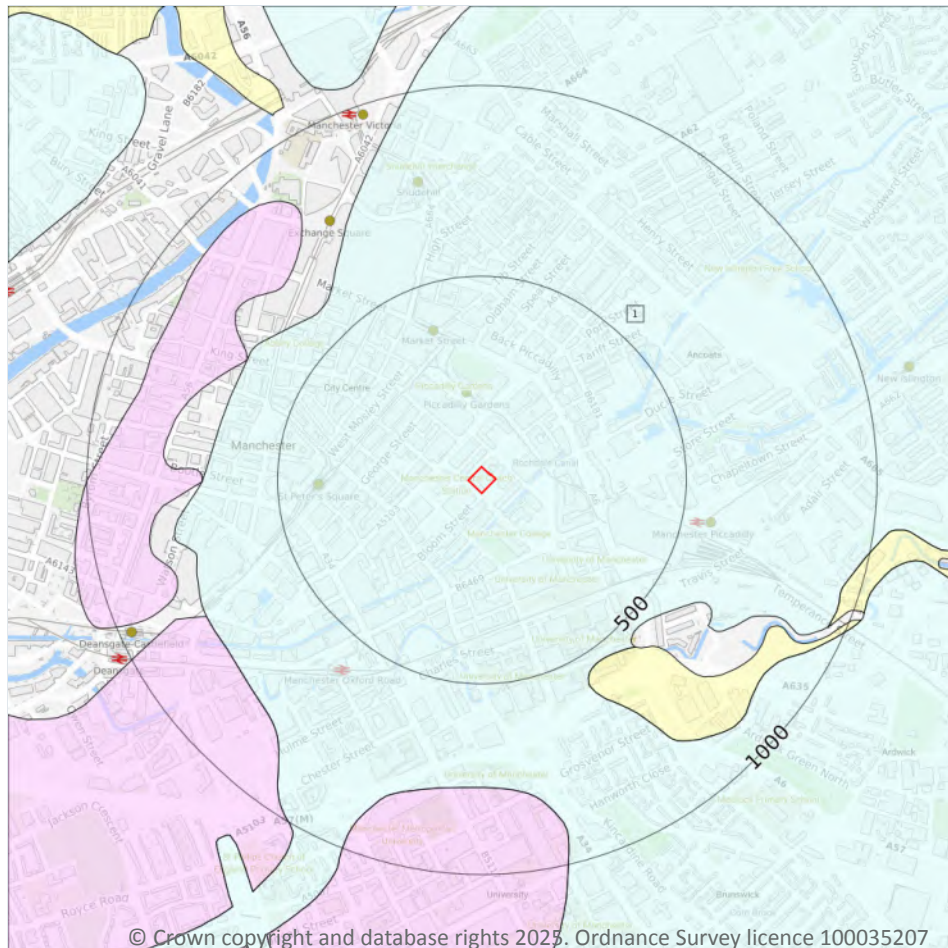
0

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

1

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 114](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	TILL, DEVANSIAN	DIAMICTON

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m**1**

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m**0**

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

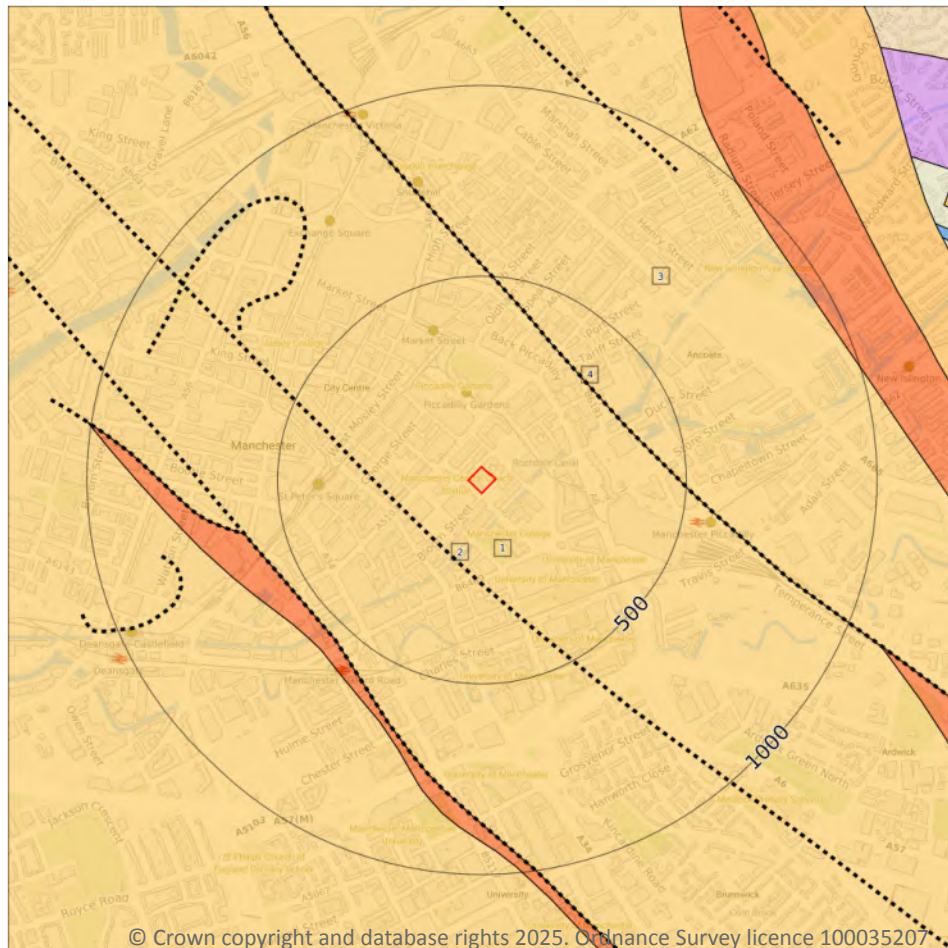
Records within 50m**0**

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

2

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 116](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN
3	346m NE	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m

1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

2

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

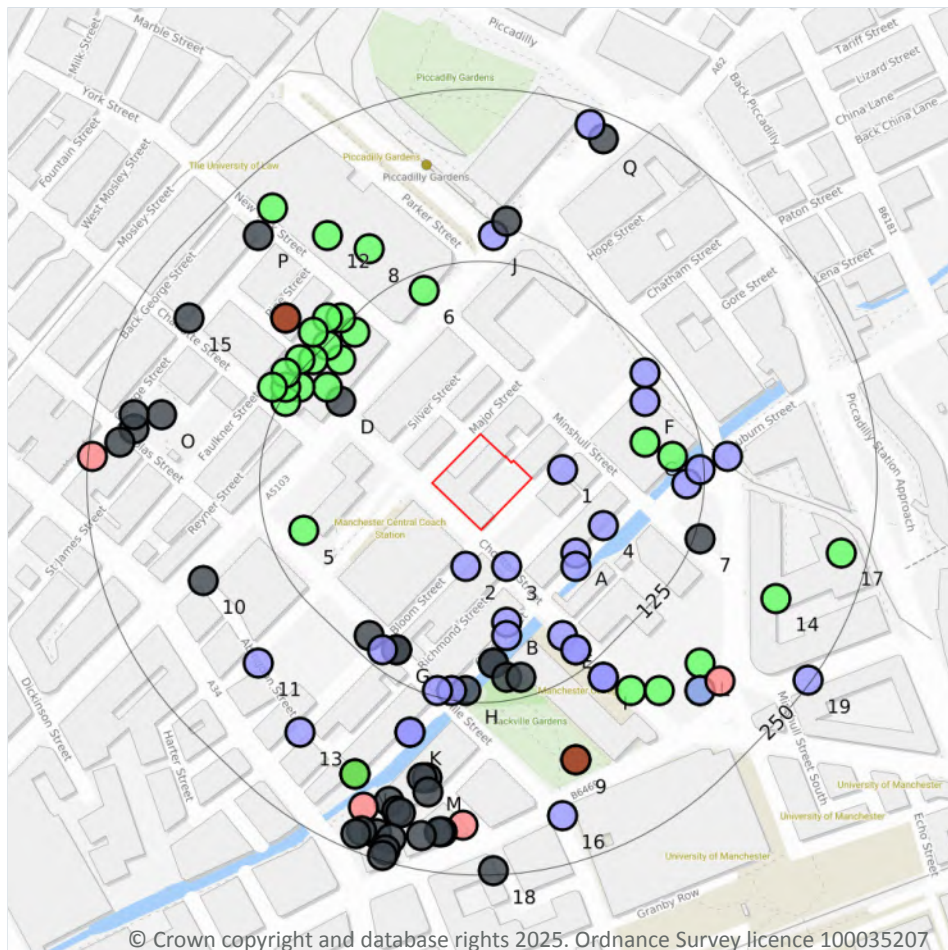
Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 116 >](#)

ID	Location	Category	Description
2	174m SW	FAULT	Fault, inferred
4	346m NE	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

100

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 118](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	23m E	384450 397990	BLOOM STREET/ABINGDON STREET 2	8.0	N	1045704 ↗
2	29m S	384380 397920	BLOOM STREET/ABINGDON STREET 3	8.95	N	1045705 ↗



ID	Location	Grid reference	Name	Length	Confidential	Web link
3	32m S	384410 397920	CANAL STREET SEWER RENEWAL SCHEME 4A	5.5	N	1045630 ↗
A	61m SE	384460 397930	CANAL STREET SEWER RENEWAL SCHEME 6	4.0	N	1045638 ↗
4	62m E	384480 397950	CANAL STREET SEWER RENEWAL SCHEME 1	5.5	N	1045627 ↗
A	68m SE	384460 397920	CANAL STREET SEWER RENEWAL SCHEME 5	4.2	N	1045637 ↗
B	69m S	384410 397880	CANAL STREET SEWER RENEWAL SCHEME 2	6.7	N	1045628 ↗
B	79m S	384410 397870	CANAL STREET SEWER RENEWAL SCHEME 4	4.7	N	1045636 ↗
C	86m E	384510 398010	MANCHESTER FGC/3235. 2	18.0	N	1042545 ↗
D	89m NW	384290 398040	PORTLAND STREET 5/5A	-	Y	N/A
E	96m SE	384450 397870	CANAL STREET SEWER RENEWAL SCHEME 7	4.6	N	1045639 ↗
B	97m S	384400 397850	SACKVILLE GARDENS 2	-	Y	N/A
B	97m S	384400 397850	SACKVILLE GARDENS T1	-	Y	N/A
5	99m W	384263 397946	PORTLAND STREET & CAR PARK. BH'S 6	12.19	N	1042483 ↗
F	99m NE	384510 398040	MANCHESTER FGC/3235. 1	10.0	N	1042544 ↗
D	103m NW	384280 398050	PORTLAND STREET MANCHESTER 12	13.71	N	1043782 ↗
C	103m E	384530 398000	MANCHESTER FGC/3235. 3	15.0	N	1042546 ↗
G	106m SW	384330 397860	SACKVILLE STREET / BLOOM STREET 1	-	Y	N/A
G	106m SW	384330 397860	SACKVILLE STREET / BLOOM STREET 2	-	Y	N/A
B	108m S	384410 397840	SACKVILLE GARDENS 1	-	Y	N/A
D	110m NW	384290 398070	PORTLAND STREET MANCHESTER 13	13.71	N	1043783 ↗
B	110m S	384420 397840	SACKVILLE GARDENS T2	-	Y	N/A
E	111m SE	384460 397860	CANAL STREET SEWER RENEWAL SCHEME 5	6.3	N	1045631 ↗



ID	Location	Grid reference	Name	Length	Confidential	Web link
E	111m SE	384460 397860	CANAL STREET SEWER RENEWAL SCHEME 8	6.6	N	1045640 ↗
G	112m SW	384310 397870	SACKVILLE STREET / BLOOM STREET 3	-	Y	N/A
6	112m N	384350 398120	CITY CENTRE - PHASE 2 37	19.49	N	1043535 ↗
F	112m NE	384510 398060	BLOOM STREET/ABINGDON STREET 1	8.0	N	1045703 ↗
C	112m E	384540 397980	AYTOUN STREET MANCHESTER BH3	2.4	N	1045731 ↗
G	112m SW	384320 397860	BLOOM STREET/ABINGDON STREET 4	8.7	N	1045706 ↗
D	117m NW	384300 398090	PORTLAND STREET MANCHESTER 14	21.33	N	1043784 ↗
H	117m S	384380 397830	SACKVILLE GARDENS 3	-	Y	N/A
D	118m NW	384260 398050	PORTLAND STREET MANCHESTER 11	12.64	N	1043781 ↗
H	119m S	384370 397830	CANAL STREET SEWER RENEWAL SCHEME 3	6.0	N	1045635 ↗
H	121m S	384360 397830	CANAL STREET SEWER RENEWAL SCHEME 3	7.1	N	1045629 ↗
D	122m W	384250 398040	PORTLAND STREET MANCHESTER 10	18.89	N	1043780 ↗
C	122m E	384550 397990	AYTOUN STREET MANCHESTER BH2	5.1	N	1045730 ↗
D	124m NW	384280 398080	PORTLAND STREET MANCHESTER 8	13.59	N	1043778 ↗
D	124m NW	384270 398070	PORTLAND STREET MANCHESTER 7	19.38	N	1043777 ↗
D	127m NW	384250 398050	PORTLAND STREET MANCHESTER 6	12.19	N	1043776 ↗
7	130m E	384550 397940	MINSHULL STREET MAIN DRAINAGE	-	Y	N/A
D	131m NW	384290 398100	PORTLAND STREET MANCHESTER 9	13.71	N	1043779 ↗
D	131m NW	384260 398070	PORTLAND STREET MANCHESTER 3	13.71	N	1043773 ↗



ID	Location	Grid reference	Name	Length	Confidential	Web link
D	132m NW	384250 398060	PORTLAND STREET MANCHESTER 2	12.37	N	1043772 ↗
D	135m NW	384240 398050	PORTLAND STREET MANCHESTER 1	18.25	N	1043771 ↗
D	138m NW	384280 398100	PORTLAND STREET MANCHESTER 5	17.37	N	1043775 ↗
D	138m NW	384270 398090	PORTLAND STREET MANCHESTER 4	13.62	N	1043774 ↗
I	139m SE	384480 397840	CANAL STREET SEWER RENEWAL SCHEME 9	7.2	N	1045641 ↗
I	139m SE	384480 397840	CANAL STREET SEWER RENEWAL SCHEME 10	5.2	N	1045642 ↗
C	143m E	384570 398000	AYTOUN STREET MANCHESTER BH1	4.0	N	1045729 ↗
J	144m N	384400 398160	PICCADILLY GARDENS TP5	1.7	N	1043468 ↗
J	155m N	384410 398170	PORTLAND STREET 6	-	Y	N/A
K	155m S	384340 397800	CANAL STREET SEWER RENEWAL SCHEME 1	5.8	N	1045633 ↗
K	155m S	384340 397800	CANAL STREET SEWER RENEWAL SCHEME 2	5.8	N	1045634 ↗
8	157m NW	384310 398150	PICCADILLY HOTEL. NO.4 BH	20.42	N	1042501 ↗
D	159m NW	384250 398100	NO DETAILS	-1.0	N	1042454 ↗
I	159m SE	384500 397830	CANAL STREET SEWER RENEWAL SCHEME 6	11.0	N	1045632 ↗
I	173m SE	384520 397830	MANCHESTER METROPOLITAN UNIVERSITY 3	14.6	N	1043371 ↗
9	180m S	384460 397780	HIGH SCHOOL MANCHESTER OB	-1.0	N	1045473 ↗
10	180m W	384190 397910	PORTLAND STREET 4/4A	-	Y	N/A
L	181m SE	384550 397850	MANCHESTER METROPOLITAN UNIVERSITY 1	10.6	N	1043369 ↗
11	181m SW	384230 397850	BLOOM STREET/ABINGDON STREET 5	9.05	N	1045707 ↗



ID	Location	Grid reference	Name	Length	Confidential	Web link
12	182m NW	384280 398160	PICCADILLY HOTEL. TOWER BLOCK NO.7	23.77	N	1042502 ↗
M	184m S	384352 397767	PRINCESS STREET, MANCHESTER TP101	-	Y	N/A
M	185m S	384349 397767	PRINCESS STREET, MANCHESTER BH101	-	Y	N/A
M	193m S	384353 397757	PRINCESS STREET, MANCHESTER TP106	-	Y	N/A
L	195m SE	384550 397830	MANCHESTER METROPOLITAN UNIVERSITY 2	11.4	N	1043370 ↗
L	195m SE	384550 397830	MANCHESTER METROPOLITAN UNIVERSITY TP1	4.1	N	1043372 ↗
13	197m SW	384260 397800	BLOOM STREET/ABINGDON STREET 6	1.2	N	1045708 ↗
14	197m E	384605 397897	AYTOUN STREET MULTI-STOREY CAR PARK. 1-4	10.97	N	1042480 ↗
N	199m SW	384300 397770	NO DETAILS	-1.0	N	1042456 ↗
N	199m SW	384300 397770	BLOOM STREET/ABINGDON STREET 7	10.5	N	1045709 ↗
L	200m SE	384564 397837	MANCHESTER PURE ICE WORKS, WHITWORTH STREET	108.05	N	1042397 ↗
O	202m W	384160 398030	CHINESE CAR PARK MANCHESTER 3	-	Y	N/A
N	208m S	384325 397750	PRINCESS STREET, MANCHESTER TP107	-	Y	N/A
15	213m NW	384180 398100	GEORGE STREET SEWER REPLACEMENT SCHEME 2	-	Y	N/A
N	213m S	384330 397743	PRINCESS STREET, MANCHESTER TP102	-	Y	N/A
N	213m S	384333 397742	PRINCESS STREET, MANCHESTER BH102	-	Y	N/A
N	214m S	384378 397733	ORIGIN DEVELOPMENT, BH 2 (ABH)	90.0	N	18108077 ↗
16	215m S	384450 397740	SACKVILLE STREET 1	7.5	N	1043691 ↗
P	216m NW	384230 398160	GEORGE STREET SEWER REPLACEMENT SCHEME 1	-	Y	N/A
N	218m S	384306 397746	ORIGIN DEVELOPMENT, BH 1 (RECHARGE)	90.0	N	18108076 ↗
O	220m W	384140 398020	CHINESE CAR PARK MANCHESTER 1A	-	Y	N/A

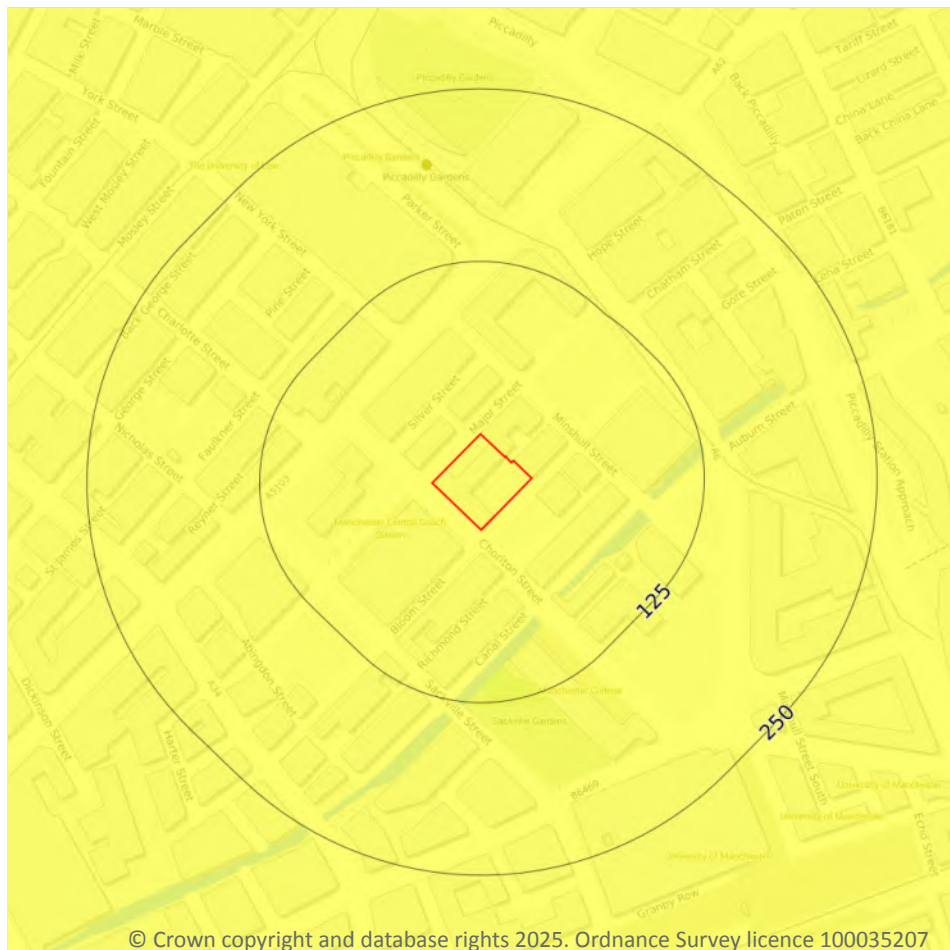


ID	Location	Grid reference	Name	Length	Confidential	Web link
N	220m S	384363 397728	PRINCESS STREET, MANCHESTER BH105	-	Y	N/A
N	221m S	384361 397728	PRINCESS STREET, MANCHESTER TP105	-	Y	N/A
O	222m W	384140 398030	CHINESE CAR PARK MANCHESTER 2	-	Y	N/A
P	223m NW	384240 398180	PICCADILLY HOTEL. TOWER BLOCK NO.10	23.93	N	1042503 ↗
N	226m S	384348 397725	PRINCESS STREET, MANCHESTER TP110	-	Y	N/A
O	228m W	384130 398010	GEORGE STREET SEWER REPLACEMENT SCHEME 3	-	Y	N/A
17	230m E	384652 397930	MANCHESTER CORP. NEAR LONDON ROAD STATION	10.06	N	1042145 ↗
Q	232m N	384480 398230	PORTLAND STREET 7	-	Y	N/A
N	232m S	384316 397727	PRINCESS STREET, MANCHESTER TP108	-	Y	N/A
N	233m S	384326 397723	PRINCESS STREET, MANCHESTER TP109	-	Y	N/A
N	234m S	384305 397729	PRINCESS STREET, MANCHESTER TP103	-	Y	N/A
N	238m S	384301 397727	PRINCESS STREET, MANCHESTER BH103	-	Y	N/A
Q	238m N	384470 398240	PICCADILLY GARDENS TP4	0.27	N	1043467 ↗
N	242m S	384322 397715	PRINCESS STREET, MANCHESTER TP104	-	Y	N/A
N	246m S	384320 397711	PRINCESS STREET, MANCHESTER BH104	-	Y	N/A
18	247m S	384400 397700	GRANBY VILLAGE MANCHESTER 2	-	Y	N/A
O	247m W	384110 398000	POST OFFICE GEORGE ST. MANCHESTER	196.6	N	1045475 ↗
19	248m SE	384628 397838	MANCHESTER CORP. NEAR LONDON ROAD STATION	9.14	N	1042143 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

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17.1 Shrink swell clays

Records within 50m

1

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

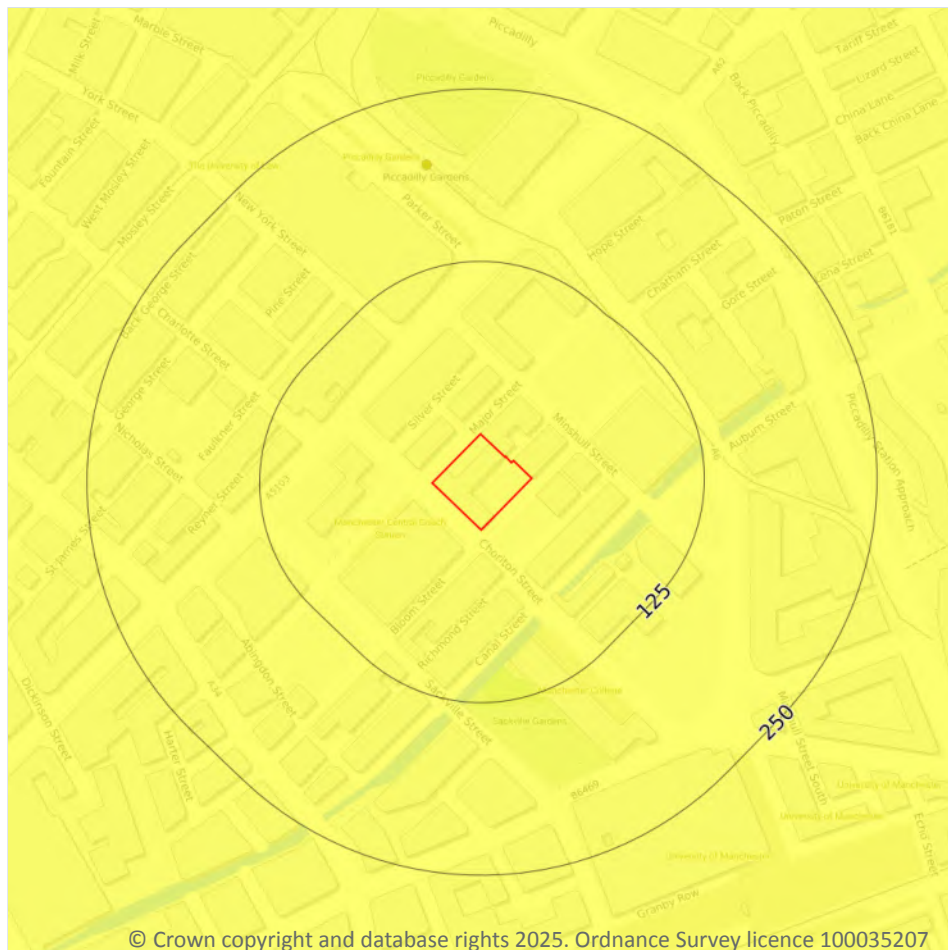
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 124 >](#)

Location	Hazard rating	Details
On site	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

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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.

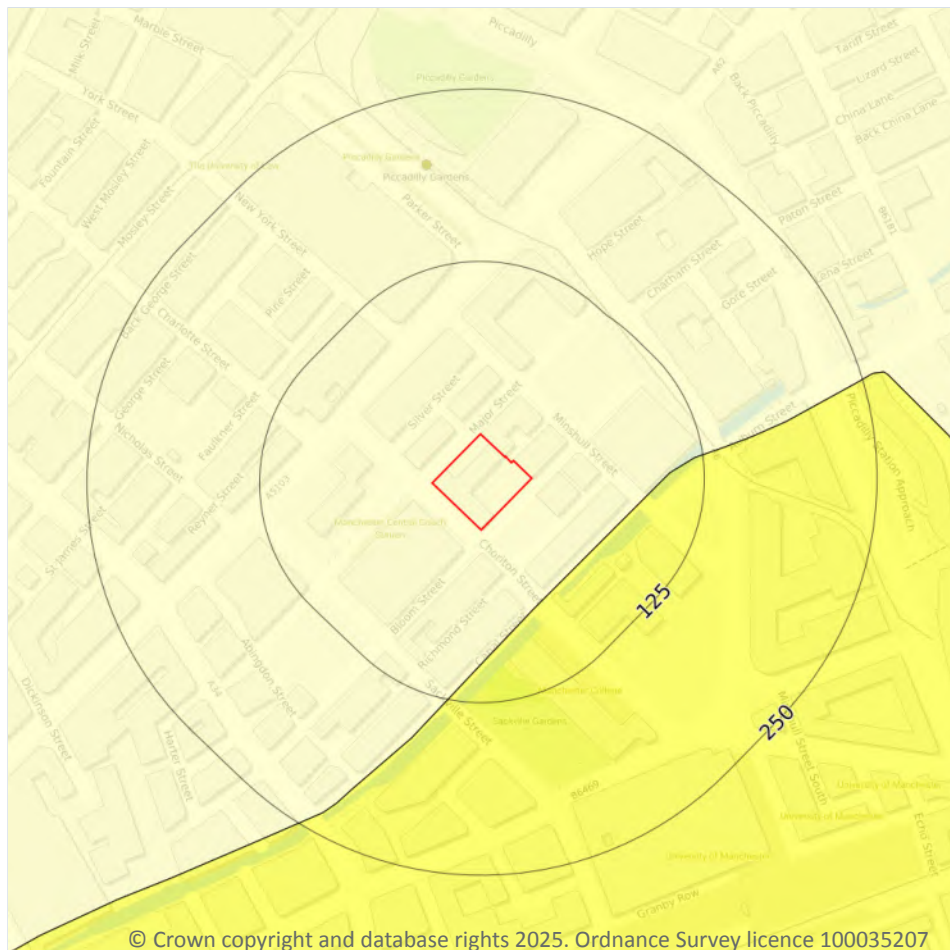
Features are displayed on the Natural ground subsidence - Running sands map on [page 125 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

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.

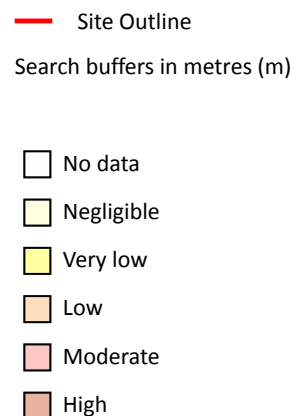
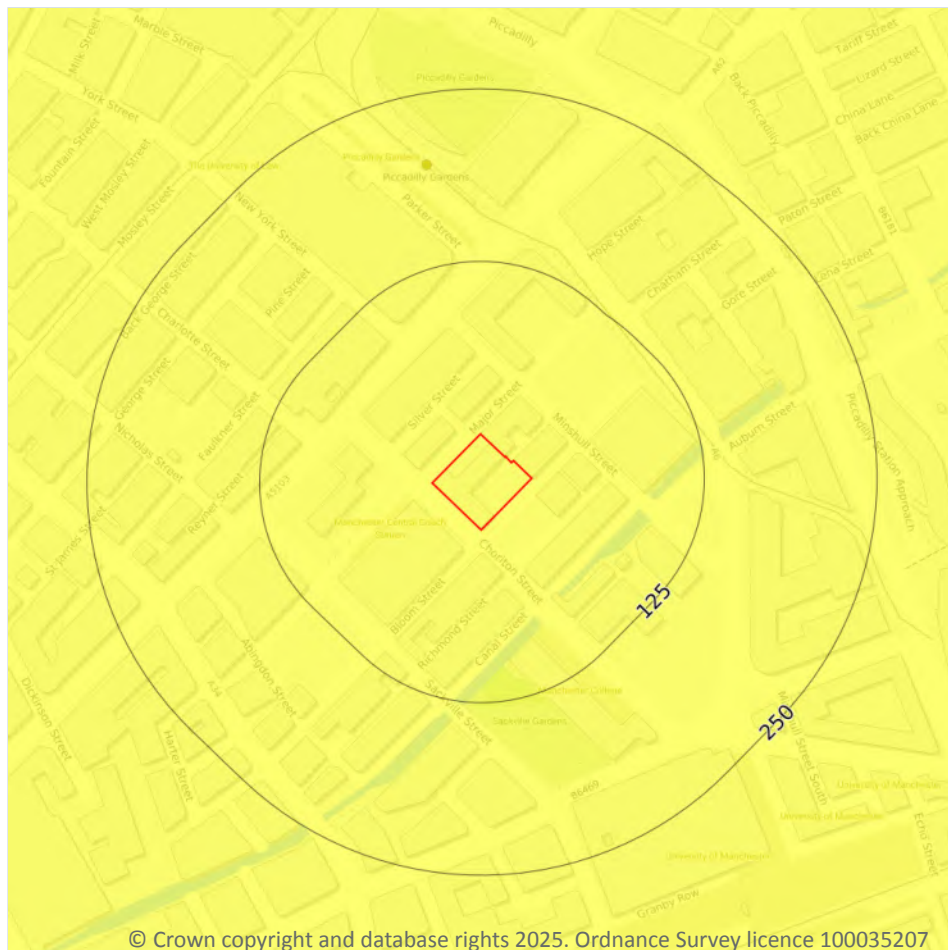
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 126 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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17.4 Collapsible deposits

Records within 50m

1

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

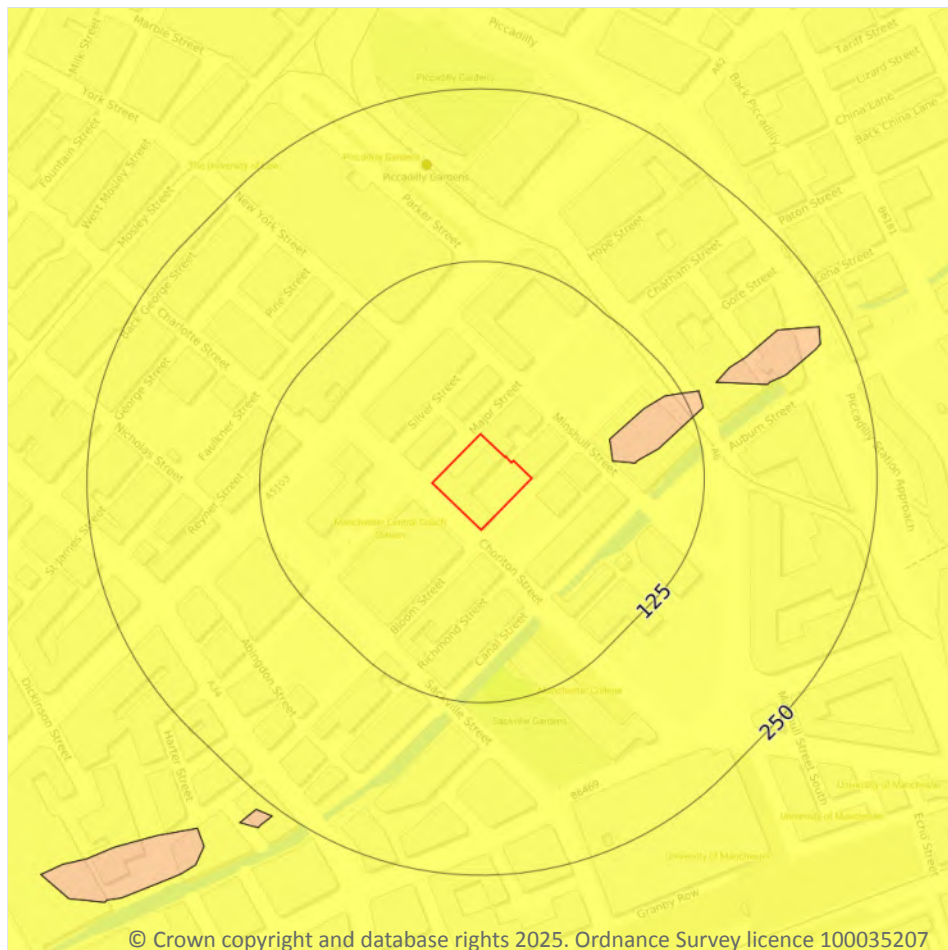
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 127](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

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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.

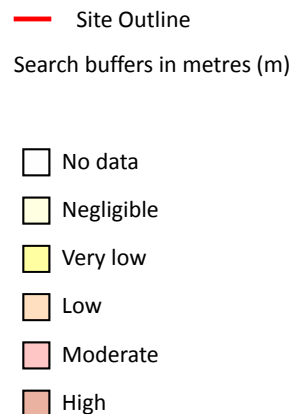
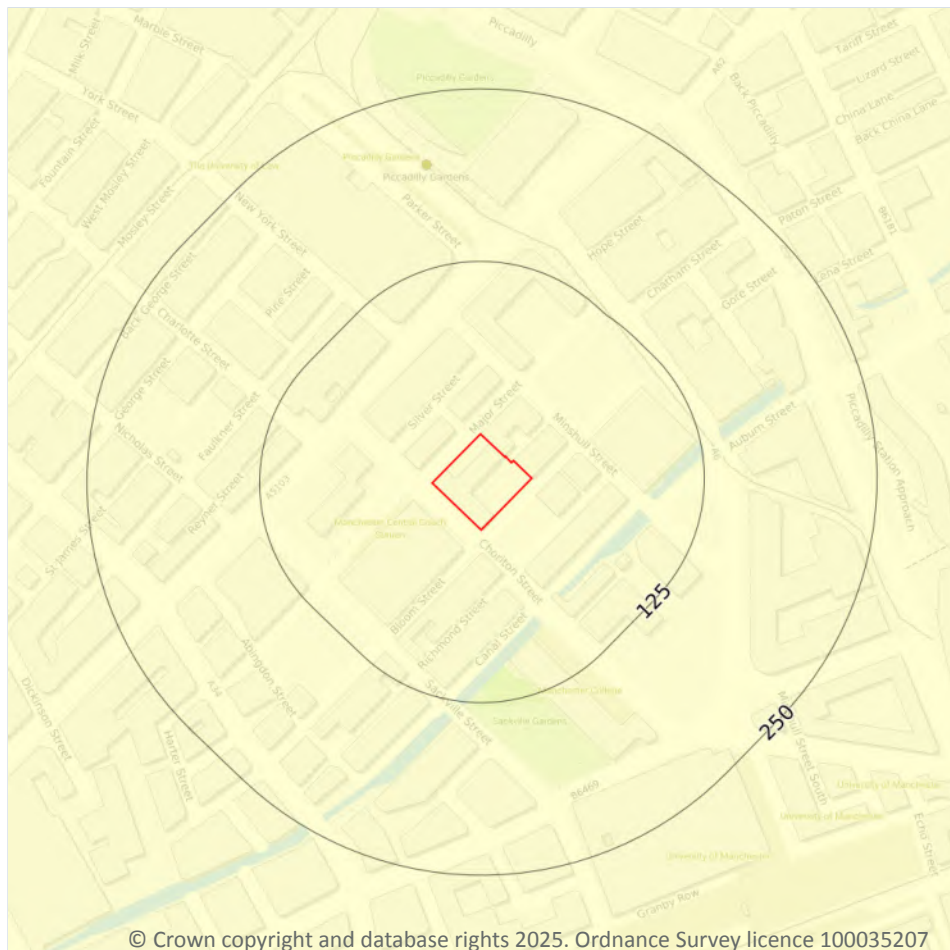
Features are displayed on the Natural ground subsidence - Landslides map on [page 128 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

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

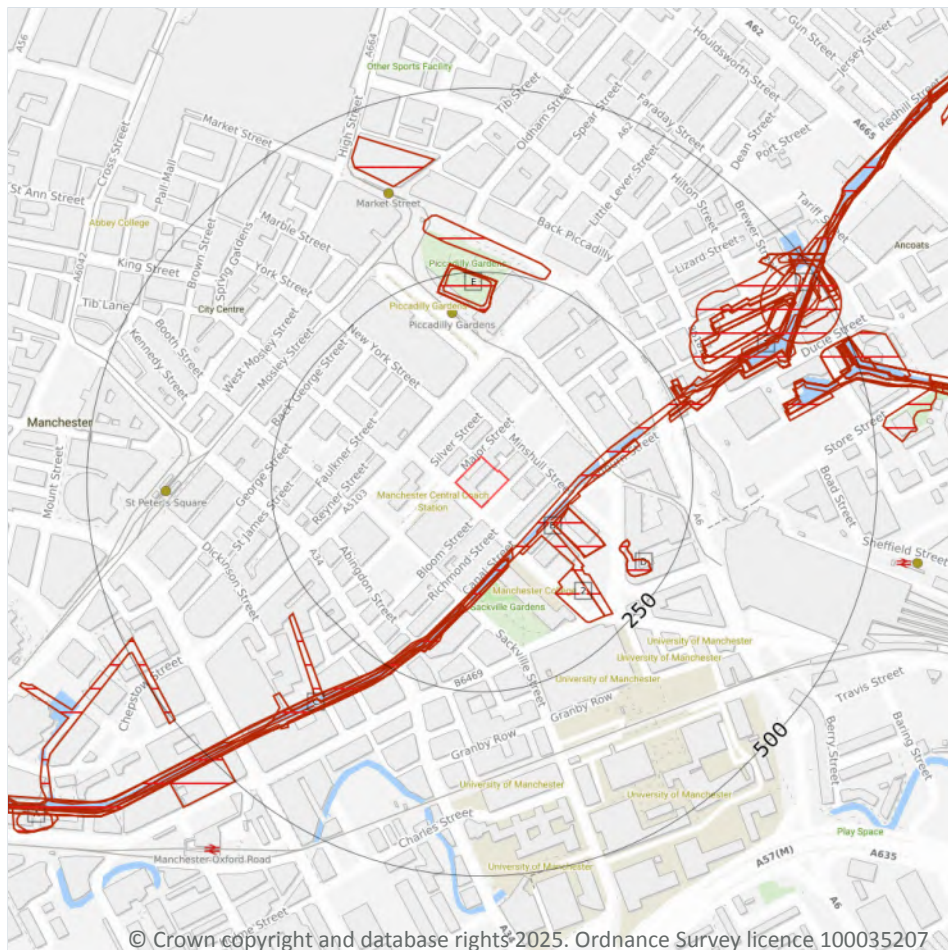
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



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

18.1 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

24

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

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

ID	Location	Land Use	Year of mapping	Mapping scale
1	68m SE	Canal	1956	1:10560
A	68m SE	Canal	1896	1:10560
B	76m SE	Ponds	1890	1:10560
C	78m S	Canal	1938	1:10560
C	78m S	Canal	1932	1:10560
C	78m S	Canal	1916	1:10560
C	78m S	Canal	1905	1:10560
C	78m S	Canal	1923	1:10560
B	84m SE	Unspecified Wharf	1923	1:10560
B	84m SE	Unspecified Wharf	1915	1:10560
A	133m S	Canal	1988	1:10000
2	146m SE	Unspecified Wharf	1890	1:10560
D	176m SE	Unspecified Ground Workings	1938	1:10560
D	176m SE	Unspecified Ground Workings	1934	1:10560
E	196m N	Pond	1972	1:10000
E	196m N	Pond	1988	1:10000
E	196m N	Pond	1980	1:10000
E	196m N	Pond	1985	1:10000
E	196m N	Pond	1994	1:10000
E	204m N	Unspecified Pit	1956	1:10560
F	234m E	Canal	1890	1:10560
F	236m E	Canal	1938	1:10560
F	236m E	Canal	1934	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
F	236m E	Canal	1915	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	In addition to being located inside an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) have information such as mining plans and maps held within their archive of mining activities that have occurred within 1km of this property which may supplement this information. Please note, the plans held by JPB may also relate to non-mining records. Further details and a quote for services (if appropriate) can be obtained by emailing this report to enquiries.gs@jpb.co.uk ↗.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

0

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

This data is sourced from Groundsure.



18.10 Mining record office plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

1

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

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

This data is sourced from the Coal Authority.

18.13 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
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Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

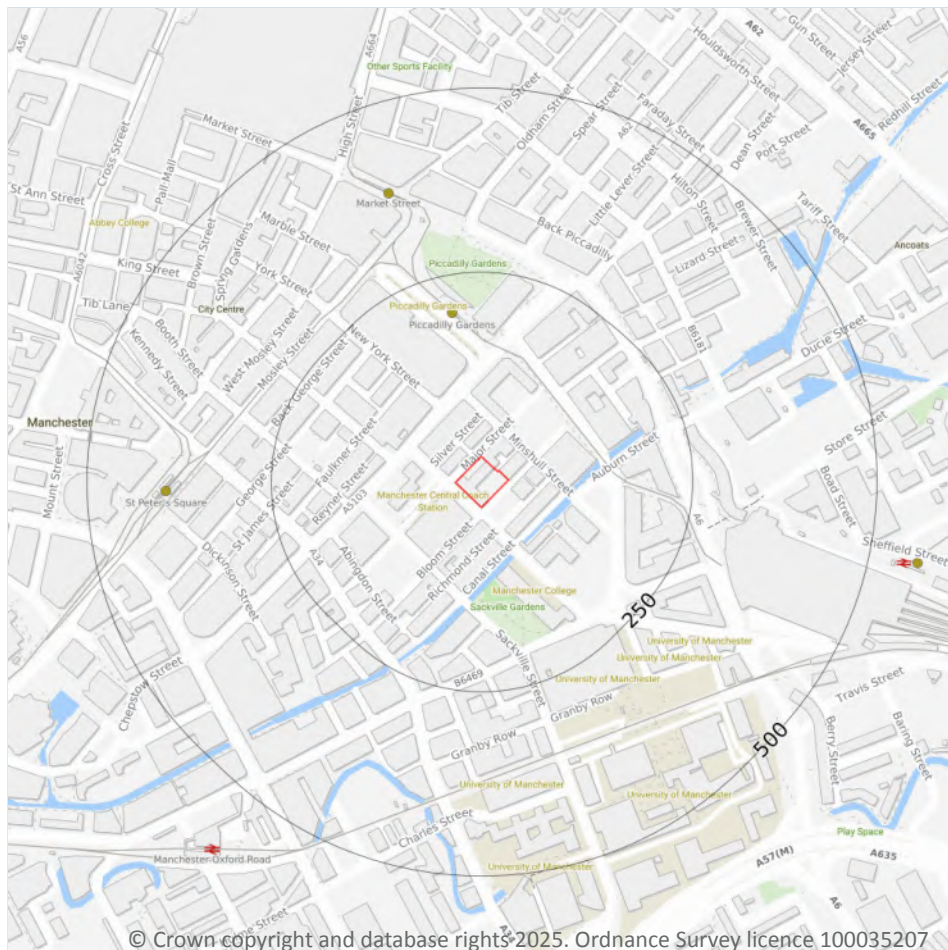
18.16 Clay mining

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

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

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

19 Ground cavities and sinkholes



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- Mining cavities
- Reported recent incidents
- Historical incidents

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

1

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.

Features are displayed on the Ground cavities and sinkholes map on [page 137](#) >

ID	Location	Mine Address	Mineral	Data source	Publisher
-	988m SE	Manchester, Greater Manchester	Firestone, Freestone, Hearthstone , Honestone, Ragstone, Sandstone, Scythestone , Silver Sand, Whetstone	'Underground Manchester - Secrets of the city revealed'	Willow Publishing

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.

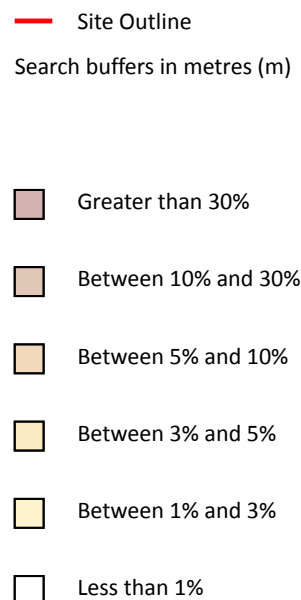
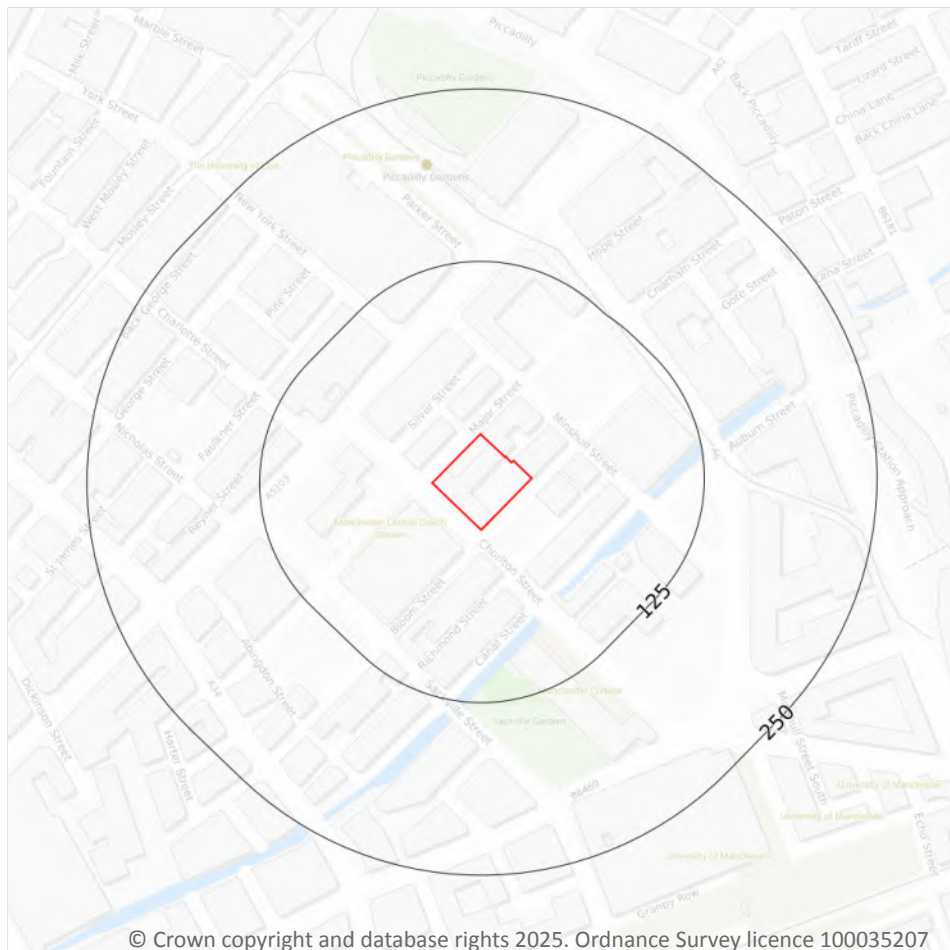


Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.

This data is sourced from Groundsure.



20 Radon



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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 140 >](#)

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



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



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
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

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

6

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

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	10	1.8	88	60	0.4	52	29	14	6
On site	19	3.3	102	70	0.5	65	34	21	7
On site	21	3.7	97	67	0.4	69	30	23	6
On site	8	1.4	88	60	0.5	47	32	12	6
47m S	30	5.3	112	77	0.5	74	35	29	7
47m S	33	5.8	110	76	0.5	78	32	31	6



This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

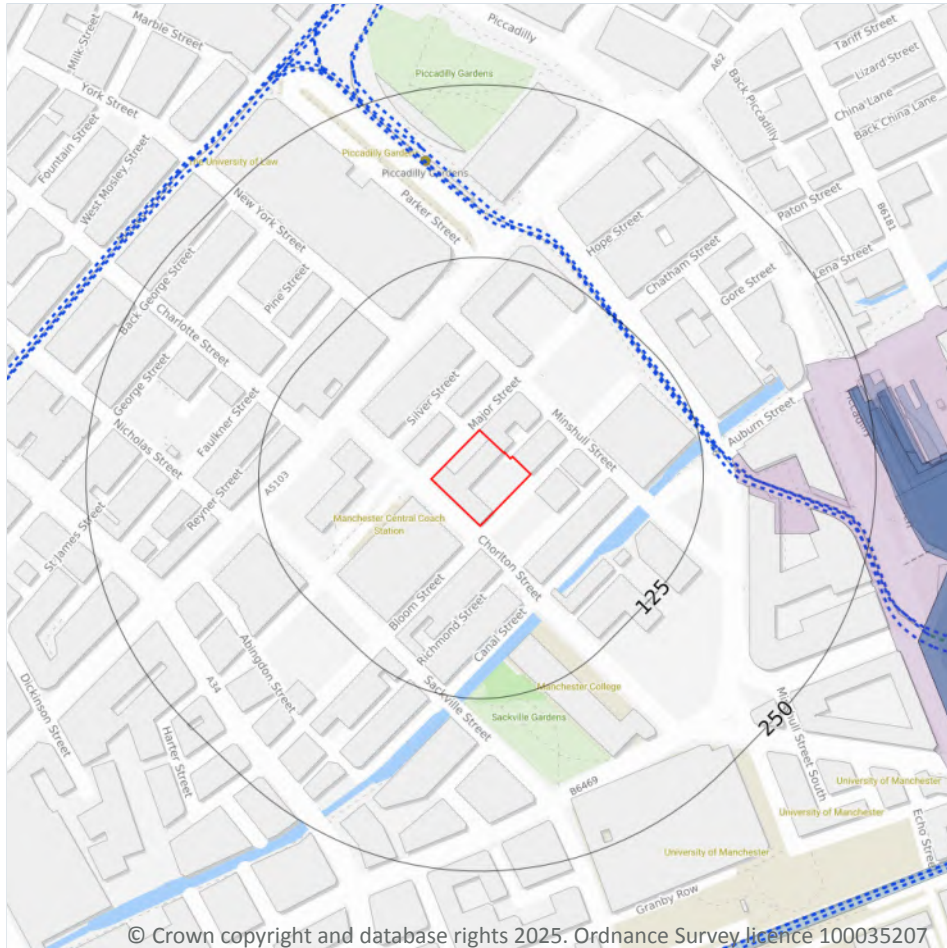
0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



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- 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

7

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

Features are displayed on the Railway infrastructure and projects map on [page 144 >](#)

Location	Land Use	Year of mapping	Mapping scale
238m E	Railway Sidings	1938	10560
238m E	Railway Sidings	1934	10560
238m E	Railway Sidings	1915	10560
240m E	Railway Sidings	1923	10560
249m E	Railway Sidings	1956	10560
249m E	Railway Sidings	1905	10560
250m E	Railway Sidings	1932	2500

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

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

This data is sourced from Groundsure/the Postal Museum.



22.6 Historical railways

Records within 250m**0**

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m**13**

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 144](#) >

Location	Name	Type
116m NE		light_rail
117m NE	Not given	Multi Track
119m NE	Metrolink	light_rail
124m NE	Metrolink	tram
129m E	Not given	Multi Track
134m E	Not given	Multi Track
141m E		light_rail
145m E		light_rail
150m N	Not given	Multi Track
151m N	Metrolink	light_rail
208m N		light_rail
208m N		light_rail
226m 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**3**

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.

Features are displayed on the Railway infrastructure and projects map on [page 144 >](#)

Location	Track Type	Speed (mph)	Speed (km/h)	Status
392m E	Bridge/Viaduct	50mph	80kph	Section is scheduled for cancellation
393m E	Bridge/Viaduct	50mph	80kph	Section is scheduled for cancellation
398m E	Bridge/Viaduct	50mph	80kph	Section is scheduled for cancellation

This data is sourced from HS2 Ltd.



Data providers

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

Terms and conditions

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



APPENDIX C

Historical Ordnance Survey Mapping

Site Details:

BOULTON HOUSE, 17-21
CHORLTON STREET,
MANCHESTER, M1 3HY

Client Ref: P25-3433
Report Ref: GS-ANV-42F-W99-EJD
Grid Ref: 384391, 397981

Map Name: 1056 Scale Town Plan

Map date: 1851

Scale: 1:1,056

Printed at: 1:1,056



Surveyed 1849
Revised N/A
Edition 1851
Copyright N/A
Levelled N/A

Surveyed 1849
Revised N/A
Edition 1851
Copyright N/A
Levelled N/A

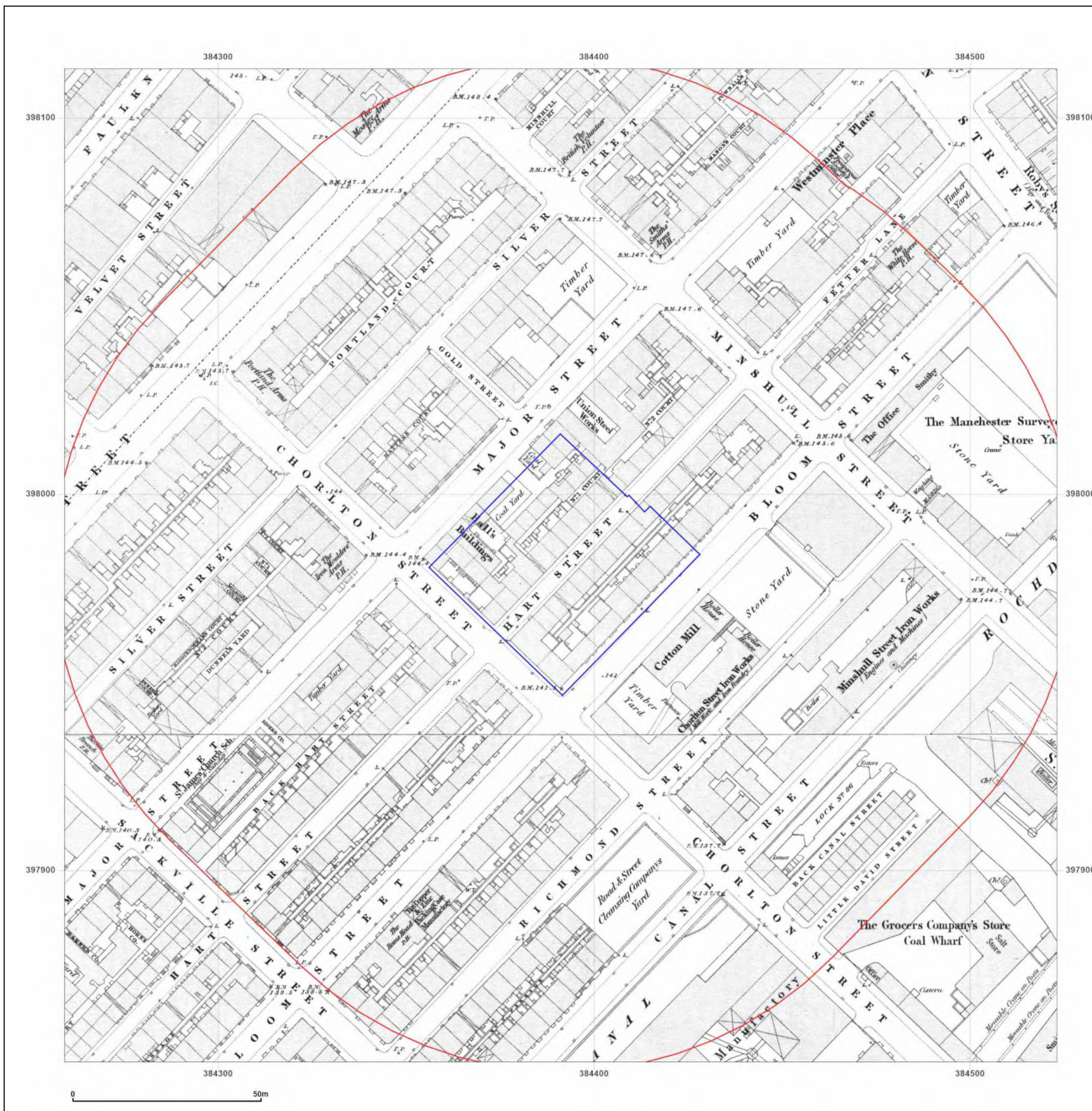


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Production date: 05 February 2025

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Site Details:

BOULTON HOUSE, 17-21
CHORLTON STREET,
MANCHESTER, M1 3HY

Client Ref: P25-3433
Report Ref: GS-ANV-42F-W99-EJD
Grid Ref: 384391, 397981

Map Name: County Series Town Plan

Map date: 1891

Scale: 1:500

Printed at: 1:1,000



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Client Ref: P25-3433
Report Ref: GS-ANV-42F-W99-EJD
Grid Ref: 384391, 397981

Map Name: County Series

Map date: 1889-1893

Scale: 1:2,500

Printed at: 1:2,500



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MANCHESTER, M1 3HY

Client Ref: P25-3433
Report Ref: GS-ANV-42F-W99-EJD
Grid Ref: 384391, 397981

Map Name: County Series

Map date: 1908

Scale: 1:2,500

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Client Ref: P25-3433
Report Ref: GS-ANV-42F-W99-EJD
Grid Ref: 384391, 397981

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



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MANCHESTER, M1 3HY

Client Ref: P25-3433
Report Ref: GS-ANV-42F-W99-EJD
Grid Ref: 384391, 397981

Map Name: County Series

Map date: 1932

Scale: 1:2,500

Printed at: 1:2,500



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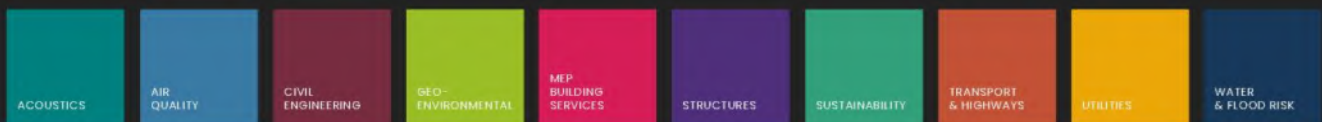


The Joyce

BOULTON HOUSE, CHORLTON STREET, MANCHESTER, M1 3HY

Phase 1 Contaminated Land Assessment

The information contained within this report and any appendices or supporting information provided are to be treated as confidential.



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