Civic Engineers

Job Title
Hotspur Press, Manchester

Prepared for
Manner

Report Type
Flood Risk Assessment

Date
21 March 2025



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Flood Risk Assessment

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Report Ref.	1006-01-CIV-XX-XX-R-C-1001
Issued	P01 – Issued for Planning – 10/11/2023
Revised	P02 – Issued for Planning – 04/12/2023
	P03 – Revised narrative on existing finished floor levels and requirements for structural engineering input – 26/02/2024
	P04 – Updated development description – 26/03/2024
	P05 – Updated in response to EA and MCC comments – 13/05/2024
	P06 – Updated in response to EA objection – 20/05/2024
	P07 – Reference to development flood vulnerability classification amended to 'more vulnerable' – 22/05/2024
	P08 – Amended flood resistance proposals (flood windows) – 09/08/2024
	P09 – Incorporated latest proposals and PfE policies – 21/03/2025

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1. Introduction

1.1 Scope and Objectives

Civic Engineers Ltd. has been appointed by Manner to prepare a site-specific Flood Risk Assessment (FRA) to support a full planning application for the development of Purpose-Built Student Accommodation (Sui Generis) at the location of the former Hotspur Press complex (also known as Medlock Mill) in Manchester, United Kingdom, hereby referred to as the 'Site'.

This report provides an overview of the nature of flood risk to the Site in line with relevant national and local guidance, in addition to details on how this risk will be mitigated throughout the expected lifetime of the development.

In particular, this FRA shall:

- Provide information on the existing hydrological aspects of the Site and identify any changes to this as a result of the proposed development.
- Provide an assessment of the existing and future risk of flooding to the Site from all sources, with specific regard to the effects of climate change, as well as the impact of proposals on flood risk outside of the Site.
- Outline and summarise the guidance and documentation used to inform the above assessment.
- Propose an outline drainage strategy and further measures to mitigate any residual risks of flooding.

This document is prepared for the exclusive use of Civic Engineers, the Client, Lead Local Flood Authority and Local Planning Authority. All comments and conclusions contained within are based upon the assumption that the sourced data is reliable. Civic Engineers accepts no liability for any inaccurate conclusions or assumptions resulting from inaccurate information.

1.2 Changes in Consultation with the EA and MCC

This document was uploaded, in its P04 form, to the Manchester City Council planning portal for a full planning application for the Site. Consultation with the Environment Agency (EA) and Manchester City Council (MCC) has led to a request for an update to this FRA based on the following comments, which are included in full in Appendix H:

- *"For Clarity, according to our records, the site is located within Flood Zones 2 and 3 whereby both Flood Zones partially encroach into the site boundary.*

  The FRA in Section 3.1.1 recognises the site is partially within Flood Zone 3 and makes an assumption this particular flood outline should follow the River Medlock bank (but not Flood Zone 2). We would advise our Flood Risk for Planning (Rivers and Sea) is indicative and requires further interrogation (i.e. flood level comparison with existing site levels) as part of a detailed Flood Risk Assessment. Noting our mapping shows an encroachment into Flood Zone 3 and the development proposals include the retention of the existing basement where flood levels are below both the 1 in 100 year (Flood Zone 3) and 1 in 100 year plus 35% climate change levels as presented in the FRA, we would disagree the proposals are located wholly in Flood Zone 2 only."

- *"Noting the clarification you have given below that the development proposals as part of the Purpose Built Student Accommodation should be considered 'more vulnerable', including the associated basement proposals, the site is required to pass the 'Exception Test' as under Table 2 of the 'Flood Risk and Coastal Change' Planning Policy Guidance (PPG).*

The concurrent updates to this report, based on the comments can be summarised, as such:

- Inclusion of Section 6 Exception Test,
- Changes to wording in the report to reflect updated agreement of Flood Zone encroachments, development classification types and any other miscellaneous items pertinent to the comments received from the EA and MCC,
- Appendices, Figures & Tables related directly related to the above.
- Proposed flood resistance measures included within Section 6 and Appendix I.

2. Site Information

2.1 Location and Existing Site Description

The Site is located in Manchester city centre on the corner of Gloucester Street and Cambridge Street, bounded by the Manchester Oxford Road railway station viaduct to the north and the River Medlock to the south and west. A location plan is provided in Figure 1.

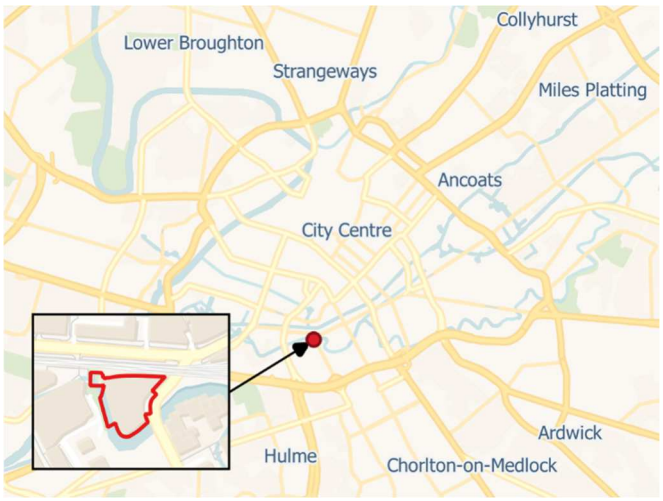


Figure 1. Site location within Manchester city centre, with an indicative red line boundary shown in red. © OpenStreetMap contributors.

The nearest post code is M1 5QR, with the approximate centre of the Site located at National Grid Reference SJ838974.

Four distinct buildings occupy the Site, the most prominent being the Medlock Mill/Hotspur Press building constructed in 1801. A warehouse and shed, dating from ca. 1882, occupy the southern and western edges of this the mill building, respectively. Finally, a large shed structure believed to have been built in the 1880s occupies the remainder of the Site. Figure 2 highlights the locations of these buildings.

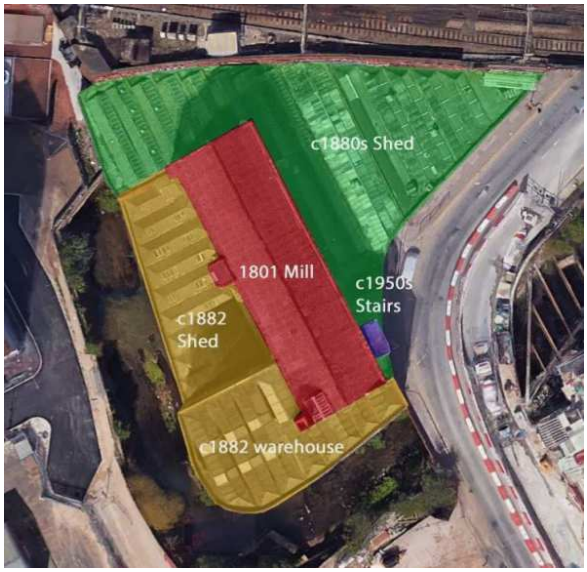


Figure 2. Existing buildings located on the Site.

2.2 Existing Topography

The existing site is predominantly occupied by buildings with the exception of the nearby Gloucester Street and Cambridge Street and a small, grassed area within the northwest corner of the development.

A topographical survey of the Site and wider surrounding area was conducted by Survey Operations in December 2011. The survey information is currently only held in DWG format; however, an excerpt has been provided in Figure 3. Gloucester Street is shown to fall from approximately 31.15mAOD (Above Ordnance Datum) in the north to 30.73mAOD in the south. The road is a crowned road with upstand kerbs of approximately 100-125mm.

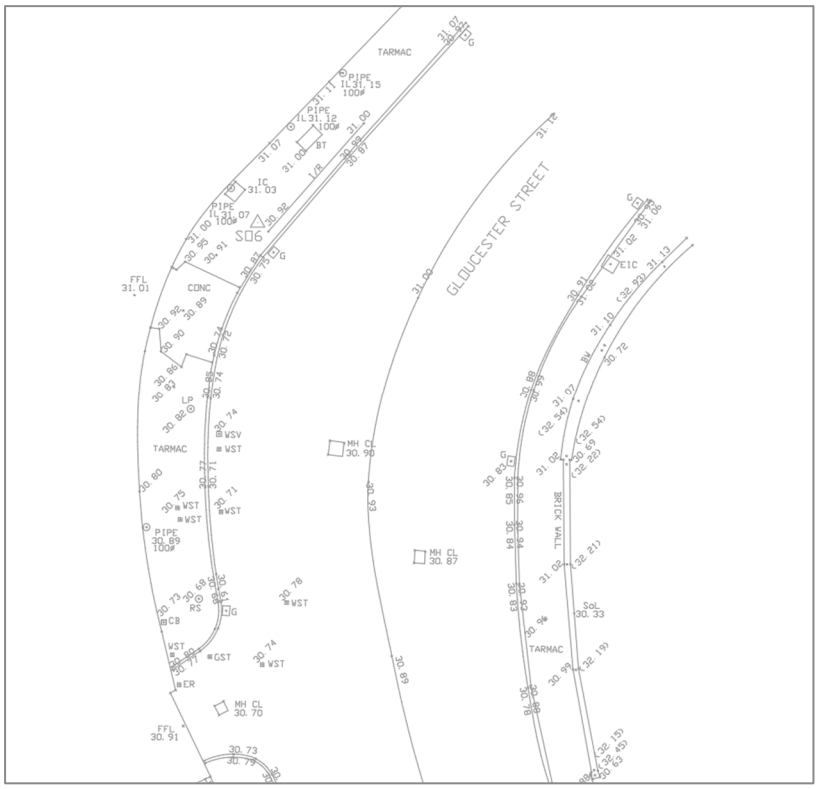


Figure 3. An excerpt of a topographical survey of the Site conducted by Survey Operations in December 2011, focused on the intersection of Gloucester Street and Cambridge Street.

A building survey, carried out by Chris Partington Land Surveyors in April 2017, identified the finished floor levels (FFLs) of the various buildings on the Site and is provided in Appendix A. The 1882 warehouse and 1801 mill feature a basement level which has recorded FFLs varying between 27.94-28.30mAOD. In section 2 on drawing 190417HH-07, a small portion of a plant room is shown to lie below the adjacent recorded level of 27.94mAOD and its FFL has been measured as approximately 27.70mAOD. These warehouse and mill additionally share a ground floor which has an FFL varying between 31.09-31.22mAOD. The 1880s shed to the northeast has a surveyed FFL of 30.81mAOD.

On the date of the survey, the water level of the adjacent River Medlock was measured as 25.74mAOD. The brick façade of the basement level ultimately forms part of the Medlock channel above the normal water level with the lowest sill level of windows within this façade surveyed at 28.676mAOD. This arrangement has flood risk implications which are discussed in Sections 4.1 and 5.3.

2.3 Existing Ground Conditions

LK Group produced a Phase 1 Preliminary Risk Assessment (PRA) which incorporates a desk study of the Site's geology and hydrogeology. The full report is contained within Appendix C of this FRA.

The report identifies substrata comprising made ground overlaying clay and soft red sandstone, underlain by competent sandstone and marl. Deep made ground and/or relic in-ground structures are also potentially present. A number of contaminants have been identified, including sulphates, heavy metals, PAHs, hydrocarbons, and other inorganic and organic contaminants.

A moderate risk of organic contaminants infiltrating water pipes is assumed by the PRA subject to a potable waters risk assessment. Additionally, a risk of mobile contaminants migrating into groundwater is identified but deemed low probability. Groundwater and surface water sampling is recommended by the report to confirm this.

2.4 Existing Drainage and Hydrology

The Site is considered to be fully impermeable and, based on the building survey in addition to drainage survey outputs dated March 2014 (provided in Appendix B), is believed to be drained by a traditional drainage system with outfalls to the River Medlock and to a Ø300-375mm public combined sewer located in Cambridge Street and Gloucester Street. An updated drainage survey is required to confirm the present nature, position and alignment of the existing drainage network.

The nearest water body is the River Medlock, which runs adjacent the southern and western edges of the Site and is designated as a main river or statutory watercourse and is maintained by the Environment Agency (EA). The next nearest water body is the Rochdale Canal, located approximately 60m to the north of the Site. The canal is a Canal and River Trust (CRT) asset and the Trust is responsible for maintenance and management of this waterway.

2.5 Development Proposals

The proposals involve the partial demolition of the former Hotspur Press Complex (Medlock Mill) and redevelopment of the site to provide Purpose Built Student Accommodation (Sui Generis Use Class) above ground floor commercial or community uses (Use Classes F(e), F2(a)(b) and E(b) within a part 4/5-storey and part 35-storey building plus roof parapet level above basement, associated ancillary internal and external amenity space, public realm (including a new public square), hard and soft landscaping and associated highway works.

As part of the works, the warehouse occupying the southern portion of the Site, referred to as the 1882 Warehouse, is to be retained. The façades of other structures on the Site – namely the 1882 Shed, 1801 Mill and 1880s Shed – are to be preserved and incorporated into the development. The remainder of the complex is expected to be demolished.

The latest Architect proposals are provided in Appendix E. The proposed accommodation is to consist of a mixture of cluster and studio bedrooms at the first floor and above, with breakout spaces, a cinema room, a gym, lounges and service areas provided at the lower and basement levels of the building. Additional outdoor amenity space will be provided on a terrace at Level 03 of the building, in addition to a green roof at Level 04. Finally, a new public square and further public realm will be situated to the north of the tower.

From a topographical perspective, the Site is to remain largely unchanged owing to the reuse of existing buildings and only small deviations from the existing site layout. An exception is the formation of new public realm, for which alterations to existing levels will be required to ensure adequate access to the development and drainage of surface water run-off.

3. Relevant Policy and Guidance

This FRA has been carried out in accordance with the National Planning Policy Framework (NPPF) and Planning Practice Guidance. Where appropriate, reference has been made to guidance and information contained within the Manchester City Council Strategic Flood Risk Assessment (SFRA) and the Manchester Core Strategy. Particularly relevant guidance provided within these documents and frameworks is presented below.

3.1 National Planning Policy Framework

The NPPF outlines planning policies within England and provides information on their application. The framework is supported by the Planning Practice Guidance, which includes advice on the assessment and management of flood risk during the planning and development process.

With regard to flood risk, the Planning Practice Guidance primarily aims to steer development away from areas with an unacceptable risk of flooding and relocate them in areas deemed more appropriate. A comparison of a site's flood risk probability and vulnerability, informed by the EA's Flood Map for Planning and a classification of vulnerability based on land use, determines the suitability of a development within a given location.

3.1.1 Flood Map for Planning

The EA's Flood Map for Planning divides land into Flood Zones, which represent the susceptibility of an area of land to flooding from rivers and seas ignoring the presence of any flood defences. The following definitions outlined in the Planning Practice Guidance for flood risk:

> ***Zone 1**: Low Probability. This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any one year. (<0.1%)*
>
> ***Zone 2**: Medium Probability. This zone comprises land assessed as having between 1 in 100 and 1 in 1000 annual probability of river flooding (1%-0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% - 0.1%) in any year.*
>
> ***Zone 3a**: High Probability. This zone comprises land assessed as having 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.*
>
> ***Zone 3b**: Functional Flood Plain. This zone comprises land where water has to flow or be stored in times of flood. Strategic Flood Risk Assessments should identify this zone.*

Figure 4 displays the extent of Flood Zones within the Site. The Flood Zones vary across the site, with the site predominantly located within Flood Zone 2 and a segment of the southern portion of the site, adjacent to the River Medlock, located within Flood Zone 3.

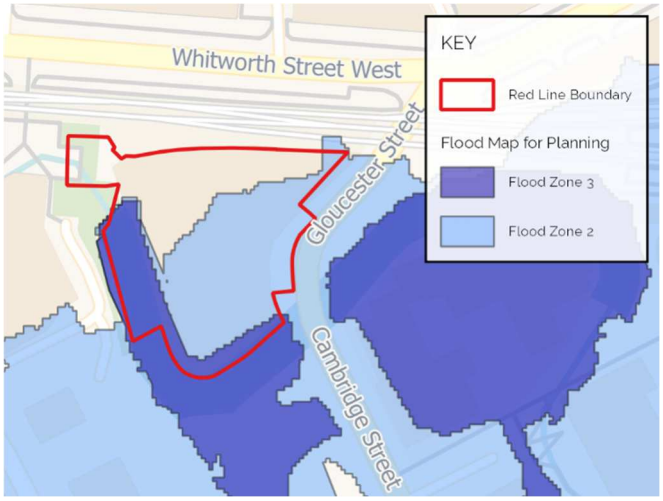


Figure 4. Flood Zone 2 and 3 extents within the vicinity of the Site. © Environment Agency copyright and/or database right 2018. All rights reserved. © OpenStreetMap contributors.

3.1.2 Flood Vulnerability Classification

The Planning Practice Guidance defines five categories of flood vulnerability based on development usage: 'water compatible', 'less vulnerable', 'more vulnerable', 'highly vulnerable' and 'essential infrastructure'. Table 2 of the guidance provides examples of each usage type. An excerpt of this table is provided below. The development is categorised as more vulnerable based on its planned use.

More vulnerable

- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non–residential uses for health services, nurseries and educational establishments.
- Landfill* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

3.1.3 Development Suitability

To assess the suitability of a particular development within a specified Flood Zone, the Planning Practice Guidance presents a comparison of a development's flood risk vulnerability with its Flood Zone – presented in Table 1 below – and defines whether the development is considered appropriate, as well as outlining whether an Exception Test is required. A more vulnerable development within Flood Zone 3 is deemed appropriate, provided an exception test is passed.

Table 1. Reproduction of Table 2 of the Planning Practice Guidance, Flood Risk and Coastal Change. A comparison of flood risk vulnerability and flood zones.

Flood Risk Vulnerability Classification (see Table 2)		Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Flood Zone (See Table 1)	Zone 1	√	√	√	√	√
	Zone 2	√	Exception Test Required	√	√	√
	Zone 3a	Exception Test Required	×	Exception Test Required	√	√
	Zone 3b (functional floodplain)	Exception Test Required	×	×	×	√
	√ Development is appropriate × Development should not be permitted.					

3.1.4 Climate Change Allowances

To account for changes to peak river flow, peak rainfall intensity, sea level rise, offshore wind speed and extreme wave height as a result of climate change, the EA publishes climate change allowances to enable future flood risk to sites to be assessed and to facilitate resilient design of developments. In May 2022, the EA significantly updated guidance on the application of peak rainfall allowances. For England, these are now provided for individual management catchments rather than at a national scale.

The peak river flow and rainfall allowances for the Site are provided in Table 2 and Table 3 below, respectively.

Table 2. Peak river flow allowances for the Irwell Management Catchment.

Allowance category	Total potential change anticipated for the '2020s' (2015 to 2039)	Total potential change anticipated for the '2050s' (2040 to 2069)	Total potential change anticipated for the '2080s' (2070 to 2115)
Upper	24%	43%	75%
Higher	15%	26%	46%
Central	12%	19%	35%

Table 3. Peak rainfall allowances for the Irwell Management Catchment.

Allowance category	Total potential change anticipated for the '2050s' (up to 2060)	Total potential change anticipated for the '2070s' (2061 to 2125)
3.3% AEP rainfall event		
Upper end	35%	40%
Central	25%	30%
1% AEP rainfall event		
Upper end	40%	45%
Central	25%	30%

As a development incorporating residential uses, it is assumed that the development lifetime will be a minimum of 100 years. Latest EA guidance on climate change allowances states that the central peak river flow allowance should be used for more vulnerable development located in Flood Zone 3, and the upper end peak rainfall allowance should be used for developments with a lifetime beyond 2100. The following allowances shall therefore be used in the assessment of flood risk and in the drainage design of the development:

Peak river flow allowance:	*35%*
Peak rainfall allowance, 3.3% AEP event:	*40%*
Peak rainfall allowance, 1% AEP event:	*45%*

3.2 Manchester City, Salford City and Trafford Councils Strategic Flood Risk Assessment

Manchester City Council. Salford City Council and Trafford Council have jointly produced a Strategic Flood Risk Assessment (SFRA), published in 2011. The document comprises four volumes, including a user guide, Level 1 SFRA, Level 2 SFRA and a final volume collating mapping that has informed the SFRA.

The Level 1 SFRA relies on existing data to assess present and future flood risk from all sources and is primarily used as a tool by the Local Planning Authority (LPA) to apply the Sequential Test to proposed development, as well as identify where proposed development will be required to pass an Exception Test.

In the Level 2 SFRA, further, more detailed flood mapping and data has been produced and collated. The document aids application of the Exception Test, in addition to identifying actual flood risk and any residual flood risk following mitigation measures.

Within this site-specific FRA, the SFRA has assisted in:

- Determining the variations in risk from all sources of flooding across the Site.
- Informing the approach of the Sequential Test described in Section 3.1.5 of this report, as well as providing evidence to support its application.

3.3 Manchester Core Strategy 2012

The Manchester Core Strategy forms part of the Manchester Local Plan and identifies several long-term strategic policies for proposed development within Manchester, which may form assessment criteria for planning applications.

Policy EN 14 (Flood Risk) of the Manchester Core Strategy requires that:

- In line with the risk-based sequential approach contained within PPS25, development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA).

- In addition to the requirements for site-specific Flood Risk Assessments (FRAs) set out in PPS25, an appropriate FRA will also be required for all development proposals, including changes of use, on sites greater than 0.5ha within Critical Drainage Areas (CDAs) and Canal Hazard Zones identified in the SFRA.

- All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Developers should have regard to the surface water run-off rates in the SFRA User Guide. In CDAs, evidence to justify the surface water run-off approach / rates will be required.

- The City of Manchester contains many sections of rivers which are culverted or 'hidden'. Where these are indicated in the SFRA beneath the proposed development site, further investigation will be required and the development proposal should take this into account; where feasible and appropriate development should seek to open up culverted/hidden rivers to reduce the associated flood risk and danger of collapse, taking advantage of opportunities to enhance biodiversity and Green Infrastructure.

3.4 Places for Everyone Joint Development Plan 2024

An addendum to the Core Strategy was issued in 2024 following the adoption of the Places for Everyone Joint Development Plan on 21st March 2024, and replaces several of the Core Strategy policies with policies contained in Places for Everyone. The Places for Everyone Joint Development Plan is the Development Plan of nine Greater Manchester local authorities, including Manchester City Council, and forms part of the council's statutory development plan.

Requirements listed in Places for Everyone Policy JP-S4 (Flood Risk and the Water Environment) replace the third bullet point of Core Strategy Policy EN14, with the exception of the sentence "in CDAs, evidence to justify the surface water run-off approach/rates will be required". The following aspects of the policy are relevant to the development of the drainage strategy for the proposed development:

- Developments are expected to utilise SuDS and source control, working with natural processes and adopting a natural flood management approach to slow runoff and intercept pollutants.
- SuDS should be designed to:
    - Provide multifunctional benefits (e.g., for water quality, nature conservation and recreation), wherever possible,
    - Be delivered in a holistic and integrated manner, including on larger sites split into separate phases, and
    - Be managed and maintained appropriately over the lifetime of the development.
- Developments should achieve greenfield runoff rates unless it is demonstrated to be impracticable.

4. Flood Risk Assessment

The location and characteristics of the Site present the possibility of flooding from numerous natural and artificial sources should appropriate mitigation not be provided. These sources are summarised in Table 4 with a more detailed assessment presented throughout this section.

Table 4. Summary of flood risk from sources of flooding potentially affecting the Site.

Flood Source	Assessed Risk Level				Justification
	High	Medium	Low	Very Low	
Fluvial		X			Primarily located in Flood Zone 2, with a small portion of development within Flood Zone 3.
Tidal				X	Nearby waterbodies not known to be vulnerable to flooding as a result of tidal processes.
Surface Water			X		EA mapping of surface water flood risk indicates a low/medium risk of flooding within the boundary of the Site; however, these are primarily located within existing bodies of water.
Groundwater			X		The Greater Manchester sub-regional SFRA states there are no known reports of groundwater flooding within Manchester's administrative boundary, however mapping contained within the Level 1 SFRA shows the Site is at risk of groundwater flooding (no probability or severity is stated).
Artificial				X	Site within inundation extent of flooding of Gorton Upper and Lower reservoirs and Audenshaw reservoirs No. 1, 2 and 3 but reservoir flooding is a rare occurrence.

4.1 Fluvial and Tidal

Fluvial (main river) flooding occurs when the capacity of a main river is exceeded, resulting in water overtopping its banks. Heavy or prolonged rainfall, melting of ice and snow and – in rivers subjected to tidal processes – high tides and storm surges are the primary causes of this source of flooding.

The EA Flood Map for Planning (ref. Figure 4) shows that the Site lies within Flood Zone 3, which indicates an annual probability of flooding from fluvial sources of 1 in 100 (1%) or greater, ignoring the presence of any flood defences. The EA's Risk of Flooding from Rivers and Sea dataset, which in contrast to the Flood Map for Planning incorporates the effects of flood defences, has also been consulted and is presented in Figure 5. The mapping indicates a low to very low risk (≤1 in 1000 or 0.1%) annual probability of flooding across the majority of the development.

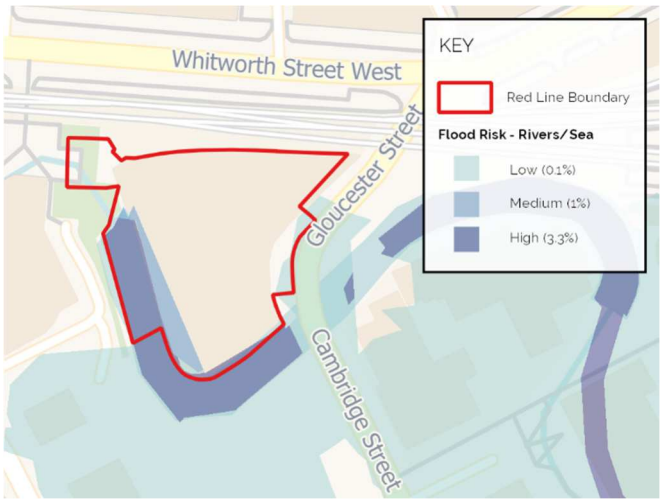


Figure 5. Risk of flooding from rivers and sea. © Environment Agency copyright and/or database right 2018. All rights reserved. © OpenStreetMap contributors.

The proposed retained basement level of the development is understood to have an FFL approximately 2.27m above the typical water level of the River Medlock but is subject to a heightened fluvial flood risk when water levels increase following major storm events.

EA Product 4 data has been obtained for the Site and includes estimates of flood levels across various return periods for the River Medlock. This data is provided in Appendix D and summarised in Table 5. The flood level data for node 7 is taken from a 2011 study of the river, with node 3 data from a 2018 study of the Manchester Ship Canal. Both datasets were provided by the EA on 10th October 2023.

Table 5. Summary of flood level data provided with EA Product 4 Data.

	Undefended Level		
Location Ref.	1 in 100 year	1 in 100 year + Climate Change*	1 in 1000year
3 – ea013_0251_MEDL01_0660	29.99mAOD	30.55mAOD	31.42mAOD
7 – MEDL01_0746M	29.38mAOD	29.69mAOD	31.18mAOD

**Climate change scenario accounts for a 35% increase in flow at node 3 and a 20% increase in flow at node 7.*

When considering the design flood levels of a river, it is necessary to apply a freeboard to the anticipated flood level to account for potential uncertainties including inaccuracies in the source data and associated modelling, unaccounted factors affecting flood depth such as channel profile and structures crossing waterbodies, as well as future decisions affecting active flood defences.

The Level 2 SFRA advises a 600mm freeboard is applied to modelled flood level depths for both commercial and residential uses. The 1 in 100 year plus climate change flood levels with an allowance for this freeboard are summarised in Table 6.

Table 6. EA Product 4 flood level data for the 1 in 100 year and 1 in 100 year plus climate change flood level incorporating a freeboard allowance.

	Undefended Level	
Location Ref.	1 in 100 year	1 in 100 year + Climate Change* + 600mm freeboard
3 – ea013_0251_MEDL01_0660	29.99mAOD	31.15mAOD
7 – MEDL01_0746M	29.38mAOD	30.29mAOD

**Climate change scenario accounts for a 35% increase in flow at node 3 and a 20% increase in flow at node 7.*

Effects of Climate Change and Overall Fluvial Flood Risk

A preliminary inundation map has been produced for the proposed development in Figure 6 utilising the 1 in 100 year plus climate change flood level at location reference 3 (30.55mAOD). The mapping analyses the 2022 EA LIDAR Composite Digital Terrain Model (DTM) and highlights all cells within the data with a level lower than 30.55mAOD.

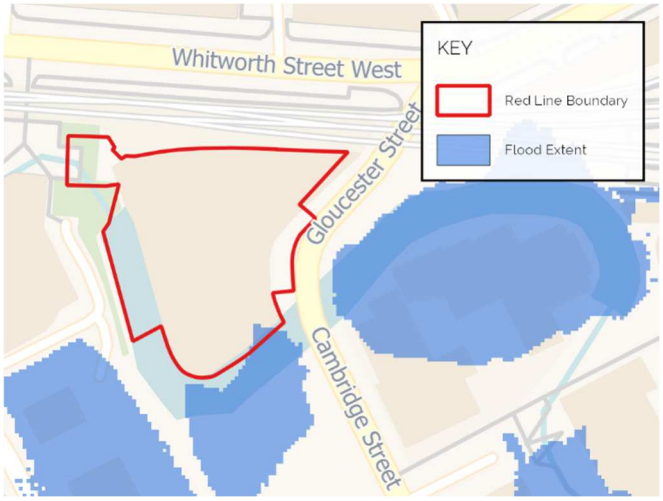


Figure 6. Flood inundation map for River Medlock 1 in 100 year plus climate change flood level . © Environment Agency copyright and/or database right 2018. All rights reserved. © OpenStreetMap contributors.

The majority of the Site is shown to lie outside the inundation extent and the existing ground floor FFL of the retained warehouse (31.09mAOD) is above the 1 in 100 year plus 35% climate change flood level. However, due to the retention of the existing basement with an existing minimum finished level of approximately 27.70mAOD, the Site is considered have a medium overall flood risk both currently and in the future, and mitigation measures are necessary to address this risk which are outlined in Section 5.

4.2 Surface Water

Ponding and heavy flows of water outside of watercourses and drainage networks are termed surface water flooding and typically result due to intense rainfall events. Surface water flooding is dependent primarily on topography which dictates either the flow path of overland flow which is not contained within public sewers, or areas in which ponding may occur. Surface water flooding is more difficult to predict than the risk of flooding from rivers or sea as it is dependent on the amount of rain which will fall in a very localised area, the specific topography of that area and the capacity and functionality of the drainage network within that area.

An excerpt of the EA's Risk of Flooding from Surface Water (RoFSW) map, centred on the Site, is presented in Figure 7. Almost the entirety of the Site lies within an area of very low surface water flood risk (i.e., less than 0.1% annual probability), with the exception of a small portion of Cambridge Street and the area where the red line boundary encompasses the River Medlock.

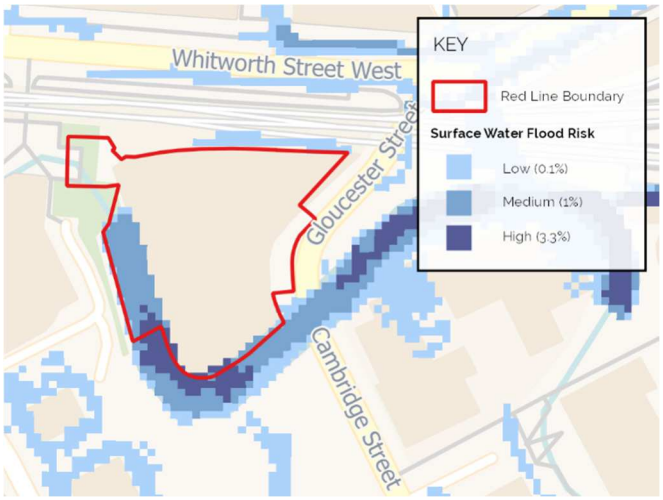


Figure 7. Risk of flooding from surface water. © Environment Agency copyright and/or database right 2018. All rights reserved. © OpenStreetMap contributors.

It is important to highlight that the RoFSW map is based on the EA's composite Digital Terrain Model (DTM), which models "bare earth" topography including riverbeds, for example. The resulting 2D hydraulic model applied to the data naturally shows areas of ponding within these depressions in the topography and highlights them as areas of increased surface water risk. This is evident in the fact that the area of flood risk adjacent the west of the Site does not extend beyond the point where the River Medlock is culverted under the nearby First Street development.

It can be presumed that the Cambridge St bridge over the Medlock – an artificial surface feature – is not incorporated into the mapping and that the flood risk within this location is in fact very low, contrary to what is shown by the mapping. Furthermore, as highlighted in Section 3.1.1, no development is to take place within the area occupied by the River Medlock and the heightened risk of flooding shown in this location is not believed to impact the Site. Based on this information, it is deemed that the overall risk of surface water flooding to the Site is very low.

Effects of Climate Change and Overall Surface Water Flood Risk

Climate change is anticipated to increase rainfall intensities by up to 45% during the lifetime of the development, and as such the surface water flood risk to the development can be expected to also rise throughout its lifetime. Without further site-specific 2D hydraulic modelling, the effects of these increased rainfall intensities cannot be fully assessed. Some modelling has taken place as part of the Stage 1 Greater Manchester Surface Water Management Plan discussed in Section 3, however, mapping produced as part of this is currently only available for internal use by local authorities within Greater Manchester.

The surface water flood risk to the Site both now and in the future is currently considered low on the basis of the above information.

4.3 Groundwater

Groundwater flooding is the result of an elevated underground water table enabling water to permeate to the surface. The risk to life is generally insignificant owing to the slow rate at which flooding takes place, although substantial damage to property can occur.

The Greater Manchester sub-regional SFRA states there are no known occurrences of groundwater flooding within the Manchester City Council boundary. However, groundwater flood mapping supplied within the Level 2 SFRA indicates the Site lies within an area that is at risk. An excerpt of this map is provided in Figure 8. The mapping does not specify a probability or severity of flooding.

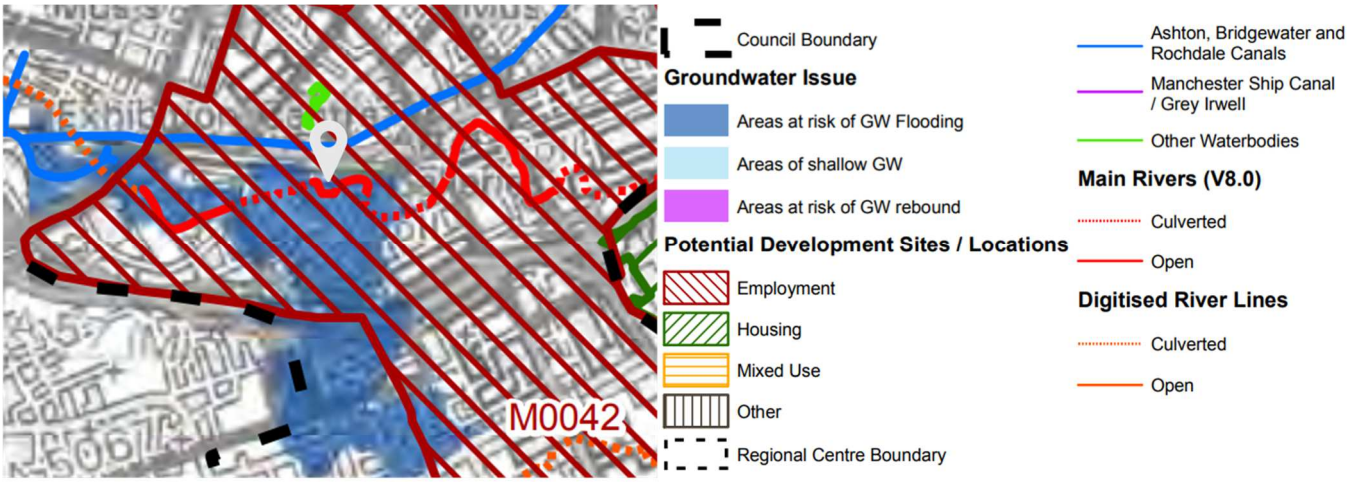


Figure 8. Excerpt of 'Groundwater Flooding' map produced by JBA Consulting for the Manchester City, Salford City and Trafford Councils Level 2 Hybrid SFRA.

At present, the risk of groundwater flooding can be deemed to be low, however, a Phase 2 intrusive site investigation will be required to measure groundwater levels and assess this risk based on empirical and site-specific data. This investigation took place in September 2023 and receipt of a final report confirming its findings is pending.

4.4 Reservoirs and other Artificial Infrastructure

Artificial sources of flooding comprise infrastructure such as reservoirs, canals, water retention ponds and docks. Typically, these systems are actively managed, and the likelihood of flooding is therefore very low as long as proper maintenance and inspections are routinely undertaken. In the case of canals, flooding typically occurs where a canal is positioned adjacent to or is connected to a river in which fluvial flooding has occurred. Reservoirs may flood in the event of a dam collapse resulting in the release of a significantly large volume of water, however, reservoirs in the UK have an excellent safety record and the probability of such an event is considered extremely low.

Figure 9 shows the potential extent of flooding in the event of reservoir failure in both the dry-day scenario (i.e., when local rivers are at normal levels) and wet-day scenario (i.e., when local rivers have already breached their banks). In the dry-day scenario, the Site is not anticipated to be risk of flooding. In the wet-day scenario, the entirety of the Site would be impacted alongside the majority of central Manchester.

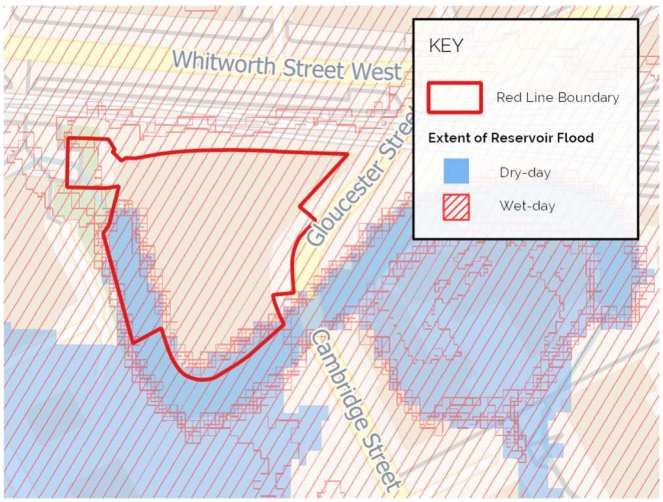


Figure 9. Extent of flooding in event of reservoir failure. © Environment Agency copyright and/or database right 2018. All rights reserved. © OpenStreetMap contributors.

Despite the extent of the area that would be affected by a reservoir flood in the dry and wet-day scenarios, the likelihood of such an event is extremely low and therefore the overall risk of flooding from reservoirs is considered very low.

5. Sequential Test

The proposed development will aim to mitigate the existing and future flood risk outlined in Section 4 within both the architectural and drainage design of the development. The first of the proposed mitigation measures, the sequential test, is presented in this section.

A sequential test considers alternative available sites within the vicinity of a proposed development and assesses whether these have a lower risk of flooding than the currently proposed development location, with the intention of prioritising development within areas with reduced flood risk. It is one of the primary measures of mitigating flood risk and is a requirement for developments located in Flood Zones 2 and 3.

Specifically, Paragraph 7-027-20220825 of the Planning Practice Guidance states:

> *"The Sequential Test should be applied to 'Major' and 'Non-major development' proposed in areas at risk of flooding, but it will not be required where:*
>
> - *The site has been allocated for development and subject to the test at the plan making stage (provided the proposed development is consistent with the use for which the site was allocated and provided there have been no significant changes to the known level of flood risk to the site, now or in the future which would have affected the outcome of the test).*
> - *The site is in an area at low risk from all sources of flooding, unless the Strategic Flood Risk Assessment, or other information, indicates there may be a risk of flooding in the future.*
> - *The application is for a development type that is exempt from the test, as specified in footnote 56 of the National Planning Policy Framework. *"*
>
> **Footnote 56 specifies: "This includes householder development, small non-residential extensions (with a footprint of less than 250m2) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate.*

The Site is listed as 'Hotspur House' in the Development Viability Assessment contained within Appendix B of the Level 1 SFRA. In the assessment, the Site is considered for residential/office use with a development boundary encompassing areas of Flood Zone 3b. The Site is provided with Strategic Recommendation C, which advises that development shall be permitted subject to detailed review of site layout and design with regard to flood risk.

As the above exercise constitutes a sequential test for a development of the same type as that proposed for the Site and there has been no significant change to the level of flood risk which could affect a subsequent test's outcome, a sequential test is not required for the development as part of this FRA. As stated above, this section discusses the measures proposed to address the Site's flood risk, as advised by Strategic Recommendation C.

6. Exception Test

As noted in section 3.1.2, the main classification of the proposed development is more vulnerable in accordance with the NPPF guidance. As a result of this it is acknowledged that the entire building is required to be treated as more vulnerable and this is a requirement from the Environment Agency. The proposed scheme has been developed to mitigate flood risk through locating appropriate building uses internally through design, however, it is accepted that an Exception Test is required as highlighted in section 3.1.3 and this is set out in the following sections.

The Exception Test is designed to allow appropriate and safe development to proceed in scenarios where the Sequential Test has been passed. The Exception Test consists of two components, as specified within Paragraph 031 of the Practice Planning Guidance (Ref ID: 7-031-20220725):

> *'It should be demonstrated that:*
>
> - *Development that has to be in a flood risk area will provide wider sustainability benefits to the community that outweigh flood risk; and*
> - *The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.*

The following information forms the Exception Test for the full planning application of the Site.

6.1 Wider Sustainability Benefit

The key overarching benefit is that the proposed development will see the retention of a non-designated heritage asset of local cultural significance, whilst improving the public realm for all users to enjoy. The scheme will restore and rejuvenate the Hotspur Press which has fallen into disrepair in recent years, whilst contributing toward meeting the aspirations of a range of the Councils regeneration and growth strategies. The provision of high-quality Purpose-Built Student Accommodation (PBSA) will support the development of the city's universities, through enhanced student offering and encouraging graduates to remain in the city to live and work after graduating.

The proposed development also provides a significant area of high-quality public realm within the Site for all members of the public to use and will facilitate integration into the First Street Strategic Regeneration Framework (SRF) area, providing enhanced connections between two key developments.

The reduction in flood risk, as a result of the reduced runoff rates from the Site through the inclusion of sustainable drainage systems (SuDS) – refer to Section 7 and Appendix F for further detail – provides a sustainability benefit to those downstream on the River Medlock from the Site.

Additionally, the provision of SuDS, in the form of tree pits in combination with other green infrastructure, provides a significant improvement on amenity and biodiversity in the local area. This has secondary benefits to air quality. overall wellbeing and provides precedent for future nature-based improvements in the area.

Overall, the proposed development represents a significant investment into Manchester city centre. It will deliver high-quality PBSA that will meet identified needs, support growth objectives, and deliver an integrated and cohesive community. It will make a substantial contribution to the ongoing regeneration and transformation of Corridor Manchester and the wider First Street SRF area. These benefits can only be realised through the development of this site i.e., they are unique to its location.

6.2 Lifetime Flood Risk

Lifetime flood risk to the development is mitigated by the following aspects within the design:

- No residential units shall have a finished floor level lower than the 1 in 100 year storm event + 35% climate change plus 600mm freeboard.
- The 1 in 100 year storm event plus 35% climate change plus 600mm freeboard level is estimated to be 31.150m based on the EA's product 4 data and the Manchester Ship canal node 3 (see Figure 10), which is upstream of the Site. Therefore, Level 01 is at least 5.80m above the 1 in 100 year flood event plus 35% climate change and a 600mm freeboard allowance.

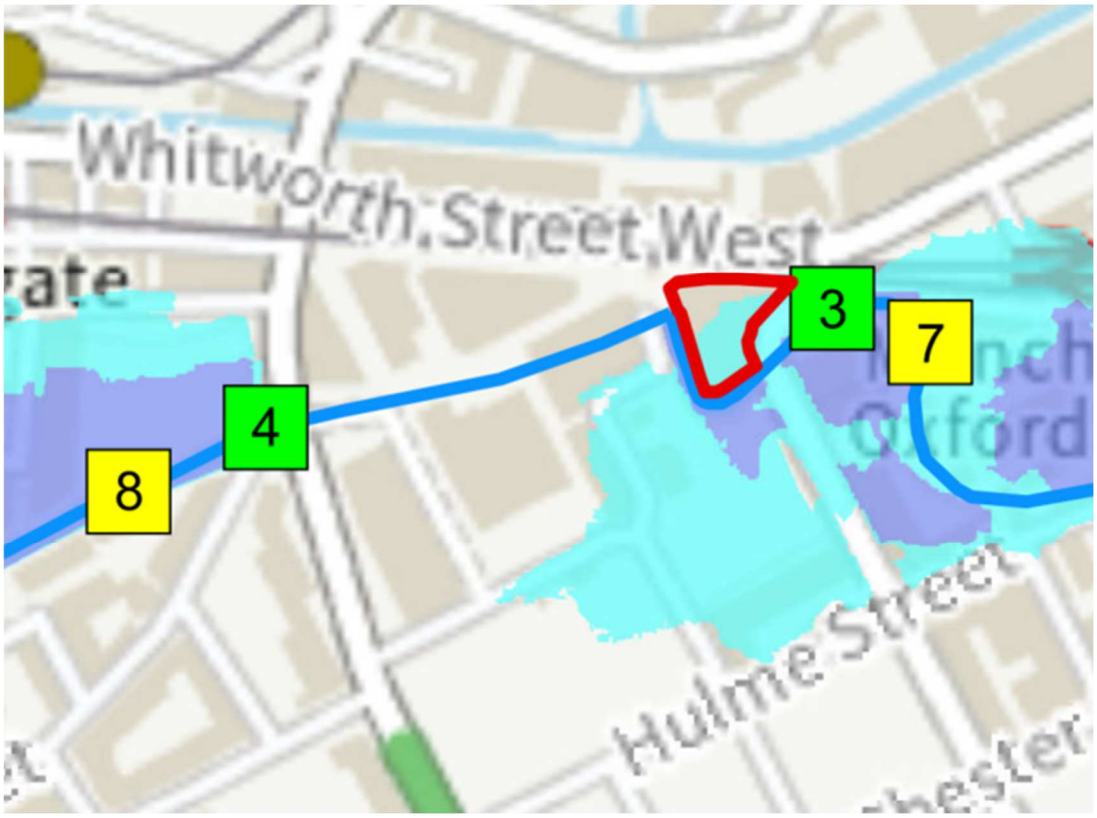


Figure 10: Extract from the EA's Product 4 data. Node 3 and 7 upstream of the development location.

This node data does not correspond to the exact Site location, and the Site is located approximately 1/5 of the distance between node 3 and 4, downstream. Interpolating between these two nodes, then the flood level within the Medlock would equate to circa 30,38mAOD as shown in the table below. Allowing for a freeboard of 600mm equates to a level of 30,98m, which more accurately reflects the likely flood level at the Site location.

Table 7: Flood Level including freeboard interpolation.

Node	1 in 100 year + 35% cc Flood Level (mAOD)	+ 600mm freeboard
Manchester Ship Canal model data Node 3	30.55	31.15
Manchester Ship Canal model data Node 4	29,70	30.30
Interpolated level at Site location (approximately 20% of the level difference between Node 3 and 4)	30.38	30.98

- The proposed ground flood level is 31.10m which sits 120mm above the interpolated modelled flood level at the Site location.
- The proposed sustainable drainage system (SuDS) for the Site, detailed further in section 7, reduces peak discharge rates from the site to Q_{BAR} (i.e., approximate 1 in 2.3 year greenfield runoff rate), reducing the overall flood risk.
- The proposed SuDS system provides 160m^3 of stormwater storage, through the use of tree pits, sub-base storage and an attenuation tank.
- The re-development of a brownfield site, with a reduction of the existing peak discharge rate to equivalent greenfield values determines that the proposals put forward will not increase the flood risk of the area.

Further details of all drainage features can be seen in Section 7 and in Appendix F.

It is acknowledged that the basement level for the existing building is lower than the 1 in 100 year flood level, at 28.01mAOD, and the lowest window sill level on the Medlock elevation is circa 28.776mAOD taken from the measured building survey undertaken in 2017.

Therefore, whilst the extent of Flood Zone 3 corresponds to the Medlock River wall and existing building façade, the presence of windows within the Medlock building elevation introduces the risk of flooding to the basement for flood events which exceed the window sill level. As a result, the following flood resilience and flood resistant measures are outlined, including the bricking up of windows below the 1:100 flood level, which will be detailed at a further design stage. Retrofit material selection and additional flood resistant measures will be considerate of the "Extra flood resistance and resilience measures" EA guidance relating to depth of flooding.

The basement is proposed to include space for amenity, plant, bin stores and cycle stores. Therefore, it is proposed to provide flood resistance, to protect these spaces as described within the next sections.

6.3 Basement Level Flood Mitigation

Section 4.1 indicates that the interpolated 1 in 100 year plus climate change plus freeboard allowance level of the River Medlock (30.98mAOD) will be higher than both the existing lowest finished floor level (27.70mAOD) within the basement and the existing lowest window sill level on the River Medlock elevation (28.676mAOD).

EA standing advice for FRAs states that *"Finished floor levels should be a minimum of whichever is higher of 300mm above the average ground level of the site adjacent road level to the building [or] estimated river or sea flood level"*. As stated in Section 4.1, the Manchester Council SFRA recommends a 600mm freeboard. Whilst sections of the existing retained ground floor FFL will be below the 600mm freeboard level, the entirety is above the 300mm freeboard level. Within the retained basement, however, it would not be feasible to achieve both freeboard requirements and alternative flood resistance and resilience measures should be employed.

Within the present design, all residential units will be situated at or above the ground floor within the proposed building design, with the basement reserved for leisure and maintenance uses. Flood mitigation of the existing structure can be improved through measures included in the following sections. These can include resistance and resilience measures.

Flood resistance measures.

Methods adopted to mitigate water entry into the building in a flood event should include:

- Windows within the 1:100 + climate change flood level removed and bricked up to match the existing façade to provide flood resistance. Retrofit materials to be selected in line with "Extra flood resistance and resilience measures" EA guidance.

- Proposals for improvements to the existing structure to withstand flood water and compliment the overall flood resistance strategy. A method of structural interventions for internal strengthening of the existing façade to withstand pressure from flood water, if required, is included within Appendix I. Note that this drawing is produced for a previous design iteration, however, the design intent remains current. Ongoing building surveys and investigations will help to finalise the detail of this structural strategy. Depending on the result of the investigations, structural interventions may be mitigated if the existing building façade is deemed to have greater structural integrity than anticipated in absence of survey data.

- Waterproofing will also be provided to mitigate water ingress above the lower ground (basement) floor level. The amenity spaces at lower ground will need to achieve waterproofing grade 3 in line with BS8102:2009. To achieve this water will be prevented from entering the internal spaces, from either the ground or the River Medlock. This will include installing measures within the new façade and internally to the retained façade, which will mitigate against water entry for a 1 in 100 year + 35% (climate change). See Appendix I. Note that this drawing is produced for a previous design iteration, however, the proposed flood resilience methodology remains current.

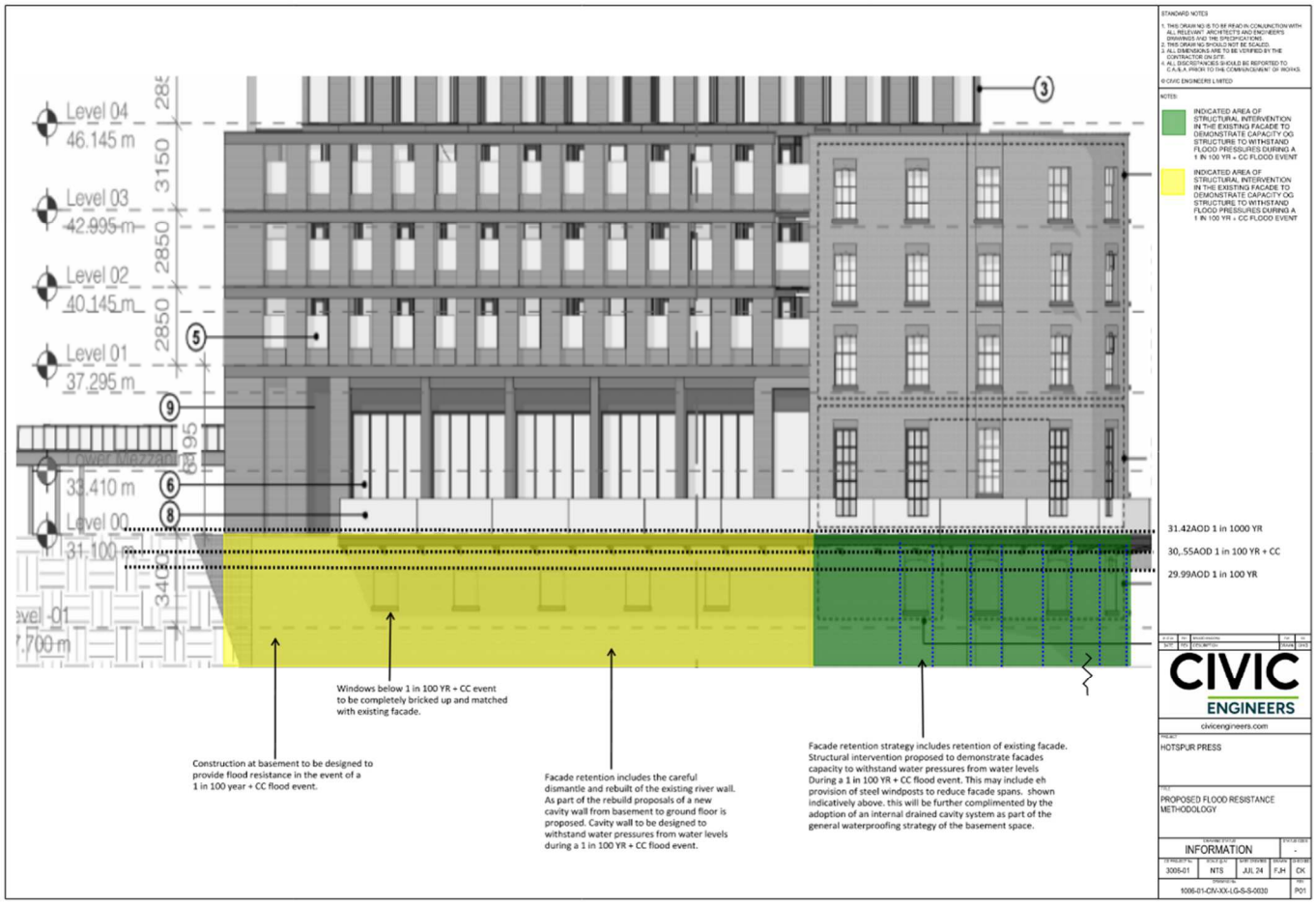


Figure 11: Extract of drawing 1006-01-CIV-XX-XX-S-S-0030 provided in Appendix I. Note that this drawing is produced for a previous design iteration, however, the proposed flood resilience methodology remains current.

The above interventions aim to provide a safe amenity space which is protected from storms up to the 1 in 100 year plus 35% climate change event.

As a result of adopting a flood resistance approach within the existing and proposed building structure there should be no adverse impact on the surrounding area. As described above the current EA flood mapping indicates that the Site is within a Flood Zone 2 and at medium risk of flooding. However, the EA's flood mapping takes into account bare earth data, which effectively models flooding based on the ground surface and does not take into account any basements within buildings.

As the EAs flood modelling is based on such ground data, the impact of resisting flood water from entering the building has no impact on the extent of flooding or the risk of flooding elsewhere. It is also understood that the building owner does not have an obligation under flood legislation to allow their building to flood to mitigate flood risk elsewhere.

It is anticipated that the design and detail of the specific resistance measures would be subject to planning condition with the strategy employed being required to be in accordance with that presented in this Flood Risk Assessment.

Flood resilience measures.

As the approach is to resist flood water from entering the building (for the 1:100 year + 35% climate change storm) it is not proposed to introduce flood resilience measures to the building fabric / internal finishes. However, the area immediately south of the southern boundary of the Site, beyond the site boundary, is designated as Flood Zone 3, which is more susceptible to flooding during a 1:100 + 35% climate change storm due to the lower lying ground levels.

As the building will benefit from flood resistance improvements, there should not be a need to evacuate during storms up to 1:100 + 35% climate change. However, building occupiers should be made aware that areas beyond the site boundary may be flooded and that they should plan their journey accordingly avoiding areas at higher risk of flooding.

Therefore, the building operator shall sign up to the EA's Flood Warning service to raise early warning to building users in the event of flooding to the local area beyond the site boundary.

6.4 Residual Flood Risk

Despite the flood mitigation measures presented above, residual risks of flooding will remain in the event of higher return period storm events, i.e., storm in excess of the 1:100 year plus 35% climate change. To safely manage these residual risks, additional measures should be considered, which may include:

- Provision of clearly marked internal escape routes from basement to ground floor in event of flooding.
- Use of flood-resilient materials in fit-out of building.
- Positioning of electrical points, service meters, boilers above the flood level.
- Installation of non-return valves on foul drainage to prevent backflows of foul water into foul water appliances during flood events.

6.5 Exception Test Summary

The following measures demonstrate the actions undertaken during the development of the Site to ensure that it will be safe during its lifetime:

- All sleeping accommodation is located at a floor level of 36.3mAOD, which is 5.32m above the interpolated 1 in 100 year + climate change flood event plus a freeboard of 600mm.
- The river wall and external wall of the building act as flood defence to the basement. Works proposed as part of the scheme aim to assess and remediate, as necessary, the existing building structure such that it is capable of withstanding future loading including loads from water pressure during flood events. A method for reinforcing the existing façade is indicated in Appendix I.
- Any window openings within the external envelope along the Medlock elevation will be bricked up. Retrofit materials to be selected in line with "Extra flood resistance and resilience measures" EA guidance.
- The provision of a Sustainable Drainage scheme (included within the following sections)

which provides storm water attenuation for storms up to the 1:100 year event plus an allowance for climate change. The discharge rate is also proposed to be reduced to the Q_{BAR} – approximately equivalent to the 1 in 2.3 year greenfield runoff rate for the site – which aims to reduce the risk of flooding in the future.

- The proposed development includes green / blue roofs, trees and planting within the proposed public realm which is an improvement on the existing fully impermeable site.

- The EA flood modelling does not take into account any flood storage within the building basement as this is based on the topography of the ground. Therefore, resisting flood water from entering the building should not have an impact on the wider flood risk.

7. Proposed Drainage Strategy

Sustainable Drainage Systems (SuDS) shall be integrated into the design of the development where feasible and designed in accordance with the specifications outlined in CIRIA C753 ('The SuDS Manual') as well as best practices defined in other local and national guidance. SuDS incorporate nature-based solutions and aim to mimic natural drainage processes by restricting runoff volumes and rates from developments, encouraging discharge of runoff in line with the natural water cycle (i.e. into waterbodies and aquifers), protecting or enhancing water quality as well as providing increased biodiversity and creating better places to live, work and play, amongst other benefits.

SuDS design is typically guided by 'four pillars': water quantity, water quality, amenity and biodiversity, which represent the four main categories in which SuDS can provide significant benefits.

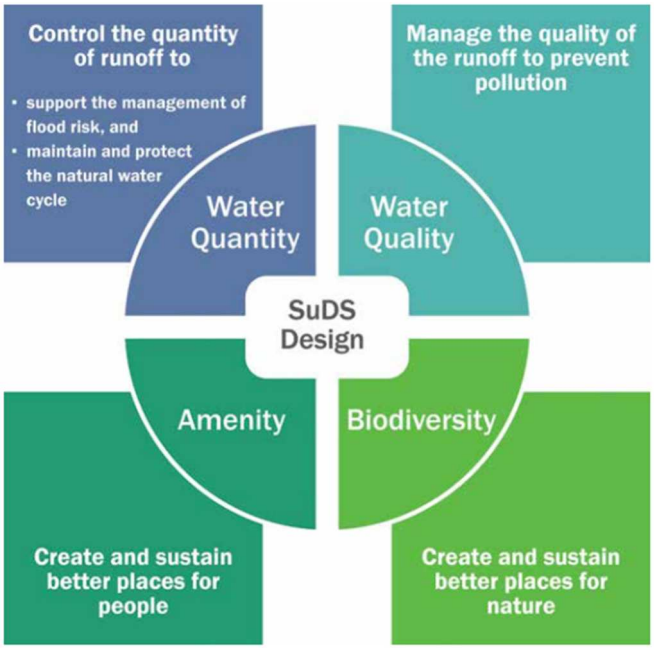


Figure 12. The four pillars of SuDS design. Figure reproduced from Figure 2.1 of CIRIA C753 (The SuDS Manual)

Water quantity design is the main contributor to the mitigation of flood risk with particular regard to the management of flood risk both on site and within the receiving catchment, maintenance of natural hydrological systems and reuse of surface water. The recommendations for the proposed surface water drainage strategy of the development therefore focus on this aspect of SuDS design.

The current proposed drainage strategy for the Site is presented in Appendix F.

7.1.1 Runoff Rates

The Places for Everyone Joint Development Plan stipulates:

> *"Developments should achieve greenfield runoff rates unless it is demonstrated to be impracticable."*

It is therefore intended that the proposed surface water drainage system for the development will restrict surface water discharges to equivalent greenfield rates. When restricting runoff to greenfield rates, two approaches are typically adopted to conform to the 'Non-statutory standards for sustainable drainage systems' published by the Department for Environment, Food and Rural Affairs (DEFRA) in 2015:

> **SuDS Approach 1** – restricting peak 1 in 1 year and 1 in 100 year rates and 1 in 100 year 360 minute discharge volume to equivalent greenfield values, or
>
> **SuDS Approach 2** – restricting only peak rates up to the 1 in 100 year storm to Q_{BAR} (approximately equal to the 1 in 2.3 year greenfield rate).

The current proposed strategy utilises SuDS Approach 2 as insufficient space is available, and anticipated infiltration rates too low, to accommodate long-term storage areas required within SuDS Approach 1 which discharge via infiltration or at a lower discharge rate of 2 l/s/ha.

An estimate for Q_{BAR} has been determined using the IH124 method within HR Wallingford's 'Greenfield runoff rate estimation for sites' tool. This calculation is provided in Appendix G. Q_{BAR} is estimated to be 1 .4 l/s. It is proposed that runoff rates from the proposed development will be restricted to 1.4 l/s for all storm events up to the 1 in 100 year plus 45% climate change event, in accordance with SuDS Approach 2.

7.1.2 Discharge Hierarchy

To ensure that surface water runoff is disposed from sites sustainably, NPPF Planning Practice Guidance Paragraph 7-056-20220825 states that:

> *"Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:*
>
> - *Into the ground (infiltration);*
> - *To a surface water body;*
> - *To a surface water sewer, highway drain, or another drainage system;*
> - *To a combined sewer."*

The potential discharge options have been considered in line with the existing information presented in Section 2, with a summary of the feasibility of each option presented in Table 8.

Table 8. Summary of potential feasibility of discharge options and associated reasoning/conclusions.

Surface Water Discharge Option	Potential	Reasoning & Conclusions
Infiltration	✗	• Phase 1 Preliminary Risk Assessment indicates made ground is present overlaying clay, with a risk of contamination to potable water pipes assumed. • The existing Hotspur Press basement, which is to be incorporated into the proposed development, limits the potential to employ infiltration within a significant portion of the Site. ***Infiltration unlikely to be feasible subject to infiltration testing to BRE 365 as part of intrusive site investigations.***
Water Body	✓	• The River Medlock runs immediately adjacent to the Site and portions of the Site are believed to currently discharge to this water body. ***River Medlock to be considered as a potential discharge point subject to approval by Environment Agency.***
Surface Water Sewer	✗	***It is currently understood that there are no surface water sewers within the vicinity of the Site, subject to confirmation via an updated utilities or drainage survey.***
Combined Sewer	✓	• United Utilities asset maps and CCTV survey undertaken in 2010 show a combined sewer to the east of the Site serving located within Cambridge Street and Gloucester Street. ***Combined sewer considered as a potential discharge point should discharge to water body be found to be unacceptable/infeasible.***

7.1.3 Proposed SuDS Components

Table 9 below describes the potential components of the Development SuDS and highlights where they contribute to the objectives as set out in The SuDS Manual.

Table 9. Potential SuDS components utilised within drainage strategy.

		Benefits		
Components	**Comments**	**Quantity***	**Quality**	**Amenity & Biodiversity**
Bioretention areas	Opportunities will be explored to provide bioretention areas such as tree pits and rain gardens within the public realm.	√	√	√
Permeable Paving	Permeable paving could be considered to some of the open space.	√	√	
Attenuation storage tanks	It is anticipated that below ground storage will need to be provided to supplement the other SuDS.	√		
Trapped gullies, petrol interceptors and silt traps.	Provision of an appropriate level of treatment will need to be provided prior to discharge. Engineered components may be required to supplement the other SuDS.		√	

*reduction in quantity is based on flow rate rather than volume. Significant reductions in the volume of run-off can only realistically be achieved through rainwater harvesting and/or infiltration to the ground.

Bioretention areas and attenuation storage tanks are currently proposed within the drainage strategy presented in Appendix F. The use of permeable paving is to be explored subject to coordination with the Landscape Architect for the development. Maintenance of these SuDS features will be the responsibility of the developer/operator of the development.

8. Foul Drainage

Foul water flows are proposed to be discharged into the public combined sewer system in Gloucester Street, subject to approval with the statutory undertaker United Utilities via an agreement under Section 106 of the Water Industry Act 1991. The rate of discharge of the proposed network will require confirmation with the Mechanical, Electrical and Plumbing (MEP) Engineer during the detailed design phase, however, it is currently believed to be unrestricted.

As shown in the drainage strategy in Appendix F, connection is proposed to be made via an existing manhole. Within current proposals, discharges from ground floor level and above will drain to a gravity network, subject to MEP Engineer coordination. The basement level will likely require a pumped solution, which will be achieved via the installation of a private packaged pump station situated within a sump pit in the basement. This will also help mitigate flood risk to the basement via the drainage system.

As highlighted in Section 5.4, non-return valves should be installed in the network at appropriate locations to prevent backflows of foul water into foul appliances during potential flood events.

9. Conclusion

This report has assessed the current and future risk of flooding to proposed Purpose Built Student Accommodation on the site of the former Hotspur Press building, located in the south of Manchester city centre. The development involves the partial demolition of the former Hotspur Press Complex (Medlock Mill) and redevelopment of the Site to provide Purpose Built Student Accommodation (Sui Generis Use Class) above ground floor commercial or community uses (Use Classes F(e), F2(a)(b) and E(b)) within a part 4/5-storey and part 35-storey building plus roof parapet level above basement, associated ancillary internal and external amenity space, public realm (including a new public square), hard and soft landscaping and associated highway works.

The assessment has been undertaken in accordance with the National Planning Policy Framework (NPPF) and associated guidance on flood risk and coastal change contained within the Planning Practice Guidance. Manchester City Council. Salford City Council and Trafford Councils Strategic Flood Risk Assessment (SFRA) and the Manchester Core Strategy 2012 has served as a further source of information and guidance where relevant.

In its present form, the Site is deemed to lie in Flood Zone 3 and is at high risk from fluvial flooding due to the level of the retained basement finished floor level in relation to the modelled flood level of the adjacent River Medlock. The entirety of the Site is deemed to be at very low risk from surface water/pluvial flooding. Groundwater flooding is deemed to be low risk pending confirmation via an invasive Phase 2 site investigation. All other sources of flooding, including reservoirs, are deemed very low risk.

Climate change is anticipated to exacerbate occurrences of flooding and result in a heightened flood risk to the Site in future. In particular, it is noted that based on Environment Agency (EA) Product 4 data, the flood level of the River Medlock in the 1 in 100 year plus 35% climate change allowance event will likely cause flooding to the proposed basement.

As a more vulnerable development within Flood Zone 3, the proposed development is considered appropriate subject to an exception test. A sequential test has been undertaken as part of the SFRA, which corroborates this statement subject to a detailed review of the development layout and design with regard to flood risk. An exception test has been undertaken in section 6, which details that a) the development provides wider sustainability benefit that outweighs the flood risk and b) the development will be safe for its lifetime without increasing flood risk.

The exception test is demonstrated through flood resistance measures to protect the basement from flooding. Such measures include waterproofing, removal of windows and utilising flood proof structural enhancements.

The proposed drainage system is anticipated to mitigate flood risk by providing water quantity benefits associated with the use of SuDS. Within the current drainage strategy, it is proposed that the peak discharge rate from the Site is restricted to Q_{BAR} – 1.4 l/s – up to the 1% Annual Event Probability (AEP) storm in line with Places for Everyone Policy JP-S4. Attenuation for surface water run-off is to be provided via tree pits and an attenuation tank. The proposed surface water outfall is the River Medlock, pending the receipt of necessary agreements and approvals from the Lead Local Flood Authority (LLFA) and the EA. With the implementation of the above mitigation measures, which we anticipate will be secured by planning condition, the proposals would comply with current flood risk mitigation guidance.

A sequential approach has been adopted within the development design itself, and all residential

units are to be situated at first floor and above, which is deemed to be above the level of potential flooding for the 1% AEP plus climate change plus freeboard. Lower and basement levels of the development will be reserved for leisure and maintenance uses.

Additional mitigation measures that should be considered including bricking up existing windows under the 1:100 + 35% Climate Change flood level with retrofit materials selected in line with "Extra flood resistance" EA guidance, or damp-proof membranes/brick jointing within the basement level. The detailed structural design of the building shall account for the effects of any flood mitigation measures involving the exclusion of flood water, with alterations made to these measures where they are shown to negatively impact the building's structural stability.

Foul water flows will be conveyed using a traditional piped gravity system, with flows from the basement level pumped to the gravity network, discharging via an existing manhole to the existing public combined sewer network in Gloucester Street. This connection is subject to approval from the LLFA and United Utilities, the statutory undertaker for the public sewer network.

Overall, the Site is deemed to have a medium overall flood risk, which is to be mitigated as part of proposals. Furthermore, the development is not expected to have a detrimental impact on wider flood risk in the area and is anticipated to reduce flood risk within the immediate vicinity owing to the reduction of existing discharge rates to the greenfield equivalent targeted by the proposals.

Appendix A

Existing Building Survey



0 1 2 3 4 5 10m

SCALE 1:100

Abbreviations/Symbols (Measured Building Surveys):

C:	Window Cill Height
H:	Window Head Height
BH:	Beam Height
DH:	Door Height
COL:	Column
SVP:	Soil Vent Pipe
FL:	Floor Level
TH:	Threshold Level
2.50	Floor to Ceiling Height
	Vaulted Ceiling

Line types

	Hedge Lines
	Drainage Runs
	Overhead Electricity Cables
	Overhead Telephone Cables

Symbols

	Tree/Bush		Glass House
	Control Station		Osbm
	Borehole		
	Trial Hole		

Abbreviations (Topographic Survey):

AH:	Arch Height
A/V:	Air Valve
BB:	Ballsha Beacon
BOX:	Electricity Box, Cables Box, Etc.
BOL:	Bollard
BT/IC:	British Telecom Inspection Chamber
BS:	Bus Stop
BS/LP:	Bus Stop / Lamp Post
CATV:	CATV Inspection Chamber
CCTV:	Closed Circuit Television
CL:	Cellar Light
C.P/T:	Catch Pit
ER:	Earth Rod
EC:	Electricity Inspection Chamber
EP:	Electricity Pole
FH:	Fire Hydrant
FP:	Flag Pole
GV:	Gas Valve
G:	Gully
IC:	Inspection Chamber
KO:	Kerb Outlet
LP:	Lamp Post
LB:	Letter Box
LC:	Lighting Column
MKR:	Marker
MH:	Manhole
MP:	Mooring Point
MS:	Mile Stone
NYNEX:	Nynex Inspection Chamber
O/H:	Over Hang
P:	Post
PO/IC:	Post Office Inspection Chamber
R/S:	Road Sign
RE:	Rodding Eye
RTW:	Retaining Wall
S/P:	Sign Post
SNP:	Street Name Plate
ST:	Stop Tap
SV:	Stop Valve
TCB:	Telephone Call Box
TH:	Threshold Level
TL:	Traffic Light
TP:	Telegraph Pole
TROUGH:	Trough
WO:	Water Outlet
WM:	Water Meter

Fence Descriptions:

B/W:	Barbed Wire
C/B:	Close Boarded
C/BARRIER:	Crash Barrier
C/L:	Chain Link
C/P:	Chestnut Paling
C/I:	Corrugated Iron
I/R:	Iron Railing
MISC:	Miscellaneous
P/R:	Post & Rail
P/W:	Post & Wire
P/C:	Post & Chain
S/PAL:	Steel Palisade
W/M:	Wire Mesh

Survey Notes:

Coordinates and Levels related to Ordnance Survey Datum - GPS OSGB36

Revision	Date	Description

Client

Project

Hotspur House, Manchester
Basement Floor Plan

Scale	1:100	Surveyed By	H H
		Date	April 2017
Drawing No.	190417HH-01	Checked By	CPLS
		Date	April 2017
		Drawn By	H H
		Date	April 2017



0 1 2 3 4 5 10m

SCALE 1:100

Abbreviations/Symbols (Measured Building Surveys):

C:	Window Cill Height
H:	Window Head Height
BH:	Beam Height
DH:	Door Height
COL:	Column
SVP:	Soil Vent Pipe
FL:	Floor Level
TH:	Threshold Level
(2.50)	Floor to Ceiling Height
	Vaulted Ceiling

Line types

Hedge Lines
Drainage Runs
Overhead Electricity Cables
Overhead Telephone Cables

Symbols

Tree/Bush
Glass House
Control Station
Osbm
Borehole
Trial Hole

Abbreviations (Topographic Survey):

AH:	Arch Height
AV:	Air Valve
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BOX:	Electricity Box, Cables Box, Etc.
BOL:	Bollard
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EP:	Electricity Pole
FH:	Fire Hydrant
FP:	Flag Pole
GV:	Gas Valve
G:	Gully
IC:	Inspection Chamber
KO:	Kerb Outlet
LP:	Lamp Post
LB:	Letter Box
LC:	Lighting Column
MKR:	Marker
MH:	Manhole
MP:	Mooring Point
MS:	Mile Stone
NYNEX:	Nynex Inspection Chamber
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PO/IC:	Post Office Inspection Chamber
R/S:	Road Sign
RE:	Rodding Eye
RTW:	Retaining Wall
S/P:	Sign Post
SNP:	Street Name Plate
ST:	Stop Tap
SV:	Stop Valve
TCB:	Telephone Call Box
TH:	Threshold Level
TL:	Traffic Light
TP:	Telegraph Pole
TROUGH:	Trough
WO:	Water Outlet
WM:	Water Meter

Fence Descriptions:

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S/PAL:	Steel Palisade
W/M:	Wire Mesh

Survey Notes:

Coordinates and Levels related to Ordnance Survey Datum - GPS OSGB36

Revision	Date	Description

Client

Project

Hotspur House, Manchester
Ground Floor Plan

Scale	Surveyed By	Date
1:100	H H	April 2017
Drawing No.	Checked By	Date
	CPLS	April 2017
190417HH-02	Drawn By	Date
	H H	April 2017



0 1 2 3 4 5 10m

SCALE 1:100

Abbreviations/Symbols (Measured Building Surveys):

C:	Window Cill Height
H:	Window Head Height
BH:	Beam Height
DH:	Door Height
COL:	Column
SVP:	Soil Vent Pipe
FL:	Floor Level
TH:	Threshold Level
2.50	Floor to Ceiling Height
	Vaulted Ceiling

Line types

	Hedge Lines
	Drainage Runs
	Overhead Electricity Cables
	Overhead Telephone Cables

Symbols

	Tree/Bush		Glass House
	Control Station		Osbm
	Borehole		
	Trial Hole		

Abbreviations (Topographic Survey):

AH:	Arch Height
AV:	Air Valve
BB:	Ballsha Beacon
BOX:	Electricity Box, Cables Box, Etc.
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BT/IC:	British Telecom Inspection Chamber
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G:	Gully
IC:	Inspection Chamber
KO:	Kerb Outlet
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LB:	Letter Box
LC:	Lighting Column
MKR:	Marker
MH:	Manhole
MP:	Mooring Point
MS:	Mile Stone
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O/H:	Over Hang
P:	Post
PO/IC:	Post Office Inspection Chamber
R/S:	Road Sign
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TP:	Telegraph Pole
TROUGH:	Trough
WO:	Water Outlet
WM:	Water Meter

Fence Descriptions:

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P/W:	Post & Wire
P/C:	Post & Chain
S/PAL:	Steel Palisade
W/M:	Wire Mesh

Survey Notes:

Coordinates and Levels related to Ordnance Survey Datum - GPS OSGB36

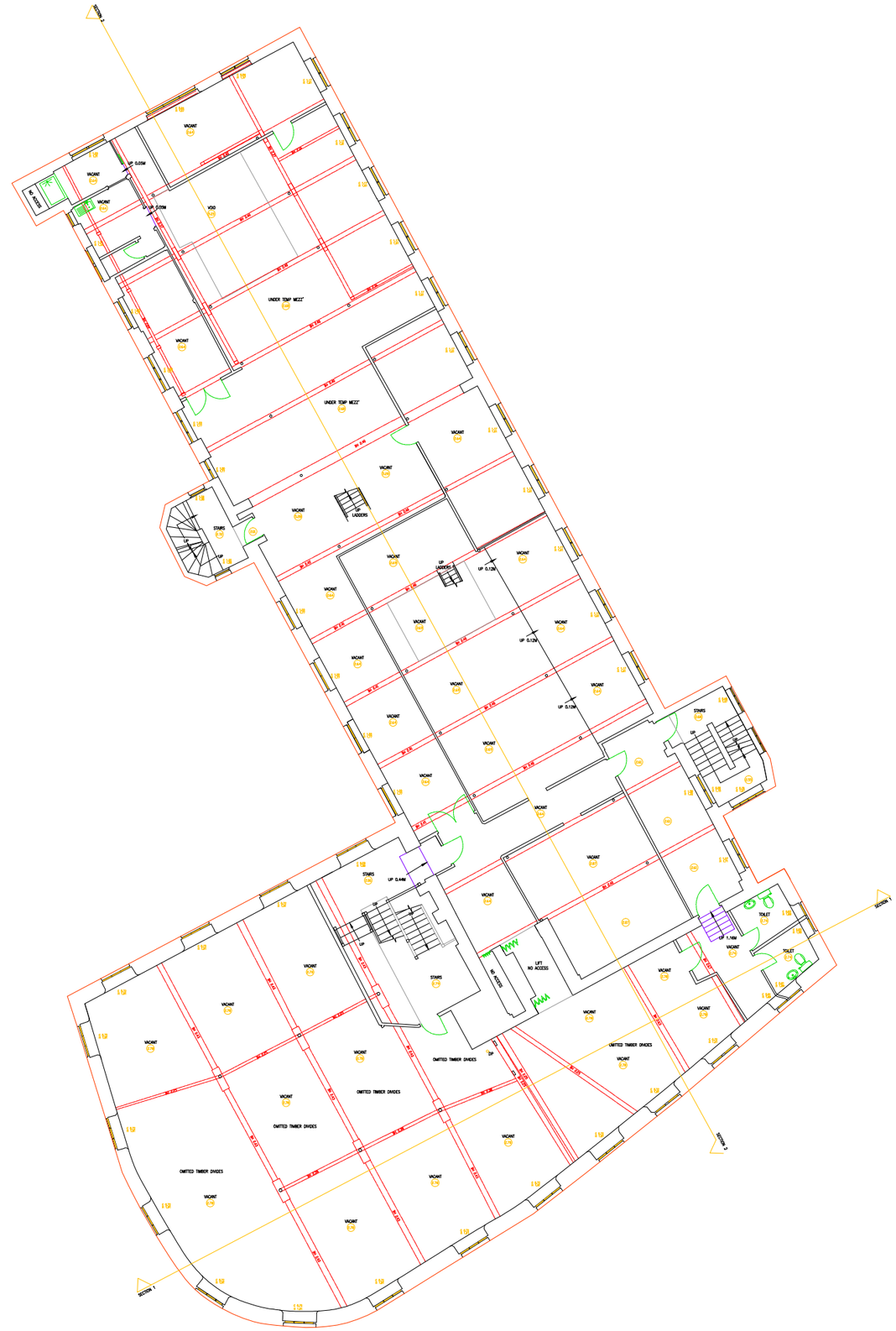
Revision	Date	Description

Client

Project

Hotspur House, Manchester
Upper Ground Floor Plan

Scale 1:100	Surveyed By H H — Date April 2017
Drawing No. 190417HH-03	Checked By CPLS — Date April 2017
	Drawn By H H — Date April 2017



0 1 2 3 4 5 10m

SCALE 1:100

Abbreviations/Symbols (Measured Building Surveys):

C:	Window Cill Height
H:	Window Head Height
BH:	Beam Height
DH:	Door Height
COL:	Column
SVP:	Soil Vent Pipe
FL:	Floor Level
TH:	Threshold Level
2.50	Floor to Ceiling Height
	Vaulted Ceiling

Line types

	Hedge Lines
	Drainage Runs
	Overhead Electricity Cables
	Overhead Telephone Cables

Symbols

	Tree/Bush		Glass House
	Control Station		Osbm
	Borehole		
	Trial Hole		

Abbreviations (Topographic Survey):

AH:	Arch Height
AV:	Air Valve
BB:	Ballsha Beacon
BOX:	Electricity Box, Cables Box, Etc.
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BS/LP:	Bus Stop / Lamp Post
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CCTV:	Closed Circuit Television
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FP:	Flag Pole
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KO:	Kerb Outlet
LP:	Lamp Post
LB:	Letter Box
LC:	Lighting Column
MKR:	Marker
MH:	Manhole
MP:	Mooring Point
MS:	Mile Stone
NYNEX:	Nynex Inspection Chamber
O/H:	Over Hang
P:	Post
PO/IC:	Post Office Inspection Chamber
R/S:	Road Sign
RE:	Rodding Eye
RTW:	Retaining Wall
S/P:	Sign Post
SNP:	Street Name Plate
ST:	Stop Tap
SV:	Stop Valve
TCB:	Telephone Call Box
TH:	Threshold Level
TL:	Traffic Light
TP:	Telegraph Pole
TROUGH:	Trough
WO:	Water Outlet
WM:	Water Meter

Fence Descriptions:

B/W:	Barbed Wire
C/B:	Close Boarded
C/BARRIER:	Crash Barrier
C/L:	Chain Link
C/P:	Chestnut Paling
C/I:	Corrugated Iron
I/R:	Iron Railing
MISC:	Miscellaneous
P/R:	Post & Rail
P/W:	Post & Wire
P/C:	Post & Chain
S/PAL:	Steel Palisade
W/M:	Wire Mesh

Survey Notes:

Coordinates and Levels related to Ordnance Survey Datum - GPS OSGB36

Revision	Date	Description

Client

Project

Hotspur House, Manchester
First Floor Plan

Scale 1:100	Surveyed By H H	Date April 2017
Drawing No. 190417HH-04	Checked By CPLS	Date April 2017
	Drawn By H H	Date April 2017



0 1 2 3 4 5 10m

SCALE 1:100

Abbreviations/Symbols (Measured Building Surveys):

C:	Window Cill Height
H:	Window Head Height
BH:	Beam Height
DH:	Door Height
COL:	Column
SVP:	Soil Vent Pipe
FL:	Floor Level
TH:	Threshold Level
2.50	Floor to Ceiling Height
	Vaulted Ceiling

Line types

Hedge Lines
Drainage Runs
Overhead Electricity Cables
Overhead Telephone Cables

Symbols

Tree/Bush
Glass House
Control Station
Osbm
Borehole
Trial Hole

Abbreviations (Topographic Survey):

AH:	Arch Height
AV:	Air Valve
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BOX:	Electricity Box, Cables Box, Etc.
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TCB:	Telephone Call Box
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TP:	Telegraph Pole
TROUGH:	Trough
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WM:	Water Meter

Fence Descriptions:

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P/R:	Post & Rail
P/W:	Post & Wire
P/C:	Post & Chain
S/PAL:	Steel Palisade
W/M:	Wire Mesh

Survey Notes:

Coordinates and Levels related to Ordnance Survey Datum - GPS OSG836

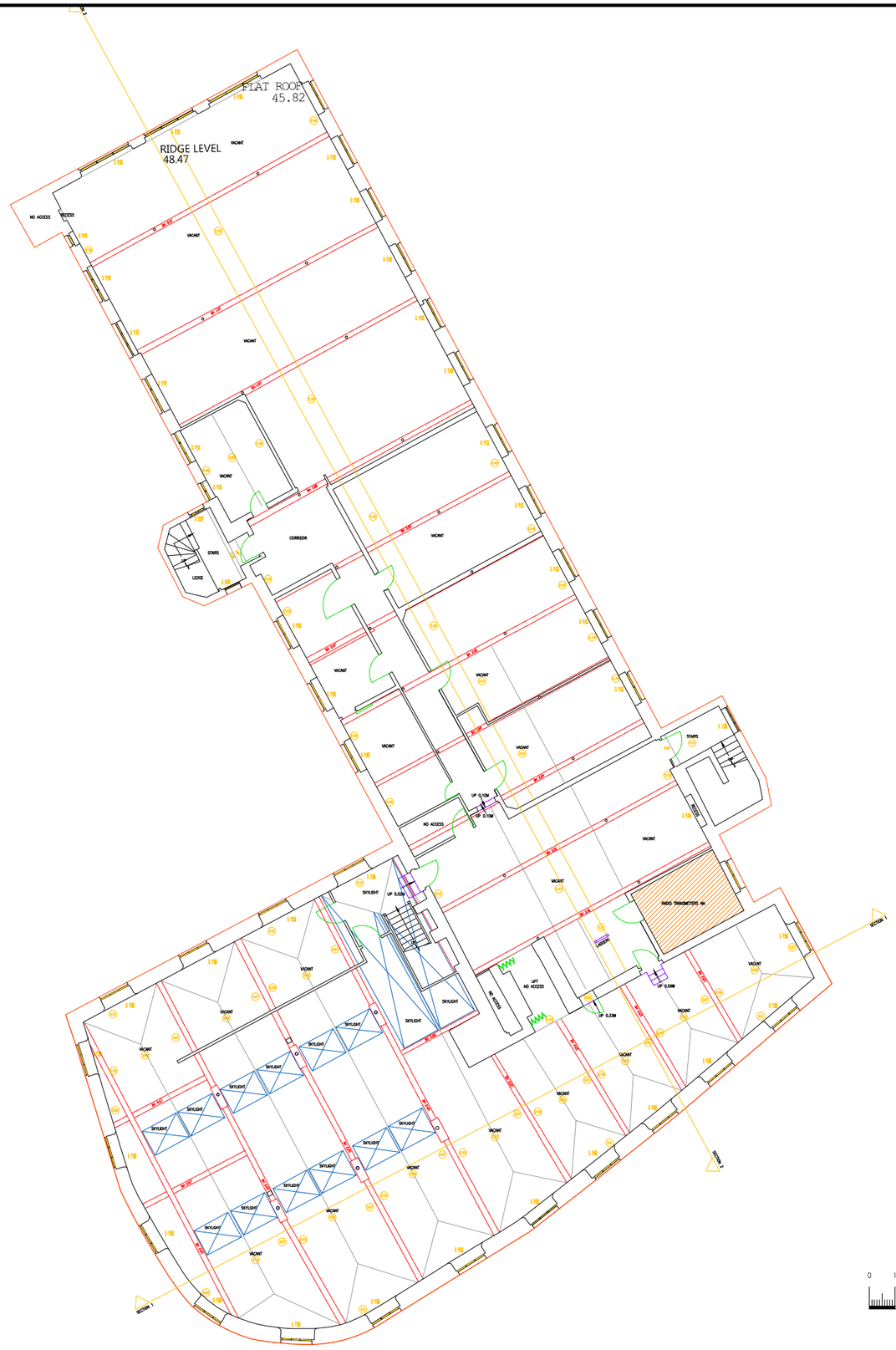
Revision	Date	Description

Client

Project

Hotspur House, Manchester
Second Floor Plan

Scale 1:100	Surveyed By H H	Date April 2017
Drawing No.	Checked By CPLS	Date April 2017
190417HH-05	Drawn By H H	Date April 2017



0 1 2 3 4 5 10m

SCALE 1:100

Abbreviations/Symbols (Measured Building Surveys):

C:	Window Cill Height
H:	Window Head Height
BH:	Beam Height
DH:	Door Height
COL:	Column
SVP:	Soil Vent Pipe
FL:	Floor Level
TH:	Threshold Level
2.50	Floor to Ceiling Height
	Vaulted Ceiling

Line types

	Hedge Lines
	Drainage Runs
	Overhead Electricity Cables
	Overhead Telephone Cables

Symbols

	Tree/Bush		Glass House
	Control Station		Osbm
	Borehole		
	Trial Hole		

Abbreviations (Topographic Survey):

AH:	Arch Height
AV:	Air Valve
BB:	Ballsha Beacon
BOX:	Electricity Box, Cables Box, Etc.
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BT/IC:	British Telecom Inspection Chamber
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CL:	Ceiling Light
C.P/T:	Catch Pit
ER:	Earth Rod
EC:	Electricity Inspection Chamber
EP:	Electricity Pole
FH:	Fire Hydrant
FP:	Flag Pole
GV:	Gas Valve
G:	Gully
IC:	Inspection Chamber
KO:	Kerb Outlet
LP:	Lamp Post
LB:	Letter Box
LC:	Lighting Column
MKR:	Marker
MH:	Manhole
MP:	Mooring Point
MS:	Mile Stone
NYNEX:	Nynex Inspection Chamber
O/H:	Over Hang
P:	Post
PO/IC:	Post Office Inspection Chamber
R/S:	Road Sign
RE:	Rodding Eye
RTW:	Retaining Wall
S/P:	Sign Post
SNP:	Street Name Plate
ST:	Stop Tap
SV:	Stop Valve
TCB:	Telephone Call Box
TH:	Threshold Level
TL:	Traffic Light
TP:	Telegraph Pole
TROUGH:	Trough
WO:	Water Outlet
WM:	Water Meter

Fence Descriptions:

B/W:	Barbed Wire
C/B:	Close Boarded
C/BARRIER:	Crash Barrier
C/L:	Chain Link
C/P:	Chestnut Paling
C/I:	Corrugated Iron
I/R:	Iron Railing
MISC:	Miscellaneous
P/R:	Post & Rail
P/W:	Post & Wire
P/C:	Post & Chain
S/PAL:	Steel Palisade
W/M:	Wire Mesh

Survey Notes:

Coordinates and Levels related to Ordnance Survey Datum - GPS OSGB36

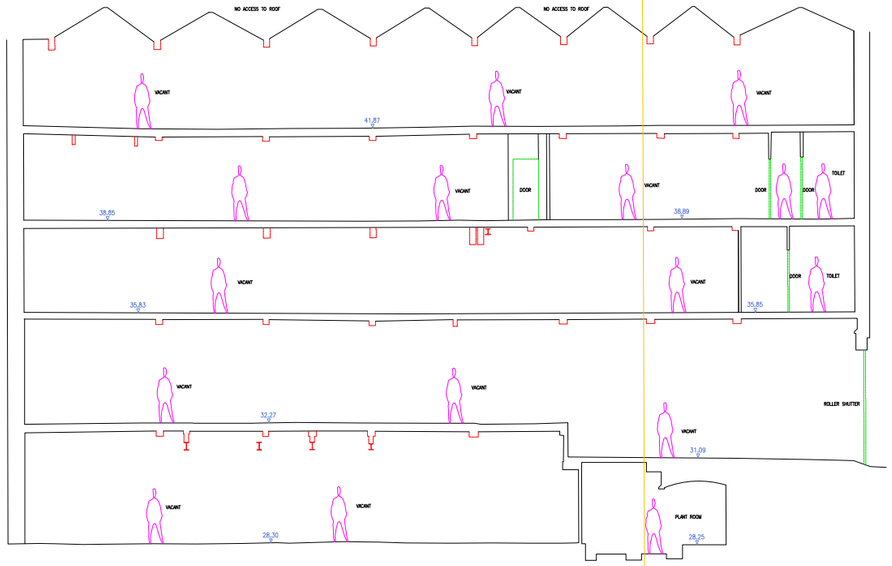
Revision	Date	Description

Client

Project

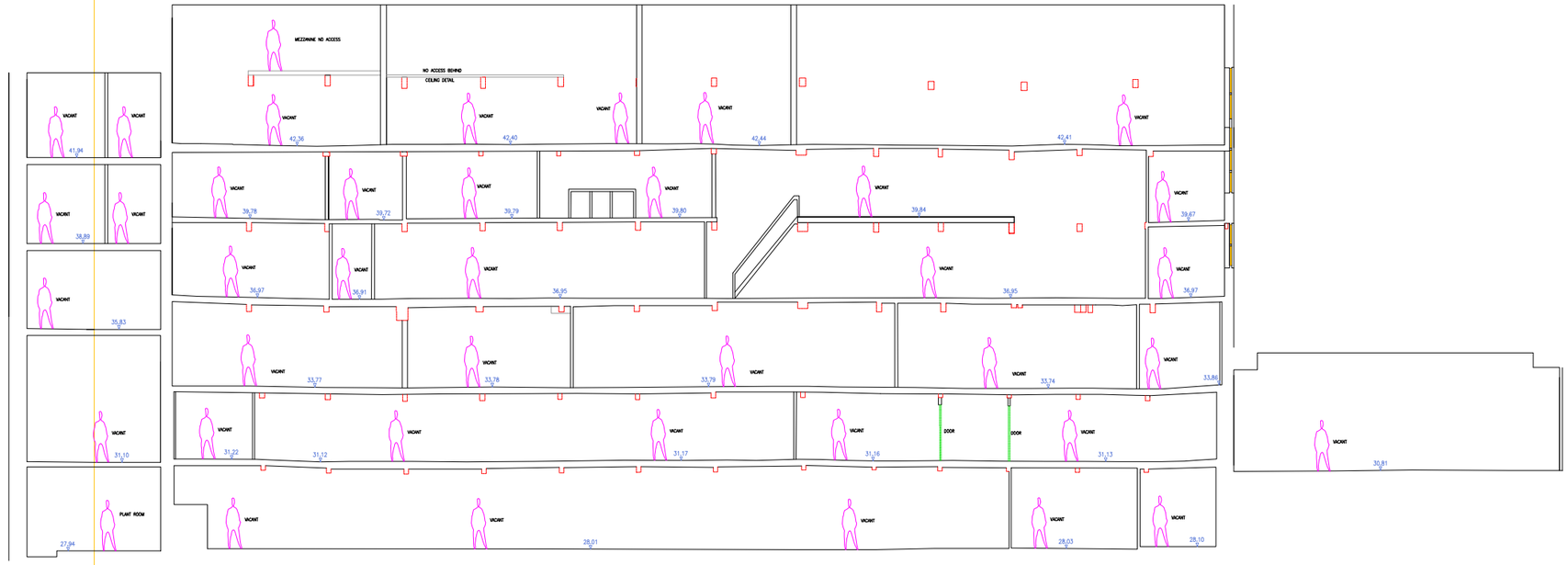
Hotspur House, Manchester
Third Floor Plan

Scale	1:100	Surveyed By	H H
		Date	April 2017
Drawing No.	190417HH-06	Checked By	CPLS
		Date	April 2017
		Drawn By	H H
		Date	April 2017



DATUM LINE 25.00m

SECTION 1



DATUM LINE 25.00m

SECTION 2

0 1 2 3 4 5 10m

SCALE 1:100

Abbreviations/Symbols (Measured Building Surveys):

C:	Window Cill Height
H:	Window Head Height
BH:	Beam Height
DH:	Door Height
COL:	Column
SVP:	Soil Vent Pipe
FL:	Floor Level
TH:	Threshold Level
2.50	Floor to Ceiling Height
	Vaulted Ceiling

Line types

	Hedge Lines
	Drainage Runs
	Overhead Electricity Cables
	Overhead Telephone Cables

Symbols

	Tree/Bush		Glass House
	Control Station		Osbm
	Borehole		
	Trial Hole		

Abbreviations (Topographic Survey):

AH:	Arch Height
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MH:	Manhole
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P/R:	Post & Rail
P/W:	Post & Wire
P/C:	Post & Chain
S/PAL:	Steel Palisade
W/M:	Wire Mesh

Survey Notes:

Coordinates and Levels related to Ordnance Survey Datum - GPS OSGB36

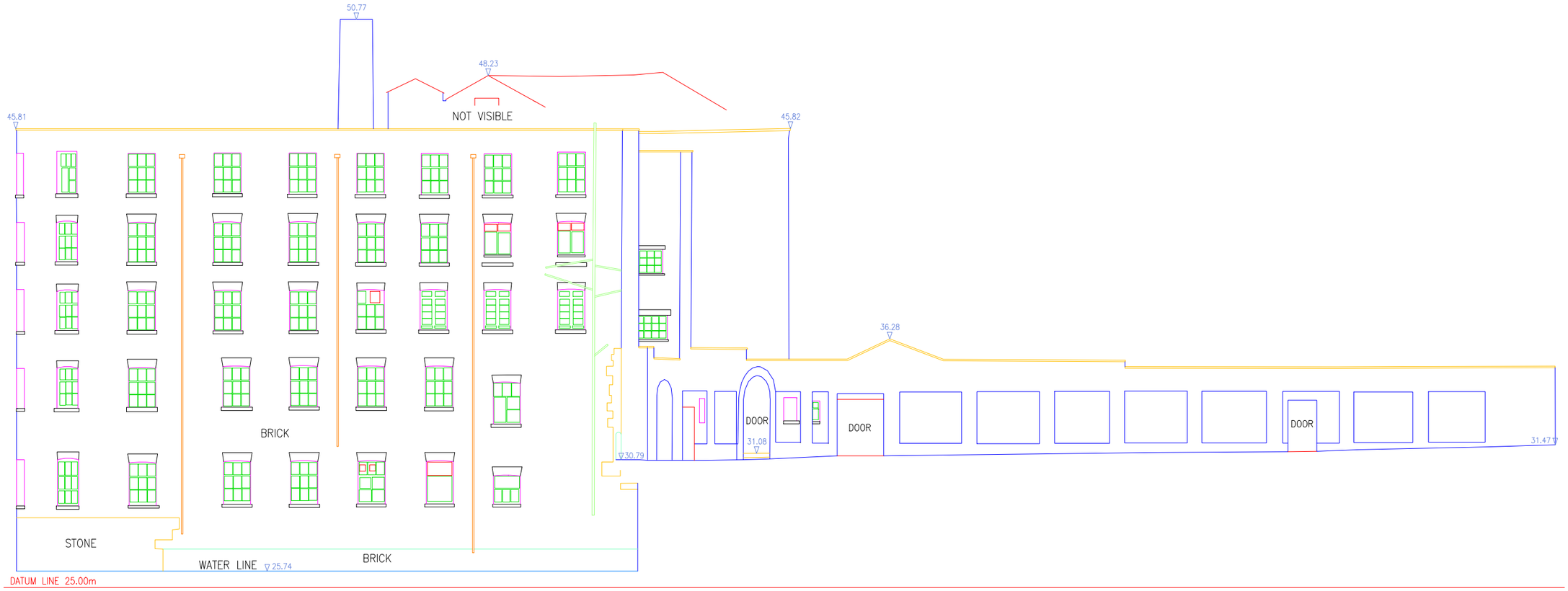
Revision	Date	Description

Client

Project

Hotspur House, Manchester
Section 1&2

Scale	1:100	Surveyed By	H H
		Date	April 2017
Drawing No.	190417HH-07	Checked By	CPLS
		Date	April 2017
		Drawn By	H H
		Date	April 2017



0 1 2 3 4 5 10m

SCALE 1:100

Abbreviations/Symbols (Measured Building Surveys):

C:	Window Cill Height
H:	Window Head Height
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	Vaulted Ceiling

Line types

	Hedge Lines
	Drainage Runs
	Overhead Electricity Cables
	Overhead Telephone Cables

Symbols

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	Control Station		Osbm
	Borehole		
	Trial Hole		

Abbreviations (Topographic Survey):

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O/H:	Over Hang
P:	Post
PO/IC:	Post Office Inspection Chamber
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MISC:	Miscellaneous
P/R:	Post & Rail
P/W:	Post & Wire
P/C:	Post & Chain
S/PAL:	Steel Palisade
W/M:	Wire Mesh

Survey Notes:

Coordinates and Levels related to Ordnance Survey Datum - GPS OSGB36

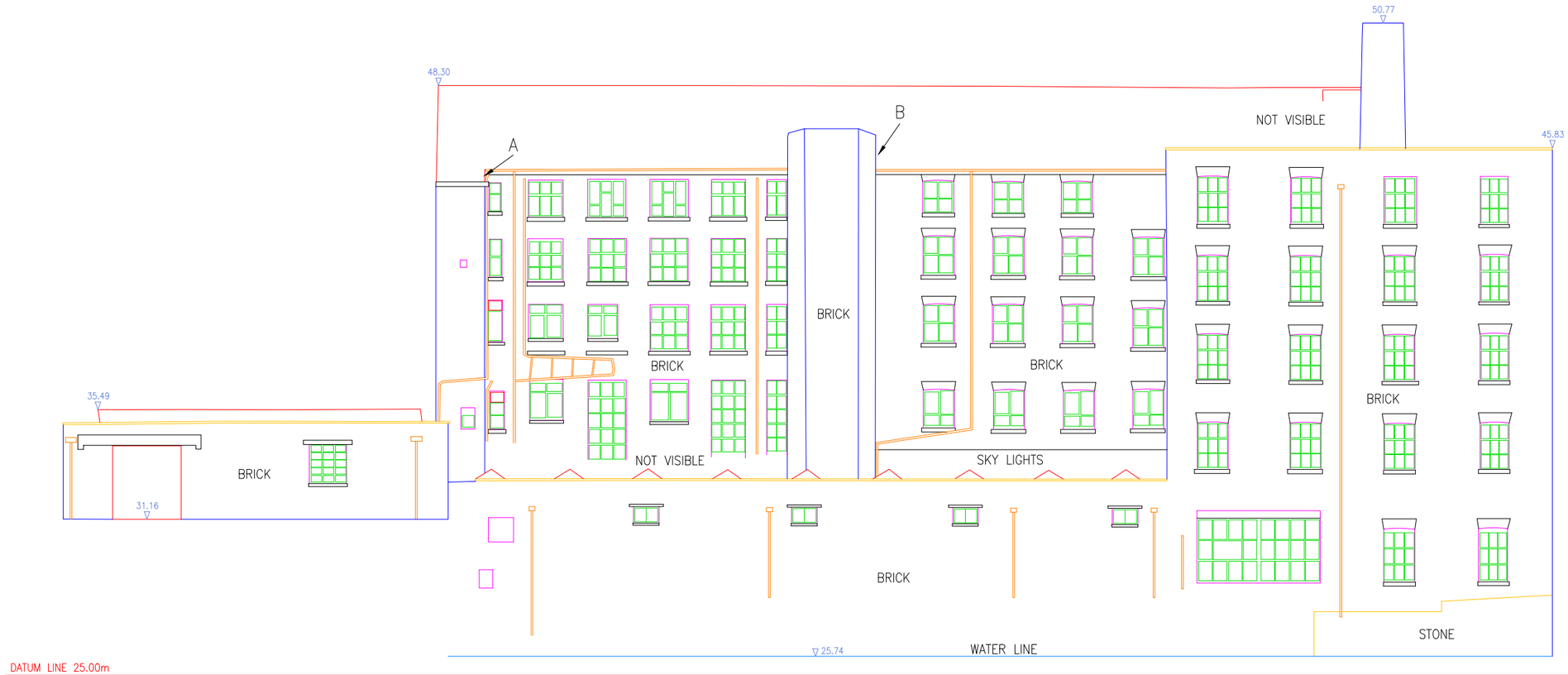
Revision	Date	Description

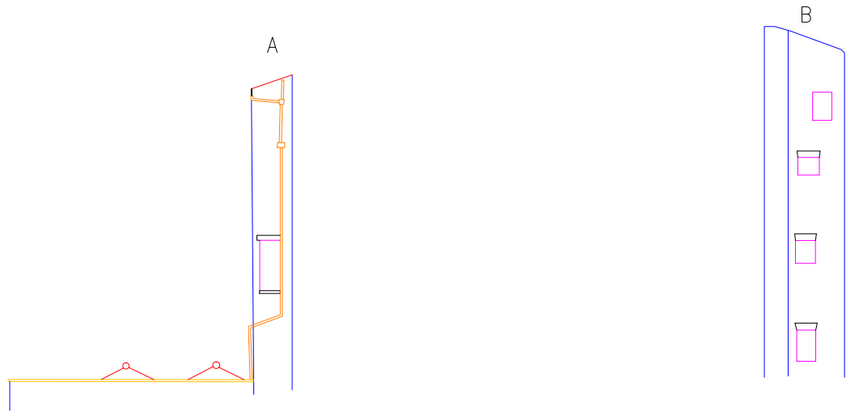
Client

Project

Hotspur House, Manchester
Elevation 1

Scale	1:100	Surveyed By	J C
		Date	March 2017
Drawing No.		Checked By	CPLS
		Date	March 2017
150317JC-01		Drawn By	J C
		Date	March 2017





0 1 2 3 4 5 10m

SCALE 1:100

Abbreviations/Symbols (Measured Building Surveys):

C:	Window Cill Height
H:	Window Head Height
BH:	Beam Height
DH:	Door Height
COL:	Column
SVP:	Soil Vent Pipe
FL:	Floor Level
TH:	Threshold Level
2.50	Floor to Ceiling Height
	Vaulted Ceiling

Line types

	Hedge Lines
	Drainage Runs
	Overhead Electricity Cables
	Overhead Telephone Cables

Symbols

	Tree/Bush		Glass House
	Control Station		Osbm
	Borehole		
	Trial Hole		

Abbreviations (Topographic Survey):

AH:	Arch Height
AV:	Air Valve
BB:	Ballsha Beacon
BOX:	Electricity Box, Cables Box, Etc.
BOL:	Bollard
BT/IC:	British Telecom Inspection Chamber
BS:	Bus Stop
BS/LP:	Bus Stop / Lamp Post
CATV:	CATV Inspection Chamber
CCTV:	Closed Circuit Television
CL:	Ceiling Light
C.P/T:	Catch Pit
ER:	Earth Rod
EC:	Electricity Inspection Chamber
EP:	Electricity Pole
FH:	Fire Hydrant
FP:	Flag Pole
GV:	Gas Valve
G:	Gully
IC:	Inspection Chamber
KO:	Kerb Outlet
LP:	Lamp Post
LB:	Letter Box
LC:	Lighting Column
MKR:	Marker
MH:	Manhole
MP:	Mooring Point
MS:	Mile Stone
NYNEX:	Nynex Inspection Chamber
O/H:	Over Hang
P:	Post
PO/IC:	Post Office Inspection Chamber
R/S:	Road Sign
RE:	Rodding Eye
RTW:	Retaining Wall
S/P:	Sign Post
SNP:	Street Name Plate
ST:	Stop Tap
SV:	Stop Valve
TCB:	Telephone Call Box
TH:	Threshold Level
TL:	Traffic Light
TP:	Telegraph Pole
TROUGH:	Trough
WO:	Water Outlet
WM:	Water Meter

Fence Descriptions:

B/W:	Barbed Wire
C/B:	Close Boarded
C/BARRIER:	Crash Barrier
C/L:	Chain Link
C/P:	Chestnut Paling
C/I:	Corrugated Iron
I/R:	Iron Railing
MISC:	Miscellaneous
P/R:	Post & Rail
P/W:	Post & Wire
P/C:	Post & Chain
S/PAL:	Steel Palisade
W/M:	Wire Mesh

Survey Notes:

Coordinates and Levels related to Ordnance Survey Datum - GPS OSGB36

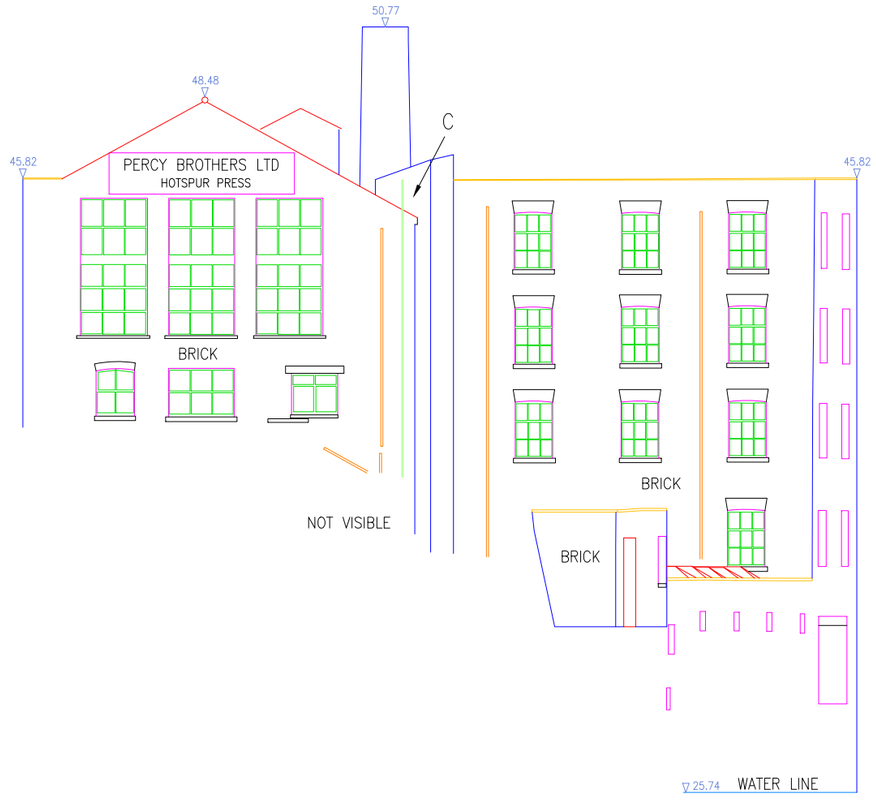
Revision	Date	Description

Client

Project

Hotspur House, Manchester
Elevation 2

Scale 1:100	Surveyed By J C	Date March 2017
Drawing No. 150317JC-02	Checked By CPLS	Date March 2017
	Drawn By J C	Date March 2017



DATUM LINE 25.00m

0 1 2 3 4 5 10m

SCALE 1:100

Abbreviations/Symbols (Measured Building Surveys):

C:	Window Cill Height
H:	Window Head Height
BH:	Beam Height
DH:	Door Height
COL:	Column
SVP:	Soil Vent Pipe
FL:	Floor Level
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2.50	Floor to Ceiling Height
	Vaulted Ceiling

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R/S:	Road Sign
RE:	Rodding Eye
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S/PAL:	Steel Palisade
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Survey Notes:

Coordinates and Levels related to Ordnance Survey Datum - GPS OSGB36

Revision	Date	Description

Client

Project

Hotspur House, Manchester
Elevation 3

Scale	1:100	Surveyed By	J C
		Date	March 2017
Drawing No.	150317JC-03	Checked By	CPLS
		Date	March 2017
		Drawn By	J C
		Date	March 2017



DATUM LINE 25.00m

0 1 2 3 4 5 10m

SCALE 1:100

Abbreviations/Symbols (Measured Building Surveys):

C:	Window Cill Height
H:	Window Head Height
BH:	Beam Height
DH:	Door Height
COL:	Column
SVP:	Soil Vent Pipe
FL:	Floor Level
TH:	Threshold Level
2.50	Floor to Ceiling Height
	Vaulted Ceiling

Line types

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	Drainage Runs
	Overhead Electricity Cables
	Overhead Telephone Cables

Symbols

	Tree/Bush		Glass House
	Control Station		Osbm
	Borehole		
	Trial Hole		

Abbreviations (Topographic Survey):

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S/PAL:	Steel Palisade
W/M:	Wire Mesh

Survey Notes:

Coordinates and Levels related to Ordnance Survey Datum - GPS OSGB36

Revision	Date	Description

Client

Project

Hotspur House, Manchester
Elevation 4

Scale	1:100	Surveyed By	J C
		Date	March 2017
Drawing No.		Checked By	CPLS
		Date	March 2017
150317JC-04		Drawn By	J C
		Date	March 2017

Appendix B

Existing Drainage Information

CON29DW Commercial Search

Responses to a drainage and water enquiry for commercial premises or development sites.

Client:

Search Acumen

The Maidstone Studios
New Cut Road,
Maidstone, Kent
ME14 5NZ

FAO:

Client ref: SA1628151-162815104

Order number: UUPS-ORD-473922
Received date: 22/03/2023
Response date: 13/04/2023

The following records were searched in compiling this report:

The map of public sewers
The map of waterworks
Water and sewerage billing records
Adoption of public sewers records
Building over public sewer records
Adoption of public water mains records
Water supply clarification

Property address: LAND AT HOTSPUR HOUSE 2 GLOUCESTER STREET, MANCHESTER MANCHESTER DISTRICT, M1 5QR

Please Note - We must make you aware that due to the introduction of the open market with effect from 1st April 2017 for commercial customers, Property Searches will no longer be able to resolve issues regarding some discrepancies within the report. Due to the change in the structure of the market the retailer is now responsible for taking ownership of certain issues, particularly relating to billing/tariff charges as well as, but not limited to change of usage of a property.

Enquiries and Responses
The records were searched by Natalie Howel for United Utilities who does not have, nor is likely to have, any personal or business relationship with any person involved in the sale of the property.

This search report was prepared by Natalie Howel for United Utilities who does not have, nor is likely to have, any personal or business relationship with any person involved in the sale of the property.

How to contact us:

United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP

Telephone: 0370 7510101

E-mail: propertysearches@uuplc.co.uk

If you are planning works anywhere in the North West, please read our access statement before you start work to check how it will affect our network. http://www.unitedutilities.com/work-near-asset.aspx .

What is included:

1. Summary of findings and key
2. Detailed findings of the CON29DW
3. Guidance for interpretation
4. Terms and conditions
5. Complaints policy

United Utilities
Water for the North West

CON29DW COMMERCIAL DRAINAGE & WATER SEARCH

To help understand the implications of the drainage and water enquiries report a summary guide to the content of the full report is provided below.

✓ *This response represents the typical situation for a property.*

× *This response represents an uncommon situation for a property and the purchaser should carefully consider its implications.*

⚑ *The attention of the purchaser is drawn to this response. The purchaser may wish to make further investigations into this situation.*

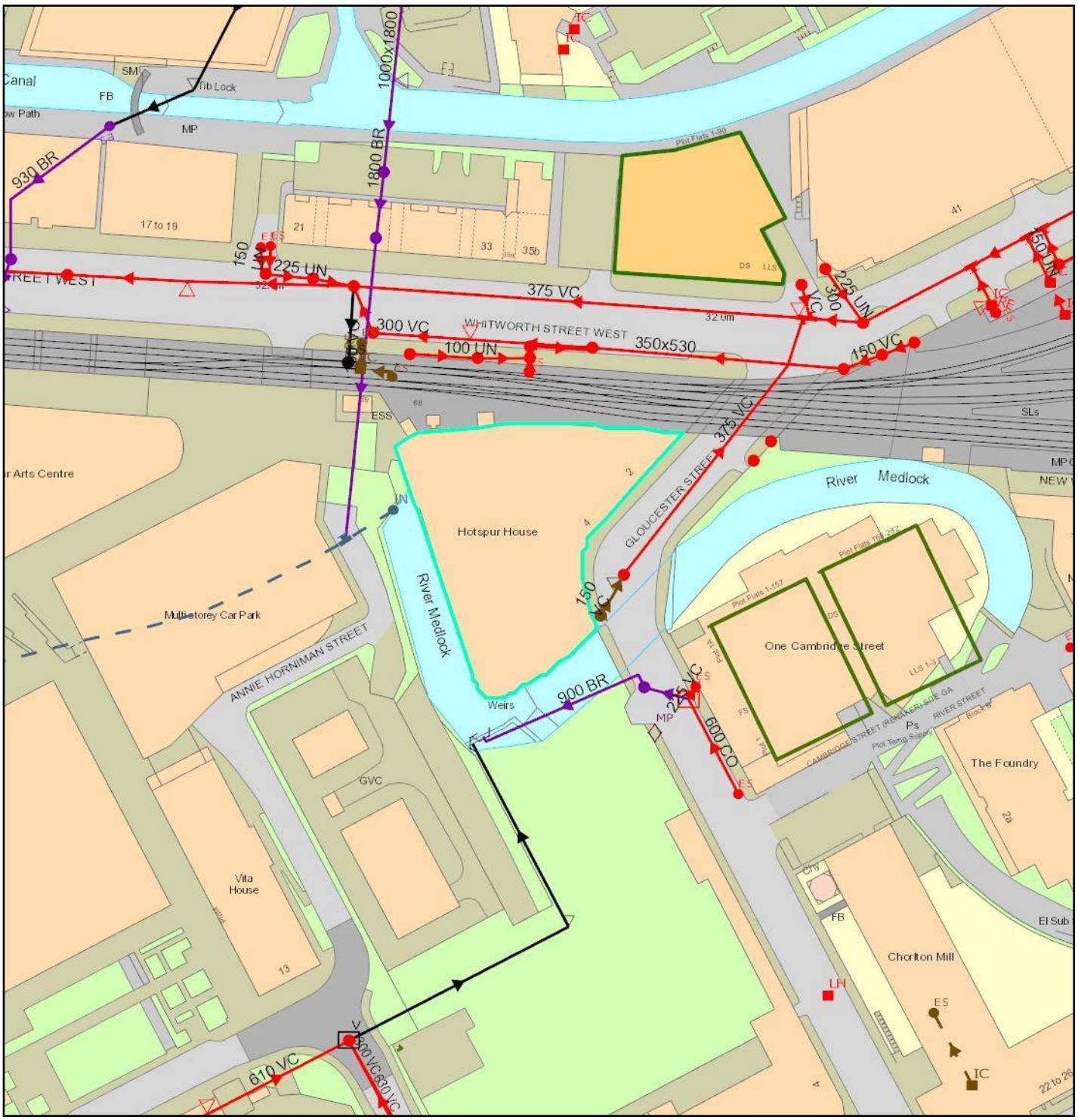
Question	Report Schedule	Answer	
1.1	Where relevant, please include a copy of an extract from the public sewer map.	Yes & in vicinity	✓
1.2	Where relevant, please include a copy of an extract from the map of waterworks.	Yes & in vicinity	✓
2.1	Does foul water from the property drain to a public sewer?	Plot of land	⚑
2.2	Does surface water from the property drain to a public sewer?	Plot of land	⚑
2.3	Is a surface water drainage charge payable?	No	×
2.4	Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?	None	✓
2.4.1	Does the public sewer map indicate any pumping station or any other ancillary apparatus within the boundaries of the property?	None	✓
2.5	Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?	None	⚑
2.5.1	Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?	None	✓
2.6	Are any foul sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?	No	✓
2.6.1	Are any surface water pipes or lateral drains serving, or which are proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?	No	✓
2.7	Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?	None	✓
2.8	Is the building which is or forms part of the property at risk of internal flooding due to overloaded public sewers?	No	✓
2.9	Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.	Yes	✓
3.1	Is the property connected to mains water supply?	Plot of Land	⚑
3.2	Are there any water mains, resource mains or discharge pipes within the boundaries of the property	Yes	×

Question	Report Schedule	Answer	
3.3	Is any water main or service pipe serving or which is proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?	No	✓
3.4	Is the building at risk of receiving low water pressure or flow?	No	✓
3.5	What is the clarification of the water supply for the property?	Very Soft	✓
3.6	Is there a meter installed at the property?	No	✓
3.7	Please include details of the location of any water meter serving the property.	No meter	✓
4.1.1	Who is responsible for providing the sewerage services for the property?	United Utilities	✓
4.1.2	Who is responsible for providing the water services for the property?	United Utilities	✓
4.2	Who bills the property for sewerage services?	Retailer sewer	✓
4.3	Who bills the property for water services?	Retailer water	✓
5.1	Is there Consent, on this property, to discharge Trade Effluent under S118 of the Water Industry Act (1991) into the public sewerage system?	No	✓
6.1	Is there a wayleave/easement agreement giving the Water and/or Sewerage Undertaker the right to lay or maintain assets or right of access to pass through private land in order to reach the Company's assets?	No	✓
6.2	On the copy extract from the public sewer map, please show manhole cover, depth and invert levels where the information is available.	Not included	✓

United Utilities
Water for the North West

CON29DW
COMMERCIAL
DRAINAGE & WATER SEARCH

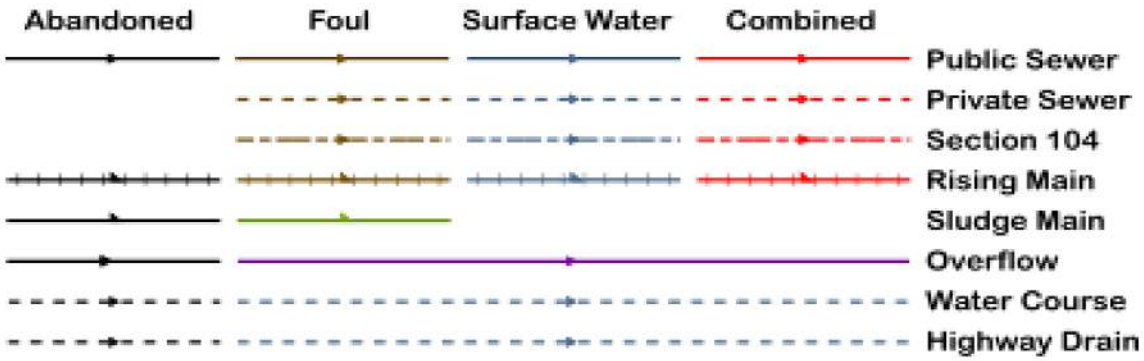
SEWER RECORD LAND AT HOTSPUR HOUSE 2 GLOUCESTER STREET, MANCHESTER MANCHESTER DISTRICT, M1 5QR



The position of underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private pipes, sewers or drains may not be recorded. United Utilities Water PLC will not accept any liability for any damage caused by the actual positions being different from those shown.

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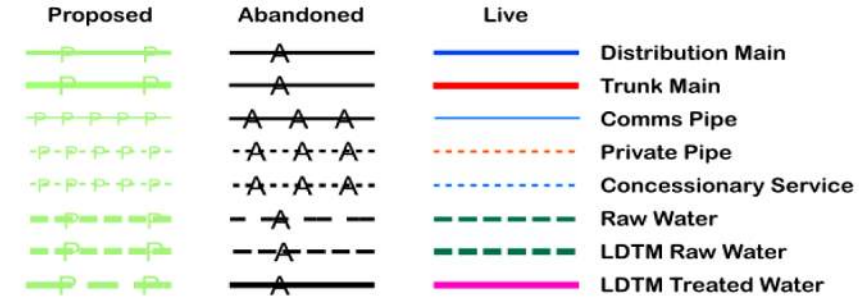
Wastewater Symbology



All point assets follow the standard colour convention: red – combined, brown - foul, blue – surface water, purple - overflow

- Manhole
- HS Head of System
- ES Extent of Survey
- RE Rodding Eye
- IN Inlet
- DP Discharge Point
- HY Vortex
- PE Penstock
- WO Washout Chamber
- VA Valve
- AV Air Valve
- NRV Non Return Valve
- SO Soakaway
- GU Gully
- CA Cascade
- FM Flow Meter
- HA Hatch Box
- OI Oil Interceptor
- SM Summit
- DS Drop Shaft
- OP Orifice Plate
- Side Entry Manhole
- Outfall
- Screen Chamber
- IC Inspection Chamber
- Bifurcation Chamber
- LH Lamp Hole
- T Junction / Saddle
- Catchpit
- Valve Chamber
- Vent Column
- Vortex Chamber
- Penstock Chamber
- T Network Storage Tank
- V Sewer Overflow
- WwTW Ww Treatment Works
- Ww Pumping Station
- Septic Tank
- CK Control Kiosk
- Change of Characteristic

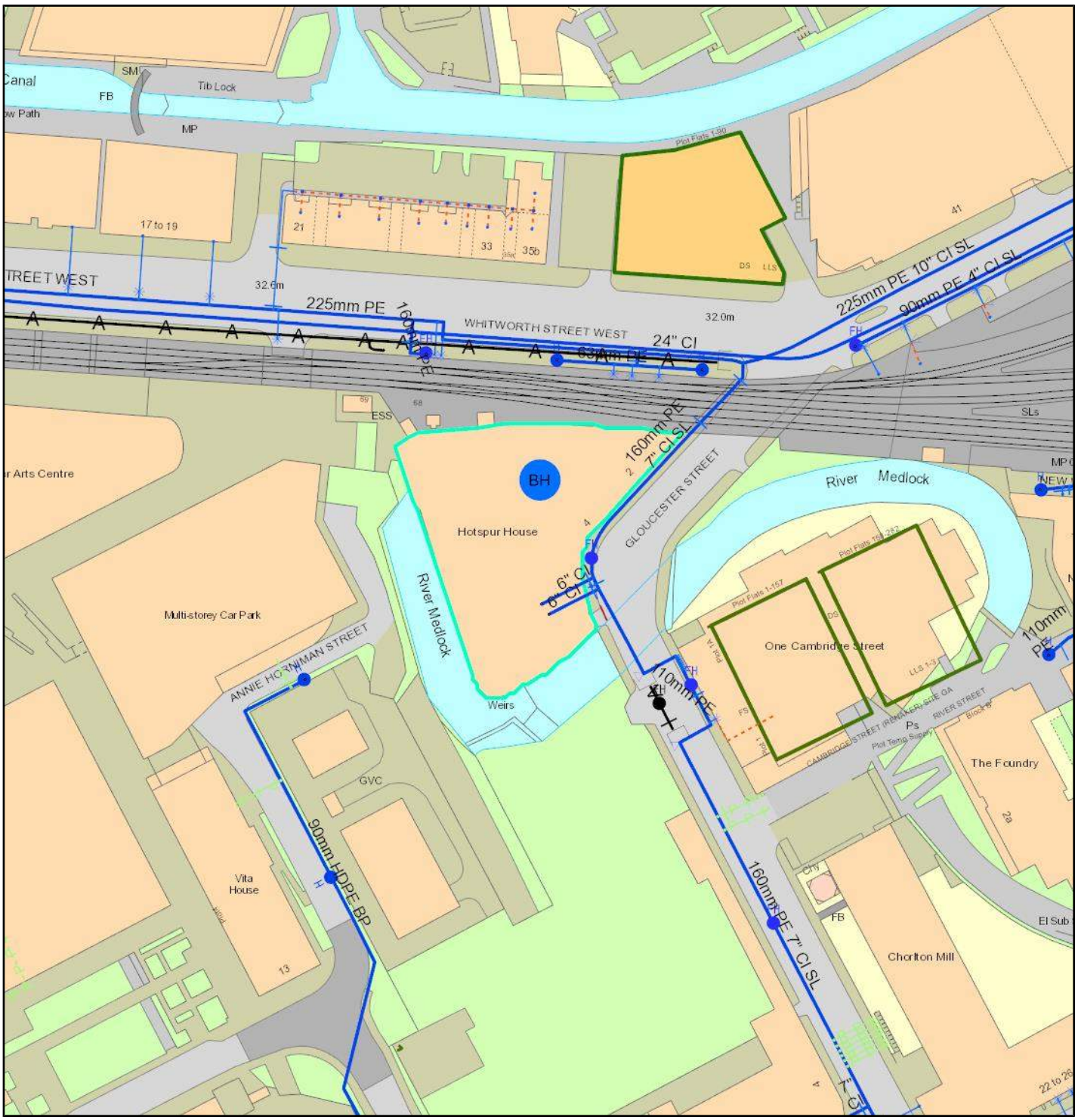
Clean Water Symbology





Symbology for proposed assets is the same as above, but shown in green
Symbology for abandoned assets is the same as above, but shown in black

WATER RECORD LAND AT HOTSPUR HOUSE 2 GLOUCESTER STREET, MANCHESTER MANCHESTER DISTRICT, M1 5QR



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Question 1.1 **Where relevant, please include a copy of an extract from the public sewer map.**

Answer **A copy of an extract of the public sewer map within the vicinity of the property is included.**

Guidance

1. The Water Industry Act 1991 defines Public Sewers as those which (United Utilities) have responsibility for. Other assets and rivers, water courses, ponds, culverts or highway drains may be shown for information purposes only.

2. Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

3. The Sewerage Undertaker has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the Sewerage Undertaker or its contractors needing to enter the property to carry out work.

Question 1.2 **Where relevant, please include a copy of an extract from the map of waterworks.**

Answer **A copy of an extract of the map of waterworks is included, showing water mains, resource mains or discharge pipes in the vicinity of the property.**

Guidance

The "water mains" in this context are those which are vested in and maintainable by the Water Undertaker under statute.

Assets other than public water mains may be shown on the plan, for information only. Water Undertakers are not responsible for private supply pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

If an extract of the public water main record is enclosed, it will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

The presence of a public water main running within the boundary of the property may restrict further development within it. Water Undertakers have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the Water Undertaker or its contractors needing to enter the property to carry out work.

Question 2.1 **Does foul water from the property drain to a public sewer?**

Answer **This enquiry appears to relate to a plot of land or a recently built property. It is recommended that drainage proposals are checked with the developer.**

Guidance

Sewerage Undertakers are not responsible for any private drains or sewers that connect the property to the public sewerage system, and do not hold details of these.

The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility, with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

If foul water does not drain to the public sewerage system the property may have private facilities in the form of a cesspit, septic tank or other type of treatment plant.

If an extract from the public sewer map is enclosed, this will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

Question 2.2 **Does surface water from the property drain to a public sewer?**

Answer **This enquiry appears to relate to a plot of land or a recently built property. It is recommended that drainage proposals are checked with the developer. If the property was constructed after the 6th April 2015 the surface water drainage may be served by a sustainable drainage system.**

Guidance

Sewerage Undertakers are not responsible for any private drains or sewers that connect the property to the public sewerage system and do not hold details of these.

The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

In some cases, Sewerage Undertakers' records do not distinguish between foul and surface water connections to the public sewerage system. If on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the Sewerage Undertaker.

If surface water does not drain to the public sewerage system the property may have private facilities in the form of a soakaway or private connection to a watercourse. If an extract from the public sewer map is enclosed, this will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

Question 2.3 **Is a surface water drainage charge payable?**

Answer **Records indicate that a surface water drainage charge is not applicable for the property.**

Guidance

Since 1st April 2017 commercial customers can choose their retailer for clean, waste or both services. For more information on any applicable surface water charges you will need to contact the current owner of the property to find out who the current retailer is. Details of the retailer for a property can be found on the current occupiers bill. For a list of all potential retailers of water and waste water services for the property please visit www.open-water.org.uk.

Please note if the property was constructed after 6th April 2015 the Surface Water drainage may be served by a Sustainable Drainage System. Further information may be available from the Developer.

Question 2.4 **Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?**

Answer **The public sewer map included indicates that there are no public sewers, disposal mains or lateral drains within the boundary of the property. However from the 1st October 2011 there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map which may further prevent or restrict development of the property. If you are considering any future development at this property which may require build over consent, please complete the enquiry form by accessing the following link http://www.unitedutilities.com/planning-wastewater-guidance.aspx.**

Guidance

The approximate boundary of the property has been determined by reference to the Ordnance Survey record. A property of this type will normally be served by a shared sewer passing through the boundaries of several properties. It is therefore likely that a public sewer or lateral drain is present within the property boundary.

Please note that from 1st October 2011 the majority of private sewers and lateral drains connected to the public network as of 1st July 2011 transferred into public ownership and therefore it is possible there may be additional public assets which may not be shown on the public sewer plan.

The presence of public assets running within the boundary of the property may restrict further development. If there are any plans to develop the property further enquiries should be made to United Utilities Build Over department.

United Utilities Water has a legal right of access to carry out work on its assets, subject to notice. This may result in employees of the Company or its contractors needing to enter the property to carry out work.

Question 2.4.1 **Does the public sewer map indicate any pumping station or any other ancillary apparatus within the boundaries of the property?**

Answer **The public sewer map included indicates that there is no public pumping station or other ancillary apparatus within the boundaries of the property. However, from the 1st October 2016 private pumping stations which serve more than one property will be transferred into public ownership but may not be recorded on the public sewer map until that time**

Guidance

From 1 October 2016 United Utilities will be responsible for private pumping stations (though we may take ownership of some stations before this date) that either:

* serve a single property, and are outside the property boundary or

* serves two or more properties

Only private pumping stations installed before 1st July 2011 will be transferred into our ownership. United Utilities will be responsible for all associated costs, maintenance, repairs and any necessary upgrade work.

Where the property is part of a very recent or ongoing development and the sewers/pumping station are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains, sewers and pumping stations for which they will hold maintenance and renewal liabilities.

Question 2.5 **Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?**

Answer **The public sewer map included indicates that there are no public sewers within 30.48 metres (100 feet) of a building within the boundary of the property. However from the 1st October 2011 private sewers will be transferred into public ownership and may not be recorded on the public sewer map and it is our professional opinion that there will be a public sewer within 30.48 (100 feet) of a building within the boundary of the property.**

Guidance

From 1st October 2011 there may be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are also within 30.48 metres (100 feet) of a building within the property.

The presence of a public sewer within 30.48 metres (100 feet) of the building(s) within the property can result in the Local Authority requiring a property to be connected to the public sewer.

The measure is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.

Sewers indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer, if any.

Assets other than public sewers may be shown on the copy extract for information only.

Question 2.5.1 **Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?**

Answer **The public sewer map included indicates that there is no public pumping station or other ancillary apparatus within 50 metres of any buildings within the property. However, from 1st October 2016 private pumping stations which serve more than one property will be transferred into public ownership but may not be recorded on the public sewer map until that time.**

Guidance

From 1 October 2016 United Utilities will be responsible for private pumping stations (though we may take ownership of some stations before this date) that either:

* serve a single property, and are outside the property boundary or

* serves two or more properties.

Only private pumping stations installed before 1st July 2011 will be transferred into our ownership. United Utilities will be responsible for all associated costs, maintenance, repairs and any necessary upgrade work.

If you think there might be a private pumping station on your land or near your business property, please let us know by completing this questionnaire with as much information as possible, please visit our website http://www.unitedutilities.com/ppstransfer.aspx.

Where the property is part of a very recent or ongoing development and the sewers/pumping station are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains, sewers and pumping stations for which they will hold maintenance and renewal liabilities.

Question 2.6

Are any foul sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?

Answer

Records confirm that foul sewers and/or lateral drains serving the development, of which the property forms part are not the subject of an existing adoption agreement or an application for such an agreement.

Guidance

This enquiry is of interest to purchasers of new property who will want to know whether or not the property will be linked to a public sewer.

Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains and sewers for which they will hold maintenance and renewal liabilities.

Final adoption is subject to the developer complying with the terms of the adoption agreement under Section 104 of the Water Industry Act 1991.
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Question 2.6.1

Are any surface water pipes or lateral drains serving, or which are proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?

Answer

Records confirm that the surface water sewer(s) and/or surface water lateral drain(s) are not the subject of an adoption agreement and it is recommended that responsibility for maintenance of these is checked with the developer as this may be due to a Sustainable Drainage Scheme (SUDS)

Guidance

This enquiry is of interest to purchasers of new property who will want to know whether or not the property will be linked to a public sewer.

Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains and sewers for which they will hold maintenance and renewal liabilities.

Final adoption is subject to the developer complying with the terms of the adoption agreement under Section 104 of the Water Industry Act 1991.

Question 2.7

Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?

Answer

There are no records in relation to any approval or consultation about plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain. However, the sewerage

undertaker might not be aware of a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain.

Guidance

From the 1st October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership and the sewerage undertaker may not have granted approval or been consulted about any plans to erect a building or extension on the property over or in the vicinity of these assets.

Prior to 2003 United Utilities Water Limited had sewerage agency agreements with the local authorities therefore details of any agreements/consents or rejections may not have been forwarded on to our offices before this date.

Buildings or extensions erected over a sewer in contravention of building controls may have to be removed or altered.

Question 2.8 **Is the building which is or forms part of the property at risk of internal flooding due to overloaded public sewers?**

Answer **The building is not recorded as being at risk of internal flooding due to overloaded public sewers. From the 1st October 2011 private sewers, disposal mains and lateral drains were transfered into public ownership it is therefore possible that a property may be at risk of internal flooding due to an overloaded public sewer which the sewerage undertaker is not aware of. For further information it is recommended that enquiries are made of the vendor.**

Guidance

1. A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.

2. "Internal flooding" from public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.

3.These are defined as properties that have suffered or are likely to suffer internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Sewerage Undertaker's reporting procedure.

4. Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included.

5. Properties may be at risk of flooding but not included where flooding incidents have not been reported to the Sewerage Undertaker.

6. Public sewers are defined as those for which the Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991.

7. It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Sewerage Undertaker.

8. This report excludes flooding from private sewers and drains and the Sewerage Undertaker makes no comment upon this matter. For reporting purposes buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.

Question 2.9 **Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.**

Answer **The nearest Sewage Treatment Works is 2.67 miles (4.29 km), North West of the property. The name of the Sewage treatment works is Salford WwTW. The owner is United Utilities**

Guidance

The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated i.e. the property may not necessarily drain to this works.

The Sewerage Undertaker's records were inspected to determine the nearest sewage treatment works.

It should be noted therefore that there may be a private sewage treatment works closer than the one detailed above that has not been identified. As a responsible utility operator, United Utilities Water Limited seeks to manage the impact of odour from operational sewage works on the surrounding area.

This is done in accordance with the "Code of Practice on Odour Nuisance from Sewage Treatment Works" issued via the Department of Environment, Food and Rural Affairs (DEFRA).

This Code recognises that odour from sewage treatment works can have a detrimental impact on the quality of the local environment for those living close to works.

However DEFRA also recognises that sewage treatment works provide important services to communities and are essential for maintaining standards in water quality and protecting aquatic based environments. For more information visit www.unitedutilities.com.

Question 3.1 **Is the property connected to mains water supply?**

Answer **This enquiry relates to a plot of land or a recently built property. It is recommended that the water supply proposals are checked with the developer.**

Guidance If the property is suplied by private water mains please note that details of private supplies are not kept by the Water Undertaker. The situation should be checked with the current owner of the property.

Question 3.2 **Are there any water mains, resource mains or discharge pipes within the boundaries of the property**

Answer **The map of waterworks indicates that there are water mains, resource mains or discharge pipes within the boundaries of the property.**

Guidance The boundary of the property has been determined by reference to the Ordnance Survey record.

The presence of a public water main within the boundary of the property may restrict further development within it. Water Undertakers have a statutory right of access to carry out work on their assets, subject to notice.

This may result in employees of the Water Undertaker or its contractors needing to enter the property to carry out work.

Question 3.3 **Is any water main or service pipe serving or which is proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?**

Answer **Records confirm that water mains or service pipes serving the property are not the subject of an existing adoption agreement or an application for such an agreement.**

Guidance This enquiry is of interest to purchasers of new premises who will want to know whether or not the property will be linked to the mains water supply.

Question 3.4 **Is the building at risk of receiving low water pressure or flow?**

Answer **Records confirm that the building is not recorded by the water undertaker as being at risk of receiving low water pressure or flow.**

Guidance The boundary of the property has been determined by reference to the Ordnance Survey record. "Low water pressure" means water pressure below the regulatory reference level which is the minimum pressure when demand on the system is not abnormal. Water undertakers report properties receiving pressure below the reference level, provided that allowable exclusions do not apply (i.e. events which can cause pressure to temporarily fall below the reference level). Reference level: The reference level of service is a flow of 9l/min at a pressure of 10m head on the customer's side of the main stop tap (mst). The reference level applies to a single property. The reference level of

service must be applied on the customer's side of a meter or any other company fittings that are on the customer's side of the main stop tap. Where a common service pipe serves more than one property, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served. Surrogate for the reference level: Because of the difficulty in measuring pressure and flow at the mst, companies may measure against a surrogate reference level. Companies should use a surrogate of 15m head in the adjacent distribution main unless a different level can be shown to be suitable. In some circumstances companies may need to use a surrogate pressure greater than 15m to ensure that the reference level is supplied at the customer's side of the mst (for example in areas with small diameter or shared communication pipes).

There are a number of circumstances under which properties identified as receiving low pressure should be excluded from the reported figure. The aim of these exclusions is to exclude properties which receive a low pressure as a result of a one-off event and which, under normal circumstances (including normal peaks in demand), will not receive pressure or flow below the reference level. Companies must maintain verifiable, auditable records of all the exclusions that they apply in order to confirm the accuracy and validity of their information. Allowable exclusions includes Abnormal demand, Planned maintenance, One off incidents, Low pressure incidents of short duration and common supply.

Abnormal demand:

This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand, which are normally expected. Water undertakers exclude figures from properties which are affected by low pressure only on those days with the highest peak demands. During the yearly report water undertakers may exclude, for each property, up to five days of low pressure caused by peak demand.

Planned maintenance:

Water undertakers will not report low pressures caused by planned maintenance. It is not intended that water undertakers identify the number of properties affected in each instance. However, water undertakers must maintain sufficiently accurate records to verify that low-pressure incidents that are excluded because of planned maintenance, are actually caused by maintenance.

One-off incidents:

This exclusion covers a number of causes of low pressure; mains bursts; failures of company equipment (such as pressure reducing valves or booster pumps); fire fighting and action by a third party. However, if problems of this type affect a property frequently, they cannot be classed as one-off events and further investigation will be required before they can be excluded.

Low pressure incidents of short duration:

Properties affected by low pressures that only occur for a short period, and for which there is evidence that incidents of a longer duration would not occur during the course of the year, may be excluded.

A company must maintain a minimum pressure in the communication pipe of seven metres static head (0.7 bar). If pressure falls below this on two occasions, each occasion lasting more than one hour, within a 28-day period, the company must automatically make a GSS payment to the customer. There are exceptions to the requirement to make a GSS payment if the pressure standard is not met. These are: a payment has already been made to the same customer in respect of the same financial year; it is impractical for the company to have identified the particular customer as being affected, and the customer has not made a claim within three months of the date of the latter occasion; industrial action by the company's employees makes it not feasible to maintain the pressure standard; the act or default of a person other than the company’s representative make it not feasible to maintain the pressure standard; or the pressure falls below the minimum standard due to necessary works taking place or due to a drought.

It should be noted that low water pressure can occur from private water mains, private supply pipes (the pipework from the external stop cock to the property) or internal plumbing which are not the responsibility of the Water Undertaker. This report excludes low water pressure from private water mains, supply pipes and internal plumbing and the Water Undertaker makes no comment upon this matter. For reporting purposes buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.

Question 3.5 **What is the clarification of the water supply for the property?**

Answer **The water supplied to the property has an average water hardness of 31mg/l calcium carbonate, which is defined as very soft by United Utilities**

Guidance

The hardness of water is due to the presence of calcium and magnesium minerals that are naturally present in the water. The usual signs of a hard water supply are scaling inside kettles, poor lathering of soaps and scum.

What is water hardness?

Hard water is formed when water passes through or over limestone or chalk areas and calcium and magnesium ions dissolve into the water. The hardness is made up of two parts: temporary (carbonate) and permanent (non-carbonate) hardness. When water is boiled, calcium carbonate scale can form, which can deposit on things like kettle elements. The scale will not stick to kettles that have a plastic polypropylene lining but will float on the surface. The permanent hardness that comprises calcium and magnesium sulphate does not go on to form scale when heated or boiled.

How is water hardness measured?

Hardness is usually expressed in terms of the equivalent quantity of calcium carbonate (CaCO3) in milligrams per litre or parts per million. You may also see hardness expressed as degrees of hardness in Clark (English) degrees, French or German degrees. Interconversion between the different measurements can be made by using the appropriate conversion factors below. There are no standard levels as to what constitutes a hard or a soft water. Table 1 gives an indication of the equivalents of calcium and calcium carbonate and the relative degree of hardness.

Water quality standards

There are no regulatory standards for water hardness in drinking water.

Water hardness in the North West

The majority of raw water in the United Utilities region comes from upland surface water reservoirs. The water in the reservoirs has little chance of passing through rocks and to dissolve the minerals that make water hard. Therefore, the majority of water in this region is soft or very soft. We supply water from a number of boreholes in the south of the region that are reasonably hard, but these tend to be blended with softer sources to meet demand. No water supply in the North West is artificially softened.

Can hard water be softened?

Yes, water can be softened artificially by the installation of a water softener or the use of 'jug type' filters. Medical experts recommend that a non-softened supply is maintained for drinking purposes because softened water may contain high levels of sodium. Softeners should be fitted after the drinking water tap and comply with the requirements of the Water Supply (Water Fittings) Regulations 1999. They should be maintained in accordance with manufacturers' instructions.

If you're interested in finding out more about the quality of your drinking water, please visit www.unitedutilities.com/waterquality and enter your postcode.

The Drinking Water Inspectorate is responsible for ensuring the quality of public water supplies. Visit their website at: www.dwi.defra.gov.uk.

Question 3.6 **Is there a meter installed at the property?**

Answer **Records indicate that the property is not served by a water meter**

Guidance

Not applicable

Question 3.7 **Please include details of the location of any water meter serving the property.**

Answer	**Records indicate that the property is not served by a water meter.**
Guidance	Where the property is not served by a meter the current occupier can contact the retailer directly to advise on the current charging method, details of the retailer can also be found on the current occupiers bill.
Question 4.1.1	**Who is responsible for providing the sewerage services for the property?**
Answer	**United Utilities Water Limited, Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP**
Guidance	Not applicable
Question 4.1.2	**Who is responsible for providing the water services for the property?**
Answer	**United Utilities Water Limited, Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP**
Guidance	Not Applicable
Question 4.2	**Who bills the property for sewerage services?**
Answer	**Since 1st April 2017 commercial customers can choose their retailer. If you wish to know who currently bills the property for sewerage services you will need to contact the owner of the property to find out who the retailer is.**
Guidance	For a list of all potential retailers of wastewater services for the property please visit www.open-water.org.uk
Question 4.3	**Who bills the property for water services?**
Answer	**Since 1st April 2017 commercial customers can choose their retailer. If you wish to know who currently bills the property for water services you will need to contact the owner of the property to find out who the retailer is.**
Guidance	For a list of all potential retailers of water services for the property please visit www.open-water.org.uk
Question 5.1	**Is there Consent, on this property, to discharge Trade Effluent under S118 of the Water Industry Act (1991) into the public sewerage system?**
Answer	**There is no record of a Trade Effluent consent at this property. Applications for Trade Effluent consents should be submitted via your retailer for info please visit https://www.unitedutilities.com/services/wholesale-services/trade-effluent/**
Guidance	The owner/occupiers of Trade Premises do not have the right to discharge Trade Effluent to the public wastewater network. Any Trade Effluent Discharge Consent will be issued under Section 118 of the Water Industry Act 1991 and will be subject to conditions set by the Sewerage Undertaker. Generally these conditions are to ensure: a) The Health and Safety of staff working within the wastewater network and at wastewater treatment plants. b) The apparatus of the wastewater network is not damaged. c) The flow of the contents of the wastewater network is not restricted.

d) Equipment, plant, and processes at treatment works are not disrupted or damaged.

e) Treatment of sewage sludge is not impeded and sludges are disposed of in an environmentally friendly manner.

f) Final effluent discharge from wastewater treatment plants has no impact on the environment or prevents the receiving waters from complying with EU Directives.

g) Potential damage to the environment via storm water overflows is minimised.

Disputes between an occupier of a Trade Premise and the Sewerage Undertaker can be referred to the Director General of Water Services (OFWAT).

Protecting Public Sewers - Discharges Section 111 of the Water Industry Act 1991, places prohibition on the discharge of the following into a public sewer, drain or a sewer that communicates with a public sewer.

i) Any matter likely to injure the sewer or drain, to interfere with the free flow of its contents or to affect prejudicially the treatment or disposal of its contents.

ii) Any chemical refuse or waste steam or any liquid of temperature higher than 43.3 degrees Celsius (110 degrees Fahrenheit).

iii) Any petroleum spirit or carbide of calcium. On summary conviction offences under this Section carry a fine not exceeding the statutory maximum or a term of imprisonment not exceeding two years, or both.

Please note any existing consent is dependant on the business being carried out at the property and will not transfer automatically upon change of ownership.

Question 6.1	**Is there a wayleave/easement agreement giving the Water and/or Sewerage Undertaker the right to lay or maintain assets or right of access to pass through private land in order to reach the Company's assets?**
Answer	**There is no record of a formal easement affecting this property.**
Guidance	Not Applicable
Question 6.2	**On the copy extract from the public sewer map, please show manhole cover, depth and invert levels where the information is available.**
Answer	**If a copy of an extract from the public sewer map, showing manhole cover, depth and invert levels (where the information is available) is required an upgrade to a Commercial A1 sewer, A3 water report will be needed. Please contact propertysearches@uuplc.co.uk for support.**
Guidance	Not applicable

Appendix 1- General interpretation

1. (1) In this Schedule-

"the 1991 Act" means the Water Industry Act 1991(a);

"the 2000 Regulations" means the Water Supply (Water Quality) Regulations 2000(b);

"the 2001 Regulations" means the Water Supply (Water Quality) Regulations 2001(c);

"adoption agreement" means an agreement made or to be made under Section 51A(1) or 104(1) of the 1991 Act (d);

"bond" means a surety granted by a developer who is a party to an adoption agreement;

"bond waiver" means an agreement with a developer for the provision of a form of financial security as a substitute for a bond;

"calendar year" means the twelve months ending with 31st December;

"discharge pipe" means a pipe from which discharges are made or are to be made under Section 165(1) of the 1991 Act;

"disposal main" means (subject to Section 219(2) of the 1991 Act) any outfall pipe or other pipe which-
a) is a pipe for the conveyance of effluent to or from any sewage disposal works, whether of a sewerage undertaker or of any other person; and
(b) is not a public sewer;

"drain" means (subject to Section 219(2) of the 1991 Act) a drain used for the drainage of one building or any buildings or yards appurtenant to buildings within the same curtilage;

"effluent" means any liquid, including particles of matter and other substances in suspension in the liquid; "financial year" means the twelve months ending with 31st March;

"lateral drain" means-
(a) that part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or
b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under Section 102 of the 1991 Act or in an agreement made under Section 104 of that Act (e);

"licensed water supplier" means a company which is the holder for the time being of a water supply licence under Section 17A(1) of the 1991 Act(f);

"maintenance period" means the period so specified in an adoption agreement as a period of time-
(a) from the date of issue of a certificate by a Sewerage Undertaker to the effect that a developer has built (or substantially built) a private sewer or lateral drain to that undertaker's satisfaction; and
(b) until the date that private sewer or lateral drain is vested in the Sewerage Undertaker;

"map of waterworks" means the map made available under Section 198(3) of the 1991 Act (g) in relation to the information specified in subsection (1A);

"private sewer" means a pipe or pipes which drain foul or surface water, or both, from premises, and are not vested in a Sewerage Undertaker;

"public sewer" means, subject to Section 106(1A) of the 1991 Act(h), a sewer for the time being vested in a Sewerage Undertaker in its capacity as such, whether vested in that undertaker-
(a) by virtue of a scheme under Schedule 2 to the Water Act 1989(i);
(b) by virtue of a scheme under Schedule 2 to the 1991 Act (j);

(c) under Section 179 of the 1991 Act (k); or
(d) otherwise;

"public sewer map" means the map made available under Section 199(5) of the 1991 Act (l);

"resource main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a trunk main, which is or is to be used for the purpose of-
(a) conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or
(b) giving or taking a supply of water in bulk;

"sewerage services" includes the collection and disposal of foul and surface water and any other services which are required to be provided by a Sewerage Undertaker for the purpose of carrying out its functions;

"Sewerage Undertaker" means the company appointed to be the Sewerage Undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated;

"surface water" includes water from roofs and other impermeable surfaces within the curtilage of the property;

"water main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a pipe for the time being vested in a person other than the water Undertaker, which is used or to be used by a Water Undertaker or licensed water supplier for the purpose of making a general supply of water available to customers or potential customers of the undertaker or supplier, as distinct from for the purpose of providing a supply to particular customers;

"water meter" means any apparatus for measuring or showing the volume of water supplied to, or of effluent discharged from any premises; "water supplier" means the company supplying water in the water supply zone, whether a water undertaker or licensed water supplier;

"water supply zone" means the names and areas designated by a Water Undertaker within its area of supply that are to be its water supply zones for that year; and

"Water Undertaker" means the company appointed to be the Water Undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated.

(2) In this Schedule, references to a pipe, including references to a main, a drain or a sewer, shall include references to a tunnel or conduit which serves or is to serve as the pipe in question and to any accessories for the pipe.

(a) 1991 c. 56
(b) S.I. 2000/3184. These Regulations apply in relation to England.
(c) S.I. 2001/3911. These Regulations apply in relation to Wales.
(d) Section 51A was inserted by Section 92(2) of the Water Act 2003 (c. 37). Section 104(1) was amended by Section 96(4) of that Act.
(e) Various amendments have been made to Sections 102 and 104 by Section 96 of the Water Act 2003.
(f) Inserted by Section 56 of and Schedule 4 to the Water Act 2003.
(g) Subsection (1A) was inserted by Section 92(5) of the Water Act 2003.
(h) Section 106(1A) was inserted by Section 99 of the Water Act 2003.
(i) 1989 c. 15.
(j) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.
(k) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.
(l) Section 199 was amended by Section 97(1) and (8) of the Water Act 2003.

Appendix 2 - DRAINAGE AND WATER ENQUIRY (COMMERCIAL) AGREEMENT

The Customer and the Client are asked to note the provisions of this Agreement, which govern the basis on which this drainage and water report is supplied.

Definitions

'Client' means the person, company or body who is the intended recipient of the Report with an actual or potential interest in the Property (including, where relevant, their mortgage lender).

'Company' means United Utilities Water Limited who produce the Report; its registered office being at Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington WA5 3LP, company number 2366678.

'Customer' means the person, company, firm or other legal body placing the Order, either on their own behalf as Client, or, as an agent for a Client. 'Order' means any request completed by the Customer requesting the Report.

'Property' means the address or location supplied by the Customer in the Order.

'Report' means the drainage and water report prepared by the Company in respect of the Property.

Agreement

1.1 The Company agrees to supply the Report to the Customer and the Client subject to this Agreement. The scope and limitations of the Report are described in clauses 2 and 3 of this Agreement. Where the Customer is acting as an agent for the Client, the Customer shall be responsible for bringing this Agreement (including, without limitation, any limitations and exclusions contained in it) to the attention of the Client and ensuring their acceptance of it pursuant to clause 1.2.

1.2 The Customer and the Client agree that the placing of an Order for a Report and the subsequent provision of a copy of the Report to the Customer and/or the Client indicates their acceptance of this Agreement and the Company shall be entitled to rely on this notwithstanding the Customer's failure to comply with clause 1.1.

1.3 The Company's cancellation policy in relation to an Order shall form part of this Agreement and is detailed at https://propertysearches.unitedutilities.com/cancellation/

Report

2.1 Whilst the Company will use reasonable care and skill in producing the Report, it is provided to the Customer and the Client on the basis that they acknowledge and agree to the following:-

2.2 The information contained in the Report can change on a regular basis so the Company cannot be responsible to the Customer and/or the Client for any change in the information contained in the Report after the date on which the Report was produced.

2.3 The Report does not give details about the actual state or condition of the Property nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Property for any particular purpose, or relied upon for determining saleability or value, or used as a substitute for any physical investigation or inspection. Further advice and information from appropriate experts and professionals should always be obtained.

2.4 The information contained in the Report is based upon the accuracy, completeness and legibility of the address, drawn boundaries and/or plans supplied by the Customer in the Order.

2.5 The Report provides information as to the indicative location and connection status of existing services and other information in relation to drainage and water enquiries and should not be used or relied on for any other purpose. The Report may contain opinions or general advice to the Customer and the Client. The Company, subject to clauses 3.4 and 3.7 and without prejudice to the other provisions of this Agreement, accepts no liability in relation to any such opinion or general advice or any other information contained in the Report (including, without limitation, any inaccuracies, errors or omissions) unless and only to the extent that such liability arises as a direct result of the Company's negligence (if relevant).

2.6 The position and depth of apparatus shown on any maps attached to the Report are approximate, and are furnished as a general guide only, and no warranty as to its correctness is given or implied. The exact positions and depths should be obtained by excavation trial holes and the maps must not be relied on in the event of excavation or other works made at the Property and/or in the vicinity of the Company's apparatus and, subject to clause 3.7, the Company accepts no liability in relation to any such reliance.

2.7 In providing the Report the Company will comply with the Drainage & Water Searches Network (DWSN) Standards, https://www.con29dw.co.uk/about-dwsn/#standards

Liability

3.1 The Company shall not be liable to the Customer and/or the Client for any failure defect or non-performance of its obligations arising from any failure to provide or delay in providing the Report to the extent that such failure or delay is due to an event or circumstance beyond the reasonable control of the Company including but not limited to any delay, failure of or defect in any machine, processing system or transmission link or any failure or default of a supplier or sub-contractor of the Company or any provider of any third party information except to the extent that such failure or delay is directly caused by the negligence of the Company.

3.2 Where a Report is requested for an address falling within a geographical area where two different entities separately provide Water and Sewerage Services, then any liability imposed on the Company pursuant to this Agreement for information contained in the Report which has been provided by the other entity shall be subject to the provisions of this Agreement and shall, without prejudice to the other provisions of this Agreement (including without limitation clauses 3.3 to 3.7), not exceed the liability that would have been imposed on the other entity had it supplied that information directly to the Customer.

3.3 The Report is produced only for use in relation to individual commercial property transactions (i.e. single commercial units, mixed sales of a building or area of land used for non-residential purposes, dual use of a dwelling house, farms sold with agricultural land and/or buildings, a group of holiday homes or an entire new development or a plot of land/additional area with a single or no building) and which requires the provision of drainage and water information and cannot be used for residential properties (i.e. a single dwelling house together with any associated land). Subject to clauses 3.4 to 3.7, the Company's entire liability to the Client howsoever arising under or in connection with the Report and/or this Agreement and whether in contract, negligence or any other tort or for breach of statutory duty or otherwise shall not exceed £10,000,000 (ten million pounds). The Company shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty, restitution or otherwise at all) be liable to the Client for any indirect or consequential loss or damage whatsoever caused and howsoever arising under or in connection with the Report and/or this Agreement

3.4. The plans attached to the Report are provided pursuant to the Company's statutory duty to make such plans available for inspection (notwithstanding the provisions of this clause) and your attention is drawn to the notice on the plan(s) attached to the Report which applies to the plan(s) and its/their contents. For the avoidance of doubt, nothing in this Agreement shall be interpreted as, or deemed to be, in any way an acknowledgement or acceptance by the Company that a common law duty of care exists between the Company, the Customer and/or the Client in relation to those plans (including, without limitation, the provision of such plans and the information contained within them) and/or any other information contained in the Report.

3.5 Subject to clause 3.7, the Company's entire liability to the Customer howsoever arising under or in connection with this Agreement and whether in contract, negligence or any other tort or for breach of statutory duty or otherwise shall not exceed £5,000 (five thousand pounds) and the Company shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty, restitution or otherwise at all) be liable to the Customer for any indirect or consequential loss or damage whatsoever caused and howsoever arising under or in connection with this Agreement .

3.6 The Customer and the Client shall ensure that the Report is not accessed by, made available to, used by and/or relied on (in whole or in part) in any way by any other third party, and, subject to clause 3.7, the Company shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty, restitution or otherwise at all) be liable to any third party for any loss (whether direct, indirect or consequential loss (all three of which terms include without limitation, pure economic loss, loss of profit, loss of business depletion of goodwill and like loss)) or damage whatsoever caused and howsoever arising under or in connection with this Agreement and/or the Report and/or any use of or reliance placed upon the Report. The Customer and the Client agree to indemnify the Company against any losses, costs, claims and damage suffered by the Company as a result of any breach by either of them of the provisions of this clause 3.6.

3.7 Nothing in this Agreement shall exclude the Company's liability for death or personal injury arising from its negligence or for fraud or any other matter to the extent that such liability cannot be excluded or limited by law.

Copyright and Confidentiality

4.1 The Customer and the Client acknowledge that the Report is confidential and is intended for the personal use of the Client only and shall not be used (in whole or in part) for any commercial gain in any circumstances. The Customer and the Client shall ensure that the Report is not accessed by, made available to, used by and/or relied on (in whole or in part) in any way by any other third party. The copyright and any other intellectual property rights in the Report shall remain the property of the Company and its licensors. No intellectual or other property rights are transferred or licensed to the Customer or the Client except to the extent expressly provided herein.

4.2 The Customer or the Client is entitled to make copies of the Report but may only copy Ordnance Survey mapping or data contained in or attached to the Report, if they have an appropriate licence from the originating source of that mapping or data

4.3 The Customer and, the Client agree (in respect of both the original and any copies made) to respect and not to alter any part of the Report including but not limited to altering, removing or obscuring the trademark, logo, copyright notice or other property marking which appears on the Report.

4.4 The maps contained in the Report are protected by Crown Copyright and must not be used for any purpose outside the context of the Report.

4.5 The enquiries contained in the Report are protected by copyright by the Law Society of 113 Chancery Lane, London, WC2A 1PL and must not be used for any purpose outside the context of the Report

4.6 The Customer and the Client agree to indemnify the Company against any losses, costs, claims and damage suffered by the Company as a result of any breach by either of them of the provisions of clauses 4.1 to 4.5 inclusive.

Payment

5.1 Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay the price of the Report specified by the Company, without any set off, deduction or counterclaim.

5.2 Payment must be received in advance unless an account has been set up with the Company. In these cases, payment terms will be as agreed with the Company, but in any event any invoice must be paid within 30 days of the date of its issue.

5.3 The Company reserves the right to increase fees on reasonable prior written notice at any time.

Data Protection

6.1 We will process any personal data you provide to us in accordance with applicable data protection laws and our Data Protection and Privacy Notice (https://www.unitedutilities.com/privacy/). In addition we will use your personal data to manage and administer the provision of the Report under this Agreement and to develop and improve the business and services we provide to our customers. We may also disclose it to other companies in the United Utilities group (being United Utilities Water Limited, its holding companies (and their subsidiary companies) and its subsidiary companies) and their sub-contractors in connection with those purposes, but it will not be processed for other purposes or disclosed to other third parties without your express permission or without lawful purpose under data protection law.

General

7.1 If any provision of this Agreement is or becomes invalid or unenforceable, it will be taken to be removed from the rest of this Agreement to the extent that it is invalid or unenforceable. No other provision of this Agreement shall be affected.

7.2 This Agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts.

7.3 Nothing in this Agreement and conditions shall in any way restrict the Company's or the Customer's or the Client's statutory or any other rights in relation to the provision of and/or access to the information contained in the Report.

7.4 This Agreement and conditions may be enforced by the Customer and the Client but not by any other third party.

7.5 Before you agree to this Agreement, please note that where you are the Customer it is your responsibility to ensure your client/customer is aware of them and that any objections are raised accordingly.

Property Searches complaints procedure

In the event of any queries relating to this Report please e-mail, write or phone our customer team quoting the United Utilities reference detailed on the Report, We will endeavor to resolve any telephone contact or complaint at the time of the call.

Whilst we always try to resolve all complaints straight away, if this is not possible and you are not happy with the course of action taken by us you can ask us to escalate the issues internally via the complaints process detailed below.

We will listen to your complaint and do our best to deal with it immediately.

If we fail to give you a written substantive response within 5 working days the Company will compensate the Customer or the Client (as applicable) the amount of the original fee paid to the Company for the Report, regardless of the outcome of your complaint.

If it is a complex issue requiring more time, we will still get back to you within 5 working days and notify you of progress and update you with the new timescales.

If we consider your complaint to be justified or we have made any errors that substantially change the outcome of the search we will:

- Refund your Report fee

- Provide you with a revised Report (if requested)

- Take the necessary action within our power to put things right which may (where appropriate) include, at our complete discretion, financial compensation or the relocation/removal/installation of our affected water or sewerage assets.

- Keep you informed of any action required

If your complaint has gone through our full internal complaints procedure and you are not satisfied with the response or you believe that we have failed to comply with our internal complaints procedure you may be able to refer your complaint for consideration under The Property Ombudsman Scheme (TPOs). In addition to TPO's redress scheme covering consumers, TPO will also provide redress for small businesses (including charities and trusts) that meet the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;

- a charity with an annual income of less than £3 million; or

- a trust with a net asset value of less than £3 million.

You can obtain further information by visiting www.tpos.co.uk or email admin@tpos.co.uk

Manhole 9401 on whitworth St west in middle of 3 way Lights.

NODE Point SJ83978407

S.A @ 0.2m due to 25% Silt Stopping the camera

MH2 SJ83978403

375mm

375 mm

300mm

MH3

Manhole 3 is FULL of Silt and Req: racing out to see what it is.

Manhole is Side Entry so had to sound test connectivitie

Capped End

MH1 SJ83798404 Side Entry

Passable outfall under the bridge. or Apé Bridged.

T.O.K = 30.785

T.O.K = 30.742

MH COVER LEVEL = 30.699

S.A @ 3.06m due to 25% Silt, Unable to locate any downstream manhole.

700mm

Overflow Pipe Possably outfalls into the River Medlock

River Medlock

Side Entry MH4 SJ83978402

00mm

T.O.K = 30.678

S.A @ 0.8m due to debris 25% under the water level Stopping the camera.

MH4A SJ83978401 one big chamber with two covers.

T.O.K = 30.765

740mm

S.A @ 34.86m due to an obstruction 20% Masonary Slab in the Invert.

300mm

MH5

Manhole 5 is FULL of Silt, Req racing out. to see what it is

S.A @ 90.65m due to the camera being @ its maximum length of Cable.

BH3 = 28.586

BH2 = 28.587

BH14 = 28.584

BH102 = NOT FOUND

BH103 = 28.523

BH1 = 28.487

BH101 = 28.563

BH___ LEVELS ARE TOP OF COVER

Manhole located in kids nursery Play area.

Manhole located o/s No 11 River Street

outfalls into the river Medlock

MH8

300mm

150mm

225mm

150mm

MH6

225mm

150mm

MH7

Manhole located o/s No 15 River Street

S.A @ 13.43m due to a diametre change to 150mm, U.T.L where it comes from.

Pipe B Head of run

Pipe A S.A @ 10.06m due to loss of traction on Grease residue in the invert pipe is coming from the New apertments

BALCONY

TOP OF PAVING = 30.116

N

SURVEY ORIENTATED TO REAL TIME GPS

NOTES AND AMENDMENTS

ONLY MANHOLES AND SERVICES VISIBLE AT TIME OF SURVEY SHOWN

DRAINAGE INFORMATION MUST BE CHECKED AND VERIFIED WITH LOCAL AUTHORITY RECORDS PRIOR TO WORK COMMENCING

Levels defining edge of carriageway are observed at channel (bottom of kerb). Unless otherwise stated.

TREE SPREADS ARE SYMBOLIC ONLY AND ARE REPRESENTATIVE OF THE THE AVERAGE SPREAD, THE DRIP LINE LAYER DENOTES THE TREES EXTREMITY

REVISIONS

REV.	DESCRIPTION	DRAWN	CHKD.	DATE
A	SURVEY EXTENDED TO AREA HIGHLIGHTED	PSH	GN	16.1.14

Topographical Survey Legend

Bol	Bollard	Hyd	Hydrant
Bin	Litter bin	IC	Inspection cover
BS	Bus stop	JB	Junction Box
BT	British telecom lid	KO	Kerb outlet
CPS	Concrete parking slabs	LB	Letter box
Dr	Drain	LP	Lamp post
Elec	Electricity	Mkr	Utility marker
EP	Elec. pole	MP	Mile post
ES	Earth rod	NP	Name plate
FP	Flagpole	P	Post
FT	Flood light	PM	Parking meter
G	Grille	RPC	Rodding eye
GP	Gate post	SP	Road sign
GV	Gas valve	TV	Cable television cover

Fence protection

B/W	Barbed wire		
C/B	Closed boarded		
C/C	Corrugated iron		
C/L	Chain link		
C/P	Concrete panel		
H/R	Hand rail		
L/R	Iron railings		Land profile descriptions
O/B	Open boarded	AL	Anchored
P/C	Post & chain	BL	Bedded
P/R	Post & rail	CL	Covered level
P/W	Post & wire	EN	Estimated
W/M	Wire mesh		level
WP	Wood panel	FL	Flooding level
UF	Iron railings	RH	Rodding eye level
ST	Stay	SL	Soffit level
Stay	Guy wire	SpP	Anti spalling level
SV	Stop valve	Top	Top of ground level
TCB	Telephone call box	WH	Wall height
TL	Tie line	WL	Water level
TP	Telegraph pole		
TPS	Textile paving slabs		
TS	Traffic signal box		
TV	Television cover		
VP	Vent pipe		
WM	Water marker		
UTL	Double to left		

BENCH MARK INFORMATION

All levels relate to OSBM Newyth

Datum Generated by VRS GPS

SURVEY STATIONS			
STN1	383874.4760	397434.4730	30.9250
STN2	383875.0730	397403.4620	30.7360
STN3	383901.4450	397378.3740	31.0670

PROJECT
CAMBRIDGE STREET
MANCHESTER

DRAWING TITLE
Topographical Land Survey

SCALE	SHEET SIZE	No. of SHEETS	DATE	REVISION
1:125	A1	1	04.10.13	A

DRAWING NUMBER
S13/531

Manhole Survey Card

Card No	01	Map No	
Catchment		MH No	SJ83978404 / MH1
Location	Gloucester Street/Cambridge Street		
Town	Manchester		

★		★	★		
PU Status	Syphon	SW Function	MH MH Type	16/03/2014 Date of Survey	

COVER DETAILS

✓ Square	Rectangle	Triangle	Dbl Triangle	Circular	Oval	Other	Multiple	✓ Hinged	Lockable

Cover Level ____ m H / M / L Cover Duty ★ H Initials ____

PIPE DETAILS

Incoming Pipes

Clockwise from pipe X

Pipe	Depth to Invert (m)	Upstream / Downstream MH Ref	Shape	Size (mm) Height		Width	Pipe Mat	Lining Mat	Back Drop Dia (mm)	Back Drop Depth (m)
A	0.80	RWP	C	100	X		VC			
B					X					
C					X					
D					X					
E					X					
F					X					

Outgoing Pipes

X					X					
Y					X					

Cover Opening at narrowest	440 mm	Chamber Size at widest	1100 mm	Evidence of Surcharge	Y
Shaft at narrowest	600 mm	Shaft Depth (from CL)	2.15 m	OX / H2S / METH Toxic atmosphere	N

MANHOLE CONSTRUCTION DETAILS

Pre Cast Concrete	In Situ Concrete	✓ Brick	GRP	Arch	Corbel	Taper	Side Entry
Reducing Slab	Segments	No. of Landings	8 No. of Step Irons	No. of Ladders			

21 No. of Regulating Brick Courses

CONDITION INFORMATION (specific in remark)

	Cover	Shaft	Irons / Ladders	Chamber	Benching	Channel
OK		✓	✓	✓	✓	✓
Needs attention	✓					
Urgent attention						

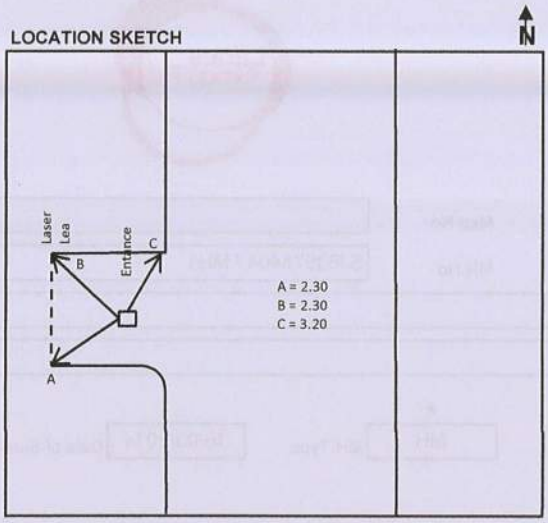
Depth of Flow ____ mm Depth of Silt ____ mm Height of Surcharge from CL ____ mm

REMARKS

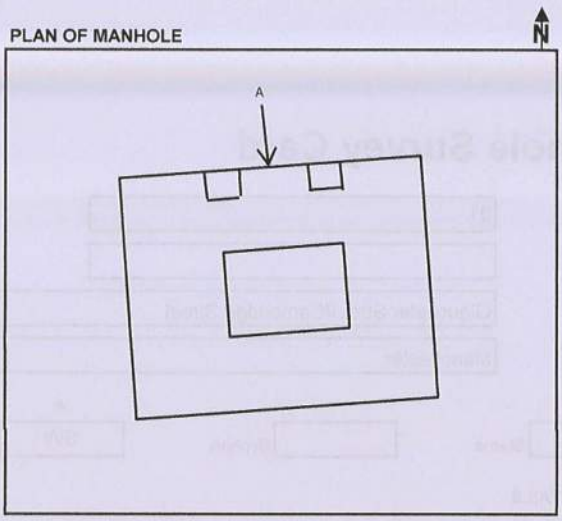
Hinge on cover broke, chamber surcharged. Depth to surcharge in chamber 3.70m

★ *See Overleaf for Key*

LOCATION SKETCH



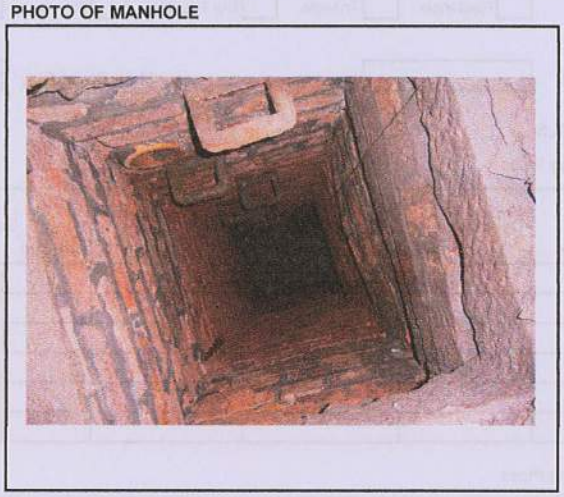
PLAN OF MANHOLE



LOCATION PHOTO



PHOTO OF MANHOLE



STATUS	PU : Public	PR : Private	WC : Culverted Watercourse	} Applies to main outlet	
	24 : Section 24	HD : Highway Drain			
FUNCTION	F : Foul	C : Combined	S : Surface Water	} Applies to main outlet	
MANHOLE TYPE	IF : Infall	MH : Manhole	CP : Catchpit	CSO : Consented Sewer Overflow	
	LH : Lamphole	RE : Rodding Eye	SO : Storm Overflow	DS : Dual system Manhole	
	GU : Gully	OF : Outfall	SA : Soakaway	PS : Pumping Station	
COVER DUTY	L : Light Duty	M : Medium Duty	H : Heavy Duty		
SHAPE	C : Circular	E : Egg	R : Rectangular		
	S : Square	T : Trapezoidal	A : Arched		
	B : Barrel	H : Horseshoe (Inverted U)	U : U-shaped with flat top		
	X : Other (state in words)				
PIPE (OR LINING) MATERIAL	AK : Alkathene	AC : Asbestos Cement	BR : Brick		
	CI : Cast Iron	SI : Spun (Grey) Iron	CO : Concrete		
	CSB : Concrete Segments (Bolted)	CSU : Concrete Segments (Unbolted)	CC : Concrete Box Culvert		
	DI : Ductile Iron	GRC : Glass Reinforced Concrete	GRP : Glass Reinforced Plastic		
	PSC : Plastic/Steel Composite	PVC : Polyvinyl Chloride	PE : Polyethylene		
	RPM : Reinforced Plastic Matrix	ST : Steel	VC : Vitrified Clay		
	PP : Polypropylene	PF : Pitch Fibre	MAC : Masonry, Coursed		
	MAR : Masonry, Random Courses	XXX : Other (State in remarks)			
LINING	BL : Bitumen	RL : Resin	IS : Insituform		
	CL : Cement	PI : Plastic			

Manhole Survey Card

Card No	02	Map No	
Catchment		MH No	SJ83978403 / MH2
Location	Gloucester Street/Cambridge Street		
Town	Manchester		

★		★	★		
PU Status	Syphon	SW Function	MH MH Type	16/03/2014 Date of Survey	

COVER DETAILS

☐ Square ☐ Rectangle ☐ Triangle ☑ Dbl Triangle ☐ Circular ☐ Oval ☐ Other ☐ Multiple ☐ Hinged ☐ Lockable

Cover Level ____ m H / M / L Cover Duty ★ H Initials ____

PIPE DETAILS

Incoming Pipes

Clockwise from pipe X

Pipe	Depth to Invert (m)	Upstream / Downstream MH Ref	Shape	Size (mm) Height		Width	Pipe Mat	Lining Mat	Back Drop Dia (mm)	Back Drop Depth (m)
A	5.00	Unknown	C	300	X		VC			
B					X					
C					X					
D					X					
E					X					
F					X					

Outgoing Pipes

X	5.05	Unkown	C	375	X		VC			
Y					X					

Cover Opening at narrowest	600 mm	Chamber Size at widest	1350 mm	Evidence of Surcharge	N
Shaft at narrowest	750 mm	Shaft Depth (from CL)	3.20 m	OX / H2S / METH Toxic atmosphere	N

MANHOLE CONSTRUCTION DETAILS

☐ Pre Cast Concrete ☐ In Situ Concrete ☑ Brick ☐ GRP ☐ Arch ☐ Corbel ☐ Taper ☐ Side Entry

☑ Reducing Slab ☐ Segments ☐ No. of Landings 12 No. of Step Irons ☐ No. of Ladders

31 No. of Regulating Brick Courses

CONDITION INFORMATION (specific in remark)

	Cover	Shaft	Irons / Ladders	Chamber	Benching	Channel
OK	☑	☐	☑	☑	☑	☑
Needs attention	☐	☐	☐	☐	☐	☐
Urgent attention	☐	☐	☐	☐	☐	☐

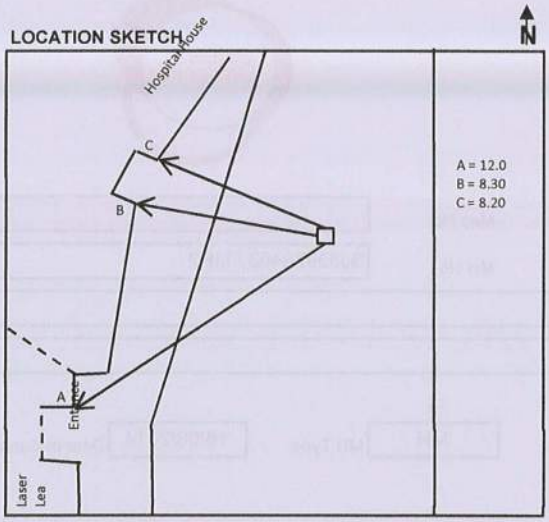
Depth of Flow ____ mm Depth of Silt ____ mm Height of Surcharge from CL ____ mm

REMARKS

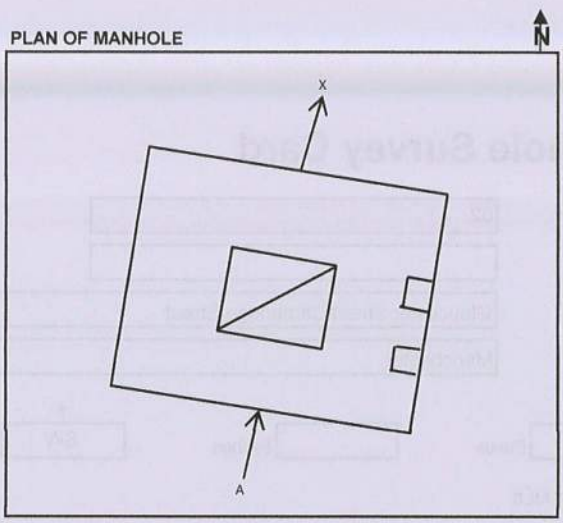
Head of line

★ *See Overleaf for Key*

LOCATION SKETCH



PLAN OF MANHOLE



LOCATION PHOTO



PHOTO OF MANHOLE



STATUS	PU : Public	PR : Private	WC : Culverted Watercourse	} Applies to main outlet	
	24 : Section 24	HD : Highway Drain			
FUNCTION	F : Foul	C : Combined	S : Surface Water	} Applies to main outlet	
MANHOLE TYPE	IF : Infall	MH : Manhole	CP : Catchpit	CSO : Consented Sewer Overflow	
	LH : Lamphole	RE : Rodding Eye	SO : Storm Overflow	DS : Dual system Manhole	
	GU : Gully	OF : Outfall	SA : Soakaway	PS : Pumping Station	
COVER DUTY	L : Light Duty	M : Medium Duty	H : Heavy Duty		
SHAPE	C : Circular	E : Egg	R : Rectangular		
	S : Square	T : Trapezoidal	A : Arched		
	B : Barrel	H : Horseshoe (Inverted U)	U : U-shaped with flat top		
	X : Other (state in words)				
PIPE (OR LINING) MATERIAL	AK : Alkathene	AC : Asbestos Cement	BR : Brick		
	CI : Cast Iron	SI : Spun (Grey) Iron	CO : Concrete		
	CSB : Concrete Segments (Bolted)	CSU : Concrete Segments (Unbolted)	CC : Concrete Box Culvert		
	DI : Ductile Iron	GRC : Glass Reinforced Concrete	GRP : Glass Reinforced Plastic		
	PSC : Plastic/Steel Composite	PVC : Polyvinyl Chloride	PE : Polyethylene		
	RPM : Reinforced Plastic Matrix	ST : Steel	VC : Vitrified Clay		
	PP : Polypropylene	PF : Pitch Fibre	MAC : Masonry, Coursed		
	MAR : Masonry, Randon Courses	XXX : Other (State in remarks)			
LINING	BL : Bitumen	RL : Resin	IS : Insituform		
	CL : Cement	PI : Plastic			

Manhole Survey Card

Card No	03	Map No	
Catchment		MH No	MH3
Location	Gloucester Street/Cambridge Street		
Town	Manchester		

★		★	★		
	Status	Syphon	Function	MH Type	16/03/2014 Date of Survey

COVER DETAILS

✓ Square	Rectangle	Triangle	Dbl Triangle	Circular	Oval	Other	Multiple	✓ Hinged	Lockable

Cover Level _____ m H / M / L Cover Duty ★ H Initials _____

PIPE DETAILS

Incoming Pipes

Pipe	Depth to Invert (m)	Upstream / Downstream MH Ref	Shape	Size (mm) Height		Width	Pipe Mat	Lining Mat	Back Drop Dia (mm)	Back Drop Depth (m)
A					X					
B					X					
C					X					
D					X					
E					X					
F					X					

Clockwise from pipe X

Outgoing Pipes

X					X					
Y					X					

Cover Opening at narrowest 600 mm Chamber Size at widest _____ mm Evidence of Surcharge _____

Shaft at narrowest _____ mm Shaft Depth (from CL) _____ m OX / H2S / METH Toxic atmosphere _____

MANHOLE CONSTRUCTION DETAILS

Pre Cast Concrete	In Situ Concrete	Brick	GRP	Arch	Corbel	Taper	Side Entry
Reducing Slab	Segments	No. of Landings		No. of Step Irons		No. of Ladders	
No. of Regulating Brick Courses							

CONDITION INFORMATION (specific in remark)

	Cover	Shaft	Irons / Ladders	Chamber	Benching	Channel
OK	✓					
Needs attention						
Urgent attention						

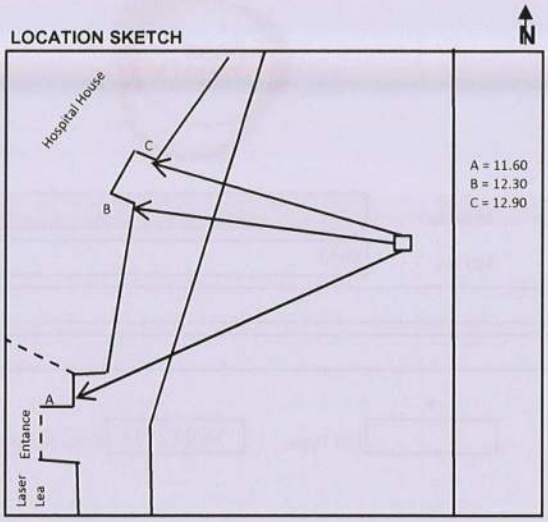
Depth of Flow _____ mm Depth of Silt _____ mm Height of Surcharge from CL _____ mm

REMARKS

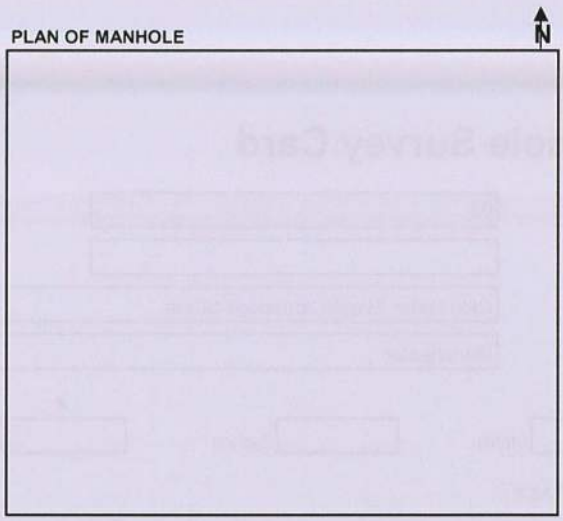
No Chamber when lid lifted, unknown asset. Possible Rodding eye

★ *See Overleaf for Key*

LOCATION SKETCH



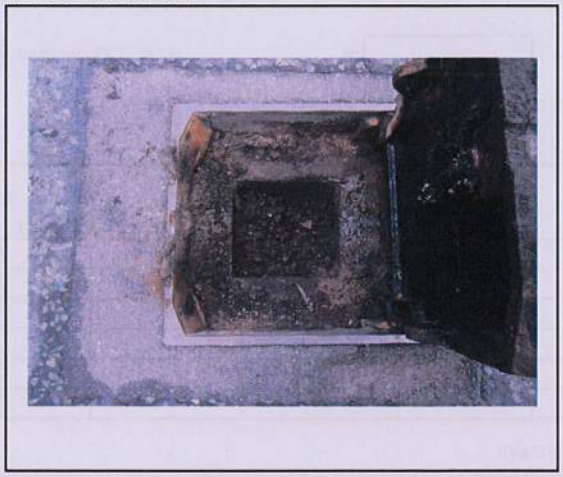
PLAN OF MANHOLE



LOCATION PHOTO



PHOTO OF MANHOLE



STATUS	PU : Public	PR : Private	WC : Culverted Watercourse	} Applies to main outlet	
	24 : Section 24	HD : Highway Drain			
FUNCTION	F : Foul	C : Combined	S : Surface Water	} Applies to main outlet	
MANHOLE TYPE	IF : Infall	MH : Manhole	CP : Catchpit	CSO : Consented Sewer Overflow	
	LH : Lamphole	RE : Rodding Eye	SO : Storm Overflow	DS : Dual system Manhole	
	GU : Gully	OF : Outfall	SA : Soakaway	PS : Pumping Station	
COVER DUTY	L : Light Duty	M : Medium Duty	H : Heavy Duty		
SHAPE	C : Circular	E : Egg	R : Rectangular		
	S : Square	T : Trapezoidal	A : Arched		
	B : Barrel	H : Horseshoe (Inverted U)	U : U-shaped with flat top		
	X : Other (state in words)				
PIPE (OR LINING) MATERIAL	AK : Alkathene	AC : Asbestos Cement	BR : Brick		
	CI : Cast Iron	SI : Spun (Grey) Iron	CO : Concrete		
	CSE : Concrete Segments (Bolted)	CSL : Concrete Segments (Unbolted)	CC : Concrete Box Culvert		
	DI : Ductile Iron	GRC : Glass Reinforced Concrete	GRP : Glass Reinforced Plastic		
	PSC : Plastic/Steel Composite	PVC : Polyvinyl Chloride	PE : Polyethylene		
	RPM : Reinforced Plastic Matrix	ST : Steel	VC : Vitrified Clay		
	PP : Polypropylene	PF : Pitch Fibre	MAC : Masonry, Coursed		
	MAR : Masonry, Randon Courses	XXX : Other (State in remarks)			
LINING	BL : Bitumen	RL : Resin	IS : Insituform		
	CL : Cement	PI : Plastic			

Manhole Survey Card

Card No	04	Map No	
Catchment		MH No	SJ83978402 / MH4
Location	Gloucester Street/Cambridge Street		
Town	Manchester		

★		★	★		
PU Status	Syphon	C Function	MH MH Type	16/03/2014 Date of Survey	

COVER DETAILS

☐ Square ☐ Rectangle ☐ Triangle ☑ Dbl Triangle ☐ Circular ☐ Oval ☐ Other ☐ Multiple ☐ Hinged ☐ Lockable

Cover Level ____ m H / M / L Cover Duty ★ H Initials ____

PIPE DETAILS

Incoming Pipes

Clockwise from pipe X

Pipe	Depth to Invert (m)	Upstream / Downstream MH Ref	Shape	Size (mm) Height		Width	Pipe Mat	Lining Mat	Back Drop Dia (mm)	Back Drop Depth (m)
A	4.50	MH4A	C	700	X		CO			
B					X					
C					X					
D					X					
E					X					
F					X					

Outgoing Pipes

X	4.55	Unknown	C	700	X	600	BR			
Y					X					

Cover Opening at narrowest	600 mm	Chamber Size at widest	3600 mm	Evidence of Surcharge	
Shaft at narrowest	700 mm	Shaft Depth (from CL)	1.80 m	OX / H2S / METH Toxic atmosphere	

MANHOLE CONSTRUCTION DETAILS

☐ Pre Cast Concrete ☐ In Situ Concrete ☑ Brick ☐ GRP ☐ Arch ☐ Corbel ☐ Taper ☑ Side Entry

☐ Reducing Slab ☐ Segments ☐ No. of Landings 11 No. of Step Irons ☐ No. of Ladders

17 No. of Regulating Brick Courses

CONDITION INFORMATION (specific in remark)

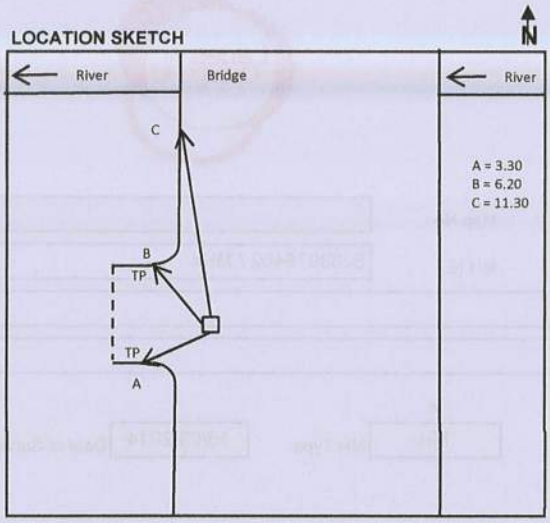
	Cover	Shaft	Irons / Ladders	Chamber	Benching	Channel
OK	☑	☑	☑	☑	☑	☑
Needs attention	☐	☐	☐	☐	☐	☐
Urgent attention	☐	☐	☐	☐	☐	☐

Depth of Flow ____ mm Depth of Silt ____ mm Height of Surcharge from CL ____ mm

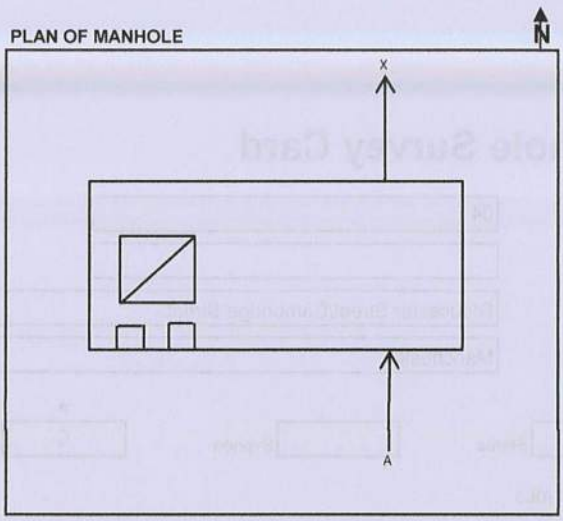
REMARKS

★ *See Overleaf for Key*

LOCATION SKETCH



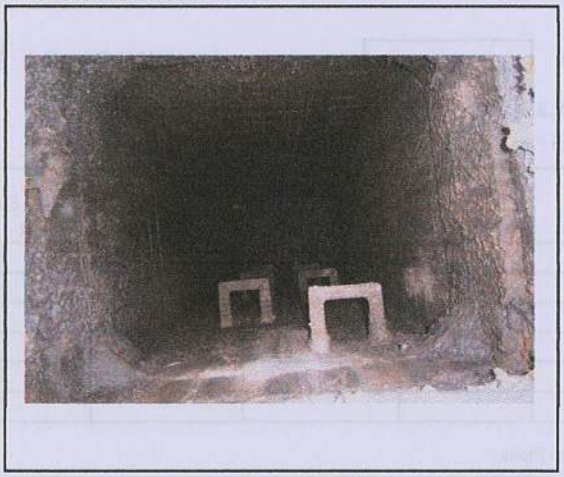
PLAN OF MANHOLE



LOCATION PHOTO



PHOTO OF MANHOLE



STATUS	PU	: Public	PR	: Private	WC	: Culverted Watercourse	} Applies to main outlet
	24	: Section 24	HD	: Highway Drain			
FUNCTION	F	: Foul	C	: Combined	S	: Surface Water	} Applies to main outlet
MANHOLE TYPE	IF	: Infall	MH	: Manhole	CP	: Catchpit	CSO :Consented Sewer Overflow
	LH	: Lamphole	RE	: Rodding Eye	SO	: Storm Overflow	DS :Dual system Manhole
	GU	: Gully	OF	: Outfall	SA	: Soakaway	PS :Pumping Station
COVER DUTY	L	: Light Duty	M	: Medium Duty	H	: Heavy Duty	
SHAPE	C	: Circular	E	: Egg	R	: Rectangular	
	S	: Square	T	: Trapezoidal	A	: Arched	
	B	: Barrel	H	: Horseshoe (Inverted U)	U	: U-shaped with flat top	
	X	: Other (state in words)					
PIPE (OR LINING) MATERIAL	AK	: Alkathene	AC	: Asbestos Cement	BR	: Brick	
	CI	: Cast Iron	SI	: Spun (Grey) Iron	CO	: Concrete	
	CSE	: Concrete Segments (Bolted)	CSL	: Concrete Segments (Unbolted)	CC	: Concrete Box Culvert	
	DI	: Ductile Iron	GRC	: Glass Reinforced Concrete	GRP	: Glass Reinforced Plastic	
	PSC	: Plastic/Steel Composite	PVC	: Polyvinyl Chloride	PE	: Polyethylene	
	RPM	: Reinforced Plastic Matrix	ST	: Steel	VC	: Vitrified Clay	
	PP	: Polypropylene	PF	: Pitch Fibre	MAC	: Masonry, Coursed	
	MAR	: Masonry, Random Courses	XXX	: Other (State in remarks)			
LINING	BL	: Bitumen	RL	: Resin	IS	: Insituform	
	CL	: Cement	PI	: Plastic			

Manhole Survey Card

Card No	05	Map No	
Catchment		MH No	MH4A / SJ83978401
Location	Gloucester Street/Cambridge Street		
Town	Manchester		

★		★	★		
PU Status	Syphon	C Function	SO MH Type	16/03/2014 Date of Survey	

COVER DETAILS

☐ Square ☐ Rectangle ☐ Triangle ☐ Dbl Triangle ☐ Circular ☐ Oval ☐ Other ☑ Multiple ☑ Hinged ☑ Lockable

Cover Level ____ m H / M / L Cover Duty ★ H Initials ____

PIPE DETAILS

Incoming Pipes

Pipe	Depth to Invert (m)	Upstream / Downstream MH Ref	Shape	Size (mm) Height		Width	Pipe Mat	Lining Mat	Back Drop Dia (mm)	Back Drop Depth (m)
A	5.00	Unknown	C	740	X	700	BR			
B					X					
C					X					
D					X					
E					X					
F					X					

Clockwise from pipe X

Outgoing Pipes

X	5.10	Unknown	C	300	X		VC			
Y	2.00	SJ83978402	C	700	X		CO			

Cover Opening at narrowest	600 mm	Chamber Size at widest	2800 mm	Evidence of Surcharge	N
Shaft at narrowest	1050 mm	Shaft Depth (from CL)	1.20 m	OX / H2S / METH Toxic atmosphere	N

MANHOLE CONSTRUCTION DETAILS

☐ Pre Cast Concrete ☑ In Situ Concrete ☐ Brick ☐ GRP ☐ Arch ☐ Corbel ☐ Taper ☐ Side Entry

☐ Reducing Slab ☐ Segments ☐ No. of Landings 5 No. of Step Irons 1 No. of Ladders

☐ No. of Regulating Brick Courses

CONDITION INFORMATION (specific in remark)

	Cover	Shaft	Irons / Ladders	Chamber	Benching	Channel
OK	☑	☐	☐	☐	☐	☐
Needs attention	☐	☐	☐	☐	☐	☐
Urgent attention	☐	☐	☐	☐	☐	☐

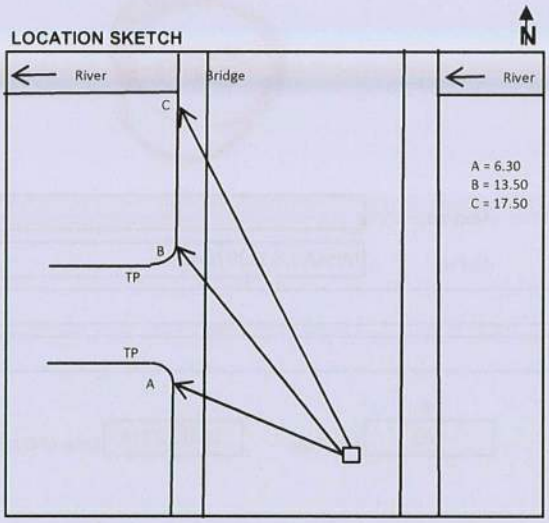
Depth of Flow ____ mm Depth of Silt ____ mm Height of Surcharge from CL ____ mm

REMARKS

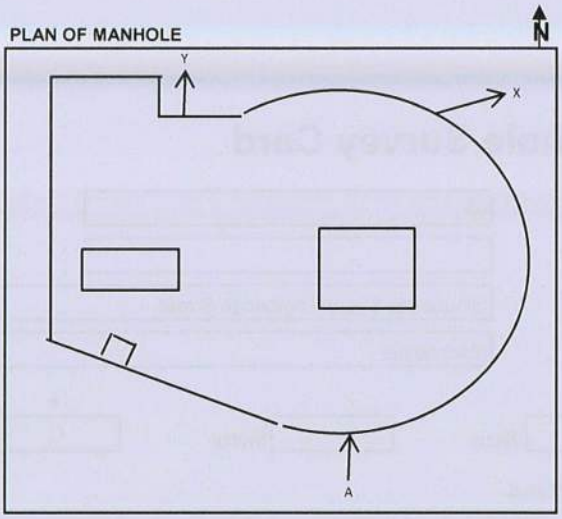
Overflow Chamber

★ *See Overleaf for Key*

LOCATION SKETCH



PLAN OF MANHOLE



LOCATION PHOTO



PHOTO OF MANHOLE



STATUS	PU : Public	PR : Private	WC : Culverted Watercourse	} Applies to main outlet	
	24 : Section 24	HD : Highway Drain			
FUNCTION	F : Foul	C : Combined	S : Surface Water	} Applies to main outlet	
MANHOLE TYPE	IF : Infall	MH : Manhole	CP : Catchpit	CSO : Consented Sewer Overflow	
	LH : Lamphole	RE : Rodding Eye	SO : Storm Overflow	DS : Dual system Manhole	
	GU : Gully	OF : Outfall	SA : Soakaway	PS : Pumping Station	
COVER DUTY	L : Light Duty	M : Medium Duty	H : Heavy Duty		
SHAPE	C : Circular	E : Egg	R : Rectangular		
	S : Square	T : Trapezoidal	A : Arched		
	B : Barrel	H : Horseshoe (Inverted U)	U : U-shaped with flat top		
	X : Other (state in words)				
PIPE (OR LINING) MATERIAL	AK : Alkathene	AC : Asbestos Cement	BR : Brick		
	CI : Cast Iron	SI : Spun (Grey) Iron	CO : Concrete		
	CSE : Concrete Segments (Bolted)	CSL : Concrete Segments (Unbolted)	CC : Concrete Box Culvert		
	DI : Ductile Iron	GRC : Glass Reinforced Concrete	GRP : Glass Reinforced Plastic		
	PSC : Plastic/Steel Composite	PVC : Polyvinyl Chloride	PE : Polyethylene		
	RPM : Reinforced Plastic Matrix	ST : Steel	VC : Vitrified Clay		
	PP : Polypropylene	PF : Pitch Fibre	MAC : Masonry, Coursed		
	MAF : Masonry, Randon Courses	XXX : Other (State in remarks)			
LINING	BL : Bitumen	RL : Resin	IS : Insituform		
	CL : Cement	PI : Plastic			

Manhole Survey Card

Card No	07	Map No	
Catchment		MH No	MH6
Location	River Street		
Town	Manchester		

★		★	★		
PR	Status	Syphon	SW	Function	MH	MH Type	16/03/2014	Date of Survey

COVER DETAILS

✓ Square	Rectangle	Triangle	Dbl Triangle	Circular	Oval	Other	Multiple	Hinged	Lockable

Cover Level ____ m H / M / L Cover Duty ★ H Initials ____

PIPE DETAILS

Incoming Pipes

Clockwise from pipe X

Pipe	Depth to Invert (m)	Upstream / Downstream MH Ref	Shape	Size (mm) Height		Width	Pipe Mat	Lining Mat	Back Drop Dia (mm)	Back Drop Depth (m)
A	3.05	Into Building	C	225	X		VC			
B	0.70	Aco	C	150	X		VC			
C					X					
D					X					
E					X					
F					X					

Outgoing Pipes

X	3.10	MH8	C	225	X		VC			
Y					X					

Cover Opening at narrowest	600 mm	Chamber Size at widest	1200 mm	Evidence of Surcharge	N
Shaft at narrowest	600 mm	Shaft Depth (from CL)	0.55 m	OX / H2S / METH Toxic atmosphere	N

MANHOLE CONSTRUCTION DETAILS

✓ Pre Cast Concrete	In Situ Concrete	Brick	GRP	Arch	Corbel	Taper	Side Entry
Reducing Slab	Segments	No. of Landings		9 No. of Step Irons		No. of Ladders	

3 No. of Regulating Brick Courses

CONDITION INFORMATION (specific in remark)

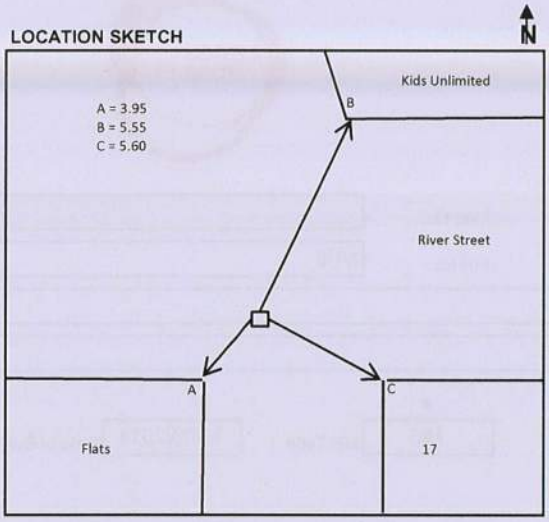
	Cover	Shaft	Irons / Ladders	Chamber	Benching	Channel
OK	✓	✓	✓	✓	✓	✓
Needs attention						
Urgent attention						

Depth of Flow ____ mm Depth of Silt ____ mm Height of Surcharge from CL ____ mm

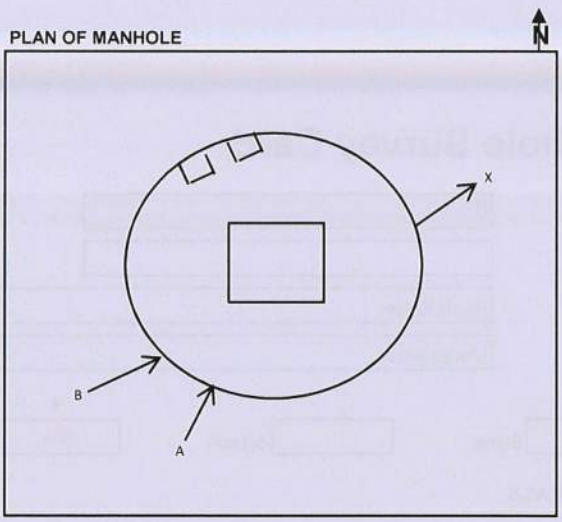
REMARKS

★ *See Overleaf for Key*

LOCATION SKETCH



PLAN OF MANHOLE



LOCATION PHOTO



PHOTO OF MANHOLE



STATUS	PU : Public	PR : Private	WC : Culverted Watercourse	} Applies to main outlet	
	24 : Section 24	HD : Highway Drain			
FUNCTION	F : Foul	C : Combined	S : Surface Water	} Applies to main outlet	
MANHOLE TYPE	IF : Infall	MH : Manhole	CP : Catchpit	CSO : Consented Sewer Overflow	
	LH : Lamphole	RE : Rodding Eye	SO : Storm Overflow	DS : Dual system Manhole	
	GU : Gully	OF : Outfall	SA : Soakaway	PS : Pumping Station	
COVER DUTY	L : Light Duty	M : Medium Duty	H : Heavy Duty		
SHAPE	C : Circular	E : Egg	R : Rectangular		
	S : Square	T : Trapezoidal	A : Arched		
	B : Barrel	H : Horseshoe (Inverted U)	U : U-shaped with flat top		
	X : Other (state in words)				
PIPE (OR LINING) MATERIAL	AK : Alkathene	AC : Asbestos Cement	BR : Brick		
	CI : Cast Iron	SI : Spun (Grey) Iron	CO : Concrete		
	CSE : Concrete Segments (Bolted)	CSL : Concrete Segments (Unbolted)	CC : Concrete Box Culvert		
	DI : Ductile Iron	GRC : Glass Reinforced Concrete	GRP : Glass Reinforced Plastic		
	PSC : Plastic/Steel Composite	PVC : Polyvinyl Chloride	PE : Polyethylene		
	RPM : Reinforced Plastic Matrix	ST : Steel	VC : Vitrified Clay		
	PP : Polypropylene	PF : Pitch Fibre	MAC : Masonry, Coursed		
	MAR : Masonry, Randon Courses	XXX : Other (State in remarks)			
LINING	BL : Bitumen	RL : Resin	IS : Insituform		
	CL : Cement	PI : Plastic			

Manhole Survey Card

Card No	06	Map No	
Catchment		MH No	MH7
Location	River Street		
Town	Manchester		

★		★		★		
PR	Status		Syphon	Foul	Function	MH	MH Type	16/03/2014	Date of Survey

COVER DETAILS

✓ Square	Rectangle	Triangle	Dbl Triangle	Circular	Oval	Other	Multiple	Hinged	Lockable

			★	
Cover Level	m	H / M / L Cover Duty	H	Initials

PIPE DETAILS

Incoming Pipes

Clockwise from pipe X

Pipe	Depth to Invert (m)	Upstream / Downstream MH Ref	Shape	Size (mm) Height		Width	Pipe Mat	Lining Mat	Back Drop Dia (mm)	Back Drop Depth (m)
A	3.40	Into	C	150	X		VC			
B	3.37	Appartments	C	150	X		VC			
C					X					
D					X					
E					X					
F					X					

Outgoing Pipes

X	3.45	MH outside	C	150	X		VC			
Y		15 River Street			X					

Cover Opening at narrowest	600 mm	Chamber Size at widest	1050 mm	Evidence of Surcharge	N
Shaft at narrowest	600 mm	Shaft Depth (from CL)	0.70 m	OX / H2S / METH Toxic atmosphere	N

MANHOLE CONSTRUCTION DETAILS

✓ Pre Cast Concrete	In Situ Concrete	Brick	GRP	Arch	Corbel	Taper	Side Entry
Reducing Slab	Segments	No. of Landings		10 No. of Step Irons		No. of Ladders	

5 No. of Regulating Brick Courses

CONDITION INFORMATION (specific in remark)

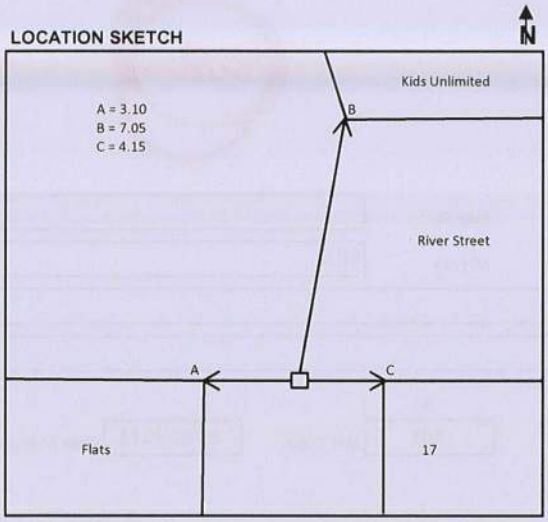
	Cover	Shaft	Irons / Ladders	Chamber	Benching	Channel
OK	✓	✓	✓	✓	✓	✓
Needs attention						
Urgent attention						

Depth of Flow mm Depth of Silt mm Height of Surcharge from CL mm

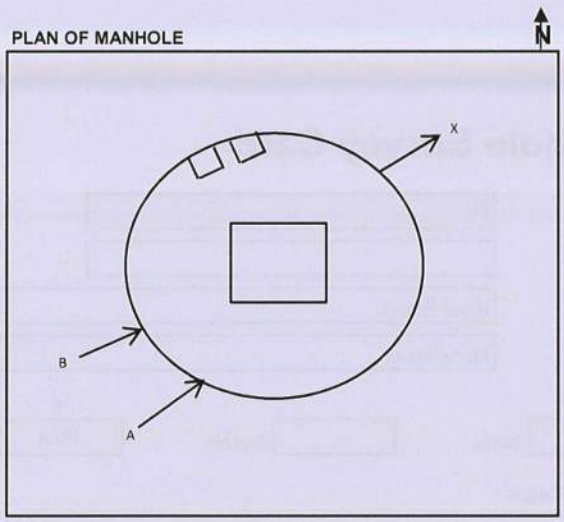
REMARKS

★ *See Overleaf for Key*

LOCATION SKETCH



PLAN OF MANHOLE



LOCATION PHOTO



PHOTO OF MANHOLE



STATUS	PU : Public	PR : Private	WC : Culverted Watercourse	} Applies to main outlet	
	24 : Section 24	HD : Highway Drain			
FUNCTION	F : Foul	C : Combined	S : Surface Water	} Applies to main outlet	
MANHOLE TYPE	IF : Infall	MH : Manhole	CP : Catchpit	CSO : Consented Sewer Overflow	
	LH : Lamphole	RE : Rodding Eye	SO : Storm Overflow	DS : Dual system Manhole	
	GU : Gully	OF : Outfall	SA : Soakaway	PS : Pumping Station	
COVER DUTY	L : Light Duty	M : Medium Duty	H : Heavy Duty		
SHAPE	C : Circular	E : Egg	R : Rectangular		
	S : Square	T : Trapezoidal	A : Arched		
	B : Barrel	H : Horseshoe (Inverted U)	U : U-shaped with flat top		
	X : Other (state in words)				
PIPE (OR LINING) MATERIAL	AK : Alkathene	AC : Asbestos Cement	BR : Brick		
	CI : Cast Iron	SI : Spun (Grey) Iron	CO : Concrete		
	CSE : Concrete Segments (Bolted)	CSL : Concrete Segments (Unbolted)	CC : Concrete Box Culvert		
	DI : Ductile Iron	GRC : Glass Reinforced Concrete	GRP : Glass Reinforced Plastic		
	PSC : Plastic/Steel Composite	PVC : Polyvinyl Chloride	PE : Polyethylene		
	RPM : Reinforced Plastic Matrix	ST : Steel	VC : Vitrified Clay		
	PP : Polypropylene	PF : Pitch Fibre	MAC : Masonry, Coursed		
	MAF : Masonry, Randon Courses	XXX : Other (State in remarks)			
LINING	BL : Bitumen	RL : Resin	IS : Insituform		
	CL : Cement	PI : Plastic			

Manhole Survey Card

Card No	08	Map No	
Catchment		MH No	MH8
Location	River Street		
Town	Manchester		

★		★		★		
PR	Status		Syphon	SW	Function	MH	MH Type	16/03/2014	Date of Survey

COVER DETAILS

✓ Square	Rectangle	Triangle	Dbl Triangle	Circular	Oval	Other	Multiple	Hinged	Lockable

			★		
Cover Level	m	H / M / L Cover Duty	H	Initials	

PIPE DETAILS

Incoming Pipes

Clockwise from pipe X

Pipe	Depth to Invert (m)	Upstream / Downstream MH Ref	Shape	Size (mm) Height		Width	Pipe Mat	Lining Mat	Back Drop Dia (mm)	Back Drop Depth (m)
A	5.20	Kids Unlimited	C	150	X		VC		150	
B	5.25	MH outside 11	C	225	X		VC		225	
C	5.10	MH Rear of 17	C	150	X		VC		150	
D	5.20	MH6	C	225	X		VC		225	
E					X					
F					X					

Outgoing Pipes

X	5.30	Outfall into	C	300	X		CO			
Y		River Medlock			X					

Cover Opening at narrowest	600 mm	Chamber Size at widest	1500 mm	Evidence of Surcharge	N
Shaft at narrowest	900 mm	Shaft Depth (from CL)	2.80 m	OX / H2S / METH Toxic atmosphere	N

MANHOLE CONSTRUCTION DETAILS

✓ Pre Cast Concrete	In Situ Concrete	Brick	GRP	Arch	Corbel	Taper	Side Entry
Reducing Slab	Segments	No. of Landings		17 No. of Step Irons		No. of Ladders	

4 No. of Regulating Brick Courses

CONDITION INFORMATION (specific in remark)

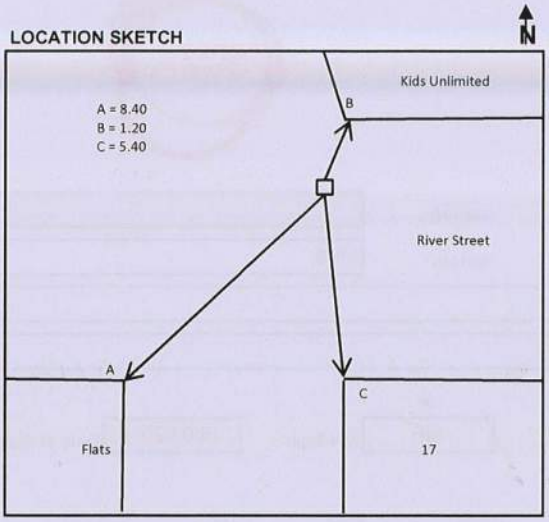
	Cover	Shaft	Irons / Ladders	Chamber	Benching	Channel
OK	✓	✓	✓	✓	✓	✓
Needs attention						
Urgent attention						

Depth of Flow	mm	Depth of Silt	mm	Height of Surcharge from CL	mm

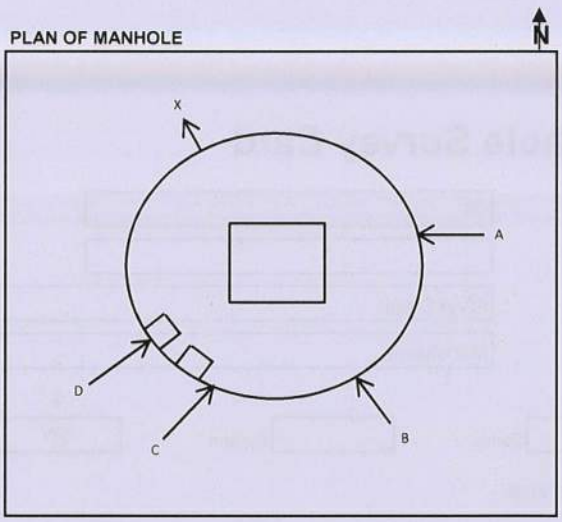
REMARKS

★ *See Overleaf for Key*

LOCATION SKETCH



PLAN OF MANHOLE



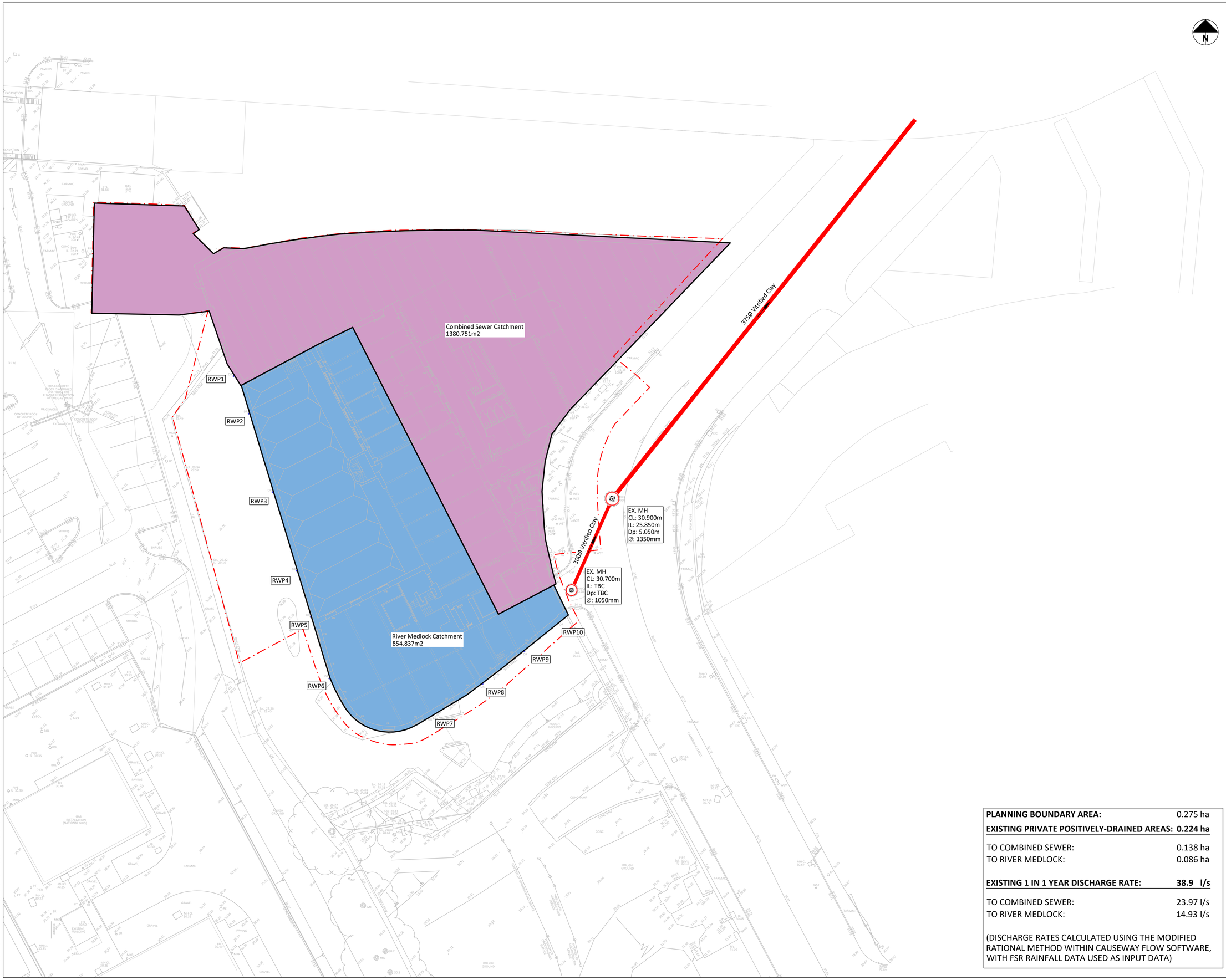
LOCATION PHOTO



PHOTO OF MANHOLE



STATUS	PU : Public	PR : Private	WC : Culverted Watercourse	} Applies to main outlet	
	24 : Section 24	HD : Highway Drain			
FUNCTION	F : Foul	C : Combined	S : Surface Water	} Applies to main outlet	
MANHOLE TYPE	IF : Infall	MH : Manhole	CP : Catchpit	CSO : Consented Sewer Overflow	
	LH : Lamphole	RE : Rodding Eye	SO : Storm Overflow	DS : Dual system Manhole	
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COVER DUTY	L : Light Duty	M : Medium Duty	H : Heavy Duty		
SHAPE	C : Circular	E : Egg	R : Rectangular		
	S : Square	T : Trapezoidal	A : Arched		
	B : Barrel	H : Horseshoe (Inverted U)	U : U-shaped with flat top		
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PIPE (OR LINING) MATERIAL	AK : Alkathene	AC : Asbestos Cement	BR : Brick		
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	CSE : Concrete Segments (Bolted)	CSL : Concrete Segments (Unbolted)	CC : Concrete Box Culvert		
	DI : Ductile Iron	GRC : Glass Reinforced Concrete	GRP : Glass Reinforced Plastic		
	PSC : Plastic/Steel Composite	PVC : Polyvinyl Chloride	PE : Polyethylene		
	RPM : Reinforced Plastic Matrix	ST : Steel	VC : Vitrified Clay		
	PP : Polypropylene	PF : Pitch Fibre	MAC : Masonry, Coursed		
	MAF : Masonry, Randon Courses	XXX : Other (State in remarks)			
LINING	BL : Bitumen	RL : Resin	IS : Insituform		
	CL : Cement	PI : Plastic			



FILE LOCATION PATH: P:\PROJECTS HOT\1006-01 HOTSPUR HOUSE, CAMBRIDGE STREET, MANCHESTER\BIM\01-WIP\DRAWINGS\DR\1006-01-CIV-XX-ZZ-D-C-10001_EXISTING DRAINAGE CATCHMENTS.DWG

STANDARD NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND THE SPECIFICATIONS.
2. THIS DRAWING SHOULD NOT BE SCALED.
3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE.
4. ALL DISCREPANCIES SHOULD BE REPORTED TO C.A./E.A. PRIOR TO THE COMMENCEMENT OF WORKS.

© CIVIC ENGINEERS LIMITED

NOTES

1. ALL LEVELS INFORMATION HAS BEEN APPROXIMATED USING BUILDING SURVEY '190417HH', CONDUCTED BY CHRIS PARTINGTON LAND SURVEYORS IN APRIL 2017, AND TOPOGRAPHICAL SURVEY '11K141' CONDUCTED BY SURVEY OPERATIONS IN DECEMBER 2011. LEVELS ARE SUBJECT TO FINAL PROPOSED LEVELS DESIGN.
2. EXISTING COMBINED SEWER ALIGNMENT APPROXIMATED FROM UNITED UTILITIES ASSET RECORDS WITH REFERENCE TO TOPOGRAPHICAL SURVEY AND SUBJECT TO CONFIRMATION VIA CCTV DRAINAGE SURVEY.

KEY

- PLANNING APPLICATION BOUNDARY
- EXISTING CW MANHOLE
- EXISTING CW SEWER

10.11.23	P01	ISSUED FOR PLANNING	HCM	CFK
DATE	REV	DESCRIPTION	DRAWN	CHKD

PLANNING BOUNDARY AREA:	0.275 ha
EXISTING PRIVATE POSITIVELY-DRAINED AREAS:	**0.224 ha**
TO COMBINED SEWER:	0.138 ha
TO RIVER MEDLOCK:	0.086 ha
EXISTING 1 IN 1 YEAR DISCHARGE RATE:	**38.9 l/s**
TO COMBINED SEWER:	23.97 l/s
TO RIVER MEDLOCK:	14.93 l/s

(DISCHARGE RATES CALCULATED USING THE MODIFIED RATIONAL METHOD WITHIN CAUSEWAY FLOW SOFTWARE, WITH FSR RAINFALL DATA USED AS INPUT DATA)

Civic Engineers

MANCHESTER Carver's Warehouse, 77 Dale Street, Manchester, M1 2HG. Tel: 0161 228 6757
LONDON Reeds Wharf, 33 Mill Street, London SE1 2AX. Tel: 020 7253 2977
LEEDS 1 Saw Mill Street, Water Lane, Leeds, LS11 5WE. Tel: 0113 2025 130
GLASGOW 35 Virginia Street, Glasgow, G1 1TN. Tel: 0141 370 1829

www.civicengineers.com

PROJECT

HOTSPUR PRESS

TITLE

EXISTING DRAINAGE CATCHMENTS

DRAWING STATUS	STATUS CODE
INFORMATION	-

CE PROJECT No.	SCALE @ A1	DATE CREATED	DRAWN	CHECKED
1006-01	1:200	OCT 23	HCM	CFK

DRAWING No.	REV
1006-01-CIV-XX-ZZ-D-C-10001	P01

Appendix C

Phase 1 Preliminary Risk Assessment

LK CONSULT LIMITED

PART OF THE LK GROUP

HOTSPUR PRESS
GLOUCESTER STREET
MANCHESTER

PHASE 1 PRELIMINARY
RISK ASSESSMENT



Prepared for:

Civic Engineers

Carver's Warehouse

77 Dale Street

Manchester

M1 2HG

By:

LK Consult Ltd

Eton Business Park

Eton Hill Road

Radcliffe

Manchester

M26 2ZS

Tel: 0161 763 7200

Email:cl@thelkgroup.com

Date: May 2018

Ref: LKC 18 1196

LK Consult Ltd

Document Verification

Site Address	Hotspur Press, Gloucester Street, Manchester, M1 5QR		
Report Title	Phase 1 Preliminary Risk Assessment		
Job Number	LKC 18 1196	**Document Ref.**	CL-602-LKC 18 1196-01
Date Issued	May 2018	**Report Version**	R0
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1 INTRODUCTION

1.1 Background

LK Consult Ltd (LKC) has been commissioned by Civic Engineers to carry out a Phase 1 Preliminary Risk Assessment (PRA) for Hotspur Press, Gloucester Street, Manchester. The report was undertaken in support of a future planning application to redevelop the site for a mixed commercial and residential end use. An area of public open space is also proposed.

According to guidance set out in CLR11[1] and the National Planning Policy Framework (NPPF)[2] a PRA with a site reconnaissance is required as a minimum to ascertain if there is a potential contamination risk.

In accordance with current guidance, the PRA will include a site reconnaissance, site history, geology, hydrogeology, hydrology, mineral search and a landfill search. Information gathered from the desk study and site reconnaissance will be used to develop a contamination conceptual model for the site, which will support the identification and assessment of any pollutant linkages.

In addition, the information gathered will be used to identify potential geotechnical constraints associated with the redevelopment of the site.

Based on the findings of this report, an appropriate site investigation can be derived, if required.

1.2 Site Detail

A summary of the site details is presented in Table 1-1. Figures 1 and 2 indicate the site location and boundary. Figure 3 indicates the proposed development.

Location	To the west of Gloucester Street and Cambridge Street within Manchester city centre. Centred at approximate National Grid Reference 383850E 397450N.
Area	2,200m^2.
Topography	Approximately 30 metres above ordnance datum (AOD). The site is occupied by an existing building over a number of levels.
Current Land Use	Site Currently occupied by vacant Hotspur Press building. Surrounding Area North: Elevated railway line and Whitworth Street West. East: Gloucester Street and River Medlock. South: River Medlock. West: River Medlock with commercial development beyond.
Proposed Development	Residential apartments with commercial space at basement and ground floor level. An area of public open space is also proposed within the development. Some small areas of soft landscaping indicated.

Table 1-1: Summary of the site details.

[1] EA (2004). "Model Procedures for the Management of Land Contamination." R&D Publication CLR 11.
[2] DCL (2012). "National Planning Policy Framework." Department of Communities and Local Government. March 2012.

2 SITE HISTORY

2.1 Historical Map Review

In compiling the site history, LKC consulted historical mapping provided by the Landmark Information Group Ltd and within the Heritage Appraisal by Stephen Levrant Heritage Architecture Ltd (dated 31st May 2017). Copies of relevant historical plans are provided in Appendix A and are summarised Table 2-1. Notable features within 100m of the site boundary have been presented (distances will be approximate). The exception to this will be features within a 250m buffer that could be infilled historically.

Site Features	Location	Map Dates Present	Comments
Unreferenced Buildings	Whole site	1894-1932	- Historic mapping shows unreferenced buildings in the same general layout as the existing buildings on site. - Further information on the history of the site prior to this was provided in the Heritage Appraisal and this is summarised in Section 2.2.
Medlock Mill (original)	S	1800	- Original Medlock Mill building present in south of site. - Destroyed by a fire in 1801 (from Heritage Appraisal).
Medlock Mill	S	1809-1876	- Larger mill building constructed following the destruction of the original building in a fire (from Heritage Appraisal). - Mill building forms part of existing buildings on site today but use of the building appears to change from 1888 mapping.
Factory	S	1888	- Building is annotated as 'Ryland's Factory (from Heritage Appraisal). - The first single storey shed is shown as present in the north of the site (existing today).
Printing Works	Whole site	1903-1992	- Annotated as 'Hotspur Press' from 1910 mapping. - Annotated as 'Works' from 1987 mapping. - Anecdotally the site was used for printing as late as 2011. - The site has been occupied by vacant buildings since 2011 and only used as an informal art studio since.

Table 2-1: Summary of historical features.

Surrounding Area Features	Distance/ Location	Map Dates Present	Comments
River Medlock	Adj to S & W	1787-present	- Culverted to the north west of the site and runs below gas works to the west. Flowing west.
Rochdale Canal	70m N	1800-present	
Mill	20m SE	1800-1860s	-Information regarding Chorlton New Mills to the south east of the site presented in Heritage Appraisal.
Railway Viaduct	Adj to N	1850-present	- Forms the northern boundary of the site.
Gas Works	10m-200m W	1844-1985	- Annotated as 'Gaythorn Gasworks' - By 1908 mapping, 7no. gasometers, several tanks and a number of chimneys are shown as part of the works. - Northern part of gas works incorporated into Dunlop Rubber Works by 1948 mapping. - By 1962 mapping, only 3no. gasometers are shown. - By 1980 mapping, the gas works are annotated as a 'gasholder station' and a depot is annotated in the centre of the site. - No longer present by 1990 mapping.
Rubber Works	20-200m S & E	1888-2000	- Annotated as 'Charles Macintosh & Co India Rubber Factory' on 1888 mapping. - By 1923 the rubber works were acquired by Dunlop and became part of an extensive works site. - Tank annotated approximately 40m to the south of the site. - Anecdotally, it is understood that the rubber works ceased production in 2000.
Timber Yard	40m N	1891 only	- Shown on mapping within Heritage Appraisal.
Reservoir	50m NW	1891 only	- Shown on mapping within Heritage Appraisal.
Finishing Works	50m E	1908 only	- Becomes incorporated into rubber works by 1948 mapping.
Pumping Station	70m NE	1908-1973	Annotated as 'Hydraulic Power Station' by 1948 mapping.
Corporation Yard	80m NE	1908-1985	- No longer present by 1992 mapping.
Mill	90m NW	1908-1965	- Annotated as 'Havelock Mills'. - No longer annotated by 1985 mapping.
Car Park	40m E	1989-1990	- Office building with car parking constructed on car park by 1994 mapping.

Table 2-1 (continued): Summary of historical features.

2.2 Additional Historical Information

The Heritage Appraisal, undertaken by Stephen Levrant Heritage Architecture Ltd (dated 31st May 2017), provided by the client contained a detailed history of the site including the different phases of development and the building fabric. LKC have summarised pertinent information from this report below:

- The second, larger, Medlock Mill included a chimney and a two storey engine house in the southern part of the existing building.
- A second chimney is shown in the northern part of the site by 1850 mapping.
- A 1928 building plan shows machine rooms housed in the glazed roof sheds in the north and north east. A paper store was also noted in the north east corner of the site.

- Mapping from during the Second World War shows that an incendiary bomb fell onto the roof of glazed sheds in the north of the site. It was indicated that repairs were made to the roof and asbestos roof sections were installed.
- By 1910 mapping, when the site was being used as a printing works, the basement level in the main building was being used as an engine house and the printing machinery was housed in the glazed sheds in the north of the site.

3 ENVIRONMENTAL SETTING

In compiling this Section, LKC consulted environmental information provided by the Envirocheck Report (Appendix B), British Geological Survey (BGS) (Appendix C), the Coal Authority (Appendix D), Zetica (Appendix F), Natural England and the Environment Agency. A summary is presented in Table 3-1.

Categories (data sources)			Details
Geology	Artificial[1]		- Made Ground recorded on site.
	Superficial[1]		- Boulder Clay/Till.
	Bedrock[1,2]		- Chester Formation (sandstone)
	BGS logs[3]		- BH Ref: SJ89NW241, 130m E: made ground to 1.5m, clay to 8m, soft red sandstone to 10.6m with competent sandstone and marl below this.
Hydro-geology	Aquifer Designation	Superficial[1]	- Secondary A.
		Bedrock[1]	- Principal.
	Source Protection Zone (SPZ)[1]		- Site is within the SPZ (Total Catchment – Zone 3).
	Groundwater Abstractions[1]		- Two within 500m. Nearest active is 465m SE, Manchester Metropolitan University from a borehole for general use (schools and colleges).
Hydrology	Nearest Surface Water[1]		- River Medlock, adjacent south. - Rochdale Canal, 40m north.
	Water Quality Data[1]		- 36m N, Rochdale Canal – River Quality B. - 139m SE, River Medlock – River Quality E.
	Flooding[1]		- No risk from rivers or sea. - Limited potential for groundwater flooding.
	Surface Water Abstractions[1]		- One within 500m: 317m NE, North Western Electricity Board, abstraction from canal for cooling.
	Discharge Consent[1]		- Five within 100m, all relating to storm sewage overflow to River Medlock, United Utilities.
	Pollution Incidents[1]		- None within 250m.
Minerals / Mining	Coal Mining Development High Risk Area (DHRA)[4]		- Not within DHRA.
	Coal Report[5]		- Site is not within a surface area that could be affected by past or present underground mining. - No shafts present within 20m of the site.
	Surface Extractions[1]		- No mineral extraction within 500m of the site.
Ground Stability[1] (on-site)	Collapsible ground, compressible ground, running sand, shrinking or swelling clay, landslide.		- Very low hazard.
	Ground dissolution.		- No hazard.
Landfill sites	Known/Registered[1]		- None within 250m.
	Potential[1]		One within 250m: - Reservoir, 50m NW, potentially infilled by 1908 mapping.
Radon			- Probability of <1% of homes above Action Level. No further action required.
Designated Sites[1]			- None recorded within 1km.
Contemporary Trade Directory[1]			- Seven within 100m including four inactive entries on site. Nearest active is 85m NE, Smiler Services (freight forwarders)
Fuel Station Entries[1]			- None within 100m. Nearest is 243m SE.
Unexploded Ordnance (UXO) Risk[6]			- Low.

Table 3-1: Summary of environmental setting.

Data Sources: **1** - Envirocheck Report (Appendix A and B); **2** - BGS Sheet 85 1:50,000; **3** - BGS GeoIndex http://mapapps2.bgs.ac.uk/geoindex/home.html (Appendix C); **4** - The Coal Authority Web Mapping Services (WMS) and Interactive Map Viewer http://coal.decc.gov.uk/en/coal/cms/publications/data/map/map.aspx **5** – Coal Authority Report (Appendix D); **6** - Zetica Pre-Desk Study Assessment (Appendix F).

4 SITE RECONNAISSANCE

A site reconnaissance was carried out on 21st May 2018. Hand dug trial holes were not undertaken due to the site being fully hardstood.

An annotated plan with photographs is provided in Appendix E.

Relevant features identified on site are summarised below:

- The site is currently occupied by a vacant former mill building with one-storey glazed roof sheds and a covered yard area in the north and west.
- The mill buildings and sheds occupy the entire site.
- The mill building is L-shaped, with 4-5 storeys and is of brick construction.
- The River Medlock is present immediately to the south of the site and flows in a curve around to the west of the building.
- Concrete floors, noted to be in good condition, were present in the basement level and at ground level in the covered yard area/single storey sheds in the north.
- Evidence of the use of the site as an art studio and informal gallery was noted.
- Waste materials such as wood and plastic cable sheathing were present in the single storey shed/covered yard area in the north.
- Other areas of the ground floor and basement level of the buildings on site were generally empty.
- Potential asbestos containing material (ACM) was noted within the building during the site reconnaissance. A previous Type 2 asbestos survey identified chrysotile cement roof sheeting and chrysotile boarding on wall but further ACM cannot be ruled out.
- No visual or olfactory evidence of significant contamination (e.g odours, staining on concrete) was noted.
- Access for site investigation plant to the covered yard area was possible through a small roller shutter door off Cambridge Street.
- There are access restrictions to other areas of the site due to floor level changes.

The surrounding area comprises:

- North: Railway Viaduct.
- South: River Medlock and vacant land.
- East: Cambridge Street and residential apartments.
- West: River Medlock and First Street (commercial development).

5 PRELIMINARY CONCEPTUAL MODEL

5.1 Introduction

The aim of the conceptual model is to provide a preliminary assessment of the likelihood of a pollutant linkage for each potential combination of contaminant, pathway and receptor. A conceptual model can be used to make an informed decision on the contamination risks associated with the site and whether further site investigation work is required.

The Sections below are therefore divided into potential contaminant, potential pathway and potential receptor as described in CLR11[3]. The final Section provides an assessment of the potential pollutant linkages that may still be present on the site if redevelopment were to occur.

5.2 Potential Contaminants

Potential contamination sources are detailed in Table 5-1.

Source	Contaminants
Onsite former buildings	- Asbestos Containing Material (ACM).
Onsite Made Ground	- Ash and clinker (e.g. from hearths and boilers, often historically used for site raising / levelling): Heavy metals, sulphates and PAHs. - Other unknown inorganic / organic contaminants (dependant on fill material source). - If significant depth of organic / putrescible material: Hazardous gas (principally carbon dioxide and methane).
Onsite Cotton Mill[4]	- Metals, other inorganic compounds (e.g. cyanides, sodium compounds, sulphide compounds, chloride compounds, mineral acids, alkalis), chlorinated organic solvents, sizing agents, other organic compounds (e.g. formaldehydes, polyvinyl chloride), water repellents (organo silicon, oxazoline), fire/flame retardants (e.g. borax, ammonium phosphate, brominated organic compounds with metals oxides), soaps and detergents. - Other ancillary activities could include coal fired boilers producing large quantities of boiler ash (heavy metals, sulphates and PAHs).
Onsite Printing Works	- Potential contaminants associated with printing works[5] include metals, solvents, acids, organic dyes and fuels.
Offsite Gas Works	- Potential contaminants include ammoniacal liquors, coal tars, coal dust, inorganic compounds (such as cyanide) heavy metals, sulphates, aromatic hydrocarbons (e.g. phenols, benzene, toluene) and PAHs.[6]
Offsite Rubber Works	- Typical contaminants associated with this land use include solvents, PAHs, phenols, oils, heavy metals.[7] Depending on the specific processes undertaken at the site, there is also the potential for other inorganic and organic contaminants such as halogenated cyanoalkanes (preservatives), paraffin waxes and salicylic acid (retarders).
Offsite Potentially Infilled Ground	- Hazardous gas (principally carbon dioxide and methane). - Given age, size and location of potentially infilled features, not considered to be a significant source.
Surrounding Industries	- A number of other industrial land uses were identified but these are not considered more significant than those detailed above.

Table 5-1: Potential contamination sources

[3] Defra (2004). "Model Procedures for the Management of Land Contamination." R&D Publication CLR 11.
[4] Department of the Environment. Industry Profile. Textile Works and Dye Works. 1995.
[5] Department of the Environment. Industry Profile. Miscellaneous Industries. 1996
[6] Department of the Environment. Industry Profile. Gas Works, Coke Works and Carbonisation Plants. 1995
[7] Department of the Environment. Industry Profile. Chemical Works (Rubber Processing Works). 1995

5.3 Potential Receptors

Potential receptors are detailed in Table 5-2.

Receptors	
Human Health	- Future site users (including residents, visitors and site workers). - Offsite land users.
Controlled Waters	- River Medlock, adjacent. - Principal Aquifer.
Buildings and structures.	
Potable water pipes.	
Flora within future gardens/landscaping.	

Table 5-2: Potential receptors

5.4 Potential Pathways

Potential pathways are detailed in Table 5-3.

Pathways		
Soil	Human Health [8] (mixed residential and commercial land use: with shared landscaping)	- Ingestion of soil. - Ingestion of soil-derived indoor dust. - Dermal contact with soil. - Dermal contact with soil-derived indoor dust. - Inhalation of soil-derived outdoor dust. - Inhalation of soil-derived indoor dust. - Inhalation of vapours outside. - Inhalation of vapours inside. - Omitted as no private gardens: ingestion of contaminated vegetables and ingestion of soil attached to vegetables.
	- Windblown dust / fibres to adjacent receptors.	
	- Direct contact with receptors (building foundations, services).	
	- Root uptake.	
Water	- Surface run-off over impermeable surface.	
	- Site is predominantly hardstood; therefore, infiltration is likely to be limited.	
	- Migration through potentially permeable strata and preferential pathways. - Superficial (Till) likely to be low permeability. - Bedrock (sandstone) likely to be relatively permeable. - No preferential pathways are anticipated.	
Gas	- Migration through potentially permeable strata and preferential pathways. - Superficial (Till) likely to be low permeability. - Bedrock (sandstone) likely to be relatively permeable. - No preferential pathways are anticipated.	
	- Migration into buildings (e.g. via services) and accumulation of gases in confined spaces (potentially causing explosion if methane is present).	

Table 5-3: Potential pathways

5.5 Preliminary Contamination Conceptual Model

The preliminary contamination conceptual model is illustrated in Table 5-4 and has identified seven generic potential pollutant linkages.

Each linkage is described along with an assessment of the risk based upon guidance on probabilities and consequences outlined in CIRIA C552[9].

[8] EA (2008). "Updated Technical Background to the CLEA Model." Science Report – SC050021/SR3.
[9] CIRIA (2001). "Contaminated Land Risk Assessment: A Guide to Good Practice". C552.

In order to assess the potential risk for each pollutant linkage, an assessment of the magnitude of the potential consequence (severity) of the risk occurring and the magnitude of the probability (likelihood) of the risk occurring has been considered and classified. This is based on the guidance provided in CIRIA C552 and further details including a risk matrix is provided in Appendix G.

Where LKC identified a low to very low risk, limited intrusive investigation work, a watching brief (during construction work) or no investigation work will be recommended. This will be dependent on the nature of the site and the proposed development.

Where the risk falls into the moderate/low risk, LKC will undertake an assessment to establish what category the pollutant linkage will fall into (i.e. moderate or low risk will be chosen).

Where LKC identifies a moderate or higher risk, intrusive work or precautionary remedial measures will be recommended.

It should be noted that there may be risk from short term exposure from contaminated soil to site workers. The Preliminary Contamination Conceptual Model deals with long term exposure to key receptors. Acute risks can be easily mitigated by good environmental management of the site during site works. Standard health and safety precautions (as per HSE guidance[10]) should be adopted by all workers involved with site enabling and construction works. Therefore, this receptor is not considered in the contamination conceptual model.

[10] HSE (1991). "Protection of Workers and the General Public During Development of Contaminated Land" London HMSO.

Pollutant Linkage	Pathway	Receptor	Contaminant (source)	Probability	Consequence	Risk	Assessment and Recommendations
PL1	– Dermal contact. – Inhalation of soil, fibres and dust. – Ingestion of soils, dust, vegetables, soil attached to vegetables. – Windblown dust.	– Future site users. – Offsite receptors.	– Heavy Metals. – PAHs. – Hydrocarbons. – Other inorganic and organic contaminants. (made ground, cotton mill, printing works)	Likely	Medium	**Moderate (localised)**	– Likely probability in proposed areas of soft landscaping given site history. – No pathway exists in areas of hardstanding or buildings. – **Recommendation:** Targeted intrusive investigation required to include soil samples.
PL2	– Inhalation of vapours. – Migration through permeable strata and preferential pathways.	– Future site users. – Offsite receptors.	– Volatile Contaminants such as hydrocarbons, solvents, (made ground, cotton mill, printing works, offsite gas works).	Low Likelihood	Medium	**Moderate/** Low	– Low probability as although onsite sources of volatile contamination identified, the concrete floors observed will reduce the potential for migration of contamination. – Moderate risk assumed due to the extensive industrial heritage of the site and surrounding land. – **Recommendation:** Intrusive investigation required. Volatile testing if evidence of significant contamination identified.
PL3	– Inhalation of gas. – Migration through permeable strata and preferential pathways. – Explosion in confined spaces.	– Future site users. – Buildings. – Offsite land users.	Hazardous Gas: – Methane, carbon dioxide. (potentially infilled features 250m of the site).	Unlikely	Severe	Moderate / **Low**	– Unlikely probability as no significant source of ground gas identified. – Low risk assumed at this stage as intervening glacial till will impede migration. – **Recommendation**: Gas monitoring or precautionary gas protection if significant made ground or putrescible material is identified.
PL4	– Surface Run-off. – Migration through permeable strata and preferential pathways. – Perched waters migration.	– Groundwater (Principal Aquifer). – Surface water (River Irwell).	– Mobile contaminants such as metals, PAHs, hydrocarbons, volatile compounds (made ground, cotton mill, printing works).	Low Likelihood	Medium	**Moderate/** Low	– Low probability as although sources of mobile contamination have been identified on site, the concrete floors observed will reduce the potential for migration of contamination. – Clay expected below the site may also impede migration. – Moderate risk assumed due to the extensive industrial heritage of the site and surrounding land. – **Recommendation:** Groundwater and surface water sampling required.
PL5	– Sulphate attack on concrete.	– Building structure.	– Sulphate (ash identified in made ground).	Likely	Mild	**Moderate** / Low	– Likely probability as ashy made ground anticipated which may be in contact with concrete used in future buildings. – Moderate risk assumed at this stage. – **Recommendation:** Intrusive investigation and sulphate testing.
PL6	– Ingestion of tainted water supply.	– Future site users. – Water pipes.	– Organic Contaminants such as hydrocarbons, solvents (made ground, garage).	Low Likelihood	Medium	**Moderate** / Low	– Low probability as pipelines are unlikely to be laid below ground due to basement level. – Moderate risk assumed at this stage until pipeline route and depths known. – **Recommendation:** Potable waters risk assessment. Confirmatory sampling may be required.
PL7	– Direct contact (plant uptake).	– Flora.	– Phytotoxic Contaminants (made ground).	Likely	Minor	**Low**	– Likely probability in areas of proposed soft landscaping as contamination considered possible, which may be taken up by flora. – **Recommendation:** Investigation work as part of PL1.

Table 5-4: Preliminary Contamination Conceptual Model.

6 PRELIMINARY GEOTECHNICAL RISK ASSESSMENT

Geology is mapped as superficial Till and sandstone bedrock. Given the history of the site, significant made ground is anticipated in areas of the site.

The Envirocheck Report identified a very low hazard of collapsible ground, compressible ground, landslide, running sand and shrinking/swelling clay and no hazard of ground dissolution.

The following need to be considered and investigated before any construction work commences:

- Deep made ground and / or relic in-ground structures (from former buildings) may be present on site which could affect groundworks (e.g. grubbing out of structures) and type of foundations required (e.g. deepening of foundations / pilling).

- The strength and variability of superficial deposits need to be confirmed. Glacial till is anticipated which is likely to be at least medium strength however softer ground / organic ground / granular pockets may reduce this strength. An allowable bearing pressure of the soils should be confirmed to allow the design of suitable foundations.

- The depth to bedrock or competent strata, if a piled foundation solution is likely to be required.

- The depth of groundwater and variability of the water table should be confirmed as shallow / fluctuating groundwater can affect the strength of the soil, particularly in granular ground.

- Depth and profile of footings of adjacent building and structures.

- Sulphate content of the made ground and natural ground should be confirmed to assess the concrete requirements.

7 SUMMARY CONCLUSIONS AND RECOMMENDATIONS

7.1 Summary Conclusions

The proposed development is for partial demolition of the existing buildings onsite, construction of residential apartments with commercial space and an area of public open space.

Historically, the site was occupied by the original Medlock Mill building from pre-1800s until this building was destroyed by fire in 1801. A second, larger mill building was constructed on the site by 1809 mapping and this forms part of the existing building. The site was used as a printing works from the early 1900s.

The site is currently occupied by the vacant former Hotspur Press building and single storey sheds.

Potential contamination sources affecting the site were identified as heavy metals, PAHs, sulphate, asbestos, hydrocarbons, other organic/inorganic contaminants and gas (carbon dioxide and methane).

These contaminants may pose a risk to site users (via ingestion/dermal contact/inhalation pathways and explosion), controlled waters (via migration through permeable strata / preferential pathways), buildings and structures (direct contact and explosion), water pipes (direct contact) and flora (root uptake).

A contamination conceptual model has been produced by LKC. This has identified the following risks summarised in Table 7-1.

Pollutant Linkage		Risk	Recommendations
1	Contaminants posing a risk to future site users via dermal contact, ingestion and inhalation (of soil, dust, fibres and vegetables).	**Moderate** (localised)	Targeted intrusive investigation in areas of proposed soft landscaping.
2	Volatile contaminants posing a risk to future site users via the inhalation of vapours.	**Moderate/**Low	Intrusive investigation required. Volatile testing if evidence of significant contamination identified.
3	Gas posing a risk to buildings and future site users via the migration of gas into building causing explosion and asphyxiation.	Moderate**/Low**	Gas monitoring or precautionary gas protection measures required if significant made ground and/or putrescible material identified onsite.
4	Mobile contamination posing a risk to controlled waters via the migration through permeable strata.	**Moderate/**Low	Groundwater and surface water testing required.
5	Sulphate posing a risk to building via direct contact (sulphate attack).	**Moderate/**Low	Investigation work required.
6	Organic contaminants posing a risk to water pipes.	**Moderate/**Low	Potable waters risk assessment once pipeline depths and routes are known.
7	Phytotoxic metals posing a risk to flora via root uptake.	**Low**	Limited investigation work recommended as part of PL1.

Table 7-1: Summary risk table.

The preliminary geotechnical assessment has also identified the following potential risk which will need to be investigated:

- Unknown strength of soils for foundation design.
- Possible deep made ground with in-ground structures.
- Depth to bedrock or competent strata for piling, if required.
- Depth and profile of footings for adjacent structures.

Further work is recommended, which is detailed in the following Section.

7.2 Recommendations

7.2.1 General

In accordance with NPPF, LKC consider that sufficient information on the potential contaminative status of the site is available in this Preliminary Risk Assessment report to allow the validation of any future planning application by the Local Planning Authority and for conditional planning approval to be granted. Such conditional approval will likely include standard prescriptive conditions requiring a site investigation, risk assessment and, if appropriate, a remedial strategy are completed to the satisfaction of the Local Planning Authority prior to the commencement of any development.

A Phase 2 intrusive survey should be carried out across the site to investigate the identified potential pollutant linkages further. LKC would recommend this can be undertaken pre-planning or once conditional planning approval is granted.

A copy of this report should be sent as part of the planning application.

7.2.2 Phase 2 investigation

In order to address the potential pollutant linkages a site investigation in accessible areas is recommended. The site investigation should be carried in accordance with relevant guidance documents (including BS10175[11] and BS5930[12]).

The investigation should include trial pits and / or boreholes at a sampling density of 1 sample per 25-50m square centres for an 'exploratory investigation' and 1 sample per 10-25m square centres for a 'detailed investigation'.

Soil samples should be collected from the trial pits / boreholes and tested for contaminants of concern based on the preliminary conceptual model and field observations (PID tests and visual / olfactory evidence).

If a source of gas is identified onsite, such as significant made ground or organic/putrescible material, during intrusive investigation work gas monitoring is recommended to address pollutant linkage 3. Boreholes drilled on site should be installed with monitoring wells. Monitoring should be undertaken in accordance with CIRIA C665[13]. As a minimum gas monitoring would likely be over a three month period with at least six gas monitoring visits under worst case temporal conditions.

If gas monitoring is not possible / practical, precautionary gas protection measures could be installed. Details of gas protection measures will be confirmed once ground conditions and foundation design are known.

[11] British Standard (2017). "Investigation of Potentially Contaminated Sites – Code of Practice." BS10175:2017.
[12] British Standard (2015). "Code of Practice for Ground Investigations. " BS5930:2015.
[13] CIRIA (2007). "Assessing Risks Posed by Hazardous Ground Gases to Buildings." CIRIA C665.

In order to address pollutant linkage 4, groundwater samples should be collected from boreholes (monitoring wells) and surface water samples collected from the adjacent river. If no groundwater is present, soils can be subjected to leachability tests. Samples should be tested for contaminants of concern based on the preliminary risk assessment, field observations and results of the soil analysis.

It should be noted that boreholes and / or trial pits may also be utilised to provide appropriate geotechnical information on sub-surface conditions.

This investigation, in conjunction with appropriate geotechnical testing, will identify and characterise any contaminants encountered. Information from this investigation can then be used to provide a more detailed assessment of the identified pollutant linkages, provide appropriate foundation solutions and, if necessary, identify appropriate remedial measures to ensure that the site is made suitable for its proposed end use.

7.2.3 Watching Brief

Notwithstanding the above, a watching brief should be maintained by the site manager during the clearance of the study area and development works, for any likely contaminated made ground, such as ash and clinker; any unusual ground conditions and any visual and / or olfactory evidence of contamination.

If such evidence of made ground and / or visual and olfactory evidence of contaminants are identified, then sampling will likely be required to characterise the material and recommendations for appropriate remediation undertaken, if required. Samples should be collected in sufficient quantity and analysed for a suitable suite of determinands to demonstrably characterise the study area. Should any significant thickness of made ground be encountered during works within the study area, LKC would recommend that this information is reported to the Local Authority and to LKC for further assessment.

7.3 Further Considerations

7.3.1 Asbestos

Asbestos containing material has been identified on site during a previous survey and there is the potential for further unidentified asbestos to be present within the building. Therefore we would advise that a Pre-Demolition and Major Refurbishment Asbestos Survey is undertaken prior to demolition/conversion by a professional contractor.

FIGURES

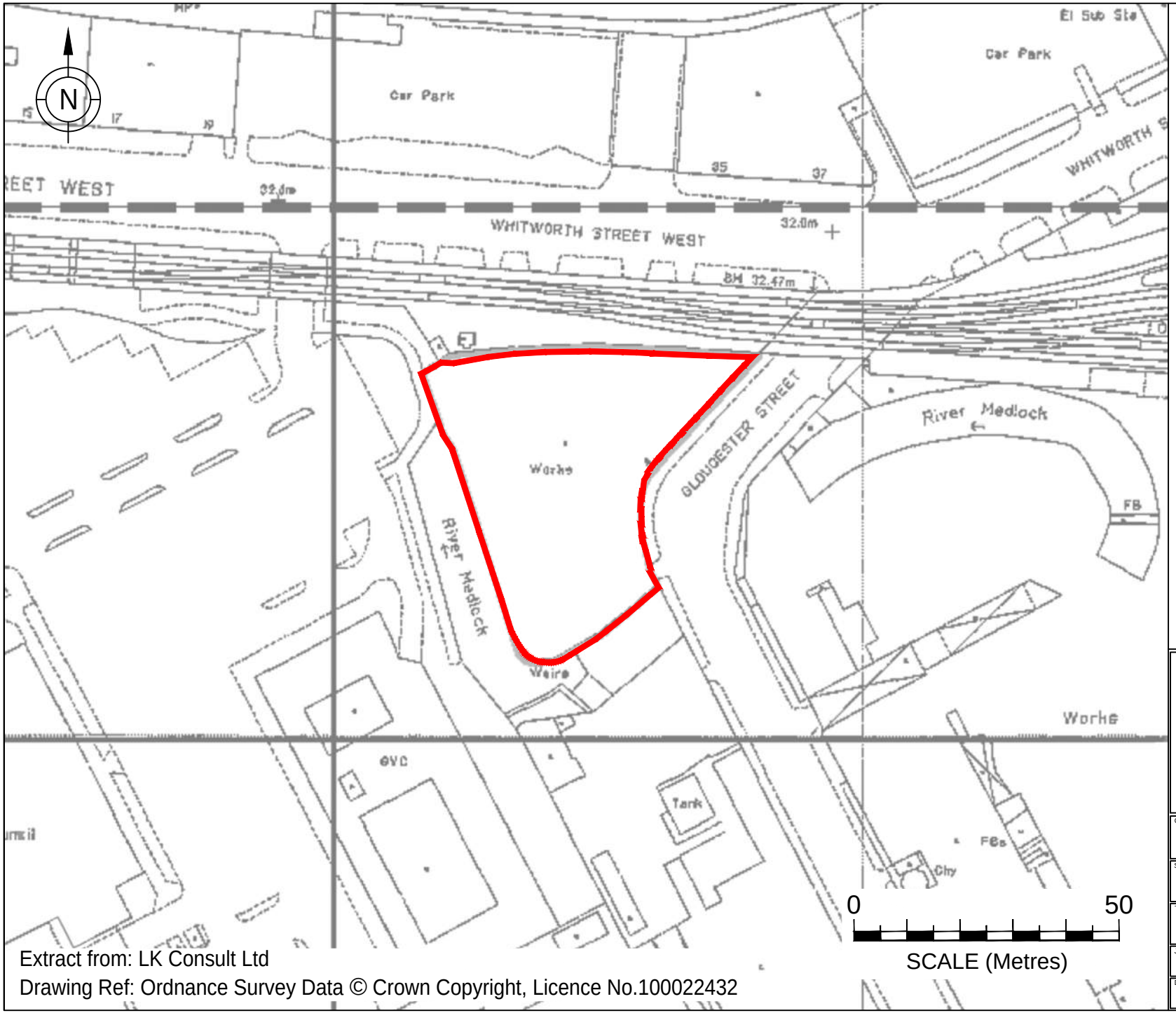


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Figure 1: Site Location Plan, Hotspur Press, Manchester

Drawn: May 2018 Scale: 1:25,000 @ A4 (see scale bar)

LK CONSULT LIMITED



KEY

Site Boundary

Sampling Locations and features annotated by LK Consult Ltd are approximate and are based upon observed measurements unless otherwise stated. Do not scale from this drawing and work from marked dimensions only. All dimensions and features should be confirmed on site by the Contractor. Where this drawing includes information provided to LK Consult Ltd by others, LK Consult Ltd gives no warranty, representation or assurance as to the accuracy of such information.

LK CONSULT LIMITED

Client: Civic Engineers

Site: Hotspur Press, Manchester

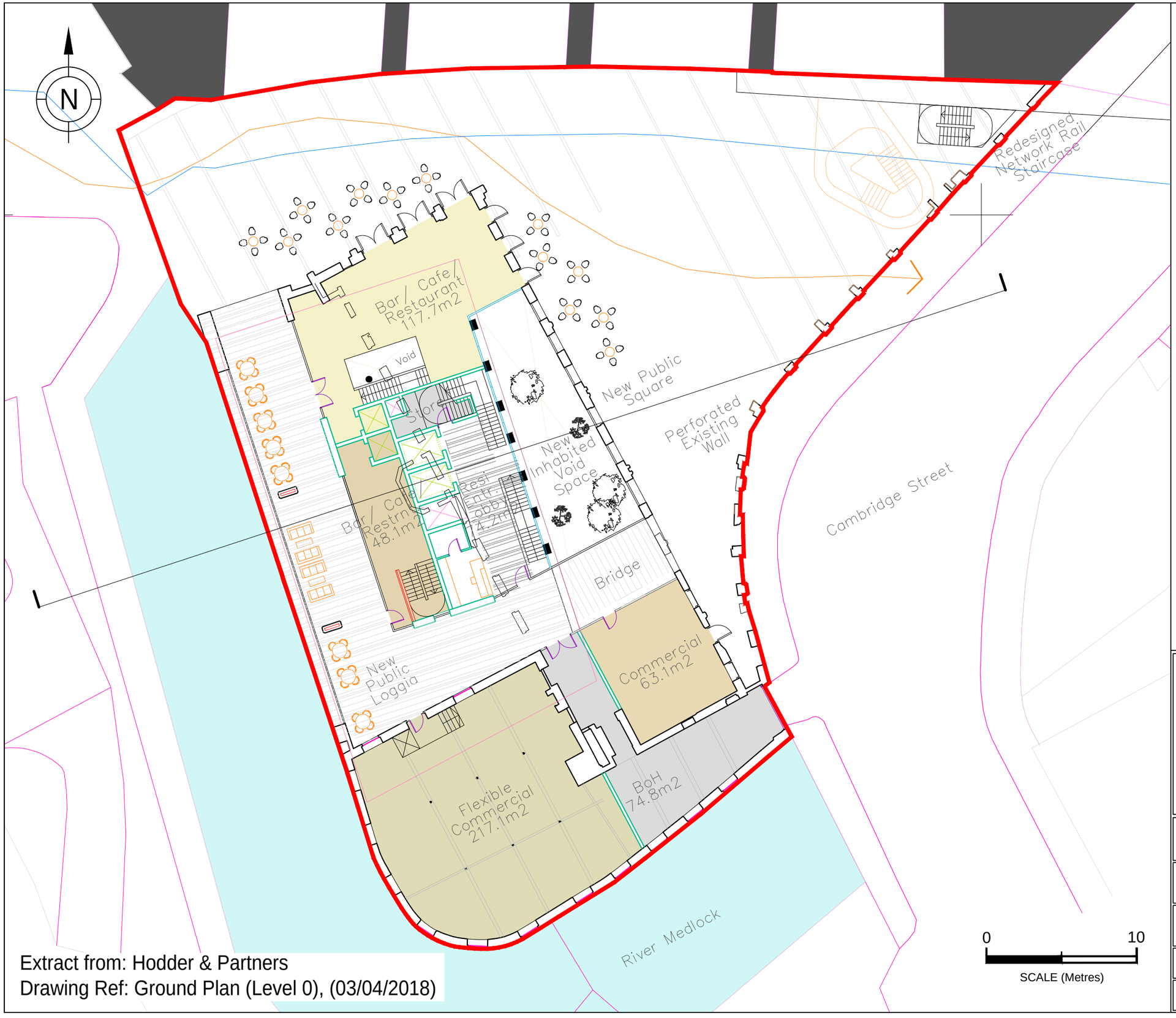
Title: Site Boundary Plan

Job No.:	Scale (See Scale Bar):	Figure:	Revision:
LKC 18 1196	1:1000 @ A4	2	

Drawn By:	Checked By:	Drawn:
AC	CH	May 2018

Extract from: LK Consult Ltd

Drawing Ref: Ordnance Survey Data © Crown Copyright, Licence No.100022432



Extract from: Hodder & Partners
Drawing Ref: Ground Plan (Level 0), (03/04/2018)

0 10

SCALE (Metres)

KEY

Site Boundary

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LK CONSULT LIMITED

Client: Civic Engineers

Site: Hotspur Press, Manchester

Title: Proposed Development Plan

Job No.:	Scale (See Scale Bar):	Figure:	Revision:
LKC 18 1196	1:250 @ A3	3	

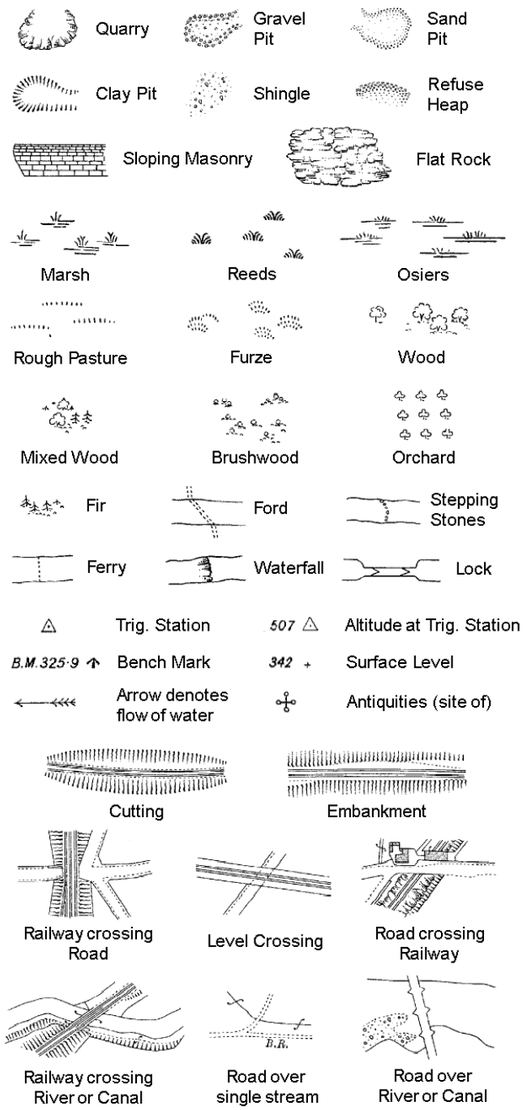
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AC	CH	May 2018

APPENDIX A

HISTORICAL MAPS

Historical Mapping Legends

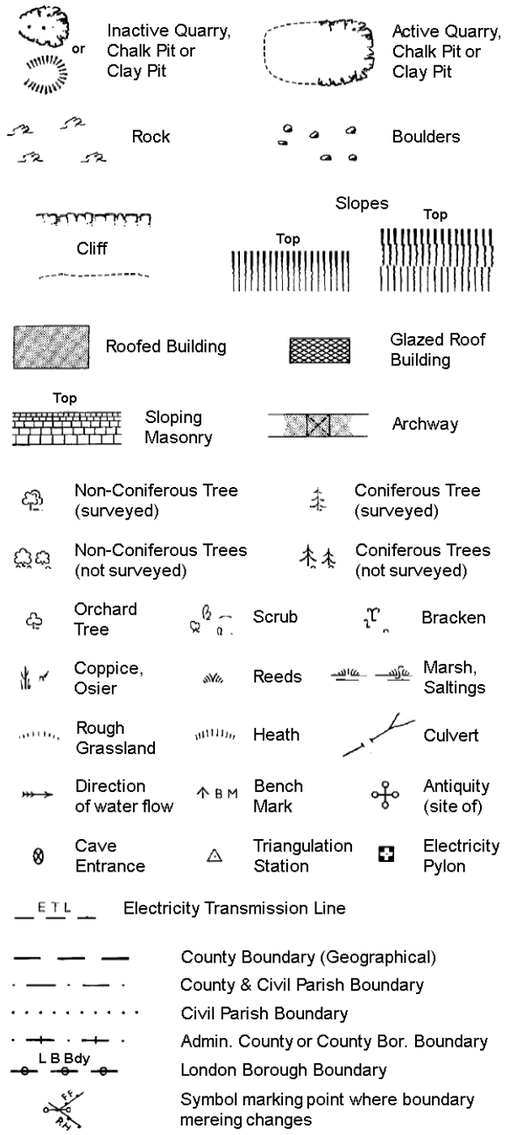
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
Co. Boro. Bdy. County Borough Boundary (England)
Co. Burgh Bdy. County Burgh Boundary (Scotland)

B P B S	Boundary Post or Stone	P.C.B	Police Call Box
B.R.	Bridle Road	P	Pump
E.P	Electricity Pylon	S.P	Signal Post
F.B.	Foot Bridge	St.	Sluice
F.P.	Foot Path	Sp.	Spring
G.P	Guide Post or Board	T.C.B	Telephone Call Box
M.S	Mile Stone	Tr.	Trough
M.P M.R	Mooring Post or Ring	W	Well

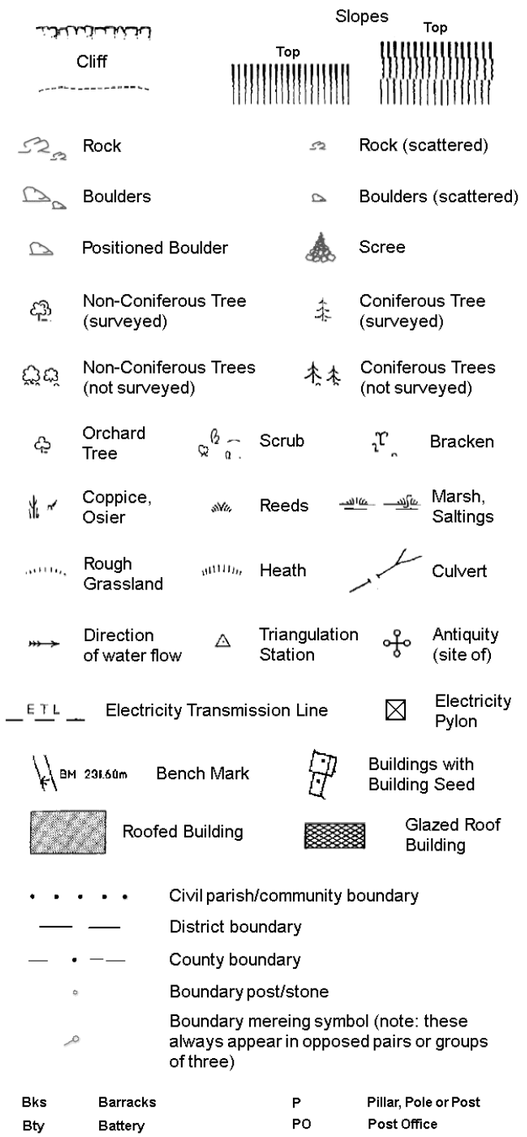
Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



County Boundary (Geographical)
County & Civil Parish Boundary
Civil Parish Boundary
Admin. County or County Bor. Boundary
L B Bdy London Borough Boundary
Symbol marking point where boundary mereing changes

BH	Beer House	P	Pillar, Pole or Post
BP, BS	Boundary Post or Stone	PO	Post Office
Cn, C	Capstan, Crane	PC	Public Convenience
Chy	Chimney	PH	Public House
D Fn	Drinking Fountain	Pp	Pump
El P	Electricity Pillar or Post	SB, S Br	Signal Box or Bridge
FAP	Fire Alarm Pillar	SP, SL	Signal Post or Light
FB	Foot Bridge	Spr	Spring
GP	Guide Post	Tk	Tank or Track
H	Hydrant or Hydraulic	TCB	Telephone Call Box
LC	Level Crossing	TCP	Telephone Call Post
MH	Manhole	Tr	Trough
MP	Mile Post or Mooring Post	Wr Pt, Wr T	Water Point, Water Tap
MS	Mile Stone	W	Well
NTL	Normal Tidal Limit	Wd Pp	Wind Pump

Large-Scale National Grid Data 1:2,500 and 1:1,250



Civil parish/community boundary
District boundary
County boundary
Boundary post/stone
Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

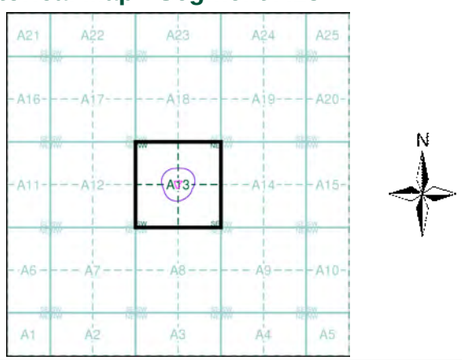
Bks	Barracks	P	Pillar, Pole or Post
Bty	Battery	PO	Post Office
Cemy	Cemetery	PC	Public Convenience
Chy	Chimney	Pp	Pump
Cis	Cistern	Ppg Sta	Pumping Station
Dismtd Rly	Dismantled Railway	PW	Place of Worship
El Gen Sta	Electricity Generating Station	Sewage Ppg Sta	Sewage Pumping Station
El P	Electricity Pole, Pillar	SB, S Br	Signal Box or Bridge
El Sub Sta	Electricity Sub Station	SP, SL	Signal Post or Light
FB	Filter Bed	Spr	Spring
Fn / D Fn	Fountain / Drinking Ftn.	Tk	Tank or Track
Gas Gov	Gas Valve Compound	Tr	Trough
GVC	Gas Governer	Wd Pp	Wind Pump
GP	Guide Post	Wr Pt, Wr T	Water Point, Water Tap
MH	Manhole	Wks	Works (building or area)
MP, MS	Mile Post or Mile Stone	W	Well

LK GROUP

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:2,500	1908	2
Lancashire And Furness	1:2,500	1932	3
Ordnance Survey Plan	1:1,250	1948	4
Ordnance Survey Plan	1:2,500	1950	5
Ordnance Survey Plan	1:1,250	1951 - 1964	6
Ordnance Survey Plan	1:2,500	1955 - 1956	7
Ordnance Survey Plan	1:1,250	1962 - 1973	8
Ordnance Survey Plan	1:2,500	1965	9
Ordnance Survey Plan	1:1,250	1969 - 1988	10
Ordnance Survey Plan	1:2,500	1970	11
Supply of Unpublished Survey Information	1:1,250	1975	12
Additional SIMs	1:1,250	1978 - 1985	13
Additional SIMs	1:1,250	1985 - 1990	14
Ordnance Survey Plan	1:1,250	1987	15
Additional SIMs	1:1,250	1987 - 1990	16
Additional SIMs	1:1,250	1990	17
Large-Scale National Grid Data	1:1,250	1992	18
Large-Scale National Grid Data	1:1,250	1994 - 1995	19
Large-Scale National Grid Data	1:1,250	1995	20
Large-Scale National Grid Data	1:1,250	1996	21
Historical Aerial Photography	1:2,500	2000	22

Historical Map - Segment A13



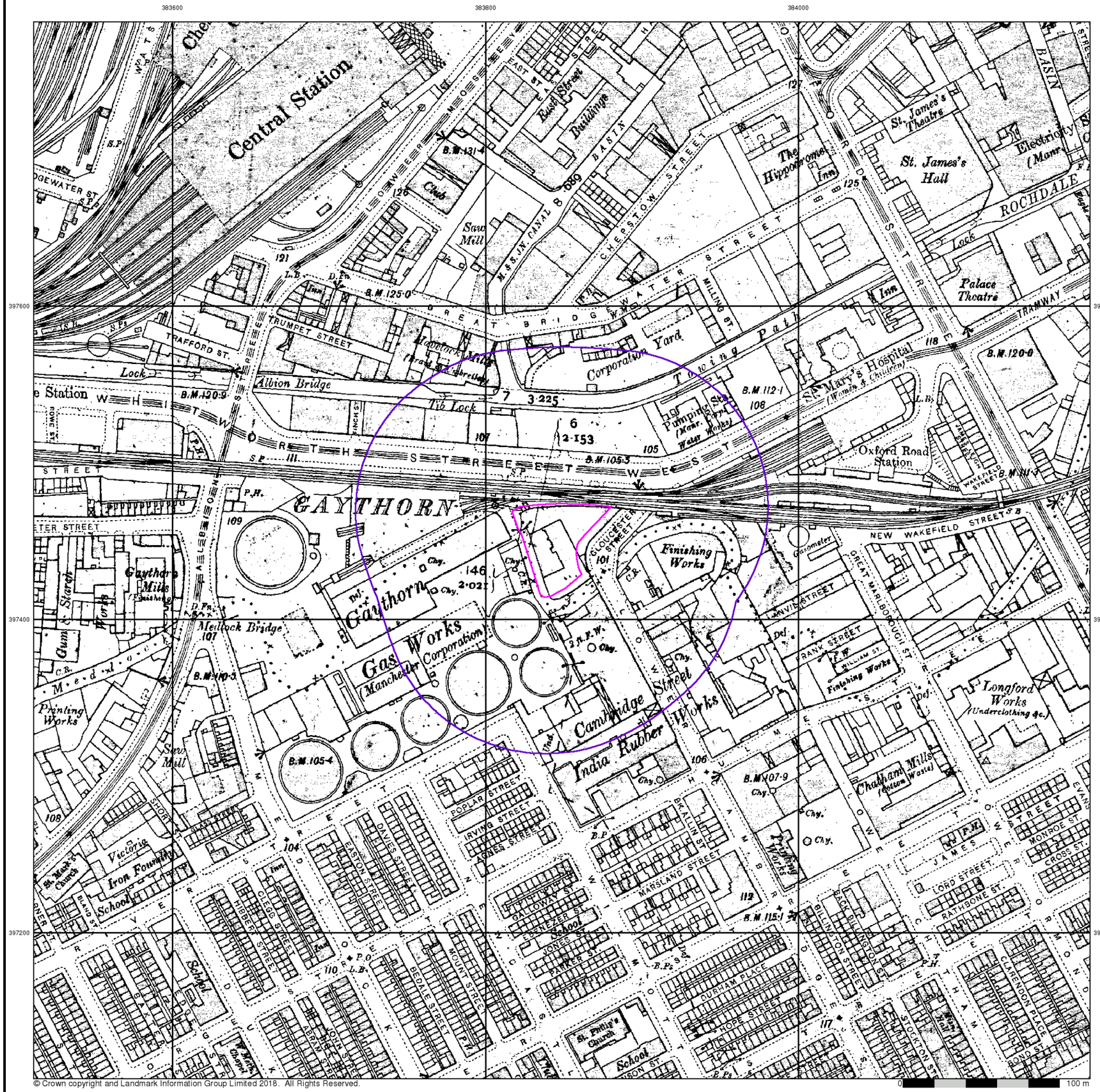
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National Grid Reference:	383850, 397450
Slice:	A
Site Area (Ha):	0.22
Search Buffer (m):	100

Site Details

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0 100 m

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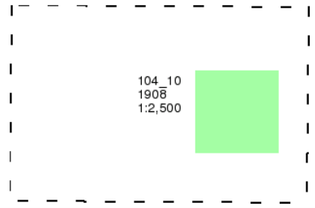
Lancashire And Furness

Published 1908

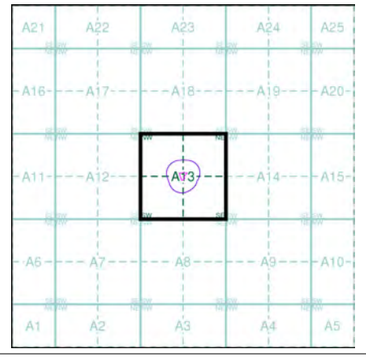
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



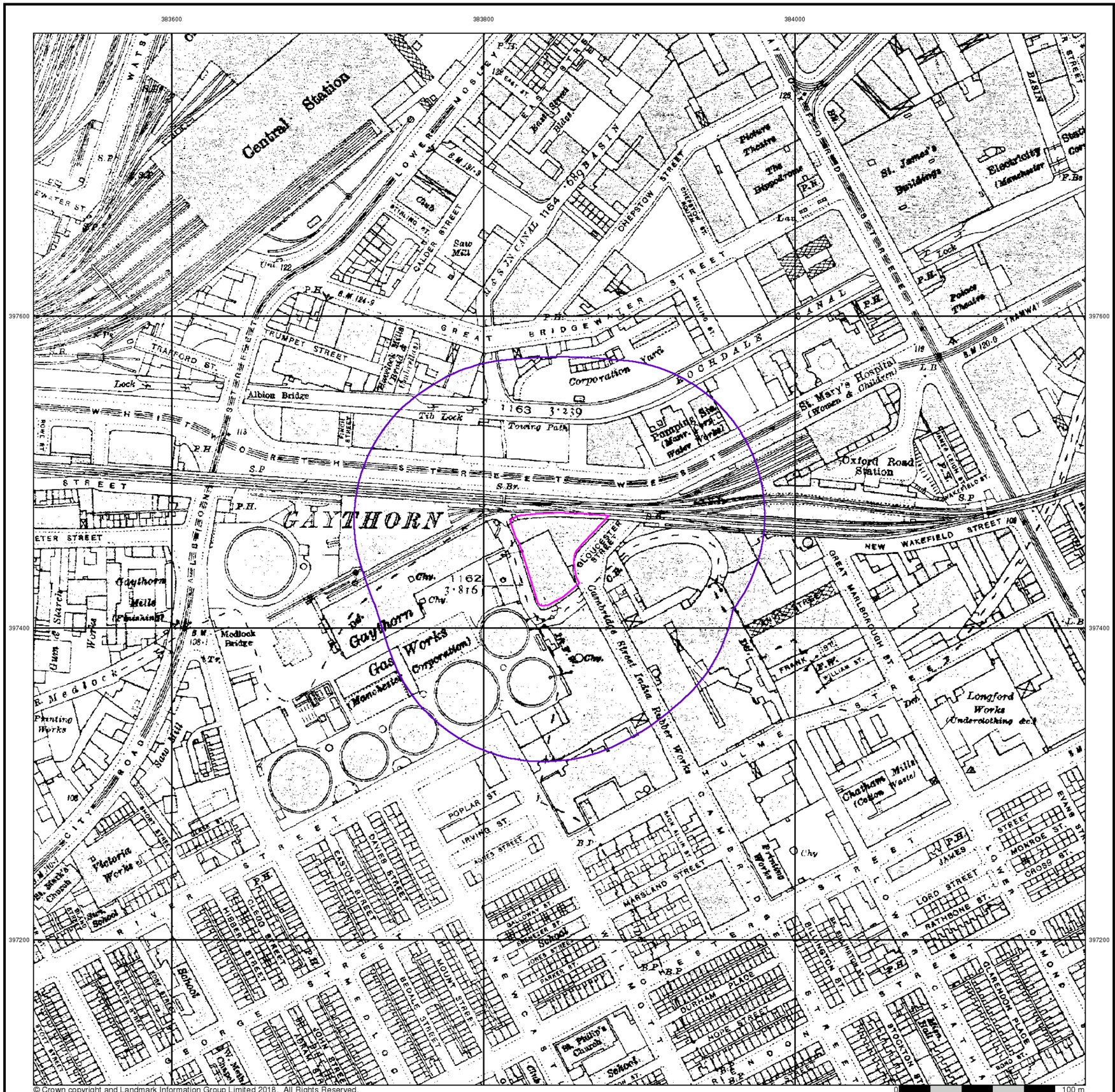
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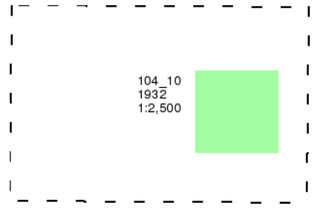
Lancashire And Furness

Published 1932

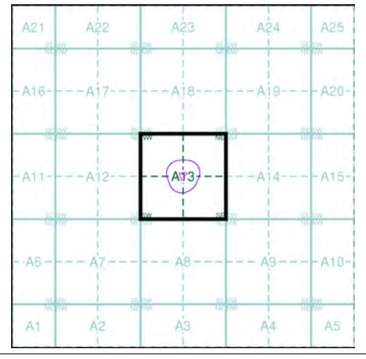
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



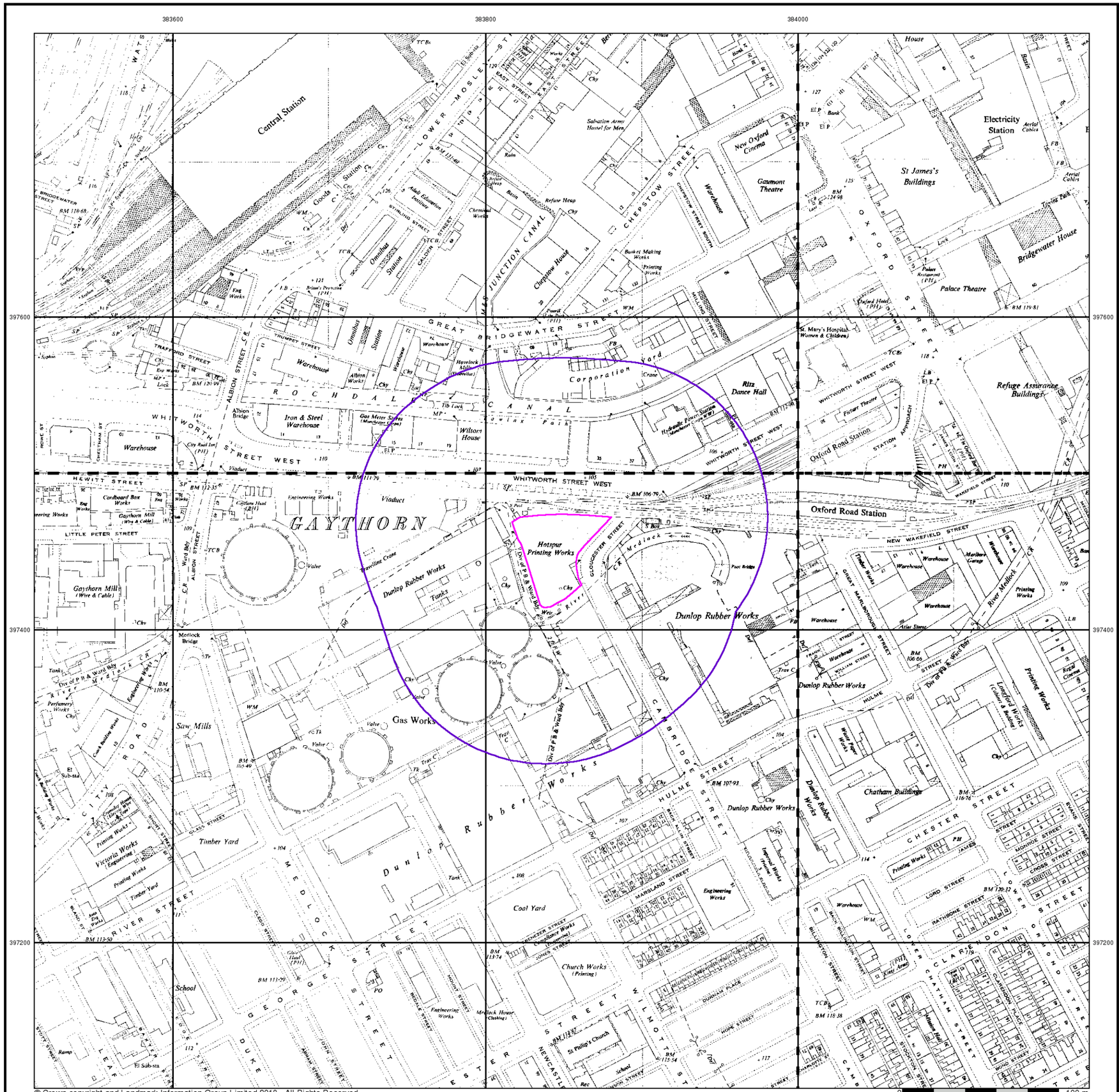
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Ordnance Survey Plan

Published 1948

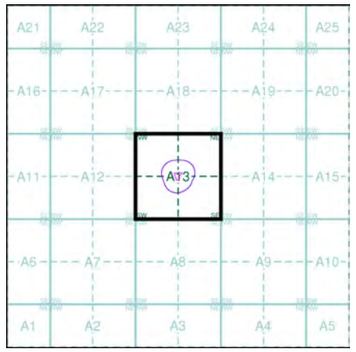
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SJ8397NE 1948 1:1,250	SJ8497NW 1948 1:1,250
SJ8397SE 1948 1:1,250	SJ8497SW 1948 1:1,250

Historical Map - Segment A13



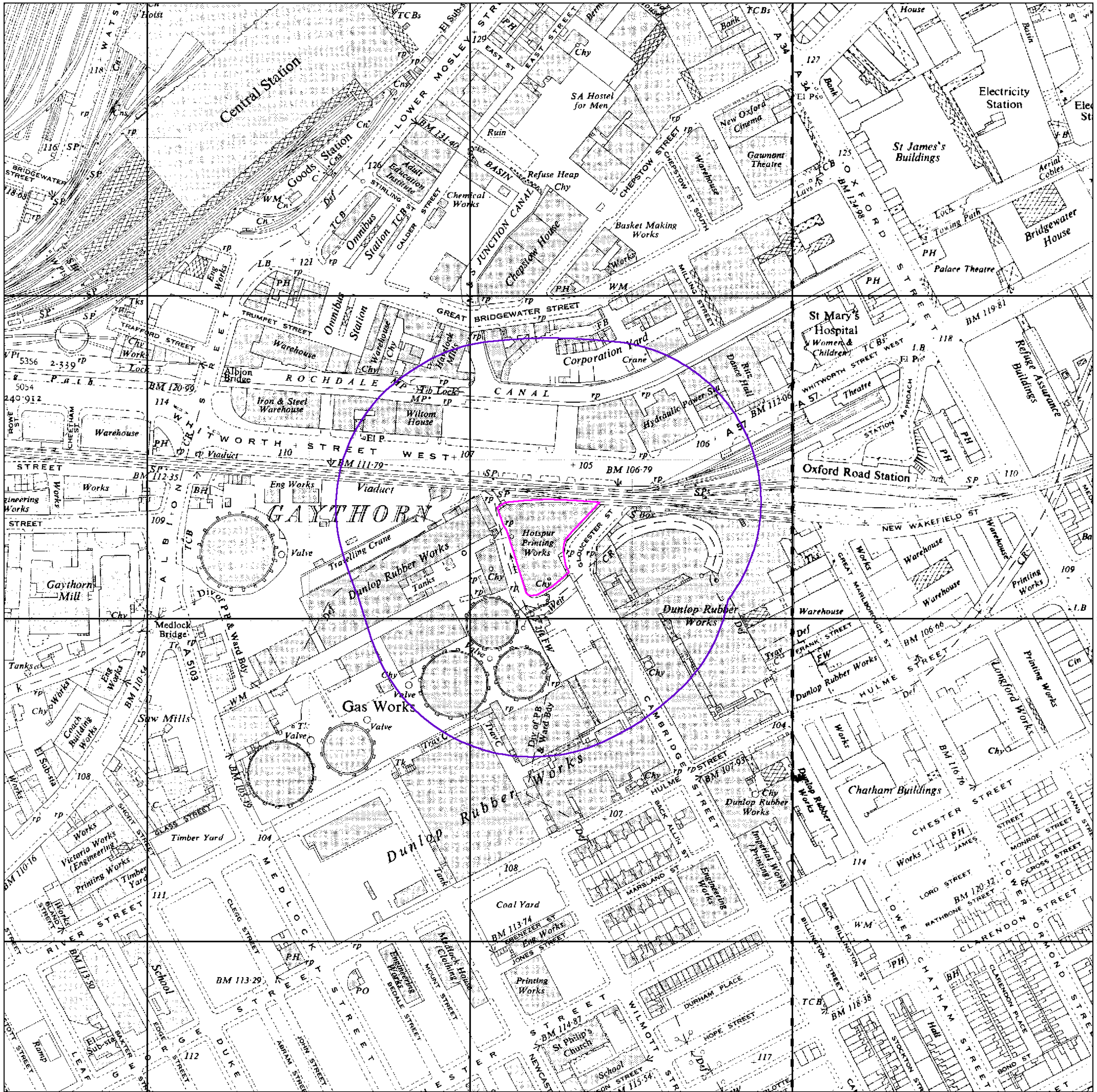
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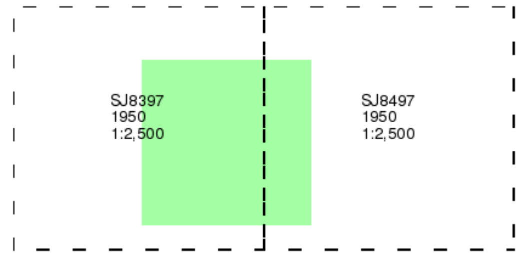
Ordnance Survey Plan

Published 1950

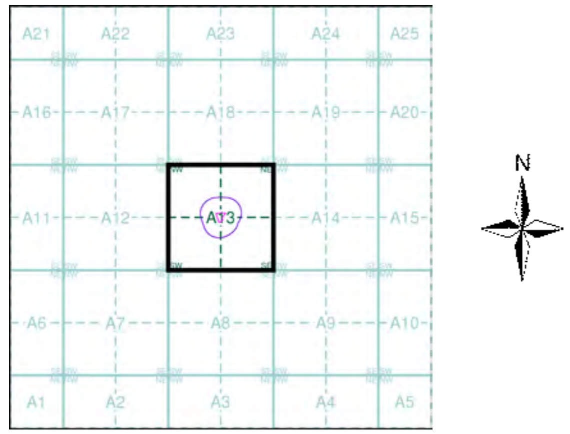
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Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

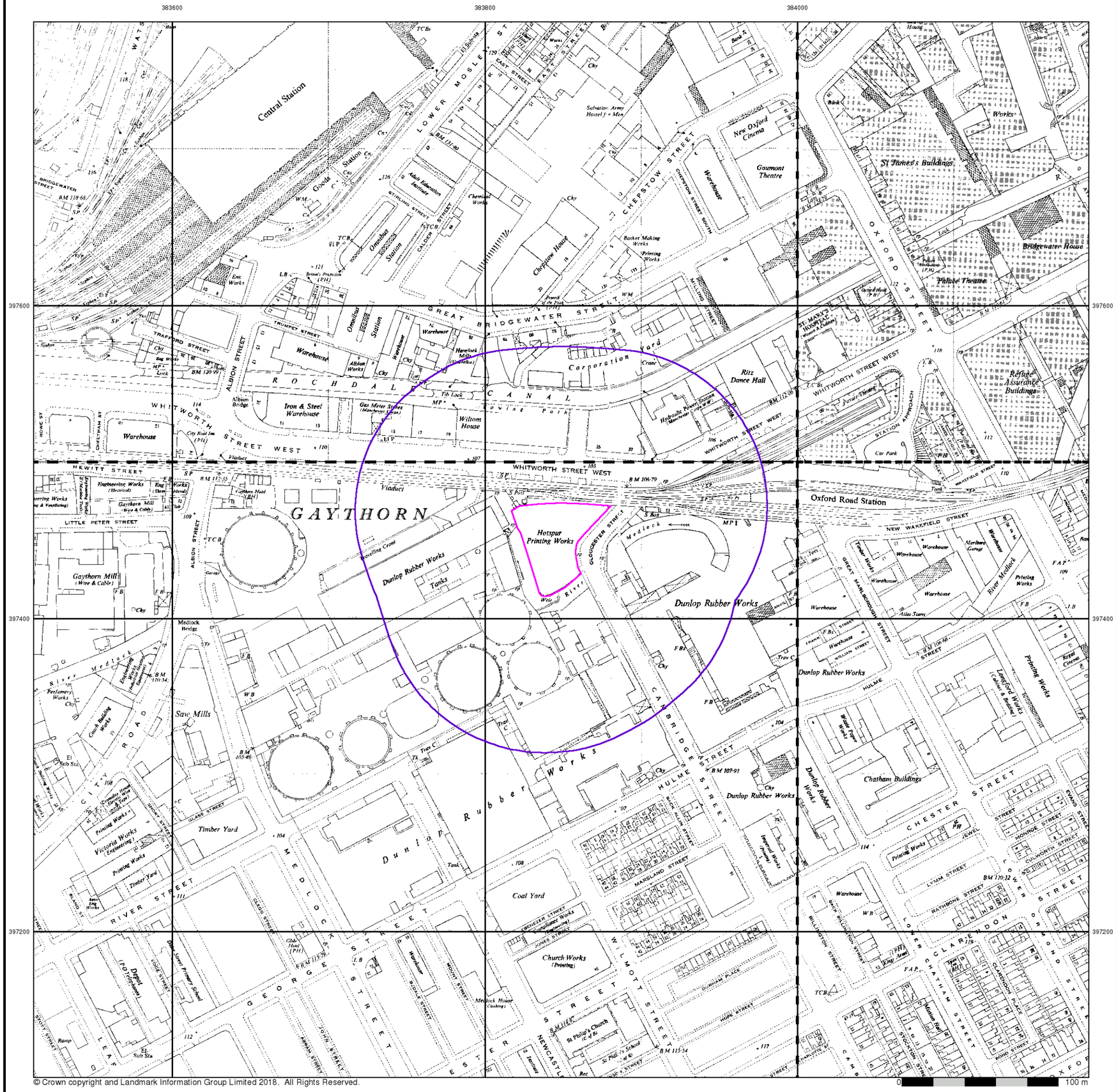
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Ordnance Survey Plan

Published 1951 - 1964

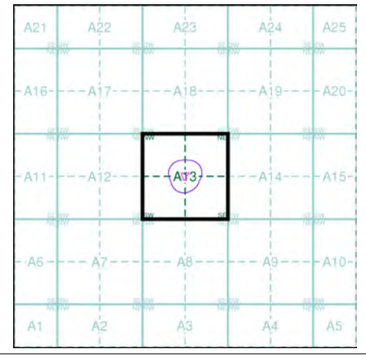
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Map Name(s) and Date(s)

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SJ8397SE 1954 1:1,250	SJ8497SW 1954 1:1,250

Historical Map - Segment A13



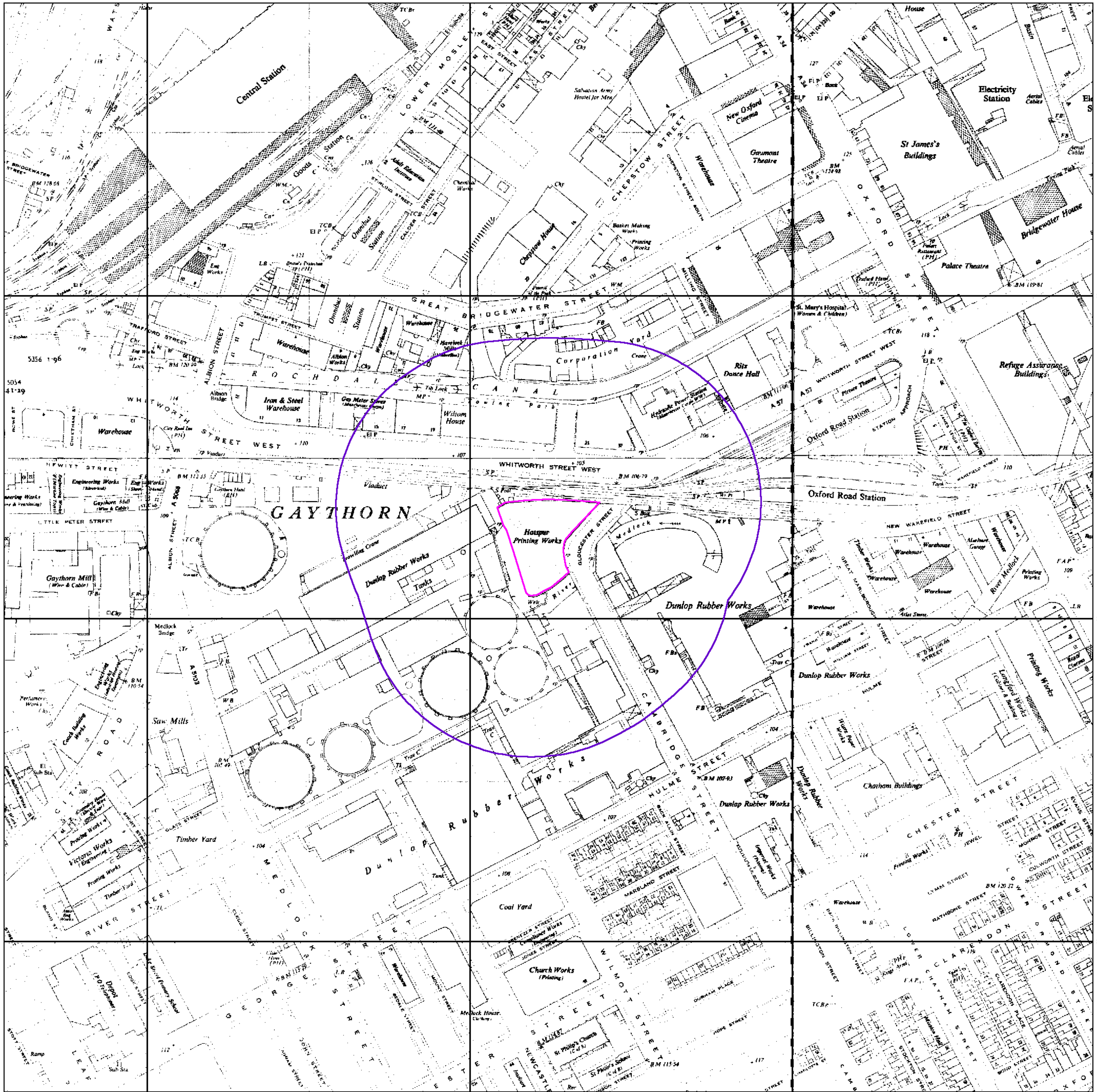
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Search Buffer (m):	100

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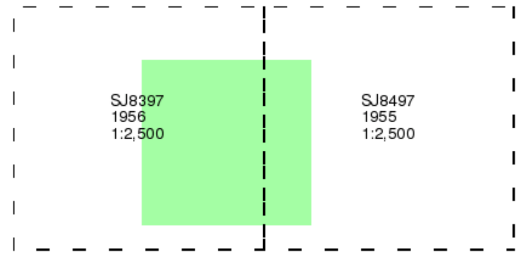
Ordnance Survey Plan

Published 1955 - 1956

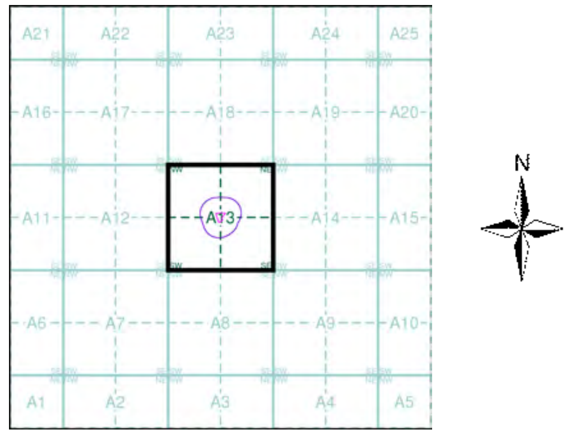
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Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

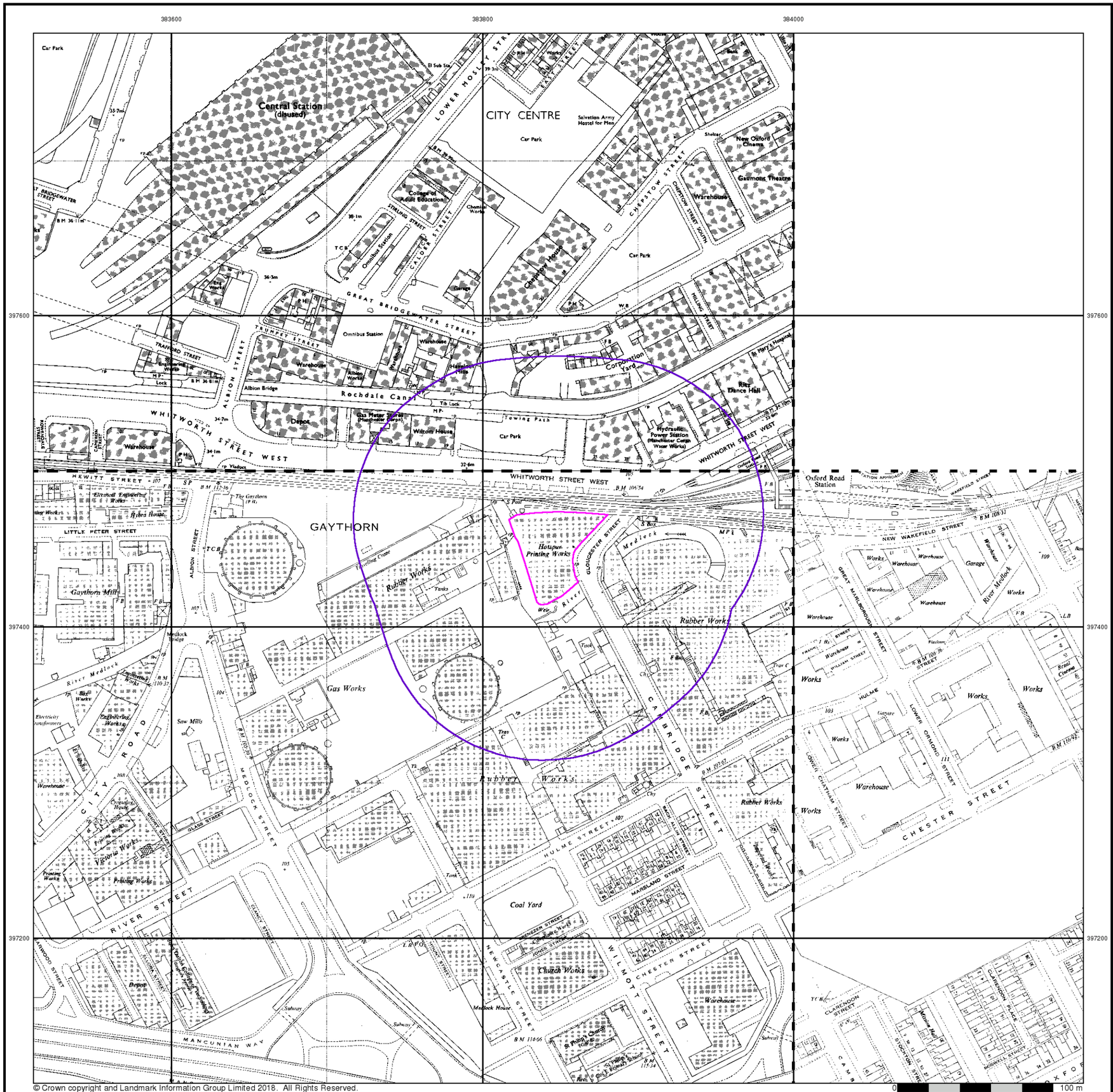
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National Grid Reference: 383850, 397450
Slice: A
Site Area (Ha): 0.22
Search Buffer (m): 100

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Ordnance Survey Plan

Published 1962 - 1973

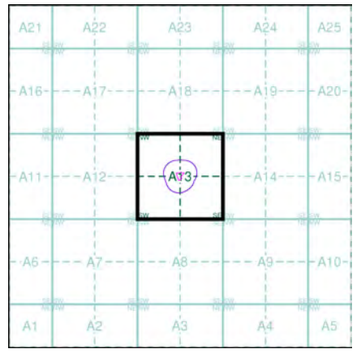
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Map Name(s) and Date(s)

SJ8397NE 1973 1:1,250
SJ8397SE 1969 1:1,250
SJ8497SW 1962 1:1,250

Historical Map - Segment A13



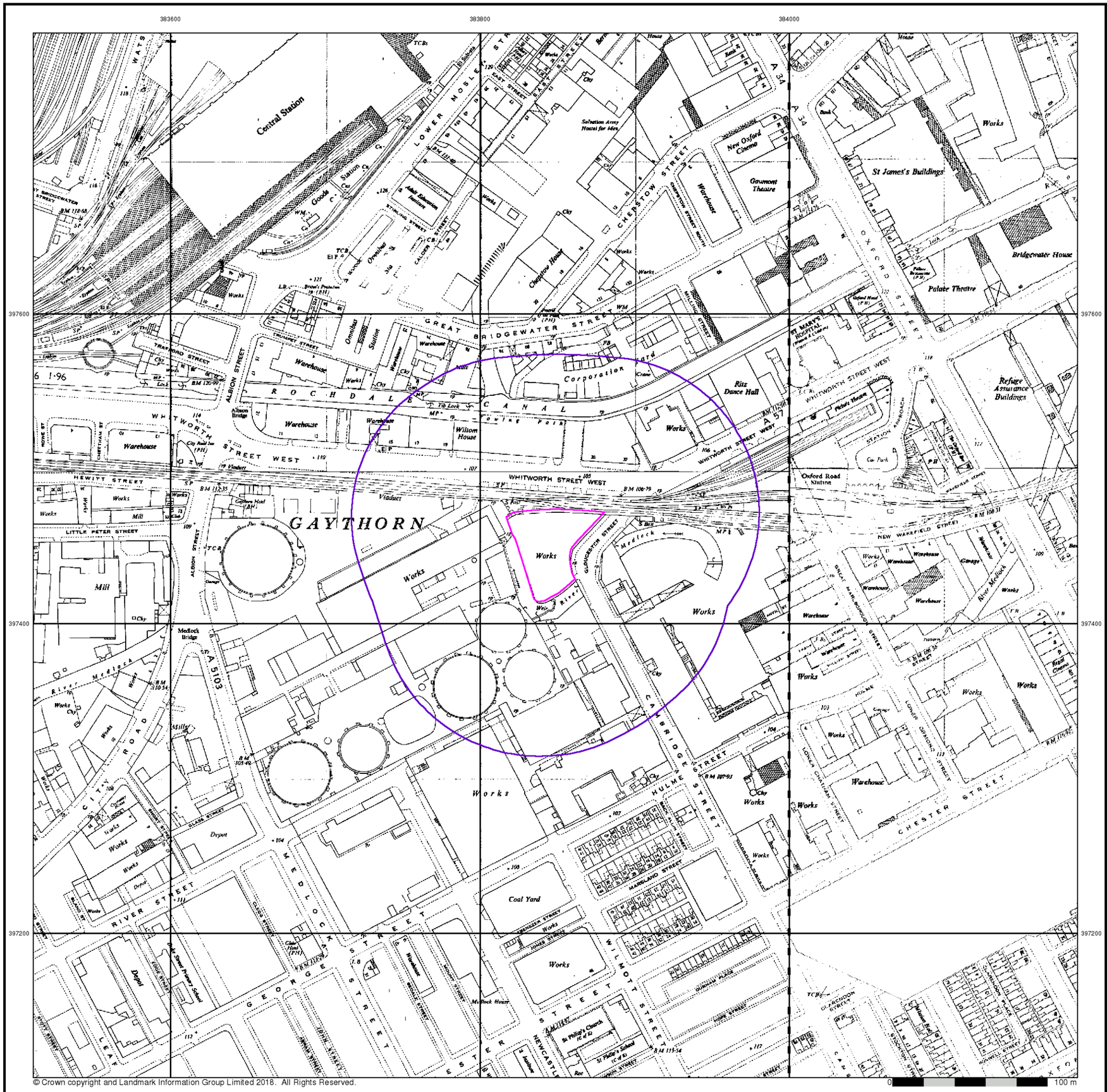
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Slice:	A
Site Area (Ha):	0.22
Search Buffer (m):	100

Site Details

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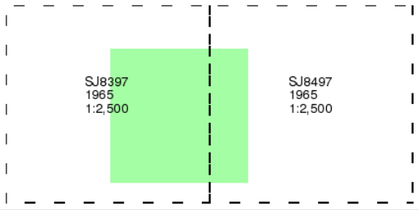
Ordnance Survey Plan

Published 1965

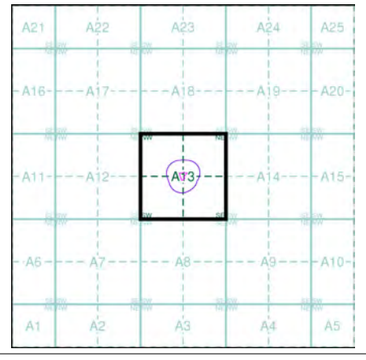
Source map scale - 1:2,500

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Map Name(s) and Date(s)



Historical Map - Segment A13



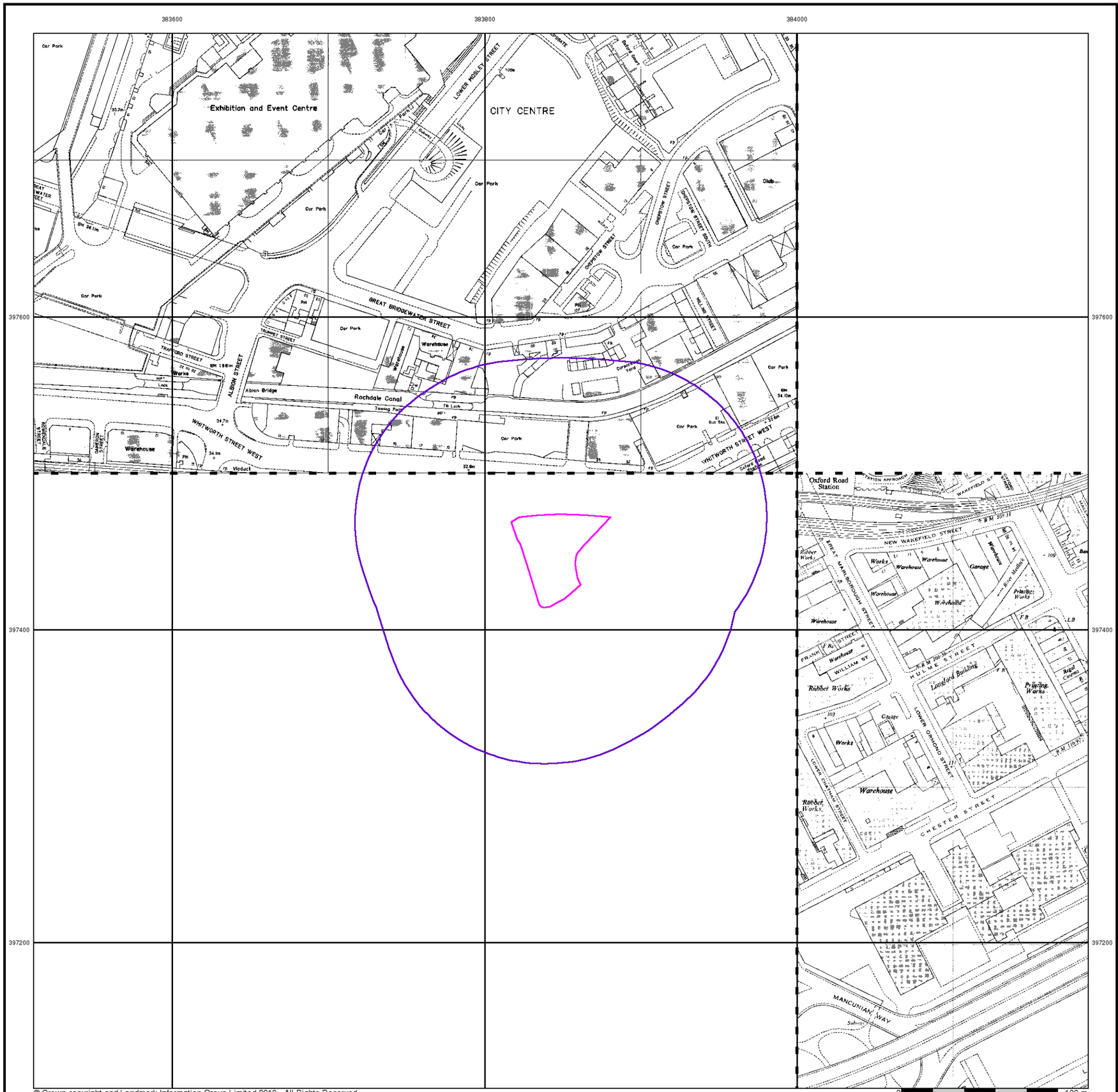
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Search Buffer (m):	100

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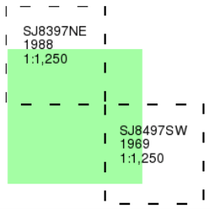
Ordnance Survey Plan

Published 1969 - 1988

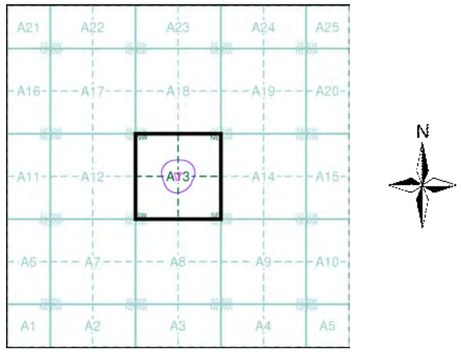
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

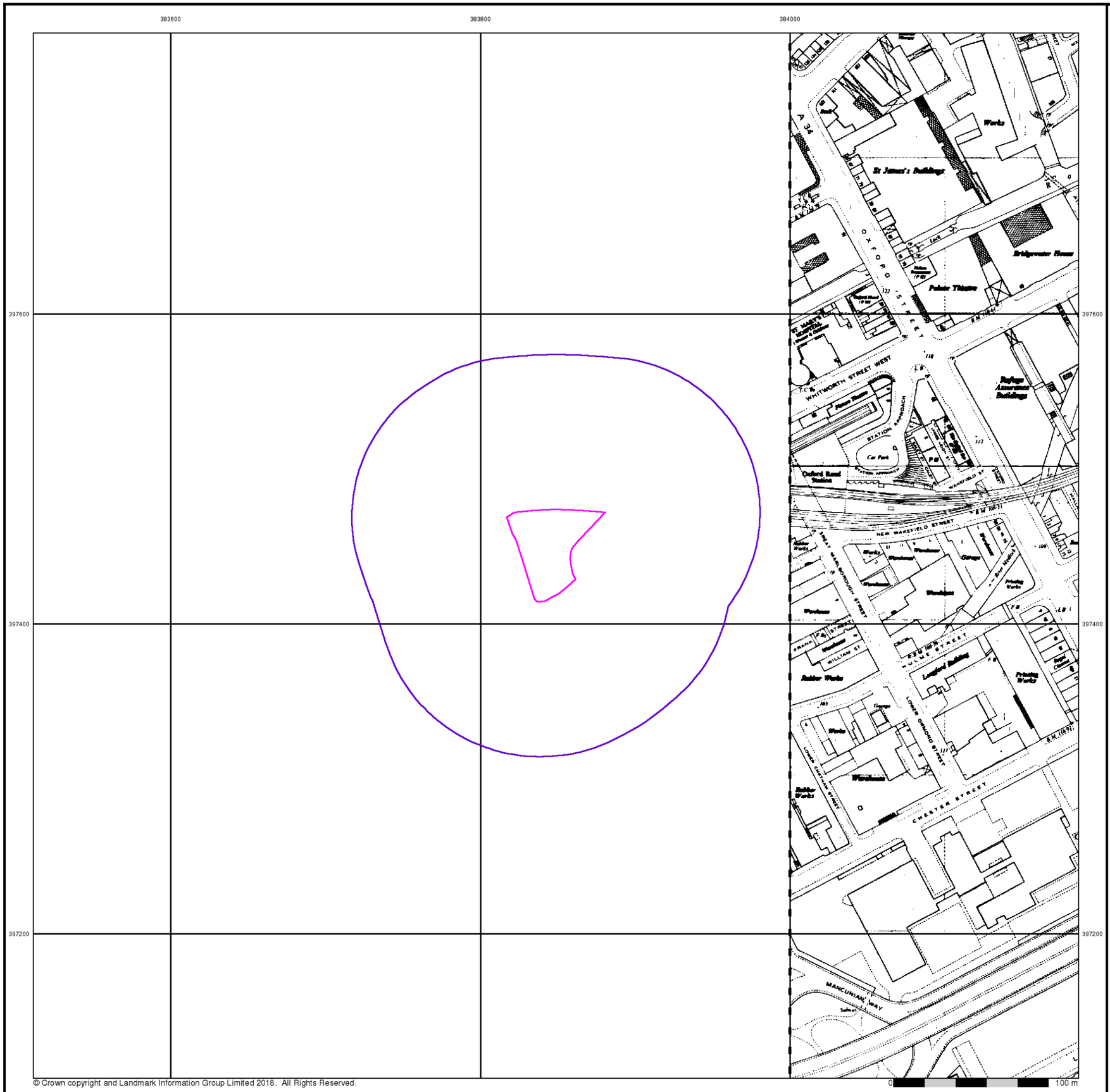


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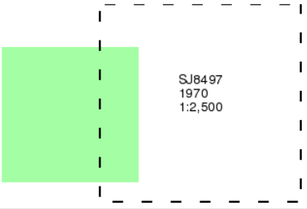
Ordnance Survey Plan

Published 1970

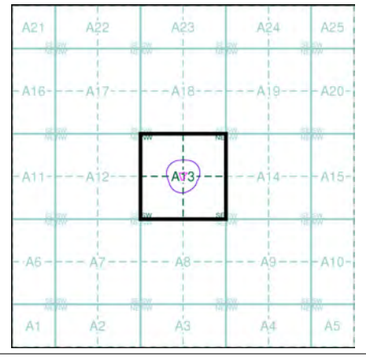
Source map scale - 1:2,500

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Map Name(s) and Date(s)



Historical Map - Segment A13



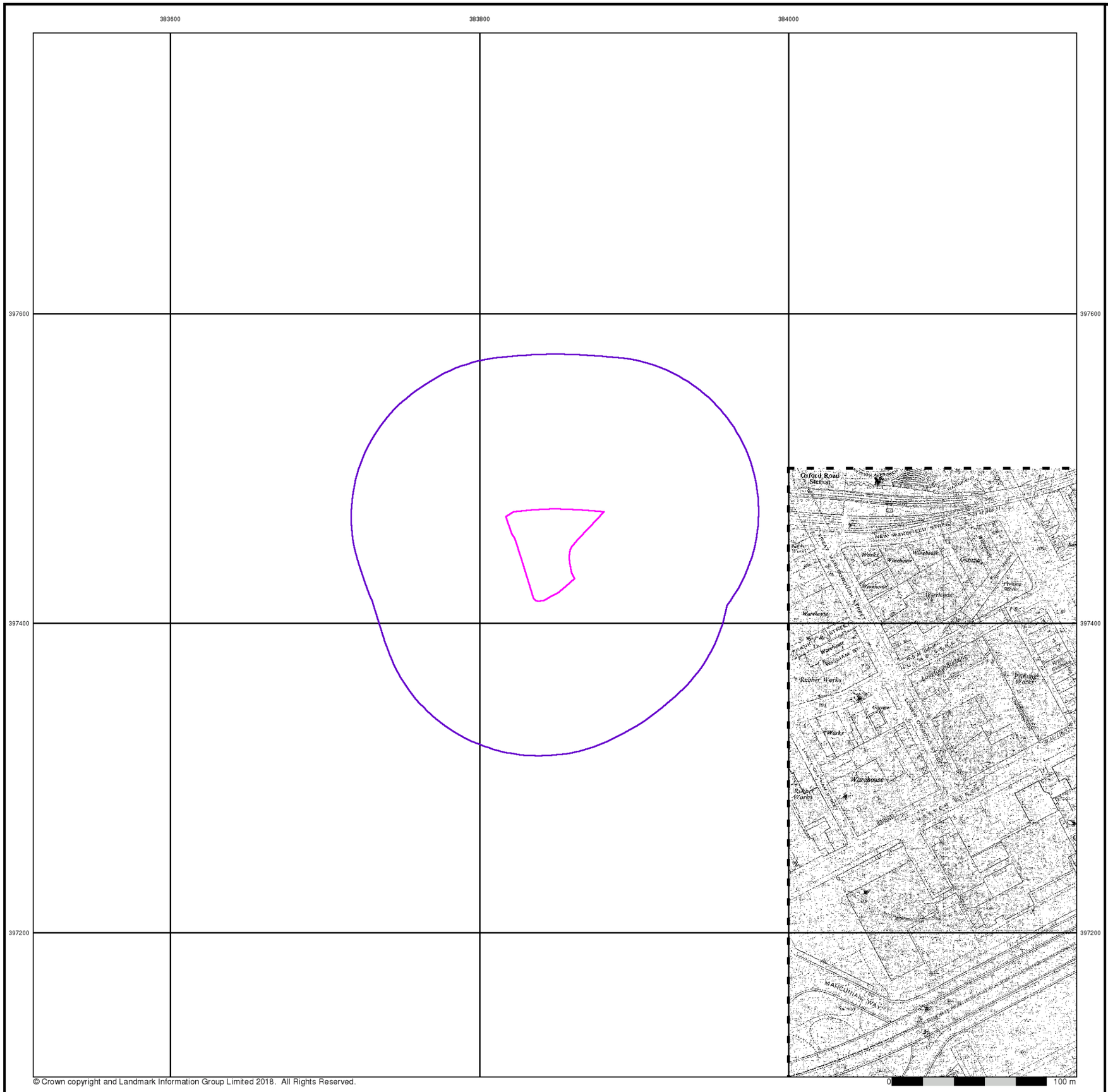
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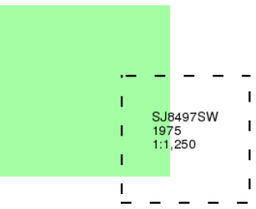
Supply of Unpublished Survey Information

Published 1975

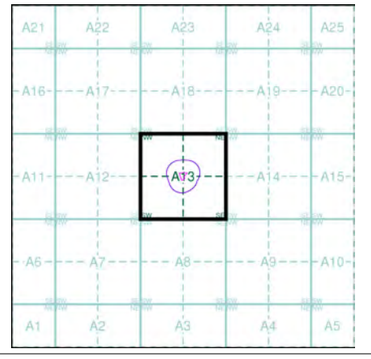
Source map scale - 1:1,250

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a `work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



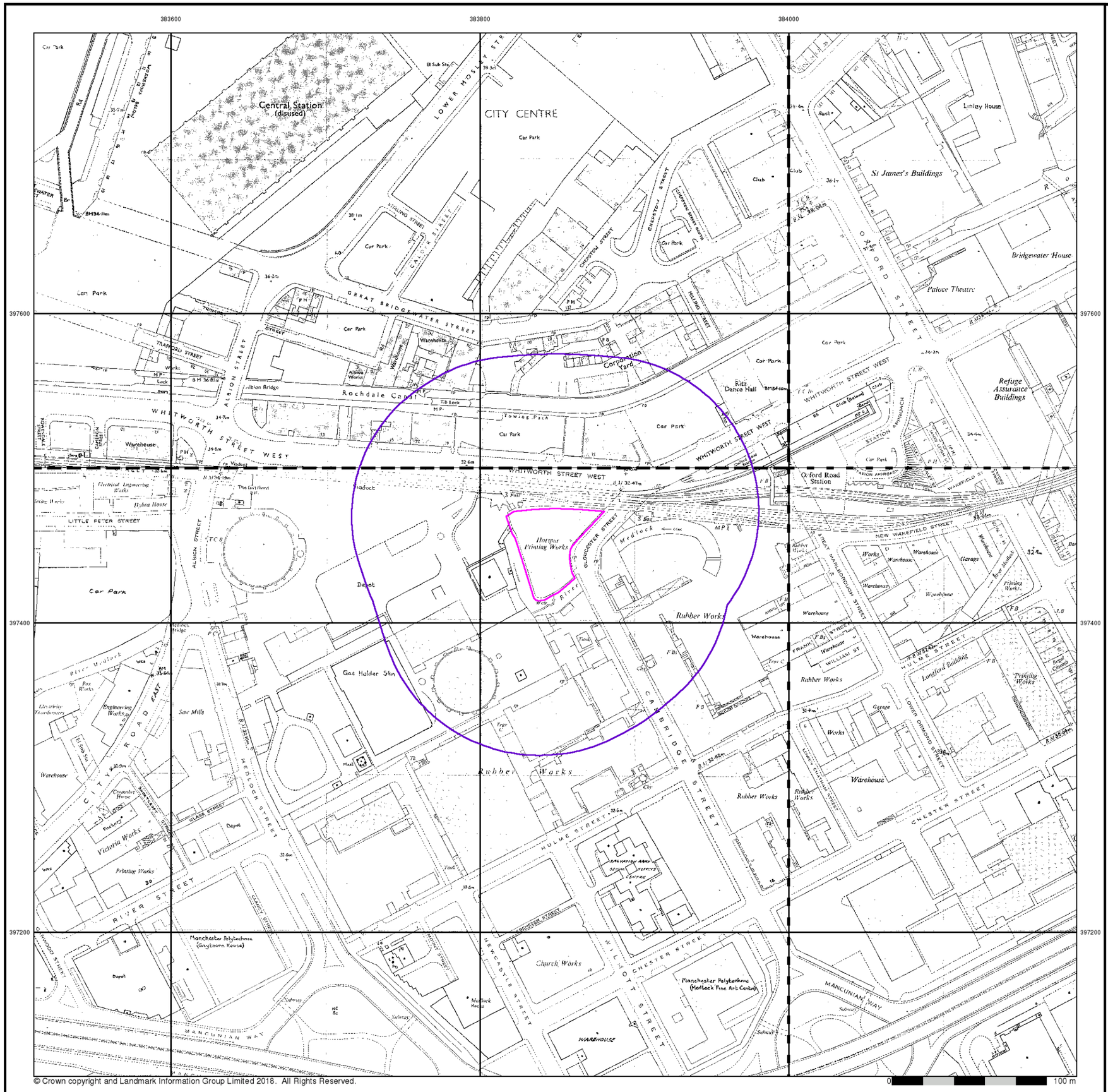
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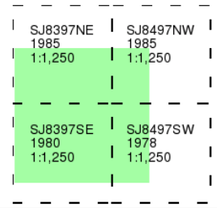
Additional SIMs

Published 1978 - 1985

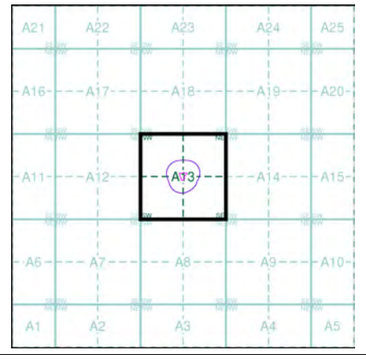
Source map scale - 1:1,250

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Map Name(s) and Date(s)



Historical Map - Segment A13



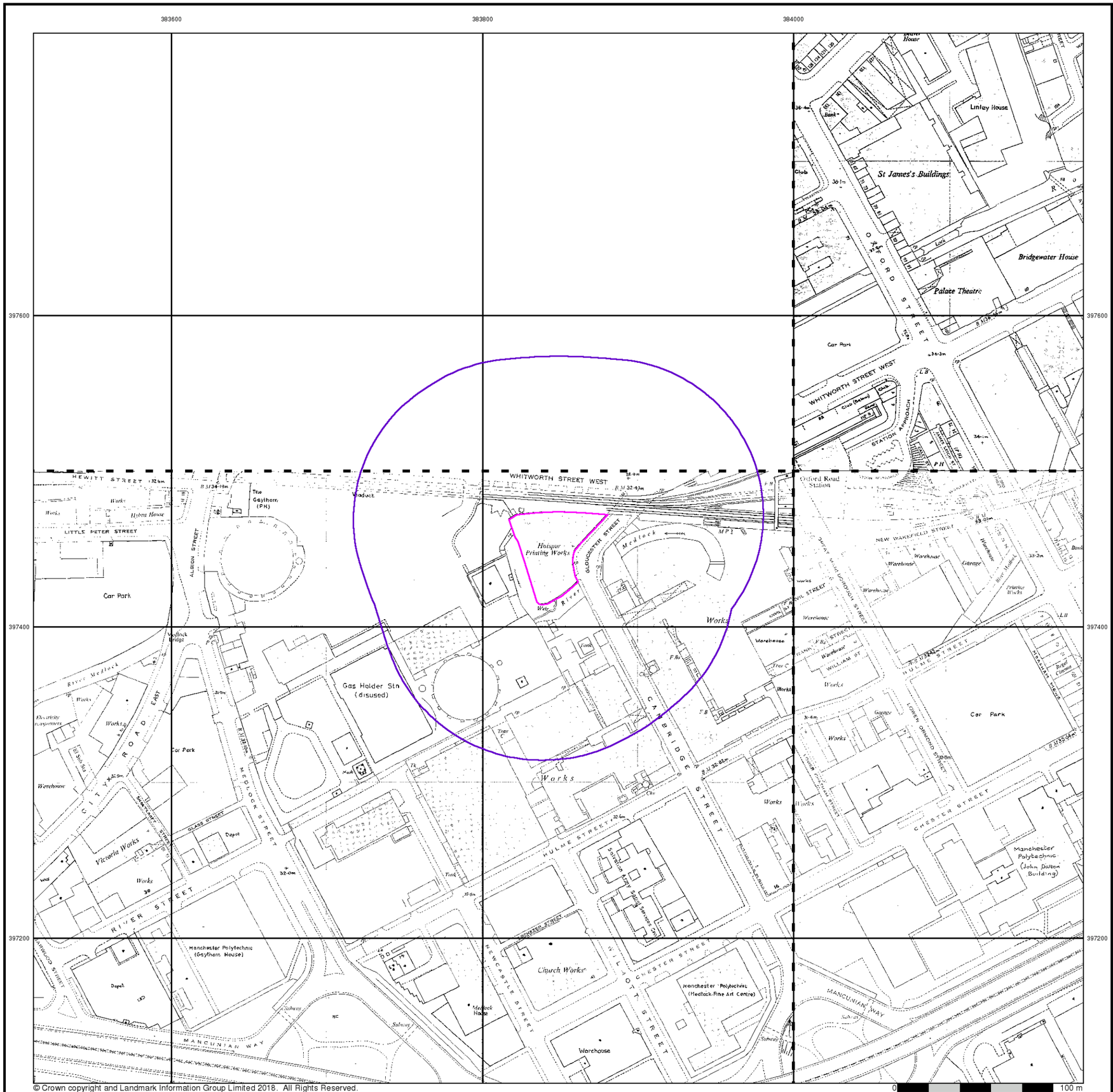
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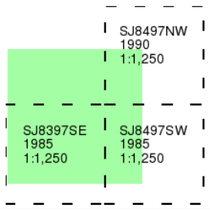
Additional SIMs

Published 1985 - 1990

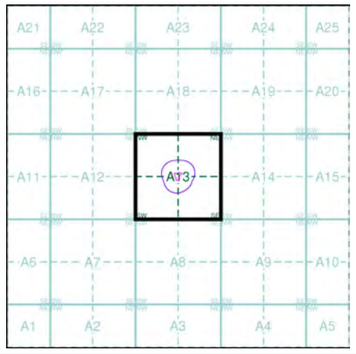
Source map scale - 1:1,250

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Map Name(s) and Date(s)



Historical Map - Segment A13



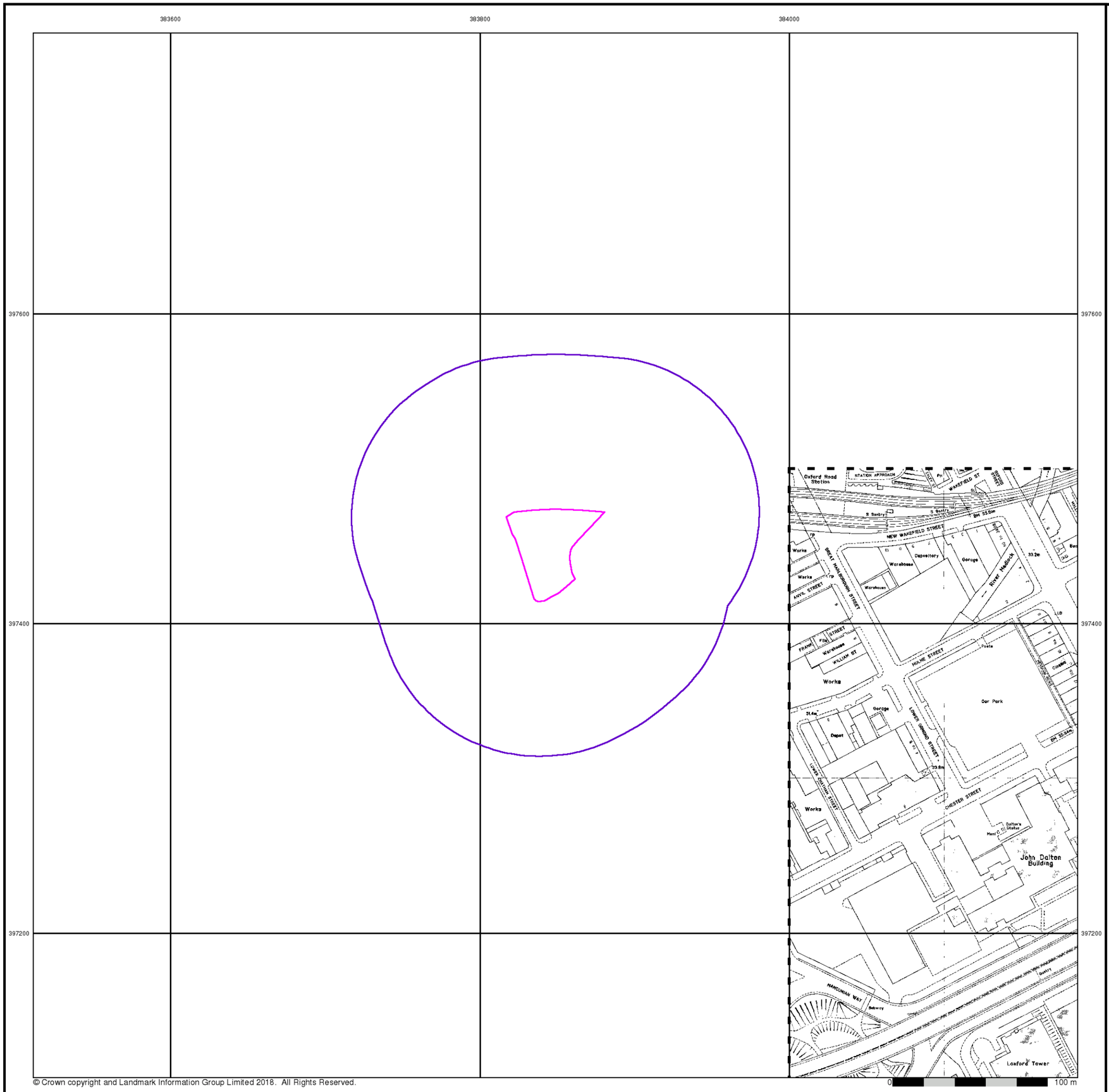
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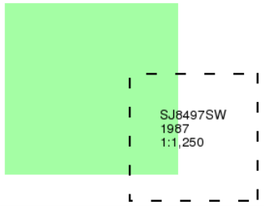
Ordnance Survey Plan

Published 1987

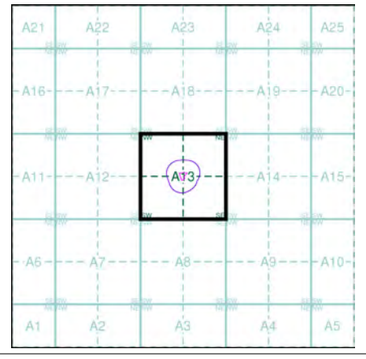
Source map scale - 1:1,250

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Map Name(s) and Date(s)



Historical Map - Segment A13



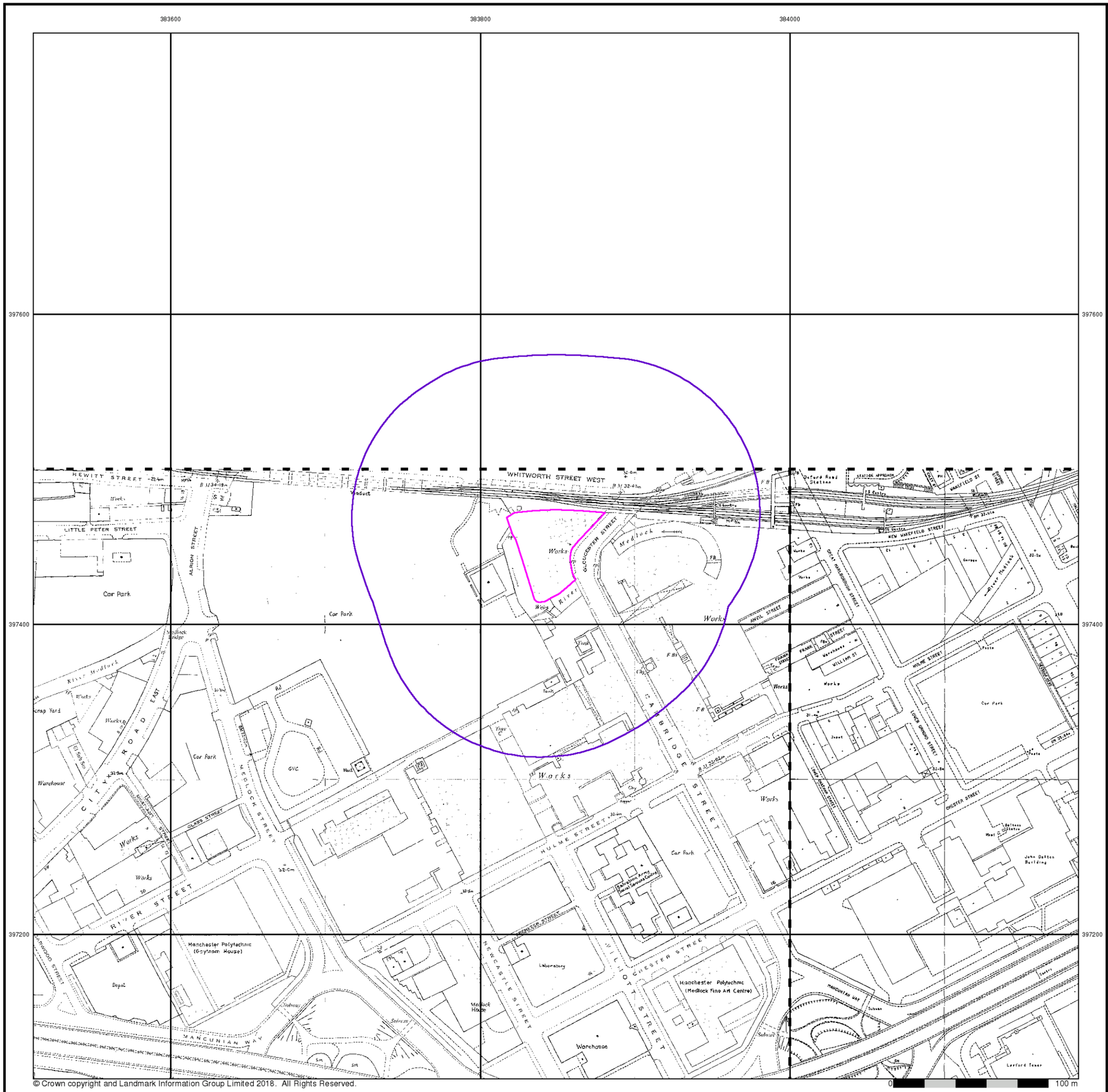
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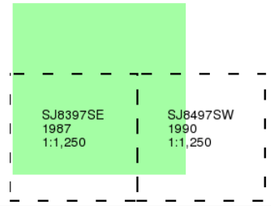
Additional SIMs

Published 1987 - 1990

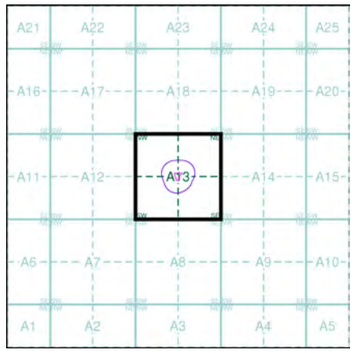
Source map scale - 1:1,250

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Map Name(s) and Date(s)



Historical Map - Segment A13



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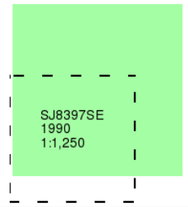
Additional SIMs

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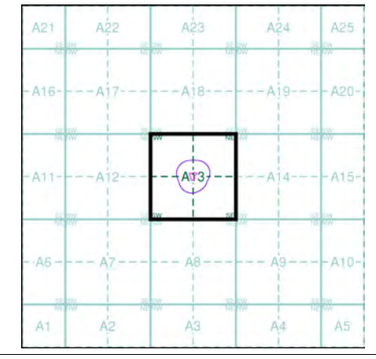
Source map scale - 1:1,250

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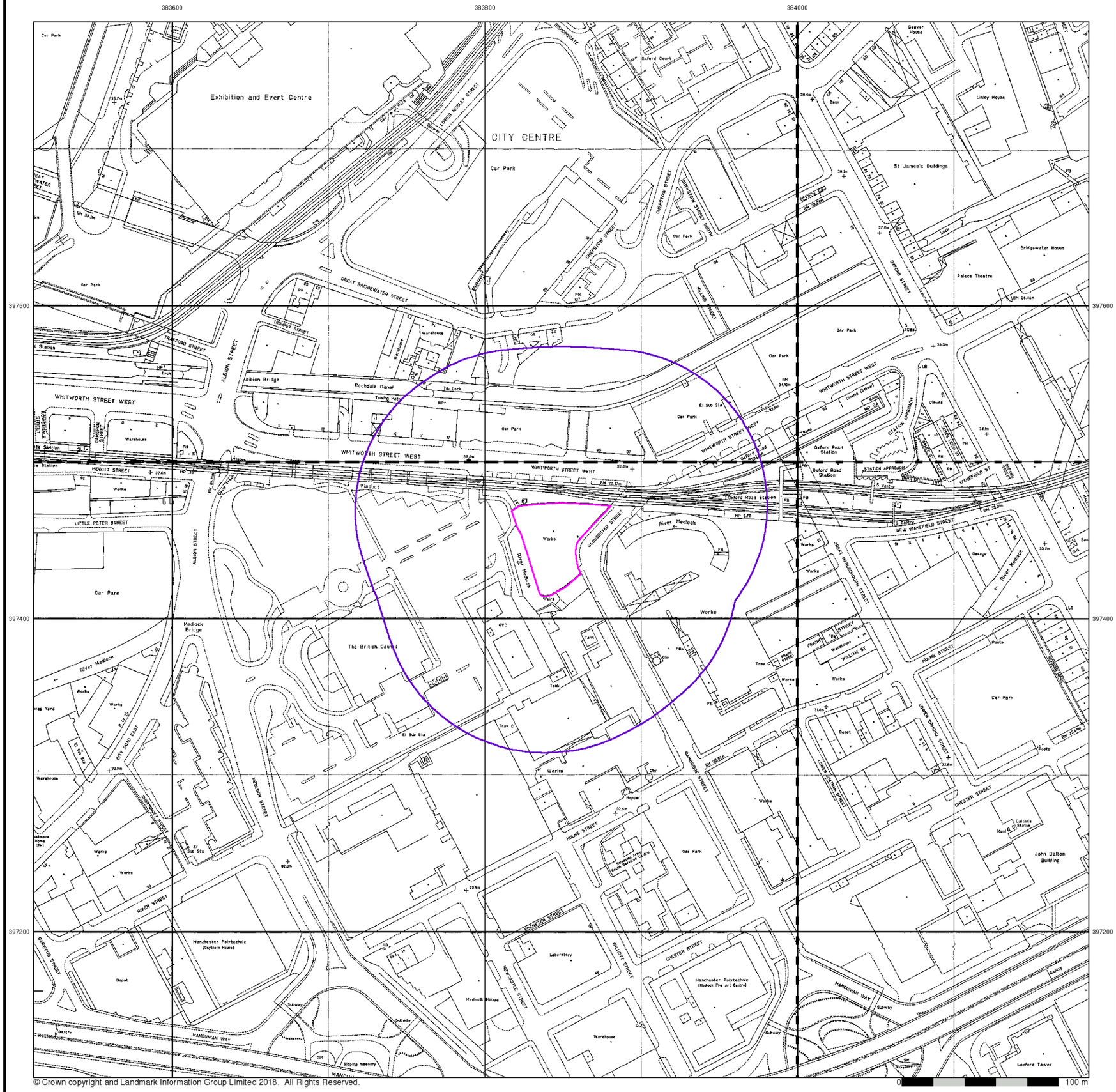
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Large-Scale National Grid Data

Published 1992

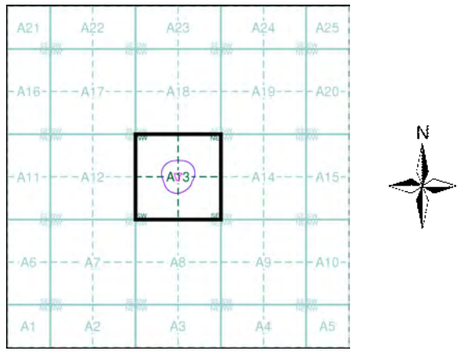
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

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Historical Map - Segment A13



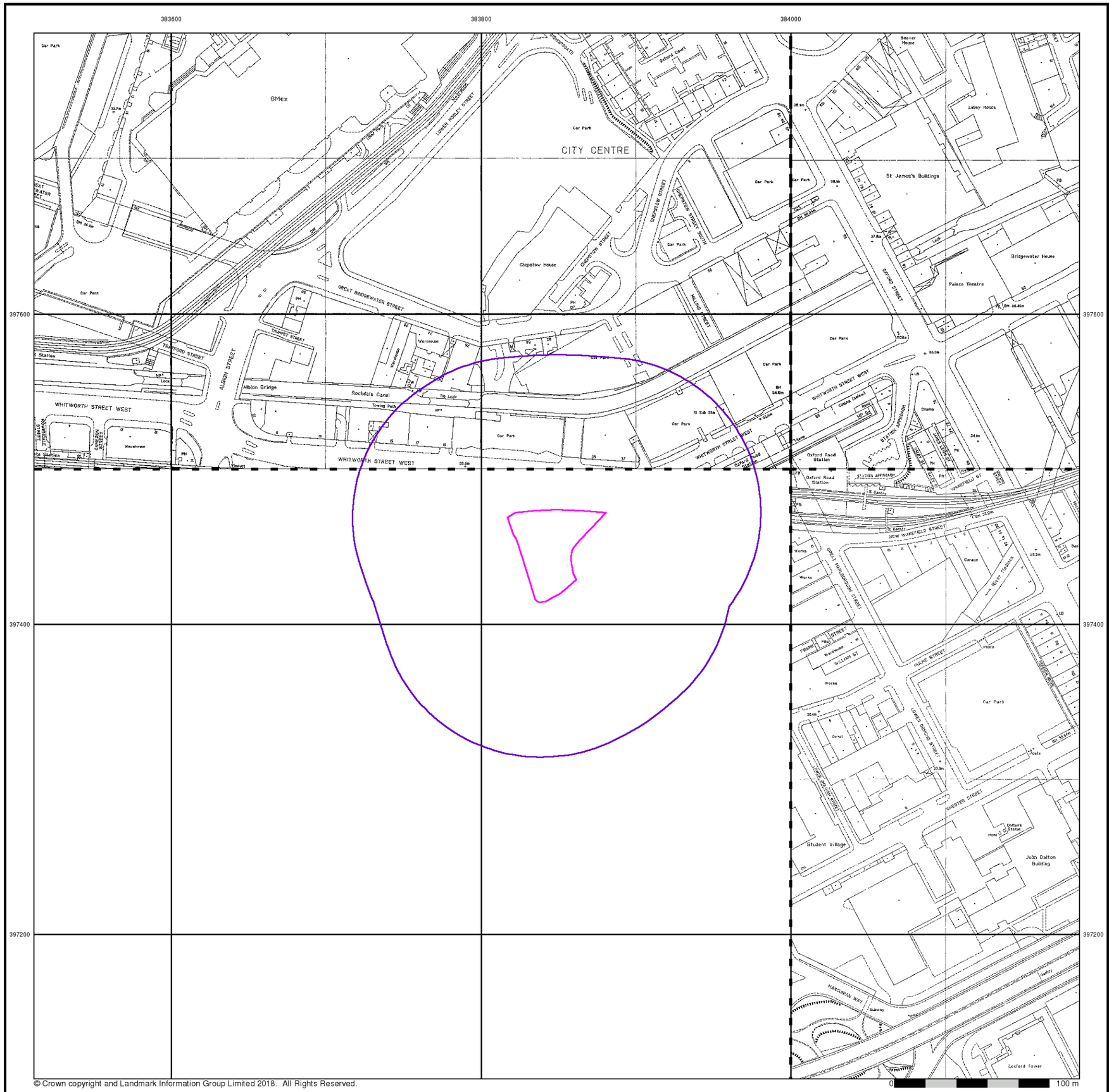
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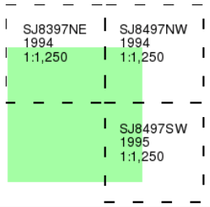
Large-Scale National Grid Data

Published 1994 - 1995

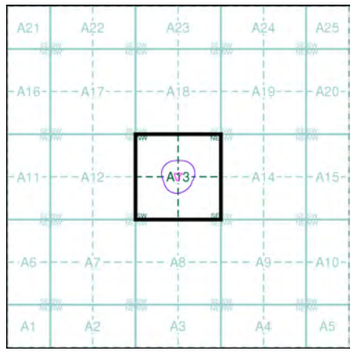
Source map scale - 1:1,250

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Map Name(s) and Date(s)



Historical Map - Segment A13



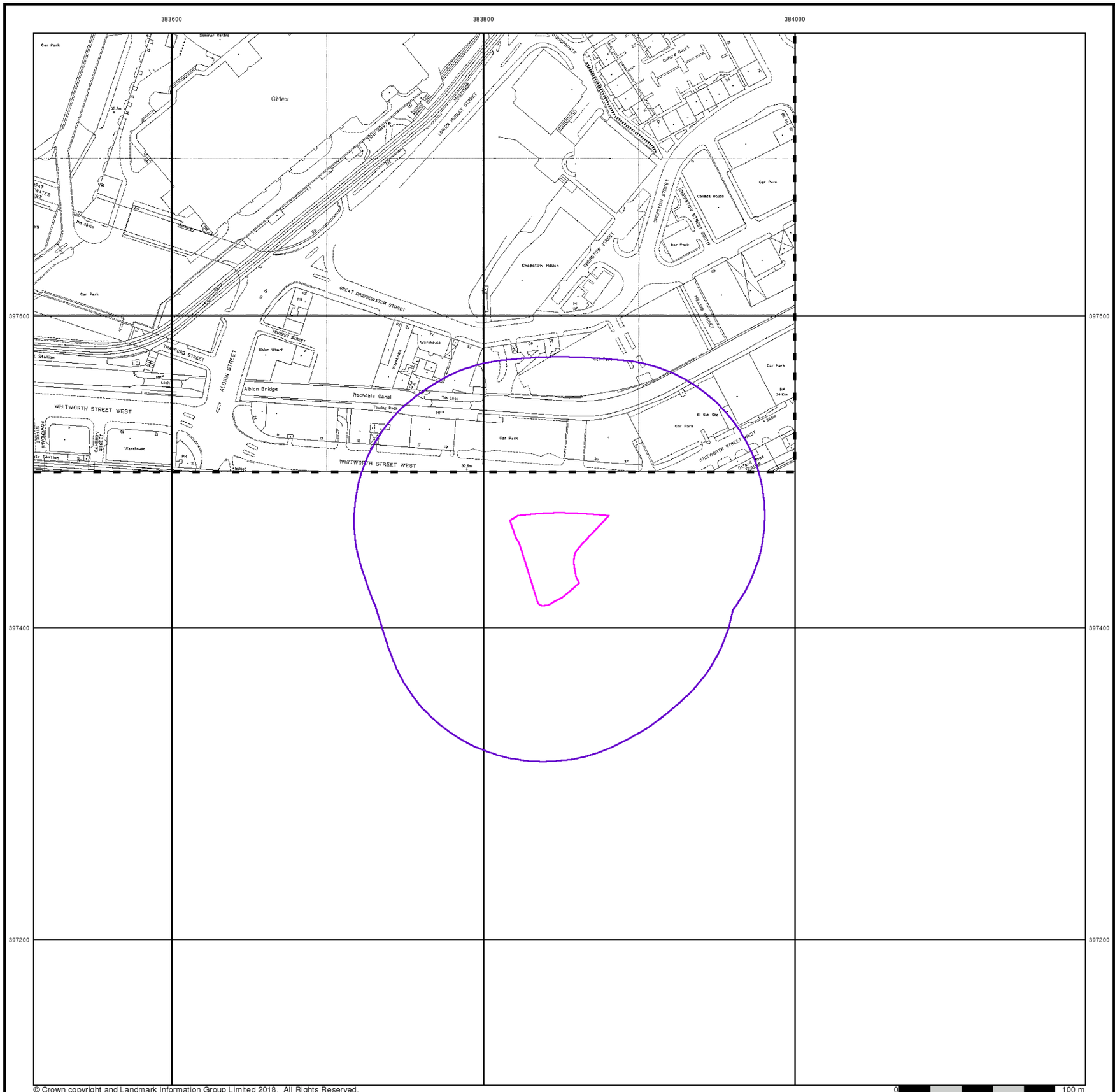
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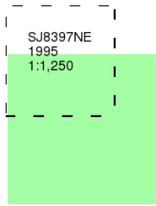
Large-Scale National Grid Data

Published 1995

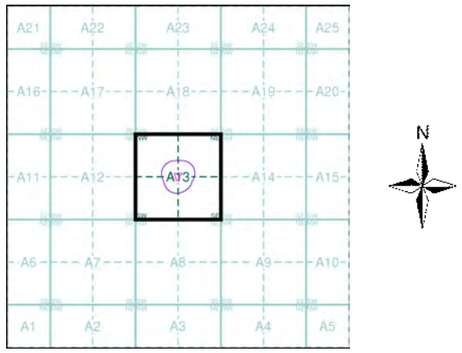
Source map scale - 1:1,250

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Map Name(s) and Date(s)



Historical Map - Segment A13



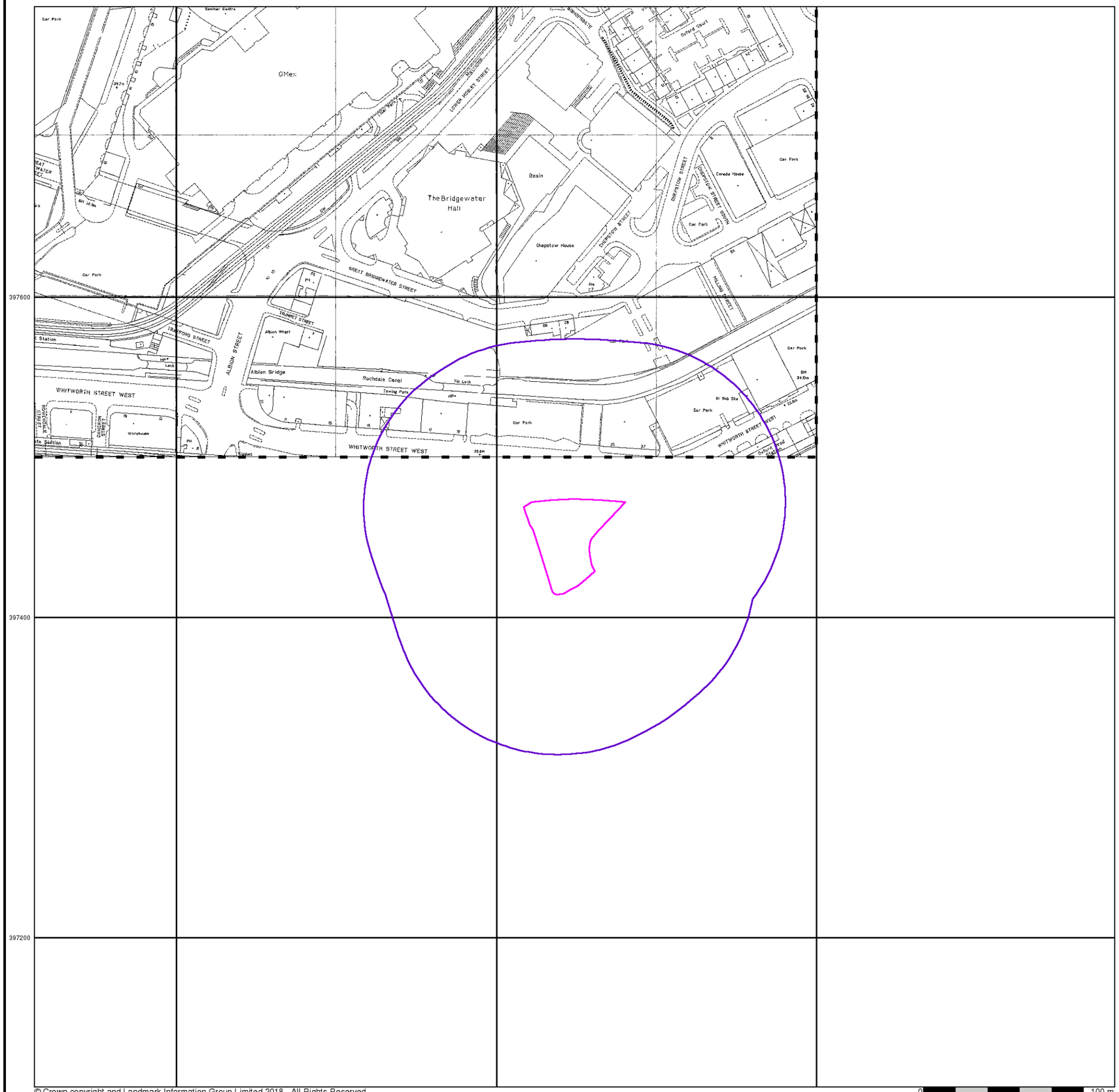
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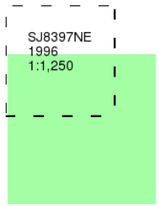
Large-Scale National Grid Data

Published 1996

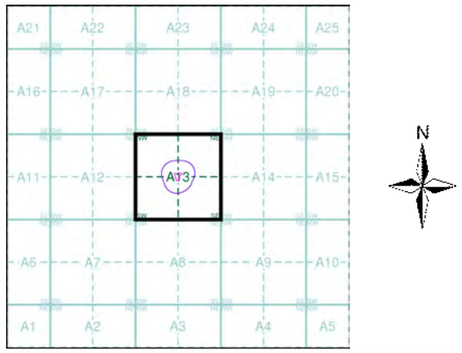
Source map scale - 1:1,250

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Map Name(s) and Date(s)



Historical Map - Segment A13



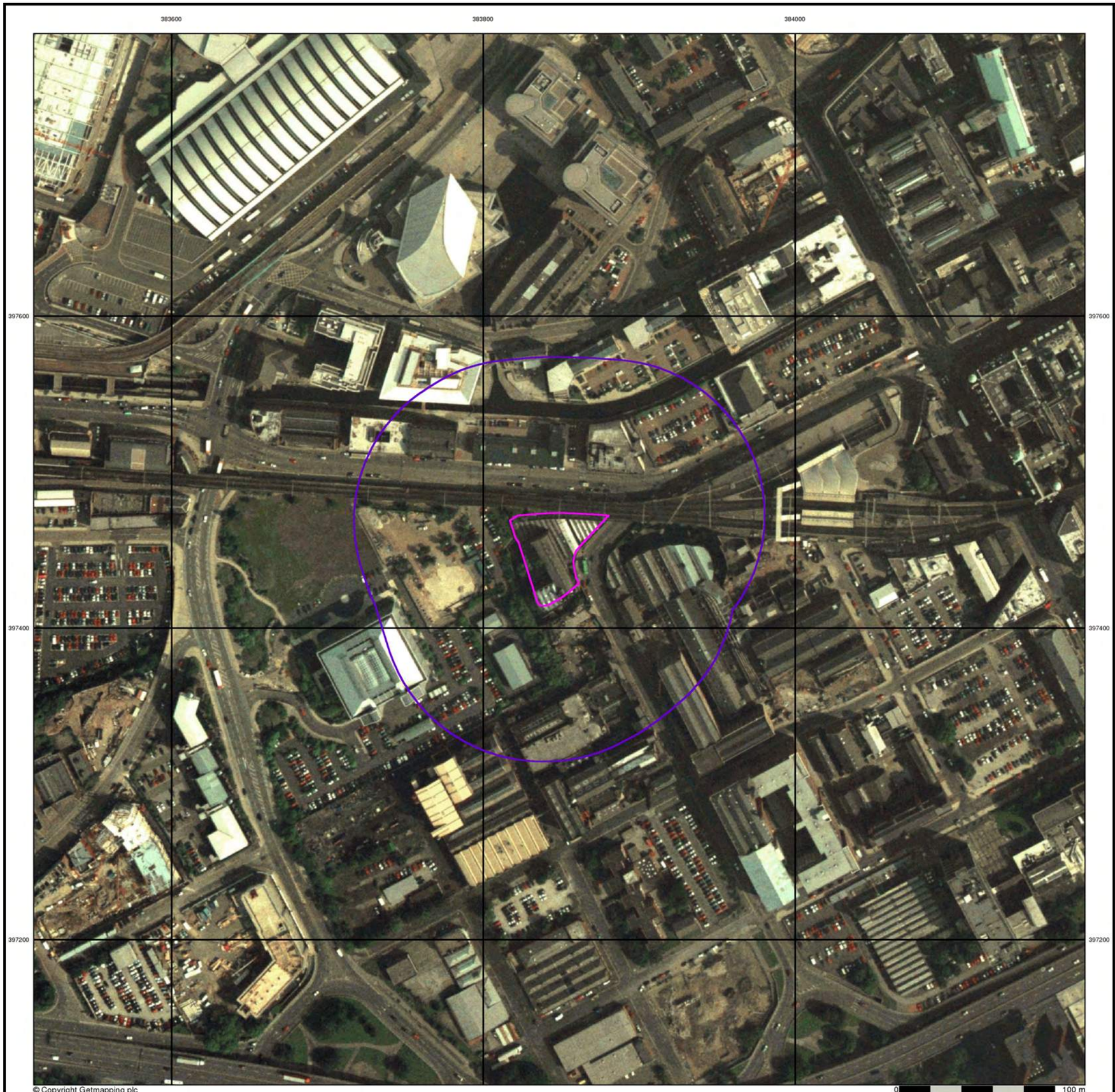
Order Details

Order Number:	166867224_1_1
Customer Ref:	LKC 18 1196
National Grid Reference:	383850, 397450
Slice:	A
Site Area (Ha):	0.22
Search Buffer (m):	100

Site Details

Hotspur Press, Gloucester, Manchester, M1 5QR

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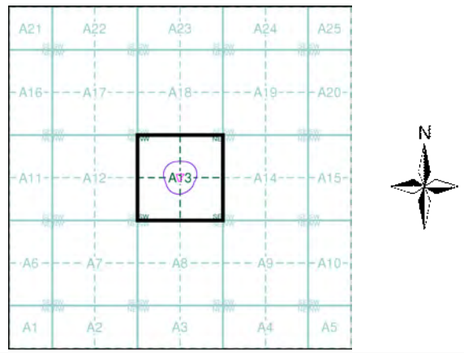


Historical Aerial Photography

Published 2000

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



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Historical Mapping Legends

Ordnance Survey County Series 1:10,560

Gravel Pit
Sand Pit
Other Pits
Quarry
Shingle
Orchard
Osiers
Reeds
Marsh
Mixed Wood
Deciduous
Brushwood
Fir
Furze
Rough Pasture
Arrow denotes flow of water
Trigonometrical Station
Site of Antiquities
Bench Mark
Pump, Guide Post, Signal Post
Well, Spring, Boundary Post
·285 Surface Level
Sketched Contour
Instrumental Contour
Main Roads
Fenced
Un-Fenced
Minor Roads
Fenced
Un-Fenced
Sunken Road
Raised Road
Road over Railway
Railway over River
Railway over Road
Level Crossing
Road over River or Canal
Road over Stream
Road over Stream
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
Co. Boro. Bdy. County Borough Boundary (England)
Co. Burgh Bdy. County Burgh Boundary (Scotland)
R.D. Bdy. Rural District Boundary
Civil Parish Boundary

Ordnance Survey Plan 1:10,000

Chalk Pit, Clay Pit or Quarry
Gravel Pit
Sand Pit
Disused Pit or Quarry
Refuse or Slag Heap
Lake, Loch or Pond
Dunes
Boulders
Coniferous Trees
Non-Coniferous Trees
Orchard
Scrub
Coppice
Bracken
Heath
Rough Grassland
Marsh
Reeds
Saltings
Building
Direction of Flow of Water
Shingle
Sand
Glasshouse
Pylon
Pylon
Electricity Transmission Line
Sloping Masonry
Cutting
Embankment
Standard Gauge Multiple Track
Road Under
Road Over
Level Crossing
Foot Bridge
Standard Gauge Single Track
Siding, Tramway or Mineral Line
Narrow Gauge
Geographical County
Administrative County, County Borough or County of City
Municipal Borough, Urban or Rural District, Burgh or District Council
Borough, Burgh or County Constituency
Shown only when not coincident with other boundaries
Civil Parish
Shown alternately when coincidence of boundaries occurs

BP, BS	Boundary Post or Stone	Pol Sta	Police Station
Ch	Church	PO	Post Office
CH	Club House	PC	Public Convenience
F E Sta	Fire Engine Station	PH	Public House
FB	Foot Bridge	SB	Signal Box
Fn	Fountain	Spr	Spring
GP	Guide Post	TCB	Telephone Call Box
MP	Mile Post	TCP	Telephone Call Post
MS	Mile Stone	W	Well

1:10,000 Raster Mapping

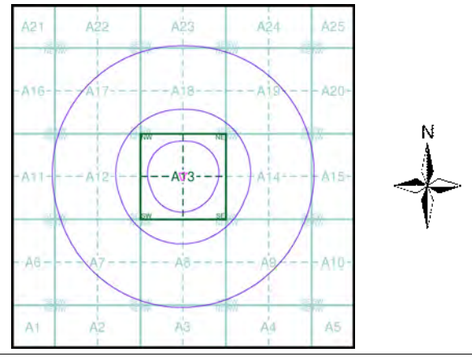
Gravel Pit
Refuse tip or slag heap
Rock
Rock (scattered)
Boulders
Boulders (scattered)
Shingle
Mud
Sand
Sand Pit
Slopes
Top of cliff
General detail
Underground detail
Overhead detail
Narrow gauge railway
Multi-track railway
Single track railway
County boundary (England only)
Civil, parish or community boundary
District, Unitary, Metropolitan, London Borough boundary
Constituency boundary
Area of wooded vegetation
Non-coniferous trees
Non-coniferous trees (scattered)
Coniferous trees
Coniferous trees (scattered)
Positioned tree
Orchard
Coppice or Osiers
Rough Grassland
Heath
Scrub
Marsh, Salt Marsh or Reeds
Water feature
Flow arrows
MHW(S) Mean high water (springs)
MLW(S) Mean low water (springs)
Telephone line (where shown)
Electricity transmission line (with poles)
BM 123.45 m Bench mark (where shown)
Triangulation station
Point feature (e.g. Guide Post or Mile Stone)
Pylon, flare stack or lighting tower
Site of (antiquity)
Glasshouse
General Building
Important Building

LKC GROUP

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:10,560	1848	3
Cheshire	1:10,560	1882	4
Lancashire And Furness	1:10,560	1894 - 1896	5
Cheshire	1:10,560	1899	6
Lancashire And Furness	1:10,560	1909	7
Cheshire	1:10,560	1911	8
Lancashire And Furness	1:10,560	1923	9
Lancashire And Furness	1:10,560	1931 - 1933	10
Cheshire	1:10,560	1938	11
Lancashire And Furness	1:10,560	1938	12
Ordnance Survey Plan	1:10,000	1956	13
Ordnance Survey Plan	1:10,000	1968	14
Ordnance Survey Plan	1:10,000	1972	15
Manchester	1:25,000	1975	16
Ordnance Survey Plan	1:10,000	1980 - 1981	17
Ordnance Survey Plan	1:10,000	1985 - 1987	18
Ordnance Survey Plan	1:10,000	1989	19
Ordnance Survey Plan	1:10,000	1993 - 1994	20
10K Raster Mapping	1:10,000	1999	21
10K Raster Mapping	1:10,000	2006	22
VectorMap Local	1:10,000	2018	23

Historical Map - Slice A



Order Details

Order Number: 166867224_1_1
Customer Ref: LKC 18 1196
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Site Area (Ha): 0.22
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Russian Military Mapping Legends

1:5,000 and 1:10,000 mapping

a. Not drawn to scale b. Drawn to scale

- Government and Administrative Buildings
- Military and Industrial Buildings
- Military and Communication Areas
- Subway Entrance
- Fireproof Building
- Prominent Fireproof Building
- Non-fireproof Building
- Non-fireproof Building (non-dwelling)
- Factory, mill, and flour mill, with chimneys
- Factory, mill, and flour mill, without chimneys
- Power Station, drawn to scale
- Hydroelectric Power Station
- Radio Station, drawn to scale
- Telephone Station, drawn to scale
- Abandoned Open-pit Mine or Quarry
- Open-pit Salt Mine
- Pit
- Oil Deposit or Well
- Oil Seepage
- Tailings Pile
- Fuel Storage Tanks
- Natural Gas Tank
- Bench Mark
- Drill Hole
- Burial Mound
- Triangulation Point on Burial Mound
- Single-track Railroad
- Double-track Railroad and Station Building
- Coniferous Forest
- Deciduous Forest
- Mixed Forest
- Lawns
- Citrus Orchard
- Wet Ground
- Scattered Vegetation

243,8 — Values for prominent elevations

186.0 — Numbers for spot elevations, depth soundings, contour lines, etc.

0,2 — Velocity of the current, width of river bed, depth of river

Fractional terms: length and capacity of bridges; depth of fords and condition of the river bottom; height of forest and the diameter of trees

Russian Alphabet (For reference and phonetic interpretation of map text)

А а (A)	З з (Z)	П п (P)	Ч ч (CH)
Б б (B)	И и (I)	Р р (R)	Ш ш (SH)
В в (V)	Й й (Y)	С с (S)	Щ щ (SHCH)
Г г (G)	К к (K)	Т т (T)	ъ (–)
Д д (D)	Л л (L)	У у (U)	ы (Y)
Е е (E)	М м (M)	Ф ф (F)	ь (')
Ё ё (YO)	Н н (N)	Х х (KH)	Э э (E)
Ж ж (ZH)	О о (O)	Ц ц (TS)	Ю ю (YU or IU)
			Я я (YA or IA)

1:25,000 mapping

a. Not drawn to scale b. Drawn to scale

- Government and Administrative Buildings
- Military and Industrial Buildings
- Military and Communication Areas
- Subway Entrance
- Partly Demolished Buildings
- Demolished Buildings
- Built-Up Area with Fireproof Buildings Predominant
- Built-Up Area with Non-Fireproof Buildings Predominant
- Individual Fireproof Building
- Prominent Industrial Building
- Individual Dwelling, Fireproof
- Ruins of an Individual Dwelling
- Factory or Mill Chimney
- Factory or Mill with Chimney
- Factory or Mill without Chimney
- Mine or Open Pit Mine
- Operating Shaft or Mine
- Non-Operating Shaft or Mine
- Salt Mine
- Tailings Pile
- Pit
- Stone Quarry
- Gas Pump or Service Station
- Fuel Storage or Natural Gas Tank
- Oil or Natural Gas Derrick
- Small Hydroelectric Power Station
- Power Station
- Transformer Station
- Cemetery
- Burial Mound (height in metres)
- Triangulation Point on Burial Mound
- Triangulation Point
- Bench Mark
- Bench Mark (monumented)
- Telegraph Office
- Telephone Station
- Radio Station
- Radio Tower
- Airfield or Seaplane Base
- Landing Strip
- Main Highway
- Highway under Construction
- Improved Dirt Road (former truck road)
- Double-track Railroad with First Class Station
- Dismantled Railroad
- Railroad Under Construction
- Shore Embankment
- River or Ditch with Embankment
- Well
- Water Reservoir or Rain Water Pit
- Spring
- Isobath with value
- Heavy (Index) Contour Line
- Contour Line and Value
- Half Contour Line
- Spot Elevation Value
- Coniferous
- Deciduous
- Mixed
- Scrub

Key to Numbers on Mapping

SJ89_Manchester

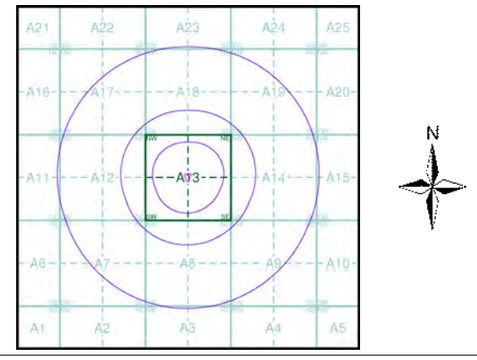
No.	Description
1	Airfield/Airport
6	Railway Station
66	Factory (Gas)
168	Post Office

LKC GROUP

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
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Cheshire	1:10,560	1882	4
Lancashire And Furness	1:10,560	1894 - 1896	5
Cheshire	1:10,560	1899	6
Lancashire And Furness	1:10,560	1909	7
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Cheshire	1:10,560	1938	11
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Ordnance Survey Plan	1:10,000	1993 - 1994	20
10K Raster Mapping	1:10,000	1999	21
10K Raster Mapping	1:10,000	2006	22
VectorMap Local	1:10,000	2018	23

Russian Map - Slice A



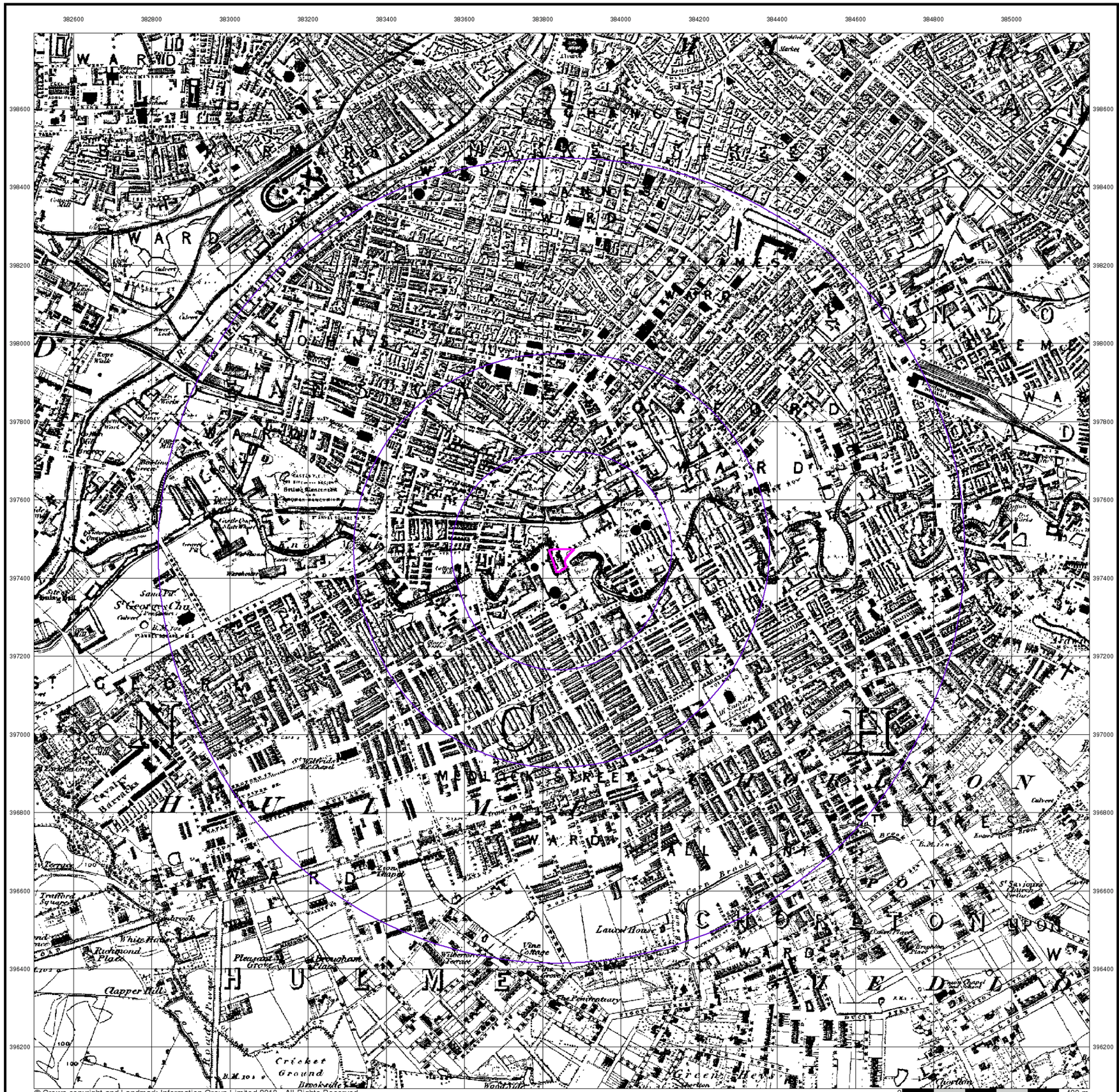
Order Details

Order Number: 166867224_1_1
Customer Ref: LKC 18 1196
National Grid Reference: 383850, 397450
Slice: A
Site Area (Ha): 0.22
Search Buffer (m): 1000

Site Details

Hotspur Press, Gloucester, Manchester, M1 5QR

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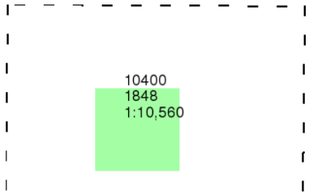
Lancashire And Furness

Published 1848

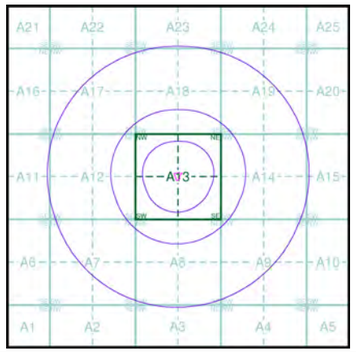
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



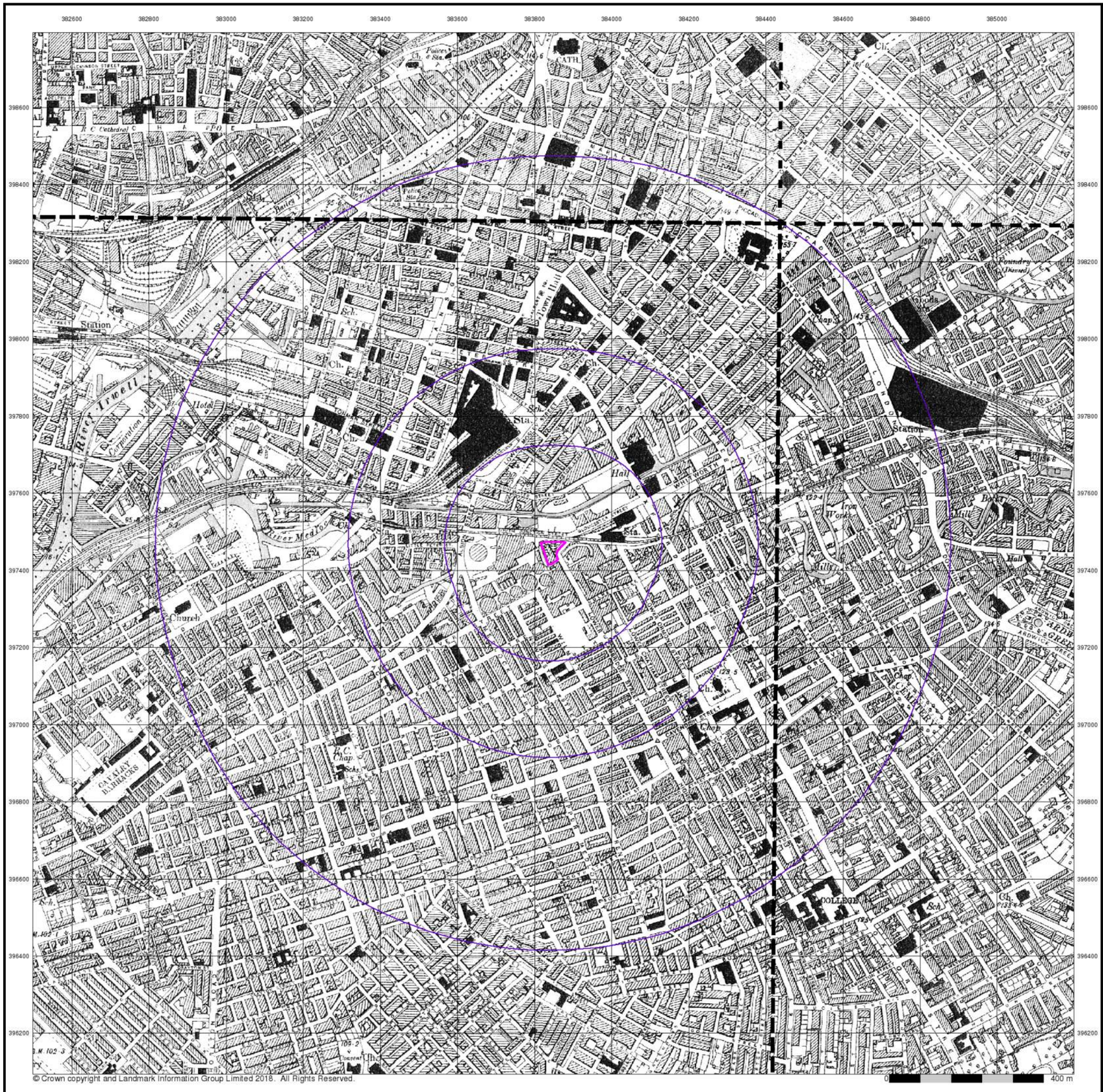
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0 400 m

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Lancashire And Furness

Published 1894 - 1896

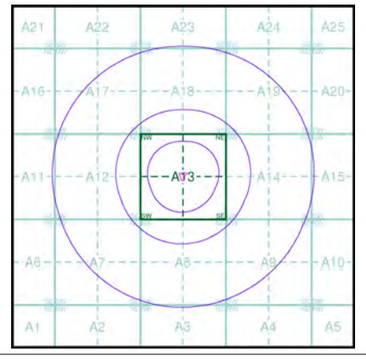
Source map scale - 1:10,560

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Map Name(s) and Date(s)

104NW 1894 1:10,560
104NE 1894 1:10,560
104SW 1896 1:10,560
104SE 1894 1:10,560

Historical Map - Slice A



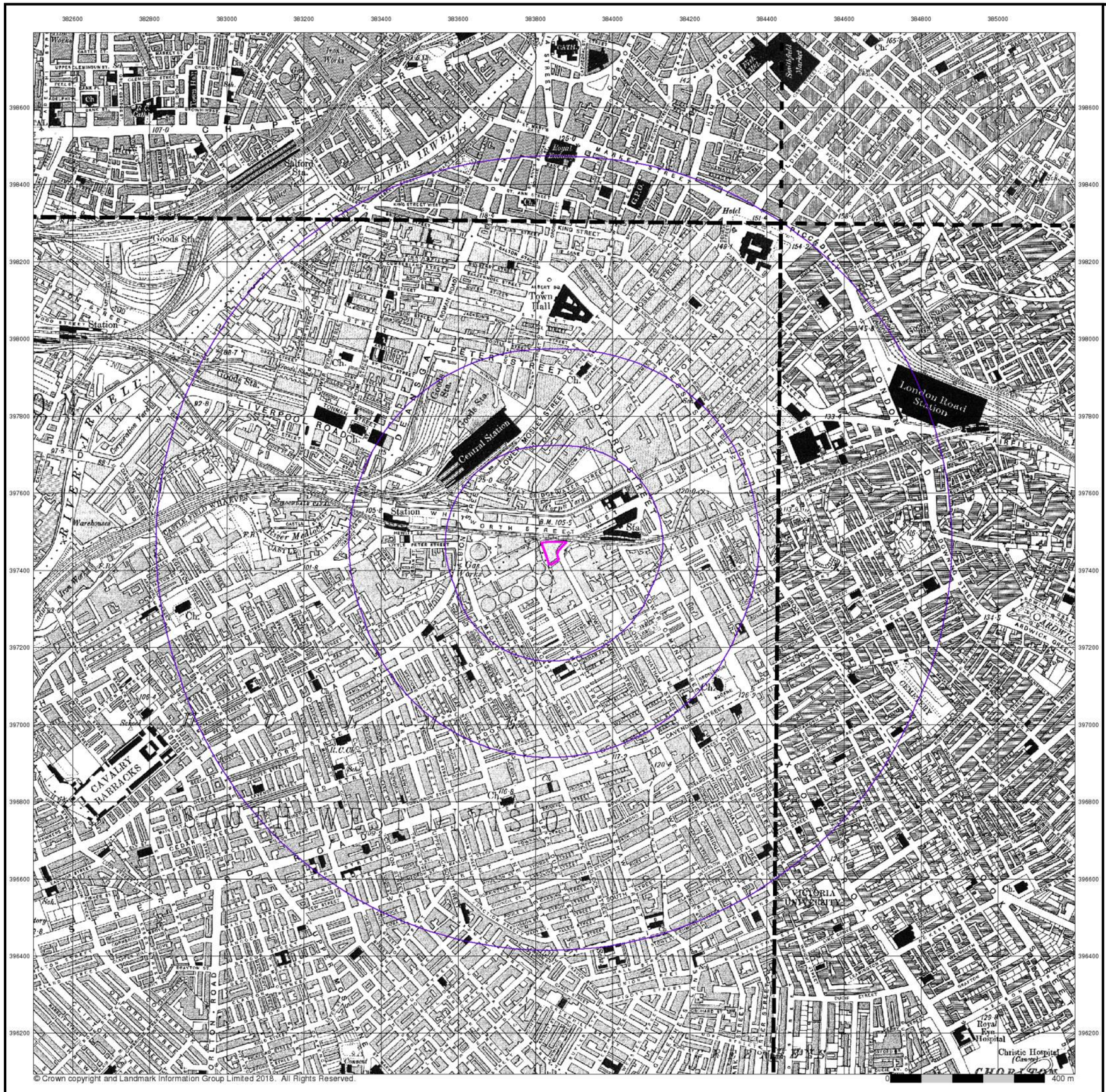
Order Details

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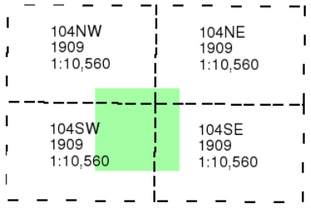
Lancashire And Furness

Published 1909

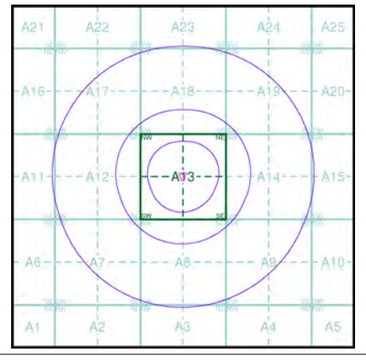
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



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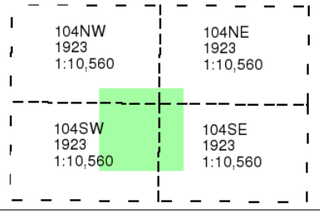
Lancashire And Furness

Published 1923

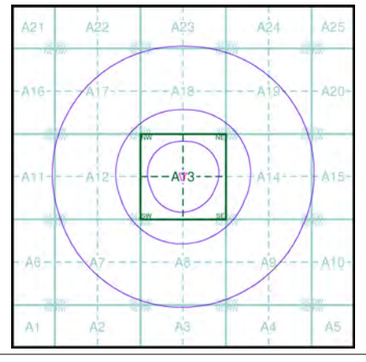
Source map scale - 1:10,560

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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

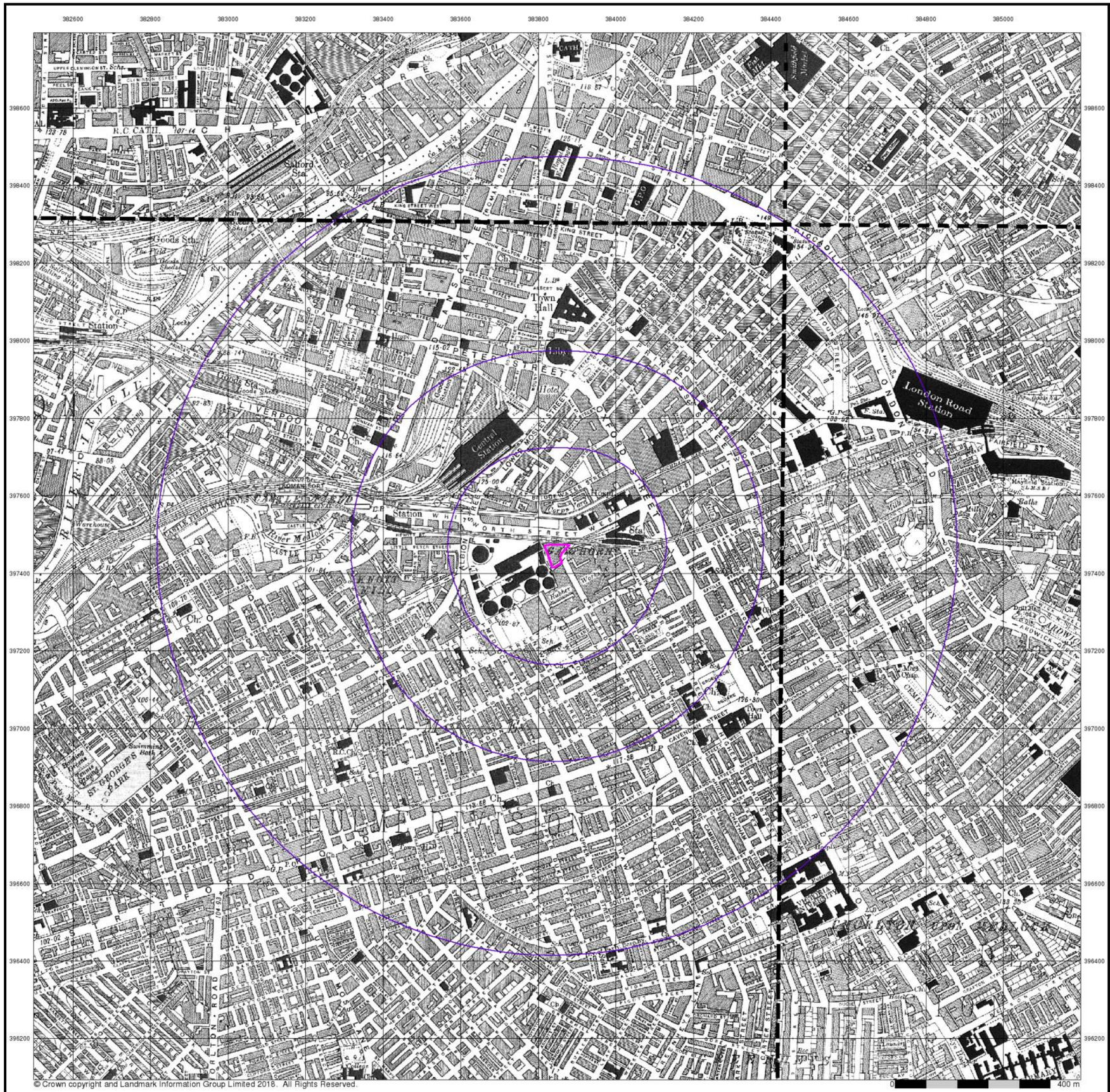
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Lancashire And Furness

Published 1931 - 1933

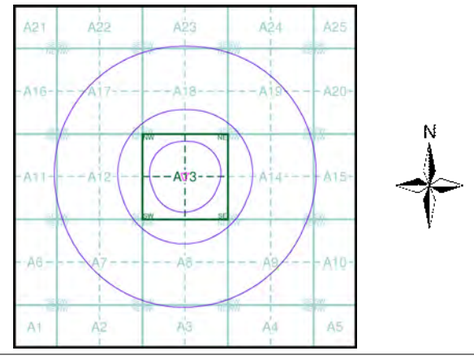
Source map scale - 1:10,560

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Map Name(s) and Date(s)

104NW 1931 1:10,560	104NE 1932 1:10,560
104SW 1932 1:10,560	104SE 1933 1:10,560

Historical Map - Slice A



Order Details

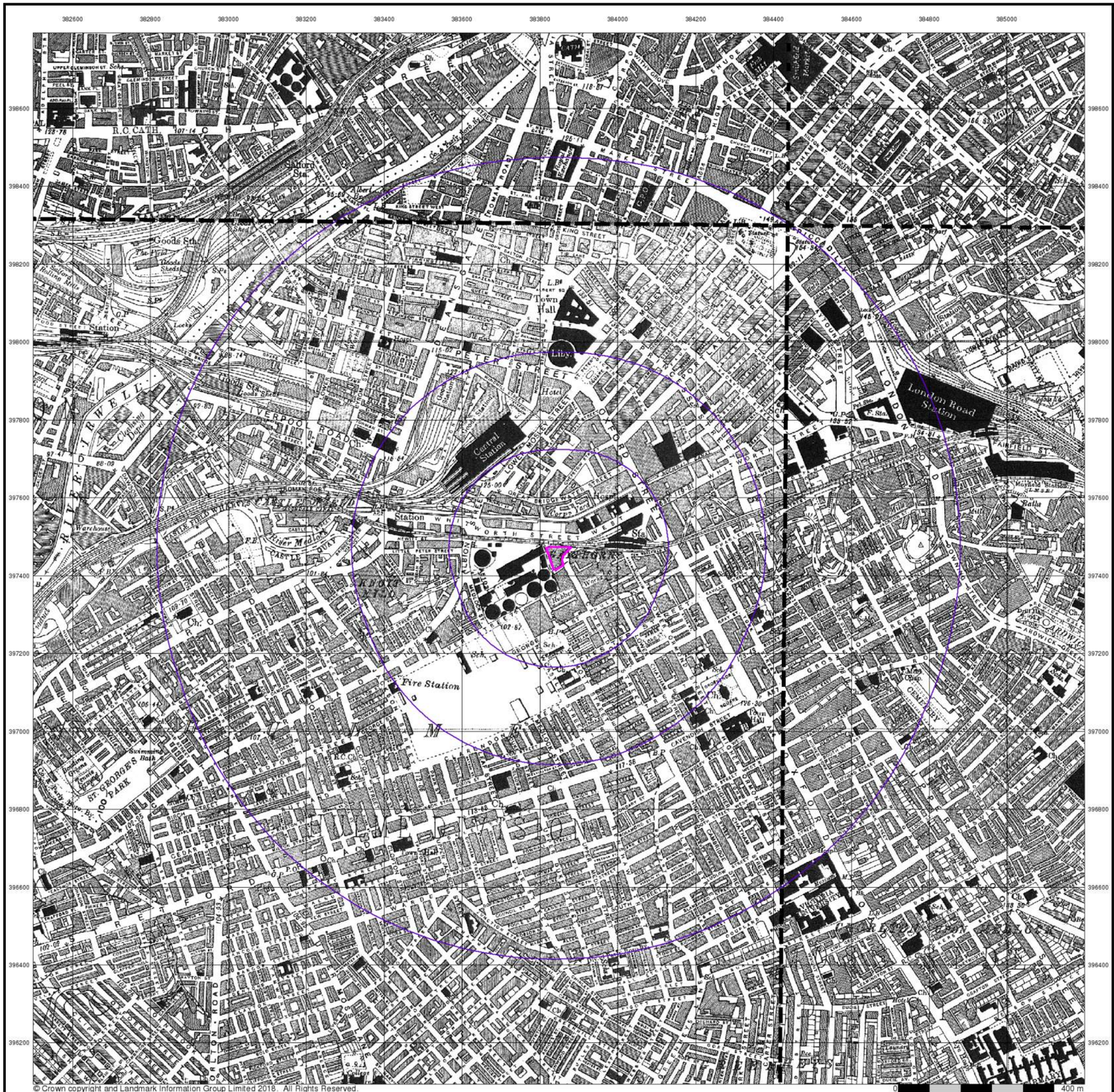
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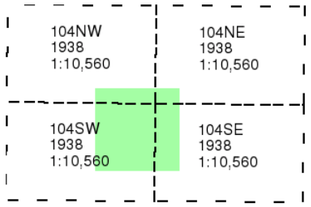
Lancashire And Furness

Published 1938

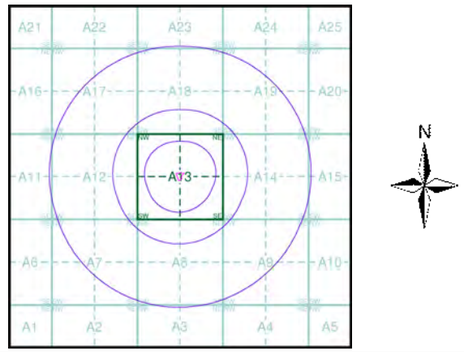
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



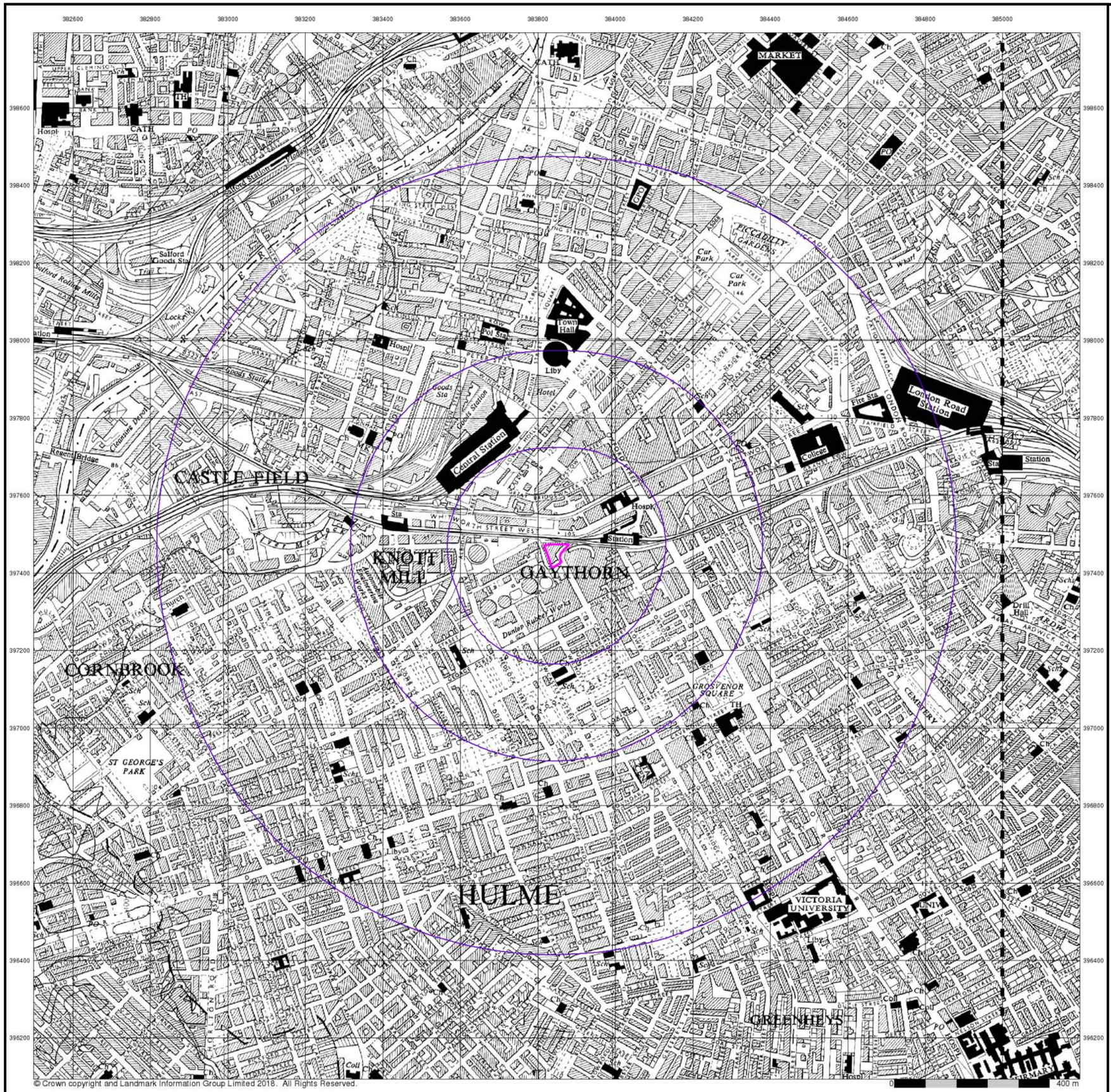
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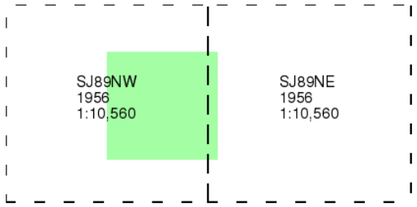
Ordnance Survey Plan

Published 1956

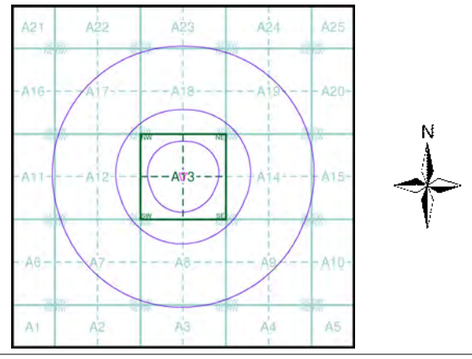
Source map scale - 1:10,000

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Historical Map - Slice A



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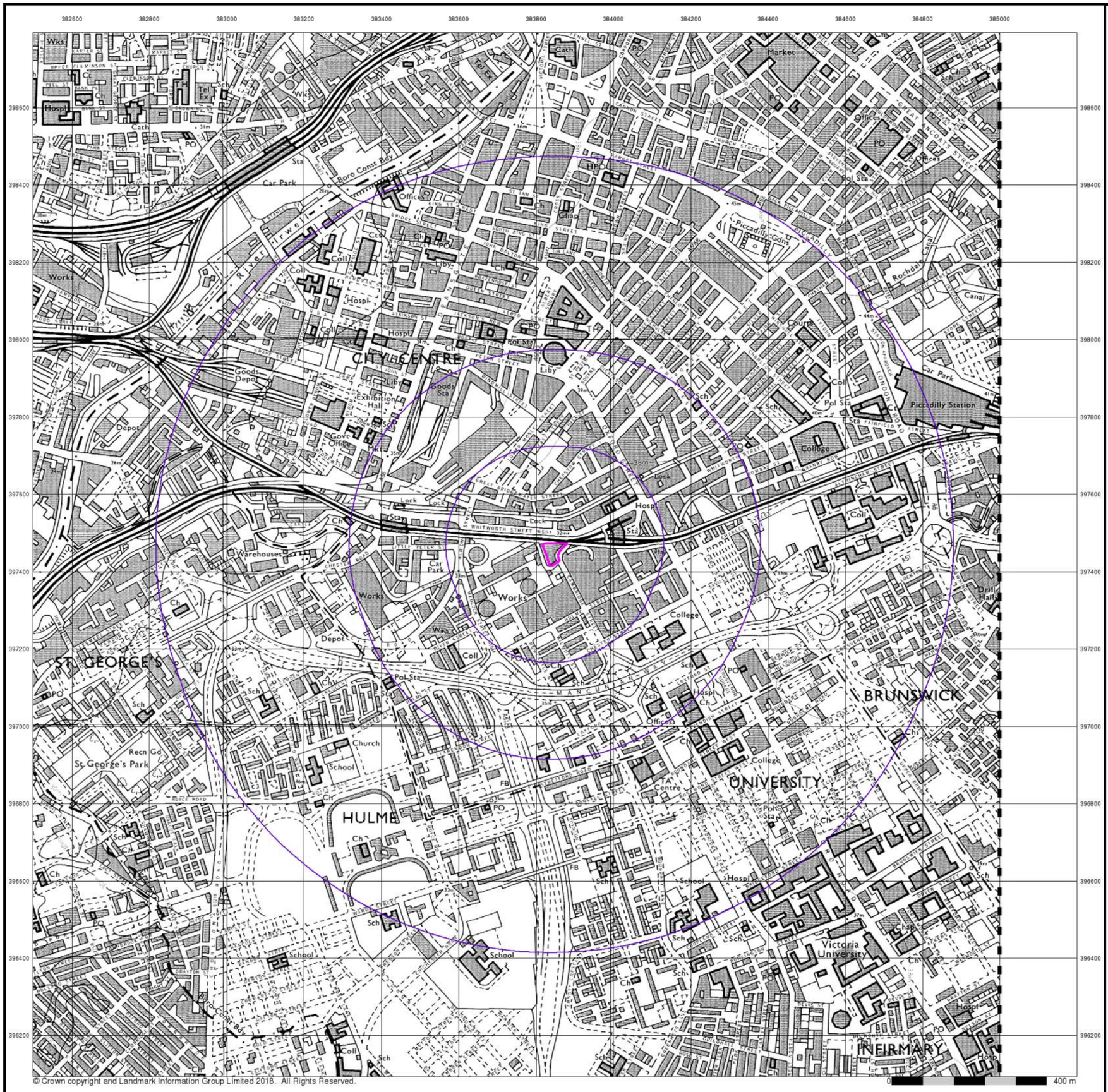
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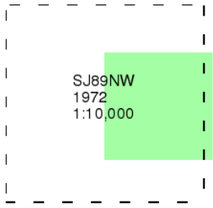
Ordnance Survey Plan

Published 1972

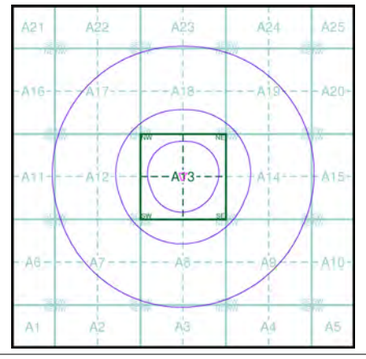
Source map scale - 1:10,000

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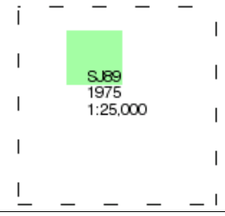
Manchester

Published 1975

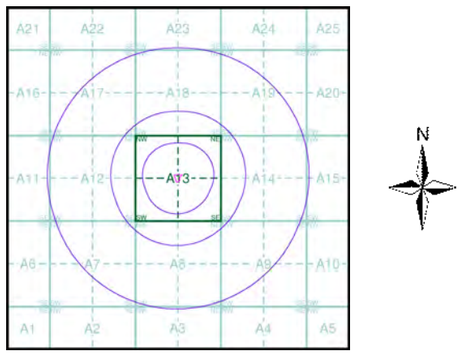
Source map scale - 1:25,000

These maps were produced by the Russian military during the Cold War between 1950 and 1997, and cover 103 towns and cities throughout the U.K. The maps are produced at 1:25,000, 1:10,000 and 1:5,000 scale, and show detailed land use, with colour-coded areas for development, green areas, and non-developed areas. Buildings are coloured black and important building uses (such as hospitals, post offices, factories etc.) are numbered, with a numbered key describing their use.
They were produced by the Russians for the benefit of navigation, as well as strategic military sites and transport hubs, for use if they were to have invaded the U.K. The detailed information provided indicates that the areas were surveyed using land-based personnel, on the ground, in the cities that are mapped.

Map Name(s) and Date(s)



Russian Map - Slice A



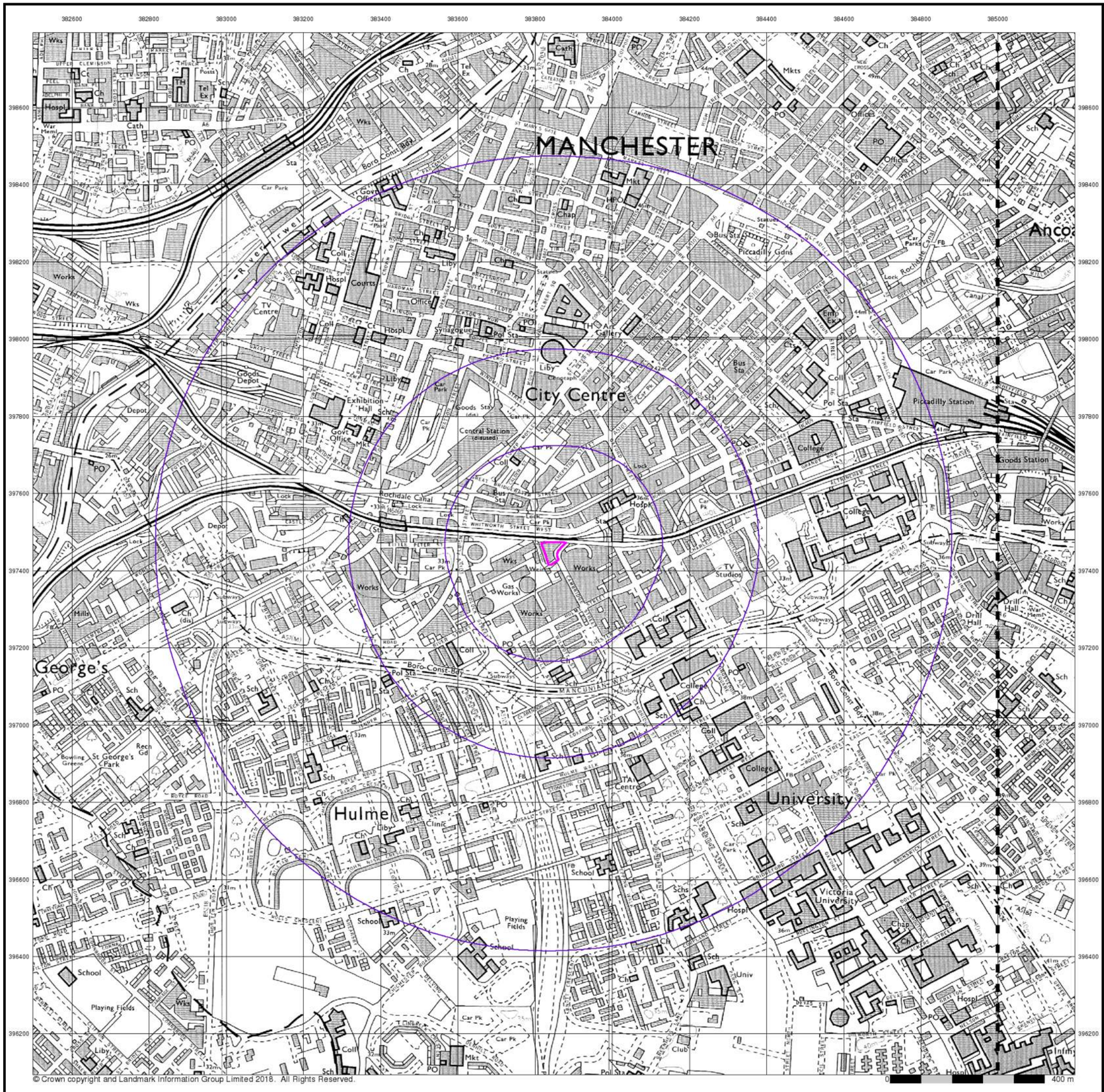
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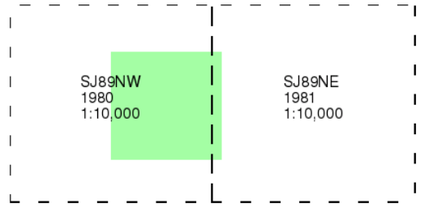
Ordnance Survey Plan

Published 1980 - 1981

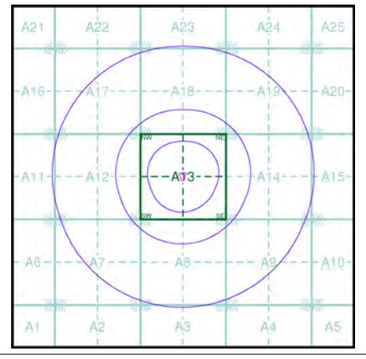
Source map scale - 1:10,000

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Map Name(s) and Date(s)



Historical Map - Slice A



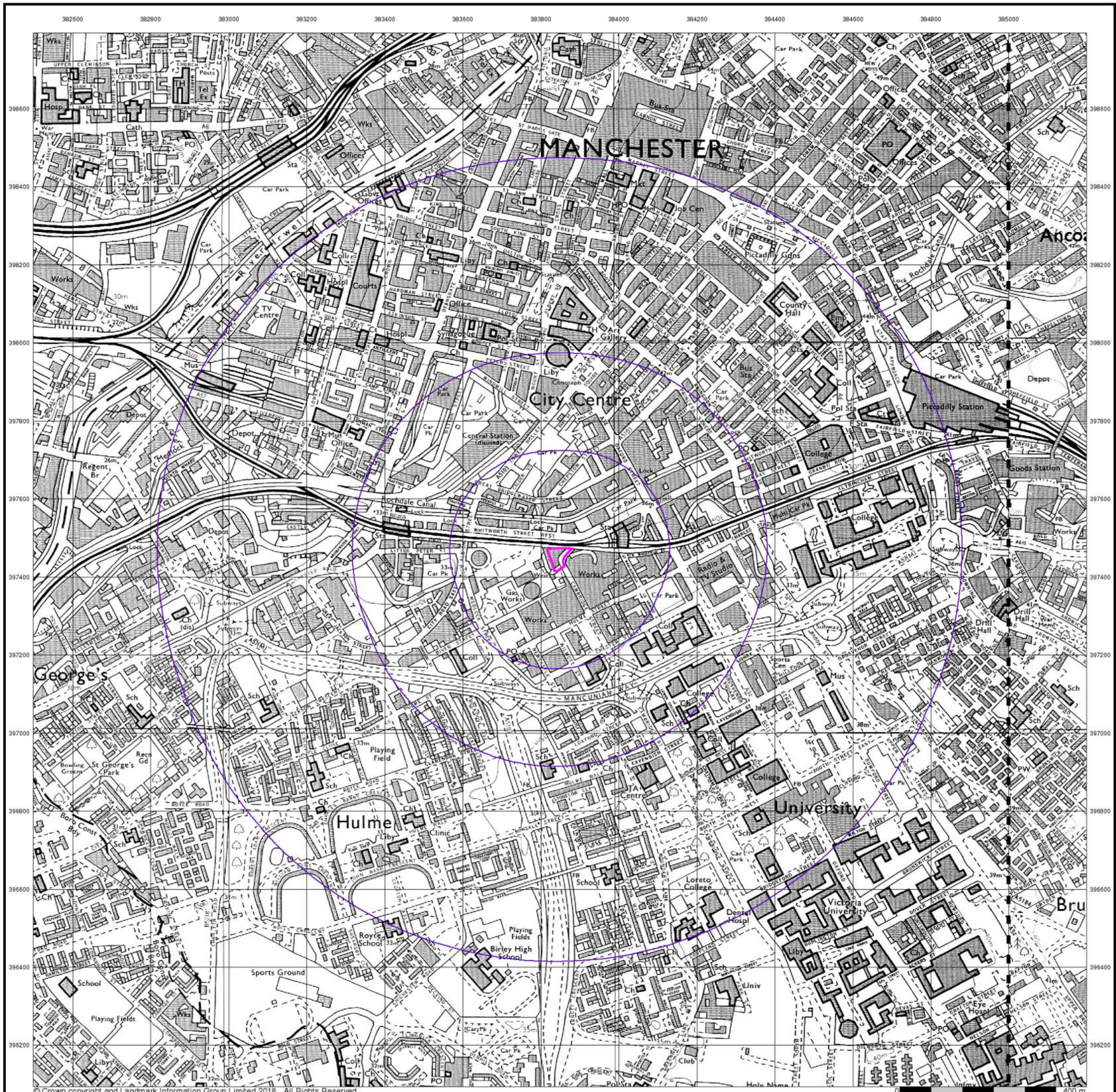
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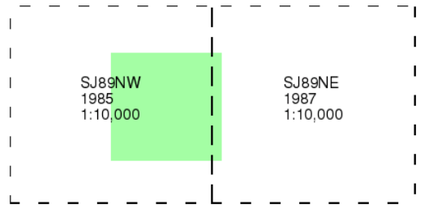
Ordnance Survey Plan

Published 1985 - 1987

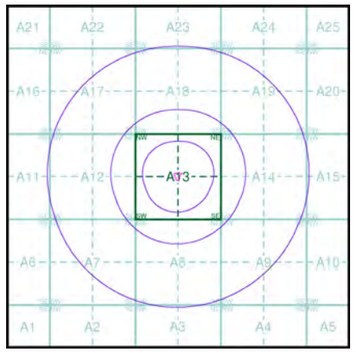
Source map scale - 1:10,000

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Map Name(s) and Date(s)



Historical Map - Slice A



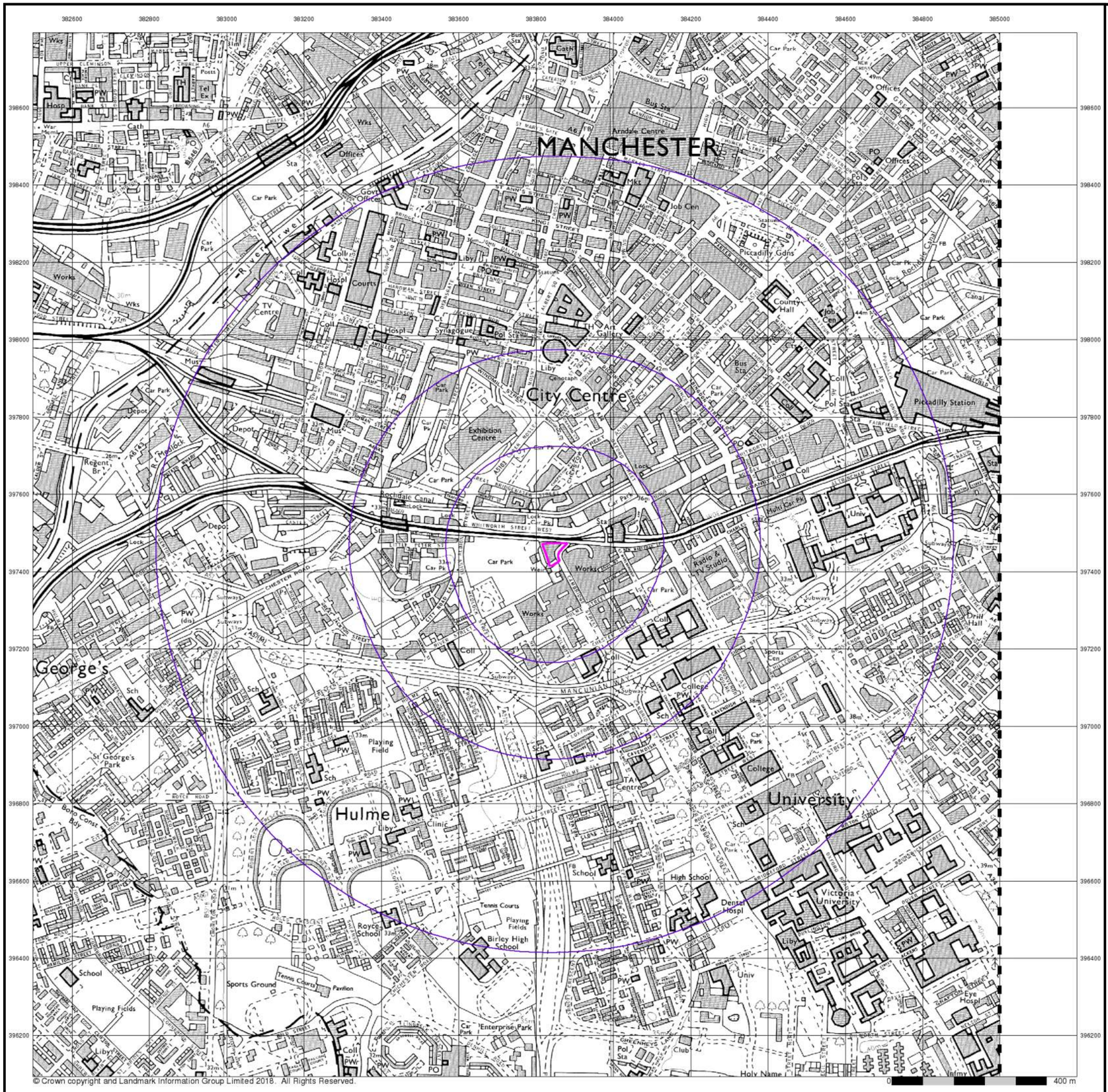
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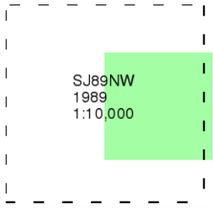
Ordnance Survey Plan

Published 1989

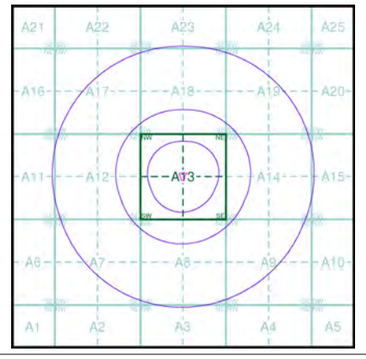
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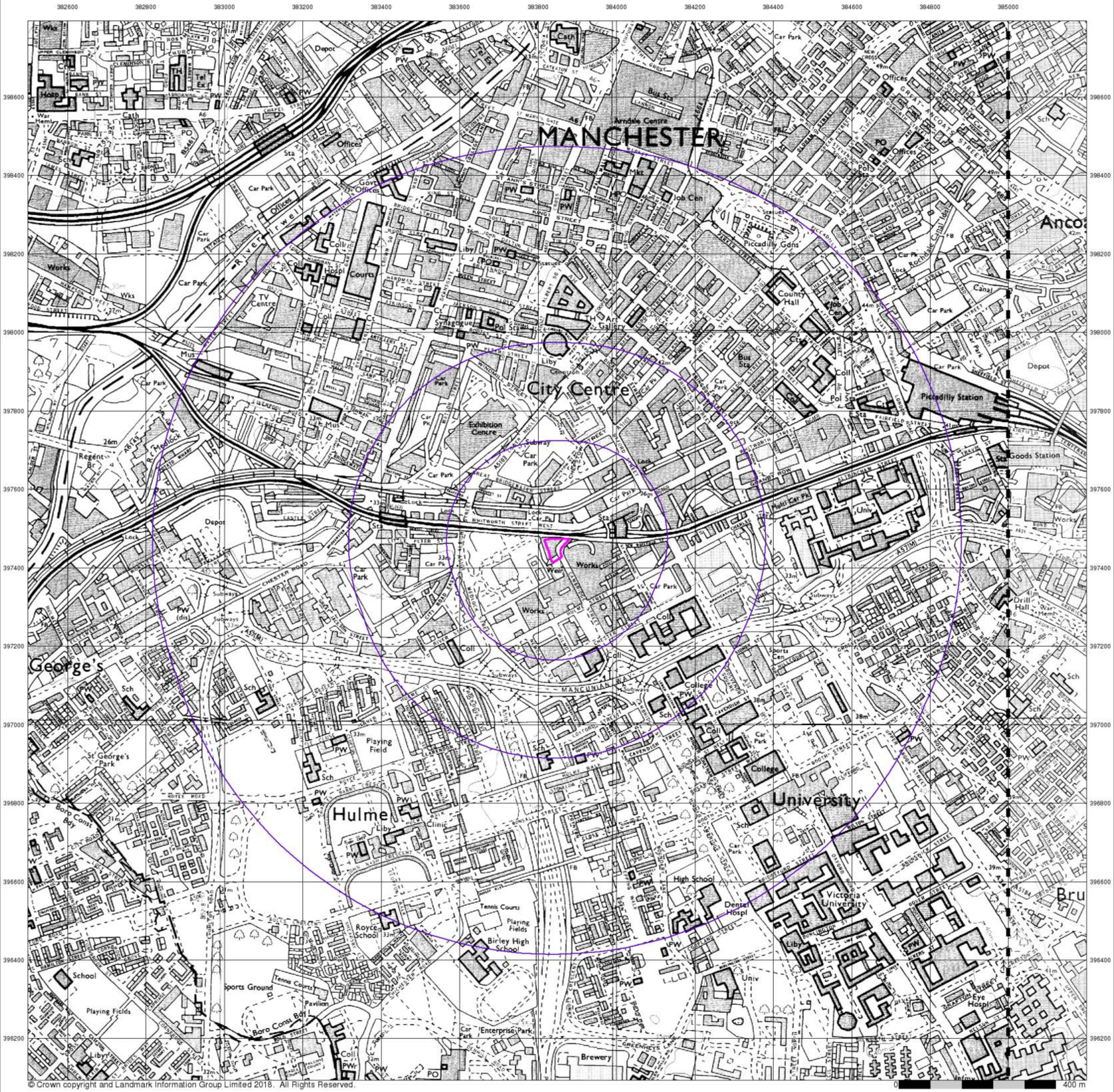
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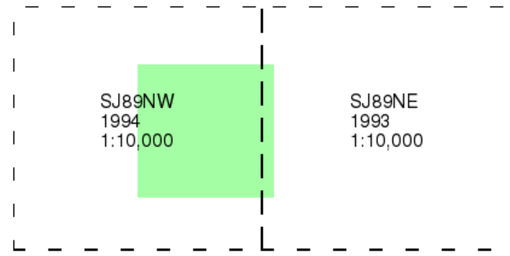
Ordnance Survey Plan

Published 1993 - 1994

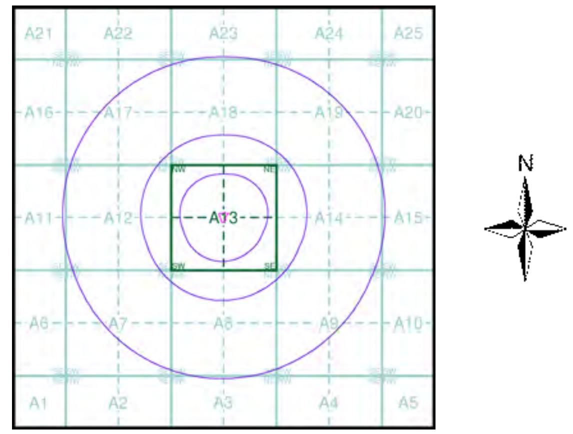
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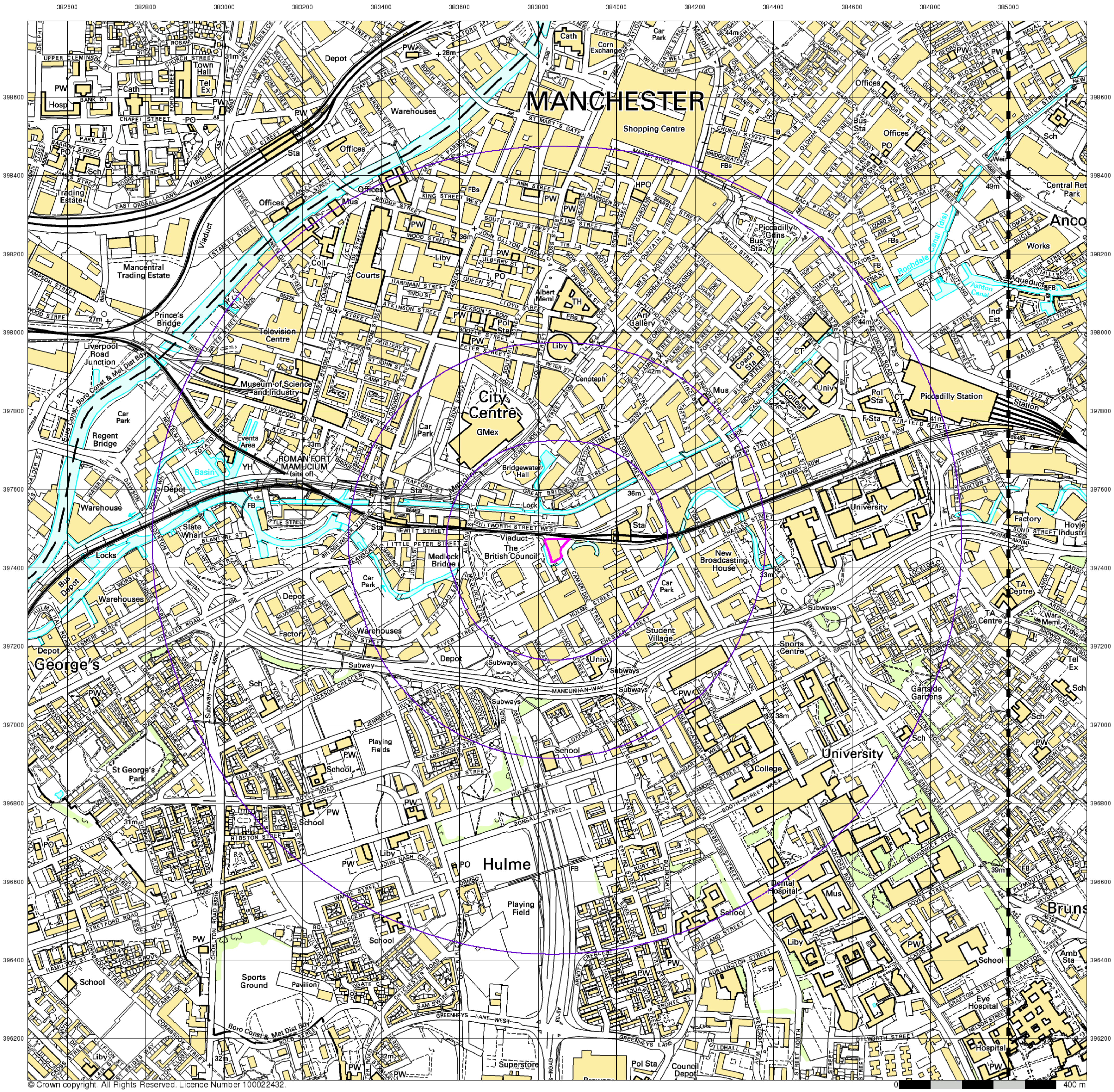


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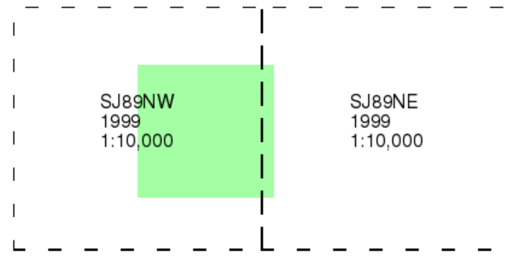
10k Raster Mapping

Published 1999

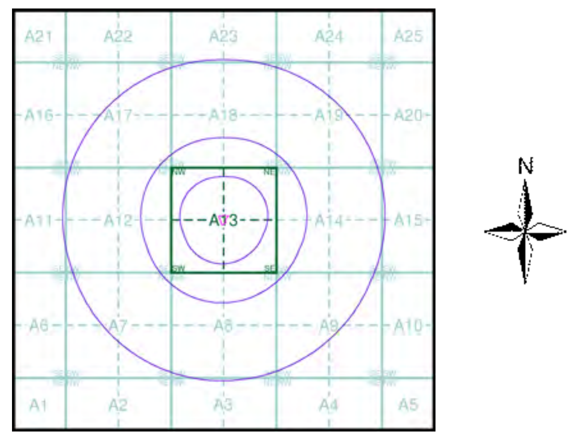
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey`s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



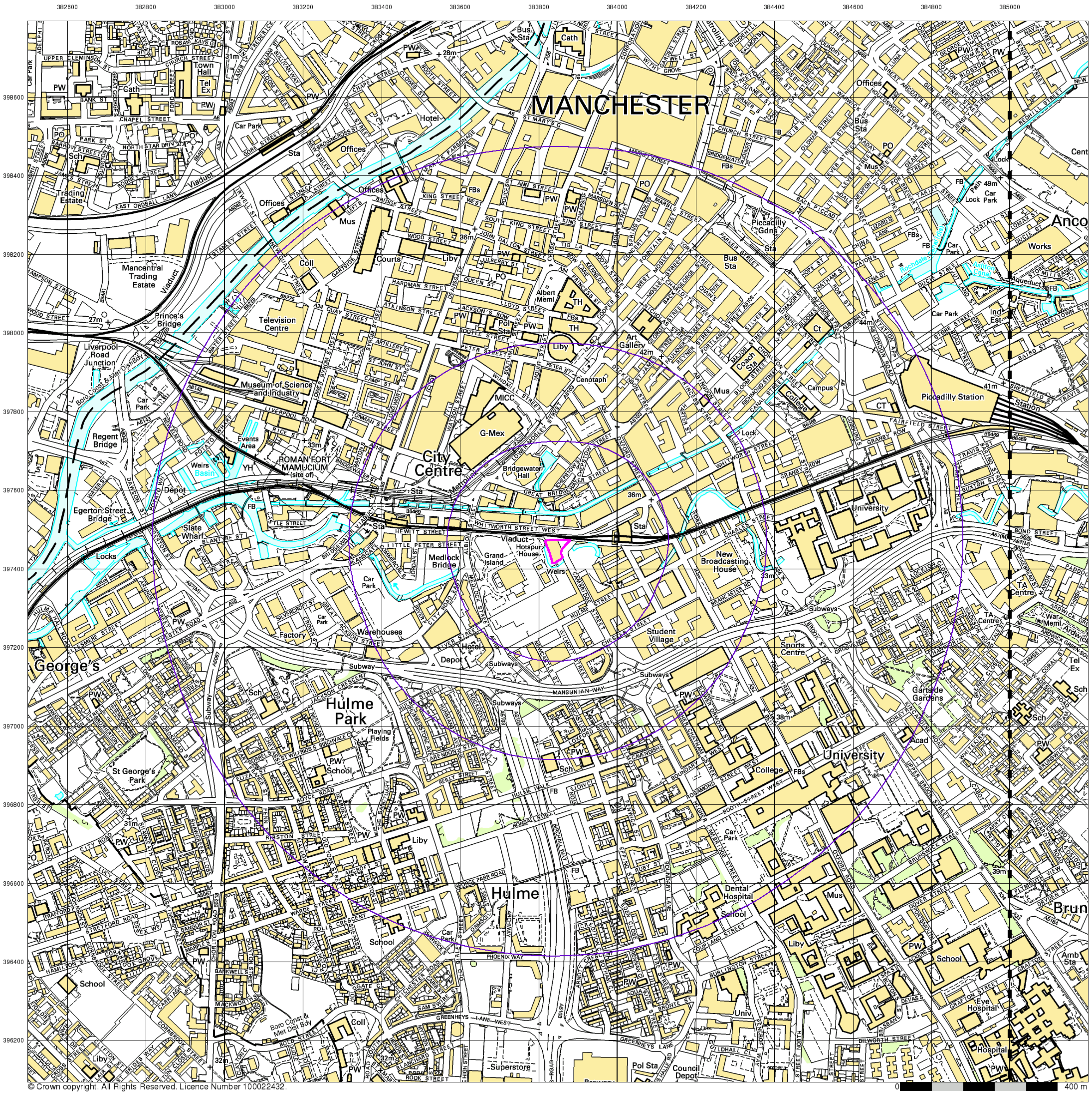
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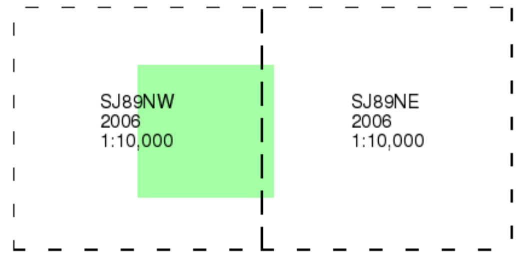
10k Raster Mapping

Published 2006

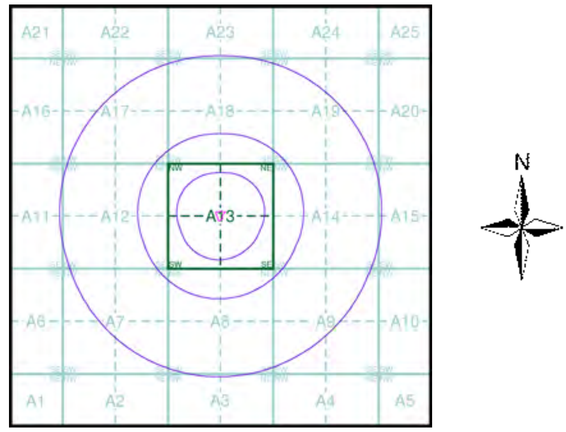
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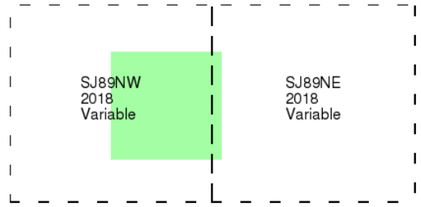
VectorMap Local

Published 2018

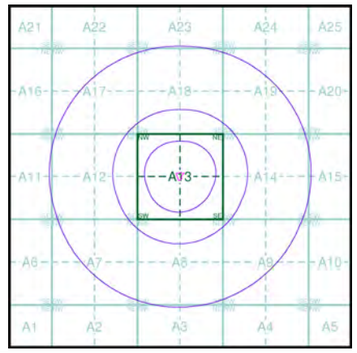
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities),1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)



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APPENDIX B

ENVIROCHECK REPORT

Envirocheck® Report:

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Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination.
For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client.
In the attached datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Report Version v53.0

Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes	Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1		14	30	34
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices	pg 21				1
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 21		2	1	4
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 22	Yes			
Pollution Incidents to Controlled Waters	pg 22			6	9
Prosecutions Relating to Authorised Processes					
Registered Radioactive Substances	pg 24			7	14
River Quality	pg 28		2	1	3
River Quality Biology Sampling Points					
River Quality Chemistry Sampling Points	pg 29			1	
Substantiated Pollution Incident Register					
Water Abstractions	pg 30			6	7 (*39)
Water Industry Act Referrals					
Groundwater Vulnerability	pg 42	Yes	n/a	n/a	n/a
Drift Deposits			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 43	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 43	Yes	n/a	n/a	n/a
Source Protection Zones	pg 43	1			
Extreme Flooding from Rivers or Sea without Defences	pg 43	Yes	Yes	n/a	n/a
Flooding from Rivers or Sea without Defences	pg 43	Yes	Yes	n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 43		8	14	36

Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)	pg 51		1		
Local Authority Landfill Coverage	pg 51	1	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Potentially Infilled Land (Non-Water)	pg 51				2
Potentially Infilled Land (Water)	pg 51	1	7	5	14
Registered Landfill Sites					
Registered Waste Transfer Sites	pg 52				1
Registered Waste Treatment or Disposal Sites	pg 53				1
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					

Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 54	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 54	Yes	Yes	Yes	Yes
BGS Recorded Mineral Sites					
BGS Urban Soil Chemistry	pg 55			Yes	Yes
BGS Urban Soil Chemistry Averages	pg 58	Yes			
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas	pg 59	Yes	n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 59	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards	pg 59	Yes		n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 59	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 59	Yes		n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 59	Yes		n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 60	4	18	75	209
Fuel Station Entries	pg 86		1		1
Points of Interest - Commercial Services	pg 86	2	6	12	21
Points of Interest - Education and Health	pg 90				1
Points of Interest - Manufacturing and Production	pg 90		8	26	27
Points of Interest - Public Infrastructure	pg 95		3	4	16
Points of Interest - Recreational and Environmental	pg 97			1	7
Gas Pipelines					
Underground Electrical Cables					

Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland					
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones					
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (NW)	0	1	383847 397451
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (NE)	75	1	383900 397550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (E)	120	1	384000 397451
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (N)	127	1	383850 397600
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (N)	130	1	383900 397600
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NE (E)	171	1	384050 397450
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (N)	177	1	383847 397650
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (N)	180	1	383800 397650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SE (E)	232	1	384100 397400
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (SE)	317	1	384150 397300
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14SW (SE)	383	1	384200 397250
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SW (NW)	416	1	383650 397850
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SW (NW)	439	1	383600 397850
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14SW (SE)	451	1	384250 397200
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14SW (SE)	479	1	384250 397150
1	**Discharge Consents** Operator: United Utilities Water Plc (?) Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Cambridge Street Cso, Gaythorn, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982721 Permit Version: 2 Effective Date: 15th November 1999 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 100m	A13SE (S)	9	2	383850 397410

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Wilmott St At River St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0184 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 18th October 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 10m	A13SW (S)	16	2	383830 397400
1	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Lower Cambridge St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982721 Permit Version: 1 Effective Date: 30th September 1994 Issued Date: Not Supplied Revocation Date: 14th November 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Manually corrected supplier location	A13SW (S)	16	2	383830 397400
1	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Lower Cambridge St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0285 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 15th November 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Consent revoked or revised: New Consent issued (Section 37(1))** Positional Accuracy: Located by supplier to within 100m	A13SW (S)	21	2	383830 397395
2	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Great Bridgewater St, Opposite Chepstow Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0252 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 1st January 1995 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Consent revoked or revised: New Consent issued (Section 37(1))** Positional Accuracy: Located by supplier to within 100m	A13NW (W)	10	2	383810 397460

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
2	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Great Bridgewater St, Opposite Chepstow Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982707 Permit Version: 1 Effective Date: 30th September 1994 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A13NW (W)	12	2	383810 397455
3	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Albion Street/Hewitt St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0251 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 1st January 1995 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Consent revoked or revised: New Consent issued (Section 37(1))** Positional Accuracy: Located by supplier to within 100m	A13NW (W)	118	2	383700 397470
3	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Albion Street/Hewitt St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982706 Permit Version: 1 Effective Date: 30th September 1994 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A13NW (W)	118	2	383700 397465
4	**Discharge Consents** Operator: United Utilities Water Limited Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Trumpet Street, Sso, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01man0168 Permit Version: 1 Effective Date: 15th September 1993 Issued Date: Not Supplied Revocation Date: 15th September 1993 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge Environment: Freshwater Stream/River Receiving Water: River Tib Culvert-Medlock **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A13NW (NW)	127	2	383720 397550

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
5	**Discharge Consents** Operator: Swinton Insurance Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Car Pk, Malborough St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016991176 Permit Version: 1 Effective Date: 8th September 1987 Issued Date: Not Supplied Revocation Date: 1st July 1991 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Lapsed (under Environment Act 1995, Schedule 23)** Positional Accuracy: Manually corrected supplier location	A13SE (E)	140	2	384000 397400
6	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Great Bridgewater St, Opposite Chepstow Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01man0163 Permit Version: 1 Effective Date: 15th September 1993 Issued Date: Not Supplied Revocation Date: 15th September 1993 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge Environment: Freshwater Stream/River Receiving Water: River Tib Culvert **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A13NW (N)	142	2	383790 397610
7	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Newcastle St/Chester St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0361 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A13SW (S)	165	2	383780 397260
8	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Lower Ormomd St/Hulme St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0282 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A13SE (E)	220	2	384070 397360

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
8	**Discharge Consents** Operator: United Utilities Water Plc (?) Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Chester Street Cso, Gaythorn, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016983278 Permit Version: 1 Effective Date: 1st December 1999 Issued Date: 19th February 1999 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: The River Medlock **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A13SE (SE)	233	2	384080 397350
9	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Oxford Road/Grosvenor Street Cso Oxford Road, ., Manchester, Greater Manchester, M1 7dz Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0189 Permit Version: 3 Effective Date: 5th February 2016 Issued Date: 5th February 2016 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A13NE (E)	270	2	384150 397460
9	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Oxford Road/Grosvenor Street Cso Oxford Road, ., Manchester, Greater Manchester, M1 7dz Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0189 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: 4th February 2016 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A13NE (E)	270	2	384150 397460
9	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Oxford/New Wakefild St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01man0165 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 31st March 1998 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 10m	A13NE (E)	270	2	384150 397460

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
9	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Oxford Road/Grosvenor Street Cso Oxford Road, ., Manchester, Greater Manchester, M1 7dz Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0189 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 2nd September 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status:** **Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 10m	A13NE (E)	270	2	384150 397460
9	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Mallard St Off Charles St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982736 Permit Version: 1 Effective Date: 30th September 1994 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status:** **Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 10m	A13NE (E)	291	2	384170 397500
9	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Medlock St(Off Charles St), Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0343 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 1st January 1995 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status:** **Consent revoked or revised: New Consent issued (Section 37(1))** Positional Accuracy: Located by supplier to within 100m	A13NE (E)	291	2	384170 397500
9	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: York St/Charles St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0281 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status:** **Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A13NE (E)	301	2	384180 397500

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
10	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Oxford Rd, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0342 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 19th December 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A13SE (E)	272	2	384150 397440
10	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Oxford Rd, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982631 Permit Version: 1 Effective Date: 30th September 1994 Issued Date: Not Supplied Revocation Date: 19th December 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Revoked (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Manually corrected supplier location	A13SE (E)	272	2	384150 397440
11	**Discharge Consents** Operator: Manchester Metropolitan University Property Type: EDUCATION/NURSERY/SCHOOL/COLLEGE/UNI/TRAINING VENUE Location: Gshp At Manchester Metropolitan Uni Manchester Metropolitan Uni, Lower Chatham Street, ., Manchester, M15 6bh Authority: Environment Agency, North West Region Catchment Area: Medlock Reference: Eprdp3526gn Permit Version: 1 Effective Date: 1st April 2011 Issued Date: 23rd August 2010 Revocation Date: Not Supplied Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Into Land Receiving Water: Groundwaters **Status: New issued under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A13SE (SE)	393	2	384096 397114
12	**Discharge Consents** Operator: Fq Developments Limited Property Type: CONSTRUCTION OF BUILDINGS Location: Owen Street, ., ., Manchester, M15 4pz Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: Eprfb3091rh Permit Version: 1 Effective Date: 4th October 2016 Issued Date: 4th October 2016 Revocation Date: Not Supplied Discharge Type: Trade Effluent Discharge-Site Drainage Discharge Environment: Freshwater Stream/River Receiving Water: The River Medlock **Status: New issued under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A12SE (W)	419	2	383421 397334

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
13	**Discharge Consents** Operator: Manchester Metropolitan University Property Type: EDUCATION/NURSERY/SCHOOL/COLLEGE/UNI/TRAINING VENUE Location: Gshp At Manchester Metropolitan Uni Manchester Metropolitan Uni, Lower Chatham Street, ., Manchester, M15 6bh Authority: Environment Agency, North West Region Catchment Area: Medlock Reference: Eprdp3526gn Permit Version: 1 Effective Date: 1st April 2011 Issued Date: 23rd August 2010 Revocation Date: Not Supplied Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Into Land Receiving Water: Groundwaters **Status: New issued under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A8NE (SE)	419	2	384083 397072
14	**Discharge Consents** Operator: Factory Communications Ltd Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: 112-116 Princess Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016991403 Permit Version: 1 Effective Date: 24th April 1989 Issued Date: Not Supplied Revocation Date: 31st March 1992 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A14NW (E)	421	2	384300 397500
14	**Discharge Consents** Operator: Factory Communications Ltd Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: 112-116 Princess Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016991403 Permit Version: 2 Effective Date: 1st April 1992 Issued Date: Not Supplied Revocation Date: 10th February 1993 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A14NW (E)	421	2	384300 397500
14	**Discharge Consents** Operator: Factory Communications Ltd Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: 112-116 Princess Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016991403 Permit Version: 3 Effective Date: 11th February 1993 Issued Date: Not Supplied Revocation Date: 1st November 1994 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A14NW (E)	421	2	384300 397500

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
14	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Charles Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0183 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A14NW (E)	441	2	384320 397500
14	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Charles Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0183 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 2nd September 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A14NW (E)	441	2	384320 397500
14	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Charles St/Princess St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0166 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A14NW (E)	452	2	384330 397510
14	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Charles St/Princess St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0166 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 2nd September 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A14NW (E)	452	2	384330 397510

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
14	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Whitworth St/Sackville St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0253 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 1st January 2017 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 10m	A14NW (E)	452	2	384330 397510
14	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Princess St/Granby Row Cs, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Upper Mersey Reference: 016982956 Permit Version: 1 Effective Date: 23rd June 1995 Issued Date: Not Supplied Revocation Date: 31st March 1998 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Consent revoked: Discharge ceased (Water Resources Act 1991, Schedule 10 & 6)** Positional Accuracy: Located by supplier to within 100m	A14NW (E)	453	2	384330 397520
14	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Princess St/Whitworth St Cso, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982950 Permit Version: 1 Effective Date: 23rd June 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 10m	A14NW (E)	453	2	384330 397520
15	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Deansgate, L. Peter St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0157 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: 18th July 2014 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: Tunnel To Medlock **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A12NE (W)	448	2	383370 397450

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
15	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Deansgate, L. Peter St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0157 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 2nd September 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Into And/Or Watercourse Receiving Water: Tunnel To Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A12NE (W)	448	2	383370 397450
15	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Chester Rd At Owen St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0276 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 1st December 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Consent revoked or revised: New Consent issued (Section 37(1))** Positional Accuracy: Located by supplier to within 100m	A12SE (W)	459	2	383360 397430
15	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Chester Rd At Owen St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982719 Permit Version: 1 Effective Date: 30th September 1994 Issued Date: Not Supplied Revocation Date: 30th November 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Manually corrected supplier location	A12SE (W)	459	2	383360 397430
15	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Chester Rd At Owen St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982719 Permit Version: 2 Effective Date: 1st December 1999 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 100m	A12SE (W)	460	2	383360 397425

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
16	**Discharge Consents** Operator: West Contracting Limited Property Type: Undefined Or Other Location: Gshp Serving Origin Development 56 Princess Street, Manchester, ., ., M1 6ja Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: Npswqd004449 Permit Version: 3 Effective Date: 1st April 2013 Issued Date: 28th October 2011 Revocation Date: 3rd October 2014 Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Underground Water Receiving Water: Groundwater **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A14NW (NE)	487	2	384291 397734
16	**Discharge Consents** Operator: West Contracting Limited Property Type: Undefined Or Other Location: Gshp Serving Origin Development 56 Princess Street, Manchester, ., ., M1 6ja Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: Npswqd004449 Permit Version: 2 Effective Date: 16th April 2009 Issued Date: 16th April 2009 Revocation Date: 31st March 2013 Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Underground Water Receiving Water: Groundwater **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A14NW (NE)	487	2	384291 397734
16	**Discharge Consents** Operator: West Contracting Limited Property Type: Undefined Or Other Location: Gshp Serving Origin Development 56 Princess Street, Manchester, ., ., M1 6ja Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: Npswqd004449 Permit Version: 1 Effective Date: 1st April 2009 Issued Date: 5th March 2009 Revocation Date: 15th April 2009 Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Underground Water Receiving Water: Groundwater **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A14NW (NE)	487	2	384291 397734
16	**Discharge Consents** Operator: West Contracting Limited Property Type: Undefined Or Other Location: Gshp Serving Origin Development 56 Princess Street, Manchester, ., ., M1 6ja Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: Npswqd004449 Permit Version: 3 Effective Date: 1st April 2013 Issued Date: 28th October 2011 Revocation Date: 3rd October 2014 Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Underground Water Receiving Water: Groundwater **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A14NW (NE)	507	2	384306 397746

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
16	**Discharge Consents** Operator: West Contracting Limited Property Type: Undefined Or Other Location: Gshp Serving Origin Development 56 Princess Street, Manchester, ., ., M1 6ja Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: Npswqd004449 Permit Version: 2 Effective Date: 16th April 2009 Issued Date: 16th April 2009 Revocation Date: 31st March 2013 Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Underground Water Receiving Water: Groundwater **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A14NW (NE)	507	2	384306 397746
16	**Discharge Consents** Operator: West Contracting Limited Property Type: Undefined Or Other Location: Gshp Serving Origin Development 56 Princess Street, Manchester, ., ., M1 6ja Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: Npswqd004449 Permit Version: 1 Effective Date: 1st April 2009 Issued Date: 5th March 2009 Revocation Date: 15th April 2009 Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Underground Water Receiving Water: Groundwater **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A14NW (NE)	507	2	384306 397746
17	**Discharge Consents** Operator: Hanson Quarry Products Europe Limited Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Potato Wharf, Off Liverpool Rd, Manchester, Greater Manchester, M3 4la Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 0175/5 Permit Version: 1 Effective Date: 20th January 1975 Issued Date: Not Supplied Revocation Date: 31st March 1991 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Crowton Brook **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A12NE (W)	518	2	383300 397500
17	**Discharge Consents** Operator: Hanson Quarry Products Europe Limited Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Potato Wharf, Off Liverpool Rd, Manchester, Greater Manchester, M3 4la Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 0175/5 Permit Version: 2 Effective Date: 1st April 1991 Issued Date: Not Supplied Revocation Date: 31st December 1994 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Crowton Brook **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A12NE (W)	518	2	383300 397500

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
17	**Discharge Consents** Operator: Hanson Quarry Products Europe Limited Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Potato Wharf, Off Liverpool Rd, Manchester, Greater Manchester, M3 4la Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 0175/5 Permit Version: 3 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 30th June 1995 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Crowton Brook **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A12NE (W)	518	2	383300 397500
17	**Discharge Consents** Operator: Hanson Quarry Products Europe Limited Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Potato Wharf, Off Liverpool Rd, Manchester, Greater Manchester, M3 4la Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 0175/5 Permit Version: 4 Effective Date: 1st July 1995 Issued Date: Not Supplied Revocation Date: 8th March 2016 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Crowton Brook **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 100m	A12NE (W)	518	2	383300 397500
18	**Discharge Consents** Operator: Factory Communications Ltd Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: 112-116 Princess Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016991403 Permit Version: 1 Effective Date: 24th April 1989 Issued Date: Not Supplied Revocation Date: 31st March 1992 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A14NW (E)	521	2	384400 397500
18	**Discharge Consents** Operator: Factory Communications Ltd Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: 112-116 Princess Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016991403 Permit Version: 2 Effective Date: 1st April 1992 Issued Date: Not Supplied Revocation Date: 10th February 1993 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A14NW (E)	521	2	384400 397500

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
19	**Discharge Consents** Operator: British Broadcasting Corporation Property Type: LAND TRANSPORT + VIA PIPELINES/FREIGHT Location: Bbc Vehicle Maintenance Base Swo, Pritchard Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016991346 Permit Version: 1 Effective Date: 22nd September 1994 Issued Date: Not Supplied Revocation Date: 22nd September 1994 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A14SW (E)	525	2	384400 397400
20	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Hulme Walk, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0362 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A8NE (S)	546	2	383870 396870
21	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Brook St/Mount St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982723 Permit Version: 1 Effective Date: 28th November 1994 Issued Date: Not Supplied Revocation Date: 14th July 2000 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Revoked (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Manually corrected supplier location	A14SW (E)	572	2	384450 397430
22	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Hulme Walk/Princess Rd, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0363 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A8NW (S)	578	2	383780 396840

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
23	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Hulme Walk/Leaf Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0364 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A8NW (S)	623	2	383690 396810
24	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Mount Street/Greek Street Cso Off Mancunian Way, ., Manchester, Greater Manchester, M1 7dn Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0187 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: 4th February 2016 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A14SE (E)	655	2	384530 397390
24	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Mount Street/Greek Street Cso Off Mancunian Way, ., Manchester, Greater Manchester, M1 7dn Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0187 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 2nd September 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A14SE (E)	655	2	384530 397390
24	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Mount Street/Greek Street Cso Off Mancunian Way, ., Manchester, Greater Manchester, M1 7dn Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0187 Permit Version: 3 Effective Date: 5th February 2016 Issued Date: 5th February 2016 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A14SE (E)	670	2	384541 397361

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
25	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Mount St/Rutland St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0287 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A14SE (E)	701	2	384580 397440
26	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Chorlton Street Cso Chorlton Street, ., Manchester, Greater Manchester, M1 3hw Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0162 Permit Version: 3 Effective Date: 5th February 2016 Issued Date: 5th February 2016 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: Dukes Tunnel **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A19SW (NE)	714	2	384502 397823
26	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Chorlton Street Cso Chorlton Street, ., Manchester, Greater Manchester, M1 3hw Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0162 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: 4th February 2016 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: Dukes Tunnel **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A19SW (NE)	720	2	384510 397820
26	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Chorlton Street Cso Chorlton Street, ., Manchester, Greater Manchester, M1 3hw Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0162 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 2nd September 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Into And/Or Watercourse Receiving Water: Dukes Tunnel **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A19SW (NE)	720	2	384510 397820

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
27	**Discharge Consents** Operator: United Utilities Water Limited Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Rice St Near Castle St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01man0171 Permit Version: 1 Effective Date: 15th September 1993 Issued Date: Not Supplied Revocation Date: 15th September 1993 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge Environment: Canal Receiving Water: Bridgewater Canal **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A12NW (W)	732	2	383120 397690
28	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Minshull St/Whitworth St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0355 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 18th July 2014 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 100m	A19SE (NE)	805	2	384580 397870
28	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Aytoun St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982630 Permit Version: 1 Effective Date: 30th September 1994 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: Shooters Brook **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A19SE (NE)	808	2	384580 397875
28	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Aytoun St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0318 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 1st January 1995 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: Shooters Brook **Status: Consent revoked or revised: New Consent issued (Section 37(1))** Positional Accuracy: Located by supplier to within 100m	A19SE (NE)	810	2	384580 397880

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
29	**Discharge Consents** Operator: Manchester Metropolitan University Property Type: EDUCATION/NURSERY/SCHOOL/COLLEGE/UNI/TRAINING VENUE Location: Manchester Metropolitan University Birley Fields Campus, Hulme, Manchester, ., M15 6bh Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: Eprub3936ax Permit Version: 1 Effective Date: 14th August 2013 Issued Date: 14th August 2013 Revocation Date: Not Supplied Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Into Land Receiving Water: Groundwater Via A Borehole **Status: New issued under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A8SW (S)	826	2	383779 396591
30	**Discharge Consents** Operator: Charles Topham (Developments) Ltd Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: Topham Res Development Swo, Liverpool Road/Potato Wharf, Castlefield, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016991276 Permit Version: 1 Effective Date: 18th May 1988 Issued Date: Not Supplied Revocation Date: 1st July 1991 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Canal Receiving Water: Bridgewater Canal **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A12NW (W)	850	2	383000 397700
30	**Discharge Consents** Operator: Rmc Roadstone Ltd - North West Property Type: MAKING OF GLASS/CERAMICS/CEMENT/CUTTING STONE Location: Ready Mixed Concrete Depot, Liverpool Road, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016990275 Permit Version: 1 Effective Date: 10th March 1977 Issued Date: Not Supplied Revocation Date: 31st August 1989 Discharge Type: Trade Discharge - Process Water Discharge Environment: Canal Receiving Water: Bridgewater Canal **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A12NW (W)	858	2	383000 397730
31	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Aytoun St/Auburn St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0370 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 27th March 2015 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 100m	A19SE (NE)	877	2	384580 398000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
32	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Mancunian Way Roundabout, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0368 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A12SW (W)	878	2	382960 397280
33	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Grape Street Cso Grape Street, ., Manchester, Greater Manchester, M60 9ea Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0170 Permit Version: 3 Effective Date: 11th January 2017 Issued Date: 11th January 2017 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: Varied under EPR 2010** Positional Accuracy: Approximate location provided by supplier	A17SW (NW)	975	2	383000 398000
33	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Grape Street Cso Grape Street, ., Manchester, Greater Manchester, M60 9ea Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0170 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: 10th January 2017 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: Varied under EPR 2010** Positional Accuracy: Approximate location provided by supplier	A17SW (NW)	975	2	383000 398000
33	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Grape Street Cso Grape Street, ., Manchester, Greater Manchester, M60 9ea Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0170 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 2nd September 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A17SW (NW)	975	2	383000 398000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
34	**Discharge Consents** Operator: Bovis Lend Lease Limited Property Type: Trade (Unknown/Other) Location: Manchester Civil Justice Centre, Gartside Street, Manchester, M3 3el Authority: Environment Agency, North West Region Catchment Area: Irwell Reference: 016993601 Permit Version: 1 Effective Date: 1st January 2007 Issued Date: 5th October 2004 Revocation Date: 25th April 2006 Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A17NE (NW)	997	2	383350 398350
35	**Enforcement and Prohibition Notices** Location: Manchester Children's Hospital, Gartside Street, MANCHESTER, M3 3FJ Permit Reference: Not Given Enforcement Date: 4th August 1995 Details: Press Release HM269, Breach of conditions relating to accumulation & disposal of radioactive wastes; under RSA93. Positional Accuracy: Unknown	A17NE (NW)	849	2	383285 398129
36	**Local Authority Pollution Prevention and Controls** Name: Dunlop LtdGrg Division Location: P O Box 151, MANCHESTER, Lancashire, M60 1PD Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/58/93 Dated: 2nd December 1993 Process Type: Local Authority Air Pollution Control Description: PG6/28 Rubber processes **Status: Authorisation revokedRevoked** Positional Accuracy: Manually positioned to the address or location	A13SE (S)	135	3	383890 397289
37	**Local Authority Pollution Prevention and Controls** Name: Jessop & Baird Ltd Location: Medlock House, Hulme Street, Hulme, MANCHESTER, Lancashire, M15 6AL Authority: Manchester City Council, Environmental Health Department Permit Reference: 41/93 Dated: 14th June 1993 Process Type: Local Authority Air Pollution Control Description: PG6/32 Adhesive coating **Status: Authorisation revokedRevoked** Positional Accuracy: Automatically positioned to the address	A13SW (S)	249	3	383796 397169
38	**Local Authority Pollution Prevention and Controls** Name: The Laundry Shop (Manchester Ltd) Location: Unit 5 Peter House, Oxford Street, Manchester Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/DC/RM/01/09 Dated: 1st February 2007 Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 10m	A18SE (N)	369	3	383915 397839
39	**Local Authority Pollution Prevention and Controls** Name: Tom Garner Motors Location: Chester Road, MANCHESTER, Lancashire, M15 4GA Authority: Manchester City Council, Environmental Health Department Permit Reference: 43/93 Dated: 21st June 1993 Process Type: Local Authority Air Pollution Control Description: PG6/34 Respraying of road vehicles **Status: Authorised** Positional Accuracy: Automatically positioned to the address	A12SE (W)	547	3	383280 397369
40	**Local Authority Pollution Prevention and Controls** Name: Johnson Cleaners Uk Ltd - Manchester Location: 59 Cross Street, Albert Square, Manchester Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/DC/RM/12/07 Dated: 1st February 2007 Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning **Status: Permitted** Positional Accuracy: Located by supplier to within 10m	A18NW (N)	726	3	383845 398199

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
41	**Local Authority Pollution Prevention and Controls** Name: Granada Dry Cleaners Location: 71-73 Bridge Street, Manchester Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/DC/RM/20/07 Dated: 26th February 2007 Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning **Status: Permitted** Positional Accuracy: Located by supplier to within 10m	A18NW (N)	870	3	383558 398300
42	**Local Authority Pollution Prevention and Controls** Name: Hanson Aggregates Location: Potato Wharf, Off Liverpool Road, MANCHESTER, M3 4NB Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/B/03/05/AW Dated: 7th August 1992 Process Type: Local Authority Air Pollution Control Description: PG3/1Blending, packing, loading and use of bulk cement **Status: Authorised** Positional Accuracy: Manually positioned to the address or location	A12NW (W)	976	3	382848 397577
	Nearest Surface Water Feature	A13NW (W)	0	-	383820 397460
43	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: None Affected; Diesel Spill Incident Date: 22nd August 1996 Incident Reference: 96631887 Catchment Area: Irwell Receiving Water: Not Given Cause of Incident: Accidental Spillage/Leakage Incident Severity: Category 3 - Minor Incident Positional Accuracy: Unknown	A14NW (E)	321	2	384200 397500
43	**Pollution Incidents to Controlled Waters** Property Type: Private Sewage (Non-PLC): Sewerage Systems Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Crude Sewage Note: River Medlock; Crude Sewage Incident Date: 25th March 1996 Incident Reference: 96630555 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: Blocked Sewer Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14NW (E)	321	2	384200 397495
44	**Pollution Incidents to Controlled Waters** Property Type: Road Location: Mancunian Way , HULME Authority: Environment Agency, North West Region Pollutant: Chemicals - Unknown Note: 20 Litres Of Chemical Irgasol In Drains Incident Date: 7th September 1998 Incident Reference: SO981631 Catchment Area: Manchester Ship Canal Receiving Water: Freshwater Stream/River Cause of Incident: Road Traffic Accident Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A12SE (SW)	399	2	383500 397200
45	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Oils - Unknown Note: Not Supplied Incident Date: 8th July 1992 Incident Reference: 92611241 Catchment Area: Bridgewater Canal Receiving Water: Not Given Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A12NE (W)	419	2	383400 397500

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
46	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: None Pollution Found Incident Date: 11th January 1996 Incident Reference: 96630052 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14NW (E)	421	2	384300 397500
47	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Moorefield Cres, LOWTON Authority: Environment Agency, North West Region Pollutant: Oils - Unknown Note: Stream Discoloured Incident Date: 30th May 1998 Incident Reference: SO980959 Catchment Area: Glaze Receiving Water: Freshwater Stream/River Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A12SE (W)	423	2	383400 397400
48	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Miscellaneous - Foam Note: River Medlock; Detergent Incident Date: 30th March 1995 Incident Reference: 95630655 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14NW (E)	521	2	384400 397500
49	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Miscellaneous - Inert Suspended Solids Note: River Medlock; Cement Washings Incident Date: 21st February 1995 Incident Reference: 95650362 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: Land Runoff Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A12SE (W)	522	2	383300 397400
50	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: None Pollution Found Incident Date: 8th November 1996 Incident Reference: 96632326 Catchment Area: Rochdale Canal Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Unknown	A19SW (NE)	615	2	384400 397800
51	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: River Medlock; None Pollution Found Incident Date: 6th October 1995 Incident Reference: 95632478 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14SW (E)	624	2	384500 397400

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
52	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: None Affected Incident Date: 8th November 1996 Incident Reference: 96632315 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14NW (E)	633	2	384500 397600
53	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: Oil To Drains Incident Date: 10th July 1996 Incident Reference: 96631536 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A19SW (NE)	814	2	384500 398000
54	**Pollution Incidents to Controlled Waters** Property Type: Pollution Found Source Not Determined Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Miscellaneous - Colour Note: Not Supplied Incident Date: 2nd February 1995 Incident Reference: 95630210 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14NE (E)	920	2	384800 397500
55	**Pollution Incidents to Controlled Waters** Property Type: Private Sewage (Non-PLC): Sewerage Systems Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Unknown Sewage Note: Tributary River Mersey Incident Date: 1st March 1991 Incident Reference: 91510290 Catchment Area: Mersey - Non-Tidal Receiving Water: Not Given Cause of Incident: Unknown Incident Severity: Category 1 - Major Incident Positional Accuracy: Located by supplier to within 100m	A19SE (NE)	925	2	384700 397900
56	**Pollution Incidents to Controlled Waters** Property Type: Pollution Found Source Not Determined Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Miscellaneous - Other Note: General Debris Incident Date: 13th September 1994 Incident Reference: 94652060 Catchment Area: Manchester Ship Canal Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A7NW (SW)	933	2	383000 397000
57	**Registered Radioactive Substances** Name: Manchester Metropolitan University Location: John Dalton Building, Chester Street, MANCHESTER, Lancashire, M1 5GD Authority: Environment Agency, North West Region Permit Reference: Bw5861 Dated: 1st December 2003 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variationSuperseded** Positional Accuracy: Automatically positioned to the address	A13SE (SE)	294	2	384070 397222

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
57	**Registered Radioactive Substances** Name: Manchester Metropolitan University Location: John Dalton Building, Chester Street, MANCHESTER, Greater Manchester, M1 5GD Authority: Environment Agency, North West Region Permit Reference: BI0324 Dated: 23rd May 2001 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Minor variation to a registration under the Act of an open source which is also the subject of an authorisation **Status: Application has been authorised and any conditions apply to the operatorAuthorised** Positional Accuracy: Automatically positioned to the address	A13SE (SE)	294	2	384070 397222
57	**Registered Radioactive Substances** Name: Manchester Metropolitan University Location: John Dalton Building, Chester Street, MANCHESTER, Greater Manchester, M1 5GD Authority: Environment Agency, North West Region Permit Reference: AP8403 Dated: 9th March 1995 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variationSuperseded** Positional Accuracy: Automatically positioned to the address	A13SE (SE)	294	2	384070 397222
57	**Registered Radioactive Substances** Name: Manchester Metropolitan University Location: John Dalton Building, Chester Street, MANCHESTER, Greater Manchester, M1 5GD Authority: Environment Agency, North West Region Permit Reference: AO3155 Dated: 16th October 1994 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Substantial variation to authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variationSuperseded** Positional Accuracy: Automatically positioned to the address	A13SE (SE)	294	2	384070 397222
57	**Registered Radioactive Substances** Name: Manchester Metropolitan University Location: John Dalton Building, Chester Street, MANCHESTER, Greater Manchester, M1 5GD Authority: Environment Agency, North West Region Permit Reference: AC9718 Dated: 31st March 1991 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Registration under the Act of an open source which is also the subject of an authorisation **Status: Authorisation superseded by a substantial or non substantial variationSuperseded** Positional Accuracy: Automatically positioned to the address	A13SE (SE)	294	2	384070 397222
57	**Registered Radioactive Substances** Name: Manchester Metropolitan University Location: John Dalton Building, Chester Street, MANCHESTER, Greater Manchester, M1 5GD Authority: Environment Agency, North West Region Permit Reference: AC9688 Dated: 31st March 1991 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variationSuperseded** Positional Accuracy: Automatically positioned to the address	A13SE (SE)	294	2	384070 397222

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
58	**Registered Radioactive Substances** Name: Manchester Metropolitan University Location: John Dalton Building, Chester Street, MANCHESTER, M1 5GD Authority: Environment Agency, North West Region Permit Reference: Ca1464 Dated: 17th February 2006 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Substantial variation to authorisation under RSA **Status: Application has been authorised and any conditions apply to the operatorAuthorised** Positional Accuracy: Automatically positioned to the address	A14SW (E)	352	2	384195 397314
59	**Registered Radioactive Substances** Name: Umist Location: Po Box 88, Sackville Street, MANCHESTER, M60 1QD Authority: Environment Agency, North West Region Permit Reference: AZ8692 Dated: 13th November 1997 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variationSuperseded** Positional Accuracy: Manually positioned to the address or location	A14NW (E)	598	2	384477 397512
59	**Registered Radioactive Substances** Name: Umist Location: Po Box 88, Sackville Street, MANCHESTER, M60 1QD Authority: Environment Agency, North West Region Permit Reference: AX0526 Dated: 30th January 1997 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variationSuperseded** Positional Accuracy: Manually positioned to the address or location	A14NW (E)	599	2	384478 397512
59	**Registered Radioactive Substances** Name: Umist Location: Po Box 88, Sackville Street, MANCHESTER, M60 1QD Authority: Environment Agency, North West Region Permit Reference: AP0143 Dated: 16th January 1995 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variationSuperseded** Positional Accuracy: Manually positioned to the address or location	A14NW (E)	599	2	384478 397512
59	**Registered Radioactive Substances** Name: Umist Location: PO Box 88, MANCHESTER, Lancashire, M60 1QD Authority: Environment Agency, North West Region Permit Reference: Bq2154 Dated: 9th April 2002 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Substantial variation to authorisation under RSA **Status: Authorisation either revoked or cancelledCancelled** Positional Accuracy: Located by supplier to within 100m	A14NW (E)	621	2	384500 397500
59	**Registered Radioactive Substances** Name: Umist Location: PO Box 88, MANCHESTER, Lancashire, M60 1QD Authority: Environment Agency, North West Region Permit Reference: AC8878 Dated: 31st March 1991 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA **Status: Authorisation either revoked or cancelledCancelled** Positional Accuracy: Located by supplier to within 100m	A14NW (E)	621	2	384500 397500

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
60	**Registered Radioactive Substances** Name: University Of Manchester Location: North Campus, Sackville Street, Manchester, M60 1qd Authority: Environment Agency, North West Region Permit Reference: Bx8661 Dated: 1st October 2004 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Registration under the Act of an open source which is also the subject of an authorisation **Status: Application has been authorised and any conditions apply to the operatorAuthorised** Positional Accuracy: Manually positioned to the road within the address or location	A19SW (NE)	610	2	384399 397792
61	**Registered Radioactive Substances** Name: University Of Manchester Location: North Campus, Sackville Street, Manchester, M60 1qd Authority: Environment Agency, North West Region Permit Reference: Bx8645 Dated: 2nd September 2004 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA **Status: Application has been authorised and any conditions apply to the operatorAuthorised** Positional Accuracy: Manually positioned to the road within the address or location	A14NW (E)	627	2	384479 397657
62	**Registered Radioactive Substances** Name: Umist Location: Po Box 88, Sackville Street, MANCHESTER, M60 1QD Authority: Environment Agency, North West Region Permit Reference: Bk5380 Dated: 6th March 2001 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Substantial variation to a registration under the Act of an open source which is also the subject of an authorisation **Status: Authorisation either revoked or cancelledCancelled** Positional Accuracy: Manually positioned to the address or location	A14NE (E)	732	2	384612 397456
63	**Registered Radioactive Substances** Name: University Of Manchester Location: Oxford Road, Manchester, M13 9PL Authority: Environment Agency, North West Region Permit Reference: CB0137 Dated: 8th December 2006 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA **Status: Application has been authorised and any conditions apply to the operatorAuthorised** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	967	2	384615 396824
63	**Registered Radioactive Substances** Name: University Of Manchester Location: Oxford Road, MANCHESTER, M13 9PL Authority: Environment Agency, North West Region Permit Reference: Bz3067 Dated: 28th June 2005 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Initial variation to an authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variationSuperseded** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	967	2	384615 396824
63	**Registered Radioactive Substances** Name: University Of Manchester Location: Oxford Road, MANCHESTER, Lancashire, M13 9PL Authority: Environment Agency, North West Region Permit Reference: Bx8548 Dated: 1st October 2004 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Registration under the Act of an open source which is also the subject of an authorisation **Status: Application has been authorised and any conditions apply to the operatorAuthorised** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	967	2	384615 396824

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
63	**Registered Radioactive Substances** Name: University Of Manchester Location: Oxford Road, MANCHESTER, Lancashire, M13 9PL Authority: Environment Agency, North West Region Permit Reference: Bx8564 Dated: 2nd September 2004 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variationSuperseded** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	967	2	384615 396824
63	**Registered Radioactive Substances** Name: Central Manchester University Hospitals Nhs Foundation Trust Location: Oxford Road, Manchester, Lancashire, M13 9PL Authority: Environment Agency, North West Region Permit Reference: Bm2918 Dated: 19th November 2001 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Substantial variation to a registration under the Act of an open source which is also the subject of an authorisation **Status: Authorisation superseded by a substantial or non substantial variationSuperseded** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	967	2	384615 396824
64	**Registered Radioactive Substances** Name: National Vulcan Eng Ins Group Ltd Location: St Marys Parsonage, MANCHESTER, M60 9AP Authority: Scottish Environment Protection Agency, Head Office Permit Reference: IPB/3/3/023 Dated: 24th April 1980 Process Type: Registration under S10 RSA for the keeping and use of mobile Radioactive sources (was RSA60 S3) Description: Registration under S7 or S10 RSA for the keeping and use of radioactive material or apparatus for 1 or more tracer test sources dated pre April 1991 **Status: Not Given** Positional Accuracy: Manually positioned to the road within the address or location	A18NW (N)	999	4	383532 398427
	River Quality Name: Rochdale Canal GQA Grade: River Quality B Reach: Ashton Canal To Knott Mill Estimated Distance (km): 1.8 Flow Rate: Flow greater than 80 cumecs Flow Type: Canal Year: 2000	A13NW (N)	36	2	383847 397510
	River Quality Name: Medlock GQA Grade: River Quality E Reach: Lords Bk To Irwell Estimated Distance (km): 9.5 Flow Rate: Flow less than 0.31 cumecs Flow Type: River Year: 2000	A13SE (SE)	139	2	383923 397300
	River Quality Name: Bridgewater Canal GQA Grade: River Quality B Reach: Conf Rochdale Canal To Tilting Weir Estimated Distance (km): .4 Flow Rate: Flow greater than 80 cumecs Flow Type: Canal Year: 2000	A12SE (W)	487	2	383335 397398
	River Quality Name: Corn Bk GQA Grade: River Quality C Reach: Qsl At Openshaw To Msc Estimated Distance (km): 5.6 Flow Rate: Flow less than 0.31 cumecs Flow Type: River Year: 2000	A8NW (S)	523	2	383782 396895

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	River Quality Name: Bridgewater Canal GQA Grade: River Quality B Reach: Waters Meeting To Conf Rochdale Canal Estimated Distance (km): 3.6 Flow Rate: Flow greater than 80 cumecs Flow Type: Canal Year: 2000	A12NW (W)	830	2	382988 397498
	River Quality Name: Irwell (Msc) GQA Grade: River Quality E Reach: Salford University To Salford Docks Estimated Distance (km): 8.2 Flow Rate: Flow less than 40 cumecs Flow Type: River Year: 2000	A17NE (NW)	965	2	383369 398324
65	**River Quality Chemistry Sampling Points** Name: Rochdale Canal Reach: Ashton Canal To Knott Mill Estimated Distance: 1.80 Objective: Not Supplied Positional Accuracy: Located by supplier to within 10m Year: 1990 GQA Grade: River Quality Chemistry GQA Grade D - Fair Compliance: Not Supplied Year: 1993 GQA Grade: River Quality Chemistry GQA Grade B - Good Compliance: Not Supplied Year: 1994 GQA Grade: River Quality Chemistry GQA Grade B - Good Compliance: Not Supplied Year: 1995 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 1996 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 1997 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 1998 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 1999 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 2000 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 2001 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 2002 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 2003 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 2004 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 2005 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 2006 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 2007 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 2008 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 2009 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied	A12NE (W)	496	2	383330 397558

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
66	**Water Abstractions** Operator: Dunlop Rubber Co Limited Licence Number: 2569007027 Permit Version: Not Supplied Location: Borehole, Cambridge Street, MANCHESTER Authority: Environment Agency, North West Region Abstraction: Cooling Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): 1811 Yearly Rate (m3): 154564 Details: Licence Status: Revoked Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A13SE (SE)	266	2	384000 397200
67	**Water Abstractions** Operator: North Western Electricity Board Licence Number: 2569006023 Permit Version: Not Supplied Location: Rochdale Canal, Dickinson Street, MANCHESTER Authority: Environment Agency, North West Region Abstraction: Cooling Abstraction Type: Not Supplied Source: Canal Daily Rate (m3): 82 Yearly Rate (m3): 25230 Details: Licence Status: Revoked Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A13NE (NE)	317	2	384100 397700
68	**Water Abstractions** Operator: Manchester Metropolitan University Licence Number: Nw/069/0006/003 Permit Version: 2 Location: Borehole 1 At Lower Chatham Street Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: General Use (Medium Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 4th April 2014 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A8NE (SE)	465	2	384180 397091
68	**Water Abstractions** Operator: Manchester Metropolitan University Licence Number: Nw/069/0006/003 Permit Version: 2 Location: Borehole 1 At Lower Chatham Street Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: Heat Pump Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 4th April 2014 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A8NE (SE)	465	2	384180 397091

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
68	**Water Abstractions** Operator: Manchester Metropolitan University Licence Number: Nw/069/0006/003 Permit Version: 1 Location: Borehole 1 At Lower Chatham Street Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: General Use (Medium Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 1st April 2011 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A8NE (SE)	465	2	384180 397091
68	**Water Abstractions** Operator: Manchester Metropolitan University Licence Number: Nw/069/0006/003 Permit Version: 1 Location: Borehole 1 At Lower Chatham Street Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: Heat Pump Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 1st April 2011 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A8NE (SE)	465	2	384180 397091
69	**Water Abstractions** Operator: West Contracting Licence Number: Nw0690006001 Permit Version: 1 Location: Boreholes At Origin Developments, Manchester Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: Non-Evaporative Cooling Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 May Authorised End: 30 September Permit Start Date: 19th January 2009 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A14NW (NE)	562	2	384378 397733
69	**Water Abstractions** Operator: West Contracting Licence Number: Nw/069/0006/001 Permit Version: 1 Location: Boreholes At Origin Developments, Manchester Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: Non-Evaporative Cooling Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 May Authorised End: 30 September Permit Start Date: 19th January 2009 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A14NW (NE)	562	2	384378 397733

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
70	**Water Abstractions** Operator: British Telecommunications Plc Licence Number: 2569007069 Permit Version: 100 Location: Borehole At George St, Manchester Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: General Cooling (Existing Licences Only) (Low Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 860 Yearly Rate (m3): 1100 Details: Premises At Rutherford Hse, York St Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 2007 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A18SE (NE)	572	2	384100 398000
71	**Water Abstractions** Operator: Manchester Metropolitan University Licence Number: Nw/069/0004/003 Permit Version: 1 Location: Borehole At Manchester Metropolitan University Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: Heat Pump Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 1st January 2015 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A8SW (S)	680	2	383715 396746
71	**Water Abstractions** Operator: Manchester Metropolitan University Licence Number: Nw/069/0004/003 Permit Version: 1 Location: Borehole At Manchester Metropolitan University Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: General Use (Medium Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 1st January 2015 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A8SW (S)	680	2	383715 396746
72	**Water Abstractions** Operator: Her Majesty'S Court Service Licence Number: 2569007089 Permit Version: 2 Location: 2 Boreholes At Gartside Street Manchester Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: Non-Evaporative Cooling Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Land At Gartside Street Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 10th July 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A17NE (NW)	970	2	383335 398310

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
72	**Water Abstractions** Operator: Bovis Lend Lease Ltd Licence Number: 2569007089 Permit Version: 1 Location: 2 Boreholes At Gartside Street Manchester Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: Non-Evaporative Cooling Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Land At Gartside Street Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 28th January 2005 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A17NE (NW)	970	2	383335 398310
	Water Abstractions Operator: British Telecommunications Plc Licence Number: 2569007070 Permit Version: 101 Location: Borehole At Dial House Chapel Street Salford Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: General Cooling (Existing Licences Only) (High Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Dial House, Salford Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 2007 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A23SW (N)	1234	2	383700 398700
	Water Abstractions Operator: British Telecom Licence Number: 2569007070 Permit Version: 100 Location: Borehole At Dial House, Chapel St, Salford Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: General Cooling (Existing Licences Only) (High Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 30 Yearly Rate (m3): 45 Details: Premises At Dial House, Salford Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 27th January 1971 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A23SW (N)	1234	2	383700 398700
	Water Abstractions Operator: Cds Computer Design Systems Ltd Licence Number: 2569007053 Permit Version: 100 Location: R Irwell At Irwell Works, Ordsall Lane, Salford Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: General Cooling (Existing Licences Only) (Low Loss) Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): 455 Yearly Rate (m3): 22730 Details: Irwell Works, Ordsall Lane, Salford Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st November 1987 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A11SE (W)	1319	2	382500 397400

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Moseley Rubber Co Ltd Licence Number: 2569006001 Permit Version: 100 Location: Borehole At Premises, Broadie St, Ardwick, Manchester Authority: Environment Agency, North West Region Abstraction: Rubber: General Cooling (Existing Licences Only) (Low Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 909 Yearly Rate (m3): 331858 Details: Premises At Broadie St., Ardwick Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 8th February 1966 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A15NE (E)	1362	2	385240 397540
	Water Abstractions Operator: Threlfalls (Salford) Ltd. Licence Number: 2569006009 Permit Version: Not Supplied Location: Four Boreholes, Cook Street, SALFORD Authority: Environment Agency, North West Region Abstraction: Cooling & Manufacturing Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): 977 Yearly Rate (m3): 227300 Details: Additional Purpose: Cooling; Licence Status: Revoked Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A22NE (NW)	1467	2	383200 398800
	Water Abstractions Operator: Heineken Uk Ltd Licence Number: 2569007007 Permit Version: 103 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 8th May 2014 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A3SE (S)	1506	2	383865 395909
	Water Abstractions Operator: Heineken Uk Ltd Licence Number: 2569007007 Permit Version: 103 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: General Cooling (Existing Licences Only) (High Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 8th May 2014 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A3SE (S)	1506	2	383865 395909

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Heineken Uk Ltd Licence Number: 2569007007 Permit Version: 102 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: General Cooling (Existing Licences Only) (High Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 23rd November 2009 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A3SE (S)	1516	2	383900 395900
	Water Abstractions Operator: Heineken Uk Ltd Licence Number: 2569007007 Permit Version: 102 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 23rd November 2009 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A3SE (S)	1516	2	383900 395900
	Water Abstractions Operator: Scottish And Newcastle Uk Ltd Licence Number: 2569007007 Permit Version: 101 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: General Cooling (Existing Licences Only) (High Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 17th April 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A3SE (S)	1516	2	383900 395900
	Water Abstractions Operator: Scottish And Newcastle Uk Ltd Licence Number: 2569007007 Permit Version: 101 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 17th April 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A3SE (S)	1516	2	383900 395900

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Scottish Courage Brewing Ltd Licence Number: 2569007007 Permit Version: 100 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: General Cooling (Existing Licences Only) (High Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 900 Yearly Rate (m3): 227000 Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 31st December 2003 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A3SE (S)	1516	2	383900 395900
	Water Abstractions Operator: Scottish Courage Brewing Ltd Licence Number: 2569007007 Permit Version: 100 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 31st December 2003 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A3SE (S)	1516	2	383900 395900
	Water Abstractions Operator: Hydes Brewery Ltd Licence Number: 2569007009 Permit Version: 102 Location: Borehole At Premises, Moss Lane West Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: 46 Moss Lane West, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 12th April 2006 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A2SE (S)	1682	2	383220 395850
	Water Abstractions Operator: Hydes Brewery Ltd Licence Number: 2569007009 Permit Version: 101 Location: Borehole At Premises, Moss Lane West Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: General Cooling (Existing Licences Only) (Low Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 373 Yearly Rate (m3): 66826 Details: 46 Moss Lane West, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 7th October 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A2SE (S)	1682	2	383220 395850

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Hydes Brewery Ltd Licence Number: 2569007009 Permit Version: 101 Location: Borehole At Premises, Moss Lane West Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: 46 Moss Lane West, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 7th October 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A2SE (S)	1682	2	383220 395850
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole Number 2 At Premises Strangeways Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1717	2	383820 399190
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole (No 2) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1717	2	383820 399190
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole Number 2 At Premises Strangeways Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1717	2	383820 399190

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole Number 2 At Premises Strangeways Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1717	2	383820 399190
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 101 Location: Borehole (No 2) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 682 Yearly Rate (m3): 194755 Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 25th May 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1717	2	383820 399190
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 101 Location: Borehole (No 2) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 25th May 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1717	2	383820 399190
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole Number 3 At Premises Strangeways Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1747	2	383830 399220

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole Number 3 At Premises Strangeways Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1747	2	383830 399220
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole Number 3 At Premises Strangeways Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1747	2	383830 399220
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole (No 3) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Borehole At Strangeways Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1747	2	383830 399220
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 101 Location: Borehole (No 3) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 25th May 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1747	2	383830 399220

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 101 Location: Borehole (No 3) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 25th May 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1747	2	383830 399220
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole Number 1 At Premises Strangeways Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1777	2	383850 399250
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole (No 1) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1777	2	383850 399250
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole (No 1) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Borehole At Strangeways, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1777	2	383850 399250

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole Number 1 At Premises Strangeways Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1777	2	383850 399250
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 101 Location: Borehole (No 1) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 25th May 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1777	2	383850 399250
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 101 Location: Borehole (No 1) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 25th May 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1777	2	383850 399250
	Water Abstractions Operator: Cemex Uk Materials Ltd Licence Number: 2569007085 Permit Version: 3 Location: Borehole At Hope Street, Salford, Manchester Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Land At Hope Street, Salford, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 17th October 2007 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A16NW (NW)	1841	2	382190 398330

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Cemex Uk Materials Ltd Licence Number: 2569007085 Permit Version: 2 Location: Borehole At Hope Street, Salford, Manchester Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Land At Hope Street, Salford, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 22nd March 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A16NW (NW)	1841	2	382190 398330
	Water Abstractions Operator: Ready Mixed Concrete (North West) Limited Licence Number: 2569007085 Permit Version: 1 Location: Borehole At Hope Street, Salford, Manchester Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Land At Hope Street, Salford, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st November 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A16NW (NW)	1841	2	382190 398330
	Water Abstractions Operator: G T Energy Uk Limited Licence Number: Nw/069/0004/005 Permit Version: 2 Location: Area Of Abstraction - Lower Carboniferous Limestone Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: Heat Pump Abstraction Type: Water may be abstracted from any point within an area Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Devonshire Street, Manchester Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 11th June 2013 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(E)	1975	2	385729 396778
	Water Abstractions Operator: Gt Energy Limited Licence Number: Nw/069/0004/005 Permit Version: 1 Location: Area Of Abstraction - Lower Carboniferous Limestone Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: Heat Pump Abstraction Type: Water may be abstracted from any point within an area Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 17th January 2013 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(E)	1975	2	385729 396778
	Groundwater Vulnerability Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise Map Sheet: Sheet 17 Derbyshire & North Staffordshire Scale: 1:100,000	A13NW (NW)	0	2	383847 397451
	Drift Deposits None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A13NW (NW)	0	1	383847 397451
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13NW (NW)	0	1	383847 397451
73	**Source Protection Zones** Name: Not Supplied Source: Environment Agency, Head Office Reference: Not Supplied Type: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source.	A13NW (NW)	0	2	383847 397451
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SE (SE)	0	2	383862 397443
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SW (W)	215	2	383606 397431
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SW (SW)	0	2	383827 397442
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (E)	21	2	383887 397450
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (E)	223	2	384102 397455
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SW (W)	231	2	383598 397399
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
74	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 207.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A13SW (W)	3	5	383822 397443
75	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 231.4 Watercourse Level: Not Supplied Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A13NW (W)	5	5	383817 397456
76	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 594.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A13NE (N)	67	5	383853 397541

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
77	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 282.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A13NW (NW)	74	5	383806 397544
78	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 18.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A13NW (NW)	76	5	383808 397546
79	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 236.6 Watercourse Level: Underground Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A13SE (E)	81	5	383947 397423
80	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 295.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A13SW (W)	235	5	383595 397393
81	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 93.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A13SE (E)	245	5	384115 397404
82	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 10.5 Watercourse Level: Not Supplied Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A13NE (E)	283	5	384163 397482
83	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 264.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A13NE (E)	287	5	384166 397495
84	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 4.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A13NW (W)	303	5	383528 397561
85	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 48.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A13NW (W)	308	5	383524 397561

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
86	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 31.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A12NE (W)	354	5	383476 397563
87	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 11.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A12NE (W)	354	5	383476 397563
88	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 147.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A12NE (W)	384	5	383445 397562
89	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 5.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A12SE (W)	442	5	383376 397436
90	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 37.7 Watercourse Level: Not Supplied Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A12SE (W)	444	5	383374 397438
91	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 14.1 Watercourse Level: Not Supplied Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A14NW (E)	447	5	384325 397516
92	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 1011.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 2	A14NW (E)	447	5	384325 397516
93	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 176.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A14NW (E)	453	5	384332 397504
94	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 29.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A12NE (W)	466	5	383351 397468

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
95	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 19.1 Watercourse Level: Underground Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A12NE (W)	487	5	383331 397487
96	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 47.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A12NE (W)	504	5	383315 397496
97	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 18.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A18SW (NW)	511	5	383601 397932
98	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 31.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A12NE (W)	519	5	383315 397598
99	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 21.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A12NE (W)	529	5	383299 397572
100	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 9.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 2	A12NE (W)	539	5	383287 397562
101	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 31.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Bridgewater Canal Catchment Name: Mersey Primacy: 2	A12NE (W)	539	5	383285 397551
102	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 22.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Bridgewater Canal Catchment Name: Mersey Primacy: 2	A12NE (W)	540	5	383281 397531
103	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 284.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Bridgewater Canal Catchment Name: Mersey Primacy: 1	A12NE (W)	543	5	383276 397512

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
104	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 536.1 Watercourse Level: Not Supplied Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A14SW (E)	544	5	384422 397426
105	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 209.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A12NE (W)	548	5	383278 397565
106	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 43.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A19SW (NE)	552	5	384336 397782
107	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 5.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A19SW (NE)	552	5	384336 397782
108	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 13.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A19SW (NE)	593	5	384366 397812
109	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 257.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A19SW (NE)	606	5	384375 397822
110	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 47.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Bridgewater Canal Catchment Name: Mersey Primacy: 1	A12NW (W)	751	5	383072 397559
111	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 93.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Bridgewater Canal Catchment Name: Mersey Primacy: 1	A12NW (W)	791	5	383035 397579
112	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 52.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A12NW (W)	791	5	383035 397579

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
113	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 78.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A12NW (W)	795	5	383080 397764
114	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 70.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A12NW (W)	805	5	383047 397703
115	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 78.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A12NW (W)	805	5	383047 397703
116	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 58.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 2	A12NW (W)	815	5	383020 397638
117	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 9.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A12NW (W)	815	5	383020 397638
118	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 74.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 2	A12NW (W)	816	5	383017 397629
119	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 49.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A12NW (W)	847	5	382971 397513
120	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 23.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A19SE (NE)	855	5	384550 398004
121	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 10.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 2	A12NW (W)	856	5	382989 397685

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
122	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 48.8 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 2	A12NW (W)	863	5	382980 397679
123	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 11.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 2	A12NW (W)	863	5	382980 397679
124	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 200.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Bridgewater Canal Catchment Name: Mersey Primacy: 1	A12NW (W)	877	5	382945 397555
125	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 113.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A12NW (W)	877	5	382945 397555
126	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 54.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A19SE (NE)	878	5	384568 398018
127	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 18.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A19SE (NE)	894	5	384619 397975
128	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 448.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 2	A12NW (W)	903	5	382949 397716
129	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 6195.1 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A9SW (SE)	916	5	384471 396745
130	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 80.9 Watercourse Level: Underground Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A19SE (NE)	931	5	384609 398051

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
131	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 342.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A15NW (E)	984	5	384863 397533

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
132	**Licensed Waste Management Facilities (Locations)** Licence Number: 50191 Location: Little Ireland Phase B, Great Marlborough Street, Manchester, M1 5NN Operator Name: Terra Vac (uk) Ltd Operator Location: Strategic Business Centre, Blue Ridge Park, Thunderhead Ridge, Glasshoughton, Castleford, WF10 4UA Authority: Environment Agency - North East Region, Ridings Area Site Category: Mobile Plant **Licence Status: Issued** Issued: 17th June 2002 Last Modified: Not Supplied Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13SE (SE)	148	2	383998 397374
	Local Authority Landfill Coverage Name: Manchester City Council - Had landfill data but passed it to the relevant environment agency		0	6	383847 397451
133	**Potentially Infilled Land (Non-Water)** Bearing Ref: W Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1994	A12NW (W)	773	-	383044 397469
134	**Potentially Infilled Land (Non-Water)** Bearing Ref: W Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1994	A12SW (W)	952	-	382872 397358
135	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1896	A13NW (W)	0	-	383817 397457
136	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1896	A13SE (SE)	8	-	383869 397426
137	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1909	A13SE (SE)	11	-	383872 397429
138	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1938	A13NW (NW)	77	-	383807 397547
139	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1896	A13SE (E)	82	-	383949 397428
140	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1909	A13NW (N)	197	-	383844 397670
141	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1896	A13NE (NE)	209	-	383971 397660
142	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A13NW (N)	244	-	383777 397711
143	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A13NE (NE)	323	-	384132 397674
144	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1956	A13NE (NE)	365	-	384172 397690
145	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A13NE (NE)	399	-	384151 397766
146	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A12SE (W)	415	-	383440 397289
147	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1896	A12SE (W)	454	-	383365 397434

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
148	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1956	A14SW (E)	534	-	384411 397412
149	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A12NW (W)	731	-	383100 397610
150	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1923	A19SW (NE)	746	-	384476 397921
151	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A12NW (W)	774	-	383044 397482
152	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1956	A12NW (W)	816	-	383021 397645
153	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A19SW (NE)	839	-	384499 398038
154	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1956	A14NE (E)	862	-	384742 397473
155	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1923	A14NE (E)	874	-	384754 397487
156	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A8SW (S)	877	-	383579 396577
157	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A8SW (S)	882	-	383771 396536
158	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1956	A12NW (W)	883	-	382939 397565
159	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A9SW (SE)	896	-	384296 396642
160	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A12NW (W)	914	-	382907 397547
161	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A9SE (SE)	965	-	384559 396762
162	**Registered Waste Transfer Sites** Licence Holder: Spray Shop Supplies Ltd Licence Reference: 00858/92 Site Location: 2A Manchester Trading Estate, New Elm Road, Water Street, MANCHESTER, Greater Manchester, M3 4JV Operator Location: As Site Address Authority: Environment Agency - North West Region, South Area Site Category: Transfer Max Input Rate: Very Small (Less than 10,000 tonnes per year) Waste Source Restrictions: No known restriction on source of waste Licence Status: Site exempt from licenceExempt Dated: 1st May 1993 Preceded By Licence: Not Given Superseded By Licence: Not Given Positional Accuracy: Manually positioned to the address or location Boundary Quality: Not Supplied Authorised Waste: Max.Storage In Licence Solvents & Thinners Prohibited Waste: Explosive Waste Malodorous Waste Pressurized Containers/Waste Therein Violently Reactive Wastes Waste N.O.S.	A12NW (W)	958	2	382903 397754

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
163	**Registered Waste Treatment or Disposal Sites** Licence Holder: Manchester Wharf Steel Ltd Licence Reference: 00587 Site Location: Potato Wharf, MANCHESTER, Greater Manchester, M3 4LA Operator Location: As Site Address Authority: Environment Agency - North West Region, South Area Site Category: Scrapyard Max Input Rate: Small (Equal to or greater than 10,000 and less than 25,000 tonnes per year) Waste Source Restrictions: No known restriction on source of waste Licence Status: Licence lapsed/cancelled/defunct/not applicable/surrenderedCancelled Dated: 1st May 1996 Preceded By Licence: Not Given Superseded By Licence: Not Given Positional Accuracy: Manually positioned to the road within the address or location Boundary Quality: Not Supplied Authorised Waste: Associated Non-Scrap; Max.Storage Of Ferrous Scrap; Pre-Sorted Scrap Metal Incl. Scrap Vehicles Prohibited Waste: Asbestos (Other Than Integral To Veh.); Bulk Powders; Clinical Wastes; Explosive Waste; Highly Reactive Wastes; Pcbs And Analogues; Pressurised Wastes Or Cont'Rs; Special Wastes N.O.S.; Waste Drums (Unless Pre-Cleaned); Waste N.O.S.	A12NW (W)	894	2	382960 397720

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Triassic Rocks (Undifferentiated)	A13NW (NW)	0	1	383847 397451
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13NW (NW)	0	1	383847 397451
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13NE (NE)	86	1	383924 397547
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NE (NE)	87	1	383923 397548
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13SE (SE)	251	1	384098 397345
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13NW (NW)	353	1	383646 397777
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13SE (SE)	358	1	384169 397246

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: <15 mg/kg	A12NE (W)	462	1	383363 397552
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 15 - 30 mg/kg	A18SW (NW)	578	1	383589 398000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 45 - 60 mg/kg	A9NW (SE)	666	1	384370 397000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: <15 mg/kg	A19SW (NE)	729	1	384517 397827
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: <15 mg/kg	A14NE (E)	907	1	384783 397557
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 383750, 397170 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 22.80 mg/kg Cadmium Measured Concentration: 1.10 mg/kg Chromium Measured Concentration: 108.60 mg/kg Lead Measured Concentration: 284.90 mg/kg Nickel Measured Concentration: 30.40 mg/kg	A13SW (S)	260	1	383750 397170

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 383880, 397770 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 11.90 mg/kg Cadmium Measured Concentration: 0.30 mg/kg Chromium Measured Concentration: 55.90 mg/kg Lead Measured Concentration: 102.20 mg/kg Nickel Measured Concentration: 17.80 mg/kg	A13NE (N)	298	1	383880 397770
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 384430, 397270 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 12.70 mg/kg Cadmium Measured Concentration: 0.60 mg/kg Chromium Measured Concentration: 66.10 mg/kg Lead Measured Concentration: 64.40 mg/kg Nickel Measured Concentration: 18.50 mg/kg	A14SW (E)	586	1	384430 397270
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 383250, 397700 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 16.40 mg/kg Cadmium Measured Concentration: 0.50 mg/kg Chromium Measured Concentration: 48.80 mg/kg Lead Measured Concentration: 147.70 mg/kg Nickel Measured Concentration: 21.10 mg/kg	A12NE (NW)	613	1	383250 397700
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 384430, 397810 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 34.90 mg/kg Cadmium Measured Concentration: 1.90 mg/kg Chromium Measured Concentration: 78.20 mg/kg Lead Measured Concentration: 339.10 mg/kg Nickel Measured Concentration: 32.10 mg/kg	A19SW (NE)	646	1	384430 397810
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 383760, 396710 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 14.70 mg/kg Cadmium Measured Concentration: 0.50 mg/kg Chromium Measured Concentration: 38.70 mg/kg Lead Measured Concentration: 110.90 mg/kg Nickel Measured Concentration: 13.20 mg/kg	A8SW (S)	709	1	383760 396710

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 383340, 396800 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 27.60 mg/kg Cadmium Measured Concentration: 1.70 mg/kg Chromium Measured Concentration: 66.10 mg/kg Lead Measured Concentration: 192.60 mg/kg Nickel Measured Concentration: 25.30 mg/kg	A7NE (SW)	790	1	383340 396800
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 383070, 397210 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 18.20 mg/kg Cadmium Measured Concentration: 0.70 mg/kg Chromium Measured Concentration: 64.00 mg/kg Lead Measured Concentration: 158.90 mg/kg Nickel Measured Concentration: 27.00 mg/kg	A12SW (W)	791	1	383070 397210
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 384270, 396640 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 31.40 mg/kg Cadmium Measured Concentration: 1.70 mg/kg Chromium Measured Concentration: 63.00 mg/kg Lead Measured Concentration: 203.20 mg/kg Nickel Measured Concentration: 26.60 mg/kg	A9SW (SE)	886	1	384270 396640
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 384750, 397300 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 18.80 mg/kg Cadmium Measured Concentration: 0.60 mg/kg Chromium Measured Concentration: 81.30 mg/kg Lead Measured Concentration: 157.30 mg/kg Nickel Measured Concentration: 25.60 mg/kg	A14SE (E)	887	1	384750 397300
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 384380, 398240 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 2.50 mg/kg Cadmium Measured Concentration: 0.30 mg/kg Chromium Measured Concentration: 28.60 mg/kg Lead Measured Concentration: 20.10 mg/kg Nickel Measured Concentration: 5.40 mg/kg	A19NW (NE)	917	1	384380 398240

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 384770, 397740 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 27.70 mg/kg Cadmium Measured Concentration: 1.00 mg/kg Chromium Measured Concentration: 94.40 mg/kg Lead Measured Concentration: 189.40 mg/kg Nickel Measured Concentration: 22.20 mg/kg	A14NE (E)	930	1	384770 397740
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 383120, 398090 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 28.10 mg/kg Cadmium Measured Concentration: 0.90 mg/kg Chromium Measured Concentration: 66.10 mg/kg Lead Measured Concentration: 436.60 mg/kg Nickel Measured Concentration: 32.50 mg/kg	A17SW (NW)	934	1	383120 398090
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 383620, 398440 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 24.80 mg/kg Cadmium Measured Concentration: 2.20 mg/kg Chromium Measured Concentration: 74.20 mg/kg Lead Measured Concentration: 376.60 mg/kg Nickel Measured Concentration: 25.90 mg/kg	A18NW (N)	989	1	383620 398440
	BGS Urban Soil Chemistry Averages Source: British Geological Survey, National Geoscience Information Service Sample Area: Manchester Count Id: 300 Arsenic Minimum Concentration: 3.00 mg/kg Arsenic Average Concentration: 28.00 mg/kg Arsenic Maximum Concentration: 1008.00 mg/kg Cadmium Minimum Concentration: 0.30 mg/kg Cadmium Average Concentration: 1.40 mg/kg Cadmium Maximum Concentration: 80.30 mg/kg Chromium Minimum Concentration: 29.00 mg/kg Chromium Average Concentration: 92.00 mg/kg Chromium Maximum Concentration: 1252.00 mg/kg Lead Minimum Concentration: 20.00 mg/kg Lead Average Concentration: 270.00 mg/kg Lead Maximum Concentration: 2687.00 mg/kg Nickel Minimum Concentration: 5.00 mg/kg Nickel Average Concentration: 32.00 mg/kg Nickel Maximum Concentration: 137.00 mg/kg	A13NW (NW)	0	1	383847 397451

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Coal Mining Affected Areas Description: In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.	A13NW (NW)	0	7	383847 397451
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	1	383847 397451
	Potential for Compressible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	1	383847 397451
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	47	1	383883 397384
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	1	383847 397451
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	1	383847 397451
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	1	383847 397451
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	215	1	383669 397624
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	1	383847 397451
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	31	1	383798 397418
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	1	383847 397451
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	1	383847 397451

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
164	**Contemporary Trade Directory Entries** Name: George Woodhead & Co Ltd Location: 2, Gloucester Street, Manchester, M1 5GP Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	0	-	383844 397455
164	**Contemporary Trade Directory Entries** Name: John Sherratt & Co Ltd Location: Hotspur House, 2, Gloucester Street, Manchester, M1 5QR Classification: Bookbinding & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	0	-	383844 397455
164	**Contemporary Trade Directory Entries** Name: Aaa Location: 2, Gloucester Street, Manchester, M1 5GP Classification: Distribution Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	0	-	383844 397455
164	**Contemporary Trade Directory Entries** Name: 24 Design Ltd Location: Hotspur House, 2, Gloucester Street, Manchester, Lancashire, M1 5QR Classification: Furniture Manufacturers - Home & Office **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NW (NW)	0	-	383844 397455
165	**Contemporary Trade Directory Entries** Name: Graham'S Motors Location: 59, Whitworth Street West, Manchester, Lancashire, M1 5WW Classification: Garage Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NE (NE)	64	-	383939 397495
165	**Contemporary Trade Directory Entries** Name: Smiler Service Location: Flat 111, The Lock Building, 41, Whitworth Street West, Manchester, M1 5BD Classification: Freight Forwarders **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	85	-	383933 397538
165	**Contemporary Trade Directory Entries** Name: Bandbox Laundry Premier Outlet Location: Unit C 41 Whitworth Street, Manchester, Greater Manchester, M1 5BE Classification: Laundry & Dry Cleaning Supplies **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	85	-	383933 397538
166	**Contemporary Trade Directory Entries** Name: Auto Trader Location: 1, Tony Wilson Place, Manchester, M15 4FN Classification: Car Customisation & Conversion Specialists **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (SW)	111	-	383735 397371
166	**Contemporary Trade Directory Entries** Name: Autotrader Location: 1, Tony Wilson Place, Manchester, M15 4FN Classification: Car Customisation & Conversion Specialists **Status: Active** Positional Accuracy: Automatically positioned to the address	A13SW (SW)	112	-	383729 397382
167	**Contemporary Trade Directory Entries** Name: C G (Europe) Ltd Location: Enterprise House, 15, Whitworth Street West, Manchester, Lancashire, M1 5WG Classification: China & Glassware Manufacturers & Repairs **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NW (NW)	112	-	383721 397526
168	**Contemporary Trade Directory Entries** Name: Hunters Contracts Ltd Location: MacIntosh House, 4a, Cambridge Street, Manchester, M1 5GG Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SE (SE)	132	-	383916 397306

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
169	**Contemporary Trade Directory Entries** Name: Simon & Simon Location: Lock 90,Trumpet Street, Manchester, Greater Manchester, M1 5LW Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NW (NW)	171	-	383683 397574
169	**Contemporary Trade Directory Entries** Name: E F G Matthews Office Furniture Ltd Location: Albion Street, Manchester, M1 5LL Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	189	-	383661 397574
170	**Contemporary Trade Directory Entries** Name: Residential Real Estate Management Location: Student Village, Lower Chatham Street, Manchester, M1 5SX Classification: Food Products - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SE (SE)	182	-	383973 397285
171	**Contemporary Trade Directory Entries** Name: Harrison Motors Location: 51 New Wakefield St, Manchester, Lancashire, M1 5NP Classification: Garage Services **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A13NE (E)	201	-	384080 397457
172	**Contemporary Trade Directory Entries** Name: William Hodgson & Co Location: Sixth Floor, Churchgate House, 56, Oxford Street, Manchester, Lancashire, M1 6EU Classification: Oils - Edible **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NE (NE)	230	-	384028 397647
173	**Contemporary Trade Directory Entries** Name: Grand Central Autos Location: 19 Trafford St, Manchester, M1 5LH Classification: Garage Services **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A13NW (NW)	235	-	383608 397575
173	**Contemporary Trade Directory Entries** Name: Bauer Millett & Co Ltd Location: Lawrence House, 8, Albion Street, Manchester, M1 5NZ Classification: Car Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	264	-	383592 397607
174	**Contemporary Trade Directory Entries** Name: Autogas Cars Direct Location: 1, City Road East, Manchester, Lancashire, M15 4PN Classification: Car Dealers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13SW (SW)	238	-	383625 397305
175	**Contemporary Trade Directory Entries** Name: Danebridge Engineering Co Ltd Location: 3, Lower Chatham Street, Manchester, M1 5QL Classification: Air Conditioning Equipment & Systems **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SE (SE)	240	-	384044 397273
176	**Contemporary Trade Directory Entries** Name: Easy Wheels Location: 8, Lower Ormond Street, Manchester, M1 5QJ Classification: Confectionery Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SE (SE)	243	-	384078 397320
176	**Contemporary Trade Directory Entries** Name: Ormond Street Motors Location: 2-4, Lower Ormond Street, Manchester, M1 5QF Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SE (SE)	243	-	384078 397320

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
176	**Contemporary Trade Directory Entries** Name: Manchester Print Co Location: 8, Lower Ormond Street, Manchester, M1 5QF Classification: T-Shirts **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SE (SE)	243	-	384078 397320
177	**Contemporary Trade Directory Entries** Name: Bookbind Location: 2-4, Oxford Road, Manchester, Lancashire, M1 5QA Classification: Bookbinders **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13SE (E)	270	-	384146 397423
178	**Contemporary Trade Directory Entries** Name: C H A Technologies Group Location: St. James Buildings, 79, Oxford Street, Manchester, M1 6FQ Classification: Knitting Yarn Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	284	-	384075 397678
178	**Contemporary Trade Directory Entries** Name: Soleheat Location: St. James Buildings, 79, Oxford Street, Manchester, M1 6HT Classification: Under Floor Heating **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	284	-	384075 397678
178	**Contemporary Trade Directory Entries** Name: C H A Technologies Group Location: St. James Buildings, 79, Oxford Street, Manchester, M1 6FQ Classification: Textile Manufacturing **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	284	-	384075 397678
178	**Contemporary Trade Directory Entries** Name: Heatrise Location: St. James Buildings, 79, Oxford Street, Manchester, M1 6HT Classification: Under Floor Heating **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	284	-	384075 397678
178	**Contemporary Trade Directory Entries** Name: Faupel Plc Location: St. James Buildings, 79, Oxford Street, Manchester, Lancashire, M1 6FQ Classification: Soft Furnishings - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	284	-	384075 397678
178	**Contemporary Trade Directory Entries** Name: Jany (Uk) Location: St. James Buildings, 79, Oxford Street, Manchester, Lancashire, M1 6FQ Classification: Commercial Vehicle Bodybuilders & Repairers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NE (NE)	284	-	384075 397678
179	**Contemporary Trade Directory Entries** Name: Ats Euromaster Ltd Location: 20, Wilmott Street, Manchester, Lancashire, M15 6BE Classification: Tyre Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SE (S)	288	-	383881 397130
180	**Contemporary Trade Directory Entries** Name: Hobs Legal Docs Location: 4, Whitworth Street West, Manchester, M1 5WY Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NW (W)	290	-	383532 397520
180	**Contemporary Trade Directory Entries** Name: Anexsys Location: 4, Whitworth Street West, Manchester, M1 5WY Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (W)	290	-	383532 397520
180	**Contemporary Trade Directory Entries** Name: G T Autos Location: 88, Hewitt Street, MANCHESTER, M15 4GB Classification: Mot Testing Centres **Status: Active** Positional Accuracy: Automatically positioned to the address	A12NE (W)	315	-	383505 397506

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
181	**Contemporary Trade Directory Entries** Name: Impex Trading Co Location: Flat 23, Oxford Place, 7, Oxford Road, Manchester, M1 6EY Classification: Carpets & Rugs - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (E)	296	-	384176 397471
182	**Contemporary Trade Directory Entries** Name: Zed Two Location: 131-133 Portland St, Manchester, Lancashire, M1 4PZ Classification: Toys, Games & Sporting Goods - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NE (NE)	299	-	384027 397732
183	**Contemporary Trade Directory Entries** Name: First North Western Location: Bridgewater House, 58, Whitworth Street, Manchester, M1 6LS Classification: Railways **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	321	-	384158 397633
183	**Contemporary Trade Directory Entries** Name: Aecon Location: Bridgewater House 58-60, Whitworth Street, Manchester, M1 6LT Classification: Engineers - General **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	331	-	384165 397640
184	**Contemporary Trade Directory Entries** Name: G & M Fabrics Location: Symco House,Little Peter St, Manchester, M15 4PS Classification: Pattern Makers - Paper **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A12NE (W)	325	-	383493 397460
184	**Contemporary Trade Directory Entries** Name: John C Hewitt Location: Hewitt Street, Manchester, M15 4GB Classification: Car Dealers - Used **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (W)	355	-	383462 397477
184	**Contemporary Trade Directory Entries** Name: Texco Location: 10, Little Peter Street, Manchester, Lancashire, M15 4PS Classification: Textile Manufacturing **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (W)	361	-	383457 397450
185	**Contemporary Trade Directory Entries** Name: Manchester Radiator Co Ltd Location: Arch 19, Watson Street, Manchester, M3 4LP Classification: Car Radiator Servicing & Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	334	-	383561 397683
185	**Contemporary Trade Directory Entries** Name: Duffy Motors Manchester Ltd Location: Arch 16-17, Watson Street, Manchester, M3 4LP Classification: Garage Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	347	-	383562 397703
186	**Contemporary Trade Directory Entries** Name: Pest Control Manchester Location: 14, Commercial Street, Manchester, M15 4PZ Classification: Pest & Vermin Control **Status: Active** Positional Accuracy: Automatically positioned to the address	A12SE (W)	336	-	383497 397369
186	**Contemporary Trade Directory Entries** Name: Everything Mirror Location: 14, Commercial Street, Manchester, M15 4PZ Classification: Mirrors & Decorative Glass **Status: Active** Positional Accuracy: Automatically positioned to the address	A12SE (W)	336	-	383497 397369
186	**Contemporary Trade Directory Entries** Name: Manchester Pest Control Location: 14, Commercial Street, Manchester, M15 4PZ Classification: Pest & Vermin Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SE (W)	374	-	383460 397358

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
187	**Contemporary Trade Directory Entries** Name: Wise Pharmaceuticals Ltd Location: Oxford House, 16, Oxford Street, Manchester, M1 5AE Classification: Pharmaceutical Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (N)	337	-	383944 397803
187	**Contemporary Trade Directory Entries** Name: Pest Solutions Ltd Location: Peter House,Oxford Street, Manchester, Greater Manchester, M1 5AN Classification: Pest & Vermin Control **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SE (N)	377	-	383924 397846
187	**Contemporary Trade Directory Entries** Name: Scrap Yard In Manchester Htt Location: Peter House, Oxford Street, Manchester, M1 5AN Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (N)	377	-	383924 397846
187	**Contemporary Trade Directory Entries** Name: Douglas Fir Ltd Location: Peter House, Oxford Street, Manchester, M1 5AN Classification: Electrical Goods Sales, Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (N)	377	-	383924 397846
187	**Contemporary Trade Directory Entries** Name: Twistfix Location: Peter House, Oxford Street, Manchester, M1 5AN Classification: Builders' Merchants **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SE (N)	378	-	383925 397847
187	**Contemporary Trade Directory Entries** Name: Joe Scrapping In Manchester Location: Peter House, Oxford Street, Manchester, M1 5AN Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (N)	378	-	383925 397847
187	**Contemporary Trade Directory Entries** Name: Laundry Shop Location: Peter House, Oxford Street, Manchester, Lancashire, M1 5AN Classification: Dry Cleaners **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SE (N)	378	-	383925 397847
187	**Contemporary Trade Directory Entries** Name: Energy Feat Location: Peter House, Oxford Street, Manchester, M1 5AN Classification: Energy Efficient Products and Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (N)	378	-	383925 397847
188	**Contemporary Trade Directory Entries** Name: Watt Energy Ltd Location: River Pl,City Rd East, Manchester, M15 4PG Classification: Gas Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SE (SW)	345	-	383510 397300
189	**Contemporary Trade Directory Entries** Name: D C Motor Engineers Location: 45, York Street, Manchester, M1 7DE Classification: Garage Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A14NW (E)	347	-	384226 397506
190	**Contemporary Trade Directory Entries** Name: Copybook Press Ltd Location: 45-47 City Road East, Manchester, M15 4PN Classification: Printers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13SW (SW)	359	-	383522 397242
191	**Contemporary Trade Directory Entries** Name: Access Pest Control Location: 16, Peter Street, Manchester, M60 2DS Classification: Pest & Vermin Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (N)	375	-	383833 397848

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
192	**Contemporary Trade Directory Entries** Name: Feather Brooksbank Location: 117-119, Portland Street, Manchester, M1 6ED Classification: Tungsten Tool Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	393	-	384105 397794
192	**Contemporary Trade Directory Entries** Name: V T G Location: Gainsborough House, 109, Portland Street, Manchester, Lancashire, M1 6DN Classification: Lift Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SE (NE)	431	-	384124 397827
192	**Contemporary Trade Directory Entries** Name: Operations Abroad Ltd Location: Gainsborough House, 109, Portland Street, Manchester, M1 6DN Classification: Hospitals **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	431	-	384124 397827
193	**Contemporary Trade Directory Entries** Name: Gesco Location: Oxford Rd, Manchester, M1 7ED Classification: Plastics - Injection Moulding **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A14SW (SE)	414	-	384246 397276
194	**Contemporary Trade Directory Entries** Name: Seba (Uk) Ltd Location: 84 Princess St, Manchester, Lancashire, M1 6NG Classification: Machine Tool Accessories & Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14NW (E)	429	-	384296 397577
194	**Contemporary Trade Directory Entries** Name: Broomwell Healthwatch Ltd Location: 86, Princess Street, Manchester, Lancashire, M1 6NG Classification: Medical & Dental Laboratories **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14NW (E)	430	-	384297 397578
194	**Contemporary Trade Directory Entries** Name: Northern Contract Cleaners Location: Asia House, 82, Princess Street, Manchester, M1 6NF Classification: Cleaning Services - Commercial **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (E)	435	-	384288 397624
194	**Contemporary Trade Directory Entries** Name: William Chitham Location: 121, Princess Street, Manchester, M1 7AD Classification: Photo & Digital Imaging Bureaus **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (E)	476	-	384333 397620
194	**Contemporary Trade Directory Entries** Name: Harris Darkrooms Location: 121, Princess Street, Manchester, M1 7AD Classification: Photographic Processors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (E)	476	-	384333 397620
194	**Contemporary Trade Directory Entries** Name: Chamber Communication Ltd Location: 121, Princess Street, Manchester, Lancashire, M1 7AG Classification: Telecommunications Equipment & Systems **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14NW (E)	476	-	384333 397620
194	**Contemporary Trade Directory Entries** Name: Subway Location: Second Floor, 121, Princess Street, Manchester, Lancashire, M1 7AG Classification: Printers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14NW (E)	477	-	384333 397620
195	**Contemporary Trade Directory Entries** Name: Hulley & Kirkwood Consulting Engineers Location: 2, Commercial Street, Manchester, M15 4RQ Classification: Mechanical Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SE (W)	430	-	383389 397440

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
196	**Contemporary Trade Directory Entries** Name: Autopaint International Location: 293, Deansgate, Manchester, M3 4EW Classification: Car Painters & Sprayers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	434	-	383458 397713
197	**Contemporary Trade Directory Entries** Name: In Our Coats Location: 225, Hulme Street, Hulme, Manchester, M15 5EF Classification: Greeting Card Publishers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NW (SW)	441	-	383555 397075
198	**Contemporary Trade Directory Entries** Name: Bright & Beautiful Location: Great Northern Warehouse, 275, Deansgate, Manchester, M3 4EL Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	453	-	383478 397769
198	**Contemporary Trade Directory Entries** Name: Docutech Solutions Location: Great Northern Warehouse, 275, Deansgate, Manchester, M3 4EL Classification: Photographic Equipment Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	453	-	383478 397769
198	**Contemporary Trade Directory Entries** Name: Studio Macs Location: Great Northern Warehouse, 275, Deansgate, Manchester, M3 4EL Classification: Electrical Heating Equipment & Systems **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	453	-	383478 397769
198	**Contemporary Trade Directory Entries** Name: Scrap Car Now Today Cash Manchester Location: Great Northern Warehouse, 275, Deansgate, Manchester, M3 4EL Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	453	-	383478 397769
198	**Contemporary Trade Directory Entries** Name: Cushy Living Location: Unit 24 275, Manchester, Lancashire, M3 4EL Classification: Textile Manufacturing **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A12NE (NW)	453	-	383478 397769
198	**Contemporary Trade Directory Entries** Name: Freez Drinks Location: Great Northern Warehouse, 275, Deansgate, Manchester, Lancashire, M3 4EL Classification: Soft Drinks - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	453	-	383478 397769
198	**Contemporary Trade Directory Entries** Name: Bright & Beautiful Location: Box 106,275 Deansgate, Manchester, Greater Manchester, M3 4EL Classification: Cleaning Services - Domestic **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A12NE (NW)	453	-	383478 397769
198	**Contemporary Trade Directory Entries** Name: Accountancy & Payroll Services Location: Great Northern Warehouse, 275, Deansgate, Manchester, Lancashire, M3 4EL Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	453	-	383478 397769
198	**Contemporary Trade Directory Entries** Name: Automation Providers Location: Great Northern Warehouse, 275, Deansgate, Manchester, Lancashire, M3 4EW Classification: Electrical Goods Sales, Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	453	-	383478 397769

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
198	**Contemporary Trade Directory Entries** Name: Dalton Automation Ltd Location: Great Northern Warehouse, 275, Deansgate, Manchester, Lancashire, M3 4EL Classification: Automation Systems & Equipment **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A12NE (NW)	453	-	383478 397769
198	**Contemporary Trade Directory Entries** Name: Docutech Solutions Ltd Location: Great Northern Warehouse, 275, Deansgate, Manchester, M3 4EL Classification: Photocopiers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A12NE (NW)	453	-	383478 397769
198	**Contemporary Trade Directory Entries** Name: Rimo Designs Location: 269-273, Deansgate, Manchester, M3 4EW Classification: Carpets & Rugs - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	461	-	383484 397787
199	**Contemporary Trade Directory Entries** Name: Gliptone Leather Care Location: 5, Bridgewater Street, Manchester, M3 4NH Classification: Leather Products - Manufacturers & Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (W)	460	-	383381 397613
200	**Contemporary Trade Directory Entries** Name: Strong Mechanical Services Location: Peter St, Manchester, Lancashire, M2 3NQ Classification: Mechanical Engineers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A18SW (N)	463	-	383770 397932
200	**Contemporary Trade Directory Entries** Name: Down Under Location: 47, Peter Street, Manchester, Lancashire, M2 3NG Classification: Abattoirs **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SW (N)	493	-	383742 397958
201	**Contemporary Trade Directory Entries** Name: Licence Trade Consultants Location: Imex House, 40, Princess Street, Manchester, Lancashire, M1 6DE Classification: Brewers' Equipment & Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SE (NE)	472	-	384170 397844
201	**Contemporary Trade Directory Entries** Name: Northern Consultancy Of Medical Management Ltd Location: Imex House, 40, Princess Street, Manchester, Lancashire, M1 6DE Classification: Medical & Dental Laboratories **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SE (NE)	472	-	384170 397844
201	**Contemporary Trade Directory Entries** Name: R S I S Projects Ltd Location: Imex House, 40, Princess Street, Manchester, Lancashire, M1 6DE Classification: Railways **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SE (NE)	472	-	384170 397844
201	**Contemporary Trade Directory Entries** Name: Patriot Advertising Solutions Location: Imex House, 40, Princess Street, Manchester, M1 6DE Classification: Distribution Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	472	-	384170 397844
201	**Contemporary Trade Directory Entries** Name: Dunbar & Boardman Partnership Location: Imex House, 40, Princess Street, Manchester, Lancashire, M1 6DE Classification: Lift Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	472	-	384170 397844

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
201	**Contemporary Trade Directory Entries** Name: London Global Location: 40 Princess Street, Manchester, Greater Manchester, M1 6DE Classification: Printers **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	472	-	384170 397844
201	**Contemporary Trade Directory Entries** Name: Scootabout International Location: 101, Princess Street, Manchester, Lancashire, M1 6DD Classification: Materials Handling Equipment **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	508	-	384208 397860
202	**Contemporary Trade Directory Entries** Name: R M R I Ltd Location: 44, Peter Street, Manchester, Lancashire, M2 5GP Classification: Materials Handling Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (N)	486	-	383661 397930
202	**Contemporary Trade Directory Entries** Name: Kinnarps (Uk) Ltd Location: Colchester House, 38-40, Peter Street, Manchester, M2 5GP Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (NW)	498	-	383644 397937
203	**Contemporary Trade Directory Entries** Name: Spi Materials Location: 105 Princess St, Manchester, Lancashire, M1 6DD Classification: Electricity Companies **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	490	-	384240 397804
204	**Contemporary Trade Directory Entries** Name: E E Chrisp Location: 6, Southern Street, Manchester, M3 4WP Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	499	-	383368 397686
204	**Contemporary Trade Directory Entries** Name: Holt Springs (Manchester) Ltd Location: 16, Bridgewater Street, Manchester, M3 4NH Classification: Spring Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (W)	506	-	383347 397656
205	**Contemporary Trade Directory Entries** Name: Print Copy Shop Location: Mandela Buildings, 99, Oxford Road, Manchester, M1 7EL Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (SE)	511	-	384328 397221
205	**Contemporary Trade Directory Entries** Name: Print Location: Mandela Buildings, 99, Oxford Road, Manchester, M1 7EL Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (SE)	511	-	384328 397221
206	**Contemporary Trade Directory Entries** Name: Buildings 2 Clean Location: 237-239, Deansgate, Manchester, M3 4EN Classification: Commercial Cleaning Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SW (NW)	516	-	383521 397891
207	**Contemporary Trade Directory Entries** Name: Lotus (Manchester) Location: 229-235, Deansgate, Manchester, Lancashire, M3 4EN Classification: Car Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (NW)	526	-	383524 397905
207	**Contemporary Trade Directory Entries** Name: Hobs Repro Location: Manchester, Greater Manchester, M3 4bq Classification: Copying & Duplicating Services **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A17SE (NW)	567	-	383509 397944

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
207	**Contemporary Trade Directory Entries** Name: Hobs On Site Location: 244, Deansgate, Manchester, Lancashire, M3 4BQ Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A17SE (NW)	571	-	383503 397945
208	**Contemporary Trade Directory Entries** Name: Colour Point (Manchester) Ltd Location: Unit 4, Olympia Trading Estate, Great Jackson Street, Manchester, M15 4NP Classification: Photographic Processors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SE (W)	531	-	383320 397283
208	**Contemporary Trade Directory Entries** Name: Pro2col Imaging Ltd Location: Unit 4, Olympia Trading Estate, Great Jackson Street, Manchester, Lancashire, M15 4NP Classification: Photo & Digital Imaging Bureaus **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SE (W)	531	-	383320 397283
209	**Contemporary Trade Directory Entries** Name: W H Hammond & Co (Manchester) Ltd Location: 58, Richmond Street, Manchester, M1 3WB Classification: Soft Furnishings - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	534	-	384296 397807
210	**Contemporary Trade Directory Entries** Name: Farrow & Ball Location: 270, Deansgate, Manchester, M3 4JB Classification: Wallpapers & Wall Coverings **Status: Active** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	539	-	383469 397880
211	**Contemporary Trade Directory Entries** Name: Tom Garner Location: Chester Road, Manchester, M15 4GA Classification: Car Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SE (W)	547	-	383280 397369
212	**Contemporary Trade Directory Entries** Name: Scrap My Car Now For Money Manchester Kws Location: Lawrence Buildings, Manchester, Lancashire, M2 5WQ Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A18SW (N)	551	-	383774 398020
213	**Contemporary Trade Directory Entries** Name: Fleetwood Agencies Ltd Location: 6, Porchfield Square, Manchester, M3 4FG Classification: Rubber & Plastic Products - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	567	-	383376 397824
214	**Contemporary Trade Directory Entries** Name: Forths Location: Amazon House, 3 Brazil Street, Manchester, Lancashire, M1 3PJ Classification: Commercial Vehicle Servicing, Repairs, Parts & Accessories **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (NE)	568	-	384358 397778
214	**Contemporary Trade Directory Entries** Name: Neat & Tidy Location: Amazon House, 3, Brazil Street, Manchester, M1 3PJ Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (NE)	568	-	384358 397778
214	**Contemporary Trade Directory Entries** Name: Kdp (Uk) Ltd Location: 36, Canal Street, Manchester, M1 3WD Classification: Non-Ferrous Metals **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	580	-	384346 397818

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
215	**Contemporary Trade Directory Entries** Name: Lewis Bookmakers Location: 48a, Faulkner Street, Manchester, M1 4FH Classification: Clothing & Fabrics - Manufacturers **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	568	-	384143 397975
216	**Contemporary Trade Directory Entries** Name: K2 Legal Support Location: Castlefield House, Liverpool Road, Manchester, M3 4SB Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	568	-	383334 397766
216	**Contemporary Trade Directory Entries** Name: Nu-Oil & Gas Plc Location: Fifth Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB Classification: Oil & Gas Extraction **Status: Active** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	568	-	383333 397766
217	**Contemporary Trade Directory Entries** Name: Archmate Ltd Location: Flat 15, Granby House, Granby Row, Manchester, M1 7AR Classification: Rubber & Plastic Products - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (E)	584	-	384447 397612
218	**Contemporary Trade Directory Entries** Name: Flanny Cleaning Services Location: Flat 13, Hornchurch Court, Bonsall Street, Manchester, Lancashire, M15 6DS Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NE (S)	587	-	383943 396837
219	**Contemporary Trade Directory Entries** Name: James & Taylor Ltd Location: Eastagte, 2, Castle Street, Manchester, M3 4LZ Classification: Cladding Suppliers & Installers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (W)	589	-	383235 397554
220	**Contemporary Trade Directory Entries** Name: Dr'S Batley & Bisset Location: 11, St. John Street, Manchester, M3 4DW Classification: X-Ray Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	591	-	383419 397905
221	**Contemporary Trade Directory Entries** Name: Boda Skins Location: Lloyds House, 18-22, Lloyd Street, Manchester, M2 5WA Classification: Leather Garments & Products **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (N)	592	-	383718 398054
221	**Contemporary Trade Directory Entries** Name: Manchester Chemicals & Pigments Ltd Location: Lloyds House, 18-22, Lloyd Street, Manchester, Lancashire, M2 5WA Classification: Chemicals - Distributors & Wholesalers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SW (N)	592	-	383718 398054
222	**Contemporary Trade Directory Entries** Name: Manchester City Council Location: Town Hall, Albert Square, Manchester, Lancashire, M2 5DB Classification: Waste Disposal Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (N)	616	-	383867 398089
223	**Contemporary Trade Directory Entries** Name: Call Print Location: 198, Deansgate, Manchester, M3 3NE Classification: Printers **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SW (NW)	620	-	383526 398016
223	**Contemporary Trade Directory Entries** Name: Call Print Location: 198, Deansgate, MANCHESTER, M3 3NE Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (NW)	620	-	383526 398016

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
223	**Contemporary Trade Directory Entries** Name: Proteintech Europe Location: 196, Deansgate, Manchester, M3 3WF Classification: Laboratory Equipment, Instruments & Supplies **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SW (NW)	625	-	383525 398021
223	**Contemporary Trade Directory Entries** Name: Northern Image Centre Location: Invicta House, 2-4, Atkinson Street, Manchester, Lancashire, M3 3HH Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SW (NW)	663	-	383520 398062
224	**Contemporary Trade Directory Entries** Name: Samkou Export Co Location: 26, Richmond Street, Manchester, M1 3NB Classification: Textile Manufacturing **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	620	-	384356 397870
225	**Contemporary Trade Directory Entries** Name: Scrap My Car Now For Money Manchester Kws Location: Croxley House, Manchester, Lancashire, M2 5ND Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A18SW (N)	622	-	383667 398074
225	**Contemporary Trade Directory Entries** Name: The Leaflet Company Location: Manchester, M2 5ND Classification: Distribution Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SW (N)	622	-	383667 398074
226	**Contemporary Trade Directory Entries** Name: Dolly Tub Laundry Service Location: 1a, Bonsall Street, Manchester, M15 6DR Classification: Laundries & Launderettes **Status: Active** Positional Accuracy: Automatically positioned to the address	A8NE (S)	627	-	384034 396819
226	**Contemporary Trade Directory Entries** Name: The Dolly Tub Location: 1, Bonsall Street, Manchester, M15 6DR Classification: Ironing & Home Laundry Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NE (S)	627	-	384034 396819
227	**Contemporary Trade Directory Entries** Name: Manchester Pathology Group Location: 27, Byrom Street, Manchester, M3 4PF Classification: Medical & Dental Laboratories **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	627	-	383367 397905
228	**Contemporary Trade Directory Entries** Name: Leaflet Distribution Manchester Location: Portland Tower,Portland Street, Manchester, Lancashire, M1 3HU Classification: Distribution Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	633	-	384280 397963
228	**Contemporary Trade Directory Entries** Name: See-Av Location: Manchester One, 53 Portland Street, Manchester, Greater Manchester, M1 3LD Classification: Cinema Equipment **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A19SW (NE)	633	-	384280 397963
228	**Contemporary Trade Directory Entries** Name: Best Stairlift Company Reviews Location: Suite 473,53 Portland Street, Manchester, Greater Manchester, M1 3LD Classification: Stairlifts - Manufacturers & Installers **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	633	-	384280 397963

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
228	**Contemporary Trade Directory Entries** Name: Beverley Clifton Morris Location: Portland Tower, Portland Street, Manchester, Lancashire, M1 3LF Classification: Mechanical Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	633	-	384280 397963
228	**Contemporary Trade Directory Entries** Name: Scrap Cars For Cash Manchester Location: Portland St, Manchester, Lancashire, M1 3LF Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A19SW (NE)	633	-	384280 397963
228	**Contemporary Trade Directory Entries** Name: Scrap A Car For Cash Manchester Location: Portland Tower, Portland Street, Manchester, M1 3LD Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	634	-	384280 397963
228	**Contemporary Trade Directory Entries** Name: Debs Europe Liason Office Location: Portland Tower, Portland Street, Manchester, M1 3LD Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	634	-	384280 397963
228	**Contemporary Trade Directory Entries** Name: Scrap A Car Manchester Location: Portland Tower,Portland Street, Manchester, Greater Manchester, M1 3LF Classification: Salvage Dealers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	638	-	384285 397965
229	**Contemporary Trade Directory Entries** Name: Best Rest Location: 120-122, Grosvenor Street, Manchester, M1 7HL Classification: Bed & Mattress Manufacturers **Status: Active** Positional Accuracy: Automatically positioned to the address	A14SW (SE)	633	-	384426 397144
230	**Contemporary Trade Directory Entries** Name: Euro-Industrial Engineering Ltd Location: 133, Grosvenor Street, Manchester, M1 7HE Classification: Pumps - Sales, Servicing & Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	643	-	384404 397085
231	**Contemporary Trade Directory Entries** Name: Hong Kong Printing Co Ltd Location: 41, Faulkner Street, Manchester, M1 4EE Classification: Printers **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	648	-	384224 398021
232	**Contemporary Trade Directory Entries** Name: Sofas4u Location: George House, 48, George Street, Manchester, Lancashire, M1 4HF Classification: Furniture - Reproduction **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SE (NE)	654	-	384140 398073
232	**Contemporary Trade Directory Entries** Name: Prontaprint Location: 71a, Mosley Street, Manchester, M2 3JN Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (N)	658	-	384105 398090
232	**Contemporary Trade Directory Entries** Name: Prontaprint Location: 71a, Mosley Street, Manchester, M2 3JN Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (N)	663	-	384107 398094
232	**Contemporary Trade Directory Entries** Name: Oakland Fabrics Ltd Location: 44, George Street, Manchester, M1 4HF Classification: Textile Manufacturing **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	669	-	384149 398085

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
232	**Contemporary Trade Directory Entries** Name: C F E S Location: Woolwich House, 61, Mosley Street, Manchester, M2 3HZ Classification: Ventilators & Ventilation Systems **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SE (N)	685	-	384117 398115
233	**Contemporary Trade Directory Entries** Name: Muprint Ltd Location: 28, Higher Cambridge Street, MANCHESTER, M15 6AA Classification: Printers **Status: Active** Positional Accuracy: Automatically positioned to the address	A8NE (SE)	659	-	384162 396839
234	**Contemporary Trade Directory Entries** Name: Frank Rostron Location: 39, Princess Street, Manchester, M2 4FN Classification: Shirt Makers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	660	-	383924 398130
234	**Contemporary Trade Directory Entries** Name: Cheshire Shirtmakers Ltd Location: 39, Princess Street, Manchester, Lancashire, M2 4FN Classification: Shirt Makers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	660	-	383924 398130
234	**Contemporary Trade Directory Entries** Name: Nisbet'S Location: 12 Booth Street, Manchester, Greater Manchester, M2 4AW Classification: Catering Equipment **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NE (N)	674	-	383971 398140
235	**Contemporary Trade Directory Entries** Name: Industrial Tomography Systems Location: Sunlight House, Quay Street, Manchester, M3 3JZ Classification: Scientific Apparatus & Instruments - Manufacturers **Status: Active** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	666	-	383473 398039
236	**Contemporary Trade Directory Entries** Name: Smart And Effective Cleaning And Support Services Location: Flat 1, 1, New Welcome Street, Manchester, M15 5NA Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NW (SW)	680	-	383561 396793
237	**Contemporary Trade Directory Entries** Name: Steelcase Solutions Location: 12, Booth Street, Manchester, M2 4AW Classification: Furniture Manufacturers - Home & Office **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	680	-	383975 398145
238	**Contemporary Trade Directory Entries** Name: Direct Line Rescue Location: 17, Quay Street, Manchester, M3 3HN Classification: Car Breakdown & Recovery Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	683	-	383394 398004
238	**Contemporary Trade Directory Entries** Name: Parkgate Shipping Ltd Location: Third Floor, Byrom House, 21, Quay Street, Manchester, M3 3JD Classification: Freight Forwarders **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	721	-	383345 398013
239	**Contemporary Trade Directory Entries** Name: Influx Design & Print Location: 98, Grosvenor Street, Manchester, M1 7HL Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (SE)	683	-	384497 397179
239	**Contemporary Trade Directory Entries** Name: Fleetwood Agencies Location: Grosvenor House, 94-96, Grosvenor Street, Manchester, M1 7HL Classification: Rubber & Plastic Products - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (SE)	693	-	384507 397176

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
239	**Contemporary Trade Directory Entries** Name: Euro Exim Ltd Location: 96-98, Grosvenor Street, Manchester, M1 7HL Classification: Chemicals - Distributors & Wholesalers **Status: Active** Positional Accuracy: Automatically positioned to the address	A14SW (SE)	693	-	384507 397176
239	**Contemporary Trade Directory Entries** Name: Final Print Location: Grosvenor Street,All Saints, Manchester, Greater Manchester, M1 7HL Classification: Printers **Status: Active** Positional Accuracy: Manually positioned to the address or location	A14SW (E)	694	-	384509 397178
239	**Contemporary Trade Directory Entries** Name: Dunkleys Location: 39-44 Davy Close, Park Farm Industrial Estate, Wellingborough, Northamptonshire, NN8 6XX Classification: Food Products - Manufacturers **Status: Active** Positional Accuracy: Manually positioned to the address or location	A14SW (E)	694	-	384509 397178
239	**Contemporary Trade Directory Entries** Name: Wildwood Charcoal & Coppice Products Location: 53 Warehead Cottages, Halnaker, Chichester, West Sussex, PO18 0NF Classification: Coal & Smokeless Fuel Merchants & Distributors **Status: Active** Positional Accuracy: Manually positioned to the address or location	A14SW (E)	694	-	384509 397178
240	**Contemporary Trade Directory Entries** Name: Norman Disney & Young Location: St. James House, 7, Charlotte Street, Manchester, Lancashire, M1 4DZ Classification: Mechanical Engineers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	699	-	384227 398079
240	**Contemporary Trade Directory Entries** Name: British Engineering Services Location: 5, New York Street, Manchester, M1 4JB Classification: Engineering Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	738	-	384233 398120
241	**Contemporary Trade Directory Entries** Name: Bikybiky Ltd Location: Centurion House,129 Deansgate, Manchester, Greater Manchester, M3 3WR Classification: Cycle Accessories, Manufacturers & Wholesalers **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NW (N)	702	-	383636 398148
242	**Contemporary Trade Directory Entries** Name: Cannon Electrical Contractors (Manchester) Ltd Location: 8, Clarence Street, Manchester, M2 4DW Classification: Electrical Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	709	-	383872 398182
242	**Contemporary Trade Directory Entries** Name: Inpeto Ltd Location: Northern Assurance Building, 9-21, Princess Street, Manchester, Lancashire, M2 4DN Classification: Pet Foods & Animal Feeds **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	709	-	383872 398182
242	**Contemporary Trade Directory Entries** Name: Max Spielmann Location: 59a, Cross Street, Manchester, Lancashire, M2 4JW Classification: Photographic Processors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	721	-	383845 398194
242	**Contemporary Trade Directory Entries** Name: Johnsons Cleaners Location: 59, Cross Street, Manchester, M2 4JW Classification: Dry Cleaners **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NW (N)	726	-	383846 398199

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
243	**Contemporary Trade Directory Entries** Name: Whitecliffs Group Location: 61-63, Brown Street, Manchester, Lancashire, M2 2JG Classification: Electrolysis **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	710	-	383995 398172
243	**Contemporary Trade Directory Entries** Name: Tetra Pak Business Services Ltd Location: The Chancery,58 Spring Gdns, Manchester, M2 1EW Classification: Boxes & Cartons **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	730	-	384010 398190
244	**Contemporary Trade Directory Entries** Name: Recycle Nw Location: Fourth Floor,Brazennose House, Brazennose Street, Manchester, Lancashire, M2 5AS Classification: Office Furniture & Equipment **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NW (N)	716	-	383683 398174
244	**Contemporary Trade Directory Entries** Name: Instadrinks Ltd Location: Ridgefield House, 14, John Dalton Street, Manchester, Lancashire, M2 6JR Classification: Vending Machine Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NW (N)	737	-	383705 398200
244	**Contemporary Trade Directory Entries** Name: Commercial Facilities Location: Ridgefield House, 14, John Dalton Street, Manchester, Lancashire, M2 6JR Classification: Cleaning Services - Commercial **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NW (N)	737	-	383705 398200
245	**Contemporary Trade Directory Entries** Name: Aesthetic Services Soda Blasting Location: Devonshire House, 36, George Street, Manchester, M1 4HA Classification: Blast Cleaning **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NE (NE)	718	-	384185 398122
245	**Contemporary Trade Directory Entries** Name: A D T Location: 1, New York Street, Manchester, M1 4HD Classification: Firefighting Equipment **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NE (NE)	761	-	384182 398170
246	**Contemporary Trade Directory Entries** Name: Complete Office Printer Support Location: St. Wilfrids Enterprise Centre, Birchvale Close, Manchester, M15 5BJ Classification: Office Equipment Servicing & Maintenance **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NE (SW)	718	-	383296 396943
247	**Contemporary Trade Directory Entries** Name: Ops International Ltd Location: Brook House, 64-72, Spring Gardens, Manchester, M2 2BQ Classification: Oil Companies **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	718	-	384072 398164
248	**Contemporary Trade Directory Entries** Name: Davidson Powell Design Location: 40, John Dalton Street, Manchester, M2 6LE Classification: Jewellery Manufacturers & Repairers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	719	-	383781 398190
249	**Contemporary Trade Directory Entries** Name: Aaa Office Emporium Location: Pryme Works, Silvercroft Street, Manchester, M15 4WG Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SW (W)	720	-	383117 397307

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
250	**Contemporary Trade Directory Entries** Name: Paragon Service Point Location: Liverpool Road, Manchester, M3 4AQ Classification: Printers **Status: Active** Positional Accuracy: Automatically positioned to the address	A12NW (NW)	721	-	383162 397768
251	**Contemporary Trade Directory Entries** Name: United Global Location: Minshull House, 47, Chorlton Street, Manchester, M1 3FY Classification: Freight Forwarders **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	728	-	384479 397885
252	**Contemporary Trade Directory Entries** Name: Rentokil Specialist Hygiene Location: Faulkner House, Faulkner Street, Manchester, M1 4DY Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	752	-	384264 398118
252	**Contemporary Trade Directory Entries** Name: Scrap Cars Vans Caravans Buyer Location: Faulkner House, Faulkner Street, Manchester, M1 4DY Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	752	-	384264 398118
252	**Contemporary Trade Directory Entries** Name: Arrow Electronics Uk Location: 5 New York Street, Manchester, Greater Manchester, M1 4JB Classification: Electronic Component Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	758	-	384245 398136
253	**Contemporary Trade Directory Entries** Name: Print Chain Location: Barlow House, Minshull Street, Manchester, Greater Manchester, M1 3DZ Classification: Printers **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A19SW (NE)	754	-	384380 398036
254	**Contemporary Trade Directory Entries** Name: Mbnk Ltd Location: 123, Deansgate, Manchester, M3 2BY Classification: Cookers - Sales & Service **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	760	-	383642 398209
254	**Contemporary Trade Directory Entries** Name: Pharma Karma Location: 123, Deansgate, Manchester, M3 2BY Classification: Pharmaceutical Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	760	-	383642 398209
254	**Contemporary Trade Directory Entries** Name: M & M Office Cleaning Services Ltd Location: Grampian House, 144, Deansgate, Manchester, M3 3EE Classification: Commercial Cleaning Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NW (N)	794	-	383603 398234
255	**Contemporary Trade Directory Entries** Name: Nationwide Fuels Llp Location: Ship Canal House,98 King Street, Manchester, Greater Manchester, M2 4WU Classification: Lubricant Manufacturers & Distributors **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NE (N)	768	-	383976 398234
255	**Contemporary Trade Directory Entries** Name: Brenca Metals Ltd Location: Ship Canal House, 98, King Street, Manchester, M2 4WU Classification: Scrap Metal Merchants **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	769	-	383976 398234
255	**Contemporary Trade Directory Entries** Name: Haughton Engineering Services Location: Ship Canal House, 98, King Street, Manchester, Lancashire, M2 4WU Classification: Engineering Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	769	-	383976 398234

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
256	**Contemporary Trade Directory Entries** Name: I D Location: 219, Hulme Walk, Manchester, M15 5FQ Classification: Mechanical Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7SE (SW)	770	-	383486 396730
257	**Contemporary Trade Directory Entries** Name: We Print Group Location: Barnett House, 53, Fountain Street, Manchester, M2 2AN Classification: Printers **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A18NE (N)	772	-	384112 398208
257	**Contemporary Trade Directory Entries** Name: Msl Interiors Location: Barnett House, 53, Fountain Street, Manchester, M2 2AN Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	772	-	384112 398208
257	**Contemporary Trade Directory Entries** Name: Fast Carpet Cleaners Location: Barnett House, 53, Fountain Street, Manchester, M2 2AN Classification: Carpet, Curtain & Upholstery Cleaners **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NE (N)	772	-	384112 398208
257	**Contemporary Trade Directory Entries** Name: Indie Cases Location: Barnett House, Manchester, Lancashire, M2 2AN Classification: Mobile Phone Accessories and Car Kits **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	772	-	384112 398208
257	**Contemporary Trade Directory Entries** Name: Scrap My Car Now For Money Manchester Kws Location: Barnett House, 53, Fountain Street, Manchester, M2 2AN Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	772	-	384112 398208
257	**Contemporary Trade Directory Entries** Name: Urban Icon Location: Barnett House, 53, Fountain Street, Manchester, M2 2AN Classification: Garden & Patio Furniture Manufacturers & Distributors **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NE (N)	772	-	384112 398208
257	**Contemporary Trade Directory Entries** Name: Clean Corner Location: 20 York Street, Manchester, Lancashire, M2 3BB Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	791	-	384123 398224
258	**Contemporary Trade Directory Entries** Name: Alex Atkinson-Fletcher Ltd Location: 76 King Street, Manchester, Greater Manchester, M2 4NH Classification: Printers **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NE (N)	775	-	383877 398248
258	**Contemporary Trade Directory Entries** Name: Wardell Armstrong Llp Location: 76 King Street, Manchester, Greater Manchester, M2 4NH Classification: Engineers - General **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NE (N)	775	-	383877 398248
258	**Contemporary Trade Directory Entries** Name: Allgood Location: 76, King Street, Manchester, M2 4NH Classification: Hardware **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NE (N)	775	-	383877 398248
258	**Contemporary Trade Directory Entries** Name: Wsc Cleaning Location: 82 King St, Manchester, Lancashire, M2 4WQ Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	785	-	383923 398256

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
258	**Contemporary Trade Directory Entries** Name: Firemart Location: 82, King Street, Manchester, M2 4WQ Classification: Firefighting Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	785	-	383923 398256
258	**Contemporary Trade Directory Entries** Name: New Brush Cleaning Contract Services Location: 82, King Street, Manchester, M2 4WQ Classification: Commercial Cleaning Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NE (N)	785	-	383923 398256
258	**Contemporary Trade Directory Entries** Name: Mxm Location: 82, King Street, Manchester, Lancashire, M2 4WQ Classification: Medical Equipment Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	785	-	383923 398256
259	**Contemporary Trade Directory Entries** Name: Burofloor Location: 3, Hardman Street, Manchester, M3 3AW Classification: Carpets & Rugs - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	777	-	383454 398156
259	**Contemporary Trade Directory Entries** Name: Laserox Location: 3, Hardman Street, Manchester, M3 3HF Classification: Medical Equipment Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	777	-	383454 398156
259	**Contemporary Trade Directory Entries** Name: Merlin Repairs Specialists Ltd Location: 3, Hardman Street, Manchester, M3 3HF Classification: Bath Resurfacing **Status: Active** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	781	-	383466 398167
260	**Contemporary Trade Directory Entries** Name: Colloides Naturels Ltd Location: 121 Deansgate, Manchester, M3 2BW Classification: Food Colouring, Flavouring & Additive Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NW (N)	778	-	383650 398230
260	**Contemporary Trade Directory Entries** Name: Advanced Photo Location: 25, John Dalton Street, Manchester, M2 6FW Classification: Photographic Processors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	780	-	383719 398245
260	**Contemporary Trade Directory Entries** Name: Scavolini Store Location: 19 John Dalton St, Manchester, Lancashire, M2 6FW Classification: Kitchen Furniture Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NW (N)	784	-	383713 398248
260	**Contemporary Trade Directory Entries** Name: Apollo Blinds Location: 9, John Dalton Street, Manchester, M2 6FW Classification: Blinds, Awnings & Canopies **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	799	-	383683 398258
260	**Contemporary Trade Directory Entries** Name: Klick Location: 103 Deansgate, Manchester, Lancashire, M3 2BQ Classification: Photographic Processors **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NW (N)	840	-	383672 398298
260	**Contemporary Trade Directory Entries** Name: The Flight Centre Location: 103 Deansgate, Manchester, Lancashire, M3 2BQ Classification: Airports **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NW (N)	840	-	383672 398298

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
261	**Contemporary Trade Directory Entries** Name: M G Trading Castlefield Location: Flat 1, Ship Canal House, 25, Slate Wharf, Manchester, M15 4SX Classification: Toiletries **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	795	-	383027 397554
262	**Contemporary Trade Directory Entries** Name: Avon Tyres Ltd Location: 8, Blantyre Street, Manchester, M15 4LH Classification: Tyre Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SW (W)	801	-	383021 397391
263	**Contemporary Trade Directory Entries** Name: Gazprom Marketing & Trading Retail Ltd Location: Quay St, Manchester, Lancashire, M3 3GY Classification: Gas Suppliers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A17SE (NW)	804	-	383270 398058
263	**Contemporary Trade Directory Entries** Name: Gazprom Marketing & Trading Retail Ltd Location: 27, Quay Street, Manchester, M3 3GY Classification: Gas Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	815	-	383232 398036
263	**Contemporary Trade Directory Entries** Name: Gazprom Marketing & Trading Location: 27, Quay Street, Manchester, M3 3GY Classification: Gas Companies **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	815	-	383232 398036
264	**Contemporary Trade Directory Entries** Name: The Color Co Location: 41, Spring Gardens, Manchester, M2 2BG Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	813	-	384065 398263
264	**Contemporary Trade Directory Entries** Name: The Color Co Location: 41, Spring Gardens, Manchester, M2 2BG Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	813	-	384065 398263
265	**Contemporary Trade Directory Entries** Name: Thomas Pink Location: 58, King Street, Manchester, M2 4LY Classification: Shirt Makers **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NW (N)	813	-	383803 398286
265	**Contemporary Trade Directory Entries** Name: Pure Beauty Location: 49, King Street, Manchester, Lancashire, M2 7AY Classification: Toiletries **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NW (N)	837	-	383832 398310
265	**Contemporary Trade Directory Entries** Name: Jonathan Kaye Location: Third Floor, James Binney House, 52, Cross Street, Manchester, M2 7AR Classification: Jewellery Manufacturers & Repairers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	850	-	383826 398323
265	**Contemporary Trade Directory Entries** Name: Now Time Location: James Binney House, 52, Cross Street, Manchester, M2 7AR Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	850	-	383826 398323
265	**Contemporary Trade Directory Entries** Name: Harrisons Cleaning Specialists Location: National House, 36, St. Ann Street, Manchester, M60 8HF Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	869	-	383838 398343

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
266	**Contemporary Trade Directory Entries** Name: Tanzo Passenger Services Ltd Location: 34-36, King Street, Manchester, M2 6AZ Classification: Bus & Coach Operators & Stations **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NW (N)	824	-	383747 398292
267	**Contemporary Trade Directory Entries** Name: Bright & Clean Manchester Location: 26, Wood Street, Manchester, M3 3EF Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	825	-	383535 398245
267	**Contemporary Trade Directory Entries** Name: Bright & Clean Manchester Location: 26, Wood Street, Manchester, M3 3EF Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	828	-	383529 398247
267	**Contemporary Trade Directory Entries** Name: National Cleaning & Painting Location: 52, Bridge Street, Manchester, M3 3BW Classification: Cleaning Services - Commercial **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	853	-	383539 398277
267	**Contemporary Trade Directory Entries** Name: National Cleaning Location: 52, Bridge Street, Manchester, M3 3BW Classification: Cleaning Services - Commercial **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	853	-	383539 398277
267	**Contemporary Trade Directory Entries** Name: National Cleaning Location: 52, Bridge Street, MANCHESTER, M3 3BW Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	853	-	383539 398277
267	**Contemporary Trade Directory Entries** Name: Granada Dry Cleaners Location: 71-73, Bridge Street, MANCHESTER, M3 2RH Classification: Dry Cleaners **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NW (N)	868	-	383560 398299
268	**Contemporary Trade Directory Entries** Name: Scrap My Car Now For Money Manchester Kws Location: 4, Hardman Square, Manchester, M3 3EB Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	830	-	383358 398160
269	**Contemporary Trade Directory Entries** Name: Direct Service Solutions Location: Manchester, Greater Manchester, M2 4lq Classification: Commercial Cleaning Services **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A18NE (N)	830	-	383928 398300
270	**Contemporary Trade Directory Entries** Name: J M B Professional Location: Pall Mall Court, 61-67, King Street, Manchester, M2 4PD Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	833	-	383979 398299
271	**Contemporary Trade Directory Entries** Name: Richard Conrad & Co Ltd Location: 36-38, Fountain Street, Manchester, M2 2BE Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	844	-	384114 398283
272	**Contemporary Trade Directory Entries** Name: Williams Land Rover Location: Birchall Way, Manchester, M15 6DU Classification: Car Dealers **Status: Active** Positional Accuracy: Automatically positioned to the address	A8SE (S)	855	-	383898 396562

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
273	**Contemporary Trade Directory Entries** Name: Great Man Beer Location: Castlefield, Manchester, Greater Manchester, M3 4BB Classification: Brewers **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A12NW (W)	875	-	382962 397651
274	**Contemporary Trade Directory Entries** Name: Mels Location: 2, Stockland Close, Manchester, M13 9WY Classification: Ironing & Home Laundry Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	876	-	384713 397202
275	**Contemporary Trade Directory Entries** Name: M60 Rescue & Recovery Location: 406 St James Ct,Brown St, Manchester, Lancashire, M2 2JG Classification: Commercial Vehicle Breakdown & Recovery Services **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A18NE (N)	881	-	384026 398341
275	**Contemporary Trade Directory Entries** Name: Universal Utilities Location: Third Floor, Tootal House, 19-21, Spring Gardens, Manchester, M2 1FB Classification: Gas Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	885	-	384093 398331
275	**Contemporary Trade Directory Entries** Name: Calvin Assett Management Ltd Location: 19 Spring Gdns, Manchester, Lancashire, M2 1FB Classification: Meter Manufacturers & Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	887	-	384088 398334
275	**Contemporary Trade Directory Entries** Name: Anywaste Uk Location: St. James Court, 30, Brown Street, Manchester, M2 1DH Classification: Waste Disposal Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	888	-	384013 398350
275	**Contemporary Trade Directory Entries** Name: Wastelift Location: St. James Court, 30, Brown Street, Manchester, M2 1DH Classification: Waste Disposal Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NE (N)	888	-	384013 398350
275	**Contemporary Trade Directory Entries** Name: Octapharma Location: The Zenith Building, 26, Spring Gardens, Manchester, Lancashire, M2 1AB Classification: Pharmaceutical Manufacturers & Distributors **Status: Active** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	900	-	384054 398354
276	**Contemporary Trade Directory Entries** Name: The Ralphs Group Location: 3, Piccadilly Place, Manchester, M1 3BN Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	883	-	384646 397911
276	**Contemporary Trade Directory Entries** Name: Ove Arup & Partners Location: 3, Piccadilly Place, Manchester, M1 3BN Classification: Engineering Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	883	-	384646 397911
276	**Contemporary Trade Directory Entries** Name: Scrap Cars Vans Caravans Buyer Location: 3, Piccadilly Place, Manchester, M1 3BN Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	887	-	384650 397914
276	**Contemporary Trade Directory Entries** Name: Advanced Valve Solutions Uk Ltd Location: 3, Piccadilly Place, Manchester, M1 3BN Classification: Valve Manufacturers & Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	887	-	384650 397914

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
277	**Contemporary Trade Directory Entries** Name: Intertek Testing Services International Location: Bainbridge House, 86-90, London Road, Manchester, M1 2PW Classification: Corrosion Prevention & Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	886	-	384726 397734
277	**Contemporary Trade Directory Entries** Name: Capcis Location: Capcis House, 1, Echo Street, Manchester, M1 7DP Classification: Corrosion Prevention & Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	886	-	384726 397734
277	**Contemporary Trade Directory Entries** Name: Intertek Capcis Location: Bainbridge House, 86-90, London Road, Manchester, M1 2PW Classification: Corrosion Prevention & Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	886	-	384726 397734
278	**Contemporary Trade Directory Entries** Name: Egerton Narrow Boat Ltd Location: The Arches Boatyard, Potato Wharf, Manchester, M3 4NB Classification: Boatbuilders & Repairers **Status: Inactive** Positional Accuracy: Automatically positioned in the proximity of the address	A12NW (W)	895	-	382932 397597
279	**Contemporary Trade Directory Entries** Name: Spamedica Location: Unit 2 Citygate Central,Blantyre Street, Manchester, Greater Manchester, M15 4SQ Classification: Hospitals **Status: Active** Positional Accuracy: Manually positioned to the address or location	A12SW (W)	897	-	382924 397390
280	**Contemporary Trade Directory Entries** Name: Transport For Greater Manchester Location: 2, Picadilly Place, Manchester, Lancashire, M1 3BG Classification: Bus & Coach Operators & Stations **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	902	-	384406 398205
281	**Contemporary Trade Directory Entries** Name: Harrison Cleaning Specialists Location: ST ANNES STREET, Manchester, Lancashire, M60 6AQ Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A18NW (N)	902	-	383774 398373
281	**Contemporary Trade Directory Entries** Name: Currys Digital Location: 22, St. Anns Square, Manchester, M2 7JB Classification: Electrical Goods Sales, Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	936	-	383764 398406
281	**Contemporary Trade Directory Entries** Name: Sandys (Uk) Ltd Location: 6, St. Anns Square, Manchester, M2 7HN Classification: Sports Equipment Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	981	-	383772 398452
282	**Contemporary Trade Directory Entries** Name: Simply Nails Location: 38, King Street West, Manchester, Lancashire, M3 2WZ Classification: Shop Fittings Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NW (N)	904	-	383538 398330
282	**Contemporary Trade Directory Entries** Name: Entwistle Location: 27-29, King Street West, Manchester, M3 2PN Classification: Printers **Status: Active** Positional Accuracy: Automatically positioned to the address	A17NE (N)	942	-	383510 398360

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
282	**Contemporary Trade Directory Entries** Name: Blue Print Reprographics Location: 27-29, King Street West, Manchester, M3 2PN Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (N)	942	-	383511 398361
282	**Contemporary Trade Directory Entries** Name: K B Cleaning Location: 31-33 King Street West, Manchester, M3 2PN Classification: Cleaning Services - Commercial **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NW (N)	952	-	383518 398374
282	**Contemporary Trade Directory Entries** Name: Samson Hosiery Ltd Location: Reedham House,31 King Street West, Manchester, Greater Manchester, M3 2PJ Classification: Lingerie & Hosiery Manufacturers & Wholesalers **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NW (N)	954	-	383517 398375
282	**Contemporary Trade Directory Entries** Name: Entwistle Group L T D Location: Reedham House, 31, King Street West, Manchester, M3 2PN Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	954	-	383517 398375
282	**Contemporary Trade Directory Entries** Name: Toye Kenning & Spencer Ltd Location: Reedham House, 31, King Street West, Manchester, M3 2PJ Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	954	-	383518 398375
283	**Contemporary Trade Directory Entries** Name: Williams Select Location: 19-21, Upper Brook Street, Manchester, M13 9XH Classification: Car Dealers **Status: Active** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	907	-	384690 397062
283	**Contemporary Trade Directory Entries** Name: Stratstone Jaguar Location: 19-21, Upper Brook Street, Manchester, M13 9XH Classification: Car Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	907	-	384691 397062
283	**Contemporary Trade Directory Entries** Name: Williams Jaguar Ltd Location: 19-21, Upper Brook Street, Manchester, M13 9XH Classification: Car Dealers **Status: Active** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	907	-	384690 397062
284	**Contemporary Trade Directory Entries** Name: Sa Group Services Location: Stan, Lancashire, M1 3BL Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A19SE (NE)	907	-	384530 398105
284	**Contemporary Trade Directory Entries** Name: Dordaf & Partners Location: Flat 8, Roby Court, 14, Roby Street, Manchester, M1 3AG Classification: Bathroom Fixtures - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	917	-	384557 398090
285	**Contemporary Trade Directory Entries** Name: Pulse Laser Hairaesthetics Location: 18-20, Fountain Street, Manchester, M2 2AA Classification: Electrolysis **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	912	-	384140 398346

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
285	**Contemporary Trade Directory Entries** Name: Eleven Sports Media Location: 17 Marble Street, Manchester, Greater Manchester, M2 3AW Classification: Sports Equipment Manufacturers & Distributors **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NE (N)	916	-	384110 398358
285	**Contemporary Trade Directory Entries** Name: Orbit Card Services Location: Lowry House,17 Marble Street, Manchester, Greater Manchester, M2 3AW Classification: Cash Registers & Check-Out Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	916	-	384110 398358
286	**Contemporary Trade Directory Entries** Name: Crown Knitwear Ltd Location: 10-20, Grosvenor Street, MANCHESTER, M1 7JJ Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	914	-	384785 397340
286	**Contemporary Trade Directory Entries** Name: Le Missey Ltd Location: 10-20, Grosvenor Street, Manchester, Lancashire, M1 7JJ Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14SE (E)	914	-	384785 397340
287	**Contemporary Trade Directory Entries** Name: Transport For Greater Manchester Location: 2, Piccadilly Place, Manchester, M1 3BG Classification: Bus & Coach Operators & Stations **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	915	-	384640 397981
287	**Contemporary Trade Directory Entries** Name: A & B Engineering Location: 5 Picadilly Pl, Manchester, Lancashire, M1 3BG Classification: Engineering Machine Services **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A19SE (NE)	915	-	384637 397986
288	**Contemporary Trade Directory Entries** Name: Atlantis Piccadilly Laundry Services Location: 121 Woollam Pl, Manchester, M3 4JJ Classification: Laundries & Launderettes **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A17SW (NW)	925	-	382968 397836
289	**Contemporary Trade Directory Entries** Name: Taylor Edwards & Co Location: Royal Buildings, 2, Mosley Street, Manchester, Lancashire, M2 3AN Classification: Gas Companies **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19NW (NE)	944	-	384259 398336
290	**Contemporary Trade Directory Entries** Name: S A Car Services Location: 8 Wyre St, Manchester, M1 2PR Classification: Garage Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14NE (E)	946	-	384785 397748
291	**Contemporary Trade Directory Entries** Name: Spray Shop Supplies Location: 2a, New Elm Road, Manchester, M3 4JH Classification: Car Paint & Lacquer Manufacturers & Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	952	-	382914 397769
292	**Contemporary Trade Directory Entries** Name: Yating Lighting Location: Oxford Rd, Manchester, Lancashire, M13 9PL Classification: Lighting Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A9NE (SE)	967	-	384615 396824
293	**Contemporary Trade Directory Entries** Name: Molton Brown Location: 7, St. Anns Square, Manchester, M2 7EF Classification: Homefurnishings - Manufacturers **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NW (N)	969	-	383842 398442

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
294	**Contemporary Trade Directory Entries** Name: The Leather Shop Location: Gateway House, Piccadilly South, Manchester, M1 2GH Classification: Leather Garments & Products **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	980	-	384742 397938
295	**Contemporary Trade Directory Entries** Name: Keppie Design Location: 1, Portland Street, Manchester, M1 3BE Classification: Mechanical Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	987	-	384519 398224
296	**Contemporary Trade Directory Entries** Name: Hanson Concrete Location: Potato Wharf, Manchester, M3 4NB Classification: Concrete Contractors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A11NE (W)	989	-	382836 397584
297	**Contemporary Trade Directory Entries** Name: Price Location: Market St, Manchester, Lancashire, M60 1TA Classification: Cutlery Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A19NW (NE)	990	-	384250 398390
297	**Contemporary Trade Directory Entries** Name: Belleek Pottery Ltd Location: Market St, Manchester, Lancashire, M60 1TA Classification: Pottery Manufacturers & Suppliers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A19NW (NE)	991	-	384244 398393
298	**Contemporary Trade Directory Entries** Name: Greater Manchester Electronic Booking Location: Gateway House, Piccadilly South, Manchester, Lancashire, M60 7LP Classification: Hospitals **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	990	-	384706 398017
299	**Contemporary Trade Directory Entries** Name: Bright House Trading Location: Flat 46, Ledburn Court, Ledburn Close, Manchester, M15 4HR Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NW (SW)	993	-	382944 396979
299	**Contemporary Trade Directory Entries** Name: Greenhalls Location: Flat 33, Ledburn Court, Ledburn Close, Manchester, M15 4HR Classification: Breakdown and Recovery **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NW (SW)	993	-	382944 396979
300	**Contemporary Trade Directory Entries** Name: Manchester Radiators Location: St. Georges House, 36, Ellesmere Street, Manchester, M15 4JW Classification: Boilers - Servicing, Replacements & Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A11SE (W)	994	-	382834 397329
300	**Contemporary Trade Directory Entries** Name: Futura Tech (Uk) Location: St. Georges House, 36, Ellesmere Street, Manchester, M15 4JW Classification: Plastics - Raw Materials **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A11SE (W)	994	-	382834 397329
300	**Contemporary Trade Directory Entries** Name: Urban Angel Designs Location: St. Georges House, 36, Ellesmere Street, Manchester, Lancashire, M15 4JW Classification: Stationery Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A11SE (W)	994	-	382834 397329
301	**Contemporary Trade Directory Entries** Name: A K A Bespoke Jewellers Location: 61-63, Barton Arcade, Manchester, M3 2BJ Classification: Jewellery Manufacturers & Repairers **Status: Active** Positional Accuracy: Automatically positioned to the address	A23SW (N)	996	-	383747 398465

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
302	**Contemporary Trade Directory Entries** Name: Damp Pro Location: Rodwell Tower, 111, Piccadilly, Manchester, M1 2HY Classification: Damp & Dry Rot Control **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	1000	-	384647 398114
302	**Contemporary Trade Directory Entries** Name: Scrap Yard In Anchester Htt Location: Rodwell Tower, 111, Piccadilly, Manchester, M1 2HY Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	1000	-	384647 398114
302	**Contemporary Trade Directory Entries** Name: Balfour Beatty Rail Signalling Ltd Location: 111 Piccadilly, Manchester, M1 2HY Classification: Railways **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SE (NE)	1000	-	384647 398114
302	**Contemporary Trade Directory Entries** Name: Piccadily Dry Cleaners Location: Unit B,Rodwell Tower,111 Piccadilly, Manchester, Lancashire, M1 2HY Classification: Dry Cleaners **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SE (NE)	1000	-	384647 398114
303	**Fuel Station Entries** Name: Ormond Street Motors Location: 2-4, Lower Ormond Street , , Manchester, Greater Manchester, M1 5QF Brand: Obsolete Premises Type: Not Applicable **Status: Obsolete** Positional Accuracy: Automatically positioned to the address	A13SE (SE)	243	-	384078 397320
304	**Fuel Station Entries** Name: Castlefield Service Station Location: 14, Great Jackson Street , Castlefield , Manchester, Greater Manchester, M15 4NG Brand: Obsolete Premises Type: Not Applicable **Status: Obsolete** Positional Accuracy: Automatically positioned to the address	A12SE (W)	600	-	383248 397279
305	**Points of Interest - Commercial Services** Name: Publicity Location: 2 Gloucester Street, Manchester, M1 5GP Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13NW (NW)	0	8	383844 397455
305	**Points of Interest - Commercial Services** Name: All About Audiences Distribution Location: Hotspur House 2, Gloucester Street, Manchester, M1 5QR Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13NW (NW)	0	8	383843 397455
306	**Points of Interest - Commercial Services** Name: Graham's Motors Location: 59 Whitworth Street West, Manchester, M1 5WW Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NE (NE)	64	8	383939 397495
306	**Points of Interest - Commercial Services** Name: J E Gordon Ltd Location: 60 Whitworth Street West, Manchester, M1 5WW Category: Construction Services Class Code: Metalworkers Including Blacksmiths Positional Accuracy: Positioned to address or location	A13NE (NE)	90	8	383963 397507
306	**Points of Interest - Commercial Services** Name: Smiler Service Location: Unit 3c The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13NE (NE)	94	8	383932 397550

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
307	**Points of Interest - Commercial Services** Name: Kickstart Motorcycles Location: 77 Arches, Whitworth Street West, Manchester, M1 5WQ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NW (W)	118	8	383702 397495
308	**Points of Interest - Commercial Services** Name: Greenbrow Motors Location: 1 Great Marlborough Street, Manchester, M1 5NJ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13SE (E)	184	8	384058 397426
309	**Points of Interest - Commercial Services** Name: M G Mechanical Services Location: 82 Hewitt Street, Manchester, M15 4GB Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NW (W)	226	8	383593 397498
310	**Points of Interest - Commercial Services** Name: I T True Ltd Location: St. James Building 79, Oxford Street, Manchester, M1 6FQ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13NE (NE)	284	8	384075 397678
310	**Points of Interest - Commercial Services** Name: Faupel Plc Location: St. James Buildings 79, Oxford Street, Manchester, M1 6FQ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13NE (NE)	284	8	384075 397678
311	**Points of Interest - Commercial Services** Name: G T Autos Location: 88 Hewitt Street, Manchester, M15 4GB Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A12NE (W)	316	8	383504 397506
312	**Points of Interest - Commercial Services** Name: Duffy Motors Ltd Location: Arch 16-17, Watson Street, Manchester, M3 4LP Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NW (NW)	346	8	383563 397703
312	**Points of Interest - Commercial Services** Name: Duffy Motors Manchester Ltd Location: Arch 16-17, Watson Street, Manchester, M3 4LP Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NW (NW)	347	8	383567 397709
313	**Points of Interest - Commercial Services** Name: D C Motor Engineers Location: 45 York Street, Manchester, M1 7DE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14NW (E)	347	8	384225 397506
314	**Points of Interest - Commercial Services** Name: Manchester Pest Control Location: 14 Commercial Street, Manchester, M15 4PZ Category: Contract Services Class Code: Pest and Vermin Control Positional Accuracy: Positioned to address or location	A12SE (W)	374	8	383460 397358
315	**Points of Interest - Commercial Services** Name: Pest Solutions Ltd Location: Peter House, Oxford Street, Manchester, M1 5AN Category: Contract Services Class Code: Pest and Vermin Control Positional Accuracy: Positioned to address or location	A18SE (N)	377	8	383924 397846
316	**Points of Interest - Commercial Services** Name: The Dash Doctor Location: 321 Deansgate, Manchester, M3 4LQ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A12NE (W)	422	8	383424 397622

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
317	**Points of Interest - Commercial Services** Name: Automation Providers Location: 277 Deansgate, Manchester, M3 4EW Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A12NE (NW)	452	8	383474 397763
318	**Points of Interest - Commercial Services** Name: London Global Location: Imex House 40, Princess Street, Manchester, M1 6DE Category: Recycling Services Class Code: Recycling, Reclamation and Disposal Positional Accuracy: Positioned to address or location	A18SE (NE)	471	8	384170 397843
318	**Points of Interest - Commercial Services** Name: Patriot Advertising Solutions Location: Imex House 40, Princess Street, Manchester, M1 6DE Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A18SE (NE)	472	8	384170 397844
319	**Points of Interest - Commercial Services** Name: The Leaflet Co Location: Croxley House 14, Lloyd Street, Manchester, M2 5ND Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A18SW (N)	622	8	383667 398074
319	**Points of Interest - Commercial Services** Name: The Leaflet Company Location: Croxley House 14, Lloyd Street, Manchester, M2 5ND Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A18SW (N)	622	8	383667 398074
320	**Points of Interest - Commercial Services** Name: Scrap a Car Manchester Location: 53 Portland Street, Manchester, M1 3LD Category: Recycling Services Class Code: Scrap Metal Merchants Positional Accuracy: Positioned to address or location	A19SW (NE)	633	8	384279 397963
320	**Points of Interest - Commercial Services** Name: Leaflet Distribution Manchester Location: Portland Tower, Portland Street, Manchester, M1 3HU Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19SW (NE)	633	8	384280 397963
321	**Points of Interest - Commercial Services** Name: Autolocksmiths 2 U Location: Richmond House 15, Bloom Street, Manchester, M1 3HZ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SW (NE)	657	8	384377 397901
322	**Points of Interest - Commercial Services** Name: M 1 1st Call Autolocksmith Location: Cobac House 14-16, Charlotte Street, Manchester, M1 4FL Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18SE (NE)	663	8	384186 398060
323	**Points of Interest - Commercial Services** Name: United Global Location: Minshull House 47, Chorlton Street, Manchester, M1 3FY Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19SW (NE)	727	8	384478 397885
324	**Points of Interest - Commercial Services** Name: Brenca Metals Ltd Location: Ship Canal House 98, King Street, Manchester, M2 4WU Category: Recycling Services Class Code: Scrap Metal Merchants Positional Accuracy: Positioned to address or location	A18NE (N)	769	8	383976 398234
324	**Points of Interest - Commercial Services** Name: The Accident Group Location: 55 King Street, Manchester, M2 4LQ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18NE (N)	816	8	383933 398286

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
325	**Points of Interest - Commercial Services** Name: D C Motor Engineers Location: 1-3 York Street, Manchester, M1 7DE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18NE (N)	850	8	384082 398298
326	**Points of Interest - Commercial Services** Name: Stobart Group Location: 1 King Street, Manchester, M2 6AW Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A18NW (N)	879	8	383695 398341
326	**Points of Interest - Commercial Services** Name: F1 Mobile Valeting Location: 92-96 Deansgate, Manchester, M3 2QG Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A18NW (N)	956	8	383682 398417
327	**Points of Interest - Commercial Services** Name: Manchester Pest Control Location: 50 London Road, Manchester, M1 2PH Category: Contract Services Class Code: Pest and Vermin Control Positional Accuracy: Positioned to address or location	A19SE (NE)	894	8	384703 397822
328	**Points of Interest - Commercial Services** Name: I C C Within National Car Parks Location: King Street West, Manchester, M3 2WY Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A18NW (N)	949	8	383582 398390
328	**Points of Interest - Commercial Services** Name: Carspa Location: Car Park, King St West, Manchester, Lancashire, M3 2PN Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A18NW (N)	949	8	383582 398390
328	**Points of Interest - Commercial Services** Name: Carspa Car Valet Services Location: Reedham House 31, King Street West, Manchester, M3 2PN Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A18NW (N)	954	8	383518 398375
328	**Points of Interest - Commercial Services** Name: Storage Distribution Ltd Location: Reedham House 31, King Street West, Manchester, M3 2PJ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A18NW (N)	954	8	383518 398375
329	**Points of Interest - Commercial Services** Name: Park N Shine Location: 1-3 Gateway House, Piccadilly South, Manchester, M1 2GH Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A19SE (NE)	985	8	384693 398028
330	**Points of Interest - Commercial Services** Name: Scrap Yard Location: Not Supplied Category: Recycling Services Class Code: Scrap Metal Merchants Positional Accuracy: Positioned to an adjacent address or location	A11NE (W)	986	8	382835 397556
330	**Points of Interest - Commercial Services** Name: Scrap Yard Location: M15 Category: Recycling Services Class Code: Scrap Metal Merchants Positional Accuracy: Positioned to address or location	A11NE (W)	988	8	382833 397556
331	**Points of Interest - Commercial Services** Name: Manchester Auto Electrical Ltd Location: 38 Ellesmere Street, Manchester, M15 4JY Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A11SE (W)	994	8	382834 397329

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
332	**Points of Interest - Education and Health** Name: Greater Manchester Electronic Booking Location: Gateway House, Piccadilly South, Manchester, M60 7LP Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A19SE (NE)	990	8	384706 398017
333	**Points of Interest - Manufacturing and Production** Name: Tank Location: M1 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A13SE (S)	36	8	383867 397388
333	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13SW (S)	112	8	383845 397303
334	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13SE (SE)	86	8	383943 397403
334	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NE (E)	130	8	384007 397447
334	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13SE (E)	137	8	384010 397430
334	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13SE (SE)	150	8	383994 397360
335	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13SE (SE)	178	8	384026 397362
336	**Points of Interest - Manufacturing and Production** Name: Locus Properties Ltd Location: Albion Wharf 19, Albion Street, Manchester, M1 5LN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A13NW (NW)	189	8	383660 397574
337	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (W)	251	8	383567 397482
337	**Points of Interest - Manufacturing and Production** Name: Factory Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SE (W)	325	8	383495 397432
337	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12NE (W)	354	8	383464 397482

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
337	**Points of Interest - Manufacturing and Production** Name: Works Location: M15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12NE (W)	358	8	383460 397481
337	**Points of Interest - Manufacturing and Production** Name: Factory Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SE (W)	362	8	383457 397435
337	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SE (W)	369	8	383452 397416
337	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SE (W)	390	8	383429 397435
337	**Points of Interest - Manufacturing and Production** Name: Works Location: M15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SE (W)	394	8	383425 397434
338	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13SW (W)	280	8	383564 397345
338	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13SW (W)	297	8	383543 397353
339	**Points of Interest - Manufacturing and Production** Name: Nemesis Agency Ltd Location: 1 Oxford Court, Manchester, M2 3WQ Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18SE (N)	317	8	383901 397789
339	**Points of Interest - Manufacturing and Production** Name: Regus Location: Peter House, Oxford Street, Manchester, M1 5AN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18SE (N)	378	8	383925 397847
339	**Points of Interest - Manufacturing and Production** Name: Regus Location: Peter House, Oxford Street, Manchester, M1 5AN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18SE (N)	378	8	383925 397847
340	**Points of Interest - Manufacturing and Production** Name: Works Location: M1 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14NW (E)	317	8	384197 397460
340	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14NW (E)	321	8	384201 397461

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
340	**Points of Interest - Manufacturing and Production** Name: Works Location: M1 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14NW (E)	331	8	384211 397472
340	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14NW (E)	335	8	384215 397473
340	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14NW (E)	388	8	384266 397506
340	**Points of Interest - Manufacturing and Production** Name: Anchester House Management Location: Manchester House 86, Princess Street, Manchester, M1 6NG Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A14NW (E)	429	8	384296 397577
341	**Points of Interest - Manufacturing and Production** Name: Works Location: M1 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14NW (NE)	394	8	384189 397717
341	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14NW (NE)	398	8	384193 397717
342	**Points of Interest - Manufacturing and Production** Name: Citibase Location: Imex House 40, Princess Street, Manchester, M1 6DE Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18SE (NE)	472	8	384170 397844
342	**Points of Interest - Manufacturing and Production** Name: Citibase Location: Imex House 40, Princess Street, Manchester, M1 6DE Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18SE (NE)	472	8	384170 397844
342	**Points of Interest - Manufacturing and Production** Name: Citibase Business Centres Location: Imex House 40, Princess Street, Manchester, M1 6DE Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18SE (NE)	472	8	384170 397844
343	**Points of Interest - Manufacturing and Production** Name: Century House Commissionaire Location: Century Ho, 11 St Peters Sq, Manchester, M2 3DN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18SE (N)	479	8	383980 397940
343	**Points of Interest - Manufacturing and Production** Name: Century House Commissionaire Location: Century House, 11 St Peters Square, Manchester, Greater Manchester, M2 3DN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18SE (N)	479	8	383980 397940
344	**Points of Interest - Manufacturing and Production** Name: Nu-oil & Gas Plc Location: Castlefield House, Liverpool Road, Manchester, M3 4SB Category: Extractive Industries Class Code: Oil and Gas Extraction, Refinery and Product Manufacture Positional Accuracy: Positioned to address or location	A12NE (NW)	568	8	383333 397766

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
345	**Points of Interest - Manufacturing and Production** Name: Bruntwood Location: Portland Tower, Portland Street, Manchester, M1 3LD Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A19SW (NE)	634	8	384280 397963
345	**Points of Interest - Manufacturing and Production** Name: Bruntwood Business Centres Location: Portland Tower, Portland Street, Manchester, M1 3LD Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A19SW (NE)	634	8	384280 397963
345	**Points of Interest - Manufacturing and Production** Name: Bruntwood Location: 53 Portland Street, Manchester, M1 3LD Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A19SW (NE)	635	8	384280 397965
346	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A9NW (SE)	666	8	384420 397067
347	**Points of Interest - Manufacturing and Production** Name: Bruntwood Business Ltd Location: Centurion House 129, Deansgate, Manchester, M3 3WR Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18NW (N)	698	8	383645 398147
347	**Points of Interest - Manufacturing and Production** Name: Mwb Business Exchange Location: John Dalton House 121, Deansgate, Manchester, M3 2BX Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18NW (N)	778	8	383650 398230
347	**Points of Interest - Manufacturing and Production** Name: Forsyth Bros Location: 126 Deansgate, Manchester, M3 2GR Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18NW (N)	858	8	383623 398306
348	**Points of Interest - Manufacturing and Production** Name: Factory Location: M15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SW (W)	698	8	383163 397226
349	**Points of Interest - Manufacturing and Production** Name: St Wilfrid's Enterprise Centre Location: M15 Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to an adjacent address or location	A7NE (SW)	699	8	383311 396954
349	**Points of Interest - Manufacturing and Production** Name: Firmstart Ltd Location: St. Wilfrids Enterprise Centre, Birchvale Close, Manchester, M15 5BJ Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A7NE (SW)	718	8	383296 396943
349	**Points of Interest - Manufacturing and Production** Name: Firmstart Manchester Ltd Location: St. Wilfrids Enterprise Centre, Birchvale Close, Manchester, M15 5BJ Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A7NE (SW)	718	8	383296 396943
350	**Points of Interest - Manufacturing and Production** Name: Regus Location: Barnett House 53, Fountain Street, Manchester, M2 2AN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18NE (N)	772	8	384112 398208

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
350	**Points of Interest - Manufacturing and Production** Name: Abbey Business Centre Location: Barnett House 53, Fountain Street, Manchester, M2 2AN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18NE (N)	772	8	384112 398208
350	**Points of Interest - Manufacturing and Production** Name: Abbey Business Centre Location: Barnett House 53, Fountain Street, Manchester, M2 2AN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18NE (N)	772	8	384112 398208
350	**Points of Interest - Manufacturing and Production** Name: Abbey Business Centre Location: Barnett House 53, Fountain Street, Manchester, M2 2AN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18NE (N)	772	8	384112 398208
351	**Points of Interest - Manufacturing and Production** Name: Orega Management Ltd Location: 76 King Street, Manchester, M2 4NH Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18NE (N)	776	8	383878 398248
351	**Points of Interest - Manufacturing and Production** Name: Regus Location: 82 King Street, Manchester, M2 4WQ Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18NE (N)	785	8	383923 398256
352	**Points of Interest - Manufacturing and Production** Name: Bruntwood Ltd Location: City Tower, Piccadilly Plaza, Manchester, M1 4BT Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A19NW (NE)	825	8	384237 398216
353	**Points of Interest - Manufacturing and Production** Name: 1 Marsden Street Business Centre Location: 1 Marsden Street, Manchester, M2 1HW Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18NE (N)	889	8	383974 398356
354	**Points of Interest - Manufacturing and Production** Name: Tank Location: M15 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A12SW (W)	902	8	382916 397437
355	**Points of Interest - Manufacturing and Production** Name: Factory Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14SE (E)	913	8	384783 397336
355	**Points of Interest - Manufacturing and Production** Name: Factory Location: M1 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to address or location	A14SE (E)	917	8	384786 397333
356	**Points of Interest - Manufacturing and Production** Name: Bruntwood Business Centres Ltd Location: Lowry House 17, Marble Street, Manchester, M2 3AW Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18NE (N)	916	8	384110 398358
357	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12NW (W)	969	8	382856 397592

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
357	**Points of Interest - Manufacturing and Production** Name: Works Location: M15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12NW (W)	973	8	382852 397591
357	**Points of Interest - Manufacturing and Production** Name: Factory Location: M3 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12NW (W)	977	8	382861 397668
358	**Points of Interest - Public Infrastructure** Name: Weirs Location: M1 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A13SW (S)	3	8	383841 397412
359	**Points of Interest - Public Infrastructure** Name: Manchester Oxford Road Rail Station Location: Great Marlborough Street, M1 Category: Public Transport, Stations and Infrastructure Class Code: Railway Stations, Junctions and Halts Positional Accuracy: Positioned to address or location	A13NE (E)	149	8	384029 397472
359	**Points of Interest - Public Infrastructure** Name: Manchester Oxford Road Station Location: Great Marlborough Street, M1 Category: Public Transport, Stations and Infrastructure Class Code: Railway Stations, Junctions and Halts Positional Accuracy: Positioned to address or location	A13NE (E)	149	8	384029 397472
360	**Points of Interest - Public Infrastructure** Name: Tanzo Passenger Services Ltd Location: Peter House, Oxford Street, Manchester, M1 5AN Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to address or location	A18SE (N)	378	8	383925 397847
360	**Points of Interest - Public Infrastructure** Name: Tanzo Passenger Services Ltd Location: Peter House, Oxford Street, Manchester, M1 5AN Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to address or location	A18SE (N)	378	8	383925 397847
361	**Points of Interest - Public Infrastructure** Name: Deansgate Rail Station Location: Hewitt Street, M15 Category: Public Transport, Stations and Infrastructure Class Code: Railway Stations, Junctions and Halts Positional Accuracy: Positioned to address or location	A12NE (W)	382	8	383437 397506
361	**Points of Interest - Public Infrastructure** Name: Deansgate Station Location: Hewitt Street, M3 Category: Public Transport, Stations and Infrastructure Class Code: Railway Stations, Junctions and Halts Positional Accuracy: Positioned to address or location	A12NE (W)	382	8	383437 397506
362	**Points of Interest - Public Infrastructure** Name: Bootle Street Police Station Location: Bootle Street, Manchester, M2 5GU Category: Central and Local Government Class Code: Police Stations Positional Accuracy: Positioned to address or location	A18SW (N)	534	8	383726 397997
363	**Points of Interest - Public Infrastructure** Name: Sluice Location: M3 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A12NE (W)	547	8	383271 397493
364	**Points of Interest - Public Infrastructure** Name: Castle Field Junction Location: M3 Category: Public Transport, Stations and Infrastructure Class Code: Railway Stations, Junctions and Halts Positional Accuracy: Positioned to an adjacent address or location	A12NE (W)	576	8	383257 397601

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
365	**Points of Interest - Public Infrastructure** Name: Manchester City Council Location: Town Hall, Albert Square, Manchester, M2 5DB Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to address or location	A18SE (N)	616	8	383867 398089
366	**Points of Interest - Public Infrastructure** Name: Coach Station Location: M1 Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to an adjacent address or location	A19SW (NE)	641	8	384331 397928
366	**Points of Interest - Public Infrastructure** Name: National Express Ltd Location: Central Coach Station, Chorlton Street, Manchester, M1 3JF Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to address or location	A19SW (NE)	665	8	384347 397945
366	**Points of Interest - Public Infrastructure** Name: National Express Coach Station Location: Central Coach Station, Chorlton Street, Manchester, M1 3JF Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to address or location	A19SW (NE)	665	8	384347 397945
367	**Points of Interest - Public Infrastructure** Name: Weir Location: M3 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A12NW (W)	678	8	383148 397575
368	**Points of Interest - Public Infrastructure** Name: Weir Location: M3 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A12NW (W)	859	8	382986 397683
368	**Points of Interest - Public Infrastructure** Name: Weir Location: M3 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A12NW (W)	871	8	382970 397670
369	**Points of Interest - Public Infrastructure** Name: Bus Station Location: M1 Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to address or location	A19NW (NE)	862	8	384319 398214
369	**Points of Interest - Public Infrastructure** Name: Gmpte Location: 2 Picadilly Place, Manchester, M1 3BG Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to address or location	A19NW (NE)	902	8	384406 398205
370	**Points of Interest - Public Infrastructure** Name: Wastelift Location: St. James Court 30, Brown Street, Manchester, M2 1DH Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to address or location	A18NE (N)	887	8	384013 398349
370	**Points of Interest - Public Infrastructure** Name: Anywaste UK Location: St. James Court 30, Brown Street, Manchester, M2 1DH Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to address or location	A18NE (N)	888	8	384013 398350
370	**Points of Interest - Public Infrastructure** Name: Tesco Petrol Filling Station Location: 58-66 Market Street, Manchester, M1 1PW Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A18NE (N)	984	8	384046 398442

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
371	**Points of Interest - Public Infrastructure** Name: Transport for Greater Manchester Location: 2 Piccadilly Place, Manchester, M1 3BG Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to address or location	A19SE (NE)	915	8	384640 397981
372	**Points of Interest - Recreational and Environmental** Name: Playground Location: Leaf Street, M15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A8NW (S)	497	8	383687 396941
372	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A8NW (S)	503	8	383692 396933
373	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A7NW (SW)	754	8	383149 397105
373	**Points of Interest - Recreational and Environmental** Name: Playground Location: York Street, M15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A7NW (SW)	760	8	383142 397105
373	**Points of Interest - Recreational and Environmental** Name: Play Area Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A12SW (SW)	827	8	383066 397112
373	**Points of Interest - Recreational and Environmental** Name: Play Area Location: Linby Street, M15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A7NW (SW)	831	8	383064 397106
374	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A9NE (E)	953	8	384752 397087
375	**Points of Interest - Recreational and Environmental** Name: Play Area Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A14SE (E)	989	8	384825 397179

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices		
Salford City Council - Environmental Health Department	November 2013	Annual Rolling Update
Trafford Metropolitan Borough Council - Renewal and Environmental Protection	November 2013	Annual Rolling Update
Bury Metropolitan Borough Council - Environmental Health Department	October 2013	Annual Rolling Update
Tameside Metropolitan Borough Council - Environmental Health Department	October 2017	Annual Rolling Update
Manchester City Council - Environmental Health Department	September 2014	Annual Rolling Update
Discharge Consents		
Environment Agency - North West Region	April 2018	Quarterly
Enforcement and Prohibition Notices		
Environment Agency - North West Region	March 2013	As notified
Integrated Pollution Controls		
Environment Agency - North West Region	October 2008	Variable
Integrated Pollution Prevention And Control		
Environment Agency - North West Region	April 2018	Quarterly
Local Authority Integrated Pollution Prevention And Control		
Bury Metropolitan Borough Council - Environmental Health Department	February 2015	Variable
Tameside Metropolitan Borough Council - Environmental Health Department	June 2015	Variable
Salford City Council - Environmental Health Department	March 2015	Variable
Trafford Metropolitan Borough Council - Environmental Health Department	October 2014	Variable
Manchester City Council - Environmental Health Department	September 2014	Variable
Local Authority Pollution Prevention and Controls		
Bury Metropolitan Borough Council - Environmental Health Department	February 2015	Annual Rolling Update
Trafford Metropolitan Borough Council - Environmental Health Department	July 2015	Annual Rolling Update
Tameside Metropolitan Borough Council - Environmental Health Department	June 2015	Annual Rolling Update
Salford City Council - Environmental Health Department	March 2015	Annual Rolling Update
Manchester City Council - Environmental Health Department	September 2014	Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements		
Bury Metropolitan Borough Council - Environmental Health Department	February 2015	Variable
Tameside Metropolitan Borough Council - Environmental Health Department	June 2015	Variable
Salford City Council - Environmental Health Department	March 2015	Variable
Trafford Metropolitan Borough Council - Environmental Health Department	October 2014	Variable
Manchester City Council - Environmental Health Department	September 2014	Variable
Nearest Surface Water Feature		
Ordnance Survey	September 2017	
Pollution Incidents to Controlled Waters		
Environment Agency - North West Region	January 2000	Not Applicable
Prosecutions Relating to Authorised Processes		
Environment Agency - North West Region	March 2013	As notified
Prosecutions Relating to Controlled Waters		
Environment Agency - North West Region	March 2013	As notified
Registered Radioactive Substances		
Scottish Environment Protection Agency - Head Office	January 1998	Not Applicable
Environment Agency - North West Region	January 2015	
River Quality		
Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points		
Environment Agency - Head Office	July 2012	Annually
River Quality Chemistry Sampling Points		
Environment Agency - Head Office	July 2012	Annually
Substantiated Pollution Incident Register		
Environment Agency - North West Region - South Area	April 2018	Quarterly

Data Currency

Agency & Hydrological	Version	Update Cycle
Water Abstractions Environment Agency - North West Region	April 2018	Quarterly
Water Industry Act Referrals Environment Agency - North West Region	October 2017	Quarterly
Groundwater Vulnerability Environment Agency - Head Office	April 2015	Not Applicable
Drift Deposits Environment Agency - Head Office	January 1999	Not Applicable
Bedrock Aquifer Designations British Geological Survey - National Geoscience Information Service	August 2015	As notified
Superficial Aquifer Designations British Geological Survey - National Geoscience Information Service	August 2015	As notified
Source Protection Zones Environment Agency - Head Office	January 2018	Quarterly
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	February 2018	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	February 2018	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	February 2018	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	February 2018	Quarterly
Flood Defences Environment Agency - Head Office	February 2018	Quarterly
OS Water Network Lines Ordnance Survey	January 2018	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	October 2013	As notified
Surface Water Suitability Environment Agency - Head Office	October 2013	As notified
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	As notified

Data Currency

Waste	Version	Update Cycle
BGS Recorded Landfill Sites		
British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Historical Landfill Sites		
Environment Agency - Head Office	April 2018	Quarterly
Integrated Pollution Control Registered Waste Sites		
Environment Agency - North West Region	October 2008	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries)		
Environment Agency - North West Region - South Area	April 2018	Quarterly
Licensed Waste Management Facilities (Locations)		
Environment Agency - North East Region - Ridings Area	April 2018	Quarterly
Environment Agency - North West Region - South Area	April 2018	Quarterly
Local Authority Landfill Coverage		
Bury Metropolitan Borough Council	May 2000	Not Applicable
Manchester City Council - Planning Department	May 2000	Not Applicable
Salford City Council - Environmental Health Department	May 2000	Not Applicable
Tameside Metropolitan Borough Council	May 2000	Not Applicable
Trafford Metropolitan Borough Council - Environmental Health Department	May 2000	Not Applicable
Local Authority Recorded Landfill Sites		
Bury Metropolitan Borough Council	May 2000	Not Applicable
Manchester City Council - Planning Department	May 2000	Not Applicable
Salford City Council - Environmental Health Department	May 2000	Not Applicable
Tameside Metropolitan Borough Council	May 2000	Not Applicable
Trafford Metropolitan Borough Council - Environmental Health Department	May 2000	Not Applicable
Potentially Infilled Land (Non-Water)		
Landmark Information Group Limited	December 1999	Not Applicable
Potentially Infilled Land (Water)		
Landmark Information Group Limited	December 1999	Not Applicable
Registered Landfill Sites		
Environment Agency - North West Region - South Area	March 2003	Not Applicable
Registered Waste Transfer Sites		
Environment Agency - North West Region - South Area	March 2003	Not Applicable
Registered Waste Treatment or Disposal Sites		
Environment Agency - North West Region - South Area	March 2003	Not Applicable

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH)		
Health and Safety Executive	September 2017	Bi-Annually
Explosive Sites		
Health and Safety Executive	March 2017	Variable
Notification of Installations Handling Hazardous Substances (NIHHS)		
Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements		
Trafford Metropolitan Borough Council	April 2016	Variable
Bury Metropolitan Borough Council	February 2016	Variable
Manchester City Council - Planning Department	February 2016	Variable
Tameside Metropolitan Borough Council - Planning and Building Control	February 2016	Variable
Salford City Council	June 2016	Variable
Planning Hazardous Substance Consents		
Trafford Metropolitan Borough Council	April 2016	Variable
Bury Metropolitan Borough Council	February 2016	Variable
Manchester City Council - Planning Department	February 2016	Variable
Tameside Metropolitan Borough Council - Planning and Building Control	February 2016	Variable
Salford City Council	June 2016	Variable

Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	Not Applicable
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	October 2015	As notified
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	May 2018	Bi-Annually
BGS Urban Soil Chemistry British Geological Survey - National Geoscience Information Service	October 2015	As notified
BGS Urban Soil Chemistry Averages British Geological Survey - National Geoscience Information Service	October 2015	As notified
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011	Not Applicable
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	As notified
Mining Instability Ove Arup & Partners	October 2000	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	As notified
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	As notified
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	As notified

Data Currency

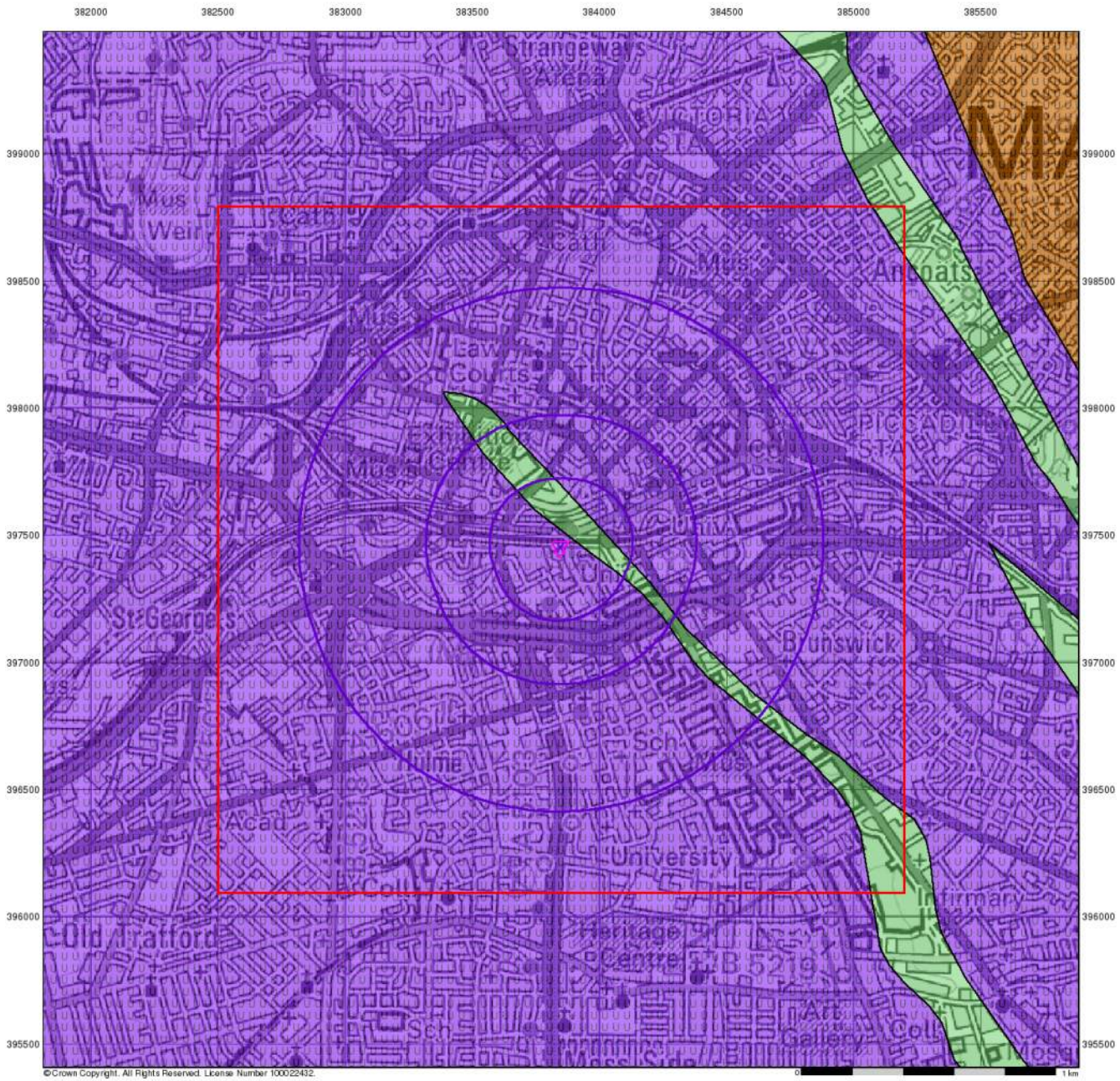
Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	February 2018	Quarterly
Fuel Station Entries Catalist Ltd - Experian	April 2018	Quarterly
Gas Pipelines National Grid	July 2014	Quarterly
Points of Interest - Commercial Services PointX	March 2018	Quarterly
Points of Interest - Education and Health PointX	March 2018	Quarterly
Points of Interest - Manufacturing and Production PointX	March 2018	Quarterly
Points of Interest - Public Infrastructure PointX	March 2018	Quarterly
Points of Interest - Recreational and Environmental PointX	March 2018	Quarterly
Underground Electrical Cables National Grid	December 2015	Bi-Annually

Sensitive Land Use	Version	Update Cycle
Ancient Woodland		
Natural England	October 2017	Bi-Annually
Areas of Adopted Green Belt		
Bury Metropolitan Borough Council	February 2018	As notified
Manchester City Council	February 2018	As notified
Salford City Council	February 2018	As notified
Tameside Metropolitan Borough Council	February 2018	As notified
Trafford Metropolitan Borough Council	February 2018	As notified
Areas of Unadopted Green Belt		
Bury Metropolitan Borough Council	February 2018	As notified
Manchester City Council	February 2018	As notified
Salford City Council	February 2018	As notified
Tameside Metropolitan Borough Council	February 2018	As notified
Trafford Metropolitan Borough Council	February 2018	As notified
Areas of Outstanding Natural Beauty		
Natural England	February 2018	Bi-Annually
Environmentally Sensitive Areas		
Natural England	January 2017	
Forest Parks		
Forestry Commission	April 1997	Not Applicable
Local Nature Reserves		
Natural England	February 2018	Bi-Annually
Marine Nature Reserves		
Natural England	January 2018	Bi-Annually
National Nature Reserves		
Natural England	February 2018	Bi-Annually
National Parks		
Natural England	April 2017	Bi-Annually
Nitrate Vulnerable Zones		
Environment Agency - Head Office	December 2017	Bi-Annually
Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	October 2015	
Ramsar Sites		
Natural England	February 2018	Bi-Annually
Sites of Special Scientific Interest		
Natural England	February 2018	Bi-Annually
Special Areas of Conservation		
Natural England	January 2018	Bi-Annually
Special Protection Areas		
Natural England	February 2018	Bi-Annually

Data Suppliers

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	
Centre for Ecology and Hydrology	
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Peter Brett Associates	



Groundwater Vulnerability

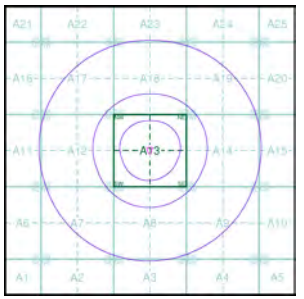
General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes	Soil Classes
Major Aquifer (Highly Permeable)	High (H) 1, 2, 3, U
	Intermediate (I) 1, 2
	Low
Minor Aquifer (Variably Permeable)	High (H) 1, 2, 3, U
	Intermediate (I) 1, 2
	Low
Non Aquifer (Negligibly Permeable)	
Water or Sea	
Drift Deposit	

Site Sensitivity Context Map - Slice A



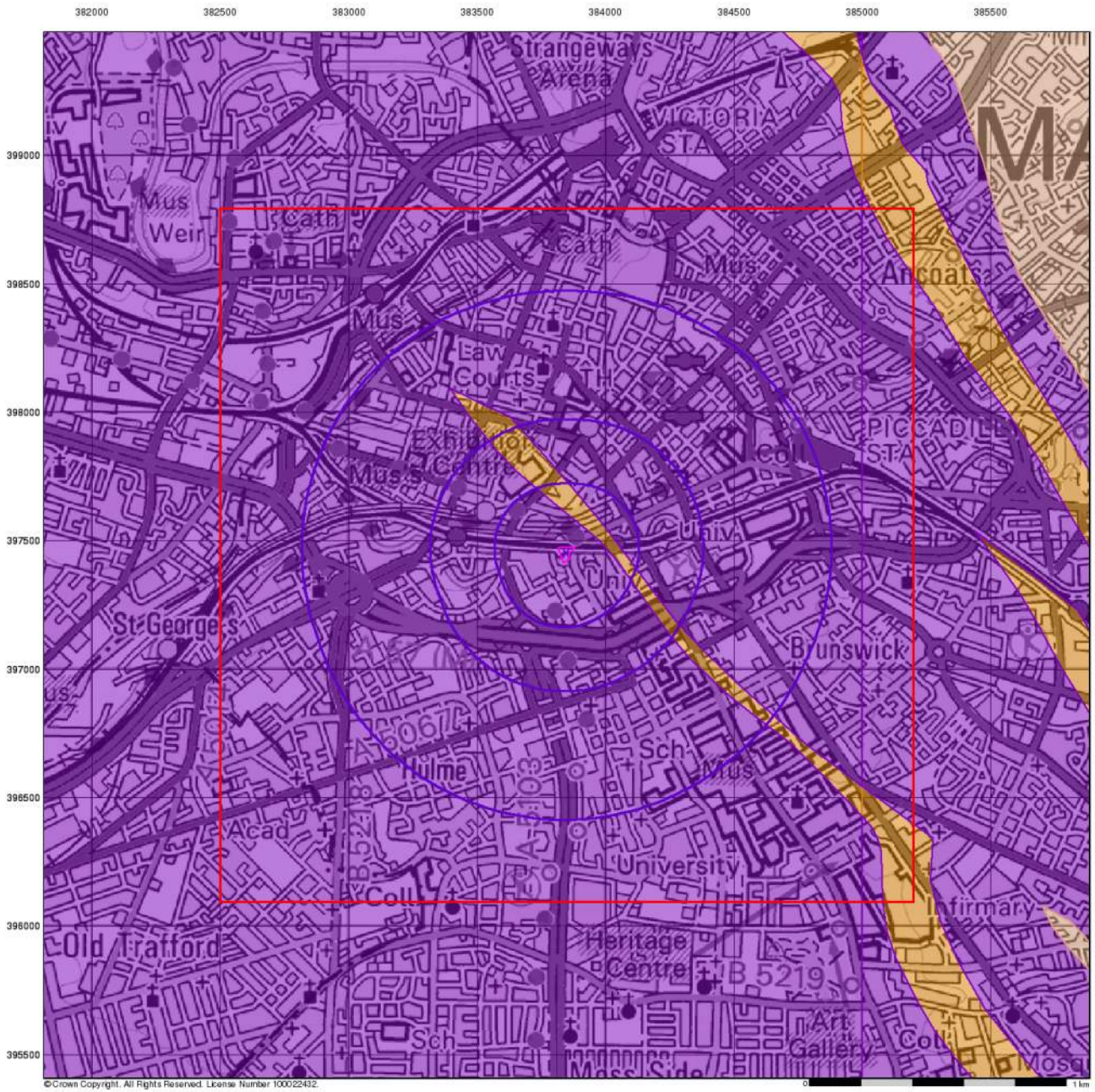
Order Details

Order Number:	166867224_1_1
Customer Ref:	LKC 18 1196
National Grid Reference:	383850, 397450
Slice:	A
Site Area (Ha):	0.22
Search Buffer (m):	1000

Site Details

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LK GROUP

Bedrock Aquifer Designation

General

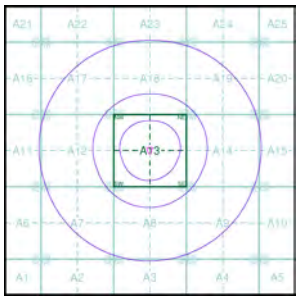
Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



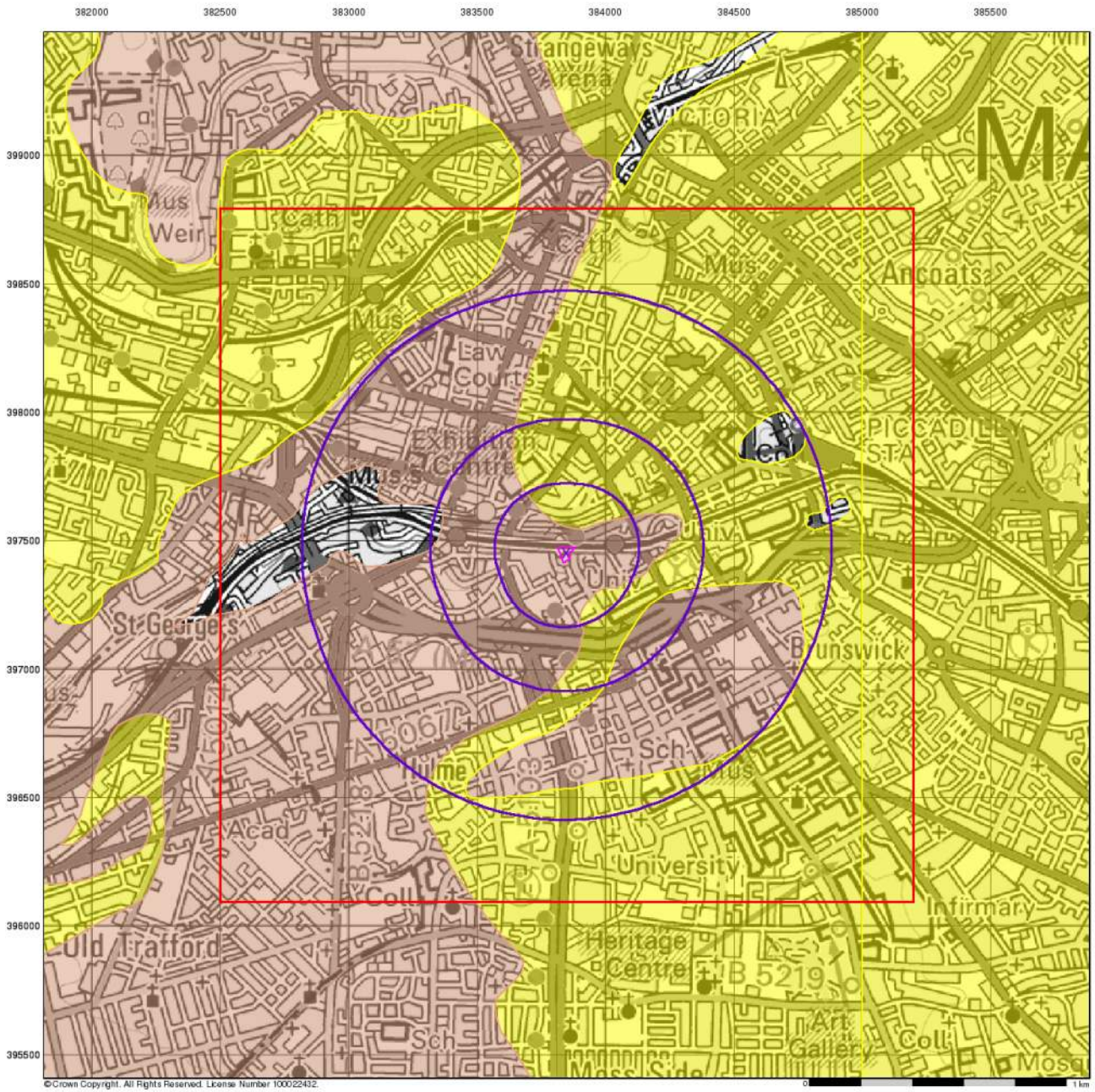
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Superficial Aquifer Designation

General

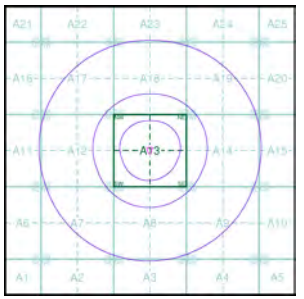
Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



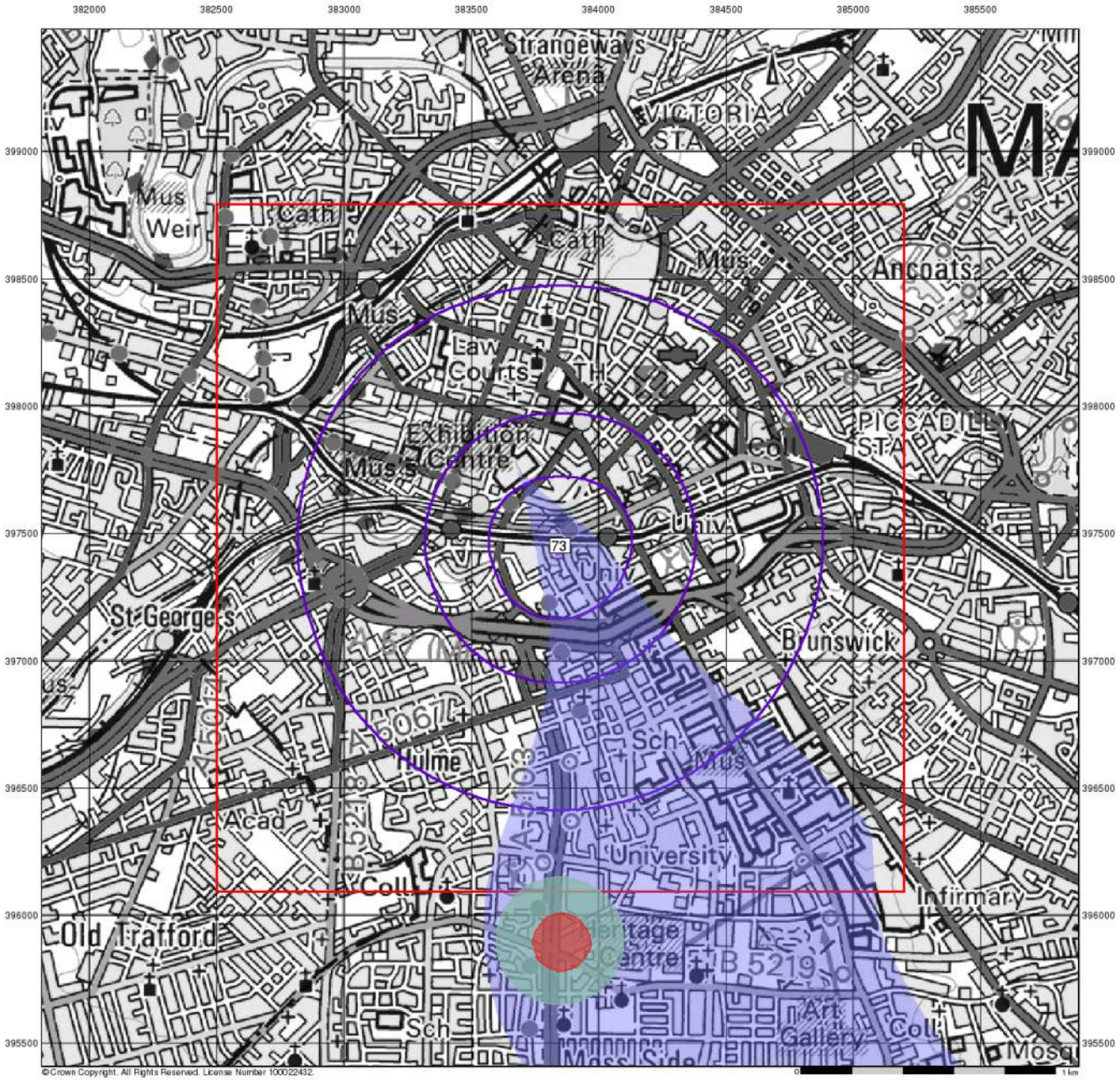
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Source Protection Zones

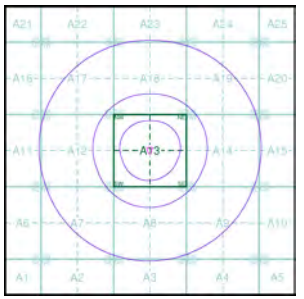
General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

- Inner zone (Zone 1)
- Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- Total catchment - subsurface activity only (Zone 3c)
- Special interest (Zone 4)

Site Sensitivity Context Map - Slice A

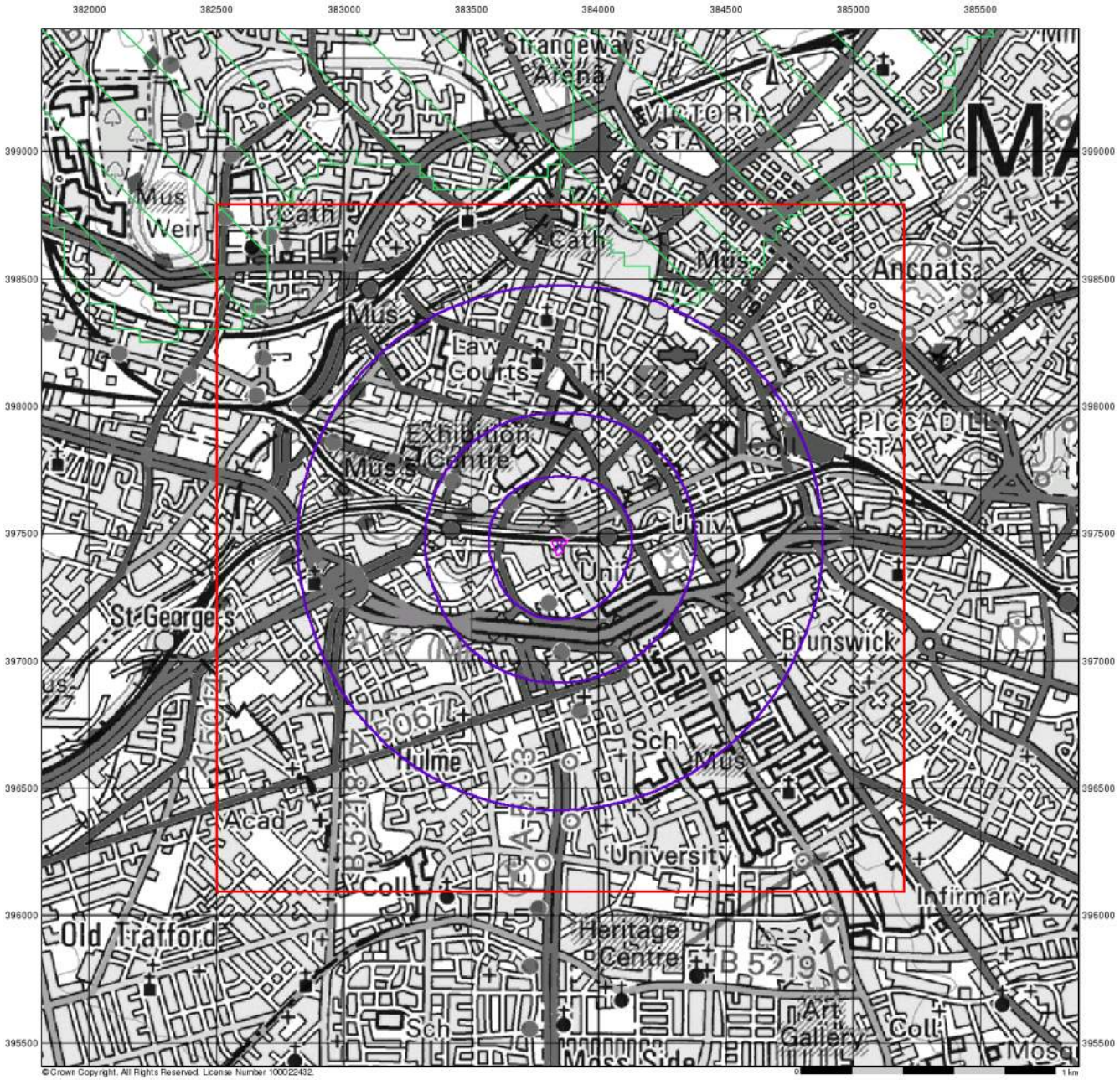


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Site Details

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Sensitive Land Uses

General

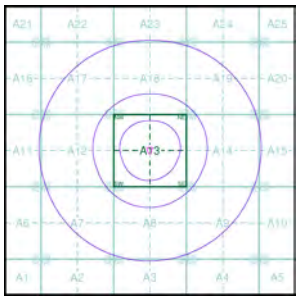
Specified Site | Specified Buffer(s) | Bearing Reference Point

Slice | Map ID

Sensitive Land Uses

- Ancient Woodland
- Area of Adopted Green Belt
- Area of Unadopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- World Heritage Sites

Site Sensitivity Context Map - Slice A

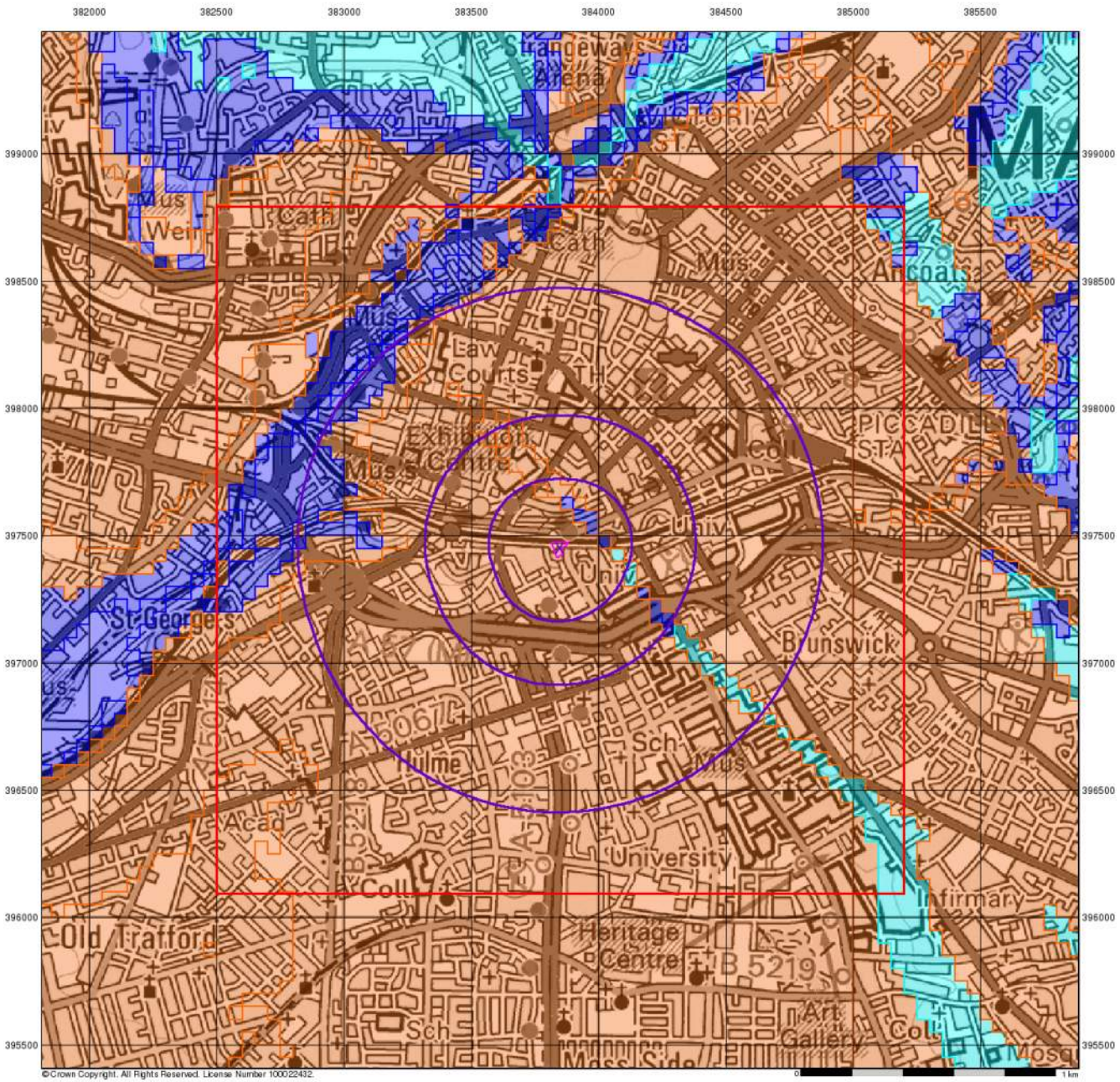


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Search Buffer (m):	1000

Site Details

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BGS Flood GFS Data

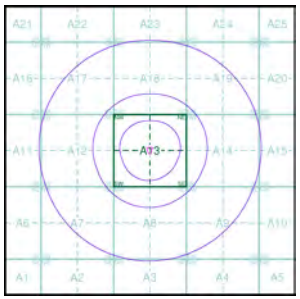
General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice

Agency and Hydrological (Flood)

- Limited Potential for Groundwater Flooding to Occur
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding to Occur at Surface

Site Sensitivity Context Map - Slice A

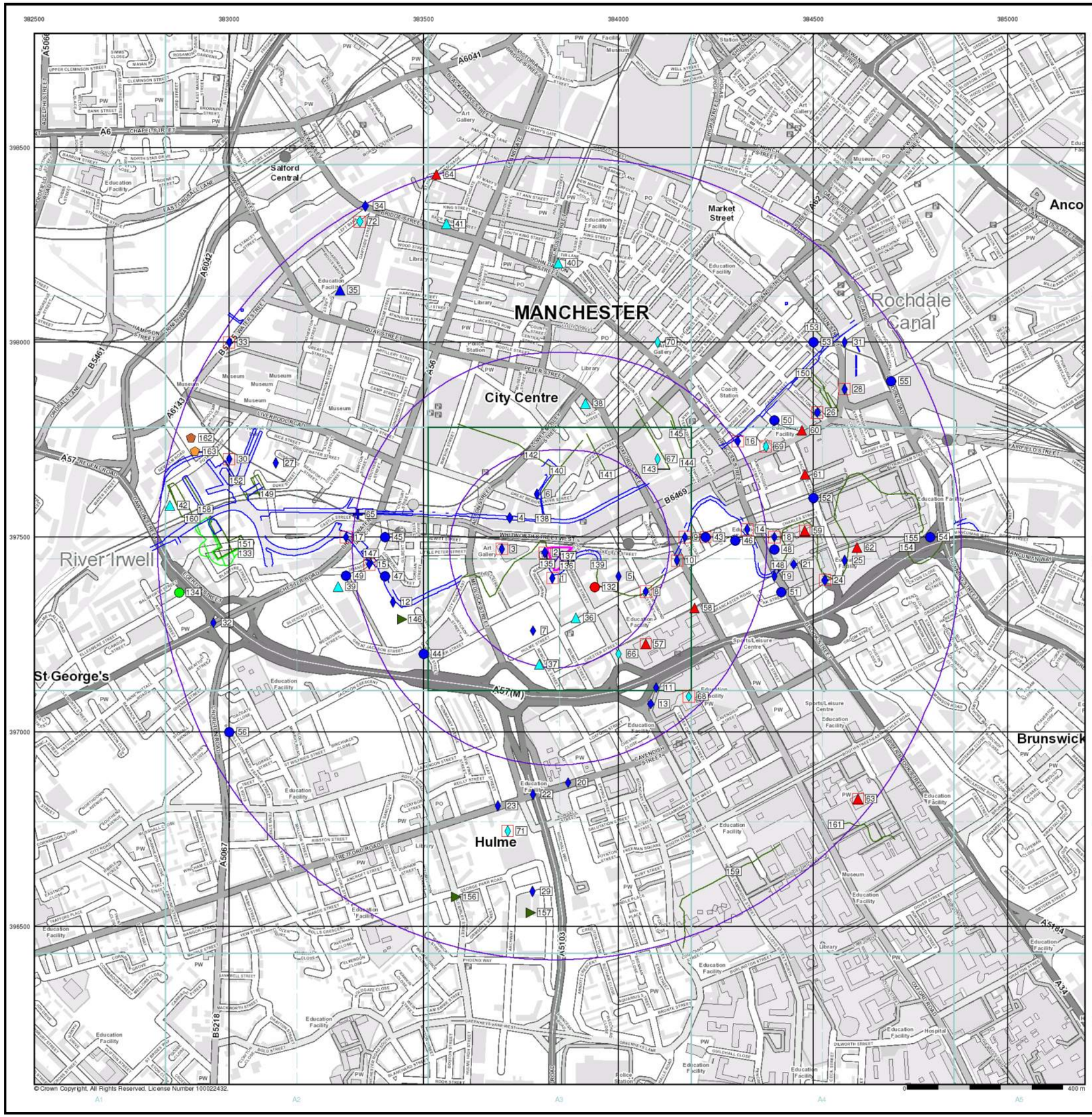


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Slice:	A
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Search Buffer (m):	1000

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General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

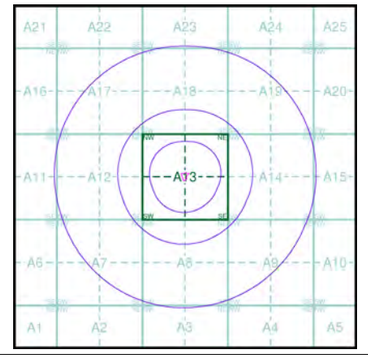
Geological

- BGS Recorded Mineral Site

Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Site Sensitivity Map - Slice A



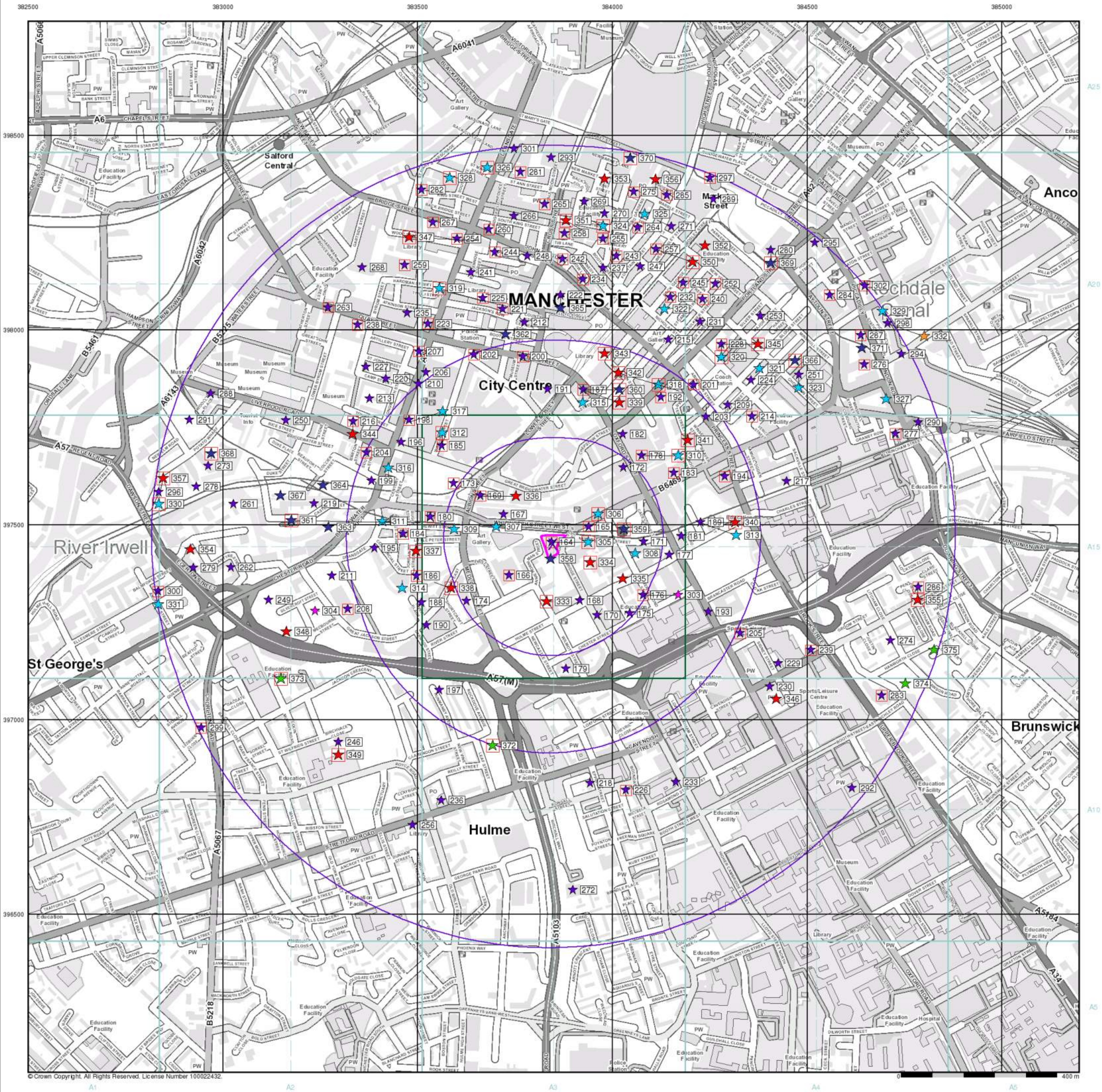
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Industrial Land Use Map

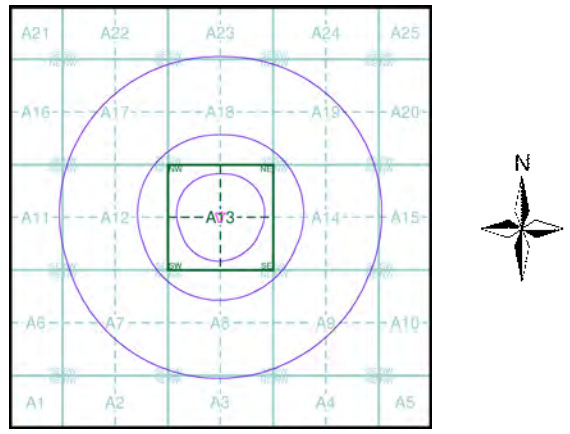
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- Gas Pipeline
- Points of Interest - Commercial Services
- Points of Interest - Education and Health
- Points of Interest - Manufacturing and Production
- Points of Interest - Public Infrastructure
- Points of Interest - Recreational and Environmental
- Underground Electrical Cables

Industrial Land Use Map - Slice A



Order Details

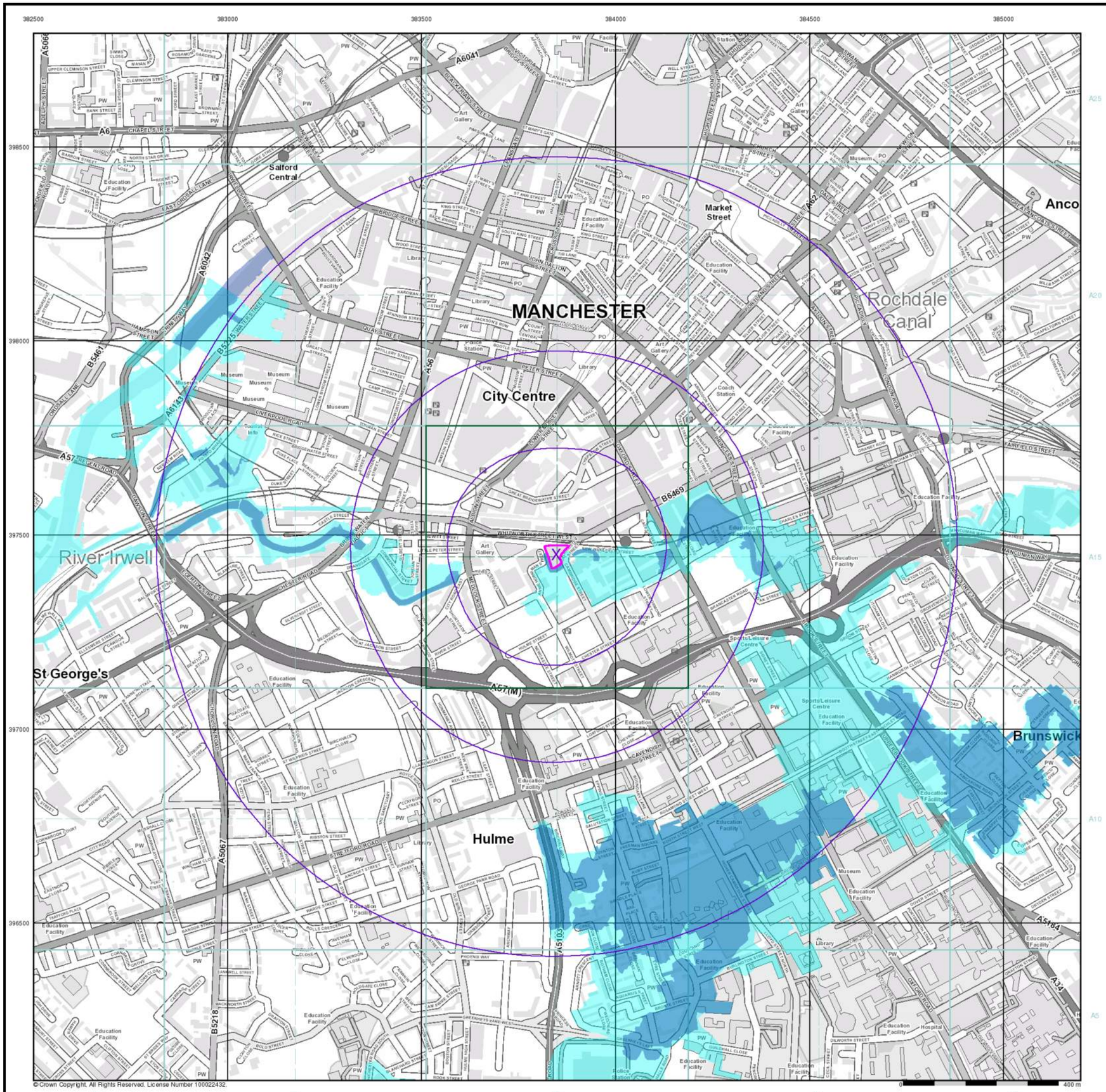
Order Number:	166867224_1_1
Customer Ref:	LKC 18 1196
National Grid Reference:	383850, 397450
Slice:	A
Site Area (Ha):	0.22
Search Buffer (m):	1000

Site Details

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Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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LK GROUP

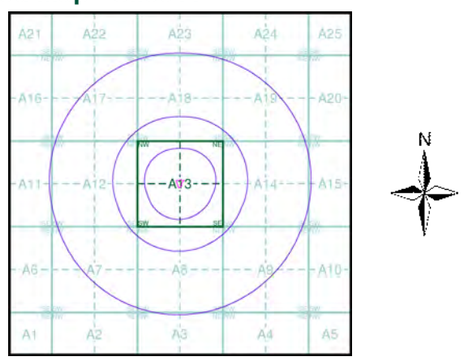
General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice A



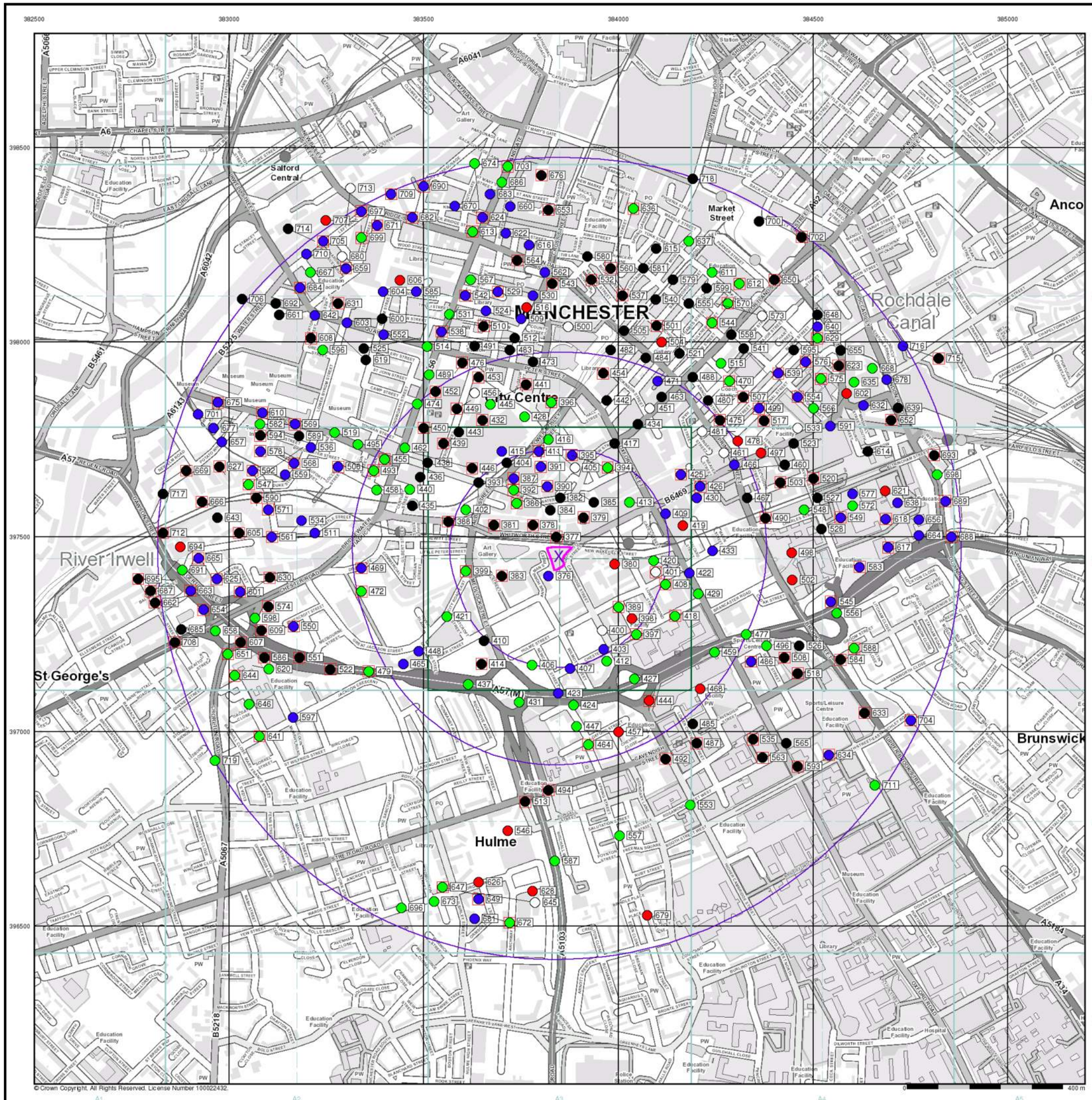
Order Details

Order Number:	166867224_1_1
Customer Ref:	LKC 18 1196
National Grid Reference:	383850, 397450
Slice:	A
Site Area (Ha):	0.22
Search Buffer (m):	1000

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General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

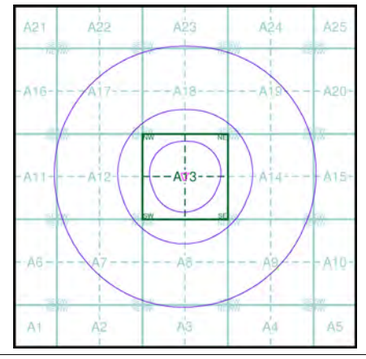
Agency and Hydrological (Boreholes)

- BGS Borehole Depth 0 - 10m
- BGS Borehole Depth 10 - 30m
- BGS Borehole Depth 30m +
- Confidential
- Other

For Borehole information please refer to the Borehole .csv file which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Borehole Map - Slice A



Order Details

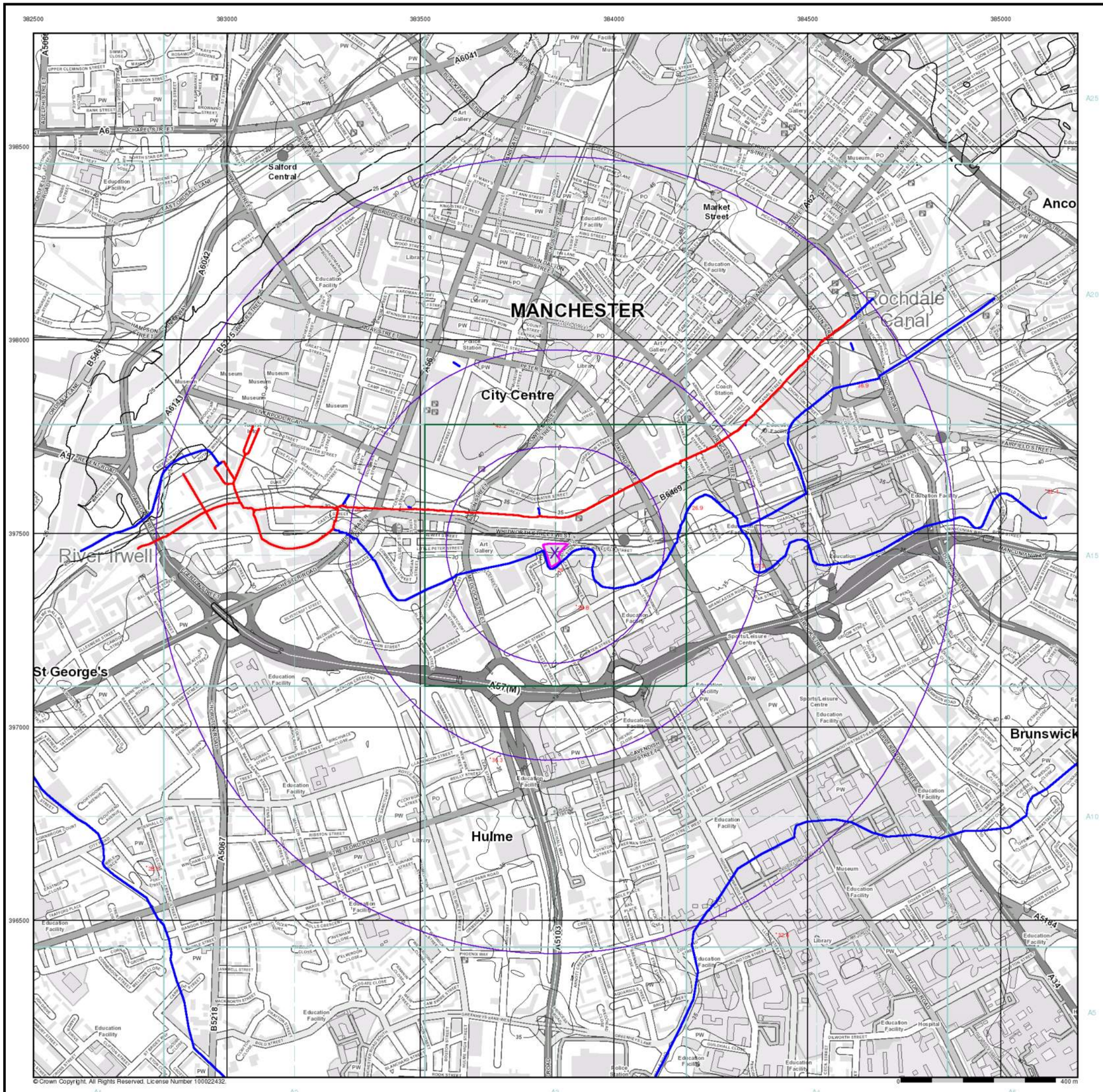
Order Number:	166867224_1_1
Customer Ref:	LKC 18 1196
National Grid Reference:	383850, 397450
Slice:	A
Site Area (Ha):	0.22
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- Bearing Reference Point

OS Water Network Data

- Canal
- Reservoir
- Foreshore
- Marsh
- Tidal River
- Inland River
- Drain
- Other
- Lake
- Transfer
- Lock Or Flight Of Locks
- Sea

Contours (height in meters)

Standard Contour 105 100 95

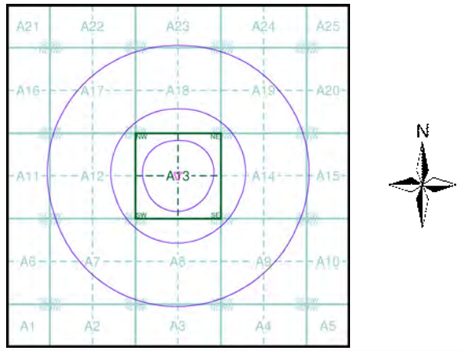
Master Contour

Spot Height 167.3

MLW Mean Low Water

MHW Mean High Water

OS Water Network Map - Slice A



Order Details

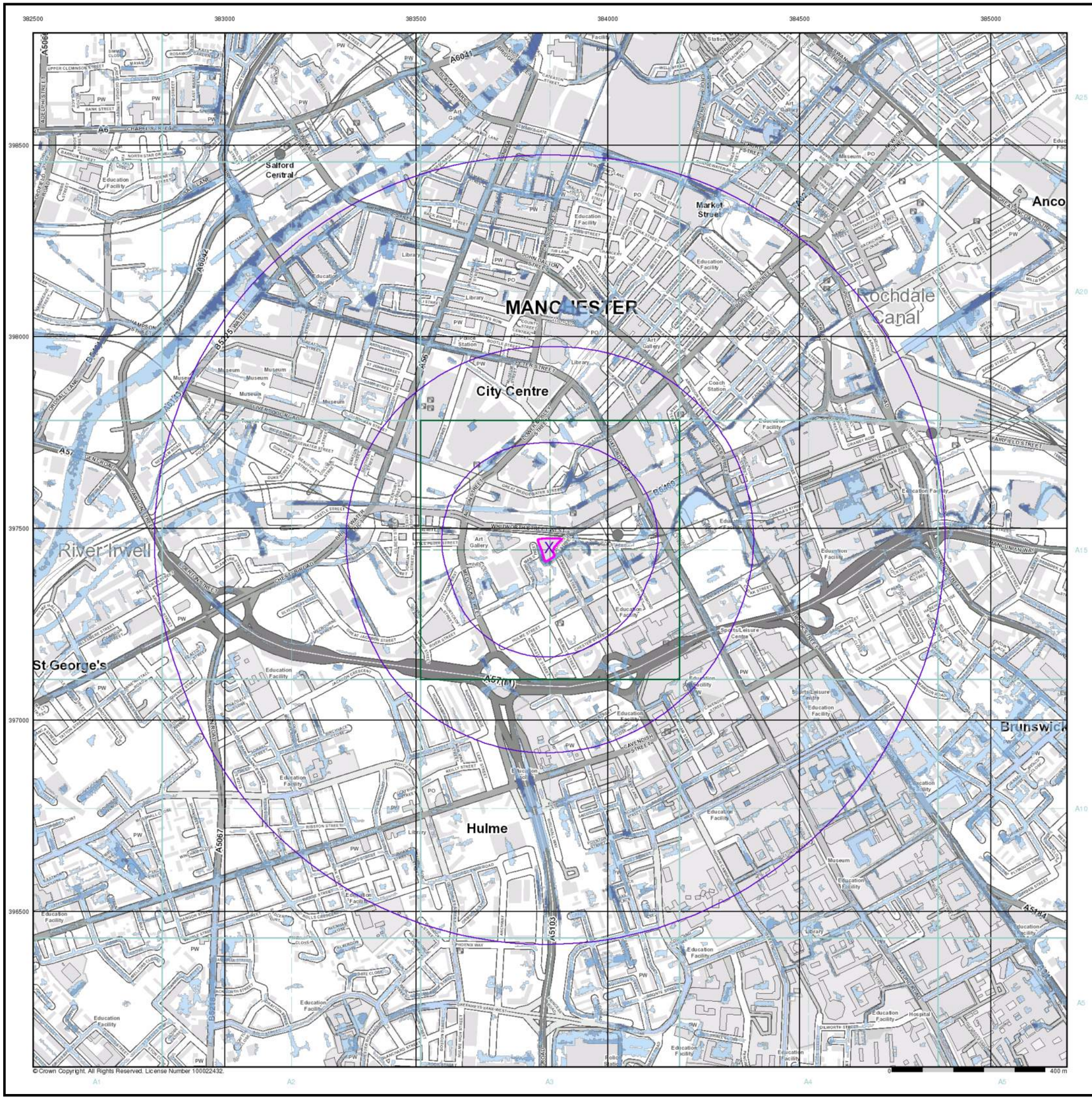
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Customer Ref:	LKC 18 1196
National Grid Reference:	383850, 397450
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- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Risk of Flooding from Surface Water

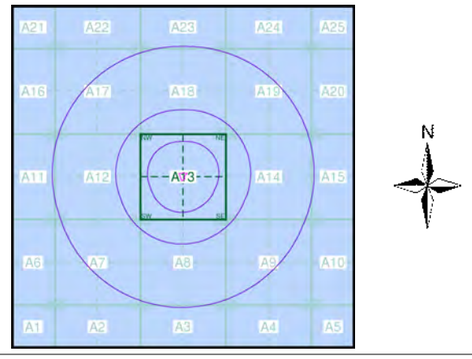
- High - 30 Year Return
- Medium - 100 Year Return
- Low - 1000 Year Return

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A



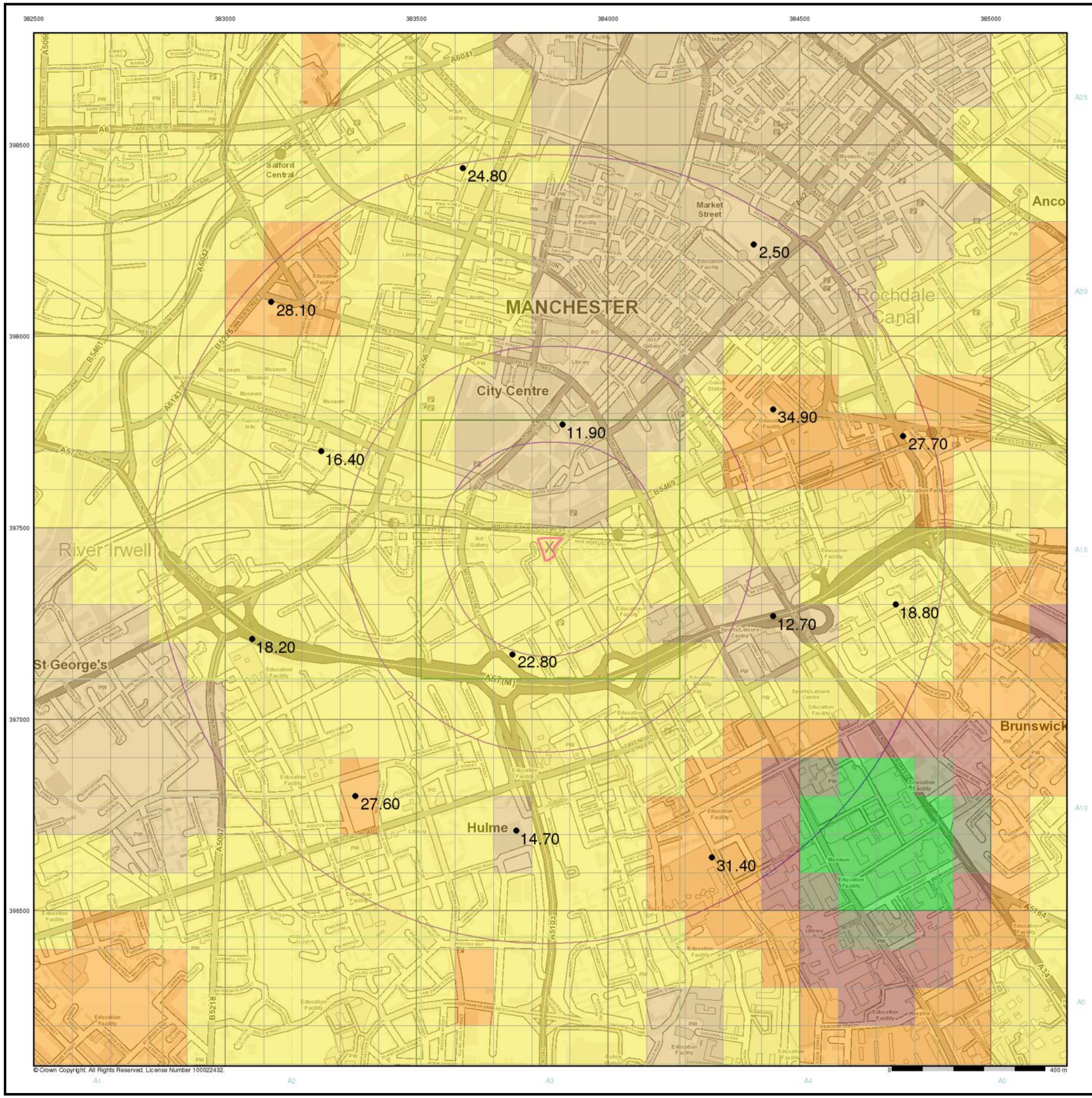
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Order Number:	166867224_1_1
Customer Ref:	LKC 18 1196
National Grid Reference:	383850, 397450
Slice:	A
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General

Specified Site | Specified Buffer(s) | X Bearing Reference Point

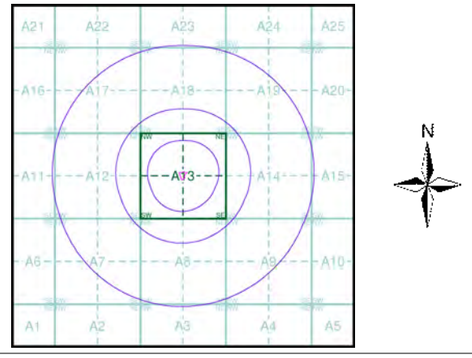
Urban Soil Chemistry Arsenic

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Arsenic Concentrations mg/kg

- < 15
- 15 - 25
- 25 - 35
- 35 - 45
- 45 - 60
- 60 - 120
- > 120

Urban Soil Chemistry Arsenic - Slice A



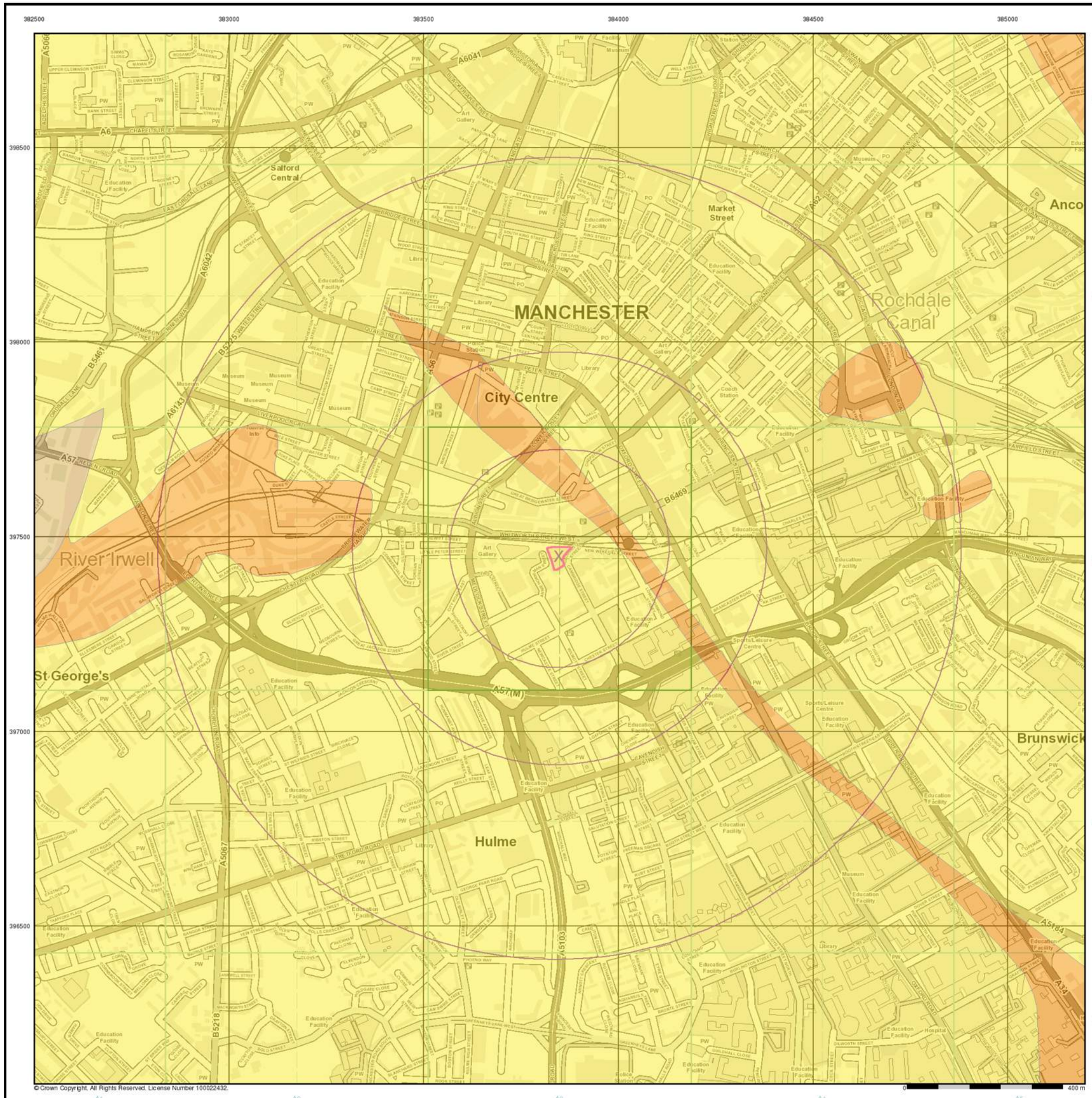
Order Details

Order Details:	166867224_1_1
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National Grid Reference:	383850, 397450
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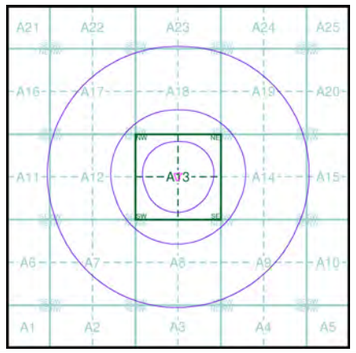
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Arsenic

Arsenic Concentrations mg/kg

- < 15
- 15 - 25
- 25 - 35
- 35 - 45
- 45 - 60
- 60 - 120
- > 120

Estimated Soil Chemistry Arsenic - Slice A



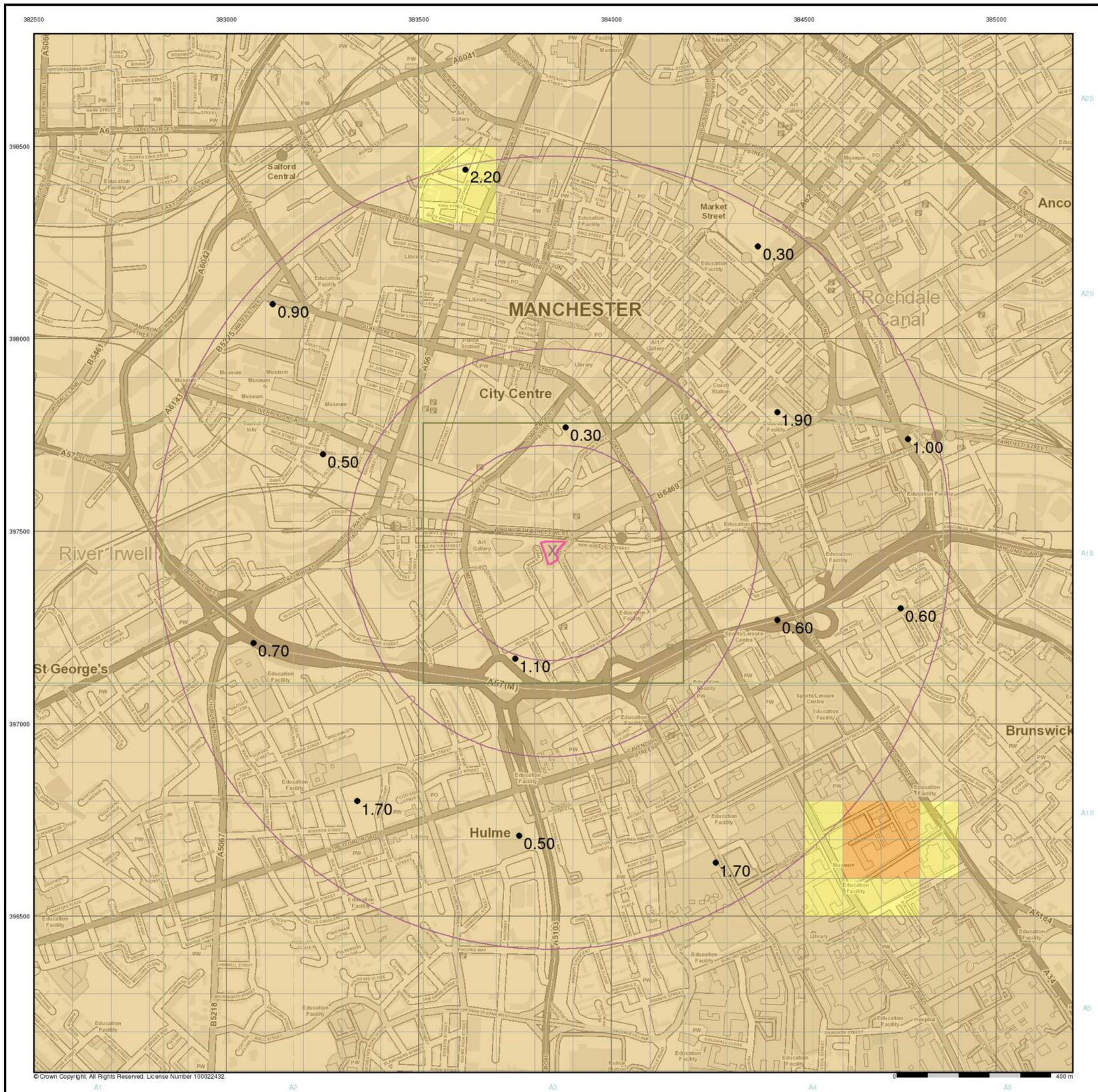
Order Details

Order Details:	166867224_1_1
Customer Ref:	LKC 18 1196
National Grid Reference:	383850, 397450
Slice:	A
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Specified Site | Specified Buffer(s) | Bearing Reference Point

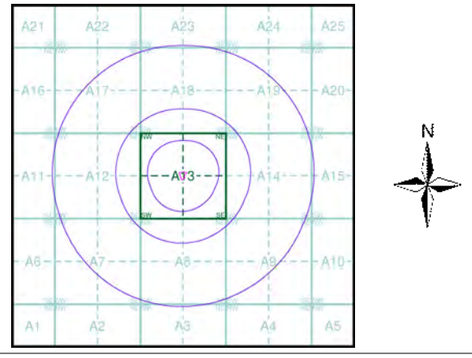
Urban Soil Chemistry Cadmium

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Cadmium Concentrations mg/kg

< 1.8
1.8 - 2.2
2.2 - 3.0
> 3.0

Urban Soil Chemistry Cadmium - Slice A



Order Details

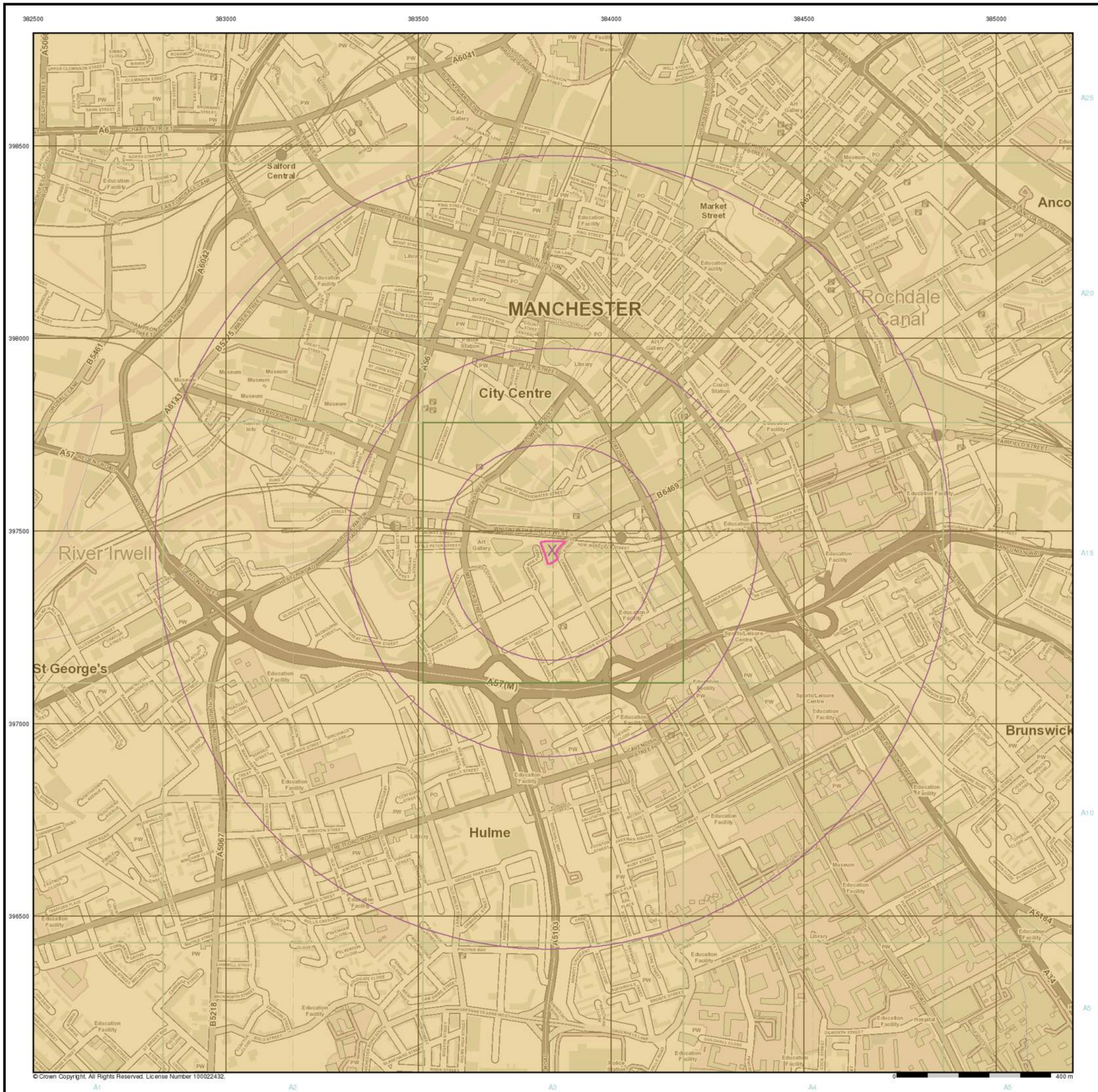
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Customer Ref:	LKC 18 1196
National Grid Reference:	383850, 397450
Slice:	A
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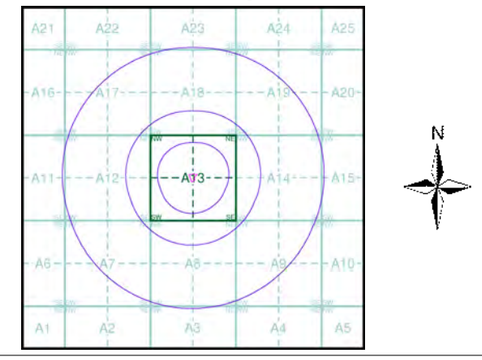
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Cadmium

Cadmium Concentrations mg/kg

- < 1.8
- 1.8 - 2.2
- 2.2 - 3.0
- > 3.0

Estimated Soil Chemistry Cadmium - Slice A



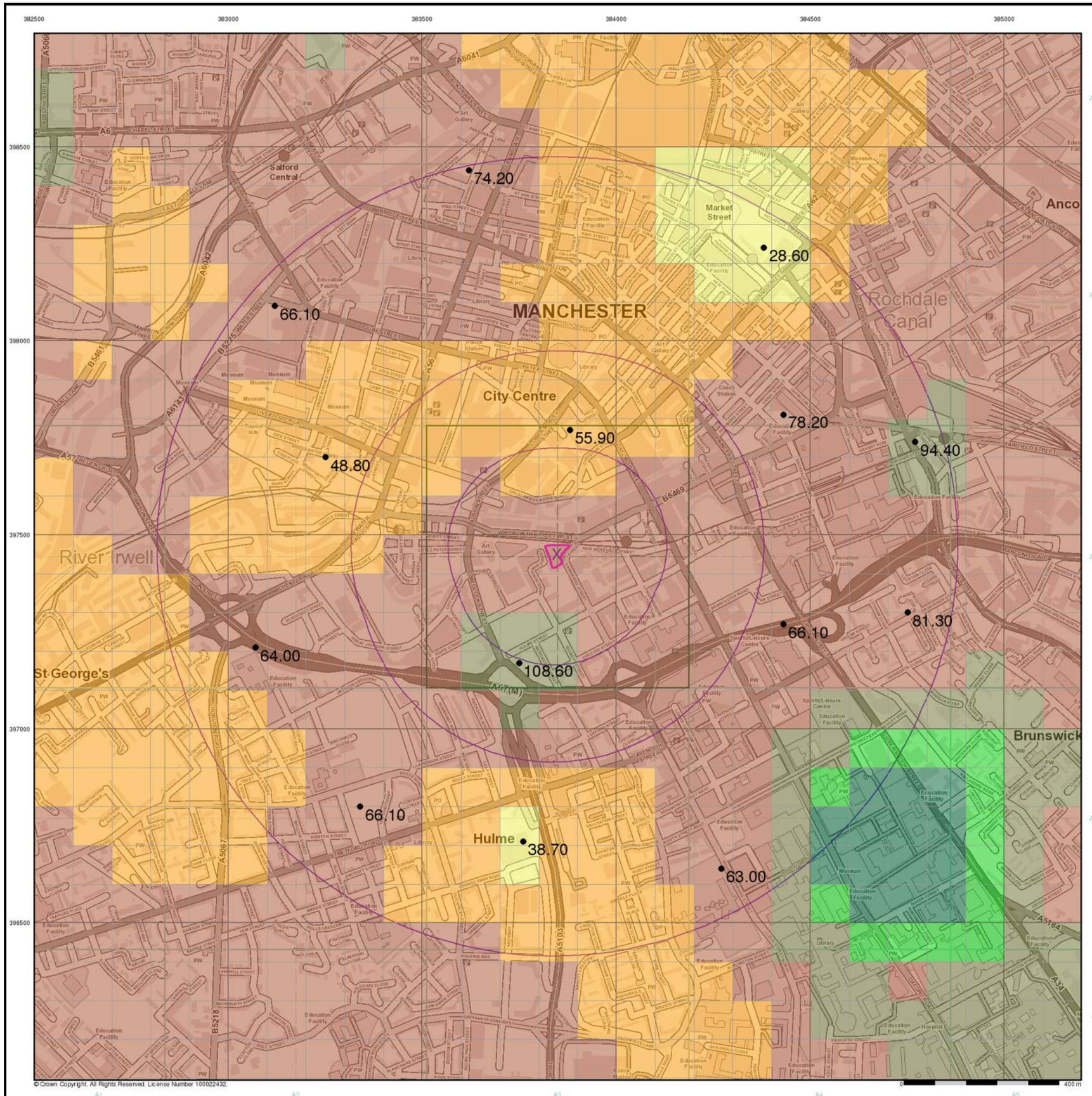
Order Details

Order Details:	166867224_1_1
Customer Ref:	LKC 18 1196
National Grid Reference:	383850, 397450
Slice:	A
Site Area (Ha):	0.22
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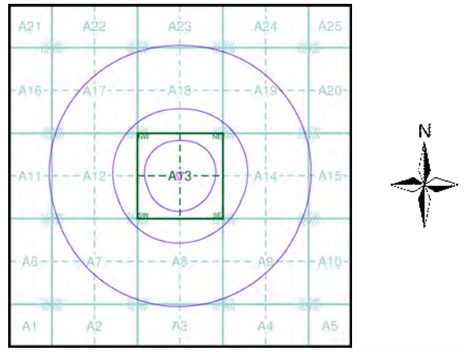
Urban Soil Chemistry Chromium

BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Chromium Concentrations mg/kg

- < 20
- 20 - 40
- 40 - 60
- 60 - 90
- 90 - 120
- 120 - 180
- > 180

Urban Soil Chemistry Chromium - Slice A



Order Details

Order Details:	166867224_1_1
Customer Ref:	LKC 18 1196
National Grid Reference:	383850, 397450
Slice:	A
Site Area (Ha):	0.22
Search buffer (m):	1000

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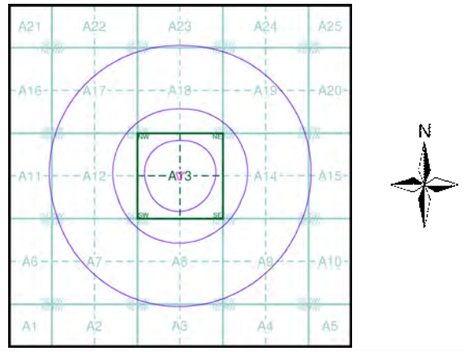
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Chromium

Chromium Concentrations mg/kg

- < 20
- 20 - 40
- 40 - 60
- 60 - 90
- 90 - 120
- 120 - 180
- > 180

Estimated Soil Chemistry Chromium - Slice A



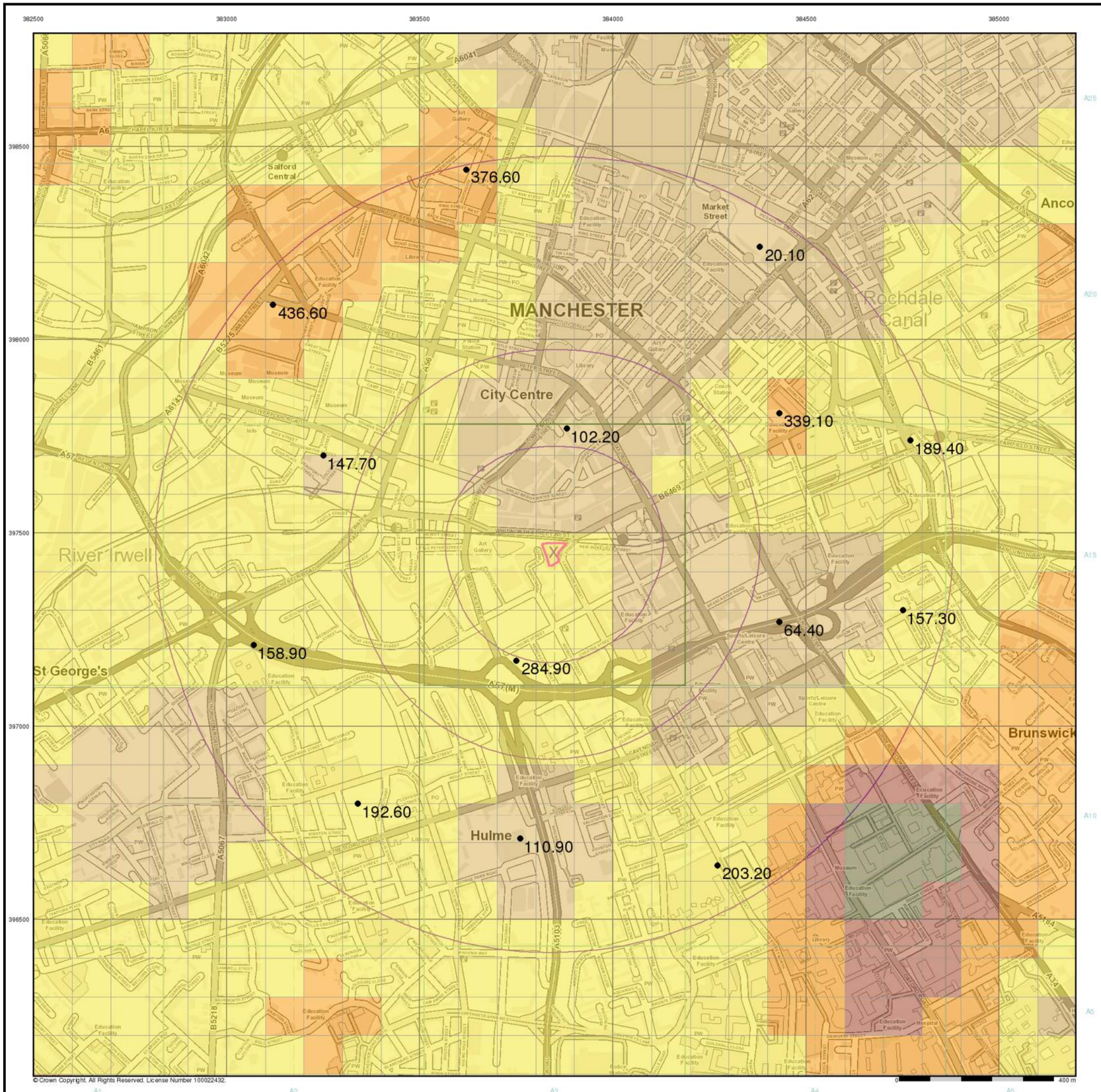
Order Details

Order Details:	166867224_1_1
Customer Ref:	LKC 18 1196
National Grid Reference:	383850, 397450
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Site Area (Ha):	0.22
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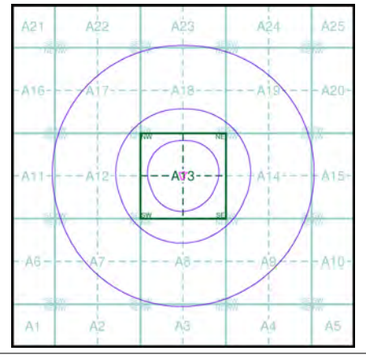
Urban Soil Chemistry Lead

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Lead Concentrations mg/kg

< 150
150 - 300
300 - 600
600 - 900
> 900

Urban Soil Chemistry Lead - Slice A



Order Details

Order Details:	166867224_1_1
Customer Ref:	LKC 18 1196
National Grid Reference:	383850, 397450
Slice:	A
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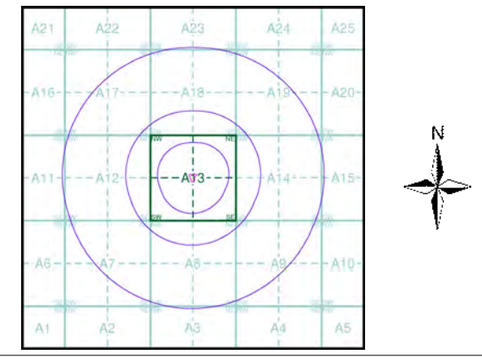
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Lead

Lead Concentrations mg/kg

- <100 mg/kg
- 100 - 200
- 200 - 300
- 300 - 600
- 600 - 1200
- >1200

Estimated Soil Chemistry Lead - Slice A



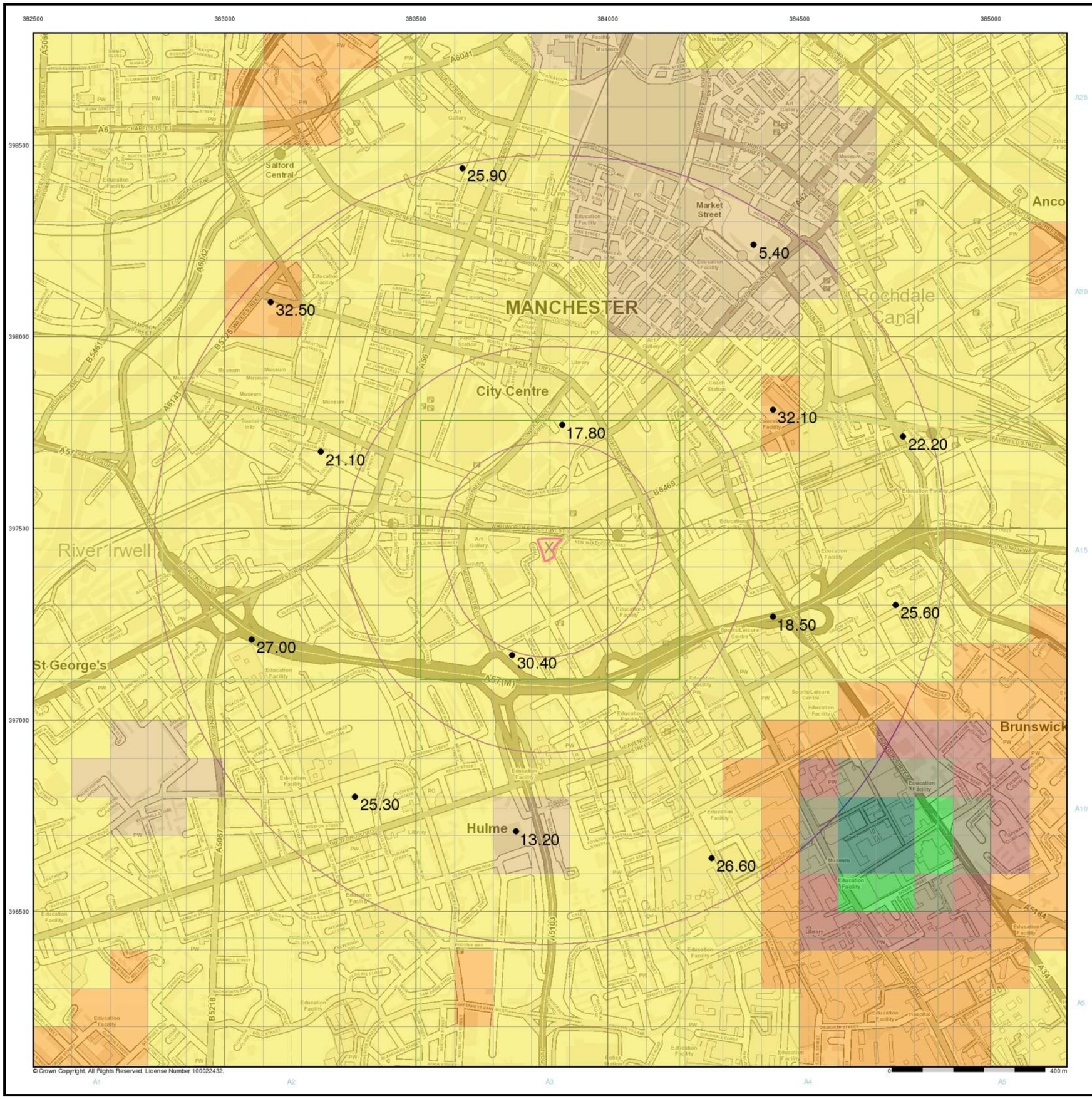
Order Details

Order Details:	166867224_1_1
Customer Ref:	LKC 18 1196
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General

Specified Site | Specified Buffer(s) | Bearing Reference Point

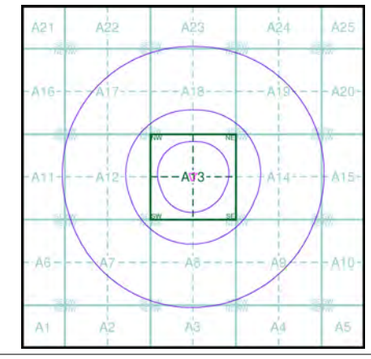
Urban Soil Chemistry Nickel

BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Nickel Concentrations mg/kg

- < 15
- 15 - 30
- 30 - 45
- 45 - 60
- 60 - 80
- 80 - 100
- > 100

Urban Soil Chemistry Nickel - Slice A



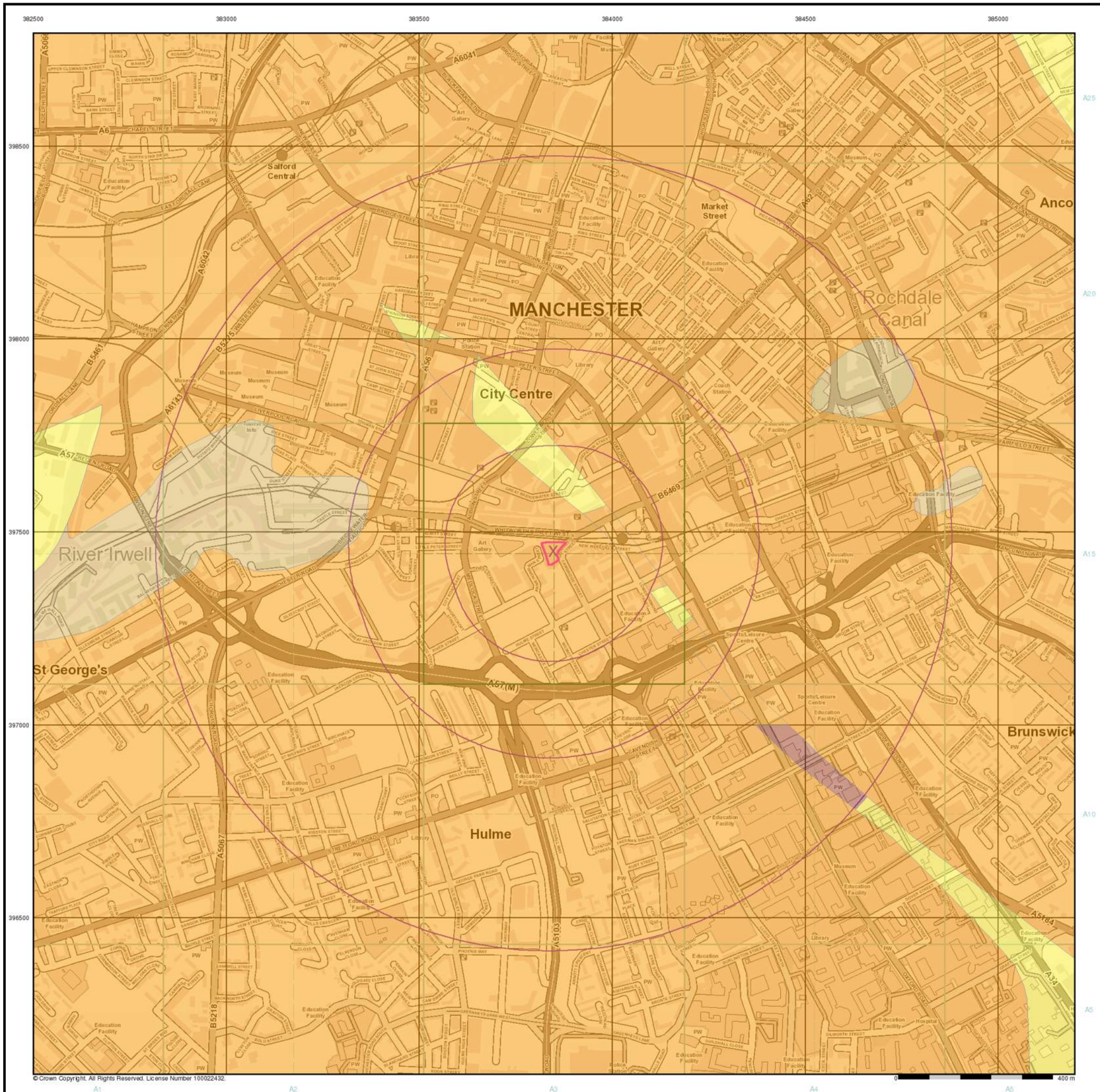
Order Details

Order Details:	166867224_1_1
Customer Ref:	LKC 18 1196
National Grid Reference:	383850, 397450
Slice:	A
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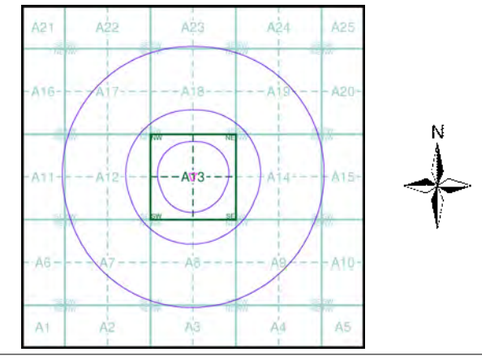
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Nickel

Nickel Concentrations mg/kg

- < 15
- 15 - 30
- 30 - 45
- 45 - 60
- 60 - 80
- 80 - 100
- > 100

Estimated Soil Chemistry Nickel - Slice A



Order Details

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Geology 1:50,000 Maps Legends

Artificial Ground and Landslip

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	MGR	Made Ground (Undivided)	Artificial Deposit	Not Supplied - Holocene
	WMGR	Infilled Ground	Artificial Deposit	Not Supplied - Holocene

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
		Rock Segments		

Superficial Geology

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Not Supplied - Holocene
	TILLD	Till, Devensian	Diamicton	Not Supplied - Devensian
	GFSDD	Glaciofluvial Sheet Deposits, Devensian	Sand and Gravel	Not Supplied - Devensian
	GFDUD	Glaciofluvial Deposits, Devensian	Sand and Gravel	Not Supplied - Devensian
	RTD1	River Terrace Deposits, 1	Sand and Gravel	Not Supplied - Quaternary

Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	CHES	Chester Formation	Sandstone	Not Supplied - Olenekian
	WLSF	Wilmslow Sandstone Formation	Sandstone	Not Supplied - Early Triassic
	MM	Manchester Marls Formation	Mudstone	Not Supplied - GUADALUPIAN
	CS	Collyhurst Sandstone Formation	Sandstone	Not Supplied - Cisuralian
	HA	Halesowen Formation	Mudstone, Siltstone and Sandstone	Not Supplied - Westphalian
	GML	Great Mine Limestone	Limestone	Not Supplied - Westphalian
	HTS	Holt Town Sandstone Bed	Sandstone	Not Supplied - Westphalian
	PUCM	Pennine Upper Coal Measures Formation	Mudstone, Siltstone and Sandstone	Not Supplied - Westphalian
	ETM	Etruria Formation	Sandstone and Mudstone	Not Supplied - Westphalian
		Faults		

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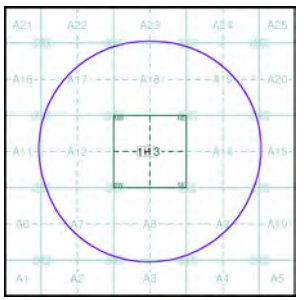
Geology 1:50,000 Maps

This report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:50,000 scale and is designed for users carrying out preliminary site assessments who require geological maps for the area around the site. This mapping may be more up to date than previously published paper maps.
The various geological layers - artificial and landslip deposits, superficial geology and solid (bedrock) geology are displayed in separate maps, but superimposed on the final 'Combined Surface Geology' map. All map legends feature on this page. Not all layers have complete nationwide coverage, so availability of data for relevant map sheets is indicated below.

Geology 1:50,000 Maps Coverage

Map ID:	**1**
Map Sheet No:	**085**
Map Name:	**Manchester**
Map Date:	**2010**
Bedrock Geology:	**Available**
Superficial Geology:	**Not Available**
Artificial Geology:	**Not Available**
Faults:	**Not Supplied**
Landslip:	**Not Available**
Rock Segments:	**Not Supplied**

Geology 1:50,000 Maps - Slice A



Order Details:

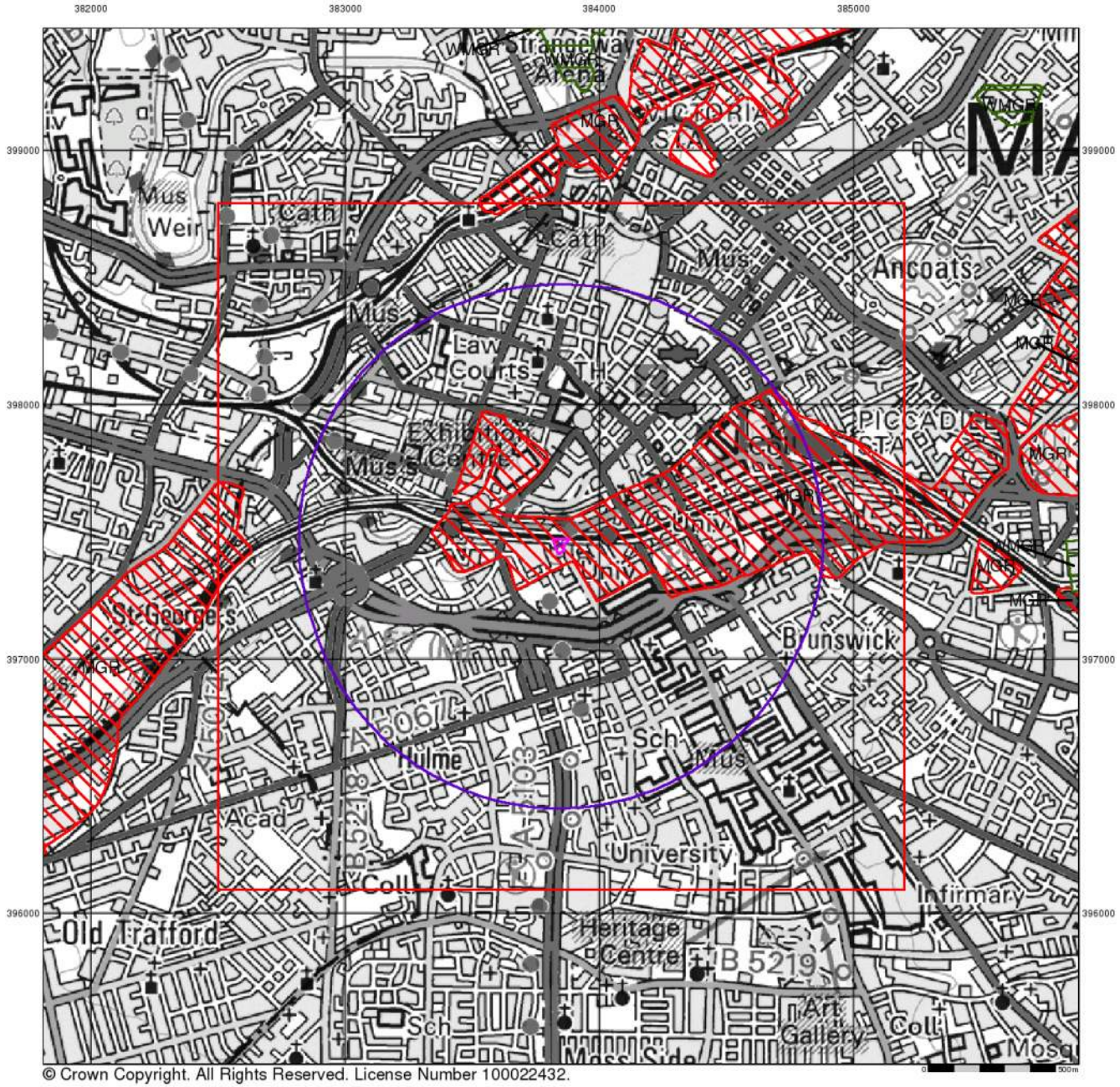
Order Number:	166867224_1_1
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National Grid Reference:	383850, 397450
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LK GROUP

Artificial Ground and Landslip

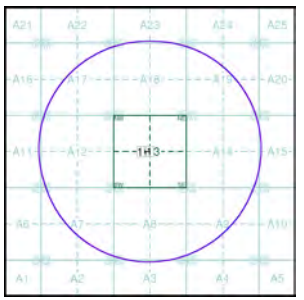
Artificial ground is a term used by BGS for those areas where the ground surface has been significantly modified by human activity. Information about previously developed ground is especially important, as it is often associated with potentially contaminated material, unpredictable engineering conditions and unstable ground.

Artificial ground includes:

- Made ground - man-made deposits such as embankments and spoil heaps on the natural ground surface.
- Worked ground - areas where the ground has been cut away such as quarries and road cuttings.
- Infilled ground - areas where the ground has been cut away then wholly or partially backfilled.
- Landscaped ground - areas where the surface has been reshaped.
- Disturbed ground - areas of ill-defined shallow or near surface mineral workings where it is impracticable to map made and worked ground separately.

Mass movement (landslip) deposits on BGS geological maps are primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground. The dataset also includes foundered strata, where the ground has collapsed due to subsidence.

Artificial Ground and Landslip Map - Slice A



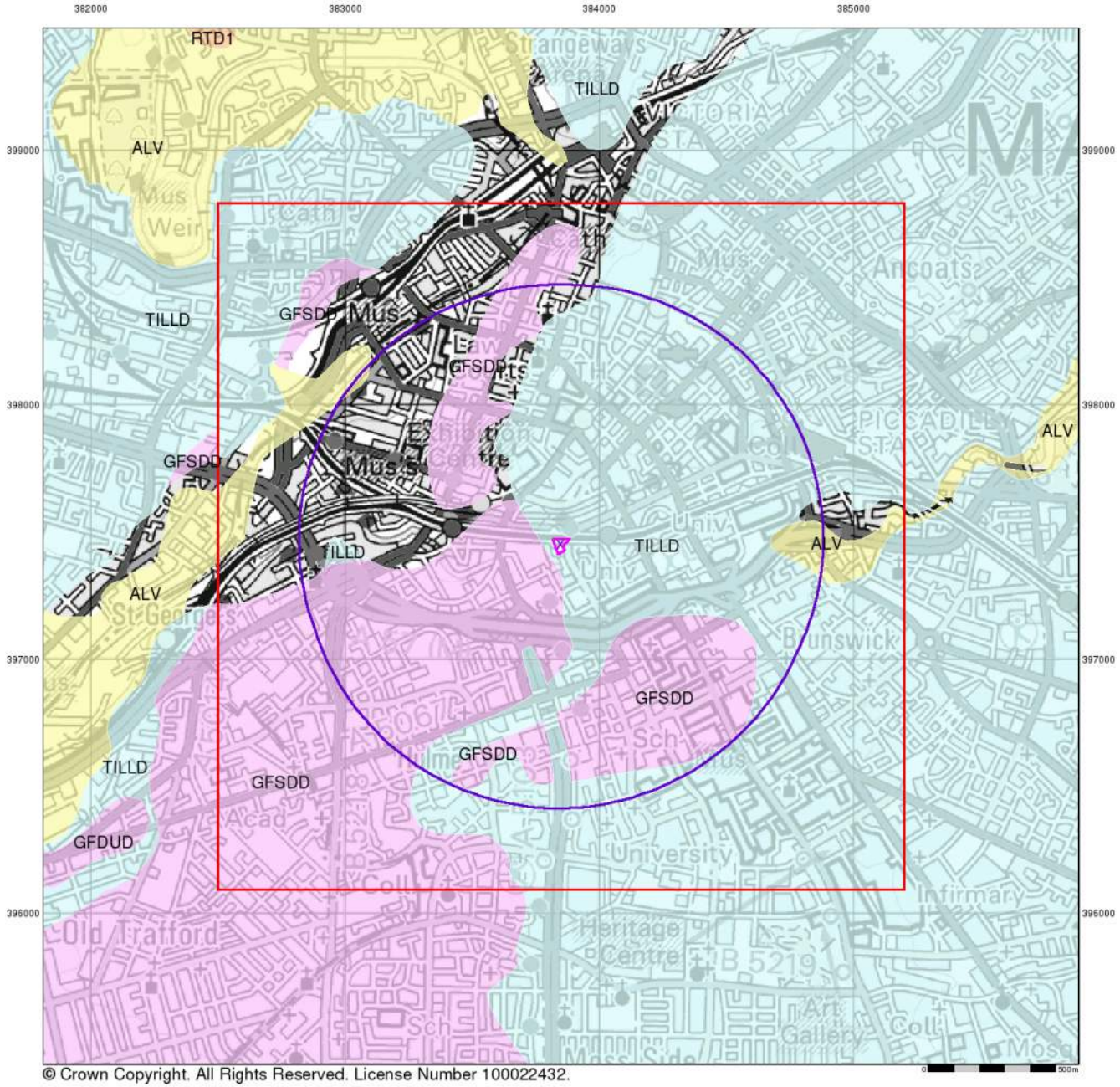
Order Details:

Order Number:	166867224_1_1
Customer Reference:	LKC 18 1196
National Grid Reference:	383850, 397450
Slice:	A
Site Area (Ha):	0.22
Search Buffer (m):	1000

Site Details:

Hotspur Press, Gloucester, Manchester, M1 5QR

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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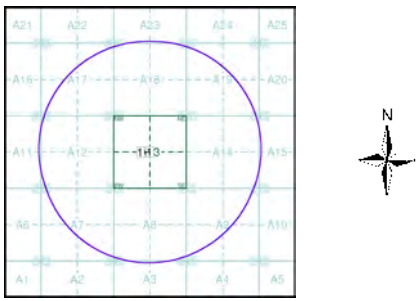
Superficial Geology

Superficial Deposits are the youngest geological deposits formed during the most recent period of geological time, the Quaternary, which extends back about 1.8 million years from the present.

They rest on older deposits or rocks referred to as Bedrock. This dataset contains Superficial deposits that are of natural origin and 'in place'. Other superficial strata may be held in the Mass Movement dataset where they have been moved, or in the Artificial Ground dataset where they are of man-made origin.

Most of these Superficial deposits are unconsolidated sediments such as gravel, sand, silt and clay, and onshore they form relatively thin, often discontinuous patches or larger spreads.

Superficial Geology Map - Slice A



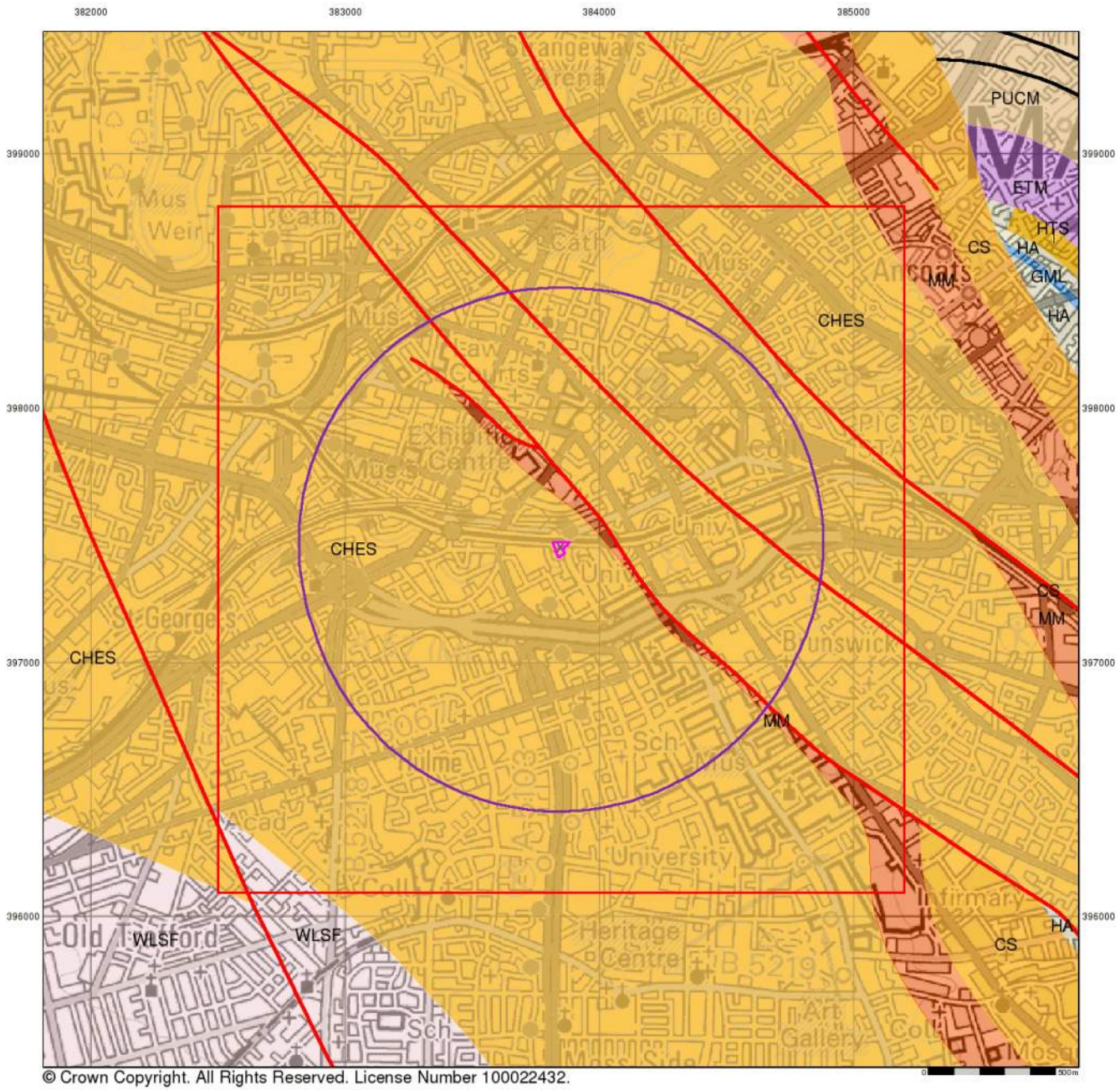
Order Details:

Order Number:	166867224_1_1
Customer Reference:	LKC 18 1196
National Grid Reference:	383850, 397450
Slice:	A
Site Area (Ha):	0.22
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Bedrock and Faults

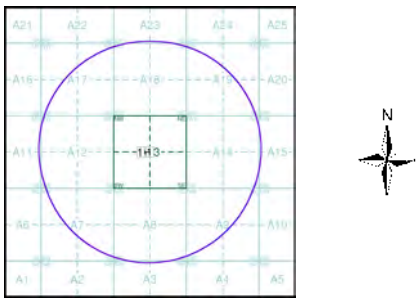
Bedrock geology is a term used for the main mass of rocks forming the Earth and are present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

The bedrock has formed over vast lengths of geological time ranging from ancient and highly altered rocks of the Proterozoic, some 2500 million years ago, or older, up to the relatively young Pliocene, 1.8 million years ago.

The bedrock geology includes many lithologies, often classified into three types based on origin: igneous, metamorphic and sedimentary.

The BGS Faults and Rock Segments dataset includes geological faults (e.g. normal, thrust), and thin beds mapped as lines (e.g. coal seam, gypsum bed). Some of these are linked to other particular 1:50,000 Geology datasets, for example, coal seams are part of the bedrock sequence, most faults and mineral veins primarily affect the bedrock but cut across the strata and post date its deposition.

Bedrock and Faults Map - Slice A



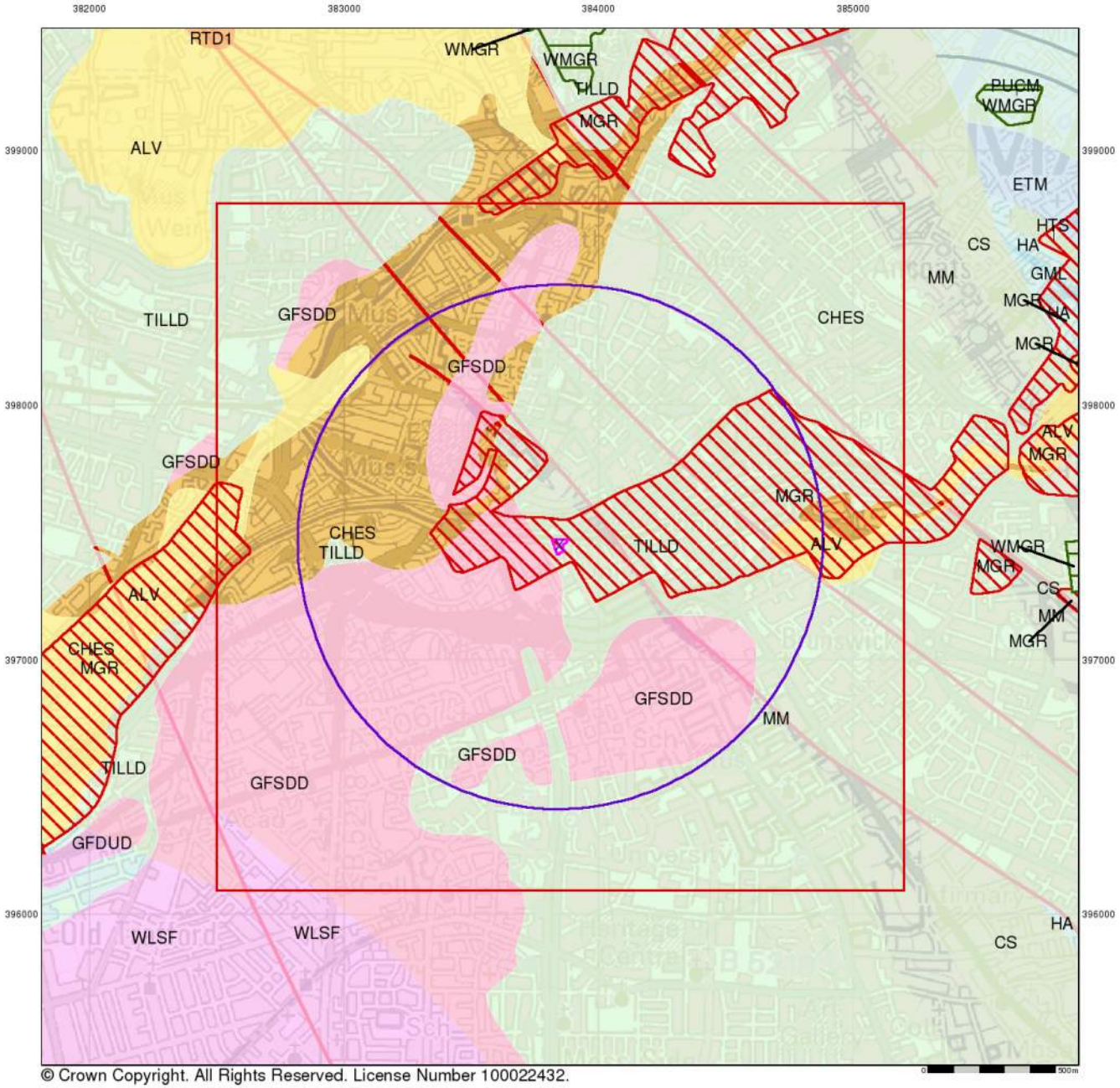
Order Details:

Order Number:	166867224_1_1
Customer Reference:	LKC 18 1196
National Grid Reference:	383850, 397450
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Combined Surface Geology

The Combined Surface Geology map combines all the previous maps into one combined geological overview of your site.

Please consult the legends to the previous maps to interpret the Combined "Surface Geology" map.

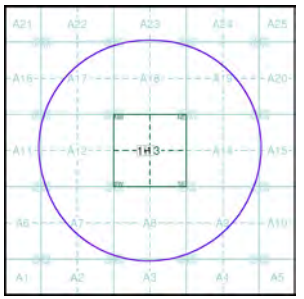
Additional Information

More information on 1:50,000 Geological mapping and explanations of rock classifications can be found on the BGS website. Using the LEX Codes in this report, further descriptions of rock types can be obtained by interrogating the 'BGS Lexicon of Named Rock Units'. This database can be accessed by following the 'Information and Data' link on the BGS website.

Contact

British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
NG12 5GG
Telephone: 0115 936 3143
Fax: 0115 936 3276
email: enquiries@bgs.ac.uk
website: www.bgs.ac.uk

Combined Geology Map - Slice A



Order Details:

Order Number:	166867224_1_1
Customer Reference:	LKC 18 1196
National Grid Reference:	383850, 397450
Slice:	A
Site Area (Ha):	0.22
Search Buffer (m):	1000

Site Details:

Hotspur Press, Gloucester, Manchester, M1 5QR

APPENDIX C

HISTORICAL BGS BOREHOLES

SECTION OF Borehole at British Oxygen Co., Gt. Marlborough St., Whitworth St. Manchester.

Maps: One-inch 85 Six-inch 104 S.W.[2] County Lancashire.

Height above O.D. 100 feet Latitude Longitude

Communicated by Professor George Hickling Date of sinking Aug 1910.

Made by Dip of Strata

Hickling's No. 72.

Trans. Inst. Min. Eng. Vol. LV. 1918.

M/c 69

Water level 100ft. below surface. (Oct 1911 VI 9 4)

	Thickness.			Depth from Surface.		
	metres			metres		
No well.						
Made ground.	1.52	5	–	1.52	5	–
D Ct. Clay	6.40	21	–	7.93	26	–
Soft red sandstone	2.74	9	–	10.67	35	–
P 13 Red sandstone	2.44	8	–	13.11	43	–
Red marl	11.58	38	–	24.69	81	–
Red sandstone.	7.93	26	–	32.61	107	–
Red marl	16.46	54	–	49.07	161	–
Red marl with 2" sandstone.	1.83	6	–	50.90	167	–
Red marl	8.84	29	–	59.74	196	–
Hard red marl.	0.91	3	–	60.66	199	–
Red marl	17.98	59	–	78.64	258	–
Sandy marl.	1.52	5	–	80.16	263	–
Red sandstone.	1.52	5	–	81.69	268	–
Red marl.	4.27	14	–	85.95	282	–
C. S. Red sandstone.	12.95	42	6	98.91	324	6

Hickling's Synopsis: App. III.

Drift: 26 feet.

Bunter: 17 feet.

Permian marl: 238 feet.

Permian sst: 42 feet.

APPENDIX D

COAL AUTHORITY REPORT

The Coal Authority

Resolving the impacts of mining

CON29M Non-Residential Mining Report







HOTSPUR PRESS
GLOUCESTER GREATER MANCHESTER

Date of enquiry:	18 May 2018
Date enquiry received:	18 May 2018
Issue date:	18 May 2018
Our reference:	51001840574001
Your reference:	166867224_2|

CON29M Non-Residential Mining Report

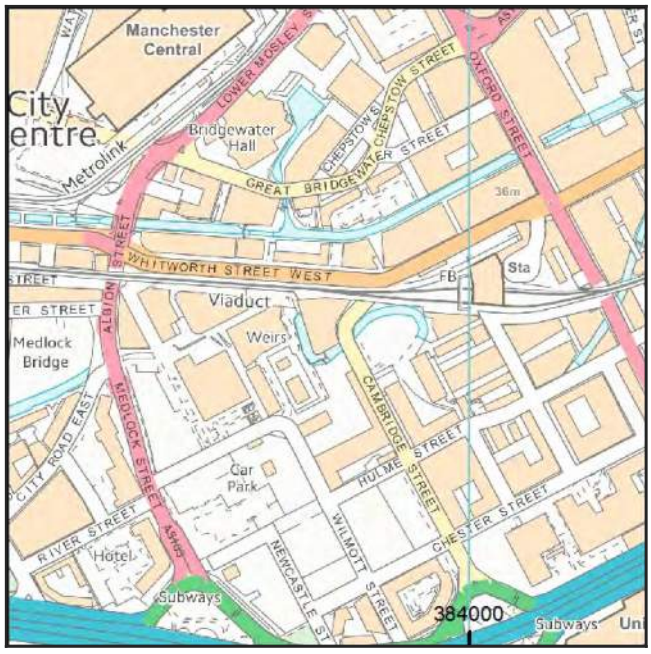
This report is based on, and limited to, the records held by the Coal Authority and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Client name

LANDMARK INFORMATION GROUP LIMITED

Enquiry address

HOTSPUR PRESS, GLOUCESTER, GREATER MANCHESTER



Approximate position of property

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NG18 4RG

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/company/the-coal-authority
/thecoalauthority
/coalauthority

Summary

Has the search report highlighted evidence or potential of		
1	Past underground coal mining	No
2	Present underground coal mining	No
3	Future underground coal mining	Yes
4	Mine entries	No
5	Coal mining geology	No
6	Past opencast coal mining	No
7	Present opencast coal mining	No
8	Future opencast coal mining	No
9	Coal mining subsidence	No
10	Mine gas	No
11	Hazards related to coal mining	No
12	Withdrawal of support	No
13	Working facilities order	No
14	Payments to owners of former copyhold land	No
15	Information from the Cheshire Brine Subsidence Compensation Board	No

For detailed findings, please go to page 4.

Detailed findings

1. Past underground coal mining

The property is not within a surface area that could be affected by recorded past underground mining.

2. Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3. Future underground coal mining

The property is not in an area where the Coal Authority has plans to grant a licence to remove coal using underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

4. Mine entries

There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

5. Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6. Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7. Present opencast coal mining
The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8. Future opencast coal mining
There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9. Coal mining subsidence
The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31st October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

10. Mine gas
The Coal Authority has no record of a mine gas emission requiring action.

11. Hazards related to coal mining
The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

12. Withdrawal of support
The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

13. Working facilities order
The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

14. Payments to owners of former copyhold land
The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

15. Information from the Cheshire Brine Subsidence Compensation Board
The property lies outside the Cheshire Brine Compensation District.

Additional remarks

Information provided by the Coal Authority in this report is compiled in response to the Law Society's Con29M Coal Mining and Brine Subsidence Claim enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. Please note that Brine Subsidence Claim enquiries are only relevant for England and Wales. This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions applicable at the time the report was produced.

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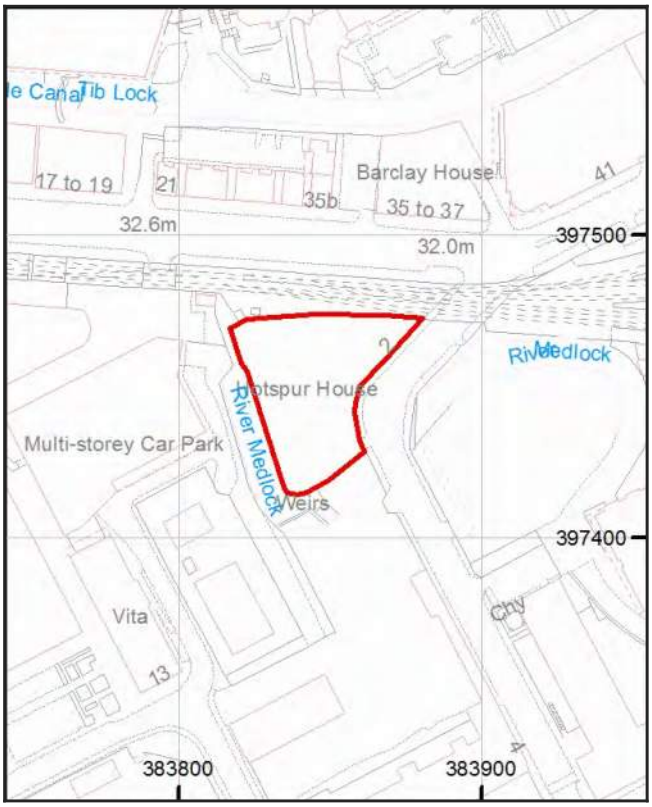
Alternative formats

If you would like this report in an alternative format, please contact our communications team.

Enquiry boundary

Key

Approximate position of enquiry boundary shown



Map data

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www.groundstability.com

/company/the-coal-authority
/thecoalauthority
/coalauthority

APPENDIX E

SITE RECONNAISSANCE

Site Reconnaissance – Hotspur Press, Manchester



Photograph 1 (P1)
View of southern part of the existing building and adjacent river.



Photograph 2 (P2)
View inside the single storey sheds.



Photograph 3 (P3)
Waste materials such as wood being stored in the sheds.



Photograph 4 (P4)
View of basement level with concrete floor visible.



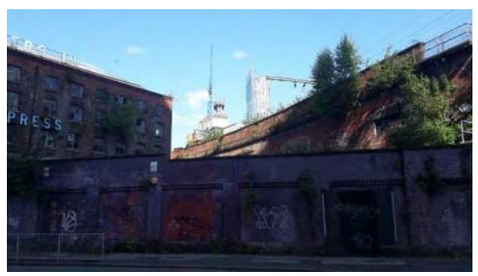
Photograph 5 (P5)
The building has most recently been used as an informal art studio and gallery.



Photograph 6 (P6)
View of the first floor in the south of the building.

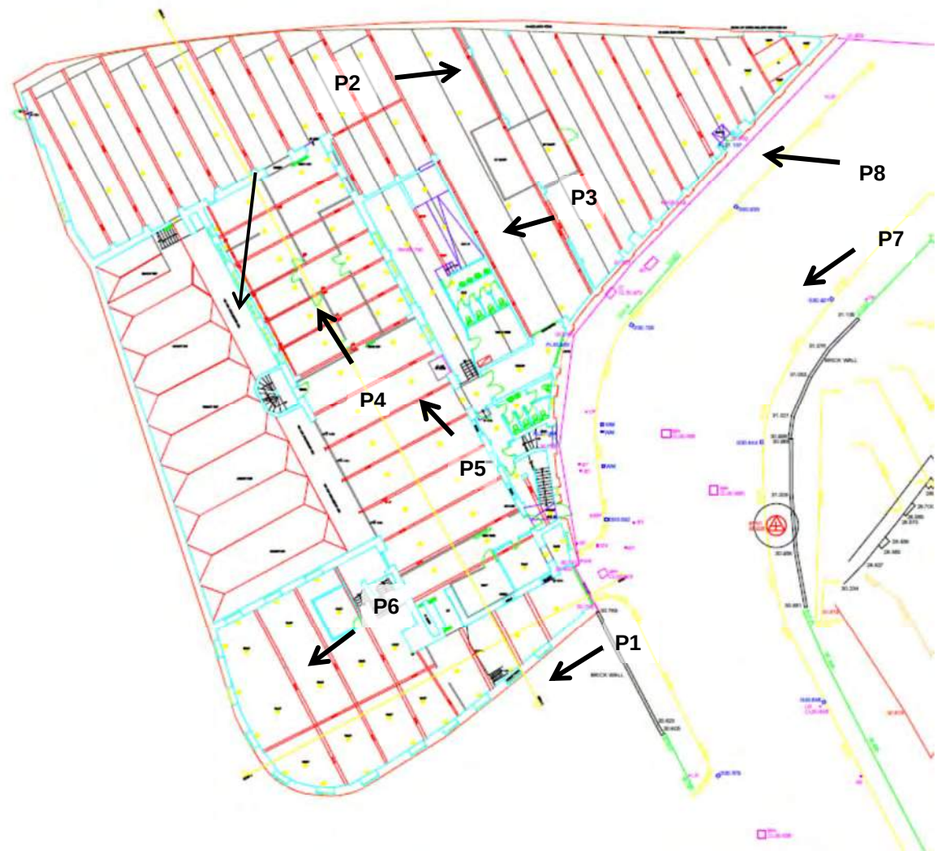


Photograph 7 (P7)
External view of the main building.



Photograph 8 (P8)
External view of the single storey sheds with viaduct behind.

N



Not to Scale

APPENDIX F

ZETICA UXO PRE-DESK STUDY ASSESSMENT

Pre-Desk Study Assessment

Site:	Hotspur Press, 2 Gloucester Street, Manchester
Client:	The LK Group
Contact:	
Date:	22nd May 2018
Pre-WWI Military Activity on or Affecting the Site	None identified.
WWI Military Activity on or Affecting the Site	None identified.
WWI Strategic Targets (within 5km of Site)	The following strategic targets were located in the vicinity of the Site: ■ Industries important to the war effort, including, engineering and locomotive works and munitions factories. ■ Transport infrastructure, including rail junctions, sidings and industrial goods yards. ■ Army barracks. ■ Public utilities, including gas works. ■ Anti-Aircraft (AA) guns.
WWI Bombing	None identified on the Site.
Interwar Military Activity on or Affecting the Site	None identified.
WWII Military Activity on or Affecting the Site	None identified.
WWII Strategic Targets (within 5km of Site)	The following strategic targets were located in the vicinity of the Site: ■ Industries important to the war effort, including, engineering and locomotive works and munitions factories. ■ Transport infrastructure, including rail junctions, sidings and industrial goods yards. ■ Army barracks. ■ Public utilities, including gas works. ■ AA and anti-invasion defences.
WWII Bombing Decoys (within 5km of Site)	None.
WWII Bombing	During WWII the Site was located in the County Borough (CB) of Manchester, which officially recorded 737No. High Explosive (HE) bombs with a bombing density of 27 bombs per 405 hectares (ha). The Manchester area was heavily bombed between the 22nd and 24th December 1940 (the 'Manchester Blitz'). Over 400No. HE bombs and more than 30,000 Incendiary Bombs (IBs) fell across the region. No readily available records have been found to indicate that the Site was bombed. Readily available records indicate that 1No. Incendiary Bomb (IB) fell on the Site. This is not considered to provide a source of Unexploded Ordnance (UXO) hazard to the Site.
Post-WWII Military Activity on or Affecting the Site	None identified.
Recommendation	A detailed desk study, whilst always prudent, is not considered essential in this instance.

This summary is based on a cursory review of readily available records. Caution is advised if you plan to action work based on this summary.

It should be noted that where a potentially significant source of UXO hazard has been identified on the Site, the requirement for a detailed desk study and risk assessment has been confirmed and no further research will be undertaken at this stage. It is possible that further in-depth research as part of a detailed UXO desk study and risk assessment may identify other potential sources of UXO hazard on the Site.

APPENDIX G

RISK EVALUATION

Risk Evaluation

The method for risk evaluation is a qualitative method of interpreting the output from the risk estimation stage of the assessment, based on CIRIA 552[14]. It involves the classification of the:

- Magnitude of the potential consequence (severity) of the risk occurring (Table A).
- Magnitude if the probability (likelihood) of the risk occurring (Table B).

Consequence (Severity)		
Classification	**Definition**	**Example**
Severe	- Short term (acute) risk to human health likely to results in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. - Short term risk of pollution (note: water Resources Act contains no scope for considering significance of pollution) of sensitive water resource. - Catastrophic damage to buildings/properties. - A short term risk to a particular ecosystem, or organism forming part of such ecosystem (note: the definition of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000).	- High Concentrations of cyanide on the surface of an informal recreation area. - Major spillage of contaminants from site into controlled waters. - Explosion, causing building collapse (can also equate to short term human health risk if buildings are occupied).
Medium	- Chronic damage to Human Health ('significant harm' as defined in DETR, 2000). - Pollution of sensitive water resources (note Water Resources Act contains no scope for considering significance of pollution). - A significant change in a particular ecosystem, or organism forming part of such ecosystem.	- Concentrations of a contaminant from site exceed generic, or site specific assessment criteria. - Leaching of contaminants from a site to a major or minor aquifer (Principal and Secondary). - Death of a species within a designated nature reserve.
Mild	- Pollution of non-sensitive water resources. - Significant damage to crops, buildings, structures and services ('significant harm' as defined in DETR, 2000). - Damage to sensitive buildings/structures/services or the environment.	- Pollution of non-classified groundwater. - Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability).
Minor	- Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. - Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc). - Easily repairable damage to buildings, structures and services.	- The presence of contaminants at such concentrations that protective equipment is required during site works. - The loss of plants in a landscaping scheme. - Discoloration of concrete.

Table A: Classification of Consequence.

Probability (Likelihood)	
Classification	**Definition**
High Likelihood	- There is a pollutant linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution.
Likely	- There is a pollutant linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. - Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low Likelihood	- There is a pollutant linkage and circumstances are possible under which an event could occur. - However it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	- There is a pollutant linkage but circumstances are such that it is improbable that an event would occur in the very long term.

Table B: Classification of Probability.

[14] CIRIA (2001). "Contaminated Land Risk Assessment: A Guide to Good Practice". C552.

These classifications are then compared to indicate the risk presented by each pollutant linkage (Table C). It is important that this classification is only applied where there is a possibility (which can range from high likelihood to unlikely) of a pollutant linkage existing.

		Consequence			
		Severe	**Medium**	**Mild**	**Minor**
Probability	**High Likelihood**	Very High Risk	High Risk	Moderate Risk	Moderate / Low Risk
	Likely	High Risk	Moderate Risk	Moderate / Low Risk	Low Risk
	Low Likelihood	Moderate Risk	Moderate / Low Risk	Low Risk	Very Low Risk
	Unlikely	Moderate / Low Risk	Low Risk	Very Low Risk	Very Low Risk

Table C: Comparison of Consequence against Probability.

Once the risk has been determined the corresponding action can be assessed (Table D).

Risk	Action Required
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 sever harm to a designated receptor is currently happening. This risk, if realised, is likely to results in a substantial liability. Urgent investigation (if not already undertaken) and remediation are likely to be required.
High Risk	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are 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 that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in 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.
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 not likely to be severe.

Table D: Description of the Classification and Likely Action Required.

Where LKC identified a low to very low risk either limited intrusive investigation work, a watching brief (during construction work) or no investigation work will be recommended. This will be dependent on the nature of the site and the proposed development.

Where the risk falls into the moderate/low risk, LKC will undertake an assessment to establish what category the pollutant linkage will fall into (i.e. moderate or low risk will be chosen).

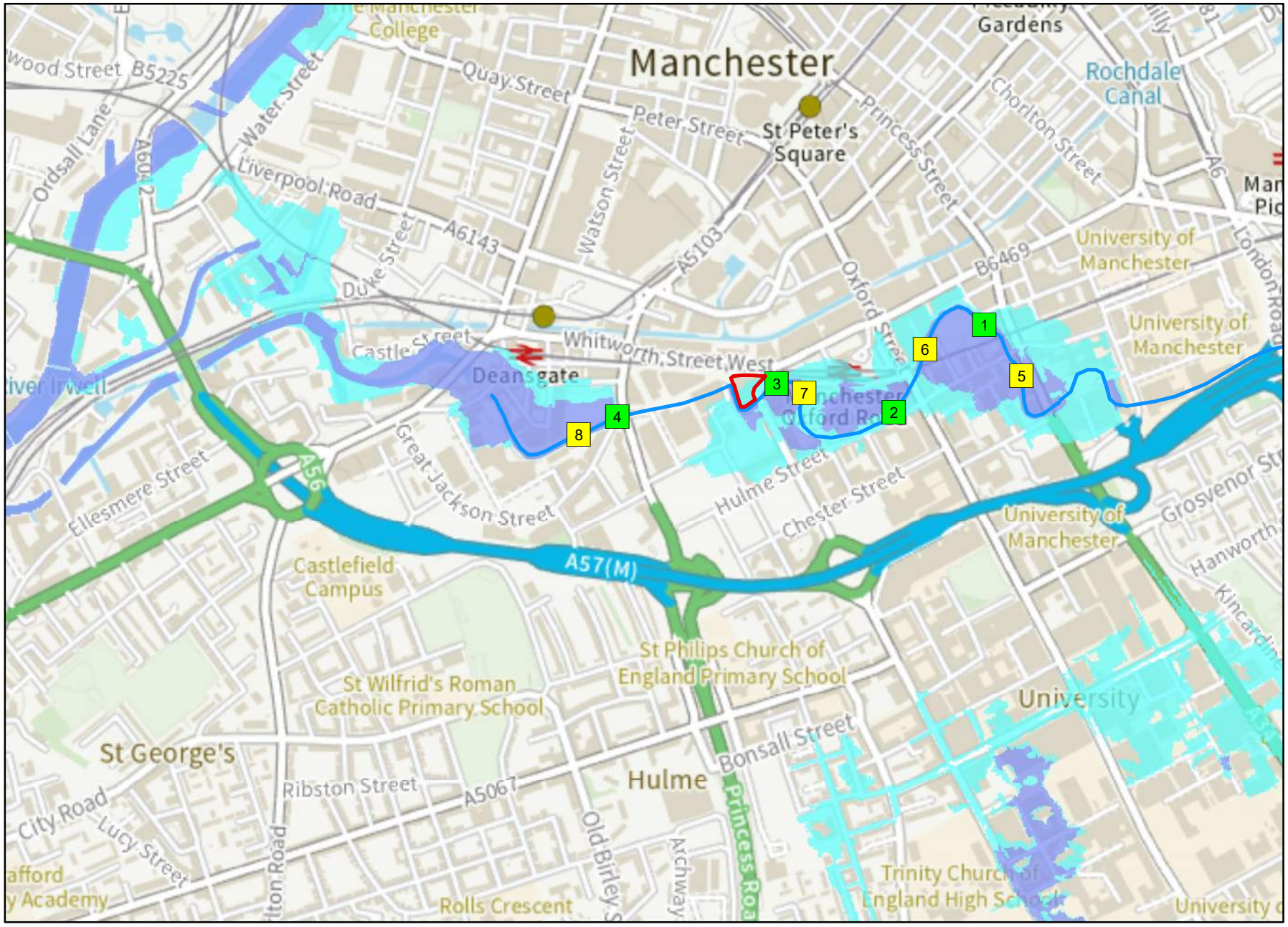
Where LKC identifies a moderate or higher risk intrusive work or precautionary remedial measures will be recommended.

PART OF THE LK GROUP

Appendix D

Environment Agency Product 4 Flood Data

Detailed Flood Map Centred on Gloucester Street, Manchester, M1 5QR.
Created 10/10/2023 [GMMC329134AB]



Environment Agency

1:10,001

N

Legend

- Site Location
- Manchester Ship Canal
- Medlock SFRA 2011
- Main River
- Flood Zone 3
- Flood Zone 2

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					Normal Operation											Latchford 1 Gate Closed	Latchford 3 Gates Closed	
Map Reference	Model Node Reference	Easting	Northing	Data	20 % AEP (1 in 5 year)	10 % AEP (1 in 10 year)	4 % AEP (1 in 25 year)	2 % AEP (1 in 50 year)	1.33 % AEP (1 in 75 year)	1 % AEP (1 in 100 year)	1 % AEP (1 in 100 year) + 30% increase in flow	1 % AEP (1 in 100 year) + 35% increase in flow	1 % AEP (1 in 100 year) + 70% increase in flow	0.5 % AEP (1 in 200 year)	0.1 % AEP (1 in 1000 year)	1 % AEP (1 in 100 year)	1 % AEP (1 in 100 year)	0.1 % AEP (1 in 1000 year)
1	ea013_0251_MEDL01_1296	384284	397565	Modelled Water Level (m aodN)	29.74	30.18	30.77	31.44	31.95	32.38	33.32	33.37	33.62	33.15	33.84	32.38	32.38	33.84
				Modelled Flow (cumecs)	30.54	35.65	42.10	48.93	53.74	57.80	73.59	76.20	94.39	69.16	118.05	57.80	57.80	118.05
2	ea013_0251_MEDL01_0998	384117	397405	Modelled Water Level (m aodN)	29.41	29.76	30.20	30.70	31.06	31.37	31.80	31.84	32.10	31.72	32.28	31.37	31.37	32.28
				Modelled Flow (cumecs)	31.53	36.82	43.49	50.55	55.50	59.70	76.05	78.75	99.10	71.42	121.21	59.70	59.70	121.21
3	ea013_0251_MEDL01_0660	383902	397458	Modelled Water Level (m aodN)	29.01	29.22	29.46	29.70	29.86	29.99	30.48	30.55	31.13	30.34	31.42	29.99	29.99	31.42
				Modelled Flow (cumecs)	31.86	37.21	43.94	51.08	56.09	60.33	76.87	79.60	100.54	72.16	122.20	60.33	60.33	122.20
4	ea013_0251_MEDL01_0300	383607	397397	Modelled Water Level (m aodN)	28.65	28.81	28.98	29.14	29.25	29.33	29.65	29.70	30.07	29.56	30.39	29.33	29.33	30.39
				Modelled Flow (cumecs)	32.18	37.58	44.38	51.59	56.64	60.92	77.65	80.40	102.20	72.88	121.64	60.93	60.93	121.63

Model data taken from Manchester Ship Canal 2018

AEP - Annual Exceedence Probability

m aodN - metres above ordnance datum Newlyn

cumecs - cubic metres per second

Notes:

*Climate Change Scenario - 30%, 35% and 70% increases in flow calculated for the 2080's (2070 - 2115). Please see https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances for more information regarding the new climate change guidance. The location of the site and the type (vulnerability) of development determine the climate change allowances to consider in any flood risk assessment.

For the Manchester Ship Canal Model, we provide the following three scenarios:

1. Normal Operation: All sluice gates operate automatically to maintain a navigable pounded water level upstream of each set of sluice gates. During times of high flow the gates are opened automatically to allow excess water pass downstream. During extreme conditions the sluice gates can be manually overridden to extend the opening heights.

2. Latchford 1 Gate Closed Scenario: This scenario represents a single operational sluice gate at Latchford Locks fixed closed. Therefore, only operational movements from 2 active sluice gates.The model setup removes the gate from PID controller setup and an IED file is used to define the sluice gate as fixed in the closed position.

3. Latchford 3 Gates Closed Scenario: This scenario has been defined as the removal of operational rules at all three sluice gates at Latchford Locks, thus, all gates are fixed in the closed position resulting in no regulation of upstream water levels. The model setup removes each of the gates from PID controller setup and an IED file is used to define sluice gates fixed in the closed position.

					Undefended			
Map Reference	Model Node Reference	Easting	Northing	Data	4 % AEP (1 in 25 year)	1 % AEP (1 in 100 year)	1 % AEP (1 in 100 year) + Climate Change*	0.1 % AEP (1 in 1000 year)
5	MEDL01_1417	384352	397473	Modelled Water Level (m aodN)	30.67	31.52	32.34	33.73
				Modelled Flow (cumecs)	50.85	59.97	65.00	66.80
6	MEDL01_1135E	384174	397521	Modelled Water Level (m aodN)	30.20	31.05	31.84	33.71
				Modelled Flow (cumecs)	47.19	47.63	47.67	47.22
7	MEDL01_0746M	383952	397441	Modelled Water Level (m aodN)	29.01	29.38	29.69	31.18
				Modelled Flow (cumecs)	52.48	59.57	65.18	70.22
8	MEDL01_0227	383536	397364	Modelled Water Level (m aodN)	27.88	28.18	28.46	29.40
				Modelled Flow (cumecs)	51.45	59.55	65.06	71.32

Model data taken from Medlock SFRA 2011

AEP - Annual Exceedence Probability

m aodN - metres above ordnance datum Newlyn

cumecs - cubic metres per second

Notes:

*Climate Change Scenario - We only hold climate change measurements based on the previous climate change guidance (20% increase in flow). The new climate change guidance is available at https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances. The location of the site and the type (vulnerability) of development determine the climate change allowances to consider in any flood risk assessment.

Appendix E

Development Architectural Proposals

REFER TO ARCHITECTURAL PLANS PROVIDED AS PART OF PLANNING SUBMISSION

Appendix F

Development Drainage Proposals

INFORMATION SCHEDULE

REFERENCE	DESCRIPTION
1.1	INTERNAL DRAINAGE TO BASEMENT PUMP SUBJECT TO DETAILED DESIGN COORDINATION WITH ARCHITECT, MEP AND STRUCTURAL ENGINEER; CONFIRMATION OF DROP DOWN LOCATIONS AND RATES AND CONFIRMATION OF RISING MAIN ALIGNMENT FOR CONNECTION TO FW5 BY MEP ENGINEER.
1.2	INDICATIVE CONNECTION OF RWPS FROM ROOF INTO TANK. DESIGN PENDING RECEIPT OF RWP LOCATIONS FROM MEP ENGINEER.
1.3	CCTV SURVEY UNDERTAKEN IN APRIL 2024 FOUND BLOCKAGES IN EX. NETWORK. UU TO CONFIRM OUTCOME OF REMEDIAL WORKS UNDERTAKEN IN MAY 2024. ALLOWANCE TO BE MADE FOR RELINING/REPAIR OF DRAINS SUBJECT TO CONFIRMATION OF DRAIN CONDITION BY CCTV SURVEY.
1.4	ORIFICE FLOW CONTROL SIZES TO BE CONFIRMED AS PART OF DETAILED DESIGN STAGE.
1.5	CAVITY DRAINAGE SYSTEM BY OTHERS TO BE COORDINATED IN DETAILED DESIGN STAGE. SYSTEM TO DISCHARGE TO RIVER MEDLOCK VIA ADDITIONAL PIPE CORED THROUGH EXISTING FACADE OR CONNECT TO SUMP AND PUMPED TO SW1 SUBJECT TO COORDINATION WITH ARCHITECT & MEP ENGINEER.
1.6	EXTERNAL DRAINAGE ALIGNMENTS SUBJECT TO CHANGE PENDING FINAL DESIGN OF EXTERNAL SERVICES ALIGNMENTS BY MEP ENGINEER.

OVERSIZED PIPE ATTENUATION SYSTEM. VIACON SINGLE STORE OR SIMILAR INCLUDING INTEGRATED ACCESS CHAMBERS - DESIGN SUBJECT TO MANUFACTURER'S SPECIFICATION.

DIMENSIONS: 1.4m DIAMETER PIPE x 36.1m LENGTH
STORAGE VOLUME: 55.5 m³

MODULAR SOIL CELL SYSTEM FOR TREE PLANTING

AREA: 19.4 m²
EST. STORAGE VOLUME PER m²: 0.16 m³
TOTAL STORAGE VOLUME: 3.1 m³

OVERSIZED PIPE ATTENUATION SYSTEM (VIACON SINGLE STORE OR SIMILAR - DESIGN SUBJECT TO MANUFACTURER'S SPECIFICATION)

DIMENSIONS: 1.4m DIAMETER PIPE x 56m LENGTH
STORAGE VOLUME: 86 m³

SHARED MODULAR SOIL CELL SYSTEM FOR TREE PLANTING

AREA: 103.7 m²
EST. STORAGE VOLUME PER m²: 0.16 m³
TOTAL STORAGE VOLUME: 16.5 m³

SW6
CL: 31.350m
IL: 28.588m
Dp: 2.762m
Ø: 1.4m

SW5
CL: 31.300m
IL: 28.650m
Dp: 2.650m
Ø: 1.4m

VORTEX FLOW CONTROL CHAMBER
DESIGN HEAD: 2.300m
RESTRICTED RATE: 1.41 l/s (QBAR)

SW6
CL: 31.350m
IL: 28.588m
Dp: 2.762m
Ø: 1.4m

150Ø @ 1:100
1.550m

INDICATIVE CONNECTION OF SUBSTATION ROOF INTO TREE PIT

150Ø 6.671m

MODULAR SOIL CELL SYSTEM FOR TREE PLANTING

AREA: 19.4 m²
EST. STORAGE VOLUME PER m²: 0.16 m³
TOTAL STORAGE VOLUME: 2.6 m³

SW2
CL: 31.200m
IL: 30.002m
Dp: 1.198m
Ø: 600mm

150Ø 6.984m
150Ø 6.698m
150Ø 3.341m
150Ø 9.680m
150Ø 2.264m
100Ø 3.064m
150Ø 4.865m
150Ø 2.961m
150Ø 3.974m
225Ø @ 1:168
4.030m

SW3
CL: 31.200m
IL: 29.911m
Dp: 1.289m
Ø: 600mm

SW1
CL: 31.200m
IL: 29.940m
Dp: 1.260m
Ø: 600mm

150Ø 5.906m
150Ø 2.003m
150Ø 3.038m
150Ø 14.495m

GULLIES TO INTERCEPT PRIVATE RUNOFF AND DRAIN TO TREE PITS

ADOPTED HIGHWAY DRAINED BY EXISTING HIGHWAY DRAINAGE NETWORK

PROPOSED OUTFALL INTO RIVER MEDLOCK VIA PIPE CORED THROUGH EXISTING WALL FITTED WITH FLAP VALVE

MAX. OUTFALL IL: 28.406m

OUTFALL SUBJECT TO AGREEMENT WITH ENVIRONMENT AGENCY AND LEAD LOCAL FLOOD AUTHORITY

100Ø 2.530m
100Ø 7.750m
100Ø 8.113m
150Ø @ 1:80 2.374m

APPROXIMATE ALIGNMENT OF CULVERTED SECTION OF RIVER MEDLOCK

TANK1
CL: 31.050m
IL: 28.650m
Dp: 2.400m
Ø: 1.4m

150Ø 4.098m
150Ø 2.768m

EXISTING RWPs TO SOUTHERN AND WESTERN ELEVATIONS OF EXISTING FAÇADE DISCONNECTED AND REMOVED

ALLOWANCE TO BE MADE FOR PROPOSED DRAIN TO RUN WITHIN CORE PILE CAP WHERE ALIGNMENT BETWEEN BOTTOM OF BASEMENT SLAB AND TOP OF PILE CAP NOT FEASIBLE

150Ø @ 1:80 7.613m
100Ø 6.951m
150Ø @ 1:80 12.201m
100Ø 7.177m
150Ø @ 1:80 2.273m
150Ø @ 1:80 2.291m
100Ø 4.423m
100Ø 2.651m
100Ø 2.489m

BACKDROP
IL: 29.803

150Ø @ 1:100 9.805m

PROPOSED OUTFALL TO PUBLIC COMBINED SEWER VIA PROPOSED MANHOLE, SUBJECT TO AGREEMENT WITH UNITED UTILITIES

CL: 30.90m
CONNECTION INVERT LEVEL: 25.90m

CONNECTION FROM BUILDING ABOVE GROUND DRAINAGE SYSTEM FOUL DISCHARGE FROM LEVELS 00-31 TO DRAIN TO BELOW GROUND GRAVITY NETWORK. FOUL DISCHARGE FROM BASEMENT LEVEL TO BE PUMPED INTO GRAVITY NETWORK VIA PRIVATE PACKAGE PUMP STATION LOCATED WITHIN SUMP PIT IN BASEMENT

REDLINE BOUNDARY AREA:	0.275	ha
EXISTING POSITIVELY-DRAINED AREA (TO PRIVATE DRAINAGE):	0.224	ha
PROPOSED POSITIVELY-DRAINED AREA (TO PRIVATE DRAINAGE):	0.224	ha
EXISTING 1 IN 1 YEAR DISCHARGE RATE:	37.8	l/s
50% BETTERMENT	**18.9**	**l/s**
PROPOSED QBAR RATE:	1.41	l/s
ESTIMATED REQUIRED STORAGE (FOR NO FLOODING IN 1 IN 100 YEAR STORM PLUS 45% CLIMATE CHANGE ALLOWANCE):	160	m³

STANDARD NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND THE SPECIFICATIONS.
2. THIS DRAWING SHOULD NOT BE SCALED.
3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE.
4. ALL DISCREPANCIES SHOULD BE REPORTED TO C.A./E.A. PRIOR TO THE COMMENCEMENT OF WORKS.

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NOTES

1. PROPOSED BASEMENT FLOOR GENERAL ARRANGEMENT BY HODDER+PARTNERS, RECEIVED 13.03.2025.
2. PROPOSED LANDSCAPE GENERAL ARRANGEMENT BY MACGREGOR SMITH (DRAWING '1391-011'), RECEIVED 19.02.2025.
3. ALL LEVELS INFORMATION HAS BEEN APPROXIMATED USING LEVELS SHOWN ON PROPOSED LANDSCAPE GENERAL ARRANGEMENT, AND TOPOGRAPHICAL SURVEY 'G24116_T' CONDUCTED BY GEOTERRA IN MARCH 2024. LEVELS ARE SUBJECT TO FINAL PROPOSED LEVELS DESIGN.
4. EXISTING COMBINED SEWER DETAILS BASED ON 'UTILITIES AND MAPPING SURVEY 3D' BY SEDDON SURVEYS, DRAWING '5717_14.05.2024', RECEIVED 31.05.2024.

KEY

- REDLINE BOUNDARY
- PROPOSED SW MANHOLE
- PROPOSED SW INSPECTION CHAMBER
- PROPOSED ORIFICE FLOW CONTROL CHAMBER
- PROPOSED SW GULLY
- PROPOSED SW RODDING EYE
- PROPOSED SW OVERFLOW
- PROPOSED SW DRAIN
- PROPOSED SW PERFORATED PIPE
- PROPOSED FW MANHOLE
- PROPOSED FW DRAIN
- FW FLOOR GULLY
- PROPOSED TREE PIT
- PROPOSED ATTENUATION TANK

DATE	REV	DESCRIPTION	DRAWN	CHKD
17.03.25	P04	UPDATED TO ACHIEVE GREENFIELD RUN OFF	CK	CK
31.05.24	P03	STAGE 3 ISSUE	NL	HCM
26.03.24	P02	UPDATED BASE DRAWINGS	HCM	CK
10.11.23	P01	ISSUED FOR PLANNING	HCM	CK

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PROJECT
HOTSPUR PRESS

TITLE
PROPOSED BELOW GROUND DRAINAGE STRATEGY

DRAWING STATUS	STATUS CODE
INFORMATION	-

CE PROJECT No.	SCALE @ A1	DATE CREATED	DRAWN	CHECKED
1006-01	1:100	OCT 23	HCM	CK

DRAWING No.: 1006-01-CIV-XX-ZZ-DR-C-30001 REV: P04

FILE LOCATION PATH: P:\PROJECTS HOT\1006-01 HOTSPUR HOUSE, CAMBRIDGE STREET, MANCHESTER\BIM\01-WIP\DRAWINGS\1006-01-CIV-XX-ZZ-D-C-30001_PROPOSED BELOW GROUND DRAINAGE STRATEGY.DWG

Appendix G

Greenfield Runoff Rate Calculation and Storage Estimate

Greenfield runoff rate estimation for sites

www.uksuds.com | Greenfield runoff tool

Calculated by:	Harry Morton
Site name:	Hotspur Press
Site location:	Manchester

This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance "Rainfall runoff management for developments", SC030219 (2013) , the SuDS Manual C753 (Ciria, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Site Details

Latitude:	53.47357° N
Longitude:	2.24476° W
Reference:	619018690
Date:	Mar 12 2025 11:09

Runoff estimation approach

IH124

Site characteristics

Total site area (ha): 0.224

Methodology

Q_{BAR} estimation method:	Calculate from SPR and SAAR
SPR estimation method:	Calculate from SOIL type

Soil characteristics

	Default	Edited
SOIL type:	4	4
HOST class:	N/A	N/A
SPR/SPRHOST:	0.47	0.47

Hydrological characteristics

	Default	Edited
SAAR (mm):	879	879
Hydrological region:	10	10
Growth curve factor 1 year:	0.87	0.87
Growth curve factor 30 years:	1.7	1.7
Growth curve factor 100 years:	2.08	2.08
Growth curve factor 200 years:	2.37	2.37

Notes

(1) Is Q_{BAR} < 2.0 l/s/ha?

When Q_{BAR} is < 2.0 l/s/ha then limiting discharge rates are set at 2.0 l/s/ha.

(2) Are flow rates < 5.0 l/s?

Where flow rates are less than 5.0 l/s consent for discharge is usually set at 5.0 l/s if blockage from vegetation and other materials is possible. Lower consent flow rates may be set where the blockage risk is addressed by using appropriate drainage elements.

(3) Is SPR/SPRHOST ≤ 0.3?

Where groundwater levels are low enough the use of soakaways to avoid discharge offsite would normally be preferred for disposal of surface water runoff.

Greenfield runoff rates

	Default	Edited
Q_{BAR} (l/s):	1.41	1.41
1 in 1 year (l/s):	1.23	1.23
1 in 30 years (l/s):	2.4	2.4
1 in 100 year (l/s):	2.94	2.94
1 in 200 years (l/s):	3.35	3.35

This report was produced using the greenfield runoff tool developed by HR Wallingford and available at www.uksuds.com. The use of this tool is subject to the UK SuDS terms and conditions and licence agreement , which can both be found at www.uksuds.com/terms-and-conditions.htm. The outputs from this tool are estimates of greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, CEH, Hydrosolutions or any other organisation for the use of this data in the design or operational characteristics of any drainage scheme.

Nodes

Name	Area (ha)	Cover Level (m)	Easting (m)	Northing (m)	Depth (m)
Depth/Area 1	0.224	100.000	19.925	48.328	1.000

Simulation Settings

Rainfall Methodology	FSR	Analysis Speed	Normal
FSR Region	England and Wales	Skip Steady State	x
M5-60 (mm)	17.000	Drain Down Time (mins)	240
Ratio-R	0.400	Additional Storage (m³/ha)	0.0
Summer CV	1.000	Check Discharge Rate(s)	x
Winter CV	1.000	Check Discharge Volume	x

Storm Durations

15	30	60	120	180	240	360	480	600	720	960	1440

Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
100	45	0	0

Node Depth/Area 1 Online Hydro-Brake® Control

Flap Valve	x	Objective	(HE) Minimise upstream storage
Replaces Downstream Link	✓	Sump Available	✓
Invert Level (m)	99.000	Product Number	CTL-SHE-0056-1400-1000-1400
Design Depth (m)	1.000	Min Outlet Diameter (m)	0.075
Design Flow (l/s)	1.4	Min Node Diameter (mm)	1200

Node Depth/Area 1 Depth/Area Storage Structure

Base Inf Coefficient (m/hr)	0.00000	Safety Factor	2.0	Invert Level (m)	99.000
Side Inf Coefficient (m/hr)	0.00000	Porosity	1.00	Time to half empty (mins)	

Depth (m)	Area (m²)	Inf Area (m²)
0.000	160.0	0.0

Rainfall

Event	Peak Intensity (mm/hr)	Average Intensity (mm/hr)	Event	Peak Intensity (mm/hr)	Average Intensity (mm/hr)
100 year +45% CC 15 minute summer	423.061	119.712	100 year +45% CC 360 minute summer	51.133	13.158
100 year +45% CC 15 minute winter	296.885	119.712	100 year +45% CC 360 minute winter	33.238	13.158
100 year +45% CC 30 minute summer	278.374	78.770	100 year +45% CC 480 minute summer	39.658	10.480
100 year +45% CC 30 minute winter	195.350	78.770	100 year +45% CC 480 minute winter	26.348	10.480
100 year +45% CC 60 minute summer	187.417	49.529	100 year +45% CC 600 minute summer	32.099	8.780
100 year +45% CC 60 minute winter	124.515	49.529	100 year +45% CC 600 minute winter	21.932	8.780
100 year +45% CC 120 minute summer	114.312	30.209	100 year +45% CC 720 minute summer	28.365	7.602
100 year +45% CC 120 minute winter	75.946	30.209	100 year +45% CC 720 minute winter	19.063	7.602
100 year +45% CC 180 minute summer	86.951	22.375	100 year +45% CC 960 minute summer	22.984	6.052
100 year +45% CC 180 minute winter	56.520	22.375	100 year +45% CC 960 minute winter	15.225	6.052
100 year +45% CC 240 minute summer	68.114	18.001	100 year +45% CC 1440 minute summer	16.353	4.383
100 year +45% CC 240 minute winter	45.253	18.001	100 year +45% CC 1440 minute winter	10.990	4.383

Flow+ v10.8 Copyright © 1988-2025 Causeway Technologies Ltd

Results for 100 year +45% CC Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
720 minute winter	Depth/Area 1	705	99.989	0.989	11.9	158.1691	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	Outflow (l/s)	Discharge Vol (m³)
720 minute winter	Depth/Area 1	Hydro-Brake®	1.4	66.2

Flow+ v10.8 Copyright © 1988-2025 Causeway Technologies Ltd

Appendix H

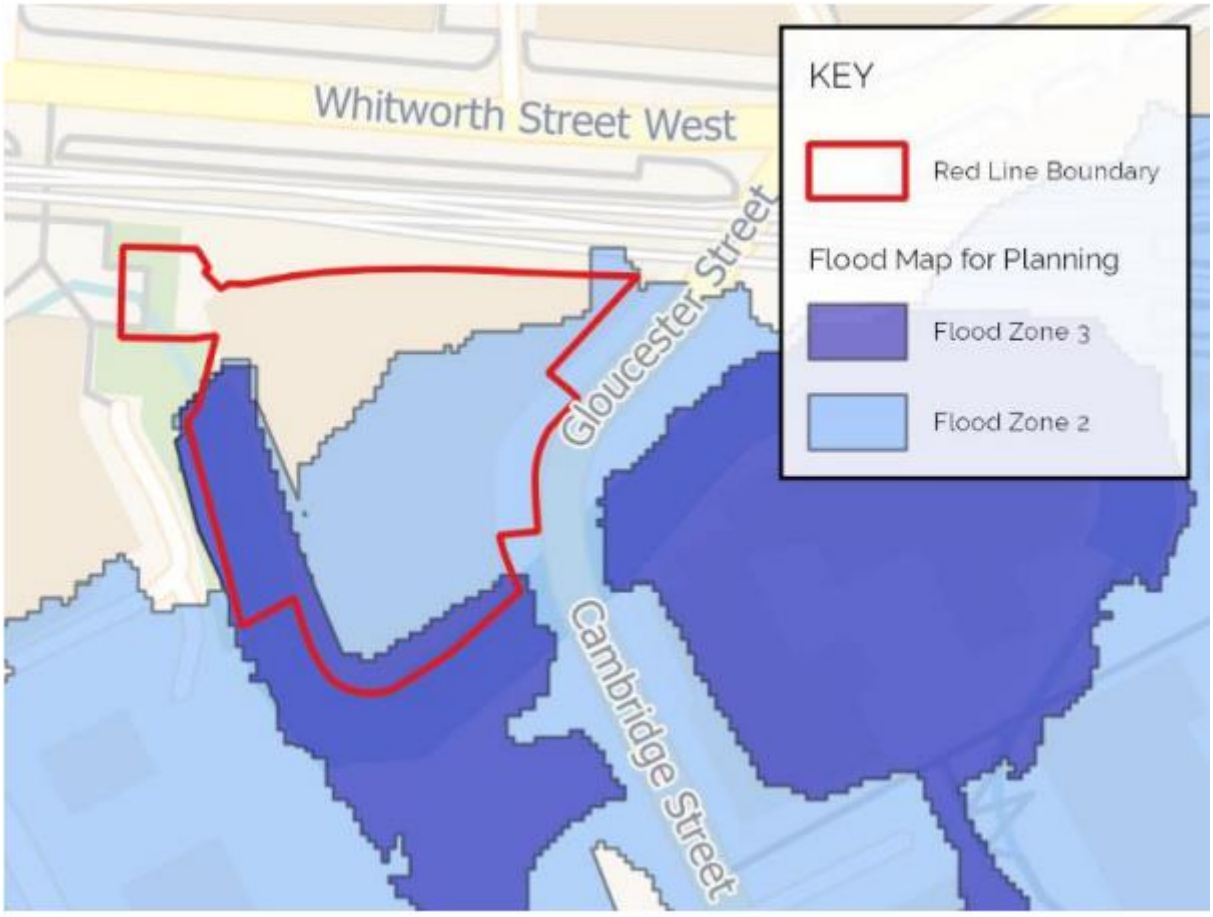
Consultation with the EA and MCC

Thanks for the below update,

For clarity, according to our records, the site is located within Flood Zones 2 and 3 whereby both Flood Zones partially encroach into the site boundary.

The FRA in Section 3.1.1 recognises the site is partially within Flood Zone 3 and makes an assumption this particular flood outline should follow the River Medlock bank (but not Flood Zone 2). We would advise our Flood Risk for Planning (Rivers and Sea) is indicative and requires further interrogation (i.e. flood level comparison with existing site levels) as part of a detailed Flood Risk Assessment. Noting our mapping shows an encroachment into Flood Zone 3 and the development proposals include the retention of the existing basement where floor levels are below both the 1 in 100 year (Flood Zone 3) and 1 in 100 year plus 35% climate change levels as presented in the FRA, we would disagree the proposals are located wholly in Flood Zone 2 only.

See snip of the site boundary overlain with the Flood Map for Planning (Rivers and Sea) mapping below from applicant's FRA of the outline for information:



Noting the clarification you have given below that the development proposals as part of the Purpose Built Student Accommodation should be considered '*more vulnerable*', including the associated basement proposals, the site is required to pass the 'Exception Test' as under Table 2 of the 'Flood Risk and Coastal Change' Planning Practice Guidance (PPG). We will, therefore, undertake a flood risk re-review of this application noting our previously recommended planning condition would not be appropriate and provide an updated response in line with the above understanding. Appreciate the timescales you're working towards to finalise your report for the forthcoming planning committee, our Flood Risk

advisor is currently on leave and will be returning on Monday. We will aim to update you on timescales to provide a response to the re-consultation we have received early next week.

As in Andy's email below, if the LPA are satisfied the Sequential Test has been passed, the LPA will need to also be satisfied that the proposal provides wider sustainability benefits to the community that outweigh flood risk as under part a) of paragraph 170 of the NPPF. Further guidance on the Exception Test can be found on the 'Flood Risk and Coastal Change' PPG available here: https://www.gov.uk/guidance/flood-risk-and-coastal-change#the-exception-test. Our consultation response will contribute to your considerations for part b) of paragraph 170 and would advise both elements need to be satisfied. We would advise seeking advice from relevant experts (i.e. building control) on flood resilience / resistance measures for the current basement proposals to support your decision on this application.

Appendix I

Flood Resistance Measures



Windows below 1 in 100 YR + CC flood event to be flood windows.

Construction at basement to be designed to provide flood resistance in the event of a 1 in 100 YR + CC flood event.

Facade retention strategy includes the careful dismantle and rebuilt of the existing river wall. As part of the rebuild proposals a new cavity wall from basement to ground floor is proposed. Cavity wall to be designed to withstand water pressures from water levels during a 1 in 100 YR + CC flood event

Facade retention strategy includes retention of existing facade. Structural intervention proposed to demonstrate facades capacity to withstand water pressures from water levels
during a 1 in 100 YR + CC flood event. This may include the provision of steel windposts to reduce facade spans. Shown indicatively above.
This will be further complimented by the adoption of an internal drained cavity system as part of the general waterproofing strategy of the basement space.

STANDARD NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND THE SPECIFICATIONS.
2. THIS DRAWING SHOULD NOT BE SCALED.
3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE.
4. ALL DISCREPANCIES SHOULD BE REPORTED TO C.A./E.A. PRIOR TO THE COMMENCEMENT OF WORKS.

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INDICATES AREAS OF STRUCTURAL INTERVENTION IN EXISTING FACADE TO DEMONSTRATE CAPACITY OF STRUCTURE TO WITHSTAND FLOOD PRESSURES DURING A 1 in 100 YR + CC CHANGE FLOOD EVENT

INDICATES AREAS OF STRUCTURAL INTERVENTION WITHIN FACADE REBUILD STRATEGY TO DEMONSTRATE CAPACITY OF STRUCTURE TO WITHSTAND FLOOD PRESSURES DURING A 1 in 100 YR + CC CHANGE FLOOD EVENT

31.42mAOD 1 in 1000 YR
30.55mAOD 1 in 100 YR + CC
29.99m AOD 1 in 100 YR

DATE	REV	DESCRIPTION	DRAWN	CHKD
20/05/24	P01	FOR INFORMATION	DP	CK

Civic Engineers
MANCHESTER Carver's Warehouse, 77 Dale Street, Manchester, M1 2HG, Tel: 0161 238 4757
LONDON Reeds Wharf, 33 Mill Street, London SE1 2AX, Tel: 020 7253 2927
LEEDS 3 Saw Mill Street, Water Lane, Leeds LS11 5WE, Tel: 0113 2025 130
GLASGOW 35 Virginia Street, Glasgow, G1 1TN, Tel: 0141 370 1829
www.civicengineers.com

PROJECT
HOTSPUR PRESS

TITLE
PROPOSED FLOOD RESISTANCE METHODOLOGY

DRAWING STATUS	STATUS CODE
FOR INFORMATION	-

CE PROJECT No.	SCALE @ A1	DATE CREATED	DRAWN	CHECKED
1006-01	NTS	MAY 24	DP	CK

DRAWING No.
1006-01-CIV-XX-XX-S-S-0030

REV
P01



Windows below 1 in 100 YR + CC event to be completely bricked up and matched with existing facade.

Construction at basement to be designed to provide flood resistance in the event of a 1 in 100 year + CC flood event.

Facade retention includes the careful dismantle and rebuilt of the existing river wall. As part of the rebuild proposals of a new cavity wall from basement to ground floor is proposed. Cavity wall to be designed to withstand water pressures from water levels during a 1 in 100 YR + CC flood event.

Facade retention strategy includes retention of existing facade. Structural intervention proposed to demonstrate facades capacity to withstand water pressures from water levels During a 1 in 100 YR + CC flood event. This may include eh provision of steel windposts to reduce facade spans. shown indicatively above. this will be further complimented by the adoption of an internal drained cavity system as part of the general waterproofing strategy of the basement space.

STANDARD NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND THE SPECIFICATIONS.
2. THIS DRAWING SHOULD NOT BE SCALED.
3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE.
4. ALL DISCREPANCIES SHOULD BE REPORTED TO C.A./E.A. PRIOR TO THE COMMENCEMENT OF WORKS.

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NOTES:

INDICATED AREA OF STRUCTURAL INTERVENTION IN THE EXISTING FACADE TO DEMONSTRATE CAPACITY OG STRUCTURE TO WITHSTAND FLOOD PRESSURES DURING A 1 IN 100 YR + CC FLOOD EVENT

INDICATED AREA OF STRUCTURAL INTERVENTION IN THE EXISTING FACADE TO DEMONSTRATE CAPACITY OG STRUCTURE TO WITHSTAND FLOOD PRESSURES DURING A 1 IN 100 YR + CC FLOOD EVENT

31.42AOD 1 in 1000 YR

30,.55AOD 1 in 100 YR + CC

29.99AOD 1 in 100 YR

DATE	REV	DESCRIPTION	DRAWN	CHKD
31.07.24	P01	BRICKED WINDOWS	FJH	CK

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PROJECT

HOTSPUR PRESS

TITLE

PROPOSED FLOOD RESISTANCE METHODOLOGY

DRAWING STATUS	STATUS CODE
INFORMATION	-

CE PROJECT No.	SCALE @ A1	DATE CREATED	DRAWN	CHECKED
3006-01	NTS	JUL 24	FJH	CK

DRAWING No.	REV
1006-01-CIV-XX-LG-S-S-0030	P01



2 Elevation SE Hulme Street Facade Waterproofing

1 : 100



1 Elevation SW First Street Facade Waterproofing

1 : 100

DO NOT SCALE
Work to annotated dimensions only. Read drawings in conjunction with relevant specification, Structural Engineers ' and Services Engineers' drawings. Confirm all dimensions before commencement of any work on site or fabrication.

Notes:

Lower ground floor level to have achieve Grade 3 water resistance to amenity space in accordance with BS 8102:2009 the final weathering design is to be by the designated waterproofing specialist.

Facade facing the Medlock River to be suitably water / flood resistant to facilitate this.

Windows within the area hatched on the adjacent drawing to be suitable constructed to maintain the level of flood integrity of the facade.

Key:

- 1 in 100 year + 35% level as indicated within the flood risk assessment submitted with the planning application.
- Waterproofing strategy within existing wall.
- Waterproofing strategy within a new wall.

DRAFT
UNCONTROLLED COPY -
REFERENCE ONLY

Rev:	Details:	Date:
P1	First issue	20.05.2024

client:
Manner

project:
The Hotspur Press

job number:
0655

status:
Stage 3

title:
Lower Ground Facade
Waterproofing Location

scale:
1 : 100
@ A1

drawn by:
HOD

drawing number:
16500

current revision date:
20.05.2024

revision:
P1

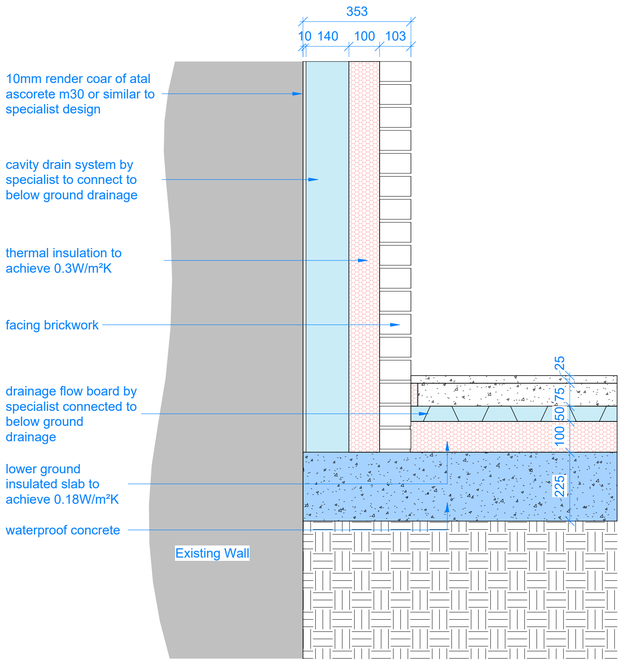
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0 10 50 100 200 300 400 500 600 700

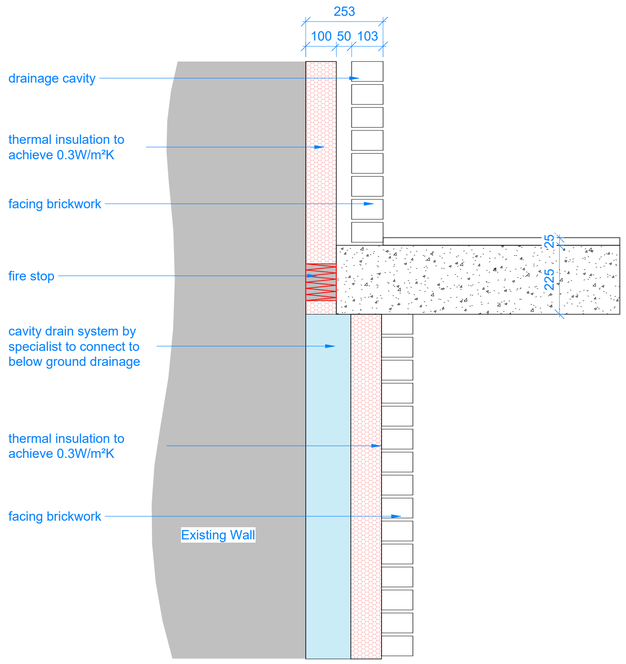
20/05/2024 11:25:45

DO NOT SCALE
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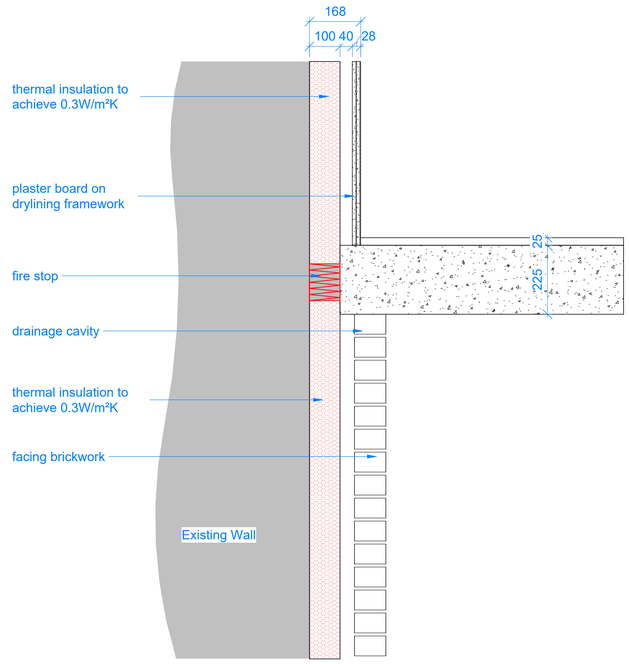
Lower Ground Floor: Existing Wall Detail



Ground Floor: Existing Wall Detail



Upper Floor: Existing Wall Detail



Rev:	Details:	Date:
P1	First issue	20.05.2024

client:
Manner

project:
The Hotspur Press

job number:
0655

status:
Stage 3

title:
Existing Wall - Lining Details

scale:
1 : 10
@ A1

drawn by:
HOD

drawing number:
21503

current revision date:
20.05.2024

revision:
P1

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20/05/2024 11:38:53

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