BROWNFIELD SOLUTIONS LTD

GEO-ENVIRONMENTAL ENGINEERING EXCELLENCE

LIQUID BUSINESS (MANCHESTER) LTD

Stocktons, Great Ancoats Street, Manchester

Phase I Geo-Environmental Assessment Report

AH/C5311/13546 Rev B

March 2025

PROJECT QUALITY CONTROL DATA SHEET

Site Name:	Stocktons, Great Ancoats Street, Manchester		
Document Name:	Phase I Geo-Environmental Assessment Report		
Reference:	AH/C5311/13546 Rev B		
Status:	-	10/10/2024	Final.
	A	10/01/2025	Updated following client comments.
	B	11/03/2025	Updated Client Details.

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Drawing Number	Rev	Title
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C5311/01	A	Site Location Plan
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Appendix A	BSL Methodology and Guidance
Appendix B	Historical Maps
Appendix C	Geo-Environmental Data Report
Appendix D	BGS Exploratory Hole Records
Appendix E	Mining Search Report
Appendix F	UXO Screening Map

1.0 INTRODUCTION

1.1 Context

This report describes a desk-based Phase I Geo-Environmental Assessment Report carried out by Brownfield Solutions Limited (BSL) for Liquid Business (Manchester) Ltd as instructed by Artal Ltd on a site off Great Ancoats Street, Manchester and has been completed in general accordance with the following guidance:

- Environment Agency guidance - Land Contamination: Risk Management (LCRM).
- BS 10175:2011+A2:2017 Investigation of Potentially Contaminated Sites.
- BS5930: 2015+A1:2020 Code of Practice for Ground Investigations.
- BS EN 1997-1:2004+A1:2013 Eurocode 7. Geotechnical design. General rules plus UK National Annex.
- BS EN 1997-2:2007 Eurocode 7 Geotechnical design. Ground investigation and testing plus UK National Annex.

Definitions of terms and acronyms used within this report is presented in Section 7.0.

1.2 Proposed Development

The proposed development is for two multistorey residential buildings, a Ground Floor plus 49 storey and a Ground Floor plus 24 storey building, Block A and Block B, respectively, with associated hardstanding and basement areas as shown on the proposed development plan, drawing No. C5311/03 provided to BSL by the client within the Options Pack Report, ref 10359-SHP-RP-CM01.

1.3 Previous Reports

This report should be read in conjunction with Preliminary Ground investigation Report produced by WSP for Liquid Funding Business (70101710/12019) issued in October 2022.

1.4 Objectives and Scope

The objectives of this assessment were to determine the environmental setting and ground conditions of the site, highlighting potential areas of concern that may govern the redevelopment.

The scope of works comprises a Phase I Assessment and site walk-over, with a review of the site, surroundings, historical uses and environmental setting in order to develop a preliminary Conceptual Site Model (CSM).

This report is intended to meet the requirements of a Preliminary Investigation as defined in BS10175:2011+A2:2017 and has been produced in general accordance with the recommendations for a Tier 1 Preliminary Risk Assessment as described in LCRM guidance.

1.5 Limitations

This Phase 1 Geo-Environmental Assessment Report has been prepared in accordance with the relevant legislative framework, guidance and risk assessment methodology as outlined in Appendix A.

The findings and opinions conveyed via this assessment are based on information obtained from a number of sources as detailed within this report, BSL have assumed this information is correct and reliable. Nevertheless, BSL cannot and does not guarantee the authenticity or reliability of the information it has relied upon.

BSL have used reasonable skill, care and diligence in the production of this report. There may be other conditions prevailing on the site which are outside the scope of work and have not been highlighted by this assessment and therefore have not been taken into account by this report. Responsibility cannot be accepted for such site conditions not revealed by the assessment.

This report has been prepared for the sole use and reliance of the Client, Liquid Business (Manchester) Ltd. No other third party may rely upon or reproduce the contents of this report without the written permission of Brownfield Solutions Ltd (BSL); a charge may be levied against such approval. If any unauthorised third party comes into possession of this report, then they rely on it at their own risk and BSL do not owe them any Duty of Care. This report may not be relied upon by the client or submitted to a third party for their reliance for the purposes of valuation, mortgage, insurance and regulatory approval, until all invoices have been settled in full.

Any recommendations made in this report should be confirmed with the Regulatory Authorities prior to implementation to ensure compliance.

This assessment has been based on the proposed planning layouts provided. Any subsequent change to the planning layout may have an impact on the validity of recommendations made within this report. Furthermore, new information, changed practices or new legislation may necessitate revised interpretation of the report after the date of its submission.

The site plans enclosed in this report should not be scaled off. Any site boundary line depicted on plans does not imply legal ownership of land.

Notwithstanding site observations concerning the presence or otherwise of archaeological issues, asbestos-containing materials (ACM) or invasive weeds (e.g. Japanese knotweed), this report does not constitute a formal survey of these potential issues and specialist advice should be sought.

2.0 THE SITE

2.1 Location

The site is located off Great Ancoats Street, Manchester, M4 6DU, centred on National Grid Reference 385126 398250 as shown on the Site Location Plan, Drawing No. C5311/01.

2.2 Site Description

A site reconnaissance survey was carried out at the site on 2nd October 2024. The main site features and potential issues identified during this survey are detailed below and are shown on the Site Features Plan, Drawing No. C5311/02. A selection of photographs from the site walkover are presented to the rear of this report.

Feature	Description
Site Area	Approximately 0.40 hectares.
Site Access	Access to the site is gained off Great Ancoats Street to the north or Store Street to the south.
Site Overview Imagery	 Orientated North Update from Google: All images: Imagery Google©2023, Imagery ©2023 Airbus, CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, The Geoinformation Group, Map data ©2023.
Current Land Use and Site Features	The site comprises an existing retail furniture warehouse with an associated hardstanding car park. Satellite imagery indicates no overhead services to be present across the car parking area however several manholes across the site indicate underground services to be present.
Potential Sources of Gross Contamination	No potential sources of gross contamination are indicated to be present.
Vegetation / Ecology	There are semi-mature trees along the north-eastern boundary of the site.
Topography	The external areas of the site generally fall towards the store entrance in the southern part of the site. Internally the ground floor is split across numerous levels.
Site Boundaries	The north, north-east and south-east boundaries of the site are open and the south, southwest and west boundary comprises the building walls.
Surrounding Area	The site is set within a mixed commercial and residential area, bordered by a warehouse to the west. To the north of the site there is a disused demolished retail park and a mixture of various residential, commercial and industrial building to the east, south and west.

3.0 GEO-ENVIRONMENTAL SETTING

3.1 Historical Setting

A review of the available historical Ordnance Survey Maps and satellite imagery has been conducted, with the pertinent issues that may have affected the site, or its environs, summarised below. The Historical Maps are presented in Appendix B. A review of the historical industrial data within the geo-environmental data report has also been undertaken below, the report is presented in Appendix C.

Notable features on site, and potentially contaminative or geotechnically relevant features within 100m of the site boundary have been presented. Any features that have potentially been infilled will be considered up to 250m from the site boundary.

Feature	Distance (m) & Direction	Years Present	Description
Shooters Brook Iron Works / Vulcan Iron Works / Boiler Yard / Timber Yard	Onsite	1851 - 1889	1851 mapping indicated to be iron works (Shooter's Brook Iron Works No. 2 and Vulcan Iron Works), a boiler yard, a timber yard with an associated chimney. After this a disused foundry is indicated to be present across the site and extending off site to the west until 1889 mapping. It is not present on subsequent mapping.
Iron & Steel Warehouse / Warehouse	Onsite - W	1908 – present	An Iron & Steel Warehouse is present across the western half of the site and extends offsite to the west on 1908 mapping. A chimney is present in the north of the site on 1948 mapping associated with the Iron & Steel Warehouse and remains present until 1969 mapping. 1980 mapping indicates the Iron & Steel Warehouse to solely be a Warehouse from 1981 mapping. Satellite imagery indicates this to still be present.
Bedding Works	Onsite - centre	1955 - 1965	A small bedding works is present in the centre of the site on 1955 mapping until 1965 mapping. This is not indicated on subsequent mapping but the structure appears to have been accommodated by the Iron & Steel Warehouse.
Iron Foundry	Circa 15m S	1851	An iron foundry (Sheffield Foundry) is present circa 15m south of the site on 1851 mapping and isn't present on subsequent mapping.
Metal Works	Circa 15m S Circa 60m N	1891 1851	A copper works is present circa 15m south of the site on 1891 mapping and isn't present on subsequent mapping. An iron works (Shooter's Brook Iron Works No. 1) is present on 1851 mapping circa 60m north. The iron works is present with an associated chimney, cranes and weighing machine and is not present on subsequence mapping.
Canal Street Iron Works / Corn Mill / Revolving Shutter Works	80-100m NE	1851 - 1891	The Canal Street Iron Works is only present on 1851 mapping after this is referred to as a Corn Mill and Revolving Shutter Works. These are no longer present by 1893 mapping although the buildings remain.
Yard	Circa 15m S Between circa 30m W and 60m E Circa 85m N	1955 - 1981 1851 1908	Scrap metal yard is present ~15m south of the site with numerous cranes and a weigh bridge until 1981 mapping. The site was redeveloped with a small trading estate after this time. Various yards are present, predominantly timber yards, from circa 30m west of the site on 1851 mapping and aren't present on subsequent mapping. A timber yard is present circa 85m north of the site on 1908 mapping and isn't present on subsequent mapping.
Garages	Circa 30m N Circa 40m NW	1948 1988 - 2003	Two garages are present from circa 30m of the site, the closer is not seen on subsequent mapping. The second garage was previously a

Feature	Distance (m) & Direction	Years Present	Description
			works on 1988 mapping until 1989 mapping, following this is it indicated to be a garage until 2003 mapping.
Smithy	Circa 50m E	1851	A smithy is present circa 50m east of the site on 1851 mapping and isn't present on subsequent mapping.
Ruins	From circa 50m NE-NW	1948	Several ruins are indicated to be present from 50m north-east to north-west on 1948 mapping, the majority of these are not present on subsequent mapping.
Wharfs	Circa 55m S	1851 - 1977	Wharfs are present circa 55m south of the site on 1851 mapping until 1977 mapping. It is not seen on subsequent mapping.
Machine manufacturing	Circa 60m W	1851	A machine manufacturing is present circa 60m west of the site on 1851 mapping but is not seen on subsequent mapping.
Clothing factory	Circa 60m W Circa 90m W	1908 – 1977 1954 - 2003	Two clothing factories are present from circa 60m west. The closer is present on 1908 mapping until 1977 mapping with an associated chimney from 1932 mapping. 1965 mapping indicated it to be a factory. Following this it is a works from 1989 mapping until 2003 mapping. The second is present on 1954 mapping until 1965 mapping.
Mills	Circa 65m E Circa 70m NW	1851 1851	A cotton mill (Moore's Mill) is present circa 65m east of the site, as well as Wire Mills circa 70m north-west with an associated boiler house. The mills are present on 1851 mapping but aren't seen on subsequent mapping.
Timber shed / Saw Mill	Circa 65m NE	1922 - 1969	A timber shed is indicated to be present circa 65m north-east of the site on 1922 mapping. 1931 mapping indicates this to extend north over a previous tin works. From 1955 mapping it is referred to as a sawmill until 1969 mapping. It is not present on subsequent mapping.
Electrical sub-station	Circa 65m S	1991 - 2003	An electrical substation is present circa 65m south of the site on 1991 mapping and remains present until 2003 mapping, satellite imagery indicates this to remain present.
Various Works	From circa 60m E	1908 - 2003	Various works are present from circa 60m in the surrounding area between 1908 mapping and 2003 mapping, including an engineering works, tarpaulin / saddlery works, cabinet wors, embroidery works and a brush works.

In summary, the map evidence indicates that the site has included various industrial uses from 1851 up until the present day.

Historical land use in the surrounding area has been predominantly industrial.

3.2 Published Geology

The following publications of the British Geological Survey (BGS) were examined in respect of the geology underlying the site:

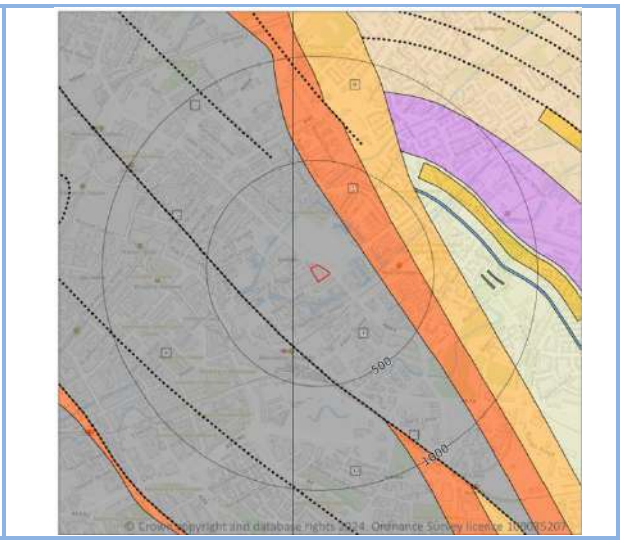
- British Geological Survey (BGS) 1:50,000 Scale Geological Map Sheet 85 Manchester. Solid and Drift Edition.
- BGS Geology of Britain Map Viewer.
- BGS GeoIndex Onshore.
- Coal Authority Interactive Map.
- Geo-Environmental Data Report.

Extracts of the 1:10,000 geological mapping from the Geo-Environmental Data Report are presented below for reference:

BGS 1:10 000 Superficial Geology



BGS 1:10 000 Solid Geology



Made Ground
BGS mapping does not display any made ground deposits on site, however based on the historical mapping and the development that has taken place, made ground deposits are highly likely to be present.

Superficial Deposits
The site is indicated to be underlain by Glacial Till deposits. This stratum typically comprises clay, sand and gravel.

Solid Geology
The deeper solid geology is indicated to be part of the Chester Pebble Beds Formation which typically comprises sandstone.

3.3 BGS Exploratory Hole Records

There are no BGS exploratory hole records within a relevant distance of the site (assumed as an approximate 50m radius).

3.4 Mining and Mineral Extraction

As the site lies within the Coal Authority Reporting Area, a mining search has been undertaken as the site could be affected by past or current coal mining. The mining searches are presented in Appendix E. No significant issues are identified therefore coal mining risks are not any considered further in this report.

3.5 Hydrogeology

Based on the inferred geology, a summary of the Environment Agency aquifer designations is presented in the table below:

Stratum	Coverage	Aquifer Designation
Glacial Till	Full Site	Secondary Aquifer (Undifferentiated). The classification is assigned where it is not possible to attribute either category A or B to the aquifer.

Stratum	Coverage	Aquifer Designation
Chester Pebble Beds Formation	Full Site	Principal Aquifer. This is Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. G

A summary of the pertinent hydrogeological features within the Geo-Environmental Data Report are provided below:

Feature	Distance (m) & Direction	Details
Nearest Active Groundwater Abstraction	1451m W	Licence No: 2569007070 Details: General Cooling Direct Source: Groundwater – North West Region Point: BOREHOLE AT DIAL HOUSE CHAPEL STREET SALFORD Annual Volume (m3): 45 Original Start Date: 27/01/1971
Nearest Active Potable Groundwater Abstraction	-	None within 2000m.
Source Protection Zones	-	None within 500m.

3.6 Hydrology

A summary of the pertinent hydrological aspects within the Geo-Environmental Data Report are provided below:

Feature	Distance (m) & Direction	Details
Nearest Watercourse	Onsite	Shooters Brook culvert. Indicated to be present on United Utilities Mapping identified on the WSP ground investigation report (ref. 70101710/12019) issued October 2022.
Nearest Surface Water Abstraction	-	None within 2000m.
Closest Active Licenced Discharge Consent	-	None within 2000m. Revoked licences exist 28m SE and 53m NE discharging final / treated effluent into Shooters Brook.

Information obtained from the Environment Agency (EA) Risk of Flooding from Rivers and the Sea (RoFRaS) database indicates that the risk of flooding across the site is very low (less than 1 in 1000 but chance of flooding in any given year).

The British Geological Survey indicate there is a potential for groundwater flooding at the subject site, with a generally medium risk rating with some areas within the site as low or high.

No further consideration of flood risk is undertaken in this report. Specialist flood risk advice should be sought with regards to drainage and flooding.

3.7 Landfill and Waste Management Sites

There are no current or historic landfill sites recorded within 500m.

There are no current waste management sites recorded within 250m of the site.

There are 23 historical waste management sites recorded as a scrap metal yards and waste paper works, the closest is located 16m to the south of the site.

3.8 Environmental Regulatory Data

A summary of the relevant environmental aspects, both on site and within 250m of the site contained in the Geo-Environmental Data Report, are presented in the table below:

Entry	On-site	0 – 50m	50 – 250m	Details
Recent Industrial Land Uses	0	15	19	The closest record was 8m south of the site as the generation of industrial products - moulds, dies and castings.
Current or Recent Fuel Stations	0	0	0	
Licensed Industrial Activities (Part A(1))	0	0	0	
Licensed Pollutant Release (Part A(2)/B)	0	0	2	The closest record was 63m south-west, with a recorded process of non-ferrous metal foundry processes.
Radioactive Substances	0	0	0	
Pollution Incidents (EA/NRW)	0	0	6	The closest record was in 2003 and was 195m to the west, it is recorded as other pollutants and a Category 3 impact (minor) to water.

In regard to the entries identified above, based on the uses listed, alongside distances and ages, none are considered to be of significant relevance to be carried forward to the preliminary CSM and have not been considered further.

3.9 Radon

Information from the environmental database report indicates the property is in an area where <1% of properties are above the Action Level for radon, and therefore radon protective measures are required in accordance with BRE Report 211 'Radon – Guidance on protective measures for new dwellings'.

3.10 UXO Risk

In accordance with CIRIA Report C681, BSL have reviewed non-specialist UXO data for the site using the online Zetica Bomb Risk Mapping data.

The map indicates the site to be in an area where the bomb risk is moderate. A copy of the map is presented in Appendix F.

The 1948 OS mapping shows a number of "ruins" and areas of missing housing, suggesting bomb damage. This is most likely as a result of WWII bombing.

A detailed risk assessment in accordance with CIRIA Report C681 is recommended because of the history of military use.

Since the site is considered to be at moderate bomb risk, in order to determine if and what further action may be required to mitigate the risk, the next stage would be to follow the recommended process set out in CIRIA Report C681 and carry out a preliminary risk assessment or undertake a full detailed risk assessment. Intrusive works on site may also require supervision by a UXO specialist.

3.11 Other Potential Development Constraints

A formal survey of asbestos within structures is not covered in this report. It should be noted that an asbestos demolition / refurbishment survey will be required prior to any work on structures. If asbestos is present in soils, these will need to be dealt with in accordance with the Control of Asbestos Regulations (CAR) 2012 and CARSOILS™.

No invasive species have been noted during the walkover, however it would be prudent to undertake a specialist survey prior to any works on site.

There are known services on site, these may need to be disconnected prior to any construction activities. A high voltage pylon is present in the northern part of the site in an east to west direction.

3.12 Summary of Previous Reports

A summary of the relevant points from the Preliminary Ground Investigation Report completed by WSP (reference 70101710/12019) is presented below:

- Historical maps from 1807 indicate several buildings on the site and the Shooters Brook watercourse passing through the centre of the site from south-west to north-east. The historical maps from 1851 indicate various industrial features across the site and surrounding area including an iron works, yards and a warehouse, these change over the years but the overall industrial and commercial use across the site remains present until the present day.
- The superficial glacial Till is classified as a Secondary (Undifferentiated) aquifer overlying the Chester Pebble Beds Formation comprising sandstone, which is classified as a Principal Aquifer.
- Surveying of the culvert (Shooters Brook Culvert) using manhole-access was unsuccessful.
- There are no groundwater abstractions within 1000m of the site.
- No radon protection measures are required at the site.
- The site investigation took place in June 2019 and comprised 4 No. boreholes (WS and CP) to depths of between 0.25m and 5.00m bgl with a further 2 proposed but not completed due to poor ground conditions.
- Ground conditions beneath the site comprised made ground over glacial Till. The made ground was encountered to depths between 2.40m and 5.00m bgl. The natural strata comprised a stiff to very stiff, brown gravelly clay to a maximum depth of 5.00m bgl.
- Visual and olfactory evidence of hydrocarbon contamination was not detected.
- Chemical analysis results of the soils was undertaken and compared to the relevant Tier I screening criteria (S4UL/C4SLs residential without homegrown produce scenario). This identified the presence of elevated PAHs and metals (cadmium, lead, arsenic, and benzo(a) pyrene) within made ground deposits.
- Asbestos fibres were identified within one of the nine samples.
- A preliminary indicative ground gas assessment following 2No. monitoring visits on wells installs in the eastern portion of the site indicated the site would be classed as Characteristic Situation 1.

4.0 PHASE 1 SUMMARY AND RISK ASSESSMENT

4.1 Introduction

The risk posed by any contaminants in soil or groundwater will depend on the nature and level of the source, the probability of exposure occurring, the potential pollution pathway and the likely effects on the receptors.

A contaminant is defined as a substance that has the potential to cause harm, a risk is considered to exist if such a substance is present at sufficient concentrations to cause harm and if a pathway is present through which a receptor could be exposed to the contaminant.

The following sections discuss the identified potential on-site and off-site sources, and any pollution that could impact receptors via the pathways associated with the proposed development. Pollution linkages are assessed which may represent a risk to human health and/or controlled water receptors from the information gained from the Phase I Assessment searches. The assessment has been carried out on a qualitative basis and aims to produce a complete and comprehensive Preliminary Conceptual Site Model.

Three potential impacts exist for any given site and all three need to be considered in the qualitative risk assessment, these are:

- On-site impacts.
- The site impacting its surroundings.
- Off-site sources impacting the subject site.

4.2 Potential Contaminative Sources

On-Site
From the information obtained, the following sources have been identified which may affect the redevelopment of the site for residential end use:

- Made ground associated with the previous development.
- Disused Foundry.
- Iron & Steel Works.
- Bedding Works
- Timber Yard
- Boiler Yard

Off-Site
The following off-site sources have been identified which may affect the redevelopment of the site:

- Iron foundry (circa 15m S).
- Metals works (from circa 15m S).
- Yard (from circa 15m S).
- Garages (from circa 30m N).
- Wharfs (circa 55m S).
- Clothing factory (from 60m W).
- Timber Shed/ Saw Mill (circa 65m S).
- Electrical substation (circa 25m W).
- Various Works (from circa 60m E).

The smithy, mills and machine manufacturing located between 50m and 70m from the site are only present on 1851 mapping and are not seen on subsequent mapping and therefore are not considered further within the report. The associated contaminants are considered to have had minimal impact on the surrounding area and the site due to the length of time the features were present and the significant length of time since they were present.

Associated Contaminants
The contaminants commonly associated with the potential sources of contamination identified are tabulated below:

Contaminative Sources	Department of the Environment Industry Profile or Other Source	Commonly Associated Contaminants
On Site		
Made ground associated with previous developments	AGS Guides	Heavy metals, PAHs, asbestos
Disused foundry	Metal manufacturing, refining, and finishing works – iron and steel	Heavy metals, ash, slag, hydrocarbons, PAHs, SVOCs, asbestos, PCBs
Iron and steel works	Metal manufacturing, refining, and finishing works – iron and steel works	Heavy metals, inorganic compounds, metal dust, mineral acids, asbestos, PAHs, SVOCs, PCBs
Building works	-	Heavy metals, PAHs, petroleum hydrocarbons, PCBs, asbestos
Off Site		
Iron foundry	Metal manufacturing, refining, and finishing works – iron and steel	Heavy metals, ash, slag, hydrocarbons, PAHs, SVOCs, asbestos, PCBs
Metal works	Metal manufacturing, refining, and finishing works – iron and steel works	Heavy metals, inorganic compounds, metal dust, mineral acids, asbestos, PAHs, SVOCs, PCBs, solvents, alkalis, fuels and oils
Yards	Timber products, manufacturing, timber treatment	Hydrocarbons, mineral oils, PCBs, dyes, resins and adhesives, solvents, phenols
Chimneys	-	Heavy metals, PAHs, asbestos
Garages (possible USTs or inspection pits)	Road vehicle fuelling, service and repair	Petroleum hydrocarbons, PAHs, heavy metals, oils, asbestos.
Wharfs	BS8485 and BS8576	Ground gases (carbon dioxide and methane)
Clothing factories	Textile and Dye Manufacturing	Metals, inorganics, solvents, pesticides, hydrocarbons, PAHs, asbestos
Timber shed / Saw mill	Timber products, manufacturing, timber treatment	Hydrocarbons, mineral oils, PCBs, dyes, resins, adhesives, phenols
Electrical substation	Electrical works	PCBs, oils
Works	-	Heavy metals, PAHs, petroleum hydrocarbons, PCBs, asbestos

4.3 Pathways

A pathway is defined as a medium by which a contaminant comes into contact with, or otherwise impacts a receptor.

At this stage the potential contaminants identified above are considered to present potential risks to site end users and controlled waters through the following pathways:

Potential Pathways	
Pathways in respect to Human Health	• Dermal contact with contamination. • Inhalation of dusts. • Inhalation of gases or vapours in both indoor and outdoor air.
Pathways in respect to Controlled Waters – Surface water	• Surface run-off /over land flow. • Drainage discharge. • Base flow from groundwater.
Pathways in respect to Controlled Waters – Groundwater	• Leaching of mobile contamination into groundwater via the unsaturated zone. • Migration of perched groundwater in any permeable soils or along existing or proposed service runs. • Migration into the saturated zone and flow through the aquifers underlying the site.
Pathways in respect to Property/structures/water pipes	• Direct contact with substances deleterious to building materials and potable water supply pipelines. • Migration of ground gases (methane) into confined spaces (explosion and damage to property).

4.4 Receptors

The identified receptors are listed below:

- Residential end users (human health).
- Structures/Property/Potable water supply pipes.
- Nearest watercourse. Shooters Brook (onsite) (Controlled waters).
- Superficial Aquifer. clay, sand and gravels/Glacial Till (Controlled waters).
- Bedrock Aquifer. sandstone/ Chester Pebble Beds Formation (Controlled waters).

Under current UK health and safety legislation, employers are required to carry out their own appropriate site-specific risk assessments and mitigation to protect employees. It has been assumed that any future construction works onsite will be undertaken in compliance with these requirements. Therefore, construction workers have not been specifically considered as part of this assessment.

4.5 Preliminary Conceptual Site Model (CSM)

The information obtained in the previous sections has been used to compile a Preliminary CSM. The identified potential contaminants and receptors have been assessed in the table below as to whether a plausible source-pathway-receptor pollutant linkage for the proposed end use of the site exists. The risk classification has been estimated in accordance with information in the BSL Guidance and Methodology in Appendix A.

The Preliminary CSM's are presented in the tables overleaf, any assessed risk above moderate will possibly require further action:

Human Health						
Potential Source	Potential Pathway	Potential Receptor	Likelihood	Severity	Level of Risk	Justification
On site **Made ground associated with previous developments** Metals, PAHs, asbestos	Root uptake, ingestion, direct contact, inhalation of dusts	End-users	Likely	Medium	Moderate	Given the industrial heritage of the site, as well as known heavy metal and PAH contamination identified during previous site investigation at the site there is potential for proposed end-users to come into contact with contaminated made ground in areas of soft landscaping as such there is considered to be a moderate risk and further investigation and assessment is required.
On site **Disused Foundry / Iron Works / Bedding Works / Boiler Yard / Timber Yard** Heavy metals, ash, slag, hydrocarbons, PAHs, SVOCs, asbestos, PCBs	Root uptake, ingestion, direct contact, inhalation of dusts	End-users	Low likelihood	Medium	Moderate / low	Contaminants associated with the disused foundry and previous uses inc. yards and iron works across the site have a low likelihood of influencing the site due to the nature of the feature and the time since the feature was present the contaminants are assumed to have partially attenuated. The proposed development suggests the majority of the site will be surfaced in hardstanding so will break the pathway of migrating contamination to the surface. Therefore the risk is considered to be moderate to low. Further investigation and assessment will be required to confirm the risk.
On site **Iron & Steel Warehouse** Heavy metals, inorganic compounds, metal dust, mineral acids, asbestos, PAHs, SVOCs, PCBs	Root uptake, ingestion, direct contact, inhalation of dusts	End-users	Low likelihood	Medium	Moderate / Low	There is considered to be a low likelihood that contaminants associated with the Iron & Steel works across the site may have impacted the site. The proposed development suggests the majority of the site will be surfaced in hardstanding so will break the pathway of migrating contamination to the surface. Therefore the risk is considered to be moderate to low. Further investigation and assessment will be required to confirm the risk.
On site **Natural Geology** Radon	Migration into confined spaces, inhalation	End-users	No Linkage	Severe	Negligible	BR 211 radon advice indicates no protection measures are required.
Off site **Iron Foundry**	Root uptake, ingestion, direct contact,	End-users	Low likelihood	Medium	Moderate / low	Contaminants associated with the iron foundry have a low likelihood of influencing the site as the associated contaminants are considered to have low mobility and therefore are unlikely to accumulate and migrate in significant volumes despite the feature being within a close proximity of the site. In addition,

Human Health						
Potential Source	Potential Pathway	Potential Receptor	Likelihood	Severity	Level of Risk	Justification
Heavy metals, ash, slag, hydrocarbons, PAHs, SVOCs, asbestos, PCBs	inhalation of dusts					the site is indicated to be underlain by impermeable deposits breaking the pathway to the site. The feature was also present for a short time a significant length of time ago and is considered to have largely attenuated. Therefore a moderate to low risk is considered. Further investigation and assessment will be required to confirm the risk.
Off site Iron Works Heavy metals, inorganic compounds, metal dust, mineral acids, asbestos, PAHs, SVOCs, PCBs, solvents, alkalis, fuels and oils	Root uptake, ingestion, direct contact, inhalation of dusts	End-users	Low likelihood	Medium	Moderate / low	Contaminants associated with the various iron works have a low likelihood of influencing the site as the associated contaminants are considered to have low mobility and therefore are unlikely to accumulate and migrate in significant volumes despite some of the features being within a close proximity of the site. In addition, the site is indicated to be underlain by impermeable deposits breaking the pathway to the site. The metal works also haven't been present for more than 100 years are assumed to have undergone significant attenuation. Therefore a moderate to low risk is considered. Further investigation and assessment will be required to confirm the risk.
Off Site Yards Hydrocarbons, mineral oils, PCBs, dyes, resins and adhesives, solvents, phenols	Ingestion, direct contact, inhalation of dusts	End-users	Unlikely	Mild	Very low	Contaminants associated with the various yards surrounding the site are unlikely to influence the site as the associated contaminants are considered to have low mobility as well as the site being underlain by impermeable deposits and therefore are unlikely to accumulate and migrate in significant volumes, despite some of the features being within close proximity to the site. Therefore a very low risk is considered to be present.
Off Site Garages Petroleum hydrocarbons, PAHs, heavy metals, oils, asbestos.	Root uptake, ingestion, direct contact, inhalation of dusts	End-users	Unlikely	Medium	Low	The restricted mobility of some of the contaminants reduces the likelihood of them migrating onto site before they attenuate. The closest garage was also only present for a short time, whereas the further remains present on recent mapping and therefore poses a greater risk. Despite this, the contaminants are unlikely to migrate onto the site due to their nature as well as the site being underlain by impermeable deposits. The proposed development will be covered in hardstanding which will beak the pathway to site end users. Therefore the risk is considered to be low.
Off site Wharfs Ground gases (carbon dioxide and methane)	Migration into confined spaces, inhalation	End-users / structures	Unlikely	Severe	Moderate / low	The age of wharfs present are considered to have moderate to low gas generation potential. In addition, given the extent of the wharfs and the distance from site, if ground gas is present it could migrate. Risks are therefore considered to be moderate to low and ground gas monitoring should be undertaken as part of intrusive investigation works.

Human Health						
Potential Source	Potential Pathway	Potential Receptor	Likelihood	Severity	Level of Risk	Justification
Off site **Clothing Factories** Metals, inorganics, solvents, pesticides, hydrocarbons, PAHs, asbestos	Root uptake, ingestion, direct contact, inhalation of dusts	End-users	Unlikely	Medium	Low	Contaminants associated with the clothing factories surrounding the site are unlikely to influence the site as the associated contaminants are considered to have low mobility as well as the site being underlain by impermeable deposits and therefore are unlikely to accumulate and migrate in significant volumes. Therefore a low risk is considered to be present.
Off site **Timber shed / Saw mill** Hydrocarbons, mineral oils, PCBs, dyes, resins, adhesives, phenols	Ingestion, direct contact, inhalation of dusts	End-users	Unlikely	Mild	Very Low	Given the distances from the site and the impermeable deposits underlying the site, it is unlikely these contaminants have migrated onto the site. The proposed development suggests the majority of the site will be surfaced in hardstanding so will break the pathway of migrating contamination to the surface. Risks are therefore considered to be very low.
Off site **Electricity Substation** PCBs, oils	Ingestion, direct contact, inhalation of dusts	End-users	Unlikely	Minor	Very low	The mobility of this contaminant is low so it is unlikely to migrate laterally to the site and any volumes present are likely to be small. The substation is relatively modern, installed by 1991, therefore unlikely to contain any PCBs. In addition, the proposed development is moderate risk and will be covered in hardstanding which will beak the pathway to site end users. The risk is considered to be very low.
Off site **Works** Heavy metals, PAHs, petroleum hydrocarbons, PCBs, asbestos	Root uptake, ingestion, direct contact, inhalation of dusts	End-users	Unlikely	Medium	Low	Contaminants associated with the various works surrounding the site are unlikely to influence the site as the associated contaminants are considered to have low mobility and therefore are unlikely to accumulate and migrate onto the site. in addition the underlying deposits are impermeable further limiting migration onto the time and the majority of the works are a significant distance from site. Therefore a low risk is considered.

Controlled Waters						
Potential Source	**Potential Pathway**	**Potential Receptor**	**Likelihood**	**Severity**	**Level of Risk**	**Justification**
Made Ground PAHs, Metals	Overland flow, / migration through saturated zone	Shooters Brook Onsite (Surface waters)	Unlikely	Medium	Low	The Shooters Brook culvert is indicated to underly the site, the exact position was not identified during previous ground investigation but is understood to be of brick construction with the soffit located in excess of 3.50m bgl. The culvert when surveyed was found to be dry and blocked at one end within the site boundary, as such it is not considered to be a viable / active watercourse. Significant mobile contamination is not anticipated, given the presence of hardstanding across the site at present and the proposed development the risk is considered to be low.
	Leaching through unsaturated zone / Migration through saturated zone	Secondary undifferentiated Aquifer (Groundwater)	Unlikely	Medium	Low	The site is currently surfaced in hardstanding and will remain so, in the majority, with a new surface water drainage system installed which will further reduce the risk to controlled waters.
	Migration through saturated zone	Principal Aquifer (Groundwater)	Unlikely	Medium	Low	There are groundwater abstraction licences or Source Protection Zones near the site and the closest groundwater abstraction licences is 1451m from the site. As stated above, the site is currently surfaced in hardstanding and will remain so, in the majority, with a new surface water drainage system installed which will further reduce the risk to controlled waters.

Human Health Risk – Soils Contamination Summary
Based on the preliminary CSM and the current use of the site, the overall risk from land contamination at the site is considered to be **low to moderate** for a redeveloped site. This would need to be confirmed by appropriate intrusive investigation, testing and assessment.

Human Health Risk – Ground Gas Summary
A potential on-site gas source has been identified associated with made ground. Off site potential sources include the wharfs. Potentially viable linkages are considered to exist and the preliminary CSM considers these sources to be of low to moderate risk.

In accordance with BS8576 and CIRIA C665 as set out in Appendix A of this report, the gas generation potential is considered to be low. The sensitivity of the development is moderate on account of the proposed high rise apartments use.

In line with current guidance, it is recommended that ground gas monitoring should comprise 6 visits over a 3 month period.

Controlled Waters Risk - Summary
Based on the preliminary CSM, BSL believes the overall risk to controlled waters at the site is **low.**

The above assessed level of risk will need to be confirmed by intrusive investigation and quantitative risk assessment.

5.0 PRELIMINARY GEOTECHNICAL ASSESSMENT

5.1 Hazard Identification

A preliminary geotechnical hazard identification exercise has been undertaken in general accordance with the Highways England document CD 622, 'Managing geotechnical risk'. Potential geotechnical hazards based on the expected ground conditions are listed below:

- Made ground of unknown nature; if placed in a non-engineered manner may cause excessive settlement of foundations, highways and infrastructure.
- Presence of obstruction in the ground from historical developments (e.g relict foundations) causing difficulties with excavations or penetrative works (e.g. piling).
- Shrink / swell of clay; settlement / heave of foundations and floor slabs when located within the influence of trees and vegetation.
- UXO; the site lies within an area at moderate risk from unexploded ordnance.

Whilst the site lies within a Coal Authority reporting area, based on the available information, the risk from mining induced instability is considered to be very low and needs no further consideration.

5.2 Foundation and Geotechnical Design

The proposed development will comprise two high-rise apartment buildings. The type of foundation solution should be informed by an onsite intrusive investigation to confirm ground conditions and obtain geotechnical parameters for preliminary foundation and floor slab design. Intrusive investigation should also obtain data to allow appropriate concrete classification in accordance with BRE SD1 and for preliminary highways/pavement design.

5.3 Drainage

Given the site is underlain by low permeability clays, it is unlikely that drainage to SuDS such as traditional soakaways will be suitable.

5.4 Recommendations

To confirm the ground conditions in respect to the identified potential geotechnical hazards and risks, an appropriate intrusive investigation will need to be undertaken.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 Geo-Environmental Summary

The site has had several previous uses including a iron works, boiler yard, timber yard, foundry, Iron & Steel warehouse, bedding works, and a warehouse however based on the proposed residential end use development, the overall risk to human health from on site soils contamination is considered to be moderate/low to moderate.

The risk from off-site sources of contamination is considered to be very low to moderate / low.

The risk from permanent ground gases is considered to be low to moderate.

Radon is not considered to pose a risk.

The overall risk to controlled waters is considered to be low.

Intrusive investigations will be required to confirm the above assessed levels of risks and determine remedial requirements, if any.

6.2 Geotechnical Summary

Intrusive investigations will be required to confirm the most suitable foundation solution and to obtain parameters for concrete classification, floor slab and highways design.

Whilst the site lies within a Coal Authority Reporting Area, mining related instability is not considered to pose a risk to the site.

Drainage to SuDS is unlikely to be a viable option for the site, subject to intrusive investigation and testing.

6.3 Further Work

To confirm the risks to the identified receptors and confirm the ground conditions in respect to the identified geotechnical and geo-environmental risks, an appropriate intrusive investigation will need to be undertaken. The following further works are recommended, although this list is not exhaustive and should be read in conjunction with any planning conditions that are applicable to the site:

- Topographical survey / utility mapping.
- Demolition / Refurbishment Asbestos survey.
- Obtain Detailed UXO Desk Study.
- Intrusive ground investigation comprising:
  - Trial pitting, windowless sampling and cable percussive drilling / cored drilling.
  - Installation of standpipes in boreholes to allow gas concentrations and groundwater levels to be monitored.
  - The undertaking of soil infiltration rate testing.
  - Geotechnical testing of soils and rock.
  - Contamination analyses of soil.
- Assessment and recommendations based on the above, including requirements for further work, if necessary.

7.0 ABBREVIATIONS AND DEFINITIONS

GLOSSARY	
Term / Abbreviation	**Definition**
AST	Above Ground Storage Tank.
B(a)P	Benzo (a) Pyrene.
BGS	British Geological Survey.
BRE	Building Research Establishment.
BS	British Standard.
BSL	Brownfield Solutions Ltd.
BTEX	Benzene, Toluene, Ethylbenzene, Xylenes.
CBR	California Bearing Ratio (used in pavement/highways design).
CAR 2012	Control of Asbestos Regulations (2012).
CBCB	Cheshire Brine Compensation Board.
CBCD	Cheshire Brine Compensation District.
CBR	California Bearing Ratio.
CIEH	Chartered Institute of Environmental Health.
CIRIA	Construction Industry Research Association.
CL:AIRE	Contaminated Land: Applications in Real Environments.
CLEA	Contaminated Land Exposure Assessment.
CLO	Contaminated Land Officer.
COMAH	Control of Major Accident Hazards.
Contamination	Presence of a substance which is in, on or under land, and which has the potential to cause significant harm or to cause significant pollution of controlled water. There is no assumption in this definition that harm results from the presence of the contamination. Naturally enhanced concentrations of harmful substances can fall within this definition of contamination. Contamination may relate to soils, surface water, groundwater or ground gas.
Controlled Waters	Inland freshwater (any lake, pond or watercourse above the freshwater limit), water contained in underground strata and any coastal water between the limit of highest tide or the freshwater line to the three-mile limit of territorial waters.
CPT	Cone Penetration Test.
CSM	Conceptual Site Model. A schematic hypothesis of the nature and sources of contamination, potential migration pathways (including description of the ground and groundwater) and potential receptors, developed on the basis of the information from the preliminary investigation and refined during subsequent phases of investigation and which is an essential part of the risk assessment process. The conceptual site model is initially derived from the information obtained by the preliminary investigation (i.e. the Phase I Phase I Assessment). This conceptual model is used to focus subsequent investigations, where these are considered to be necessary, in order to meet the objectives of the investigations and the risk assessment. The results of intrusive investigations can provide additional data that can be used to further refine the conceptual site model.
DCP	Dynamic Cone Penetrometer.
DNAPL	Dense Non-Aqueous Phase Liquid.
DoWCoP	Definition of Waste Code of Practice.
DWS	Drinking Water Standard.
EA	Environment Agency.
EHO	Environmental health Officer.
EQS	Environmental Quality Standard.
GAC	Generic Assessment Criteria.

GLOSSARY	
Term / Abbreviation	**Definition**
GDR	Geotechnical Design Report.
GFR	Geotechnical Feedback Report.
GIR	Ground Investigation Report.
GSV	Gas Screening Value.
Harm	Adverse effect on the health of living organisms, or other interference with ecological systems of which they form part, and, in the case of human health, including property/structures and water supply pipelines.
Hazard	Inherently dangerous quality of a substance, procedure or event.
HDPE	High Density Polyethylene.
HSV	Hand Shear Vane.
K	Modulus of Subgrade Reaction.
LCRM	Land Contamination: Risk Management (EA guidance).
LNAPL	Light Non-Aqueous Phase Liquid (petrol, diesel, kerosene).
LOD	Limit of Detection (for particular method adopted).
MMP	Materials Management Plan.
Mv	Modulus of Volume of Compressibility.
ND	Not Detected.
NHBC	National House Building Council.
NR	Not Recorded.
OS	Ordnance Survey.
PAH	Polycyclic Aromatic Hydrocarbon.
Pathway	Mechanism or route by which a contaminant comes into contact with, or otherwise affects, a receptor.
PCB	Poly-Chlorinated Biphenyl.
PCSM	Preliminary Conceptual Site Model.
pH	Scale used to specify how acidic or basic a water-based solution is.
PHC	Petroleum Hydrocarbons.
PID	Photo Ionisation Detector.
PNEC	Predicted No-Effect Concentration.
Precision	Level of agreement within a series of measurements of a parameter.
PSD	Particle Size Distribution.
PVC	Polyvinyl Chloride.
Receptor	Human health, living organisms, ecological systems, controlled waters (surface waters and groundwater within aquifers), atmosphere, structures and utilities that could potentially be adversely affected by contaminant(s).
Risk	Probability of the occurrence, magnitude and consequences of an unwanted adverse effect on a receptor.
Risk Assessment	Process of establishing, to the extent possible, the existence, nature and significance of risk.
Sampling	Methods and techniques used to obtain a representative sample of the material under investigation.
SOM	Soil Organic Matter.
Source	Location from which contamination is, or was, derived. This could possibly be the location of the highest soil, groundwater or gas concentration of the contaminant(s).
SPT	Standard Penetration Test.
SVOCs	Semi Volatile Organic Compounds.
TOC	Total Organic Carbon.
TPH CWG	Total Petroleum Hydrocarbon (Criteria Working Group).

GLOSSARY	
Term / Abbreviation	**Definition**
TVOCs	Total volatile organic compounds.
UCS	Unconfined Compressive Strength.
Uncertainty	Parameter, associated with the result of a measurement that characterises the dispersion of the values that could reasonably be attributed to the measurement.
UST	Underground Storage Tank.
UXO	Unexploded Ordnance.
VCCs	Vibro Concrete Columns.
VSCs	Vibro Stone Columns
VOCs	Volatile Organic Compounds.
WAC	Waste Assessment Criteria.
WFD (in waste context)	Waste Framework Directive.
WFD (in water context)	Water Framework Directive.
Units	**Definition**
°	Degrees
Φ	Phi angle (in degrees)
g/l	Grams per Litre
Km	Kilometres
kPa	Kilo Pascal (Equivalent to kN/m^2)
$KN/m^2/mm$	Kilo Newton per metered squared per millimeter
kN/m^2	Kilo Newtons per metre squared
kPa	Kilo Pascal (Equivalent to kN/m^2)
l/hr	Litres per hour
MJ/kg	Mega joule per kilogram
MN	Mega Newton
M^2/MN	Mega Newton per metre squared
M	Metres
m bgl	Metres Below Ground Level
m OD	Metres Ordnance Datum (sea level)
µg/l	Micrograms per Litre (parts per billion)
µm	Micrometre
mb	Millibars (atmospheric pressure)
mg/kg	Milligrams per kilogram (parts per million)
mg/m^3	Milligram per metre cubed
mm	Millimetre
ppb	Parts Per Billion
Ppm	Parts Per Million

8.0 REFERENCES

References used in the production of this report are listed below; note not all of the below are relevant to the subject site and may not have been utilised.

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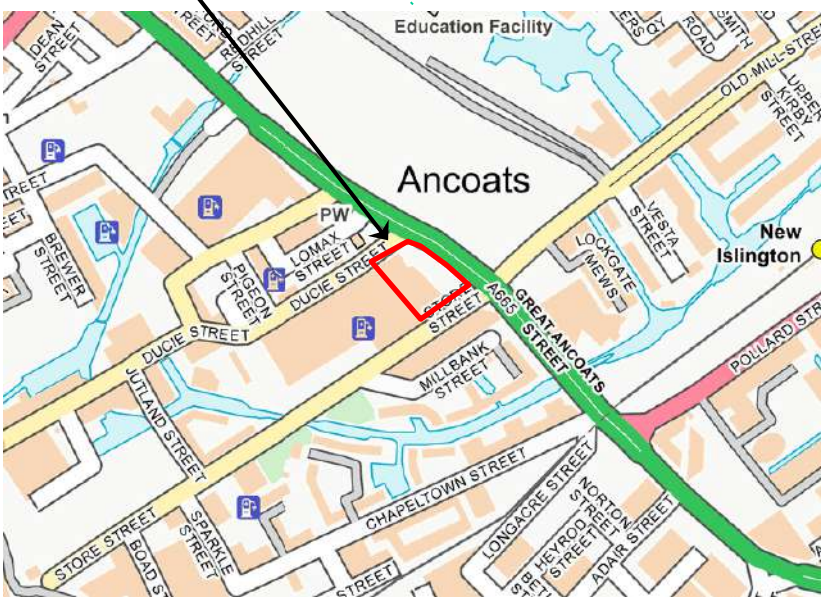
DRAWINGS



SITE LOCATION

NEAREST POSTCODE: M4 6DU

SITE ENTRANCE WHAT3WORDS: ///SOLO.FOCUS.MOOD



REV	DATE	DESCRIPTION	BY	CKD
A	11/03/25	UPDATED CLIENT DETAILS	JEM	JEM

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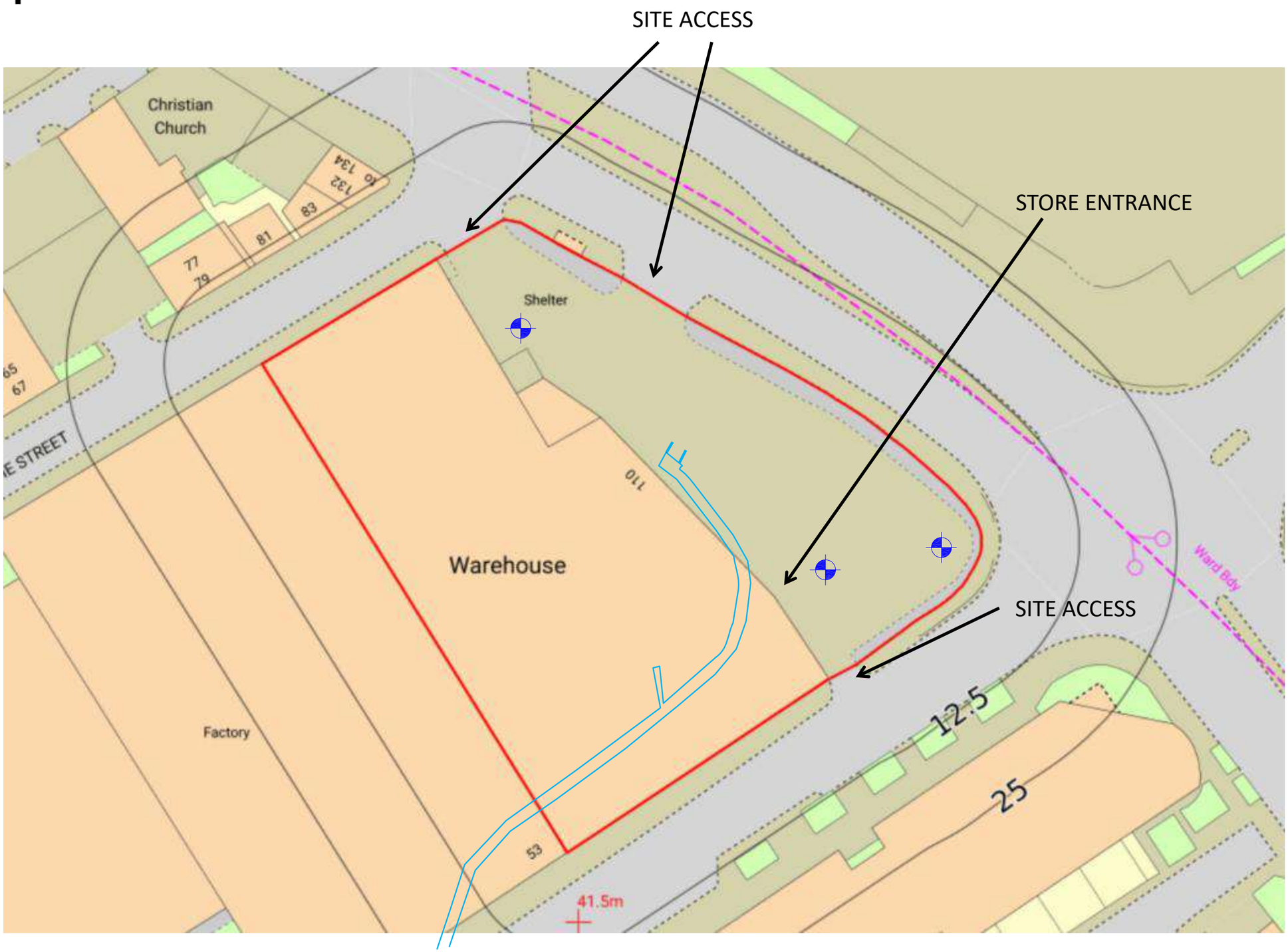
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PROJECT TITLE: STOCKTONS, GREAT ANCOATS STREET, MANCHESTER

DRAWING TITLE: SITE LOCATION PLAN

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KEY

- APPROXIMATE SITE BOUNDARY
- EXISTING MONITORING WELL
- SURVEYED EXTENT OF SHOOTERS BROOK

NOTES

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SITE FEATURES PLAN

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PROJECT TITLE: STOCKTONS, GREAT ANCOATS STREET, MANCHESTER

DRAWING TITLE: PROPOSED DEVELOPMENT LAYOUT PLAN

DRAWING No.	REVISION	SCALE	DATE
C5311/03	A	NTS	11/03/25

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PHOTO 1



PHOTO 2



PHOTO 3

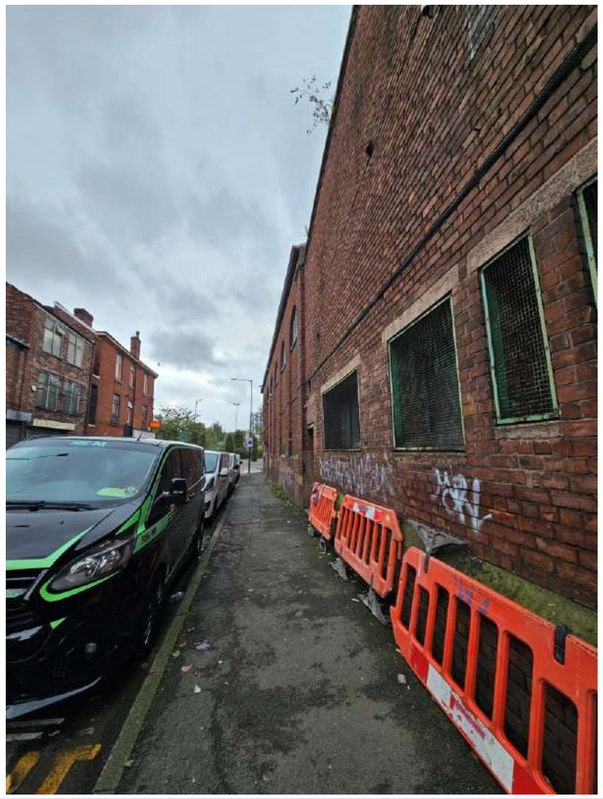


PHOTO 4

Photo Descriptions

PHOTO NO.	DETAILS
1	View westwards across the front façade of Stocktons Furniture Store.
2	View northwards towards Ducie Street.
3	View westwards from within the store entrance.
4	View eastwards along Ducie Street showing northern side boundary.

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CLIENT
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PROJECT TITLE
STOCKTONS, MANCHESTER

TITLE
SITE PHOTOGRAPHS

Associated Document Ref No.
AH/C5311/13546 Rev B

PAGE
1 of 1

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APPENDIX A

BSL Methodology and Guidance

BSL Phase I Geo-Environmental Assessment Reports - Methodology and Guidance

Background

This Appendix provides information on the approaches, methods and guidance used by Brownfield Solutions Ltd in the preparation of this report.

The term 'geo-environmental' is used to describe aspects relating to ground-related environmental issues (such as potential soils and groundwater contamination). The term 'geotechnical' is used to describe aspects relating to the physical nature of the site (such as foundation requirements). It should be noted that this is an integrated investigation and these two main aspects are related, unless otherwise specified within the report.

Phase I reports are written in general accordance with the description of a Preliminary Investigation as defined in BS10175:2011+A2:2017 and are also produced in general accordance with the recommendations for a Tier 1 Preliminary Risk Assessment as described in LCRM guidance.

The first stage of the investigation and assessment of a site is the Preliminary Investigation/Tier 1 Preliminary Risk Assessment, often referred to as a Phase 1 Desk Study, comprising a desk study and walk-over survey and collation of desk-based searches, which culminates in the Preliminary Risk Assessment and the development of a preliminary/initial **Conceptual Site Model (CSM)**. From this are identified any potential geotechnical and geo-environmental hazards and the qualitative degree of risk associated with them. In the case of the geotechnical hazard identification, this is referred to as the **Ground Model.**

From the geo-environmental perspective, the hazard Identification process uses professional judgement to evaluate all the hazards in terms of possible contaminant linkages (of source-pathway-receptor). Possible contaminant linkages are potentially unacceptable risks in terms of the current contaminated land regime legal framework and require either remediation or further assessment. These are normally addressed via intrusive ground investigation and generic risk assessment as part of Phase II investigations and reports.

The second stage is the Ground Investigation, Generic Risk Assessment and Geotechnical Interpretation. This represents the further assessment mentioned above. The Ground Investigation comprises field work and laboratory testing based on the findings of the Preliminary Risk Assessment, to reduce uncertainty in the geotechnical and geo-environmental hazard identification. This may include an exploratory, a detailed or/and supplementary Investigations as described in BS 10175:2011+A2:2017. Phase II Assessments are produced in general accordance with the recommendations for a Tier 2 Generic Quantitative Risk Assessment as described in LCRM guidance and are also intended to fulfil the requirements of a Ground Investigation Report (GIR) as detailed in BS EN 1997-2:2007.

Contaminated Land - Legislative Background

Land contamination can be addressed in several ways, e.g. during planning, under Part 2A, following an incident, during an investigation into environmental damages, or during the application of an environmental permit, or its surrender.

For the planning process the key test is **as a minimum the site cannot be determined as contaminated land**, e.g. there is not significant harm, significant possibility of significant harm to human health or that there is not significant harm to, or the significant possibility that the pollution of controlled waters will occur.

Environmental liabilities and risks have been evaluated in terms of a source -pathway - target relationship in accordance with the approach set out in:

- The 1995 Environment Act.
- The Contaminated Land Statutory Guidance, DEFRA – April 2012.
- The Contaminated Land (England) Regulations 2006.
- The Contaminated Land (England) Amendment Regulations 2012.
- Water Resources Act.
- Water Framework Directive.
- Environmental Damage Regulations.
- Environment Agency (EA) - Land Contamination Risk Management (LCRM) 2019.

Contaminated land is defined within the legislative framework as land which is in such condition by reason of substances in, on or under the land that:

1) Significant harm is being caused or there is a significant possibility of such harm being caused.
2) Significant pollution of controlled waters is being or is likely to be caused.

The potential for harm is based on the presence of three factors:

Source - substances that are potential contaminants or pollutants that may cause harm.
Pathway - a potential route by which contaminants can move from the source to the receptor, and the impact of that migration on the source e.g., attenuation.
Receptor - a receptor that may be harmed, for example the water environment, humans and water, considering the sensitivity of the receptor.

Where a source, pathway and target are all present a pollutant linkage exists and there is potential for harm to be caused.



Where any one of the “pollution linkages” between the above is absent there is deemed to be no risk.

The presence of a source does not automatically imply that a contamination problem exists, since contamination must be defined in terms of pollutant linkages and unacceptable risk of harm. The nature and importance of both pathways and receptors are site specific and will vary according to the intended end use of the site, its characteristics and its surroundings.

The key principle which supports the S-P-R approach is ‘suitable for use’ criteria. This requires remedial action only where contamination is considered to pose unacceptable actual or potential risks to health or the environment and, taking into account the proposed use of the site.

Relevant Guidance Documents
This report has been prepared in accordance with the list of guidance below, however the list is not exhaustive:

- DETR: Circular 02/2000: Environmental Protection Act 1990: Part IIA: Contaminated land. 2012.
- Environment Agency technical advice to third parties on Pollution of Controlled Waters for Part IIA of the EPA1990, May 2002.
- BS 10175:2011+A2:2017.
- Environment Agency (EA) - Land Contamination Risk Management (LCRM). 2019.
- Groundwater Protection https://www.gov.uk/government/collections/groundwater-protection
- UK Technical Advisory Group (UKTAG) - - Water Framework Directive
- Incidents and their classification: the Common Incident Classification Scheme (CICS) – Used by the Environment Agency to classify pollution incidents.

Relevant Legislative Documents
The following is a non-exhaustive list of legislative framework documents that has been considered in the production of this report:

- The Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance (2012).
- The Environment Protection Act (1990).
- The Water Resources Act (1991).
- The Environment Act (1995).
- The Contaminated Land (England) Act (2000).
- The Pollution Prevention and Control (England and Wales) Regulations (2000).
- The Landfill Regulations (England and Wales) Regulations (2002).
- The Landfill (England and Wales) (Amendment) Regulations (2004).
- Contaminated Land (England) Regulations (2012).
- The Environmental Damage (Prevention and Remediation) Regulations (2009).
- Environmental Permitting Regulations (England and Wales) Regulations (2010).
- The Water Environment (Water Framework Directive) (England and Wales) Regulations (2017).
- Health and Safety at Work Act.
- National Planning Policy Framework (NPPF) – latest version.

Contaminated Land Risk Assessment Approach

Contaminated Land Risk Assessment is a technique that identifies and considers the associated risk, determines whether the risks are significant and whether action needs to be taken. The four main stages of risk assessment are:



LCRM outlines the framework to be followed for risk assessment in the UK. The framework is designed to be consistent with UK legislation and policies including planning. The starting point of the risk assessment is to identify the context of the problem and the objectives of the process. Under LCRM, three tiers of risk assessment exist – Stage/Tier Preliminary Risk Assessment, Stage 2 Generic Quantitative Assessment and Stage 3 Detailed Quantitative Assessment.

Further information can be found at the below site:
https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm

Formulating and developing a conceptual model for the site is an important requirement of risk assessment, this supports the identification and assessment of pollutant linkages. Development of the conceptual model forms the main part of preliminary risk assessment, and the model is subsequently refined or revised as more information and understanding is obtained through the risk assessment process.

Risk is a combination of the likelihood of an event occurring and the magnitude of its consequences. Therefore, both the likelihood and the consequences of an event must be taken into account when assessing risk.

The risk assessment process needs to take into account the degree of confidence required in decisions. Identification of uncertainties is an essential step in risk assessment.

The likelihood of an event is classified on a four-point system using the following terms and definitions from CIRIA C552, with reference to Incidents and their classification: the Common Incident Classification Scheme (CICS), Environmental Protection Act 1990: Part 2A – Contaminated Land Statutory Guidance 2012 and other guidance as appropriate which will be detailed within the main body of the report if applied.

The likelihood of a given receptor being impacted is related to a number of factors, e.g. the geology which could inhibit contaminant migration. For example, a site with a significant thickness of clay between it and a receptor may reduce migration of contamination via the subsurface, which will reduce the likelihood of a given receptor being impacted. The geology or drainage for example could offer a preferential pathway e.g. mines shafts/faults increasing the likelihood and potential magnitude of an impact. The depth of contamination will also affect the exposure pathway, for example petroleum hydrocarbons at depth are unlikely to reach a receptor via dermal contact but could via vapour pathways which will influence the likelihood of an impact being felt e.g. if there are no buildings on site.

The terms and definitions used for the assessment of the likelihood are provided below:

High likelihood: There is a pollution linkage and an event 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.
Examples - Extensive areas with concentrations above saturation limits for mobile contamination e.g. petroleum hydrocarbons within the water table.

Likely: There is a pollution linkage and all the elements are present and in the right place, which means it is probable that an event will occur. Circumstances are such that the event is not inevitable, but possible in the short term and likely over the long term.
Examples – Localised areas of contaminants with concentrations above saturation limits for mobile contamination e.g. localised petroleum hydrocarbons within the water table; shallow contamination above relevant human health generic assessment criteria is present with little or no hardstanding,

Low likelihood: There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain even over a longer period such event would take place, and is less likely in the short term.
Examples - A thickness/distance of low permeability deposits preventing contaminant migration to a receptor is present; a site is mostly covered hard standing preventing exposure to soil contamination.

Unlikely: There is a pollution linkage but circumstances are such that it is improbable the event would occur even in the long term.
Examples – A site is underlain by a substantial thickness of low permeability clays, between the source and potential receptors which will inhibit significantly, but not completely rule out migration to sensitive receptors.

The severity is also classified using a system based on CIRIA C552, with reference to Incidents and their classification: the Common Incident Classification Scheme (CICS), Environmental Protection Act 1990: Part 2A – Contaminated Land Statutory Guidance 2012 and other guidance as appropriate which will be detailed within the main body of the report, if applied. The terms and definitions are:

Severe: Short term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resources. Catastrophic damage to buildings or property. A short-term risk to a particular ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000);
Examples – High concentrations of contaminant on surface of recreation area, major spillage of contaminants from site into controlled waters, explosion causing building to collapse.

Medium: Chronic damage to human health ('significant harm' as defined in DETR 2000). Pollution of sensitive water resources. A significant change in a particular ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000);
Examples - Concentrations of contaminants exceed the generic assessment criteria, leaching of contaminants from a site to a Principal or Secondary Aquifer, death of 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 'Draft Circular on Contaminated Land', DETR 2000). Damage to sensitive buildings, structures, services or the environment.
Examples – Pollution of non-classified groundwater or damage to buildings rendering it unsafe to occupy.

Minor: harm, not necessarily significant harm, which may result in financial loss or expenditure to resolve. Non-permanent health effects to human health (easily prevented by use of personal protective clothing etc). Easily repairable effects of damage to buildings, structures and services.
Examples – Presence of contaminants at such concentrations PPE is required during site work, loss of plants in landscaping scheme or discolouration of concrete.

Once the likelihood and severity have been determined, a risk category can be assigned using the table below.

		Consequences			
		Severe	Medium	Mild	Minor
Probability	Highly likely	Very high	High	Moderate	Moderate/low
	Likely	High	Moderate	Moderate/low	Low
	Low likelihood	Moderate	Moderate/low	Low	Very low
	Unlikely	Moderate/low	Low	Very Low	Very low
	Negligible	Negligible Risk / No Linkage			

Definitions of the risk categories obtained from the above table are as follows together with an assessment of the further work that might be required:

Very high: There is a high probability that severe harm could arise to a designated receptor from an identified hazard or there is evidence that severe harm is currently happening. This risk, if realised, could result in substantial liability. Urgent investigation and remediation are likely to be required.

High: 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 is required and remedial works may be necessary in the short term and are likely over the longer term.

Moderate: 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 would be more likely to be relatively mild. Investigation is normally required to clarify the risk and determine the liability. Some remedial works may be required in the longer term.

Low: 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: 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.

Some linkages may be identified which constitutes a theoretical connection between a source and a receptor, but professional judgement shows them not to be possible for some reason. These are labelled 'negligible risk' and 'no linkage' in the summary table, which give rise to an overall **negligible** risk category and no further action is required.

Ground Gas Risk Assessment

BS8485:2015+A1:2019, BS 8576:2013, CL:AIRE RB17, and NHBC 'Hazardous Ground Gas - An essential guide for housebuilders' 2023, are the current guidance which gives up-to-date advice on all aspects of permanent ground gas risk. BS8576 alongside CIRIA C682 also provides guidance on assessment of hydrocarbon vapour intrusion.

The CL:AIRE publication 'Good Practice for Coal Mine Gas Emissions" 2021 provides guidance on the assessment of risks from mine gas sources.

The above all outline good practice in investigation, the collection of relevant data and monitoring programmes in a risk-based approach to ground gas contamination. The aim of the guidance is for a consistent approach to decision making, particularly relating to the scope of protective design measures on a site-specific basis.

Legislative Framework
BS8485:2015+A1:2019, BS 8576:2013 and CIRIA C665 provides technical guidance, however they also recognise the context into which the guidance has to be employed. Government policy is based upon a "suitable for use approach", which is relevant to both the current and proposed future use of land. When considering the current use of land, Part IIA of the Environment Protection Act 1990 provides the regulatory regime. The presence of hazardous ground gases could provide the "source" in a "pollutant linkage" which could lead the regulator to determine that considerable harm or there is a significant possibility of such harm being caused. Under such circumstances, the regulator would determine the land to be "contaminated land" under the provisions of the Act, setting out the process of remediation as described in the DETR Circular 02/2000 *Statutory guidance on contaminated land*.

Generation Potential of Sources
BS 8576:2013 Figure 6 provides a basis for assessing the generation potential from sources identified as part of the Phase I Assessment. These are summarised below:

Generation Potential	Typical Sources
Very Low	• Natural carbonate soil and strata, e.g. chalk and limestone. • Natural soil strata with a low degradable organic content, e.g. alluvium, peat. • In-filled pond less than 15 m diameter, in-filled before 1930s to 1940s. • Made ground with low degradable organic content (e.g. up to 5% organic material such as pieces of wood, pieces of paper, rags, etc. with a high proportion of ash and no food or other easily degradable waste). • Mine workings shallow or shaft (where there is clear evidence that they are flooded). • Inert landfill sites.
Low	• Natural soil strata with a high degradable organic content (DOC). • Made ground with total organic carbon (TOC) up to 6% (e.g. dock silt, no food or other easily degradable waste). • Foundry sand (includes phenolic binders, rags and wood that decay, albeit at low rates). • Landfill 1945 to mid 1960s (see also Moderate below).
Moderate	• Sewage sludge. • Mine workings – unflooded, more than 50 years since last worked (gas is liberated from coal when mine workings are excavated; this continues for up to about 50 years). • Landfill 1945 to mid 1960s (this could also be "low" or, if disturbed, "high").
High	• Landfill mid 1960s to early 1990s. • Mine workings – unflooded – less than 50 years since last worked.
Very High	• Municipal landfill sites. • Landfill early 1990s onward.

Frequency and Duration of Monitoring

BS8576 notes to determine where and how to monitor ground gases requires consideration of credible pathways of possible exposure of the receptors, taking into account what is known about the geology and hydrogeology, building construction and services layout, foreseeable events such as flooding, changes in groundwater level, climate change, extreme weather conditions, the closure of mines, and possible changes to the gas regime caused by future development.

The monitoring period for a specific site should cover the "worst case" scenario. A "worst case" scenario will typically occur during falling atmospheric pressure and, in particular, weather conditions such as rainfall, frost and dry weather.

The benefits of additional information and whether it is likely to change the scope of gas protection should be considered, as are the consequences of failing to characterise adequately pollutant linkages. Investigations concerned with ground gas are required to provide monitoring data sufficient to allow prediction of worst case conditions enabling the confident assessment of risk and subsequent design of appropriate gas protection schemes. Monitoring programmes should not be an academic exercise in data collection. CL:AIRE publication TB17 "Ground Gas Monitoring and 'Worst-Case' Conditions" provides further guidance.

Below are matrices that will aid in determining an appropriate number of gas monitoring visits and the length of monitoring period.

Typical/idealised periods of monitoring

		Generation of Potential Source				
		Very Low	Low	Moderate	High	Very High
Sensitivity of Development	Low (Commercial)	1 month	2 months	3 months	6 months	12 months
	Moderate (Apartments)	2 months	3 months	6 months	12 months	24 months
	High (Low rise Residential)	3 months	6 months	6 months	12 months	24 months

Typical/idealised frequency of monitoring/Number of Visits Required

		Gas Generation of Potential Source				
		Very Low	Low	Moderate	High	Very High
Sensitivity of Development	Low (Commercial)	4	6	6	12	12
	Moderate (Apartments)	6	6	9	12	24
	High (Low rise Residential)	6	9	12	24	24

Notes

1 Generation potential of sources based on descriptions within BS 8576:2013.

2 At least two sets of readings should be at low and falling atmospheric pressure (but not restricted to periods below <1000 mb) known as worst case conditions. Historical data can be used as part of the data set (Table 5.5b).

RB17 Approach

CL:AIRE RB17 (Card et al 2012) is a pragmatic approach to ground gas risk assessment and was developed because gas concentration, pressure and flow rate measured in a well headspace may not be representative of the conditions in the surrounding formation.

In these low-risk situations, the approach is to use the conceptual site model and the estimation of the likely gas generation from a source to identify where or if gas monitoring is required to better define the risks.

Under this approach, for sites with natural soils only with no credible methane source, then no action is required (no monitoring or gas protection measures) as this represents Characteristic Situation 1 (CS1).

Radon
Advice on radon protection in England is provided by the UK Health Security Agency, https://www.ukradon.org/information/ukmaps and by the BRE (BR 211 (Scivyer 2023)).

Areas of the country can be categorised according to the percentage of existing homes where radon is present above the Action Level:

- 0-1% lower probability.
- 1-3% and 3-10% intermediate probability.
- >10% higher probability.

Basic radon protection measures are required in new buildings and extensions in areas of England and Wales where 3-10% of properties exceed the Action Level and full radon protection measures where >10% exceed the Action Level.

Unexploded Ordnance (UXO) Guidance

Clients have a legal duty under the CDM 2015 Regulations to provide designers and contractors with project-specific health and safety information needed to identify hazards and risks. This includes the possibility of unexploded ordnance (UXO) being encountered on the site. Further details are given in CIRIA report C681.

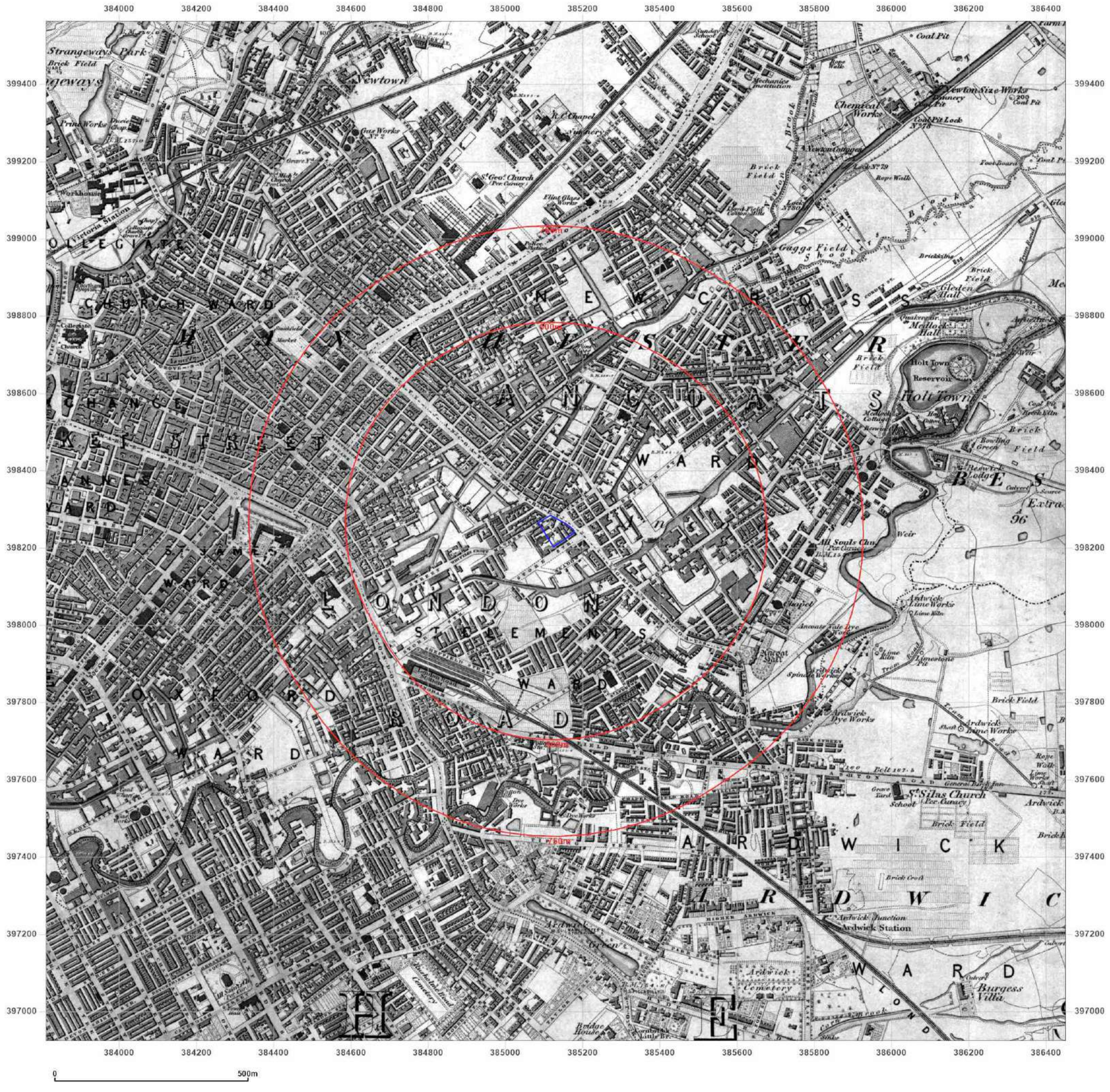
BSL carry out non-specialist UXO screening exercises by considering any evidence of UK defence activities on or near the site evident from gathered desk study information and the unexploded aerial delivered bomb (UXB) online risk maps produced by Zetica. Other data sources are available, but as a first stage screening exercise the freely available online Zetica maps have been used. The level of risk stated is that determined by Zetica, a company experienced and considered competent in the assessment of UXO.

Geotechnical Guidance

A preliminary risk assessment of geotechnical hazards is carried out at the desk study stage and confirmed (or amended) at the ground investigation stage. The desk-based stage my include the requirements for a Coal Mining Risk Assessment (CMRA) which specifically assesses the risks from mining induced instability and related issues in high risk development areas: https://www.gov.uk/guidance/planning-applications-coal-mining-risk-assessments

APPENDIX B

Historical Maps



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Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: County Series

Map date: **1848**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1845
Revised N/A
Edition 1848
Copyright N/A
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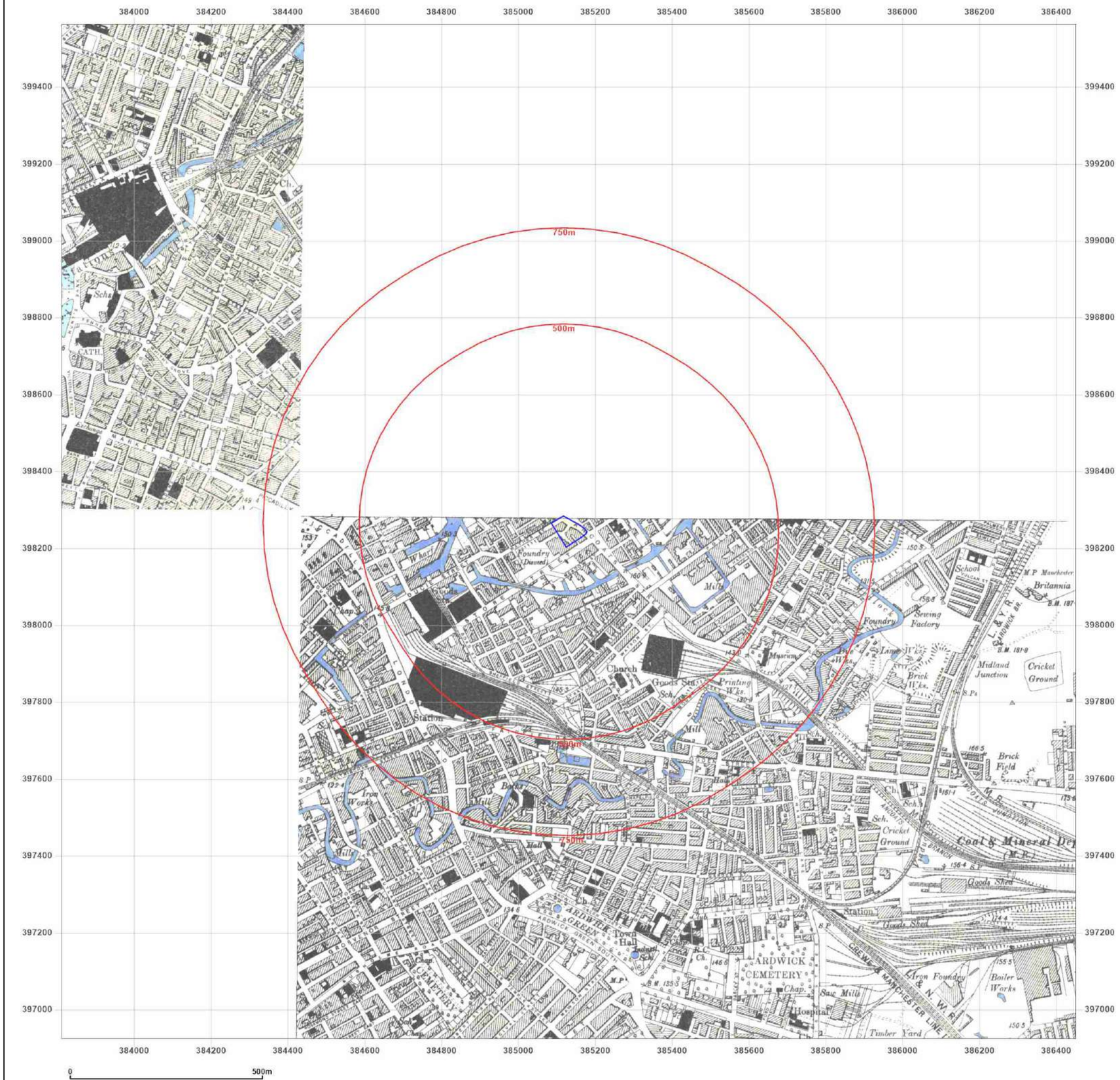
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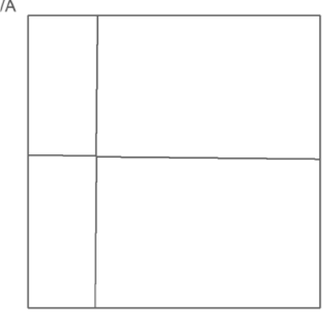
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Revised 1889
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Edition N/A
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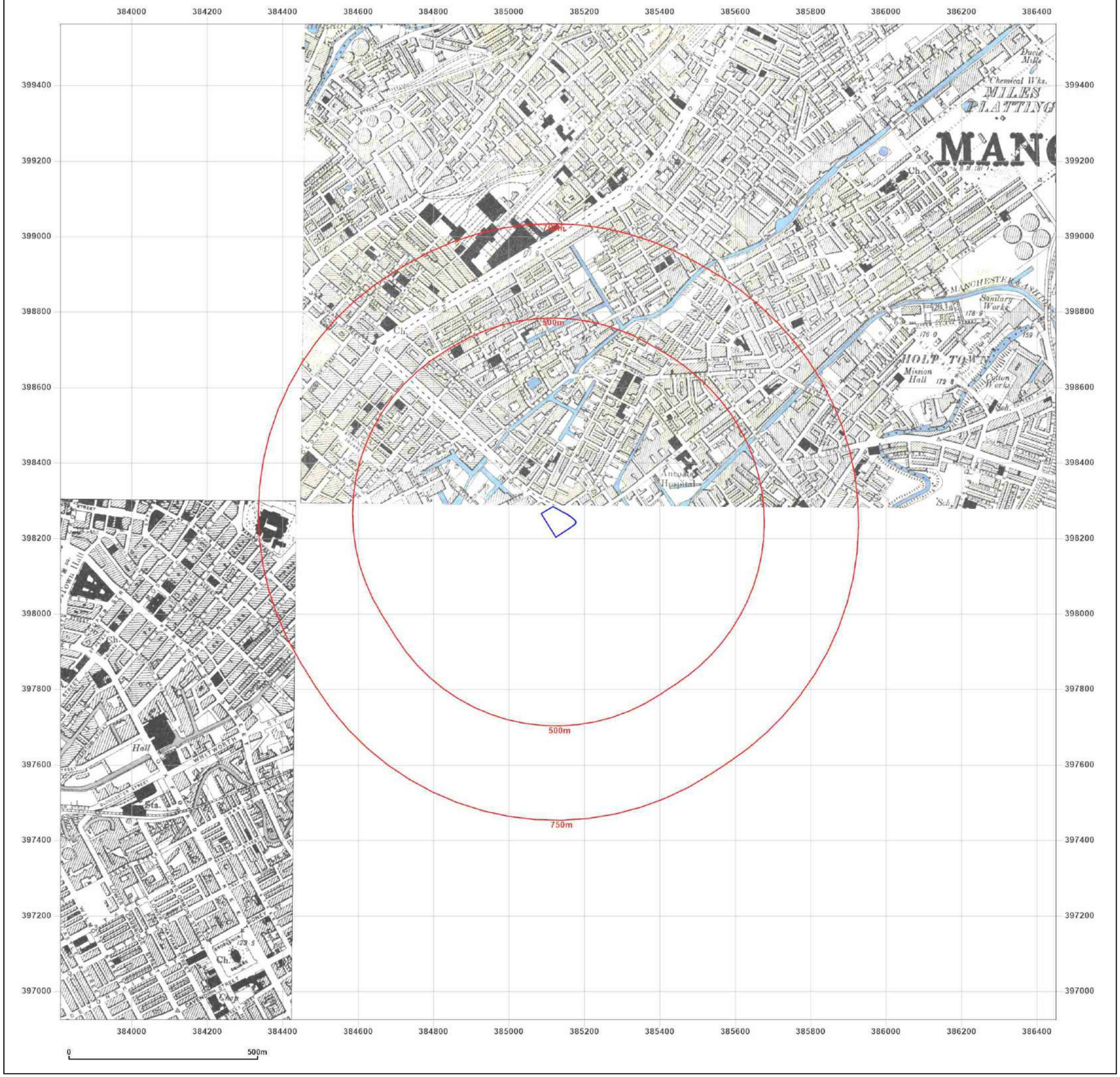
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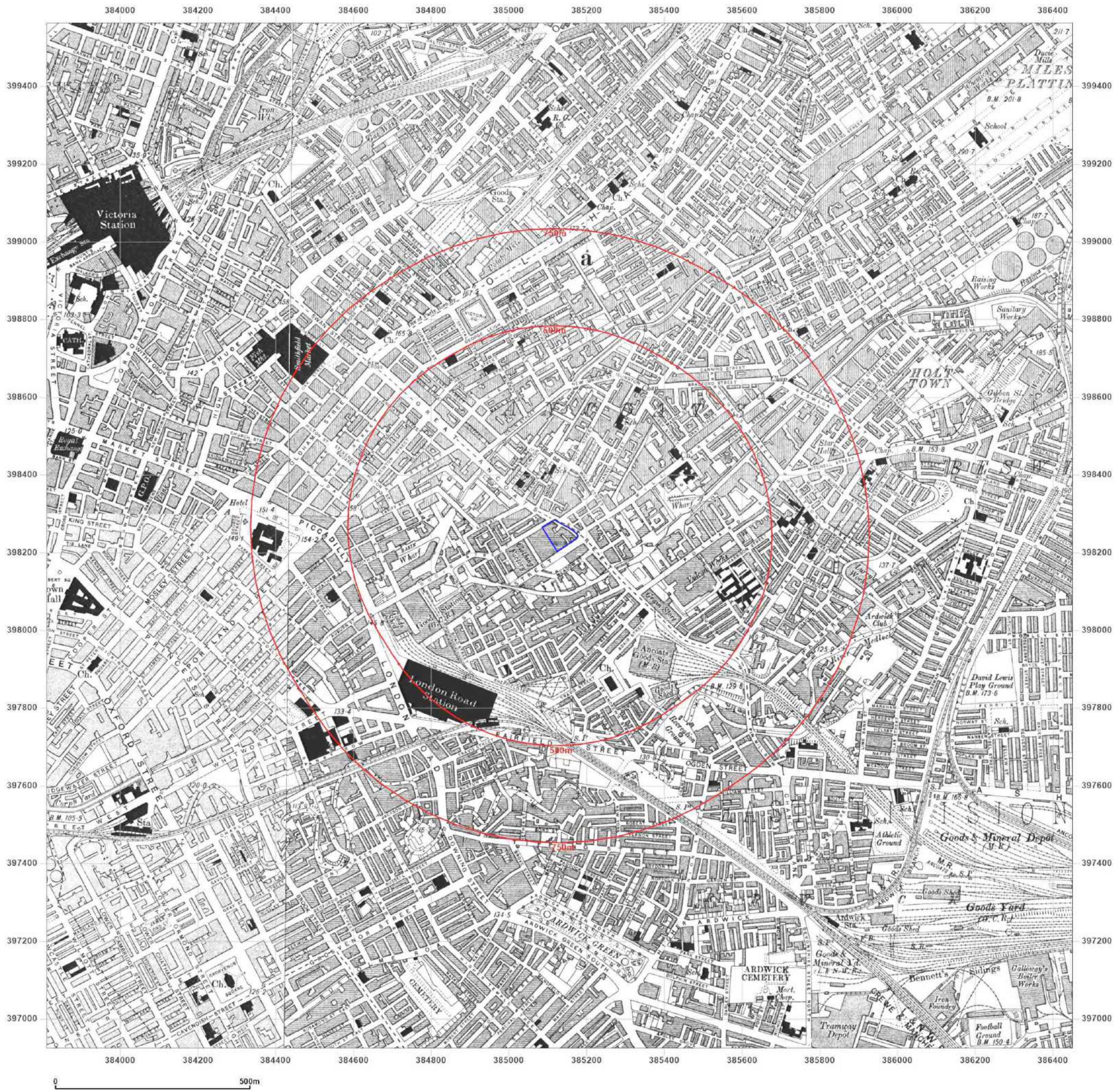
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Map Name: County Series

Map date: **1905-1906**

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Edition N/A
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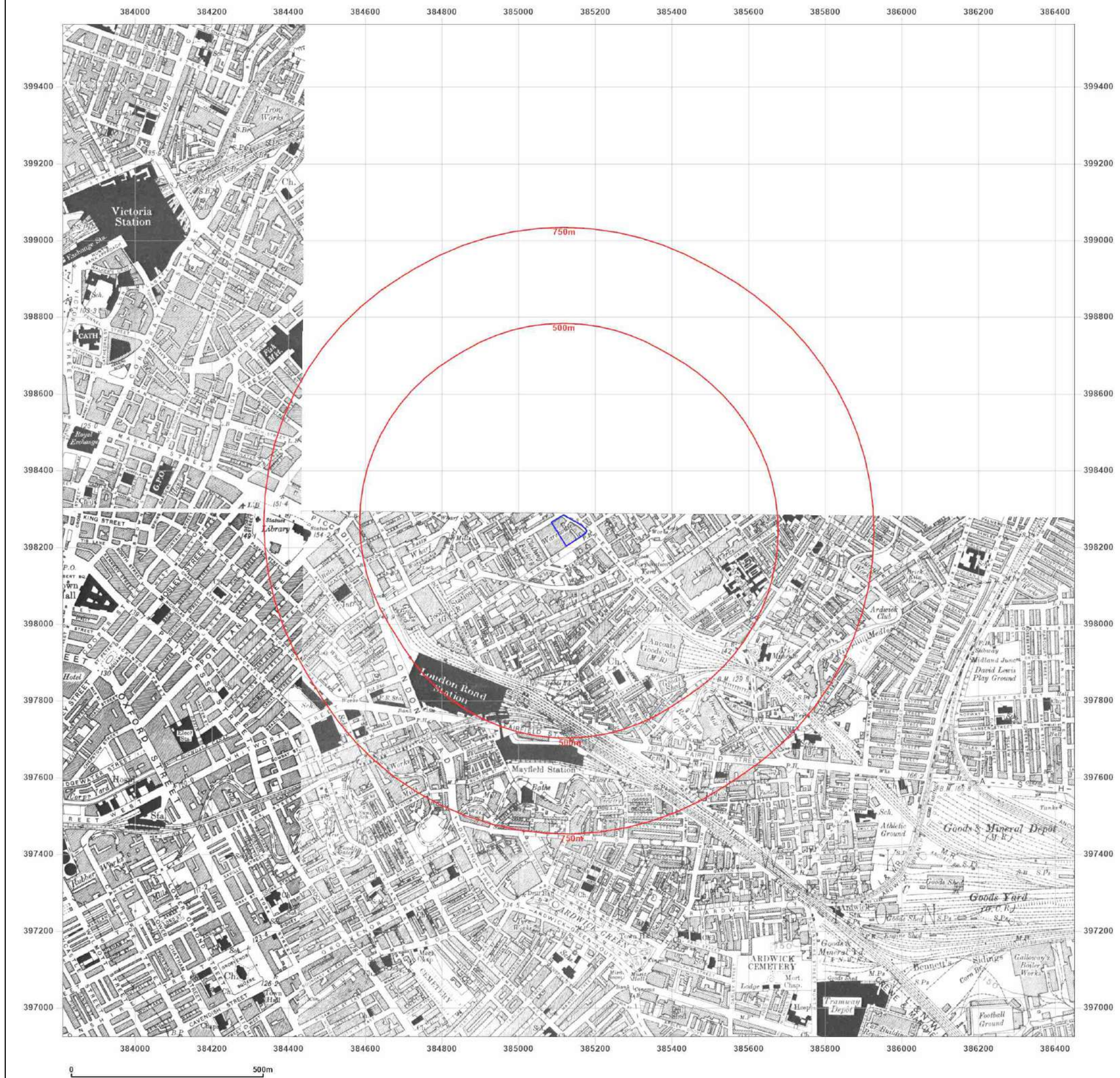
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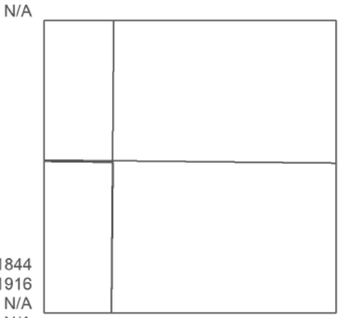
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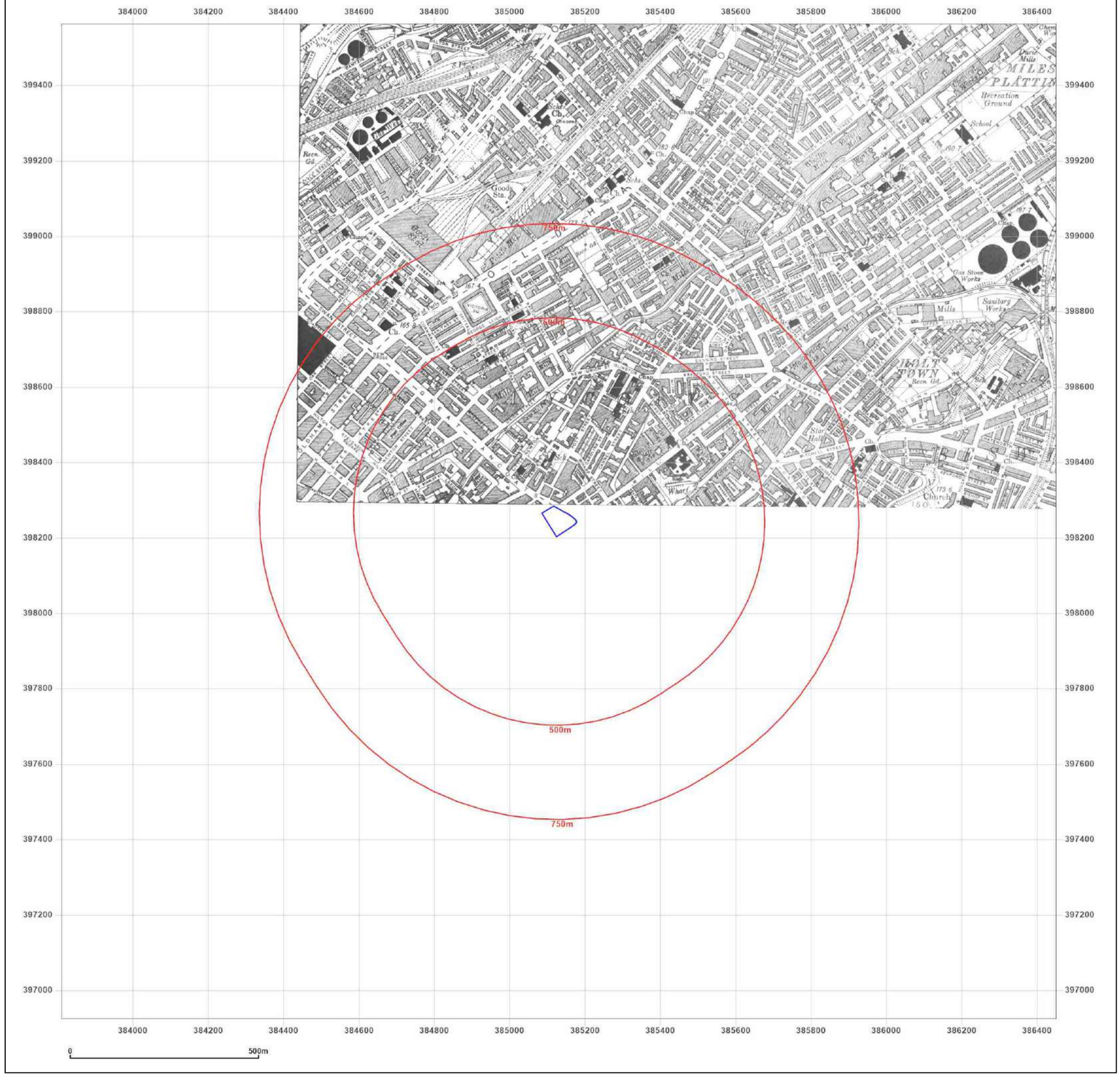
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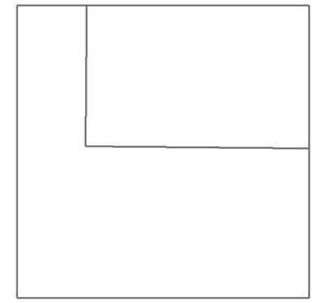
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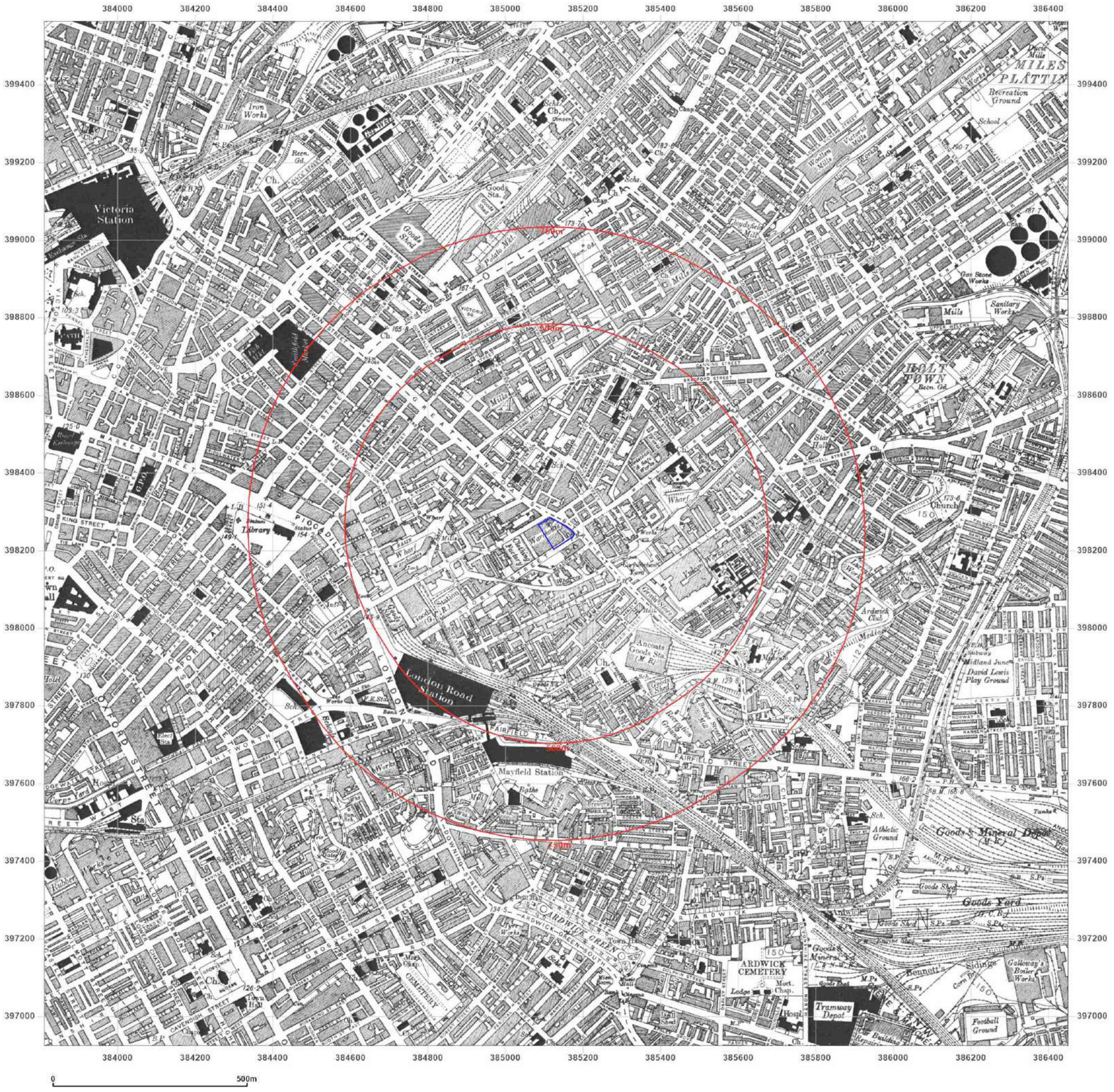
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Map Name: County Series

Map date: **1923**

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Site Details:

STOCKTONS, 140, GREAT ANCOATS STREET,
MANCHESTER, M4 6DU

Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: County Series

Map date: **1931-1934**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1844
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1932
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1934
Edition N/A
Copyright N/A
Levelled N/A

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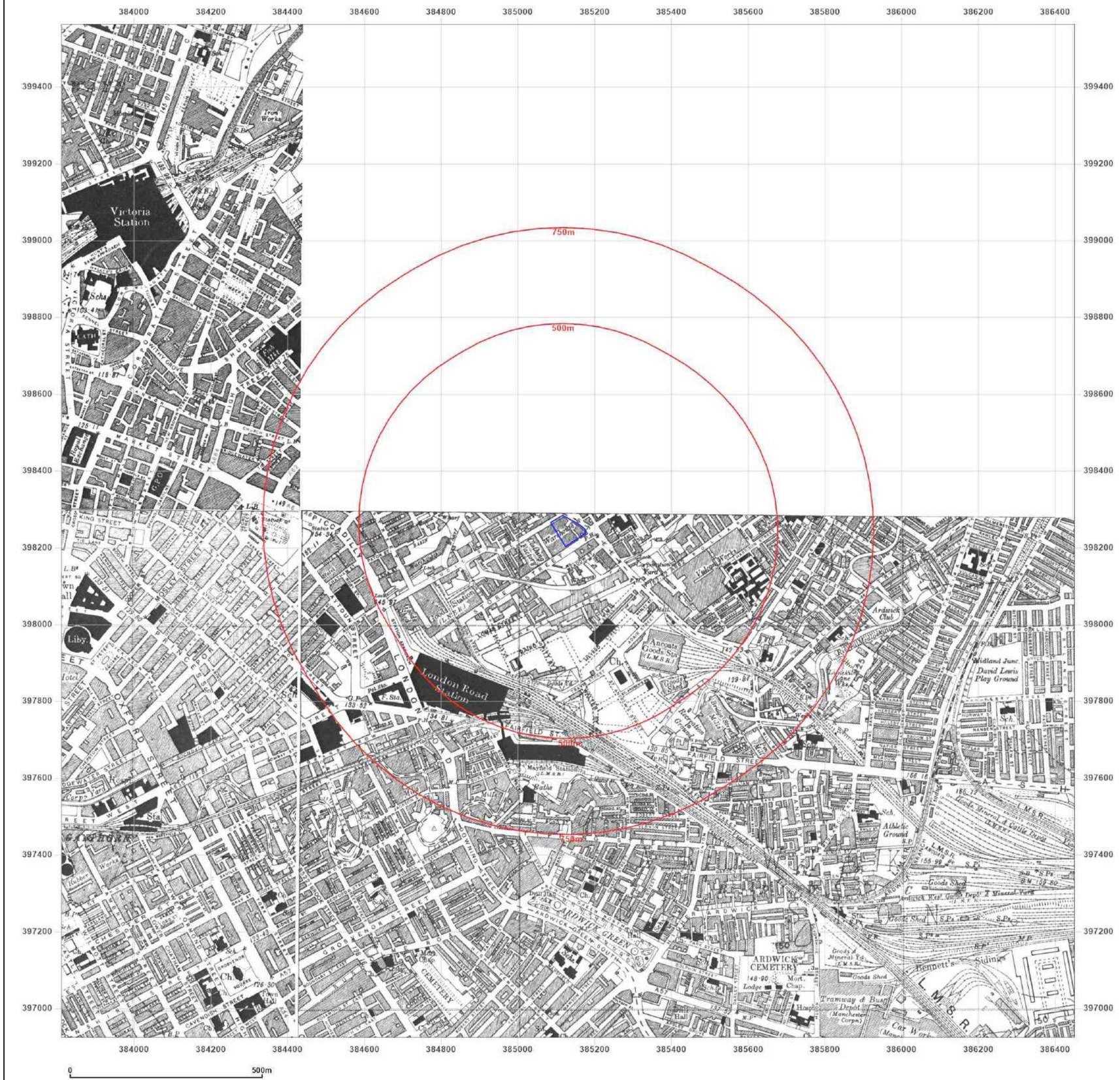
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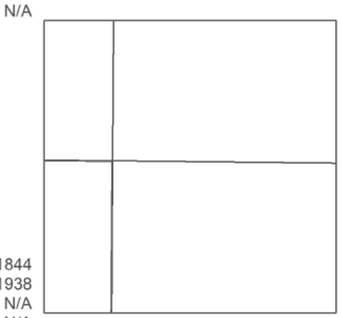
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Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: County Series
Map date: **1938**
Scale: 1:10,560
Printed at: 1:10,560

N
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Surveyed 1844
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1844
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Groundsure INSIGHTS

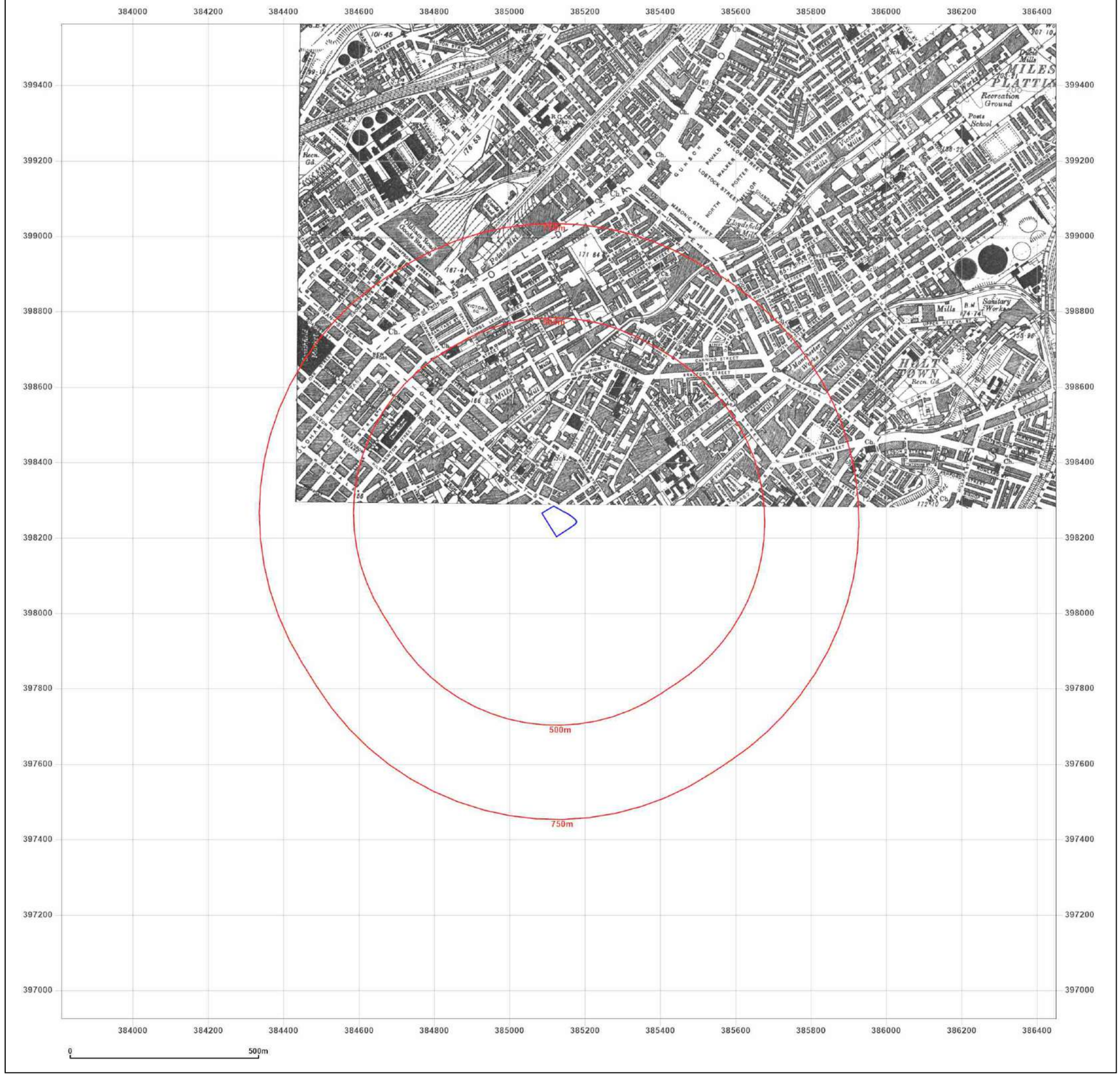
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Site Details:

STOCKTONS, 140, GREAT ANCOATS STREET, MANCHESTER, M4 6DU

Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: County Series

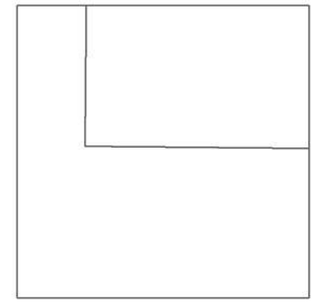
Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1844
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A



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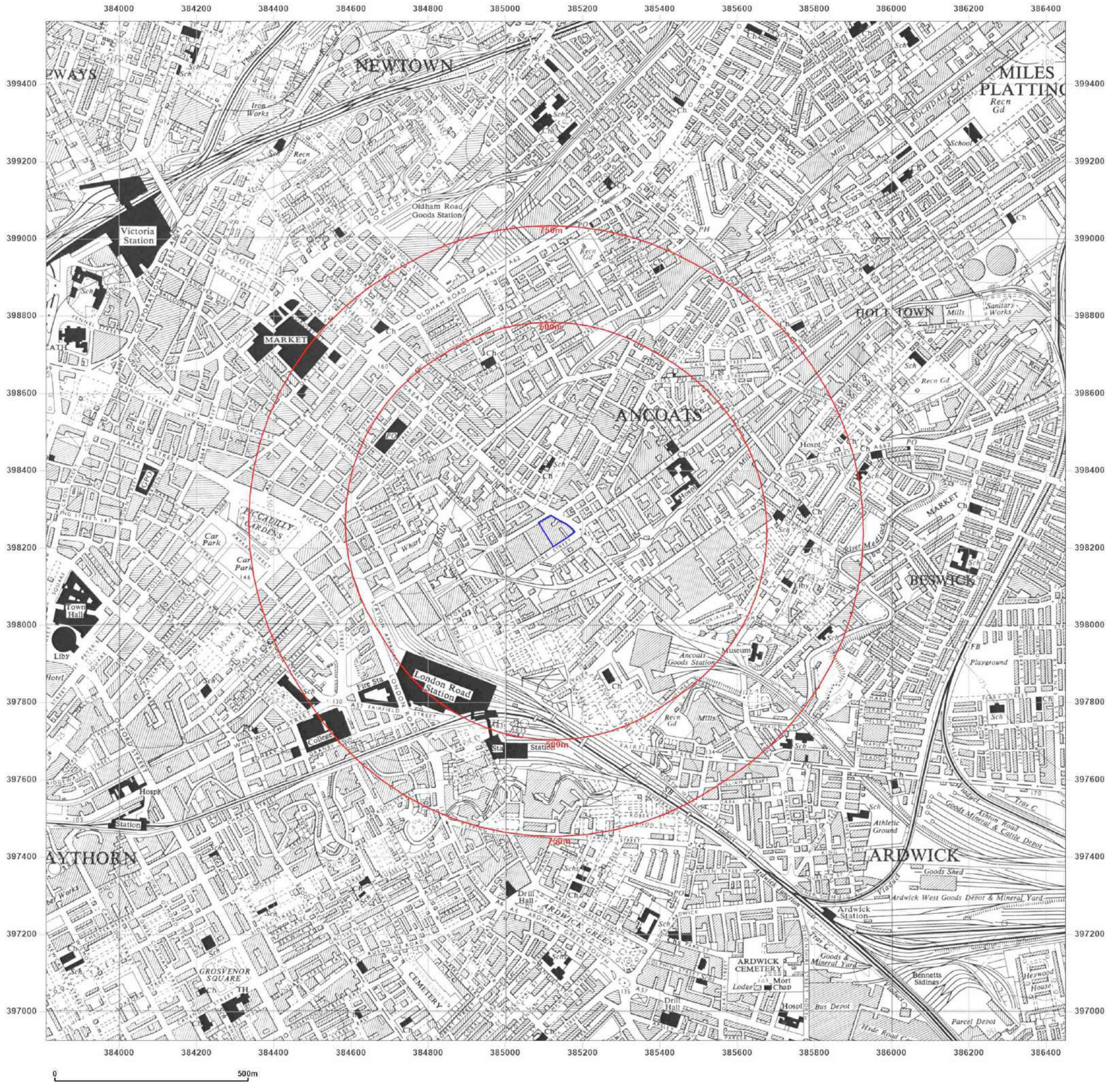
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Site Details:

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MANCHESTER, M4 6DU

Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

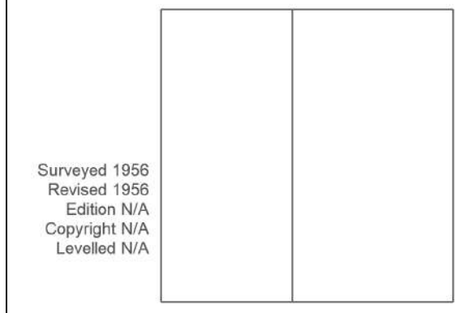
Map Name: Provisional

Map date: **1956**

Scale: 1:10,560

Printed at: 1:10,560

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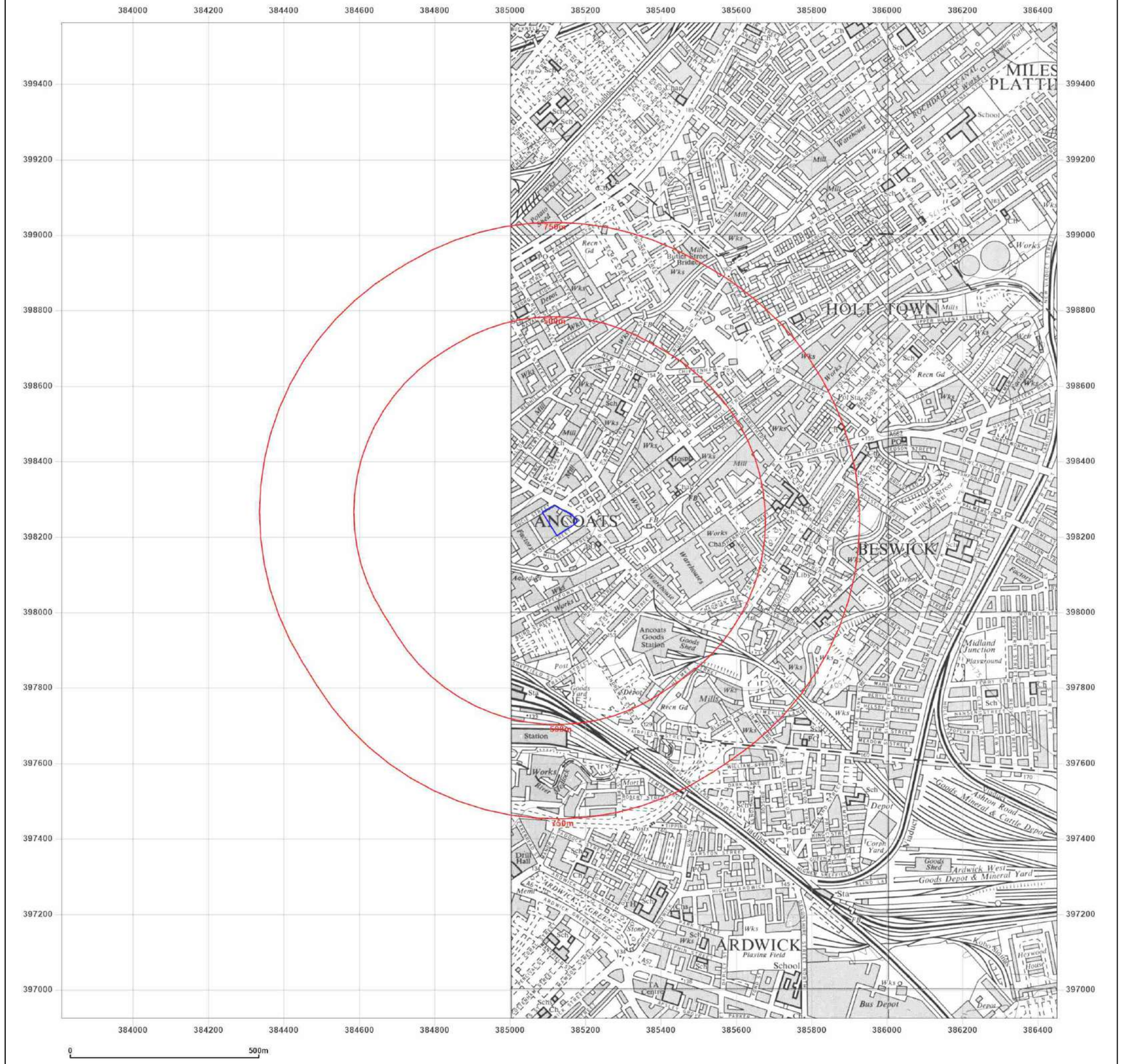
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MANCHESTER, M4 6DU

Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: Provisional

Map date: **1968**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1968
Revised 1968
Edition N/A
Copyright N/A
Levelled N/A

Groundsure INSIGHTS

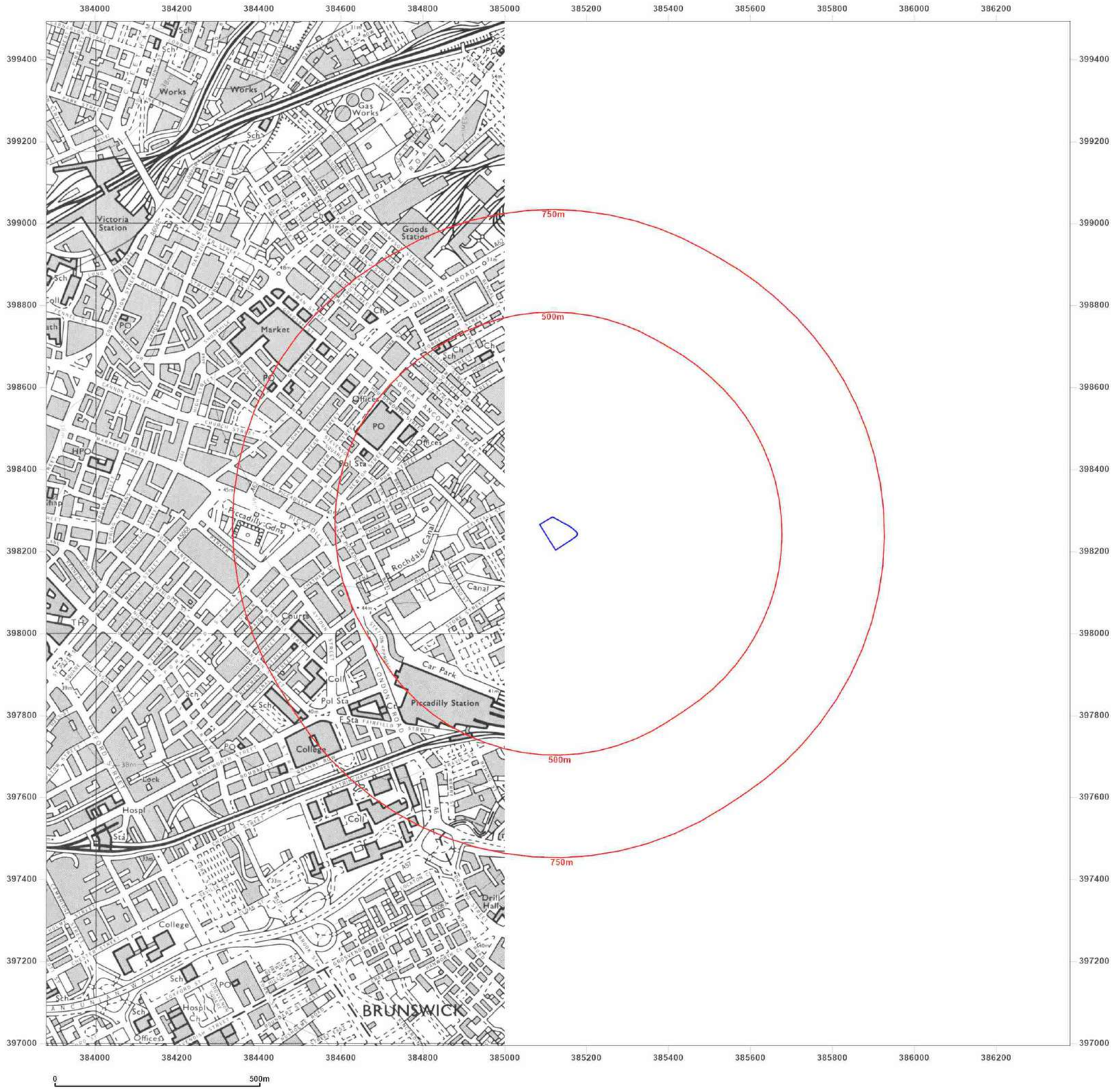
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Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

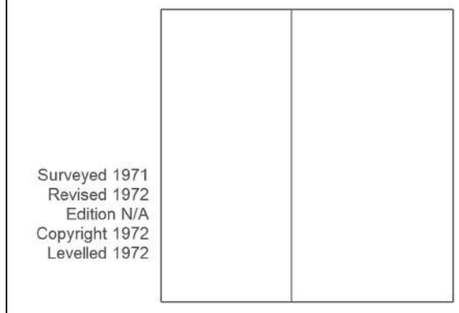
Map Name: National Grid

Map date: **1972**

Scale: 1:10,000

Printed at: 1:10,000

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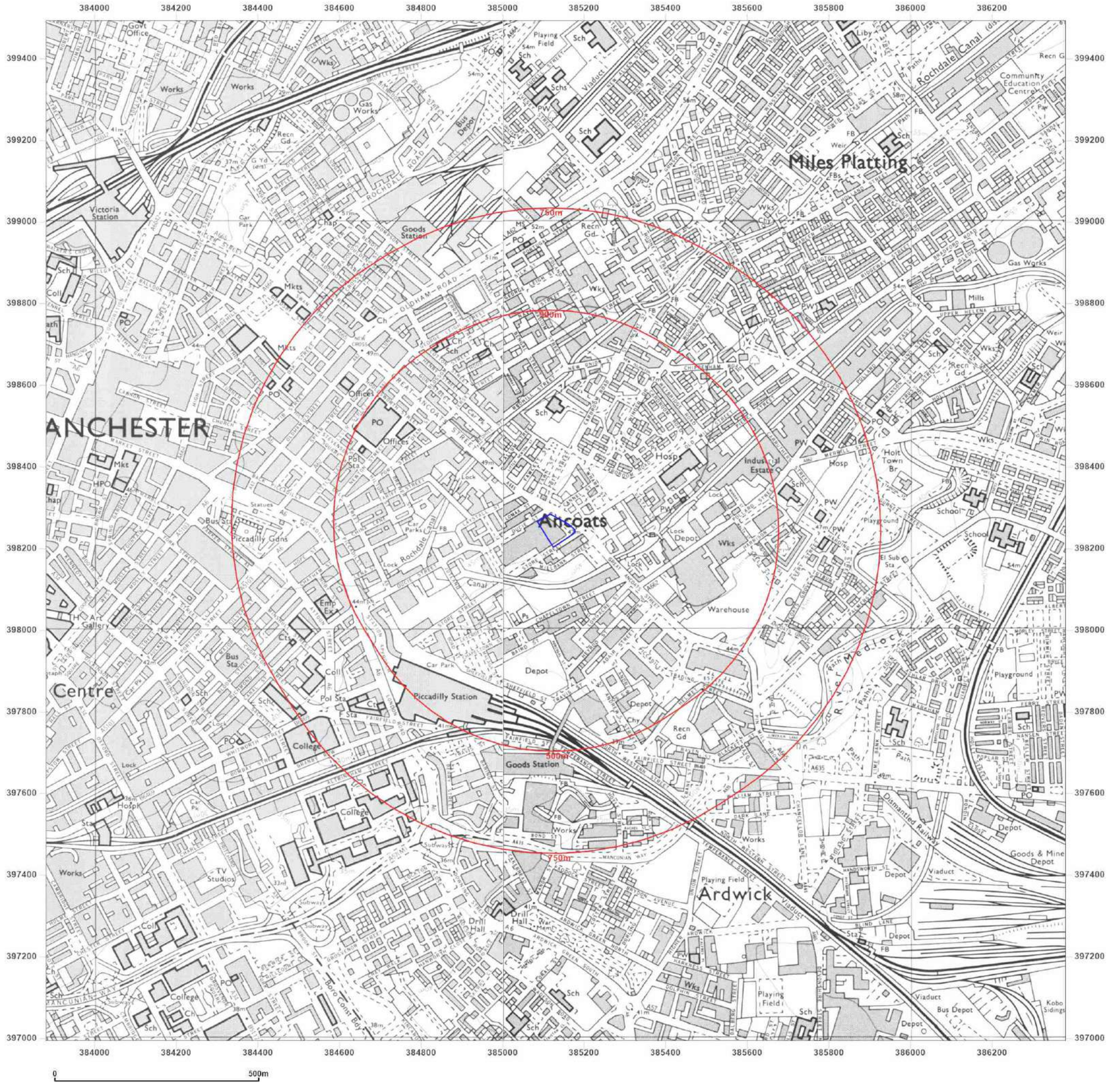
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MANCHESTER, M4 6DU

Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: National Grid

Map date: **1980-1985**

Scale: 1:10,000

Printed at: 1:10,000

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

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

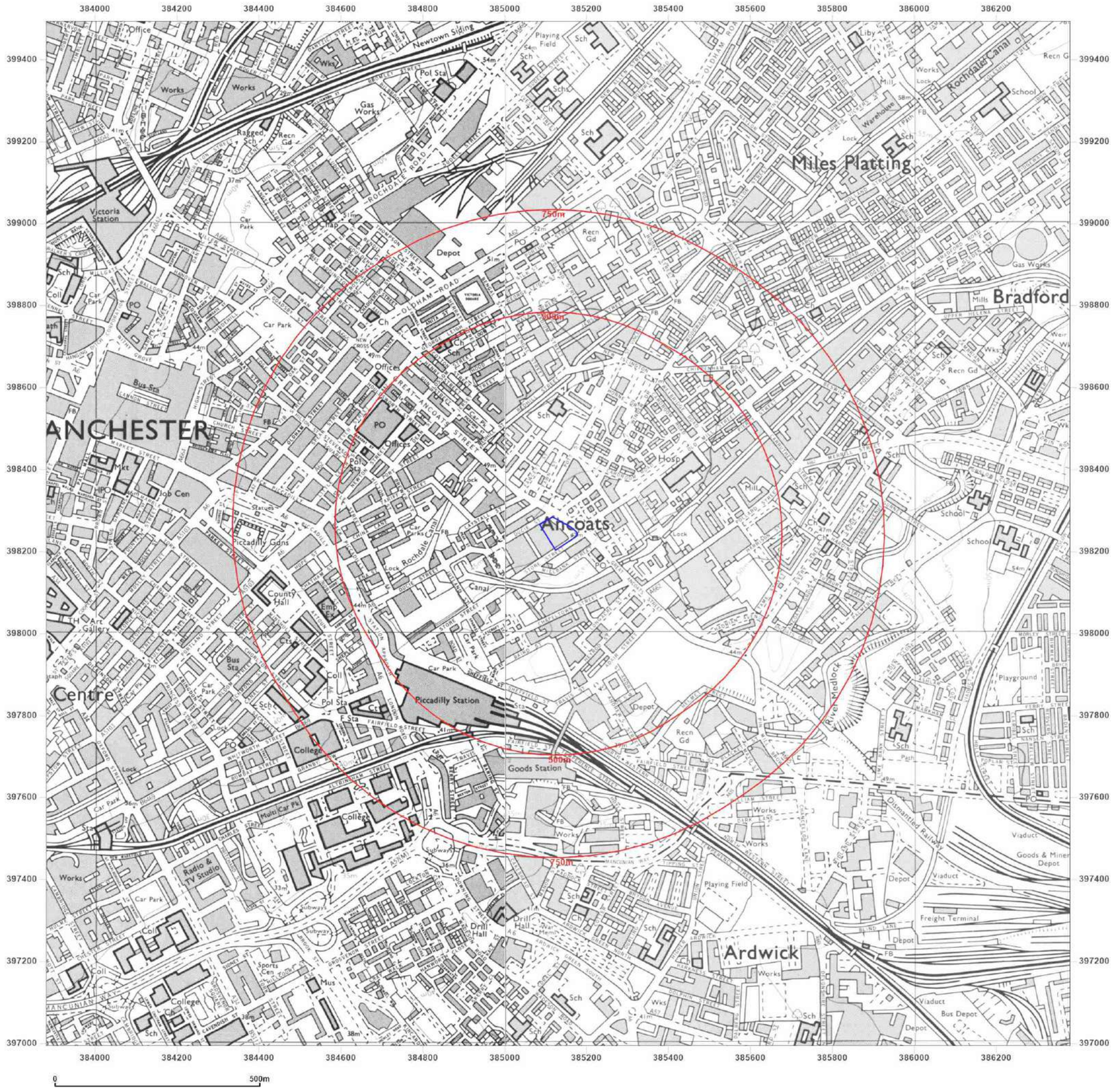
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MANCHESTER, M4 6DU

Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: National Grid

Map date: **1981-1985**

Scale: 1:10,000

Printed at: 1:10,000

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

Surveyed 1976
Revised 1980
Edition N/A
Copyright 1981
Levelled 1976

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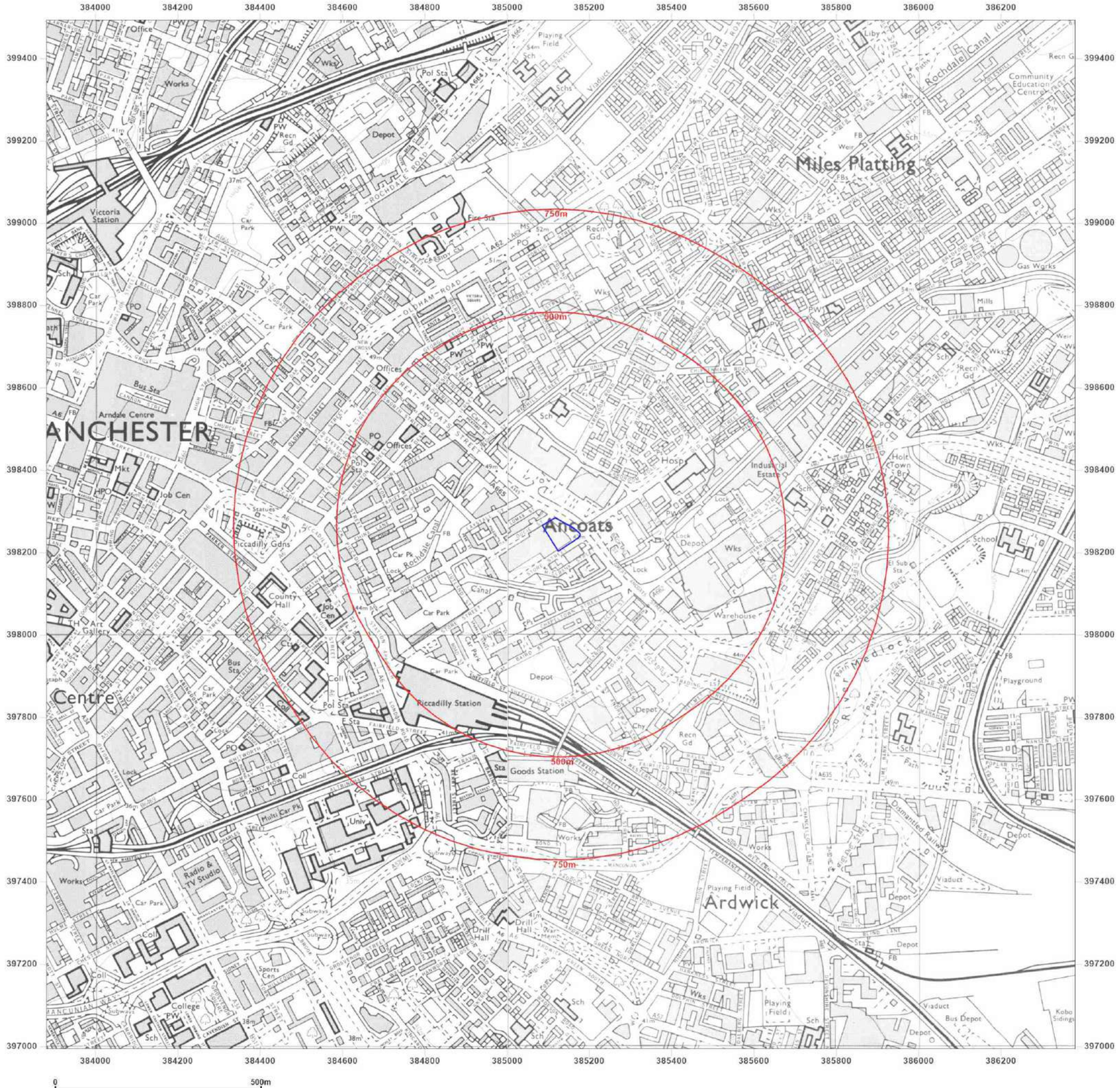
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MANCHESTER, M4 6DU

Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: National Grid

Map date: **1988-1991**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1986
Revised 1988
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1985
Revised 1991
Edition N/A
Copyright N/A
Levelled N/A

Groundsure INSIGHTS

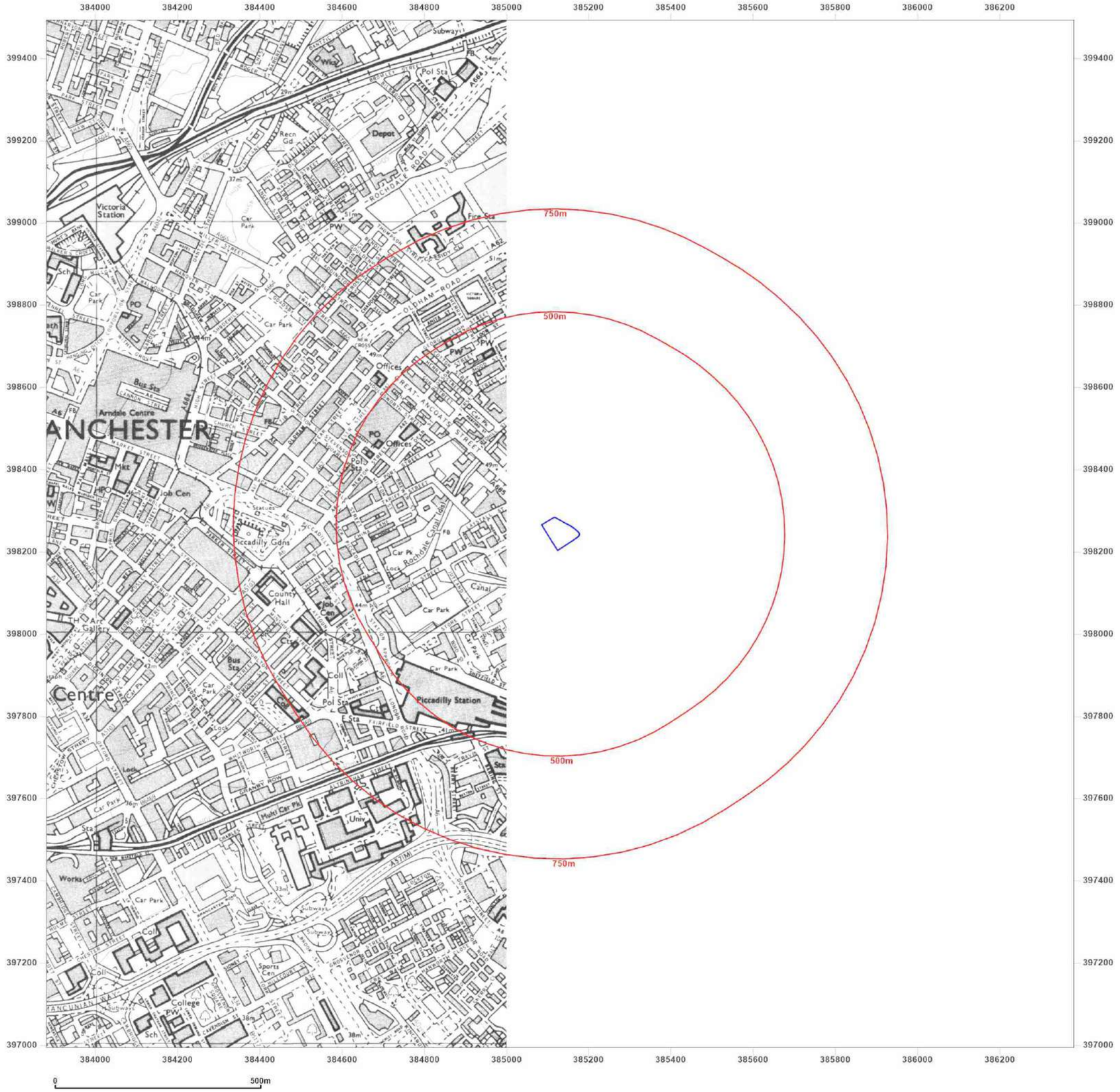
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Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

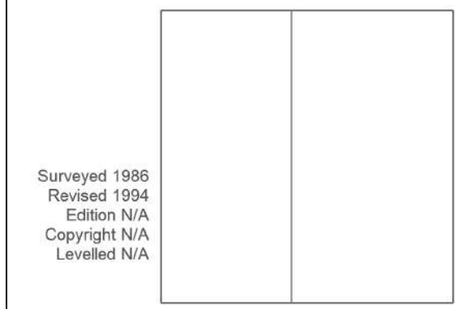
Map Name: National Grid

Map date: **1994**

Scale: 1:10,000

Printed at: 1:10,000

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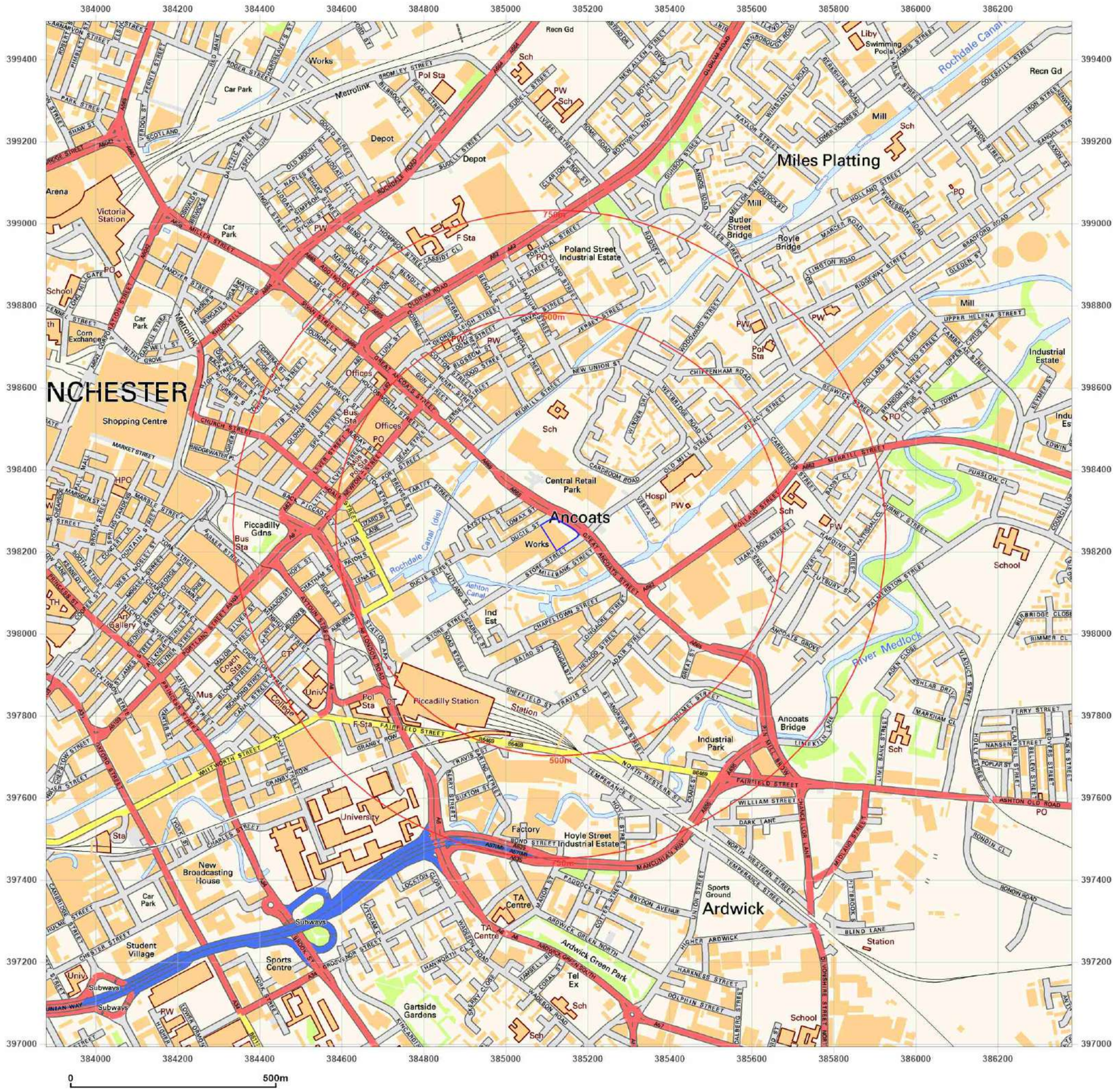
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Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

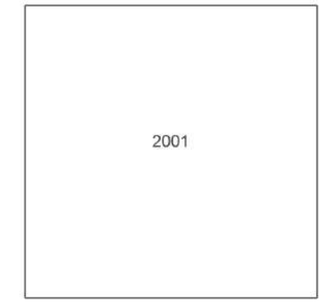
Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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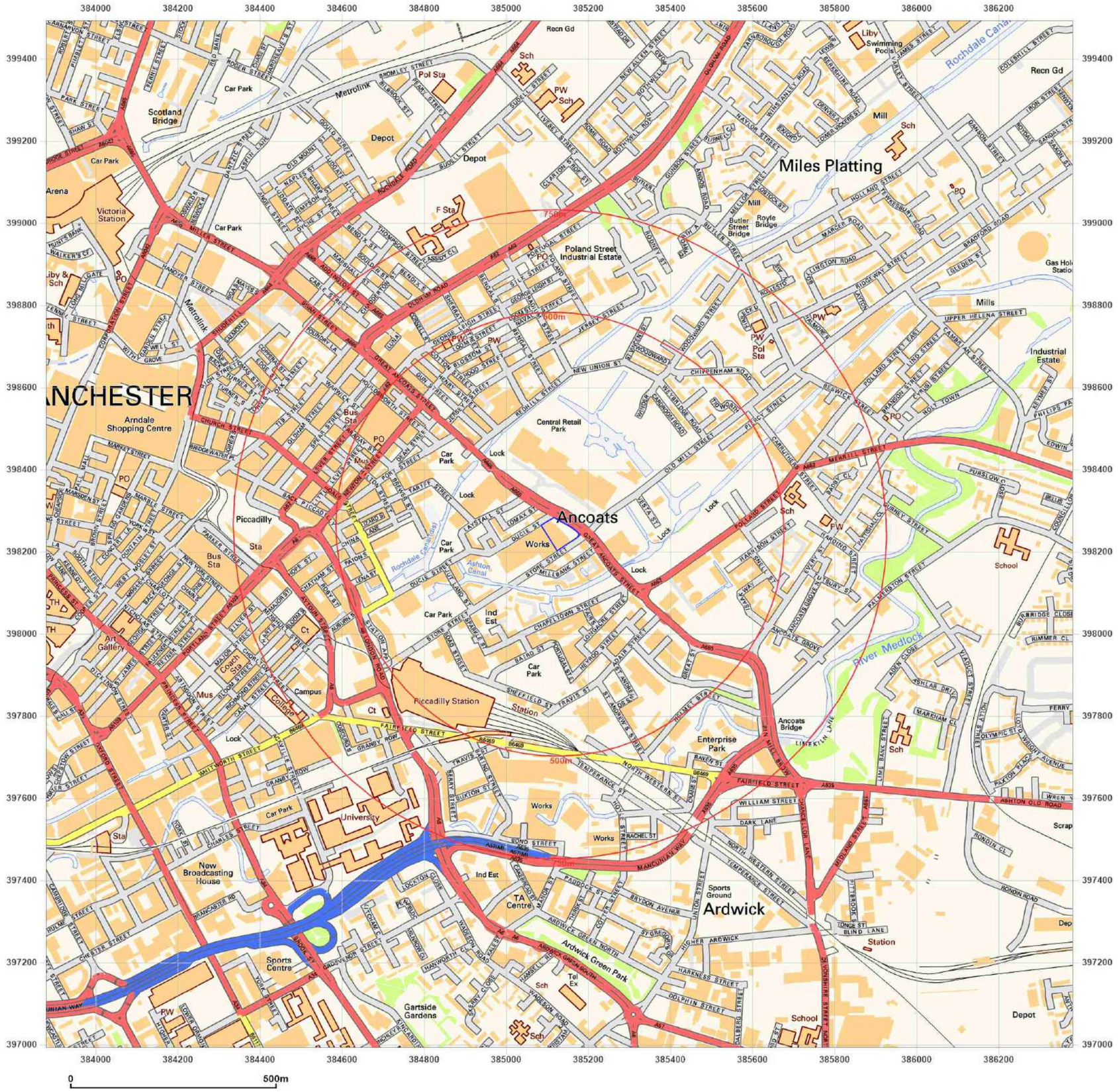
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Site Details:

STOCKTONS, 140, GREAT ANCOATS STREET, MANCHESTER, M4 6DU

Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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2010

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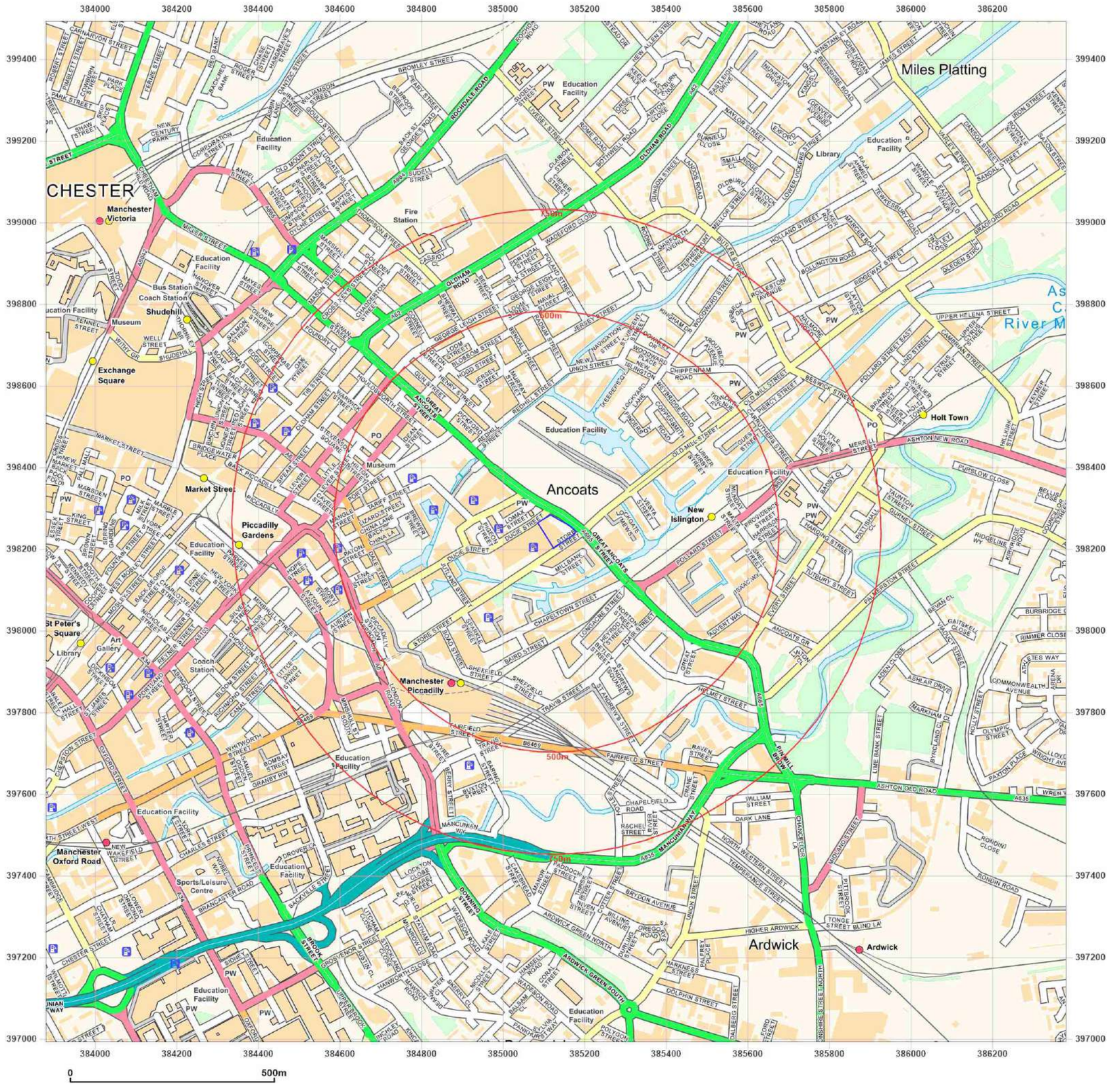
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Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: National Grid

Map date: **2024**

Scale: 1:10,000

Printed at: 1:10,000

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2024

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Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

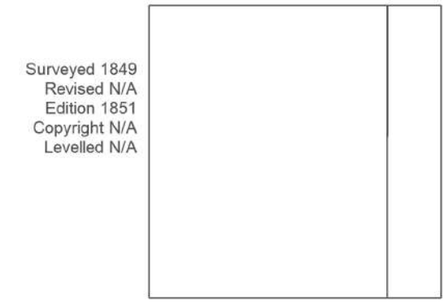
Map Name: 1056 Scale Town Plan

Map date: **1851**

Scale: 1:1,056

Printed at: 1:1,056

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Site Details:

STOCKTONS, 140, GREAT ANCOATS STREET, MANCHESTER, M4 6DU

Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: County Series Town Plan

Map date: **1891**

Scale: 1:500

Printed at: 1:1,000

N
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Surveyed 1891
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1891
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Groundsure INSIGHTS

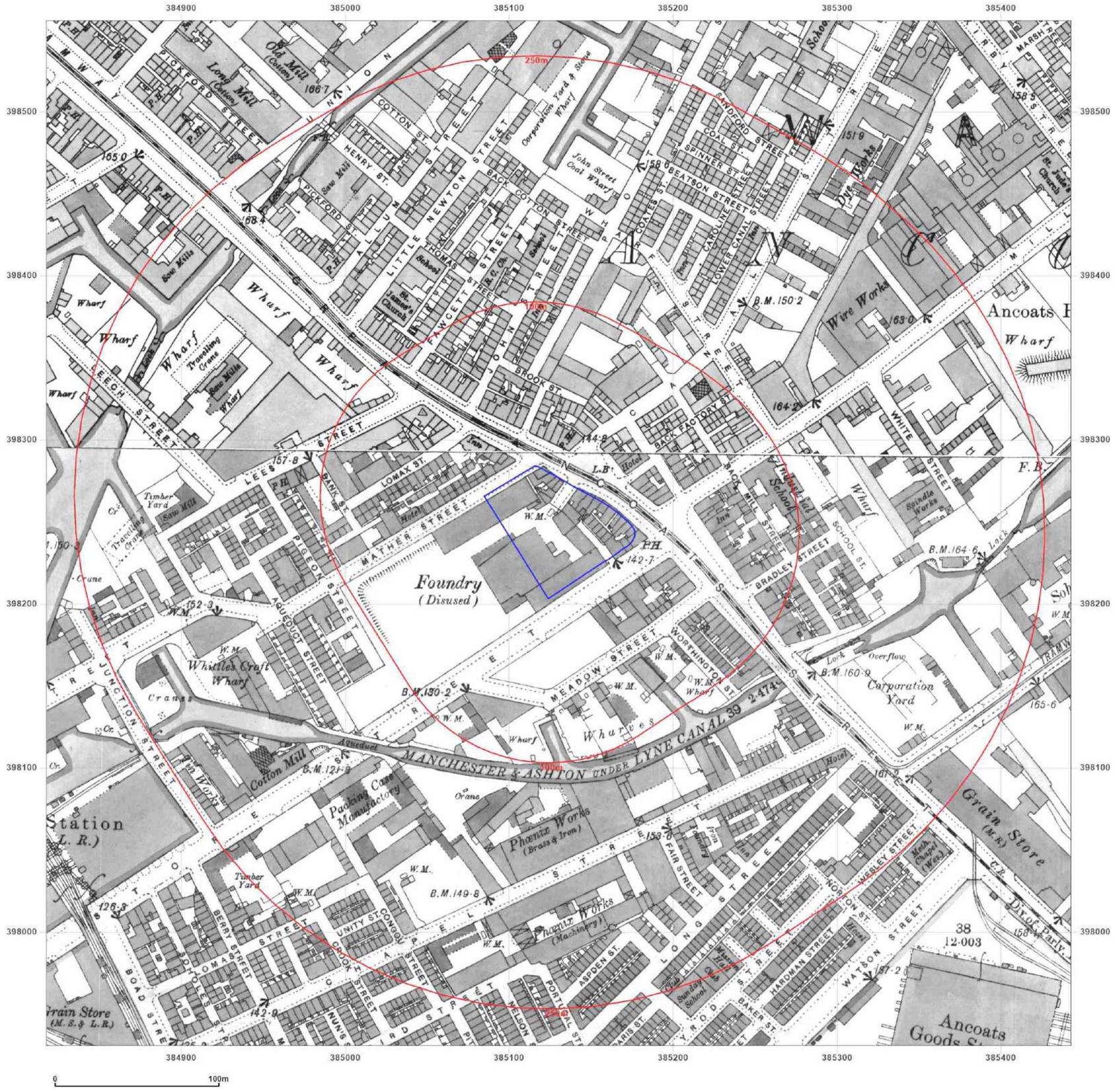
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Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: County Series

Map date: **1889-1893**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed 1893
Revised 1893
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1889
Revised 1889
Edition N/A
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Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: County Series
Map date: **1908**
Scale: 1:2,500
Printed at: 1:2,500

N
W E
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Surveyed 1908
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A

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Revised 1908
Edition N/A
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Site Details:

STOCKTONS, 140, GREAT ANCOATS STREET, MANCHESTER, M4 6DU

Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: County Series

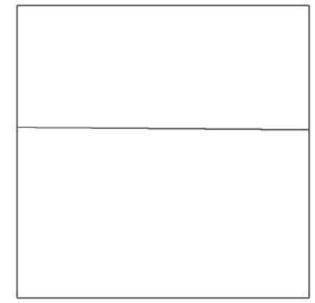
Map date: **1922**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1922
Revised 1922
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1922
Revised 1922
Edition N/A
Copyright N/A
Levelled N/A

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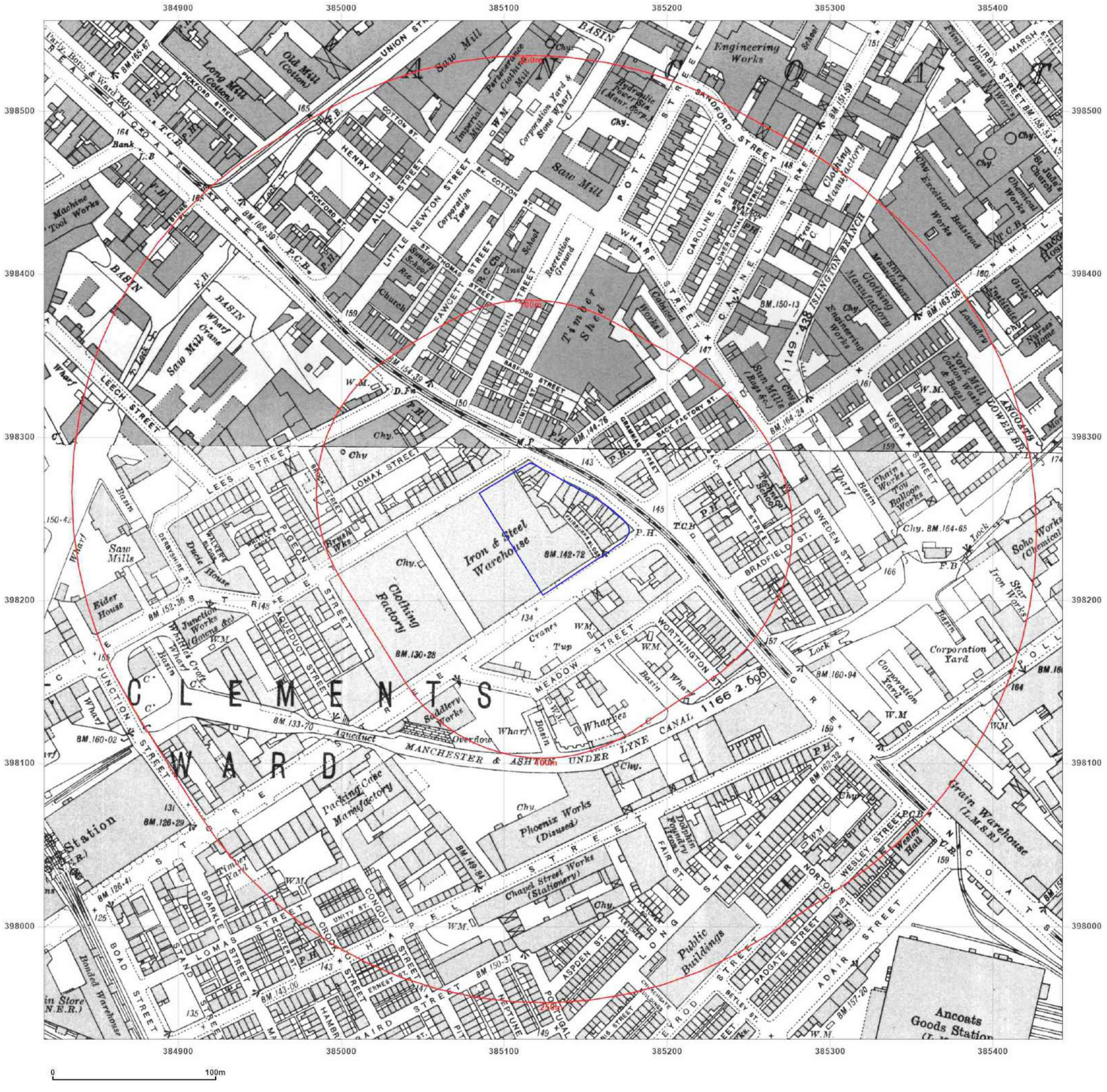
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Site Details:

STOCKTONS, 140, GREAT ANCOATS STREET, MANCHESTER, M4 6DU

Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: County Series

Map date: **1931-1932**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1931
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1932
Revised 1932
Edition N/A
Copyright N/A
Levelled N/A

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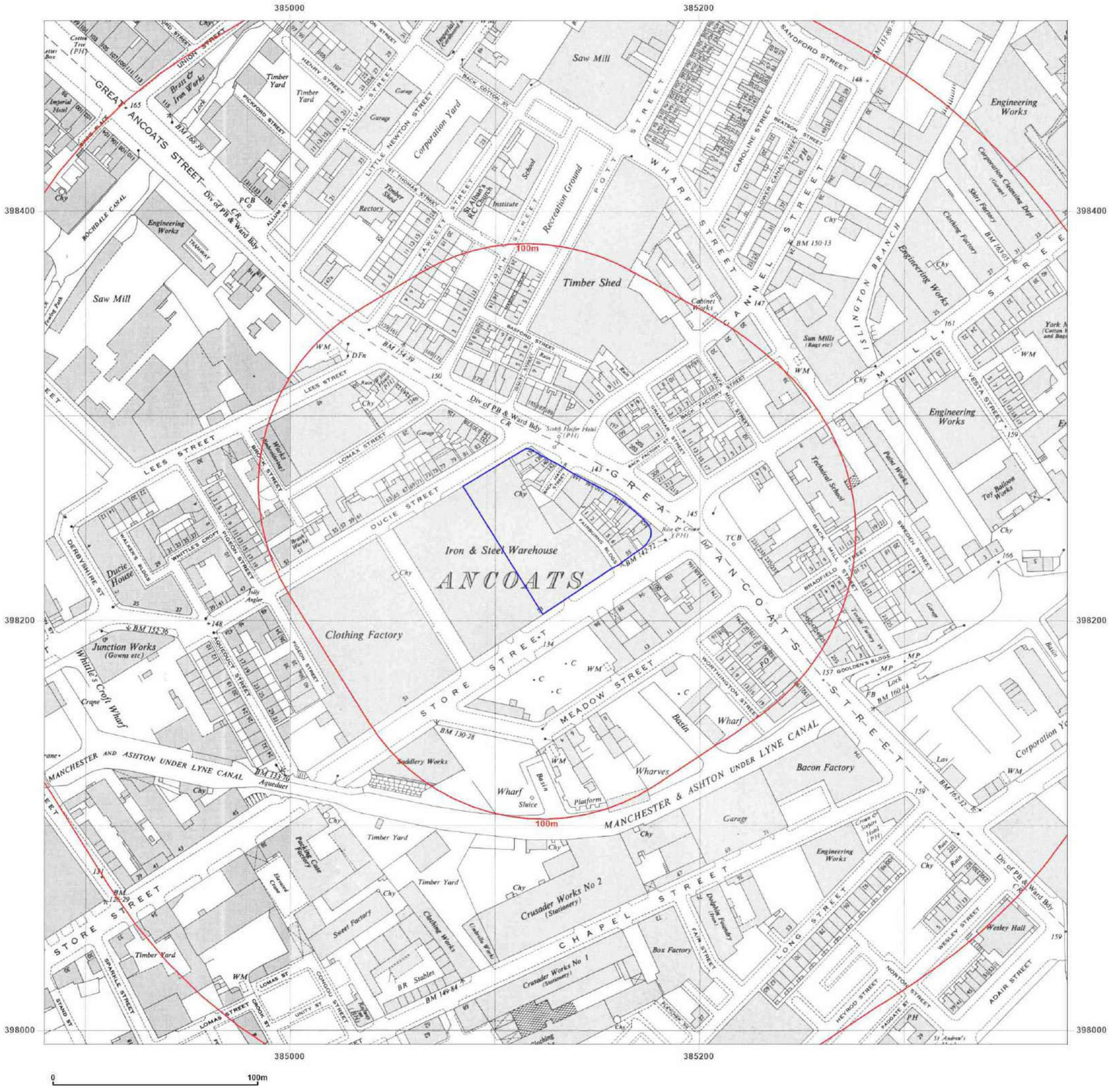
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Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: National Grid
Map date: **1948**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed 1948 Revised 1948 Edition N/A Copyright N/A Levelled 1929	Surveyed 1948 Revised 1948 Edition N/A Copyright N/A Levelled 1929
Surveyed 1948 Revised 1948 Edition N/A Copyright N/A Levelled 1929	Surveyed 1948 Revised 1948 Edition N/A Copyright N/A Levelled 1929

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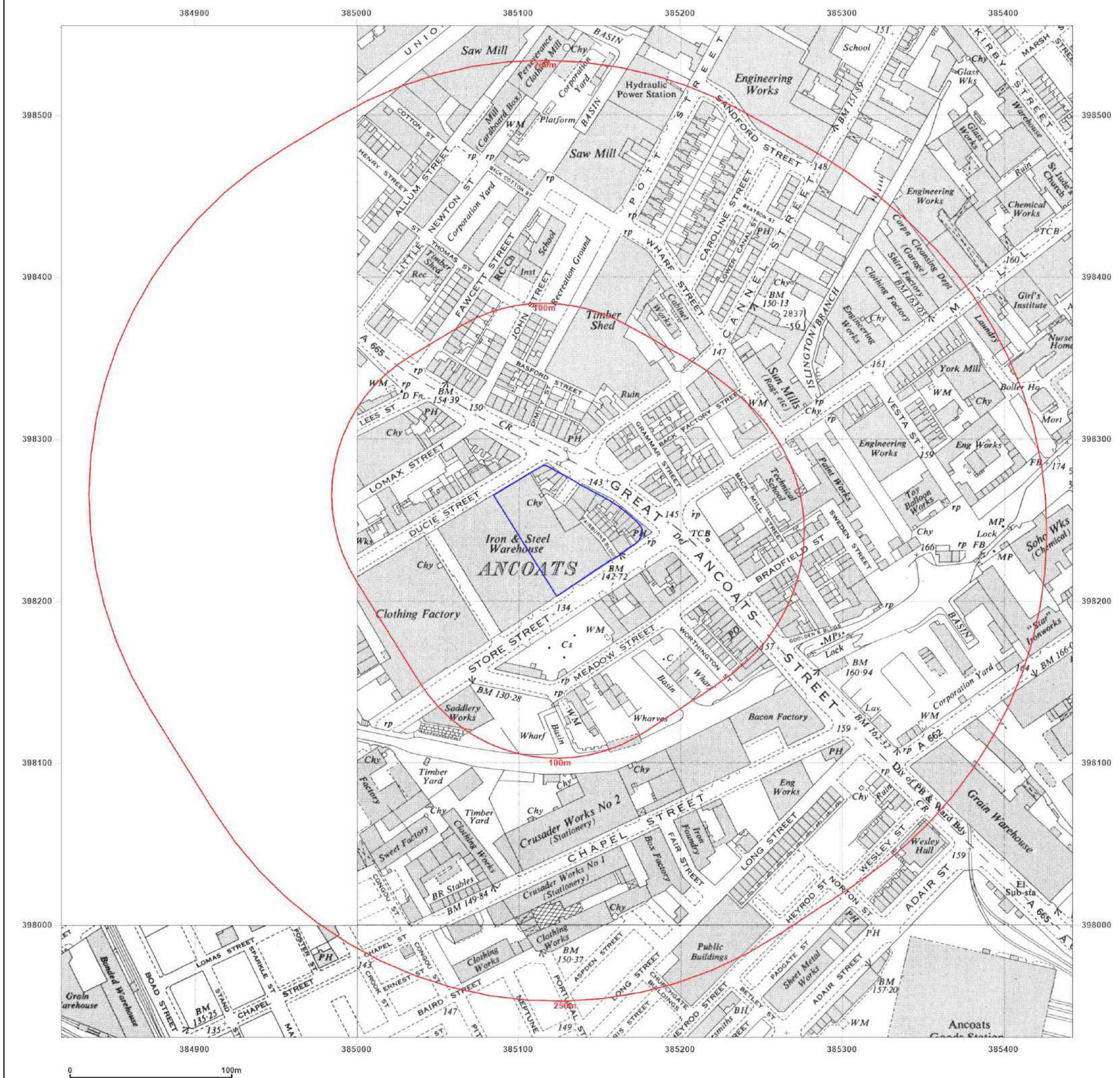
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Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: National Grid

Map date: **1948-1950**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1948
Revised 1948
Edition N/A
Copyright N/A
Levelled 1929

Surveyed 1948
Revised 1948
Edition N/A
Copyright 1950
Levelled 1929

Surveyed 1948
Revised 1948
Edition N/A
Copyright N/A
Levelled 1929

Surveyed 1948
Revised 1948
Edition N/A
Copyright N/A
Levelled 1929

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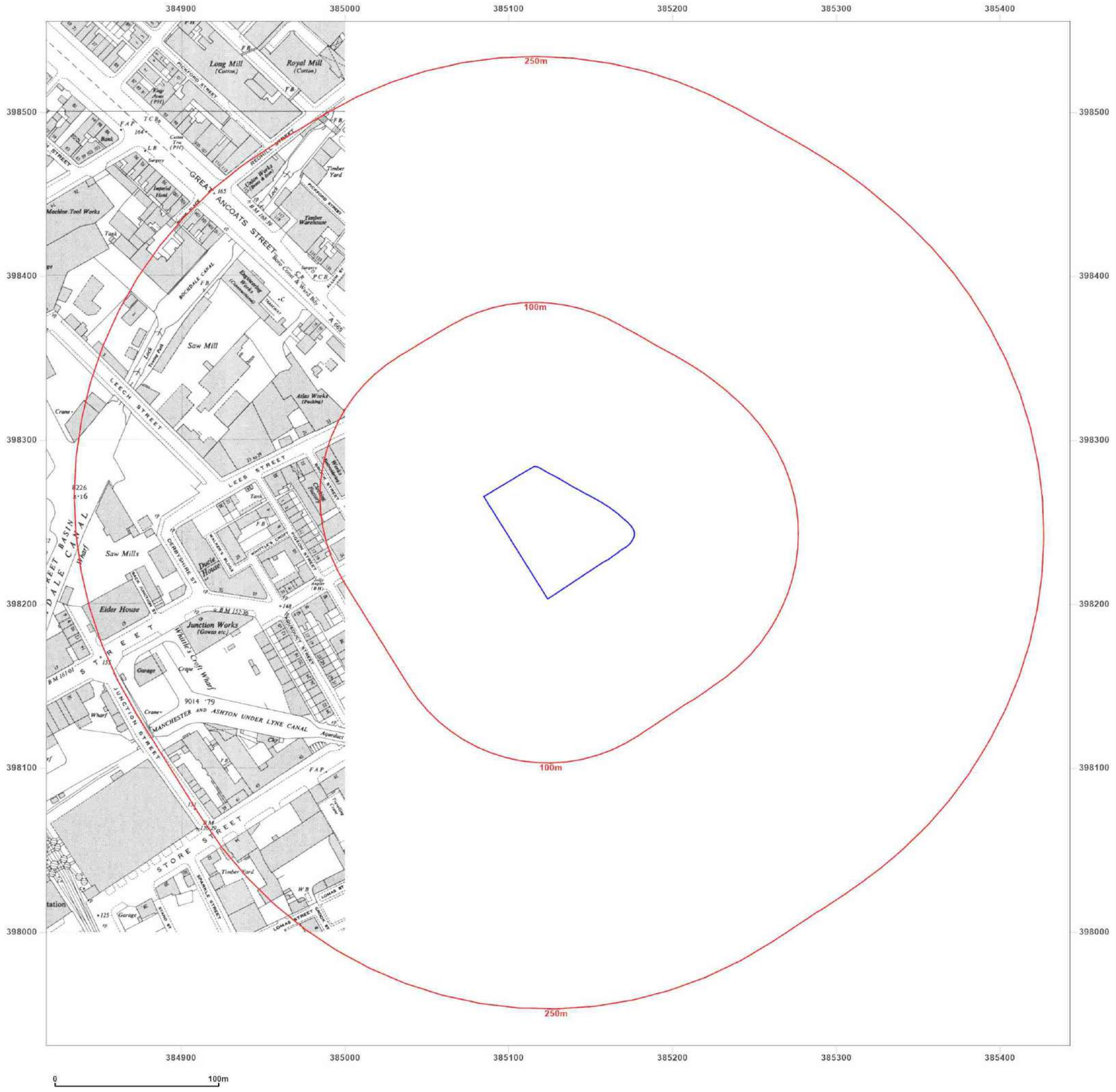
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Site Details:

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MANCHESTER, M4 6DU

Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: National Grid

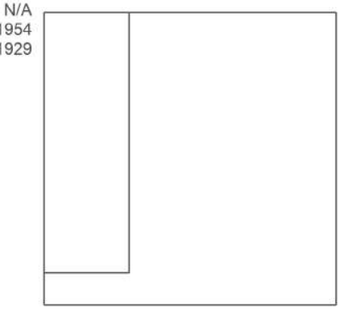
Map date: **1954**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1953
Revised 1953
Edition N/A
Copyright 1954
Levelled 1929



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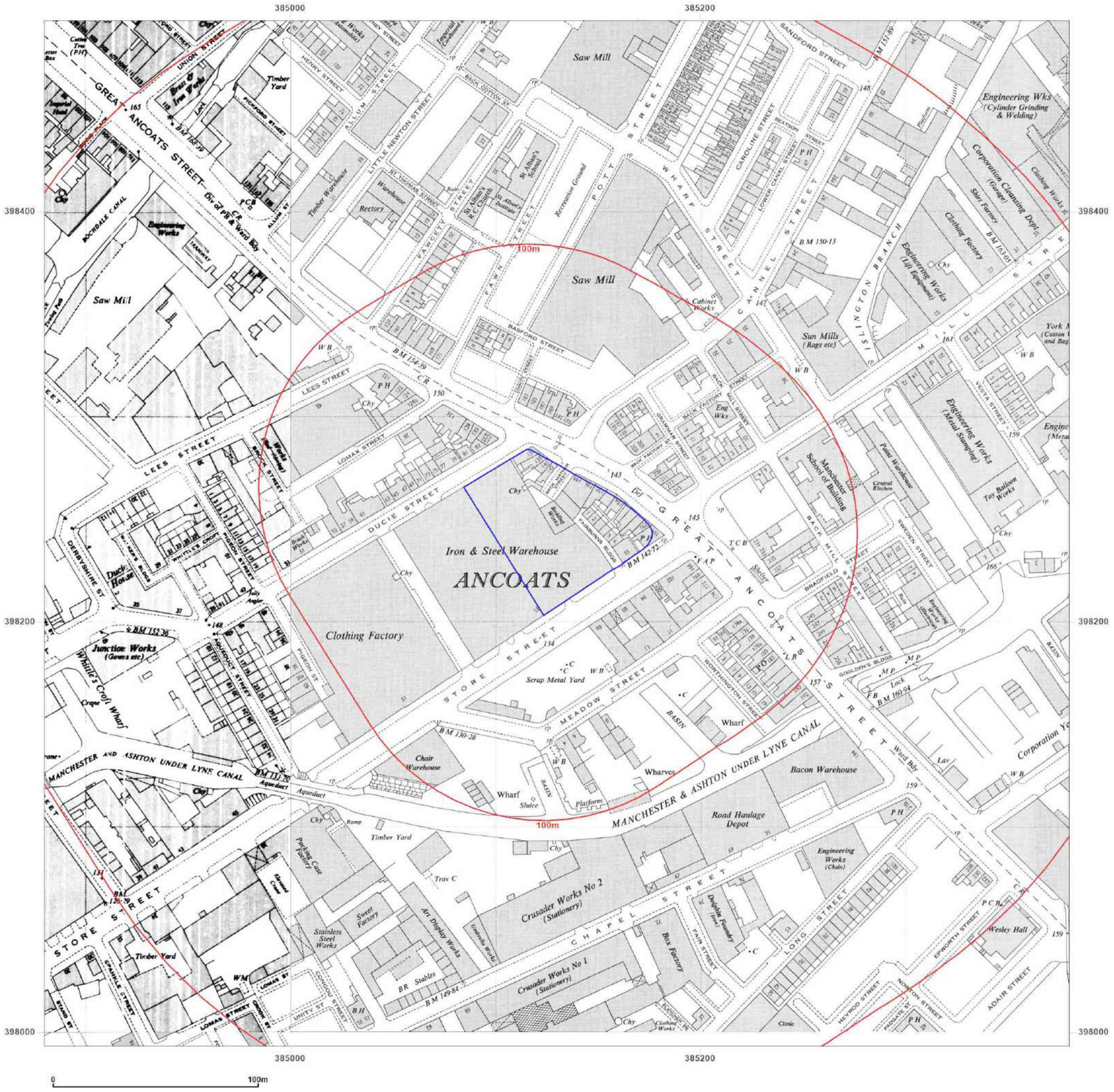
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Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: National Grid

Map date: **1953-1955**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A	Surveyed 1948 Revised 1955 Edition N/A Copyright N/A Levelled 1929
Surveyed 1953 Revised 1953 Edition N/A Copyright N/A Levelled 1929	

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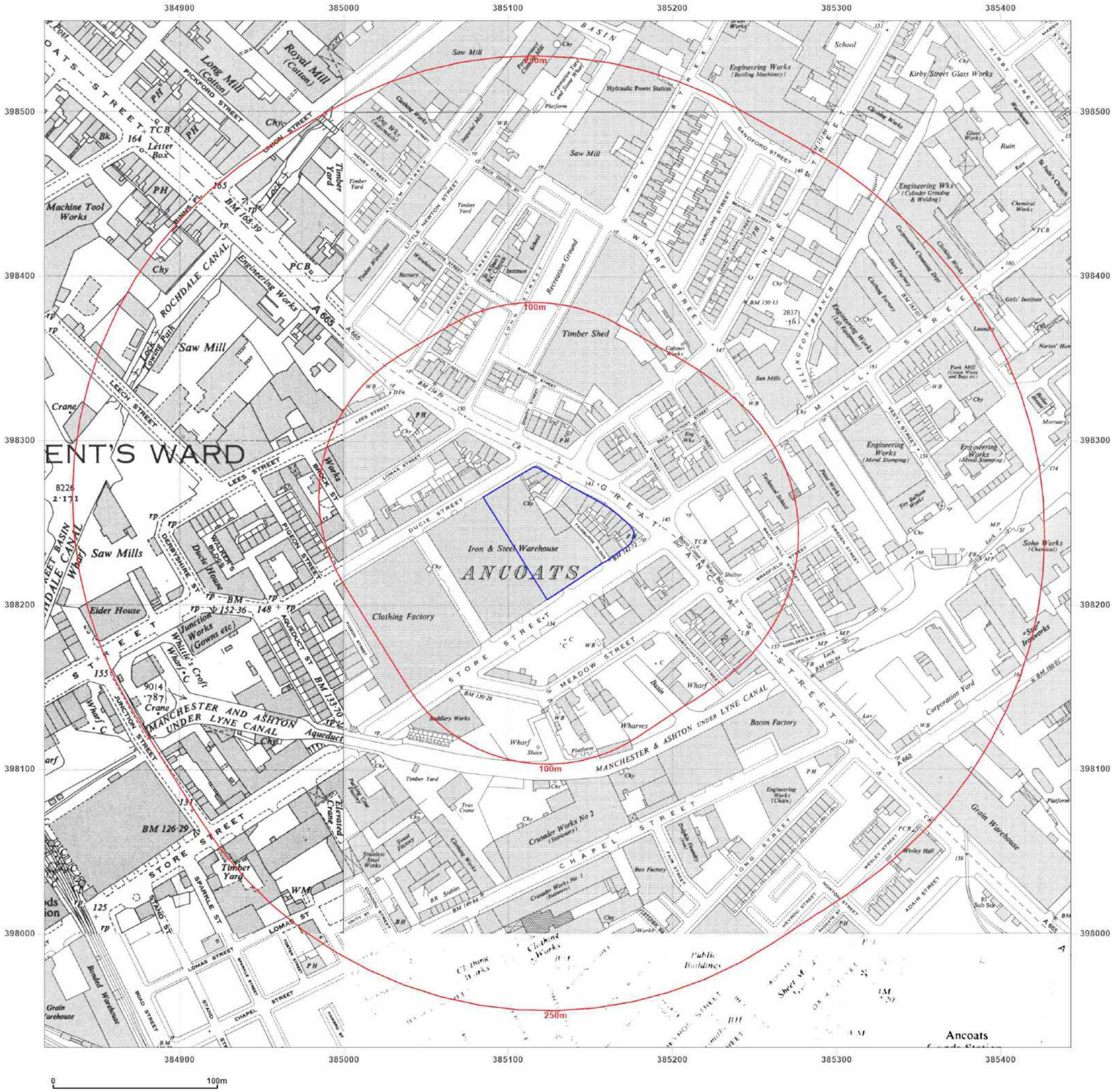
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Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: National Grid

Map date: **1950-1955**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1948 Revised 1948 Edition N/A Copyright 1954 Levelled 1929	Surveyed 1951 Revised 1951 Edition N/A Copyright N/A Levelled 1929
Surveyed 1953 Revised 1953 Edition 1955 Copyright N/A Levelled 1929	Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A

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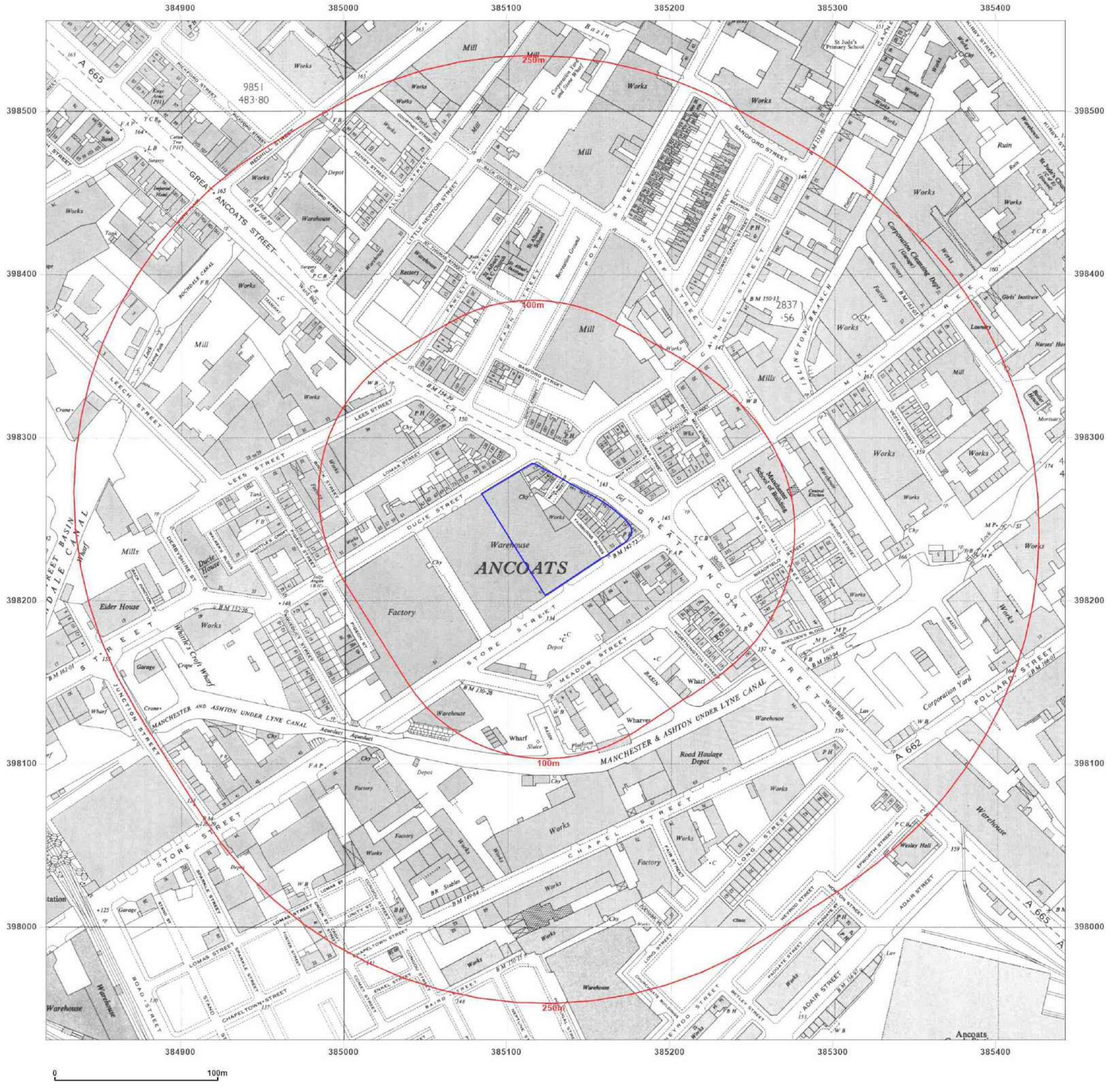
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Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: National Grid

Map date: **1965**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed N/A
Revised N/A
Edition 1965
Copyright 1965
Levelled 1959

Surveyed 1963
Revised 1963
Edition 1965
Copyright 1965
Levelled 1959

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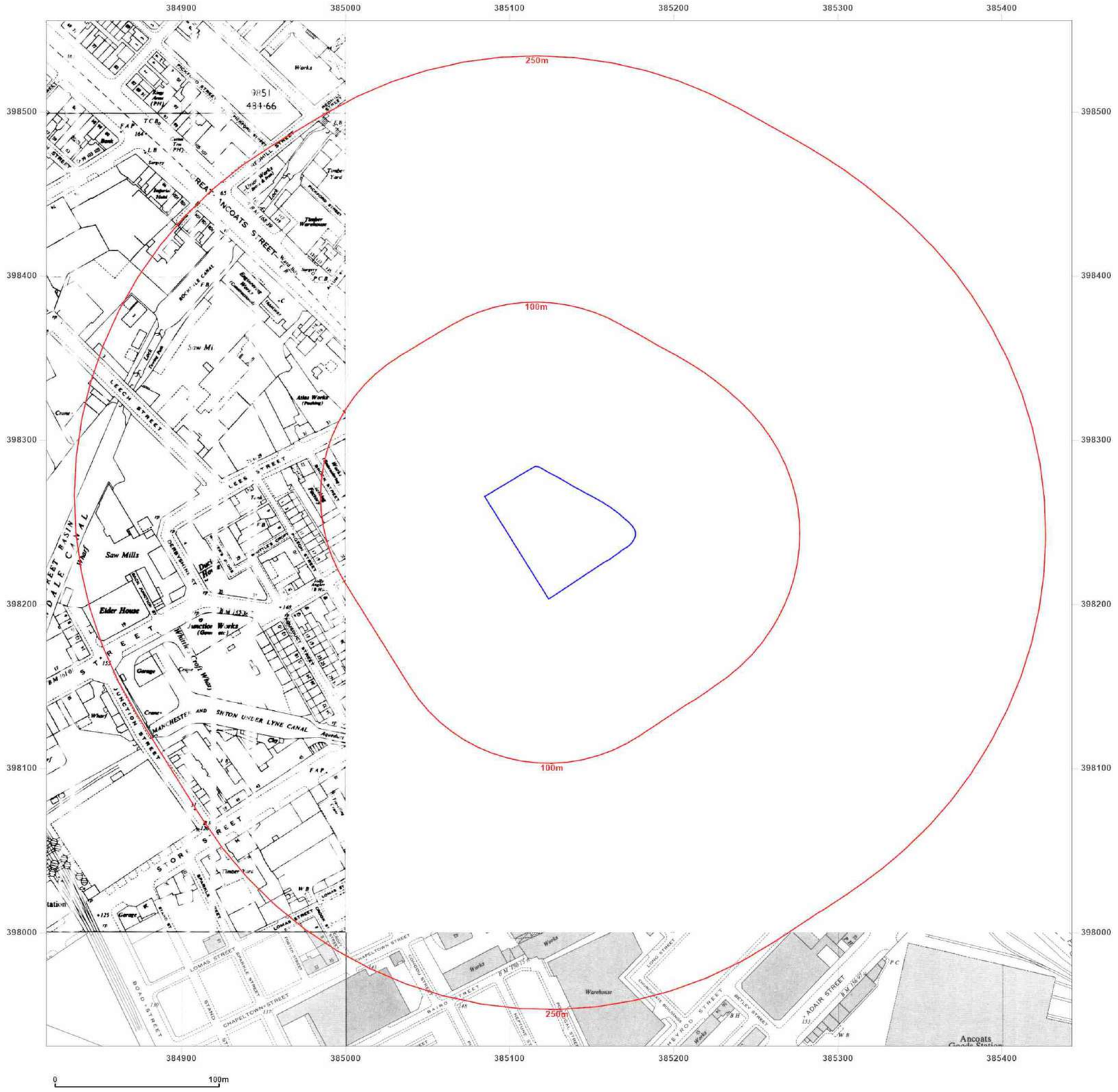
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MANCHESTER, M4 6DU

Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: National Grid

Map date: **1969-1970**

Scale: 1:2,500

Printed at: 1:2,500

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

Surveyed 1968
Revised 1968
Edition N/A
Copyright 1970
Levelled 1964

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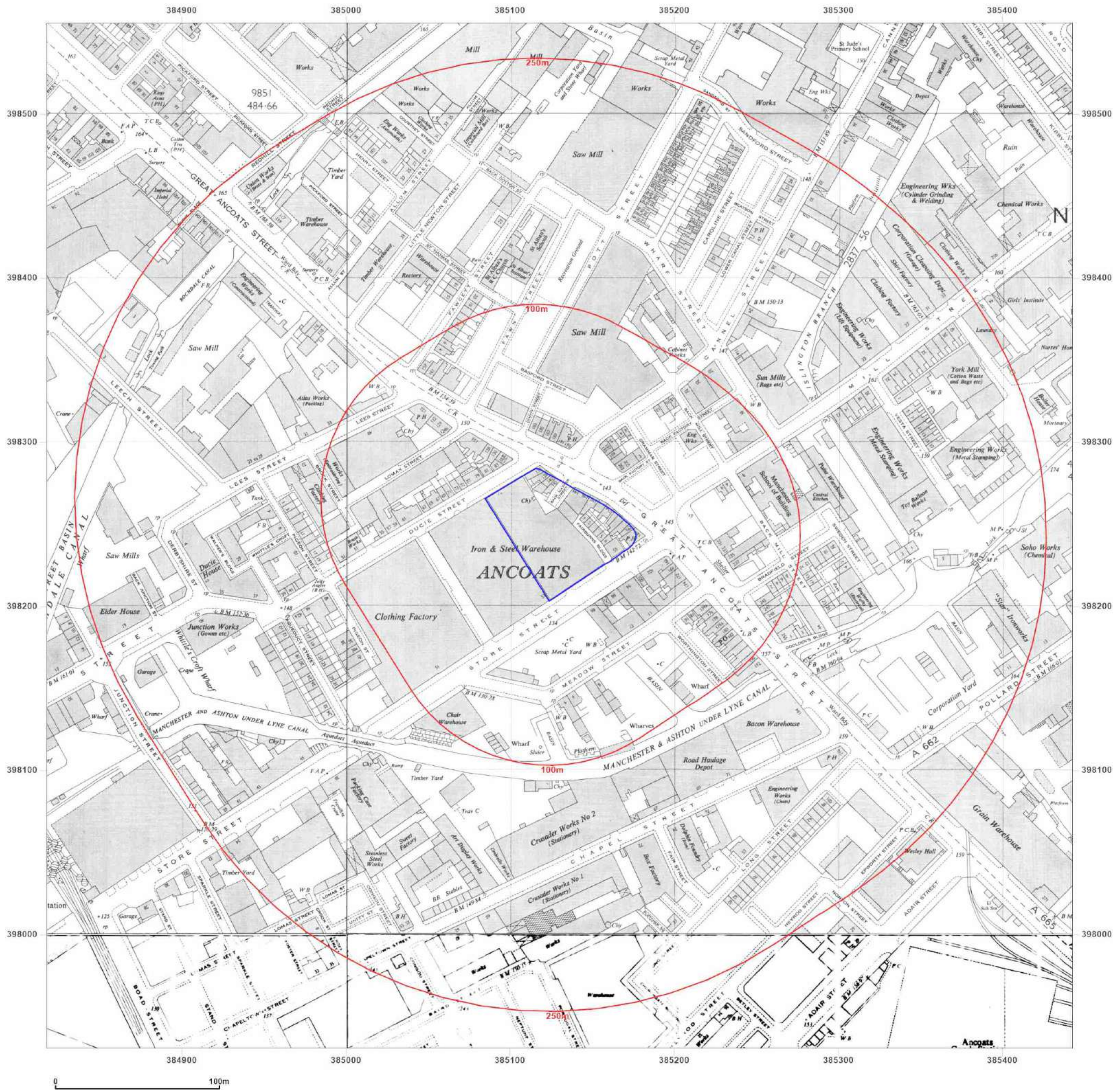
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Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: National Grid

Map date: **1969-1970**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1967
Revised 1967
Edition N/A
Copyright 1969
Levelled 1964

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

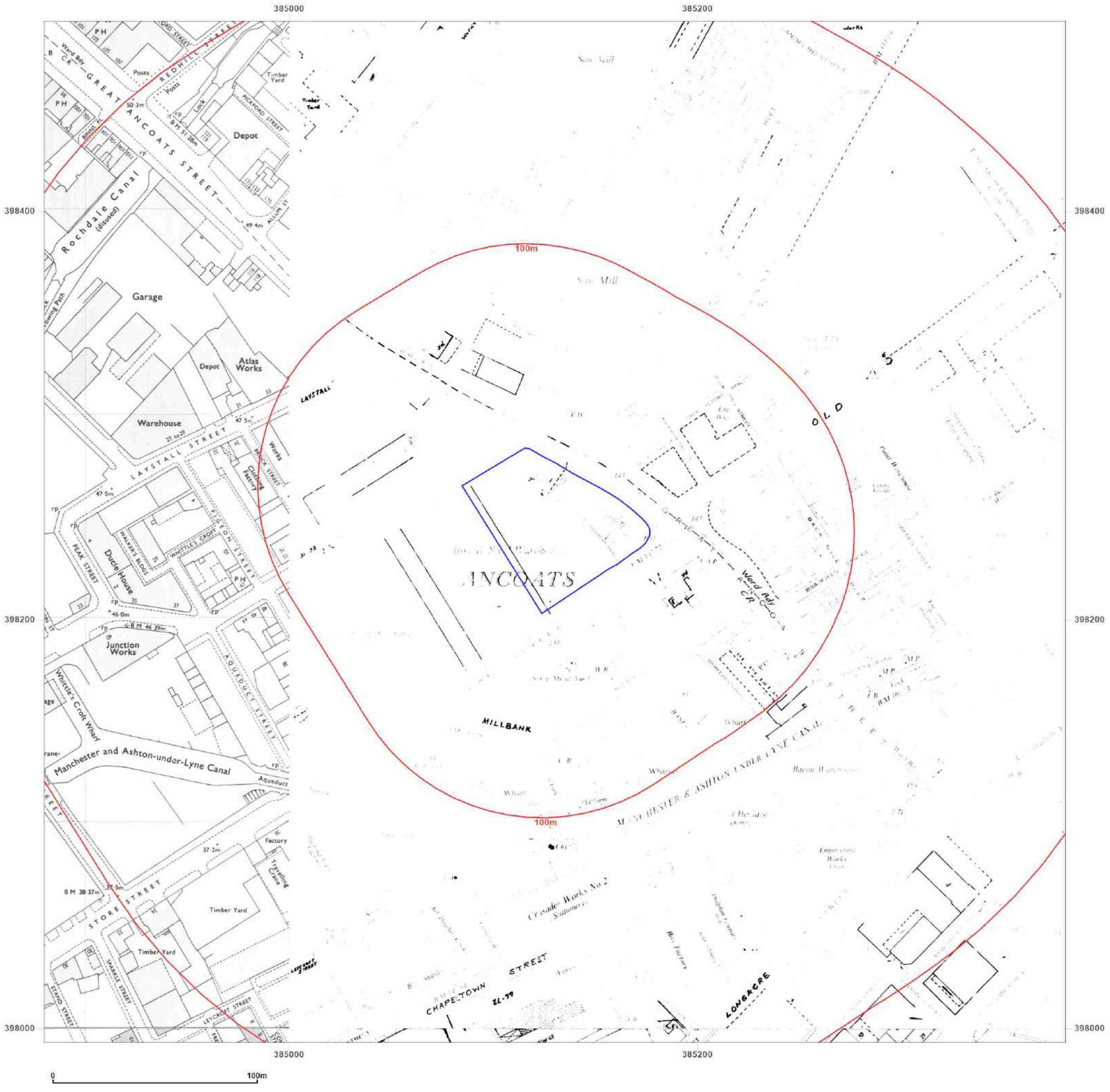
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Revised N/A
Edition N/A
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Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

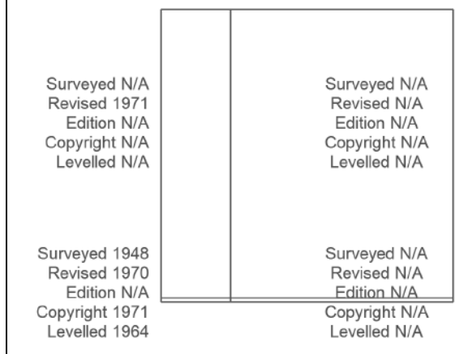
Map Name: National Grid

Map date: **1971-1974**

Scale: 1:1,250

Printed at: 1:2,000

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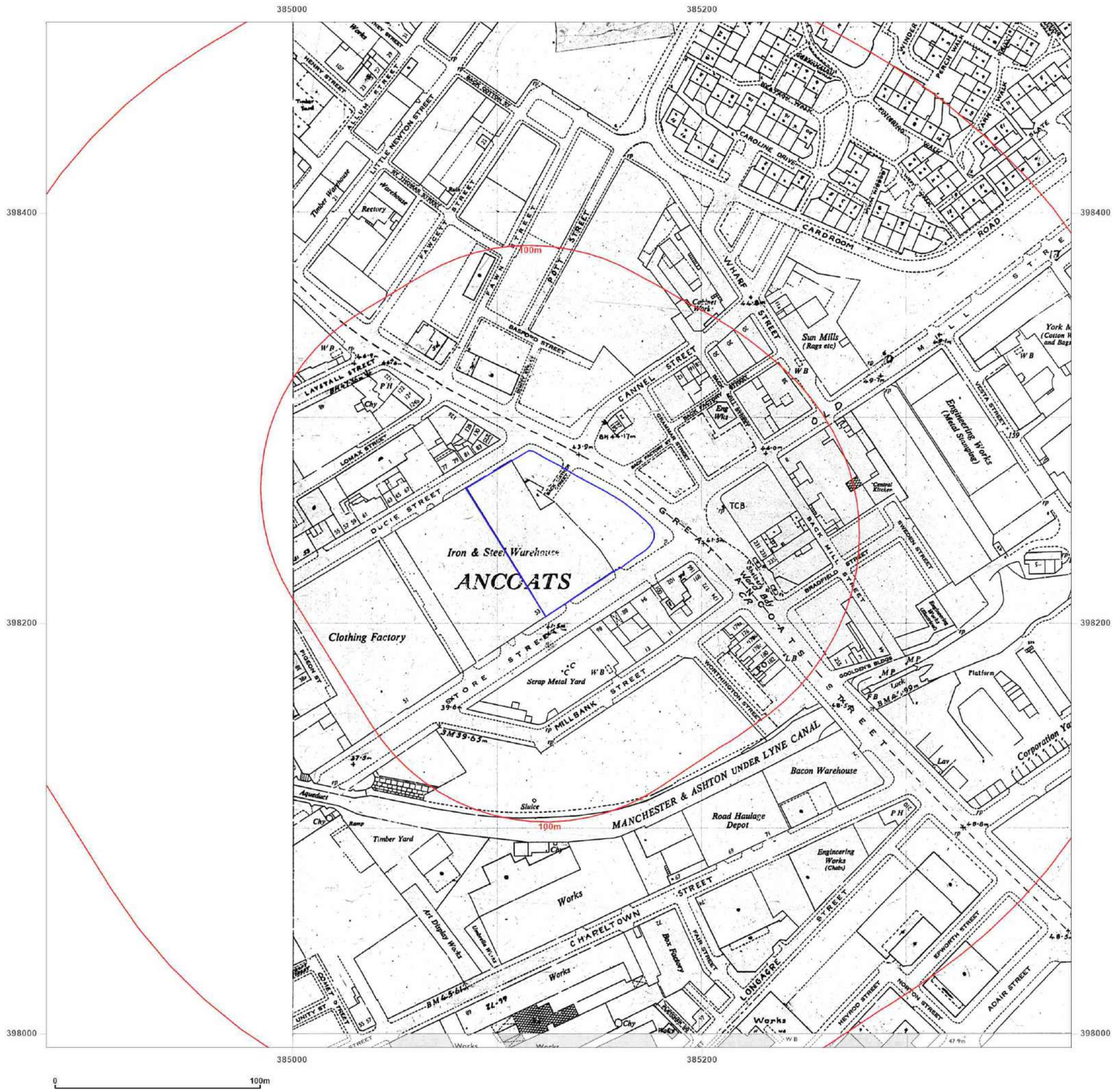
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MANCHESTER, M4 6DU

Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: National Grid

Map date: **1977-1978**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1978
Levelled 1964

Surveyed 1948
Revised 1976
Edition N/A
Copyright 1977
Levelled 1964

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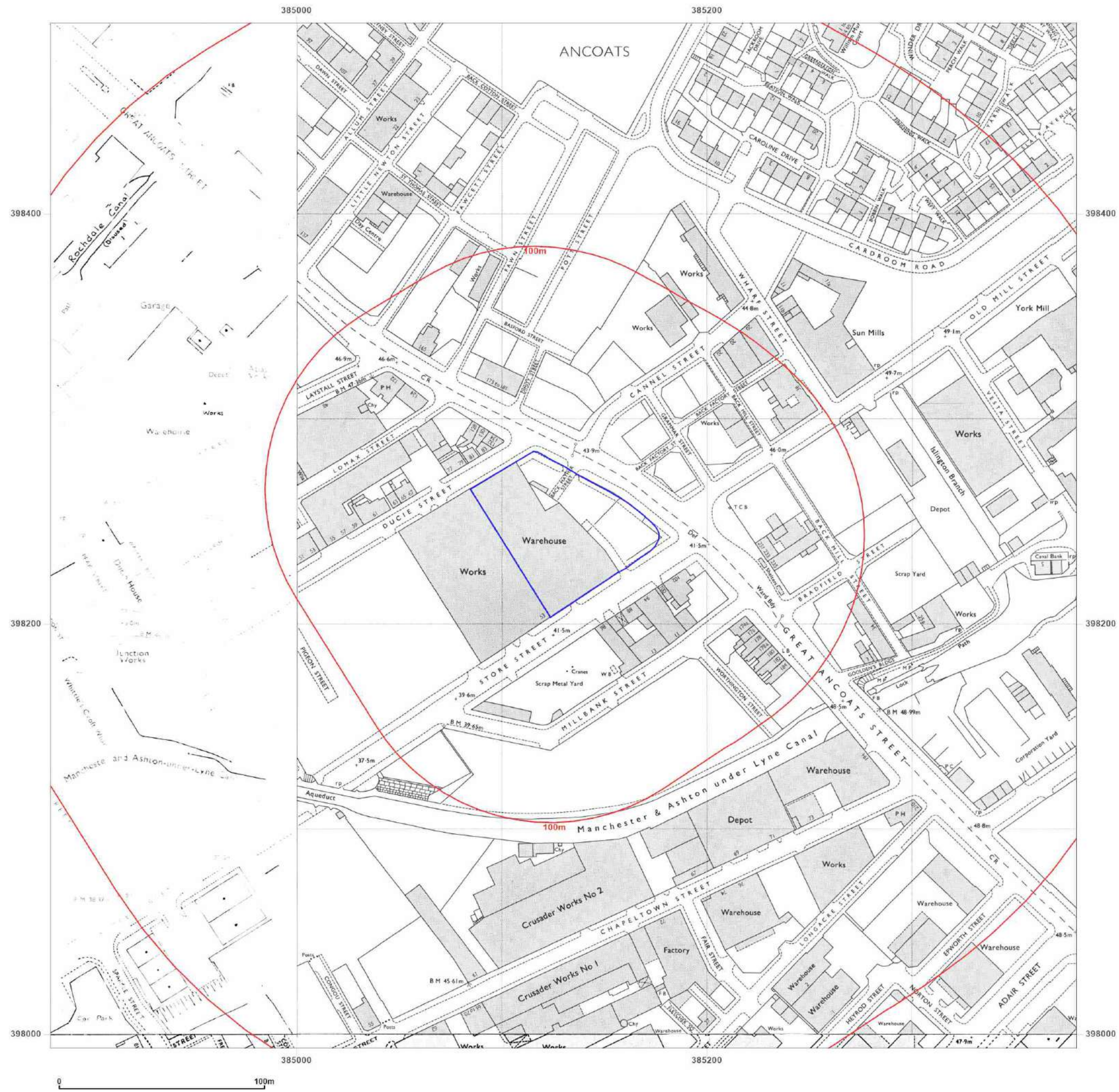
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MANCHESTER, M4 6DU

Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: National Grid

Map date: **1981-1985**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A Revised N/A Edition N/A Copyright 1985 Levelled N/A	Surveyed 1948 Revised 1980 Edition N/A Copyright 1981 Levelled 1964
Surveyed 1964 Revised 1984 Edition N/A Copyright 1984 Levelled 1964	Surveyed 1964 Revised 1985 Edition N/A Copyright 1985 Levelled 1964

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Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: National Grid

Map date: **1992**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

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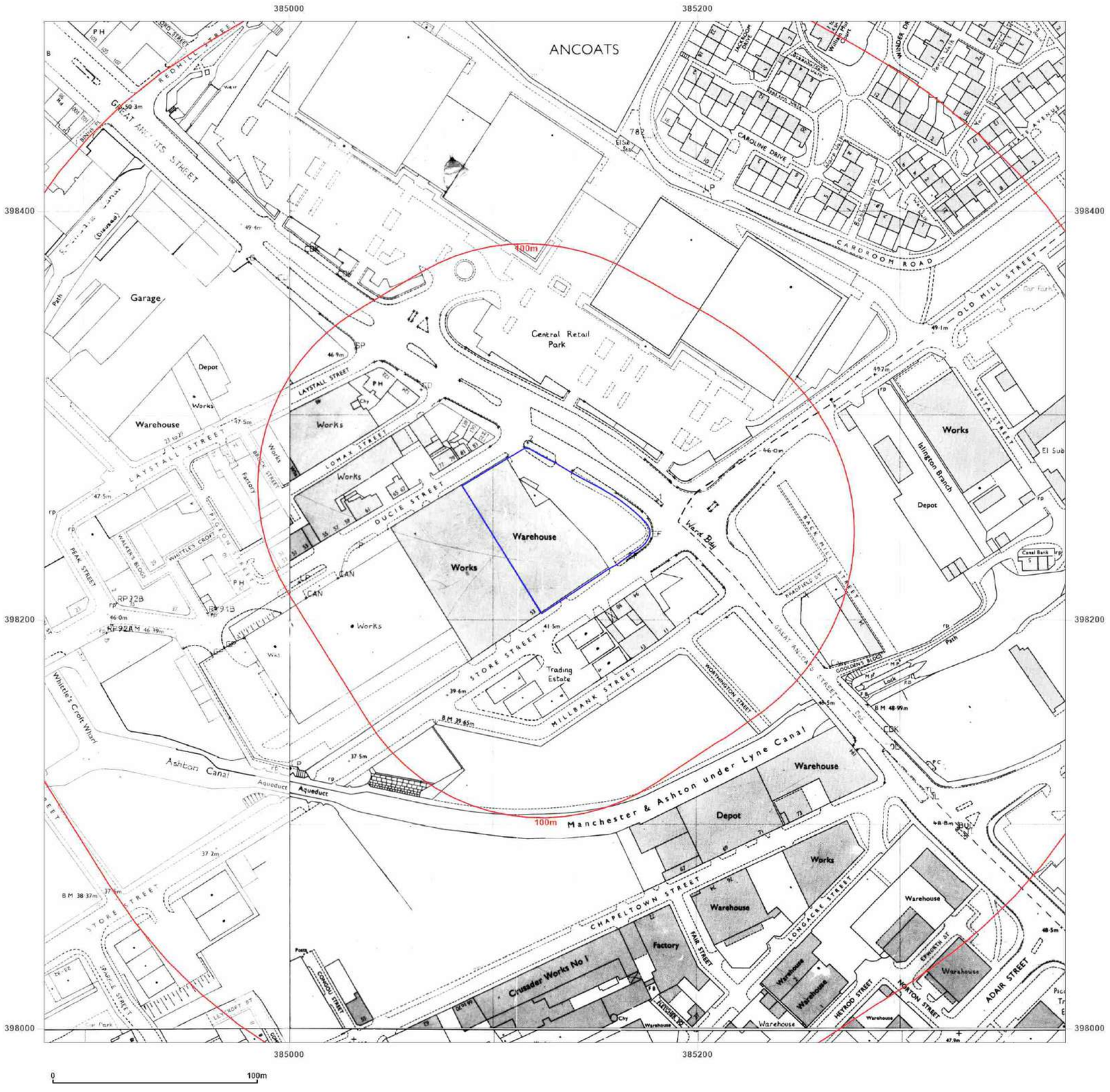
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Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A

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Site Details:

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MANCHESTER, M4 6DU

Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: National Grid

Map date: **1988-1992**

Scale: 1:1,250

Printed at: 1:2,000

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Groundsure INSIGHTS

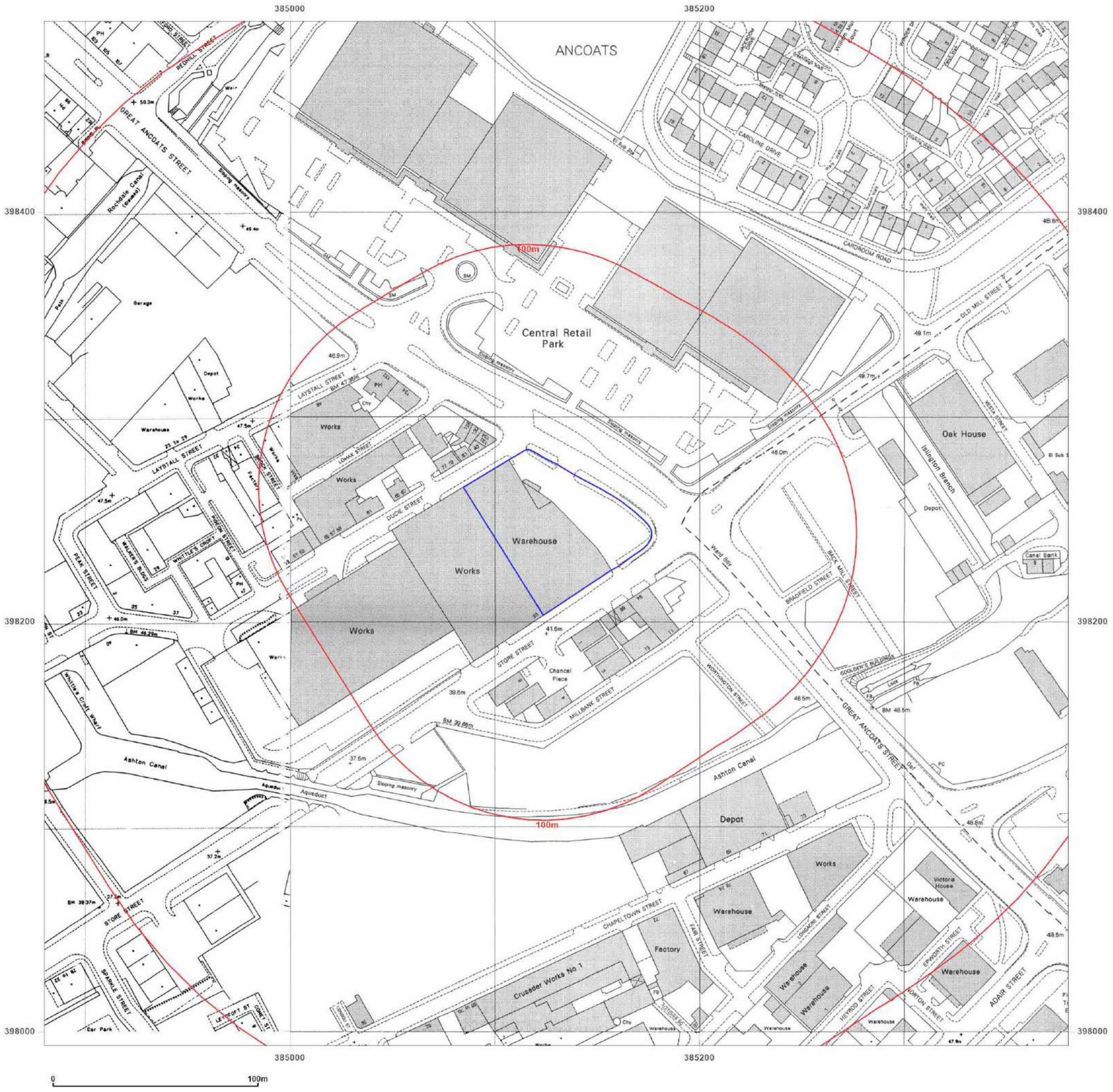
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MANCHESTER, M4 6DU

Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: National Grid

Map date: **1989-1994**

Scale: 1:1,250

Printed at: 1:2,000

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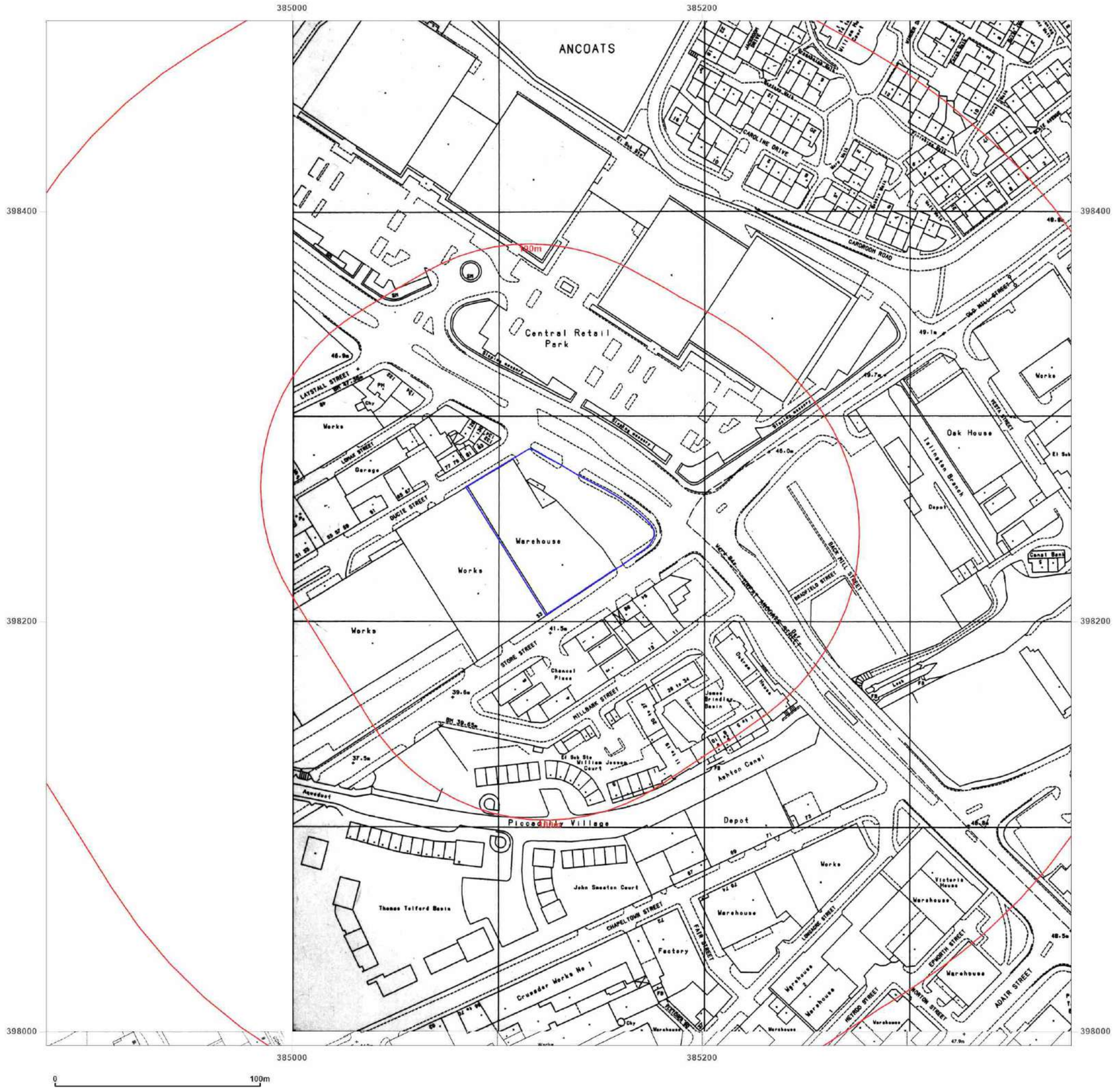
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Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: National Grid

Map date: **1991-1995**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A Revised N/A Edition N/A Copyright 1995 Levelled N/A		Surveyed N/A Revised 1992 Edition N/A Copyright 1994 Levelled N/A

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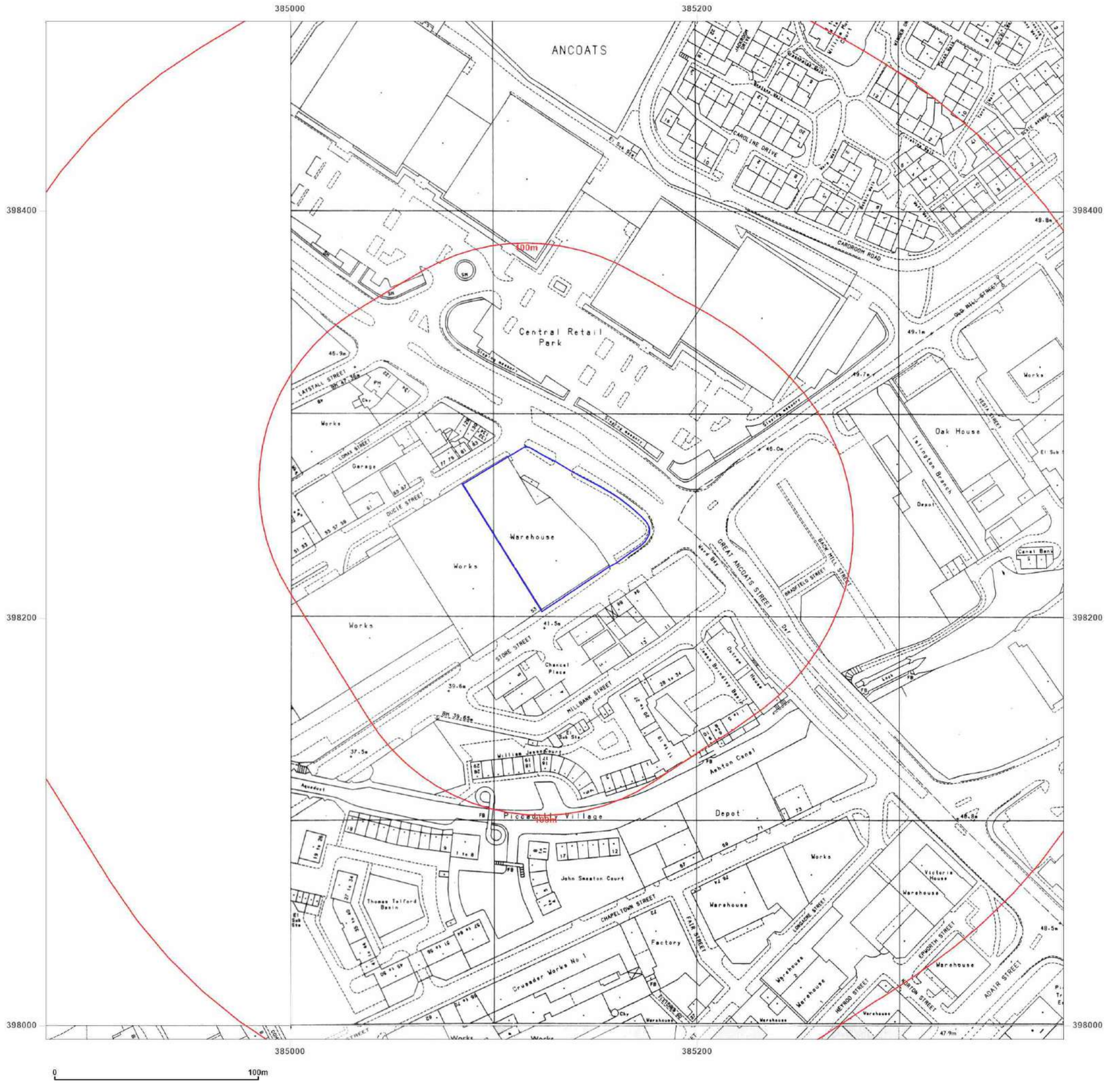
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Site Details:

STOCKTONS, 140, GREAT ANCOATS STREET,
MANCHESTER, M4 6DU

Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: National Grid

Map date: **1991-1995**

Scale: 1:1,250

Printed at: 1:2,000

N
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S

Surveyed 1948
Revised 1980
Edition N/A
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Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
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Surveyed 1964
Revised 1991
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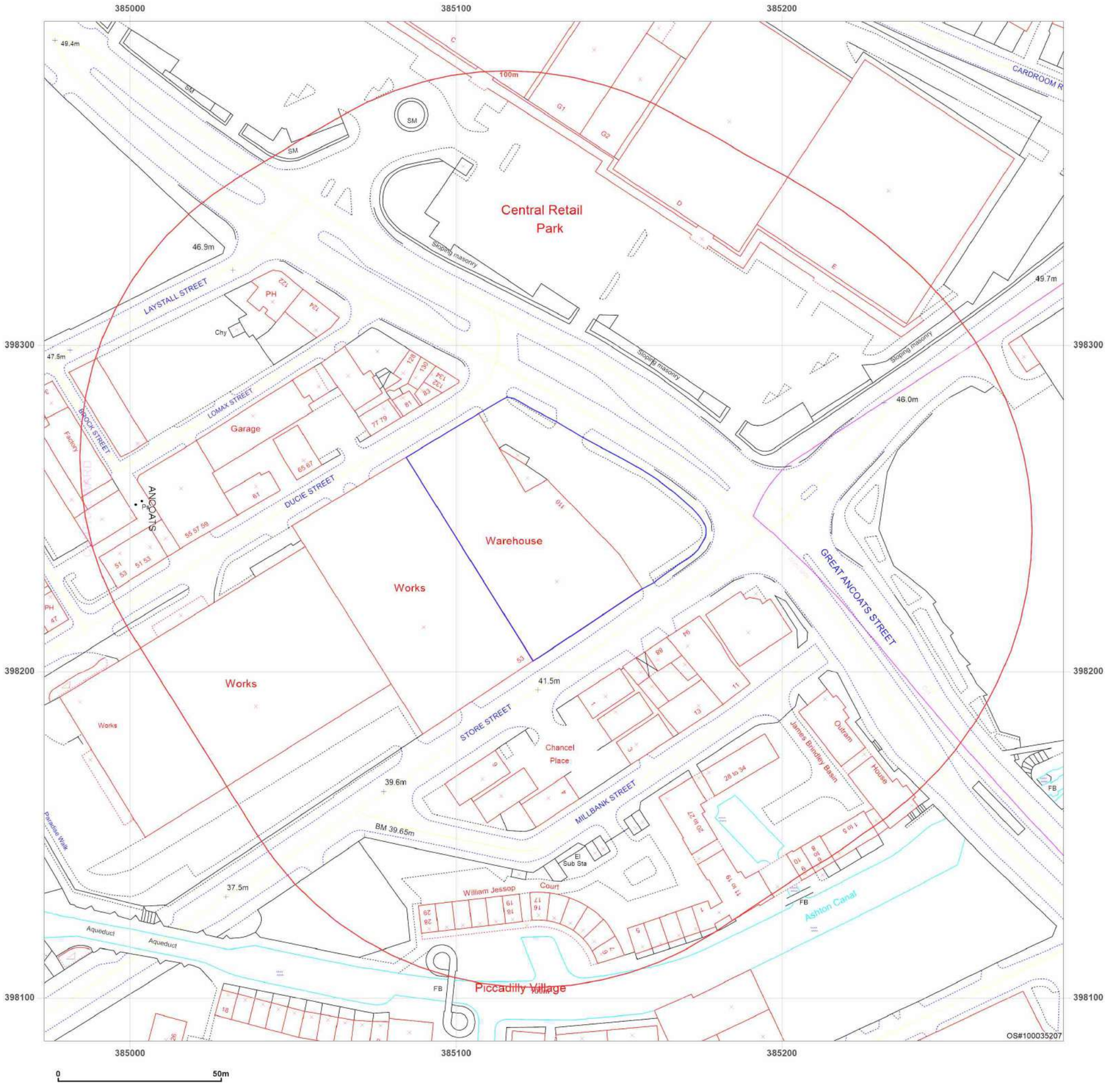
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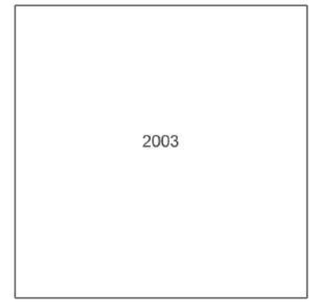
Site Details:

STOCKTONS, 140, GREAT ANCOATS STREET,
MANCHESTER, M4 6DU

Client Ref: C5311-5666-SD
Report Ref: BRO-D3S-6GB-FDB-TK2
Grid Ref: 385130, 398243

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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Production date: 19 September 2024

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APPENDIX C

Geo-Environmental Data Report

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

STOCKTONS, 140, GREAT ANCOATS STREET, MANCHESTER, M4 6DU

Order Details

Date: 18/09/2024

Your ref: C5311-5666-SD

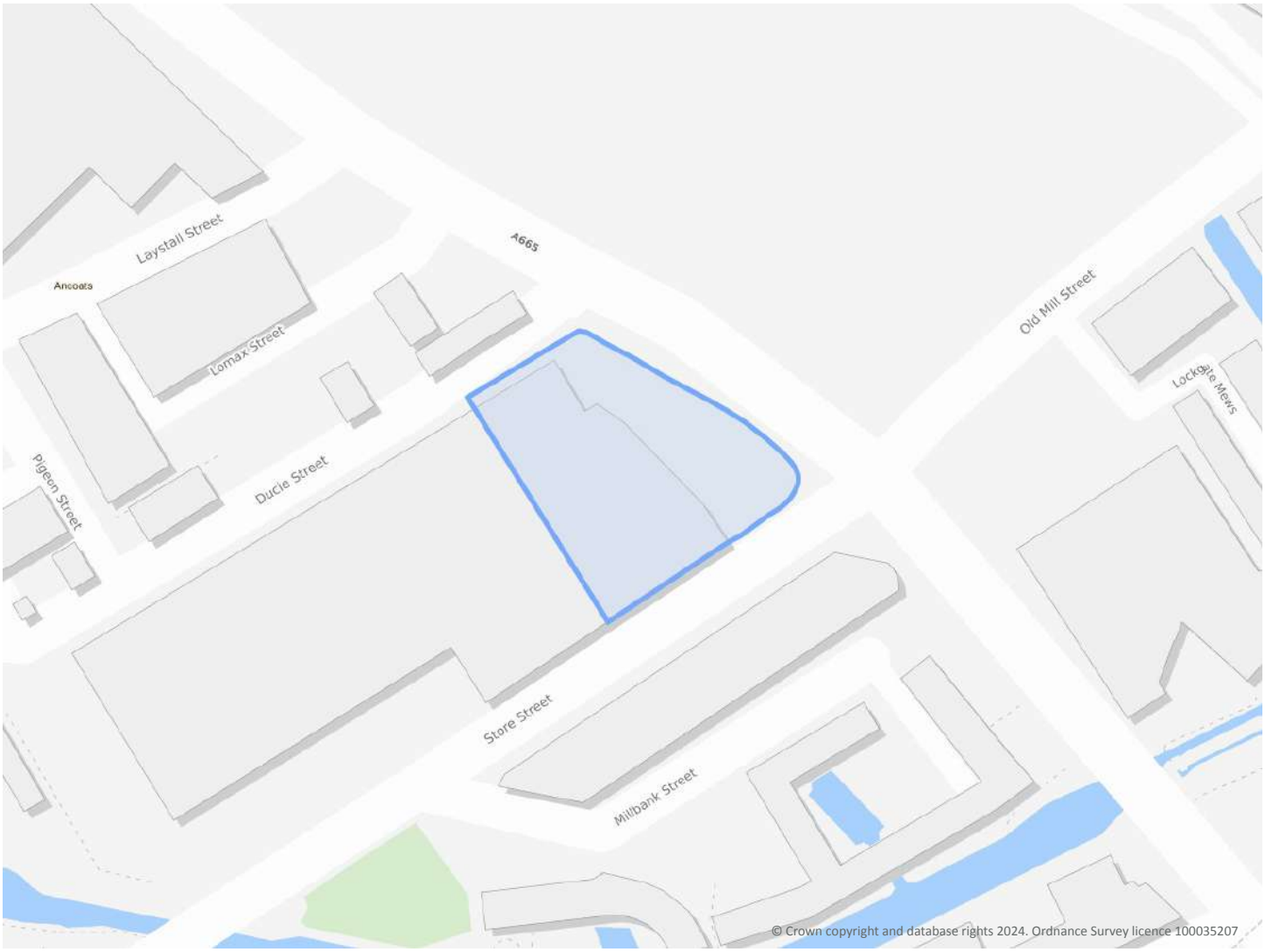
Our Ref: BRO-619-LIK-PNV-7WG

Site Details

Location: 385129 398246

Area: 0.4 ha

Authority: Manchester City Council ↗



Summary of findings p. 2 >

Aerial image p. 9 >

OS MasterMap site plan p.14 >

Insight User Guide ↗

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

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	5	1	65	142	-
23 >	1.2 >	Historical tanks >	0	0	11	60	-
26 >	1.3 >	Historical energy features >	0	0	9	23	-
28 >	1.4 >	Historical petrol stations >	0	0	0	1	-
28 >	1.5 >	Historical garages >	0	3	16	44	-
31	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
32 >	2.1 >	Historical industrial land uses >	6	1	77	198	-
43 >	2.2 >	Historical tanks >	0	0	17	98	-
47 >	2.3 >	Historical energy features >	0	0	24	57	-
50 >	2.4 >	Historical petrol stations >	0	0	0	1	-
51 >	2.5 >	Historical garages >	0	4	23	64	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
55	3.1	Active or recent landfill	0	0	0	0	-
55	3.2	Historical landfill (BGS records)	0	0	0	0	-
56	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
56	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
56 >	3.5 >	Historical waste sites >	0	5	2	16	-
59	3.6	Licensed waste sites	0	0	0	0	-
59 >	3.7 >	Waste exemptions >	0	0	7	36	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
64 >	4.1 >	Recent industrial land uses >	0	15	19	-	-
67 >	4.2 >	Current or recent petrol stations >	0	0	0	1	-
67	4.3	Electricity cables	0	0	0	0	-
67	4.4	Gas pipelines	0	0	0	0	-
67	4.5	Sites determined as Contaminated Land	0	0	0	0	-

67	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
68	4.7	Regulated explosive sites	0	0	0	0	-
68	4.8	Hazardous substance storage/usage	0	0	0	0	-
68	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
68 >	4.10 >	Licensed industrial activities (Part A(1)) >	0	0	0	1	-
69 >	4.11 >	Licensed pollutant release (Part A(2)/B) >	0	0	2	3	-
69	4.12	Radioactive Substance Authorisations	0	0	0	0	-
70 >	4.13 >	Licensed Discharges to controlled waters >	0	1	3	1	-
71	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
71	4.15	Pollutant release to public sewer	0	0	0	0	-
71	4.16	List 1 Dangerous Substances	0	0	0	0	-
71	4.17	List 2 Dangerous Substances	0	0	0	0	-
71 >	4.18 >	Pollution Incidents (EA/NRW) >	0	0	7	14	-
74	4.19	Pollution inventory substances	0	0	0	0	-
74	4.20	Pollution inventory waste transfers	0	0	0	0	-
74	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
75 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
77 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
79 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
80 >	5.4 >	Groundwater vulnerability- soluble rock risk >	Identified (within 0m)				
80	5.5	Groundwater vulnerability- local information	None (within 0m)				
81 >	5.6 >	Groundwater abstractions >	0	0	0	0	43
92	5.7	Surface water abstractions	0	0	0	0	0
93 >	5.8 >	Potable abstractions >	0	0	0	0	10
95	5.9	Source Protection Zones	0	0	0	0	-
96	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
97 >	6.1 >	Water Network (OS MasterMap) >	0	0	21	-	-

99 >	6.2 >	Surface water features >	0	0	7	-	-
99 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
100 >	6.4 >	WFD Surface water bodies >	0	0	2	-	-
100 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
102	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
103 >	7.2 >	Historical Flood Events >	0	0	1	-	-
103	7.3	Flood Defences	0	0	0	-	-
103	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
103	7.5	Flood Storage Areas	0	0	0	-	-
104	7.6	Flood Zone 2	None (within 50m)				
104	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
105 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
107 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
108	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
108	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
108	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
108	10.4	Special Protection Areas (SPA)	0	0	0	0	0
109	10.5	National Nature Reserves (NNR)	0	0	0	0	0
109	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
109	10.7	Designated Ancient Woodland	0	0	0	0	0
109	10.8	Biosphere Reserves	0	0	0	0	0
110	10.9	Forest Parks	0	0	0	0	0
110	10.10	Marine Conservation Zones	0	0	0	0	0
110	10.11	Green Belt	0	0	0	0	0
110	10.12	Proposed Ramsar sites	0	0	0	0	0

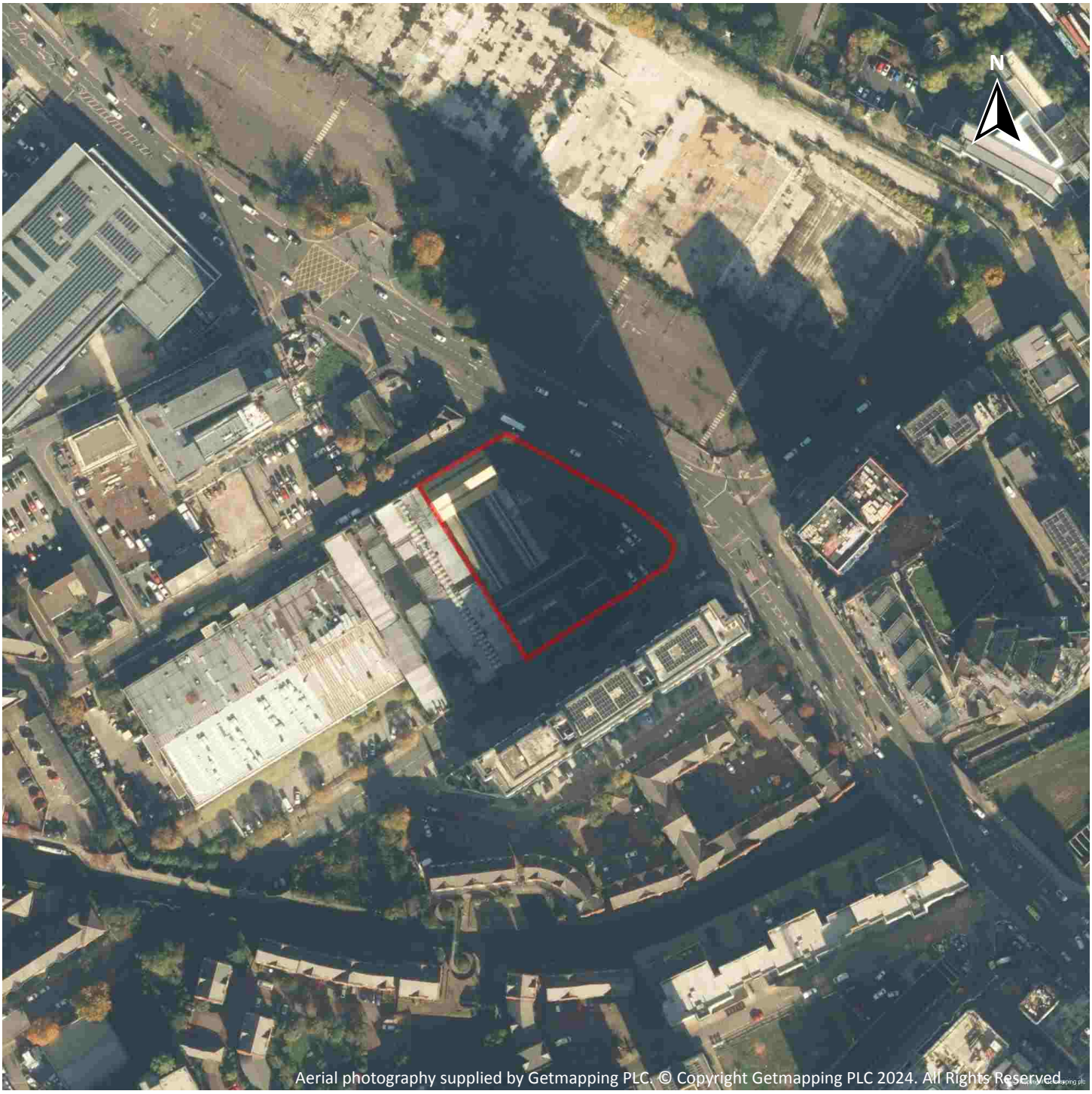
110	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
111	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
111	10.15	Nitrate Sensitive Areas	0	0	0	0	0
111 >	10.16 >	Nitrate Vulnerable Zones >	0	0	0	1	3
112 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
113	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
114	11.1	World Heritage Sites	0	0	0	-	-
115	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
115	11.3	National Parks	0	0	0	-	-
115 >	11.4 >	Listed Buildings >	0	0	13	-	-
116 >	11.5 >	Conservation Areas >	0	0	1	-	-
117	11.6	Scheduled Ancient Monuments	0	0	0	-	-
117	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
118 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
119	12.2	Open Access Land	0	0	0	-	-
119	12.3	Tree Felling Licences	0	0	0	-	-
119	12.4	Environmental Stewardship Schemes	0	0	0	-	-
119	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
120	13.1	Priority Habitat Inventory	0	0	0	-	-
120	13.2	Habitat Networks	0	0	0	-	-
121 >	13.3 >	Open Mosaic Habitat >	0	0	1	-	-
121	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
122 >	14.1 >	10k Availability >	Identified (within 500m)				
123 >	14.2 >	Artificial and made ground (10k) >	0	0	0	2	-
124 >	14.3 >	Superficial geology (10k) >	1	0	1	1	-

125	14.4	Landslip (10k)	0	0	0	0	-
126 >	14.5 >	Bedrock geology (10k) >	1	0	2	3	-
127 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	0	2	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
128 >	15.1 >	50k Availability >	Identified (within 500m)				
129 >	15.2 >	Artificial and made ground (50k) >	0	0	0	1	-
130	15.3	Artificial ground permeability (50k)	0	0	-	-	-
131 >	15.4 >	Superficial geology (50k) >	1	0	0	1	-
132 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
132	15.6	Landslip (50k)	0	0	0	0	-
132	15.7	Landslip permeability (50k)	None (within 50m)				
133 >	15.8 >	Bedrock geology (50k) >	1	0	1	2	-
134 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
134 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	0	1	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
135 >	16.1 >	BGS Boreholes >	0	2	75	-	-
Page	Section	Natural ground subsidence >					
141 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
142 >	17.2 >	Running sands >	Very low (within 50m)				
143 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
144 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
145 >	17.5 >	Landslides >	Very low (within 50m)				
146 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
148	18.1	BritPits	0	0	0	0	-
149 >	18.2 >	Surface ground workings >	0	0	56	-	-
151	18.3	Underground workings	0	0	0	0	0
151	18.4	Underground mining extents	0	0	0	0	-
151	18.5	Historical Mineral Planning Areas	0	0	0	0	-

152 >	18.6 >	Non-coal mining >	0	0	0	0	3
152 >	18.7 >	JPB mining areas >	Identified (within 0m)				
153	18.8	The Coal Authority non-coal mining	0	0	0	0	-
153	18.9	Researched mining	0	0	0	0	-
153	18.10	Mining record office plans	0	0	0	0	-
153	18.11	BGS mine plans	0	0	0	0	-
154 >	18.12 >	Coal mining >	Identified (within 0m)				
154	18.13	Brine areas	None (within 0m)				
154	18.14	Gypsum areas	None (within 0m)				
154	18.15	Tin mining	None (within 0m)				
154	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
155	19.1	Natural cavities	0	0	0	0	-
155	19.2	Mining cavities	0	0	0	0	0
155	19.3	Reported recent incidents	0	0	0	0	-
155	19.4	Historical incidents	0	0	0	0	-
156	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
157 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
159 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	0	-	-	-
159 >	21.2 >	BGS Estimated Urban Soil Chemistry >	2	6	-	-	-
160	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
161	22.1	Underground railways (London)	0	0	0	-	-
161	22.2	Underground railways (Non-London)	0	0	0	-	-
162 >	22.3 >	Railway tunnels >	0	0	1	-	-
162 >	22.4 >	Historical railway and tunnel features >	0	0	10	-	-
163	22.5	Royal Mail tunnels	0	0	0	-	-

163	22.6	Historical railways	0	0	0	-	-
163 >	**22.7 >**	**Railways >**	0	0	11	-	-
164	22.8	Crossrail 1	0	0	0	0	-
164	22.9	Crossrail 2	0	0	0	0	-
164 >	**22.10 >**	**HS2 >**	0	0	0	4	-

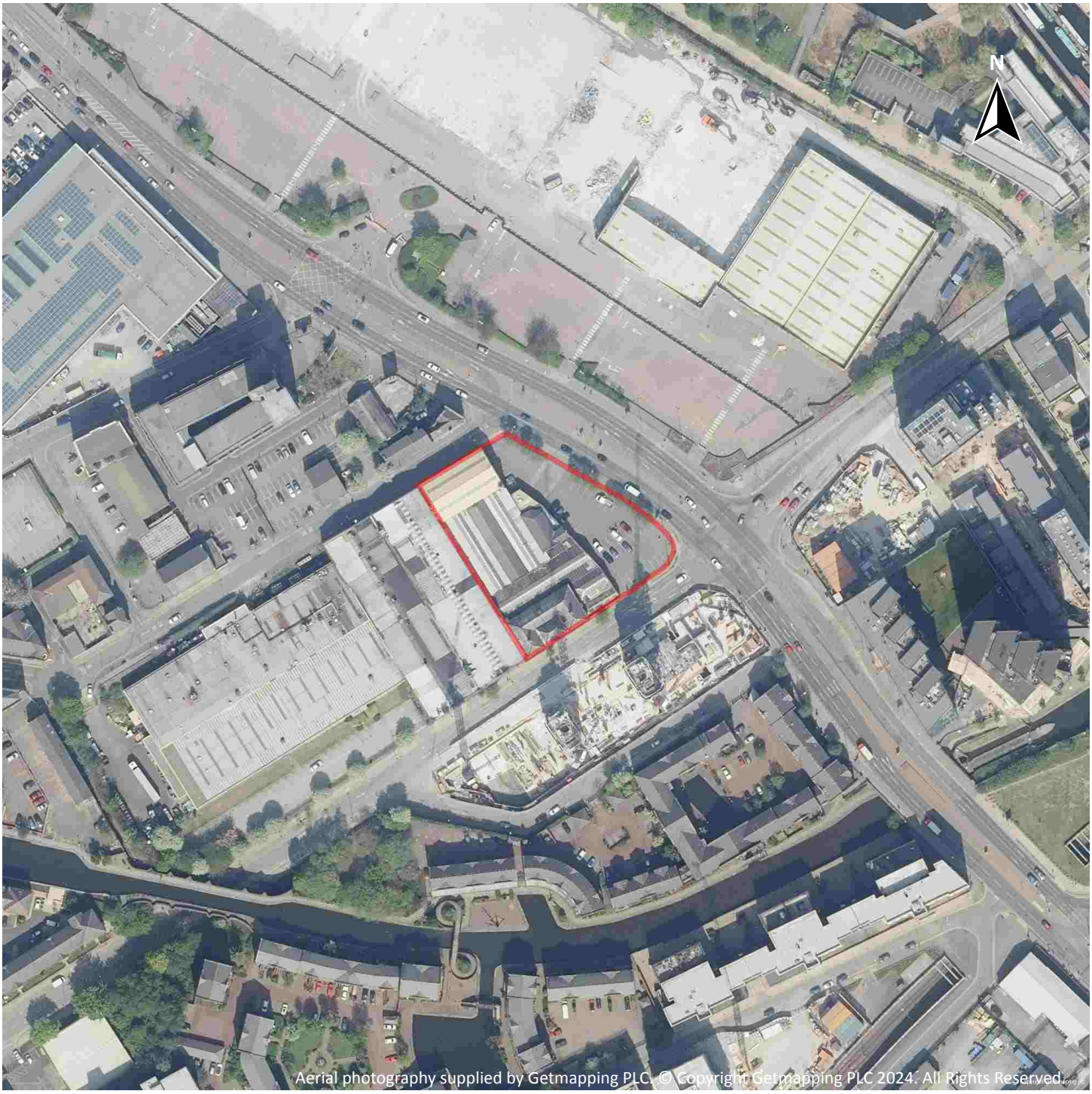
Recent aerial photograph



Capture Date: 18/10/2022

Site Area: 0.4ha

Recent site history - 2019 aerial photograph



Capture Date: 22/04/2019

Site Area: 0.4ha

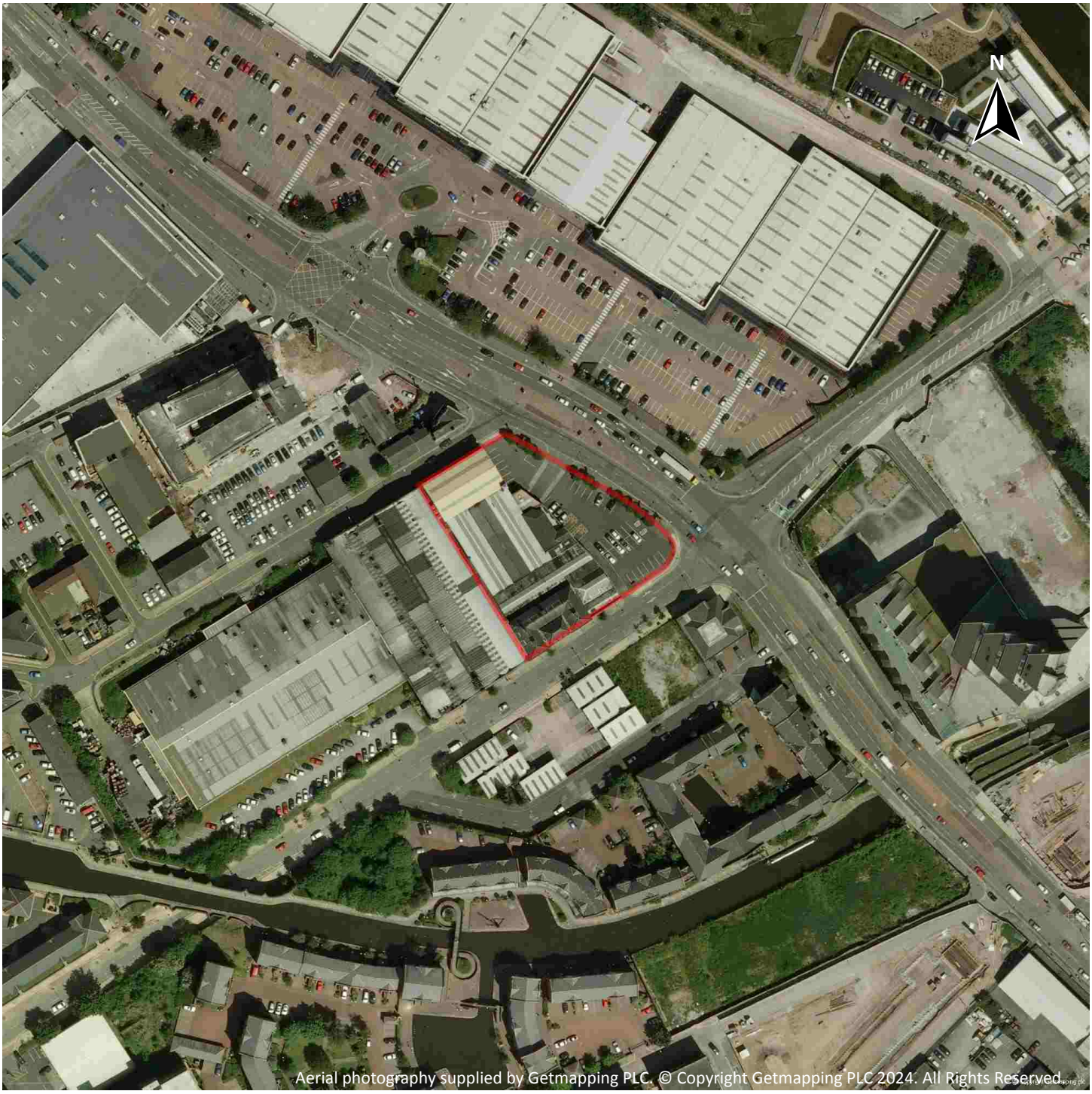
Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 0.4ha

Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 0.4ha

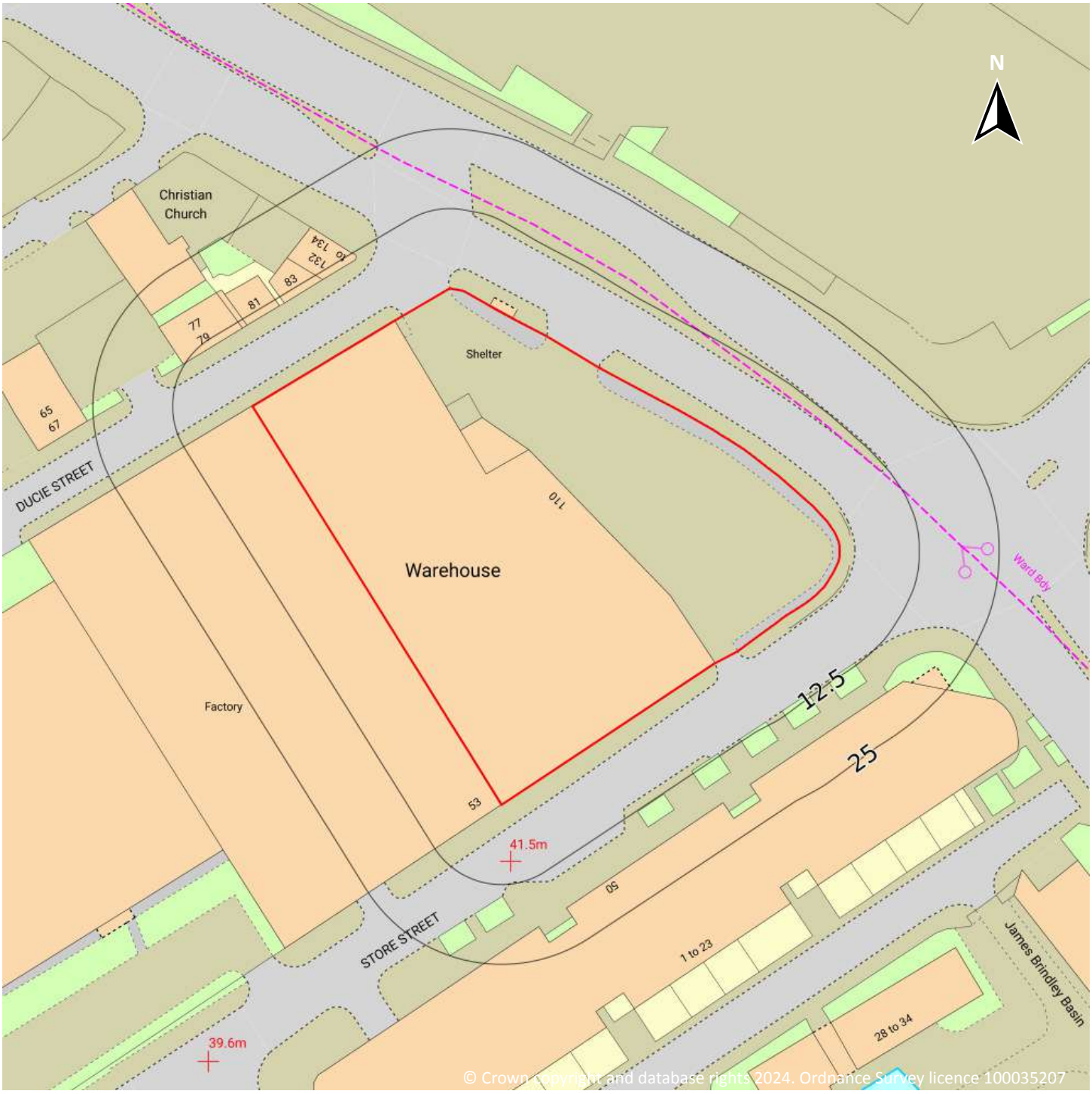
Recent site history - 2000 aerial photograph



Capture Date: 27/06/2000

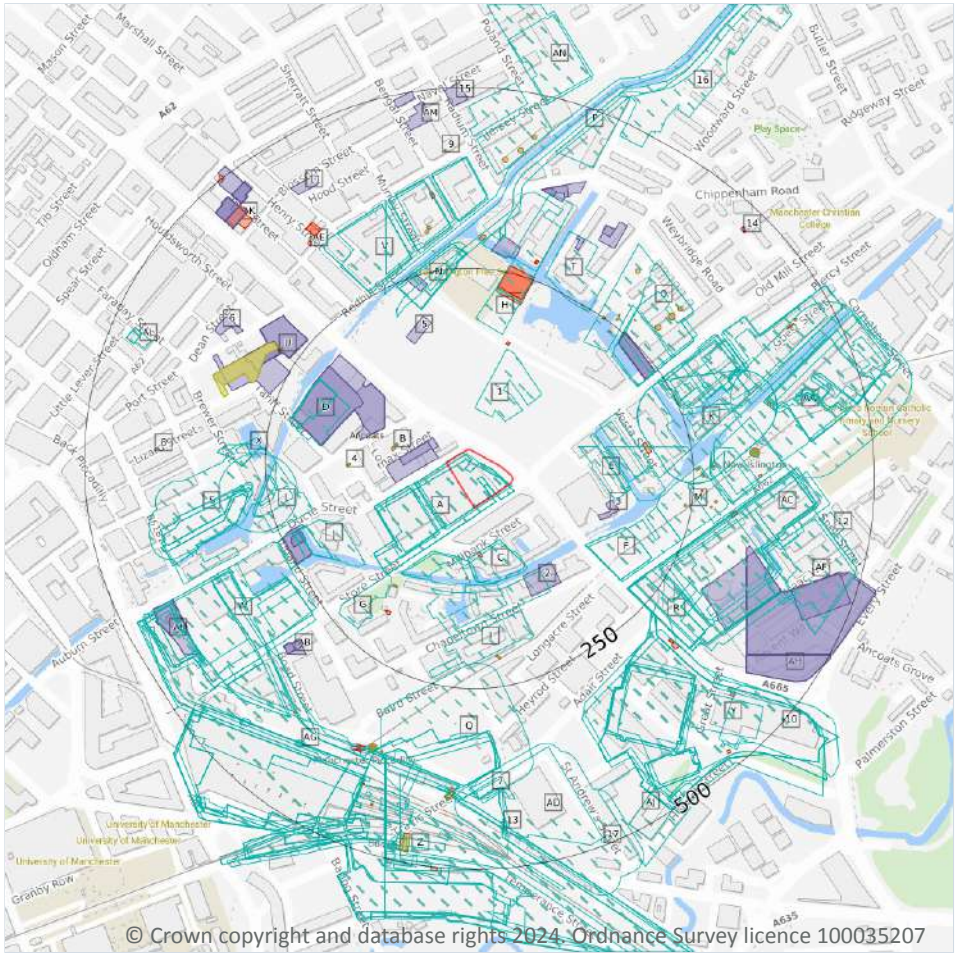
Site Area: 0.4ha

OS MasterMap site plan



Site Area: 0.4ha

1 Past land use



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1.1 Historical industrial land uses

Records within 500m	213

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Unspecified Disused Foundry**	**1890**	**817172**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Clothing Foundry**	**1905**	**848663**
A	**On site**	**Unspecified Warehouse**	**1934 - 1938**	**865630**
A	**On site**	**Unspecified Warehouse**	**1923**	**982458**
A	**On site**	**Unspecified Warehouse**	**1915**	**990840**
A	47m SW	Unspecified Factory	1968	857181
1	54m N	Unspecified Mill	1968	826244
C	56m S	Unspecified Wharves	1934 - 1938	986826
C	56m S	Unspecified Wharves	1915	987136
A	58m W	Clothing Factory	1923	967492
C	59m S	Unspecified Wharves	1923	872666
A	61m SW	Clothing Factory	1934 - 1938	900700
A	61m SW	Clothing Factory	1915	955502
C	71m S	Unspecified Works	1915	835806
C	73m S	Unspecified Workshop	1923	839568
E	101m E	Unspecified Wharf	1915	880085
C	107m S	Unspecified Works	1968	877513
C	117m S	Unspecified Works	1923	925927
E	122m E	Unspecified Wharf	1923	989472
E	129m E	Unspecified Works	1923	867940
F	134m SE	Corporation Yard	1934 - 1938	873940
F	134m SE	Corporation Yard	1915	886109
E	137m E	Unspecified Works	1915	933042
F	139m SE	Corporation Yard	1923	1007635
E	140m NE	Unspecified Works	1968	914198
G	150m SW	Unspecified Ground Workings	1848	813997
D	154m NW	Sawmills	1923	841266
I	156m S	Unspecified Works	1968	835809
H	165m N	Unspecified Mill	1968	826243

ID	Location	Land use	Dates present	Group ID
J	167m W	Unspecified Wharf	1923	984311
D	178m NW	Sawmill	1921	886642
D	178m NW	Sawmill	1933 - 1938	997195
K	189m E	Unspecified Wharf	1906	934177
K	189m E	Unspecified Wharf	1921	956415
L	196m W	Unspecified Mills	1915 - 1923	1009839
M	202m E	Unspecified Works	1915 - 1923	989078
J	203m SW	Unspecified Wharf	1934 - 1938	938829
J	203m SW	Unspecified Wharf	1915	1003093
N	204m N	Sawmill	1923	867433
N	205m N	Sawmill	1933 - 1938	937957
N	205m N	Sawmill	1921	942966
O	207m NE	Glass Works	1921 - 1923	882780
P	208m NW	Disused Canal	1991	912527
L	209m W	Unspecified Wharf	1923	880327
O	212m NE	Bedstead and Safe Works	1921 - 1923	965805
O	215m NE	Unspecified Commercial/Industrial	1933	822576
Q	215m S	Unspecified Depot	1991	957630
H	215m N	Unspecified Works	1968	835808
L	217m W	Unspecified Wharf	1934 - 1938	865478
M	217m SE	Vulcan Works	1915	861309
M	217m SE	Vulcan Works	1934 - 1938	875907
R	217m SE	Grain Store	1915	924389
M	218m SE	Unspecified Commercial/Industrial	1956	822577
R	219m SE	Grain Store	1905	861974
R	219m SE	Grain Store	1923	936599
R	220m SE	Unspecified Warehouse	1968	887297
N	224m N	Unspecified Mill	1968	826242

ID	Location	Land use	Dates present	Group ID
K	224m E	Hospital	1956 - 1968	875684
S	235m W	Unspecified Wharf	1956	911131
M	235m SE	Vulcan Works	1905	951970
L	236m W	Unspecified Wharf	1915	886637
M	237m SE	Vulcan Works	1923	923108
O	239m NE	Unspecified Works	1968	835810
K	240m NE	Unspecified Works	1968	835812
M	242m E	Unspecified Depot	1985 - 1991	901820
P	243m NW	Disused Canal	1985	2405895
K	244m NE	Hospital	1981	929059
T	245m NE	Unspecified Works	1968	835811
M	246m SE	Unspecified Mills	1890	821886
K	248m NE	Hospital	1923	976746
M	248m E	Unspecified Warehouse	1968	979440
K	252m E	Unspecified Wharf	1923	862355
M	253m SE	Unspecified Warehouse	1985 - 1991	862246
V	254m NW	Unspecified Mills	1923	976462
K	255m NE	Hospital	1985 - 1991	914144
W	256m W	Unspecified Commercial/Industrial	1956	822578
X	258m W	Unspecified Wharf	1923	994604
V	258m NW	Unspecified Mills	1921	924519
V	258m NW	Unspecified Mills	1933 - 1938	976321
Y	262m SE	Railway Sidings	1956 - 1968	941272
H	263m N	Coal Wharf	1848	806625
Y	264m SE	Railway Sidings	1934	879605
Y	264m SE	Railway Sidings	1938	897593
Y	264m SE	Railway Sidings	1915	915713
Y	264m SE	Railway Sidings	1923	979823

ID	Location	Land use	Dates present	Group ID
Y	264m SE	Railway Sidings	1905	982495
N	267m NW	Unspecified Works	1968	835807
W	267m SW	Goods Station	1890 - 1938	971315
Z	267m SW	Railway Sidings	1915	915846
Z	267m SW	Railway Sidings	1934 - 1938	949229
Z	269m SW	Railway Sidings	1923	905187
S	269m W	Unspecified Wharf	1915	898283
X	269m W	Unspecified Wharf	1915	912805
X	269m W	Unspecified Wharf	1938	913142
X	269m W	Unspecified Wharf	1934	972541
S	270m W	Unspecified Wharf	1934	878421
S	270m W	Unspecified Wharf	1890 - 1905	889162
S	270m W	Unspecified Wharf	1923	966170
Z	272m SW	Railway Sidings	1956	876887
M	273m E	Unspecified Mill	1915	987895
M	273m E	Unspecified Mill	1923	990625
M	275m E	Unspecified Tank	1915	867466
M	275m E	Unspecified Tank	1923	961860
S	276m W	Unspecified Warehouse	1923	848351
S	278m W	Unspecified Warehouses	1915	905537
S	278m W	Unspecified Warehouses	1934 - 1938	946791
N	278m N	Unspecified Mill	1923	917793
AA	279m E	Unspecified Mill	1981	971783
K	280m NE	Hospital	1921	981260
N	283m N	Unspecified Mill	1921	951348
N	283m N	Unspecified Mill	1933 - 1938	953962
Y	285m SE	Goods Station	1956	942078
K	288m E	Machine Works	1921 - 1923	989695

ID	Location	Land use	Dates present	Group ID
K	291m E	Unspecified Tank	1923	851190
R	295m SE	Railway Building	1938	853833
Y	295m SE	Railway Sidings	1890	955899
Y	297m SE	Goods Station	1915	938933
Y	297m SE	Goods Station	1934 - 1938	970605
Y	298m SE	Goods Station	1968	966704
Y	299m SE	Goods Station	1923	921381
Y	299m SE	Goods Station	1905	938425
Y	308m SE	Goods Station	1890	1004824
K	308m NE	Hospital	1891	948972
Q	309m S	Goods Yard	1915 - 1923	871482
Q	310m S	Goods Yard	1934 - 1938	867273
N	314m N	Unspecified Mills	1923	998815
N	316m N	Unspecified Mills	1921	886371
N	316m N	Unspecified Mills	1933 - 1938	936942
AA	318m E	Unspecified Mills	1938	967036
AC	322m E	Unspecified Works	1968	962739
Z	322m S	Railway Sidings	1890 - 1905	987455
AC	337m E	Unspecified Works	1985 - 1991	907899
AD	340m S	Unspecified Depot	1985	897429
K	340m E	Unspecified Commercial/Industrial	1933	822199
AD	346m S	Goods Yard	1968	858970
Z	357m SW	Grain Store	1915 - 1923	1004630
AF	360m E	Unspecified Workhouse	1915 - 1923	973325
Z	362m S	Railway Sidings	1848	957691
Z	362m SW	Railway Building	1938	854283
AA	362m E	Unspecified Mills	1956 - 1968	871130
AA	366m E	Unspecified Mills	1923	954241

ID	Location	Land use	Dates present	Group ID
Z	367m S	Railway Sidings	1994	859283
Z	367m S	Railway Sidings	1972	909043
Z	367m S	Railway Sidings	1980 - 1988	1003768
Z	367m S	Railway Sidings	1968	876360
AA	368m E	Unspecified Mills	1933	900911
AA	368m E	Unspecified Mills	1921	948605
AA	369m E	Industrial Estate	1985 - 1991	988277
7	375m S	Smithy	1923	832675
P	381m N	Glass Works	1848	821951
Z	382m S	Railway Sidings	1985 - 1991	952315
Y	383m SE	Goods Shed	1968	818295
Q	387m S	Railway Building	1923	853861
Q	390m S	Smithy	1915	832674
Z	390m S	Railway Station	1985 - 1994	880012
Z	390m S	Railway Station	1972	909665
Z	390m S	Railway Station	1980	915234
Z	390m S	Railway Station	1956	987387
AG	400m SW	Railway Building	1905 - 1923	946516
Z	401m S	Railway Stations	1934 - 1938	929717
Z	401m S	Railway Stations	1915	964201
AG	403m SW	Railway Building	1934 - 1938	868921
Z	403m SW	Railway Station	1848	871010
Z	404m S	Railway Station	1890 - 1905	870454
Z	404m S	Railway Station	1923	900955
Z	409m S	Railway Station	1981	874741
Z	409m S	Railway Station	1968	1009657
Z	419m S	Railway Building	1923	853862
Z	420m S	Railway Buildings	1923	810565

ID	Location	Land use	Dates present	Group ID
Z	420m S	Railway Building	1956	853858
10	421m SE	Unspecified Commercial/Industrial	1985 - 1991	954327
AJ	422m SE	Unspecified Depot	1985 - 1991	950042
AJ	425m SE	Goods Shed	1934 - 1938	955082
AJ	425m SE	Goods Shed	1915	993539
P	425m N	Unspecified Works	1968	835822
AI	426m SW	Goods Shed	1905	1000082
AI	426m SW	Goods Shed	1923	1005563
Z	427m SW	Railway Building	1905 - 1938	954945
12	427m E	Unspecified Works	1923	835185
AJ	428m SE	Goods Shed	1905	937652
AJ	428m SE	Goods Shed	1923	975788
AI	429m SW	Goods Shed	1934 - 1938	870710
AI	429m SW	Goods Shed	1915	952942
AI	431m SW	Railway Building	1890	855053
P	433m N	Unspecified Works	1968	835821
13	436m S	Railway Building	1923	853860
AL	441m NW	Police Station	1985 - 1994	982704
Z	451m S	Railway Building	1923	853863
AL	457m NW	Police Station	1980	878328
AL	457m NW	Police Station	1972	902865
AJ	459m SE	Unspecified Depot	1968 - 1981	946974
Z	460m S	Railway Building	1956	911642
Y	462m SE	Unspecified Ground Workings	1848	813998
Z	466m S	Railway Building	1968 - 1981	958193
Z	468m S	Railway Building	1915	918194
Z	468m S	Railway Building	1934 - 1938	952943
Z	469m S	Railway Building	1923	994872

ID	Location	Land use	Dates present	Group ID
AJ	475m SE	Railway Building	1915	919932
AJ	475m SE	Railway Building	1934 - 1938	995847
AJ	479m SE	Railway Building	1923	888148
16	480m NE	Sawmills	1923	958168
Z	487m S	Police Station	1848	858796
AN	488m N	Unspecified Works	1991	884198
Z	488m S	Railway Building	1981	996206
17	489m S	Chimney	1985 - 1991	870358
Z	489m S	Railway Station	1923	940071
Z	489m S	Railway Building	1956 - 1968	986051
Z	492m SW	Railway Building	1985 - 1994	941717
Z	492m SW	Railway Building	1980	972489
Z	492m SW	Railway Building	1972	993832
AN	493m N	Unspecified Works	1985	914823
Z	500m S	Railway Building	1915	958527
Z	500m S	Railway Buildings	1923	810564

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**71**

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
B	71m W	Unspecified Tank	1891	123118
B	72m W	Unspecified Tank	1891	123122

ID	Location	Land use	Dates present	Group ID
C	97m S	Unspecified Tank	1891	122962
4	133m W	Unspecified Tank	1954 - 1969	139405
G	152m SW	Unspecified Tank	1889	142008
G	153m SW	Unspecified Tank	1908	122943
I	206m S	Unspecified Tank	1908	122944
I	209m S	Unspecified Tank	1889	122936
O	238m NE	Tanks	1891	111417
M	240m E	Unspecified Tank	1889	123113
O	248m NE	Unspecified Tank	1891	123120
M	254m E	Tanks	1908	111416
O	258m NE	Unspecified Tank	1891	123121
M	260m E	Tanks	1908 - 1932	148419
M	260m E	Unspecified Tank	1908 - 1922	133103
O	263m NE	Unspecified Tank	1891	123119
O	273m NE	Tanks	1891	111418
M	275m E	Unspecified Tank	1908 - 1922	145691
U	275m NW	Unspecified Tank	1954 - 1965	131075
M	276m E	Unspecified Tank	1908 - 1932	138572
M	281m E	Unspecified Tank	1948 - 1969	136465
O	284m NE	Unspecified Tank	1893	123111
H	288m N	Unspecified Tank	1948	141969
N	303m N	Unspecified Tank	1908	123112
O	308m NE	Unspecified Tank	1893	123110
N	309m N	Unspecified Tank	1965	123107
O	325m NE	Unspecified Tank	1893	123109
O	327m NE	Unspecified Tank	1893	123108
Z	359m S	Unspecified Tank	1889	122937
AA	367m E	Unspecified Tank	1908 - 1922	151176

ID	Location	Land use	Dates present	Group ID
AG	374m SW	Unspecified Tank	1948 - 1965	147554
Q	388m S	Unspecified Tank	1948	151421
Q	396m S	Unspecified Tank	1889 - 1891	129375
8	398m W	Unspecified Tank	1891	115118
P	400m N	Unspecified Tank	1893 - 1908	129664
Z	410m S	Unspecified Tank	1950	135548
Z	410m S	Unspecified Tank	1955	128734
Z	410m S	Unspecified Tank	1955	150666
Z	411m S	Unspecified Tank	1948	137909
Z	411m S	Unspecified Tank	1953	147749
9	413m N	Unspecified Tank	1891	114912
P	415m N	Unspecified Tank	1893 - 1908	144112
AF	421m E	Unspecified Tank	1889	122934
K	432m NE	Tanks	1948 - 1951	148263
K	432m NE	Tanks	1948	147556
Z	432m S	Unspecified Tank	1955	137087
Z	433m S	Unspecified Tank	1950	128836
Z	433m S	Unspecified Tank	1953	132929
Z	433m S	Unspecified Tank	1948	145158
P	437m N	Unspecified Tank	1893 - 1908	128312
K	446m NE	Tanks	1948 - 1951	136837
Z	459m SW	Unspecified Tank	1891	122963
Z	459m S	Unspecified Tank	1889 - 1948	147368
Z	465m SW	Unspecified Tank	1891	122972
Z	466m SW	Unspecified Tank	1891	122961
Z	471m SW	Unspecified Tank	1891	122954
Z	471m SW	Unspecified Tank	1891	122967
Z	474m SW	Unspecified Tank	1891	122968

ID	Location	Land use	Dates present	Group ID
Z	474m SW	Unspecified Tank	1891	122966
Z	475m SW	Unspecified Tank	1891	115126
Z	477m SW	Unspecified Tank	1891	122969
Z	477m SW	Unspecified Tank	1891	122970
Z	481m SW	Unspecified Tank	1891	122971
Z	482m SW	Unspecified Tank	1891	122955
Z	482m SW	Unspecified Tank	1891	115125
Z	485m SW	Unspecified Tank	1891	122956
Z	487m SW	Unspecified Tank	1891	122957
Z	490m SW	Unspecified Tank	1891	122958
Z	492m SW	Unspecified Tank	1891	122959
Z	495m SW	Unspecified Tank	1891	122960
Z	498m SW	Unspecified Tank	1891	115117

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	**32**

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
C	61m S	Electricity Substation	1991 - 1997	77503
H	153m N	Electricity Substation	1988 - 1997	88799
G	184m SW	Electricity Substation	1992 - 1997	90688
E	186m E	Electricity Substation	1988 - 1997	88769
H	211m N	Hydraulic Power Station	1908 - 1931	73161

ID	Location	Land use	Dates present	Group ID
H	219m N	Hydraulic Power Station	1955	79538
H	219m N	Hydraulic Power Station	1948	88002
H	219m N	Hydraulic Power Station	1948 - 1951	88307
H	223m N	Corporation Hydraulic Power Station	1948 - 1951	79175
H	272m N	Electricity Substation	1978 - 1983	77905
H	272m N	Electricity Substation	1991 - 1994	92309
H	272m N	Electricity Substation	1988	78183
M	304m E	Electricity Substation	1978 - 1997	70573
M	305m E	Electricity Substation	1948 - 1955	84548
R	308m SE	Electricity Substation	1969 - 1978	79786
R	308m SE	Electricity Substation	1948 - 1955	71822
R	315m SE	Electricity Substation	1981	64716
M	340m E	Electricity Substation	1997	65341
N	350m N	Electricity Substation	1983 - 1994	77389
AE	354m NW	Electricity Substation	1954	65343
AE	361m NW	Electricity Substation	1953 - 1954	90905
AE	362m NW	Electricity Substation	1984 - 1995	84234
Y	419m SE	Electricity Substation	1985 - 1994	74596
AK	426m NW	Electricity Substation	1988 - 1995	76125
AK	438m NW	Electricity Substation	1953 - 1954	70849
AK	438m NW	Electricity Substation	1954	74979
AK	439m NW	Electricity Substation	1984	73045
14	465m NE	Electricity Substation	1969 - 1994	81830
Y	475m SE	Electricity Substation	1985 - 1994	92834
AK	496m NW	Electricity Substation	1995	65346
AK	497m NW	Electricity Substation	1988	65345
Z	500m S	Electricity Substation	1977 - 1994	81460

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	1

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
U	281m NW	Service Garage	1948	1605

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	63

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
B	12m NW	Garage	1991 - 1992	30934
B	25m NW	Garage	1948	27533
B	28m NW	Garage	1997	27354
D	97m NW	Garage	1996	29201
D	98m NW	Garage	1990	29828
2	116m SE	Garage	1948	22284
3	128m E	Garage	1948	22283
D	141m NW	Garage	1971	27951
5	163m NW	Garage	1948	28993
J	216m W	Garage	1954 - 1969	23299

ID	Location	Land use	Dates present	Group ID
J	224m W	Garage	1971	25790
J	224m W	Garage	1971	26513
J	224m W	Garage	1954	25167
N	227m N	Garage	1951	22282
O	228m NE	Corporation Cleansing Department Garage	1955	28045
O	228m NE	Corporation Cleansing Department Garage	1948	30688
O	228m NE	Corporation Cleansing Department Garage	1948	26090
O	228m NE	Garage	1965 - 1969	26622
U	248m NW	Garage	1965	27894
U	255m NW	Garage	1971 - 1990	26160
U	256m NW	Garage	1971	30586
H	270m N	Garage	1951	22279
U	274m NW	Garage	1971	25929
U	274m NW	Garage	1954	28029
U	274m NW	Garage	1954	26837
U	275m NW	Garage	1990	22883
U	281m NW	Service Garage	1948	22113
U	286m NW	Garage	1971	29460
M	301m SE	Co-operation Garage and Workshops	1948	22816
AB	303m SW	Garage	1971	28274
AB	304m SW	Garage	1971	25418
T	314m NE	Garage	1951	22281
AB	314m SW	Garage	1954 - 1969	27500
6	335m NW	Garage	1971	26421
M	337m E	Garage and Workshops	1951	22821
T	339m NE	Garage	1965	24113
M	341m E	Co-op Garage and Workshops	1948	22838
T	350m NE	Garage	1963	25704

ID	Location	Land use	Dates present	Group ID
P	365m N	Garage	1969	24284
P	368m N	Garage	1965	29048
P	368m N	Garage	1963	25914
AF	374m SE	Garage	1989 - 1990	25061
AF	375m SE	Garage	1994 - 1997	23203
AH	403m SE	Garage	1996	23646
AH	403m SE	Garage	1994	30930
AF	414m E	Garage	1991	26236
11	421m NW	Garage	1988 - 1995	24840
AI	422m W	Garage	1971	27265
AI	423m SW	Garage	1971	27721
AI	424m W	Garage	1990	25749
AK	438m NW	Garage	1965 - 1969	27095
AM	448m N	Garages	1948 - 1951	26156
AK	452m NW	Garage	1953 - 1954	24261
AK	452m NW	Garage	1988	28800
AK	452m NW	Garage	1995	26641
AK	453m NW	Garage	1963	28014
AK	456m NW	Garage	1988	23707
AK	456m NW	Garage	1953 - 1963	29011
AK	456m NW	Garage	1995	30670
AK	457m NW	Garage	1965 - 1984	28047
AK	457m NW	Garage	1954	29188
15	474m N	Garage	1948 - 1951	26164
AM	482m N	Garages	1948 - 1951	27661

This data is sourced from Ordnance Survey / Groundsure.

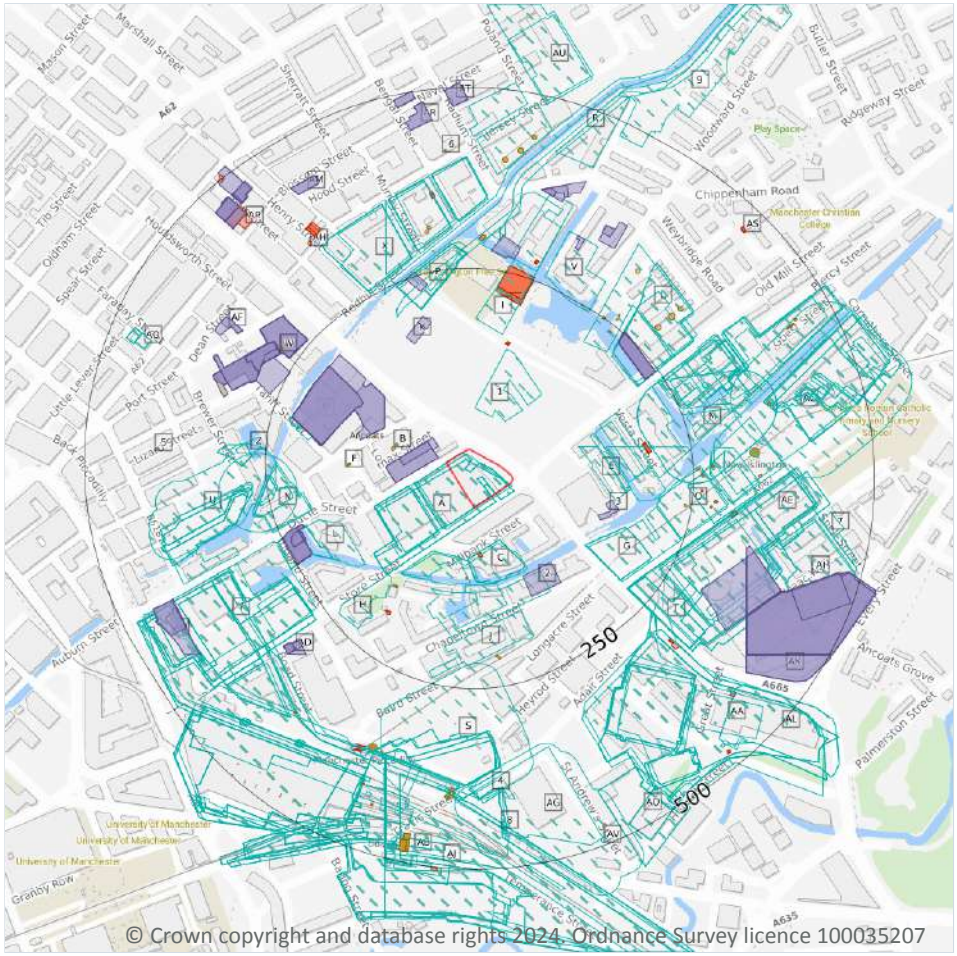
1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped



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Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical petrol stations

Historical garages

2.1 Historical industrial land uses

Records within 500m	282

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 32 >**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Clothing Foundry**	**1905**	**848663**
A	**On site**	**Unspecified Warehouse**	**1938**	**865630**
A	**On site**	**Unspecified Warehouse**	**1934**	**865630**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Unspecified Warehouse**	**1915**	**990840**
A	**On site**	**Unspecified Disused Foundry**	**1890**	**817172**
A	**On site**	**Unspecified Warehouse**	**1923**	**982458**
A	47m SW	Unspecified Factory	1968	857181
1	54m N	Unspecified Mill	1968	826244
C	56m S	Unspecified Wharves	1938	986826
C	56m S	Unspecified Wharves	1934	986826
C	56m S	Unspecified Wharves	1915	987136
A	58m W	Clothing Factory	1923	967492
C	59m S	Unspecified Wharves	1923	872666
A	61m SW	Clothing Factory	1938	900700
A	61m SW	Clothing Factory	1934	900700
A	61m SW	Clothing Factory	1915	955502
C	71m S	Unspecified Works	1915	835806
C	73m S	Unspecified Workshop	1923	839568
E	101m E	Unspecified Wharf	1915	880085
C	107m S	Unspecified Works	1968	877513
C	117m S	Unspecified Works	1923	925927
E	122m E	Unspecified Wharf	1923	989472
E	129m E	Unspecified Works	1923	867940
G	134m SE	Corporation Yard	1938	873940
G	134m SE	Corporation Yard	1934	873940
G	134m SE	Corporation Yard	1915	886109
E	137m E	Unspecified Works	1915	933042
G	139m SE	Corporation Yard	1923	1007635
E	140m NE	Unspecified Works	1968	914198
H	150m SW	Unspecified Ground Workings	1848	813997
D	154m NW	Sawmills	1923	841266

ID	Location	Land Use	Date	Group ID
J	156m S	Unspecified Works	1968	835809
I	165m N	Unspecified Mill	1968	826243
L	167m W	Unspecified Wharf	1923	984311
D	178m NW	Sawmill	1921	886642
D	178m NW	Sawmill	1938	997195
D	178m NW	Sawmill	1933	997195
M	189m E	Unspecified Wharf	1921	956415
M	189m E	Unspecified Wharf	1906	934177
N	196m W	Unspecified Mills	1915	1009839
N	198m W	Unspecified Mills	1923	1009839
O	202m E	Unspecified Works	1915	989078
O	202m E	Unspecified Works	1923	989078
L	203m SW	Unspecified Wharf	1938	938829
L	203m SW	Unspecified Wharf	1934	938829
L	203m SW	Unspecified Wharf	1915	1003093
P	204m N	Sawmill	1923	867433
P	205m N	Sawmill	1921	942966
P	205m N	Sawmill	1938	937957
P	205m N	Sawmill	1933	937957
Q	207m NE	Glass Works	1923	882780
R	208m NW	Disused Canal	1991	912527
N	209m W	Unspecified Wharf	1923	880327
Q	212m NE	Bedstead and Safe Works	1923	965805
Q	215m NE	Unspecified Commercial/Industrial	1933	822576
S	215m S	Unspecified Depot	1991	957630
Q	215m NE	Bedstead and Safe Works	1921	965805
I	215m N	Unspecified Works	1968	835808
N	217m W	Unspecified Wharf	1938	865478

ID	Location	Land Use	Date	Group ID
N	217m W	Unspecified Wharf	1934	865478
O	217m SE	Vulcan Works	1938	875907
O	217m SE	Vulcan Works	1934	875907
O	217m SE	Vulcan Works	1915	861309
T	217m SE	Grain Store	1915	924389
O	218m SE	Unspecified Commercial/Industrial	1956	822577
T	219m SE	Grain Store	1905	861974
T	219m SE	Grain Store	1923	936599
T	220m SE	Unspecified Warehouse	1968	887297
P	224m N	Unspecified Mill	1968	826242
M	224m E	Hospital	1956	875684
U	235m W	Unspecified Wharf	1956	911131
O	235m SE	Vulcan Works	1905	951970
N	236m W	Unspecified Wharf	1915	886637
O	237m SE	Vulcan Works	1923	923108
Q	239m NE	Unspecified Works	1968	835810
M	240m NE	Unspecified Works	1968	835812
O	242m E	Unspecified Depot	1985	901820
O	242m E	Unspecified Depot	1991	901820
R	243m NW	Disused Canal	1985	2405895
M	244m NE	Hospital	1981	929059
V	245m NE	Unspecified Works	1968	835811
O	246m SE	Unspecified Mills	1890	821886
M	248m NE	Hospital	1923	976746
O	248m E	Unspecified Warehouse	1968	979440
M	252m E	Unspecified Wharf	1923	862355
O	253m SE	Unspecified Warehouse	1985	862246
O	253m SE	Unspecified Warehouse	1991	862246

ID	Location	Land Use	Date	Group ID
X	254m NW	Unspecified Mills	1923	976462
M	255m NE	Hospital	1985	914144
M	255m NE	Hospital	1991	914144
Y	256m W	Unspecified Commercial/Industrial	1956	822578
Z	258m W	Unspecified Wharf	1923	994604
X	258m NW	Unspecified Mills	1921	924519
X	258m NW	Unspecified Mills	1938	976321
X	258m NW	Unspecified Mills	1933	976321
AA	262m SE	Railway Sidings	1968	941272
I	263m N	Coal Wharf	1848	806625
AA	264m SE	Railway Sidings	1938	897593
AA	264m SE	Railway Sidings	1934	879605
AA	264m SE	Railway Sidings	1915	915713
AA	264m SE	Railway Sidings	1905	982495
AA	264m SE	Railway Sidings	1923	979823
P	267m NW	Unspecified Works	1968	835807
Y	267m SW	Goods Station	1938	971315
Y	267m SW	Goods Station	1934	971315
Y	267m SW	Goods Station	1915	971315
AB	267m SW	Railway Sidings	1938	949229
AB	267m SW	Railway Sidings	1934	949229
AB	267m SW	Railway Sidings	1915	915846
Y	268m SW	Goods Station	1905	971315
Y	268m SW	Goods Station	1890	971315
Y	268m SW	Goods Station	1923	971315
AB	269m SW	Railway Sidings	1923	905187
U	269m W	Unspecified Wharf	1915	898283
Z	269m W	Unspecified Wharf	1938	913142

ID	Location	Land Use	Date	Group ID
Z	269m W	Unspecified Wharf	1934	972541
Z	269m W	Unspecified Wharf	1915	912805
U	270m W	Unspecified Wharf	1934	878421
U	270m W	Unspecified Wharf	1905	889162
U	270m W	Unspecified Wharf	1890	889162
U	270m W	Unspecified Wharf	1923	966170
AB	272m SW	Railway Sidings	1956	876887
O	273m E	Unspecified Mill	1915	987895
O	273m E	Unspecified Mill	1923	990625
O	275m E	Unspecified Tank	1915	867466
O	275m E	Unspecified Tank	1923	961860
U	276m W	Unspecified Warehouse	1923	848351
U	278m W	Unspecified Warehouses	1938	946791
U	278m W	Unspecified Warehouses	1934	946791
U	278m W	Unspecified Warehouses	1915	905537
P	278m N	Unspecified Mill	1923	917793
AC	279m E	Unspecified Mill	1981	971783
Q	280m NE	Glass Works	1921	882780
M	280m NE	Hospital	1921	981260
P	283m N	Unspecified Mill	1921	951348
P	283m N	Unspecified Mill	1938	953962
P	283m N	Unspecified Mill	1933	953962
AA	285m SE	Railway Sidings	1956	941272
AA	285m SE	Goods Station	1956	942078
M	287m NE	Hospital	1968	875684
M	288m E	Machine Works	1923	989695
M	291m E	Unspecified Tank	1923	851190
T	295m SE	Railway Building	1938	853833

ID	Location	Land Use	Date	Group ID
AA	295m SE	Railway Sidings	1890	955899
AA	297m SE	Goods Station	1938	970605
AA	297m SE	Goods Station	1934	970605
AA	297m SE	Goods Station	1915	938933
AA	298m SE	Goods Station	1968	966704
AA	299m SE	Goods Station	1905	938425
AA	299m SE	Goods Station	1923	921381
AA	308m SE	Goods Station	1890	1004824
M	308m NE	Hospital	1891	948972
M	309m E	Machine Works	1921	989695
S	309m S	Goods Yard	1923	871482
S	310m S	Goods Yard	1938	867273
S	310m S	Goods Yard	1934	867273
P	314m N	Unspecified Mills	1923	998815
S	315m S	Goods Yard	1915	871482
P	316m N	Unspecified Mills	1921	886371
P	316m N	Unspecified Mills	1938	936942
P	316m N	Unspecified Mills	1933	936942
AC	318m E	Unspecified Mills	1938	967036
AE	322m E	Unspecified Works	1968	962739
AB	322m S	Railway Sidings	1905	987455
AB	322m S	Railway Sidings	1890	987455
AE	337m E	Unspecified Works	1985	907899
AE	337m E	Unspecified Works	1991	907899
AG	340m S	Unspecified Depot	1985	897429
M	340m E	Unspecified Commercial/Industrial	1933	822199
AG	346m S	Goods Yard	1968	858970
AB	357m SW	Grain Store	1923	1004630

ID	Location	Land Use	Date	Group ID
AI	360m E	Unspecified Workhouse	1915	973325
AB	362m S	Railway Sidings	1848	957691
AB	362m SW	Railway Building	1938	854283
AB	362m SW	Grain Store	1915	1004630
AC	362m E	Unspecified Mills	1956	871130
AC	362m E	Unspecified Mills	1968	871130
AI	364m E	Unspecified Workhouse	1923	973325
AC	366m E	Unspecified Mills	1923	954241
AB	367m S	Railway Sidings	1972	909043
AB	367m S	Railway Sidings	1988	1003768
AB	367m S	Railway Sidings	1980	1003768
AB	367m S	Railway Sidings	1985	1003768
AB	367m S	Railway Sidings	1994	859283
AJ	367m S	Railway Sidings	1956	876887
AJ	367m S	Railway Sidings	1968	876360
AC	368m E	Unspecified Mills	1921	948605
AC	368m E	Unspecified Mills	1933	900911
AC	369m E	Industrial Estate	1985	988277
AC	369m E	Industrial Estate	1991	988277
4	375m S	Smithy	1923	832675
R	381m N	Glass Works	1848	821951
AJ	382m S	Railway Sidings	1981	1003768
AJ	382m S	Railway Sidings	1985	952315
AJ	382m S	Railway Sidings	1991	952315
AA	383m SE	Goods Shed	1968	818295
S	387m S	Railway Building	1923	853861
S	390m S	Smithy	1915	832674
AB	390m S	Railway Station	1972	909665

ID	Location	Land Use	Date	Group ID
AB	390m S	Railway Station	1956	987387
AB	390m S	Railway Station	1988	880012
AB	390m S	Railway Station	1980	915234
AB	390m S	Railway Station	1985	880012
AB	390m S	Railway Station	1994	880012
AB	400m SW	Railway Building	1915	946516
AB	400m SW	Railway Building	1905	946516
AB	400m SW	Railway Building	1923	946516
AB	401m S	Railway Stations	1938	929717
AB	401m S	Railway Stations	1934	929717
AB	401m S	Railway Stations	1915	964201
AB	403m SW	Railway Building	1938	868921
AB	403m SW	Railway Building	1934	868921
AB	403m SW	Railway Station	1848	871010
AB	404m S	Railway Station	1905	870454
AB	404m S	Railway Station	1890	870454
AB	404m S	Railway Station	1923	900955
AB	409m S	Railway Station	1981	874741
AB	409m S	Railway Station	1968	1009657
AB	419m S	Railway Building	1923	853862
AB	420m S	Railway Buildings	1923	810565
AB	420m S	Railway Building	1956	853858
AL	421m SE	Unspecified Commercial/Industrial	1985	954327
AL	421m SE	Unspecified Commercial/Industrial	1991	954327
AO	422m SE	Unspecified Depot	1985	950042
AO	422m SE	Unspecified Depot	1991	950042
AO	425m SE	Goods Shed	1938	955082
AO	425m SE	Goods Shed	1934	955082

ID	Location	Land Use	Date	Group ID
AO	425m SE	Goods Shed	1915	993539
R	425m N	Unspecified Works	1968	835822
AN	426m SW	Goods Shed	1905	1000082
AN	426m SW	Goods Shed	1923	1005563
AB	427m SW	Railway Building	1915	954945
AB	427m SW	Railway Building	1905	954945
AB	427m SW	Railway Building	1923	954945
7	427m E	Unspecified Works	1923	835185
AO	428m SE	Goods Shed	1905	937652
AO	428m SE	Goods Shed	1923	975788
AN	429m SW	Goods Shed	1938	870710
AN	429m SW	Goods Shed	1934	870710
AN	429m SW	Goods Shed	1915	952942
AB	431m SW	Railway Building	1938	954945
AB	431m SW	Railway Building	1934	954945
AN	431m SW	Railway Building	1890	855053
R	433m N	Unspecified Works	1968	835821
8	436m S	Railway Building	1923	853860
AQ	441m NW	Police Station	1988	982704
AQ	441m NW	Police Station	1994	982704
AB	451m S	Railway Building	1923	853863
AQ	457m NW	Police Station	1972	902865
AQ	457m NW	Police Station	1980	878328
AQ	457m NW	Police Station	1985	982704
AO	459m SE	Unspecified Depot	1981	946974
AO	459m SE	Unspecified Depot	1968	946974
AB	460m S	Railway Building	1956	911642
AA	462m SE	Unspecified Ground Workings	1848	813998

ID	Location	Land Use	Date	Group ID
AB	466m S	Railway Building	1981	958193
AB	466m S	Railway Building	1968	958193
AB	468m S	Railway Building	1938	952943
AB	468m S	Railway Building	1934	952943
AB	468m S	Railway Building	1915	918194
AB	469m S	Railway Building	1923	994872
AO	475m SE	Railway Building	1938	995847
AO	475m SE	Railway Building	1934	995847
AO	475m SE	Railway Building	1915	919932
AO	479m SE	Railway Building	1923	888148
9	480m NE	Sawmills	1923	958168
AB	487m S	Police Station	1848	858796
AU	488m N	Unspecified Works	1991	884198
AB	488m S	Railway Building	1981	996206
AB	489m S	Railway Station	1923	940071
AV	489m S	Chimney	1985	870358
AV	489m S	Chimney	1991	870358
AB	489m S	Railway Building	1956	986051
AB	490m S	Railway Building	1968	986051
AB	492m SW	Railway Building	1972	993832
AB	492m SW	Railway Building	1988	941717
AB	492m SW	Railway Building	1980	972489
AB	492m SW	Railway Building	1985	941717
AB	492m SW	Railway Building	1994	941717
AU	493m N	Unspecified Works	1985	914823
AB	500m S	Railway Building	1915	958527
AJ	500m S	Railway Buildings	1923	810564

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**115**

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

Features are displayed on the Past land use - un-grouped map on **page 32 >**

ID	Location	Land Use	Date	Group ID
B	71m W	Unspecified Tank	1891	123118
B	72m W	Unspecified Tank	1891	123122
C	97m S	Unspecified Tank	1891	122962
F	133m W	Unspecified Tank	1954	139405
F	133m W	Unspecified Tank	1965	139405
F	133m W	Unspecified Tank	1969	139405
F	133m W	Unspecified Tank	1954	139405
F	133m W	Unspecified Tank	1954	139405
F	133m W	Unspecified Tank	1954	139405
H	152m SW	Unspecified Tank	1889	142008
H	152m SW	Unspecified Tank	1889	142008
H	153m SW	Unspecified Tank	1908	122943
J	206m S	Unspecified Tank	1908	122944
J	209m S	Unspecified Tank	1889	122936
Q	238m NE	Tanks	1891	111417
O	240m E	Unspecified Tank	1889	123113
Q	248m NE	Unspecified Tank	1891	123120
O	254m E	Tanks	1908	111416
Q	258m NE	Unspecified Tank	1891	123121
O	260m E	Tanks	1908	148419
O	260m E	Tanks	1922	148419
O	260m E	Tanks	1932	148419
O	260m E	Unspecified Tank	1908	133103

ID	Location	Land Use	Date	Group ID
O	260m E	Unspecified Tank	1922	133103
Q	263m NE	Unspecified Tank	1891	123119
Q	273m NE	Tanks	1891	111418
O	275m E	Unspecified Tank	1908	145691
O	275m E	Unspecified Tank	1922	145691
W	275m NW	Unspecified Tank	1954	131075
W	275m NW	Unspecified Tank	1954	131075
W	275m NW	Unspecified Tank	1965	131075
W	275m NW	Unspecified Tank	1954	131075
O	276m E	Unspecified Tank	1908	138572
O	276m E	Unspecified Tank	1922	138572
O	276m E	Unspecified Tank	1932	138572
O	281m E	Unspecified Tank	1955	136465
O	281m E	Unspecified Tank	1948	136465
O	281m E	Unspecified Tank	1965	136465
O	281m E	Unspecified Tank	1969	136465
O	281m E	Unspecified Tank	1951	136465
O	281m E	Unspecified Tank	1948	136465
O	281m E	Unspecified Tank	1969	136465
Q	284m NE	Unspecified Tank	1893	123111
I	288m N	Unspecified Tank	1948	141969
I	288m N	Unspecified Tank	1948	141969
P	303m N	Unspecified Tank	1908	123112
Q	308m NE	Unspecified Tank	1893	123110
P	309m N	Unspecified Tank	1965	123107
Q	325m NE	Unspecified Tank	1893	123109
Q	327m NE	Unspecified Tank	1893	123108
AB	359m S	Unspecified Tank	1889	122937

ID	Location	Land Use	Date	Group ID
AC	367m E	Unspecified Tank	1908	151176
AC	367m E	Unspecified Tank	1922	151176
AB	374m SW	Unspecified Tank	1955	147554
AB	374m SW	Unspecified Tank	1950	147554
AB	375m SW	Unspecified Tank	1964	147554
AB	375m SW	Unspecified Tank	1953	147554
AB	375m SW	Unspecified Tank	1948	147554
AB	375m SW	Unspecified Tank	1965	147554
AB	375m SW	Unspecified Tank	1965	147554
S	388m S	Unspecified Tank	1948	151421
S	388m S	Unspecified Tank	1948	151421
S	396m S	Unspecified Tank	1891	129375
5	398m W	Unspecified Tank	1891	115118
S	398m S	Unspecified Tank	1889	129375
R	400m N	Unspecified Tank	1893	129664
R	400m N	Unspecified Tank	1908	129664
AB	410m S	Unspecified Tank	1950	135548
AB	410m S	Unspecified Tank	1955	128734
AB	410m S	Unspecified Tank	1955	150666
AB	411m S	Unspecified Tank	1953	147749
AB	411m S	Unspecified Tank	1948	137909
6	413m N	Unspecified Tank	1891	114912
R	415m N	Unspecified Tank	1893	144112
R	415m N	Unspecified Tank	1908	144112
AI	421m E	Unspecified Tank	1889	122934
M	432m NE	Tanks	1951	148263
M	432m NE	Tanks	1951	148263
M	432m NE	Tanks	1948	148263

ID	Location	Land Use	Date	Group ID
M	432m NE	Tanks	1948	147556
AB	432m S	Unspecified Tank	1955	137087
AB	433m S	Unspecified Tank	1950	128836
AB	433m S	Unspecified Tank	1953	132929
AB	433m S	Unspecified Tank	1948	145158
R	437m N	Unspecified Tank	1893	128312
R	437m N	Unspecified Tank	1908	128312
M	446m NE	Tanks	1951	136837
M	446m NE	Tanks	1948	136837
AB	459m SW	Unspecified Tank	1891	122963
AB	459m S	Unspecified Tank	1948	147368
AB	460m S	Unspecified Tank	1948	147368
AB	465m SW	Unspecified Tank	1891	122972
AB	466m SW	Unspecified Tank	1891	122961
AB	468m S	Unspecified Tank	1891	147368
AB	468m S	Unspecified Tank	1889	147368
AB	468m S	Unspecified Tank	1889	147368
AB	469m S	Unspecified Tank	1908	147368
AB	469m S	Unspecified Tank	1922	147368
AB	469m S	Unspecified Tank	1932	147368
AB	471m SW	Unspecified Tank	1891	122954
AB	471m SW	Unspecified Tank	1891	122967
AB	474m SW	Unspecified Tank	1891	122968
AB	474m SW	Unspecified Tank	1891	122966
AB	475m SW	Unspecified Tank	1891	115126
AB	477m SW	Unspecified Tank	1891	122969
AB	477m SW	Unspecified Tank	1891	122970
AB	481m SW	Unspecified Tank	1891	122971

ID	Location	Land Use	Date	Group ID
AB	482m SW	Unspecified Tank	1891	122955
AB	482m SW	Unspecified Tank	1891	115125
AB	485m SW	Unspecified Tank	1891	122956
AB	487m SW	Unspecified Tank	1891	122957
AB	490m SW	Unspecified Tank	1891	122958
AB	492m SW	Unspecified Tank	1891	122959
AB	495m SW	Unspecified Tank	1891	122960
AB	498m SW	Unspecified Tank	1891	115117

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**81**

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

Features are displayed on the Past land use - un-grouped map on **page 32 >**

ID	Location	Land Use	Date	Group ID
C	61m S	Electricity Substation	1997	77503
C	62m S	Electricity Substation	1991	77503
C	62m S	Electricity Substation	1992	77503
I	153m N	Electricity Substation	1988	88799
I	153m N	Electricity Substation	1991	88799
I	153m N	Electricity Substation	1992	88799
I	153m N	Electricity Substation	1989	88799
I	154m N	Electricity Substation	1997	88799
H	184m SW	Electricity Substation	1992	90688
H	184m SW	Electricity Substation	1997	90688
E	186m E	Electricity Substation	1988	88769
E	186m E	Electricity Substation	1991	88769

ID	Location	Land Use	Date	Group ID
E	186m E	Electricity Substation	1992	88769
E	186m E	Electricity Substation	1997	88769
E	187m E	Electricity Substation	1989	88769
I	211m N	Hydraulic Power Station	1908	73161
I	211m N	Hydraulic Power Station	1922	73161
I	211m N	Hydraulic Power Station	1931	73161
I	219m N	Hydraulic Power Station	1955	79538
I	219m N	Hydraulic Power Station	1948	88002
I	219m N	Hydraulic Power Station	1951	88307
I	219m N	Hydraulic Power Station	1948	88307
I	223m N	Corporation Hydraulic Power Station	1948	79175
I	223m N	Corporation Hydraulic Power Station	1951	79175
I	272m N	Electricity Substation	1978	77905
I	272m N	Electricity Substation	1983	77905
I	272m N	Electricity Substation	1991	92309
I	272m N	Electricity Substation	1988	78183
I	272m N	Electricity Substation	1994	92309
O	304m E	Electricity Substation	1978	70573
O	304m E	Electricity Substation	1988	70573
O	304m E	Electricity Substation	1991	70573
O	304m E	Electricity Substation	1992	70573
O	305m E	Electricity Substation	1997	70573
O	305m E	Electricity Substation	1951	84548
O	305m E	Electricity Substation	1948	84548
O	305m E	Electricity Substation	1955	84548
O	305m E	Electricity Substation	1989	70573
O	305m E	Electricity Substation	1981	70573
O	305m E	Electricity Substation	1948	84548

ID	Location	Land Use	Date	Group ID
T	308m SE	Electricity Substation	1978	79786
T	308m SE	Electricity Substation	1969	79786
T	308m SE	Electricity Substation	1951	71822
T	308m SE	Electricity Substation	1948	71822
T	308m SE	Electricity Substation	1969	79786
T	309m SE	Electricity Substation	1955	71822
T	309m SE	Electricity Substation	1948	71822
T	315m SE	Electricity Substation	1981	64716
O	340m E	Electricity Substation	1997	65341
P	350m N	Electricity Substation	1994	77389
P	351m N	Electricity Substation	1988	77389
P	352m N	Electricity Substation	1983	77389
P	352m N	Electricity Substation	1991	77389
AH	354m NW	Electricity Substation	1954	65343
AH	361m NW	Electricity Substation	1953	90905
AH	362m NW	Electricity Substation	1988	84234
AH	362m NW	Electricity Substation	1954	90905
AH	362m NW	Electricity Substation	1995	84234
AH	363m NW	Electricity Substation	1984	84234
AA	419m SE	Electricity Substation	1985	74596
AA	419m SE	Electricity Substation	1991	74596
AA	419m SE	Electricity Substation	1994	74596
AP	426m NW	Electricity Substation	1995	76125
AP	438m NW	Electricity Substation	1953	70849
AP	438m NW	Electricity Substation	1988	76125
AP	438m NW	Electricity Substation	1954	70849
AP	438m NW	Electricity Substation	1954	74979
AP	439m NW	Electricity Substation	1984	73045

ID	Location	Land Use	Date	Group ID
AS	465m NE	Electricity Substation	1988	81830
AS	465m NE	Electricity Substation	1978	81830
AS	465m NE	Electricity Substation	1983	81830
AS	465m NE	Electricity Substation	1991	81830
AS	465m NE	Electricity Substation	1969	81830
AS	465m NE	Electricity Substation	1994	81830
AA	475m SE	Electricity Substation	1994	92834
AA	476m SE	Electricity Substation	1985	92834
AA	476m SE	Electricity Substation	1991	92834
AP	496m NW	Electricity Substation	1995	65346
AP	497m NW	Electricity Substation	1988	65345
AB	500m S	Electricity Substation	1985	81460
AB	500m S	Electricity Substation	1991	81460

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	**1**

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

Features are displayed on the Past land use - un-grouped map on **page 32 >**

ID	Location	Land Use	Date	Group ID
W	281m NW	Service Garage	1948	1605

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	91

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

Features are displayed on the Past land use - un-grouped map on **page 32 >**

ID	Location	Land Use	Date	Group ID
B	12m NW	Garage	1991	30934
B	12m NW	Garage	1992	30934
B	25m NW	Garage	1948	27533
B	28m NW	Garage	1997	27354
D	97m NW	Garage	1996	29201
D	98m NW	Garage	1990	29828
2	116m SE	Garage	1948	22284
3	128m E	Garage	1948	22283
D	141m NW	Garage	1971	27951
D	141m NW	Garage	1971	27951
K	163m NW	Garage	1948	28993
K	176m N	Garage	1948	28993
L	216m W	Garage	1954	23299
L	216m W	Garage	1954	23299
L	216m W	Garage	1954	23299
L	216m W	Garage	1965	23299
L	216m W	Garage	1969	23299
L	224m W	Garage	1971	25790
L	224m W	Garage	1971	26513
L	224m W	Garage	1954	25167
P	227m N	Garage	1951	22282
Q	228m NE	Corporation Cleansing Department Garage	1955	28045
Q	228m NE	Corporation Cleansing Department Garage	1948	30688

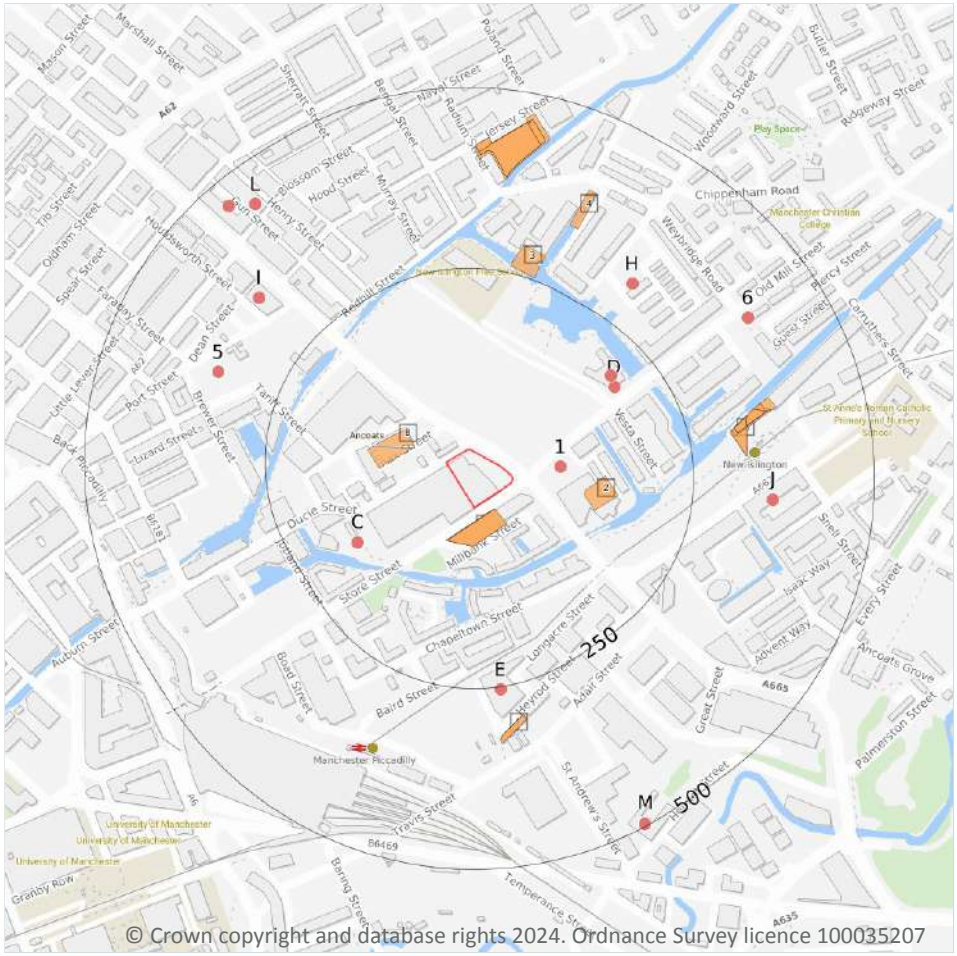
ID	Location	Land Use	Date	Group ID
Q	228m NE	Garage	1965	26622
Q	228m NE	Garage	1969	26622
Q	228m NE	Corporation Cleansing Department Garage	1948	26090
W	248m NW	Garage	1965	27894
W	255m NW	Garage	1971	26160
W	256m NW	Garage	1990	26160
W	256m NW	Garage	1971	30586
I	270m N	Garage	1951	22279
W	274m NW	Garage	1971	25929
W	274m NW	Garage	1954	28029
W	274m NW	Garage	1954	26837
W	275m NW	Garage	1971	25929
W	275m NW	Garage	1990	22883
W	281m NW	Service Garage	1948	22113
W	286m NW	Garage	1971	29460
W	286m NW	Garage	1971	29460
O	301m SE	Co-operation Garage and Workshops	1948	22816
AD	303m SW	Garage	1971	28274
AD	304m SW	Garage	1971	25418
V	314m NE	Garage	1951	22281
AD	314m SW	Garage	1954	27500
AD	314m SW	Garage	1954	27500
AD	314m SW	Garage	1954	27500
AD	314m SW	Garage	1965	27500
AD	314m SW	Garage	1969	27500
AD	314m SW	Garage	1954	27500
AF	335m NW	Garage	1971	26421
AF	335m NW	Garage	1971	26421

ID	Location	Land Use	Date	Group ID
O	337m E	Garage and Workshops	1951	22821
V	339m NE	Garage	1965	24113
O	341m E	Co-op Garage and Workshops	1948	22838
V	350m NE	Garage	1963	25704
R	365m N	Garage	1969	24284
R	368m N	Garage	1965	29048
R	368m N	Garage	1963	25914
AI	374m SE	Garage	1990	25061
AI	374m SE	Garage	1989	25061
AI	375m SE	Garage	1997	23203
AI	375m SE	Garage	1994	23203
AK	403m SE	Garage	1994	30930
AK	403m SE	Garage	1996	23646
AI	414m E	Garage	1991	26236
AM	421m NW	Garage	1995	24840
AM	422m NW	Garage	1988	24840
AN	422m W	Garage	1971	27265
AN	423m SW	Garage	1971	27721
AN	424m W	Garage	1990	25749
AP	438m NW	Garage	1965	27095
AP	438m NW	Garage	1969	27095
AR	448m N	Garages	1948	26156
AR	448m N	Garages	1951	26156
AP	452m NW	Garage	1953	24261
AP	452m NW	Garage	1988	28800
AP	452m NW	Garage	1995	26641
AP	453m NW	Garage	1963	28014
AP	453m NW	Garage	1954	24261

ID	Location	Land Use	Date	Group ID
AP	456m NW	Garage	1988	23707
AP	456m NW	Garage	1963	29011
AP	456m NW	Garage	1953	29011
AP	456m NW	Garage	1995	30670
AP	457m NW	Garage	1954	29188
AP	457m NW	Garage	1965	28047
AP	457m NW	Garage	1969	28047
AP	457m NW	Garage	1984	28047
AT	474m N	Garage	1948	26164
AT	474m N	Garage	1951	26164
AR	482m N	Garages	1948	27661
AR	482m N	Garages	1951	27661

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	23

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

Features are displayed on the Waste and landfill map on **page 55 >**

ID	Location	Address	Further Details	Date
A	16m S	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1978
A	16m S	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1981
A	16m S	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1955

ID	Location	Address	Further Details	Date
A	17m S	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1969
B	50m NW	Site Address: N/A	Type of Site: Waste Paper Mills Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1931
B	50m NW	Site Address: N/A	Type of Site: Waste Paper Mills Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1932
2	100m E	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1981
3	254m N	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1969
F	294m S	Site Address: N/A	Type of Site: Scrap Metal Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1948
F	294m S	Site Address: N/A	Type of Site: Scrap Metal Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1948
G	307m E	Site Address: N/A	Type of Site: Waste Paper Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1955
G	307m E	Site Address: N/A	Type of Site: Waste Paper Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1948

ID	Location	Address	Further Details	Date
G	310m E	Site Address: N/A	Type of Site: Waste Paper Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1931
G	314m E	Site Address: N/A	Type of Site: Waste Paper Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1951
G	314m E	Site Address: N/A	Type of Site: Waste Paper Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1948
G	331m E	Site Address: N/A	Type of Site: Waste Paper Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1951
G	331m E	Site Address: N/A	Type of Site: Waste Paper Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1948
4	339m N	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1969
K	376m N	Site Address: N/A	Type of Site: Waste Paper Factory Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1931
K	380m N	Site Address: N/A	Type of Site: Waste Paper Factory Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1951
K	380m N	Site Address: N/A	Type of Site: Waste Paper Factory Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1948

ID	Location	Address	Further Details	Date
K	380m N	Site Address: N/A	Type of Site: Waste Paper Factory Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1948
K	380m N	Site Address: N/A	Type of Site: Waste Paper Factory Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1951

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

3.6 Licensed waste sites

Records within 500m	**0**

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

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

3.7 Waste exemptions

Records within 500m	**43**

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

Features are displayed on the Waste and landfill map on **page 55 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	67m E	-	WEX284226	Using waste exemption	Not on a farm	Use of waste in construction
C	163m SW	Hale Motorway Maintenance Compound, Wilmslow Road Roundabout, Hale, Altrincham, Wa15 8xl	WEX303269	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	163m SW	Hale Motorway Maintenance Compound, Wilmslow Road Roundabout, Hale, Altrincham, Wa15 8xl	WEX303269	Storing waste exemption	Not on a farm	Storage of waste in secure containers

ID	Location	Site	Reference	Category	Sub-Category	Description
C	163m SW	M56 Junction 6, Wilmslow Road, Ringway, Altrincham, Wa15 8xl	WEX302364	Treating waste exemption	Not on a farm	Treatment of waste aerosol cans
D	186m NE	-	WEX398622	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
D	193m NE	Old Mill Street, Manchester, M4 6ee	WEX362565	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
D	193m NE	Old Mill Street, Manchester, M4 6ee	WEX234237	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
E	255m S	1, Portugal Street East, Manchester, M1 2wx	WEX337872	Using waste exemption	Not on a farm	Use of waste in construction
E	255m S	Rg Group Project Offices, Portugal Street East, Manchester, M1 2wx	WEX326647	Using waste exemption	Not on a farm	Use of waste in construction
H	310m NE	-	WEX243781	Using waste exemption	Not on a farm	Use of waste in construction
H	310m NE	-	WEX243781	Treating waste exemption	Not on a farm	Screening and blending of waste
5	339m W	-	WEX398142	Using waste exemption	Not on a farm	Use of waste in construction
I	345m NW	-	WEX007769	Using waste exemption	Not on a farm	Use of waste in construction
I	345m NW	-	WEX007769	Treating waste exemption	Not on a farm	Screening and blending of waste
J	361m E	Vulcan Mill Phase 2 - New Build Construction By Russells, Malta Street, Manchester, M4 7an	WEX118448	Using waste exemption	Not on a farm	Use of waste in construction
J	361m E	Vulcan Mill Phase 2 - New Build Construction By Russells, Malta Street, Manchester, M4 7an	WEX118448	Treating waste exemption	Not on a farm	Screening and blending of waste
6	392m NE	Ancoats (Revive) Dental Practice, First Floor, Ancoats Pcc, Manchester, M4 6ee	WEX306345	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

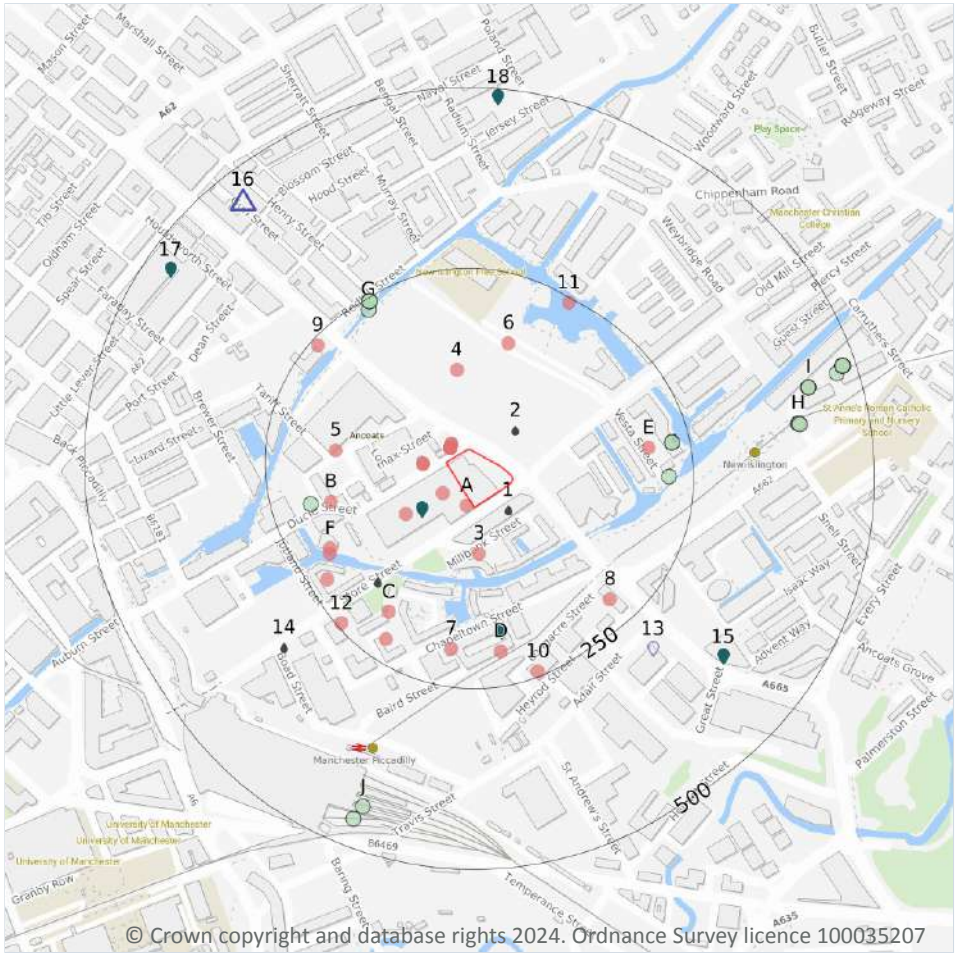
ID	Location	Site	Reference	Category	Sub-Category	Description
L	444m NW	11-13 Blossom Street, Blossom Street, Manchester, M4 5af	WEX105958	Treating waste exemption	Not on a farm	Screening and blending of waste
L	444m NW	11-13 Blossom Street, Blossom Street, Manchester, M4 5af	WEX105958	Using waste exemption	Not on a farm	Use of waste in construction
L	465m NW	41-45, Great Ancoats Street, Manchester, M4 5ae	WEX105955	Treating waste exemption	Not on a farm	Screening and blending of waste
L	465m NW	41-45, Great Ancoats Street, Manchester, M4 5ae	WEX105955	Using waste exemption	Not on a farm	Use of waste in construction
M	496m SE	Cheaper Than A Skip Ltd, Junc St Andrews Street & Fairfield Street, Helmet Street, Manchester, Manchester, M1 2nt	WEX240717	Disposing of waste exemption	Not on a farm	Burning waste in the open
M	496m SE	Cheaper Than A Skip Ltd, Junc St Andrews Street & Fairfield Street, Helmet Street, Manchester, Manchester, M1 2nt	WEX240717	Treating waste exemption	Not on a farm	Treatment of waste food
M	496m SE	Cheaper Than A Skip Ltd, Junc St Andrews Street & Fairfield Street, Helmet Street, Manchester, Manchester, M1 2nt	WEX240717	Treating waste exemption	Not on a farm	Manual treatment of waste
M	496m SE	Cheaper Than A Skip Ltd, Junc St Andrews Street & Fairfield Street, Helmet Street, Manchester, Manchester, M1 2nt	WEX240717	Treating waste exemption	Not on a farm	Sorting mixed waste
M	496m SE	Cheaper Than A Skip Ltd, Junc St Andrews Street & Fairfield Street, Helmet Street, Manchester, Manchester, M1 2nt	WEX240717	Treating waste exemption	Not on a farm	Recovery of scrap metal
M	496m SE	Cheaper Than A Skip Ltd, Junc St Andrews Street & Fairfield Street, Helmet Street, Manchester, Manchester, M1 2nt	WEX240717	Using waste exemption	Not on a farm	Use of waste in construction

ID	Location	Site	Reference	Category	Sub-Category	Description
M	496m SE	Cheaper Than A Skip Ltd, Junc St Andrews Street & Fairfield Street, Helmet Street, Manchester, Manchester, M1 2nt	WEX240717	Storing waste exemption	Not on a farm	Storage of sludge
M	496m SE	Cheaper Than A Skip Ltd, Junc St Andrews Street & Fairfield Street, Helmet Street, Manchester, Manchester, M1 2nt	WEX240717	Storing waste exemption	Not on a farm	Storage of waste in a secure place
M	496m SE	Cheaper Than A Skip Ltd, Junc St Andrews Street & Fairfield Street, Helmet Street, Manchester, Manchester, M1 2nt	WEX240717	Storing waste exemption	Not on a farm	Storage of waste in secure containers
M	496m SE	Cheaper Than A Skip Ltd, Junc St Andrews Street & Fairfield Street, Helmet Street, Manchester, Manchester, M1 2nt	WEX240717	Treating waste exemption	Not on a farm	Crushing waste fluorescent tubes
M	496m SE	Cheaper Than A Skip Ltd, Junc St Andrews Street & Fairfield Street, Helmet Street, Manchester, Manchester, M1 2nt	WEX240717	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
M	496m SE	Cheaper Than A Skip Ltd, Junc St Andrews Street & Fairfield Street, Helmet Street, Manchester, Manchester, M1 2nt	WEX240717	Treating waste exemption	Not on a farm	Recovery of textiles
M	496m SE	105, St. Andrews Street, Fairfield Street & Helmet Street, Manchester, M1 2nt	WEX258826	Treating waste exemption	Not on a farm	Mechanical treatment of end-of-life tyres
M	497m SE	Cheaper Than A Skip Ltd, Junc St Andrews Street & Fairfield Street, Helmet Street, Manchester, Manchester, M1 2nt	WEX370909	Storing waste exemption	Not on a farm	Storage of waste in secure containers

ID	Location	Site	Reference	Category	Sub-Category	Description
M	497m SE	Cheaper Than A Skip Ltd, Junc St Andrews Street & Fairfield Street, Helmet Street, Manchester, Manchester, M1 2nt	WEX370909	Treating waste exemption	Not on a farm	Crushing waste fluorescent tubes
M	497m SE	Cheaper Than A Skip Ltd, Junc St Andrews Street & Fairfield Street, Helmet Street, Manchester, Manchester, M1 2nt	WEX370909	Treating waste exemption	Not on a farm	Treatment of waste food
M	497m SE	Cheaper Than A Skip Ltd, Junc St Andrews Street & Fairfield Street, Helmet Street, Manchester, Manchester, M1 2nt	WEX370909	Treating waste exemption	Not on a farm	Manual treatment of waste
M	497m SE	Cheaper Than A Skip Ltd, Junc St Andrews Street & Fairfield Street, Helmet Street, Manchester, Manchester, M1 2nt	WEX370909	Treating waste exemption	Not on a farm	Sorting mixed waste
M	497m SE	Cheaper Than A Skip Ltd, Junc St Andrews Street & Fairfield Street, Helmet Street, Manchester, Manchester, M1 2nt	WEX370909	Treating waste exemption	Not on a farm	Recovery of scrap metal
M	497m SE	Cheaper Than A Skip Ltd, Junc St Andrews Street & Fairfield Street, Helmet Street, Manchester, Manchester, M1 2nt	WEX370909	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
M	497m SE	Cheaper Than A Skip Ltd, Junc St Andrews Street & Fairfield Street, Helmet Street, Manchester, Manchester, M1 2nt	WEX370909	Treating waste exemption	Not on a farm	Recovery of textiles
M	497m SE	Cheaper Than A Skip Ltd, Junc St Andrews Street & Fairfield Street, Helmet Street, Manchester, Manchester, M1 2nt	WEX370909	Using waste exemption	Not on a farm	Use of waste in construction

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Recent industrial land uses

Current or recent petrol stations

Part A(1) industrial activities

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

Licensed Discharges to controlled waters

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	34

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 64 >**

ID	Location	Company	Address	Activity	Category
A	8m S	Presbar Diecastings	53, Store Street, Manchester, Greater Manchester, M1 2WD	Moulds, Dies and Castings	Industrial Products
A	14m NW	Eco Lamp Recycling Ltd	83, Ducie Street, Manchester, Greater Manchester, M1 2JQ	Recycling, Reclamation and Disposal	Recycling Services

ID	Location	Company	Address	Activity	Category
A	14m NW	Investravel	83, Ducie Street, Manchester, Greater Manchester, M1 2JQ	Vehicle Hire and Rental	Hire Services
A	14m NW	A C D C Mobile Welding Manchester	83, Ducie Street, Manchester, Greater Manchester, M1 2JQ	Metals Manufacturers, Fabricators and Stockholders	Industrial Products
A	14m NW	Tradeskips	83, Ducie Street, Manchester, Greater Manchester, M1 2JQ	Construction and Tool Hire	Hire Services
A	14m NW	Shutters & Blinds UK	83, Ducie Street, Manchester, Greater Manchester, M1 2JQ	Curtains and Blinds	Consumer Products
A	14m NW	A R C Window Films Ltd	83, Ducie Street, Manchester, Greater Manchester, M1 2JQ	Industrial Coatings and Finishings	Industrial Products
A	14m NW	S T Caravan Services	83, Ducie Street, Manchester, Greater Manchester, M1 2JQ	Sports and Leisure Equipment Repair	Repair and Servicing
A	14m NW	Cleared 4 U	83, Ducie Street, Manchester, Greater Manchester, M1 2JQ	Waste Storage, Processing and Disposal	Infrastructure and Facilities
A	14m NW	J J Structures	83, Ducie Street, Manchester, Greater Manchester, M1 2JQ	Structural Engineers	Engineering Services
A	18m NW	Ocean Design UK	132-134, Great Ancoats Street, Manchester, Greater Manchester, M4 6DE	Published Goods	Industrial Products
A	18m NW	Sky Lighting	132-134, Great Ancoats Street, Manchester, Greater Manchester, M4 6DE	Aeroplanes	Industrial Products
A	26m SW	Works	Greater Manchester, M4	Unspecified Works Or Factories	Industrial Features
A	32m W	A & M Labels	65-67, Ducie Street, Manchester, Greater Manchester, M1 2JQ	Stationery, Stamps, Tags and Labels	Industrial Products
A	32m W	A&M Labels	65-67, Ducie Street, Manchester, Greater Manchester, M1 2JQ	Published Goods	Industrial Products
3	64m S	Electricity Sub Station	Greater Manchester, M1	Electrical Features	Infrastructure and Facilities
A	85m SW	Works	Greater Manchester, M4	Unspecified Works Or Factories	Industrial Features
4	111m N	Crane	Greater Manchester, M4	Travelling Cranes and Gantries	Industrial Features
5	154m W	Electricity Sub Station	Greater Manchester, M4	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
6	157m N	Electricity Sub Station	Greater Manchester, M4	Electrical Features	Infrastructure and Facilities
B	168m W	Leesa Sleep Ltd	Ducie House 37, Ducie Street, Manchester, Greater Manchester, M1 2JW	Beds and Bedding	Consumer Products
C	187m SW	Electricity Sub Station	Greater Manchester, M1	Electrical Features	Infrastructure and Facilities
E	192m E	Electricity Sub Station	Greater Manchester, M4	Electrical Features	Infrastructure and Facilities
7	198m S	Imperial Knitwear Ltd	66-72, Chapeltown Street, Manchester, Greater Manchester, M1 2WH	Textiles, Fabrics, Silk and Machinery	Industrial Products
F	199m SW	Paradise Wharf	Greater Manchester, M1	Moorings and Unloading Facilities	Water
D	202m S	Chimney	Greater Manchester, M1	Chimneys	Industrial Features
F	203m SW	Paradise Wharf	Greater Manchester, M1	Moorings and Unloading Facilities	Water
8	211m SE	The Safe Deposit Centre Manchester	Victoria House, Great Ancoats Street, Manchester, Greater Manchester, M4 7DB	Container and Storage	Transport, Storage and Delivery
C	219m SW	Electricity Sub Station	Greater Manchester, M1	Electrical Features	Infrastructure and Facilities
F	226m SW	Paradise Wharf	Greater Manchester, M1	Moorings and Unloading Facilities	Water
9	241m NW	Electricity Sub Station	Greater Manchester, M4	Electrical Features	Infrastructure and Facilities
10	243m S	Manchester Van Hire Ltd	Tanla Works, Heyrod Street, Manchester, Greater Manchester, M1 2WW	Vehicle Hire and Rental	Hire Services
11	243m NE	Marina	Greater Manchester, M4	Moorings and Unloading Facilities	Water
12	244m SW	Gateway Industrial Estate	Greater Manchester, M1	Business Parks and Industrial Estates	Industrial Features

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	1

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 64 >**

ID	Location	Company	Address	LPG	Status
16	460m NW	OBSOLETE	27, Gun Street, Ancoats, Manchester, Greater Manchester, M4 5DN	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	1

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

Features are displayed on the Current industrial land use map on **page 64 >**

ID	Location	Details	
13	302m SE	Operator: VODAFONE LIMITED Installation Name: Manchester Unit 1 Process: MCP Permit Number: JP3824SH Original Permit Number: JP3824SH	EPR Reference: EPR/JP3824SH Issue Date: 25/03/2024 Effective Date: 25/03/2024 Last date noted as effective: 06/08/2024 Status: Effective

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

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

Records within 500m	5

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on **page 64 >**

ID	Location	Address	Details	
A	63m SW	Presbar Diecastings Ltd, Store Street, Piccadilly Village, Ancoats, Manchester, M1 2WD	Process: Non-ferrous Metal Foundry Processes Status: Historical Permit Permit Type: Part B	Enforcement: 2 Enforcement Notified Date of enforcement: 12/09/2013, 09/01/2014 Comment: Statutory noise nuisance
D	175m S	Central Taxi Spares Ltd, Chapletown Street, Ancoats, M1 2NN	Process: Waste Oil Burner 0.4 MW Status: New Legislation Applies Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
15	379m SE	Advent Manchester, 309 Great Ancoats Street, Manchester M4 7DF	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
17	465m NW	Express Printers Manchester Ltd, Hery Street, Ancoats, M60 4HB	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
18	489m N	Bill Howarth Metals, 109 Jersey Street, Ancoats M12 6BF	Process: Non-ferrous Metal Foundry Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	5

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

Features are displayed on the Current industrial land use map on **page 64 >**

ID	Location	Address	Details	
1	28m SE	GREAT ANCOATS STREET, SSO, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 01MAN0023 Permit Version: 1 Receiving Water: SHOOTERS BROOK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 15/09/1993 Revocation Date: 15/09/1993
2	53m NE	GREAT ANCOATS STREET, SSO, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 01MAN0024 Permit Version: 1 Receiving Water: SHOOTERS BROOK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 15/09/1993 Revocation Date: 15/09/1993
C	169m SW	STORE STREET, ANCOATS, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982994 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: SURRENDERED UNDER EPR 2010 Issue date: - Effective Date: 23/06/1995 Revocation Date: 28/11/2022
E	230m E	SOHO WORKS SITE SWO, POLLARD STREET, ANCOATS, GREATER MANCHESTER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 016991041 Permit Version: 1 Receiving Water: MANCHESTER & ASHTON CANAL	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 30/09/1985 Revocation Date: 01/07/1991
14	327m SW	STORE STREET, ANCOATS, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0371 Permit Version: 1 Receiving Water: -	Status: SURRENDERED UNDER EPR 2010 Issue date: - Effective Date: 01/01/1995 Revocation Date: 05/12/2014

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

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

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

4.17 List 2 Dangerous Substances

Records within 500m	0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	21

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

Features are displayed on the Current industrial land use map on **page 64 >**

ID	Location	Details	
B	195m W	Incident Date: 22/02/2003 Incident Identification: 138638 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
E	217m E	Incident Date: 11/03/2002 Incident Identification: 63079 Pollutant: Oils and Fuel Pollutant Description: Mixed/Waste Oils	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
E	226m E	Incident Date: 22/07/2002 Incident Identification: 93360 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
E	226m E	Incident Date: 22/07/2002 Incident Identification: 93360 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
G	237m NW	Incident Date: 22/05/2001 Incident Identification: 6328 Pollutant: Contaminated Water Pollutant Description: Other Contaminated Water	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
G	246m NW	Incident Date: 17/05/2001 Incident Identification: 5825 Pollutant: Contaminated Water Pollutant Description: Other Contaminated Water	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
G	246m NW	Incident Date: 17/05/2001 Incident Identification: 5825 Pollutant: Contaminated Water Pollutant Description: Other Contaminated Water	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
H	402m E	Incident Date: 10/10/2002 Incident Identification: 114010 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
H	403m E	Incident Date: 29/05/2003 Incident Identification: 161551 Pollutant: Inert Materials and Wastes:Oils and Fuel Pollutant Description: Other Inert Material or Waste:Mixed/Waste Oils	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
H	403m E	Incident Date: 14/07/2003 Incident Identification: 173497 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

ID	Location	Details	
I	427m E	Incident Date: 30/05/2002 Incident Identification: 82011 Pollutant: Inert Materials and Wastes:Specific Waste Materials Pollutant Description: Construction and Demolition Materials and Wastes:Commercial Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
I	427m E	Incident Date: 30/05/2002 Incident Identification: 82011 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
I	427m E	Incident Date: 30/05/2002 Incident Identification: 82011 Pollutant: Specific Waste Materials Pollutant Description: Commercial Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
J	441m S	Incident Date: 30/05/2001 Incident Identification: 6998 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
J	462m S	Incident Date: 08/03/2001 Incident Identification: 96 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
I	471m E	Incident Date: 28/08/2001 Incident Identification: 27218 Pollutant: Specific Waste Materials Pollutant Description: Commercial Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
I	482m E	Incident Date: 12/08/2001 Incident Identification: 23613 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
I	482m E	Incident Date: 12/08/2001 Incident Identification: 23613 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
I	482m E	Incident Date: 12/08/2001 Incident Identification: 23613 Pollutant: General Biodegradable Materials and Wastes:Specific Waste Materials:Specific Waste Materials:Specific Waste Materials Pollutant Description: Food and Drink:Commercial Waste:Household Waste:Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)

ID	Location	Details	
I	482m E	Incident Date: 12/08/2001 Incident Identification: 23613 Pollutant: Specific Waste Materials Pollutant Description: Commercial Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
I	482m E	Incident Date: 12/08/2001 Incident Identification: 23613 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Food and Drink	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)

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

4.19 Pollution inventory substances

Records within 500m	0

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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

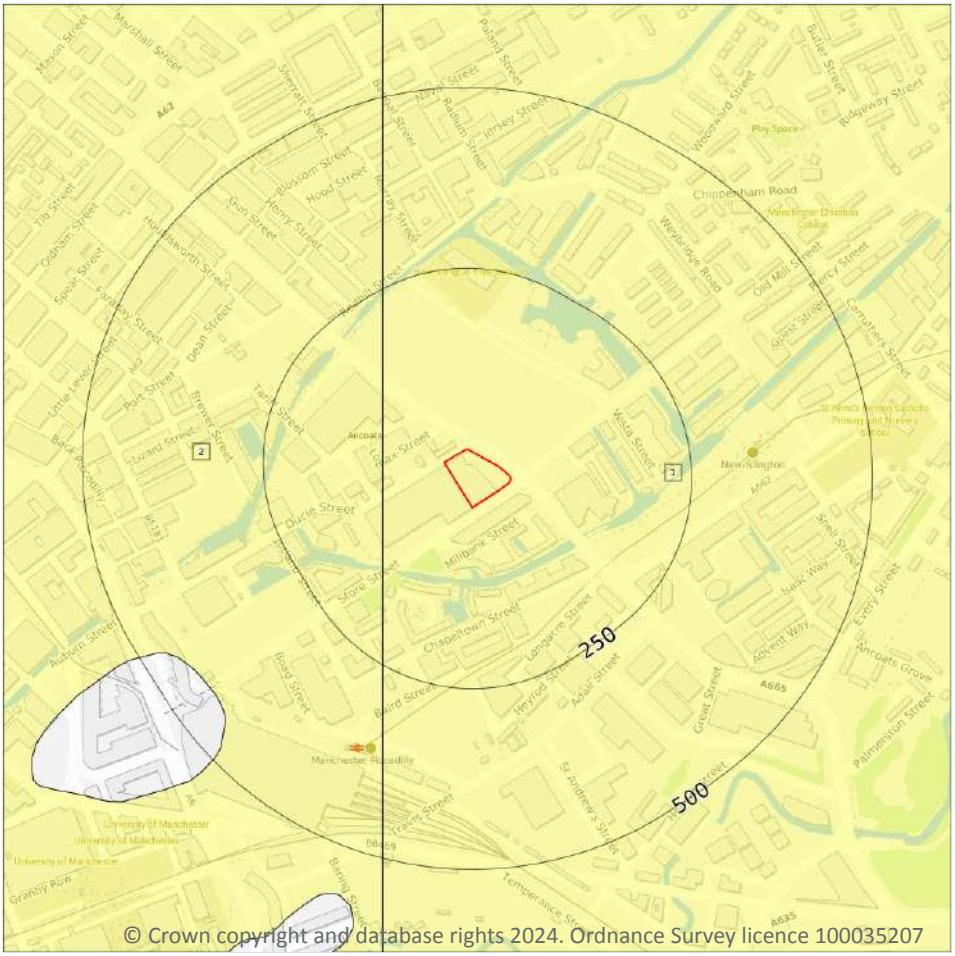
4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	2

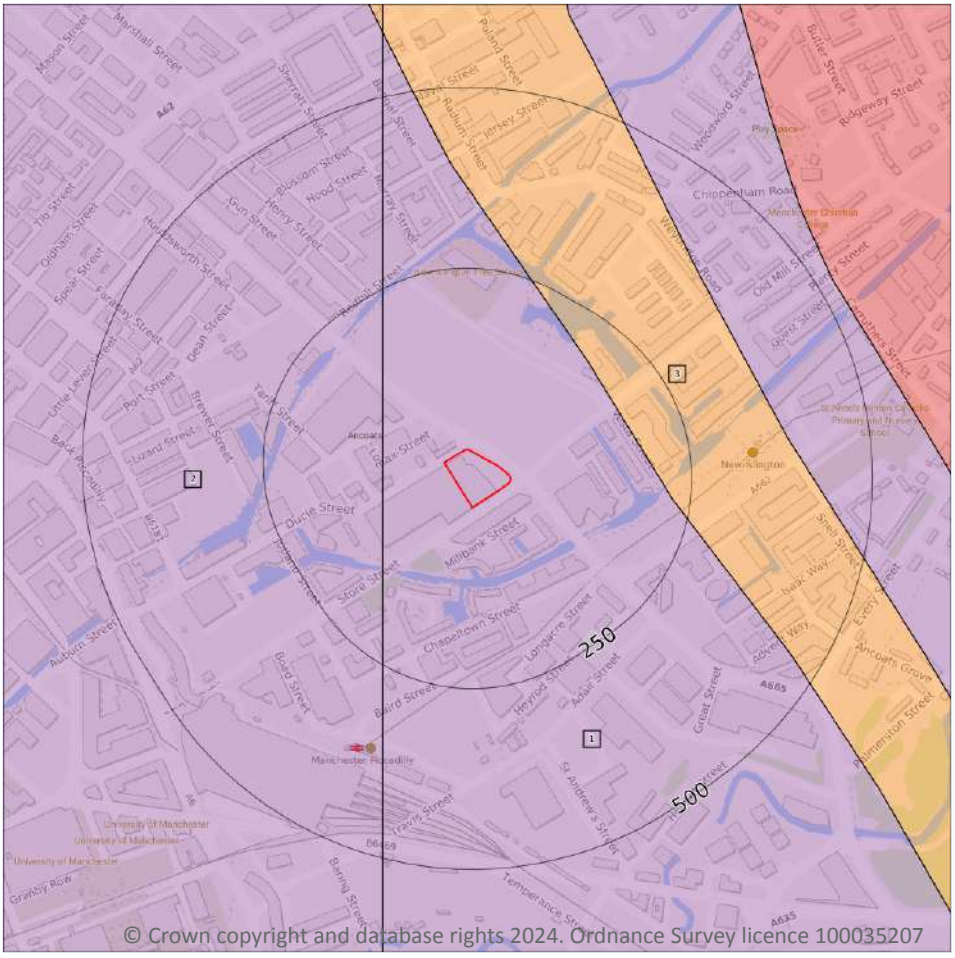
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 75 >**

ID	Location	Designation	Description
1	**On site**	**Secondary Undifferentiated**	**Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type**
2	85m W	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m	3

Aquifer status of groundwater held within bedrock geology.

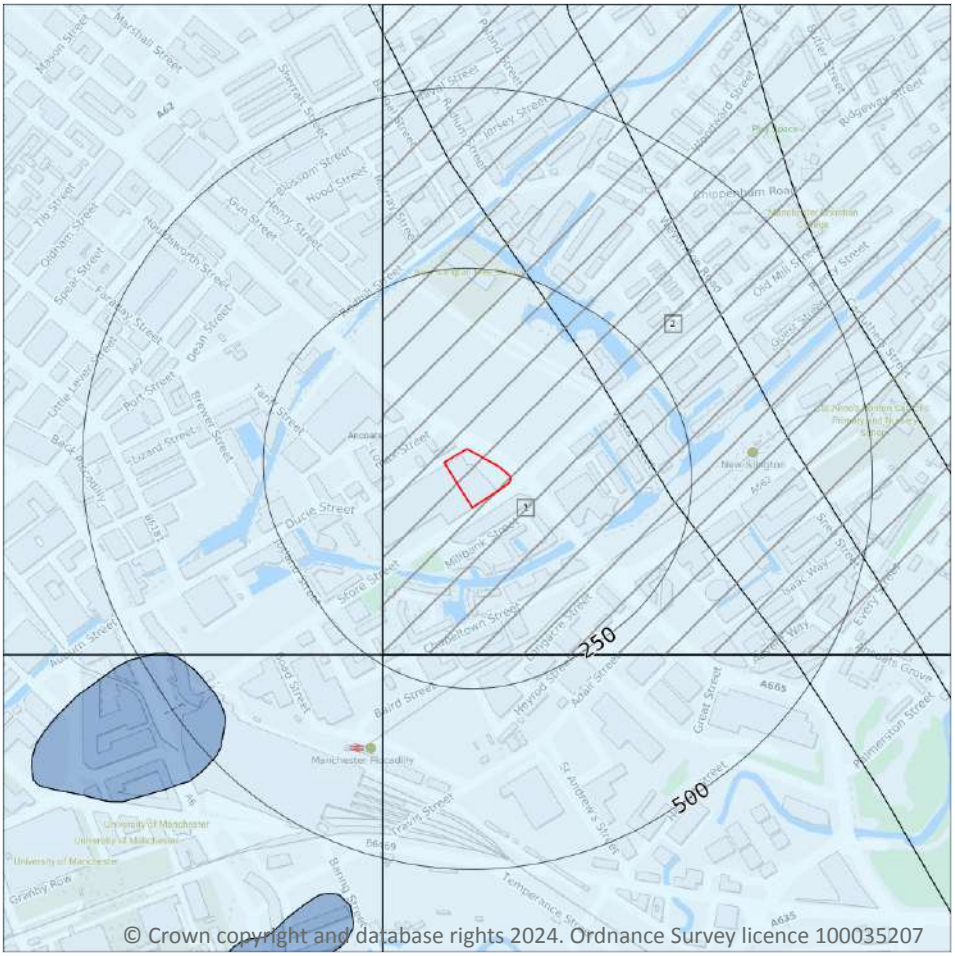
Features are displayed on the Bedrock aquifer map on **page 77 >**

ID	Location	Designation	Description
1	**On site**	**Principal**	**Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers**
2	85m W	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

ID	Location	Designation	Description
3	175m NE	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeablehorizons and weathering. These are generally the water-bearing parts of the former non-aquifers

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

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

Bedrock vulnerability

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

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	1

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

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

Features are displayed on the Groundwater vulnerability map on **page 79 >**

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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	**1**

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

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
2	**Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.**	**2.0%**

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

5.5 Groundwater vulnerability- local information

Records on site	**0**

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

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

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

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

5.6 Groundwater abstractions

Records within 2000m	43

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 81 >**

ID	Location	Details	
-	673m S	Status: Historical Licence No: 2569006001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, BROADIE ST, ARDWICK, MANCHESTER" Data Type: Point Name: MOSELEY RUBBER CO LTD Easting: 385240 Northing: 397540	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 08/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/02/1966 Version End Date: -
-	673m S	Status: Historical Licence No: 2569006001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, BROADIE ST, ARDWICK, MANCHESTER Data Type: Point Name: MOSELEY RUBBER CO LTD Easting: 385240 Northing: 397540	Annual Volume (m^3): 331858 Max Daily Volume (m^3): 909.2 Original Application No: - Original Start Date: 08/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/02/1966 Version End Date: -
-	882m SW	Status: Historical Licence No: NW0690006001 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: BOREHOLES AT ORIGIN DEVELOPMENTS, MANCHESTER Data Type: Point Name: West Contracting Easting: 384378 Northing: 397733	Annual Volume (m^3): 139128 Max Daily Volume (m^3): 1010 Original Application No: - Original Start Date: 19/01/2009 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 19/01/2009 Version End Date: -
-	882m SW	Status: Historical Licence No: NW/069/0006/001 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: BOREHOLES AT ORIGIN DEVELOPMENTS, MANCHESTER Data Type: Point Name: West Contracting Easting: 384378 Northing: 397733	Annual Volume (m^3): 139128 Max Daily Volume (m^3): 1010 Original Application No: - Original Start Date: 19/01/2009 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 19/01/2009 Version End Date: -

ID	Location	Details	
-	1020m W	Status: Historical Licence No: 2569007069 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT GEORGE ST, MANCHESTER" Data Type: Point Name: BRITISH TELECOM Easting: 384100 Northing: 398000	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 27/01/1971 Expiry Date: - Issue No: 100 Version Start Date: 27/01/1971 Version End Date: -
-	1020m W	Status: Historical Licence No: 2569007069 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT GEORGE ST, MANCHESTER Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC Easting: 384100 Northing: 398000	Annual Volume (m^3): 1100 Max Daily Volume (m^3): 860 Original Application No: - Original Start Date: 01/04/1984 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2007 Version End Date: -
-	1451m W	Status: Active Licence No: 2569007070 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT DIAL HOUSE CHAPEL STREET SALFORD Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC Easting: 383700 Northing: 398700	Annual Volume (m^3): 45 Max Daily Volume (m^3): 30 Original Application No: 2333 Original Start Date: 27/01/1971 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2007 Version End Date: -
-	1451m W	Status: Historical Licence No: 2569007070 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT DIAL HOUSE, CHAPEL ST, SALFORD" Data Type: Point Name: BRITISH TELECOM Easting: 383700 Northing: 398700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 27/01/1971 Expiry Date: - Issue No: 100 Version Start Date: 27/01/1971 Version End Date: -

ID	Location	Details	
-	1451m W	Status: Historical Licence No: 2569007070 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT DIAL HOUSE, CHAPEL ST, SALFORD Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC Easting: 383700 Northing: 398700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 27/01/1971 Expiry Date: - Issue No: 101 Version Start Date: 01/04/1984 Version End Date: -
-	1459m SW	Status: Active Licence No: NW/069/0006/003 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE 1 AT LOWER CHATHAM STREET Data Type: Point Name: Manchester Metropolitan University Easting: 384180 Northing: 397091	Annual Volume (m^3): 283240 Max Daily Volume (m^3): 1532 Original Application No: NPS/WR/015264 Original Start Date: 04/04/2014 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 04/04/2014 Version End Date: -
-	1459m SW	Status: Active Licence No: NW/069/0006/003 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE 1 AT LOWER CHATHAM STREET Data Type: Point Name: Manchester Metropolitan University Easting: 384180 Northing: 397091	Annual Volume (m^3): 283240 Max Daily Volume (m^3): 1532 Original Application No: NPS/WR/015264 Original Start Date: 04/04/2014 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 04/04/2014 Version End Date: -
-	1549m S	Status: Historical Licence No: NW/069/0004/005 Details: Heat Pump Direct Source: Ground Water - North West Region Point: AREA OF ABSTRACTION - LOWER CARBONIFEROUS LIMESTONE Data Type: Poly4 Name: G T Energy UK Limited Easting: 385729 Northing: 396778	Annual Volume (m^3): 2049840 Max Daily Volume (m^3): 8640 Original Application No: - Original Start Date: 17/01/2013 Expiry Date: 16/01/2037 Issue No: 2 Version Start Date: 11/06/2013 Version End Date: -

ID	Location	Details	
-	1566m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1566m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1566m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1566m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -

ID	Location	Details	
-	1566m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 2 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1566m NW	Status: Historical Licence No: 2569004023 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 2 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1576m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1576m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -

ID	Location	Details	
-	1576m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1576m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1576m NW	Status: Historical Licence No: 2569004023 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 3 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1576m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 3 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -

ID	Location	Details	
-	1579m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1579m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1579m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1579m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -

ID	Location	Details	
-	1579m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 1 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1579m NW	Status: Historical Licence No: 2569004023 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 1 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1736m NW	Status: Active Licence No: 2569004011 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3 Data Type: Point Name: JOSEPH HOLT LTD Easting: 384085 Northing: 399685	Annual Volume (m^3): 75000 Max Daily Volume (m^3): 300 Original Application No: NPS/WR/037017 Original Start Date: 17/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 29/06/2023 Version End Date: -
-	1740m NW	Status: Historical Licence No: 2569004011 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3 Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m^3): 45460 Max Daily Volume (m^3): 181.84 Original Application No: 0423 Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -

ID	Location	Details	
-	1740m NW	Status: Historical Licence No: 2569004011 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3 Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m^3): 45460 Max Daily Volume (m^3): 181.84 Original Application No: 0423 Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -
-	1740m NW	Status: Historical Licence No: 2569004011 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3" Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -
-	1740m NW	Status: Historical Licence No: 2569004011 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3" Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -
-	1750m W	Status: Historical Licence No: 2569007089 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: 2 BOREHOLES AT GARTSIDE STREET MANCHESTER Data Type: Line Name: HER MAJESTY'S COURT SERVICE Easting: 383335 Northing: 398310	Annual Volume (m^3): 200000 Max Daily Volume (m^3): 1179 Original Application No: - Original Start Date: 26/01/2005 Expiry Date: 31/03/2011 Issue No: 2 Version Start Date: 10/07/2008 Version End Date: -

ID	Location	Details	
-	1819m N	Status: Active Licence No: 2569005015 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: B/HOLE, LITTLE GREEN WORKS, COLLYHURST RD, MANCHESTER 10 Data Type: Point Name: Packaging Products (Coatings) Ltd Easting: 385000 Northing: 400100	Annual Volume (m^3): 438689 Max Daily Volume (m^3): 1636.56 Original Application No: NPS/WR/006003 Original Start Date: 16/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/02/2011 Version End Date: -
-	1819m N	Status: Historical Licence No: 2569005015 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "B/HOLE, LITTLE GREEN WORKS, COLLYHURST RD, MANCHESTER 10" Data Type: Point Name: PACKAGING PRODUCTS LTD Easting: 385000 Northing: 400100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 16/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 21/02/1995 Version End Date: -
-	1936m W	Status: Historical Licence No: NW/069/0004/021 Details: Heat Pump Direct Source: Ground Water - North West Region Point: CHESTER FORMATION AT SCIENCE MUSEUM (A) Data Type: Point Name: Science Museum Group Easting: 383198 Northing: 397829	Annual Volume (m^3): 346000 Max Daily Volume (m^3): 1728 Original Application No: NPS/WR/035329 Original Start Date: 31/03/2023 Expiry Date: 31/03/2024 Issue No: 1 Version Start Date: 31/03/2023 Version End Date: -
-	1938m NW	Status: Historical Licence No: 2569004021 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, DERBY STREET, CHEETHAM, MANCHESTER Data Type: Point Name: LANCASHIRE DAIRIES LTD Easting: 383900 Northing: 399800	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1993 Version End Date: -

ID	Location	Details	
-	1938m NW	Status: Historical Licence No: 2569004021 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, DERBY STREET, CHEETHAM, MANCHESTER Data Type: Point Name: LANCASHIRE DAIRIES LTD Easting: 383900 Northing: 399800	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1993 Version End Date: -
-	1940m W	Status: Historical Licence No: NW/069/0004/019 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: Ground Water - North West Region Point: ST JOHNS MANCHESTER Data Type: Poly4 Name: Manchester Quays Development (MGY) Ltd Easting: 383094 Northing: 398099	Annual Volume (m^3): 543120 Max Daily Volume (m^3): 1488 Original Application No: - Original Start Date: 13/09/2019 Expiry Date: 31/12/2020 Issue No: 1 Version Start Date: 13/09/2019 Version End Date: -
-	1987m W	Status: Historical Licence No: NW/069/0004/021 Details: Heat Pump Direct Source: Ground Water - North West Region Point: CHESTER FORMATION AT SCIENCE MUSEUM (B) Data Type: Point Name: Science Museum Group Easting: 383143 Northing: 397845	Annual Volume (m^3): 346000 Max Daily Volume (m^3): 1728 Original Application No: NPS/WR/035329 Original Start Date: 31/03/2023 Expiry Date: 31/03/2024 Issue No: 1 Version Start Date: 31/03/2023 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	**0**

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

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

5.8 Potable abstractions

Records within 2000m	10

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 81 >**

ID	Location	Details	
-	1566m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1566m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1566m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 2 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -

ID	Location	Details	
-	1576m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1576m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1576m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 3 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1579m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -

ID	Location	Details	
-	1579m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1579m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 1 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1938m NW	Status: Historical Licence No: 2569004021 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, DERBY STREET, CHEETHAM, MANCHESTER Data Type: Point Name: LANCASHIRE DAIRIES LTD Easting: 383900 Northing: 399800	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1993 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m	**0**

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

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

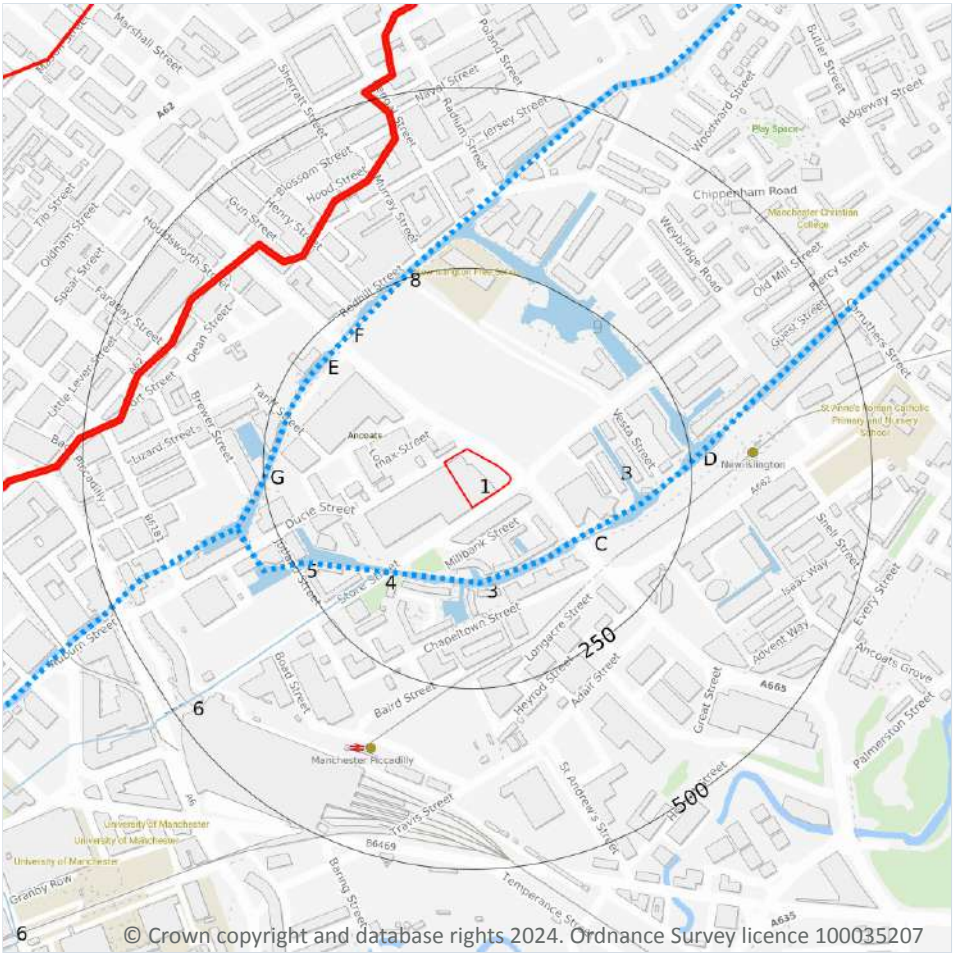
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



6.1 Water Network (OS MasterMap)

Records within 250m	21

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

Features are displayed on the Hydrology map on **page 97 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
3	103m S	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ashton Canal

ID	Location	Type of water feature	Ground level	Permanence	Name
C	115m SE	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ashton Canal
C	115m SE	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ashton Canal
C	129m SE	Lock or flight of locks. An enclosure in a canal or navigable river with gates and sluices at either end.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ashton Canal
B	134m NE	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Islington Branch
4	139m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
5	139m SW	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ashton Canal
C	143m E	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ashton Canal
C	160m E	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ashton Canal
6	170m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	185m E	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ashton Canal
C	211m E	Lock or flight of locks. An enclosure in a canal or navigable river with gates and sluices at either end.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ashton Canal
E	217m NW	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Rochdale Canal
E	221m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
E	221m NW	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Rochdale Canal
E	222m NW	Lock or flight of locks. An enclosure in a canal or navigable river with gates and sluices at either end.	On ground surface	Watercourse contains water year round (in normal circumstances)	Rochdale Canal
F	222m NW	Lock or flight of locks. An enclosure in a canal or navigable river with gates and sluices at either end.	On ground surface	Watercourse contains water year round (in normal circumstances)	Rochdale Canal
G	225m W	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Rochdale Canal
D	228m E	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ashton Canal
8	230m NW	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Rochdale Canal
9	231m NE	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	7

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

Features are displayed on the Hydrology map on **page 97 >**

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1

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

Features are displayed on the Hydrology map on **page 97 >**

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

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

6.4 WFD Surface water bodies

Records identified	**3**

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

Features are displayed on the Hydrology map on **page 97 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
B	101m S	Canal	Ashton Canal and Peak Forest Canal, lower section	GB71210219 ↗	Moderate	Fail	Moderate	2019
F	217m NW	Canal	Rochdale Canal, western section	GB71210517 ↗	Moderate	Fail	Moderate	2019
-	515m SE	River	Medlock (Lumb Brook to Irwell)	GB112069061152 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	**1**

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 97 >**

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

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

7 River and coastal flooding



Site Outline

Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	1

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

Features are displayed on the River and coastal flooding map on **page 102 >**

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
1	230m W	01326_25 September 2007_Ashtoncanal_Ancoats	2007-09-25 2007-09-25	Other	Unknown	No data

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

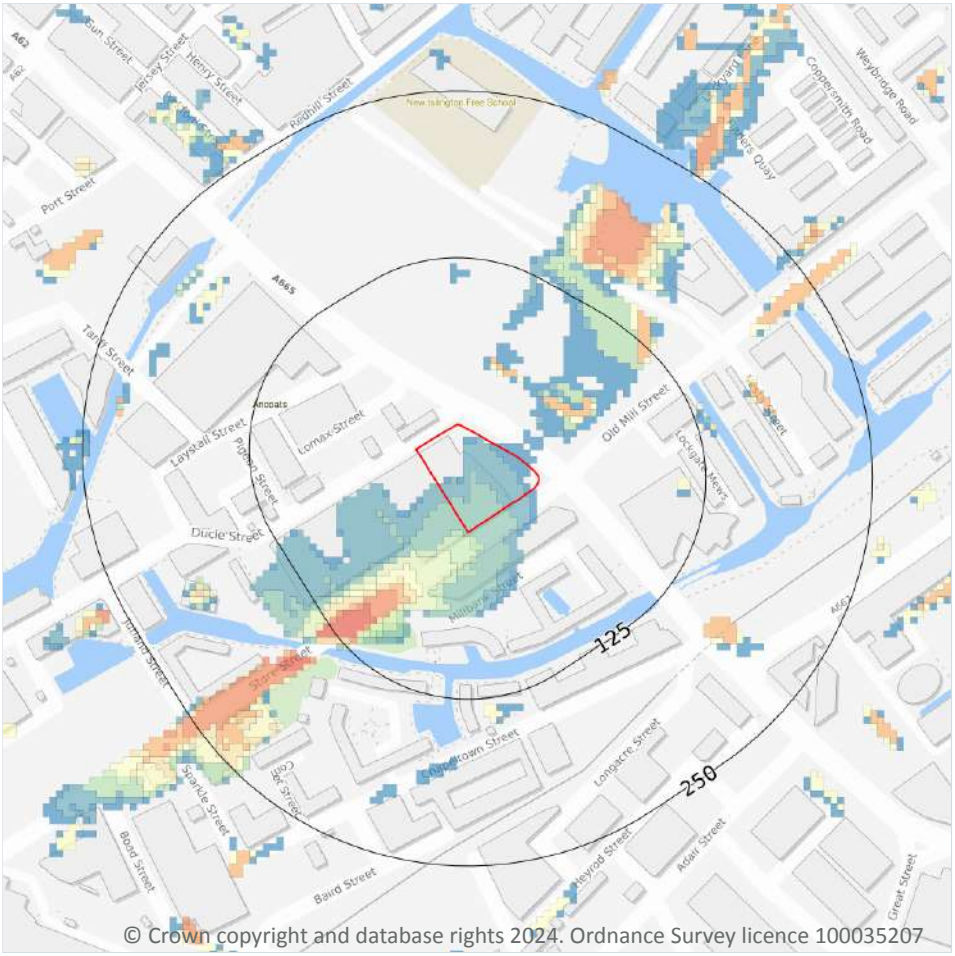
7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding



Site Outline

Search buffers in metres (m)

1 in 1000 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site	**1 in 1000 year, Greater than 1.0m**
Highest risk within 50m	**1 in 30 year, 0.1m - 0.3m**

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

Features are displayed on the Surface water flooding map on **page 105 >**

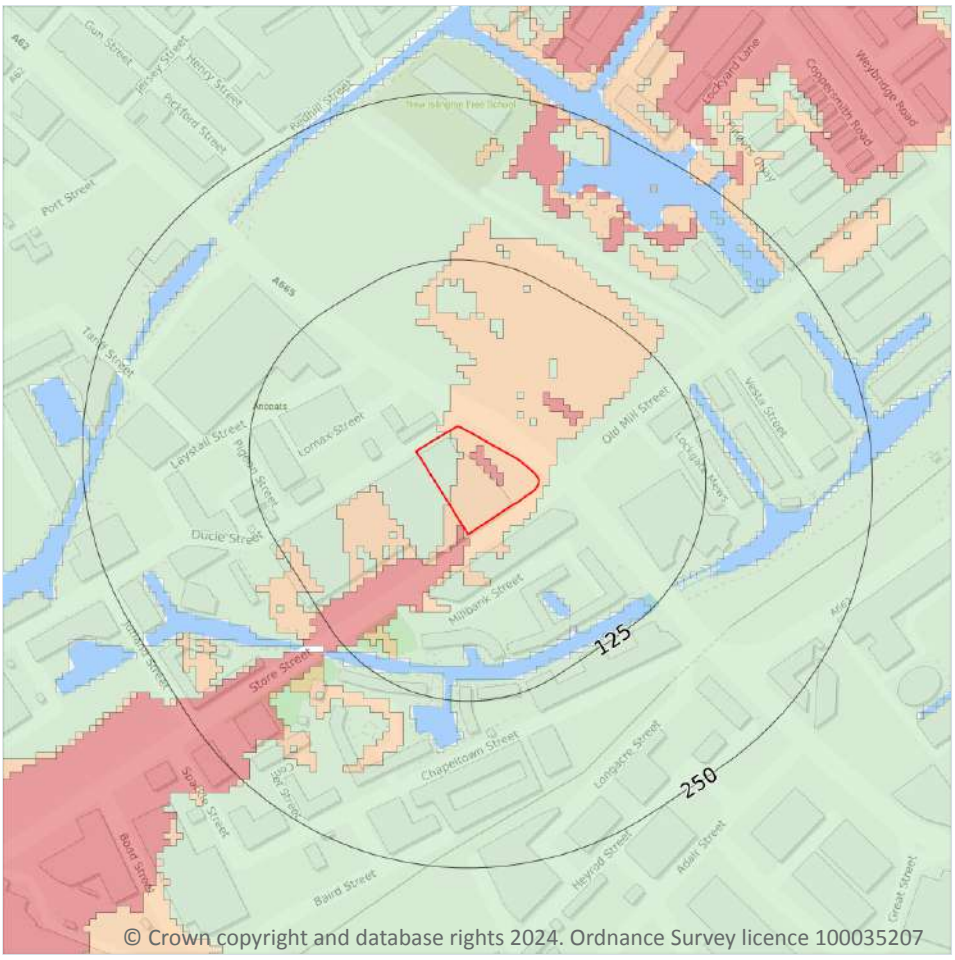
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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

Return period	Maximum modelled depth
1 in 1000 year	Greater than 1.0m
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

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

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

Features are displayed on the Groundwater flooding map on **page 107 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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

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

10.7 Designated Ancient Woodland

Records within 2000m	0

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

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

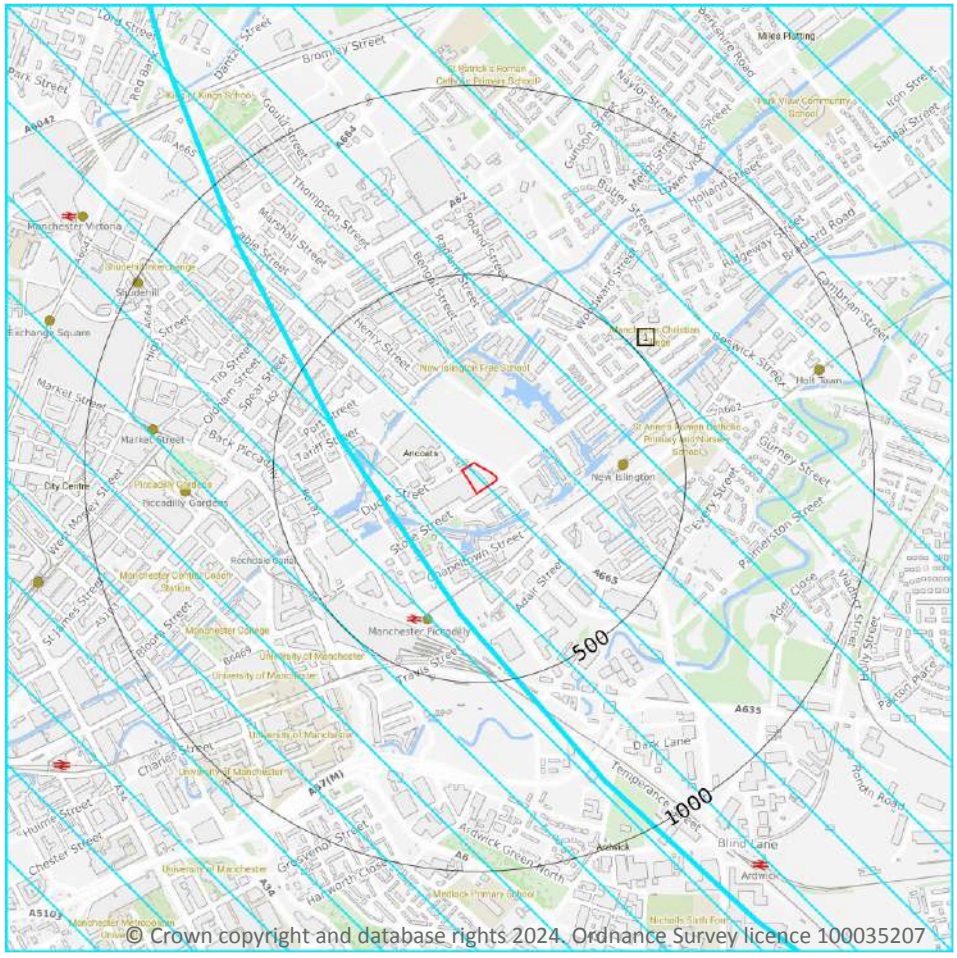
Records within 2000m	4

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

Location	Name	Type	NVZ ID	Status
480m N	River Irk (Moston Brook to River Irwell) NVZ	Surface Water	638	Existing
1047m W	River Irk (Moston Brook to River Irwell) NVZ	Surface Water	638	Existing
1402m NW	Irwell / Man. Ship Canal (Kearsley to Irlam Locks) NVZ	Surface Water	643	Existing
1658m NW	Irwell / Man. Ship Canal (Kearsley to Irlam Locks) NVZ	Surface Water	643	Existing

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

SSSI Impact Zones and Units



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Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

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

10.17 SSSI Impact Risk Zones

Records on site	1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 112 >**

ID	Location	Type of developments requiring consultation
1	**On site**	**Infrastructure - Airports, helipads and other aviation proposals.** **Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t).** **Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.**

This data is sourced from Natural England.

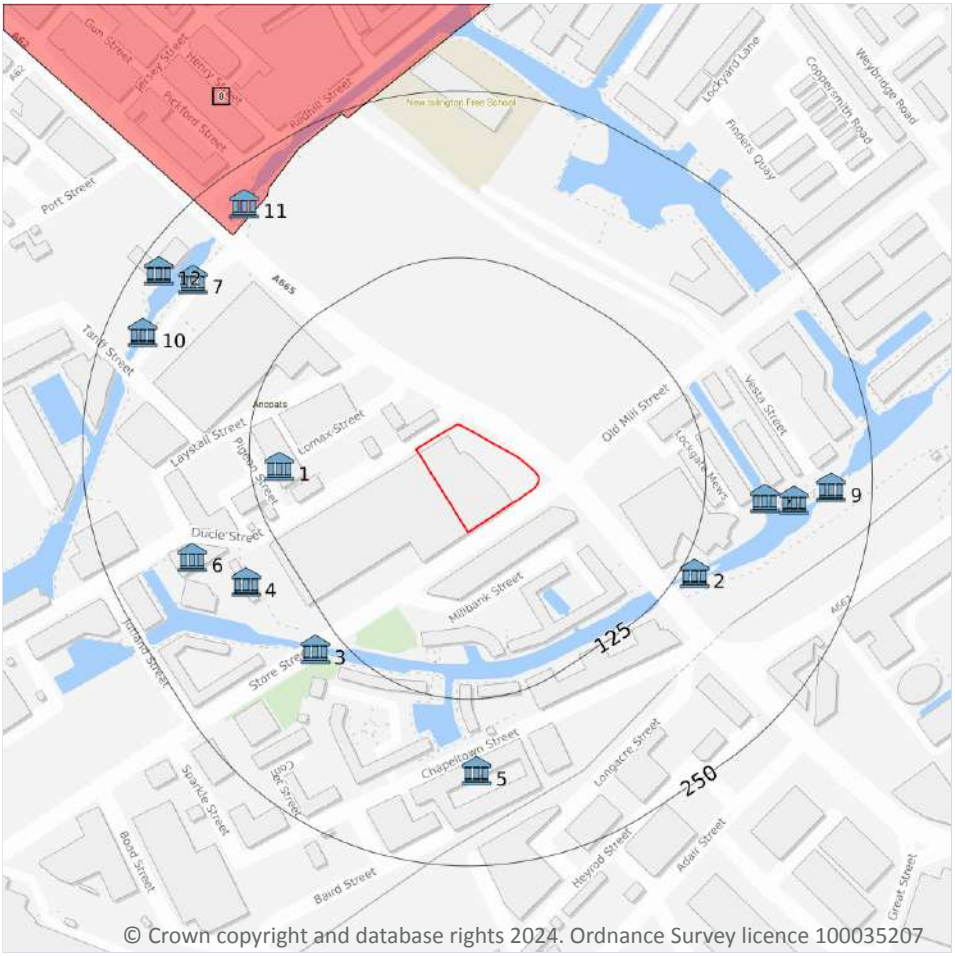
10.18 SSSI Units

Records within 2000m	0

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

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

11 Visual and cultural designations



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Site Outline

Search buffers in metres (m)

Listed buildings

Conservation areas

Conservation areas - no data

National Parks

Areas of Outstanding Natural Beauty

Registered parks and gardens

Scheduled Monuments

World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

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

11.3 National Parks

Records within 250m	0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

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

11.4 Listed Buildings

Records within 250m	13

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on **page 114 >**

ID	Location	Name	Grade	Reference Number	Listed date
1	103m W	32 And 34 Laystall Street	II	1282990	06/06/1994
2	135m SE	Ashton Canal Lock Number 1 Immediately East Of Great Ancoats Street	II	1197829	06/06/1994
3	144m SW	Store Street Aqueduct	II*	1270666	06/06/1994
4	161m SW	Stable Block To South East Of Junction Works At Paradise Wharf	II	1200857	06/06/1994

ID	Location	Name	Grade	Reference Number	Listed date
A	170m E	Ashton Canal Towpath Bridge Over Junction With Islington Branch Canal West Of Lock Number 2	II	1197830	06/06/1994
5	178m S	Crusader Works	II	1293172	06/06/1994
6	186m W	Former Junction Works At Paradise Wharf	II	1217852	06/06/1994
A	192m E	Ashton Canal Lock Keepers Cottage Beside Lock Number 2 At Islington Branch Junction Basin	II	1279636	06/06/1994
7	210m NW	Rochdale Canal Towpath Footbridge And Associated Ramps Opposite Brownsfield Mill	II	1270859	06/06/1994
9	219m E	Ashton Canal Lock Number 2 Off South End Of Vesta Street	II	1207654	06/06/1994
10	223m NW	Rochdale Canal Lock Number 83, To The East Of Tariff Street	II	1247479	06/06/1994
11	225m NW	Rochdale Canal Lock Number 82, To East Of Great Ancoats Street	II	1247485	06/06/1994
12	235m NW	Brownsfield Mill	II*	1207994	11/11/1988

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

11.5 Conservation Areas

Records within 250m	**1**

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

Features are displayed on the Visual and cultural designations map on **page 114 >**

ID	Location	Name	District	Date of designation
8	211m NW	Ancoats	Manchester	01/06/1989

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

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

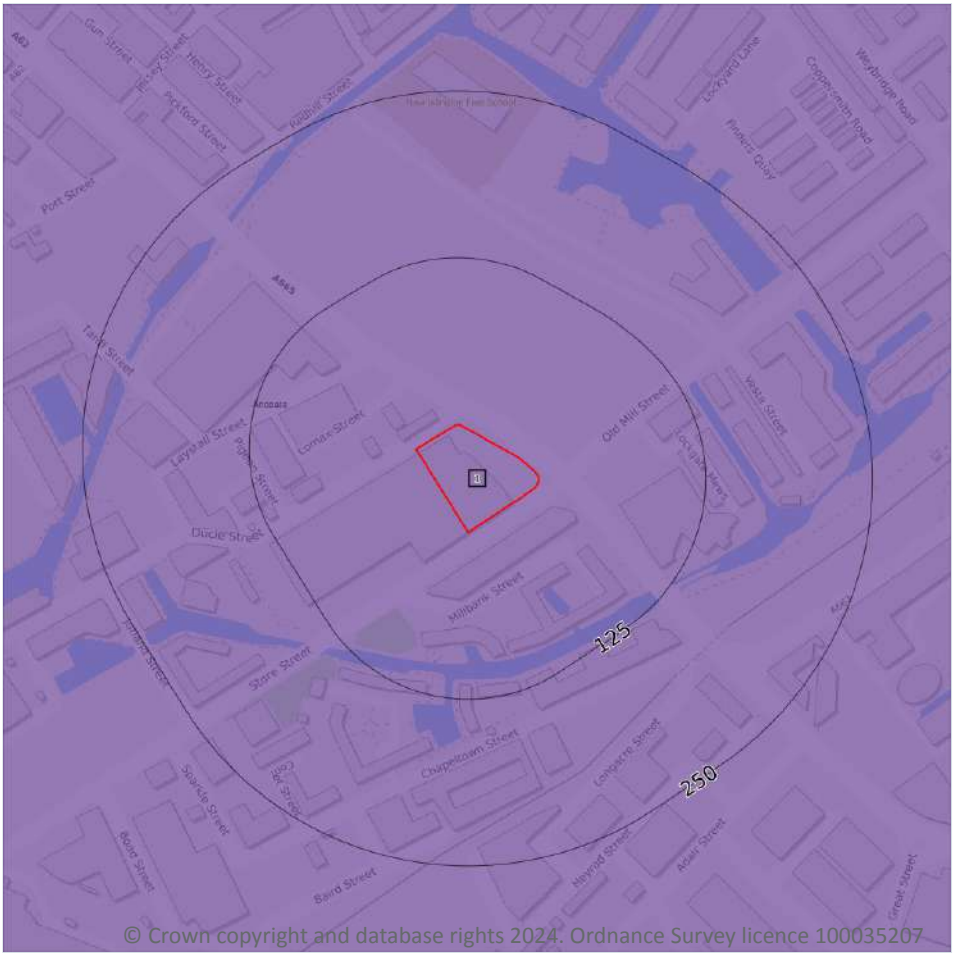
11.7 Registered Parks and Gardens

Records within 250m	0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	1

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on **page 118 >**

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

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations



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13.1 Priority Habitat Inventory

Records within 250m	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	1

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

Features are displayed on the Habitat designations map on **page 120 >**

ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
1	156m NE	NLUD Ref: 421501470	Low	National Land Use Database - Previously Developed Land	UK Perspectives Aerial Photography	-

This data is sourced from Natural England.

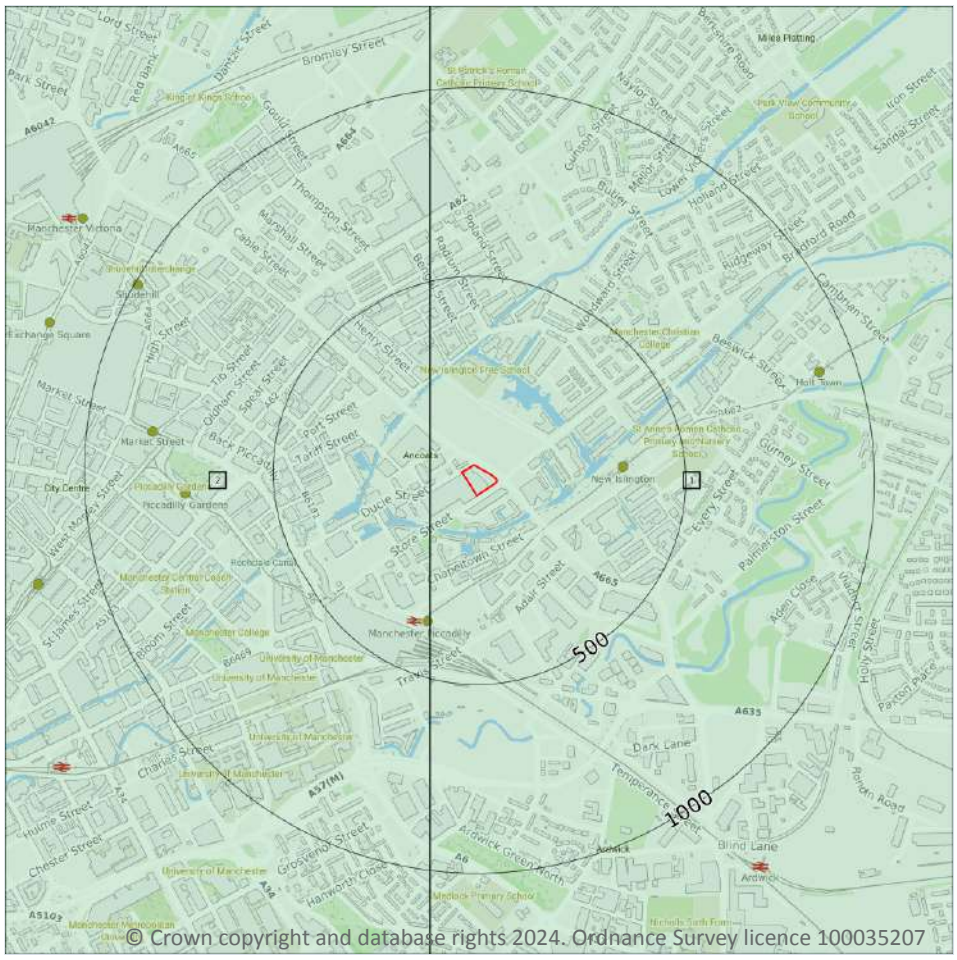
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



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14.1 10k Availability

Records within 500m	2

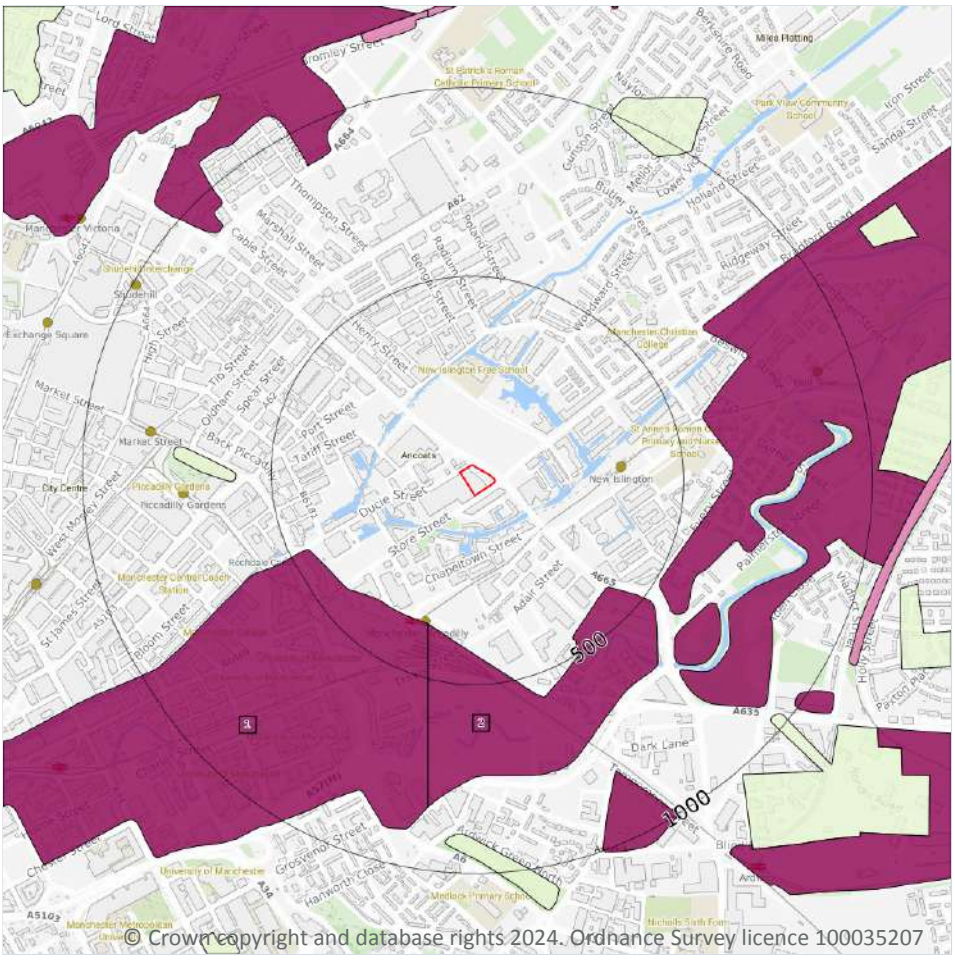
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 122 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**SJ89NE**
2	85m W	Full	Full	Full	No coverage	SJ89NW

This data is sourced from the British Geological Survey.

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



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Site Outline

Search buffers in metres (m)

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

14.2 Artificial and made ground (10k)

Records within 500m	2

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

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 123 >**

ID	Location	LEX Code	Description	Rock description
1	361m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	361m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m **3**

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 124 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**Till, Devensian - Diamicton**	**Diamicton**
2	85m W	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
3	486m SE	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel

This data is sourced from the British Geological Survey.

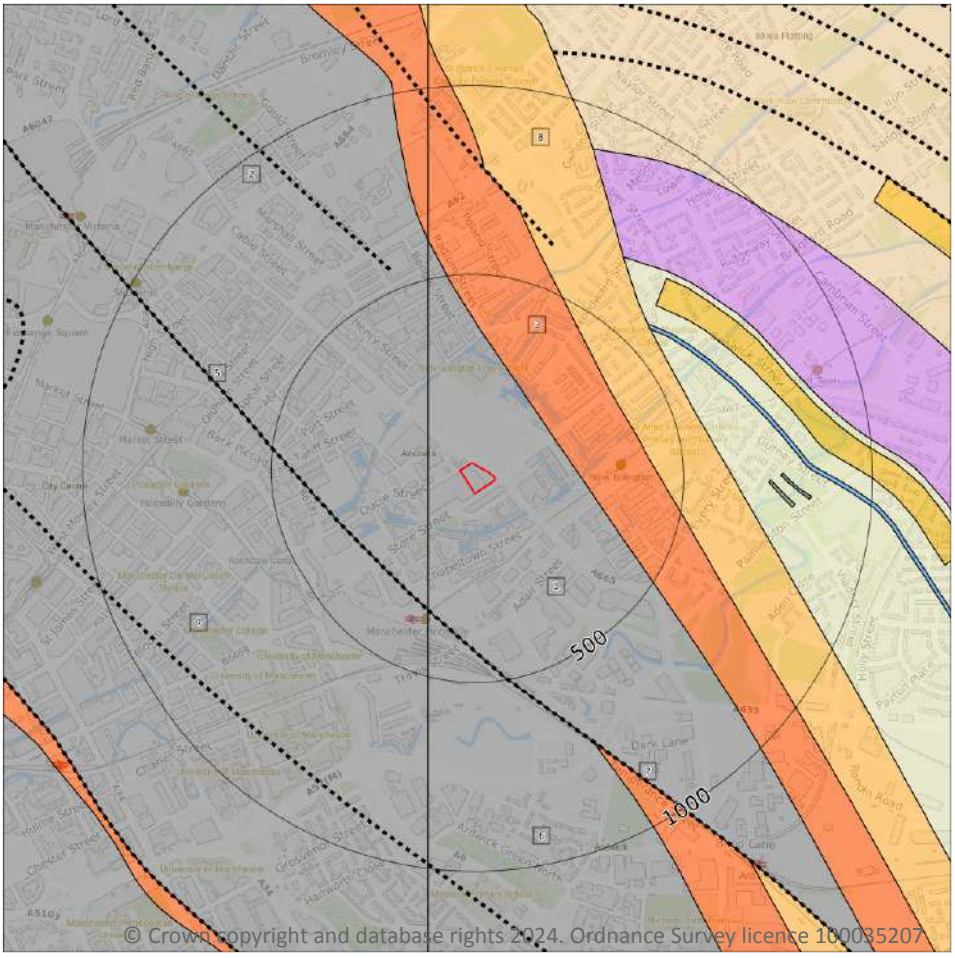
14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



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Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m **6**

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 126 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CPB-SDST**	**Chester Pebble Beds Formation - Sandstone**	**Early Triassic Epoch**
2	85m W	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
3	190m NE	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]

ID	Location	LEX Code	Description	Rock age
4	309m SW	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
6	332m S	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
8	381m NE	CS-SDST	Collyhurst Sandstone Formation - Sandstone	Cisuralian Epoch

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	**2**

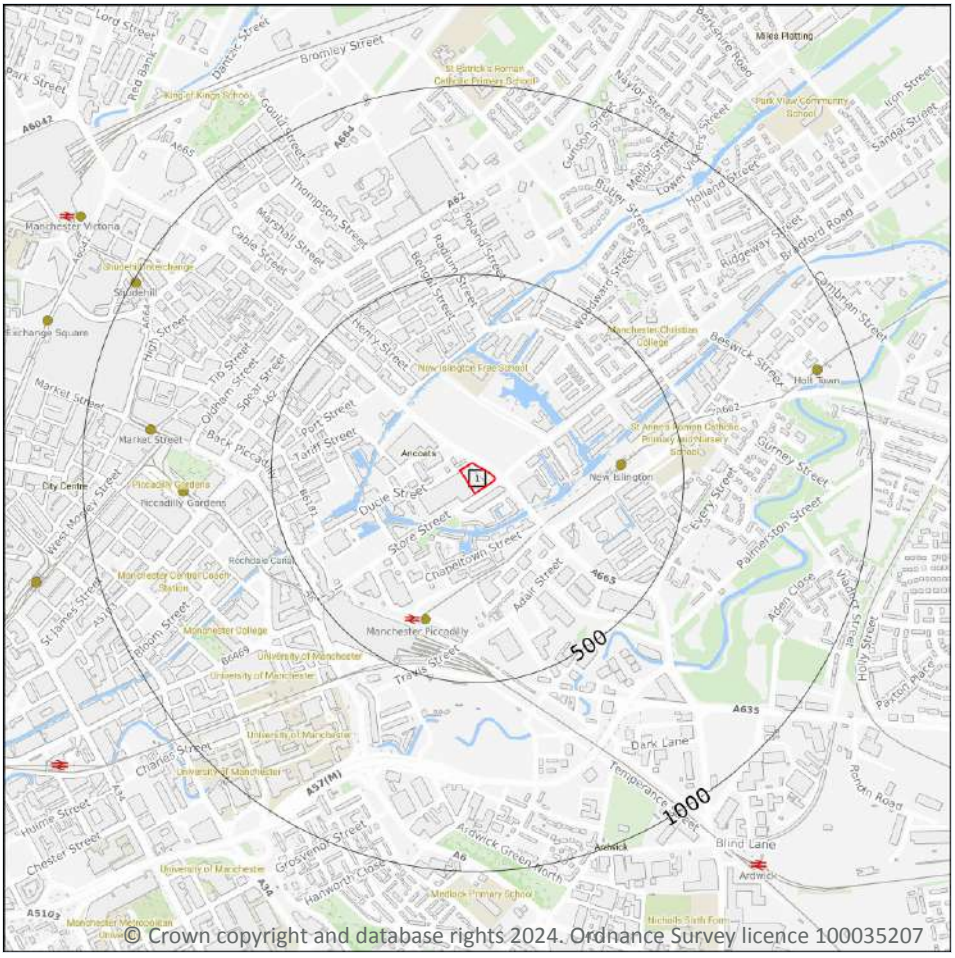
Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 126 >**

ID	Location	Category	Description
5	309m SW	FAULT	Normal fault, inferred; crossmarks on downthrow side
7	332m S	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

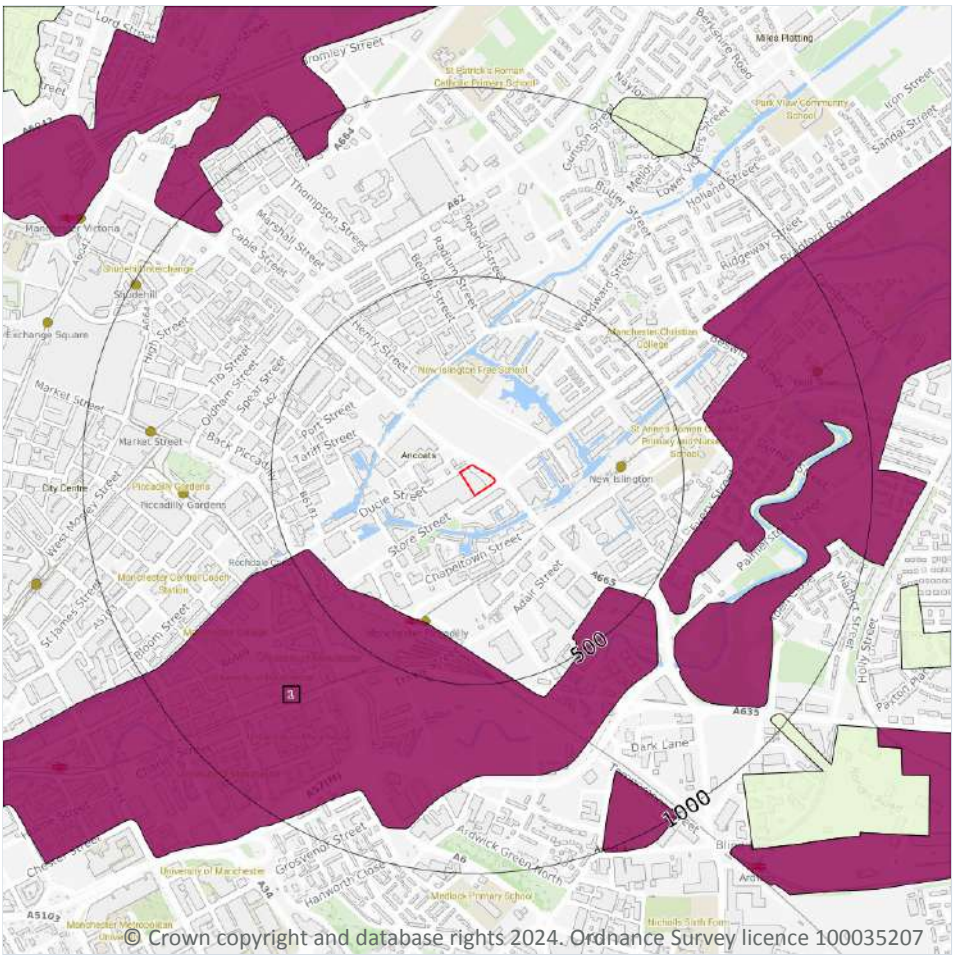
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 128 >**

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

This data is sourced from the British Geological Survey.

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



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Site Outline

Search buffers in metres (m)

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

15.2 Artificial and made ground (50k)

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 129 >**

ID	Location	LEX Code	Description	Rock description
1	361m S	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m **2**

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 131 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**TILL, DEVENSIAN**	**DIAMICTON**
2	486m SE	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

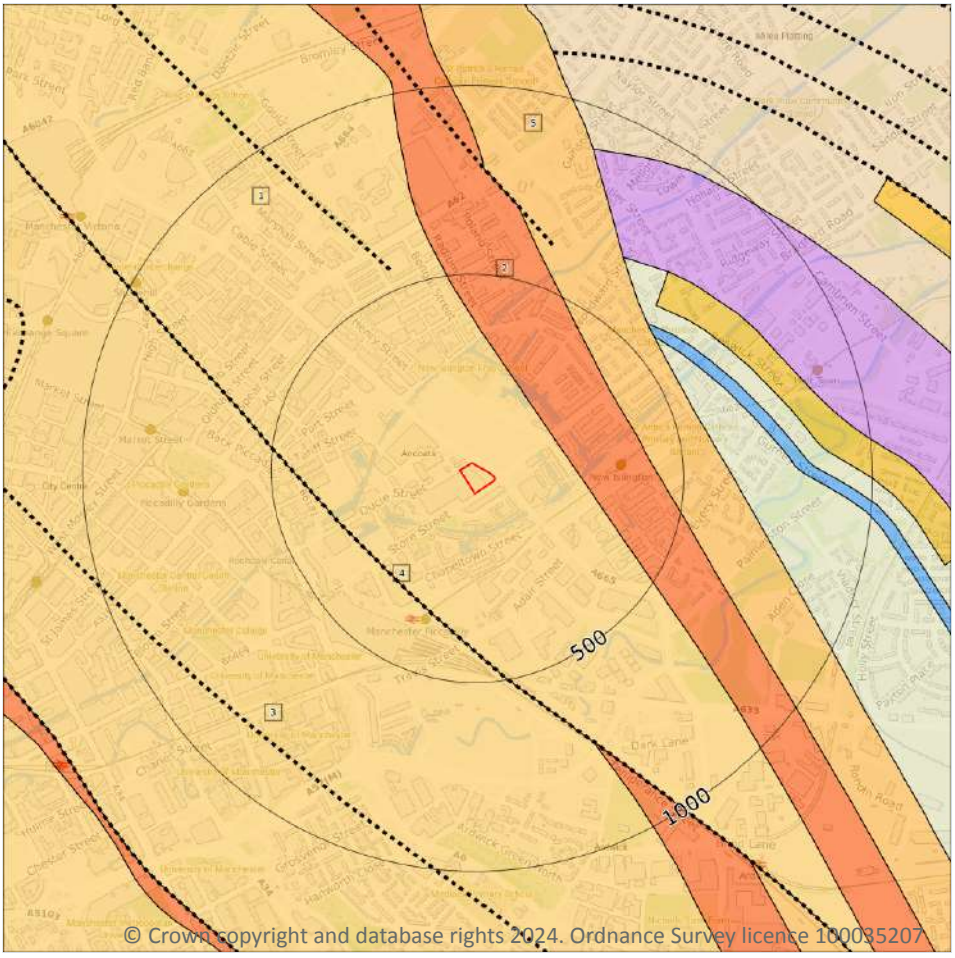
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



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Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m **4**

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 133 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CHES-SDST**	**CHESTER FORMATION - SANDSTONE**	**OLENEKIAN**
2	189m NE	MM-MDST	MANCHESTER MARLS FORMATION - MUDSTONE	-
3	308m SW	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN
5	381m NE	CS-SDST	COLLYHURST SANDSTONE FORMATION - SANDSTONE	-

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	1

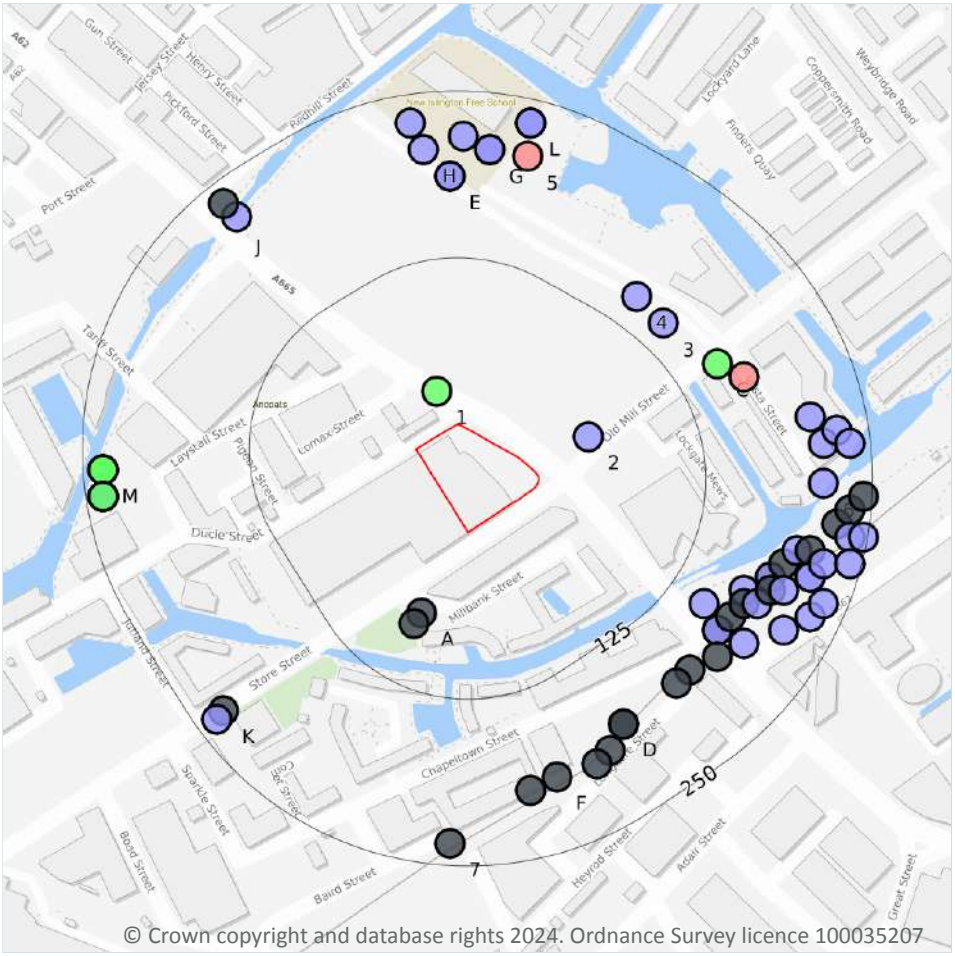
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 133 >**

ID	Location	Category	Description
4	308m SW	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.

16 Boreholes



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Site Outline

Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m	77

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on **page 135 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	29m NW	385100 398309	MANCHESTER CORP. GREAT ANCOATS STREET	23.16	N	936487 ↗
2	48m E	385214 398275	MANCHESTER CORP. MILL STREET	9.45	N	936488 ↗
A	70m S	385089 398143	PICCADILLY VILLAGE MANCHESTER 100	-	Y	N/A

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	79m SW	385083 398135	PICCADILLY VILLAGE MANCHESTER 101	-	Y	N/A
3	147m NE	385270 398360	WHARF STREET 2	5.0	N	937232 ↗
4	150m NE	385250 398380	WHARF STREET 1	5.0	N	937231 ↗
B	153m SE	385300 398150	ASHTON CANAL CORRIDOR TP 1	2.9	N	15629933 ↗
C	158m NE	385310 398330	INNER RING ROAD SECTION 2 PHASE 1 MANCHESTER 8	21.33	N	937116 ↗
C	171m E	385330 398320	INNER RING ROAD SECTION 2 PHASE 1 MANCHESTER 7/7A	34.15	N	937115 ↗
B	173m SE	385310 398130	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM TP B3	-	Y	N/A
B	173m SE	385310 398130	ASHTON CANAL CORRIDOR TP 2	2.0	N	15629934 ↗
B	174m SE	385330 398160	ASHTON CANAL CORRIDOR TP 4	2.3	N	15629936 ↗
B	175m SE	385320 398140	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM BHB6	-	Y	N/A
B	179m SE	385330 398150	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM TP B4	-	Y	N/A
B	180m SE	385290 398100	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM BHB4A	-	Y	N/A
B	181m SE	385280 398090	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM BHB4	-	Y	N/A
D	184m SE	385240 398060	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM TP B2	-	Y	N/A
D	184m SE	385240 398060	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM BHB3	-	Y	N/A
E	186m N	385110 398470	ST JUDES SCHOOL ANCOATS MANCHESTER TP25	0.91	N	17722648 ↗
E	186m N	385110 398470	ST JUDES SCHOOL ANCOATS MANCHESTER TP25A	1.0	N	17722650 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
B	186m SE	385310 398110	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM BHB5	-	Y	N/A
B	187m SE	385340 398150	ASHTON CANAL CORRIDOR TP 5	3.1	N	15629937 ↗
B	188m E	385350 398170	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM TP B5	-	Y	N/A
B	188m E	385350 398170	ASHTON CANAL CORRIDOR TP 7	1.7	N	15629939 ↗
B	192m E	385350 398160	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM BHB7	-	Y	N/A
B	194m E	385360 398180	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM TP B6	-	Y	N/A
D	195m SE	385230 398040	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM TP B1	-	Y	N/A
F	195m S	385190 398020	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM BHB1	-	Y	N/A
B	195m SE	385330 398120	ASHTON CANAL CORRIDOR TP 3	2.0	N	15629935 ↗
D	198m SE	385220 398030	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM BHB2	-	Y	N/A
F	199m S	385170 398010	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM TPA 4	-	Y	N/A
B	200m E	385370 398190	ASHTON CANAL CORRIDOR TP 10	2.1	N	15629942 ↗
B	201m E	385360 398160	ASHTON CANAL CORRIDOR TP 8	2.0	N	15629940 ↗
G	207m N	385140 398490	ST JUDES SCHOOL ANCOATS MANCHESTER TP26A	2.67	N	17722654 ↗
G	207m N	385140 398490	ST JUDES SCHOOL ANCOATS MANCHESTER TP26	3.1	N	17722651 ↗

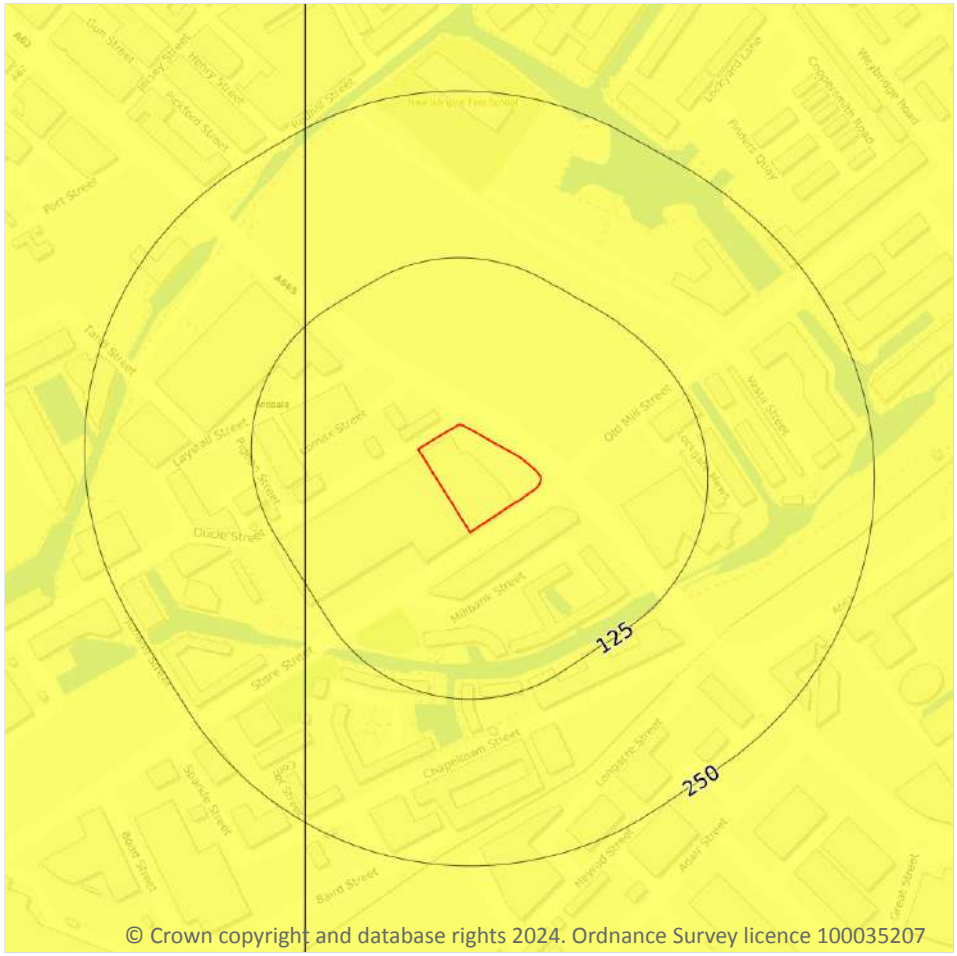
ID	Location	Grid reference	Name	Length	Confidential	Web link
H	207m N	385090 398490	ST JUDES SCHOOL ANCOATS MANCHESTER TP28	4.0	N	17722658 ↗
5	207m N	385168 398485	MANCHESTER CORP. HYDRAULIC POWER SUPPLY STATION	137.77	N	936507 ↗
I	209m E	385380 398290	ANCOATS HOSPITAL SITE ANCOATS MANCHESTER TP2	3.0	N	17722635 ↗
B	210m E	385380 398190	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM BHB8	-	Y	N/A
6	214m E	385390 398240	INNER RING ROAD SECTION 2 PHASE 1 MANCHESTER 6	8.2	N	937114 ↗
B	215m SE	385360 398130	ASHTON CANAL CORRIDOR TP 6	2.3	N	15629938 ↗
I	215m E	385390 398270	ANCOATS HOSPITAL SITE ANCOATS MANCHESTER TP1	3.0	N	17722632 ↗
B	216m E	385380 398170	ASHTON CANAL CORRIDOR TP 11	2.2	N	15629943 ↗
B	216m E	385380 398170	ASHTON CANAL CORRIDOR TP 13	1.75	N	15629945 ↗
G	216m N	385120 398500	ST JUDES SCHOOL ANCOATS MANCHESTER TP29	3.0	N	17722659 ↗
J	220m NW	384950 398440	GREAT ANCOATS STREET 5	9.0	N	1043659 ↗
B	222m E	385390 398180	ASHTON CANAL CORRIDOR TP 14	2.0	N	15629946 ↗
B	226m E	385400 398210	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM TP B7	-	Y	N/A
I	226m E	385400 398280	ANCOATS HOSPITAL SITE ANCOATS MANCHESTER TP3	4.0	N	17722636 ↗
K	227m SW	384940 398070	MANCHESTER INTERNATIONAL TRADE CENTRE 4	-	Y	N/A
B	228m SE	385380 398140	ASHTON CANAL CORRIDOR TP 9	1.7	N	15629941 ↗
H	229m N	385080 398510	ST JUDES SCHOOL ANCOATS MANCHESTER TP30	2.24	N	17722660 ↗
L	232m N	385170 398510	ST JUDES SCHOOL ANCOATS MANCHESTER TP27A	1.0	N	17722656 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
L	232m N	385170 398510	ST JUDES SCHOOL ANCOATS MANCHESTER TP27	1.3	N	17722655 ↗
B	232m E	385390 398150	ASHTON CANAL CORRIDOR TP 12	2.1	N	15629944 ↗
7	234m S	385110 397970	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM BHA2	-	Y	N/A
J	234m NW	384940 398450	ANCOATS PR2 GREATER MANCHESTER 1	-	Y	N/A
B	235m E	385410 398220	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM BHB9	-	Y	N/A
I	235m E	385410 398270	INNER RING ROAD SECTION 2 PHASE 1 MANCHESTER 5	8.1	N	937113 ↗
K	235m SW	384935 398063	MANCHESTER CORP. NEAR LONDON ROAD STATION	9.45	N	1042147 ↗
M	235m W	384850 398250	CENTRAL RETAIL PARK GREAT ANCOATS STREET 10	10.0	N	1042556 ↗
M	235m W	384850 398250	CENTRAL RETAIL PARK GREAT ANCOATS STREET 12	15.0	N	1042558 ↗
M	235m W	384850 398250	CENTRAL RETAIL PARK GREAT ANCOATS STREET 11	15.0	N	1042557 ↗
M	235m W	384850 398250	CENTRAL RETAIL PARK GREAT ANCOATS STREET 13	15.0	N	1042559 ↗
B	237m E	385410 398200	ASHTON CANAL CORRIDOR TP 15	3.1	N	15629947 ↗
M	237m W	384850 398230	CENTRAL RETAIL PARK GREAT ANCOATS STREET 6	15.0	N	1042552 ↗
M	237m W	384850 398230	CENTRAL RETAIL PARK GREAT ANCOATS STREET 3	15.0	N	1042549 ↗
M	237m W	384850 398230	CENTRAL RETAIL PARK GREAT ANCOATS STREET 7	15.0	N	1042553 ↗
M	237m W	384850 398230	CENTRAL RETAIL PARK GREAT ANCOATS STREET 5	10.0	N	1042551 ↗
M	237m W	384850 398230	CENTRAL RETAIL PARK GREAT ANCOATS STREET 8	15.0	N	1042554 ↗
M	237m W	384850 398230	CENTRAL RETAIL PARK GREAT ANCOATS STREET 4	15.0	N	1042550 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
M	237m W	384850 398230	CENTRAL RETAIL PARK GREAT ANCOATS STREET 2	15.0	N	1042548 ↗
M	237m W	384850 398230	CENTRAL RETAIL PARK GREAT ANCOATS STREET 9	10.0	N	1042555 ↗
M	237m W	384850 398230	CENTRAL RETAIL PARK GREAT ANCOATS STREET 1	15.0	N	1042547 ↗
B	242m E	385410 398180	ASHTON CANAL CORRIDOR TP 17	2.6	N	15629949 ↗
B	244m E	385420 398230	MANCHESTER METRO PHASE 3 EXTENSION TO COMMONWEALTH WEALTH GAMES STADIUM TP B8	-	Y	N/A
B	247m E	385420 398200	ASHTON CANAL CORRIDOR TP 16	2.8	N	15629948 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	1

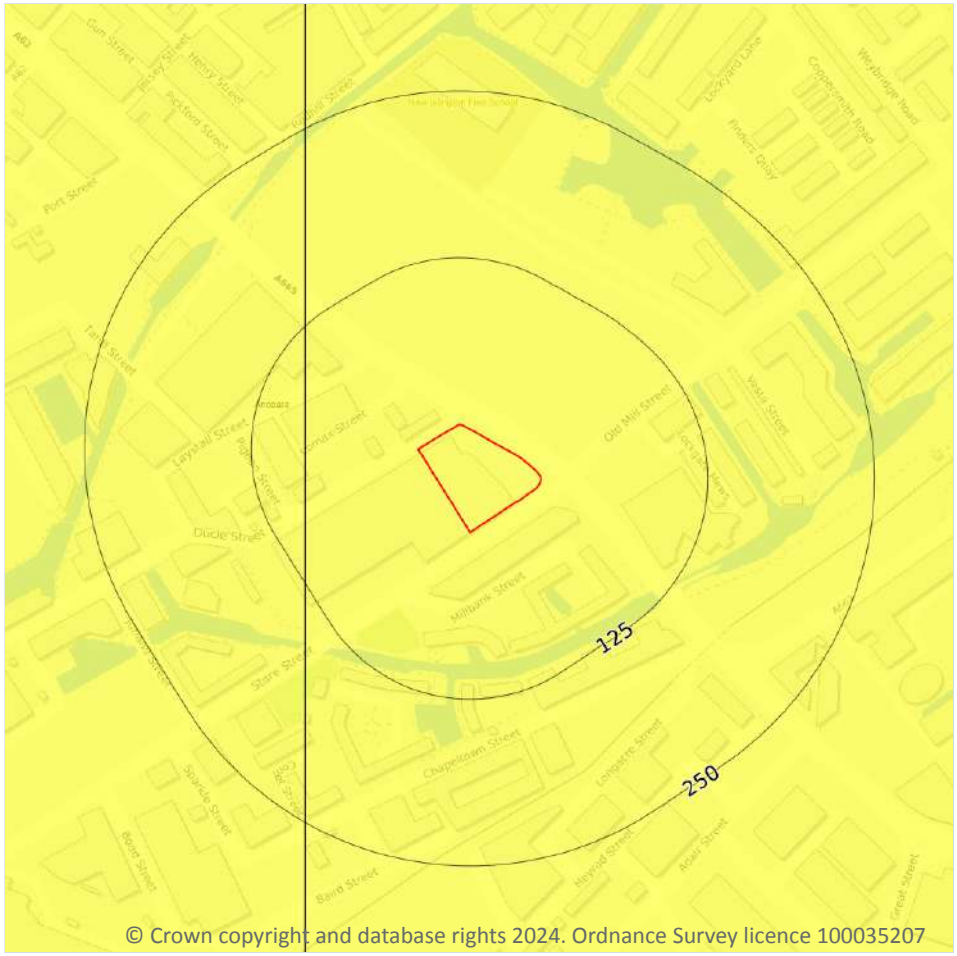
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 141 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	1

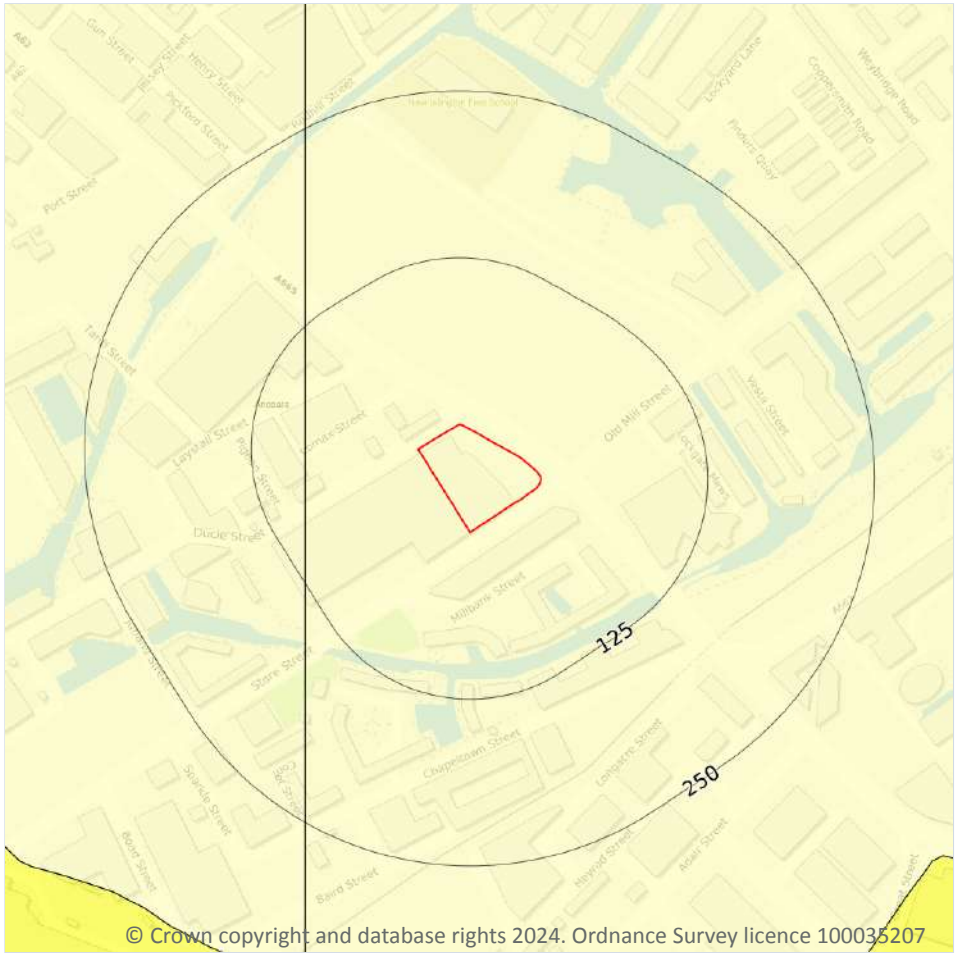
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 142 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

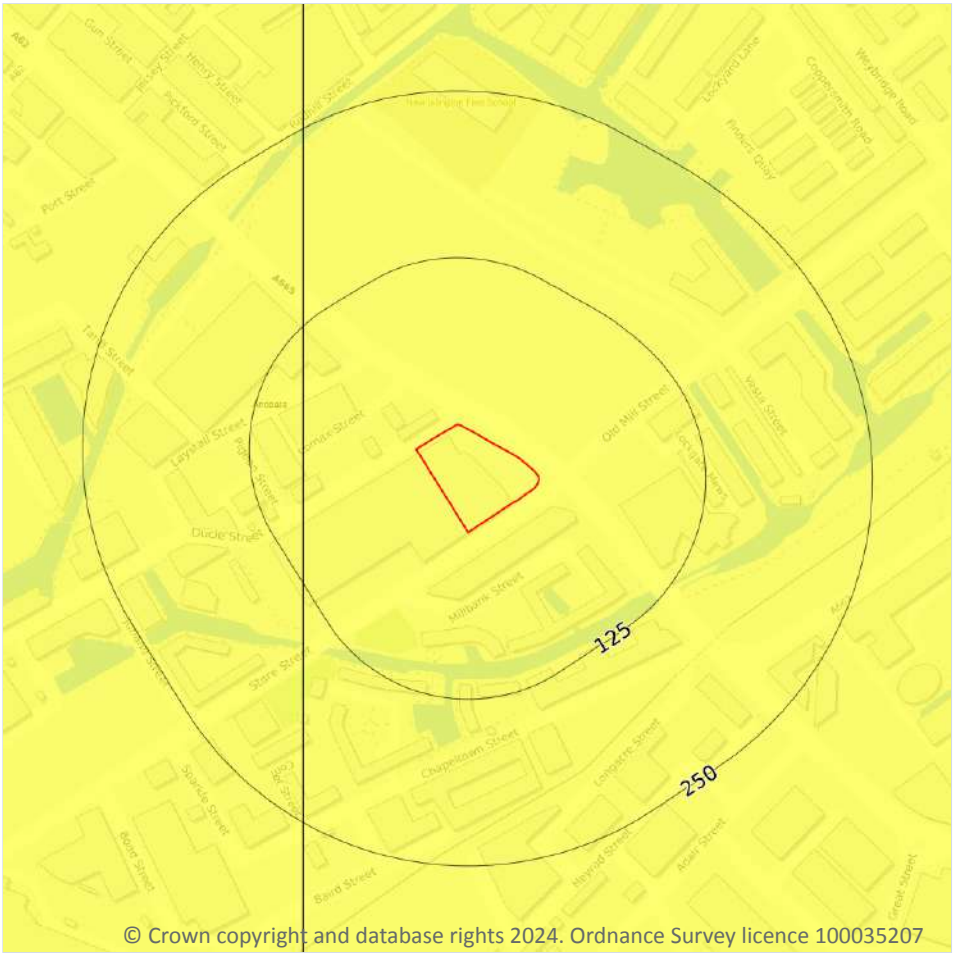
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 143 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

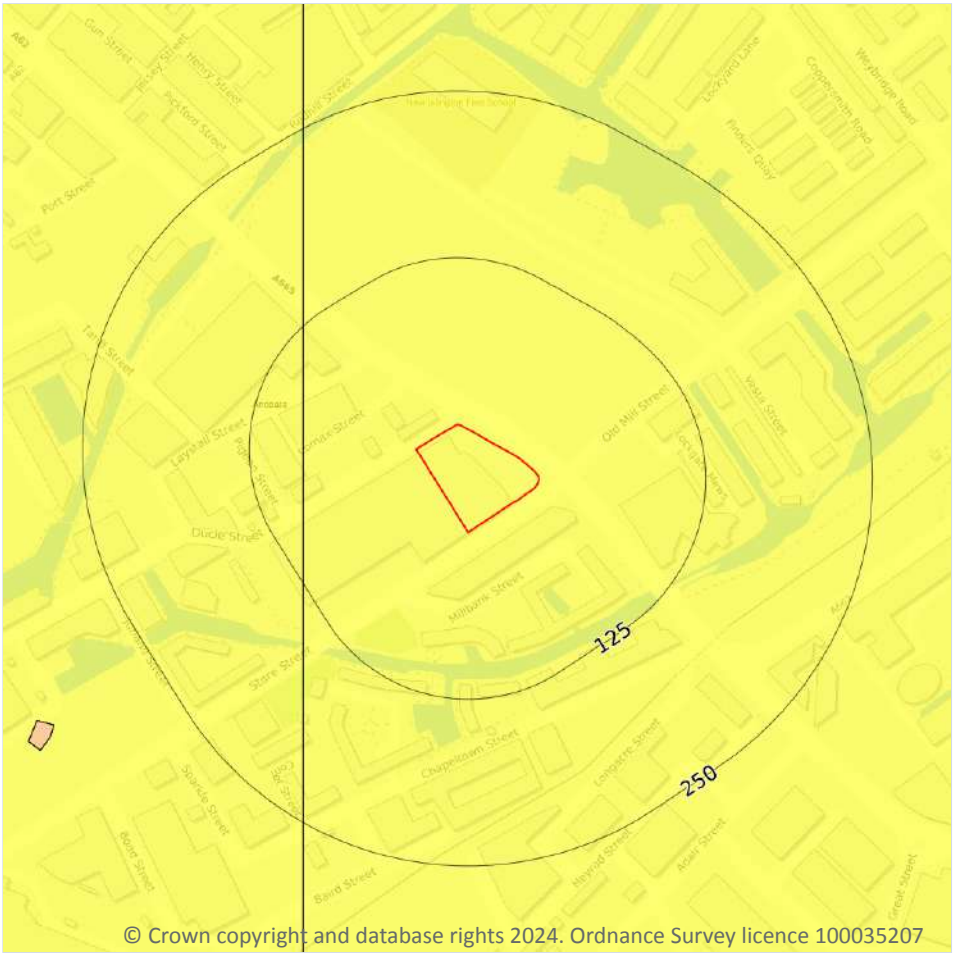
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 144 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	1

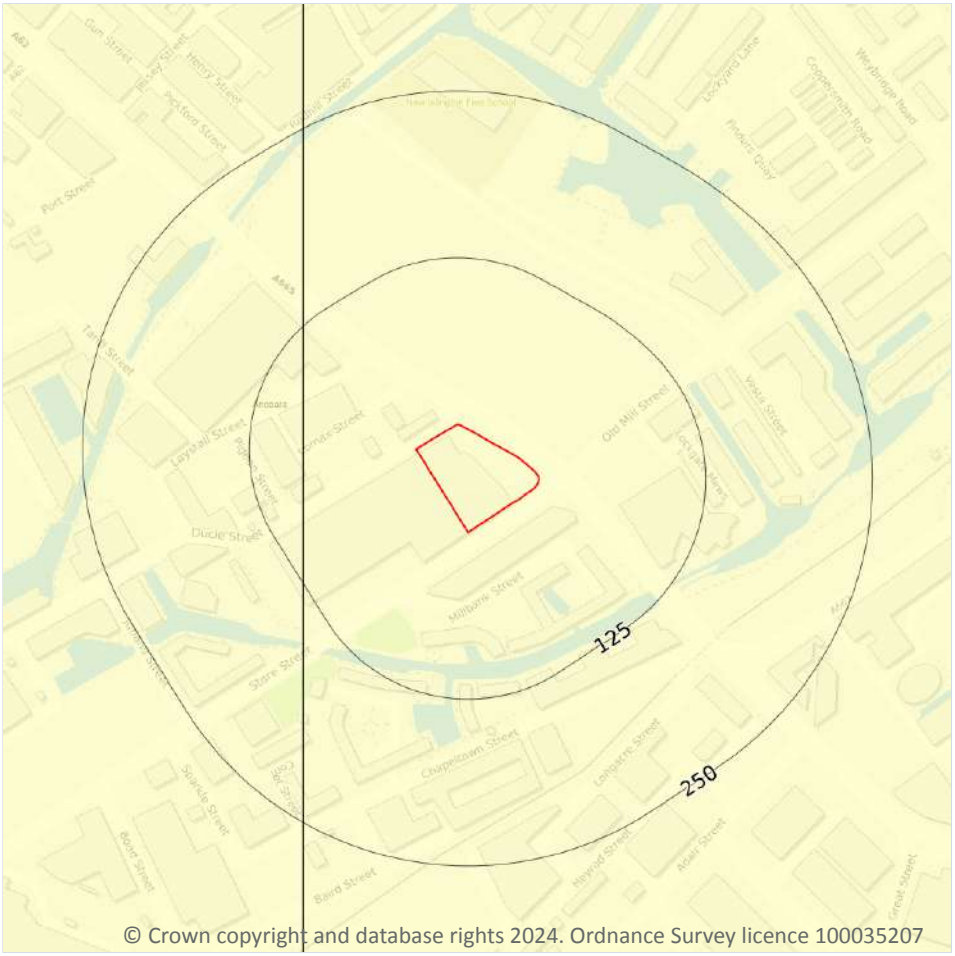
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 145 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 146 >**

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



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Site Outline

Search buffers in metres (m)

- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining

Non Coal Mining

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

18.1 BritPits

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	56

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

Features are displayed on the Mining and ground workings map on **page 148 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	56m S	Unspecified Wharves	1938	1:10560
A	56m S	Unspecified Wharves	1934	1:10560
A	56m S	Unspecified Wharves	1915	1:10560
B	57m SE	Canal	1968	1:10560
B	57m SE	Canal	1956	1:10560
A	59m S	Unspecified Wharves	1923	1:10560
A	59m S	Canal	1938	1:10560
A	59m S	Canal	1934	1:10560
A	59m S	Water Body	1890	1:10560
A	78m S	Canal	1915	1:10560
A	80m S	Water Body	1905	1:10560
C	80m S	Canal	1923	1:10560
B	93m S	Canal	1985	1:10000
B	93m S	Canal	1981	1:10000
B	98m S	Canal	1991	1:10000
C	101m E	Unspecified Wharf	1915	1:10560
C	122m E	Unspecified Wharf	1923	1:10560
D	146m SW	Canal	1972	1:10000
D	146m SW	Canal	1988	1:10000
D	146m SW	Canal	1980	1:10000
D	146m SW	Canal	1985	1:10000
D	146m SW	Canal	1994	1:10000
1	150m SW	Unspecified Ground Workings	1848	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
D	167m W	Unspecified Wharf	1923	1:10560
B	189m E	Unspecified Wharf	1921	1:10560
B	189m E	Unspecified Wharf	1906	1:10560
D	203m SW	Unspecified Wharf	1938	1:10560
D	203m SW	Unspecified Wharf	1934	1:10560
D	203m SW	Unspecified Wharf	1915	1:10560
E	207m NW	Canal	1938	1:10560
E	207m NW	Canal	1933	1:10560
E	207m NW	Canal	1921	1:10560
E	207m NW	Canal	1906	1:10560
E	207m NW	Canal	1891	1:10560
E	207m NW	Canal	1923	1:10560
F	208m NW	Disused Canal	1991	1:10000
G	209m W	Unspecified Wharf	1923	1:10560
H	210m NW	Canal	1956	1:10560
H	210m W	Water Body	1905	1:10560
I	211m NW	Canal	1972	1:10000
I	211m NW	Canal	1988	1:10000
I	211m NW	Canal	1980	1:10000
I	211m NW	Canal	1985	1:10000
I	211m NW	Canal	1994	1:10000
H	213m W	Canal	1938	1:10560
H	213m W	Canal	1934	1:10560
H	213m W	Canal	1915	1:10560
H	213m W	Canal	1890	1:10560
G	217m W	Unspecified Wharf	1938	1:10560
G	217m W	Unspecified Wharf	1934	1:10560
H	235m W	Unspecified Wharf	1956	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
G	236m W	Unspecified Wharf	1915	1:10560
F	240m NW	Canal	1968	1:10560
F	240m NW	Canal	1956	1:10560
F	243m NW	Disused Canal	1985	1:10000
F	243m NW	Canal	1981	1:10000

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	3

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

Features are displayed on the Mining and ground workings map on **page 148 >**

ID	Location	Name	Commodity	Class	Likelihood
10	630m NE	Not available	Vein Mineral	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	675m E	Not available	Building stone (zone of influence)	NA	Zone of influence only
-	725m E	Ardwick	Limestone - Ardwick	D	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	1

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

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	1

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

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m	0

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

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

This data is sourced from Groundsure.

19.5 National karst database

Records within 500m	0

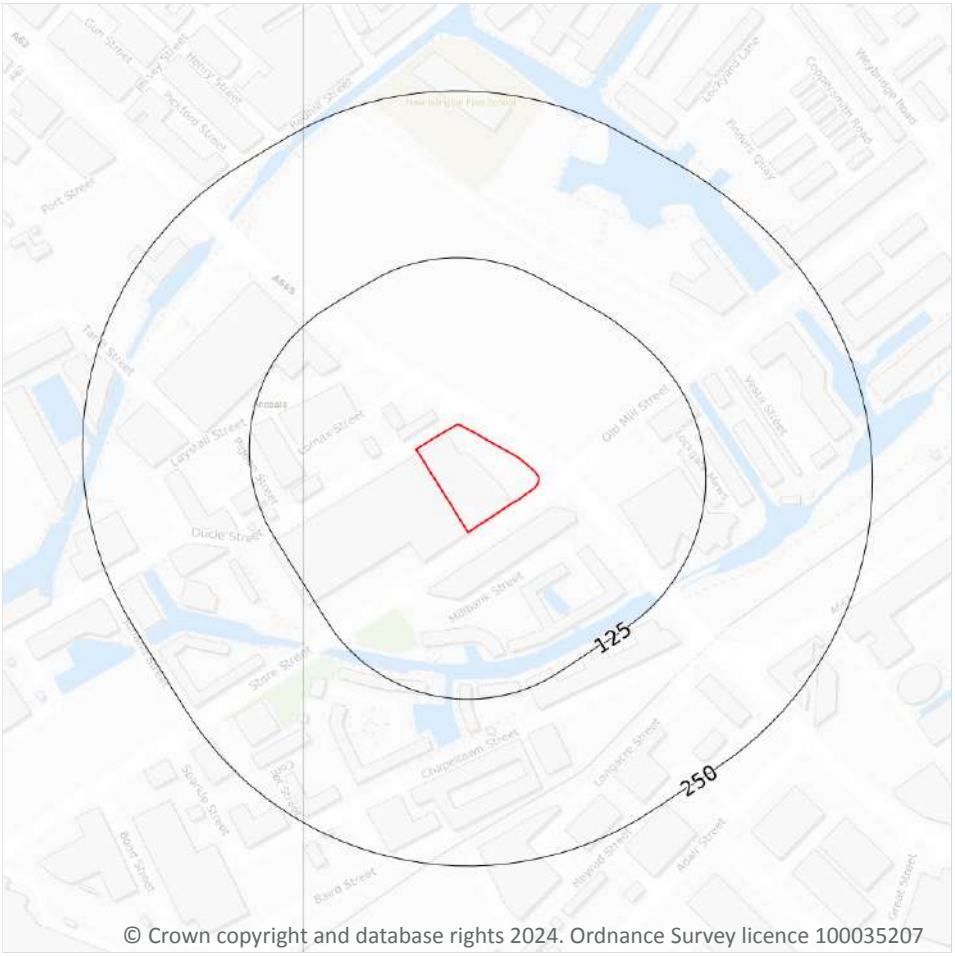
This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.

20 Radon



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Site Outline

Search buffers in metres (m)

Greater than 30%

Between 10% and 30%

Between 5% and 10%

Between 3% and 5%

Between 1% and 3%

Less than 1%

20.1 Radon

Records on site	1

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

Features are displayed on the Radon map on **page 157 >**

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

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	1

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km^2. In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km^2; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

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

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	8

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

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	**24**	**4.2**	**45**	**31**	**0.3**	**88**	**26**	**29**	**4**
On site	**29**	**5.1**	**48**	**33**	**0.3**	**90**	**27**	**33**	**5**
3m S	29	5.1	45	31	0.3	90	26	33	4
16m N	25	4.4	48	33	0.3	85	28	30	5
21m NW	22	3.8	42	29	0.3	82	26	27	5
22m SW	22	3.8	46	32	0.3	84	26	27	4
23m E	32	5.6	81	56	0.9	93	23	36	3

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
45m SE	32	5.6	84	58	0.9	93	24	37	3

This data is sourced from the British Geological Survey.

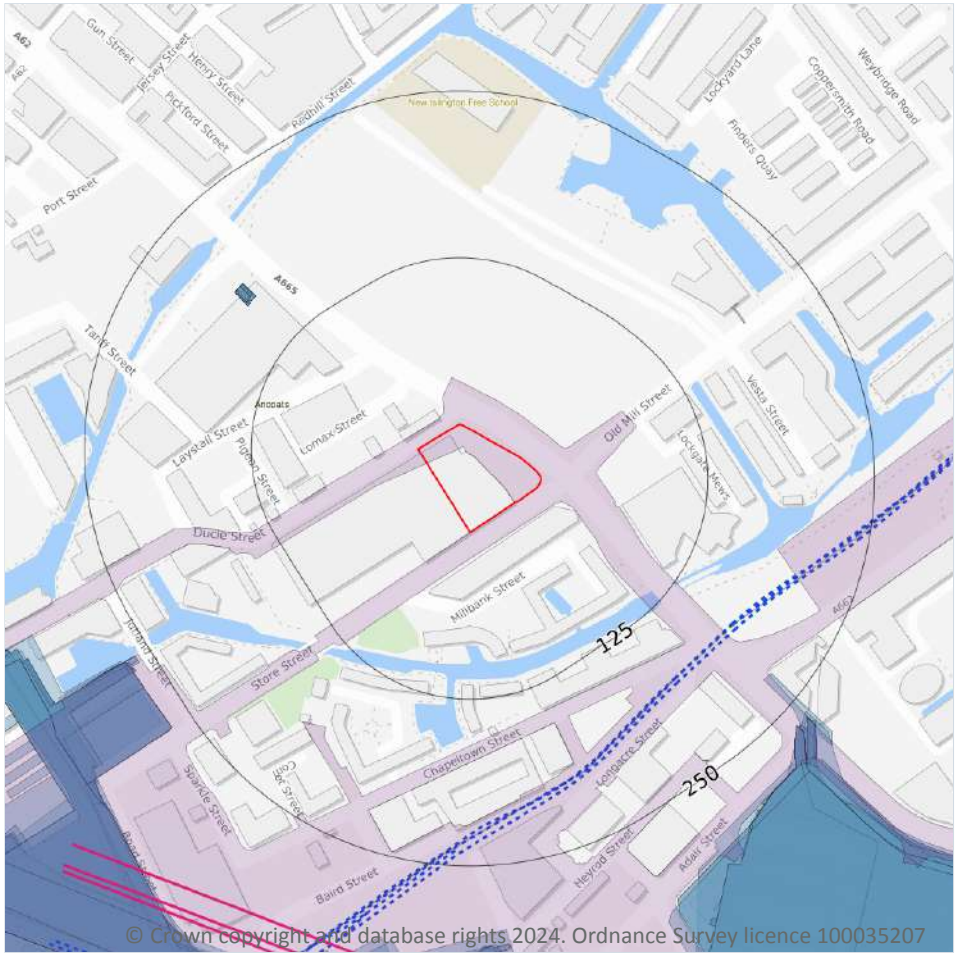
21.3 BGS Measured Urban Soil Chemistry

Records within 50m	**0**

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km^2.

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects



Site Outline

Search buffers in metres (m)

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

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	1

Railway tunnels taken from contemporary Ordnance Survey mapping.

Features are displayed on the Railway infrastructure and projects map on **page 161 >**

Location	Type
175m SE	Railway Tunnel

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	10

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

Features are displayed on the Railway infrastructure and projects map on **page 161 >**

Location	Land Use	Year of mapping	Mapping scale
166m NW	Railway Sidings	1954	2500
166m NW	Tramway Sidings	1969	2500
168m NW	Tramway Sidings	1954	1250
168m NW	Tramway Sidings	1948	1250
169m NW	Tramway Sidings	1954	2500
169m NW	Tramway	1954	2500
170m NW	Tramway Sidings	1954	1250
170m NW	Tramway Sidings	1948	1250
190m NE	Tramway Sidings	1891	500
223m SE	Railway Sidings	1891	500

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	11

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

Features are displayed on the Railway infrastructure and projects map on **page 161 >**

Location	Name	Type
175m SE		light_rail
176m SE		light_rail
177m SE	Not given	Multi Track
178m SE		light_rail
179m SE		light_rail
179m SE	Not given	Multi Track
180m SE		light_rail
183m SE		light_rail
239m S		light_rail
241m E		light_rail
244m E		light_rail

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m	4

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

Features are displayed on the Railway infrastructure and projects map on **page 161 >**

Location	Track Type	Speed (mph)	Speed (km/h)	Status
325m S	Bridge/Viaduct	50mph	80kph	Section is scheduled for cancellation
341m S	Bridge/Viaduct	50mph	80kph	Section is scheduled for cancellation
347m S	Bridge/Viaduct	50mph	80kph	Section is scheduled for cancellation
457m S	Bridge/Viaduct	50mph	80kph	Section is scheduled for cancellation

This data is sourced from HS2 ltd.

Data providers

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

Terms and conditions

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

APPENDIX D

Mining Search Report

Groundsure
LOCATION INTELLIGENCE

CON29M
OFFICIAL COAL MINING SEARCH

STOCKTONS, 140, GREAT ANCOATS STREET, MANCHESTER, M4 6DU

Professional opinion

Inc. integrated mine entry interpretive assessment

PASS

Site plan



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Search results

1. **Past underground coal mining**
Not identified

2. **Present underground coal mining**
Not identified

3. **Future underground coal mining**
Not identified

4. **Mine entries**
Not identified

5. **Coal mining geology**
Not identified

6. **Past opencast coal mining**
Not identified

7. **Present opencast coal mining**
Not identified

8. **Future opencast coal mining**
Not identified

9. **Coal mining subsidence claims**
Not identified

10. **Mine gas emissions**
Not identified

11. **Emergency Call Out incidents**
Not identified

12. **Withdrawal of support**
Not identified

13. **Working facilities orders**
Not identified

14. **Payments to copyhold owners**
Not identified

Cheshire Brine
Not identified

Coal mining (CON29M) assessment

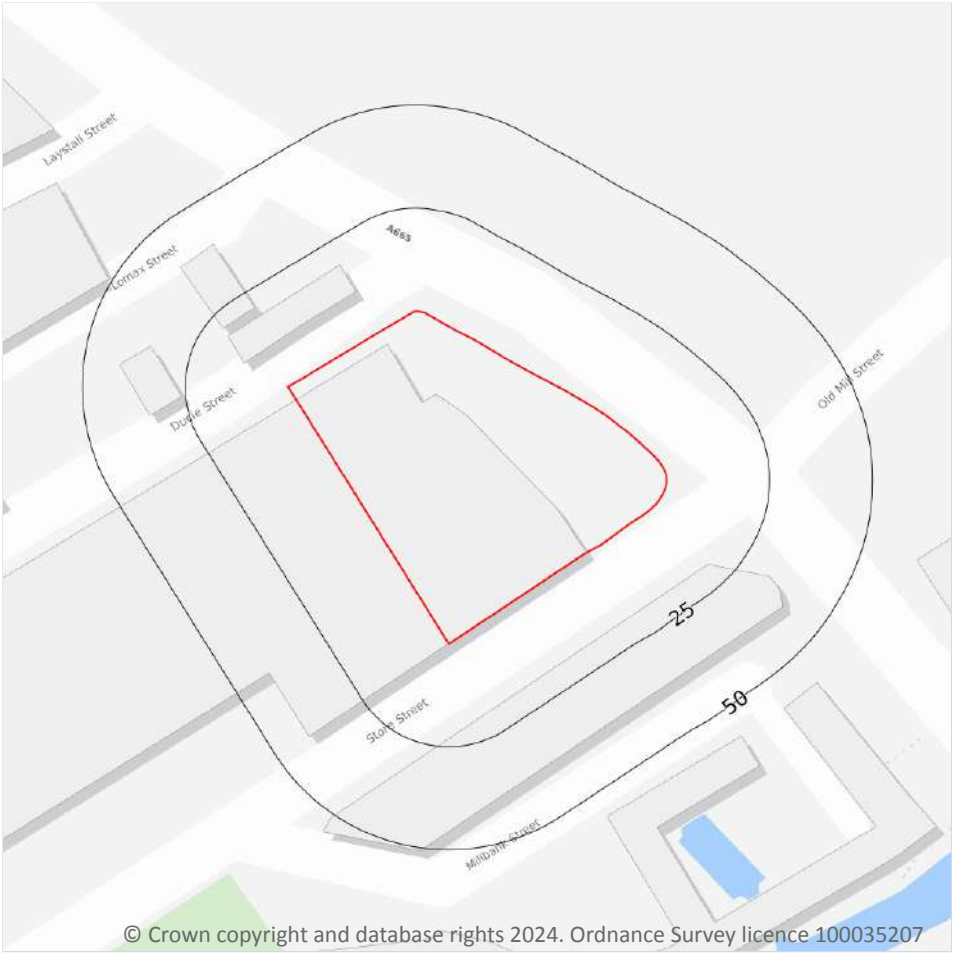
We consider the property to be acceptably free from coal mining related risk. No further action is required with regards to past coal mining.

Coal mining

CON29M reports are a requirement for conveyancing and are recommended throughout the official Coal Mining Reporting Area. This is the area within which it is deemed prudent to clarify the risk presented by coal mining, using the questions laid out in the Law Society's CON29M form. The need for a CON29M does not always translate to an identification of risk, and reports will often be assessed as free from risk or 'Passed' even though they are within the official Coal Mining Reporting Area.

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

Coal mining (CON29M)



Site Outline

Search buffers in metres (m)

Mine entries

- Adits
- Shafts
- Calculated 'zone of influence'

Subsidence claims

- Awaiting decision
- Rejected
- Admitted
- Deferred
- Settled
- Withdrawn

- Probable shallow coal mine workings
- Coal outcrops
- Past shallow coal mine workings

Coal mining (CON29M)

The map above shows relevant, mappable hazards identified that could constitute a risk to the property. It does not necessarily show all features or potential issues identified in this report. Further details of any features shown indicating the location of Mine Entries or Subsidence Claims can be found in the relevant sections of this report (4 and 9 respectively).

Responses to the Law Society CON29M Coal Mining search enquiries are produced using official Coal Authority data and the expert interpretation of Groundsure. This report is prepared in accordance with The Law Society CON29M (2018) Guidance Notes. Additional interpretation and calculation of mine entry zones of influence has also been carried out by Groundsure using Coal Authority and British Geological Survey data.

Please read this report carefully, and in particular any sections flagged with an amber 'i'.

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

The Law Society

These enquiries are The Law Society CON29M (2018) Coal Mining search enquiries and are used with permission of The Law Society. The Law Society CON29M Coal Mining search enquiries are protected by copyright owned by The Law Society of 113 Chancery Lane, London WC2A 1PL. The Law Society has no responsibility for information provided in response to CON29M (2018) Coal Mining search enquiries within this report or otherwise.

1. Past underground coal mining

Is the property within the zone of likely physical influence on the surface of past underground coal workings?

- **The property does not lie within the potential zone of influence of any recorded underground coal workings.**

2. Present underground coal mining

Is the property within the zone of likely physical influence on the surface of present underground coal workings?

- **The property does not lie within the boundary of an underground site from which coal is being removed by underground methods.**

3. Future underground coal mining

(a) Is the property within any geographical area for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods?

- **The property does not lie within the boundary of an underground site for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods.**

(b) Is the property within any geographical area for which a licence to remove coal by underground methods has been granted?

- **The property does not lie within the boundary of an underground site for which a licence to remove coal by underground methods has been granted.**

(c) Is the property within the zone of likely physical influence on the surface of planned future underground coal workings?

- **The property does not lie within the zone of likely physical influence on the surface of planned future underground workings.**

(d) Has any notice of proposals relating to underground coal mining operations been given under section 46 of

the Coal Mining Subsidence Act 1991?

- **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

Are there any shafts and adits or other entries to underground coal mine workings within the property or within 20 metres of the boundary of the property?

- **No coal mine entries are recorded to lie within 20 metres of the property.**

5. Coal mining geology

Is there any record of any fault or other line of weakness due to coal mining at the surface within the boundary of the property that has made the property unstable?

- **No damage arising from geological faults or other lines of weakness activated by coal mining are recorded within the property.**

6. Past opencast coal mining

Is the property situated within the geographical boundary of an opencast site from which coal has been removed in the past by opencast methods?

- **The property does not lie within the boundary of an opencast site from which coal was removed by opencast methods.**

7. Present opencast coal mining

Is the property within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods?

- **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

(a) Is the property within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods?

- **The property does not lie within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods.**

(b) Is the property within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted?

- **The property does not lie 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 claims

(a) Has any damage notice or claim for alleged coal mining subsidence damage to the property been given, made or pursued since 31st October 1994?

- **We have no evidence of a damage notice or subsidence claim for the property or within 50m of the property since 31st October 1994.**

(b) In respect of any such notice or claim has the responsible person given notice agreeing that there is a remedial obligation or otherwise accepted that a claim would lie against them?

- **Not applicable.**

(c) In respect of any such notice or acceptance has the remedial obligation or claim been discharged?

- **Not applicable.**

(d) Does any current "Stop Notice" delaying the start of remedial works or repairs affect the property?

- **There are no current Stop Notices delaying the start of remedial works or repairs to the property.**

(e) Has any request been made under Section 33 of the 1991 Act to execute preventive works before coal is worked, which would prevent the occurrence or reduce the extent of subsidence damage to any buildings, structures or works and, if yes, has any person withheld consent or failed to comply with any such request to execute preventive works?

- **There is no record of a request that has been made to carry out preventive works before coal is worked under Section 33 of the Coal Mining Subsidence Act 1991.**

NB. Records of damage notices or subsidence claims before 31st October 1994 are excluded from The Coal Authority data from which this search is compiled.

10. Mine gas emissions

Does the Coal Authority have record of any mine gas emission within the boundary of the property being reported that subsequently required action by the Authority to mitigate the effects of the mine gas emission?

- **No mine gas emissions are recorded within the boundary of the property.**

11. Emergency Surface Hazard Call Out incidents

Have the Coal Authority carried out any work on or within the boundaries of the property following a report of an alleged hazard related to coal mining under the Authority's Emergency Surface Hazard Call Out procedures?

- **No Emergency Surface Hazard Call Out procedures are recorded against the property.**

12. Withdrawal of support

(a) Does the land lie within a geographical area in respect of which a notice of entitlement to withdraw support has been published?

- **The property does not lie in an area where the right to withdraw support has been granted.**

(b) Does the land lie within a geographical area in respect of which a revocation notice has been given under section 41 of the Coal Industry Act 1994?

- **The property does not lie within a geographical area in which a revocation notice has been given under section 41 of the Coal Industry Act 1994.**

13. Working facilities orders

Is the property within a geographical area subject to an order in respect of the working of coal under the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof?

- **The property is not in an area where a court order has been issued.**

14. Payments to owners of former copyhold land

(a) Has any relevant notice, which may affect the property, been given?

- **The property does not lie within former copyholder land.**

(b) If yes, has any notice of retained interests in coal and coal mines been given?

- **No notices of retained interests in coal and coal mines been given.**

(c) If yes, has any acceptance notice or rejection notice been served?

- **No acceptance or rejection notices have been served.**

(d) If any such acceptance notice has been served, has any compensation been paid to a claimant?

- **No compensation has been paid to a claimant.**

Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations ↗.

Data providers

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

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets 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;
- a Trust with a net asset value of less than £3 million.

Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:
Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com ↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed here: www.groundsure.com/terms-and-conditions-april-2023/ ↗

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see www.groundsure.com/remediation ↗ for full details.

Coal Mining Report Insurance Policy

ZURICH

Coal Mining Report Insurance Policy

The Schedule

Policy Number: The Reference contained in the **Coal Mining Search Report**

Premium: £1.20 inclusive of Insurance Premium Tax at 12%

Property: The property which is the subject of the **Coal Mining Search Report**

Limit of Indemnity: £100,000 increasing by 10% compound per annum on each anniversary of and for the first 10 years following the **Commencement Date**

Commencement Date: The date of the **Coal Mining Search Report**

You/Your:
1. A purchaser of the **Property**
2. A lender providing a **Mortgage** in connection with a purchase of the **Property**
3. A lender providing a **Mortgage** by way of a re-mortgage of the **Property**

Definitions

Where a word is defined below or in the schedule it shall carry the same meaning wherever it appears in bold text in this policy

Insured Use: The continued use of the **Property** as a single house or flat or a single commercial premises

Market Value: The value as determined by a surveyor appointed by agreement between **You** and **Us** or (in default of agreement) the President for the time being of the Royal Institution of Chartered Surveyors

Mortgage: A mortgage or charge secured on the **Property** by an institutional mortgage lender

Coal Mining Search Report: The coal mining search report attached to this policy

Search: An official search comprising a search in form CON29M (2018) being mining searches relating to coal and brine in the area in which the **Property** is situated

We/Our/Us:
Zurich Insurance plc. A public limited company incorporated in Ireland. Registration No. 13460. Registered Office: Zurich House, Ballsbridge Park, Dublin 4, Ireland. UK Branch registered in England and Wales Registration No. BR7985. UK Branch Head Office: The Zurich Centre, 3000 Parkway, Whiteley, Fareham, Hampshire PO15 7JZ.

Zurich Insurance plc is authorised by the Central Bank of Ireland and authorised and subject to limited regulation by the Financial Conduct Authority. Details about the extent of our authorisation by the Financial Conduct Authority are available from us on request. Our FCA Firm Reference Number is 203093.

Communications may be monitored or recorded to improve our service and for security and regulatory purposes.

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Your Policy

This is a legal document and should be kept in a safe place.

This policy is an agreement between **You** and **Us** and cover is provided subject to the payment of the **Premium**.

You must read this policy and its conditions, exclusions, schedule and any endorsements as one contract. Please read all of them to make sure that they provide the cover **You** require. If they do not, please contact **Us** or **Your** insurance adviser who arranged the policy for **You**.

When **You** take out and make changes to the cover provided by this policy, **You** must take reasonable care to ensure that **You** accurately answer any questions which **We** ask of **You** and that any information **You** give **Us** is accurate. If **You** are taking out this policy for purposes which are mainly related to **Your** trade, business or profession, **You** must also let **Us** know about all facts which are material to **Our** decision to provide **You** with insurance. Failure to meet these obligations could result in this policy being invalidated, a claim not being paid, or an additional premium being charged.

Fair presentation of the risk

a) At inception of this policy and also whenever changes are made to it at **Your** request You must:

i) where **You** have taken out this policy for purposes which are wholly or mainly related to **Your** trade, business or profession, disclose to **Us** all material facts in a clear and accessible manner and not misrepresent any material facts, and
ii) where **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, take reasonable care not to misrepresent any material facts.

b) If **You** do not comply with clause a) of this condition **We** may:

i) avoid this policy which means that **We** will treat it as if it had never existed and refuse all claims where any non-disclosure or misrepresentation by **You** is proven by **Us** to be deliberate or reckless in which case **We** will not return the premium paid by **You**; and
ii) recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred.

c) If You do not comply with clause a) of this condition and the non-disclosure or misrepresentation is not deliberate or reckless this policy may be affected in one or more of the following ways depending on what **We** would have done if **We** had known about the facts which **You** failed to disclose or misrepresented:

i) if **We** would not have provided **You** with any cover **We** will have the option to:
1. avoid the policy which means that **We** will treat it as if it had never existed and repay the premium paid; and
2. recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred
ii) if **We** would have applied different terms to the cover **We** will have the option to treat this policy as if those different terms apply. **We** may recover any payments made by **Us** on claims which have already been paid to the extent that such claims would not have been payable had such additional terms been applied
iii) if **We** would have charged **You** a higher premium for providing the cover **We** will charge **You** the additional premium which **You** must pay in full.

d) If any insured person, other than **You**, is responsible for a misrepresentation or failure to make a fair presentation of the risk, **We** will invoke the remedies available to **Us** under this condition as against that particular person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

NB: For the purposes of the duty of disclosure stated in paragraphs a) i) and ii) above the content of the **Coal Mining Search Report** will be deemed to satisfy **Your** disclosure obligations.

Cover

1. **You** are in the process of purchasing the **Property** relying on the **Coal Mining Search Report** and/or
2. **You** (being a lender) have agreed to provide a **Mortgage** in connection with **Your** borrower's purchase or re-mortgage of the **Property** relying on the **Coal Mining Search Report**.

We will pay the following losses sustained by **You** arising out of the **Property** being affected by any matter which would have been revealed by a **Search** had one been carried out on the date of the **Coal Mining Search Report** but which was not revealed by the **Coal Mining Search Report**:

1. any reduction in **Market Value** of the **Property** calculated at the date **You** become aware of the matter(s) and/or loss in connection with a **Mortgage** as a result of such reduction.
2. all other costs and expenses including out of court settlement costs incurred by **Us** or by **You** with **Our** prior written agreement.

Waiver of Breach of Policy Condition

We will not exercise **Our** right to avoid **Our** liability to **You** in respect of loss where **You** have inadvertently breached any term or condition of the policy provided that such breach does not prejudice **Our** rights and remedies under the policy or otherwise directly or indirectly result in or increase the amount of any loss.

Protection for Mortgagees and Successors in Title

We will not avoid **Our** liability to make a payment to **You** solely because another person breaches the terms and conditions of this policy, provided such breach was not committed on **Your** behalf or with **Your** agreement, and **We** will invoke the remedies available to **Us** under the Policy as against that other person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

Joint Insured

Any party insured under this policy standing in the relation of parent company, subsidiary company, associated company, branch office or joint venture partner to each other will be deemed to be joint insured for the purposes of this policy and jointly liable and responsible for any breach of any terms and conditions of this policy. If there is any inconsistency between this clause and any other term of this policy, this clause shall prevail.

Exclusions

We will not pay for any:

1. amount in excess of the **Limit of Indemnity**.
2. loss which would be recoverable under a household buildings insurance policy.
3. loss arising from any matter that **You** were aware of at the **Commencement Date**.
4. loss if the **Property** is used for any purpose other than the **Insured Use**.

Claims Conditions and How to Claim

1. **You** must:

i) give **Us** written notice as soon as possible of any potential or actual claim or any circumstances likely to result in a claim. Please provide the policy number, **Your** name, the full address of the **Property** and a brief description of the incident that has occurred. Notifications should be sent to: Speciality Lines Claims Team, Zurich Insurance, 8th Floor, 70 Mark Lane, London, EC3R 7NQ. Email: claims@uk.zurich.com ↗, Enquiry line: telephone 0207 648 3523
ii) pass all court documents and/or other communications to **Us** as soon as possible after receipt
iii) not deal with, make any admission of liability or attempt to settle a claim without **Our** prior written agreement.
iv) agree to and carry out at **Our** expense all things necessary to minimise any loss.
v) provide all information and assistance that **We** may require to help defend and settle the claim.

2. **We** are entitled to:

i) decide how to settle or defend a claim and may carry out proceedings in the name of any person insured under this policy, including proceedings for recovering any claim.
ii) pay to **You** at any time, an amount equal to the **Limit of Indemnity** or any lower amount for which the claim can be settled, after deduction of any sum already paid. **We** may then give up control of and have no further liability in connection with the claim.

3. If **We** admit liability for a claim but there is a dispute as to the amount to be paid the dispute will be referred to an arbitrator. The arbitrator will be appointed jointly by **You** and **Us** in accordance with the law at the time. **You** may not take any legal action against **Us** over the dispute before the arbitrator has reached a decision.

4. If **You** or anyone acting on Your behalf:

a) makes a fraudulent or exaggerated claim under this policy; or
b) uses fraudulent means or devices including the submission of false or forged documents in support of a claim whether or not the claim is itself genuine; or
c) makes a false statement in support of a claim whether or not the claim is itself genuine; or
d) submits a claim under this policy for loss or damage which **You** or anyone acting on **Your** behalf or in connivance with **You** deliberately caused; or
e) realises after submitting what **You** reasonably believed was a genuine claim under this policy and then fails to tell **Us** that **You** have not suffered any loss or damage; or
f) suppresses information which **You** know would otherwise enable **Us** to refuse to pay a claim under this policy

We will be entitled to refuse to pay the whole of the claim and recover any sums that **We** have already paid in respect of the claim.

If any fraud is perpetrated by or on behalf of an insured person and not on behalf of **You** this condition should be read as if it applies only to that insured person's claim and references to this policy should be read as if they were references to the cover effected for that person alone and not to the policy as a whole.

5. If any claim is covered by any other insurance, **We** will not pay for more than **Our** share of that claim.

6. The most **We** will pay for any loss (or all losses in the aggregate), including costs and expenses agreed by **Us** is the **Limit of Indemnity**. Once **We** have paid a loss or losses equal to the amount of the **Limit of Indemnity, We** will have no further liability under this policy.

General Conditions

1. Neither **You** (nor anyone acting on **Your** behalf) must disclose the existence of this policy to any other party except **Your** legal and other professional advisers, prospective purchasers, lessees and tenants of the **Property**, their respective mortgagees, legal and other professional advisers.

2. In the UK the law allows both **You** and **Us** to choose the law applicable to the contract. This contract will be subject to the relevant law of England and Wales, Scotland, Northern Ireland, the Isle of Man or the Channel Islands depending upon the Property address stated in the Schedule. If there is any dispute as to which law applies it will be English law. The parties agree to submit to the exclusive jurisdiction of the English courts.

3. Notwithstanding any other terms of this policy **We** will be deemed not to provide cover nor will **We** make any payment or provide any service or benefit to **You** or any other party to the extent that such cover, payment, service, benefit and/or any business or activity of **Yours** would violate any applicable trade or economic sanctions law or regulation.

Cancellation Clause

If **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, **You** may cancel this policy within 14 days of receiving the policy by writing to **Us** and in such event **We** may, at **Our** discretion, charge **You** for the time that **You** have been on cover. Any refund will be made to the party who paid the premium. If **You** do cancel, **You** may be in breach of the terms of **Your** mortgage or the terms of the contract for the sale of **Your** property. If **You** are in doubt, **You** may wish to seek legal advice prior to cancellation.

Fair Processing and Complaints Procedure
Our Complaints Procedure

Our commitment to customer service

We are committed to providing a high level of customer service. If you feel we have not delivered this, we would welcome the opportunity to put things right for you.

Who to contact in the first instance

Many concerns can be resolved straight away. Therefore in the first instance, please get in touch with your usual contact at Zurich or your broker or insurance intermediary, as they will generally be able to provide you with a prompt response to your satisfaction.

Contact details will be provided on correspondence that we or our representatives have sent you.

Many complaints can be resolved within a few days of receipt

If we can resolve your complaint to your satisfaction within the first few days of receipt, we will do so. Otherwise, we will keep you

updated with progress and will provide you with our decision as quickly as possible.

Next steps if you are still unhappy

If you are not happy with the outcome of your complaint, you may be able to ask the Financial Ombudsman Service to review your case.

We will let you know if we believe the ombudsman service can consider your complaint when we provide you with our decision. The service they provide is free and impartial, but you would need to contact them within 6 months of the date of our decision.

More information about the ombudsman and the type of complaints they can review is available via their website www.financial-ombudsman.org.uk ↗.

You can also contact them as follows:

Post: Financial Ombudsman Service, Exchange Tower, London, E14 9SR
Telephone: 08000 234567 (free on mobile phones and landlines)
Email: complaint.info@financial-ombudsman.org.uk ↗

If the Financial Ombudsman Service is unable to consider your complaint, you may wish to obtain advice from the Citizens Advice Bureau or seek legal advice.

The Financial Services Compensation Scheme (FSCS)

We are covered by the Financial Services Compensation Scheme (FSCS) which means that you may be entitled to compensation if we are unable to meet our obligations to you. Further information is available on www.fscs.org.uk ↗ or by contacting the FSCS directly on 0800 678 1100.

How we use your information

Who controls your personal information

This notice tells you how Zurich Insurance plc ('Zurich'), as data controller, will deal with your personal information. Where Zurich introduces you to a company outside the group, that company will tell you how your personal information will be used.

You can ask for further information about our use of your personal information or complain about its use in the first instance, by contacting our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com ↗.

If you have any concerns regarding our processing of your personal information, or are not satisfied with our handling of any request by you in relation to your rights, you also have the right to make a complaint to the Information Commissioner's Office. Their address is: First Contact Team, Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, SK9 5AF.

What personal information we collect about you

We will collect and process the personal information that you give us by phone, e-mail, filling in forms, including on our website, and when you report a problem with our website. We also collect personal information from your appointed agent such as your trustee, broker, intermediary or financial adviser in order to provide you with the services you have requested and from other sources, such as credit reference agencies and other insurance companies, for verification purposes. We will also collect information you have volunteered to be in the public domain and other industry-wide sources. We will only collect personal information that we require to fulfil our contractual or legal requirements unless you consent to provide additional information. The type of personal information we will collect includes; basic personal information (i.e. name, address and date of birth), occupation and financial details, health and family information, claims and convictions information and where you have requested other individuals be included in the arrangement, personal information about those individuals.

If you give us personal information on other individuals, this will be used to provide you with a quotation and/or contract of insurance and/or provision of financial services. You agree you have their permission to do so. Except where you are managing the contract on another's behalf, please ensure that the individual knows how their personal information will be used by Zurich. More information about this can be found in the 'How we use your personal information' section.

How we use your personal information

We and our selected third parties will only collect and use your personal information (i) where the processing is necessary in connection with providing you with a quotation and/or contract of insurance and/or provision of financial services that you have requested; (ii) to meet our legal or regulatory obligations; or (iii) for our 'legitimate interests'. It is in our legitimate interests to collect

your personal information as it provides us with the information that we need to provide our services to you more effectively including providing you with information about our products and services. We will always ensure that we keep the amount of information collected and the extent of any processing to the absolute minimum to meet this legitimate interest. Examples of the purposes for which we will collect and use your personal information are:

1. to provide you with a quotation and/or contract of insurance;
2. to identify you when you contact us;
3. to deal with administration and assess claims;
4. to make and receive payments;
5. to obtain feedback on the service we provide to you;
6. to administer our site and for internal operations including troubleshooting, data analysis, testing, research, statistical and survey purposes;
7. for fraud prevention and detection purposes.

We will contact you to obtain consent prior to processing your personal information for any other purpose, including for the purposes of targeted marketing unless we already have consent to do so.

Who we share your personal information with

Where necessary, we will share the personal information you gave us for the purposes of providing you with the goods and services you requested with the types of organisations described below:

associated companies including reinsurers, suppliers and service providers;
introducers and professional advisers;
regulatory and legal bodies;
survey and research organisations;
credit reference agencies;
healthcare professionals, social and welfare organisations; and
other insurance companies

Or, in order to meet our legal or regulatory requirements, with the types of organisations described below:

regulatory and legal bodies;
central government or local councils;
law enforcement bodies, including investigators;
credit reference agencies; and
other insurance companies

How we use your personal information for websites and email communications

When you visit one of our websites we may collect information from you such as your email address or IP address. This helps us to track unique visits and monitor patterns of customer website traffic, such as who visits and why they visit.

We use cookies and/or pixel tags on some pages of our website. A cookie is a small text file sent to your computer. A pixel tag is an invisible tag placed on certain pages of our website but not on your computer. Pixel tags usually work together with cookies to assist us to provide you with a more tailored service. This allows us to monitor and improve our email communications and website. Useful information about cookies, including how to remove them, can be found on our websites.

How we transfer your personal information to other countries

Where we transfer your personal information to countries that are outside of the UK and the European Union (EU) we will ensure that it is protected and that the transfer is lawful. We will do this by ensuring that the personal information is given adequate safeguards by using 'standard contractual clauses' which have been adopted or approved by the UK and the EU, or other solutions that are in line with the requirements of European data protection laws.

A copy of our security measures for personal information transfers can be obtained from our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN, or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com ↗.

How long we keep your personal information for

We will retain and process your personal information for as long as necessary to meet the purposes for which it was originally

collected. These periods of time are subject to legal, tax and regulatory requirements or to enable us to manage our business.

Your data protection rights

You have a number of rights under the data protection laws, namely:

to access your data (by way of a subject access request);
to have your data rectified if it is inaccurate or incomplete;
in certain circumstances, to have your data deleted or removed;
in certain circumstances, to restrict the processing of your data;
a right of data portability, namely to obtain and reuse your data for your own purposes across different services;
to object to direct marketing;
not to be subject to automated decision making (including profiling), where it produces a legal effect or a similarly significant effect on you;
to claim compensation for damages caused by a breach of the data protection legislation.
if we are processing your personal information with your consent, you have the right to withdraw your consent at any time.

We will, for the purposes of providing you with a contract of insurance, processing claims, reinsurance and targeted marketing, process your personal information by means of automated decision making and profiling where we have a legitimate interest or you have consented to this.

What happens if you fail to provide your personal information to us

If you do not provide us with your personal information, we will not be able to provide you with a contract or assess future claims for the service you have requested.

Fraud prevention and detection

In order to prevent and detect fraud we may at any time:

check your personal data against counter fraud systems
use your information to search against various publicly available and third party resources
use industry fraud tools including undertaking credit searches and to review your claims history
share information about you with other organisations including but not limited to the police, the Insurance Fraud Bureau (IFB), other insurers and other interested parties.

If you provide false or inaccurate information and fraud is identified, the matter will be investigated and appropriate action taken. This may result in your case being referred to the Insurance Fraud Enforcement Department (IFED) or other police forces and fraud prevention agencies. You may face fines or criminal prosecution. In addition, Zurich may register your name on the Insurance Fraud Register, an industry-wide fraud database.

Claims history

We may pass information relating to claims or potential claims to any relevant database. We and other insurers may search these databases when you apply for insurance, when claims or potential claims are notified to us or at time of renewal to validate your claims history or that of any other person or property likely to be involved in the policy or claim.

This helps to check information provided and prevent fraudulent claims.

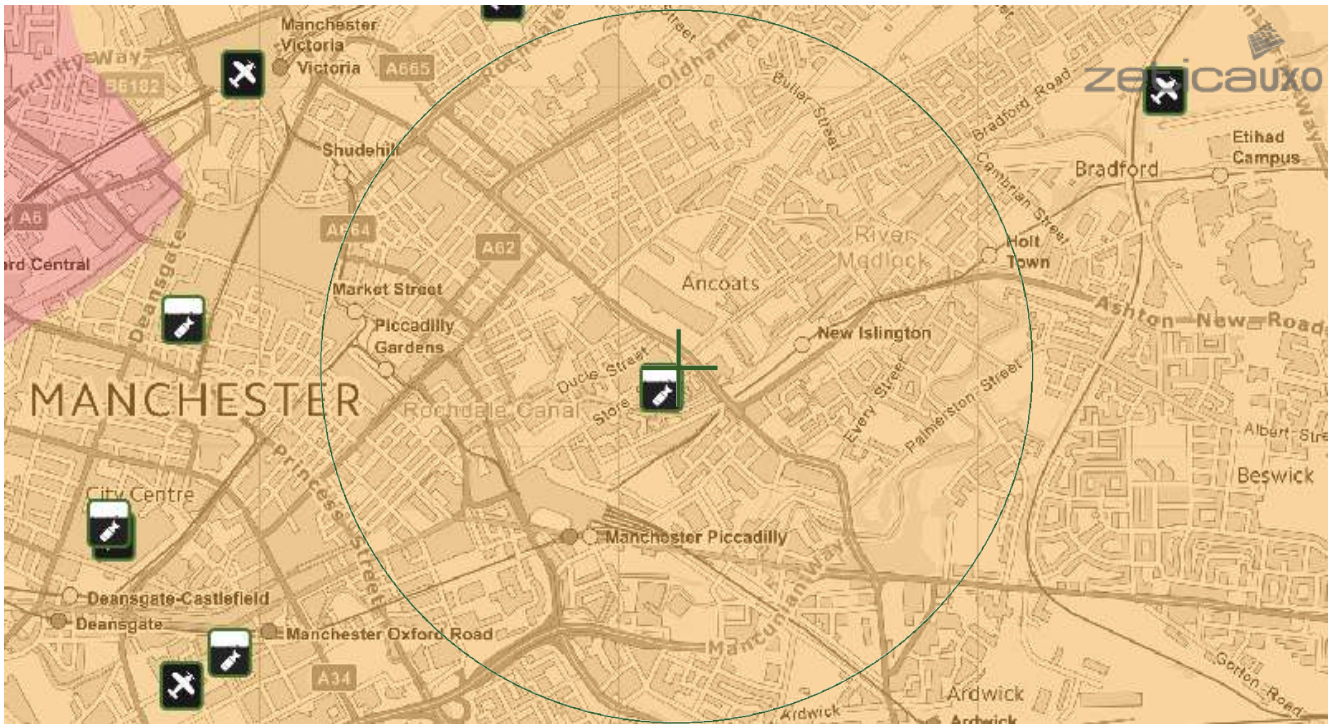
APPENDIX E

UXO Screening Map

UNEXPLODED BOMB RISK MAP

SITE LOCATION

Location: M4 6DU,
Map Centre: 385130,398227



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- **High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- **Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- **Low:** Areas indicated as having 15 bombs per 1000acre or less.

Miltary | **Industry** | **UXO find** | **Other**
Transport | **Docks** | **Luftwaffe targets**
Utilities | **Bombing decoy** | **Airfields**

How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density.
Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then additional detailed research is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our pre-desk study assessments (PDSA) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 **email:** uxo@zetica.com **web:** www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the accompanying notes on our website.

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