



Contaminated Land Phase 1 Assessment

Gorton Rd, Manchester, M11 2DZ
World Metal Recycling Ltd

May 2024

Transport Statement
Gorton Rd, Manchester, M11 2DZ
World Metal Recycling Ltd

93252

Project Information

Title	Contaminated Land Phase 1 Assessment
Job Code	93252
Sector	Environment
Report Type	CL
Client	World Metal Recycling Ltd
Revision	A
Status	Draft
Date of Issue	15 th April 2024

Revision History

Revision	Date	Author	Reviewer	Approver	Status
A	15 th April 2024	AP	MT	AC	Draft

Disclaimer

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party. This report may include data obtained from trusted third-party consultants/laboratories that have been supplied to us in good faith. Whilst we do everything, we can to ensure the quality of all the data we use, we cannot be held responsible for the accuracy or integrity of third-party data.

Table of Contents

Project Information	i
1. Introduction	1
1.1 Overview	1
1.2 Objective	1
1.3 Site Location and Details	2
2. Relevant Standards and Policies	3
2.1 The 'National Planning Policy Framework (NPPF)	3
2.2 Environmental Protection Act 1990	4
2.3 The Building Regulations (DCLG 2010)	6
3. Physical Setting	7
3.1 Site Details	7
4. Environmental Setting	8
4.1 Site Geology	8
4.2 Site Hydrology	9
4.3 Site Ecology & Radon Assessment	10
4.4 Estimated Soil Chemistry	11
5. Industrial Setting	12
5.1 Historical Land History	12
5.2 Current Land Use (within 200m)	14
5.3 Landfill and Waste	14
5.4 Statutory Requirements / Authorisations	14
5.5 Pollution Incidents and Discharge Contents	15
6. Phase 1 Contamination Risk Assessment	16
6.1 Introduction	16
6.2 Conceptual Site Model (CSM)	16
6.2.1 Hazard Identification	17
6.2.2 Receptor Identification	17
6.2.3 Pathway Identification	19
6.2.4 Hazard Assessment	20
6.3 Confidence and Uncertainty	20
7. Phase 1 Risk Assessment Conclusions	22
Appendices	23

1. Introduction

1.1 Overview

AVAL Consulting Group Limited (ACGL) has been commissioned to produce a Phase 1 Contaminated Land assessment at Gorton Rd, Manchester, M11 2DZ (hereafter referred to as 'the site'). This is to accompany the planning application to the Local Authority for consent to undertake the proposed work.

The proposal is the provision of 7no. B2/B8 light industrial units with associated parking and external works.

1.2 Objective

For planning purposes, the NPPF states that the assessment of risks arising from contamination and remediation scenarios should be considered based on the current environmental setting, the current land use, and the circumstances of its proposed new use. The NPPF also stipulates that planning policies and decisions should ensure that "the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation"; and that "after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990"

The primary objective of this contaminated land assessment is to determine the geological and contaminated land conditions on, and beneath the surface of the proposed development. A preliminary Conceptual Site Model (CSM) has been developed to define the scope and extent of any further investigation works deemed necessary, before commencing with any development works.

1.3 Site Location and Details

Figure 1.1 shows the proposed site location indicated in red. The site measures approximately 0.17ha in area. The surrounding area is largely industrial properties, train lines and residential areas.



Figure 1.1: Proposed site location (Source: Aval Consulting Group)

2. Relevant Standards and Policies

This section summarises all legislation, policy, statutory and non-statutory guidelines relevant to the proposed development. That also includes all the latest regional and local planning policy guidance specifically applicable to the proposed development.

2.1 The 'National Planning Policy Framework (NPPF)

Section 15, Paragraph 180 of the National Planning Policy Framework (NPPF) (DLUHC 2023) states the planning system should contribute to and enhance the natural and local environment by:

- "a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water, or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated, and unstable land, where appropriate."

For planning purposes, the NPPF requires that the assessment of risks arising from contamination and remediation requirements should be considered based on the current environmental setting, the current land use, and the circumstances of its proposed new use. The NPPF stipulates that planning policies and decisions should ensure that "the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation"; and that "after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990; and adequate site investigation information, prepared by a competent person, is presented."

The level at which contamination is deemed to be unacceptable or gives rise to adverse effects under a planning context has not been identified but is envisaged to be more precautionary than the level required to determine land as contaminated under Part 2A. In paragraph 121 the developer is required to ensure that land, after development, is not capable of being determined as contaminated land under Part 2A of the EPA 1990.

The principal planning objective is to ensure that any unacceptable risks to human health, buildings, other property, and the natural and historical environment from the contaminated condition of the land are identified so that appropriate action can be considered and taken to address those risks. In order to grant planning permission, the Local Planning Authority (LPA) has to be satisfied that there is sufficient information about the condition of the land, its impacts, and the availability of viable remedial options. NPPF Paragraph 21 states that “planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented”. Site investigation information is further defined in the NPPF Glossary page 56, and that also states that investigations should be carried out in accordance with established procedures, including BS10175 (BSI 2011) that in turn links procedure to the requirements of CLR11. A key distinction between the Soil Guideline Values (SVG's) and the C4SLs is the level of risk that they describe. As described by the Environment Agency (2009a):

“SVG's are guidelines on the level of long-term human exposure to individual chemicals in the soil that, unless stated otherwise, are tolerable or pose a minimal risk to human health.”

A letter from Lord de Mauley dated 3rd September 2014 provides more explicit direction to local authorities on the use of the C4SL in a planning context. The letter identifies four key points:

- 1) that the screening values were developed expressly with the planning regime in mind
- 2) their use is recommended in DCLG's planning guidance
- 3) soil concentrations below a C4SL limit are considered to be 'definitely not contaminated' under Part IIA of the 1990 Environmental Protection Act and pose at most a 'low level of toxicological concern' and
- 4) exceedance of a C4SL screening value does not mean that land is definitely contaminated, just that further investigation may be warranted.

2.2 Environmental Protection Act 1990

UK legislation on contaminated land is principally contained in Part 2A of the Environmental Protection Act, 1990 (which was inserted into the 1990 Act by section 57 of the Environment Act 1995). Part 2A was introduced in England on 1 April 2000 and provides a risk-based approach to the identification and remediation of land where contamination poses an unacceptable risk to human health or the environment. In 2004 the Model Procedures for the Management of Contamination (CLR 11) were published providing guidance on how the statutory requirements were to be delivered. The approach, concepts, and principles for land contamination management promoted by CLR 11 are applied to the determination of planning applications.

The Regulations and Statutory Guidance that accompanied the Act, including the Contaminated Land (England) Regulations 2006, has been revised with the issue of The Contaminated Land (England) (Amendment) Regulations 2012 (SI 2012/263) and the Contaminated Land Statutory Guidance for England 2012. Part 2A defines contaminated land as “land which appears to the Local Authority in whose area it is situated to be in such a condition that, by reason of substances in, on or under the land that significant harm is being caused, or there is a significant possibility that such harm could be caused, or pollution of controlled waters is being, or likely to be, caused”. Harm is defined as “harm to the health of

living organisms or other interference with the ecological systems of which they form part, and in the case of man, includes harm to his property”.

For the purposes of Part 2A, land is contaminated if it poses a significant possibility of significant harm (SPOSH).

Part 2A provides a means of dealing with unacceptable risks posed by land contamination to human health and the environment, and under the guidance enforcing authorities should seek to find and deal with such land.

It states that “under Part 2A the starting point should be that land is not contaminated land unless there is reason to consider otherwise. Only land where unacceptable risks are clearly identified, after a risk assessment has been undertaken in accordance with the Guidance, should be considered as meeting the Part 2A definition of contaminated land”. Further the guidance makes it clear that “regulatory decisions should be based on what is reasonably likely, not what is hypothetically possible”.

The overarching objectives of the Government’s policy on contaminated land and the Part 2A regime are:

“(a) To identify and remove unacceptable risks to human health and the environment.

(a) To seek to ensure that contaminated land is made suitable for its current use.

(b) To ensure that the burdens faced by individuals, companies, and society as a whole are proportionate, manageable, and compatible with the principles of sustainable development”. The enforcing authority may need to decide whether and how to act in situations where decisions are not straight forward, and where there is uncertainty.

“In so doing, the authority should use its judgement to strike a reasonable balance between:

(a) dealing with risks raised by contaminants in land and the benefits of remediating land to remove or reduce those risks; and

(b) the potential impacts of regulatory intervention including financial costs to whoever will pay for remediation, health, and environmental impacts of taking action, property blight, and burdens on affected people”.

The authority is required to “take a precautionary approach to the risks raised by contamination, whilst avoiding a disproportionate approach given the circumstances of each case”. The aim is “that the regime produces net benefits, taking account of local circumstances”. The guidance recognises that “normal levels of contaminants in soils should not be considered to cause the land to qualify as contaminated land unless there is a particular reason to consider otherwise”.

Normal levels are quoted as:

“a) natural presence of contaminants’ such as from underlying geology ‘that have not been shown to pose an unacceptable risk to health and the environment.

b) ...low level diffuse pollution, and common human activity...”

The revised Statutory Guidance presented a new four category system for considering land under Part 2A, ranging from Category 4, where there is no risk that land poses a significant

possibility of significant harm (SPOSH), or the level of risk is low, to Category 1, where the risk that land poses a significant possibility of significant harm (SPOSH) is unacceptably high.

For land that cannot be readily placed into Categories 1 or 4, further assessment is required. If there is a sufficiently strong case that the risks are of sufficient concern to cause significant harm/pollution or have the significant possibility of significant harm/pollution the land is to be placed into Category 2. If the concern is not met land is considered Category 3.

The technical guidance clearly states that the currently published SGV and GAC's represent "cautious estimates of the level of contaminants in soils" which should be considered "no risk to health or, at most, a minimal risk". These values do not represent the boundary between categories 3 and 4 and "should be considered to be comfortably within Category 4".

At the end of 2013 technical guidance in support of Defra's revised Statutory Guidance (SG) was published (CLAIRE: 2013) which provided:

- A methodology for deriving C4SLs for four generic land-uses comprising residential, commercial, allotments, and public open space; and
- A demonstration of the methodology, via the derivation of C4SLs for six substances – arsenic, benzene, benzo(a)pyrene, cadmium, chromium (VI) and lead.

2.3 The Building Regulations (DCLG 2010)

To protect people's health, safety, and welfare in and around buildings. Approved Document C requires the protection of buildings and associated land from the effects of contamination, to be applied (non-exclusively) in all changes of use from commercial or industrial premises to residential property.

3. Physical Setting

3.1 Site Details

Site Name and Address	Gorton Rd, Manchester, M11 2DZ
National Grid Reference	386808, 397289
Site Shape and Development Details	The site is an irregular rectangle in shape and occupies an area of approximately 0.17ha.
Above Ground Structures	The site currently comprises Rasoul Motors Ltd which is a car body mechanic.
Sub-Surface Structures and Services	No current or historical records of gas pipelines, electric cables, underground railways, cavities, or non-coal mining activities.
Site History	Between 1848 and 2024, the history of the development site on Gorton Road, Manchester, reflects the dynamic evolution of urbanisation in the area. Initially, in 1848, the site was within rural surroundings, featuring open fields and sparse residential developments. However, by 1890-91, significant changes occurred as the site became integrated into the expanding railway network, marking the beginning of industrialisation and urban growth. This transformation intensified over the years, with the surrounding area witnessing a proliferation of buildings and infrastructure, including the emergence of the 'Crossley New Foundry' and subsequent developments. Despite these changes, the development site itself remained relatively static throughout the years, with minor alterations and divisions occurring sporadically. Meanwhile, the surrounding landscape experienced fluctuations in density and usage, from industrialisation to deconstruction and the emergence of new infrastructure. By 2024, while the site remained unchanged, the surrounding area had stabilised into a moderately dense urban environment, reflecting the ebb and flow of development over more than a century.

4. Environmental Setting

4.1 Site Geology

The geological assessment for this site has been based on records produced by the British Geological Survey (BGS) and from Groundsure Location Intelligence (GLI).

4.1.1 Made Ground

According to GLI, there is 1 record of made ground on-site and there are 15 records within 500m of the site.

4.1.2 Drift Deposits

Superficial deposits (also known as drift deposits) are the youngest geological deposits formed during the Quaternary. Based on the 1:10,000 scale, there is 1 record of superficial geology on site with a description of Till, Devensian - Diamicton (See Section 14.3 GLI, Appendix B).

4.1.3 Solid Geology

According to data from BGS and GLI on a scale of 1:50,000, the bedrock geology consists of Halesowen formation – Mudstone, Siltstone and Sandstone from the Westphalian age. (See Section 15.8, GLI).

There are 4 records of Brit Pits (GLI 18.1) within 500m of the site.

The potential for landslides is very low on-site, and the hazard rating for ground dissolution of soluble rocks is very low for the site. Soluble rocks are not thought to be present within the ground. Dissolution features are unlikely to be present. (Section 17.6 GLI Appendix B).

Shrink-swell clays have been identified on-site, and the hazard posed by them was found to be very low with ground conditions predominantly 'low plasticity.'

Running sands have also been noted, with a very low hazard rating.

Collapsible deposits present a hazard to natural deposits that could collapse when a load (such as a building) is placed on them, or they become saturated with water. The hazard rating for collapsible deposits on site is very low and deposits with the potential to collapse when loaded and saturated are believed to be unlikely present. Compressible deposits pose a very low hazard (See GSI 17.3-17.6).

4.1.4 Site Hydrogeology

STRATA	Aquifer/Soil Leachability EA Classification	Comments
Secondary superficial aquifer- Low Vulnerability - Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300-550mm/year	Superficial Geology Vulnerability: Low Aquifer Type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Medium Bedrock Geology Vulnerability: Low Aquifer Type: Secondary Flow mechanism: Well-connected fractures

4.2 Site Hydrology

Data shows that there are 3 water networks within 250m of the site.

A WFD (Water Framework Directive) surface waterbody catchment is present on-site (Irwell / Manchester Ship Canal (Irk to confluence with Upper Mers). There is a record of 1 WFD Groundwater body called Manchester and East Cheshire Permo-Triassic Sandstone Aquifers. The surface waterbody catchment has an overall poor rating and a chemical rating of poor. (See section 6.3-6.5 GLI).

There are 0 licensed potable water abstraction present within 2000m.

There are 0 SPZs (Source Protection Zones) on-site. There are 0 SPZs within 500m.

There is a low risk of river flooding and coastal floods on site. The risk of groundwater flooding on site was found to be low. The highest risk of surface water flooding on site is 1 in 30 years, 0.3m-1.0m.

4.3 Site Ecology & Radon Assessment

According to data from GLI Section 19.1, 2 records of radon were found onsite, protection measures are not required for the site and the estimated properties affected are between 5% and 10%%. The radon protection measures required would be classified as basic.

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. The Countryside introduced improved provisions for the protection and management of SSSIs and the 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.

There are 0 records of SSSIs within 2000 metres of the site. There is a record of 1 SSSI Impact Risk Zone on site (See GSI 10.17, Appendix B).

Moreover, there are 0 records of Conserved Wetland Sites, 0 records of Special Areas of Conservation, 0 records of Special Protection Areas, and 0 records of National Nature Reserves, Biosphere Reserves, Forest Parks, or Marine Conservation Zones within 2000 metres of the site.

There is 1 record of Local Nature Reserves within 2000 metres and 0 records of Designated Ancient Woodland (See GSI 10.6-10.7, Appendix B).

There are 0 records of Nitrate Vulnerable Zone within 2000 metres of the site (See GSI 10.16, Appendix B).

4.4 Estimated Soil Chemistry

Element	Location	Estimated Soil Concentration (mg/Kg)*
Arsenic	On-site	20
Bioaccessible Arsenic	On-Site	3.5
Cadmium	On-site	0.3
Chromium	On-site	88
Lead	On-site	68
Bioaccessible Lead	On-site	47
Nickel	On-site	30

Data obtained from GLI (Section 21.2) in relation to estimated urban soil chemistry for key metals and metalloid elements are summarised in the table above.

*This data was taken at the highest value estimated on site.

5. Industrial Setting

5.1 Historical Land History

Copies of Old survey maps covering this area are included in Appendix C and all relevant details have been summarised below.

Date	Site	Adjacent Areas
1848	The development site on the northern boundary is part of a road, while the remainder is comprised of open fields.	The surrounding area is rural with mostly fields and other vegetation, with a handful of residential developments surrounding the proposed development site. West of the proposed development is the centre of Manchester 1km away.
1890-91	The site has changed from a road/open field to part of the train line that travels in and out of Manchester city centre.	The surrounding area has undergone significant change, with the railway expanding adjacent to the site, while further out, the quantity of residential and other buildings has increased.
1905-06	The site has remained unchanged.	Again the surrounding area has increased in residential and other building uses. There is minimal open space beside roads except from 'Brick Field' 30m south of the site and 1.1km northwest of the site.
1923	The site has remained unchanged.	The surrounding area remains largely unchanged besides from a few extra buildings surrounding the site and more particularly 'Brick Filed' has changed to a 'Pulley Works'.

1933-34	The site has remained unchanged.	The surrounding area remains largely unchanged.
1938	The site has remained unchanged.	The surrounding area remains largely unchanged except for the large engineering works 700m east of the site has been deconstructed and now are open space.
1956	The site has remained unchanged.	The surrounding area remains largely unchanged other than the open space where the engineering works used to be is now 'Crossley New Poundry'.
1968	The track that went through the northern boundary of the site has gone and now is open space.	The surrounding area remains largely unchanged.
1981	The site has remained unchanged.	In the surrounding area many buildings have been deconstructed and it is now a more sparse environment. The number of train tracks and lines have decreased and there are only a couple of train lines running that surround the site.
1985	The site has changed from being a part of the tracks to 3 separate pieces of land.	Again the surrounding area has reduced in the number of buildings and is now a more sparse environment.
1991	The site has remained unchanged.	The old tracks that were 750m-1000m west of the site have been deconstructed and is an open, unoccupied space.
2001	The site has remained unchanged.	Where there was open space to the west has now

		got a road passing through it.
2010	The site has remained unchanged.	The surrounding area remains largely unchanged except where the open space and road to the west has added a 'Depot and buildings.
2024	The site has remained unchanged.	The surrounding area remains largely unchanged.

5.2 Current Land Use (within 200m)

The site is currently occupied by mechanics. There are records of 33 recent industrial land uses within 250 metres of the site. There is a Motoring Company 8m northwest, a repair and washing service 62m northwest, a recycling service 67m southeast, and an Electrical substation 85m southeast.

Further details on current land use within 250 metres of the site can be found in Section 4.1 GLI (Appendix B).

5.3 Landfill and Waste

The following information has been obtained from GLI.

- There are 0 active or recent landfills within 500m of the site.
- There are 0 records of historical landfill sites within 500m of the site.
- There are 25 records of historical waste sites within 500m of the site.
- There are 19 records of licensed waste sites within 500m of the site.
- There are 49 waste exemptions within 500m of the site (refer to section 3.7 GLI Appendix B).

5.4 Statutory Requirements / Authorisations

213 historically licensed industrial activities have been recorded within 500m of the site and 20 historically licensed industrial activities on-site. (See GLI Appendix A, Section 2.1).

The following development types would require consultation:

- 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.

5.5 Pollution Incidents and Discharge Contents

Records show that there have been 2 pollution incidents on site.

There are 8 licensed pollutant release sites within 500m of the proposed development (see GLI section 4.11) and 0 current or recent petrol stations recorded within 500m of the site.

There are 12 records of licensed discharges to controlled waters within 500 metres of the site.

DRAFT

6. Phase 1 Contamination Risk Assessment

6.1 Introduction

A Phase 1 qualitative contamination risk assessment has been undertaken for the study site. The methodology is depicted in each section. Potential pollutant linkages have been identified by the use of information on potential hazards (contaminant sources), receptors, and exposure pathways. In the event of a pollutant linkage, the level of risk is determined. Since the classification of risks into acceptable and non-acceptable categories also depends on the viewpoint of individual stakeholders, a risk estimation that predicts the likely consequence, the probability of harm, and the degree of harm has been presented.

6.2 Conceptual Site Model (CSM)

The Tier 1 risk assessment includes the development of a preliminary conceptual site model (CSM). The CSM describes the types and locations of potential contamination sources, the identification of potential receptors, and the identification of potential transport/ migration pathways.

6.2.1 Hazard Identification

A hazard is a substance or situation that has the potential to cause harm. Hazards may be chemical, biological, or physical (e.g. explosive gases). At Tier 1 the potential for hazards to be present is determined from consideration of the previous or ongoing activities on or near the site by the criteria presented in Table 6.1. Based on the land use information Potential Contaminants of Concern (PCOC) are identified.

Table 6.1: Criteria for Classifying Hazards / Potential for Generating Contamination

Classification/Score	Potential for generating contamination/gas based on land use
Very Low 1	Land Use: greenfield Contamination: None. Gas generation potential: Inert-Made Ground
Low 2	Land Use: residential, retail, or office use, recent small-scale industrial. Contamination: None or locally slightly elevated concentrations. Gas generation potential: Alluvium or dock silt
Moderate 3	Land Use: railway yards, collieries, scrap yards, light industry, engineering works. Contamination: Locally elevated concentrations. Gas generation potential: Pre 1960's landfill
High 4	Land Use: gas works, chemical works, heavy industry, non-hazardous landfills. Contamination: Possible widespread elevated concentrations. Gas generation potential: Shallow mine workings
Very High 5	Land Use: hazardous waste landfills. Contamination: Widespread elevated concentrations. Gas generation potential: Domestic landfill post-1960

The current on-site land use is classed as having a moderate potential for the generation of contamination.

6.2.2 Receptor Identification

Table 6.2 Identification of Potential Receptors

Receptor Type	Potential Receptor (Y/N) & Sensitivity/Value
Human – future occupiers	Yes – the proposal is for industrial units - Medium Sensitivity
Human – construction & maintenance	Yes – workers will be present during construction, and innovation and might occasionally visit for maintenance, etc. High Sensitivity

Human – neighbouring properties/third parties	Yes – a couple of developments adjacent to the site, plus a train line – High Sensitivity.
Controlled waters – surface Water	Yes – WFD Surface water body catchment is present on site – High Sensitivity.
Controlled waters – groundwater	Yes – Secondary Superficial aquifer lies under the site – High Sensitivity.
Buildings / Materials	Yes – a large building will be constructed - Medium Sensitivity
Property, Animal, or Crop including buildings, service lines, pipes, crops, livestock, pets, woodland	No, the site will not include any of these.
Ecological Systems	No, this is outside the scope of this assessment and hence eliminated as a receptor.
Archaeological sites and ancient monuments	No – eliminated as a potential receptor for this contamination assessment.

Table 6.3 below has been generated using descriptions of environmental receptor importance/value given in various guidance documents, including R&D 66 (NHBC 2008) and Transport Analysis Guidance (based on DETR 2000).

Table 6.3: Criteria for Classifying Receptor Sensitivity/Value

Classification/Score	Definition
Very Low 1	Receptor of limited importance Groundwater: Non-aquifer Surface water: GQA Grade F Ecology: No local designation Buildings: Replaceable Human health: Unoccupied/limited access
Low 2	Receptor of local or county importance with potential for replacement Groundwater: Secondary aquifer Surface water: GQA Grade D/E Ecology: local habitat resources Buildings: Local value Human health: Industrial
Moderate 3	Receptor of local or county importance with potential for replacement Groundwater: Principal aquifer Surface water: GQA Grade B/C Ecology: County wildlife sites, Areas of Outstanding Natural Beauty (AONB) Buildings: Areas of Historic Character Human health: Commercial

High 4	Receptor of county or regional importance with limited potential for replacement Groundwater: Source Protection Zone 2 Surface water: GQA Grade A Ecology: SSSI, National or Marine Nature Reserve (NNR or MNR) Buildings: Conservation Area Human health: Open spaces and uses where children are present
Very High 5	Receptor of national or international importance Groundwater: Source Protection Zone 1 Surface water: GQA Grade A Ecology: Special Areas of Conservation (SAC and candidates), Special Protection Areas (SPA and potentials), or wetlands of international importance (RAMSAR) Buildings: World Heritage site Human health: Residential

6.2.3 Pathway Identification

The table below identifies all the possible pathways for different receptors, which is human health through ingestion, inhalation dermal absorption, surface water, and groundwater in our case.

Table 6.4: Exposure Pathway and Modes of Transport

Receptor	Pathway	Mode of transport
Human health	Ingestion	Fruit or vegetable leaf or roots Contaminated water
		Soil/dust indoors
		Soil/dust outdoors
	Inhalation	Particles (dust/soil) – outdoor
		Particles (dust/soil) – indoor
		Vapours – outdoor - migration via natural or anthropogenic pathways
		Vapours - indoor - migration via natural or anthropogenic pathways
	Dermal absorption	Direct contact with soil
		Direct contact with water (swimming/showering)
		Irradiation
Groundwater	Leaching	Gravity/permeation
	Migration	Natural – groundwater as a pathway Anthropogenic (e.g. boreholes, culverts, pipelines, etc.)
Surface Water	Direct	Runoff or discharges from pipes

	Indirect	Recharge from groundwater
	Indirect	Deposition of windblown dust
Buildings	Direct contact	Sulphate attack on concrete, hydrocarbon corrosion of plastics
	Gas ingress	Migration via natural or anthropogenic paths
Ecological systems		Runoff/discharge to a surface water body
		Windblown dust
		Groundwater migration
		At the point of contaminant source
Animal and crop	Direct	Windblown or flood-deposited particles/dust/sediments
	Indirect	Plants via root uptake or irrigation. Animals through watering
	Inhalation	By livestock/fish - gas/vapour/particulates/dust
	Ingestion	Consumption of vegetation/water/soil by animals

6.2.4 Hazard Assessment

As the development is for commercial use, the sensitivity of the receptors has been classified as moderate with a score of 3 according to Table 6.3 (in terms of human health). There are no elevated concentrations of pollutants predicted on site (see Section 4.4), and 0 pollutant incidents were noted on site. There have been some potential sources of contamination relating to the previous land uses and there is one record of 'Made Ground' on site, therefore the hazard classification has been determined as moderate with a score of 3 (from Table 6.1). Exposure through soil/dust ingestion as well as dermal absorption indicates that there are pathways/linkages associated with future use of the site as well as during the construction of the proposed development (Table 6.4) and the classification of probability from Table A1 is low likelihood. The consequence is classified as mild with a score of 6 (from Table A3) and thus the classification of risk is low/moderate (from Table A2).

Please note that the criteria for classifying probability, consequence, and risk are found in Appendix B.

6.3 Confidence and Uncertainty

CLR 11 requires an appropriate range and level of information to be collected. The information quality criteria given in CLR 11 are:-

Relevant – to the context of the assessment

Sufficient – for the required level of confidence

Reliable – reflect the true or likely conditions.

Transparent – in meaning and origin.

Transport Statement
Gorton Rd, Manchester, M11 2DZ
World Metal Recycling Ltd

93252

Whilst the data used in this assessment is considered robust and suitable for the purpose, there is always an element of uncertainty concerning the extent and actual realisation of potential contamination without site-specific data.

DRAFT

7. Phase 1 Risk Assessment Conclusions

A Phase 1 contaminated land assessment has been carried out at Gorton Rd, Manchester, M11 2DZ.

It has been found that the classification of risk for potential contamination to be generated from the site is low/moderate. There are some potential sources of contamination regarding the previous land uses and one record of made ground on site. According to GLI reports assessed for this survey, all of the concentrations of heavy metals on-site were predicted to be below the recommended values of C4SL / SGVs for 'commercial'.

Shrink swell clays present a low hazard on site, with a 'low plasticity' ground condition.

The hazard posed by running sands was found to be very low and the hazard presented by compressible deposits was found to be very low. The hazard in relation to collapsible deposits was found to be very low.

Based on the above, a further site investigation is required to determine previous land use contamination at the site. Ground gas monitoring is also recommended as made ground is on-site. It is recommended that the scope of the Phase 2 Assessment be agreed upon in writing with the local authority.

Appendices

Appendix A: Risk Assessment Methodology
Appendix B: Ground Location Intelligence Report
Appendix C: Historical Maps

Appendix A: Risk Assessment Methodology

The criteria for classifying probability are set out in Table A1 and have been taken directly from CIRIA C552 (Table 6.4). Probability considers the integrity of the exposure pathway.

Table A1: Classification of Probability

Classification	Definition
High likelihood	There is a pollution linkage and an event either appears very likely in the short-term and almost inevitable over the long-term, or there is already evidence at the receptor of harm/pollution.
Likely	There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low likelihood	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such an event would take place and is less likely in the shorter term.
Unlikely	There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long-term.

Risk estimation classifies what degree of harm might result to a receptor (defined as consequence) and how likely it is that such harm might arise (probability).

The Tier 1 risk classification is estimated for each pollutant linkage using the matrix given in Table A2 which is taken directly from C552 (Table 6.5).

Table A2: Classification of Risk (Combination of Consequence and Probability)

	Consequence			
Probability	Severe	Medium	Mild	Minor
High likelihood	Very high	High	Moderate	Low
Likely	High	Moderate	Moderate/low	Low
Low likelihood	Moderate	Moderate/low	Low	Very low
Unlikely	Moderate/low	Low	Very low	Very low

The consequence classifications detailed in Table A3 have been adapted from Table 6.3 presented in C552 and R&D 66 (Annex 4 Table A4.3).

Table A3: Classification of Consequence (score = magnitude of hazard and sensitivity of receptor)

Classification / Score	Examples
Severe 20-25	Human health effect - exposure likely to result in "significant harm". Significant harm to humans is defined in Circular 01/2006 as death, disease, serious injury, genetic mutation, birth defects, or impairment of reproductive function. Controlled water effect - the short-term risk of pollution (note: Water Resources Act contains no scope for considering the significance of pollution) of sensitive water resources. Equivalent to EA Category 1 incident (persistent and/or extensive effects on water quality leading to closure of potable abstraction point or loss of amenity, agriculture, or commercial value. Major fish kill. Ecological effect - short-term exposure likely to result in a substantial adverse effect. Catastrophic damage to crops, buildings, or property
Medium 13-19	Human health effect - exposure could result in "significant harm". Significant harm to humans is defined in Circular 01/2006 as death, disease, serious injury, genetic mutation, birth defects, or impairment of reproductive function. Controlled water effect - equivalent to EA Category 2 incident requiring notification of abstractor Ecological effect - short-term exposure may result in a substantial adverse effect. Damage to crops, buildings, or property
Mild 6-12	Human health effect - exposure may result in "significant harm". Significant harm to humans is defined in Circular 01/2006 as death, disease, serious injury, genetic mutation, birth defects, or impairment of reproductive function. Controlled water effect - equivalent to EA Category 3 incident (short-lived and/or minimal effects on water quality). Ecological effect - unlikely to result in a substantial adverse effect. Minor damage to crops, buildings, or property. Damage to the building renders it unsafe to occupy (for example foundation damage resulting in instability).
Minor 1-5	No measurable effect on humans. Protective equipment is not required during site work. Equivalent to insubstantial pollution incidents with no observed effect on water quality or ecosystems. Repairable effects on crops, buildings, or property. The loss of plants in a landscaping scheme. Discolouration of concrete.

Table A4: Description of Risks and Likely Action Required

Risk Classification	Description
Very high risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation is likely to be required in the short term.
High risk	Harm is likely to arise to a designated receptor from an identified hazard. The realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term.
Moderate risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer-term
Low risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm if realised, would at worst normally be mild.
Very low risk	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised, it is not likely to be severe.

Appendix B: Ground Location Intelligence Report

386824,397289

Order Details

Date: 08/04/2024
Your ref: PO-025
Our Ref: GS-QV5-DEI-3S2-GRH

Site Details

Location: 386816 397289
Area: 0.17 ha
Authority: [Manchester City Council](#) ↗



Summary of findings

[p. 2 >](#)

Aerial image

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#)

groundsure.com/insightuserguide ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

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 >	17	23	41	88	-
22 >	1.2 >	Historical tanks >	0	3	18	38	-
24 >	1.3 >	Historical energy features >	0	0	1	26	-
25 >	1.4 >	Historical petrol stations >	0	0	0	3	-
26 >	1.5 >	Historical garages >	0	0	1	14	-
27 >	1.6 >	Historical military land >	0	0	1	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
28 >	2.1 >	Historical industrial land uses >	20	33	52	108	-
36 >	2.2 >	Historical tanks >	0	4	27	55	-
40 >	2.3 >	Historical energy features >	0	0	1	59	-
42 >	2.4 >	Historical petrol stations >	0	0	0	5	-
43 >	2.5 >	Historical garages >	0	0	2	26	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
45	3.1	Active or recent landfill	0	0	0	0	-
45	3.2	Historical landfill (BGS records)	0	0	0	0	-
46	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
46	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
46 >	3.5 >	Historical waste sites >	1	0	7	17	-
50 >	3.6 >	Licensed waste sites >	2	1	12	4	-
55 >	3.7 >	Waste exemptions >	0	0	33	16	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
60 >	4.1 >	Recent industrial land uses >	0	1	32	-	-
63	4.2	Current or recent petrol stations	0	0	0	0	-
63	4.3	Electricity cables	0	0	0	0	-
63	4.4	Gas pipelines	0	0	0	0	-
63	4.5	Sites determined as Contaminated Land	0	0	0	0	-



63	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
64	4.7	Regulated explosive sites	0	0	0	0	-
64	4.8	Hazardous substance storage/usage	0	0	0	0	-
64	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
64	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
64 >	4.11 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	1	5	2	-
66	4.12	Radioactive Substance Authorisations	0	0	0	0	-
66 >	4.13 >	<u>Licensed Discharges to controlled waters ></u>	0	0	8	4	-
68	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
68	4.15	Pollutant release to public sewer	0	0	0	0	-
68	4.16	List 1 Dangerous Substances	0	0	0	0	-
68	4.17	List 2 Dangerous Substances	0	0	0	0	-
68 >	4.18 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	0	2	-
69	4.19	Pollution inventory substances	0	0	0	0	-
69	4.20	Pollution inventory waste transfers	0	0	0	0	-
69	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
70 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
71 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
73 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
74 >	5.4 >	<u>Groundwater vulnerability- soluble rock risk ></u>	Identified (within 0m)				
74	5.5	Groundwater vulnerability- local information	None (within 0m)				
75 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	30
83 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	6
85	5.8	Potable abstractions	0	0	0	0	0
85	5.9	Source Protection Zones	0	0	0	0	-
85	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
86 >	6.1 >	<u>Water Network (OS MasterMap) ></u>	0	0	3	-	-



87	6.2	Surface water features	0	0	0	-	-
87 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
87 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
88 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
89 >	7.1 >	Risk of flooding from rivers and the sea >	Low (within 50m)				
90	7.2	Historical Flood Events	0	0	0	-	-
90	7.3	Flood Defences	0	0	0	-	-
90	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
90	7.5	Flood Storage Areas	0	0	0	-	-
91 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
92	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
93 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
95 >	9.1 >	Groundwater flooding >	Moderate-High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
96	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
97	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
97	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
97	10.4	Special Protection Areas (SPA)	0	0	0	0	0
97	10.5	National Nature Reserves (NNR)	0	0	0	0	0
98 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
98	10.7	Designated Ancient Woodland	0	0	0	0	0
98	10.8	Biosphere Reserves	0	0	0	0	0
98	10.9	Forest Parks	0	0	0	0	0
99	10.10	Marine Conservation Zones	0	0	0	0	0
99	10.11	Green Belt	0	0	0	0	0
99	10.12	Proposed Ramsar sites	0	0	0	0	0



99	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
99	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
100	10.15	Nitrate Sensitive Areas	0	0	0	0	0
100	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
101 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
102	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
103	11.1	World Heritage Sites	0	0	0	-	-
103	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
103	11.3	National Parks	0	0	0	-	-
103	11.4	Listed Buildings	0	0	0	-	-
104	11.5	Conservation Areas	0	0	0	-	-
104	11.6	Scheduled Ancient Monuments	0	0	0	-	-
104	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
105 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
106	12.2	Open Access Land	0	0	0	-	-
106	12.3	Tree Felling Licences	0	0	0	-	-
106	12.4	Environmental Stewardship Schemes	0	0	0	-	-
106	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
107	13.1	Priority Habitat Inventory	0	0	0	-	-
107	13.2	Habitat Networks	0	0	0	-	-
108 >	13.3 >	Open Mosaic Habitat >	0	1	2	-	-
108	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
109 >	14.1 >	10k Availability >	Identified (within 500m)				
110 >	14.2 >	Artificial and made ground (10k) >	1	0	1	13	-
112 >	14.3 >	Superficial geology (10k) >	1	0	0	0	-



113	14.4	Landslip (10k)	0	0	0	0	-
114 >	14.5 >	Bedrock geology (10k) >	1	2	1	1	-
115	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
116 >	15.1 >	50k Availability >	Identified (within 500m)				
117 >	15.2 >	Artificial and made ground (50k) >	1	0	1	1	-
118 >	15.3 >	Artificial ground permeability (50k) >	1	0	-	-	-
119 >	15.4 >	Superficial geology (50k) >	1	0	0	0	-
120 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
120	15.6	Landslip (50k)	0	0	0	0	-
120	15.7	Landslip permeability (50k)	None (within 50m)				
121 >	15.8 >	Bedrock geology (50k) >	1	2	1	1	-
122 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
122	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
123 >	16.1 >	BGS Boreholes >	0	13	50	-	-
Page	Section	Natural ground subsidence >					
127 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
128 >	17.2 >	Running sands >	Very low (within 50m)				
129 >	17.3 >	Compressible deposits >	Very low (within 50m)				
131 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
132 >	17.5 >	Landslides >	Very low (within 50m)				
133 >	17.6 >	Ground dissolution of soluble rocks >	Very low (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
135 >	18.1 >	BritPits >	0	0	0	4	-
136 >	18.2 >	Surface ground workings >	0	2	9	-	-
137	18.3	Underground workings	0	0	0	0	0
137 >	18.4 >	Underground mining extents >	0	0	2	0	-
138	18.5	Historical Mineral Planning Areas	0	0	0	0	-



138 >	18.6 >	Non-coal mining >	0	0	3	1	1
139 >	18.7 >	JPB mining areas >	Identified (within 0m)				
139	18.8	The Coal Authority non-coal mining	0	0	0	0	-
139 >	18.9 >	Researched mining >	0	0	2	7	-
140 >	18.10 >	Mining record office plans >	0	0	1	0	-
140	18.11	BGS mine plans	0	0	0	0	-
140 >	18.12 >	Coal mining >	Identified (within 0m)				
141	18.13	Brine areas	None (within 0m)				
141	18.14	Gypsum areas	None (within 0m)				
141	18.15	Tin mining	None (within 0m)				
141	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
142	19.1	Natural cavities	0	0	0	0	-
143 >	19.2 >	Mining cavities >	0	0	0	0	1
143	19.3	Reported recent incidents	0	0	0	0	-
143	19.4	Historical incidents	0	0	0	0	-
144	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
145 >	20.1 >	Radon >	Between 5% and 10% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
147 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	1	-	-	-
147 >	21.2 >	BGS Estimated Urban Soil Chemistry >	4	1	-	-	-
148 >	21.3 >	BGS Measured Urban Soil Chemistry >	0	1	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
149	22.1	Underground railways (London)	0	0	0	-	-
149	22.2	Underground railways (Non-London)	0	0	0	-	-
150	22.3	Railway tunnels	0	0	0	-	-
150 >	22.4 >	Historical railway and tunnel features >	22	30	30	-	-
153	22.5	Royal Mail tunnels	0	0	0	-	-



153 >	22.6 >	Historical railways >	0	1	1	-	-
154 >	22.7 >	Railways >	0	14	34	-	-
156	22.8	Crossrail 1	0	0	0	0	-
156	22.9	Crossrail 2	0	0	0	0	-
156 >	22.10 >	HS2 >	0	0	0	2	-

Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2024. All Rights Reserved.

Capture Date: 18/10/2022

Site Area: 0.17ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 8 April 2024

Recent site history - 2019 aerial photograph



Capture Date: 22/04/2019

Site Area: 0.17ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 8 April 2024

Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 0.17ha



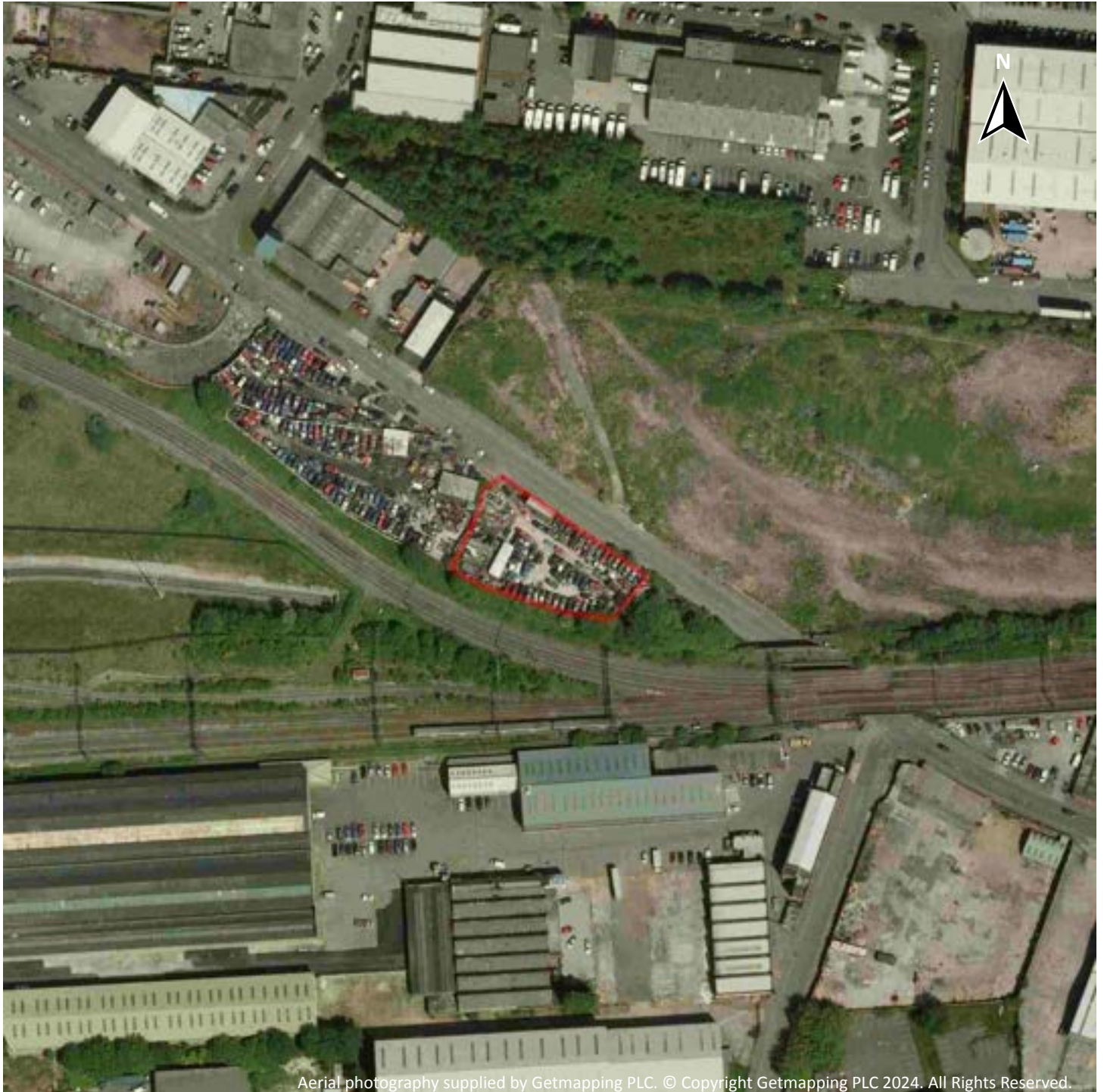
Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Date: 8 April 2024

Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 0.17ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 8 April 2024

Recent site history - 2000 aerial photograph



Capture Date: 19/06/2000

Site Area: 0.17ha



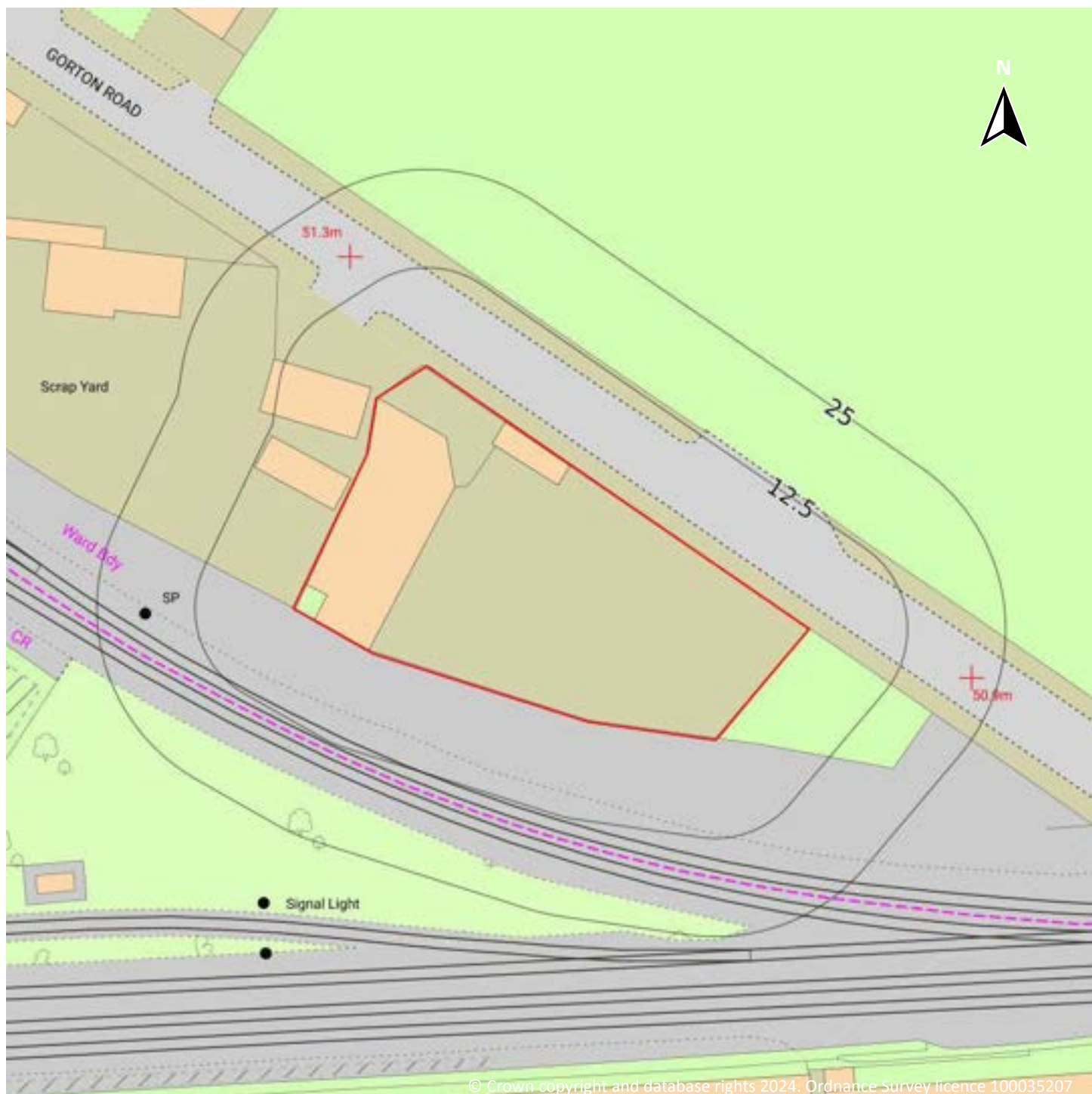
Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 8 April 2024

OS MasterMap site plan

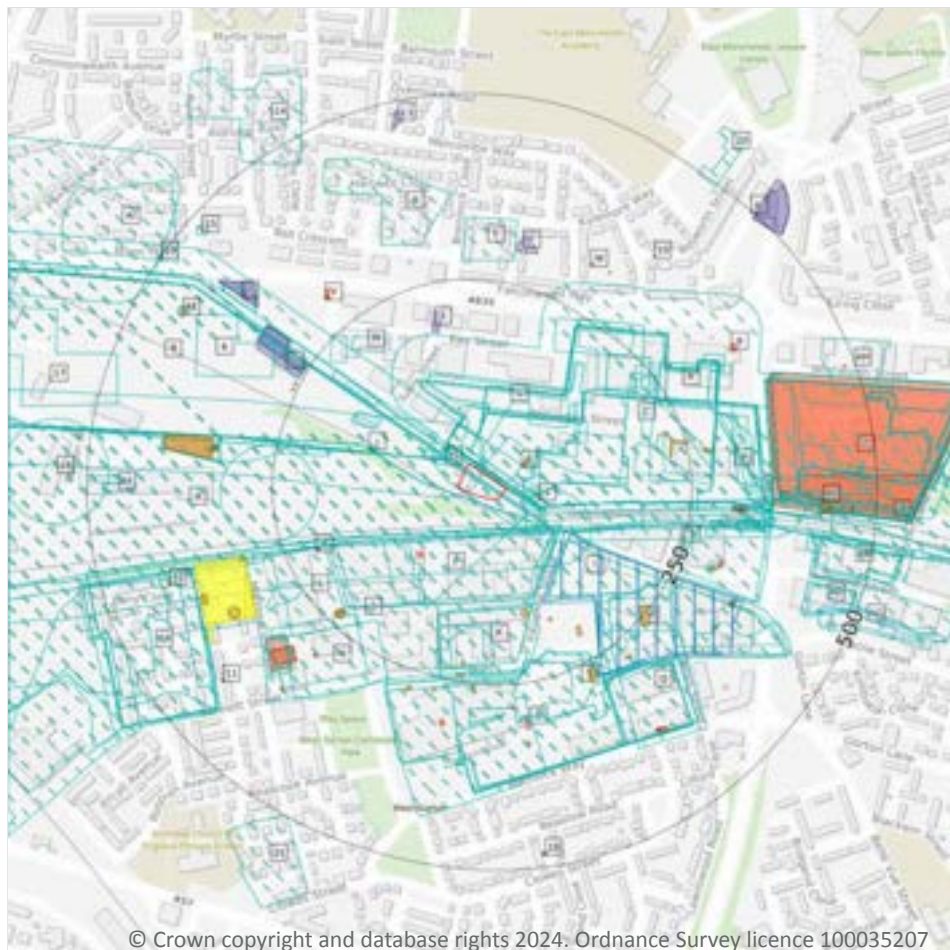


© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

Site Area: 0.17ha



1 Past land use



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

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

1.1 Historical industrial land uses

Records within 500m

169

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	Goods Yard	1923	844969



ID	Location	Land use	Dates present	Group ID
A	On site	Railway Sidings	1956 - 1968	853106
A	On site	Railway Sidings	1978	875920
A	On site	Railway Sidings	1890	887070
A	On site	Goods Yard	1915	889562
A	On site	Goods Yard	1905	892145
A	On site	Goods Depot and Mineral Yard	1938	917896
A	On site	Railway Sidings	1915 - 1938	940311
A	On site	Railway Sidings	1923	952334
A	On site	Railway Sidings	1905	955460
A	On site	Goods Depot and Mineral Yard	1934	979341
A	On site	Railway Sidings	1985	983601
B	On site	Goods and Mineral Depot	1978	852697
B	On site	Goods and Mineral Depot	1985	892970
B	On site	Goods, Mineral and Cattle Depot	1938	943935
B	On site	Goods, Mineral and Cattle Depot	1956	954774
C	On site	Goods Depot	1956	976388
C	5m N	Unspecified Commercial/Industrial	1890	847846
C	6m N	Unspecified Works	1915	854297
C	6m N	Goods Depot	1934 - 1938	879320
C	6m N	Unspecified Works	1934	945327
C	6m N	Railway Sidings	1915 - 1938	975205
C	6m E	Railway Sidings	1890	867053
C	7m E	Unspecified Works	1923	966597
C	7m E	Unspecified Works	1905	881529
A	8m SW	Goods Depot and Mineral Yard	1956	971120
D	10m NW	Railway Building	1985 - 1991	982690
C	15m N	Railway Sidings	1956 - 1968	863500
C	15m N	Railway Sidings	1985 - 1991	924818



ID	Location	Land use	Dates present	Group ID
B	21m NW	Goods and Mineral Depot	1923	892874
B	21m NW	Coal and Mineral Depot	1890 - 1905	920547
B	26m NW	Goods and Mineral Depot	1915	862007
B	26m NW	Goods, Mineral and Cattle Depot	1934	990635
D	30m NW	Railway Building	1978	948173
F	39m SE	Unspecified Works	1956 - 1968	934372
F	41m S	Unspecified Works	1978	879894
F	46m S	Crane and Pulley Works	1934 - 1938	873077
F	46m S	Pulley Works	1915 - 1923	965870
2	50m S	Brick Field	1890 - 1905	849872
F	50m S	Unspecified Pit	1890	840539
G	72m N	Goods Shed	1956 - 1968	858365
G	72m N	Goods Depot	1978	906493
I	105m SE	Unspecified Commercial/Industrial	1978	796806
I	105m SE	Unspecified Works	1968	853666
H	109m SE	Chemical Works	1923	848902
J	120m W	Railway Building	1938	820478
J	130m NW	Railway Building	1968	883003
J	134m NW	Railway Building	1905	980340
K	144m S	Unspecified Works	1985 - 1991	984175
J	145m NW	Railway Building	1978	820475
K	148m S	Chemical Works	1851 - 1890	953131
K	167m S	Forge	1968	924734
K	174m S	Forge	1934 - 1938	943370
A	180m W	Gas Works	1915	963299
C	182m NE	Railway Building	1968	955648
L	182m SW	Unspecified Depot	1985 - 1991	868743
C	183m NE	Goods Depot	1985	862145



ID	Location	Land use	Dates present	Group ID
C	183m NE	Railway Building	1991	868033
H	189m SE	Unspecified Works	1978	907937
M	190m NW	Unspecified Works	1915	830428
A	190m W	Freight Terminal	1985	821939
C	190m NE	Dye Works	1851	833957
H	195m SE	Chemical Works	1890 - 1905	899170
H	201m SE	Unspecified Works	1985	960817
H	207m SE	Chemical Works	1915	845814
N	210m SW	Unspecified Depot	1985 - 1991	912302
O	213m S	Unspecified Works	1968 - 1978	924873
M	215m NW	Unspecified Works	1923	830429
O	216m S	Iron Works	1956	870258
N	221m SW	Unspecified Depot	1978	934568
O	221m S	Iron Works	1923	857582
O	221m S	Iron Works	1905	959261
Q	227m SE	Unspecified Works	1991	898422
R	236m NE	Goods Shed	1956	930318
R	238m NE	Goods Shed	1968 - 1978	925453
S	242m SE	Dye Works	1851	833955
T	244m E	Unspecified Pit	1905	840551
R	245m NE	Goods Shed	1985	916254
K	247m S	Unspecified Works	1985 - 1991	876045
T	247m SE	Pottery	1890	818645
T	249m E	Potteries	1851	842327
L	253m SW	Unspecified Pit	1890	840533
U	254m NW	Railway Building	1905	921546
H	256m SE	Unspecified Commercial/Industrial	1978	796805
U	258m NW	Railway Building	1978	893148



ID	Location	Land use	Dates present	Group ID
P	258m E	Unspecified Commercial/Industrial	1923	849590
T	275m E	Railway Station	1905	822943
5	276m N	Brick Field	1851	817945
T	279m E	Railway Building	1934	848544
T	279m E	Railway Building	1915	963393
T	280m E	Railway Building	1905	961240
O	282m S	Iron Works	1915	979601
O	282m S	Iron Works	1934 - 1938	988001
T	284m E	Railway Station	1923	986398
Q	284m SE	Unspecified Commercial/Industrial	1905	796810
Q	284m SE	Engineering Works	1923	860520
Q	286m SE	Engineering Works	1915	909420
Q	286m SE	Engineering Works	1934 - 1938	970270
6	287m NW	Brick Kilns	1851	827900
T	290m E	Unspecified Tank	1905	825244
8	303m N	Brick Works	1851	818775
N	305m SW	Electricity Substation	1905	869807
N	305m SW	Electricity Substation	1923	906543
L	306m W	Oil Store	1915 - 1923	867630
N	306m SW	Electricity Substation	1915	889347
T	307m E	Railway Station	1968 - 1978	973884
T	313m E	Railway Station	1938	862550
T	313m E	Railway Station	1890	903697
T	313m E	Railway Station	1934	859664
T	313m E	Railway Station	1915	954697
P	315m E	Goods Shed	1991	834672
T	316m E	Railway Building	1905	820477
T	318m E	Railway Station	1991	929988



ID	Location	Land use	Dates present	Group ID
T	318m E	Railway Station	1985	989912
A	320m W	Gas Works	1923	951114
H	321m SE	Chemical Works	1851	975690
T	325m E	Railway Station	1956	845315
A	325m W	Gas Works	1905	854221
A	328m W	Unspecified Tank	1934 - 1938	846020
A	328m W	Gasometer	1905 - 1923	867848
L	336m SW	Unspecified Tank	1905	825232
X	349m E	Railway Sidings	1923	902553
X	349m E	Railway Sidings	1905	954032
Y	350m NW	Smithy	1915 - 1923	938857
X	357m E	Railway Sidings	1934	886032
X	357m E	Railway Sidings	1915	926600
X	357m E	Railway Sidings	1915	954027
X	357m E	Railway Sidings	1938	975550
Z	357m E	Gas and Oil Engine Works	1934 - 1938	897879
Z	357m E	Gas and Oil Engine Works	1915	958721
Z	357m E	Gas and Oil Engine Works	1923	856729
Z	357m E	Gas Engine Works	1905	815785
X	357m E	Railway Sidings	1890	974704
Z	358m E	Unspecified Commercial/Industrial	1890	796813
Z	367m E	Gas and Oil Engine Works	1956	847552
Z	368m E	Unspecified Works	1968 - 1978	870737
Z	368m E	Unspecified Works	1985 - 1991	991605
X	369m E	Railway Sidings	1956	923194
AA	370m W	Boiler Works	1915	853856
AA	370m W	Boiler Works	1934	869079
AA	376m W	Boiler Works	1890 - 1905	912506



ID	Location	Land use	Dates present	Group ID
AA	376m W	Boiler Works	1923	987681
AA	395m W	Railway Sidings	1934	939759
AA	395m W	Railway Sidings	1915	942761
AB	412m E	Unspecified Works	1985 - 1991	849212
AB	419m E	Iron Works	1915	928103
AB	419m E	Iron Works	1934 - 1938	991749
AB	422m E	Iron Works	1923	850659
AD	426m E	Brewery	1934 - 1938	916008
AD	426m E	Brewery	1915	952159
AB	430m E	Unspecified Works	1968 - 1978	852698
AE	431m NW	Unspecified Tanks	1915 - 1923	979105
AD	432m E	Brewery	1923	937099
AF	437m W	Railway Building	1985	820476
X	442m E	Railway Sidings	1934 - 1991	975939
AG	453m E	Unspecified Works	1978	860446
AF	454m W	Railway Building	1978	820471
AH	459m E	Fire Brick Works	1851	793923
14	465m NW	Brick Field	1851	817946
AG	469m E	Unspecified Works	1985 - 1991	867318
15	470m NW	Brick Kilns	1851	827899
16	470m W	Goods Depot and Mineral Yard	1968	952486
17	472m W	Brick Field	1851	897634
AI	476m NW	Lime Works	1851	806813
AI	493m NW	Brick Field	1890	964395
19	496m NW	Shaft	1851	817684
20	497m NE	Police Station	1985 - 1991	919512
21	499m SW	Unspecified Works	1968	847036
AG	499m E	Unspecified Mill	1915 - 1923	940601

This data is sourced from Ordnance Survey / Groundsure.



Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Date: 8 April 2024

1.2 Historical tanks

Records within 500m

59

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

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

ID	Location	Land use	Dates present	Group ID
E	38m E	Unspecified Tank	1893	115851
E	39m E	Tanks	1908 - 1922	143430
1	47m E	Unspecified Tank	1922	115850
C	122m E	Unspecified Tank	1893	115852
H	153m S	Unspecified Tank	1953 - 1963	141701
H	175m SE	Unspecified Tank	1983 - 1995	129399
K	202m S	Unspecified Tank	1891	115832
H	202m SE	Unspecified Tank	1948	138487
4	204m W	Unspecified Tank	1975 - 1995	128121
K	208m S	Unspecified Tank	1891	115831
A	216m W	Unspecified Tank	1963	133442
A	217m W	Unspecified Tank	1953	127327
C	219m NE	Unspecified Tank	1893	115871
K	221m S	Unspecified Tank	1948 - 1963	131413
P	225m E	Tanks	1893	107126
P	225m E	Unspecified Tank	1893	115854
L	227m SW	Unspecified Tank	1995	128493
L	227m SW	Unspecified Tank	1975	143698
L	228m SW	Unspecified Tank	1983	128936
K	239m S	Unspecified Tank	1889	139945
H	239m SE	Unspecified Tank	1948	115839



ID	Location	Land use	Dates present	Group ID
K	253m S	Tanks	1975	107105
U	254m NW	Unspecified Tank	1889	123524
U	254m NW	Unspecified Tank	1953 - 1963	144717
U	256m NW	Unspecified Tank	1908 - 1922	132395
S	260m SE	Unspecified Tank	1891 - 1893	125736
K	264m S	Unspecified Tank	1922	115855
P	268m E	Unspecified Tank	1893	115853
S	271m SE	Tanks	1891	107106
P	271m E	Tanks	1893	107125
K	272m S	Unspecified Tank	1948 - 1963	124682
H	273m SE	Tanks	1933	107107
O	279m S	Unspecified Tank	1891	115830
O	282m S	Unspecified Tank	1891	115829
T	294m E	Unspecified Tank	1908	115838
L	302m W	Unspecified Tank	1948 - 1963	134179
P	313m E	Unspecified Tank	1893	115846
W	314m NE	Unspecified Tank	1893	115875
W	318m NE	Unspecified Tank	1893	115874
A	328m W	Gasometer	1908 - 1922	123295
A	328m W	Gas Works	1908 - 1922	126316
O	329m S	Unspecified Tank	1893	115833
A	329m W	Unspecified Tank	1932	115859
H	337m SE	Tanks	1948	107108
L	338m SW	Oil Storage Tank	1908	108742
H	341m SE	Unspecified Tank	1893	115836
H	348m SE	Unspecified Tank	1948	115835
N	358m SW	Unspecified Tank	1975 - 1995	132792
L	369m W	Tanks	1948 - 1963	129458



ID	Location	Land use	Dates present	Group ID
10	370m NE	Unspecified Tank	1893	115872
11	407m SW	Unspecified Tank	1889	147387
12	407m W	Tanks	1908 - 1922	143852
AC	425m E	Unspecified Tank	1891	115849
AC	428m E	Unspecified Tank	1933	115848
AE	433m NW	Tanks	1922	106785
AC	434m E	Tanks	1893	128408
AC	437m E	Tanks	1891	138626
X	491m E	Tanks	1891	107127
AJ	498m NE	Unspecified Tank	1893	115873

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

27

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

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

ID	Location	Land use	Dates present	Group ID
F	99m SW	Electricity Substation	1953	62175
R	274m NE	Electricity Substation	1996	62174
V	292m NW	Electricity Substation	1995	81623
V	293m NW	Electricity Substation	1984 - 1992	70966
N	293m SW	Electricity Substation	1975 - 1995	74885
O	294m S	Electricity Substation	1949	84096
T	304m E	Electricity Substation	1990 - 1996	67861
K	305m S	Electricity Substation	1949	84637



ID	Location	Land use	Dates present	Group ID
N	306m SW	Electricity Substation	1908 - 1922	76976
N	308m SW	Electricity Substation	1948 - 1975	76166
N	309m SW	Electricity Substation	1983	65616
A	328m W	Gas Works	1908 - 1922	67149
A	328m W	Gasometer	1908 - 1922	73889
H	338m SE	Electricity Substation	1980	72248
H	339m SE	Electricity Substation	1948 - 1996	81584
9	356m NE	Electricity Substation	1948 - 1994	83234
Z	359m E	Gas and Oil Engine Works	1922 - 1933	79856
Z	364m E	Gas and Oil Engine Works	1948	74572
Q	376m SE	Electricity Substation	1996	80060
Q	377m SE	Electricity Substation	1979	75333
Q	378m SE	Electricity Substation	1985	66485
Q	379m SE	Electricity Substation	1993	69100
Q	380m SE	Electricity Substation	1949	66943
X	391m E	Otto Gas Engine Works	1891	82038
Y	413m NW	Electricity Substation	1981 - 1995	66957
18	479m S	Electricity Substation	1988 - 1993	82614
AH	483m E	Electricity Substation	1994 - 1996	79069

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

3

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

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



ID	Location	Land use	Dates present	Group ID
L	301m W	Petroleum Depot	1948 - 1963	1635
L	302m W	Petroleum Depot	1948	1656
L	307m W	Petroleum Depot	1953	1603

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

15

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

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

ID	Location	Land use	Dates present	Group ID
3	182m N	Garage	1963	26886
U	254m NW	Wagon Repair Shed	1948 - 1963	26084
U	254m NW	Wagon Repair Shed	1948 - 1975	26806
U	254m NW	Wagon Repairing Shed	1932	21845
U	255m NW	Wagon Repairing Shed	1983	24209
7	294m N	Garages	1948	20525
Y	355m NW	Garage	1992 - 1995	27723
Y	355m NW	Garage	1963 - 1988	26126
Y	355m NW	Garage	1963	22017
Y	374m NW	Garage	1992	23026
Y	374m NW	Garage	1983	21686
13	464m N	Garages	1948	20524
AJ	494m NE	Garage	1963 - 1988	25750
AJ	494m NE	Garage	1963	20848
AJ	498m NE	Garage	1977	21187



This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

1

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.

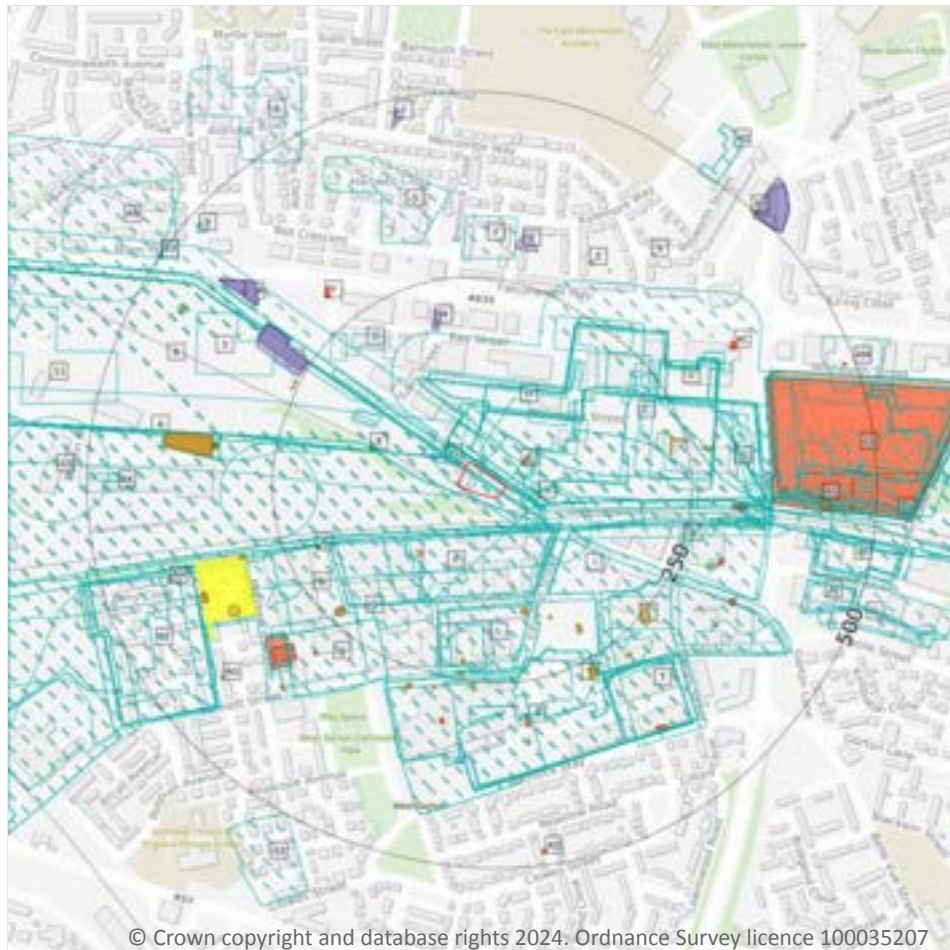
Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Site Name	Date of Operation	Activities
H	97m SE	West Gorton	circa WWI	HM Explosives Factory; Synthetic Phenol and TNT

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



2 Past land use - un-grouped



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

- 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

213

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 28](#) >

ID	Location	Land Use	Date	Group ID
A	On site	Railway Sidings	1938	940311
A	On site	Railway Sidings	1934	940311
A	On site	Goods Depot and Mineral Yard	1934	979341



ID	Location	Land Use	Date	Group ID
A	On site	Goods Yard	1915	889562
A	On site	Railway Sidings	1915	940311
A	On site	Railway Sidings	1905	955460
A	On site	Goods Yard	1905	892145
A	On site	Railway Sidings	1890	887070
A	On site	Goods Depot and Mineral Yard	1938	917896
A	On site	Railway Sidings	1956	853106
A	On site	Railway Sidings	1985	983601
A	On site	Railway Sidings	1978	875920
A	On site	Railway Sidings	1968	853106
A	On site	Goods Yard	1923	844969
A	On site	Railway Sidings	1923	952334
B	On site	Goods, Mineral and Cattle Depot	1938	943935
B	On site	Goods, Mineral and Cattle Depot	1956	954774
B	On site	Goods and Mineral Depot	1985	892970
B	On site	Goods and Mineral Depot	1978	852697
C	On site	Goods Depot	1956	976388
C	5m N	Unspecified Commercial/Industrial	1890	847846
C	6m N	Goods Depot	1934	879320
C	6m N	Unspecified Works	1934	945327
C	6m N	Unspecified Works	1915	854297
C	6m N	Railway Sidings	1915	975205
C	6m N	Goods Depot	1938	879320
C	6m E	Railway Sidings	1890	867053
C	7m E	Unspecified Works	1923	966597
C	7m E	Unspecified Works	1905	881529
A	8m SW	Goods Depot and Mineral Yard	1956	971120
D	10m NW	Railway Building	1985	982690



ID	Location	Land Use	Date	Group ID
D	10m NW	Railway Building	1991	982690
C	15m N	Railway Sidings	1956	863500
C	15m N	Railway Sidings	1985	924818
C	15m N	Railway Sidings	1991	924818
C	15m N	Railway Sidings	1968	863500
B	21m NW	Coal and Mineral Depot	1905	920547
B	21m NW	Coal and Mineral Depot	1890	920547
B	21m NW	Goods and Mineral Depot	1923	892874
B	26m NW	Goods, Mineral and Cattle Depot	1934	990635
B	26m NW	Goods and Mineral Depot	1915	862007
C	28m E	Railway Sidings	1938	975205
C	28m E	Railway Sidings	1934	975205
D	30m NW	Railway Building	1978	948173
F	39m SE	Unspecified Works	1956	934372
F	39m SE	Unspecified Works	1968	934372
F	41m S	Unspecified Works	1978	879894
F	46m S	Crane and Pulley Works	1938	873077
F	46m S	Crane and Pulley Works	1934	873077
F	46m S	Pulley Works	1915	965870
F	49m S	Pulley Works	1923	965870
F	50m S	Unspecified Pit	1890	840539
G	50m S	Brick Field	1890	849872
H	72m N	Goods Depot	1978	906493
H	72m N	Goods Shed	1968	858365
H	75m N	Goods Shed	1956	858365
G	103m S	Brick Field	1905	849872
I	105m SE	Unspecified Commercial/Industrial	1978	796806
I	105m SE	Unspecified Works	1968	853666



ID	Location	Land Use	Date	Group ID
J	109m SE	Chemical Works	1923	848902
K	120m W	Railway Building	1938	820478
K	130m NW	Railway Building	1968	883003
K	134m NW	Railway Building	1905	980340
L	144m S	Unspecified Works	1985	984175
L	144m S	Unspecified Works	1991	984175
K	145m NW	Railway Building	1978	820475
L	148m S	Chemical Works	1890	953131
L	167m S	Forge	1968	924734
L	174m S	Forge	1938	943370
L	174m S	Forge	1934	943370
A	180m W	Gas Works	1915	963299
C	182m NE	Railway Building	1968	955648
N	182m SW	Unspecified Depot	1985	868743
N	182m SW	Unspecified Depot	1991	868743
C	183m NE	Goods Depot	1985	862145
C	183m NE	Railway Building	1991	868033
J	189m SE	Unspecified Works	1978	907937
O	190m NW	Unspecified Works	1915	830428
A	190m W	Freight Terminal	1985	821939
C	190m NE	Dye Works	1851	833957
J	195m SE	Chemical Works	1905	899170
J	195m SE	Chemical Works	1890	899170
J	201m SE	Unspecified Works	1985	960817
L	206m S	Chemical Works	1851	953131
J	207m SE	Chemical Works	1915	845814
Q	210m SW	Unspecified Depot	1985	912302
Q	210m SW	Unspecified Depot	1991	912302



ID	Location	Land Use	Date	Group ID
R	213m S	Unspecified Works	1978	924873
R	213m S	Unspecified Works	1968	924873
O	215m NW	Unspecified Works	1923	830429
R	216m S	Iron Works	1956	870258
Q	221m SW	Unspecified Depot	1978	934568
R	221m S	Iron Works	1905	959261
R	221m S	Iron Works	1923	857582
T	227m SE	Unspecified Works	1991	898422
U	236m NE	Goods Shed	1956	930318
U	238m NE	Goods Shed	1978	925453
U	238m NE	Goods Shed	1968	925453
V	242m SE	Dye Works	1851	833955
W	244m E	Unspecified Pit	1905	840551
U	245m NE	Goods Shed	1985	916254
L	247m S	Unspecified Works	1985	876045
L	247m S	Unspecified Works	1991	876045
W	247m SE	Pottery	1890	818645
W	249m E	Potteries	1851	842327
N	253m SW	Unspecified Pit	1890	840533
X	254m NW	Railway Building	1905	921546
J	256m SE	Unspecified Commercial/Industrial	1978	796805
X	258m NW	Railway Building	1978	893148
S	258m E	Unspecified Commercial/Industrial	1923	849590
W	275m E	Railway Station	1905	822943
2	276m N	Brick Field	1851	817945
W	279m E	Railway Building	1934	848544
W	279m E	Railway Building	1915	963393
W	280m E	Railway Building	1905	961240



ID	Location	Land Use	Date	Group ID
R	282m S	Iron Works	1938	988001
R	282m S	Iron Works	1934	988001
R	282m S	Iron Works	1915	979601
W	284m E	Railway Station	1923	986398
T	284m SE	Unspecified Commercial/Industrial	1905	796810
T	284m SE	Engineering Works	1923	860520
T	286m SE	Engineering Works	1938	970270
T	286m SE	Engineering Works	1934	970270
T	286m SE	Engineering Works	1915	909420
3	287m NW	Brick Kilns	1851	827900
W	290m E	Unspecified Tank	1905	825244
5	303m N	Brick Works	1851	818775
Q	305m SW	Electricity Substation	1905	869807
Q	305m SW	Electricity Substation	1923	906543
N	306m W	Oil Store	1923	867630
Q	306m SW	Electricity Substation	1915	889347
W	307m E	Railway Station	1978	973884
W	307m E	Railway Station	1968	973884
N	308m W	Oil Store	1915	867630
W	313m E	Railway Station	1938	862550
W	313m E	Railway Station	1890	903697
W	313m E	Railway Station	1934	859664
W	313m E	Railway Station	1915	954697
S	315m E	Goods Shed	1991	834672
W	316m E	Railway Building	1905	820477
W	318m E	Railway Station	1985	989912
W	318m E	Railway Station	1991	929988
A	320m W	Gas Works	1923	951114



ID	Location	Land Use	Date	Group ID
J	321m SE	Chemical Works	1851	975690
W	325m E	Railway Station	1956	845315
A	325m W	Gas Works	1905	854221
A	328m W	Gasometer	1915	867848
A	328m W	Unspecified Tank	1934	846020
A	328m W	Gasometer	1905	867848
A	328m W	Gasometer	1923	867848
A	329m W	Unspecified Tank	1938	846020
N	336m SW	Unspecified Tank	1905	825232
AA	349m E	Railway Sidings	1905	954032
AA	349m E	Railway Sidings	1923	902553
AB	350m NW	Smithy	1923	938857
AB	355m NW	Smithy	1915	938857
AA	357m E	Railway Sidings	1938	975550
AA	357m E	Railway Sidings	1934	886032
AA	357m E	Railway Sidings	1915	926600
AA	357m E	Railway Sidings	1915	954027
AD	357m E	Gas and Oil Engine Works	1938	897879
AD	357m E	Gas and Oil Engine Works	1934	897879
AD	357m E	Gas and Oil Engine Works	1915	958721
AD	357m E	Gas Engine Works	1905	815785
AD	357m E	Gas and Oil Engine Works	1923	856729
AA	357m E	Railway Sidings	1890	974704
AD	358m E	Unspecified Commercial/Industrial	1890	796813
AD	367m E	Gas and Oil Engine Works	1956	847552
AD	368m E	Unspecified Works	1985	991605
AD	368m E	Unspecified Works	1978	870737
AD	368m E	Unspecified Works	1991	991605



ID	Location	Land Use	Date	Group ID
AD	368m E	Unspecified Works	1968	870737
AA	369m E	Railway Sidings	1956	923194
AE	370m W	Boiler Works	1934	869079
AE	370m W	Boiler Works	1915	853856
AE	376m W	Boiler Works	1890	912506
AE	376m W	Boiler Works	1905	912506
AE	376m W	Boiler Works	1923	987681
AE	395m W	Railway Sidings	1934	939759
AE	395m W	Railway Sidings	1915	942761
AI	412m E	Unspecified Works	1985	849212
AI	412m E	Unspecified Works	1991	849212
AI	419m E	Iron Works	1938	991749
AI	419m E	Iron Works	1934	991749
AI	419m E	Iron Works	1915	928103
AI	422m E	Iron Works	1923	850659
AJ	426m E	Brewery	1938	916008
AJ	426m E	Brewery	1934	916008
AJ	426m E	Brewery	1915	952159
AI	430m E	Unspecified Works	1978	852698
AI	430m E	Unspecified Works	1968	852698
AB	431m NW	Unspecified Tanks	1923	979105
AJ	432m E	Brewery	1923	937099
AB	436m NW	Unspecified Tanks	1915	979105
AK	437m W	Railway Building	1985	820476
AA	442m E	Railway Sidings	1985	975939
AA	442m E	Railway Sidings	1991	975939
AL	453m E	Unspecified Works	1978	860446
AK	454m W	Railway Building	1978	820471



ID	Location	Land Use	Date	Group ID
AM	459m E	Fire Brick Works	1851	793923
8	465m NW	Brick Field	1851	817946
AL	469m E	Unspecified Works	1985	867318
AL	469m E	Unspecified Works	1991	867318
9	470m NW	Brick Kilns	1851	827899
10	470m W	Goods Depot and Mineral Yard	1968	952486
11	472m W	Brick Field	1851	897634
AN	476m NW	Lime Works	1851	806813
AN	493m NW	Brick Field	1890	964395
12	496m NW	Shaft	1851	817684
AQ	497m NE	Police Station	1985	919512
AQ	497m NE	Police Station	1991	919512
13	499m SW	Unspecified Works	1968	847036
AL	499m E	Unspecified Mill	1915	940601

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	86
----------------------------	-----------

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 28 >](#)

ID	Location	Land Use	Date	Group ID
E	38m E	Unspecified Tank	1893	115851
E	39m E	Tanks	1908	143430
E	39m E	Tanks	1922	143430
1	47m E	Unspecified Tank	1922	115850
C	122m E	Unspecified Tank	1893	115852
J	153m S	Unspecified Tank	1963	141701



ID	Location	Land Use	Date	Group ID
J	153m S	Unspecified Tank	1953	141701
J	175m SE	Unspecified Tank	1995	129399
J	175m SE	Unspecified Tank	1983	129399
L	202m S	Unspecified Tank	1891	115832
J	202m SE	Unspecified Tank	1948	138487
J	202m SE	Unspecified Tank	1948	138487
P	204m W	Unspecified Tank	1975	128121
P	204m W	Unspecified Tank	1995	128121
P	205m W	Unspecified Tank	1983	128121
L	208m S	Unspecified Tank	1891	115831
A	216m W	Unspecified Tank	1963	133442
A	217m W	Unspecified Tank	1953	127327
C	219m NE	Unspecified Tank	1893	115871
L	221m S	Unspecified Tank	1963	131413
L	221m S	Unspecified Tank	1948	131413
L	222m S	Unspecified Tank	1948	131413
L	222m S	Unspecified Tank	1953	131413
S	225m E	Tanks	1893	107126
S	225m E	Unspecified Tank	1893	115854
N	227m SW	Unspecified Tank	1995	128493
N	227m SW	Unspecified Tank	1975	143698
N	228m SW	Unspecified Tank	1983	128936
L	239m S	Unspecified Tank	1889	139945
L	239m S	Unspecified Tank	1889	139945
J	239m SE	Unspecified Tank	1948	115839
L	253m S	Tanks	1975	107105
X	254m NW	Unspecified Tank	1889	123524
X	254m NW	Unspecified Tank	1889	123524



ID	Location	Land Use	Date	Group ID
X	254m NW	Unspecified Tank	1963	144717
X	254m NW	Unspecified Tank	1953	144717
X	256m NW	Unspecified Tank	1908	132395
X	256m NW	Unspecified Tank	1922	132395
V	260m SE	Unspecified Tank	1891	125736
V	262m SE	Unspecified Tank	1893	125736
L	264m S	Unspecified Tank	1922	115855
S	268m E	Unspecified Tank	1893	115853
V	271m SE	Tanks	1891	107106
S	271m E	Tanks	1893	107125
L	272m S	Unspecified Tank	1963	124682
L	272m S	Unspecified Tank	1948	124682
L	272m S	Unspecified Tank	1948	124682
L	272m S	Unspecified Tank	1953	124682
J	273m SE	Tanks	1933	107107
R	279m S	Unspecified Tank	1891	115830
R	282m S	Unspecified Tank	1891	115829
W	294m E	Unspecified Tank	1908	115838
N	302m W	Unspecified Tank	1963	134179
N	302m W	Unspecified Tank	1948	134179
N	303m W	Unspecified Tank	1948	134179
S	313m E	Unspecified Tank	1893	115846
Z	314m NE	Unspecified Tank	1893	115875
Z	318m NE	Unspecified Tank	1893	115874
A	328m W	Gasometer	1908	123295
A	328m W	Gas Works	1908	126316
A	328m W	Gas Works	1922	126316
A	328m W	Gasometer	1922	123295



ID	Location	Land Use	Date	Group ID
R	329m S	Unspecified Tank	1893	115833
A	329m W	Unspecified Tank	1932	115859
J	337m SE	Tanks	1948	107108
N	338m SW	Oil Storage Tank	1908	108742
J	341m SE	Unspecified Tank	1893	115836
J	348m SE	Unspecified Tank	1948	115835
Q	358m SW	Unspecified Tank	1975	132792
Q	358m SW	Unspecified Tank	1995	132792
Q	359m SW	Unspecified Tank	1983	132792
N	369m W	Tanks	1963	129458
N	369m W	Tanks	1948	129458
N	369m W	Tanks	1948	129458
6	370m NE	Unspecified Tank	1893	115872
AG	407m SW	Unspecified Tank	1889	147387
AG	407m SW	Unspecified Tank	1889	147387
AH	407m W	Tanks	1908	143852
AH	407m W	Tanks	1922	143852
AF	425m E	Unspecified Tank	1891	115849
AF	428m E	Unspecified Tank	1933	115848
AB	433m NW	Tanks	1922	106785
AF	434m E	Tanks	1893	128408
AF	437m E	Tanks	1891	138626
AA	491m E	Tanks	1891	107127
AP	498m NE	Unspecified Tank	1893	115873

This data is sourced from Ordnance Survey / Groundsure.



2.3 Historical energy features

Records within 500m

60

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 28 >](#)

ID	Location	Land Use	Date	Group ID
F	99m SW	Electricity Substation	1953	62175
U	274m NE	Electricity Substation	1996	62174
Y	292m NW	Electricity Substation	1995	81623
Y	292m NW	Electricity Substation	1995	81623
Y	293m NW	Electricity Substation	1984	70966
Y	293m NW	Electricity Substation	1988	70966
Y	293m NW	Electricity Substation	1992	70966
Q	293m SW	Electricity Substation	1975	74885
R	294m S	Electricity Substation	1949	84096
Q	294m SW	Electricity Substation	1995	74885
R	294m S	Electricity Substation	1949	84096
Q	294m SW	Electricity Substation	1983	74885
W	304m E	Electricity Substation	1990	67861
W	304m E	Electricity Substation	1994	67861
W	304m E	Electricity Substation	1996	67861
W	304m E	Electricity Substation	1995	67861
L	305m S	Electricity Substation	1949	84637
L	305m S	Electricity Substation	1949	84637
Q	306m SW	Electricity Substation	1908	76976
Q	306m SW	Electricity Substation	1922	76976
Q	308m SW	Electricity Substation	1948	76166
Q	309m SW	Electricity Substation	1975	76166
Q	309m SW	Electricity Substation	1948	76166



ID	Location	Land Use	Date	Group ID
Q	309m SW	Electricity Substation	1953	76166
Q	309m SW	Electricity Substation	1983	65616
A	328m W	Gasometer	1908	73889
A	328m W	Gas Works	1908	67149
A	328m W	Gas Works	1922	67149
A	328m W	Gasometer	1922	73889
J	338m SE	Electricity Substation	1980	72248
J	339m SE	Electricity Substation	1994	81584
J	339m SE	Electricity Substation	1996	81584
J	339m SE	Electricity Substation	1995	81584
J	339m SE	Electricity Substation	1990	81584
J	339m SE	Electricity Substation	1948	81584
AC	356m NE	Electricity Substation	1980	83234
AC	356m NE	Electricity Substation	1948	83234
AC	356m NE	Electricity Substation	1990	83234
AC	357m NE	Electricity Substation	1994	83234
AD	359m E	Gas and Oil Engine Works	1922	79856
AD	359m E	Gas and Oil Engine Works	1933	79856
AD	364m E	Gas and Oil Engine Works	1948	74572
T	376m SE	Electricity Substation	1996	80060
T	377m SE	Electricity Substation	1979	75333
T	378m SE	Electricity Substation	1985	66485
T	379m SE	Electricity Substation	1993	69100
T	380m SE	Electricity Substation	1949	66943
AF	391m E	Otto Gas Engine Works	1891	82038
AB	413m NW	Electricity Substation	1995	66957
AB	413m NW	Electricity Substation	1993	66957
AB	413m NW	Electricity Substation	1993	66957



ID	Location	Land Use	Date	Group ID
AB	414m NW	Electricity Substation	1981	66957
AB	414m NW	Electricity Substation	1983	66957
AB	414m NW	Electricity Substation	1992	66957
AA	467m E	Otto Gas Engine Works	1891	82038
AO	479m S	Electricity Substation	1988	82614
AO	479m S	Electricity Substation	1993	82614
AM	483m E	Electricity Substation	1994	79069
AM	483m E	Electricity Substation	1996	79069
AM	483m E	Electricity Substation	1995	79069

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

5

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 28 >](#)

ID	Location	Land Use	Date	Group ID
N	301m W	Petroleum Depot	1963	1635
N	301m W	Petroleum Depot	1948	1635
N	302m W	Petroleum Depot	1948	1656
N	307m W	Petroleum Depot	1948	1656
N	307m W	Petroleum Depot	1953	1603

This data is sourced from Ordnance Survey / Groundsure.



2.5 Historical garages

Records within 500m

28

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 28 >](#)

ID	Location	Land Use	Date	Group ID
M	182m N	Garage	1963	26886
M	189m N	Garage	1963	26886
X	254m NW	Wagon Repair Shed	1963	26084
X	254m NW	Wagon Repair Shed	1948	26084
X	254m NW	Wagon Repair Shed	1975	26806
X	254m NW	Wagon Repair Shed	1948	26806
X	254m NW	Wagon Repair Shed	1953	26806
X	254m NW	Wagon Repairing Shed	1932	21845
X	255m NW	Wagon Repairing Shed	1983	24209
4	294m N	Garages	1948	20525
AB	355m NW	Garage	1995	27723
AB	355m NW	Garage	1995	27723
AB	355m NW	Garage	1984	26126
AB	355m NW	Garage	1988	26126
AB	355m NW	Garage	1992	27723
AB	355m NW	Garage	1963	22017
AB	355m NW	Garage	1963	26126
AB	373m NW	Garage	1993	27723
AB	373m NW	Garage	1995	27723
AB	373m NW	Garage	1993	27723
AB	374m NW	Garage	1981	26126
AB	374m NW	Garage	1992	23026
AB	374m NW	Garage	1983	21686

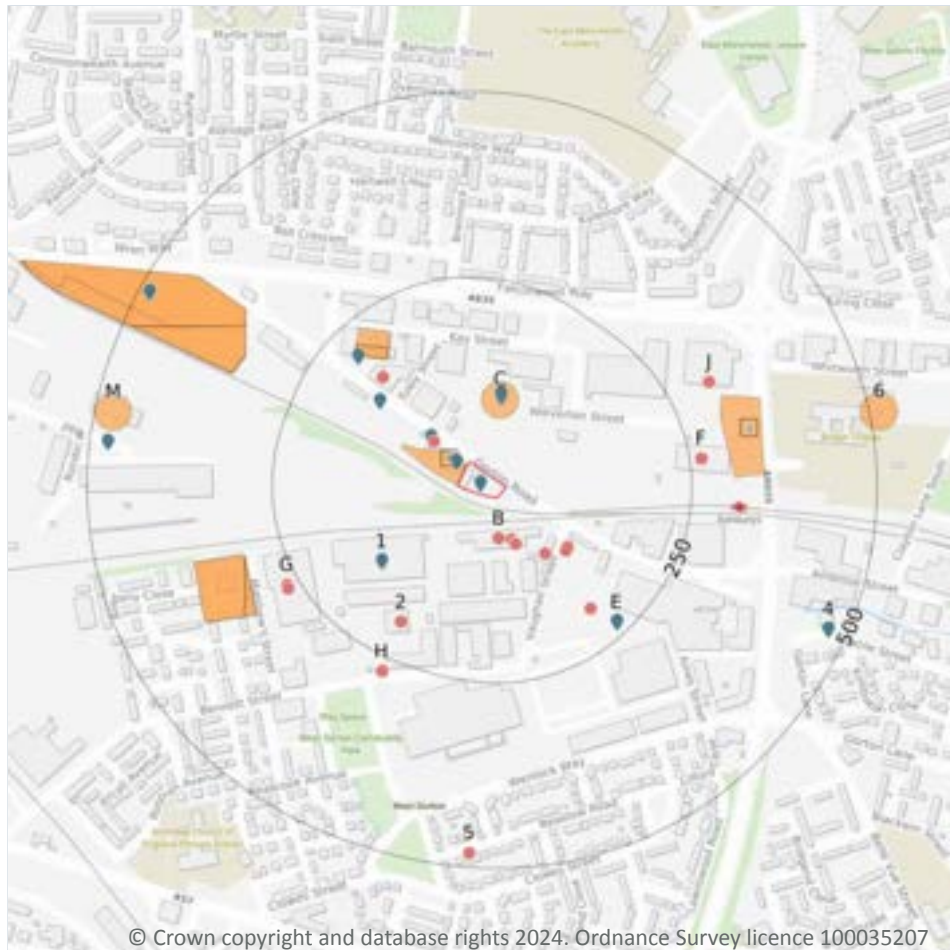


ID	Location	Land Use	Date	Group ID
7	464m N	Garages	1948	20524
AP	494m NE	Garage	1988	25750
AP	494m NE	Garage	1963	20848
AP	494m NE	Garage	1963	25750
AP	498m NE	Garage	1977	21187

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical waste sites
- Licensed waste sites
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m**0**

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m**0**

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

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

3.5 Historical waste sites

Records within 500m**25**

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 45 >](#)

ID	Location	Address	Further Details	Date
A	On site	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1995
C	68m N	Site Address: Wolverton & Turley Street, Beswick Street, MANCHESTER, Greater Manchester, M11	Type of Site: Waste Management Facility Planning application reference: 096226/FO/2011/N2 Description: Scheme comprises provision of new waste management facility. An application (ref: 096226/FO/2011/N2) for detailed planning permission was granted by Manchester C.C. A detailed planning application has been granted. Data source: Historic Planning Application Data Type: Point	02/11/2011

ID	Location	Address	Further Details	Date
D	177m NW	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	1963
D	177m NW	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	1948
D	177m NW	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	1983
D	178m NW	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	1975
D	178m NW	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	1948
D	178m NW	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	1953
I	301m W	Site Address: N/A	Type of Site: Waste Disposal Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1971
I	301m W	Site Address: N/A	Type of Site: Waste Disposal Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1988
3	302m 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	1990



ID	Location	Address	Further Details	Date
I	302m W	Site Address: N/A	Type of Site: Waste Disposal Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1975
I	304m W	Site Address: N/A	Type of Site: Waste Disposal Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1983
K	331m NW	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1994
K	331m NW	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1995
K	331m NW	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1997
K	331m NW	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1993
K	332m NW	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1992
L	351m NW	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1993
L	351m NW	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1995



ID	Location	Address	Further Details	Date
L	351m NW	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1993
L	351m NW	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1992
L	354m NW	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	1973
M	450m W	Site Address: West Goods Yard, Rondin Road, Ardwick, MANCHESTER, Greater Manchester, M12 6	Type of Site: Waste Recycling Station Planning application reference: 094393/FO/2010/N2 Description: Scheme comprises use of land as waste recycling station for segregation of construction, industrial and commercial waste including non-hazardous solid skip waste, incorporating the installation of associated plant, construction of garage workshop and sin g of portable cabin offices. Construction - lighting columns site works. An application (ref: 094393/FO/2010/N2) for detailed planning permission was granted by Manchester C.C. A detailed planning application has been granted. Data source: Historic Planning Application Data Type: Point	23/03/2011
6	487m E	Site Address: Whitworth Street, & Clayton Lane, South, MANCHESTER, Greater Manchester, M1	Type of Site: Recycling Centre Planning application reference: 088718/FO/2008/N2 Description: Scheme comprises change of use of land from scrap yard to temporary builders compound and recycling centre for material and waste away from construction works and associated storage of bins and skips involving boundary treatments. Construction - fencin l ighting columns site works. An application (ref: 088718/FO/2008/N2) for detailed planning permission was refused by Manchester C.C. A detailed planning application has been refused. Data source: Historic Planning Application Data Type: Point	01/11/2010



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

3.6 Licensed waste sites

Records within 500m

19

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

Features are displayed on the Waste and landfill map on [page 45 >](#)

ID	Location	Details		
A	On site	Site Name: Universal Car Spares Site Address: Southside Railway Sidings, Gorton Road, Gorton, Manchester, M11 2DZ Correspondence Address: -	Type of Site: Metal Recycling Site (Vehicle Dismantler) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: AHM002 EPR reference: EA/EPR/YP3494CK/A001 Operator: Tufail Ahmed And Mohammad Ahmed Waste Management licence No: 50464 Annual Tonnage: 2500	Issue Date: 19/12/2006 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
A	On site	Site Name: Universal Car Spares Limited Site Address: Southside Railway Sidings, Gorton Road, Gorton, Manchester, Manchester, M11 2DZ Correspondence Address: -	Type of Site: Metal Recycling Site (Vehicle Dismantler) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 656144 EPR reference: EA/EPR/HB3534AU Operator: U C S (Manchester) Limited Waste Management licence No: 50464 Annual Tonnage: 2500	Issue Date: 19/12/2006 Effective Date: 19/12/2006 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
A	12m NW	Site Name: Southside Railway Sidings Site Address: Land/premises At, Gorton Road, Ardwick, Manchester, Manchester, M11 2DZ Correspondence Address: -	Type of Site: Metal Recycling Site (Vehicle Dismantler) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 645390 EPR reference: EA/EPR/MP3594CJ Operator: T D X Limited Waste Management licence No: 50264 Annual Tonnage: 2500	Issue Date: 28/02/2005 Effective Date: 28/02/2005 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued



ID	Location	Details		
A	60m NW	Site Name: Auto Salvage Holtown Ltd Site Address: Land/premises At, Gorton Road, Ardwick, Manchester, Manchester, M11 2DZ Correspondence Address: -	Type of Site: Metal Recycling Site (Vehicle Dismantler) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 646167 EPR reference: EA/EPR/UP3594CX Operator: Auto Salvage Holtown Limited Waste Management licence No: 50275 Annual Tonnage: 2500	Issue Date: 14/05/2004 Effective Date: 14/05/2004 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired
C	97m N	Site Name: Singleton's Scrap Metal Site Address: Land Of Wolveton Street, Land Of Wolveton Street, Manchester, Manchester, M11 2DU Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 635378 EPR reference: EA/EPR/JB3731RJ Operator: F W Singleton Limited Waste Management licence No: 104515 Annual Tonnage: 74999	Issue Date: 17/09/2012 Effective Date: 17/09/2012 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
C	101m N	Site Name: Singleton's Scrap Metal Ltd Site Address: Singleton's Scrap Metal Ltd, Land Off Wolveton Street, Openshaw, Manchester, Manchester, M11 2DU Correspondence Address: -	Type of Site: Vehicle Depollution Facility 5000 tps Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 644026 EPR reference: EA/EPR/KB3534RB Operator: F W Singleton Limited Waste Management licence No: 104629 Annual Tonnage: 0	Issue Date: 20/08/2012 Effective Date: 20/08/2012 Modified: - Surrendered Date: 20/08/2012 Expiry Date: - Cancelled Date: - Status: Surrendered
D	144m NW	Site Name: Iwaste Ltd Site Address: Iwaste Ltd, Gorton Road, Gorton, Manchester, Manchester, M11 2DZ Correspondence Address: -	Type of Site: Vehicle Depollution Facility 5000 tps Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 642290 EPR reference: EA/EPR/KB3238RL Operator: Iwaste Limited Waste Management licence No: 104595 Annual Tonnage: 4999	Issue Date: 25/10/2012 Effective Date: 25/10/2012 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued



ID	Location	Details		
1	146m SW	Site Name: Concorde Metals Recycling Site Address: Unit 10 Vaughan Industrial Estate, Vaughan Street, West Gorton, Manchester, Manchester, M12 5BT Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 651629 EPR reference: EA/EPR/ZP3098CT Operator: Concorde Metals Recycling Limited Waste Management licence No: 50030 Annual Tonnage: 0	Issue Date: 29/08/2003 Effective Date: 29/08/2003 Modified: - Surrendered Date: 29/08/2003 Expiry Date: - Cancelled Date: - Status: Surrendered
D	206m NW	Site Name: Breakers Yard, 8 Tuley Street Site Address: 8, Tuley Street, Gorton, Manchester, Manchester, M11 2DY Correspondence Address: -	Type of Site: Vehicle Depollution Facility 5000 tps Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 626203 EPR reference: EA/EPR/AB3133RU Operator: Emmanuel Anyaeriuba Waste Management licence No: 102972 Annual Tonnage: 4999	Issue Date: 27/07/2011 Effective Date: 27/07/2011 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked
E	232m SE	Site Name: Ashbury Yard Site Address: Ashbury Yard, Bessemer Street, Gorton, Manchester, M11 2NW Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: LAF073 EPR reference: EA/EPR/LP3498NN/T001 Operator: Lafarge S P V Limited Waste Management licence No: 104076 Annual Tonnage: 74999	Issue Date: 30/04/2012 Effective Date: 09/11/2012 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
E	232m SE	Site Name: Ashbury Yard Site Address: Ashbury Yard, Bessemer Street, Gorton, Manchester, M11 2NW Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: LAR021 EPR reference: EA/EPR/GB3230AN/A001 Operator: Lafarge Aggregates Limited Waste Management licence No: 104076 Annual Tonnage: 74999	Issue Date: 30/04/2012 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued



ID	Location	Details		
E	232m SE	Site Name: Ashbury Yard Site Address: Ashbury Yard, Bessemer Street, Gorton, Manchester, M11 2NW Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: LAF073 EPR reference: EA/EPR/LP3498NN/V002 Operator: Hope Cement Limited Waste Management licence No: 104076 Annual Tonnage: 74999	Issue Date: 30/04/2012 Effective Date: 09/11/2012 Modified: 21/12/2012 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
E	232m SE	Site Name: Ashbury Aggs Depot Site Address: Ashbury Yard, Bessemer Street, Gorton, Manchester, M11 2NW Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: HCL004 EPR reference: EA/EPR/FB3407CX/T001 Operator: Breedon Southern Limited Waste Management licence No: 104076 Annual Tonnage: 74999	Issue Date: 30/04/2012 Effective Date: 14/10/2017 Modified: 21/12/2012 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
E	232m SE	Site Name: Ashbury Aggs Depot Site Address: Ashbury Yard, Bessemer Street, Gorton, Manchester, M11 2NW Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: HCL004 EPR reference: EA/EPR/FB3407CX/T001 Operator: Breedon Southern Limited Waste Management licence No: 104076 Annual Tonnage: 74999	Issue Date: 30/04/2012 Effective Date: 14/10/2017 Modified: 21/12/2012 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred



ID	Location	Details		
E	232m SE	Site Name: Ashbury Aggs Depot Site Address: Ashbury Yard, Bessemer Street, Gorton, Manchester, Manchester, M11 2NW Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 632592 EPR reference: EA/EPR/FB3407CX Operator: Breedon Trading Limited Waste Management licence No: 104076 Annual Tonnage: 74999	Issue Date: 30/04/2012 Effective Date: 30/04/2012 Modified: 30/04/2012 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
4	474m SE	Site Name: Birch Lane Garage Ltd Site Address: 21, Textile Street, West Gorton, Manchester, Manchester, M12 5DJ Correspondence Address: -	Type of Site: Metal Recycling Site (Vehicle Dismantler) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 658042 EPR reference: EA/EPR/SP3194CD Operator: Birch Lane Garage Limited Waste Management licence No: 50242 Annual Tonnage: 2500	Issue Date: 16/07/2004 Effective Date: 16/07/2004 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
M	475m W	Site Name: P Mc Guinness & Co Ltd Site Address: Rondin House, Rondin Road, Ardwick, Manchester, Manchester, M12 6BF Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 641869 EPR reference: EA/EPR/CP3294CX Operator: P. Mcguinness And Company Limited Waste Management licence No: 50363 Annual Tonnage: 74999	Issue Date: 21/12/2004 Effective Date: 21/12/2004 Modified: 21/12/2004 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued



ID	Location	Details		
L	486m NW	Site Name: Ashton Old Road Recycling Depot Site Address: Ashton Old Road Recycling Depot, Ashton Old Road, Manchester, M11 2XX Correspondence Address: -	Type of Site: Treatment of waste to produce soil 75,000 tpy Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WMA012 EPR reference: EA/EPR/GB3930AM/A001 Operator: W Maher & Sons Ltd Waste Management licence No: 104212 Annual Tonnage: 74999	Issue Date: 11/05/2012 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
L	486m NW	Site Name: Ashton Old Road Recycling Depot Site Address: Ashton Old Road Recycling Depot, Ashton Old Road, Manchester, Manchester, M11 2XX Correspondence Address: -	Type of Site: Treatment of waste to produce soil 75,000 tpy Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 627326 EPR reference: EA/EPR/GB3930AM Operator: W Maher & Sons Limited Waste Management licence No: 104212 Annual Tonnage: 74999	Issue Date: 11/05/2012 Effective Date: 11/05/2012 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

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

3.7 Waste exemptions

Records within 500m	49
----------------------------	-----------

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 45 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
A	53m NW	NWEP Gorton Road Compound, Gorton Road, Manchester, M11 2DZ	WEX149727	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	53m NW	NWEP Gorton Road Compound, Gorton Road, Manchester, M11 2DZ	WEX149727	Using waste exemption	Not on a farm	Use of waste in construction
A	53m NW	NWEP Gorton Road Compound, Gorton Road, Manchester, M11 2DZ	WEX149727	Storing waste exemption	Not on a farm	Storage of waste in a secure place



ID	Location	Site	Reference	Category	Sub-Category	Description
A	53m NW	NWEP Gorton Road Compound, Gorton Road, Manchester, M11 2DZ	WEX113199	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	53m NW	NWEP Gorton Road Compound, Gorton Road, Manchester, M11 2DZ	WEX113199	Using waste exemption	Not on a farm	Use of waste in construction
B	56m S	Unit 2 Vaughan Street Industrial Estate MANCHESTER M12 5BT	EPR/MF0903S C/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
B	56m S	Unit 2 Vaughan Street Industrial Estate MANCHESTER M12 5BT	EPR/MF0903S C/A001	Treating waste exemption	Non-Agricultural Waste Only	Preparatory treatments (baling, sorting, shredding etc)
B	60m SE	Unit 2, Vaughnan Industrial Estate, Gorton, Manchester, M12 5BT	EA/EPR/VP388 3FZ/A001	Treating waste exemption	Not on a farm	Repair or refurbishment of WEEE
B	66m SE	Unit 2, Vaughan Street Industrial Estate, Gorton, Manchester, M12 5BT	EA/EPR/VP398 3QS/A001	Treating waste exemption	Not on a farm	Repair or refurbishment of WEEE
B	66m SE	M G WASTE MANAGEMENT LTD, UNIT 2, VAUGHAN STREET INDUSTRIAL ESTATE, Gorton, MANCHESTER, M12 5BT	EXP/VP3983QS	Treating waste exemption	Not on a farm	Repair or refurbishment of WEEE
B	67m SE	UNIT 2, VAUGHAN STREET INDUSTRIAL ESTATE, MANCHESTER, M12 5BT	WEX381765	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	67m SE	UNIT 2, VAUGHAN STREET INDUSTRIAL ESTATE, MANCHESTER, M12 5BT	WEX381765	Treating waste exemption	Not on a farm	Sorting mixed waste
B	67m SE	UNIT 2, VAUGHAN STREET INDUSTRIAL ESTATE, MANCHESTER, M12 5BT	WEX381765	Treating waste exemption	Not on a farm	Recovery of scrap metal
B	67m SE	UNIT 2, VAUGHAN STREET INDUSTRIAL ESTATE, MANCHESTER, M12 5BT	WEX381765	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
B	67m SE	UNIT 2, VAUGHAN STREET INDUSTRIAL ESTATE, MANCHESTER, M12 5BT	WEX108960	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	67m SE	UNIT 2, VAUGHAN STREET INDUSTRIAL ESTATE, MANCHESTER, M12 5BT	WEX108960	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)



ID	Location	Site	Reference	Category	Sub-Category	Description
B	67m SE	UNIT 2, VAUGHAN STREET INDUSTRIAL ESTATE, MANCHESTER, M12 5BT	WEX108960	Treating waste exemption	Not on a farm	Sorting mixed waste
B	67m SE	UNIT 2, VAUGHAN STREET INDUSTRIAL ESTATE, MANCHESTER, M12 5BT	WEX108960	Treating waste exemption	Not on a farm	Recovery of scrap metal
B	67m SE	UNIT 2, VAUGHAN STREET INDUSTRIAL ESTATE, MANCHESTER, M12 5BT	WEX252961	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
B	67m SE	UNIT 2, VAUGHAN STREET INDUSTRIAL ESTATE, MANCHESTER, M12 5BT	WEX252961	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	67m SE	UNIT 2, VAUGHAN STREET INDUSTRIAL ESTATE, MANCHESTER, M12 5BT	WEX252961	Treating waste exemption	Not on a farm	Recovery of scrap metal
B	67m SE	UNIT 2, VAUGHAN STREET INDUSTRIAL ESTATE, MANCHESTER, M12 5BT	WEX252961	Treating waste exemption	Not on a farm	Sorting mixed waste
B	68m SE	VAUGHAN STREET INDUSTRIAL ESTATE, MANCHESTER, M12 5BT	EXP/XP3541YD	Treating waste exemption	Not on a farm	Repair or refurbishment of WEEE
B	99m SE	Unit 2 Vaughan Street Industrial Estate Gorton Manchester M12 5BT	EA/EPR/VP378 OLF/A001	Treating waste exemption	Non-Agricultural Waste Only	Repair or refurbishment of WEEE
B	115m SE	The Yard Vaughan Street MANCHESTER M12 5FQ	EPR/FE5181C M/A001	Treating waste exemption	Non-Agricultural Waste Only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	116m SE	THE YARD, VAUGHAN STREET, MANCHESTER, M12 5FQ	WEX340259	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	116m SE	THE YARD, VAUGHAN STREET, MANCHESTER, M12 5FQ	WEX214165	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	116m SE	THE YARD, VAUGHAN STREET, MANCHESTER, M12 5FQ	WEX069424	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	116m SE	-	WEX346197	Storing waste exemption	Not on a farm	Storage of waste in a secure place



ID	Location	Site	Reference	Category	Sub-Category	Description
D	163m NW	southside railings, Gorton road, ardwick, manchester, m112dz	WEX088425	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	163m NW	southside railings, Gorton road, ardwick, manchester, m112dz	WEX088425	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
E	195m SE	Drama Project Vaughan Street M12 5BT	EPR/SH0671JH /A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste in construction
2	200m SW	Manchester Paper Plastic Ltd, 135 Bennett Street, Manchester, M12 5BW	WEX172274	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	265m E	8, WOLVERTON STREET, MANCHESTER, M11 2ET	WEX244648	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	265m E	8, WOLVERTON STREET, MANCHESTER, M11 2ET	WEX244648	Using waste exemption	Not on a farm	Use of waste in construction
F	265m E	8, WOLVERTON STREET, MANCHESTER, M11 2ET	WEX244648	Storing waste exemption	Not on a farm	Storage of waste in secure containers
F	265m E	8, WOLVERTON STREET, MANCHESTER, M11 2ET	WEX244648	Treating waste exemption	Not on a farm	Treatment of waste aerosol cans
G	267m SW	40-42 Matthews Street, Ardwick, Manchester, M12 5BB	EA/EPR/VP398 1HZ/A001	Treating waste exemption	Not on a farm	Repair or refurbishment of WEEE
G	269m SW	41, MATTHEWS STREET, MANCHESTER, M12 5BB	WEX244653	Treating waste exemption	Not on a farm	Cleaning, washing, spraying or coating relevant waste
G	269m SW	41, MATTHEWS STREET, MANCHESTER, M12 5BB	WEX244653	Storing waste exemption	Not on a farm	Storage of waste in a secure place
G	269m SW	41, MATTHEWS STREET, MANCHESTER, M12 5BB	WEX244653	Storing waste exemption	Not on a farm	Storage of waste in secure containers
G	269m SW	41, MATTHEWS STREET, MANCHESTER, M12 5BB	WEX244653	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
G	269m SW	41, MATTHEWS STREET, MANCHESTER, M12 5BB	WEX244653	Treating waste exemption	Not on a farm	Recovery of textiles
G	269m SW	41, MATTHEWS STREET, MANCHESTER, M12 5BB	WEX244653	Treating waste exemption	Not on a farm	Treatment of waste aerosol cans

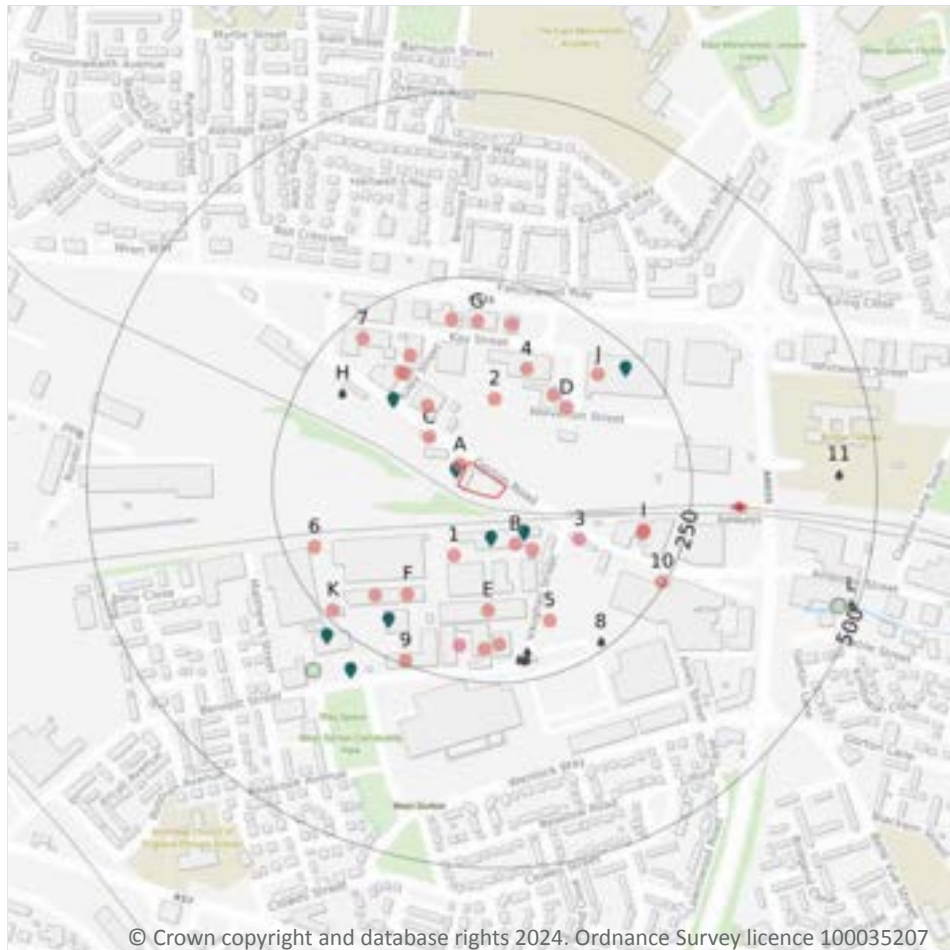


ID	Location	Site	Reference	Category	Sub-Category	Description
H	271m SW	Manchester Paper Plastic Ltd Bennett Street M12 5BW	EPR/UE5042GR/A001	Storing waste exemption	Both agricultural and non-agricultural waste	Storage of waste in a secure place
H	271m SW	Manchester Paper Plastic Ltd Bennett Street M12 5BW	EPR/UE5042GR/A001	Treating waste exemption	Both agricultural and non-agricultural waste	Preparatory treatments (baling, sorting, shredding etc)
J	308m NE	-	WEX090673	Using waste exemption	Not on a farm	Use of waste in construction
J	308m NE	-	WEX090673	Treating waste exemption	Not on a farm	Screening and blending of waste
5	481m S	24 Gortonvilla Walk Manchester Lancashire M12 5ES	EPR/SF0734AB/A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal

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



4 Current industrial land use



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- 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

33

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 60](#) >

ID	Location	Company	Address	Activity	Category
A	8m NW	T D X Ltd	T D X Ltd, Gorton Road, Manchester, Greater Manchester, M11 2DZ	Vehicle Parts and Accessories	Motoring
C	62m NW	Gorton Auto Services	-, Gorton Road, Manchester, Greater Manchester, M11 2DZ	Vehicle Repair, Testing and Servicing	Repair and Servicing



ID	Location	Company	Address	Activity	Category
B	67m SE	M G Waste Management	Unit 2 Vaughan Street Industrial Estate, Vaughan Street, Manchester, Greater Manchester, M12 5BT	Recycling, Reclamation and Disposal	Recycling Services
B	85m SE	Electricity Sub Station	Greater Manchester, M12	Electrical Features	Infrastructure and Facilities
1	89m S	Vaughan Industrial Estate	Greater Manchester, M12	Business Parks and Industrial Estates	Industrial Features
2	92m N	Public Recycling Facility	Greater Manchester, M11	Recycling Centres	Infrastructure and Facilities
C	96m NW	C G B Engineering Services Ltd	Britannia House Unit 2, Gorton Road, Manchester, Greater Manchester, M11 2DA	Industrial Engineers	Engineering Services
3	121m SE	Loomland	Unit 4 Vaughan Street Industrial Estate, Vaughan Street, Manchester, Greater Manchester, M12 5BT	Plate Makers, Print Finishers and Type Setters	IT, Advertising, Marketing and Media Services
D	135m NE	Electricity Sub Station	Greater Manchester, M11	Electrical Features	Infrastructure and Facilities
D	138m NE	Singleton's Scrap Metal	4, Wolverton Street, Manchester, Greater Manchester, M11 2ET	Scrap Metal Merchants	Recycling Services
4	147m N	Tube Tech Solutions UK Ltd	Unit 3, Kay Street, Manchester, Greater Manchester, M11 2DU	Metals Manufacturers, Fabricators and Stockholders	Industrial Products
C	149m NW	G J Auto Repair Centre	14, Tuley Street, Manchester, Greater Manchester, M11 2DY	Vehicle Repair, Testing and Servicing	Repair and Servicing
E	152m S	A Rowe	12, Vaughan Street, Manchester, Greater Manchester, M12 5FQ	Textiles, Fabrics, Silk and Machinery	Industrial Products
C	153m NW	G G Motors Manchester	Land Rear of 14-18, Tuley Street, Manchester, Greater Manchester, M11 2DY	Vehicle Repair, Testing and Servicing	Repair and Servicing
F	161m SW	General Traffic Ltd	Unit 13 Vaughan Street Industrial Estate, Vaughan Street, Manchester, Greater Manchester, M12 5BT	Vehicle Parts and Accessories	Motoring
C	166m NW	Works	Greater Manchester, M11	Unspecified Works Or Factories	Industrial Features
5	180m SE	Tank	Greater Manchester, M12	Tanks (Generic)	Industrial Features



ID	Location	Company	Address	Activity	Category
F	185m SW	Hydraulics Manchester Ltd	Unit 16 Vaughan Street Industrial Estate, Vaughan Street, Manchester, Greater Manchester, M12 5BT	Industrial Repairs and Servicing	Repair and Servicing
G	190m N	Manchester Motor Factors Ltd	414, Ashton Old Road, Manchester, Greater Manchester, M11 2DT	Vehicle Parts and Accessories	Motoring
I	194m E	Autocenter	Unit 5 Regal Industrial Estate, Gorton Road, Manchester, Greater Manchester, M12 5BX	Vehicle Repair, Testing and Servicing	Repair and Servicing
G	195m N	Works	Greater Manchester, M11	Unspecified Works Or Factories	Industrial Features
I	195m E	Works	Greater Manchester, M12	Unspecified Works Or Factories	Industrial Features
I	195m E	Marco Reas Mr Really Good	Unit 1, Ashburys Business Park, Gorton Road, Manchester, Greater Manchester, M12	Dairy Products	Foodstuffs
G	195m N	Tyresave Manchester Ltd	418, Ashton Old Road, Manchester, Greater Manchester, M11 2DT	Special Purpose Machinery and Equipment	Industrial Products
J	197m NE	Armstrong Fluid Technology	1, Wolverton Street, Manchester, Greater Manchester, M11 2ET	Pumps and Compressors	Industrial Products
E	199m S	Works	Greater Manchester, M12	Unspecified Works Or Factories	Industrial Features
E	205m S	Works	Greater Manchester, M12	Unspecified Works Or Factories	Industrial Features
E	205m S	Best Rest Beds UK Ltd	Unit 2, Cumber House, 127-129, Bennett Street, Manchester, Greater Manchester, M12 5BW	Beds and Bedding	Consumer Products
6	210m W	Tank	Greater Manchester, M12	Tanks (Generic)	Industrial Features
7	220m NW	Works	Greater Manchester, M11	Unspecified Works Or Factories	Industrial Features
K	238m SW	Tank	Greater Manchester, M12	Tanks (Generic)	Industrial Features
9	244m SW	Works	Greater Manchester, M12	Unspecified Works Or Factories	Industrial Features
10	246m SE	Electricity Sub Station	Greater Manchester, M12	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.



Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Date: 8 April 2024

4.2 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

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

0

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

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

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

Records within 500m

8

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 60](#) >

ID	Location	Address	Details	
A	11m NW	Long And Crawford Ltd, Gorton Road, West Gorton, M12 5DA	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
B	56m S	CVR Commercials Ltd, Unit 2, Vaughan Industrial Estate, Vaughan Street, West Gorton, M12 5DU	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
B	59m SE	Spraylite Commercials Manchester, Unit 1, Vaughan Street, West Gorton, M12 5DU	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
C	131m NW	Corbett Robertson & Co, Tutley St, M11 2DY	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
F	204m SW	Kingspan Hotwater Systems Ltd (Manchester Coppersmiths), Garland Works, Bennett Street, Ardwick, M12 5BW	Process: Di-isocyanate Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
J	225m NE	K2 Direct Mail Ltd, 21 Kay Street, Openshaw, M11 2DX	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
K	270m SW	Approved Hydraulics, The Book Business Complex, Bennett Street, M12 5AV	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
K	288m SW	Forrest And Sym Ltd, 155 Bennett Street, Ardwick, M12 5FS	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

12

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 60](#) >

ID	Location	Address	Details	
H	192m NW	GORTON ROAD (LIGHTING TOWER), CLAYTON, MANCHESTER, GREATER MANCHESTER, M11 2DZ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0199 Permit Version: 2 Receiving Water: BLACK BROOK	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 29/03/2010 Effective Date: 21/01/2014 Revocation Date: 08/01/2020
H	192m NW	GORTON ROAD (LIGHTING TOWER), CLAYTON, MANCHESTER, GREATER MANCHESTER, M11 2DZ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: NPSWQD010710 Permit Version: 1 Receiving Water: BLACK BROOK	Status: VARIED UNDER EPR 2010 Issue date: 09/01/2020 Effective Date: 09/01/2020 Revocation Date: -
E	212m S	VAUGHAN STREET CSO, 15M N OF VAUGHAN ST/BENNETT ST, WEST GORTON, MANCHESTER, GREATER MANCHESTER, M12 5FQ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0218 Permit Version: 1 Receiving Water: CORN BROOK	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: 01/01/1995 Effective Date: 01/01/1995 Revocation Date: 12/09/2005
E	220m S	VAUGHAN STREET CSO, 15M N OF VAUGHAN ST/BENNETT ST, WEST GORTON, MANCHESTER, GREATER MANCHESTER, M12 5FQ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982957 Permit Version: 1 Receiving Water: CORN BROOK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 23/06/1995 Revocation Date: 20/01/2014
E	222m S	VAUGHAN STREET CSO, 15M N OF VAUGHAN ST/BENNETT ST, WEST GORTON, MANCHESTER, GREATER MANCHESTER, M12 5FQ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016993693 Permit Version: 1 Receiving Water: CORN BROOK	Status: CONSENT CURRENTLY UNDER APPEAL Issue date: 13/09/2005 Effective Date: 13/09/2005 Revocation Date: 05/11/2019



ID	Location	Address	Details	
E	222m S	VAUGHAN STREET CSO, 15M N OF VAUGHAN ST/BENNETT ST, WEST GORTON, MANCHESTER, GREATER MANCHESTER, M12 5FQ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982957 Permit Version: 2 Receiving Water: CORN BROOK	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 29/03/2010 Effective Date: 21/01/2014 Revocation Date: 16/09/2018
E	222m S	VAUGHAN STREET CSO, 15M N OF VAUGHAN ST/BENNETT ST, WEST GORTON, MANCHESTER, GREATER MANCHESTER, M12 5FQ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982957 Permit Version: 3 Receiving Water: CLVRT SECTION OF CORN BROOK	Status: VARIED UNDER EPR 2010 Issue date: 17/09/2018 Effective Date: 17/09/2018 Revocation Date: -
8	239m SE	VAUGHAN STREET CSO, 15M N OF VAUGHAN ST/BENNETT ST, WEST GORTON, MANCHESTER, GREATER MANCHESTER, M12 5FQ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016993693 Permit Version: 2 Receiving Water: CORN BROOK IN CULVERT	Status: VARIED UNDER EPR 2010 Issue date: 06/11/2019 Effective Date: 06/11/2019 Revocation Date: -
11	448m E	POTTERY LANE, MANCHESTER, GREATER MANCHESTER	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: 016992566 Permit Version: 2 Receiving Water: CORN BROOK	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: - Effective Date: 04/10/1994 Revocation Date: 31/03/1996
L	491m E	PARROTT STREET/BROMLOW STREET CSO, PARROTT ST/BROMLOW ST JUNCTION, OPENSHAW, MANCHESTER, GREATER MANCHESTER, M11 4QW	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0107 Permit Version: 4 Receiving Water: CORN BROOK VIA SWS	Status: VARIED UNDER EPR 2010 Issue date: 06/11/2019 Effective Date: 06/11/2019 Revocation Date: -
L	495m E	JUNCTION OF ASHTON NEW ROAD CSO, ECCLESHALL STREET / ESWICK ST, OPENSHAW, MANCHESTER, GREATER MANCHESTER, M11 4GL	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982734 Permit Version: 2 Receiving Water: CORN BROOK	Status: VARIED BY APPLICATION - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 02/08/2005 Effective Date: 02/08/2005 Revocation Date: 19/12/2019
L	495m E	JUNCTION OF ASHTON NEW ROAD CSO, ECCLESHALL STREET / ESWICK ST, OPENSHAW, MANCHESTER, GREATER MANCHESTER, M11 4GL	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982734 Permit Version: 3 Receiving Water: CORN BROOK VIA SWS	Status: VARIED UNDER EPR 2010 Issue date: 20/12/2019 Effective Date: 20/12/2019 Revocation Date: 10/11/2021

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



Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Date: 8 April 2024

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**2**

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 60 >](#)

ID	Location	Details	
K	316m SW	Incident Date: 22/03/2001 Incident Identification: 714 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 3 (Minor)
L	476m E	Incident Date: 15/05/2003 Incident Identification: 158481 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) 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

1

Aquifer status of groundwater held within superficial geology.

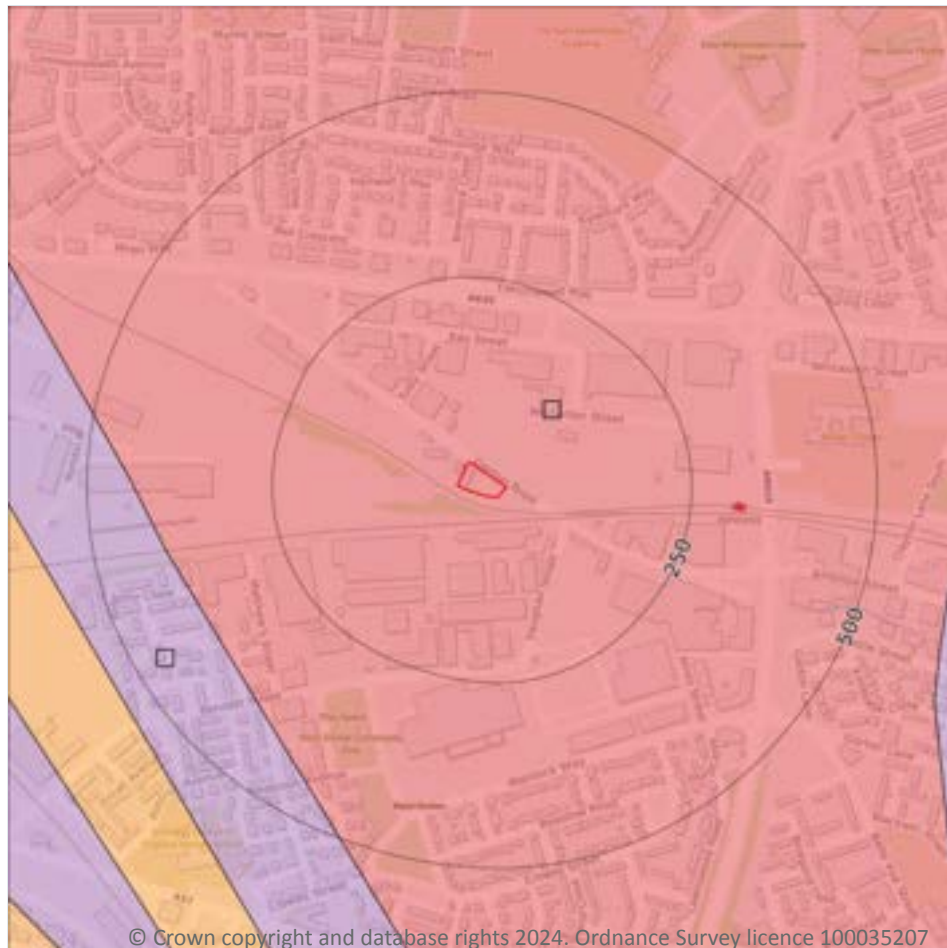
Features are displayed on the Hydrogeology map on [page 70](#) >

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

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

2

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 71](#) >

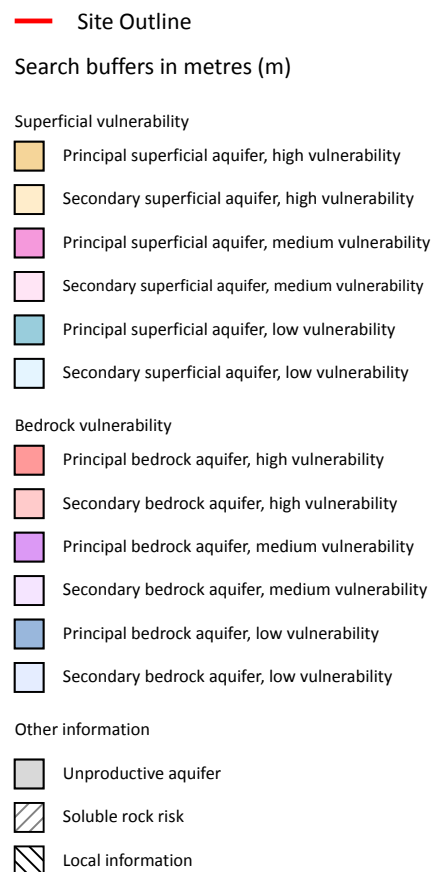
ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	382m SW	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers



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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

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 73](#) >



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: Medium	Vulnerability: Low Aquifer type: Secondary 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.	4.0%

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

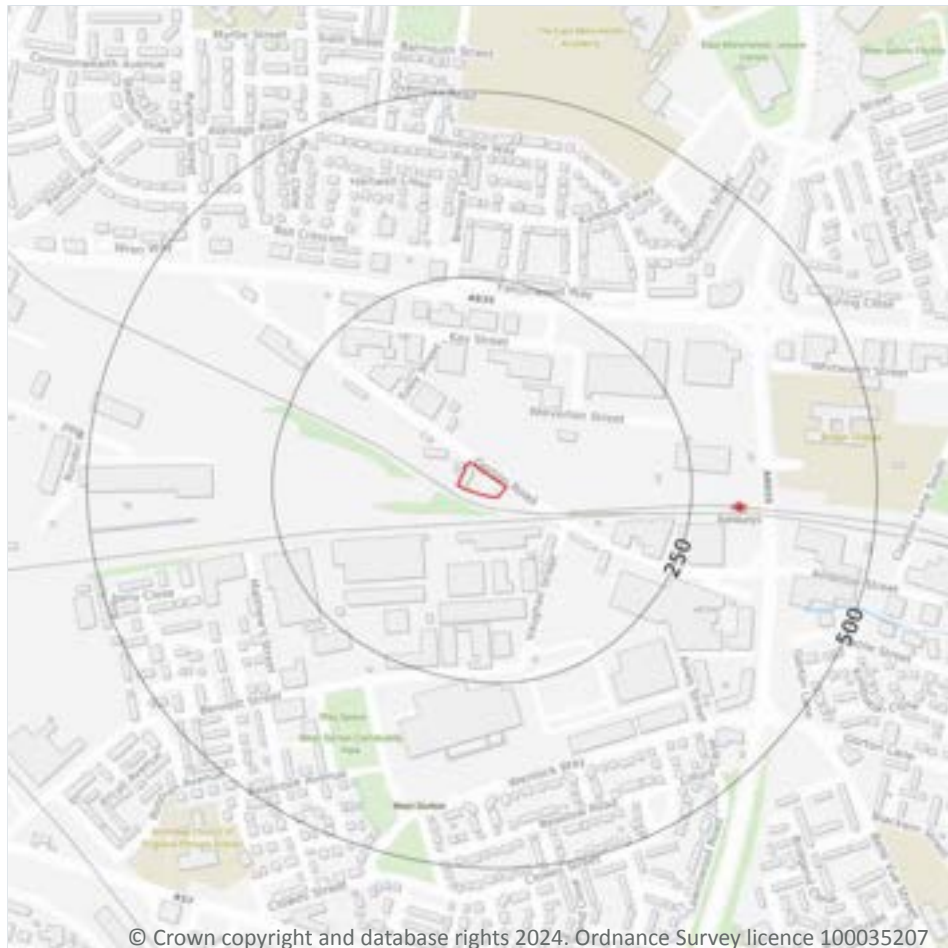
5.5 Groundwater vulnerability- local information

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
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

30

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 75 >](#)

ID	Location	Details	
-	1117m NE	Status: Active Licence No: NW/069/0006/005/R01 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT OPENSHAW, WEST ASHTON Data Type: Point Name: MANCHESTER CITY FOOTBALL CLUB LIMITED Easting: 387681 Northing: 398032	Annual Volume (m ³): 221650 Max Daily Volume (m ³): 1000 Original Application No: NPS/WR/024168 Original Start Date: 01/04/2018 Expiry Date: 31/03/2024 Issue No: 1 Version Start Date: 01/04/2018 Version End Date: -
-	1117m NE	Status: Active Licence No: NW/069/0006/005/R01 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: BOREHOLE AT OPENSHAW, WEST ASHTON Data Type: Point Name: MANCHESTER CITY FOOTBALL CLUB LIMITED Easting: 387681 Northing: 398032	Annual Volume (m ³): 221650 Max Daily Volume (m ³): 1000 Original Application No: NPS/WR/024168 Original Start Date: 01/04/2018 Expiry Date: 31/03/2024 Issue No: 1 Version Start Date: 01/04/2018 Version End Date: -
-	1117m NE	Status: Historical Licence No: NW/069/0006/005 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT OPENSHAW, WEST ASHTON Data Type: Point Name: MANCHESTER CITY FOOTBALL CLUB LIMITED Easting: 387681 Northing: 398032	Annual Volume (m ³): 266113 Max Daily Volume (m ³): 1000 Original Application No: - Original Start Date: 14/11/2012 Expiry Date: 31/03/2018 Issue No: 1 Version Start Date: 14/11/2012 Version End Date: -
-	1117m NE	Status: Historical Licence No: NW/069/0006/005 Details: Horticultural Watering Direct Source: Ground Water - North West Region Point: BOREHOLE AT OPENSHAW, WEST ASHTON Data Type: Point Name: MANCHESTER CITY FOOTBALL CLUB LIMITED Easting: 387681 Northing: 398032	Annual Volume (m ³): 266113 Max Daily Volume (m ³): 1000 Original Application No: - Original Start Date: 14/11/2012 Expiry Date: 31/03/2018 Issue No: 1 Version Start Date: 14/11/2012 Version End Date: -
-	1117m NE	Status: Historical Licence No: NW/069/0006/005 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: BOREHOLE AT OPENSHAW, WEST ASHTON Data Type: Point Name: MANCHESTER CITY FOOTBALL CLUB LIMITED Easting: 387681 Northing: 398032	Annual Volume (m ³): 266113 Max Daily Volume (m ³): 1000 Original Application No: - Original Start Date: 14/11/2012 Expiry Date: 31/03/2018 Issue No: 1 Version Start Date: 14/11/2012 Version End Date: -



ID	Location	Details	
-	1131m SW	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: -
-	1177m NE	Status: Historical Licence No: 2569006026 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, CLAYTON, MANCHESTER" Data Type: Point Name: CIBA SPECIALTY CHEMICALS PLC Easting: 387700 Northing: 398100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 24/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 25/07/2000 Version End Date: -
-	1177m NE	Status: Historical Licence No: 2569006026 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, CLAYTON, MANCHESTER" Data Type: Point Name: CIBA SPECIALTY CHEMICALS PLC Easting: 387700 Northing: 398100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 24/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 25/07/2000 Version End Date: -
-	1177m NE	Status: Historical Licence No: 2569006026 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, CLAYTON, MANCHESTER Data Type: Point Name: CIBA SPECIALTY CHEMICALS PLC Easting: 387700 Northing: 398100	Annual Volume (m ³): 633962 Max Daily Volume (m ³): 2837 Original Application No: - Original Start Date: 24/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 25/07/2000 Version End Date: -



ID	Location	Details	
-	1177m NE	Status: Historical Licence No: 2569006026 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, CLAYTON, MANCHESTER Data Type: Point Name: CIBA SPECIALTY CHEMICALS PLC Easting: 387700 Northing: 398100	Annual Volume (m ³): 633962 Max Daily Volume (m ³): 2837 Original Application No: - Original Start Date: 24/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 25/07/2000 Version End Date: -
-	1245m E	Status: Active Licence No: NW/069/0004/012 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PRESTON STREET, MANCHESTER Data Type: Point Name: Cemex UK Materials Limited Easting: 388030 Northing: 396880	Annual Volume (m ³): 7500 Max Daily Volume (m ³): 72 Original Application No: NPS/WR/030760A Original Start Date: 19/06/2014 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 21/12/2018 Version End Date: -
-	1245m E	Status: Historical Licence No: 2569006044 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PRESTON STREET, GORTON, MANCHESTER Data Type: Point Name: CEMEX UK MATERIALS LTD Easting: 388030 Northing: 396880	Annual Volume (m ³): 15000 Max Daily Volume (m ³): 115 Original Application No: - Original Start Date: 23/10/2003 Expiry Date: 31/03/2014 Issue No: 3 Version Start Date: 15/10/2007 Version End Date: -
-	1469m NE	Status: Historical Licence No: 2569006036 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE ON PREMISES AT CLAYTON, MANCHESTER" Data Type: Point Name: AIR PRODUCTS CHEMICALS LTD Easting: 388000 Northing: 398200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 21/05/1985 Expiry Date: - Issue No: 100 Version Start Date: 01/07/1996 Version End Date: -



ID	Location	Details	
-	1469m NE	Status: Historical Licence No: 2569006036 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE ON PREMISES AT CLAYTON, MANCHESTER" Data Type: Point Name: AIR PRODUCTS CHEMICALS LTD Easting: 388000 Northing: 398200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 21/05/1985 Expiry Date: - Issue No: 100 Version Start Date: 01/07/1996 Version End Date: -
-	1469m NE	Status: Historical Licence No: 2569006036 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE ON PREMISES AT CLAYTON, MANCHESTER Data Type: Point Name: AIR PRODUCTS CHEMICALS LTD Easting: 388000 Northing: 398200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 21/05/1985 Expiry Date: - Issue No: 100 Version Start Date: 01/07/1996 Version End Date: -
-	1469m NE	Status: Historical Licence No: 2569006036 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE ON PREMISES AT CLAYTON, MANCHESTER Data Type: Point Name: AIR PRODUCTS CHEMICALS LTD Easting: 388000 Northing: 398200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 21/05/1985 Expiry Date: - Issue No: 100 Version Start Date: 01/07/1996 Version End Date: -
-	1469m NE	Status: Historical Licence No: 2569006036 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE ON PREMISES AT CLAYTON MANCHESTER Data Type: Point Name: AIR PRODUCTS CHEMICALS LTD Easting: 388000 Northing: 398200	Annual Volume (m ³): 372772 Max Daily Volume (m ³): 3600.5 Original Application No: - Original Start Date: 21/05/1985 Expiry Date: - Issue No: 100 Version Start Date: 01/07/1996 Version End Date: -



ID	Location	Details	
-	1469m NE	Status: Historical Licence No: 2569006036 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE ON PREMISES AT CLAYTON MANCHESTER Data Type: Point Name: AIR PRODUCTS CHEMICALS LTD Easting: 388000 Northing: 398200	Annual Volume (m ³): 372772 Max Daily Volume (m ³): 3600.5 Original Application No: - Original Start Date: 21/05/1985 Expiry Date: - Issue No: 100 Version Start Date: 01/07/1996 Version End Date: -
-	1485m NE	Status: Active Licence No: 2569006037 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: BOREHOLE 2 ON PREMISES AT CROFT STREET, CLAYTON, MANCHESTER Data Type: Point Name: Evonik Chemicals Ltd Easting: 387859 Northing: 398375	Annual Volume (m ³): 111831.6 Max Daily Volume (m ³): 654.62 Original Application No: NPS/WR/035267 Original Start Date: 21/05/1985 Expiry Date: - Issue No: 104 Version Start Date: 19/04/2021 Version End Date: -
-	1489m NE	Status: Active Licence No: 2569006037 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: BOREHOLE 1 ON PREMISES AT CROFT STREET, CLAYTON, MANCHESTER Data Type: Point Name: Evonik Chemicals Ltd Easting: 387860 Northing: 398379	Annual Volume (m ³): 111831.6 Max Daily Volume (m ³): 654.62 Original Application No: NPS/WR/035267 Original Start Date: 21/05/1985 Expiry Date: - Issue No: 104 Version Start Date: 19/04/2021 Version End Date: -
-	1532m NE	Status: Historical Licence No: 2569006037 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLES (2) ON PREMISES AT CROFT ST, CLAYTON, MANCHESTER" Data Type: Point Name: AIR PRODUCTS CHEMICALS LTD Easting: 387900 Northing: 398400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 21/05/1985 Expiry Date: - Issue No: 100 Version Start Date: 01/07/1996 Version End Date: -



ID	Location	Details	
-	1532m NE	Status: Historical Licence No: 2569006037 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLES (2) ON PREMISES AT CROFT ST, CLAYTON, MANCHESTER Data Type: Point Name: AIR PRODUCTS CHEMICALS LTD Easting: 387900 Northing: 398400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 21/05/1985 Expiry Date: - Issue No: 100 Version Start Date: 01/07/1996 Version End Date: -
-	1532m NE	Status: Historical Licence No: 2569006037 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLES X 2 ON PREMISES AT CROFT STREET CLAYTON MANCHESTER Data Type: Point Name: AIR PRODUCTS CHEMICALS LTD Easting: 387900 Northing: 398400	Annual Volume (m ³): 111832 Max Daily Volume (m ³): 654.624 Original Application No: - Original Start Date: 21/05/1985 Expiry Date: - Issue No: 100 Version Start Date: 01/07/1996 Version End Date: -
-	1539m NE	Status: Active Licence No: 2569006036 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: BOREHOLE ON PREMISES AT CLAYTON, MANCHESTER Data Type: Point Name: Evonik Chemicals Ltd Easting: 388027 Northing: 398277	Annual Volume (m ³): 372772 Max Daily Volume (m ³): 3600.5 Original Application No: NPS/WR/035265 Original Start Date: 21/05/1985 Expiry Date: - Issue No: 104 Version Start Date: 19/04/2021 Version End Date: -
-	1567m W	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: -



ID	Location	Details	
-	1567m W	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: -
-	1569m SE	Status: Historical Licence No: 2569006042 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: CLIVE BACK Easting: 387591 Northing: 395891	Annual Volume (m ³): 10000 Max Daily Volume (m ³): 276 Original Application No: - Original Start Date: 11/07/2002 Expiry Date: 31/03/2014 Issue No: 4 Version Start Date: 29/02/2012 Version End Date: -
-	1569m SE	Status: Historical Licence No: NW/069/0006/006 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: The Chief Operating Officer of the Eastlands Trust Easting: 387591 Northing: 395891	Annual Volume (m ³): 8000 Max Daily Volume (m ³): 276 Original Application No: - Original Start Date: 16/05/2014 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 16/05/2014 Version End Date: -
-	1569m SE	Status: Historical Licence No: 2569006042 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: CLIVE BACK Easting: 387590 Northing: 395890	Annual Volume (m ³): 15000 Max Daily Volume (m ³): 276 Original Application No: - Original Start Date: 11/07/2002 Expiry Date: 31/03/2014 Issue No: 3 Version Start Date: 04/02/2009 Version End Date: -



ID	Location	Details	
-	1611m SE	Status: Historical Licence No: 2569006043 Details: Dust Suppression Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE, MANCHESTER Data Type: Point Name: G R A LIMITED Easting: 387950 Northing: 396100	Annual Volume (m ³): 4000 Max Daily Volume (m ³): 22 Original Application No: - Original Start Date: 20/06/2003 Expiry Date: 31/03/2014 Issue No: 2 Version Start Date: 01/04/2008 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

6

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 75 >](#)

ID	Location	Details	
-	1344m NE	Status: Historical Licence No: 2569006996 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: ASHTON CANAL, MANCHESTER [VITACOM] Data Type: Point Name: BRITISH WATERWAYS Easting: 387600 Northing: 398400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1969 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1969 Version End Date: -
-	1465m NE	Status: Historical Licence No: 2569006997 Details: Process water Direct Source: "Surface, Non-Tidal - North West Region" Point: "ASHTON CANAL, MANCHESTER [CLAYTON ANALINE]" Data Type: Point Name: BRITISH WATERWAYS Easting: 387800 Northing: 398400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1969 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1969 Version End Date: -



ID	Location	Details	
-	1465m NE	Status: Historical Licence No: 2569006997 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: ASHTON CANAL, MANCHESTER [CLAYTON ANALINE] Data Type: Point Name: BRITISH WATERWAYS BOARD Easting: 387800 Northing: 398400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1969 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1969 Version End Date: -
-	1465m NE	Status: Historical Licence No: 2569006997 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: ASHTON CANAL MANCHESTER CLAYTON ANALINE Data Type: Point Name: Canal and River Trust Easting: 387800 Northing: 398400	Annual Volume (m ³): 3500420 Max Daily Volume (m ³): 3500420 Original Application No: 1470 Original Start Date: 01/04/1969 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1969 Version End Date: -
-	1610m NE	Status: Historical Licence No: 2569006995 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: "Surface, Non-Tidal - North West Region" Point: "ASHTON CANAL, MANCHESTER" Data Type: Point Name: BRITISH WATERWAYS Easting: 388100 Northing: 398300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1969 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1969 Version End Date: -
-	1610m NE	Status: Historical Licence No: 2569006995 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: ASHTON CANAL, MANCHESTER Data Type: Point Name: Canal and River Trust Easting: 388100 Northing: 398300	Annual Volume (m ³): 68190 Max Daily Volume (m ³): 68190 Original Application No: - Original Start Date: 01/04/1969 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1969 Version End Date: -

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



5.8 Potable abstractions

Records within 2000m

0

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

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

5.9 Source Protection Zones

Records within 500m

0

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



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

6.1 Water Network (OS MasterMap)

Records within 250m

3

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 86 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
1	184m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Corn Brook



ID	Location	Type of water feature	Ground level	Permanence	Name
2	238m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Corn Brook
3	244m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Corn Brook

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

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

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

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

Features are displayed on the Hydrology map on [page 86 >](#)

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

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

6.4 WFD Surface water bodies

Records identified

1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is



detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on [page 86 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	3330m NW	River	Irwell / Manchester Ship Canal (Irk to confluence with Upper Mers	GB112069061452 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	1
------------------------	----------

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

Features are displayed on the Hydrology map on [page 86 >](#)

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

1

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).

Features are displayed on the River and coastal flooding map on [page 89 >](#)



Distance	Flood risk category
On site	N/A
0 - 50m	Low

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

7.2 Historical Flood Events

Records within 250m	0
----------------------------	----------

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

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

7.3 Flood Defences

Records within 250m	0
----------------------------	----------

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0
----------------------------	----------

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

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

7.5 Flood Storage Areas

Records within 250m	0
----------------------------	----------

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

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



River and coastal flooding - Flood Zones



— Site Outline
Search buffers in metres (m)

Flood zone 2

Flood zone 3

7.6 Flood Zone 2

Records within 50m

1

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.

Features are displayed on the River and coastal flooding map on [page 89](#) >

Location	Type
2m E	Zone 2 - (Fluvial /Tidal Models)

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



7.7 Flood Zone 3

Records within 50m

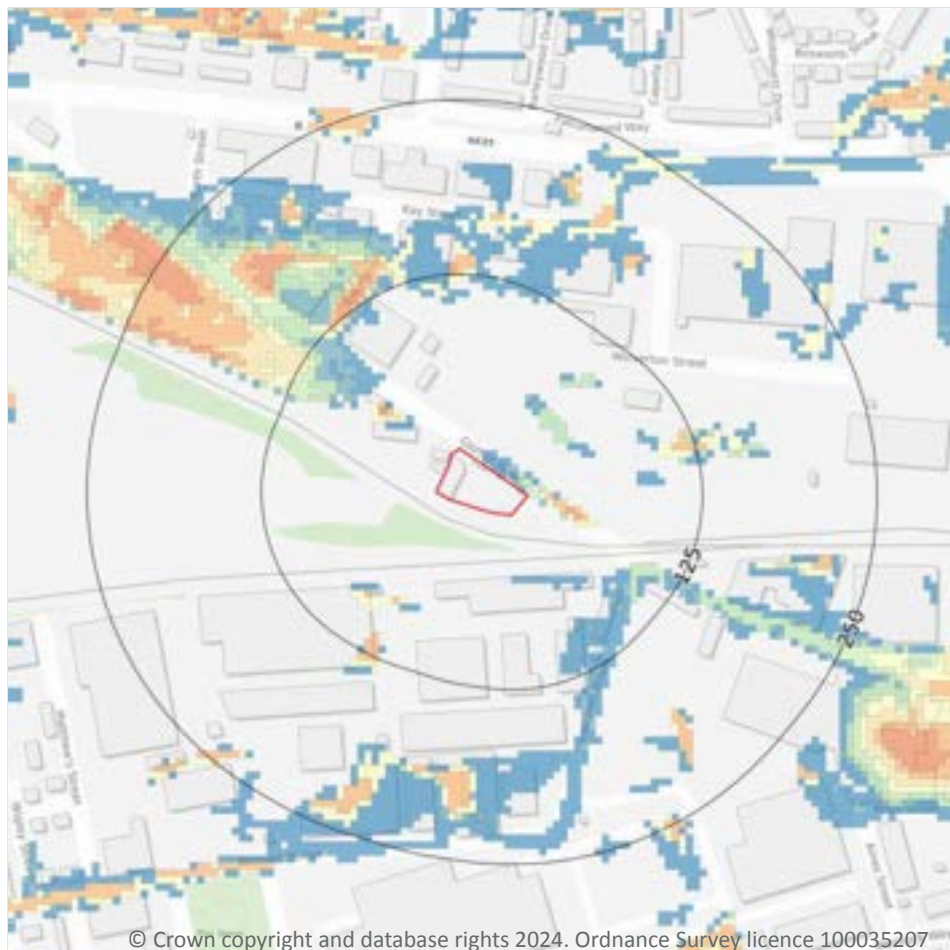
0

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, 0.3m - 1.0m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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 93 >](#)

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

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

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

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

Moderate-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 95 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)

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

1

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

Features are displayed on the Environmental designations map on [page 96](#) >

ID	Location	Name	Data source
-	1822m N	Clayton Vale	Natural England

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

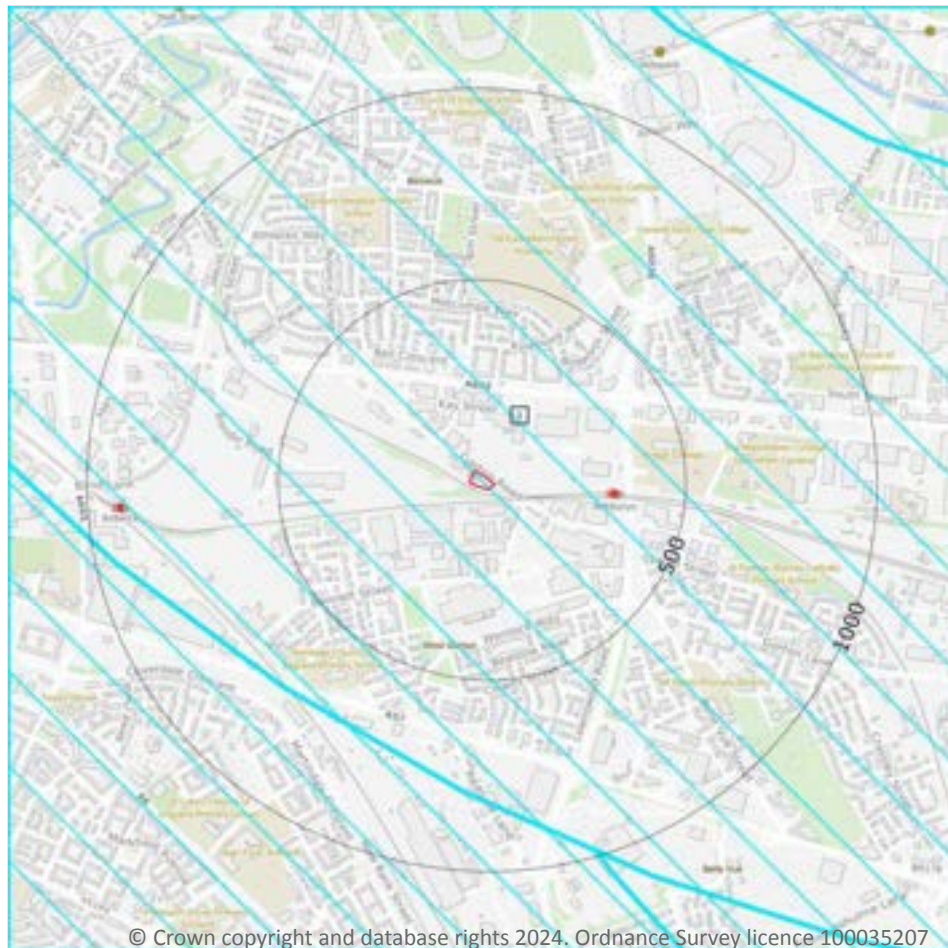
0

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

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 101](#) >

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

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

0

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.



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

11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

0

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

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



12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on [page 105](#) >

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



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

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

3

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 107 >](#)

ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
1	13m N	NLUD Ref: 421500132	Low	National Land Use Database - Previously Developed Land	UK Perspectives Aerial Photography	-
2	54m W	NLUD Ref: 421501032	Low	National Land Use Database - Previously Developed Land	UK Perspectives Aerial Photography	-
3	167m E	NLUD Ref: 421500131	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



- Site Outline
- Search buffers in metres (m)
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

1

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

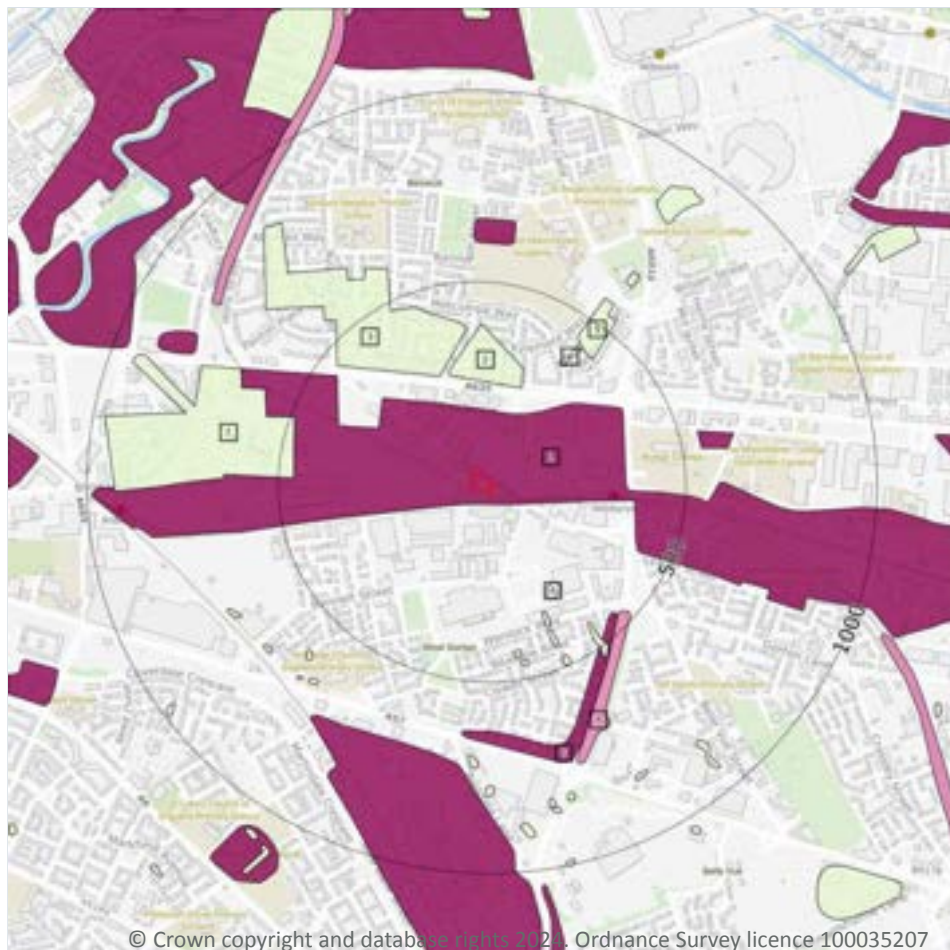
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 109](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SJ89NE

This data is sourced from the British Geological Survey.



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



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

© Crown copyright and database rights 2021. Ordnance Survey licence 100035207

14.2 Artificial and made ground (10k)

Records within 500m

15

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 110 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	239m N	WMGR-ARTDP	Infilled Ground	Artificial Deposit
3	270m N	WMGR-ARTDP	Infilled Ground	Artificial Deposit
A	289m SE	WMGR-ARTDP	Infilled Ground	Artificial Deposit

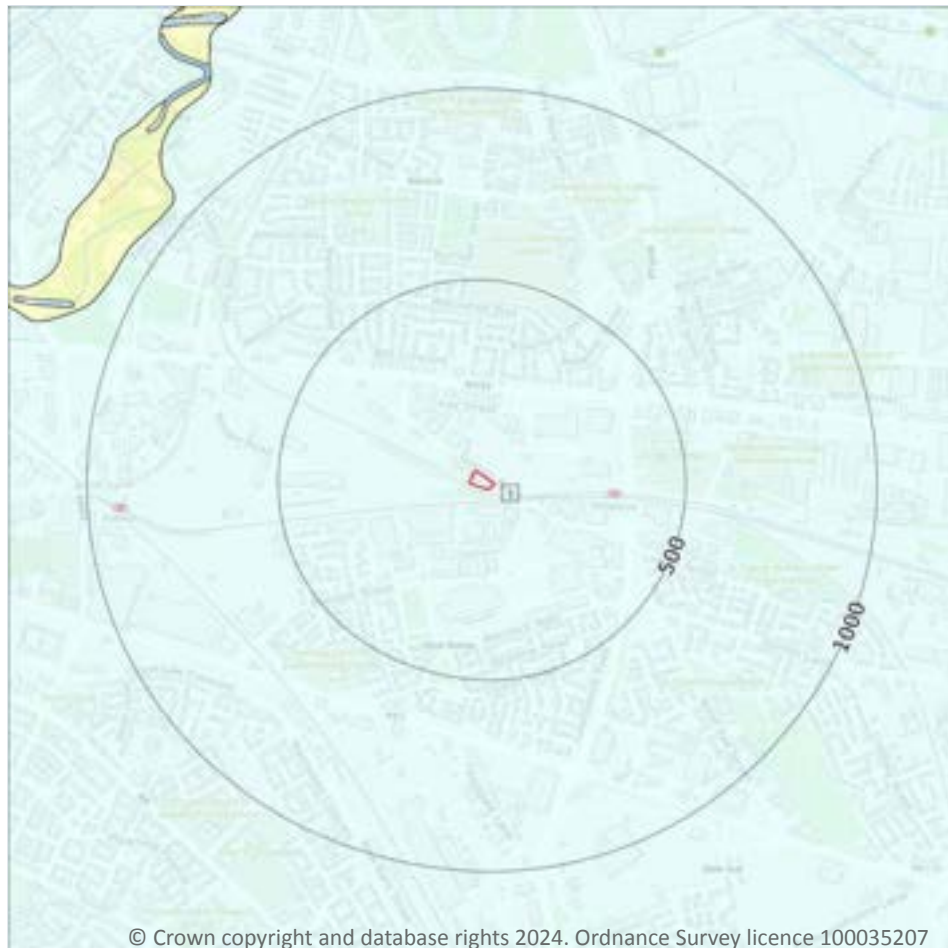


ID	Location	LEX Code	Description	Rock description
A	344m SE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
4	357m NE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
A	394m SE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
5	419m NE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
A	423m S	WMGR-ARTDP	Infilled Ground	Artificial Deposit
A	429m SE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
A	450m S	WMGR-ARTDP	Infilled Ground	Artificial Deposit
6	451m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
7	460m W	WMGR-ARTDP	Infilled Ground	Artificial Deposit
8	464m SE	WGR-VOID	Worked Ground (Undivided)	Void
A	472m SE	WMGR-ARTDP	Infilled Ground	Artificial Deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



— Site Outline

Search buffers in metres (m)

 Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 112](#) >

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

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m

5

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 114](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	HA-MDSS	Halesowen Formation - Mudstone, Siltstone And Sandstone	Westphalian D Sub-age
2	16m W	GML-LMST	Great Mine Limestone - Limestone	Westphalian D Sub-age
3	27m W	HA-MDSS	Halesowen Formation - Mudstone, Siltstone And Sandstone	Westphalian D Sub-age



ID	Location	LEX Code	Description	Rock age
4	107m NE	ETM-STMD	Etruria Formation - Sandstone And Mudstone	Westphalian Age
5	377m SW	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

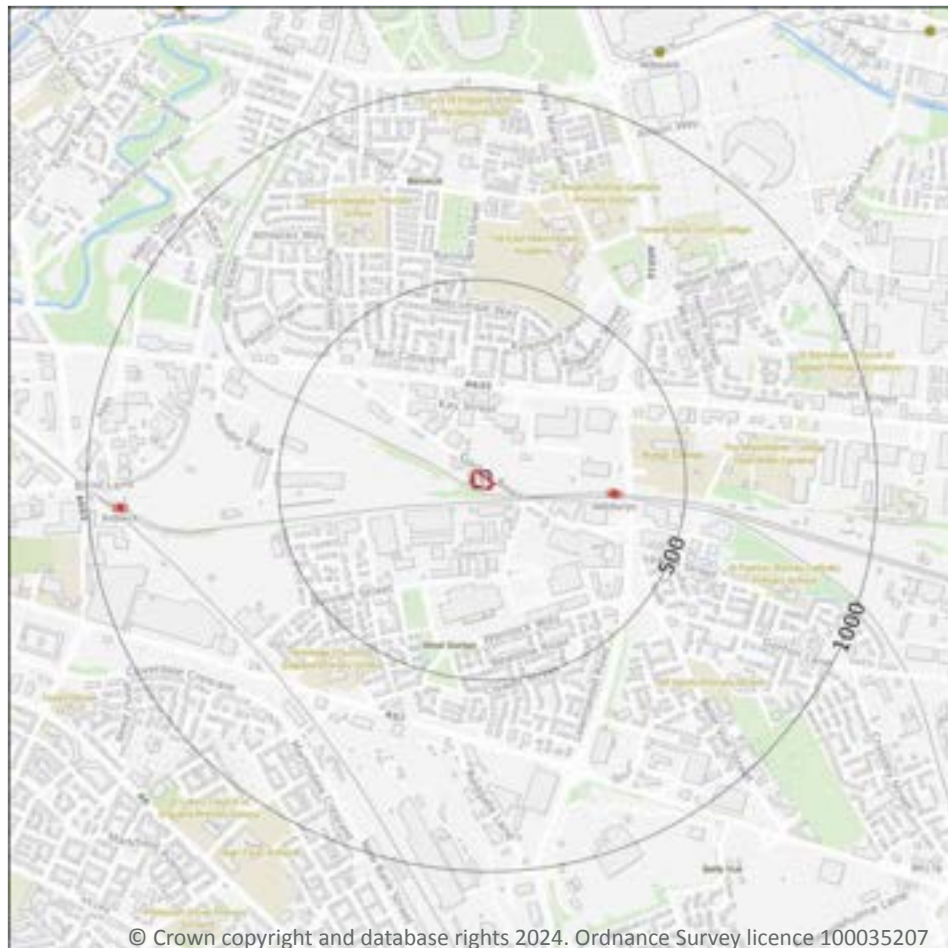
0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- ☐ Geological map tile

15.1 50k Availability

Records within 500m

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.

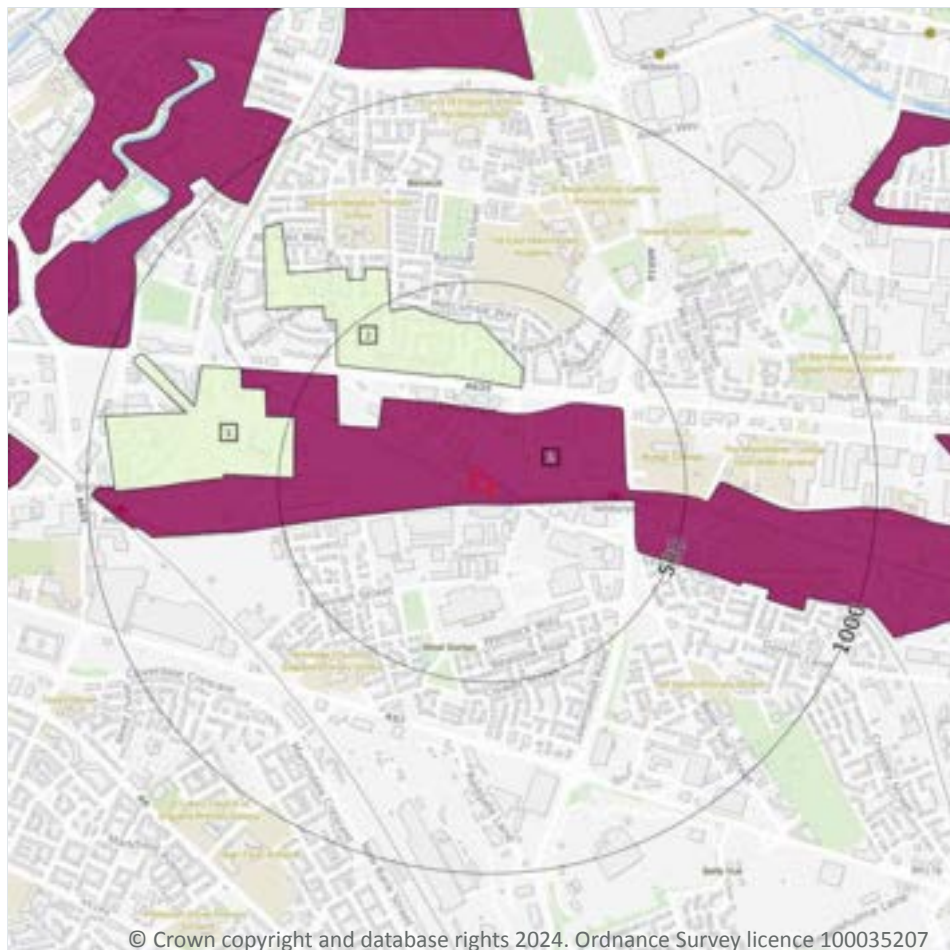
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 116](#) >

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

This data is sourced from the British Geological Survey.



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



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

15.2 Artificial and made ground (50k)

Records within 500m

3

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 117 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
2	239m N	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT
3	460m W	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.



15.3 Artificial ground permeability (50k)

Records within 50m**1**

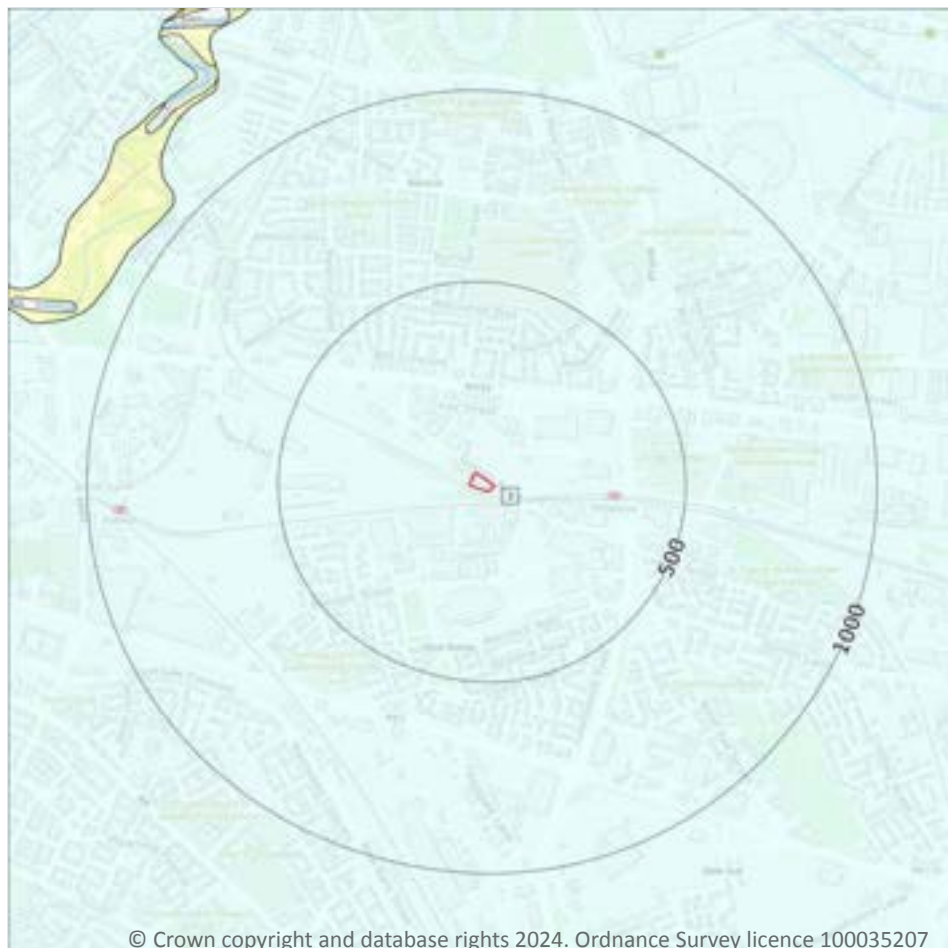
A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



— Site Outline

Search buffers in metres (m)

 Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 119](#) >

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

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m**1**

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m**0**

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

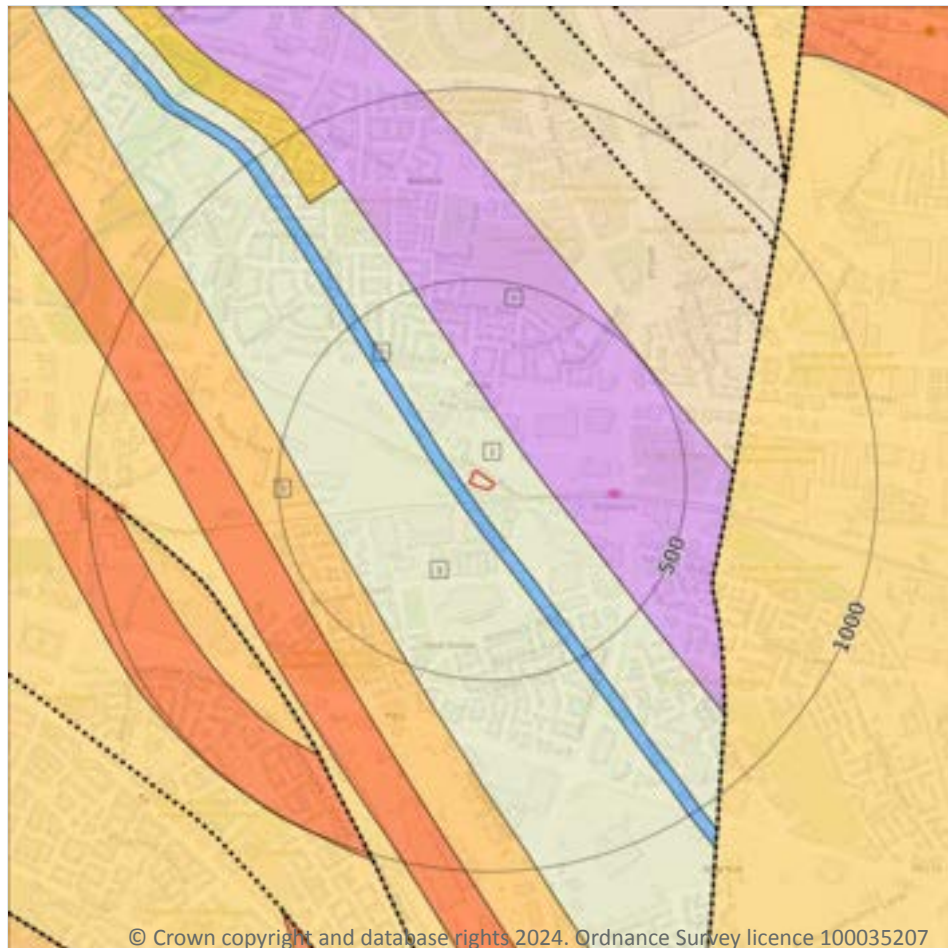
Records within 50m**0**

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

5

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 121](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	HA-MDSS	HALESOWEN FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
2	16m W	GML-LMST	GREAT MINE LIMESTONE - LIMESTONE	WESTPHALIAN
3	50m SW	HA-MDSS	HALESOWEN FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN



ID	Location	LEX Code	Description	Rock age
4	107m NE	ETM-STMD	ETRURIA FORMATION - SANDSTONE AND MUDSTONE	WESTPHALIAN
5	377m SW	CS-SDST	COLLYHURST SANDSTONE FORMATION - SANDSTONE	-

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

3

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	Fracture	Moderate	Low
16m W	Fracture	Very High	High
50m SW	Fracture	Moderate	Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

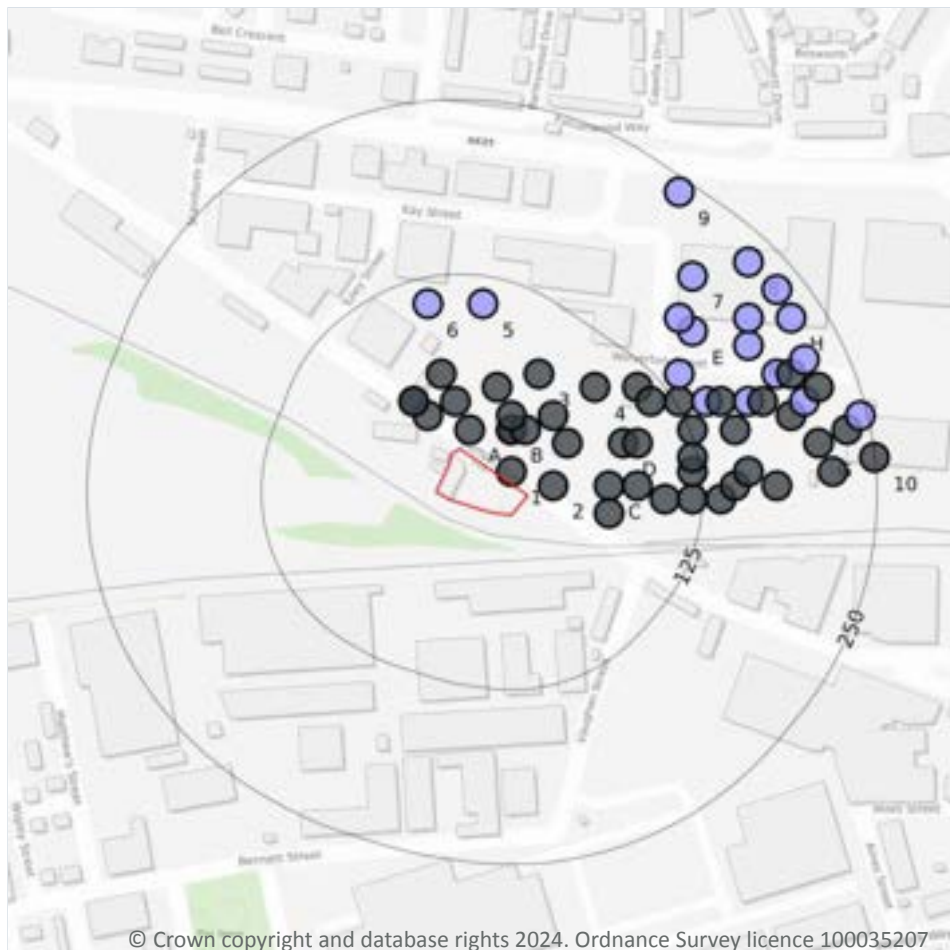
0

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

This data is sourced from the British Geological Survey.



16 Boreholes



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

— Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

63

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 123](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	8m NE	386840 397300	NPC ARDWICK TP 106	-	Y	N/A
A	15m N	386810 397330	NPC ARDWICK TP 103	-	Y	N/A
2	20m E	386870 397290	NPC ARDWICK 7	-	Y	N/A



ID	Location	Grid reference	Name	Length	Confidential	Web link
B	32m NE	386840 397330	NPC ARDWICK TP 105C	-	Y	N/A
B	32m NE	386840 397330	NPC ARDWICK TP 105A	-	Y	N/A
B	32m NE	386840 397330	NPC ARDWICK TP 105B	-	Y	N/A
A	33m NW	386780 397340	NPC ARDWICK TP 101/1	-	Y	N/A
A	34m N	386800 397350	NPC ARDWICK 1	-	Y	N/A
B	38m NE	386850 397330	FORMER ARDWICK EAST GOODS DEPOT 21	-	Y	N/A
B	41m NE	386840 397340	NPC ARDWICK TP 105	-	Y	N/A
A	46m NW	386770 397350	FORMER ARDWICK EAST GOODS DEPOT 20	-	Y	N/A
A	46m NW	386770 397350	NPC ARDWICK TP 101	-	Y	N/A
B	47m NE	386880 397320	NPC ARDWICK TP 109	-	Y	N/A
B	51m N	386830 397360	NPC ARDWICK TP 104	-	Y	N/A
A	55m N	386790 397370	NPC ARDWICK TP 102	-	Y	N/A
B	58m NE	386870 397340	NPC ARDWICK TP 108	-	Y	N/A
C	59m E	386910 397290	NPC ARDWICK TP 111	-	Y	N/A
C	60m E	386910 397270	NPC ARDWICK TP 112	-	Y	N/A
3	77m NE	386860 397370	NPC ARDWICK TP 107	-	Y	N/A
D	78m E	386920 397320	NPC ARDWICK 5	-	Y	N/A
C	79m E	386930 397290	NPC ARDWICK TP 114	-	Y	N/A
D	87m E	386930 397320	NPC ARDWICK TP 110	-	Y	N/A
4	91m NE	386900 397360	NPC ARDWICK 2	-	Y	N/A
C	98m E	386950 397280	NPC ARDWICK 8	-	Y	N/A
5	105m N	386820 397420	ARDWICK EAST POTTERY LANE 2	6.0	N	936952 ↗
6	106m N	386780 397420	ARDWICK EAST POTTERY LANE 1	6.0	N	936951 ↗
C	110m NE	386930 397360	FORMER ARDWICK EAST GOODS DEPOT 22	-	Y	N/A
C	111m NE	386940 397350	NPC ARDWICK TP 113	-	Y	N/A
C	118m E	386970 397280	NPC ARDWICK TP 118	-	Y	N/A
C	119m E	386970 397300	NPC ARDWICK TP 117	-	Y	N/A
C	121m E	386970 397310	FORMER ARDWICK EAST GOODS DEPOT 23A	-	Y	N/A



ID	Location	Grid reference	Name	Length	Confidential	Web link
C	127m E	386970 397330	NPC ARDWICK TP 116	-	Y	N/A
C	127m NE	386960 397350	NPC ARDWICK TP 115	-	Y	N/A
C	138m E	386990 397280	FORMER ARDWICK EAST GOODS DEPOT 23	-	Y	N/A
C	139m NE	386960 397370	ARDWICK EAST POTTERY LANE 3	6.0	N	936953 ↗
C	145m E	386980 397350	ARDWICK EAST POTTERY LANE TP1	2.8	N	936963 ↗
C	148m E	387000 397290	NPC ARDWICK TP 121	-	Y	N/A
C	154m E	386990 397350	NPC ARDWICK TP 119	-	Y	N/A
C	156m E	387000 397330	NPC ARDWICK TP 120	-	Y	N/A
C	159m E	387010 397300	FORMER ARDWICK EAST GOODS DEPOT 23B	-	Y	N/A
E	167m NE	386970 397400	ARDWICK EAST POTTERY LANE 4	6.0	N	936954 ↗
E	167m NE	386960 397410	ARDWICK EAST POTTERY LANE TP27	3.0	N	936988 ↗
C	172m E	387010 397350	ARDWICK EAST POTTERY LANE TP2	2.5	N	936964 ↗
C	178m E	387030 397290	NPC ARDWICK 9	-	Y	N/A
C	181m E	387020 397350	NPC ARDWICK 3	-	Y	N/A
F	191m NE	387010 397390	ARDWICK EAST POTTERY LANE TP25	2.8	N	936986 ↗
7	197m NE	386970 397440	ARDWICK EAST POTTERY LANE TP22	2.3	N	936983 ↗
C	197m E	387040 397340	NPC ARDWICK TP 122	-	Y	N/A
C	198m E	387030 397370	ARDWICK EAST POTTERY LANE 9	6.0	N	936959 ↗
F	203m NE	387010 397410	ARDWICK EAST POTTERY LANE TP11	2.9	N	936972 ↗
C	207m E	387040 397370	FORMER ARDWICK EAST GOODS DEPOT 24	-	Y	N/A
C	209m E	387050 397350	ARDWICK EAST POTTERY LANE TP3	2.8	N	936965 ↗
G	212m E	387060 397320	NPC ARDWICK TP 123	-	Y	N/A
G	219m E	387070 397300	NPC ARDWICK TP 125	-	Y	N/A
C	221m E	387050 397380	ARDWICK EAST POTTERY LANE TP26	2.8	N	936987 ↗
C	222m E	387060 397360	NPC ARDWICK TP 124	-	Y	N/A
H	227m NE	387040 397410	ARDWICK EAST POTTERY LANE TP23	2.9	N	936984 ↗
8	230m NE	387010 397450	ARDWICK EAST POTTERY LANE TP21	2.8	N	936982 ↗
H	231m NE	387030 397430	ARDWICK EAST POTTERY LANE 5	6.0	N	936955 ↗

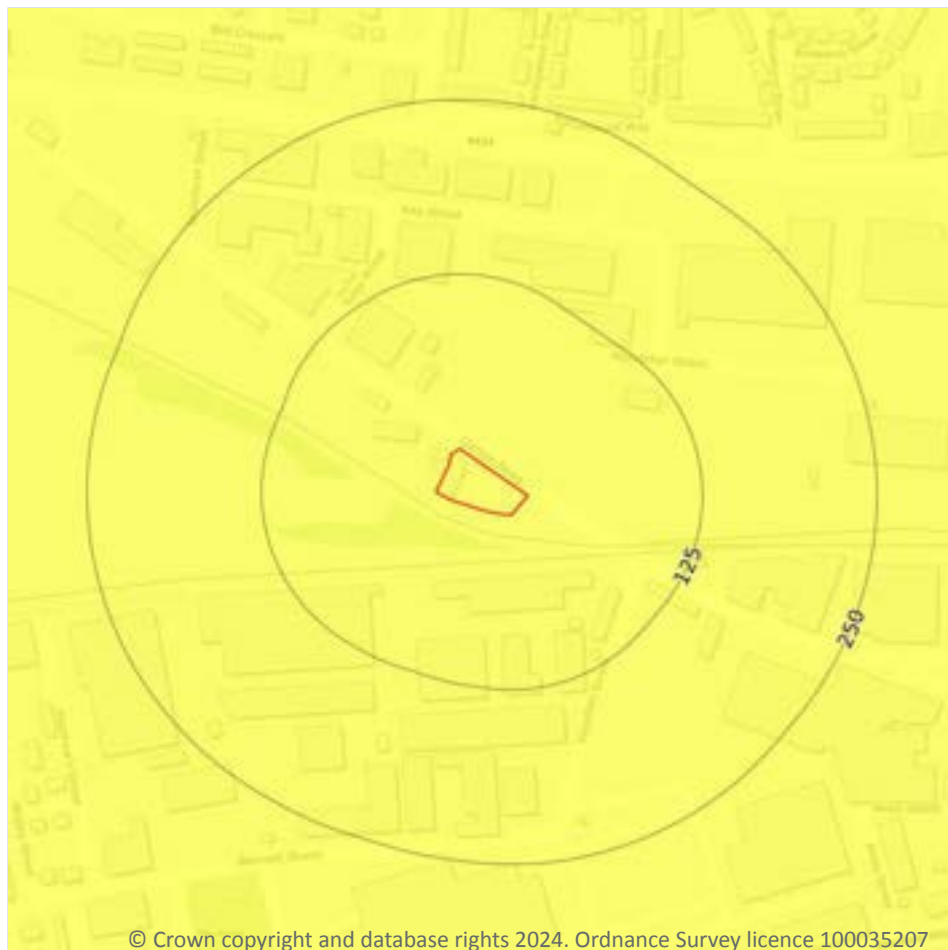


ID	Location	Grid reference	Name	Length	Confidential	Web link
G	233m E	387080 397330	NPC ARDWICK 6	-	Y	N/A
9	240m NE	386960 397500	ARDWICK EAST POTTERY LANE 6	6.7	N	936956 ↗
G	245m E	387090 397340	ARDWICK EAST POTTERY LANE TP4	2.7	N	936966 ↗
10	250m E	387100 397310	NPC ARDWICK TP 128	-	Y	N/A

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).

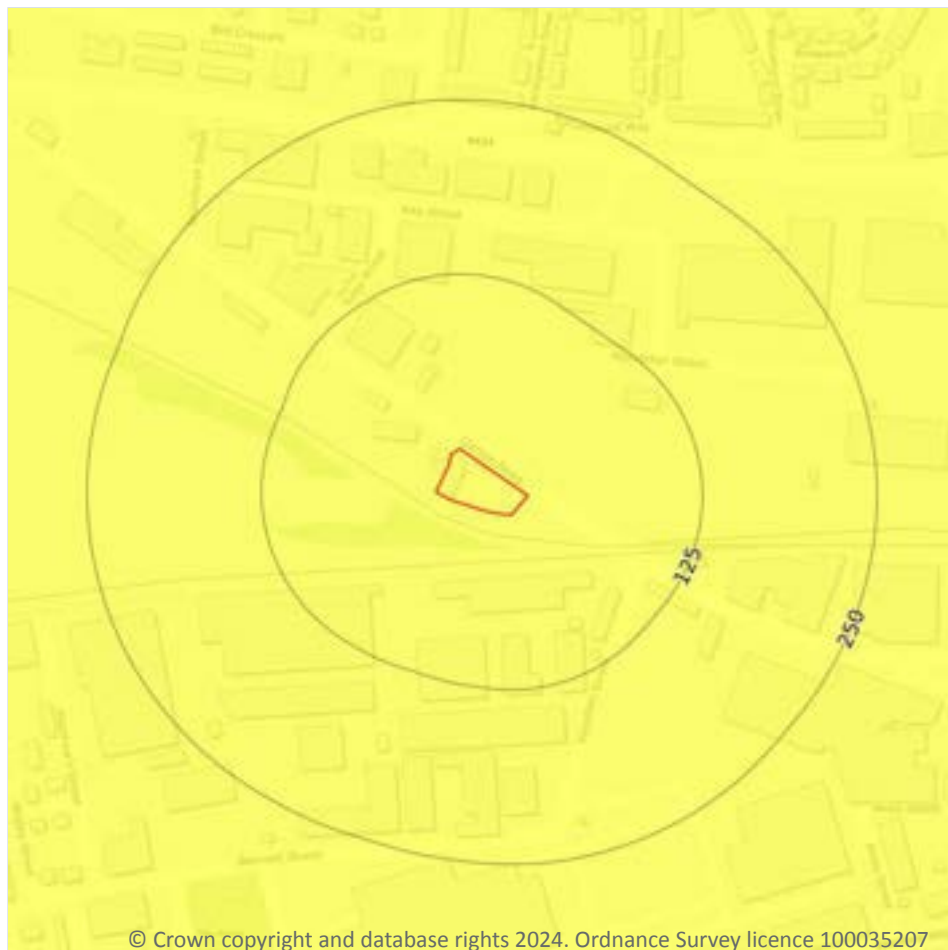
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 127 >](#)

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.

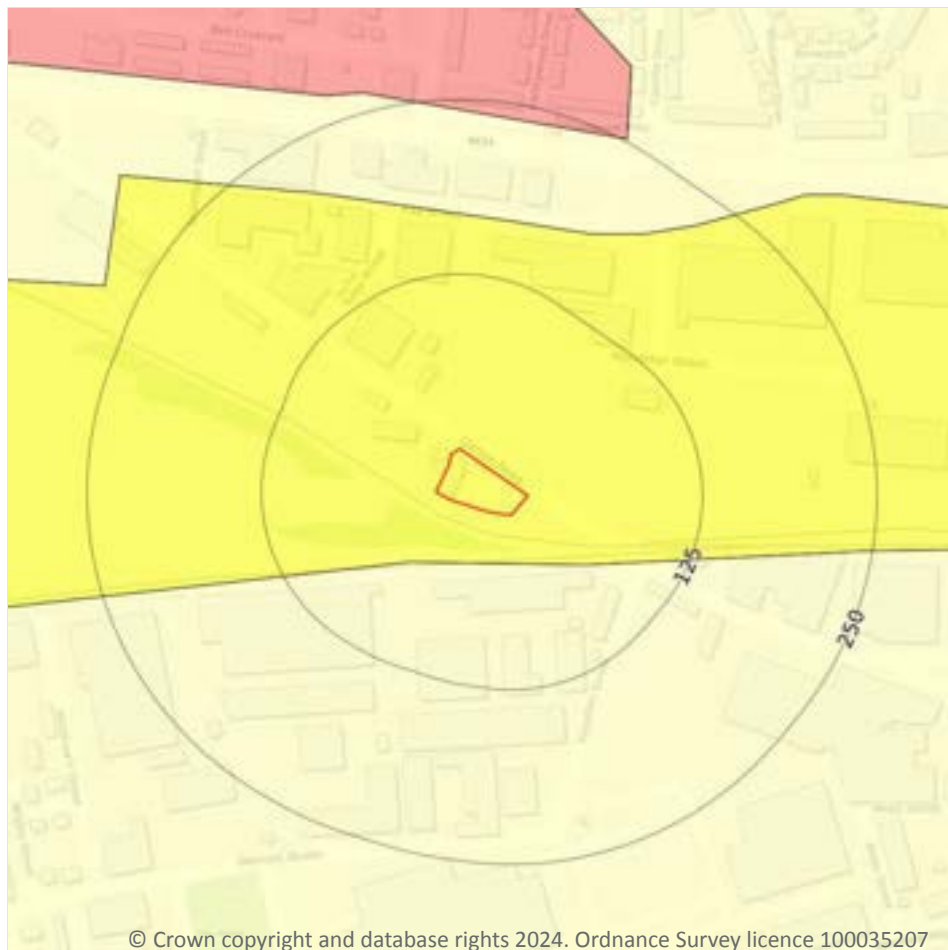
Features are displayed on the Natural ground subsidence - Running sands map on [page 128 >](#)

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

2

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 129 >](#)

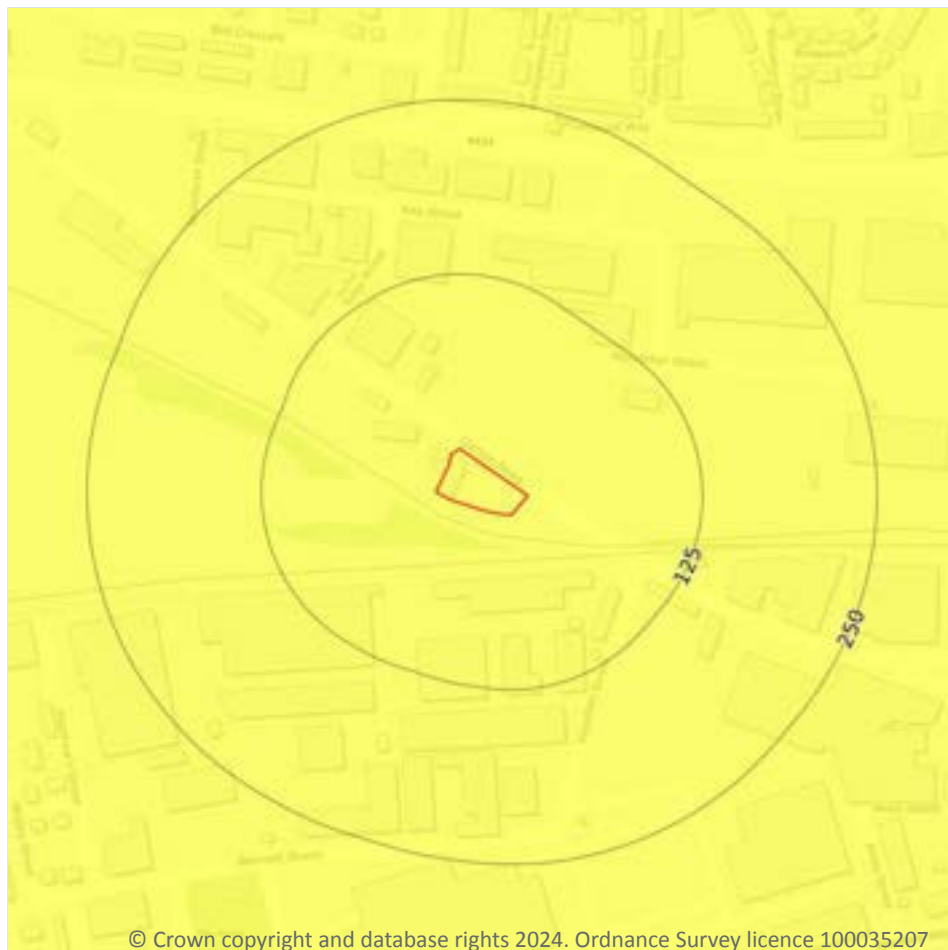
Location	Hazard rating	Details
On site	Very low	Compressibility and uneven settlement problems are not likely to be significant on the site for most land uses.
35m S	Negligible	Compressible strata are not thought to occur.



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.

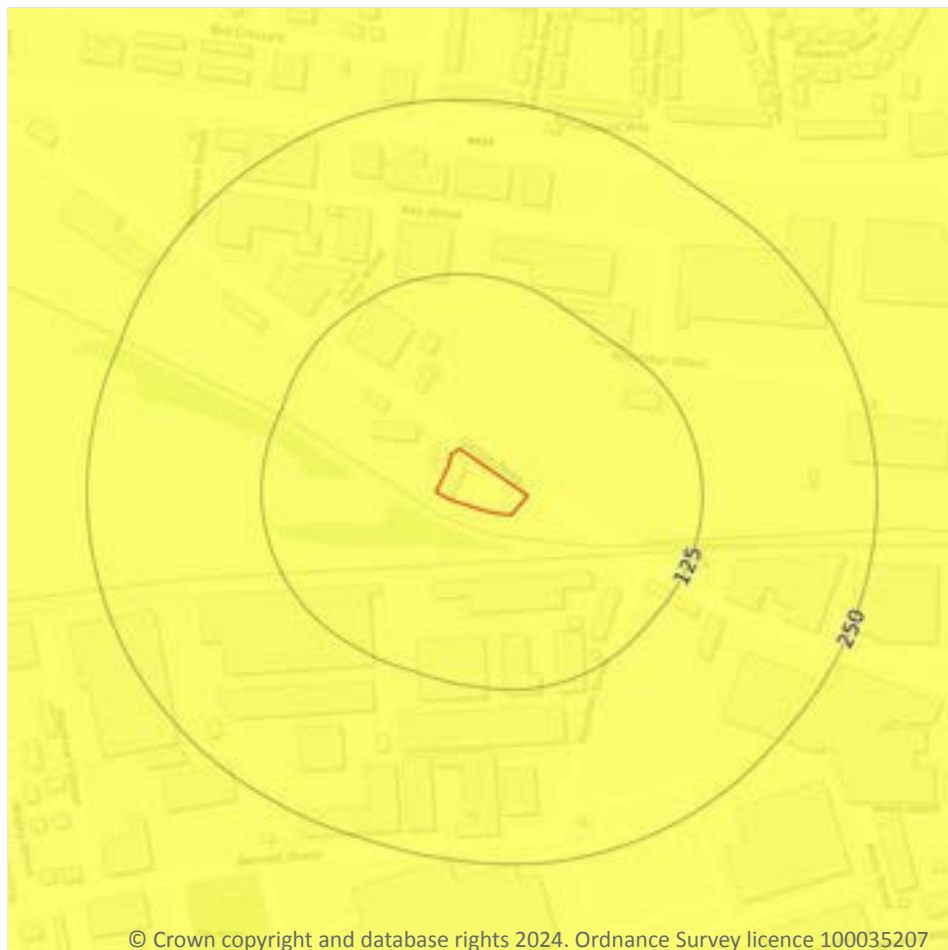
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 131 >](#)

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



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

- 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.

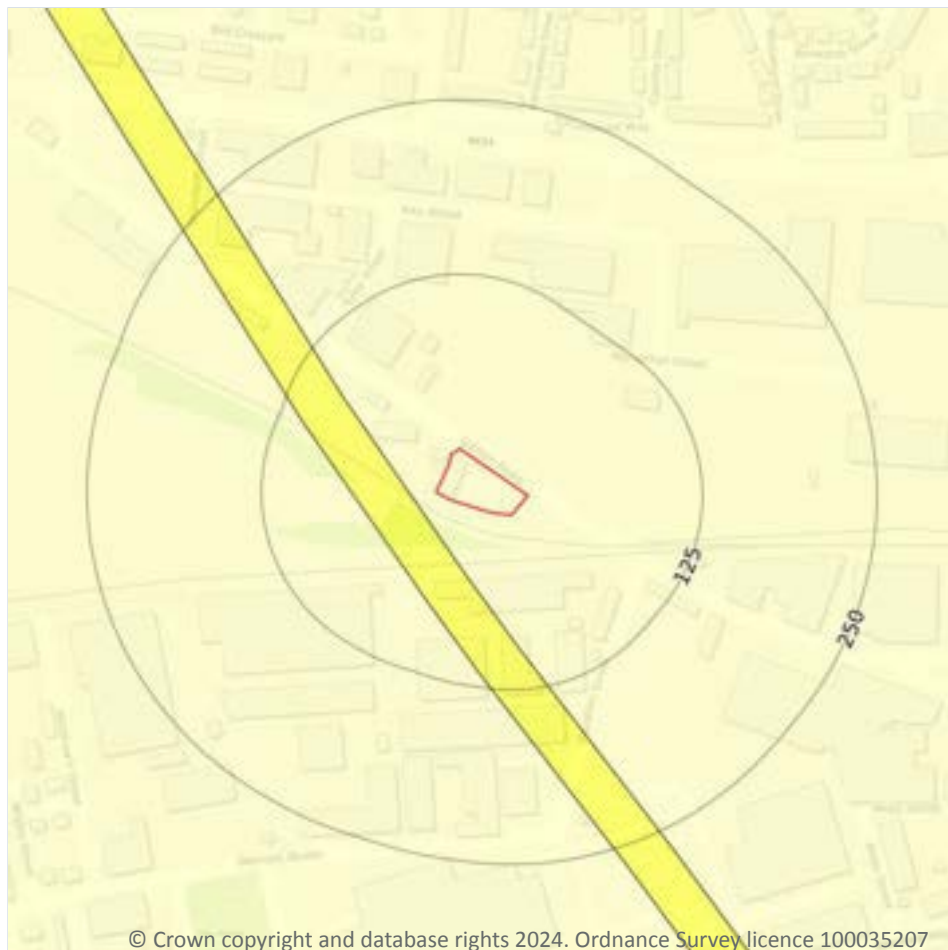
Features are displayed on the Natural ground subsidence - Landslides map on [page 132](#) >

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

© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

17.6 Ground dissolution of soluble rocks

Records within 50m

2

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 133](#) >

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.

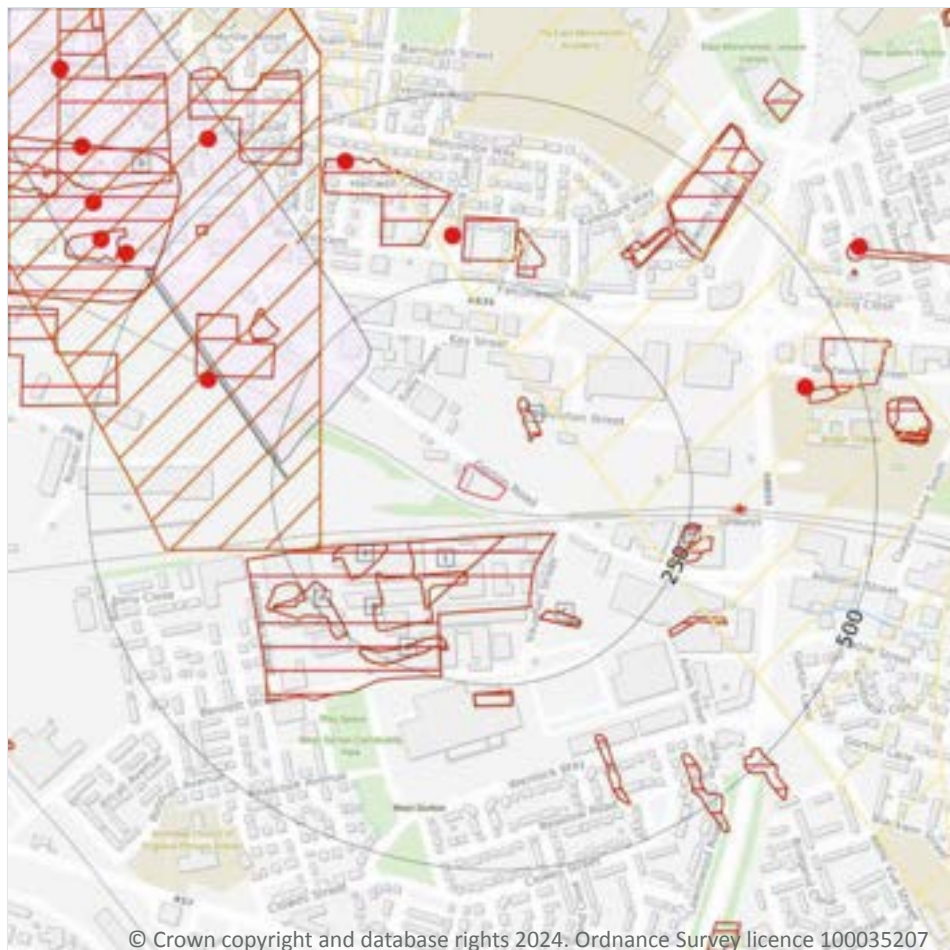


Location	Hazard rating	Details
16m W	Very low	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.

This data is sourced from the British Geological Survey.



18 Mining and ground workings



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

18.1 BritPits

Records within 500m

4

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

Features are displayed on the Mining and ground workings map on [page 135](#) >

ID	Location	Details	Description
J	309m N	Name: Beswick Brick Field Address: Beswick, MANCHESTER, Lancashire Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
G	366m W	Name: Ardwick Brick Field Address: Ardwick, MANCHESTER, Lancashire Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
L	425m E	Name: Gorton Fire Brick Works Address: Gorton, MANCHESTER, Lancashire Commodity: Fireclay Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
12	442m NW	Name: Beswick Brick Field Address: Beswick, MANCHESTER, Lancashire Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

11

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 135 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
1	50m S	Unspecified Pit	1890	1:10560
A	50m S	Brick Field	1890	1:10560
2	72m NE	Pond	1851	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
A	103m S	Brick Field	1905	1:10560
4	124m SW	Pond	1890	1:10560
C	164m SE	Pond	1905	1:10560
C	164m SE	Pond	1890	1:10560
E	197m S	Pond	1938	1:10560
E	197m S	Pond	1934	1:10560
F	225m SW	Ponds	1890	1:10560
H	244m E	Unspecified Pit	1905	1:10560

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

2

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.

Features are displayed on the Mining and ground workings map on [page 135 >](#)

ID	Location	Mineral	Mineral type
D	189m NW		Limestone
G	230m W		Limestone

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

5

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 135 >](#)

ID	Location	Name	Commodity	Class	Likelihood
3	115m 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.
B	135m W	Not available	Building stone (zone of influence)	NA	Zone of influence only
B	185m W	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.
N	498m N	Not available	Building stone (zone of influence)	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.
N	588m N	Ardwick	Limestone - Ardwick/Vein Mineral	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

9

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

Location	Mineral type
113m W	Unspecified
239m N	Stone
264m N	Stone
434m NW	Unspecified



Location	Mineral type
437m NW	Unspecified
450m S	Stone
455m W	Stone
465m NW	Unspecified
472m SE	Stone

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

1

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.

Location	Mineral
173m NW	Limestone

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



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

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

1

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

Features are displayed on the Ground cavities and sinkholes map on [page 142 >](#)

ID	Location	Mine Address	Mineral	Data source	Publisher
-	712m N	Ardwick, Greater Manchester	Bath Stone, Cornstone, Limestone	CATALOGUE OF PLANS OF ABANDONED MINES (NON COAL)	-

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.

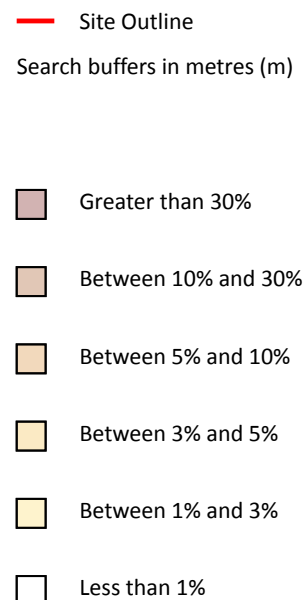
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over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



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

20.1 Radon

Records on site

2

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 145 >](#)

Location	Estimated properties affected	Radon Protection Measures required
On site	Between 5% and 10%	Basic



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

3

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
22m W	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

5

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

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	19	3.3	61	42	0.3	85	19	29	4
On site	19	3.3	48	33	0.3	84	13	30	3
On site	20	3.5	68	47	0.3	88	26	30	5
On site	20	3.5	66	45	0.3	87	21	30	5



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)
48m E	18	3.2	41	28	0.3	77	23	28	3

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

1

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

Location	Arsenic (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Lead (mg/kg)	Tin (mg/kg)	Sample Type
27m W	19.9	1.7	88.3	134.4	29.8	360.6	22.9	Topsoil

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)
- C1 Crossrail 1 Stations
- Crossrail 1 Route
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

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



This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

82

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 149 >](#)

Location	Land Use	Year of mapping	Mapping scale
On site	Railway Sidings	1889	2500
On site	Railway Sidings	1908	2500
On site	Railway Sidings	1922	2500
On site	Railway Sidings	1932	2500
On site	Railway Sidings	1893	2500
On site	Railway Sidings	1933	2500
On site	Railway Sidings	1948	1250
On site	Railway Sidings	1953	1250
On site	Railway Sidings	1963	2500
On site	Railway Sidings	1948	2500
On site	Railway Sidings	1891	500
On site	Railway	1893	-
On site	Railway Sidings	1938	10560
On site	Railway Sidings	1934	10560
On site	Railway Sidings	1915	10560
On site	Railway Sidings	1905	10560
On site	Railway Sidings	1890	10560



Location	Land Use	Year of mapping	Mapping scale
On site	Railway Sidings	1956	10560
On site	Railway Sidings	1985	10000
On site	Railway Sidings	1978	10000
On site	Railway Sidings	1923	10560
On site	Railway Sidings	1968	10560
3m N	Railway Sidings	1922	2500
3m N	Railway Sidings	1908	2500
3m E	Railway Sidings	1893	2500
4m E	Railway Sidings	1922	2500
4m E	Railway Sidings	1908	2500
4m E	Railway Sidings	1891	500
5m N	Railway Sidings	1889	2500
6m N	Railway Sidings	1915	10560
6m S	Railway Sidings	1975	1250
6m E	Railway Sidings	1890	10560
11m SW	Railway	1908	-
13m N	Railway Sidings	1922	2500
14m SE	Railway Sidings	1933	2500
15m N	Railway Sidings	1956	10560
15m N	Railway Sidings	1985	10000
15m N	Railway Sidings	1991	10000
15m N	Railway Sidings	1968	10560
28m NE	Railway Sidings	1908	2500
28m E	Railway Sidings	1938	10560
28m E	Railway Sidings	1934	10560
40m NW	Railway Sidings	1963	2500
40m NW	Railway Sidings	1948	2500
40m NW	Railway Sidings	1983	1250



Location	Land Use	Year of mapping	Mapping scale
42m E	Railway Sidings	1975	1250
42m E	Railway Sidings	1948	1250
42m E	Railway Sidings	1953	1250
42m E	Railway Sidings	1983	1250
43m NE	Railway Sidings	1948	2500
49m N	Railway Sidings	1932	2500
50m N	Railway Sidings	1922	2500
96m NW	Railway	1932	-
118m W	Railway Sidings	1983	1250
120m NW	Railway	1889	-
123m SW	Railway Sidings	1908	2500
127m W	Railway Sidings	1983	1250
132m NE	Railway Sidings	1948	1250
132m NE	Railway Sidings	1953	1250
132m NE	Railway Sidings	1948	2500
136m SW	Railway Sidings	1963	2500
136m SW	Railway Sidings	1953	1250
147m NE	Railway Sidings	1948	2500
148m NE	Railway Sidings	1983	1250
148m NE	Railway Sidings	1975	1250
148m NE	Railway Sidings	1948	1250
148m NE	Railway Sidings	1953	1250
148m E	Railway Sidings	1990	1250
148m E	Railway Sidings	1948	1250
148m E	Railway Sidings	1957	1250
148m E	Railway Sidings	1980	1250
160m W	Railway	1922	-
166m SW	Railway Sidings	1963	2500



Location	Land Use	Year of mapping	Mapping scale
177m NE	Railway Sidings	1983	1250
178m NE	Railway Sidings	1948	2500
178m NE	Railway Sidings	1975	1250
178m NE	Railway Sidings	1948	1250
178m NE	Railway Sidings	1953	1250
180m E	Tramway Sidings	1891	500
182m NE	Railway Sidings	1983	1250
182m NE	Railway Sidings	1975	1250
215m W	Railway Sidings	1889	2500

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

2

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

Features are displayed on the Railway infrastructure and projects map on [page 149 >](#)

Location	Description
44m SE	Abandoned
98m NW	Abandoned

This data is sourced from OpenStreetMap.



22.7 Railways

Records within 250m

48

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 149 >](#)

Location	Name	Type
12m SW	Philips Park and Ashburys Branch	rail
12m W	Not given	Multi Track
14m SW	Not given	Multi Track
15m SW	Philips Park and Ashburys Branch	rail
16m S	Not given	Multi Track
27m SE		rail
29m S		rail
31m SE	Hope Valley Line	rail
32m SE	Not given	Multi Track
35m SE	Hope Valley Line	rail
36m SE	Not given	Multi Track
38m S	Not given	Multi Track
41m SE	Philips Park and Ashburys Branch	rail
42m W		rail
53m SE	Philips Park and Ashburys Branch	rail
58m SE	Not given	Multi Track
60m SE	Philips Park and Ashburys Branch	rail
65m SE	Philips Park and Ashburys Branch	rail
69m SE	Hadfield and Ardwick Junction Line	rail
71m SE	Not given	Multi Track
74m SE	Hadfield and Ardwick Junction Line	rail
83m SE	Not given	Multi Track
84m E	Philips Park and Ashburys Branch	rail
87m E	Philips Park and Ashburys Branch	rail



Location	Name	Type
87m E	Philips Park and Ashburys Branch	rail
90m E		rail
90m E	Not given	Multi Track
90m E	Not given	Multi Track
92m E	Philips Park and Ashburys Branch	rail
92m E	Philips Park and Ashburys Branch	rail
94m E	Hadfield and Ardwick Junction Line	rail
99m E	Hadfield and Ardwick Junction Line	rail
152m W		rail
154m E	Not given	Multi Track
174m E	Not given	Multi Track
183m W		rail
190m E	Hadfield and Ardwick Junction Line	rail
191m E	Hadfield and Ardwick Junction Line	rail
192m E	Not given	Multi Track
193m E	Not given	Multi Track
199m W		rail
208m W		rail
212m W		rail
233m W		rail
235m NW	Philips Park and Ashburys Branch	rail
235m W		rail
239m W		rail
239m W		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

2

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 149 >](#)

Location	Track Type	Speed (mph)	Speed (km/h)	Status
421m SW	Tunnel	93mph	150kph	Section is scheduled for cancellation
425m SW	Tunnel	143mph	230kph	Section is scheduled for cancellation

This data is sourced from HS2 Ltd.



Data providers

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

Terms and conditions

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



Appendix C: Historical Maps

Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: County Series

Map date: 1848

Scale: 1:10,560

Printed at: 1:10,560



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

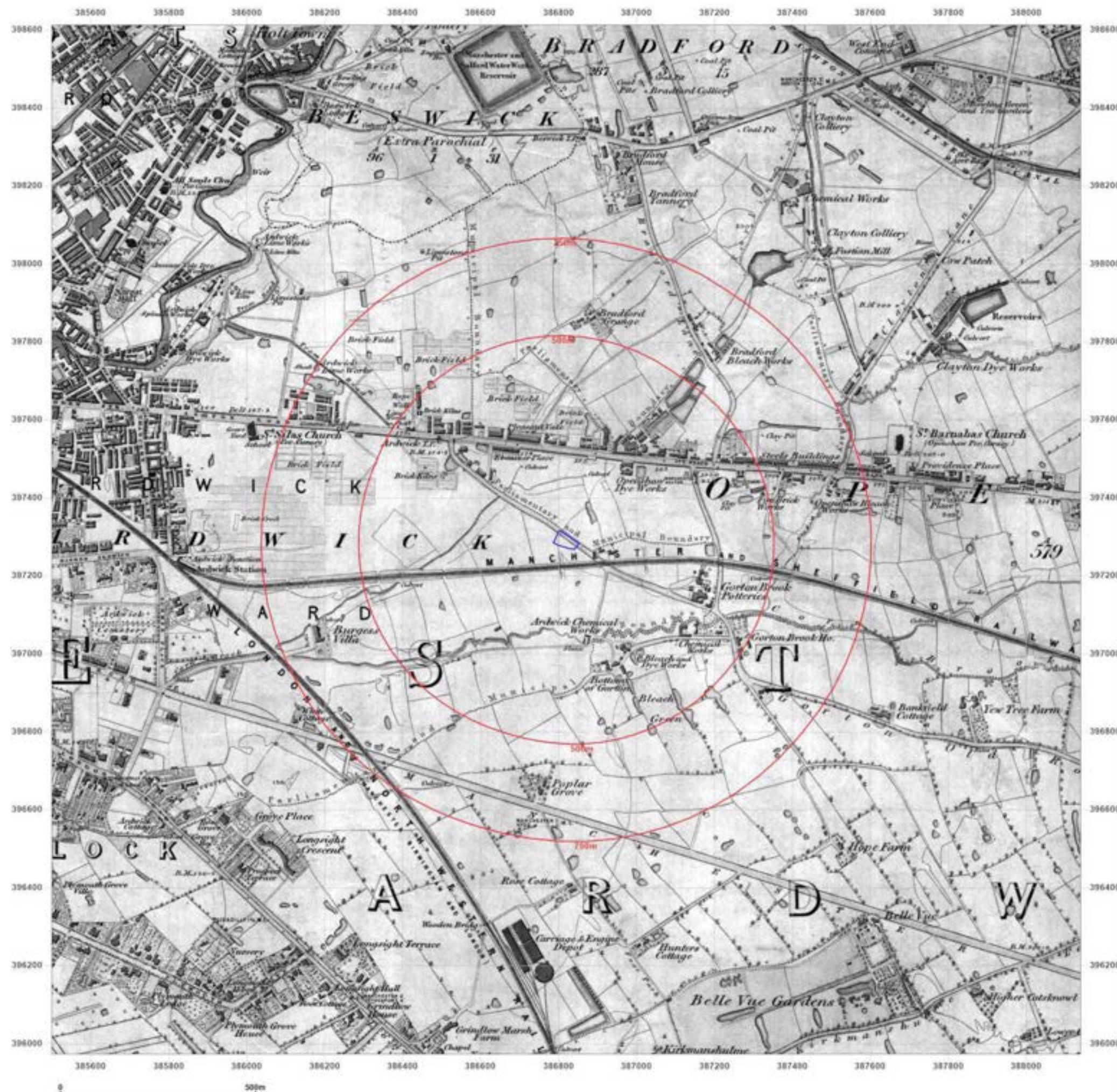


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: County Series

Map date: 1890-1891

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1890
 Revised 1890
 Edition 1890
 Copyright N/A
 Levelled N/A

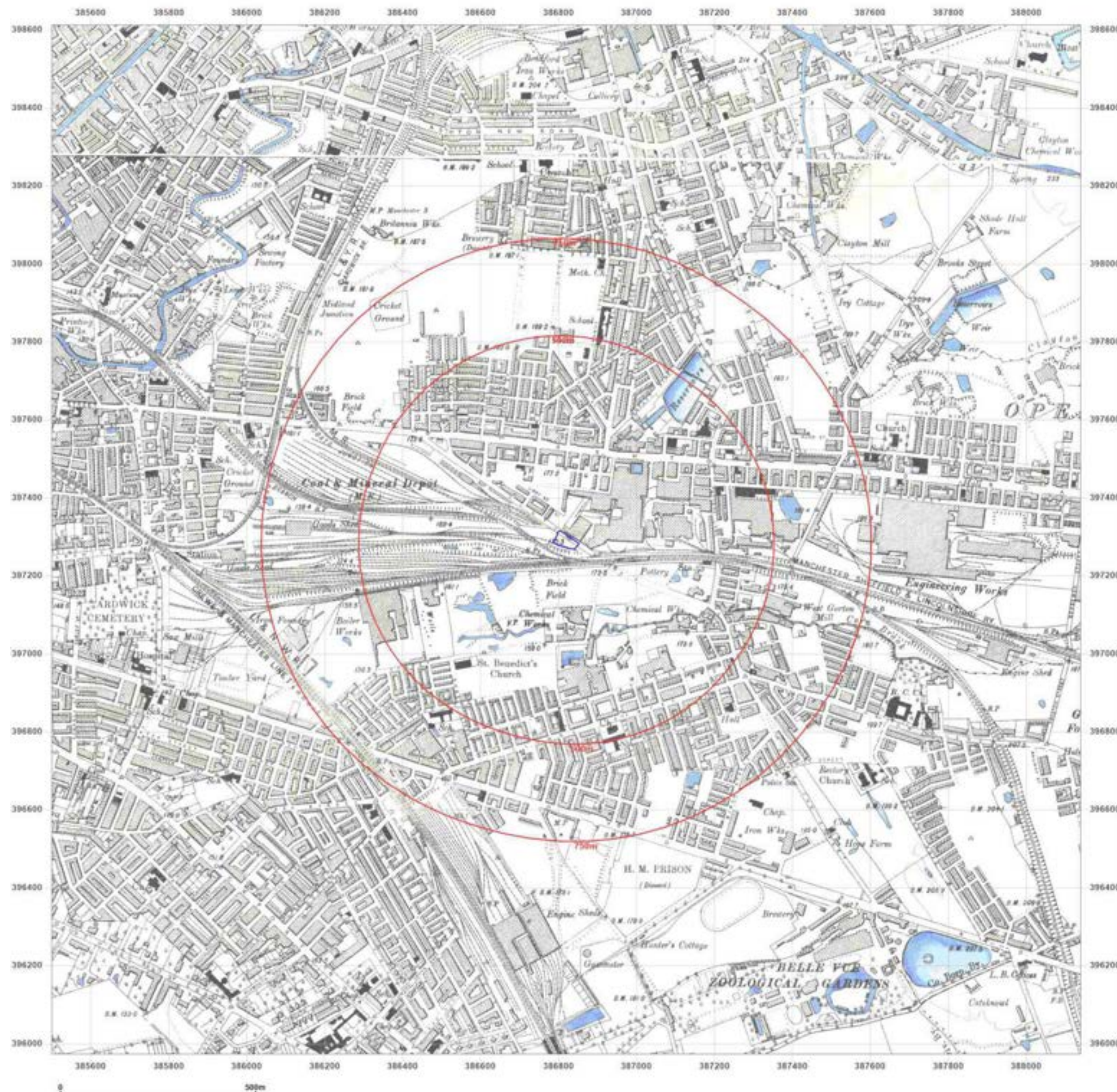


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: County Series

Map date: 1905-1906

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
 Revised 1906
 Edition 1906
 Copyright N/A
 Levelled N/A

Surveyed 1844
 Revised 1905
 Edition 1905
 Copyright N/A
 Levelled N/A

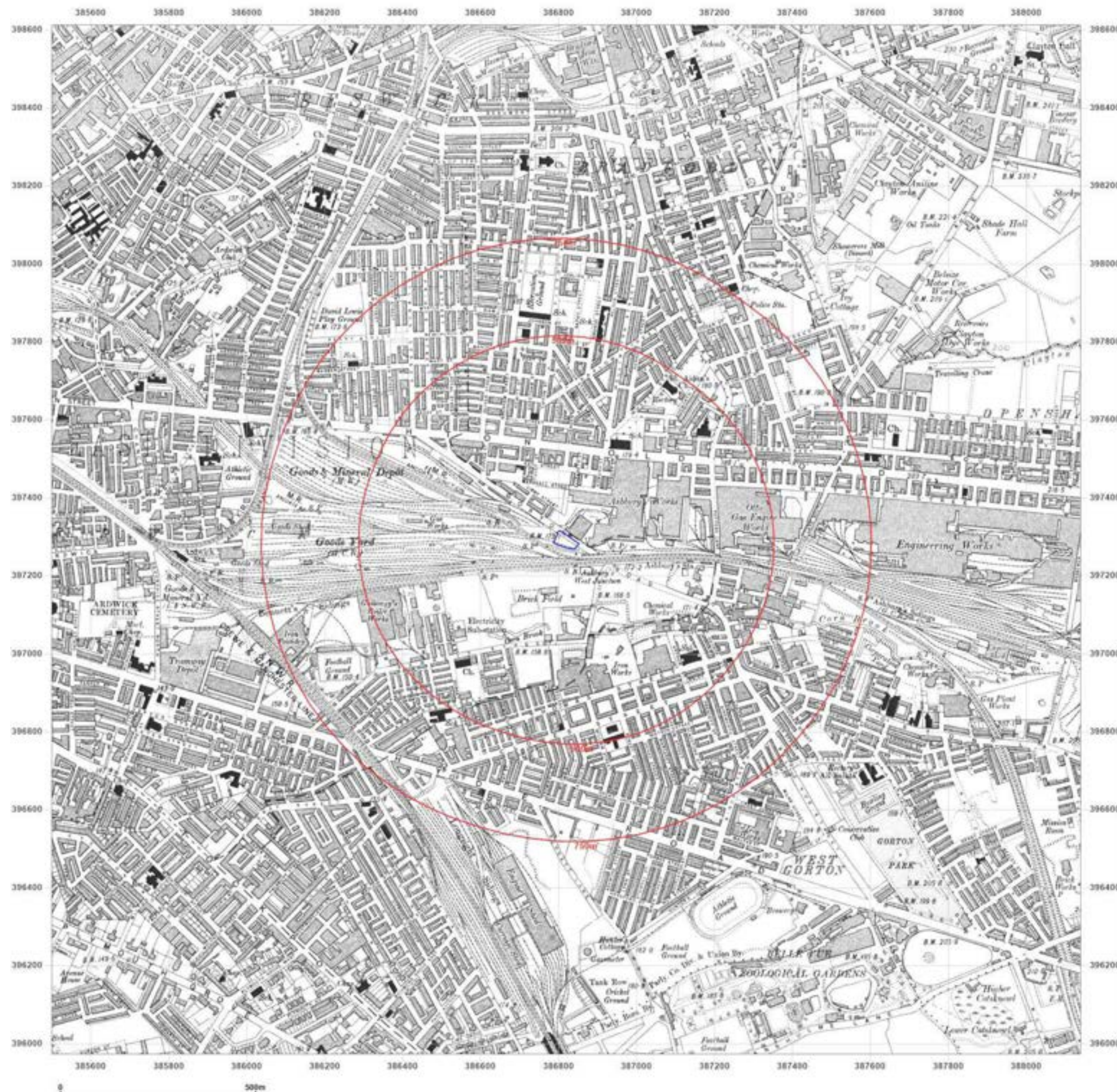


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZ1
Grid Ref: 386819, 397292

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
 Revised 1921
 Edition 1923
 Copyright N/A
 Levelled 1906

Surveyed 1844
 Revised 1915
 Edition 1923
 Copyright N/A
 Levelled 1915

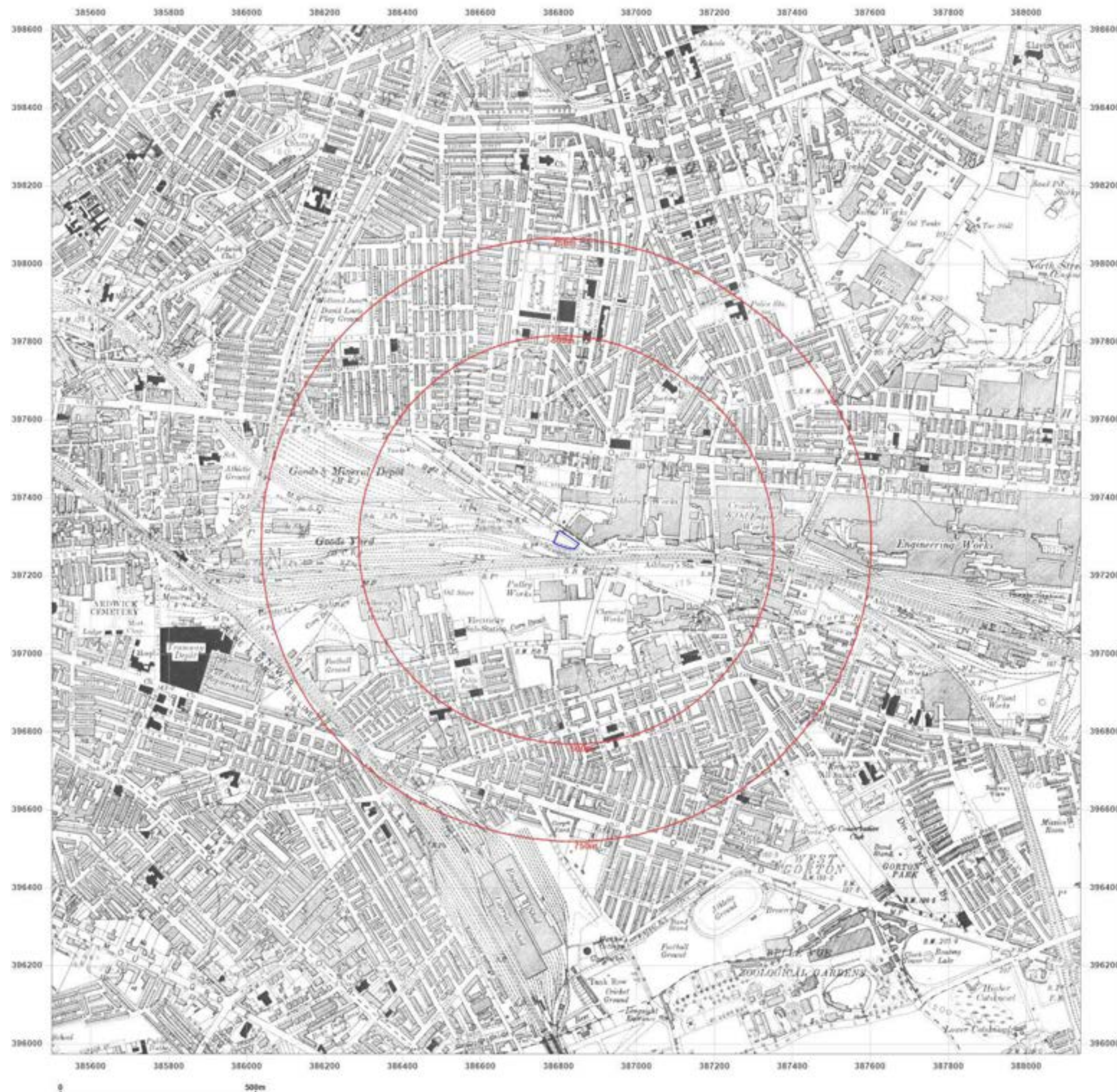


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
 Revised 1916
 Edition 1923
 Copyright N/A
 Levelled 1915

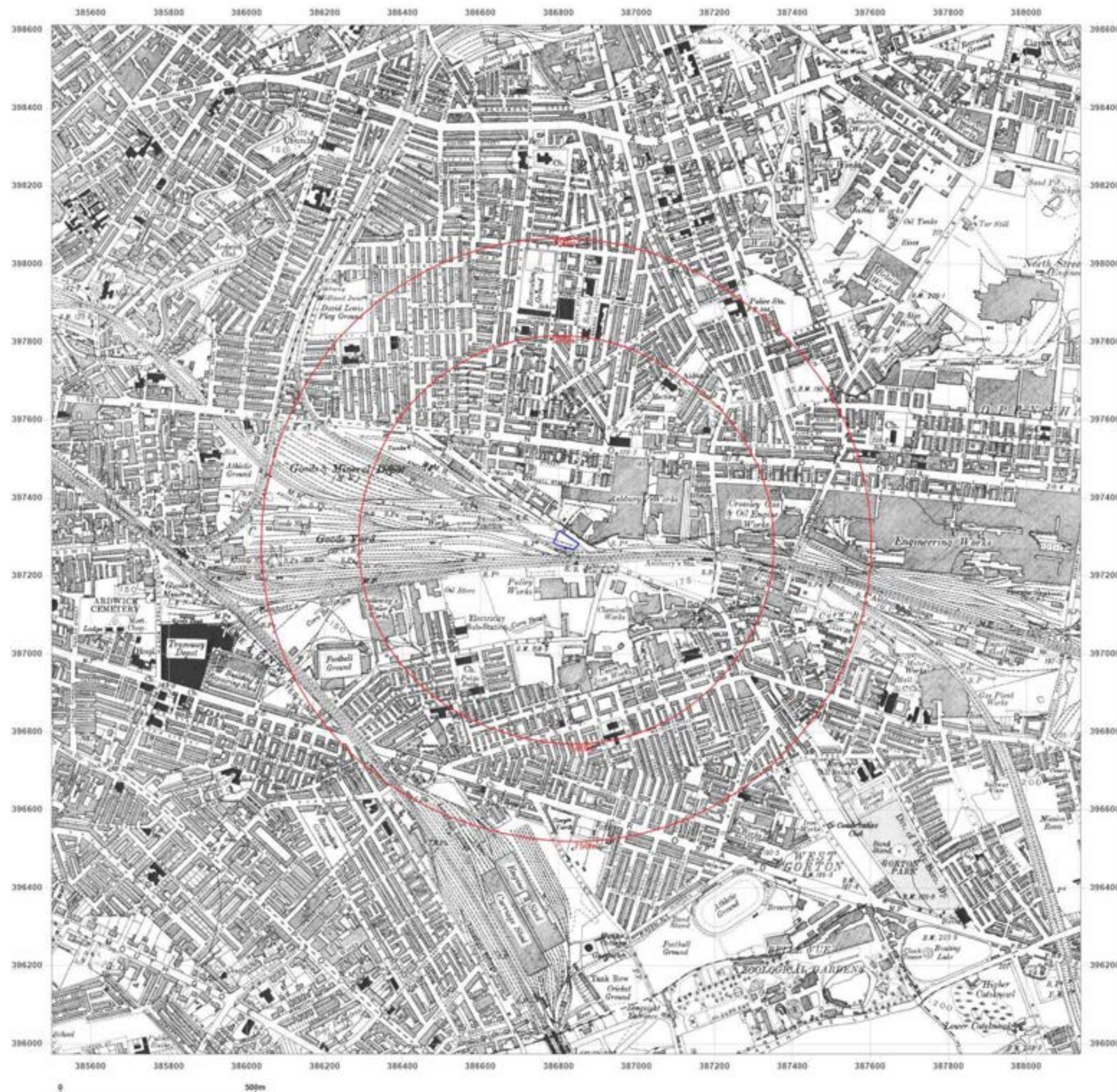


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: County Series

Map date: 1933-1934

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
 Revised 1933
 Edition 1933
 Copyright N/A
 Levelled 1927

Surveyed 1844
 Revised 1934
 Edition 1934
 Copyright N/A
 Levelled 1927

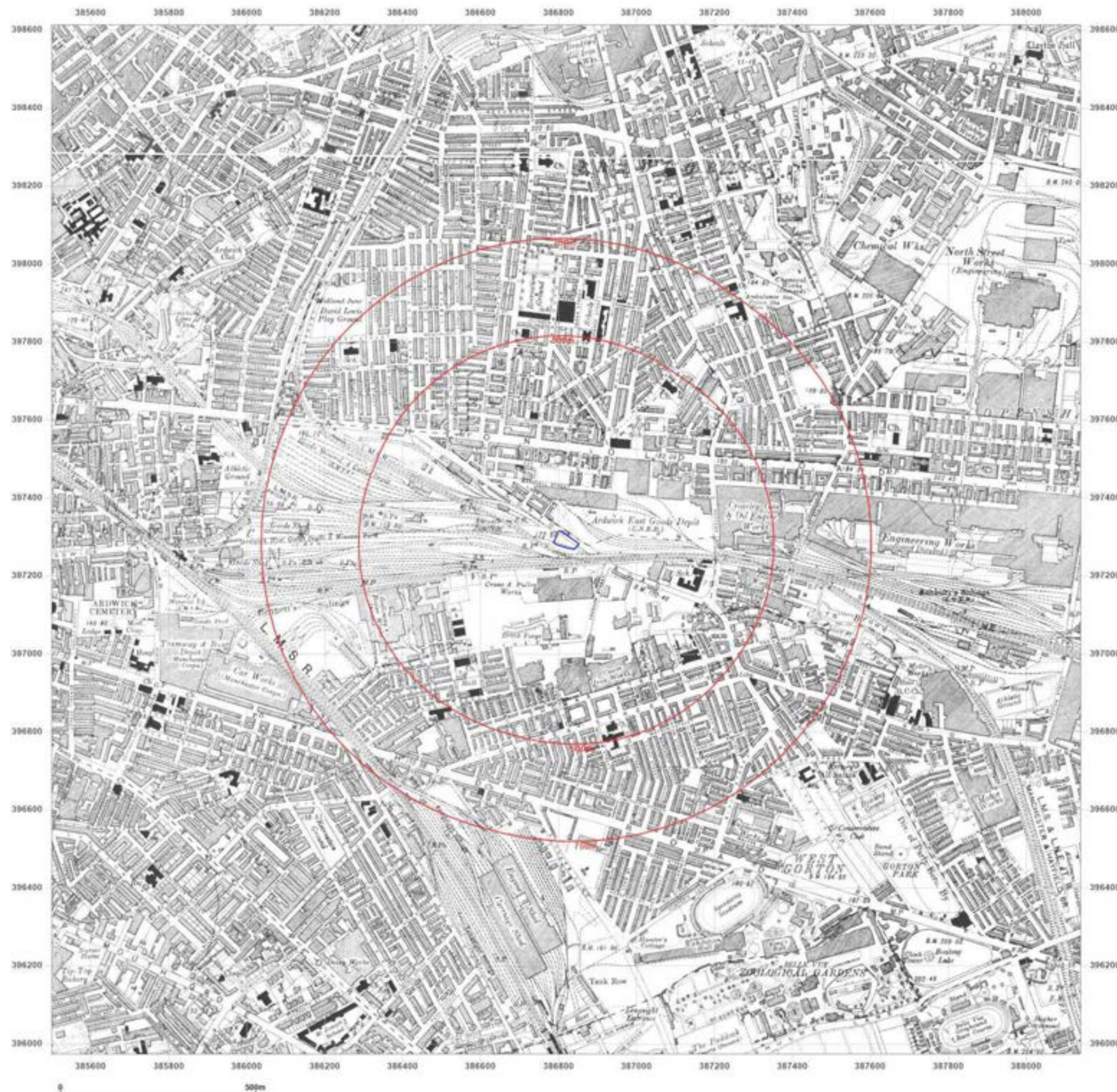


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
 Revised 1938
 Edition 1938
 Copyright N/A
 Levelled 1927

Surveyed 1844
 Revised 1938
 Edition 1938
 Copyright N/A
 Levelled 1927



Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: Provisional

Map date: 1956

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1956
 Revised 1956
 Edition N/A
 Copyright 1956
 Levelled N/A

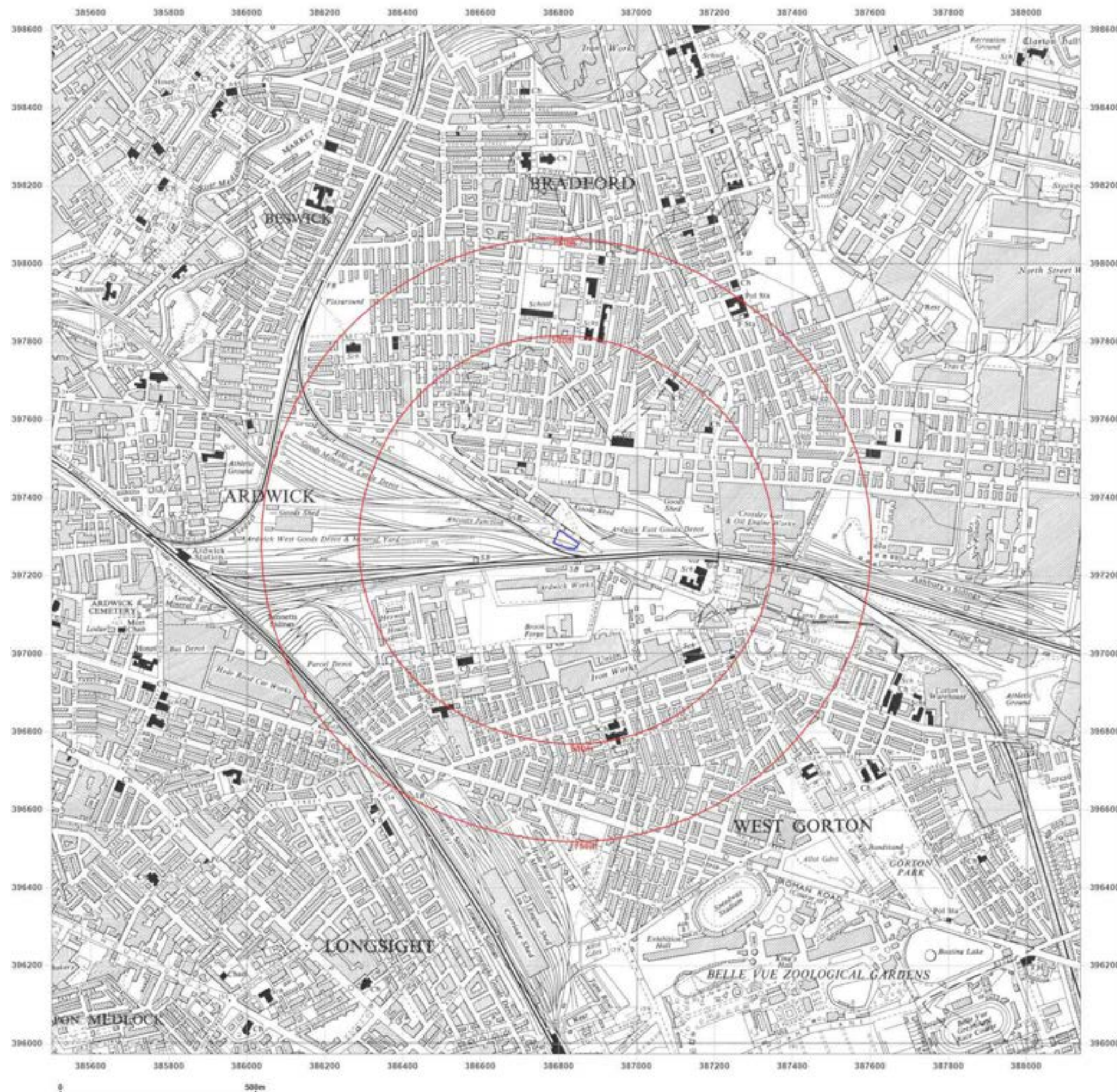


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: National Grid

Map date: 1981

Scale: 1:10,000

Printed at: 1:10,000



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



Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: National Grid

Map date: 1985

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1985
 Revised 1985
 Edition N/A
 Copyright 1985
 Levelled 1981

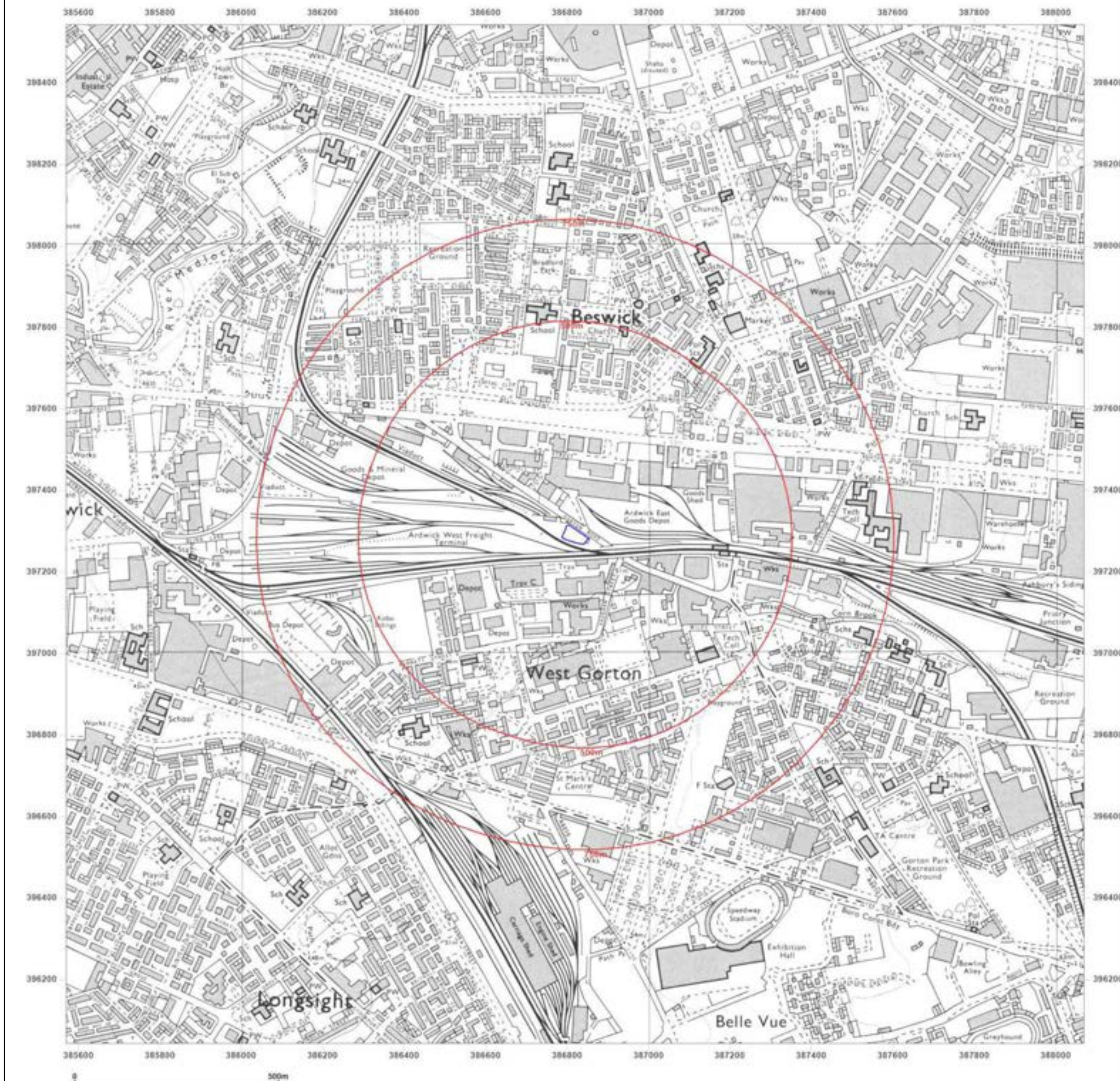


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: National Grid

Map date: 1991

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1985
 Revised 1991
 Edition N/A
 Copyright 1991
 Levelled 1981

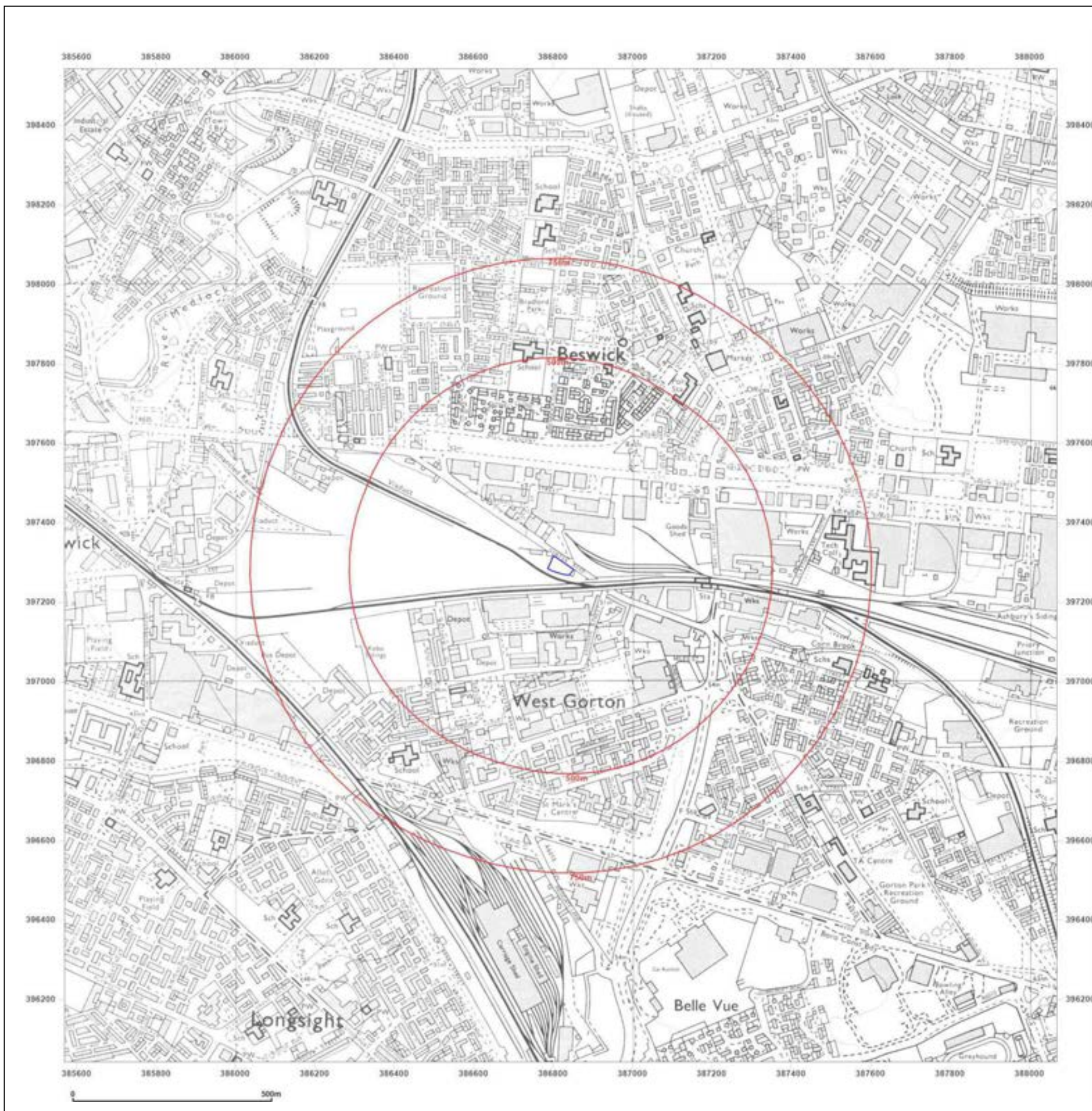


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



2001



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: National Grid

Map date: 2024

Scale: 1:10,000

Printed at: 1:10,000



2024

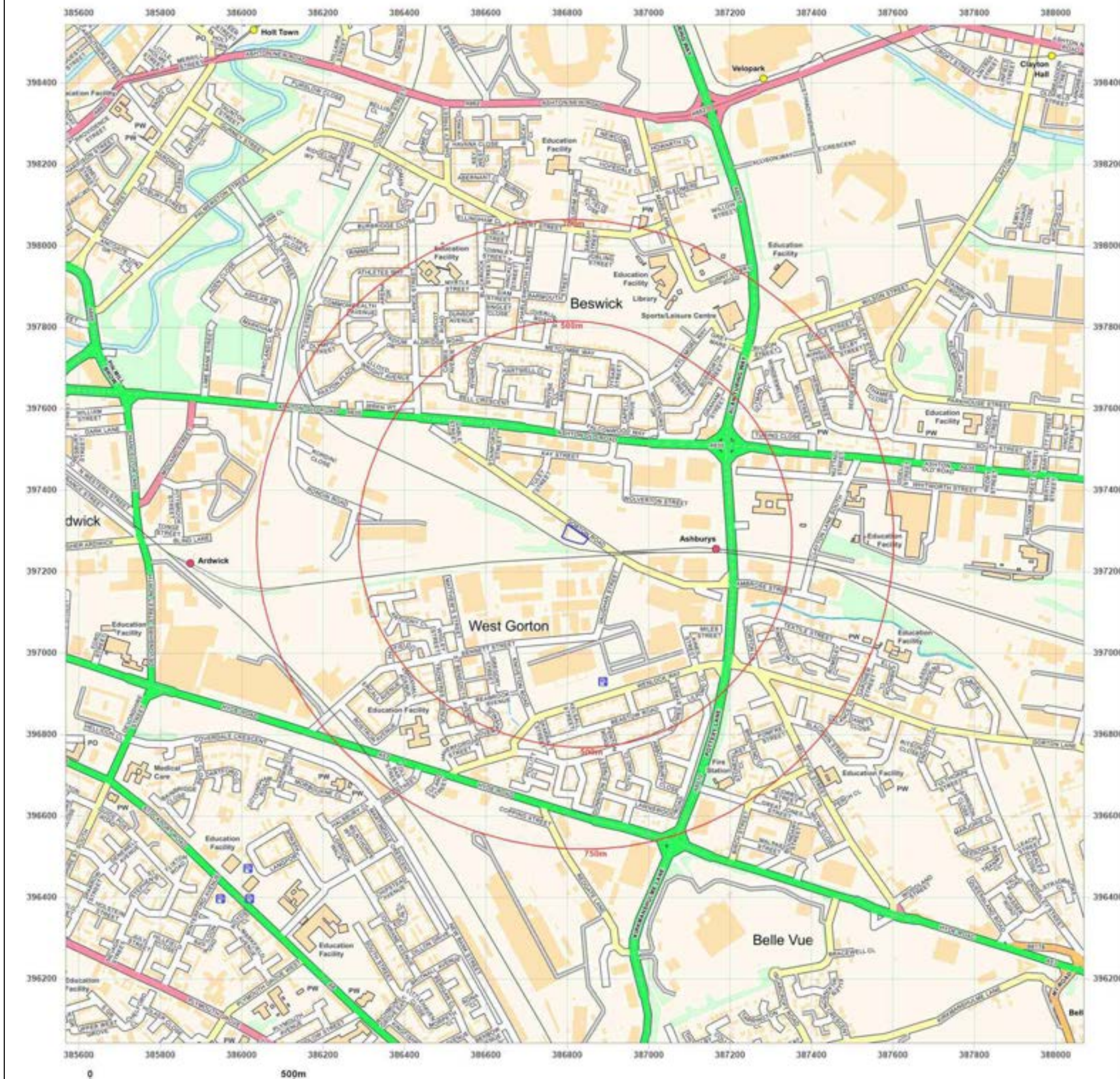


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: County Series Town Plan

Map date: 1891

Scale: 1:500

Printed at: 1:1,000



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



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

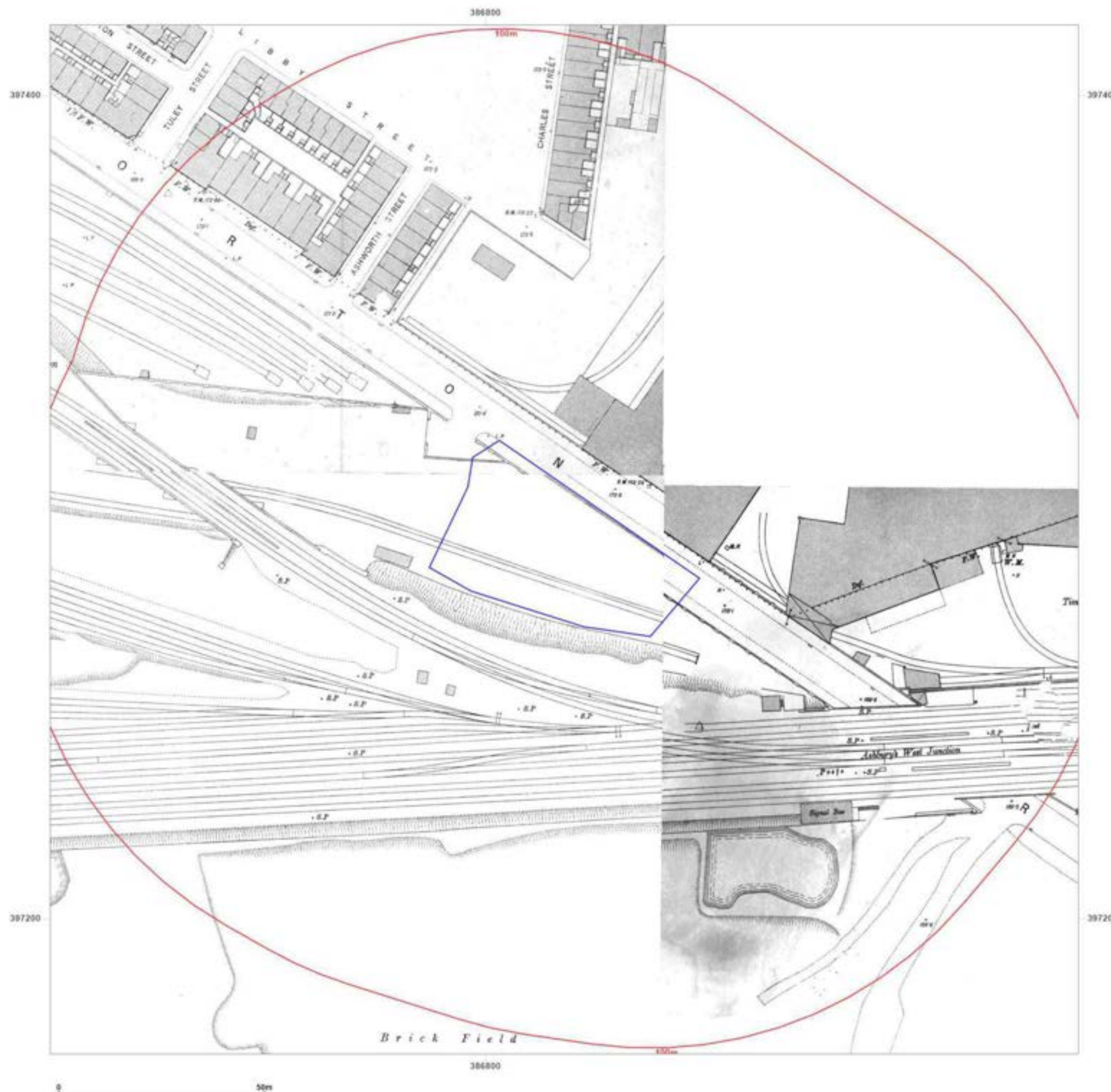


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: County Series

Map date: 1889-1893

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1889
Revised N/A
Edition 1889
Copyright N/A
Levelled N/A

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

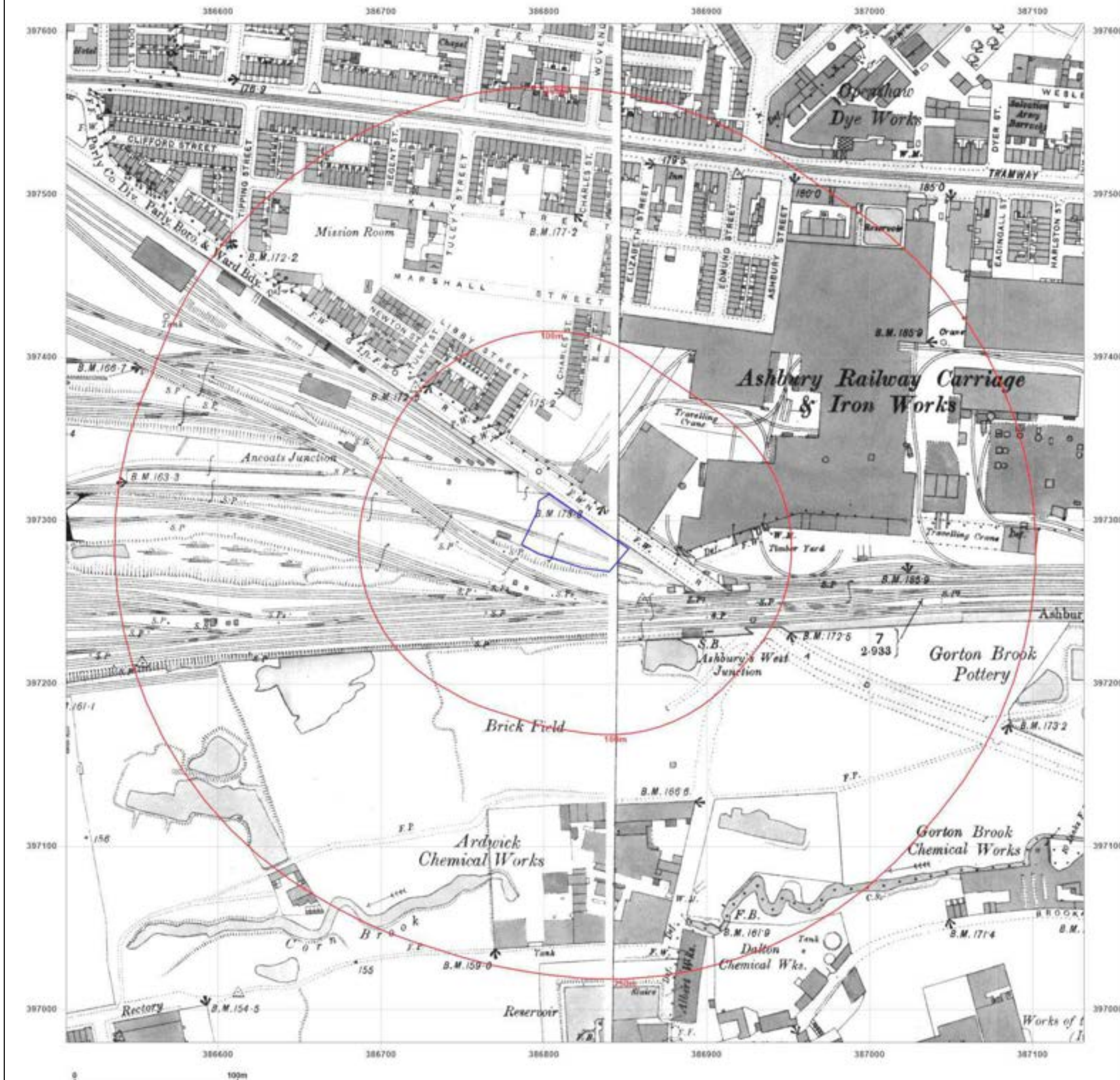


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: County Series

Map date: 1908

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1891
Revised 1905
Edition 1908
Copyright N/A
Levelled N/A

Surveyed 1891
Revised 1905
Edition 1908
Copyright N/A
Levelled N/A

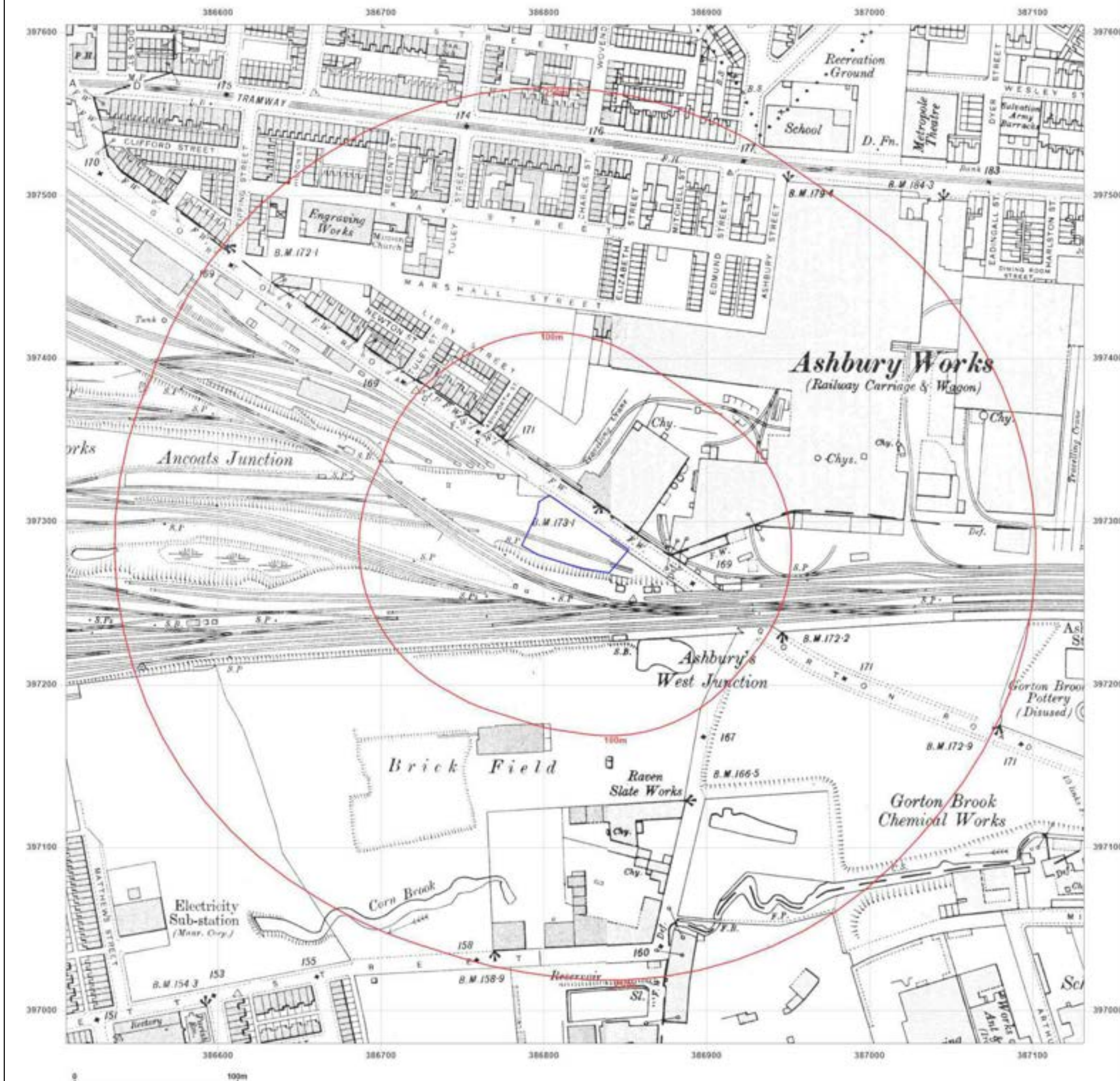


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1922
Revised 1916
Edition 1922
Copyright N/A
Levelled 1915

Surveyed 1922
Revised 1916
Edition 1922
Copyright N/A
Levelled 1915

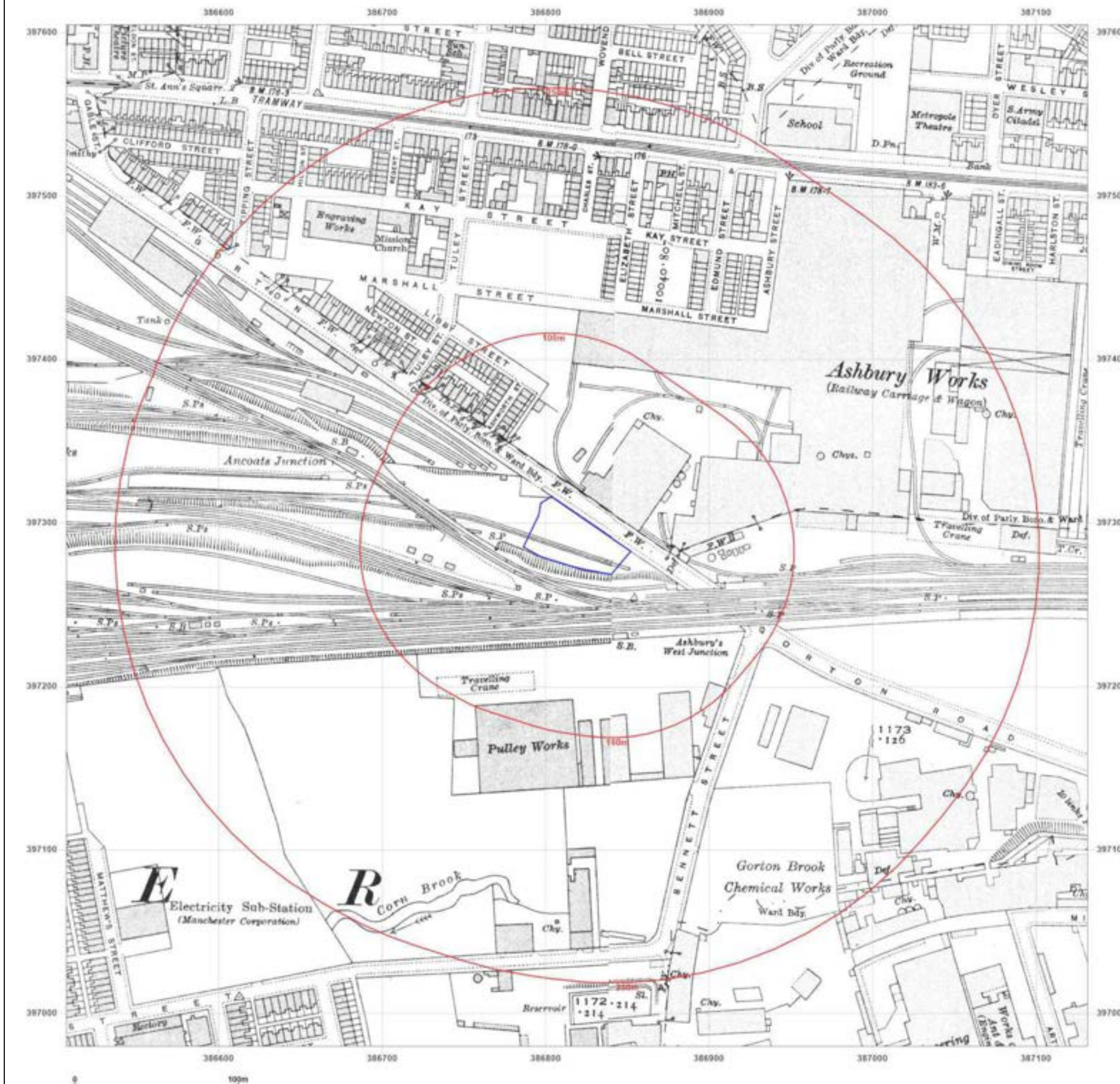


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: County Series

Map date: 1932-1933

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1873
Revised 1932
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1873
Revised 1933
Edition N/A
Copyright N/A
Levelled 1927

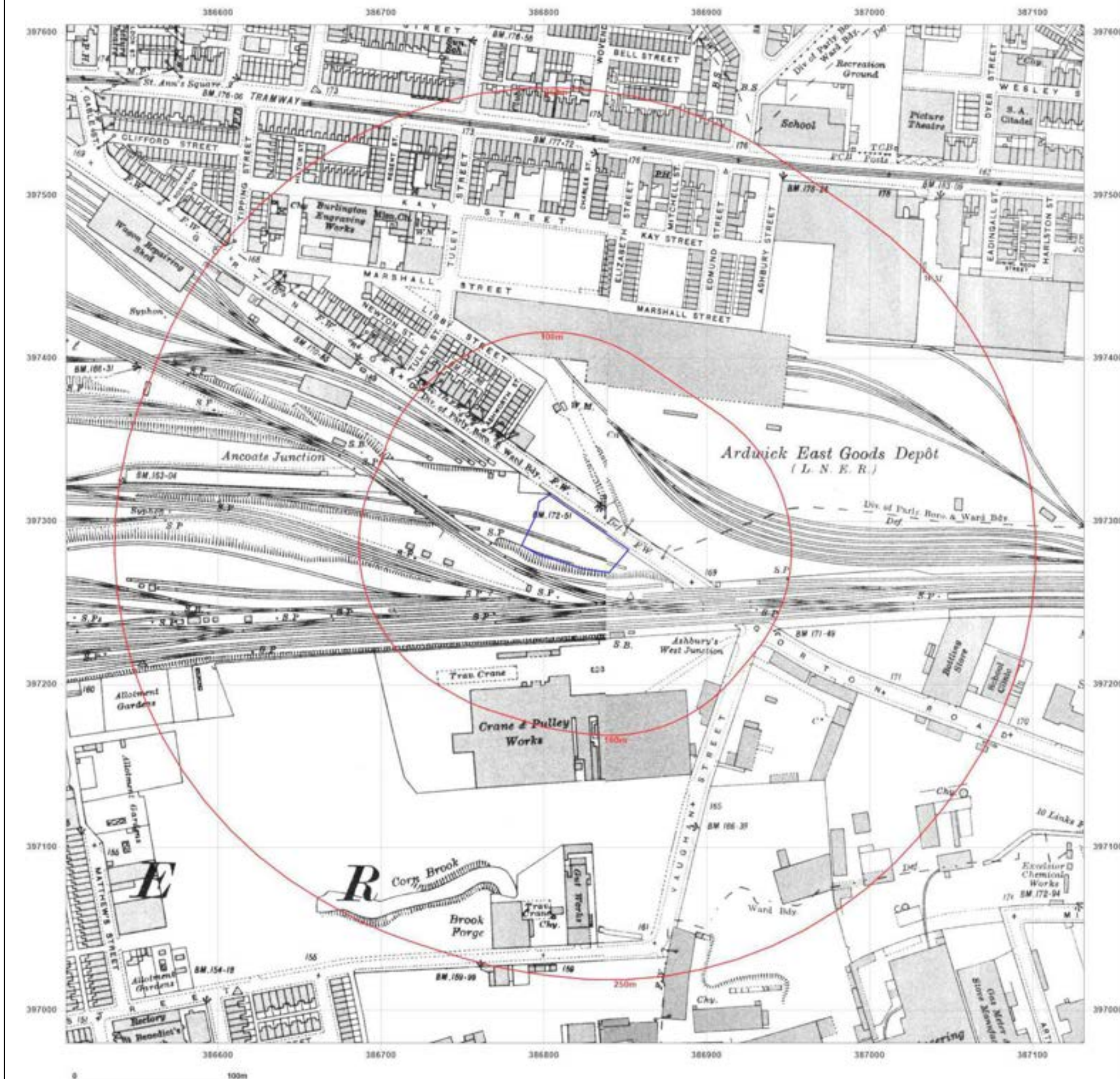


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: National Grid

Map date: 1948

Scale: 1:1,250

Printed at: 1:2,000



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

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

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

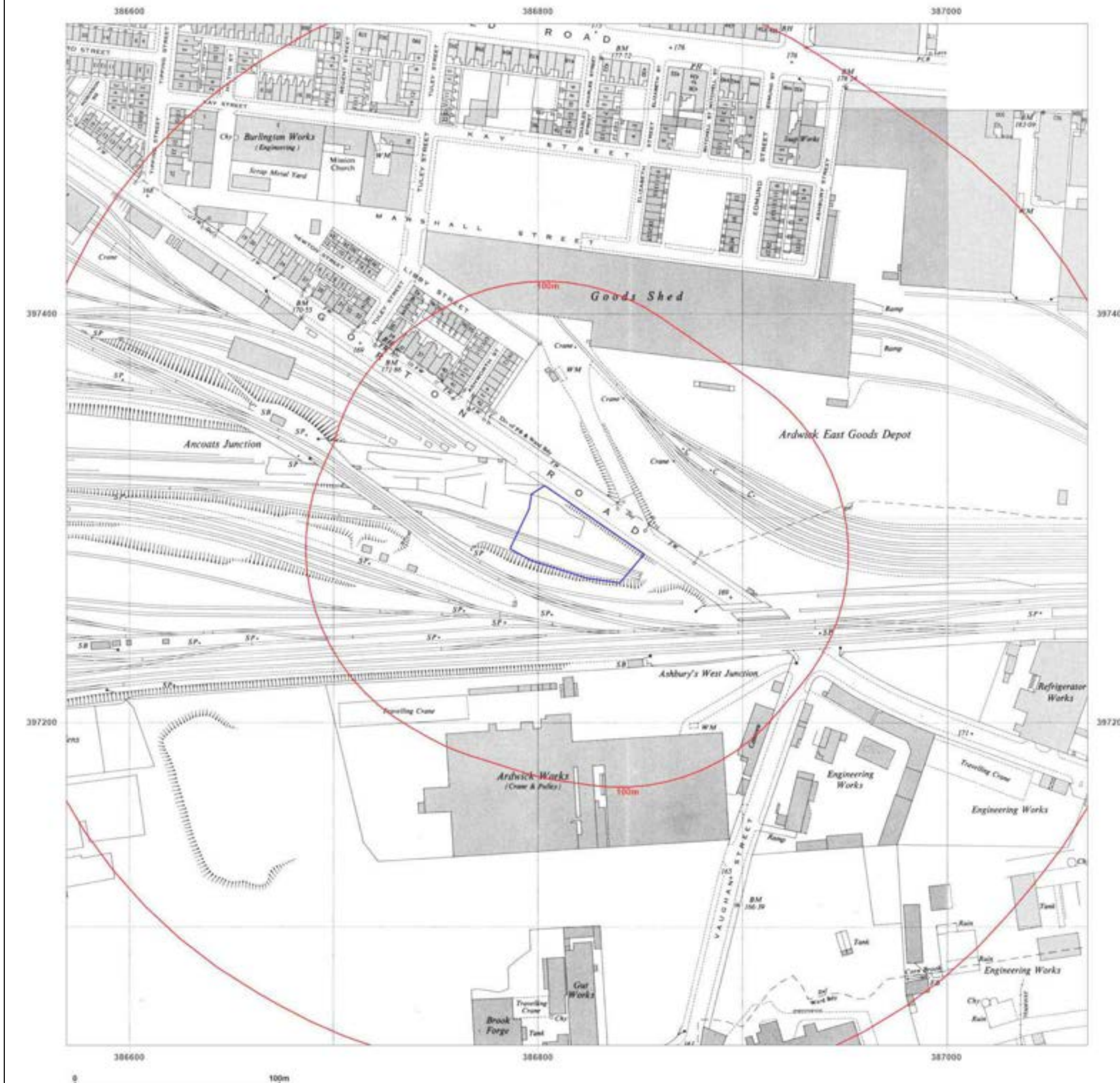


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: National Grid

Map date: 1949-1950

Scale: 1:2,500

Printed at: 1:2,500



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

Surveyed 1949
Revised 1949
Edition N/A
Copyright 1950
Levelled 1929

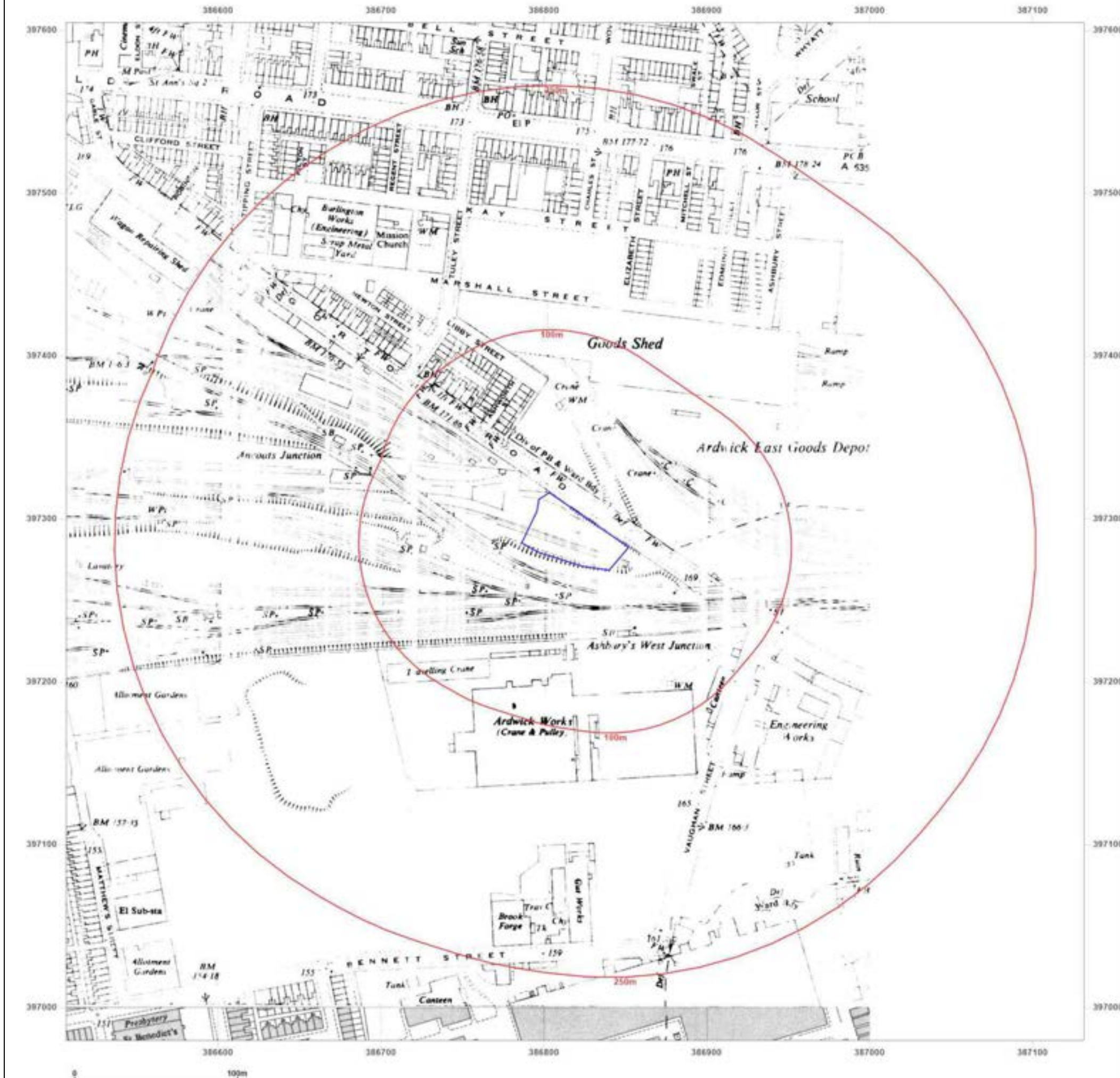


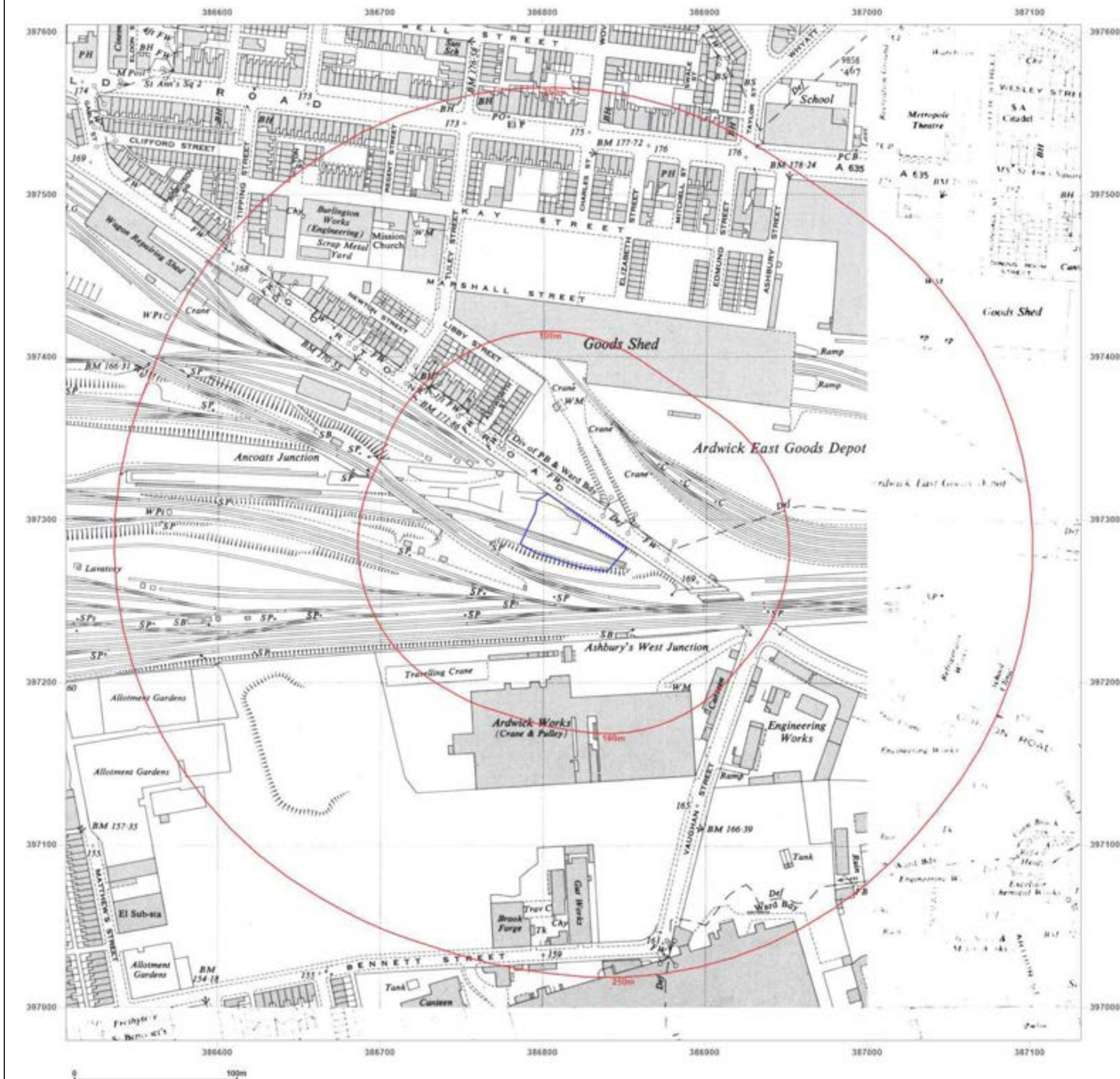
Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name:	National Grid
------------------	---------------

Map date: 1948-1951

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1948
Revised 1948
Edition N/A
Copyright 1949
Levelled 1929

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1951
Levelled N/A

Surveyed 1949
Revised N/A
Edition N/A
Copyright 1951
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1951
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Site Details:

386824,397289

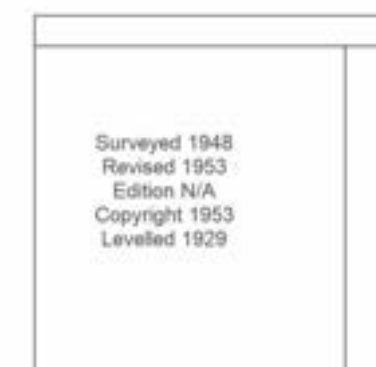
Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: National Grid

Map date: 1953-1955

Scale: 1:1,250

Printed at: 1:2,000



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

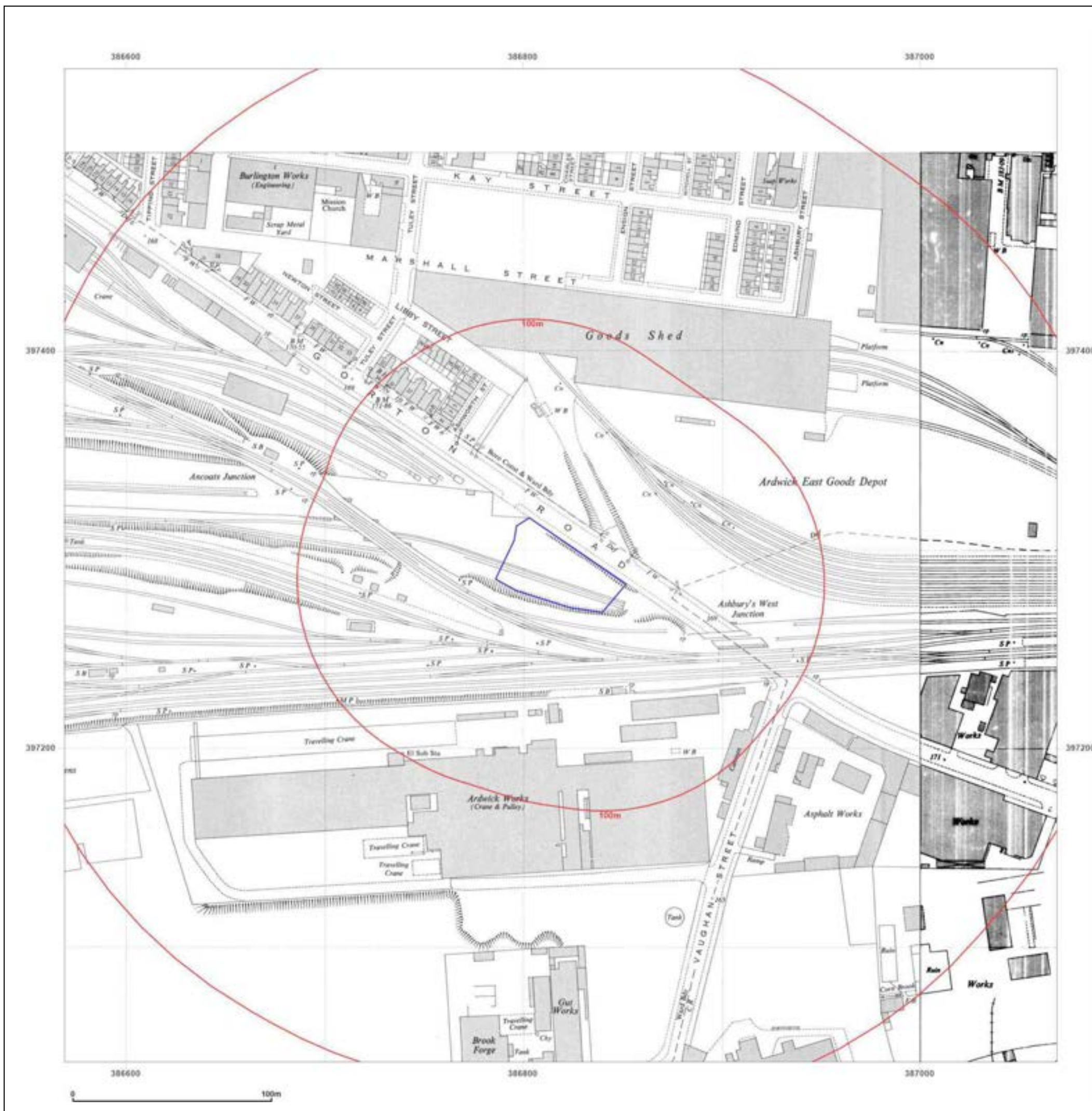


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: National Grid

Map date: 1960-1963

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1963
 Revised 1963
 Edition N/A
 Copyright 1967
 Levelled 1959

Surveyed 1960
 Revised 1960
 Edition N/A
 Copyright 1964
 Levelled 1959

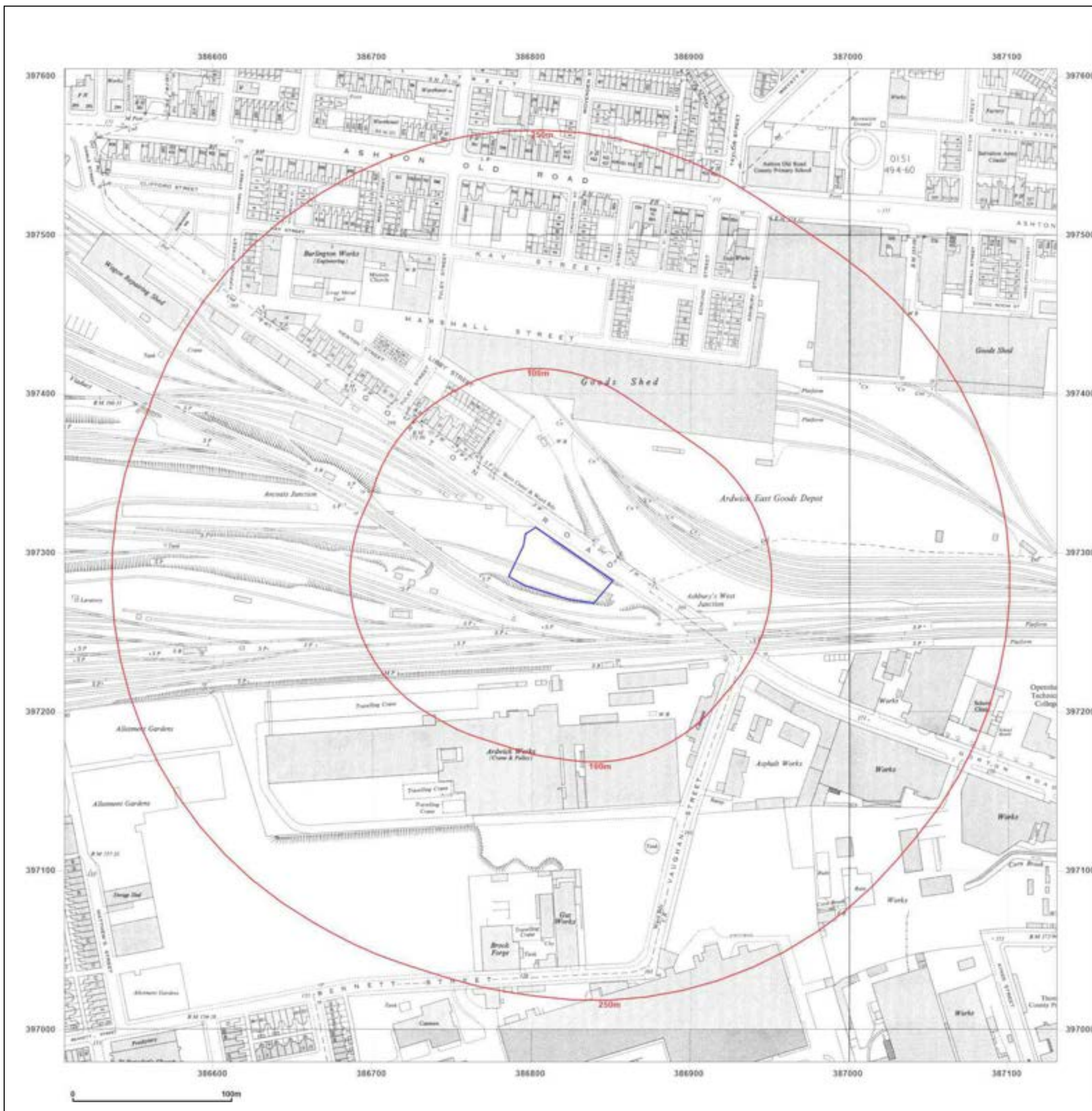


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: National Grid

Map date: 1974-1979

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1948
 Revised 1978
 Edition N/A
 Copyright 1979
 Levelled 1963

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

Surveyed 1948
 Revised 1975
 Edition N/A
 Copyright 1975
 Levelled 1964

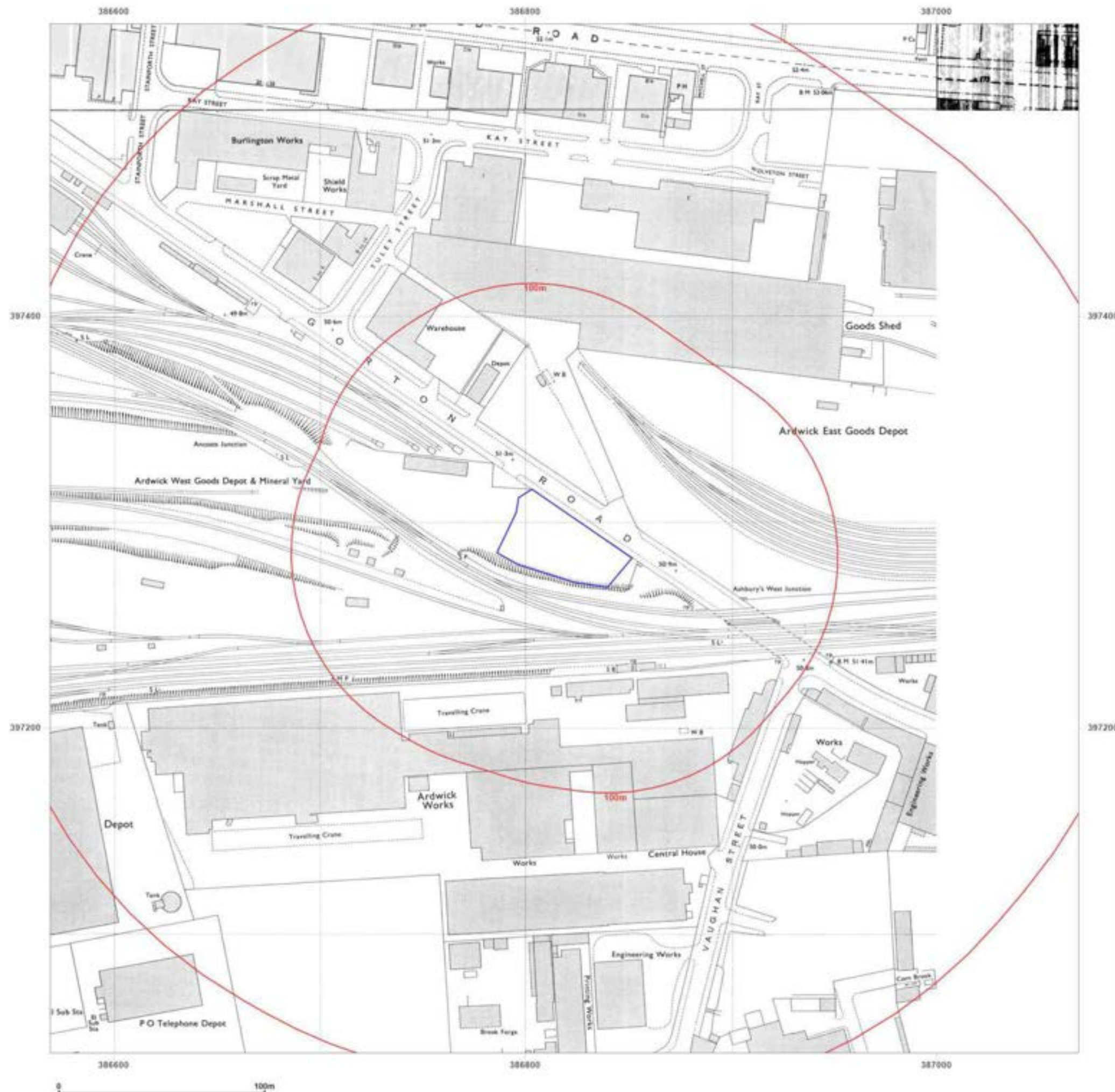


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: National Grid

Map date: 1983-1988

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1963
 Revised 1984
 Edition N/A
 Copyright 1984
 Levelled 1963

Surveyed 1964
 Revised 1988
 Edition N/A
 Copyright 1988
 Levelled 1964

Surveyed 1964
 Revised 1983
 Edition N/A
 Copyright 1983
 Levelled 1964

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

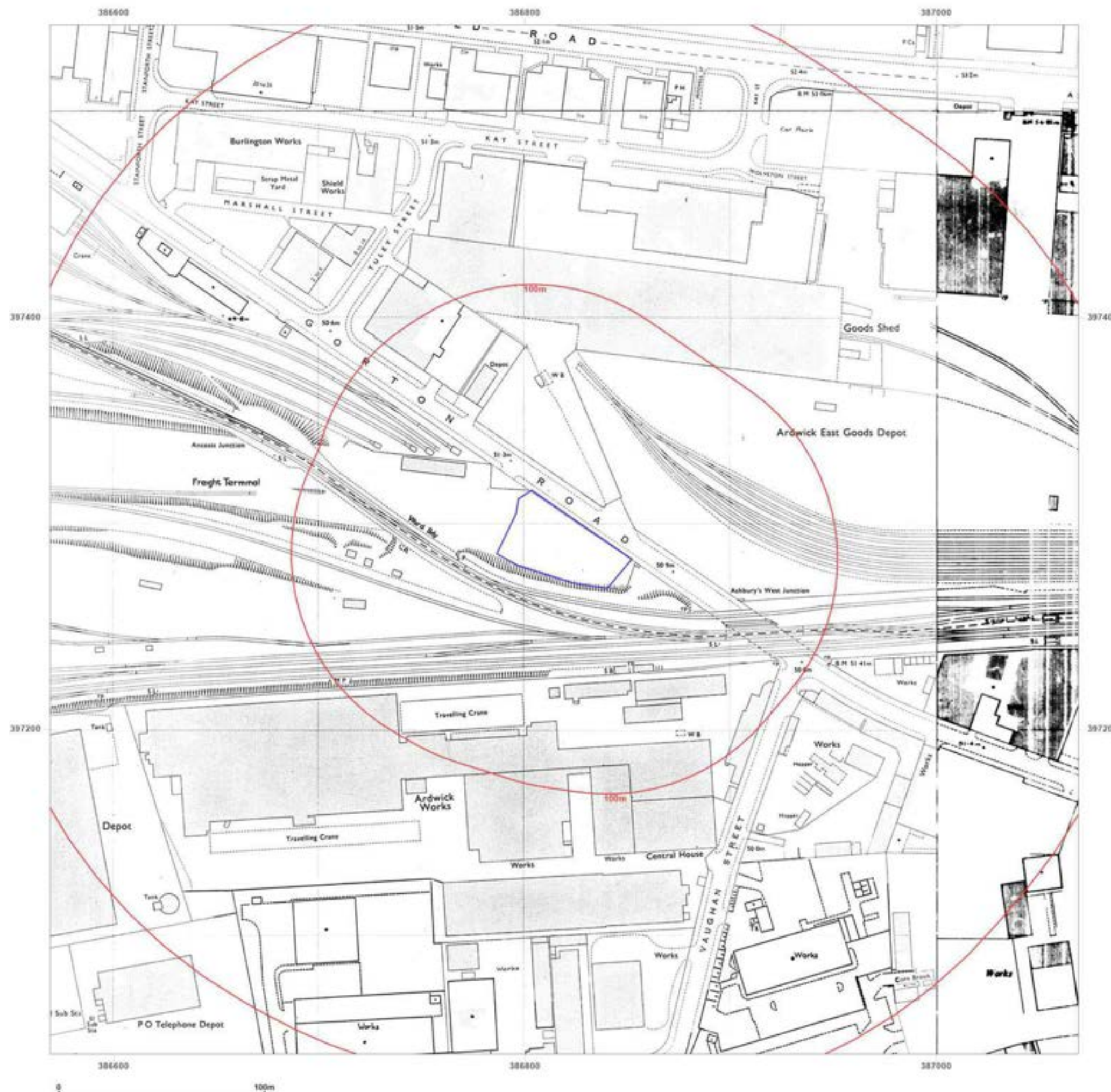


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: National Grid

Map date: 1988-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1963
 Revised 1988
 Edition N/A
 Copyright 1988
 Levelled 1963

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

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

Surveyed 1990
 Revised 1990
 Edition N/A
 Copyright 1990
 Levelled N/A



Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: National Grid

Map date: 1992-1995

Scale: 1:1,250

Printed at: 1:2,000



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

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

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

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

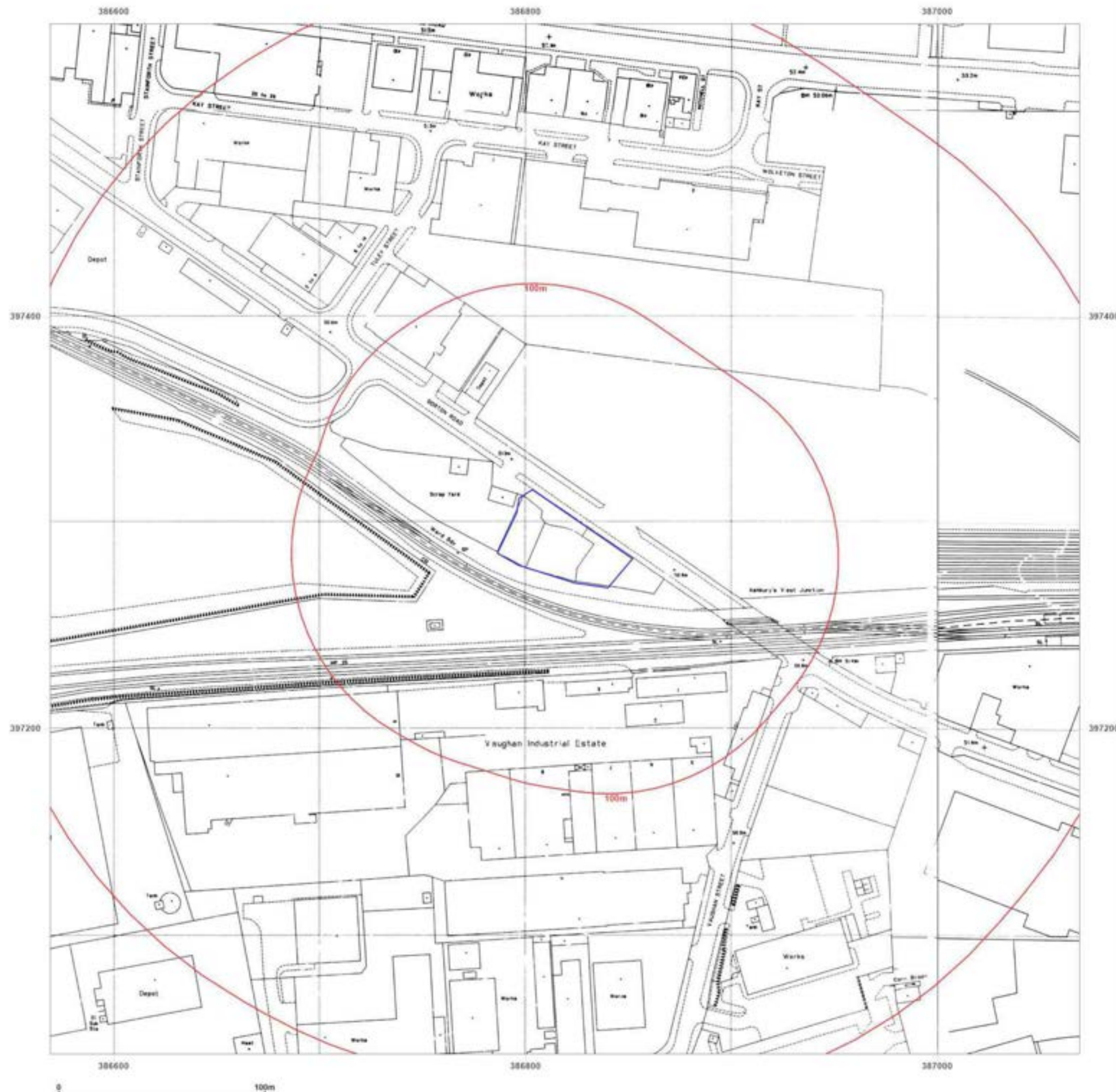


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: National Grid

Map date: 1992-1995

Scale: 1:1,250

Printed at: 1:2,000



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

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

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

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

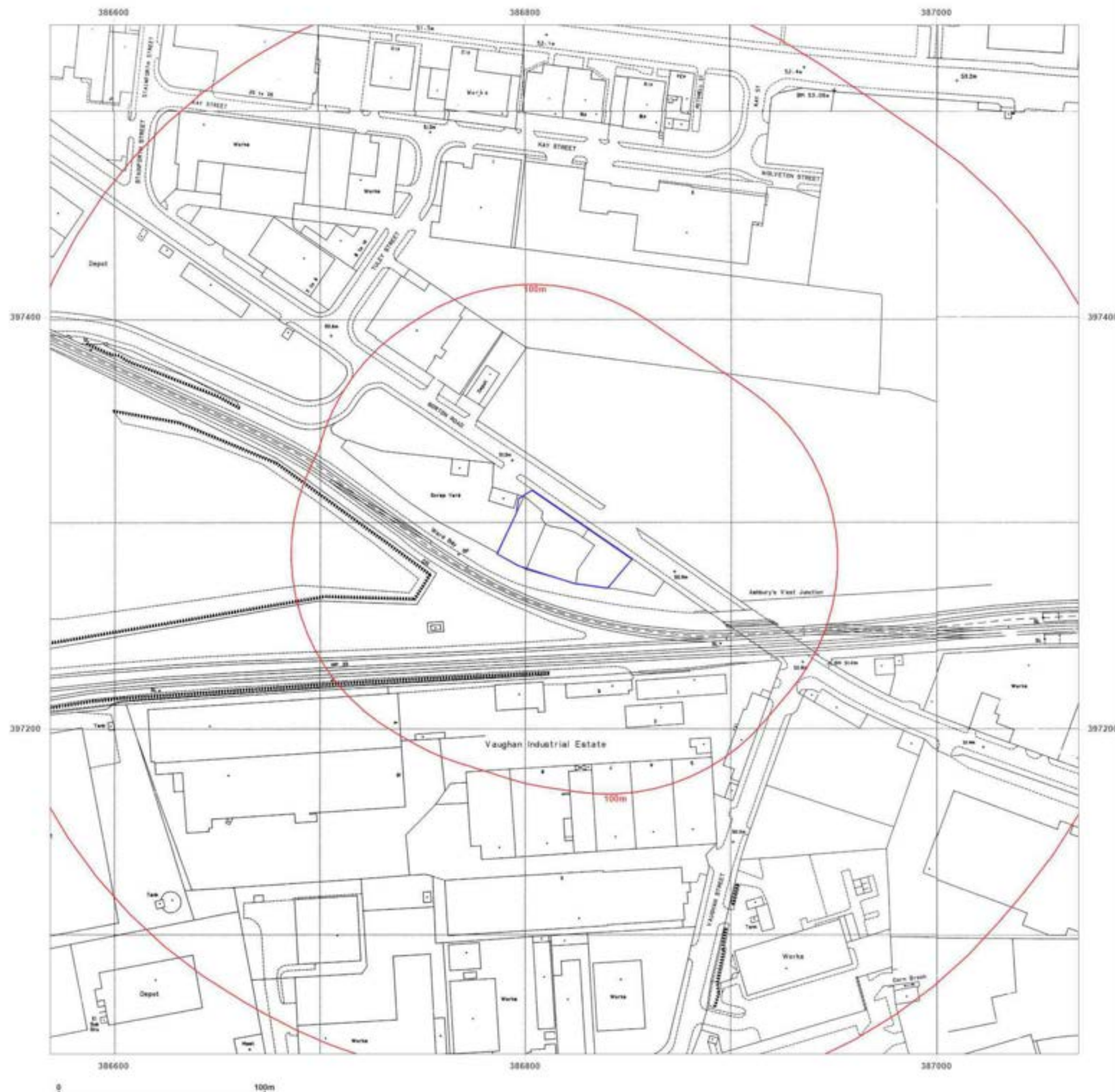


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

386824,397289

Client Ref: PO-025
Report Ref: GS-IRP-YSL-N1Z-CZI
Grid Ref: 386819, 397292

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 08 April 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

