



Client:

Armistead Property Limited.
1 Crossland Rd,
Chorlton-cum-Hardy,
Manchester
M21 9GU

Architect:

Simon James Architect
120 Grosvenor Street
Manchester
M1 7HL

Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

515 to 521 Barlow Moor Road, Chorlton

Oct 2024

Site Ref: 6167/VMJ V1.0 PCLRA

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B1.	Reference List of OS Historical Plans
C1.	Environmental Data Search Report Referenced 361853054_1_1

Executive Summary	
Site Address	515 to 521 Barlow Moor Road, Chorlton
Grid Ref	381800, 393680
Site Area	1,000m ²
Current Use	Retail units with residential apartments above
Historical Use	-
Proposed Use	Convert current building into 12 self-contained apartments
Geology	Superficial drift deposits shown as Fluvial-glacial Gravel, Bedrock noted as Upper Mottled Sandstone – Sandstone
Other Risks	N/A
Coal Mining	Low Risk
Flood Risk	Low flood risk from surface water. Limited flood risk from groundwater
Controlled Water	The site does not present a risk to surface water.
Ground Gas	Low potential for ground gas to be present
Recommendations	Ground Investigation for contaminated land risk assessment and to obtain geotechnical information.

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Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

1. Introduction

This report is an account of a Phase I Desk Study and Preliminary Contaminated Land Risk Assessment carried out by GeoAssist Limited at the request of the Client, Armistead Property Limited., for a proposed residential development on land used as combined retail and residential with associated carparking and rear gardens at numbers 515 to 521 Barlow Moor Road, Chorlton.

The work was commissioned following the receipt of instruction to proceed issued on behalf of the Client on the 30th September 2024.

The purpose of this Phase I investigation is to provide information in order to ensure that the site:

- Is assessed in accordance with the UK government methodology outlined online in Land Contamination Risk Management (LCRM)
- Satisfies the relevant requirements of the Updated National Planning Policy Framework December 2023
- Is suitable for the intended proposed land use. In this case, as a managed residential apartment development with landscaped area to the rear.

The approximate grid reference for the centre of the site is 381800, 393680 and the total area of the site is approximately 1,000 m². The area of the site is outlined with a red line on the site plan in Appendix A1.

2. Description of the Site

2.1 Present

The site is located in a residential area off Barlow Moor Road, Chorlton. The site forms a roughly rectangular shape. The site is bound to the east by Barlow Moor Road, residential property forms the site boundary in all other directions.

At the time of the site visit a large building consisting of retail units to the ground floor and apartments above covered the front of the site, with a small number of parking spaces. The land to the rear of the building is garden space, with patio hard standing directly behind the building and soft landscaping beyond.

There was no particular evidence of spillage or leakage noted on the ground and no other visual or olfactory observations of contaminants have been noted. Photographs of the site form appendix A2 to this report.

2.2 Proposed

It is understood that the proposed development incorporates:

- The conversion of the current building into 12 self-contained apartments. The proposed development plan for the Site forms appendix A3 to this report.

3. Historical Researches

3.1 Historical Mapping & Photographs

Examination of the historical maps of the area confirms that prior to the current building on site the land was agricultural.

A series of historical maps and ordnance plans have been reviewed as part of this search. The following table highlights plans and maps that are of particular significance for the purpose of this report. Where possible, reference to the large scale (1:500, 1:1056, 1:1250 & 1:2,500) plans and maps has been made in preference to those at smaller scales (1:10,560 & 1:10,000) as the details on the smaller scale plans and maps are often lacking because of the lower resolution at which they were originally drafted. 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.

Published	Source Scale	Potentially contaminative Feature within 250m of site boundary	Remarks	Direction from site	Distance from site(m)	Feature still present on 2023 edition?
1848	1:10,560	None Shown	Agricultural Land	On Site	0	No
1892-1893	1:500	No significant Change	Residential Property	On Site	0	Yes
1894	1:2,500	No significant Change				
1894	1:10,560	No significant Change				
1907	1:2,500	No significant Change				
1908	1:10,560	No significant Change				
1911	1:10,560	No significant Change				
1923	1:10,560	No significant Change				
1933	1:2,500	No significant Change				
1934	1:10,560	No significant Change				
1938	1:10,560	No significant Change				
1951-1955	1:1,250	Garage		S	110	Yes
		Depot		S	200	No
		Electricity Sub-Station		S	200	Yes
1952-1956	1:2,500	No significant Change				
1955-1956	1:10,000	No significant Change				
1959-1975	1:1,250	Engineering Works	Site developed by 1992	N	190	No
1966	1:10,000	No significant Change				
1975	1:25,000	No significant Change				
1980-1981	1:10,000	No significant Change				
1985-1989	1:10,000	No significant Change				
1992	1:1,250	No significant Change	Building Extended	On Site	0	Yes
1999	1:10,000	No significant Change				
2000	1:10,560	No significant Change				
2006	1:10,000	No significant Change				
2024	1:10,000	No significant Change				

The historical maps referenced above form Appendix B1 to this report.

3.2 Anecdotal Historical Information

Anecdotal historical information has not been provided as part of this investigation.

3.3 Previous on site Intrusive Investigation

The searches undertaken as part of this report did not indicate that any previous ground investigations have been undertaken on the site. The issues to be covered in the present investigation are to provide information in respect of any potentially unacceptable geo-environmental risks arising from previous land uses in the immediate area, including from ground gas, and the potential for sources of contamination to impact both present and future receptors, including:

- Human
- Controlled waters via established pathways
- Property
- Adjoining land and ecological systems

3.4 Environmental Data Search

An Environmental data search report referenced 361853054_1_1, has been used for background data on this site and is included as appendix C1.

3.4.1 Historical Land uses

The Environmental data search report referenced 361853054_1_1, summarises that past and present uses of the site are unlikely to lead to significant ground contamination. The report summarises that adjacent areas up to 250m indicate that there may have been potentially contaminative land uses. Data from the historical plans indicate that it is highly unlikely that the site and the immediate surrounds (250m) could have been impacted by historic contamination.

3.4.2 Statutory Authorisations, Incidents and Registers

The Environmental data search report referenced 361853054_1_1, confirms that within 250m of the site boundary there are:

- No Active Discharge Consents
- No Active Integrated Pollution Prevention and Controls.
- No Authorised Local Authority Pollution Prevention & Controls.
- No Active water abstraction licence within 250m.
- No Recorded pollution incidents to controlled waters

Given the distance of greater than 250m it is considered unlikely that the site and any proposed development will have been or will be significantly impacted by any statutory authorisations, incidents and registers.

3.4.3 Landfill & Other Waste Sites

The Environmental data search report referenced 361853054_1_1, indicates that Manchester City Council had landfill data but passed it to the relevant environment agency. The Environment Agency England and Wales and the British Geological Survey (BGS) have supplied the following landfill and waste site data.

Table 3.4 A summary of the landfill/waste transfer data as provided by the Environment Agency England & Wales and the environmental data search report referenced 361853054_1_1

Site name	Material deposited	Operational period	Approximate distance from site (m)	Direction from site
None Identified				

Given the distance between the site and any recorded landfill source, the potential for ground gas generation from the registered landfill sources and subsequent ingress into the proposed development is classified as low.

3.4.4 In-Filled Land

Data from the County Series Surveys and the Ordnance Survey plans and the environmental data search referenced 361853054_1_1 of the area indicates that there may be an area of historically infilled land and made ground located 160m northeast of the site boundary and shown on the 1848 historical plan. The small size of the feature and the distance from the site boundary indicate that the potential for ground gas generation from infilled land and subsequent ingress into the proposed development is classified as low given the age and distance of the potential infilled land.

4. Geology & Hydrogeology

4.1 Site Geology

The relevant 1:10,000 geological map of the area referenced SJ 89 SW published 1956 shows the superficial drift deposits to be Fluvial-glacial Gravel of the Pleistocene era. A note on the plan approximately 90m to the north of the site shown the drift deposits to consist of Sand to 4.2m depth underlain by Clay to 8.2m depth.

The solid geology is shown as being Upper Mottled Sandstone – Sandstone, of the Triassic Epoch.

No faults are shown as passing directly beneath the site.

4.2 Radon Affected Area

The Environmental data search report referenced 361853054_1_1, indicates that the site is in a low probability radon area (less than 1% of homes are estimated to be at or above the action level. No radon protective measures are necessary in the construction of new dwellings or extensions.

4.3 Hydrogeology and Groundwater Vulnerability

The Bedrock Aquifer Designation as determined by the British Geological Survey is: Principal Aquifer - These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer. The Superficial Aquifer Designation as determined by the British Geological Survey is: Secondary A - permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

4.4 Surface Water

The Environmental data search report referenced 131013203_1_1, and plans of the site indicates that there are no surface water features within 250m of the site. There is no evidence that the site in its present state, or any proposed development, will significantly impact surface water receptors and consequently the risk to surface waters is classified as low.

4.5 Subsurface Water

There is no evidence that the site in its present state or the proposed development will impact subsurface water receptors and consequently the risk to subsurface waters is classified as low.

4.6 Water Abstractions

The Environmental data search report referenced 361853054_1_1, indicates that there are no active water abstraction licences within 250m of the site boundary.

The site does not lie within a source protection zone. The Environment Agency England and Wales has defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in

the area. The closer the activity, the greater the risk.

The maps show three main zones (inner Zone I, outer Zone II and total catchment Zone III).

4.7 Flood Risk

The Environmental data search report referenced 361853054_1_1, shows that the EA flood data map does not locate the site within a Flood Zone. The BGS Groundwater Flood Data indicates the site is situated within a zone with limited potential for groundwater flooding to occur.

5. Mineworkings & Mineral Sites

Information provided by the Coal Authority as part of the Environmental data search report referenced 361853054_1_1 indicates that the property is in an area that might not be affected by coal mining.

The site is not located within a Coal Authority High Risk Area.

Consequently, the risk to the proposed development on this site in respect of past, present or future coal workings is classified as low.

6. Designated Environmentally Sensitive Sites

The environmental data search report referenced 361853054_1_1 indicates the site is not situated within, or within 250m of an environmentally sensitive site.

It is considered unlikely that any proposed redevelopment of the site would adversely impact nearby designated environmentally sensitive sites.

7. Contemporary Directory Trade Entries

The environmental data search report referenced 361853054_1_1, indicates that there are several active trade directory entries within 250m of the site boundary. The likelihood that the proposed development will have been significantly impacted by surrounding contemporary industrial land uses is low given the distance and nature of the listed activities.

8. Conceptual Model

The table below is the conceptual model for the site based on the information available at this time.

Table 8.1 Preliminary Conceptual model.

Potential Source /Hazard	Nature of Hazard (Risk Level to site given a Residential end use)	Contaminants Associated with Source	Potential Pathway	Potential Receptor
<i>Previous & Present ON SITE Land uses:</i>				
1. Agricultural Land	Ground contamination Low Risk	None	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
2. Retail and Residential Property	Ground contamination Low Risk	None	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
<i>Previous OFF SITE land uses within 250m as indicated by Historical Plans Including:</i>				
3. Potential Infilled Water Feature (small size)	Ground contamination Low Risk	See DoE Industry Profiles	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	Carbon Dioxide Methane	Vertical and Lateral Migration	Site Users Future Buildings & Services
4. Garage	Ground contamination Low Risk	See DoE Industry Profiles	None	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	None	Site Users Future Buildings & Services
5. Depot and Engineering Works	Ground contamination Low Risk	See DoE Industry Profiles	None	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	None	Site Users Future Buildings & Services
6. Electricity Sub-Station	Ground contamination Low Risk	See DoE Industry Profiles	None	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	PCBs Heavy Metals	None	Site Users Future Buildings & Services
7. Coal Workings & Mineral Extraction	Geotechnical Hazard Low Risk	None	Ground Collapse Subsidence	Site Users Future Buildings & Services
	Ground contamination Low Risk	None	None	Site Users Services
	Mine Gas Low Risk	None	None	Humans (site users) Future Buildings & Services

Only sources that have not been present on site in the past or currently are considered within the off site category. Unless the information is deemed to be pertinent to the analysis.

From the sources of information examined as part of this investigation a Low potential for contaminated materials to be present on site has been established and a Low potential for the presence of ground gas. There is a Low Risk of the likelihood of hazards from past coal workings.

9. Conclusions & Recommendations

The evidence presented elsewhere within this report indicates that the site is unlikely to have been impacted by contamination from previous on site and adjacent land uses and assessment of the data available has confirmed that the risk classification from contaminated ground is low in all reasonably foreseeable circumstances and as a consequence, no new contaminant pathways will be established by the development and no further action is required. The risk to any future development from potential ground gas ingress is classified as low based on the available data and no particular measures will need to be adopted based on the recommendations within Ciria C665 best practice guidance.

9.1 Supplementary Recommendations

If the proposed development is being warranted under a scheme such as that operated by the NHBC, then a basic site investigation for both geotechnical and environmental purposes will be required as part of the standard terms of the agreement.



Matthew Benson MSc GMICE
Geotechnical/Environmental Engineer



Mark Richardson MSc CEng MICE
Technical Director

This report has been prepared by GeoAssist Limited with all reasonable professional skill, care and diligence within the terms of the contract with Armistead Property Limited.. The report is confidential to Armistead Property Limited., their/the named persons advisors and bankers, and GeoAssist Limited accepts no responsibility of whatever nature to third parties to whom this report may be divulged. GeoAssist Limited owns the copyright in this report. All rights are reserved, and unauthorised use is prohibited. Armistead Property Limited. may use the report for their/her/his own purposes.

GeoAssist have utilised the third-party information presented in the Environmental data search in order to undertake the Preliminary Contaminated Land Risk Assessment. GeoAssist are not liable for any errors, omissions or facts that might be contained within the Environmental data search report

Appendix A

- A1 Site Plan
- A2 Site Photographs
- A3 Site Development Plan

p6167GALv1.00



A1 Site Plan

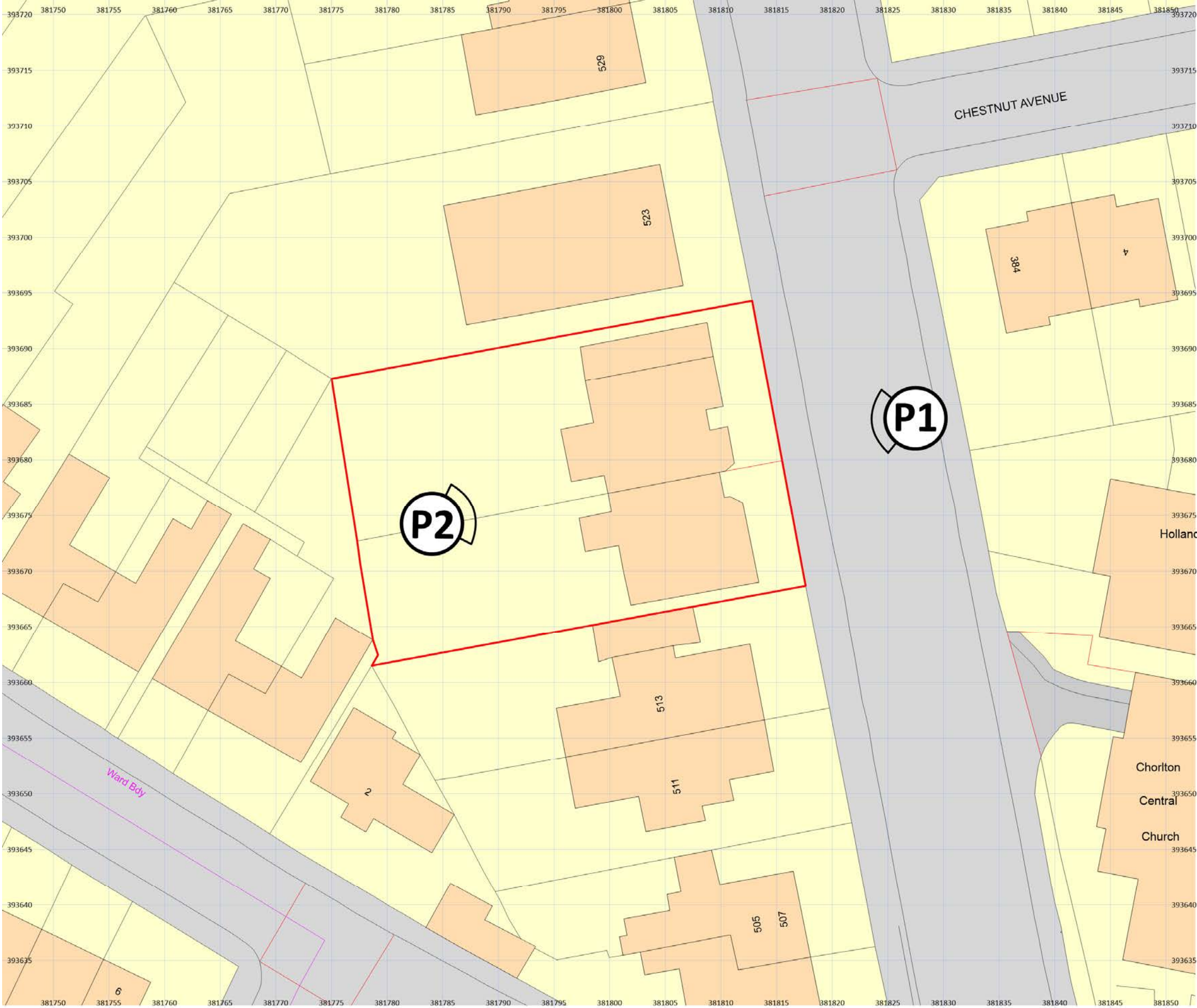
Site Name	515 to 521 Barlow Moor Road
Location	Chorlton
GeoAssist Ref	6167VMJ
Client	Armistead Property Limited.
	1 Crossland Rd, Chorlton-cum-Hardy, Manchester M21 9GU
Planning Consultant	Simon James Architect
NGR (centre of site)	381800,393680
Production Date	Oct 2024
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

Do Not Scale

A2 Site Photos

Site Name	515 to 521 Barlow Moor Road
Location	Chorlton
GeoAssist Ref	6167VMJ
Client	Armistead Property Limited.
	1 Crossland Rd, Chorlton-cum-Hardy, Manchester M21 9GU
Planning Consultant	Simon James Architect
NGR (centre of site)	381800,393680
Production Date	Oct 2024
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

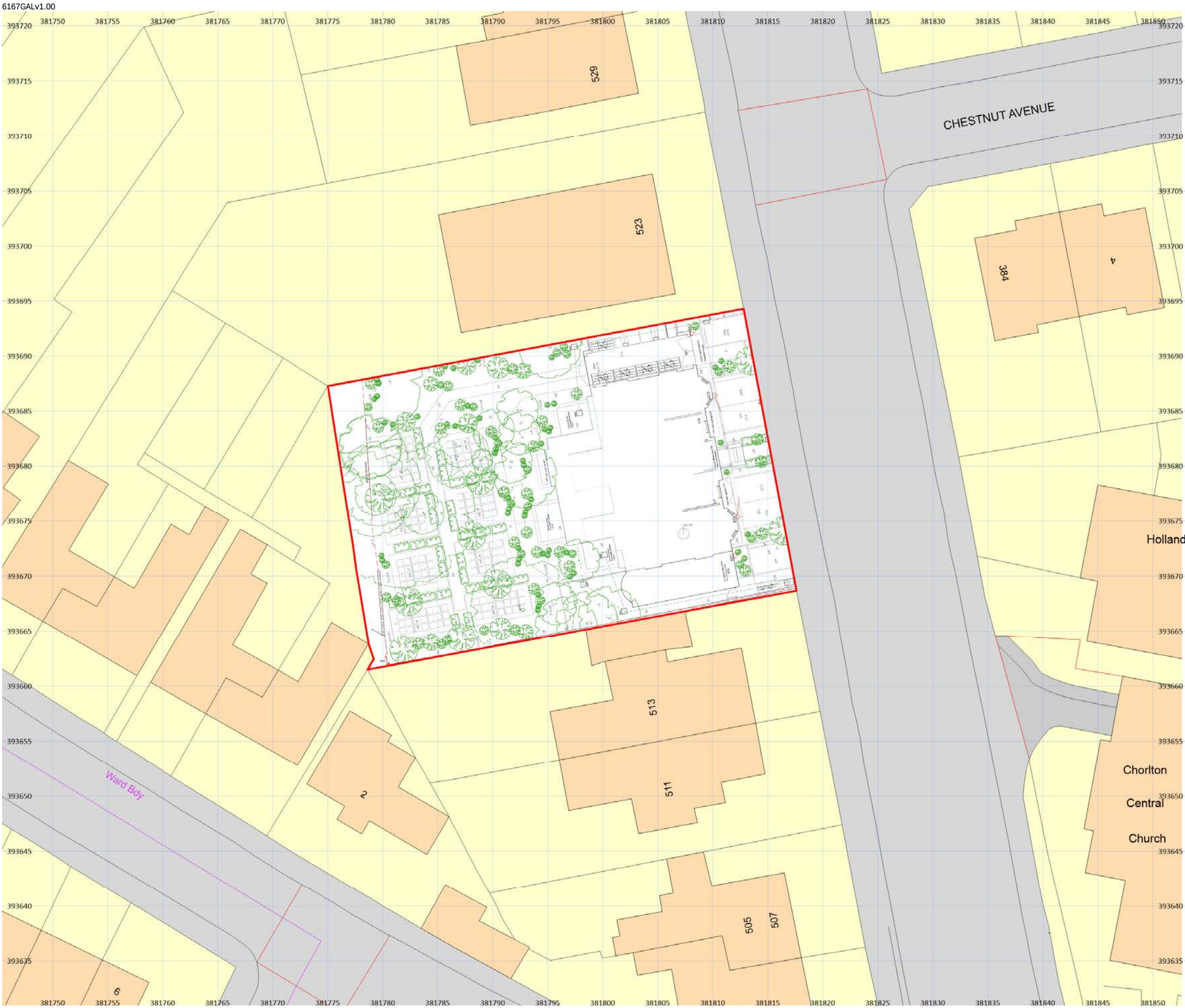




A2 Site Photo Plan

Site Name	515 to 521 Barlow Moor Road
Location	Chorlton
GeoAssist Ref	6167VMJ
Client	Armistead Property Limited.
	1 Crossland Rd, Chorlton-cum-Hardy, Manchester M21 9GU
Planning Consultant	Simon James Architect
NGR (centre of site)	381800,393680
Production Date	Oct 2024
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

Do Not Scale



A3 Site Development Plan

Site Name	515 to 521 Barlow Moor Road
Location	Chorlton
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	1 Crossland Rd, Chorlton-cum-Hardy, Manchester M21 9GU
Planning Consultant	Simon James Architect
NGR (centre of site)	381800,393680
Production Date	Oct 2024
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

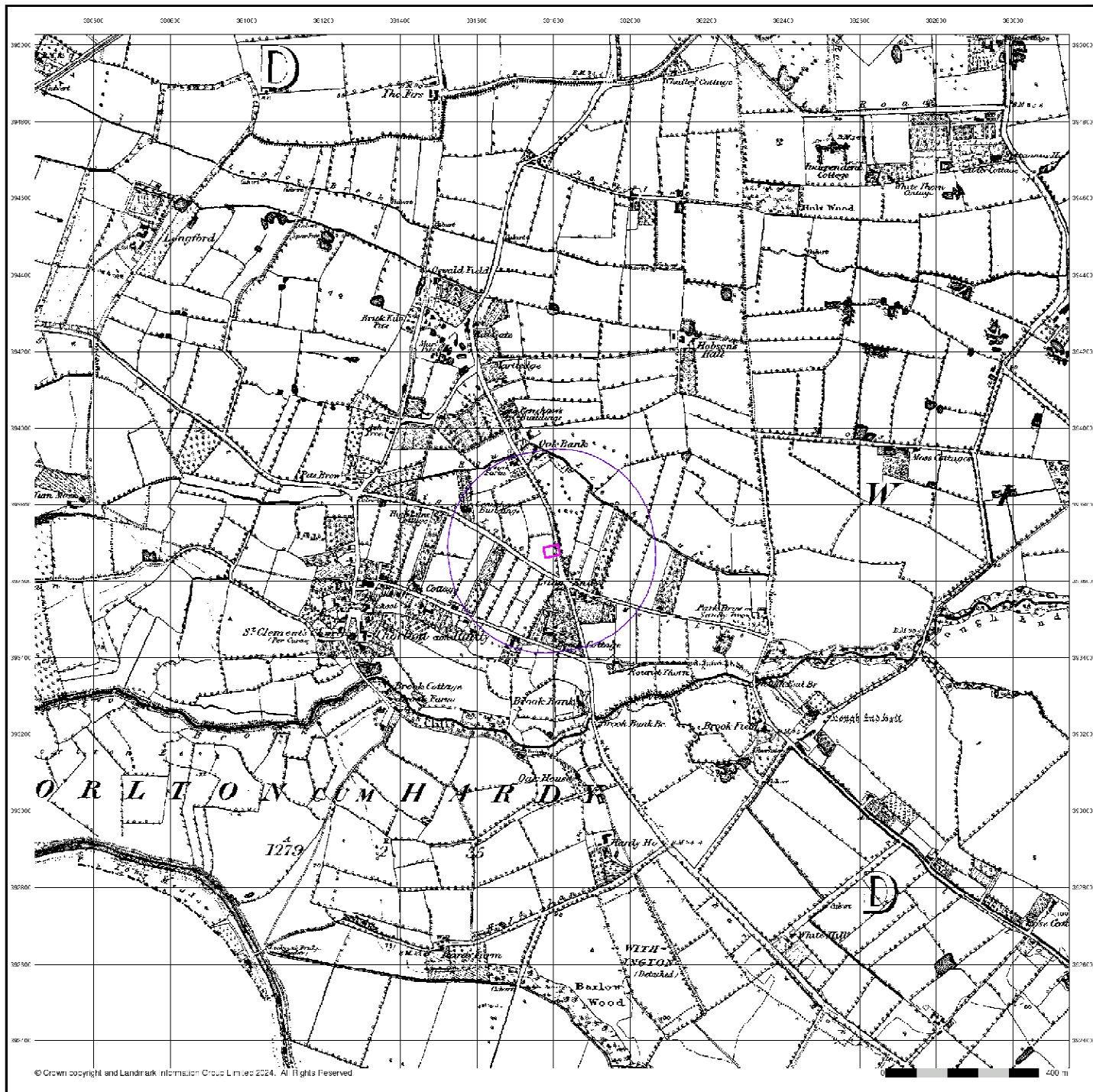
Do Not Scale

Appendix B

B1 OS Historical Plans

Appendix B1

Mapping Type	Scale	Date
Lancashire And Furness	1:10,560	1848
Cheshire	1:10,560	1882
Lancashire And Furness	1:10,560	1894
Cheshire	1:10,560	1899
Lancashire And Furness	1:10,560	1908
Cheshire	1:10,560	1911
Cheshire	1:10,560	1911
Lancashire And Furness	1:10,560	1923
Lancashire And Furness	1:10,560	1934
Cheshire	1:10,560	1938
Lancashire And Furness	1:10,560	1938
Ordnance Survey Plan	1:10,000	1955 - 1956
Ordnance Survey Plan	1:10,000	1966
Ordnance Survey Plan	1:10,000	1972
Manchester	1:25,000	1975
Ordnance Survey Plan	1:10,000	1980 - 1981
Ordnance Survey Plan	1:10,000	1985 - 1989
Ordnance Survey Plan	1:10,000	1989
Ordnance Survey Plan	1:10,000	1994
10K Raster Mapping	1:10,000	1999
10K Raster Mapping	1:10,000	2006
VectorMap Local	1:10,000	2024



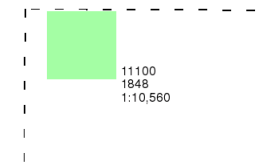
Lancashire And Furness

Published 1848

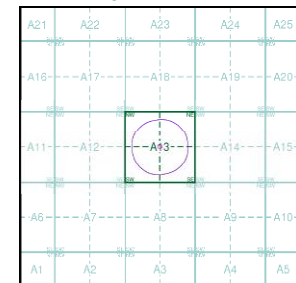
Source map scale - 1:10,560

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

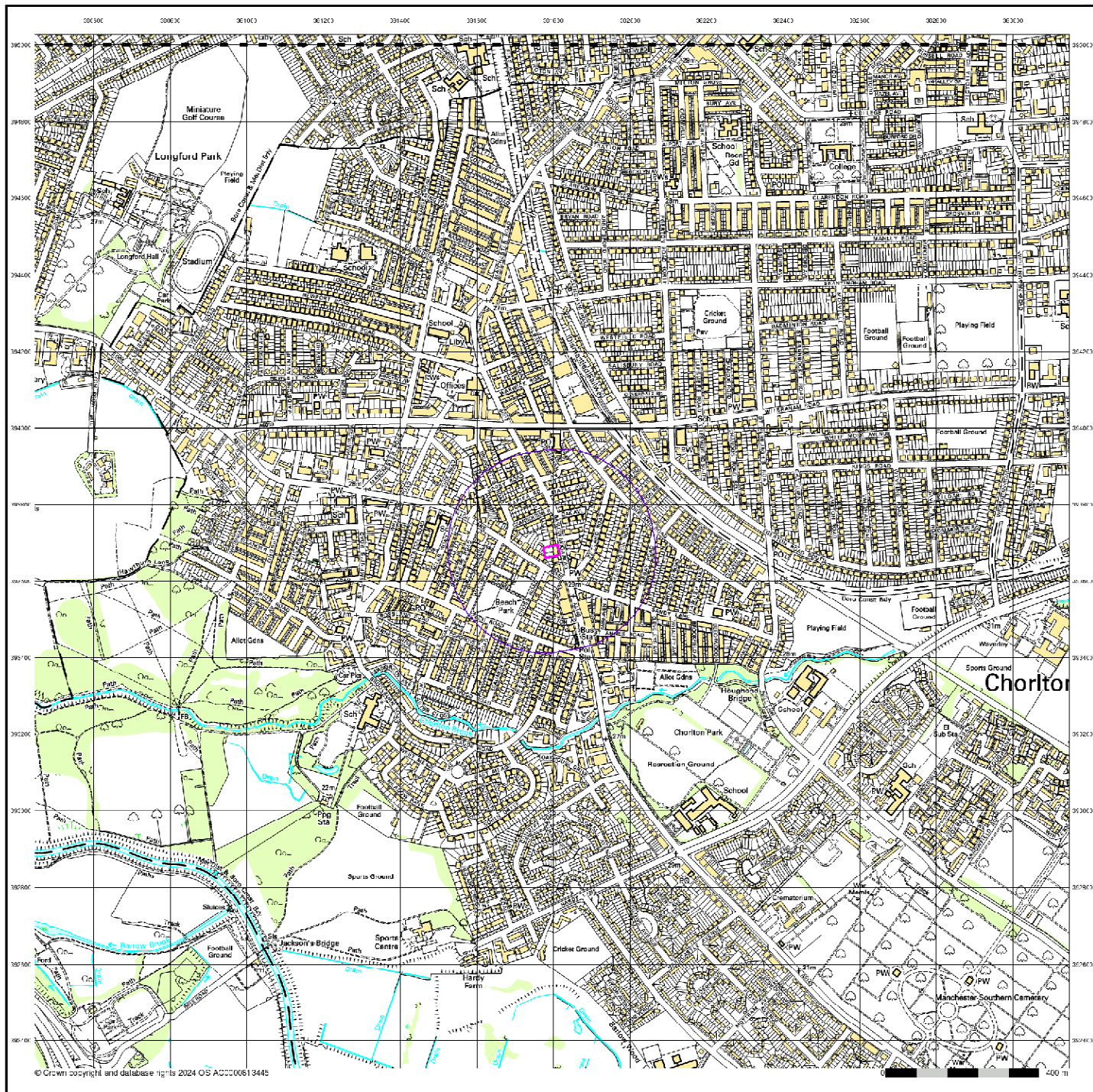


Order Details

Order Number: 361853054 1 1
Customer Ref: 6167 VMJ 515 to 521 Barlow Moor Road
National Grid Reference: 381800, 393680
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 250

Site Details

515 to 521 Barlow Moor Road, Manchester, M21 8AQ



10k Raster Mapping

Published 1999

Source map scale - 1:10,000

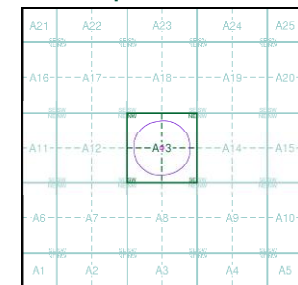
The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks 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)

SJ89NW
1999
1:10,000

SJ89SW
1999
1:10,000

Historical Map - Slice A

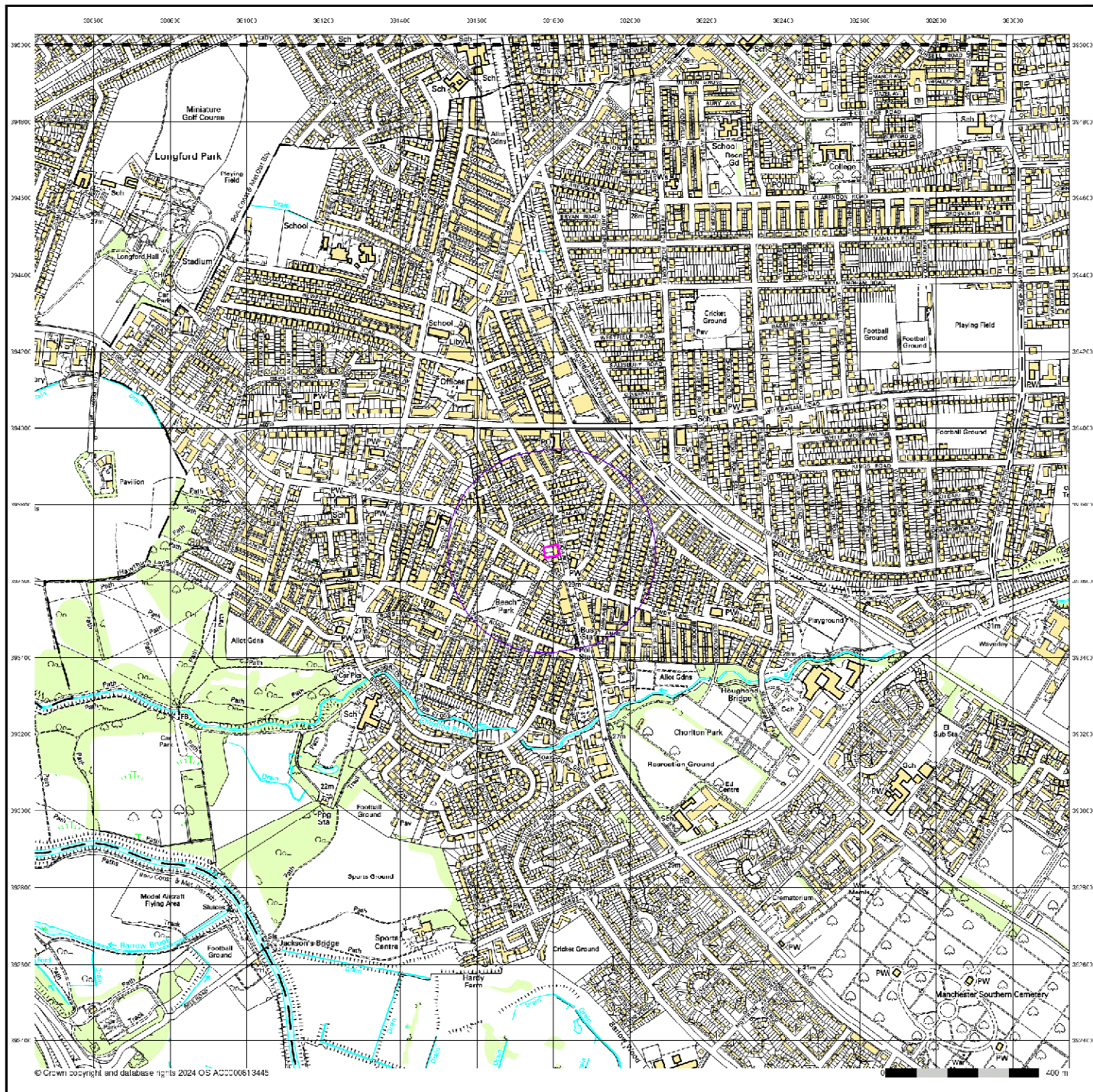


Order Details

Order Number: 361853054 1 1
Customer Ref: 6167 VMJ 515 to 521 Barlow Moor Road
National Grid Reference: 381800, 393680
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 250

Site Details

515 to 521 Barlow Moor Road, Manchester, M21 8AQ



10k Raster Mapping

Published 2006

Source map scale - 1:10,000

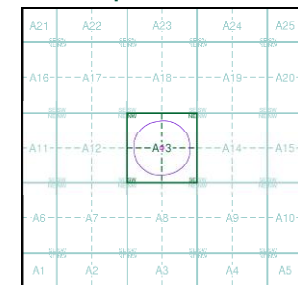
The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks 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)

SJ89NW
2006
1:10,000

SJ89SW
2006
1:10,000

Historical Map - Slice A

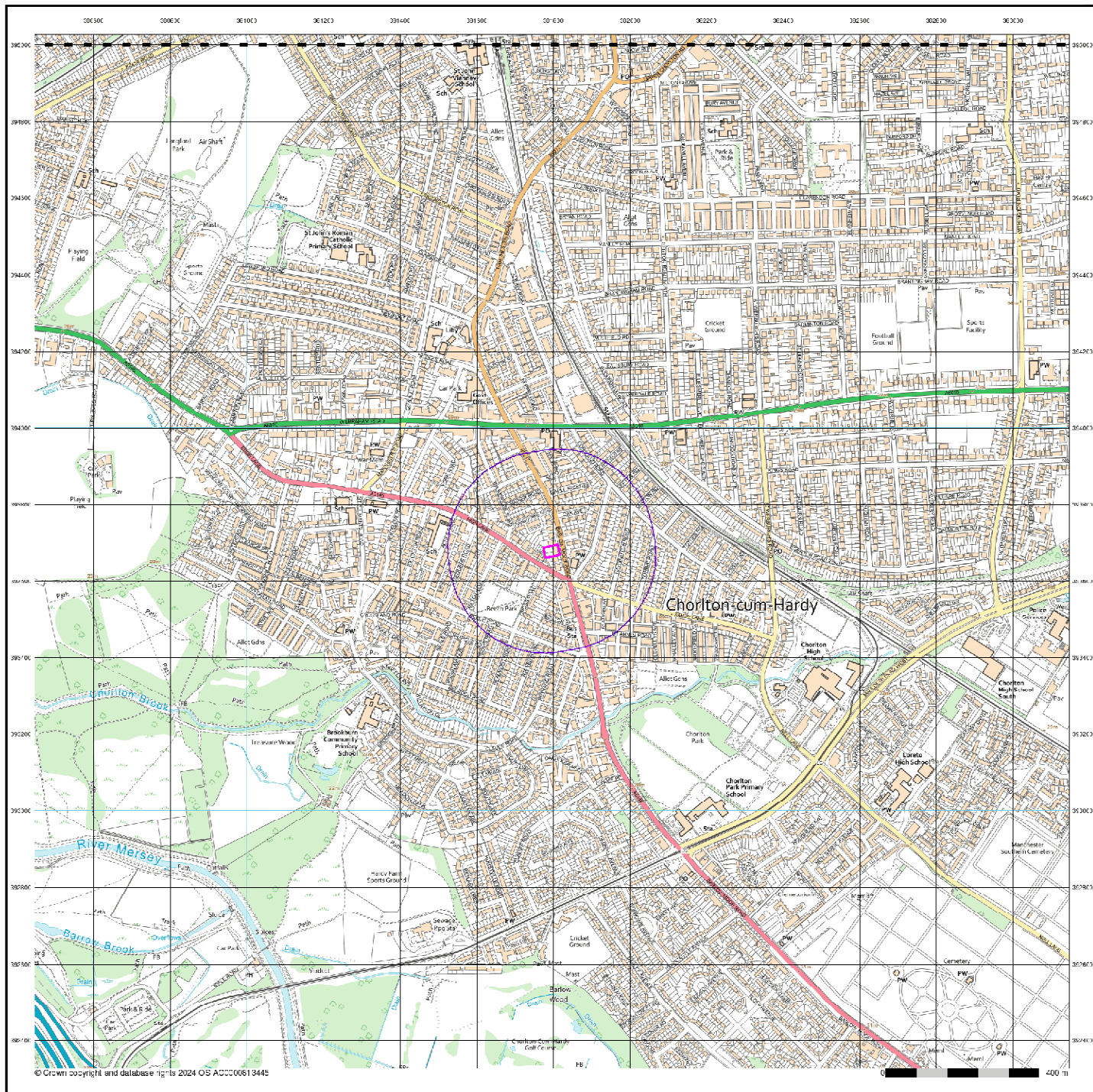


Order Details

Order Number: 361853054 1 1
Customer Ref: 6167 VMJ 515 to 521 Barlow Moor Road
National Grid Reference: 381800, 393680
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 250

Site Details

515 to 521 Barlow Moor Road, Manchester, M21 8AQ



VectorMap Local

Published 2024

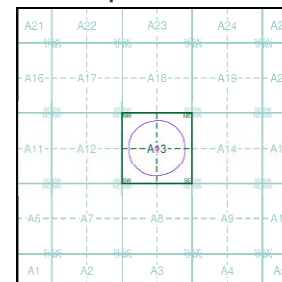
Source map scale - 1:10,000

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)

SJ89NW	2024	Variable
SJ89SW	2024	Variable

Historical Map - Slice A



Order Details

Order Number: 361853054_1_1
Customer Ref: 6167 VMJ 515 to 521 Barlow Moor Road
National Grid Reference: 381800, 393680
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 250

Site Details

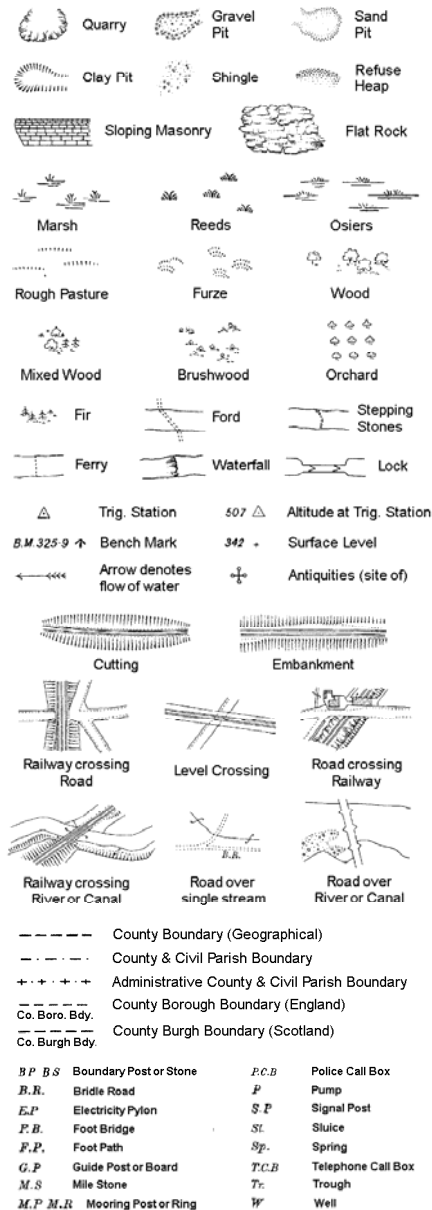
515 to 521 Barlow Moor Road, Manchester, M21 8AQ

Appendix B1 Continued

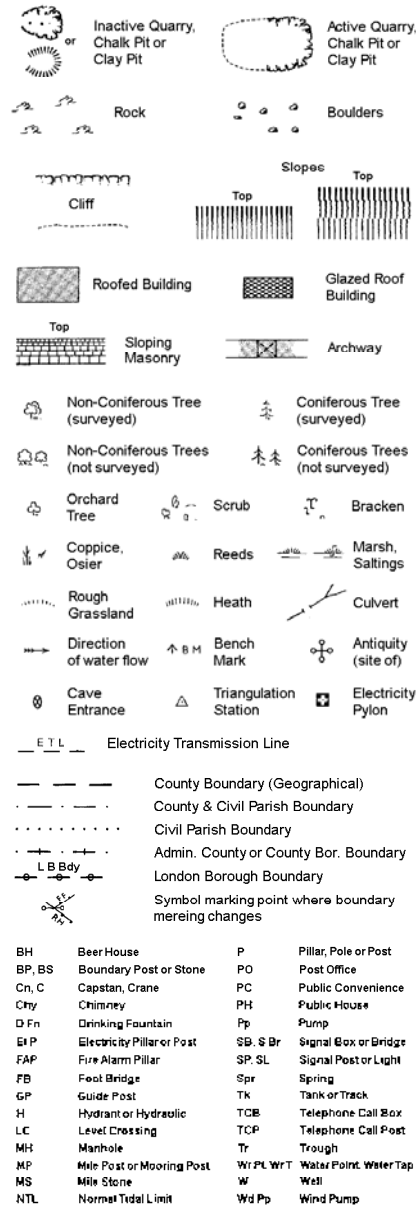
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Lancashire And Furness	1:2,500	1907
Lancashire And Furness	1:2,500	1933
Ordnance Survey Plan	1:1,250	1951 - 1955
Ordnance Survey Plan	1:2,500	1952 - 1956
Additional SIMs	1:1,250	1955 - 1992
Ordnance Survey Plan	1:1,250	1959 - 1975
Ordnance Survey Plan	1:2,500	1964
Additional SIMs	1:1,250	1979 - 1992
Ordnance Survey Plan	1:1,250	1981
Additional SIMs	1:1,250	1984 - 1992
Additional SIMs	1:1,250	1990
Large-Scale National Grid Data	1:1,250	1992
Large-Scale National Grid Data	1:1,250	1995
Large-Scale National Grid Data	1:1,250	1996
Historical Aerial Photography	1:2,500	2000

Historical Mapping Legends

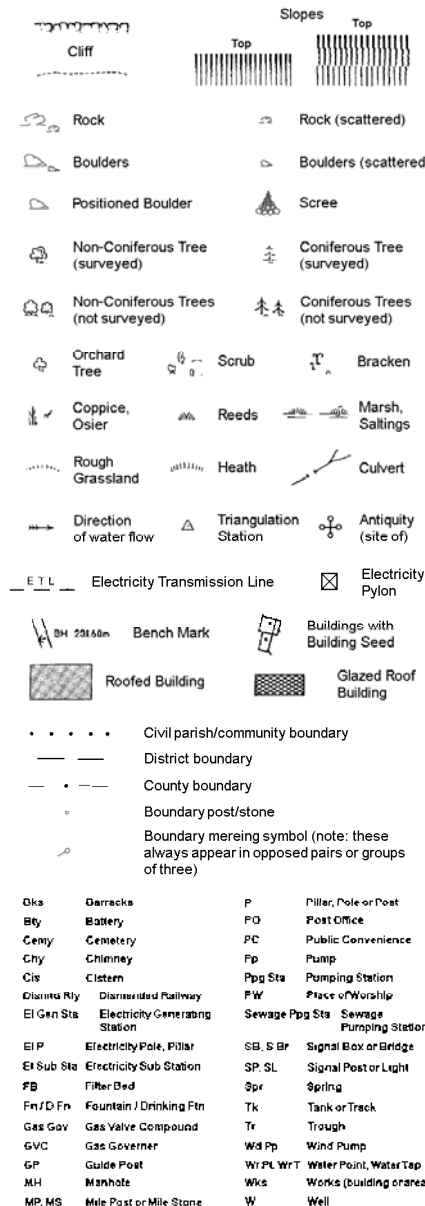
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



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



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

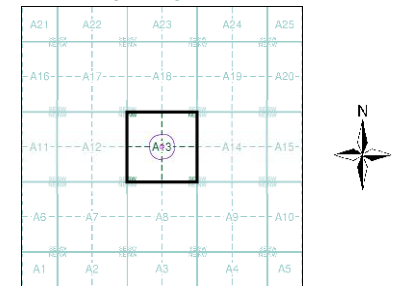


GeoAssist Limited
 Civil, Environmental & Geotechnical
 Telephone: +44 (0) 161 480 8885 e-mail: info@geoassist.co.uk

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:2,500	1894	2
Lancashire And Furness	1:2,500	1907	3
Lancashire And Furness	1:2,500	1933	4
Ordnance Survey Plan	1:1,250	1951 - 1955	5
Ordnance Survey Plan	1:2,500	1952 - 1956	6
Additional SIMs	1:1,250	1955 - 1992	7
Ordnance Survey Plan	1:1,250	1959 - 1975	8
Ordnance Survey Plan	1:2,500	1964	9
Additional SIMs	1:1,250	1979 - 1992	10
Ordnance Survey Plan	1:1,250	1981	11
Additional SIMs	1:1,250	1984 - 1992	12
Additional SIMs	1:1,250	1990	13
Large-Scale National Grid Data	1:1,250	1992	14
Large-Scale National Grid Data	1:1,250	1995	15
Large-Scale National Grid Data	1:1,250	1996	16
Historical Aerial Photography	1:2,500	2000	17

Historical Map - Segment A13



Order Details

Order Number: 361853054 1_1
 Customer Ref: 6167 VMJ 515 to 521 Barlow Moor Road
 National Grid Reference: 381800, 393680
 Slice: A
 Site Area (Ha): 0.1
 Search Buffer (m): 100

Site Details

515 to 521 Barlow Moor Road, Manchester, M21 8AQ

Landmark
 INFORMATION GROUP

Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.enyrock.co.uk



Lancashire And Furness

Published 1907

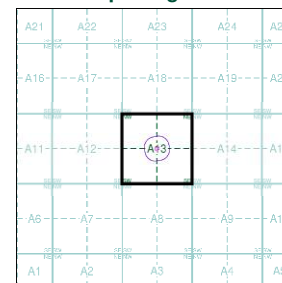
Source map scale - 1:2,500

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)

111_01 1907 1:2,500	111_02 1907 1:2,500
111_05 1907 1:2,500	111_06 1907 1:2,500

Historical Map - Segment A13

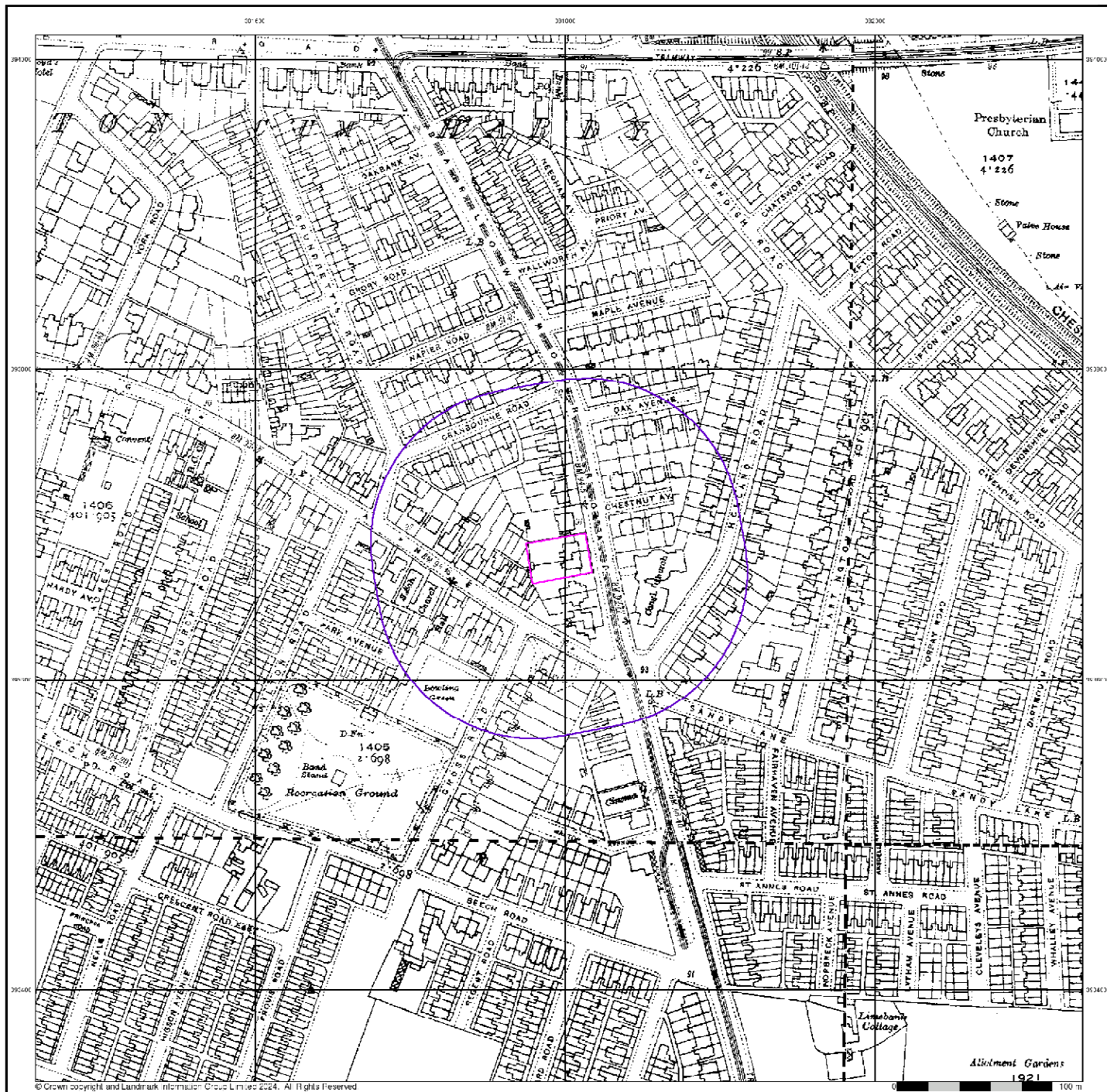


Order Details

Order Number: 361853054_1_1
Customer Ref: 6167 VMJ 515 to 521 Barlow Moor Road
National Grid Reference: 381800, 393680
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 100

Site Details

515 to 521 Barlow Moor Road, Manchester, M21 8AQ



Lancashire And Furness

Published 1933

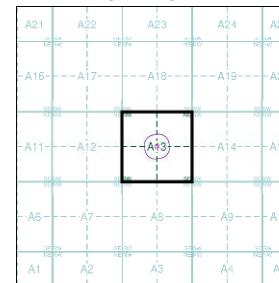
Source map scale - 1:2,500

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)

111_01 1933 1:2,500	111_02 1933 1:2,500
111_05 1933 1:2,500	111_06 1933 1:2,500

Historical Map - Segment A13

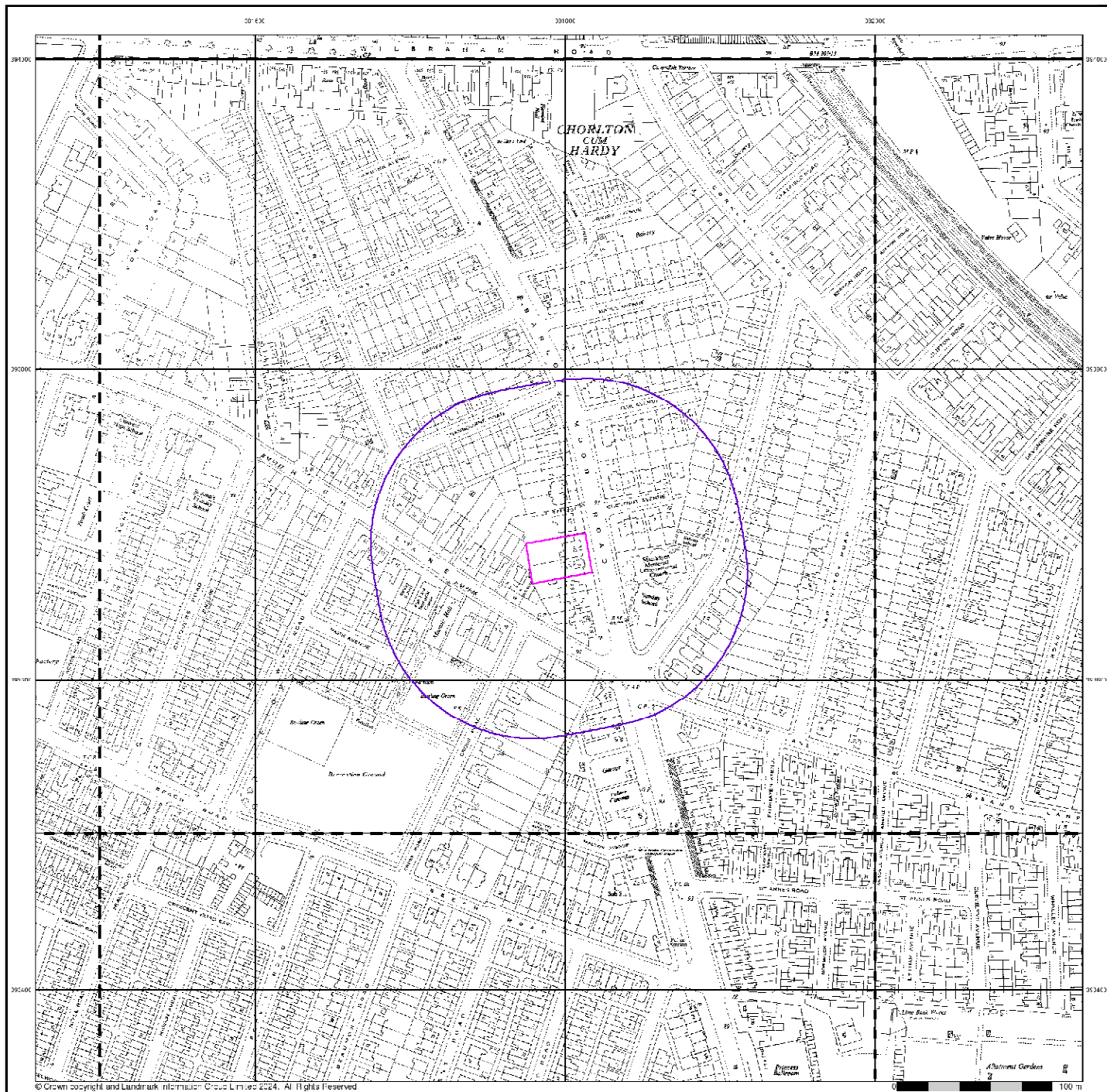


Order Details

Order Number: 361853054_1_1
Customer Ref: 6167 VMJ 515 to 521 Barlow Moor Road
National Grid Reference: 381800, 393680
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 100

Site Details

515 to 521 Barlow Moor Road, Manchester, M21 8AQ



Ordnance Survey Plan

Published 1951 - 1955

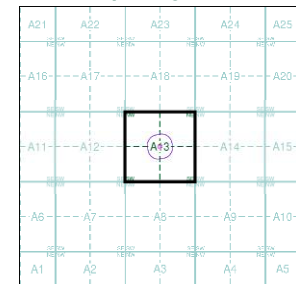
Source map scale - 1:1,250

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)

SJ8194SW	SJ8194SE	SJ8294SW
1951	1951	1951
1:1,250	1:1,250	1:1,250
SJ8193NW	SJ8193NE	SJ8293NW
1955	1955	1955
1:1,250	1:1,250	1:1,250
SJ8193SW	SJ8193SE	SJ8293SW
1955	1955	1955
1:1,250	1:1,250	1:1,250

Historical Map - Segment A13

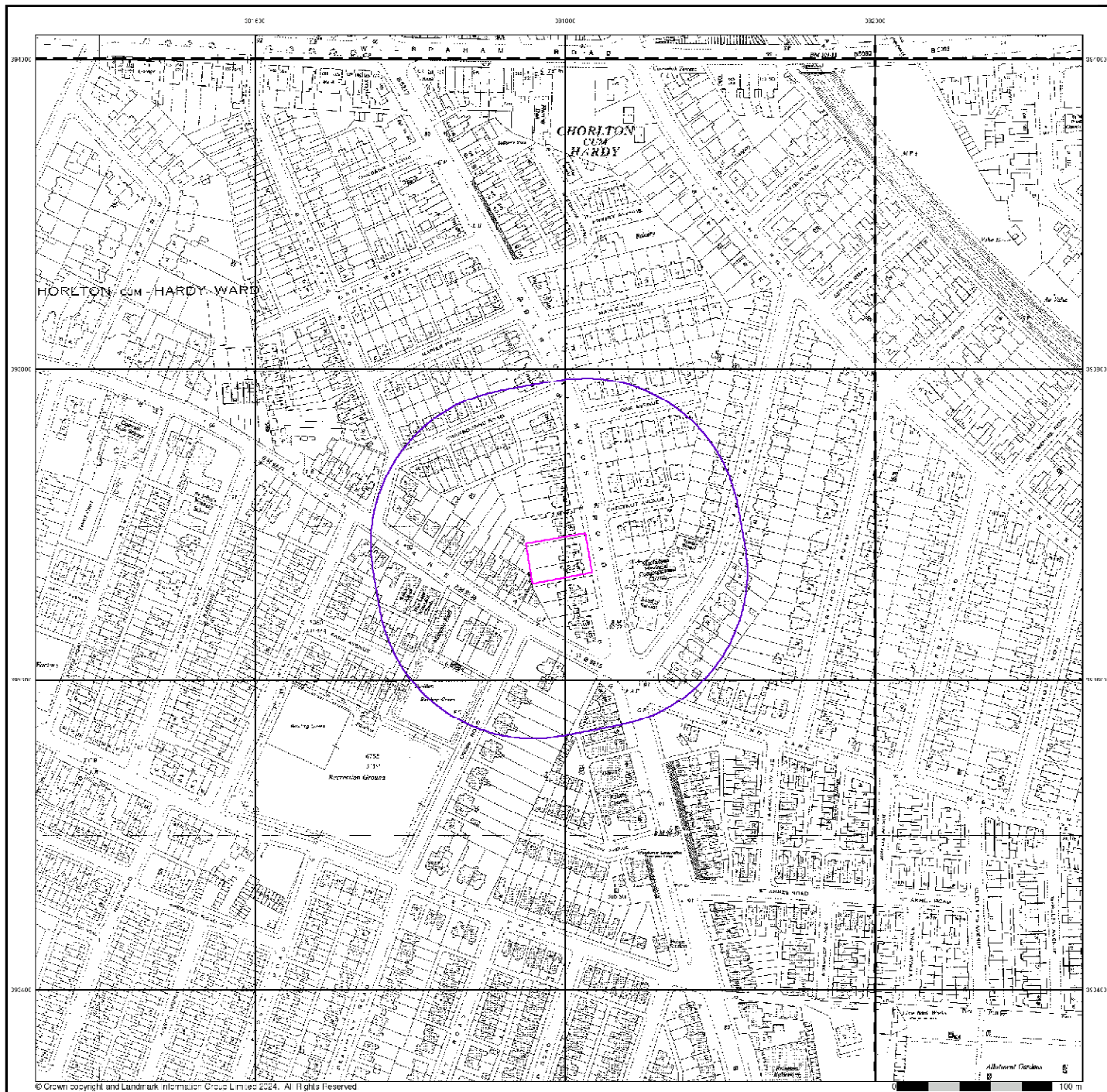


Order Details

Order Number: 361853054 1 1
Customer Ref: 6167 VMJ 515 to 521 Barlow Moor Road
National Grid Reference: 381800, 393680
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 100

Site Details

515 to 521 Barlow Moor Road, Manchester, M21 8AQ



Ordnance Survey Plan

Published 1952 - 1956

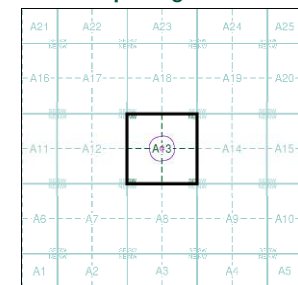
Source map scale - 1:2,500

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)

SJ8194 1952 1:2,500	SJ8294 1952 1:2,500
SJ8193 1956 1:2,500	SJ8293 1955 1:2,500

Historical Map - Segment A13

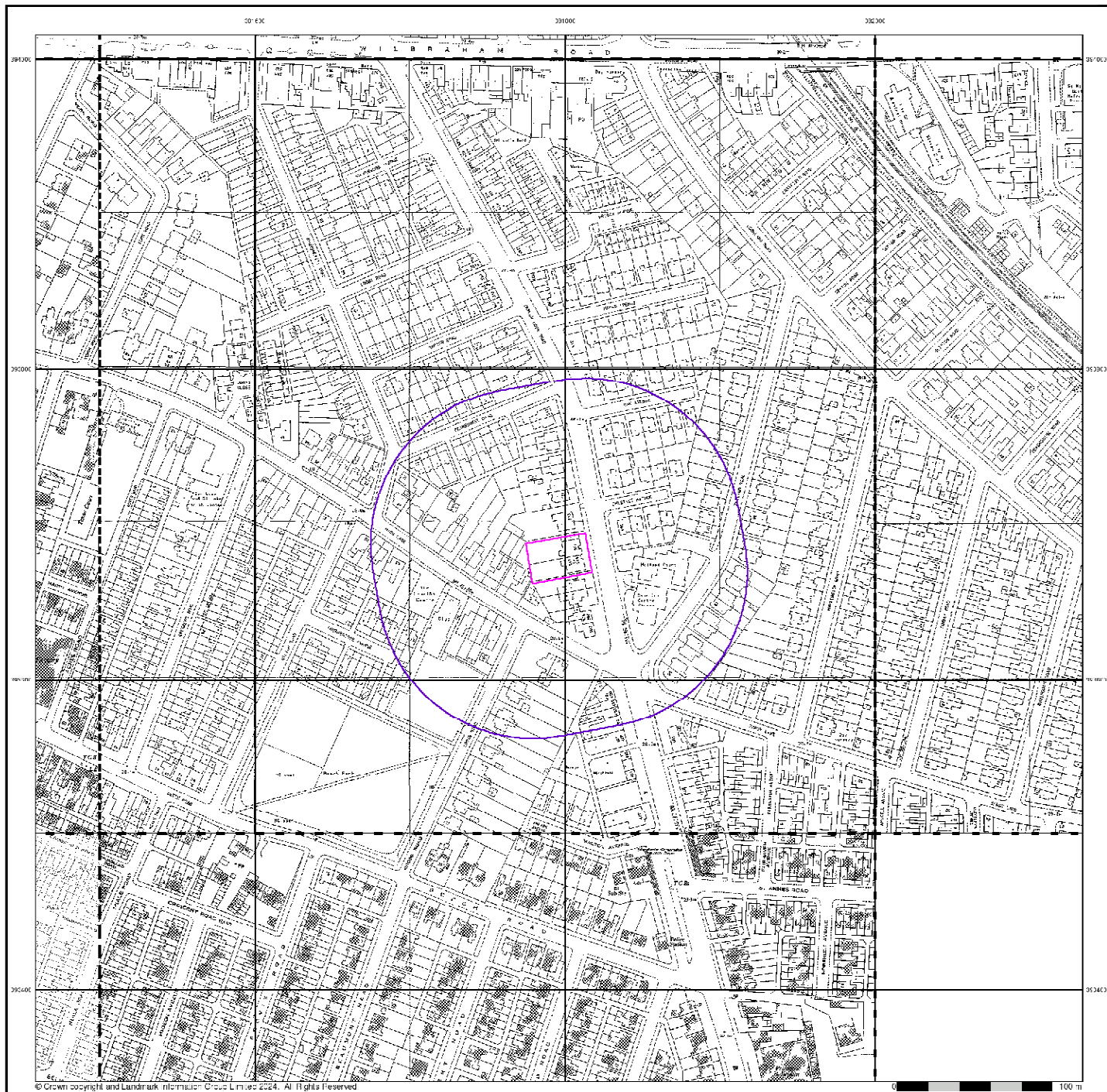


Order Details

Order Number: 361853054 1 1
Customer Ref: 6167 VMJ 515 to 521 Barlow Moor Road
National Grid Reference: 381800, 393680
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 100

Site Details

515 to 521 Barlow Moor Road, Manchester, M21 8AQ



Additional SIMs

Published 1955 - 1992

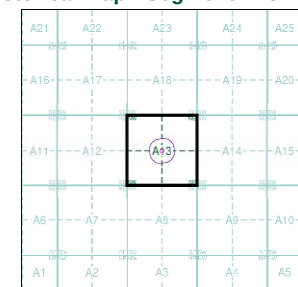
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ8194SW	SJ8194SE
1980	1985
1:1,250	1:1,250
SJ8193NW	SJ8193NE
1955	1992
1:1,250	1:1,250
SJ8193SW	SJ8193SE
1984	1955
1:1,250	1:1,250

Historical Map - Segment A13



Order Details

Order Number: 361853054 1 1
Customer Ref: 6167 VMJ 515 to 521 Barlow Moor Road
National Grid Reference: 381800, 393680
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 100

Site Details

515 to 521 Barlow Moor Road, Manchester, M21 8AQ



Ordnance Survey Plan

Published 1959 - 1975

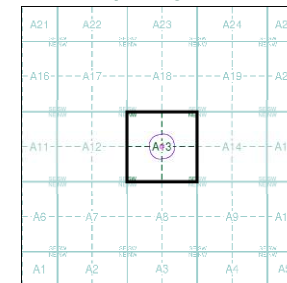
Source map scale - 1:1,250

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)

SJ8194SW	SJ8194SE	SJ8294SW
1971	1959	1971
1:1,250	1:1,250	1:1,250
SJ8193SW	SJ8193SE	SJ8293SW
1971	1974	1974
1:1,250	1:1,250	1:1,250

Historical Map - Segment A13

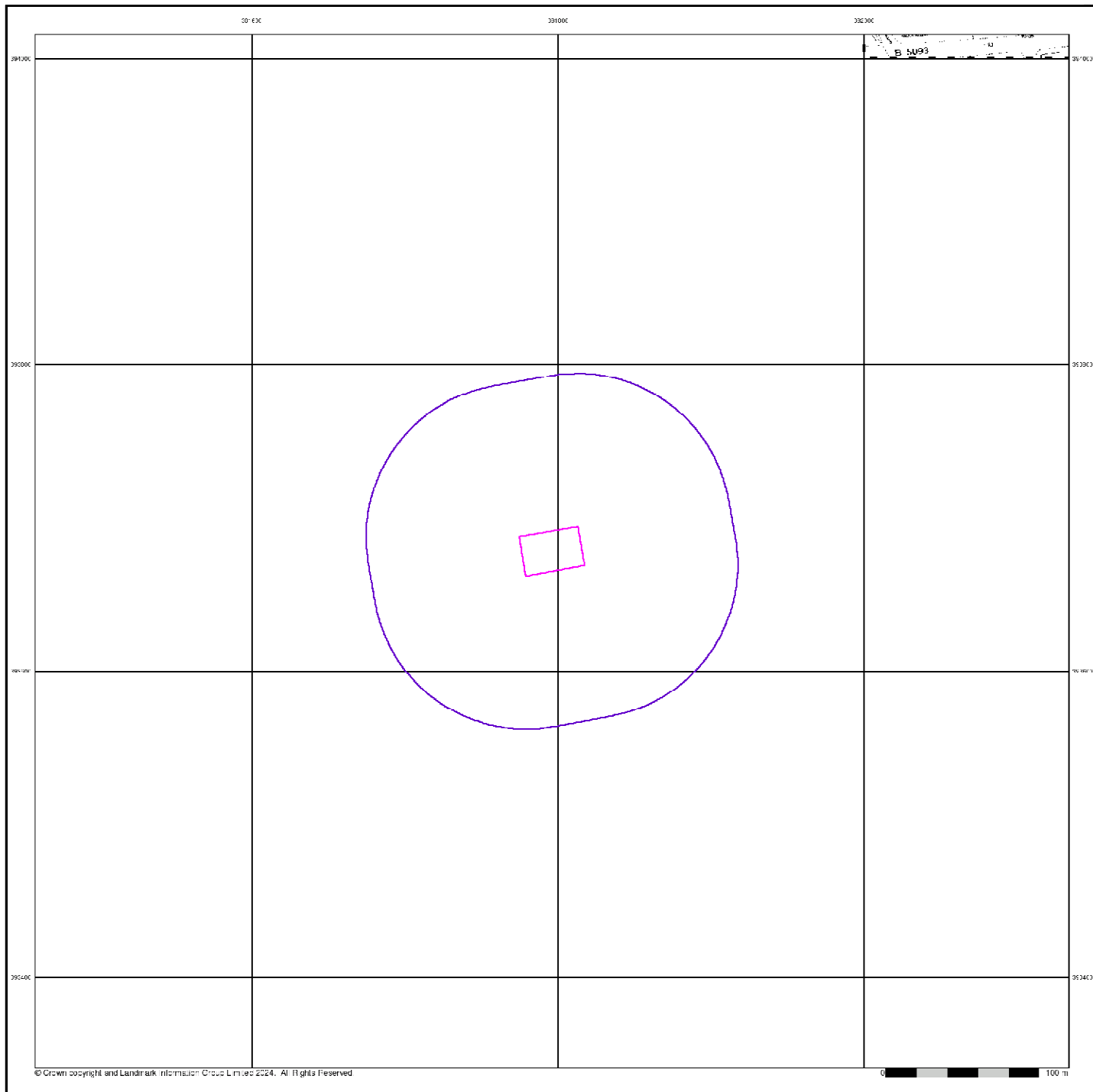


Order Details

Order Number: 361853054 1 1
Customer Ref: 6167 VMJ 515 to 521 Barlow Moor Road
National Grid Reference: 381800, 393680
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 100

Site Details

515 to 521 Barlow Moor Road, Manchester, M21 8AQ



Ordnance Survey Plan

Published 1964

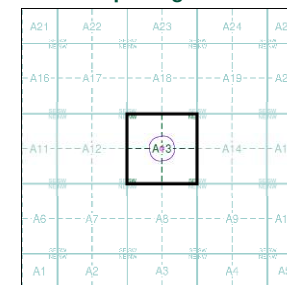
Source map scale - 1:2,500

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)

SJ8294
1964
1:2,500

Historical Map - Segment A13

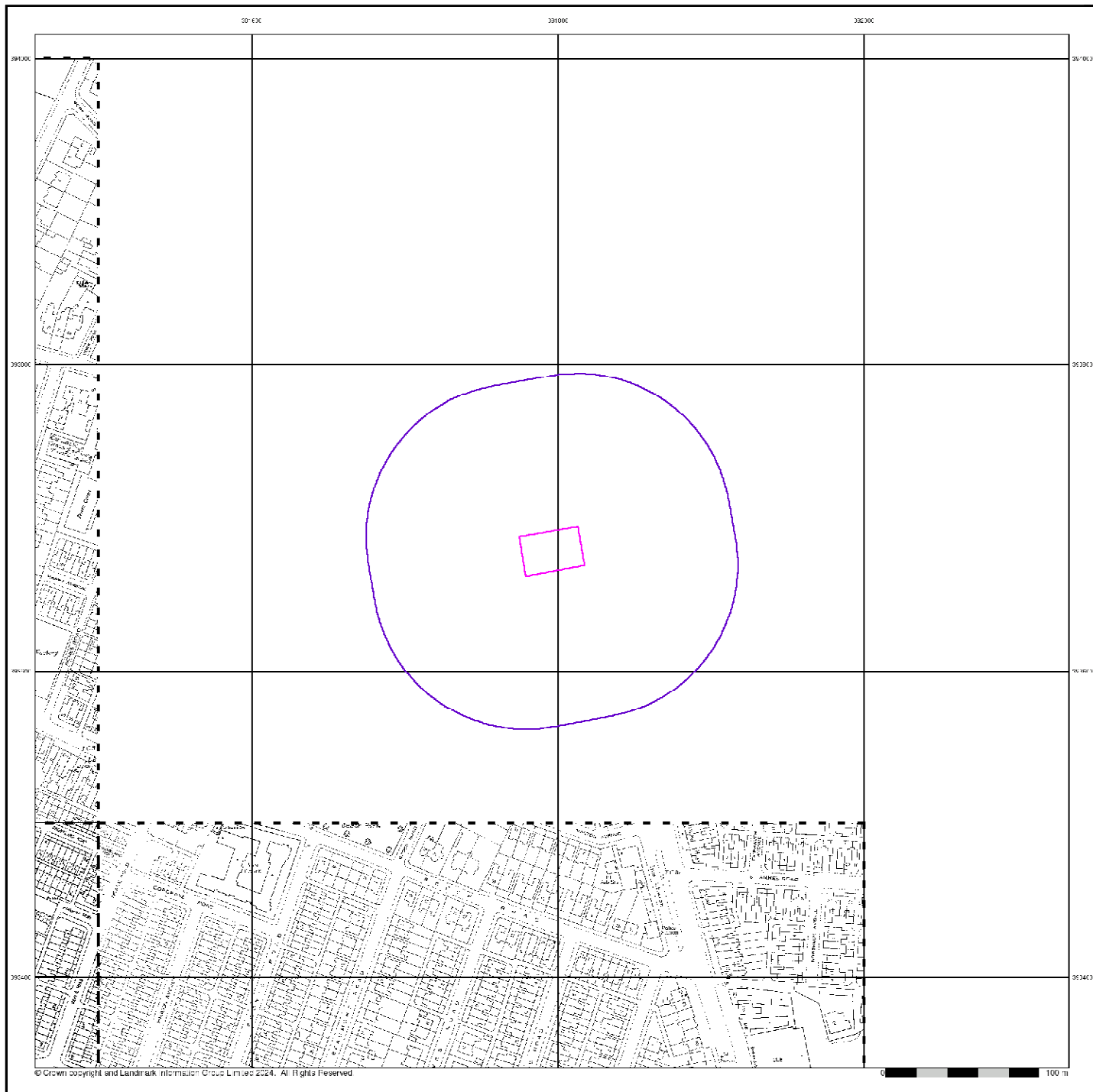


Order Details

Order Number: 361853054 1_1
Customer Ref: 6167 VMJ 515 to 521 Barlow Moor Road
National Grid Reference: 381800, 393680
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 100

Site Details

515 to 521 Barlow Moor Road, Manchester, M21 8AQ



Additional SIMs

Published 1979 - 1992

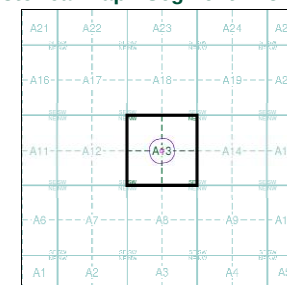
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SUB193NW	
1979	
1:1,250	
SUB193SW	SUB193SE
1992	1984
1:1,250	1:1,250

Historical Map - Segment A13



Order Details

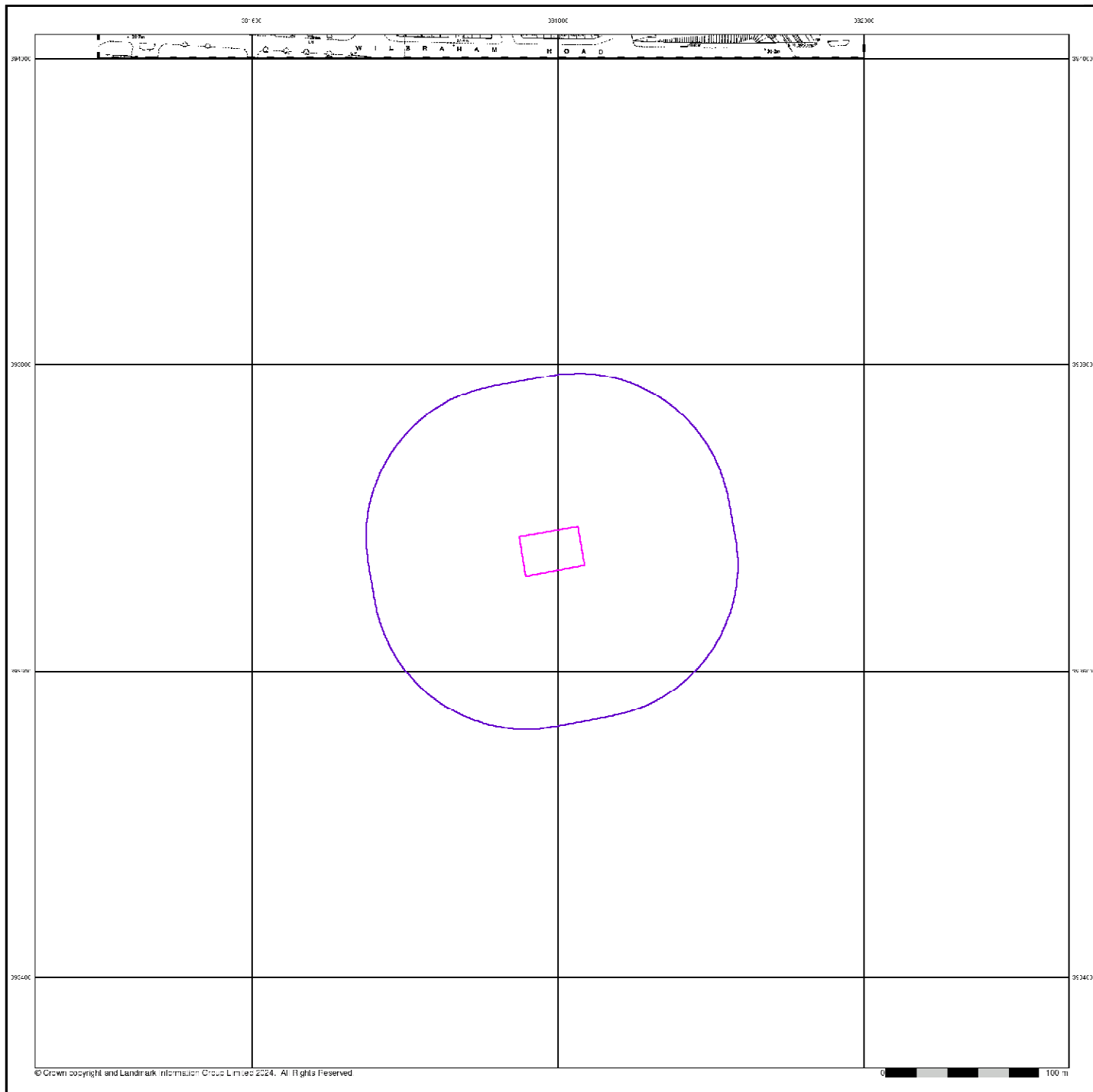
Order Number: 361853054 1_1
Customer Ref: 6167 VMJ 515 to 521 Barlow Moor Road
National Grid Reference: 381800, 393680
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 100

Site Details

515 to 521 Barlow Moor Road, Manchester, M21 8AQ



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Ordnance Survey Plan

Published 1981

Source map scale - 1:1,250

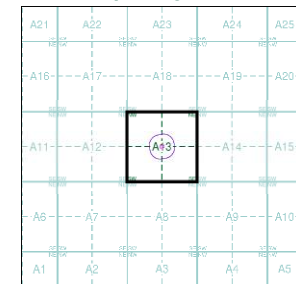
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. 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)

SJ8194SE
1981
1:1,250



Historical Map - Segment A13

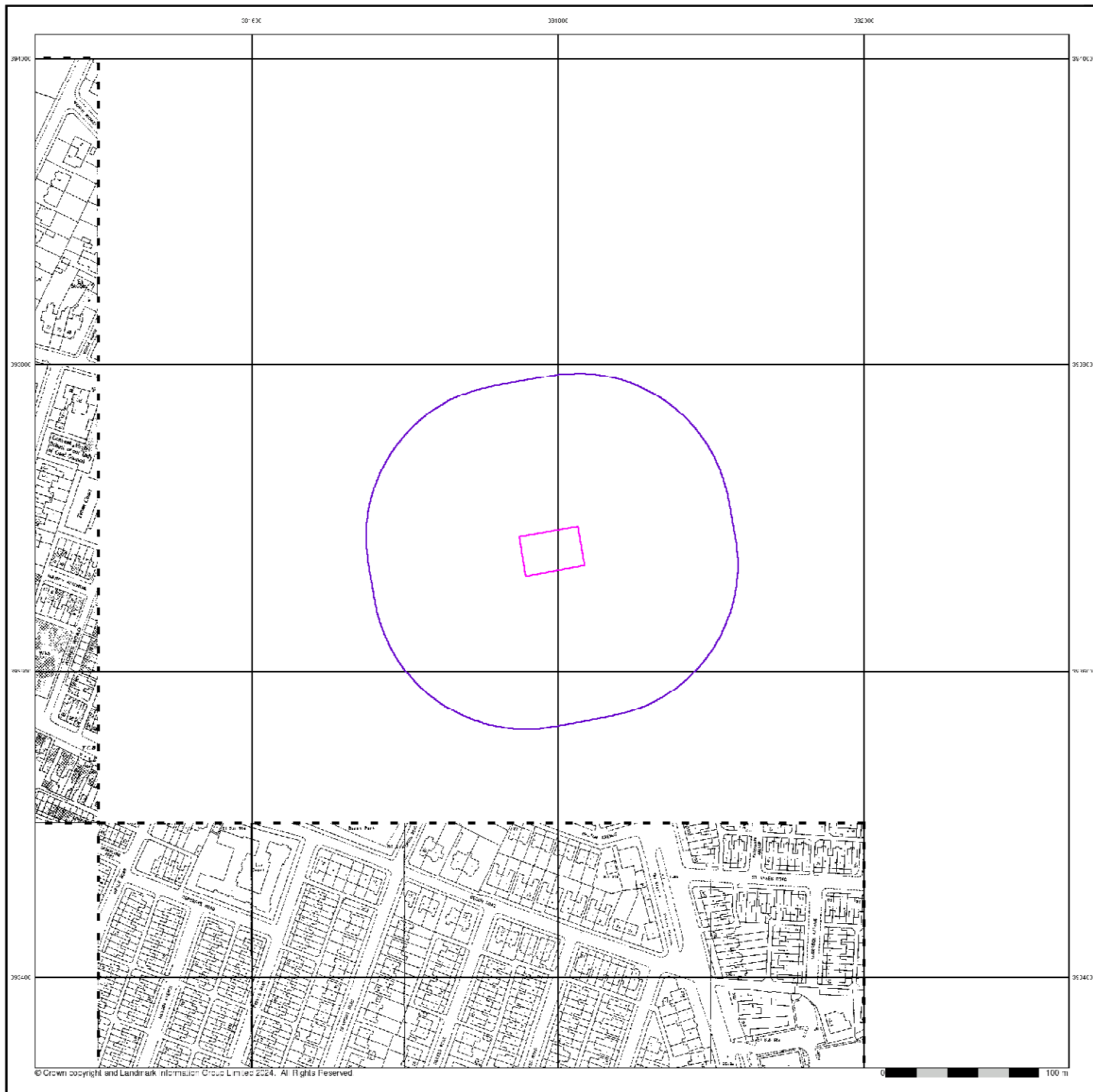


Order Details

Order Number: 361853054_1_1
Customer Ref: 6167 VMJ 515 to 521 Barlow Moor Road
National Grid Reference: 381800, 393680
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 100

Site Details

515 to 521 Barlow Moor Road, Manchester, M21 8AQ



Additional SIMs

Published 1984 - 1992

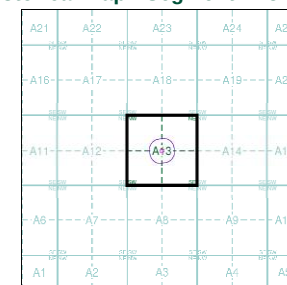
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ8193NW	1984	1:1,250
SJ8193SE	1992	1:1,250

Historical Map - Segment A13

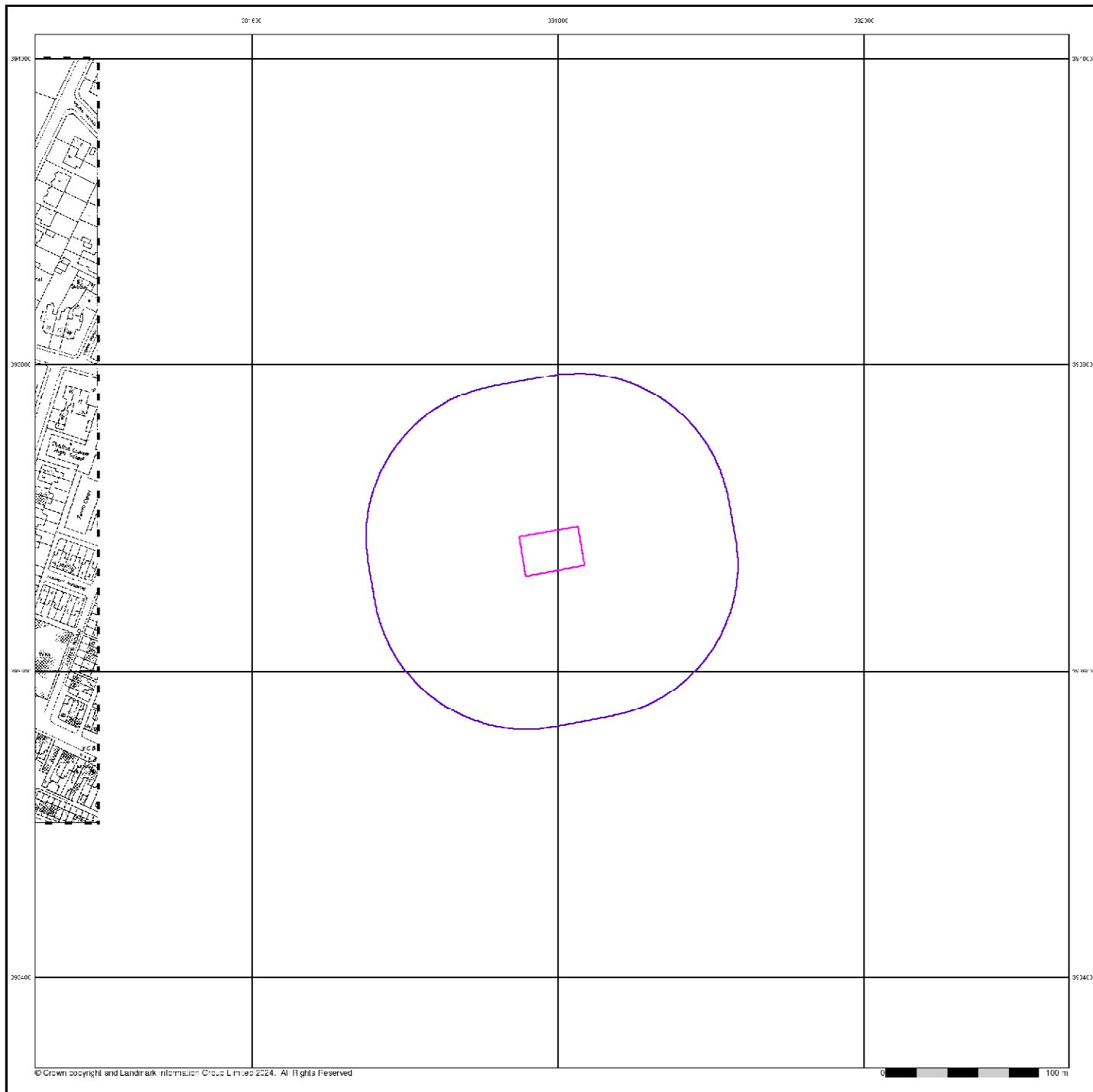


Order Details

Order Number: 361853054_1_1
Customer Ref: 6167 VMJ 515 to 521 Barlow Moor Road
National Grid Reference: 381800, 393680
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 100

Site Details

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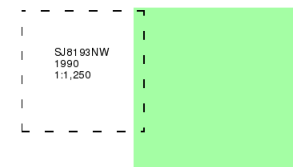
Additional SIMs

Published 1990

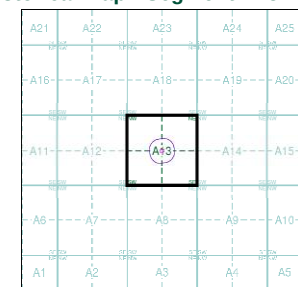
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

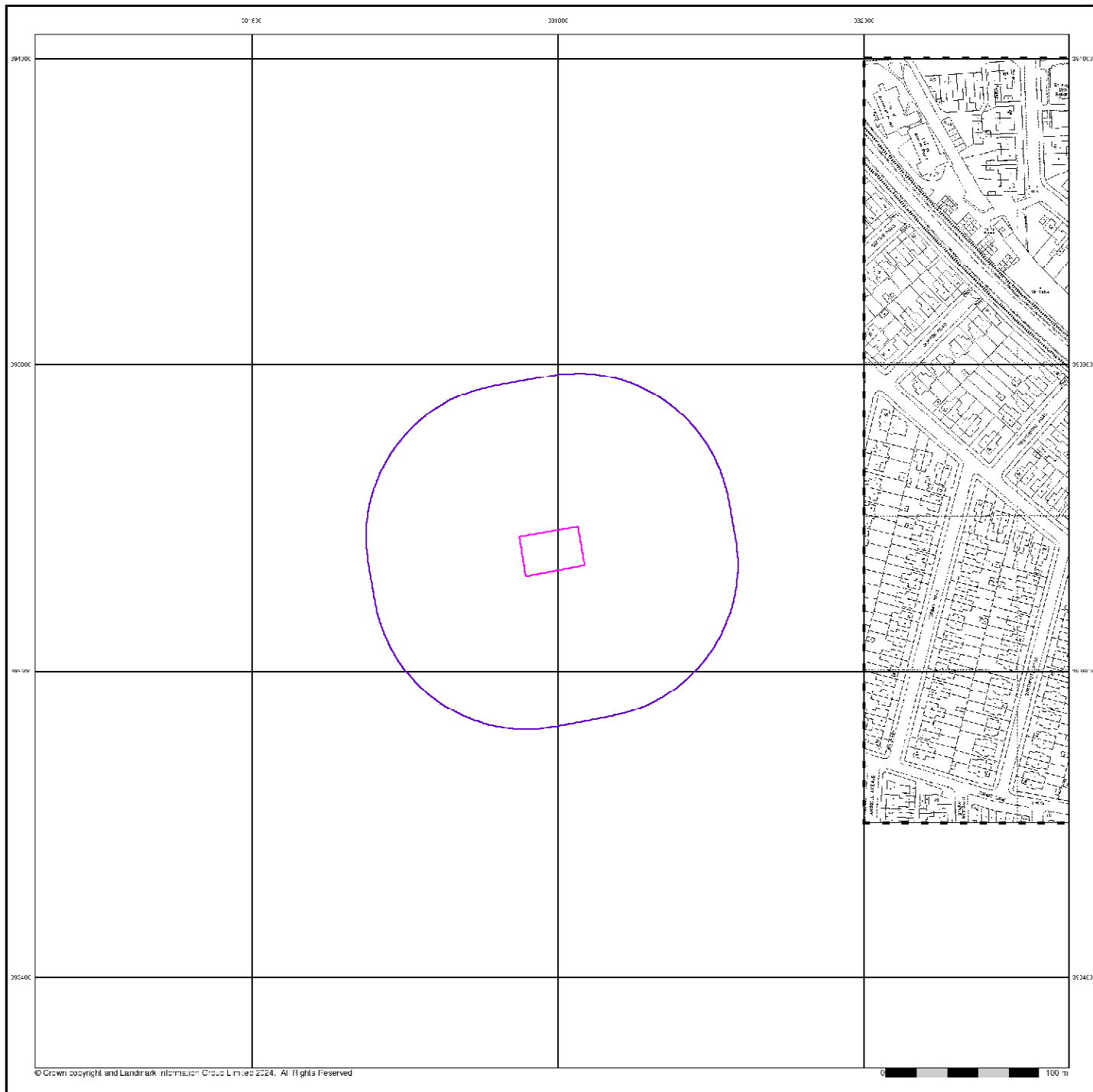
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Customer Ref: 6167 VMJ 515 to 521 Barlow Moor Road
National Grid Reference: 381800, 393680
Slice: A
Site Area (Ha): 0.1
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Site Details

515 to 521 Barlow Moor Road, Manchester, M21 8AQ



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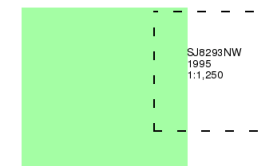
Large-Scale National Grid Data

Published 1995

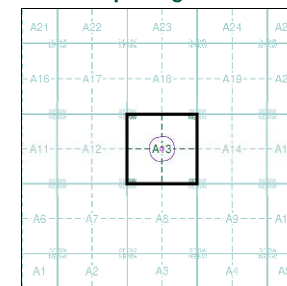
Source map scale - 1:1,250

'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)



Historical Map - Segment A13

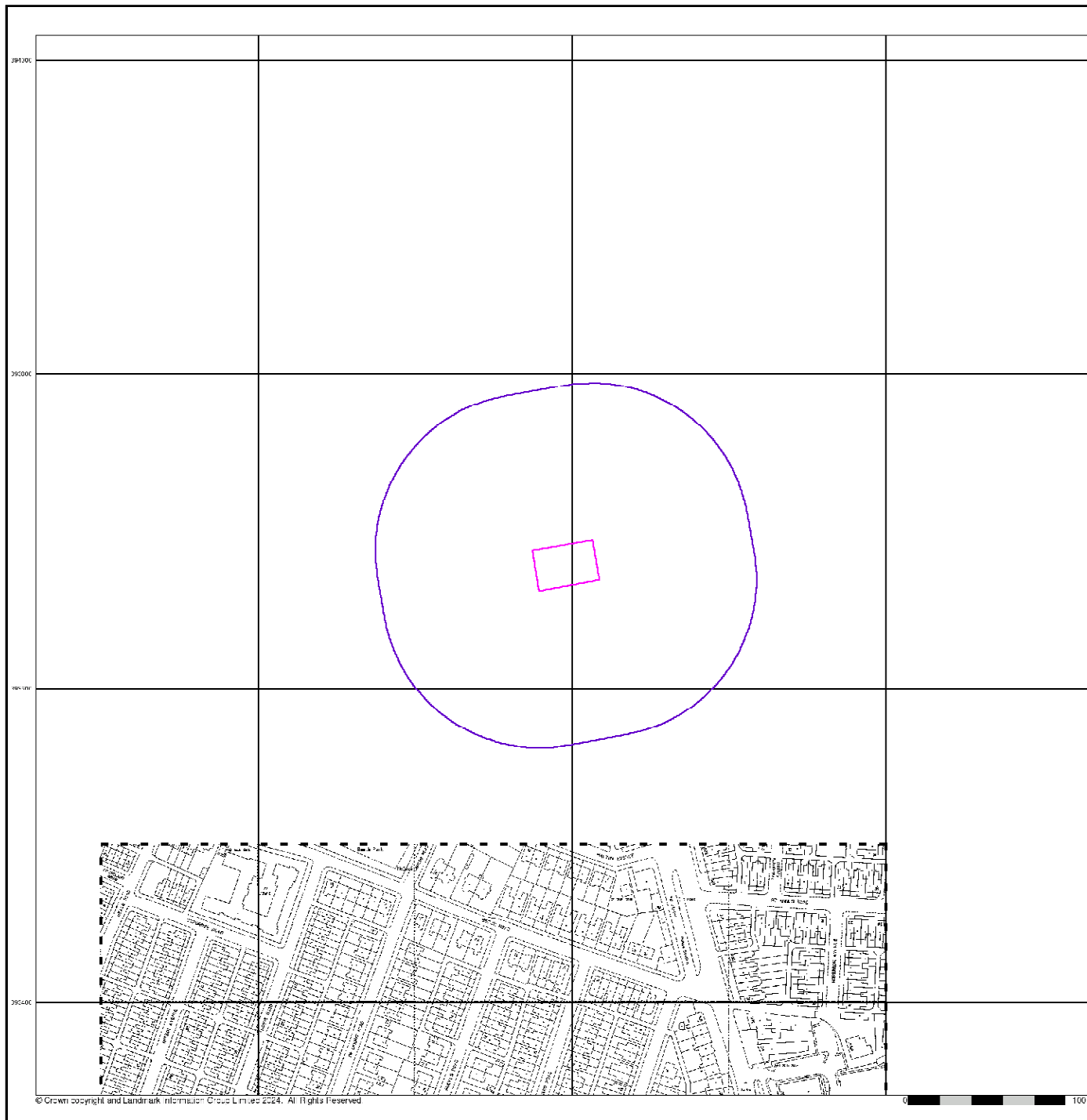


Order Details

Order Number: 361853054_1_1
Customer Ref: 6167 VMJ 515 to 521 Barlow Moor Road
National Grid Reference: 381800, 393680
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 100

Site Details

515 to 521 Barlow Moor Road, Manchester, M21 8AQ



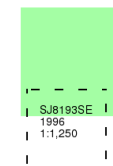
Large-Scale National Grid Data

Published 1996

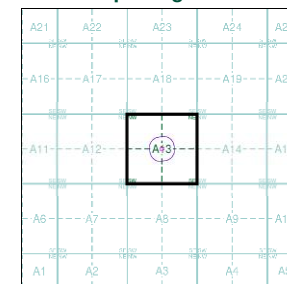
Source map scale - 1:1,250

'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)



Historical Map - Segment A13



Order Details

Order Number: 361853054 1_1
Customer Ref: 6167 VMJ 515 to 521 Barlow Moor Road
National Grid Reference: 381800, 393680
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 100

Site Details

515 to 521 Barlow Moor Road, Manchester, M21 8AQ

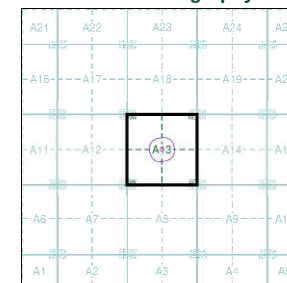


Historical Aerial Photography

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



Order Details

Order Number: 361853054 1_1
Customer Ref: 6167 VMJ 515 to 521 Barlow Moor Road
National Grid Reference: 381800, 393680
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 100

Site Details

515 to 521 Barlow Moor Road, Manchester, M21 8AQ

Appendix C

C1 Environmental Data Search

Envirocheck[®] Report: Datasheet

Order Details:

Order Number:

361853054_1_1

Customer Reference:

6167 VMJ 515 to 521 Barlow Moor Road

National Grid Reference:

381800, 393680

Slice:

A

Site Area (Ha):

0.1

Search Buffer (m):

250

Site Details:

515 to 521 Barlow Moor Road

Manchester

M21 8AQ

Client Details:

Mr M Richardson

GeoAssist Ltd

Unit 4

Sheffield Street

Heaton Norris

Stockport

Cheshire

SK4 1RU

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	2
Hazardous Substances	-
Geological	3
Industrial Land Use	4
Sensitive Land Use	-
Data Currency	7
Data Suppliers	12
Useful Contacts	13

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 this 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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Radon Potential dataset Copyright Notice

Information supplied from a joint dataset compiled by The British Geological Survey and Public Health England. The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of Radon Affected Area status.

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Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Agency & Hydrological			
BGS Groundwater Flooding Susceptibility	pg 1	Yes	
Contaminated Land Register Entries and Notices			
Discharge Consents			
Prosecutions			
Enforcement and Prohibition Notices			
Integrated Pollution Controls			
Integrated Pollution Prevention And Control			
Local Authority Integrated Pollution Prevention And Control			
Local Authority Pollution Prevention and Controls			
Local Authority Pollution Prevention and Control Enforcements			
Nearest Surface Water Feature			
Pollution Incidents to Controlled Waters			
Historical Prosecutions			
Registered Radioactive Substances			
Substantiated Pollution Incident Register			
Water Abstractions			
Water Industry Act Referrals			
Groundwater Vulnerability Map	pg 1	Yes	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a
Groundwater Vulnerability - Local Information			n/a
Bedrock Aquifer Designations	pg 1	Yes	n/a
Superficial Aquifer Designations	pg 1	Yes	n/a
Source Protection Zones			
Extreme Flooding from Rivers or Sea without Defences			
Flooding from Rivers or Sea without Defences			
Areas Benefiting from Flood Defences			
Flood Water Storage Areas			
Flood Defences			
OS Water Network Lines			
Water Framework Directive - Catchment	pg 1	Yes	Yes
Water Framework Directive - Groundwater	pg 1	Yes	
Water Framework Directive - Surface Waters			

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
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)			
Local Authority Landfill Coverage	pg 2	1	n/a
Local Authority Recorded Landfill Sites			
Potentially Infilled Land (Non-Water)			
Potentially Infilled Land (Water)	pg 2		1
Registered Landfill Sites			
Registered Waste Transfer Sites			
Registered Waste Treatment or Disposal Sites			
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			

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Geological			
BGS 1:625,000 Solid Geology	pg 3	Yes	n/a
BGS Estimated Soil Chemistry	pg 3	Yes	
BGS Recorded Mineral Sites			
BGS Urban Soil Chemistry			
BGS Urban Soil Chemistry Averages			
CBSCB Compensation District			n/a
Coal Mining Affected Areas			n/a
Mining Instability			n/a
Man-Made Mining Cavities			
Natural Cavities			
Non Coal Mining Areas of Great Britain			
Potential for Collapsible Ground Stability Hazards	pg 3	Yes	
Potential for Compressible Ground Stability Hazards			
Potential for Ground Dissolution Stability Hazards			
Potential for Landslide Ground Stability Hazards	pg 3	Yes	
Potential for Running Sand Ground Stability Hazards	pg 3	Yes	
Potential for Shrinking or Swelling Clay Ground Stability Hazards			
Radon Potential - Radon Affected Areas			n/a
Radon Potential - Radon Protection Measures			n/a
Industrial Land Use			
Contemporary Trade Directory Entries	pg 4		17
Fuel Station Entries			
Points of Interest - Commercial Services	pg 5		6
Points of Interest - Education and Health			
Points of Interest - Manufacturing and Production	pg 5		1
Points of Interest - Public Infrastructure	pg 6		3
Points of Interest - Recreational and Environmental	pg 6		1
Underground Electrical Cables			

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
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 (W)	0	1	381796 393678
	Nearest Surface Water Feature None				
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - High Vulnerability Combined Vulnerability: High Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: High Bedrock Flow: Mixed Dilution: 300-550 mm/year Baseflow Index: >70% Superficial Patchiness: >90% Superficial Thickness: >10m Superficial Recharge: High	A13NW (W)	0	2	381796 393678
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A13NW (W)	0	2	381796 393678
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13NW (W)	0	2	381796 393678
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
	OS Water Network Lines None				
	Water Framework Directive - Catchment Class Code: River Catchment WaterBody Name: Mersey (upstream of Manchester Ship Canal) WaterBody ID: GB112069061030 Operational Catchment: Bollin Dean Mersey Upper Management Catchment: Mersey Upper Catchment Name: Upper Mersey	A13NW (W)	0	3	381796 393678
	Water Framework Directive - Catchment Class Code: River Catchment WaterBody Name: Chorlton Brook (Princess Parkway to Mersey) WaterBody ID: GB112069061040 Operational Catchment: Bollin Dean Mersey Upper Management Catchment: Mersey Upper Catchment Name: Upper Mersey	A13SE (S)	114	3	381800 393550
	Water Framework Directive - Groundwater Waterbody Name: Manchester and East Cheshire Permo-Triassic Sandstone Aquifers Waterbody ID: GB41201G101100 URL Address: https://environment.data.gov.uk/catchment-planning/WaterBody/GB41201G101100 Overall Rating: Poor Chemical Rating: Poor Quantitative Measure: Poor Year: 2019	A13NW (W)	0	3	381796 393678

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: Manchester City Council - Had landfill data but passed it to the relevant environment agency		0	4	381796 393678
1	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A13NE (NE)	160	-	381909 393822

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Triassic Rocks (Undifferentiated)	A13NW (W)	0	1	381796 393678
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: 100 - 200 mg/kg Nickel: 30 - 45 mg/kg Concentration:	A13NW (W)	0	1	381796 393678
	BGS Measured Urban Soil Chemistry No data available				
	BGS Urban Soil Chemistry Averages No data available				
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	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 (W)	0	1	381796 393678
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	0	1	381796 393678
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	0	1	381796 393678
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	0	1	381796 393678
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	0	1	381796 393678
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	0	1	381796 393678
	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 (W)	0	1	381796 393678
	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 (W)	0	1	381796 393678

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
2	Contemporary Trade Directory Entries Name: British Gas Connections Location: Trafalgar House, 5-7, High Lane, Manchester, M21 9DJ Classification: Gas Suppliers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (S)	59	-	381794 393605
3	Contemporary Trade Directory Entries Name: Sandybank Garage Location: 1, Sandy Lane, Manchester, M21 8TL Classification: Mot Testing Centres Status: Active Positional Accuracy: Automatically positioned to the address	A13SE (SE)	110	-	381898 393595
4	Contemporary Trade Directory Entries Name: Motortech Chorlton Ltd Location: 483, Barlow Moor Road, Manchester, M21 8AG Classification: Mot Testing Centres Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (S)	121	-	381837 393550
4	Contemporary Trade Directory Entries Name: Motortech Chorlton Ltd Location: 483, Barlow Moor Road, Manchester, M21 8AG Classification: Mot Testing Centres Status: Active Positional Accuracy: Automatically positioned to the address	A13SE (S)	121	-	381837 393550
4	Contemporary Trade Directory Entries Name: Palatine Garage Location: 483 Barlow Moor Road, Manchester, Greater Manchester, M21 8AG Classification: Garage Services Status: Active Positional Accuracy: Automatically positioned to the address	A13SE (S)	122	-	381837 393549
4	Contemporary Trade Directory Entries Name: Spraycraft Ltd Location: Rear Of, 483, Barlow Moor Road, Manchester, Lancashire, M21 8AG Classification: Car Body Repairs Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (S)	128	-	381797 393536
5	Contemporary Trade Directory Entries Name: P M Services Ltd Location: 14, Zetland Road, Manchester, M21 8TH Classification: Garage Services Status: Active Positional Accuracy: Automatically positioned to the address	A13NE (NE)	139	-	381910 393793
6	Contemporary Trade Directory Entries Name: Kino A V Location: 388, Barlow Moor Road, Manchester, M21 8BH Classification: Cinema Equipment Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (N)	155	-	381793 393847
6	Contemporary Trade Directory Entries Name: K & C Cleaning Location: 398a, Barlow Moor Road, Manchester, M21 8AD Classification: Commercial Cleaning Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (N)	187	-	381775 393878
7	Contemporary Trade Directory Entries Name: City Laundry & Dry Cleaners Location: 366, Barlow Moor Road, Manchester, Lancashire, M21 8AZ Classification: Laundries & Launderettes Status: Inactive Positional Accuracy: Manually positioned to the address or location	A13SE (SE)	167	-	381890 393519
7	Contemporary Trade Directory Entries Name: Chorlton Fireworks Location: 350, Barlow Moor Road, Manchester, M21 8AZ Classification: Firework Stockists Status: Active Positional Accuracy: Automatically positioned to the address	A13SE (SE)	208	-	381893 393476
8	Contemporary Trade Directory Entries Name: Joe Soap Service Centre Location: 32, Beech Road, Manchester, M21 9EL Classification: Laundries & Launderettes Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	242	-	381571 393539

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
9	Contemporary Trade Directory Entries Name: Northern Renaissance Instrument Location: 6, Needham Avenue, Manchester, M21 8AA Classification: Musical Instrument - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (N)	245	-	381799 393938
9	Contemporary Trade Directory Entries Name: Northern Renaissance Instruments Location: 6, Needham Avenue, MANCHESTER, M21 8AA Classification: Musical Instrument - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (N)	245	-	381799 393938
9	Contemporary Trade Directory Entries Name: Out Of Sight Safes Location: 6, Needham Avenue, Manchester, M21 8AA Classification: Safes & Vaults - Suppliers & Installers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (N)	245	-	381799 393938
9	Contemporary Trade Directory Entries Name: Made To Measure Furniture Co Location: 6, Needham Avenue, Manchester, M21 8AA Classification: Cabinet Makers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (N)	245	-	381799 393938
10	Contemporary Trade Directory Entries Name: Just Perfect Location: 1, Chatfield Road, Manchester, M21 8UR Classification: Carpet, Curtain & Upholstery Cleaners Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (NE)	245	-	381915 393917
11	Points of Interest - Commercial Services Name: Motor Tech Location: 489-491 Barlow Moor Road, Manchester, M21 8AG Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13SE (S)	102	5	381820 393566
11	Points of Interest - Commercial Services Name: Miller Autos Location: Rear Of 485, Barlow Moor Road, Manchester, M21 8AG Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13SE (S)	116	5	381797 393548
11	Points of Interest - Commercial Services Name: Motor Tech Location: 483 Barlow Moor Road, Manchester, M21 8AG Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13SE (S)	121	5	381837 393550
11	Points of Interest - Commercial Services Name: Palatine Garage Location: 483 Barlow Moor Road, Manchester, M21 8AG Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13SE (S)	122	5	381837 393549
11	Points of Interest - Commercial Services Name: Motortech Chorlton Ltd Location: 483 Barlow Moor Road, Manchester, M21 8AG Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13SE (S)	122	5	381837 393549
12	Points of Interest - Commercial Services Name: P M Services Ltd Location: 14 Zetland Road, Manchester, M21 8TH Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NE (NE)	139	5	381910 393793
13	Points of Interest - Manufacturing and Production Name: Works Location: M21 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NE (N)	235	5	381804 393929

Industrial Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
14	Points of Interest - Public Infrastructure Name: Bus Station Location: M21 Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to an adjacent address or location	A13SE (S)	196	5	381860 393478
14	Points of Interest - Public Infrastructure Name: Bus Station Location: M21 Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to address or location	A13SE (S)	209	5	381864 393466
14	Points of Interest - Public Infrastructure Name: Chorlton Police Station Location: Police Station, Barlow Moor Road, Manchester, M21 8DQ Category: Central and Local Government Class Code: Police Stations Positional Accuracy: Positioned to address or location	A13SE (S)	245	5	381862 393428
15	Points of Interest - Recreational and Environmental Name: Play Area Location: M21 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13SW (SW)	145	5	381704 393539

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Trafford Metropolitan Borough Council - Renewal and Environmental Protection Environment Agency - Head Office Manchester City Council - Environmental Health Department	November 2013 November 2023 October 2017	Annual Rolling Update Annually Annual Rolling Update
Discharge Consents Environment Agency - North West Region	July 2024	Quarterly
Enforcement and Prohibition Notices Environment Agency - North West Region	March 2013	
Integrated Pollution Controls Environment Agency - North West Region	January 2009	
Integrated Pollution Prevention And Control Environment Agency - North West Region	July 2024	Quarterly
Local Authority Integrated Pollution Prevention And Control Trafford Metropolitan Borough Council - Environmental Health Department Manchester City Council - Environmental Health Department	October 2014 September 2014	Variable Variable
Local Authority Pollution Prevention and Controls Trafford Metropolitan Borough Council - Environmental Health Department Manchester City Council - Environmental Health Department	October 2014 September 2014	Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements Trafford Metropolitan Borough Council - Environmental Health Department Manchester City Council - Environmental Health Department	October 2014 September 2014	Variable Variable
Nearest Surface Water Feature Ordnance Survey	September 2024	
Pollution Incidents to Controlled Waters Environment Agency - North West Region	January 2000	
Historical Prosecutions Environment Agency, North West Region	March 2013	Not Applicable
Registered Radioactive Substances Environment Agency - Head Office Environment Agency - North West Region	May 2023 May 2023	
Substantiated Pollution Incident Register Environment Agency - North West Region - South Area	October 2024	Quarterly
Water Abstractions Environment Agency - North West Region	October 2024	Quarterly
Water Industry Act Referrals Environment Agency - North West Region	October 2017	
Groundwater Vulnerability Map Environment Agency - Head Office	June 2018	As notified
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	As notified
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	As notified
Source Protection Zones Environment Agency - Head Office	September 2022	Bi-Annually
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	As notified
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	As notified
Areas Benefiting from Flood Defences Environment Agency - Head Office	February 2023	

Agency & Hydrological	Version	Update Cycle
Flood Water Storage Areas Environment Agency - Head Office	January 2024	Quarterly
Flood Defences Environment Agency - Head Office	August 2022	
OS Water Network Lines Ordnance Survey	October 2024	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water Suitability Environment Agency - Head Office	February 2016	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	As notified
Water Framework Directive - Catchment Environment Agency - Head Office	July 2023	Annually
Water Framework Directive - Groundwater Environment Agency - Head Office	July 2024	Annually
Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	November 2002	As notified
Historical Landfill Sites Environment Agency - Head Office	August 2024	Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - North West Region	January 2009	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - North West Region - South Area	August 2024	Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - North West Region - South Area	July 2024	Quarterly
Local Authority Landfill Coverage Manchester City Council - Planning Department Trafford Metropolitan Borough Council - Environmental Health Department	February 2003 February 2003	Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Manchester City Council - Planning Department Trafford Metropolitan Borough Council - Environmental Health Department	October 2018 October 2018	
Potentially Infilled Land (Non-Water) Landmark Information Group Limited	December 1999	
Potentially Infilled Land (Water) Landmark Information Group Limited	December 1999	
Registered Landfill Sites Environment Agency - North West Region - South Area	March 2006	Not Applicable
Registered Waste Transfer Sites Environment Agency - North West Region - South Area	April 2018	
Registered Waste Treatment or Disposal Sites Environment Agency - North West Region - South Area	June 2015	

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	September 2024	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	August 2001	
Planning Hazardous Substance Enforcements Manchester City Council - Planning Department Trafford Metropolitan Borough Council	February 2016 July 2023	Variable Variable
Planning Hazardous Substance Consents Trafford Metropolitan Borough Council Manchester City Council - Planning Department	April 2016 February 2016	Variable Variable
Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	As notified
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	December 2015	As notified
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	March 2024	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified
Coal Mining Affected Areas The Coal Authority - Property Searches	February 2023	Annual Rolling Update
Mining Instability Ove Arup & Partners	June 1998	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	April 2020	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	October 2023	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	October 2023	Annually

Data Currency

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	September 2024	Quarterly
Fuel Station Entries Catalist Ltd - Experian	February 2024	Quarterly
Points of Interest - Commercial Services PointX	September 2024	Quarterly
Points of Interest - Education and Health PointX	September 2024	Quarterly
Points of Interest - Manufacturing and Production PointX	September 2024	Quarterly
Points of Interest - Public Infrastructure PointX	September 2024	Quarterly
Points of Interest - Recreational and Environmental PointX	September 2024	Quarterly
Underground Electrical Cables National Grid	January 2024	

Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	April 2024	Bi-Annually
Areas of Adopted Green Belt Manchester City Council Trafford Metropolitan Borough Council	July 2024 July 2024	Quarterly Quarterly
Areas of Unadopted Green Belt Manchester City Council Trafford Metropolitan Borough Council	July 2024 July 2024	Quarterly Quarterly
Areas of Outstanding Natural Beauty Natural England	May 2024	Bi-Annually
Environmentally Sensitive Areas Natural England	August 2023	
Forest Parks Forestry Commission	May 2023	Not Applicable
Local Nature Reserves Natural England	August 2024	Bi-Annually
Marine Nature Reserves Natural England	August 2024	Bi-Annually
National Nature Reserves Natural England	August 2024	Bi-Annually
National Parks Natural England	September 2024	Bi-Annually
Nitrate Sensitive Areas Natural England	April 2023	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Environment Agency - Head Office	April 2016 April 2024	Bi-Annually
Ramsar Sites Natural England	August 2024	Bi-Annually
Sites of Special Scientific Interest Natural England	April 2024	Bi-Annually
Special Areas of Conservation Natural England	October 2024	Bi-Annually
Special Protection Areas Natural England	April 2024	Bi-Annually

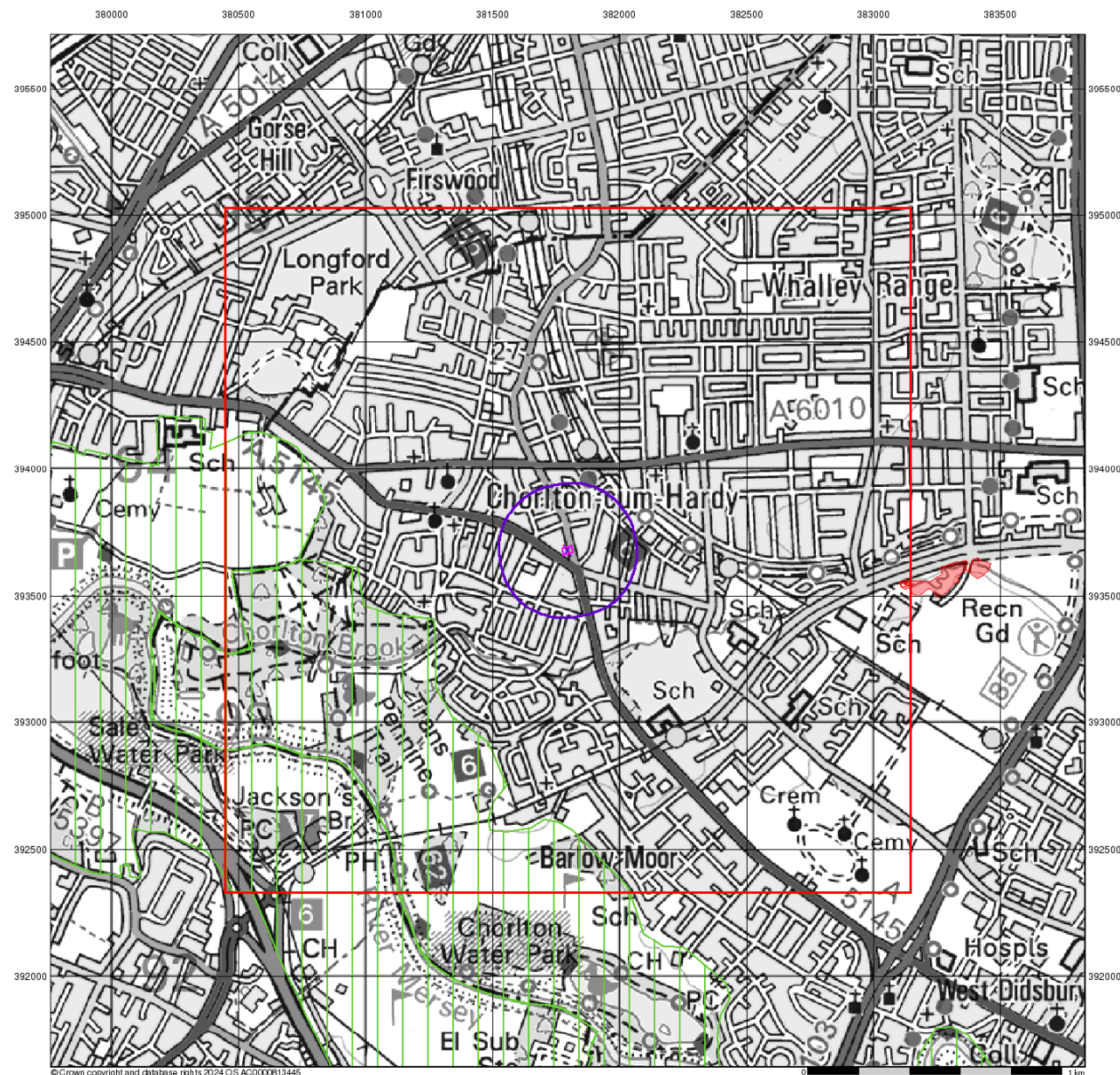
Data Suppliers

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	 British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL
Centre for Ecology and Hydrology	 Centre for Ecology & Hydrology NATURAL ENVIRONMENT RESEARCH COUNCIL
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Stantec UK Ltd	

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	Environment Agency - Head Office Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
3	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
4	Manchester City Council - Planning Department Town Hall, Manchester, Greater Manchester, M60 2LA	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
5	PointX 5-6 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
6	Natural England County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
7	Manchester City Council Town Hall, Albert Square, Manchester, Greater Manchester, M60 2JT	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
8	Trafford Metropolitan Borough Council P O Box 14, Trafford Town Hall, Talbot Road, Stretford, Greater Manchester, M32 0YZ	Telephone: 0161 912 1212 Fax: 0161 873 7783 Website: www.trafford.gov.uk
-	Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

Please note that the Environment Agency / Natural Resources Wales / SEPA have a charging policy in place for enquiries.



Sensitive Land Uses

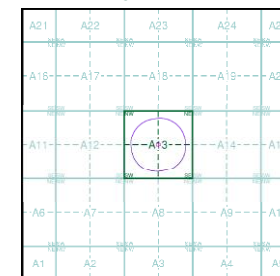
General

- 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

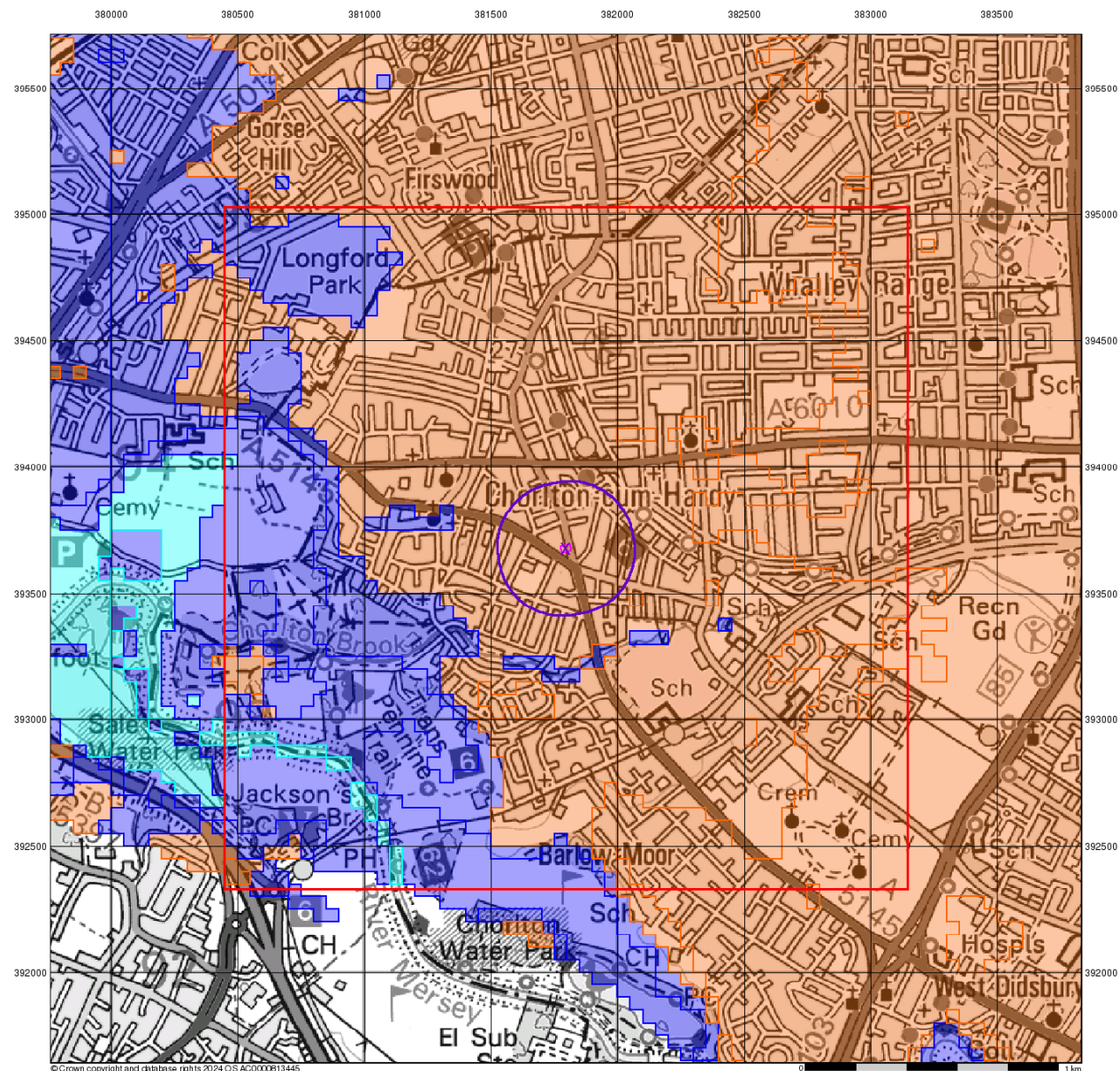


Order Details

Order Number: 361853054 1.1
Customer Ref: 6167 VMJ 515 to 521 Barlow Moor Road
National Grid Reference: 381800, 393680
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 250

Site Details

515 to 521 Barlow Moor Road, Manchester, M21 8AQ



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BGS Flood GFS Data

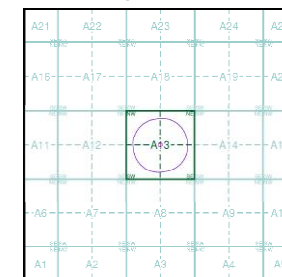
General

- 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



Order Details

Order Number: 361853054 1.1
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