

SLADEN ASSOCIATES

**PHASE 1 GEO-ENVIRONMENTAL
REPORT**
Proposed Conversion and Extensions
42 Ladybarn Road
Manchester

Prepared for
DSJMK Properties

Date : March 2024

Job No : 24 2669

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42 Ladybarn Road
Manchester

Prepared for: DSJMK Properties

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REPORT No 24 2669

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PHASE 1 GEO-ENVIRONMENTAL REPORT

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1 INTRODUCTION

DSJMK Properties has instructed Sladen Associates to carry out a Phase 1 Geo-environmental Study for a site at No.42 Ladybarn Road in Manchester. The study was restricted to publicly available documentary sources of information and a site walkover survey and included no intrusive investigative work.

The study included a review of the history of the site based on available old Ordnance Survey Maps, a review of the site geology and hydrogeology and a search for records of any licensed landfill sites, pollution incidents etc. within the vicinity of the site. This report presents the factual results of the study and a conceptual model of potential pollution linkages together with comment on the potential ground related constraints that may relate to re-development of the site.

2 THE SITE

2.1 LOCATION

The study site, which has an overall area of about 0.06 ha, is located immediately to the south of Ladybarn Road, some 4.5 km to the south-southeast of Manchester City Centre at National Grid Reference 3857 3938. The site is currently occupied by a vacant brick building in the eastern site area, with concrete yard space to the west and small garage building in the southeastern site area. The immediately surrounding land use comprises a timber yard to the east, a builder's yard to the north of the roadway and a supermarket to the south. The supermarket land is several metres lower than the site and the southern site margin is supported by a large brick retaining wall. The University of Manchester Fallowfield campus is situated a little way to the north and much of the surrounding area features student accommodation and associated facilities.

A more detailed site description is provided later in the report.

2.2 PROPOSED DEVELOPMENT

It is understood that the site will be redeveloped for residential use with renovations and extensions to the existing building. Figure 3 shows the proposed development layout. The site will be entirely hard covered following re-development.

2.3 HISTORY

Copies of the relevant historical Ordnance Survey (OS) maps are included in Appendix A, for reference. Aerial photographs dating from 2000 to 2023 were also reviewed.

An early Town Plan, dated at 1891, shows the existing building in the eastern site area, along with a small outbuilding to the south, to be already present. At this time, the route of Ladybarn Road was an established thoroughfare immediately to the north of the site. To the south of the site, the Fallowfield Loop railway line passed in cutting roughly east-west and the Fallowfield Station is shown just to the southwest. The station area is

shown to have had a number of sidings and a goods shed. The northern slope of the cutting would appear to have encroached onto the southeastern site area. The original use of the on-site building is not indicated, but it would appear to have been a station house. Most of the wider area featured residential development at this time, but the adjacent land to the east and west was undeveloped.

The land immediately to the east of the site is shown to be nurseries on the 1907 map edition but otherwise, little change is shown to the site or nearby area until sometime between 1922 and 1932, when one of the arms of the Thirlmere Aqueduct, a major public water supply development, was shown to have been constructed along the route of Ladybarn Road. By 1956 a number of residential properties are shown on the land to the west the site. The former nurseries area to the east is shown to feature a depot at the eastern end, and that area is later shown to be a timber yard, first shown on 1992 mapping. Most of the railway station buildings were apparently demolished before 1978 and the railway line was dismantled between 1988 and 1992.

An image dated 2003 shows the former railway area to the south to have been redeveloped for commercial use with the construction of a large supermarket, with associated parking and access areas. A cycle track is shown to follow the southern site boundary and it is likely that the retaining wall was built to accommodate the change in topographic levels associated with the former railway cut. The former buildings to the west of the site would appear to have been demolished as part of the supermarket development.

Aerial photography dated at 2000 shows the on-site building and a hard covered yard area, which appears to have been used for storage and vehicle parking until relatively recently. The storage garage to the south of the original building is also shown on the aerial photographs.

2.4 GEOLOGY

The site area is shown on maps published by the British Geological Survey to be underlain by solid strata of the Chester Formation, part of the Sherwood Sandstone Group, of Triassic Age. The Chester Formation typically comprises weak conglomerates and sandstones, sometimes with minor beds of mudstone.

The bedrock in the study area is shown to be overlain by natural drift deposits comprising glacial clay till.

There may also be some made ground on site, particularly in the southernmost site area immediately behind the retaining wall.

2.5 HYDROGEOLOGY

The Sherwood Sandstone is widely used for water supply purposes and the site area is designated as a Principal Aquifer by the Environment Agency. The overlying Glacial Deposits are classified as an Undifferentiated Secondary Aquifer but are unlikely to be suitable for water supply in this area. There are, however, no active licensed groundwater abstractions, potable or otherwise within 2 km of the site. There is record of one historical licence within the 2 km search radius, some 1.4 km to the southeast for laundry use. The site does not lie within any Groundwater Source Protection Zones.

There are no nearby current natural surface water courses, but the Fallowfield Brook passes in culvert some 42 m to the north of the site, on the northern side of Ladybarn Road.

The site is not shown, on mapping produced by the Environment Agency, to be potentially prone to flooding from rivers.

2.6 POLLUTION INCIDENTS

Database searches suggest that there are no recorded pollution incidents within 250 m of the site, refer Appendix B.

2.7 NEARBY LANDFILL SITES

Database searches have revealed no evidence of current or former landfills within 250 m of the site, refer Appendix B.

2.8 RADON

The site area is not in an area where radon protection measures are required for new buildings, refer Appendix B.

2.9 MINING

The site is not in an area where underground mining has been undertaken in the past and is not in a Coal Mining Reporting Area, as defined by the Coal Authority.

2.10 UNEXPLODED ORDNANCE

Reference to the online Zetica UXB Risk Mapping, suggests that the site is in an area where there is a medium risk of unexploded ordnance. However, the existing building on site predates the Second World War so that this assessment may over-estimate the real risk.

2.11 OBSERVATIONS MADE DURING SITE WALKOVER STUDY

A site walkover survey was undertaken on 29th February 2024. Site photographs are included in Appendix C and photograph locations are shown on Figure 2.

The site is accessible via a padlocked metal gateway off Ladybarn Road to the north (Photograph 6). At the time of recent walkover, the site comprised a vacant, two storey brick building in the eastern site area (Photographs 3 & 6). The building formerly featured a shop on the ground floor (Photographs 13 to 16) with an apartment on the first floor (Photographs 9 to 12). There is a single storey garage building to the south of the main building (Photograph 3), but it was not possible to access inside that building during the walkover survey. The northern site boundary is delineated by a brick wall and the top of the southern site margin is marked by a metal crash barrier and palisade fence (Panoramic Photograph 2), with a wooden fence on the outside. A large retaining wall runs along the southern site boundary (Photograph 19). The eastern site boundary is marked by a brick wall which separates the site from the adjacent timber yard (Photographs 17 & 18).

The site is generally clear of vegetation, but some semi-mature trees and shrubbery are present just to the east and west of the site (Photograph 2). The external site areas are predominantly concrete covered (Panoramic Photographs 1 to 3) but there is a small section of part-gravel surfaced and part-paved area to the front of the building (Panoramic Photograph 4).

Topographic levels on site are flat and level (Panoramic Photograph 2). The land immediately south of the site is several metres lower than the site itself and this change is accommodated by a tall brick retaining wall (Photographs 19 & 20). The former railway area to the south of the study site passed in cutting and the retaining wall was likely constructed during the development of the supermarket site to the south (Panoramic Photographs 6 & 7). The wall appeared to be stable and in good condition at the time of recent walkover (Photograph 20). Topographic levels in the wider area to the south of the

site are relatively flat and level and it is likely that the railway area was cut down into relatively flat pre-existing topography.

The concrete external site area was apparently formerly a storage yard for the shop but was mostly clear at the time of recent walkover (Panoramic Photographs 2 & 3). Some manhole covers and gulleys were seen in the yard area (Panoramic Photograph 3). Some storage bags were situated in the western site area along with some stacks of wooden pallets (Panoramic Photograph 1). A second storage area is situated in the southeastern site corner, next to the garage building (Photograph 2). The stored materials included scaffolding poles, stone blocks, empty liquid bottles, wooden pallets and domestic items. Some other informal storage areas were noted in the vicinity of the main building (Photograph 5) and a number of liquid bottles were being stored under the sink inside the ground floor shop area (Photograph 15). The stored liquids included paints, turpentine substitute, oil, polish and cleaners.

Allowing for the observations noted above, no areas of potentially significant ground contamination were seen during the walkover survey.

3 GEO-ENVIRONMENTAL CONSIDERATIONS

3.1 GEOTECHNICAL CONSIDERATIONS

From the information available, it would appear that solid strata of the Chester Formation underlie the site. These comprise mainly weak sandstones, with some conglomerates. The bedrock may be weathered to the consistency of a sand or sandy gravel, if present near surface. Bedrock in the area is shown to be overlain by natural drift deposits comprising glacial till. The geological mapping shows the till to have been removed in the former railway cutting area to the south, suggesting that the drift thickness in the area is not great. The natural strata would be expected to provide suitable founding strata for conventional shallow foundations, if present near surface. There may be some made ground on site, particularly immediately behind the retaining wall in the southernmost site area. However, based on the topography in the wider area, it is not considered likely that ground levels were raised significantly across most of the site.

If any new construction is envisaged immediately behind the retaining wall that forms the southern site boundary, some special foundation precautions may be required.

3.2 ENVIRONMENTAL CONSIDERATIONS

3.2.1 OVERVIEW

3.2.1.1 GROUND CONTAMINATION

The site history has revealed some land uses in the area that could be associated with some potential for land contamination. The on-site building, probably originally a station house, has been present in the eastern site area since the early mapping and the building has more recently featured both residential and commercial usages. The external parts of the site are mostly concrete covered and have been used as a yard/storage area in recent times. Although ground impaction from the more recent onsite uses has likely been restricted by the concrete ground cover, the earlier site usage may not have been entirely concrete covered.

Any vehicle access areas could be associated with some potential for local limited spillage of fuels and oils to have occurred.

There is no reason to consider that any significant thickness of potentially contaminated made ground would be present on site. Some localised ground raising in the

southernmost area may have been undertaken during the construction of the retaining wall. There may be some hardcore material below vehicle access areas and building floor slabs, which could potentially include some waste materials such as slag and ash that could be potentially contaminated, particularly with metals and possibly PAH compounds. The long history of residential use could also have led to some ash within near surface soils.

The age of the existing and former buildings on site is such that they may have been associated with some asbestos-containing materials, although none was noted during the recent walkover survey.

Nearby land uses have included a timber yard immediately to the east and a builder's yard to the north of Ladybarn Road. The timber yard usage could be associated with some land contamination, particularly if timber treatment was ever undertaken on-site. Preservatives would most likely have been creosote and other hydrocarbon-based liquids. However, as the timber yard use appears to be relatively recent (first shown on 1992 mapping), it is likely that control of on-site operations would have precluded significant ground contamination. The timber yard area also appears to have been hard covered throughout its recent history. The railway area, in cutting to the south of the site, featured a station, goods shed and a number of sidings. The railway would have been several metres lower than the site and is therefore, not considered likely to have resulted in contamination of the on-site near surface soils.

3.2.1.2 GROUND GAS

Searches have revealed no evidence of current or former landfills within 250 m of the site. There is no reason to consider that any significant thickness of putrescible made ground would be present on site. Accordingly, it is not considered likely that ground biogas would be a significant constraint on development. The site is not in a radon-affected area.

3.2.2 CONCEPTUAL MODEL OF POTENTIAL POLLUTION LINKAGES

3.2.2.1 GENERAL

Current practice with regard to contaminated land is based on development of a conceptual model of potential pollution linkages. This recognises that for any significant risk to be present there must be a 'source' of contamination, such as elevated levels of toxic substances in the ground, a 'receptor', such as a site user and a 'pathway' whereby the receptor could be exposed to the source to a degree that there is a significant risk of potential harm.

3.2.2.2 SOURCES

Based on the above discussion, the risk of significant sources of ground contamination being present within the site soils is considered to be low to moderate. Vehicle access areas in the site could be associated with some local historic spillages of fuels and oils. It is possible that potentially contaminated made ground, such as ash and slag was introduced as a base course in some areas and some ash may be present as a result of the history of residential use. Such materials could exhibit elevated metal and possibly PAH concentrations although, by their nature, leachable concentrations are likely to be low. Some cement-asbestos building materials may have been used on site but the potential for free fibres to enter the ground from such sources is low unless demolition practices are not carefully controlled.

No potentially significant sources of ground gas emissions likely to affect the study area have been identified.

3.2.2.3 RECEPTORS

Potential receptors with respect to any ground contamination that may be present include site users and the wider environment. The proposed residential usage would be relatively sensitive to risks associated with ground contamination and ground gas. Construction workers could be exposed to site soils on a short-term basis.

With regard to the wider environment, the bedrock below the site area is designated as a Principal Aquifer and the glacial deposits are designated as a Secondary Aquifer. There are no groundwater abstractions or current surface water features within credible influencing distance and the site does not lie within a groundwater source protection zone. The Fallowfield Brook, although now in culvert, passes a little way to the north and as that was originally a natural surface water course, that feature would likely be considered the critical receptor in relation to controlled waters.

3.2.2.4 PATHWAYS

In general, for proposed residential usage, site users could potentially be exposed to ground contamination through direct contact with soil, dust and vapour inhalation and dust ingestion. However, as the currently proposed development will be entirely hard covered, pathways associated with direct contact and dust would not be viable. As no new garden areas potentially suitable for vegetable cultivation are envisaged, ingestion of soil attached to vegetables and vegetables that may have taken up some contamination from the site soils are also not potentially viable pathways. Accordingly, only pathways associated with vapours are likely to be viable.

With regard to controlled waters, leachable contaminants, if present in the near surface soils, could potentially migrate down to the groundwater table before eventual discharge to the surface water system, probably via the culverted stream to the north. However, the hard cover nature of the proposed development would significantly reduce infiltration of precipitation and hence leachate generation.

Ground gas could potentially enter structures through cracks or joints in floor slabs if emission rates were sufficiently high.

3.2.2.5 VIABLE POLLUTION LINKAGES AND PRELIMINARY RISK ASSESSMENT

Given the likely absence of significant concentrations of volatile substances in the site soils and relatively low sensitivity of the proposed hard cover usage to other potential contaminants, risks to users of the proposed development, if no precautions are taken, are judged to be low.

In view of the likely absence of significant sources of leachable contamination on site and hard cover nature of the proposed development but relatively high sensitivity of the site location over a Principal Aquifer, there is considered to be a low risk to controlled waters if no precautions are taken.

There is no reason to consider that any other than standard precautions would be required to protect groundworkers.

Given the likely absence of significant sources of significant volumes of bio-gas generation on or near the site, real risks associated with ground gas are judged to be very low.

3.2.3 POTENTIAL MITIGATION MEASURES

Subject to the results intrusive investigation and subsequent risk assessments potential mitigation measures that may be required to allow safe re-development of the site for residential use are likely to be restricted to removal or treatment of locally impacted near

surface soils, particularly if any evidence of significant light hydrocarbon or other volatile impaction is found.

A discovery strategy should be in place during groundworks to handle any unexpected ground contamination encountered.

3.1 REQUIREMENTS FOR INTRUSIVE INVESTIGATION

It is recommended that a limited intrusive ground investigation should be carried out following planning permission and prior to final design and re-development of the site to provide information concerning potential land contamination and data for foundation design. Based on the acquired information, more detailed risk assessments should be undertaken with respect to potential impacts on site users and controlled waters.

No specific intrusive investigation or precautions are considered warranted with respect to ground gas.

4 CONCLUSIONS

Natural ground conditions at the site are expected to comprise sandstone and conglomerate bedrock overlain by glacial clay till. The natural strata would be expected to provide suitable founding strata for conventional shallow foundations if present near surface. Some made ground may be present and, although no site-specific data are available, apart from potentially near the retaining wall on the southern site boundary it is not expected to be extensive.

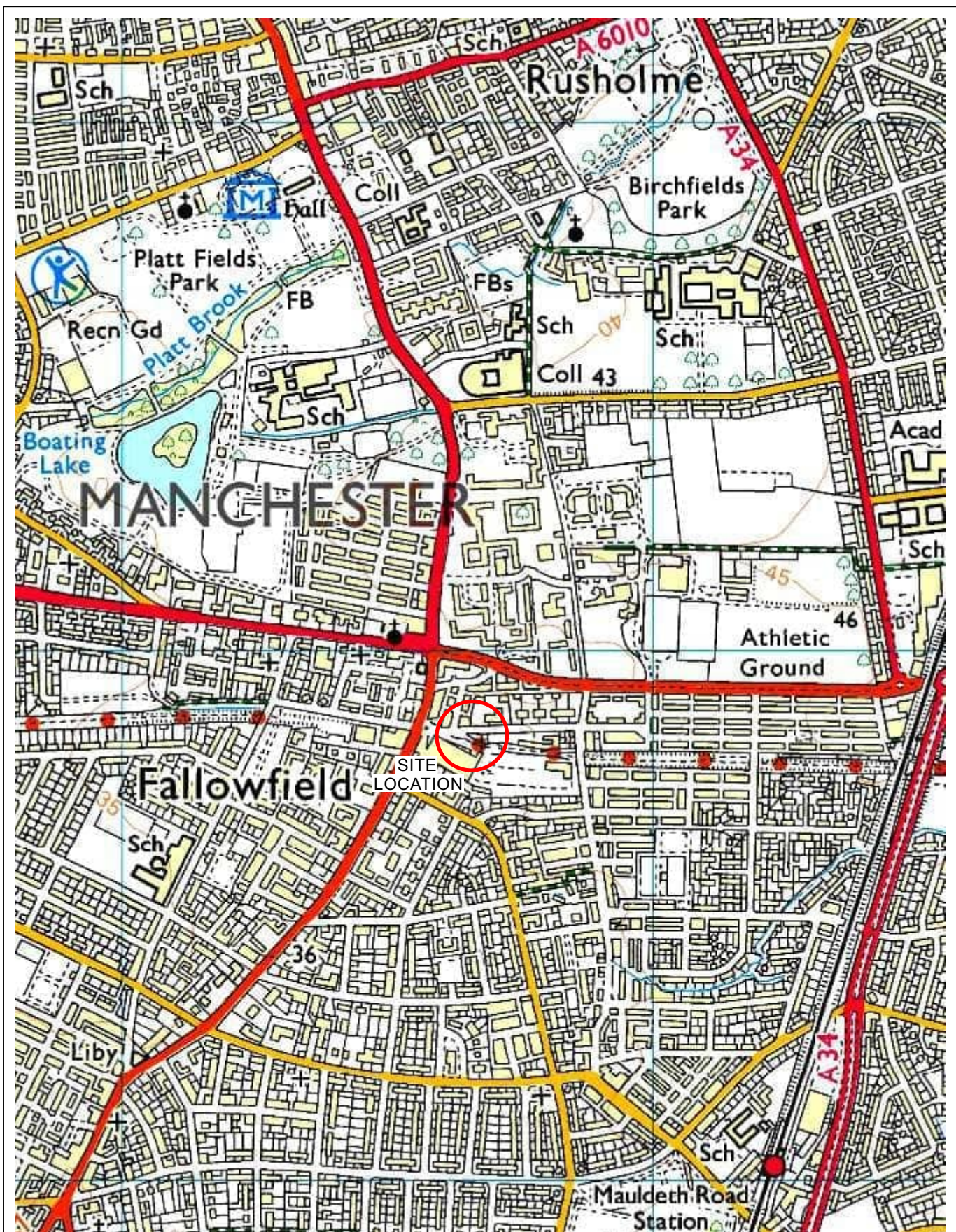
There is some potential for ground contamination, but apart from visual observations no site-specific data are available. However, unless significant impaction with volatile compounds is present, which is not expected, risk to site users for the proposed hard cover development would be low.

It is recommended that a limited intrusive ground investigation should be carried out prior to detailed design and re-development of the site to allow final design of foundations for the extensions and to allow more quantitative assessment of potential ground contamination risks. No specific intrusive investigation or precautions are considered warranted with respect to ground gas.

Subject to the results of the intrusive investigation, some remedial precautions may be required for the proposed development, as detailed in the report.

Subject to the potential need for the above precautions, the present study has shown no reason why the site could not be safely re-developed for the proposed use.

FIGURES



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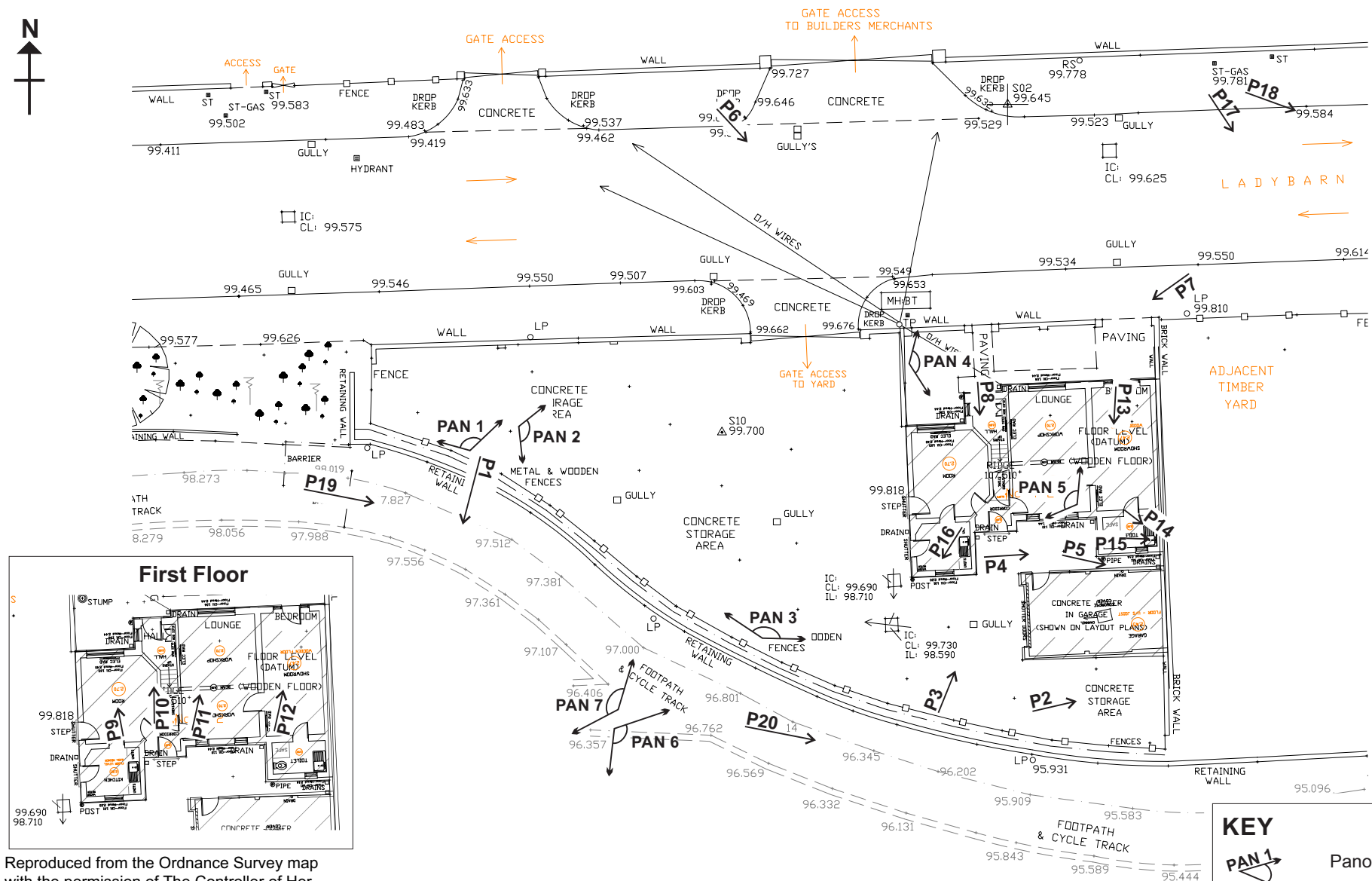
SITE LOCATION PLAN

**SLADEN
ASSOCIATES**

Report No
24-2669

Project
42 Ladybarn Road
Manchester

Figure
1



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SITE LAYOUT PLAN WITH PHOTOGRAPH LOCATIONS

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Report No
24-2669

Project
42 Ladybarn Road, Manchester

Figure
2

APPENDIX A HISTORICAL MAPS



Site Details:

42, LADYBARN ROAD,
MANCHESTER, M14 6WW

Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: Town Plan

Map date: 1891

Scale: N/A

Printed at:



Surveyed 1881
Revised N/A
Edition 1881
Copyright N/A
Levelled N/A



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Site Details:

42, LADYBARN ROAD,
MANCHESTER, M14 6WW

Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: County Series

Map date: 1893

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1893
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Edition 1893
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Site Details:

42, LADYBARN ROAD,
MANCHESTER, M14 6WW

Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: County Series

Map date: 1907

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1891
Revised 1905
Edition 1907
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Site Details:

42, LADYBARN ROAD,
MANCHESTER, M14 6WW

Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1922
Revised 1916
Edition 1922
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Site Details:

42, LADYBARN ROAD,
MANCHESTER, M14 6WW

Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: County Series

Map date: 1934

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1873
Revised 1934
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Site Details:

42, LADYBARN ROAD,
MANCHESTER, M14 6WW

Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: National Grid

Map date: 1956-1957

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1956
Revised 1956
Edition N/A
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Levelled 1948

Surveyed 1956
Revised 1956
Edition N/A
Copyright 1956
Levelled 1927

Surveyed 1957
Revised 1957
Edition N/A
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Levelled 1948

Surveyed 1957
Revised 1957
Edition N/A
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Levelled 1948

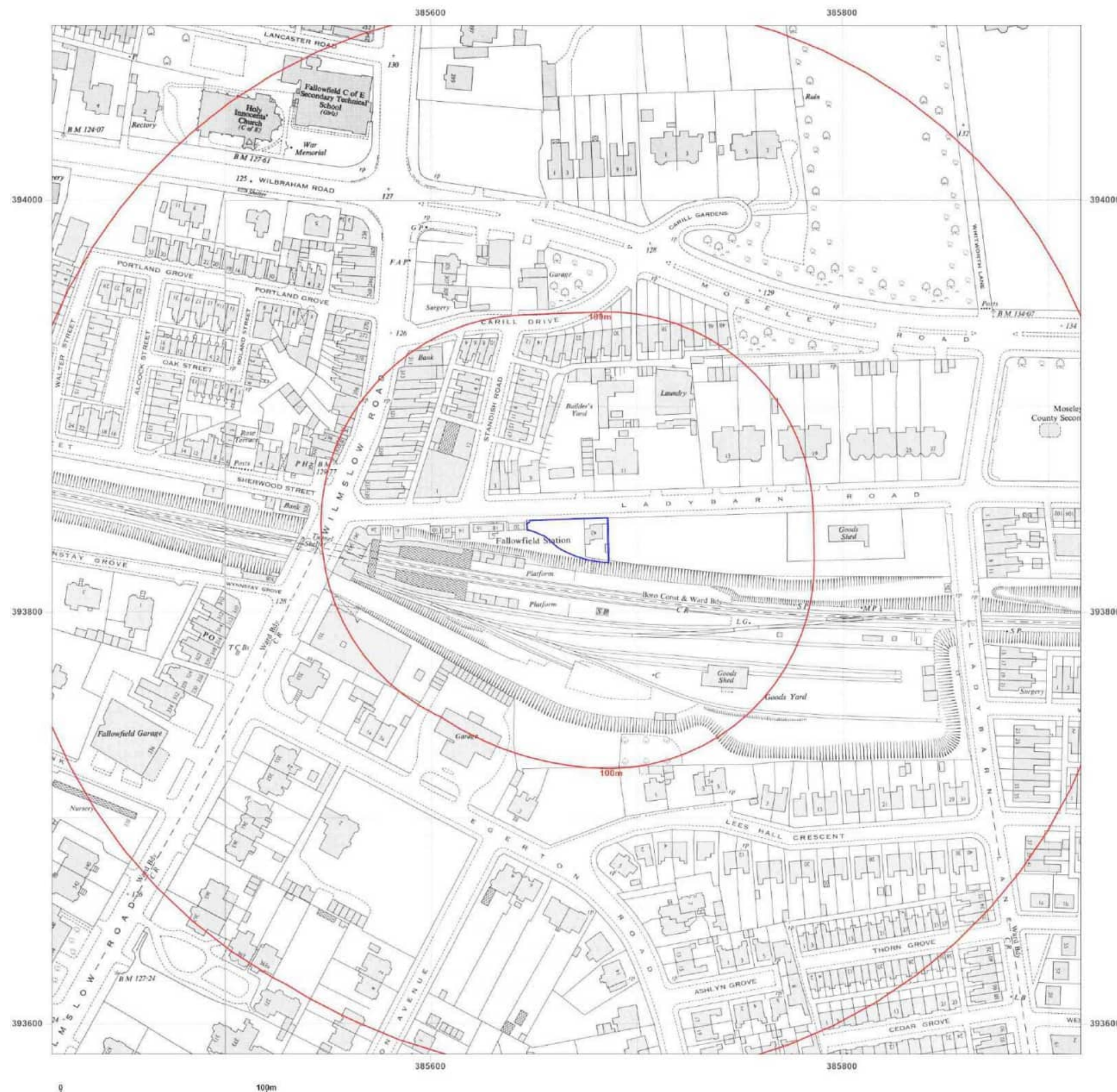


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Site Details:

42, LADYBARN ROAD,
MANCHESTER, M14 6WW

Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: National Grid

Map date: 1956-1957

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1956
Revised 1956
Edition N/A
Copyright 1957
Levelled 1948

Surveyed 1957
Revised 1957
Edition N/A
Copyright 1958
Levelled 1948

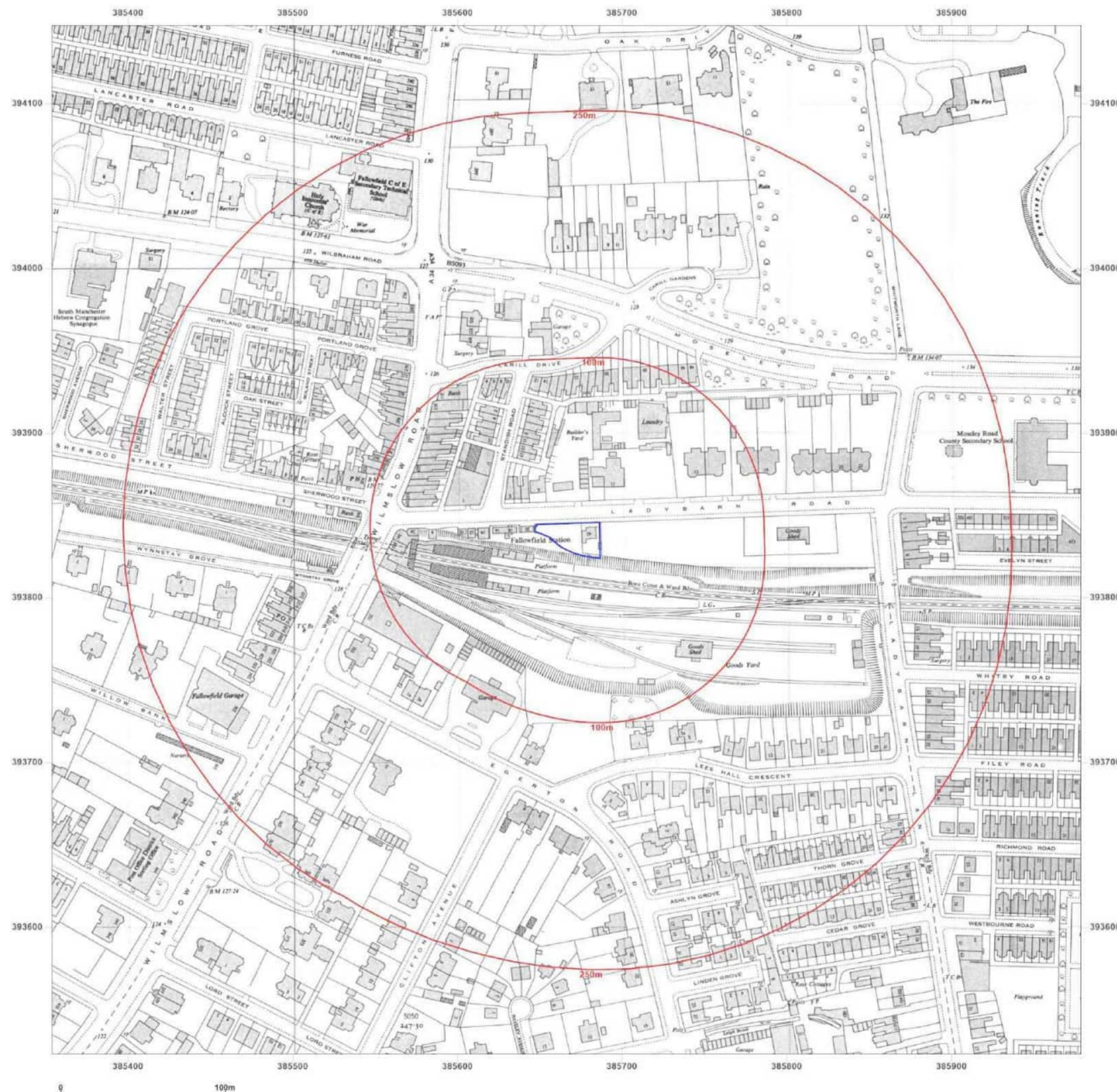


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Site Details:

42, LADYBARN ROAD,
MANCHESTER, M14 6WW

Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: National Grid

Map date: 1967-1971

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1966
Revised 1966
Edition N/A
Copyright 1967
Levelled 1958

Surveyed 1957
Revised 1970
Edition N/A
Copyright 1971
Levelled 1958

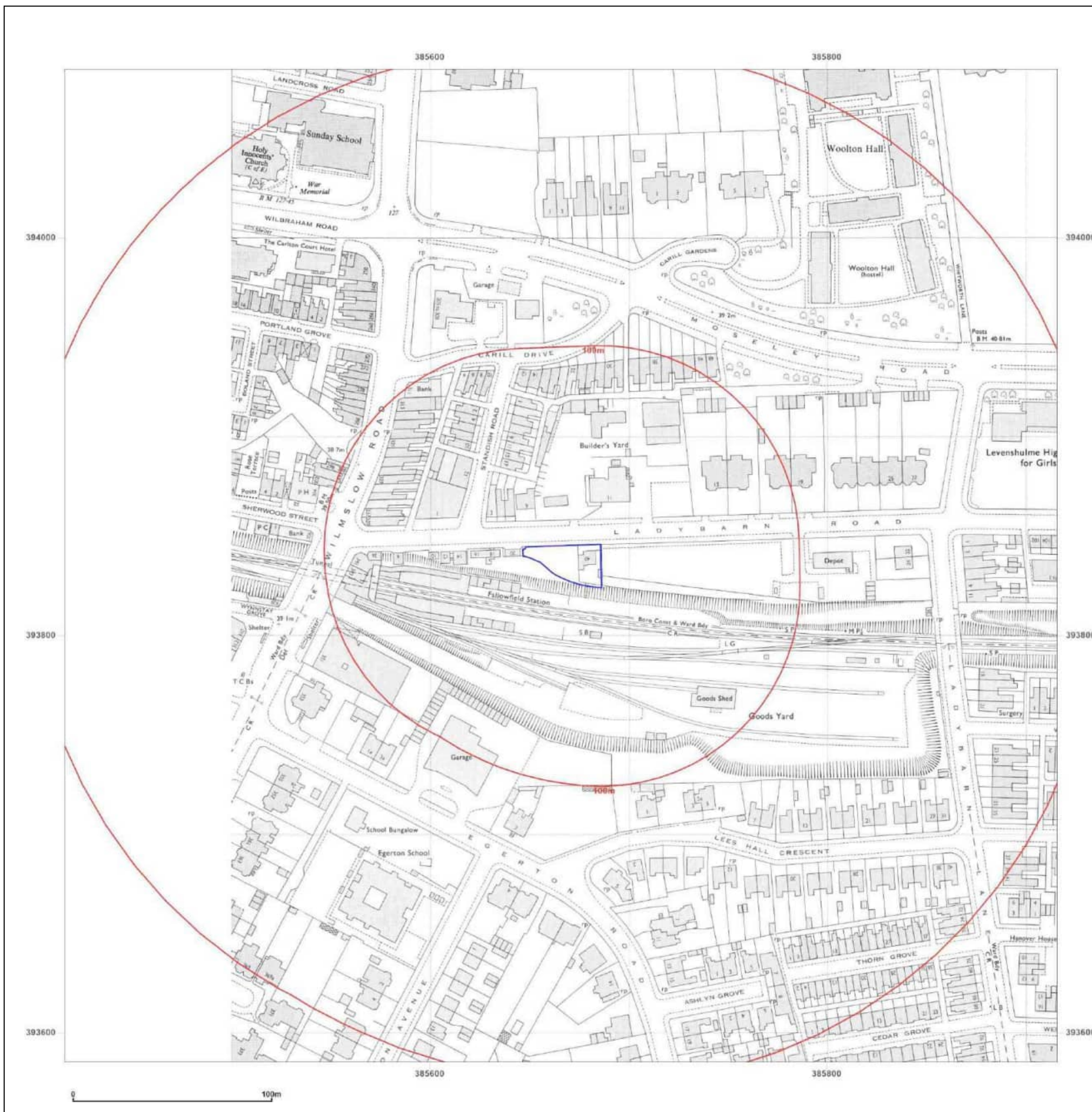


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Site Details:

42, LADYBARN ROAD,
MANCHESTER, M14 6WW

Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: National Grid

Map date: 1978-1981

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1958
Revised 1980
Edition N/A
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Levelled 1958

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1978
Levelled 1958

Surveyed N/A
Revised N/A
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42, LADYBARN ROAD,
MANCHESTER, M14 6WW

Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: National Grid

Map date: 1984-1988

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed 1958
Revised 1984
Edition N/A
Copyright 1984
Levelled 1958

Surveyed 1958
Revised 1988
Edition N/A
Copyright 1988
Levelled 1958

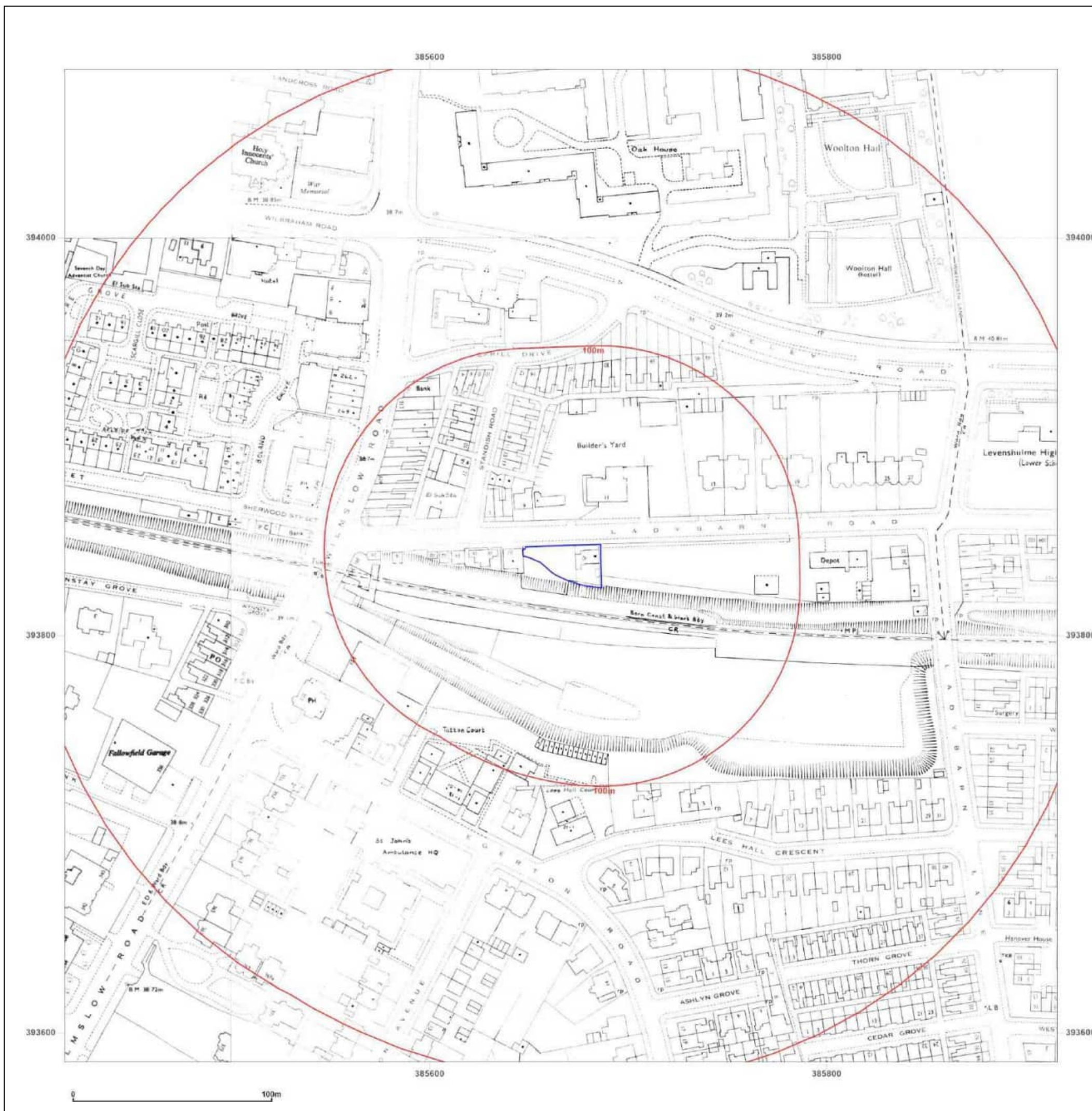


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Site Details:

42, LADYBARN ROAD,
MANCHESTER, M14 6WW

Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



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Site Details:

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MANCHESTER, M14 6WW

Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: National Grid

Map date: 1992-1995

Scale: 1:1,250

Printed at: 1:2,000



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Site Details:

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Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: National Grid

Map date: 1994-1995

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
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Edition N/A
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Site Details:

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MANCHESTER, M14 6WW

Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: National Grid

Map date: 1995

Scale: 1:1,250

Printed at: 1:2,000



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

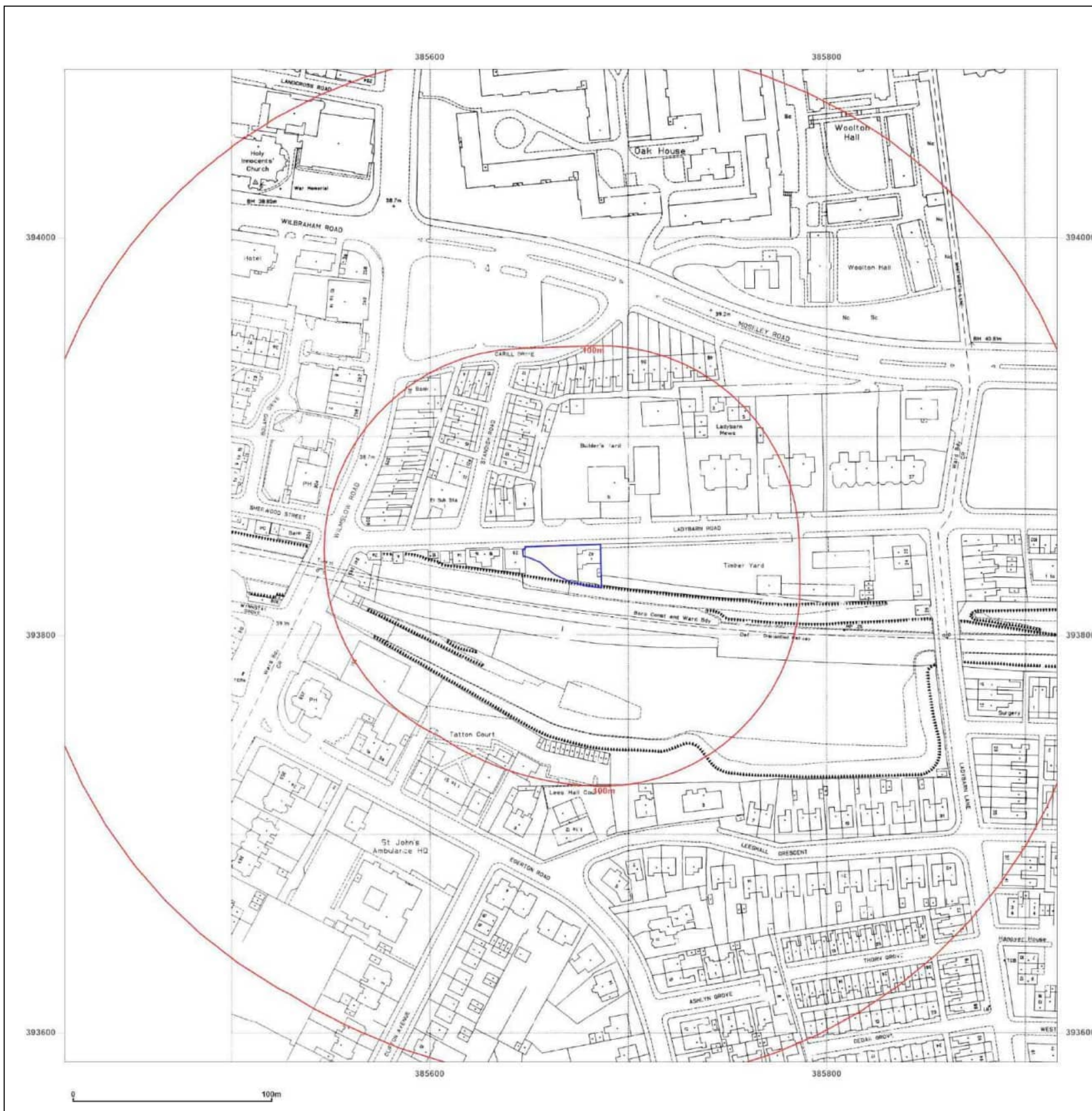


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Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: National Grid

Map date: 1995

Scale: 1:1,250

Printed at: 1:2,000



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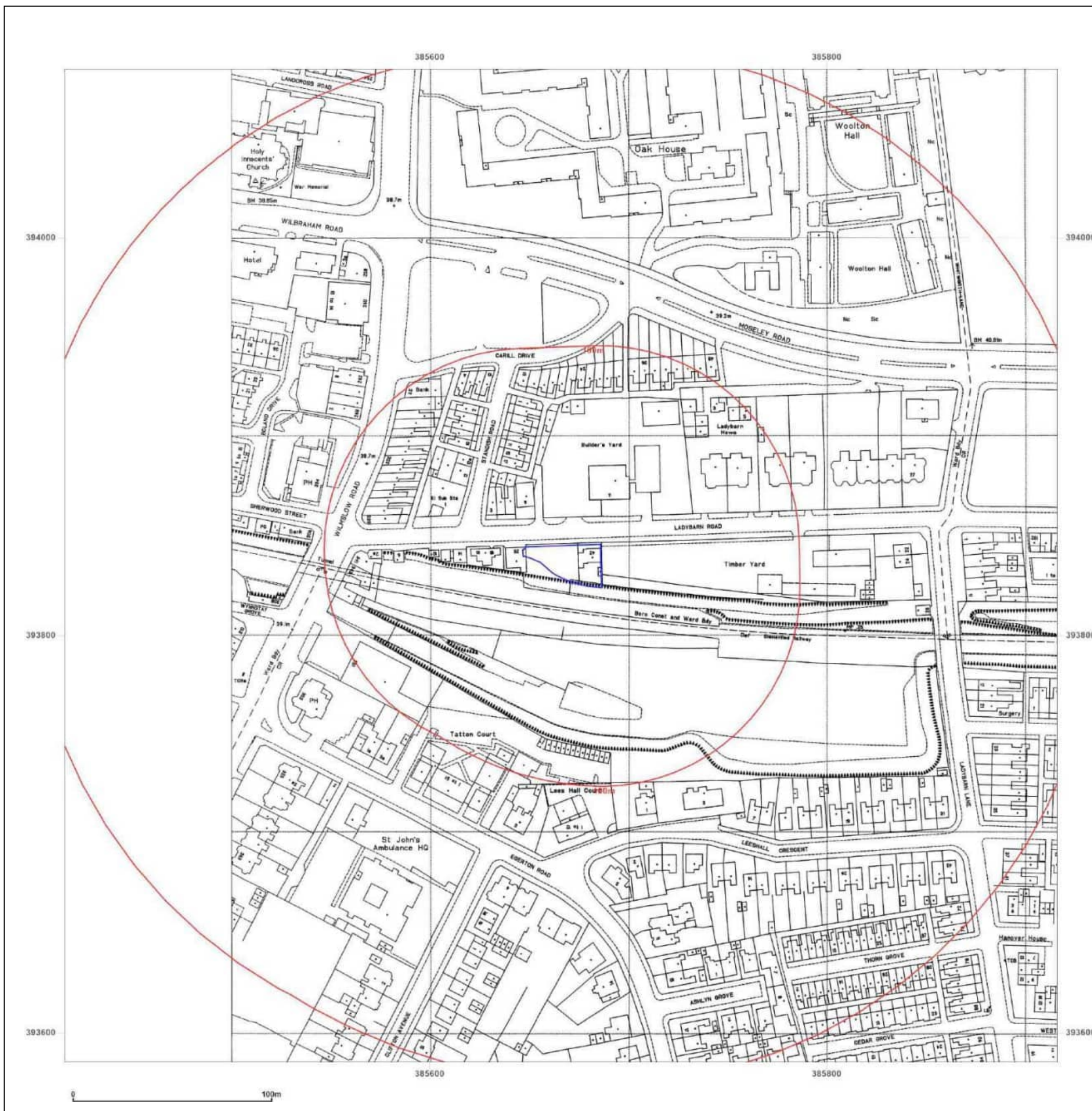


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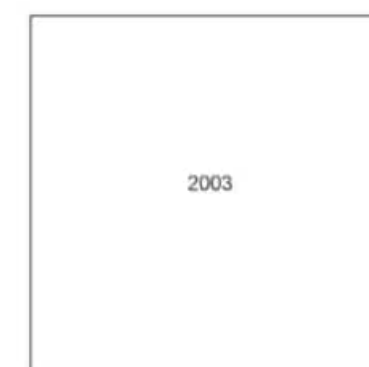
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Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Site Details:

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MANCHESTER, M14 6WW

Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: County Series

Map date: 1848-1849

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1845
Revised N/A
Edition 1848
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Surveyed 1845
Revised 1849
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MANCHESTER, M14 6WW

Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: County Series

Map date: 1890-1892

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1892
Revised 1892
Edition 1892
Copyright N/A
Levelled N/A

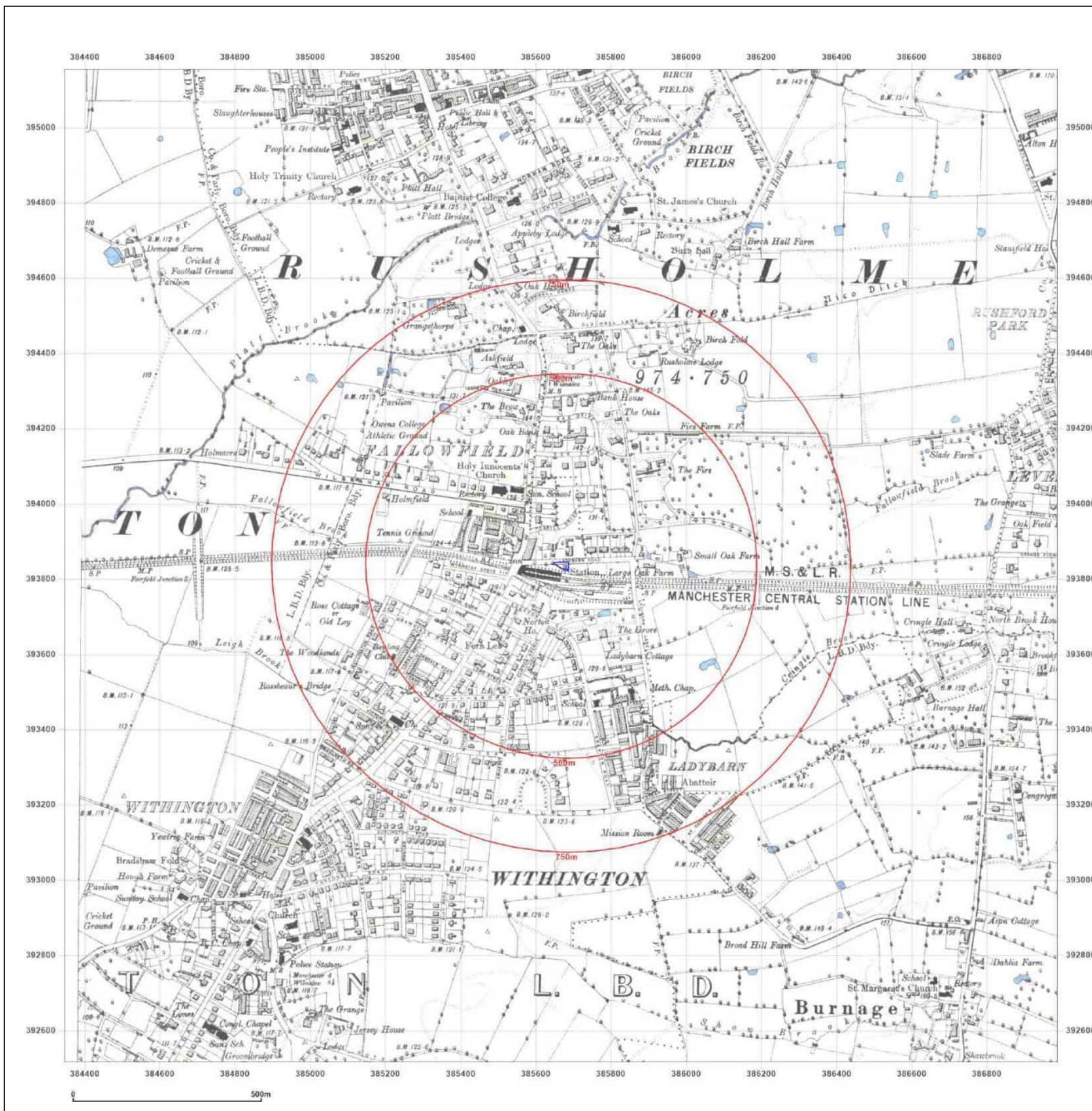


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Site Details:

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MANCHESTER, M14 6WW

Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: County Series

Map date: 1905

Scale: 1:10,560

Printed at: 1:10,560



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Edition 1905
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Surveyed 1844
Revised 1905
Edition 1905
Copyright N/A
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Surveyed 1892
Revised 1905
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Site Details:

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MANCHESTER, M14 6WW

Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

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

Surveyed 1844
Revised 1915
Edition 1923
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Levelled 1915

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Site Details:

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Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

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

Surveyed 1844
Revised 1916
Edition 1923
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Levelled 1915

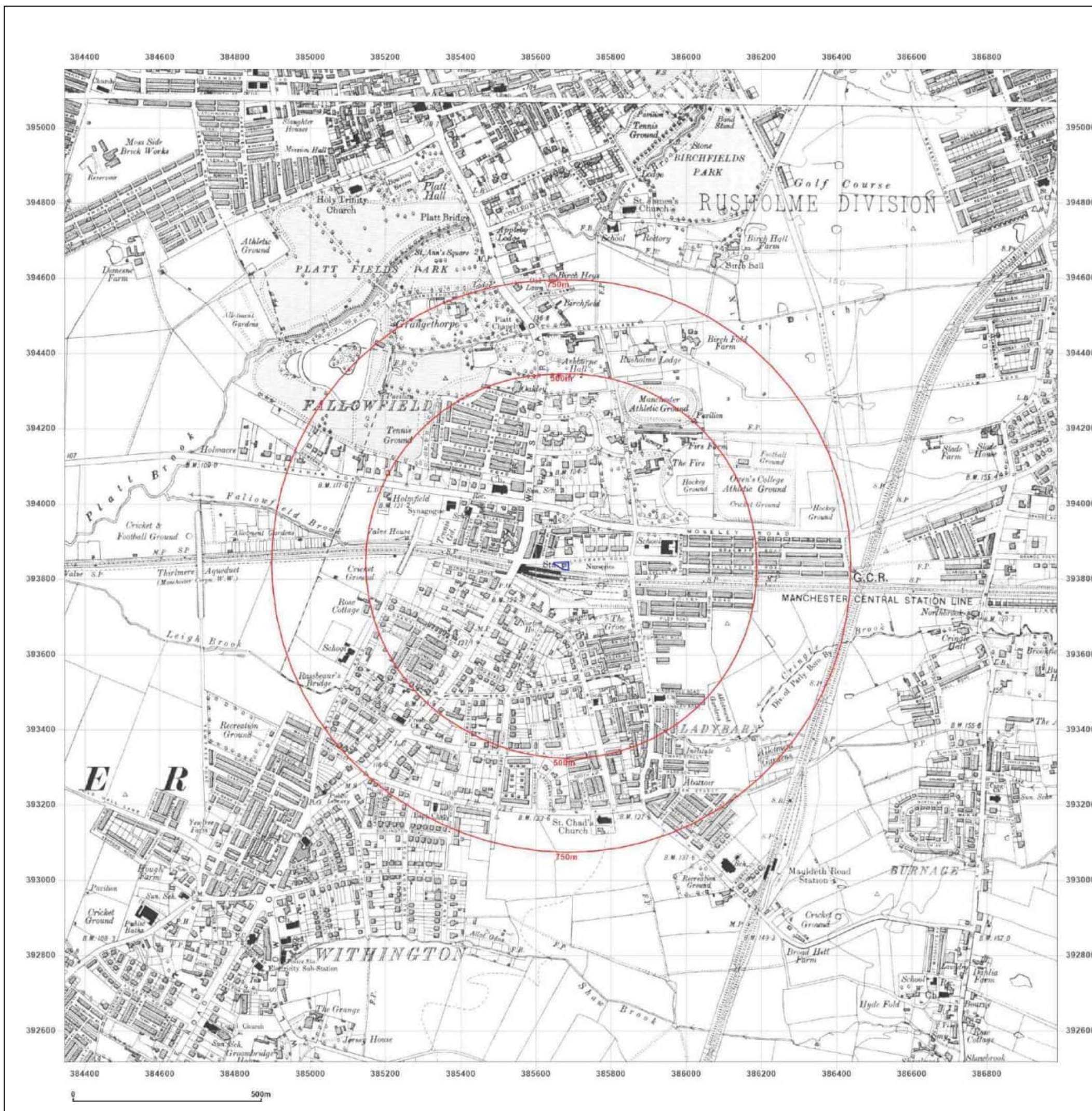


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Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: County Series

Map date: 1932-1934

Scale: 1:10,560

Printed at: 1:10,560



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Surveyed 1844
Revised 1934
Edition 1934
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Levelled 1927

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Revised 1934
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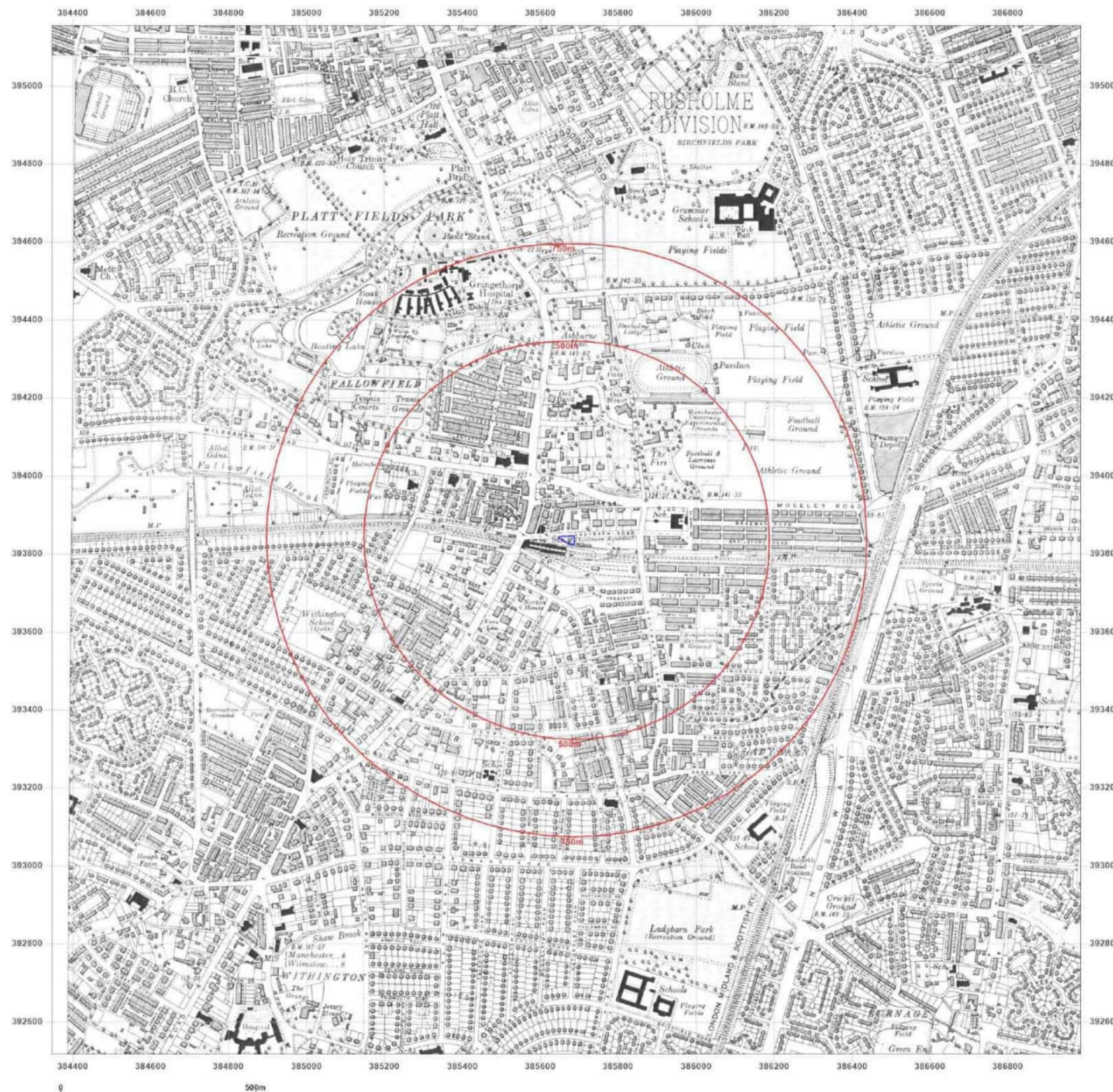


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Site Details:

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Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: County Series

Map date: 1934-1938

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1938
Edition 1938
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Revised 1934
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Revised 1938
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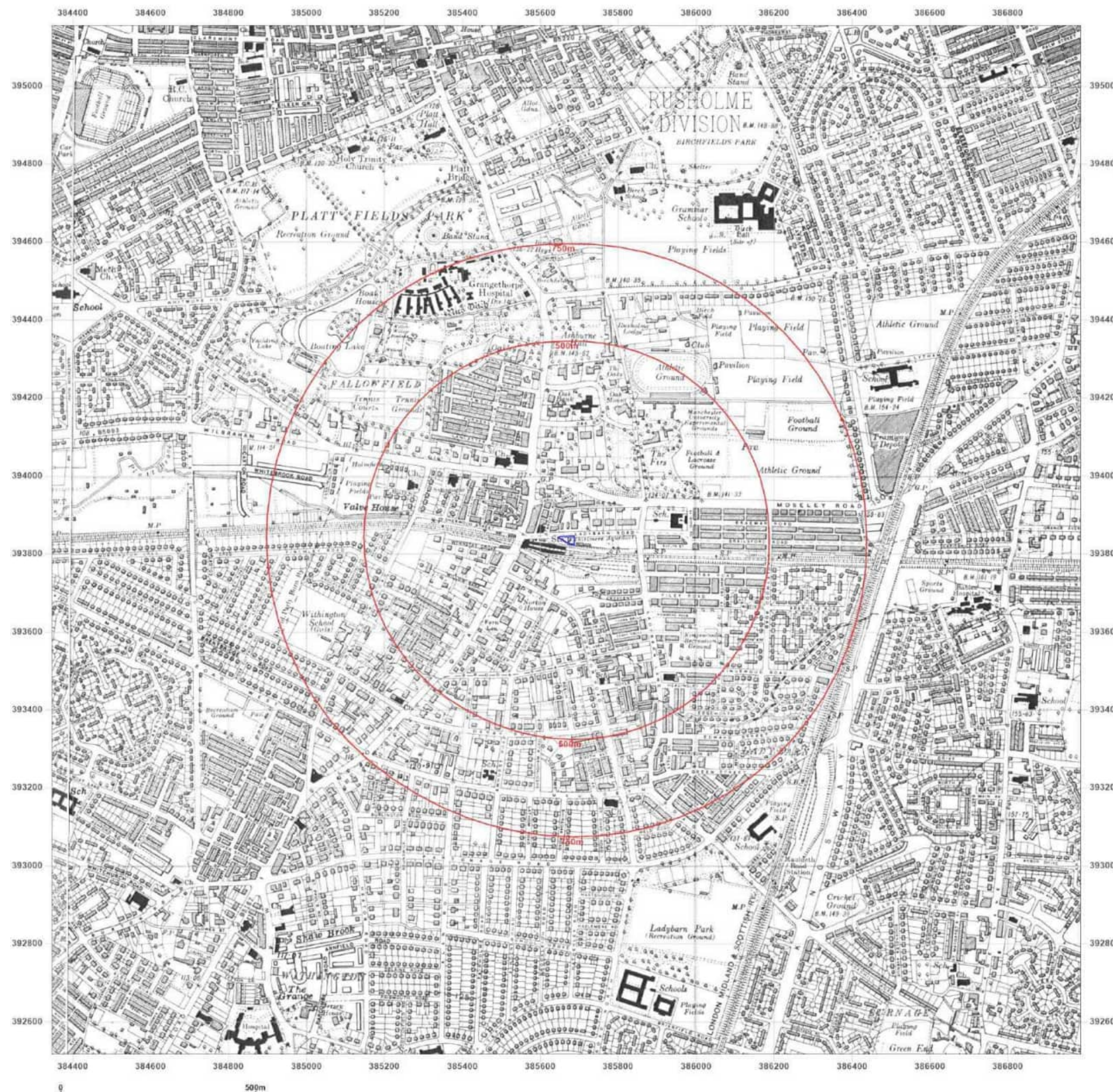


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Site Details:

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MANCHESTER, M14 6WW

Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: Provisional

Map date: 1955-1956

Scale: 1:10,560

Printed at: 1:10,560



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Edition N/A
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Revised 1956
Edition N/A
Copyright 1956
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Revised 1955
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Revised 1955
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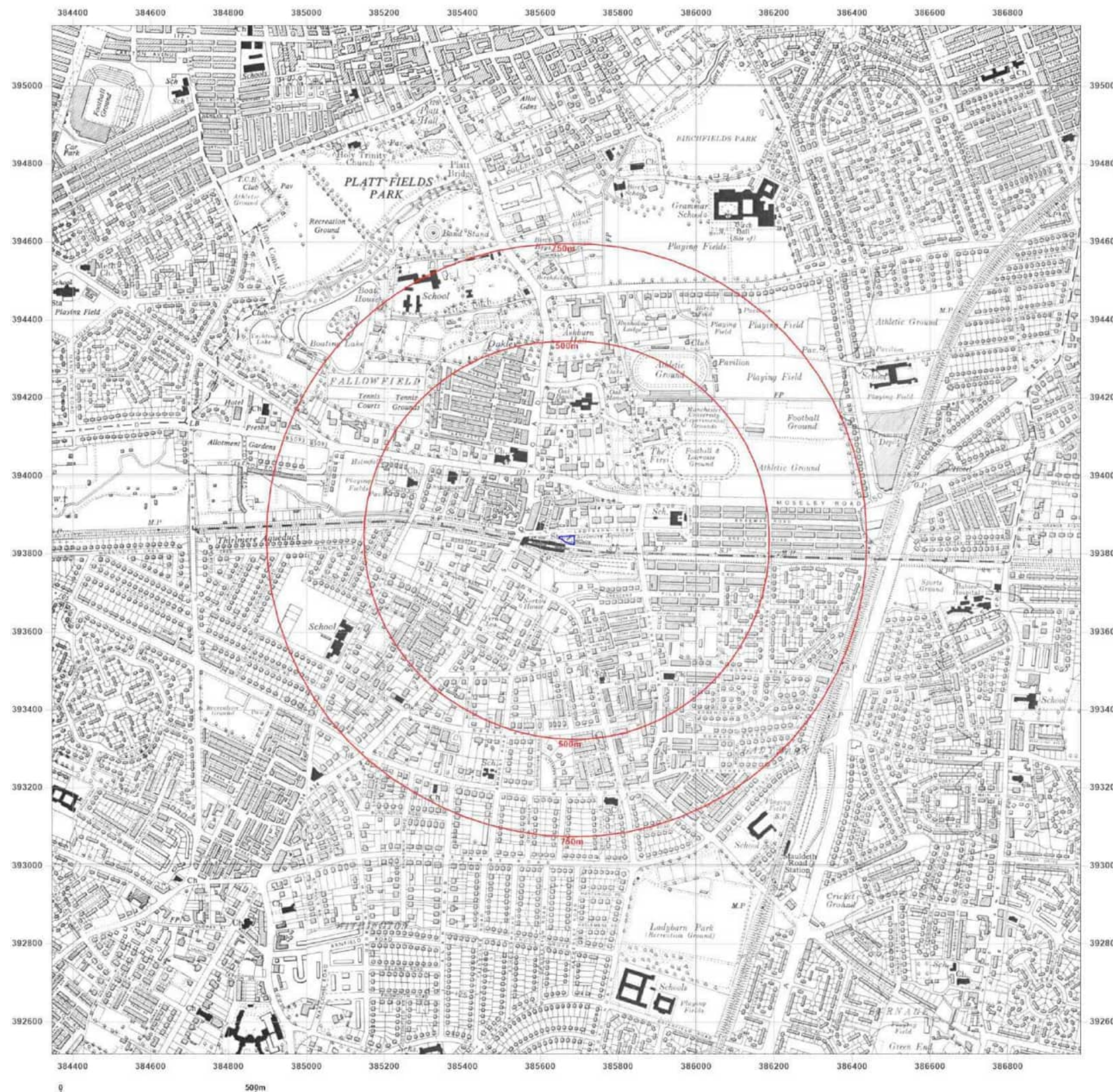


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MANCHESTER, M14 6WW

Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: Provisional

Map date: 1965-1968

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1965
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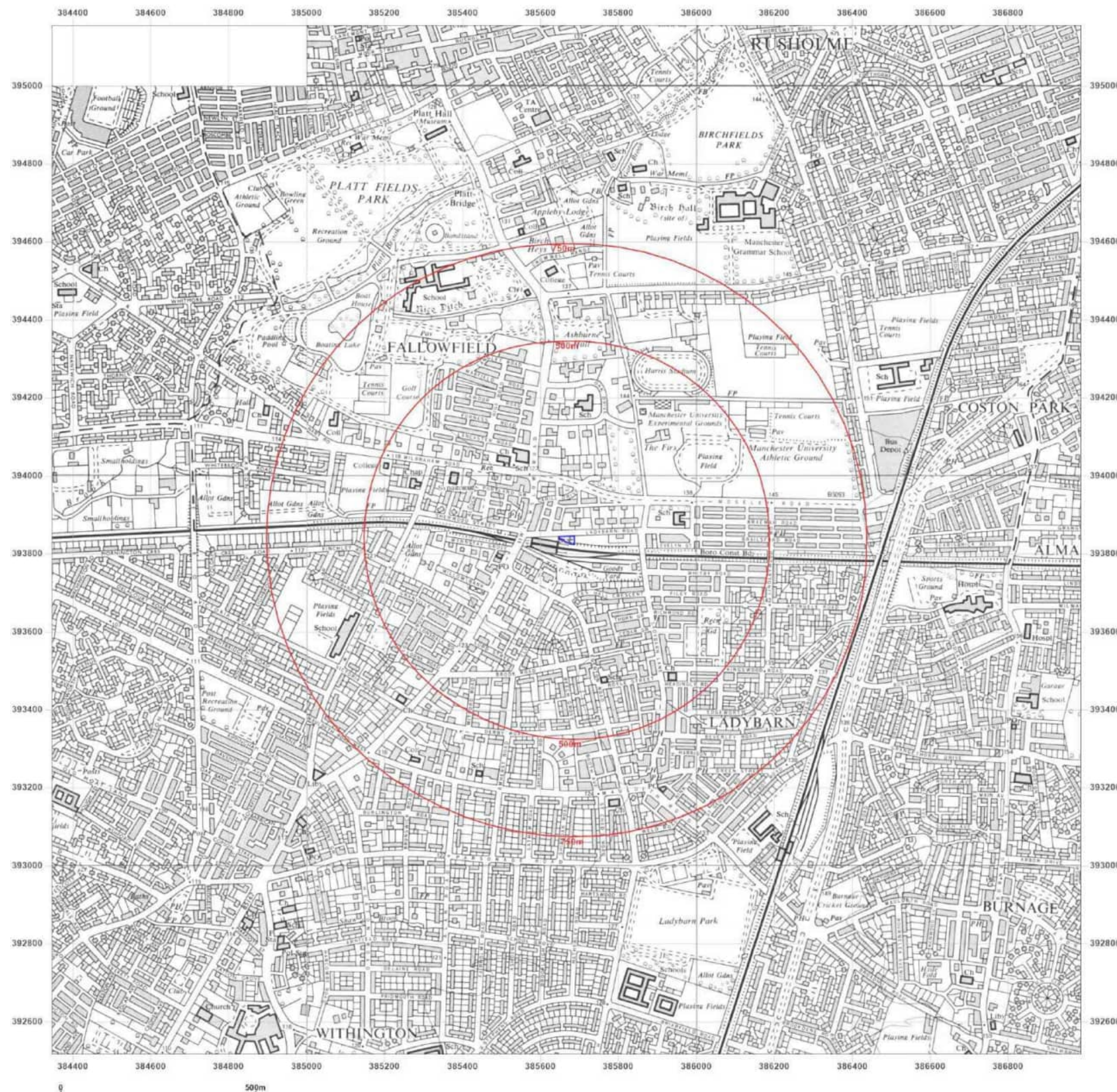


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MANCHESTER, M14 6WW

Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: National Grid

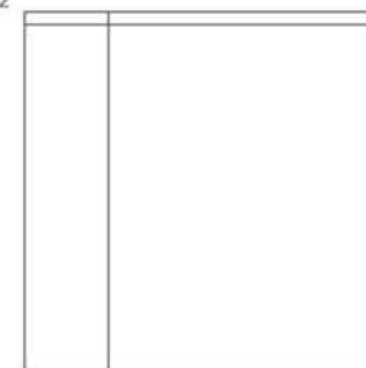
Map date: 1972-1976

Scale: 1:10,000

Printed at: 1:10,000



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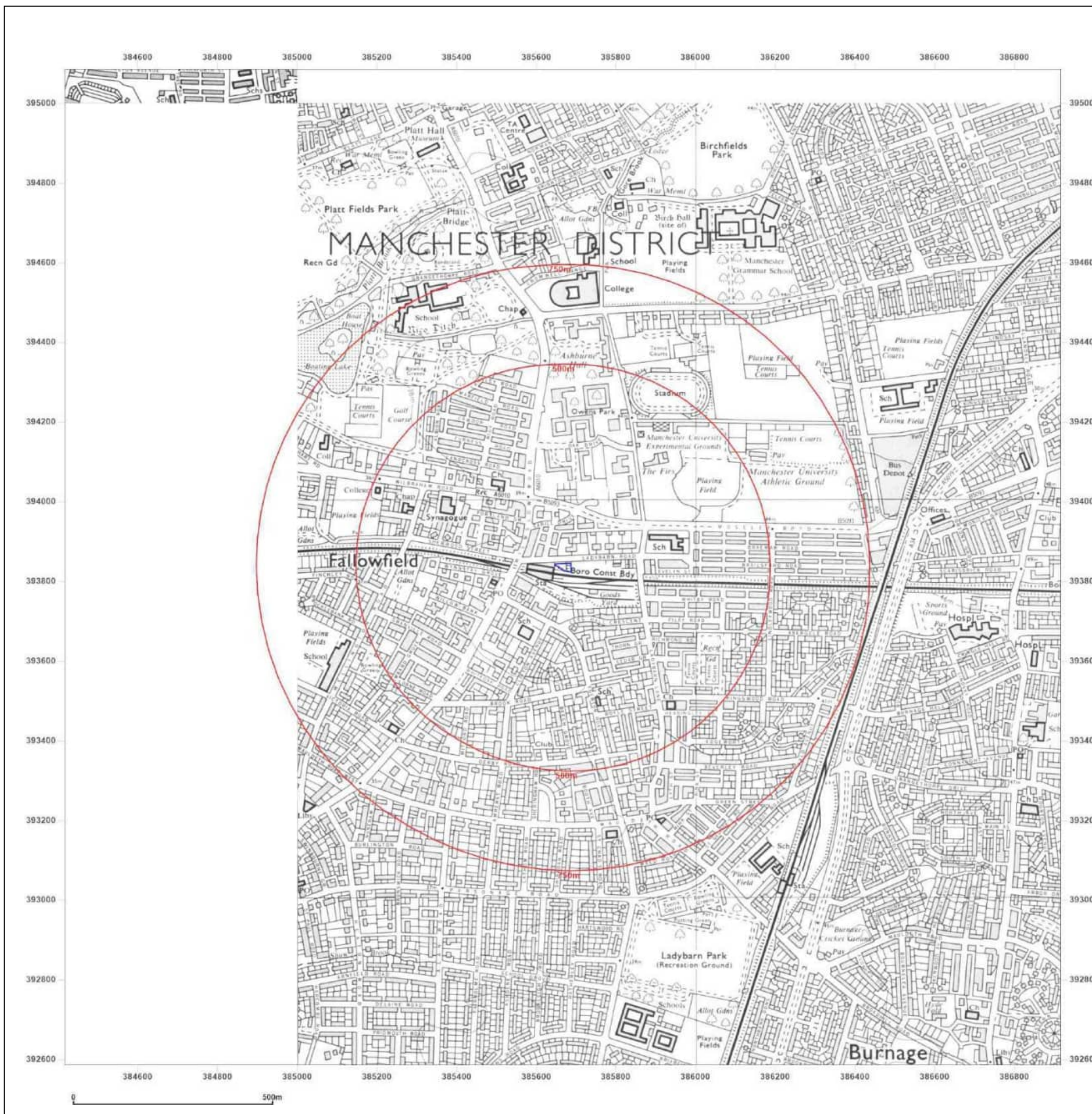


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Site Details:

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Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: National Grid

Map date: 1980-1983

Scale: 1:10,000

Printed at: 1:10,000



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Revised 1983
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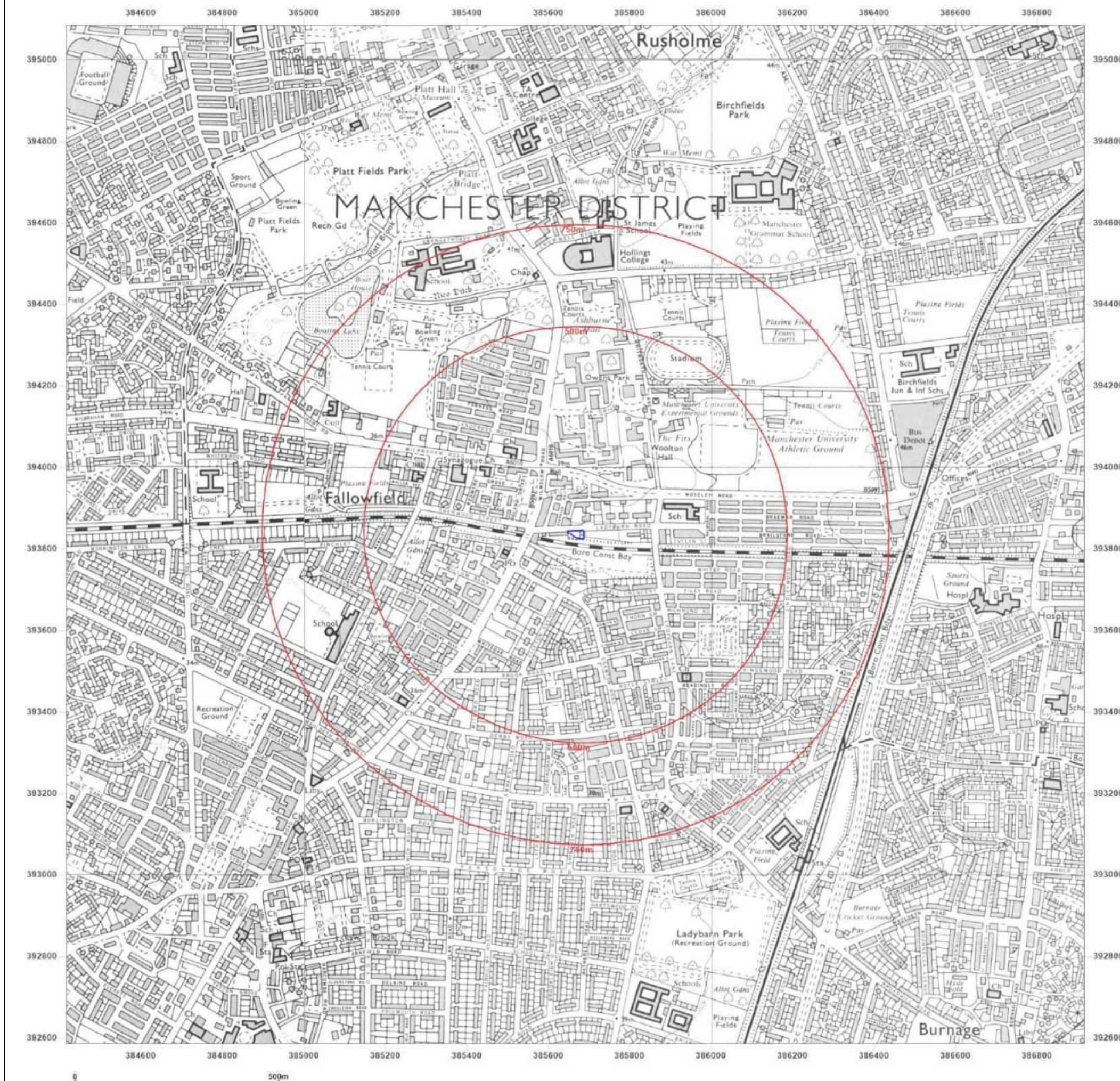


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Site Details:

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Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: National Grid

Map date: 1985-1989

Scale: 1:10,000

Printed at: 1:10,000



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Revised 1985
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Revised 1988
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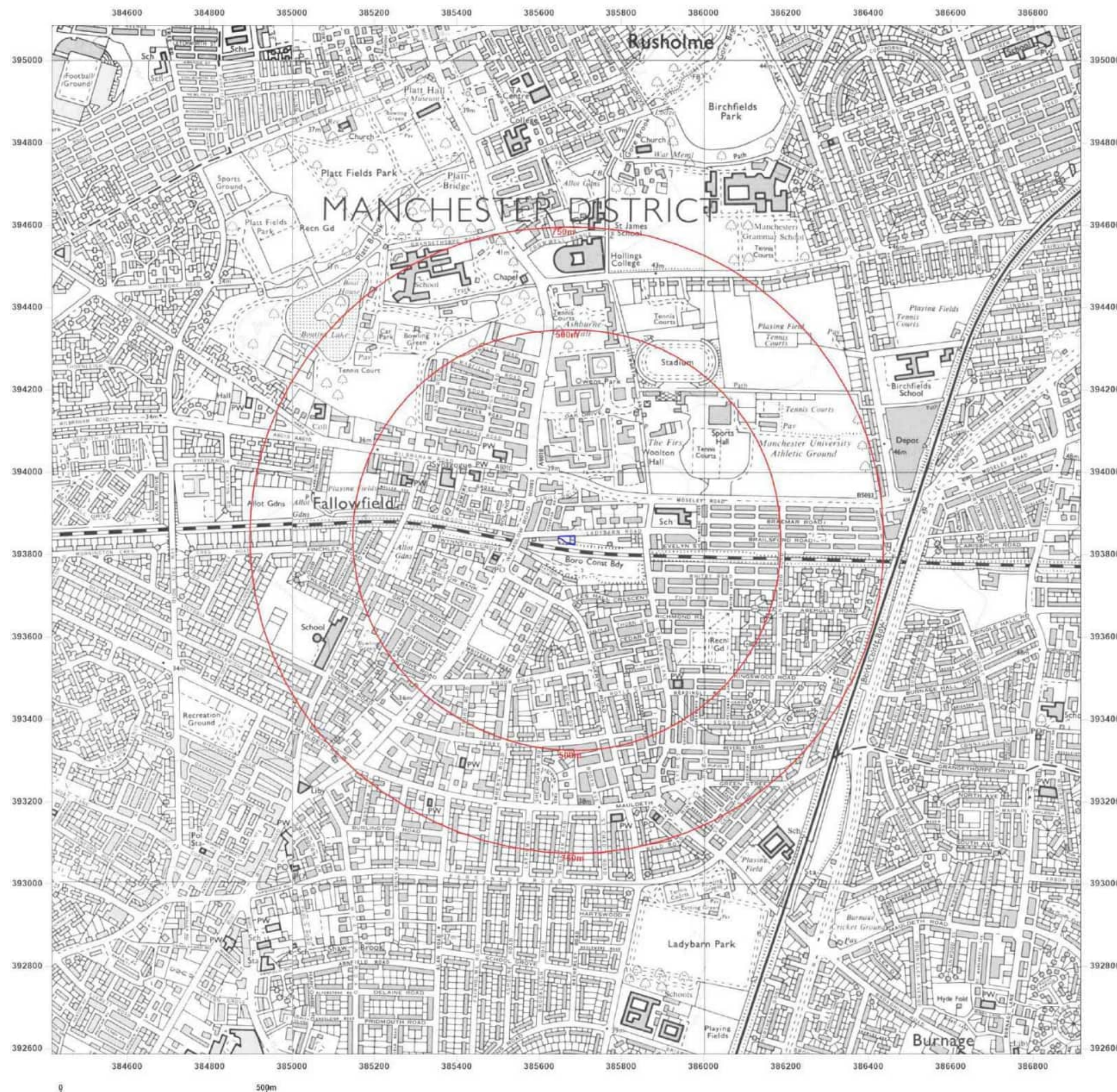


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MANCHESTER, M14 6WW

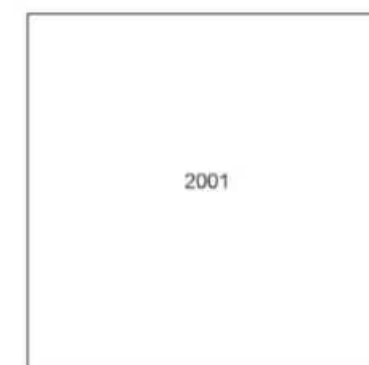
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Grid Ref: 385666, 393835

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

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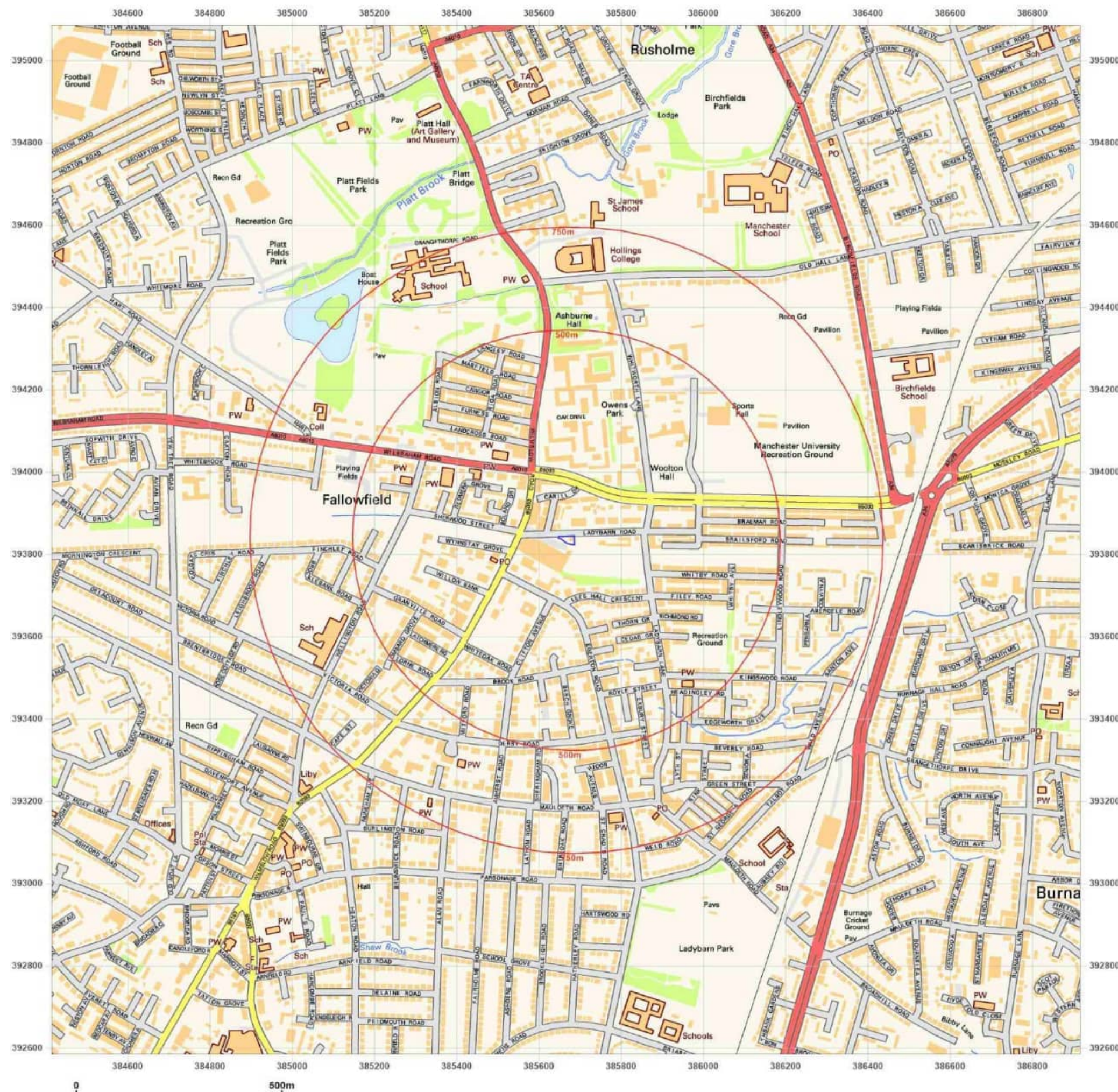


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Site Details:

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MANCHESTER, M14 6WW

Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010

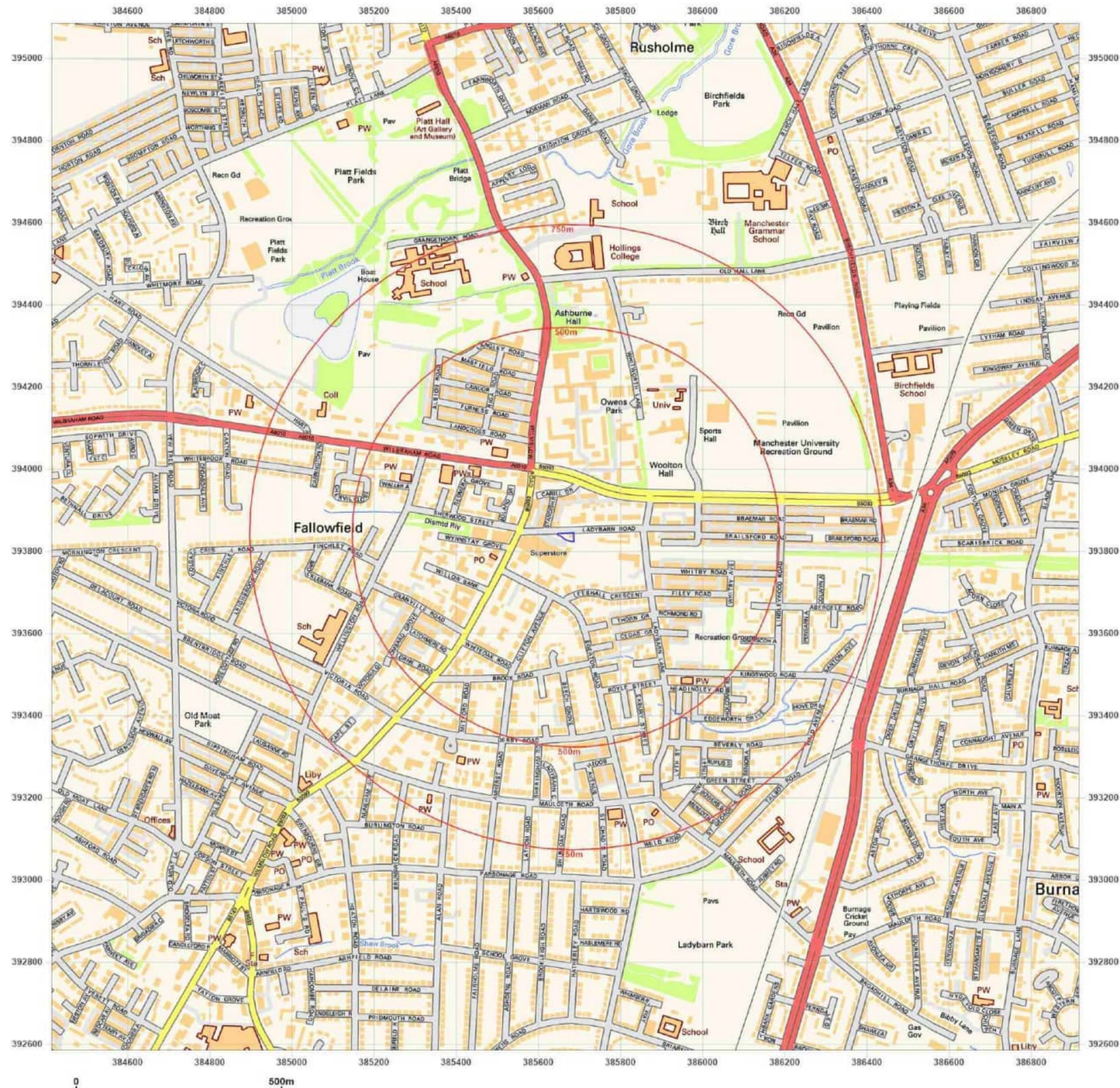


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Site Details:

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MANCHESTER, M14 6WW

Client Ref: 24-2669
Report Ref: SA1-2BU-QCV-BE5-HPU
Grid Ref: 385666, 393835

Map Name: National Grid

Map date: 2024

Scale: 1:10,000

Printed at: 1:10,000

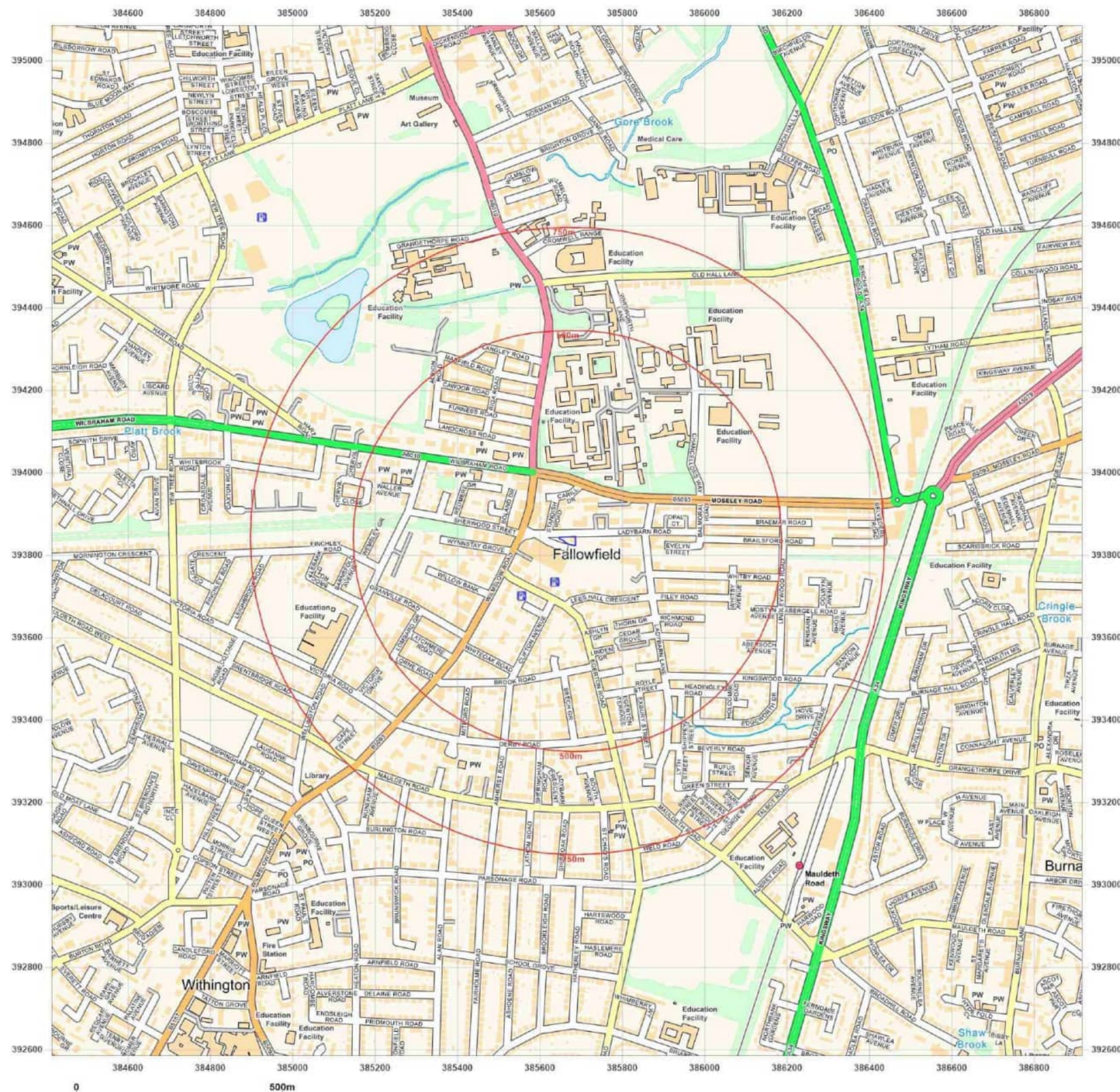


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APPENDIX B
FACTUAL INFORMATION CONCERNING NEARBY LAND
USE

42, LADYBARN ROAD, MANCHESTER, M14 6WW

Order Details

Date: 23/02/2024
Your ref: 24-2669
Our Ref: SA1-CP8-634-SRW-MH5

Site Details

Location: 385668 393837
Area: 0.06 ha
Authority: [Manchester City Council](#) ↗



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Summary of findings

[p. 2 >](#)

Aerial image

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#)

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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 >	5	14	35	14	-
18	1.2	Historical tanks	0	0	0	0	-
18 >	1.3 >	Historical energy features >	0	2	2	9	-
19	1.4	Historical petrol stations	0	0	0	0	-
19 >	1.5 >	Historical garages >	0	0	8	14	-
21	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
22 >	2.1 >	Historical industrial land uses >	9	25	62	23	-
27	2.2	Historical tanks	0	0	0	0	-
27 >	2.3 >	Historical energy features >	0	4	4	19	-
28	2.4	Historical petrol stations	0	0	0	0	-
29 >	2.5 >	Historical garages >	0	0	11	25	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
31	3.1	Active or recent landfill	0	0	0	0	-
31	3.2	Historical landfill (BGS records)	0	0	0	0	-
32	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
32	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
32	3.5	Historical waste sites	0	0	0	0	-
32	3.6	Licensed waste sites	0	0	0	0	-
32 >	3.7 >	Waste exemptions >	0	0	8	26	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
36 >	4.1 >	Recent industrial land uses >	0	2	4	-	-
37 >	4.2 >	Current or recent petrol stations >	0	0	0	1	-
37	4.3	Electricity cables	0	0	0	0	-
37	4.4	Gas pipelines	0	0	0	0	-
38	4.5	Sites determined as Contaminated Land	0	0	0	0	-



38	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
38	4.7	Regulated explosive sites	0	0	0	0	-
38	4.8	Hazardous substance storage/usage	0	0	0	0	-
38	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
39	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
39 >	4.11 >	Licensed pollutant release (Part A(2)/B) >	0	0	0	4	-
39	4.12	Radioactive Substance Authorisations	0	0	0	0	-
40 >	4.13 >	Licensed Discharges to controlled waters >	0	0	0	2	-
40	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
40	4.15	Pollutant release to public sewer	0	0	0	0	-
41	4.16	List 1 Dangerous Substances	0	0	0	0	-
41	4.17	List 2 Dangerous Substances	0	0	0	0	-
41	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
41	4.19	Pollution inventory substances	0	0	0	0	-
41	4.20	Pollution inventory waste transfers	0	0	0	0	-
42	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
43 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
44 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
45 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
46	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
46	5.5	Groundwater vulnerability- local information	None (within 0m)				
47 >	5.6 >	Groundwater abstractions >	0	0	0	0	1
48	5.7	Surface water abstractions	0	0	0	0	0
48	5.8	Potable abstractions	0	0	0	0	0
48 >	5.9 >	Source Protection Zones >	0	0	1	0	-
49	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
50 >	6.1 >	Water Network (OS MasterMap) >	0	1	0	-	-



51	6.2	Surface water features	0	0	0	-	-
51 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
51 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
52 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
53	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
53	7.2	Historical Flood Events	0	0	0	-	-
53	7.3	Flood Defences	0	0	0	-	-
54	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
54	7.5	Flood Storage Areas	0	0	0	-	-
55	7.6	Flood Zone 2	None (within 50m)				
55	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
56 >	8.1 >	Surface water flooding >	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
58 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
59	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
59	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
59	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
59	10.4	Special Protection Areas (SPA)	0	0	0	0	0
60	10.5	National Nature Reserves (NNR)	0	0	0	0	0
60	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
60	10.7	Designated Ancient Woodland	0	0	0	0	0
60	10.8	Biosphere Reserves	0	0	0	0	0
61	10.9	Forest Parks	0	0	0	0	0
61	10.10	Marine Conservation Zones	0	0	0	0	0
61	10.11	Green Belt	0	0	0	0	0
61	10.12	Proposed Ramsar sites	0	0	0	0	0



61	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
62	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
62	10.15	Nitrate Sensitive Areas	0	0	0	0	0
62	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
63 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
64	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
65	11.1	World Heritage Sites	0	0	0	-	-
66	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
66	11.3	National Parks	0	0	0	-	-
66 >	11.4 >	Listed Buildings >	0	0	4	-	-
67	11.5	Conservation Areas	0	0	0	-	-
67	11.6	Scheduled Ancient Monuments	0	0	0	-	-
67	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
68 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
69	12.2	Open Access Land	0	0	0	-	-
69	12.3	Tree Felling Licences	0	0	0	-	-
69	12.4	Environmental Stewardship Schemes	0	0	0	-	-
69	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
70 >	13.1 >	Priority Habitat Inventory >	0	0	3	-	-
71	13.2	Habitat Networks	0	0	0	-	-
71 >	13.3 >	Open Mosaic Habitat >	0	0	1	-	-
71	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
72 >	14.1 >	10k Availability >	Identified (within 500m)				
73 >	14.2 >	Artificial and made ground (10k) >	0	0	7	4	-
75 >	14.3 >	Superficial geology (10k) >	1	0	0	0	-

76	14.4	Landslip (10k)	0	0	0	0	-
77 >	14.5 >	Bedrock geology (10k) >	1	0	0	0	-
78	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
79 >	15.1 >	50k Availability >	Identified (within 500m)				
80	15.2	Artificial and made ground (50k)	0	0	0	0	-
80	15.3	Artificial ground permeability (50k)	0	0	-	-	-
81 >	15.4 >	Superficial geology (50k) >	1	1	0	0	-
82 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
82	15.6	Landslip (50k)	0	0	0	0	-
82	15.7	Landslip permeability (50k)	None (within 50m)				
83 >	15.8 >	Bedrock geology (50k) >	1	1	0	0	-
84 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
84	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
85 >	16.1 >	BGS Boreholes >	0	0	1	-	-
Page	Section	Natural ground subsidence >					
86 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
87 >	17.2 >	Running sands >	Low (within 50m)				
89 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
90 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
91 >	17.5 >	Landslides >	Very low (within 50m)				
92 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
94	18.1	BritPits	0	0	0	0	-
95 >	18.2 >	Surface ground workings >	4	3	31	-	-
96	18.3	Underground workings	0	0	0	0	0
96	18.4	Underground mining extents	0	0	0	0	-
97	18.5	Historical Mineral Planning Areas	0	0	0	0	-

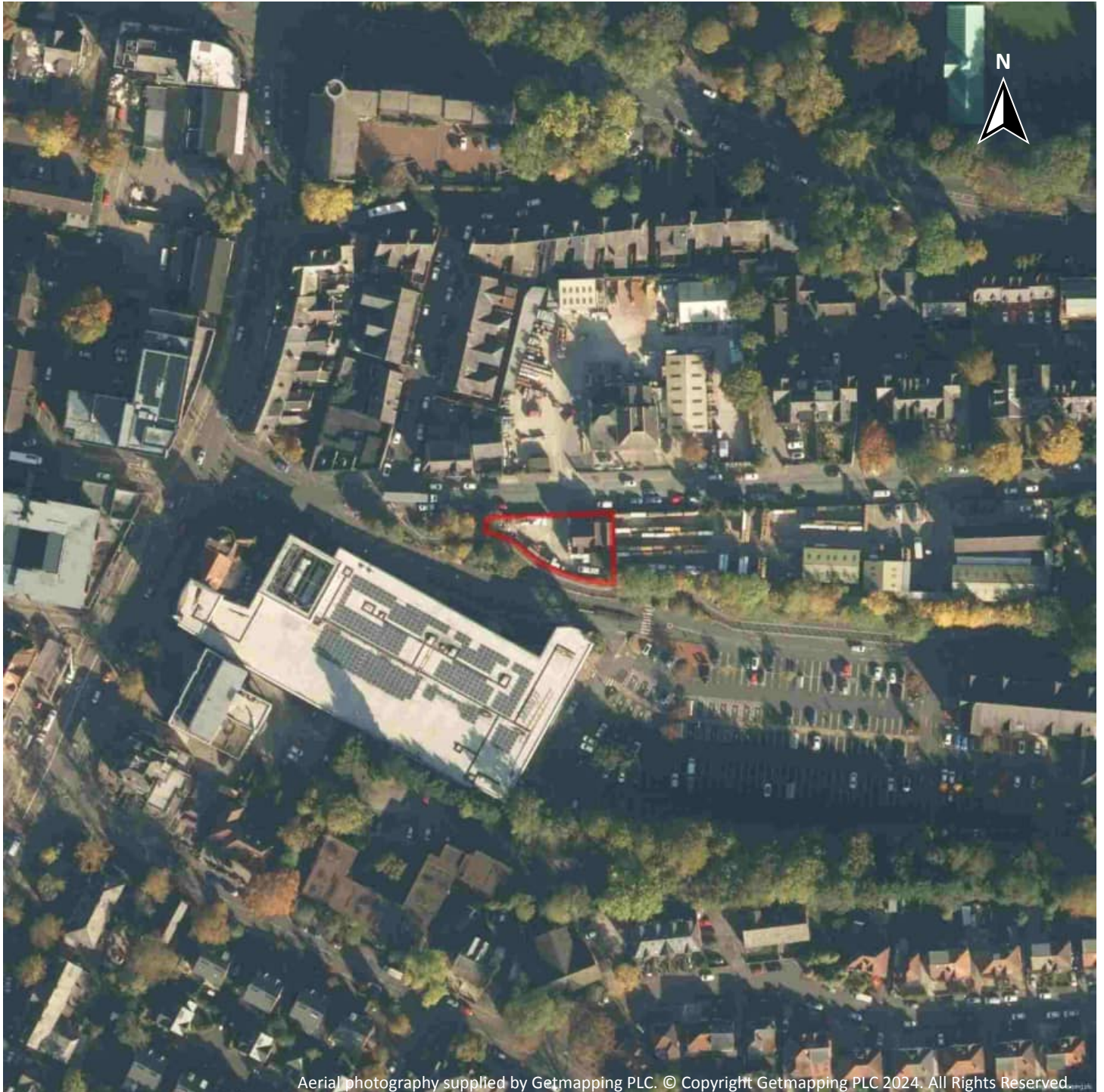


97	18.6	Non-coal mining	0	0	0	0	0
97 >	18.7 >	JPB mining areas >	Identified (within 0m)				
97	18.8	The Coal Authority non-coal mining	0	0	0	0	-
98 >	18.9 >	Researched mining >	0	0	1	0	-
98	18.10	Mining record office plans	0	0	0	0	-
98	18.11	BGS mine plans	0	0	0	0	-
98	18.12	Coal mining	None (within 0m)				
99	18.13	Brine areas	None (within 0m)				
99	18.14	Gypsum areas	None (within 0m)				
99	18.15	Tin mining	None (within 0m)				
99	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
100	19.1	Natural cavities	0	0	0	0	-
100	19.2	Mining cavities	0	0	0	0	0
100	19.3	Reported recent incidents	0	0	0	0	-
100	19.4	Historical incidents	0	0	0	0	-
101	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
102 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
104 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	2	-	-	-
104	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
104	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
105	22.1	Underground railways (London)	0	0	0	-	-
105	22.2	Underground railways (Non-London)	0	0	0	-	-
106	22.3	Railway tunnels	0	0	0	-	-
106 >	22.4 >	Historical railway and tunnel features >	0	14	12	-	-
107	22.5	Royal Mail tunnels	0	0	0	-	-



<u>107</u> >	<u>22.6</u> >	<u>Historical railways</u> >	0	1	2	-	-
108	22.7	Railways	0	0	0	-	-
108	22.8	Crossrail 1	0	0	0	0	-
108	22.9	Crossrail 2	0	0	0	0	-
108	22.10	HS2	0	0	0	0	-

Recent aerial photograph



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Capture Date: 28/09/2022

Site Area: 0.06ha



Recent site history - 2019 aerial photograph

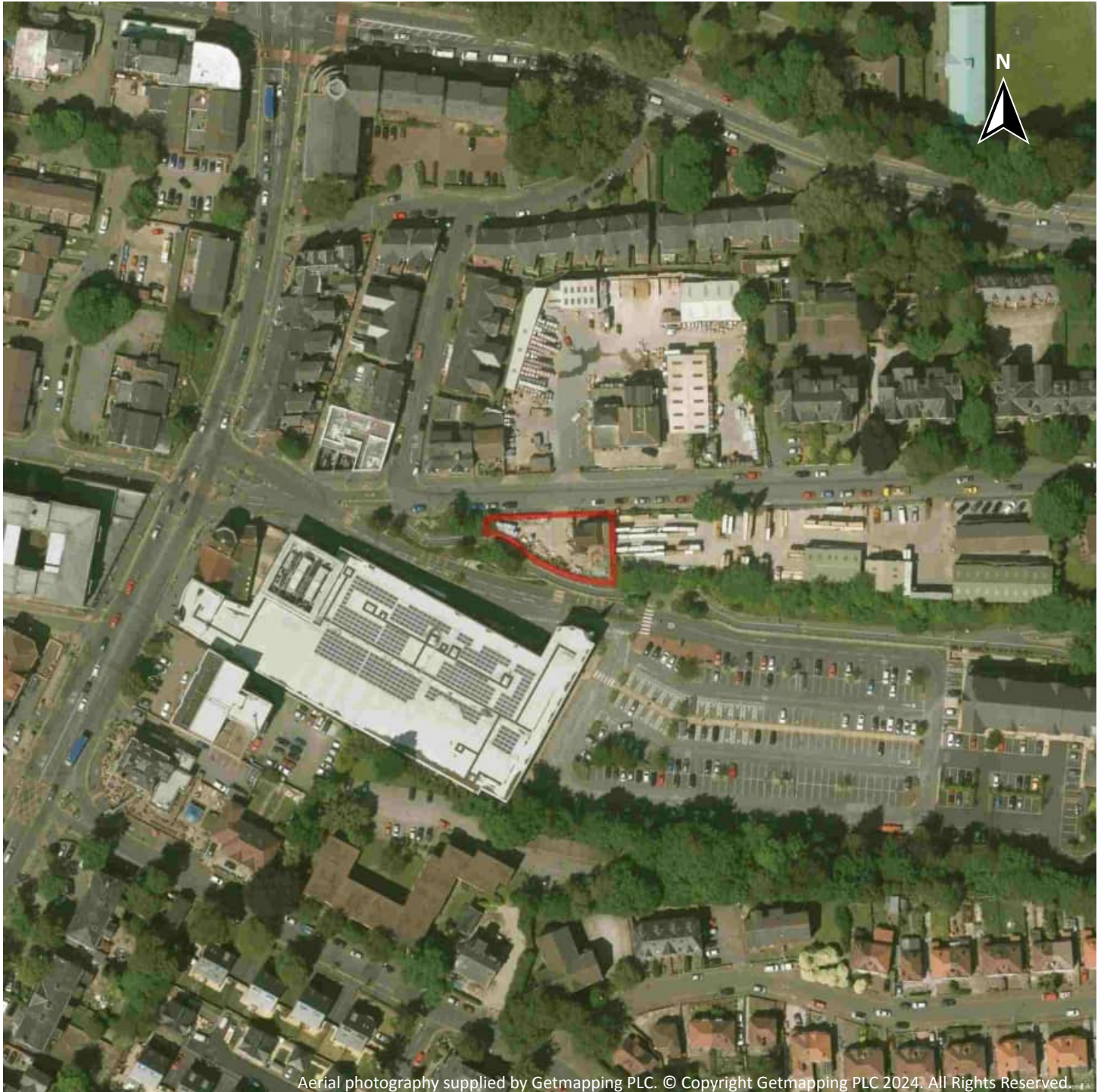


Capture Date: 22/04/2019

Site Area: 0.06ha



Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 0.06ha



Recent site history - 2009 aerial photograph



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Capture Date: 02/06/2009

Site Area: 0.06ha



Recent site history - 2000 aerial photograph



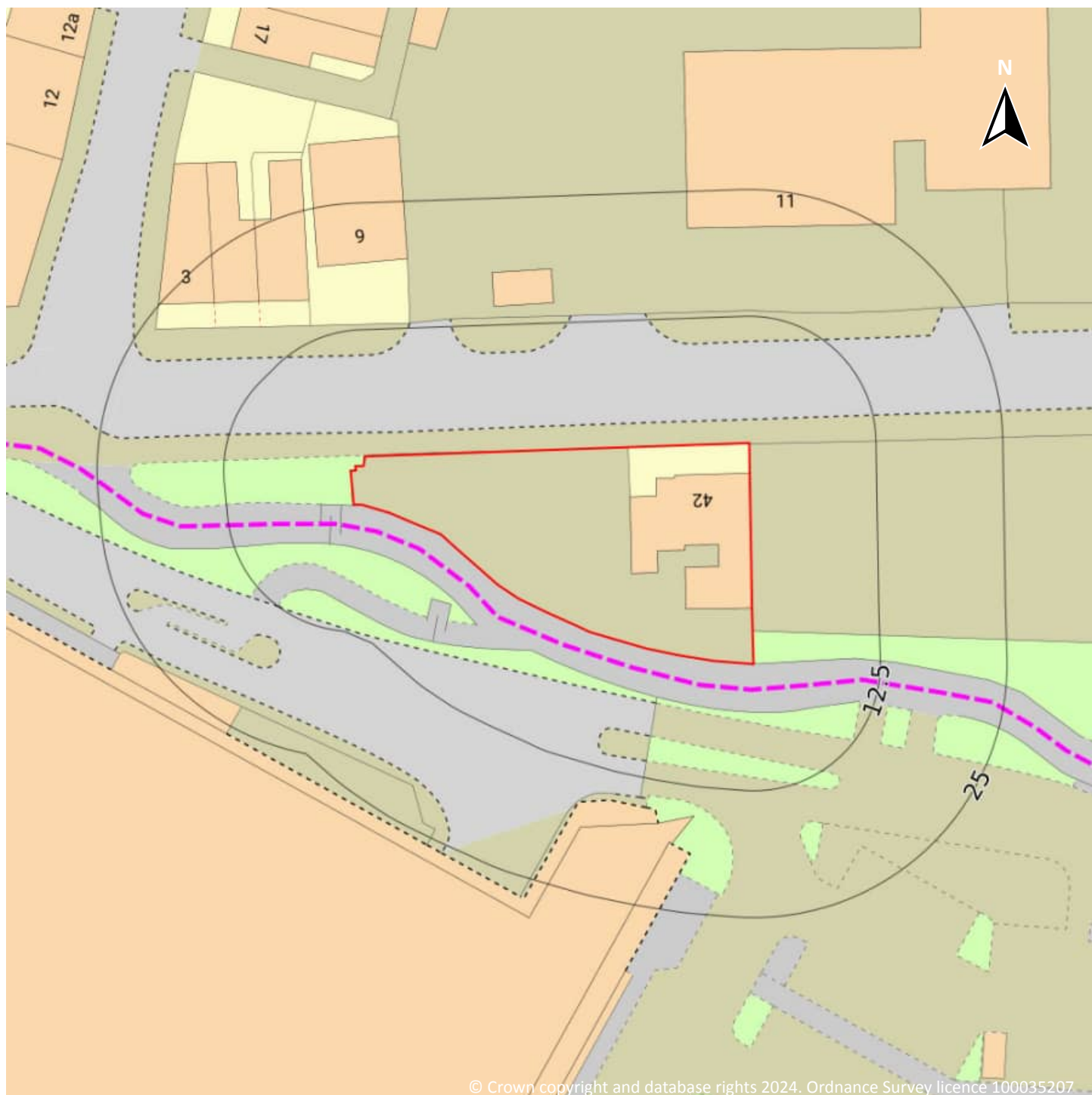
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Capture Date: 27/06/2000

Site Area: 0.06ha



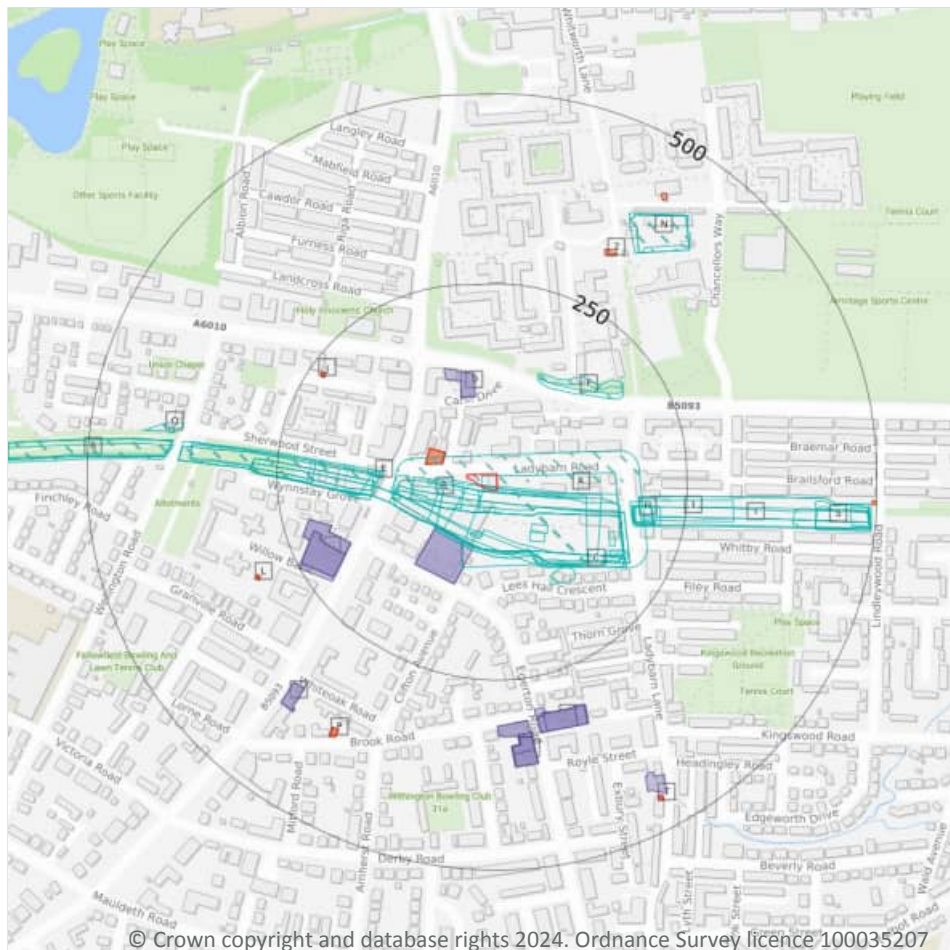
OS MasterMap site plan



Site Area: 0.06ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

68

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	Nurseries	1905 - 1923	844868



ID	Location	Land use	Dates present	Group ID
A	On site	Goods Yard	1965 - 1974	858676
A	On site	Cuttings	1983 - 1989	874699
A	On site	Cuttings	1955	991834
A	On site	Cuttings	1965	932561
A	3m SE	Cuttings	1892	896241
A	3m SE	Cuttings	1934 - 1938	907483
B	6m SW	Railway Station	1955	896302
B	9m W	Railway Station	1965 - 1974	979556
B	12m S	Railway Station	1892 - 1938	943476
A	16m S	Railway Sidings	1965	874077
A	16m S	Railway Sidings	1974	884850
A	23m S	Railway Building	1916 - 1923	979348
A	24m S	Railway Sidings	1955	897675
A	30m S	Railway Sidings	1905	881542
A	30m S	Railway Sidings	1916	887932
A	30m S	Railway Sidings	1892	916607
A	30m S	Railway Sidings	1923 - 1938	985805
B	36m W	Railway Building	1934 - 1938	850402
A	57m S	Railway Buildings	1923	833692
A	64m SE	Railway Building	1974	820245
A	70m SE	Railway Building	1892 - 1938	986859
C	99m SE	Unspecified Ground Workings	1923	800652
E	110m W	Railway Building	1905 - 1923	844893
E	112m W	Railway Building	1934 - 1938	893946
E	114m W	Cuttings	1923 - 1974	849473
E	115m W	Cuttings	1892 - 1905	883393
E	121m W	Railway Sidings	1974	878123
E	121m W	Railway Sidings	1965	896404



ID	Location	Land use	Dates present	Group ID
E	121m W	Railway Sidings	1955	976259
E	124m W	Cuttings	1916	950800
E	125m W	Cuttings	1983	961261
E	127m W	Railway Building	1934 - 1938	859914
E	127m W	Railway Building	1905 - 1923	915480
C	132m SE	Unspecified Pit	1905	840531
F	132m NE	Unspecified Heap	1905 - 1938	991466
F	137m NE	Unspecified Heap	1955	951479
E	149m W	Railway Building	1934 - 1938	962211
C	157m E	Railway Building	1905 - 1938	895924
C	164m SE	Railway Buildings	1905	833693
C	170m SE	Railway Building	1892	820244
H	175m E	Cuttings	1955	856533
H	179m E	Cuttings	1916	913547
H	181m E	Cuttings	1938	895792
H	181m E	Cuttings	1934	961387
I	181m E	Cuttings	1905	911232
I	182m E	Cuttings	1892	989159
H	183m E	Cuttings	1923	902542
1	187m E	Cuttings	1965	911165
I	187m E	Cuttings	1974	885069
I	187m E	Cuttings	1983	941216
I	187m E	Cuttings	1989	991169
E	188m W	Railway Building	1934 - 1938	890721
E	200m W	Cuttings	1989	944822
N	342m NE	Nursery	1916	915830
N	345m NE	Nursery	1905	846212
N	345m NE	Nursery	1923	872729



ID	Location	Land use	Dates present	Group ID
Q	379m W	Valve House	1916 - 1923	961098
R	388m W	Cuttings	1892 - 1938	879919
Q	389m W	Valve House	1938	957942
R	390m W	Cuttings	1965	937633
R	390m W	Cuttings	1983 - 1989	942118
R	390m W	Cuttings	1974	986931
R	391m W	Cuttings	1955	991709
S	392m E	Cuttings	1916 - 1923	905516
S	419m E	Cuttings	1955	853718
S	422m E	Cuttings	1934 - 1938	849456
S	466m E	Cuttings	1965	976682

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

0

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'.

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

13

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

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



ID	Location	Land use	Dates present	Group ID
B	36m W	Electricity Substation	1994 - 1996	84462
B	37m W	Electricity Substation	1988	83256
J	228m NW	Electricity Substation	1958 - 1984	81401
J	228m NW	Electricity Substation	1995	74977
L	301m SW	Electricity Transformer	1958 - 1984	70853
L	302m SW	Electricity Substation	1995	62149
2	321m NE	Electricity Substation	1988 - 1995	76265
P	372m SW	Electricity Substation	1978 - 1984	82710
P	372m SW	Electricity Substation	1958 - 1995	66237
N	421m NE	Electricity Substation	1995	62150
T	454m SE	Electricity Substation	1992	73515
T	456m SE	Electricity Substation	1979 - 1987	70848
S	493m E	Electricity Substation	1988 - 1992	75305

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

22

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
A	74m SW	Garage	1957 - 1971	27185
A	74m SW	Garage	1957	23288
D	102m N	Garage	1957	27111
D	102m N	Garage	1971	21119
G	175m SW	Garage	1958	23100
G	175m SW	Garage	1978 - 1984	24819
G	189m SW	Garage	1957	22902
G	189m SW	Garage	1957	20786
K	292m S	Garage	1994	22117
K	298m S	Garage	1957	22064
K	299m S	Garage	1981 - 1988	27200
K	299m S	Garage	1957 - 1971	26644
M	306m S	Garage	1981 - 1995	25661
M	306m S	Garage	1996	21068
M	321m S	Garage	1957	20832
M	322m S	Garage	1971	24054
M	322m S	Garage	1957	27829
M	326m S	Garage	1979 - 1982	27126
M	326m S	Garage	1992	23760
O	349m SW	Garage	1978 - 1984	25367
O	349m SW	Garage	1958	21149
T	421m SE	Garage	1957	26920

This data is sourced from Ordnance Survey / Groundsure.



1.6 Historical military land

Records within 500m

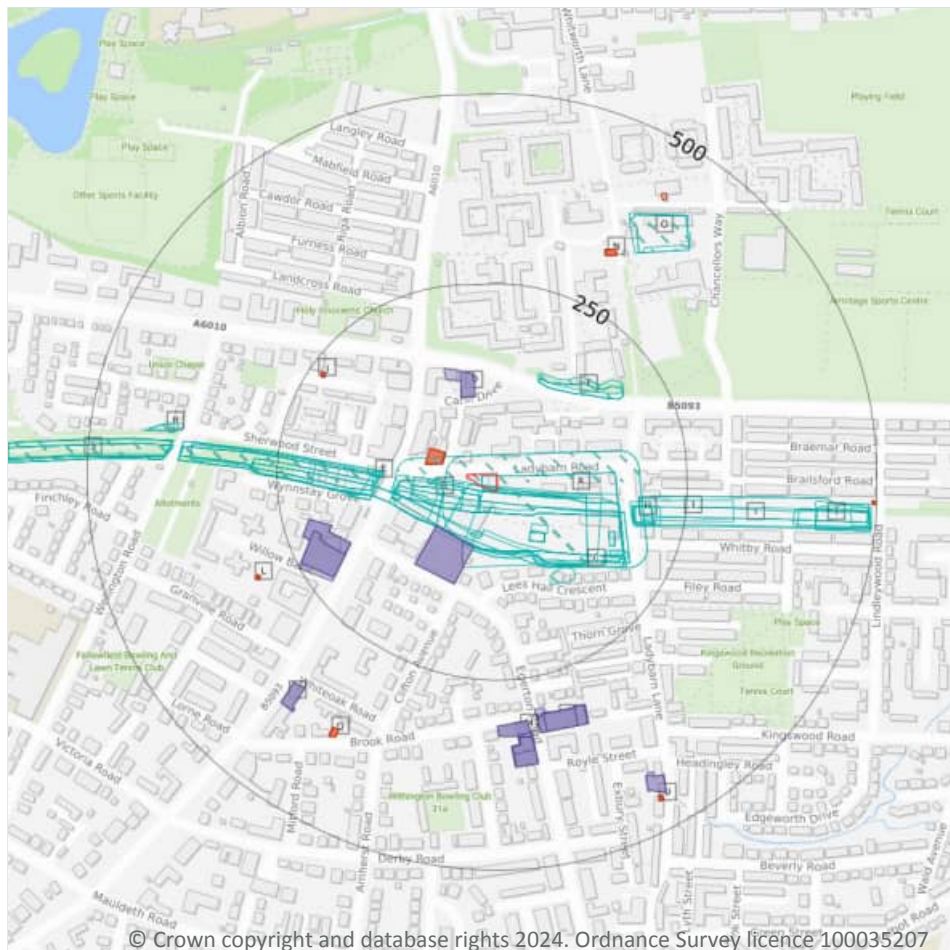
0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

119

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 22](#) >

ID	Location	Land Use	Date	Group ID
A	On site	Nurseries	1916	844868
A	On site	Nurseries	1905	844868
A	On site	Goods Yard	1974	858676



ID	Location	Land Use	Date	Group ID
A	On site	Goods Yard	1965	858676
A	On site	Cuttings	1983	874699
A	On site	Cuttings	1989	874699
A	On site	Cuttings	1955	991834
A	On site	Cuttings	1965	932561
A	On site	Nurseries	1923	844868
A	3m SE	Cuttings	1938	907483
A	3m SE	Cuttings	1934	907483
A	3m SE	Cuttings	1892	896241
B	6m SW	Railway Station	1955	896302
B	9m W	Railway Station	1974	979556
B	9m W	Railway Station	1965	979556
B	12m S	Railway Station	1938	943476
B	12m S	Railway Station	1934	943476
B	12m S	Railway Station	1916	943476
B	12m S	Railway Station	1905	943476
B	12m S	Railway Station	1892	943476
B	12m S	Railway Station	1923	943476
A	16m S	Railway Sidings	1974	884850
A	16m S	Railway Sidings	1965	874077
A	23m S	Railway Building	1923	979348
A	23m S	Railway Building	1916	979348
A	24m S	Railway Sidings	1955	897675
A	30m S	Railway Sidings	1938	985805
A	30m S	Railway Sidings	1934	985805
A	30m S	Railway Sidings	1916	887932
A	30m S	Railway Sidings	1905	881542
A	30m S	Railway Sidings	1892	916607



ID	Location	Land Use	Date	Group ID
A	30m S	Railway Sidings	1923	985805
B	36m W	Railway Building	1938	850402
B	36m W	Railway Building	1934	850402
A	57m S	Railway Buildings	1923	833692
A	64m SE	Railway Building	1974	820245
A	70m SE	Railway Building	1938	986859
A	70m SE	Railway Building	1934	986859
A	70m SE	Railway Building	1916	986859
A	70m SE	Railway Building	1905	986859
A	70m SE	Railway Building	1892	986859
A	70m SE	Railway Building	1923	986859
C	99m SE	Unspecified Ground Workings	1923	800652
E	110m W	Railway Building	1916	844893
E	110m W	Railway Building	1905	844893
E	110m W	Railway Building	1923	844893
E	112m W	Railway Building	1938	893946
E	112m W	Railway Building	1934	893946
E	114m W	Cuttings	1974	849473
E	114m W	Cuttings	1955	849473
E	114m W	Cuttings	1965	849473
E	115m W	Cuttings	1923	849473
E	115m W	Cuttings	1938	849473
E	115m W	Cuttings	1934	849473
E	115m W	Cuttings	1905	883393
E	115m W	Cuttings	1892	883393
E	121m W	Railway Sidings	1974	878123
E	121m W	Railway Sidings	1955	976259
E	121m W	Railway Sidings	1965	896404



ID	Location	Land Use	Date	Group ID
E	124m W	Cuttings	1916	950800
E	125m W	Cuttings	1983	961261
E	127m W	Railway Building	1938	859914
E	127m W	Railway Building	1934	859914
E	127m W	Railway Building	1916	915480
E	127m W	Railway Building	1905	915480
E	127m W	Railway Building	1923	915480
C	132m SE	Unspecified Pit	1905	840531
F	132m NE	Unspecified Heap	1938	991466
F	132m NE	Unspecified Heap	1934	991466
F	132m NE	Unspecified Heap	1916	991466
F	132m NE	Unspecified Heap	1905	991466
F	132m NE	Unspecified Heap	1923	991466
F	137m NE	Unspecified Heap	1955	951479
E	149m W	Railway Building	1938	962211
E	149m W	Railway Building	1934	962211
C	157m E	Railway Building	1938	895924
C	157m E	Railway Building	1934	895924
C	157m E	Railway Building	1916	895924
C	157m E	Railway Building	1905	895924
C	157m E	Railway Building	1923	895924
C	164m SE	Railway Buildings	1905	833693
C	170m SE	Railway Building	1892	820244
H	175m E	Cuttings	1955	856533
H	179m E	Cuttings	1916	913547
H	181m E	Cuttings	1938	895792
H	181m E	Cuttings	1934	961387
I	181m E	Cuttings	1905	911232



ID	Location	Land Use	Date	Group ID
I	182m E	Cuttings	1892	989159
H	183m E	Cuttings	1923	902542
1	187m E	Cuttings	1965	911165
I	187m E	Cuttings	1974	885069
I	187m E	Cuttings	1983	941216
I	187m E	Cuttings	1989	991169
E	188m W	Railway Building	1938	890721
E	188m W	Railway Building	1934	890721
E	200m W	Cuttings	1989	944822
O	342m NE	Nursery	1916	915830
O	345m NE	Nursery	1905	846212
O	345m NE	Nursery	1923	872729
R	379m W	Valve House	1923	961098
R	385m W	Valve House	1916	961098
S	388m W	Cuttings	1923	879919
S	388m W	Cuttings	1938	879919
S	388m W	Cuttings	1934	879919
S	388m W	Cuttings	1916	879919
S	388m W	Cuttings	1905	879919
S	388m W	Cuttings	1892	879919
R	389m W	Valve House	1938	957942
S	390m W	Cuttings	1974	986931
S	390m W	Cuttings	1983	942118
S	390m W	Cuttings	1989	942118
S	390m W	Cuttings	1965	937633
S	391m W	Cuttings	1955	991709
T	392m E	Cuttings	1916	905516
T	398m E	Cuttings	1923	905516



ID	Location	Land Use	Date	Group ID
T	419m E	Cuttings	1955	853718
T	422m E	Cuttings	1938	849456
T	422m E	Cuttings	1934	849456
T	466m E	Cuttings	1965	976682

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

0

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'.

This data is sourced from Ordnance Survey / Groundsure.

2.3 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. 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 22](#) >

ID	Location	Land Use	Date	Group ID
B	36m W	Electricity Substation	1996	84462
B	36m W	Electricity Substation	1995	84462
B	36m W	Electricity Substation	1994	84462
B	37m W	Electricity Substation	1988	83256
J	228m NW	Electricity Substation	1958	81401
J	228m NW	Electricity Substation	1984	81401
J	228m NW	Electricity Substation	1978	81401
J	228m NW	Electricity Substation	1995	74977
L	301m SW	Electricity Transformer	1984	70853



ID	Location	Land Use	Date	Group ID
L	301m SW	Electricity Transformer	1978	70853
L	301m SW	Electricity Transformer	1958	70853
L	302m SW	Electricity Substation	1995	62149
N	321m NE	Electricity Substation	1988	76265
N	321m NE	Electricity Substation	1995	76265
N	321m NE	Electricity Substation	1994	76265
Q	372m SW	Electricity Substation	1984	82710
Q	372m SW	Electricity Substation	1978	82710
Q	372m SW	Electricity Substation	1958	66237
Q	372m SW	Electricity Substation	1995	66237
O	421m NE	Electricity Substation	1995	62150
U	454m SE	Electricity Substation	1992	73515
U	456m SE	Electricity Substation	1979	70848
U	456m SE	Electricity Substation	1979	70848
U	456m SE	Electricity Substation	1982	70848
U	456m SE	Electricity Substation	1987	70848
T	493m E	Electricity Substation	1988	75305
T	495m E	Electricity Substation	1992	75305

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



2.5 Historical garages

Records within 500m

36

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 22 >](#)

ID	Location	Land Use	Date	Group ID
A	74m SW	Garage	1957	27185
A	74m SW	Garage	1971	27185
A	74m SW	Garage	1957	23288
D	102m N	Garage	1957	27111
D	102m N	Garage	1957	27111
D	102m N	Garage	1971	21119
G	175m SW	Garage	1958	23100
G	175m SW	Garage	1984	24819
G	175m SW	Garage	1978	24819
G	189m SW	Garage	1957	22902
G	189m SW	Garage	1957	20786
K	292m S	Garage	1994	22117
K	298m S	Garage	1957	22064
K	299m S	Garage	1981	27200
K	299m S	Garage	1988	27200
K	299m S	Garage	1957	26644
K	299m S	Garage	1971	26644
M	306m S	Garage	1988	25661
M	306m S	Garage	1981	25661
M	306m S	Garage	1996	21068
M	306m S	Garage	1995	25661
M	306m S	Garage	1994	25661
M	321m S	Garage	1957	20832

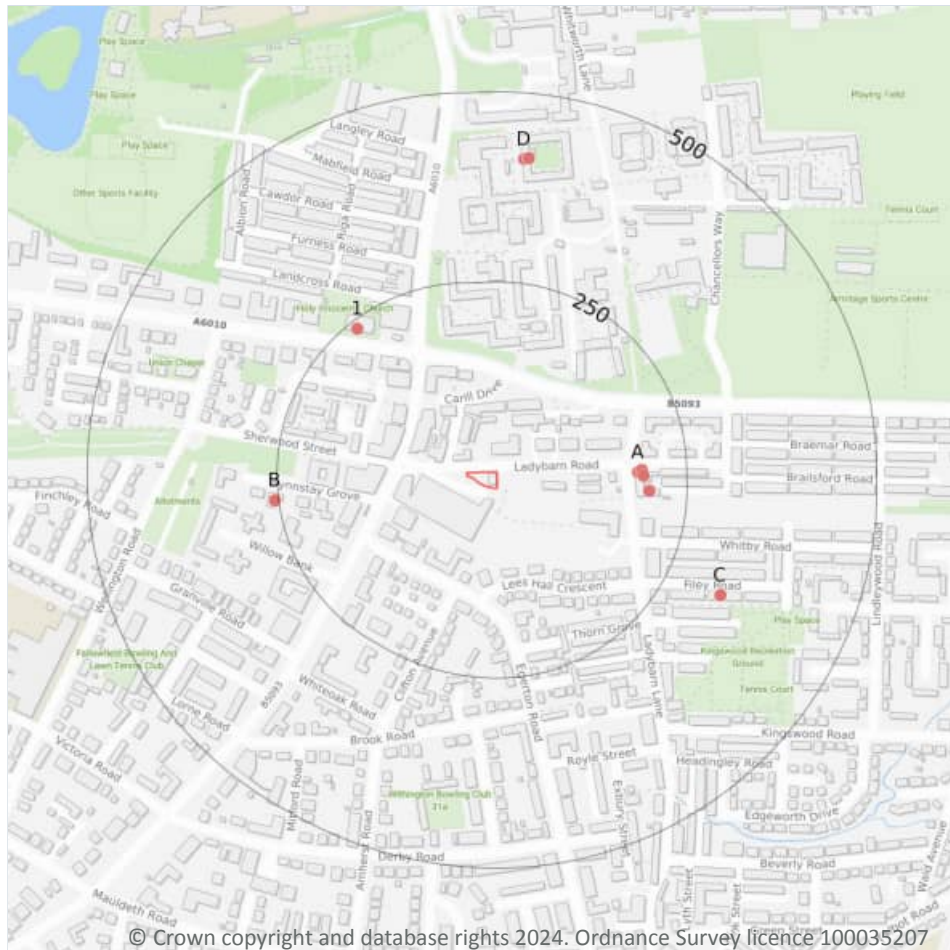


ID	Location	Land Use	Date	Group ID
M	322m S	Garage	1957	27829
M	322m S	Garage	1971	24054
M	325m S	Garage	1957	27829
M	325m S	Garage	1987	25661
M	326m S	Garage	1979	27126
M	326m S	Garage	1979	27126
M	326m S	Garage	1982	27126
M	326m S	Garage	1992	23760
P	349m SW	Garage	1984	25367
P	349m SW	Garage	1978	25367
P	349m SW	Garage	1958	21149
U	421m SE	Garage	1957	26920
U	424m SE	Garage	1957	26920

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



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3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m**0**

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m**0**

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

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

3.5 Historical waste sites

Records within 500m**0**

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

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

3.6 Licensed waste sites

Records within 500m**0**

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

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

3.7 Waste exemptions

Records within 500m**34**

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 31](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
A	185m E	5 Ladybarn Lane Manchester Manchester M14 6NQ	EPR/XF0406VJ /A001	Treating waste exemption	Non- Agricultura l Waste Only	Sorting and de-naturing of controlled drugs for disposal
A	190m E	Ladybarn Lane Chemist, 3 Ladybarn Lane, Manchester, M14 6NQ	WEX293089	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	190m E	Ladybarn Lane Chemist, 3 Ladybarn Lane, Manchester, M14 6NQ	WEX379625	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	190m E	Ladybarn Lane Chemist, 3 Ladybarn Lane, Manchester, M14 6NQ	WEX251938	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	193m E	Ladybarn Lane Chemist 5 Ladybarn Lane M14 6NQ	EPR/ME5383Y W/A001	Treating waste exemption	Non- Agricultura l Waste Only	Sorting and de-naturing of controlled drugs for disposal
A	200m E	Ladybarn Lane Chemist, 3 Ladybarn Lane, Manchester, M14 6NQ	WEX156982	Treating waste exemption	Not on a Farm	Sorting and de-naturing of controlled drugs for disposal
A	200m E	Ladybarn Lane Chemist, 3 Ladybarn Lane, Manchester, M14 6NQ	WEX110527	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
1	239m NW	2, WILBRAHAM ROAD, MANCHESTER, M14 6JZ	WEX090685	Disposing of waste exemption	Not on a farm	Burning waste in the open
B	256m W	-	WEX266956	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	256m W	-	WEX266956	Storing waste exemption	Not on a farm	Storage of waste in secure containers
B	256m W	-	WEX266956	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	256m W	5, WYNNSTAY GROVE, MANCHESTER, M14 6XG	WEX278954	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	256m W	5, WYNNSTAY GROVE, MANCHESTER, M14 6XG	WEX278954	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	256m W	5, WYNNSTAY GROVE, MANCHESTER, M14 6XG	WEX278954	Storing waste exemption	Not on a farm	Storage of waste in secure containers



ID	Location	Site	Reference	Category	Sub-Category	Description
B	256m W	-	WEX266956	Disposing of waste exemption	Not on a farm	Disposal by incineration
B	256m W	5, WYNNSTAY GROVE, MANCHESTER, M14 6XG	WEX278954	Disposing of waste exemption	Not on a farm	Disposal by incineration
B	256m W	5, WYNNSTAY GROVE, MANCHESTER, M14 6XG	WEX137223	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	256m W	5, WYNNSTAY GROVE, MANCHESTER, M14 6XG	WEX137223	Storing waste exemption	Not on a farm	Storage of waste in secure containers
B	256m W	5, WYNNSTAY GROVE, MANCHESTER, M14 6XG	WEX137223	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	256m W	5, WYNNSTAY GROVE, MANCHESTER, M14 6XG	WEX125378	Storing waste exemption	Not on a farm	Storage of waste in secure containers
B	256m W	5, WYNNSTAY GROVE, MANCHESTER, M14 6XG	WEX125378	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	256m W	5, WYNNSTAY GROVE, MANCHESTER, M14 6XG	WEX125378	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	256m W	5, WYNNSTAY GROVE, MANCHESTER, M14 6XG	WEX137223	Disposing of waste exemption	Not on a farm	Disposal by incineration
B	256m W	5, WYNNSTAY GROVE, MANCHESTER, M14 6XG	WEX125378	Disposing of waste exemption	Not on a farm	Disposal by incineration
C	325m SE	28, FILEY ROAD, MANCHESTER, M14 6GQ	WEX284373	Disposing of waste exemption	Not on a farm	Disposal by incineration
C	325m SE	28, FILEY ROAD, MANCHESTER, M14 6GQ	WEX284373	Disposing of waste exemption	Not on a farm	Burning waste in the open
C	325m SE	28, FILEY ROAD, MANCHESTER, M14 6GQ	WEX144217	Disposing of waste exemption	Not on a farm	Disposal by incineration
C	325m SE	28, FILEY ROAD, MANCHESTER, M14 6GQ	WEX144217	Disposing of waste exemption	Not on a farm	Burning waste in the open
D	413m N	Owens Park, 293 Wilmslow Road, Manchester, M14 6HD	WEX167796	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising

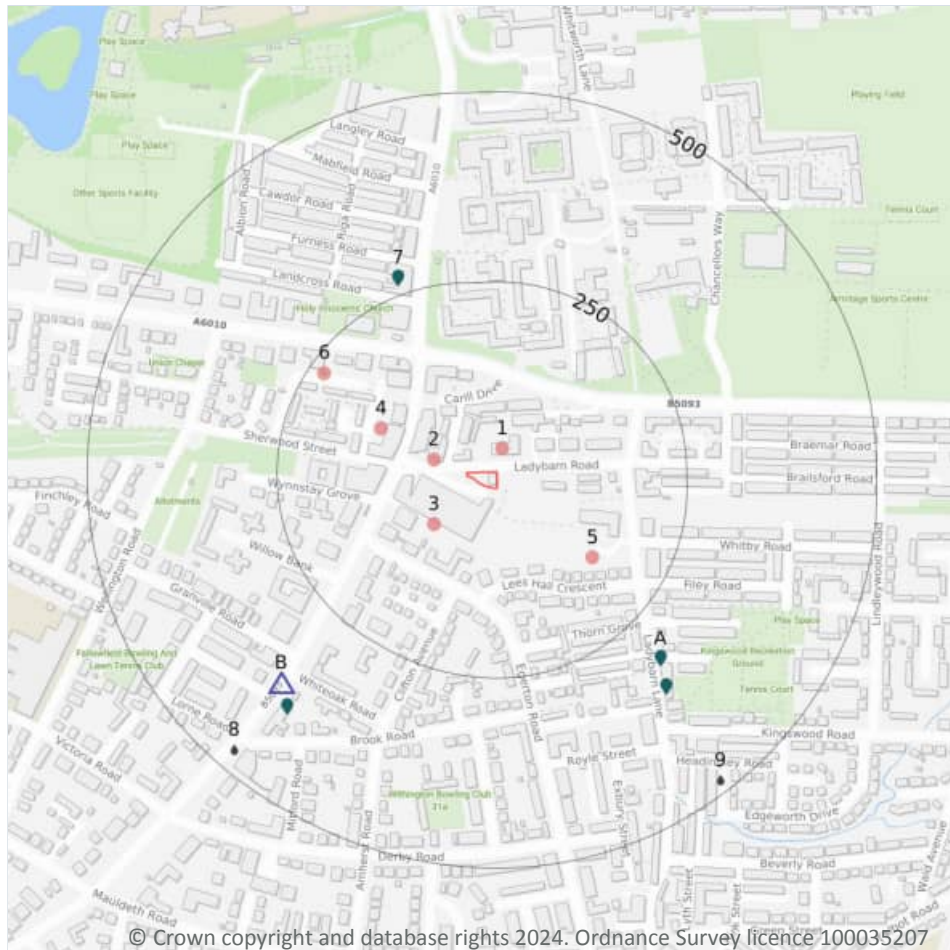


ID	Location	Site	Reference	Category	Sub-Category	Description
D	413m N	The Limes, Whitworth Lane, Manchester, M14 6HD	WEX167914	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	414m N	Owens Park, 293 Wilmslow Road, Manchester, M14 6HD	WEX301804	Treating waste exemption	Not on a Farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
D	414m N	The Limes, Whitworth Lane, Manchester, M14 6HD	WEX301821	Storing waste exemption	Not on a Farm	Storage of waste in a secure place
D	414m N	The Limes, Whitworth Lane, Fallowfield, M14 6HD	WEX006050	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	414m N	Owens Park, 293 Wilmslow Rd, Manchester, M14 6HD	WEX006499	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m

6

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 36](#) >

ID	Location	Company	Address	Activity	Category
1	32m NE	HSS Hire Service Group Ltd	Harburg House 11, Ladybarn Road, Manchester, Greater Manchester, M14 6WN	Construction and Tool Hire	Hire Services
2	48m W	Electricity Sub Station	Greater Manchester, M14	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
3	77m SW	Electricity Sub Station	Greater Manchester, M14	Electrical Features	Infrastructure and Facilities
4	128m NW	Electricity Sub Station	Greater Manchester, M14	Electrical Features	Infrastructure and Facilities
5	155m SE	Electricity Sub Station	Greater Manchester, M14	Electrical Features	Infrastructure and Facilities
6	230m NW	Electricity Sub Station	Greater Manchester, M14	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

1

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 36 >](#)

ID	Location	Company	Address	LPG	Status
B	366m SW	SHELL	385, Wilmslow Road, Fallowfield, Manchester, Greater Manchester, M14 6AH	No	Open

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
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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	4
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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 36 >](#)

ID	Location	Address	Details	
7	272m NW	Mr Bubbles, 246 Wilmslow Road, Fallowfield, Manchester, M14 6LD	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
A	310m SE	S. Marshall Motor Engineers, 65-67 Ladybarn Lane, Fallowfield, M14 6YL	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
A	343m SE	Regalead Ltd, 65-67 Ladybarn Lane, Fallowfield M14 6YL	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
B	385m SW	Shell Fallowfield, 377-385 Wilmslow Road, Fallowfield, M14 6AH	Process: Unloading of Petrol into Storage at Service Stations Status: Current 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
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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**2**

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 36](#) >

ID	Location	Address	Details	
8	473m SW	WILMSLOW RD/BROOK RD CSO, FALLOWFIELD, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982985 Permit Version: 1 Receiving Water: LEIGH BROOK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 22/06/1995 Revocation Date: -
9	483m SE	HOLLAND ST/BUTLER ST, SSO, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 01MAN0036 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 15/09/1993 Revocation Date: 15/09/1993

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m**0**

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

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

4.15 Pollutant release to public sewer

Records within 500m**0**

Discharges of Special Category Effluents to the public sewer.

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



4.16 List 1 Dangerous Substances

Records within 500m**0**

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

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

4.17 List 2 Dangerous Substances

Records within 500m**0**

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m**0**

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

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.

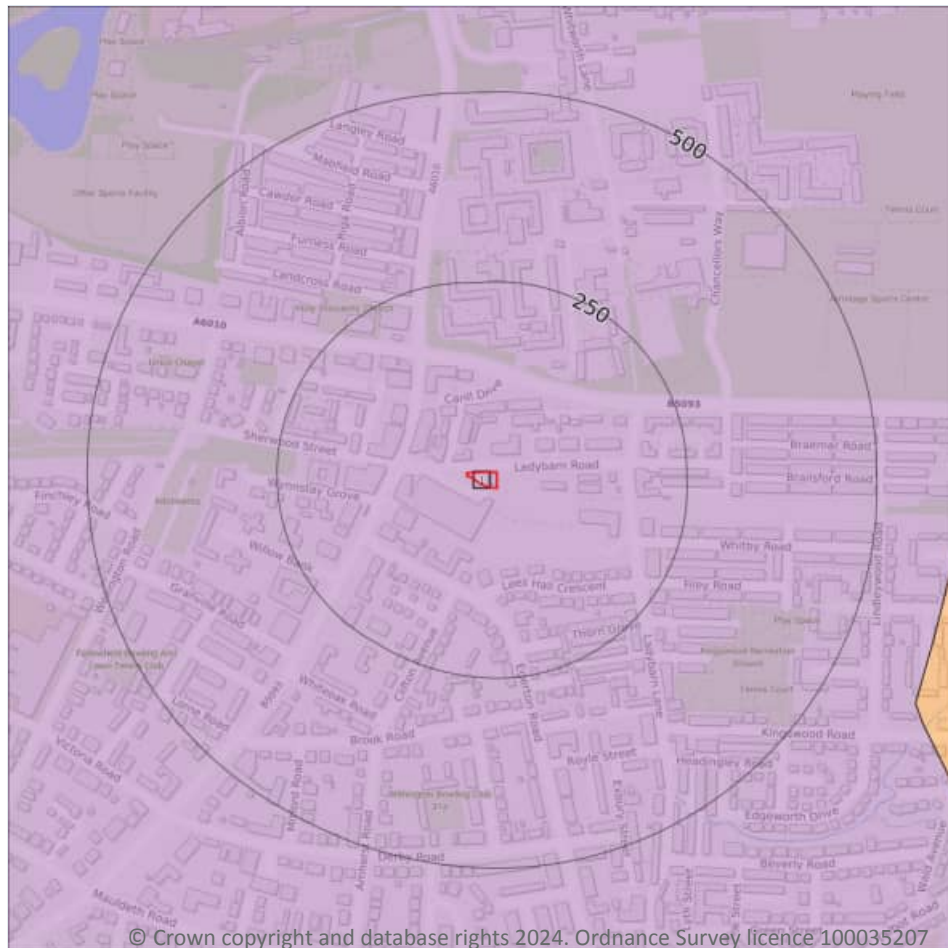
Features are displayed on the Hydrogeology map on [page 43 >](#)

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

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5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

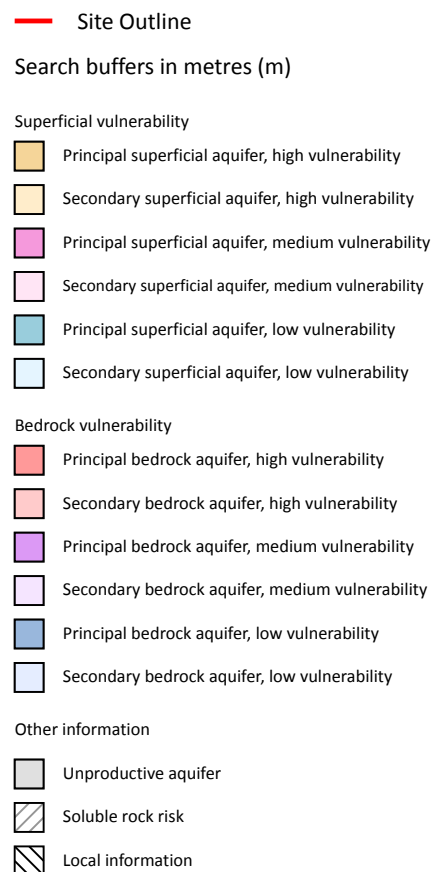
Features are displayed on the Bedrock aquifer map on [page 44](#) >

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

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

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

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

Features are displayed on the Groundwater vulnerability map on [page 45 >](#)



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300-550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Mixed
2	25m SE	Summary Classification: Principal bedrock aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: 3-10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Mixed

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

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

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

5.5 Groundwater vulnerability- local information

Records on site

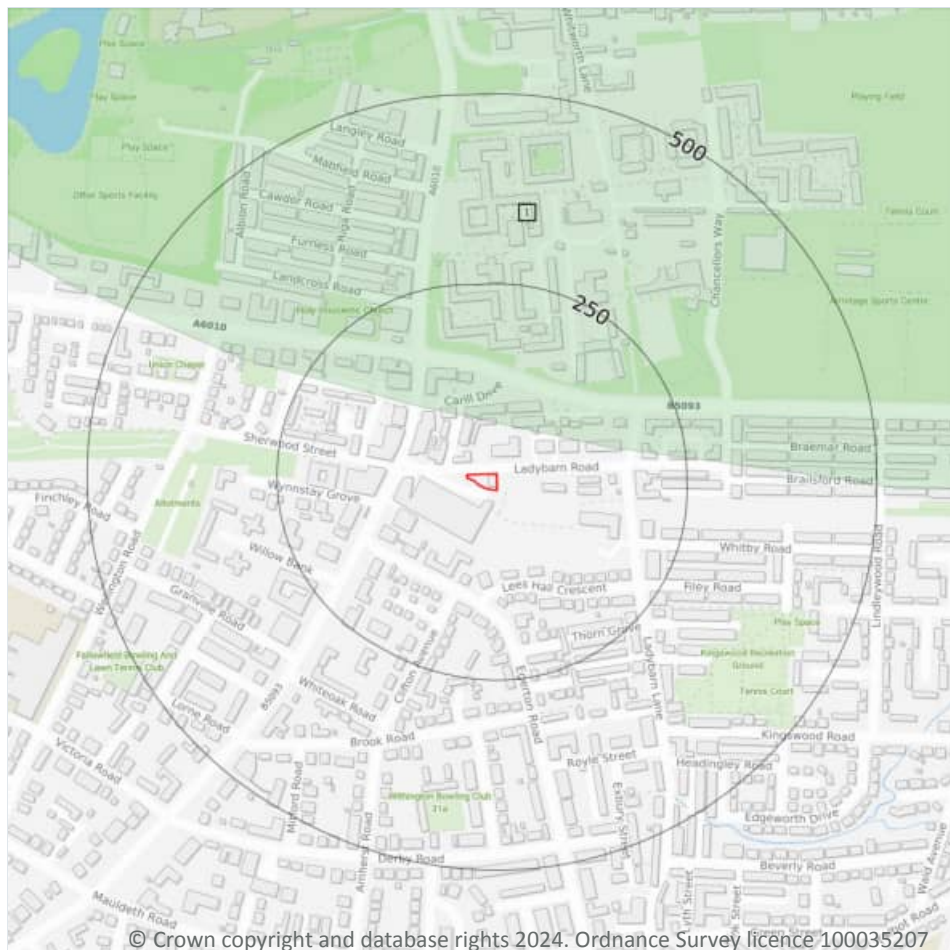
0

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

1

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 47 >](#)



ID	Location	Details	
-	1434m SE	Status: Historical Licence No: 2569013021 Details: Laundry Use Direct Source: Ground Water - North West Region Point: BURNAGE LANE, LEVENSHULME, MANCHESTER Data Type: Point Name: OCS GROUP UK LTD T/A CANNON Easting: 386720 Northing: 392830	Annual Volume (m ³): 91000 Max Daily Volume (m ³): 350 Original Application No: - Original Start Date: 19/03/2004 Expiry Date: 31/03/2014 Issue No: 2 Version Start Date: 17/01/2008 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	0
-----------------------------	----------

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

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

5.8 Potable abstractions

Records within 2000m	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	1
----------------------------	----------

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination. Features are displayed on the Abstractions and Source Protection Zones map on [page 47 >](#)

ID	Location	Type	Description
1	65m N	3	Total catchment

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



5.10 Source Protection Zones (confined aquifer)

Records within 500m

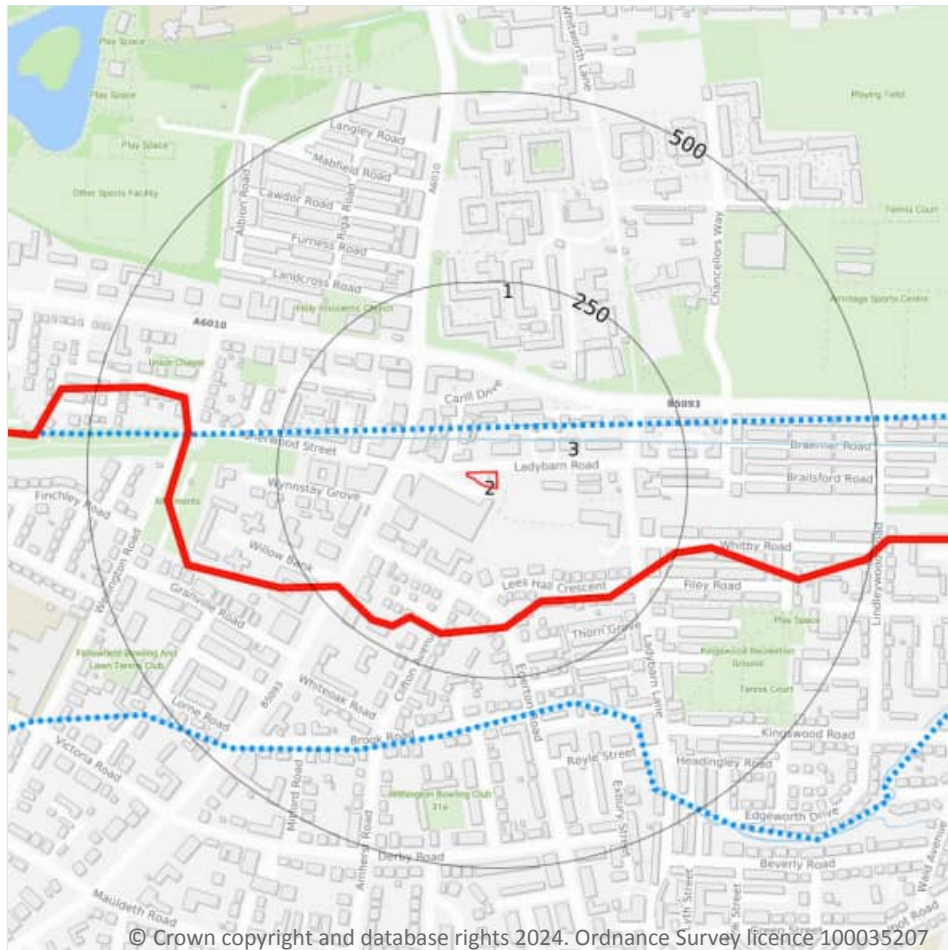
0

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

1

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 50 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
3	42m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Fallowfield 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 50 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Platt Brook (Source to Fallowfield Bk)	GB112069061060	Bollin Dean Mersey Upper	Mersey Upper

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 50 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	851m NW	River	Platt Brook (Source to Fallowfield Bk)	GB112069061060 ↗	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 50 >](#)

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

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

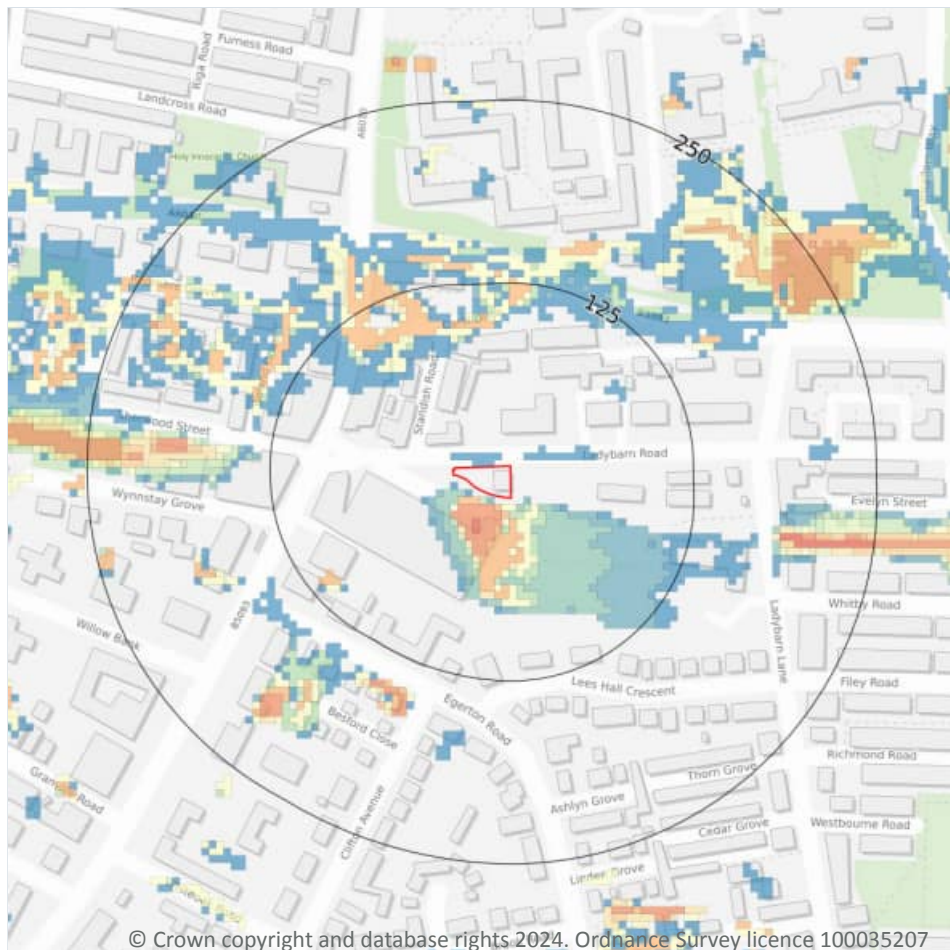
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Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

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, 0.1m - 0.3m

Highest risk within 50m

1 in 30 year, Greater than 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 56 >](#)

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



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

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

High

Highest risk within 50m

High

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

Features are displayed on the Groundwater flooding map on [page 58 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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



10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

0

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

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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



10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

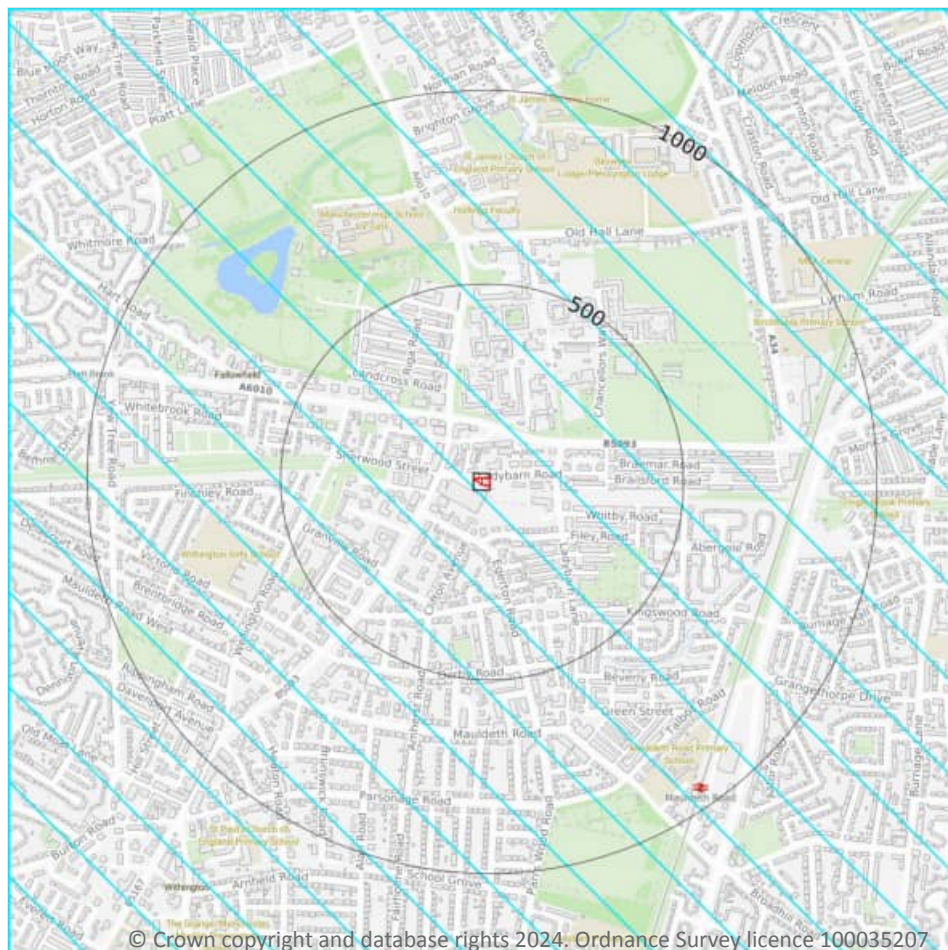
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Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle 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 63](#) >

ID	Location	Type of developments requiring consultation
1	On site	Air pollution - Livestock & poultry units with floorspace > 500m ² , slurry lagoons & digestate stores > 4000m ² . Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.



This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

0

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

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



11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

4

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

Features are displayed on the Visual and cultural designations map on [page 65 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	189m SW	Norton Place	II	1270510	03/10/1974
A	218m NW	Fallowfield War Memorial	II	1433240	23/03/2016
2	224m NW	Queen Of Hearts Public House	II	1254889	06/06/1994
A	242m NW	Church Of The Holy Innocents And St James	II	1270568	03/10/1974

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

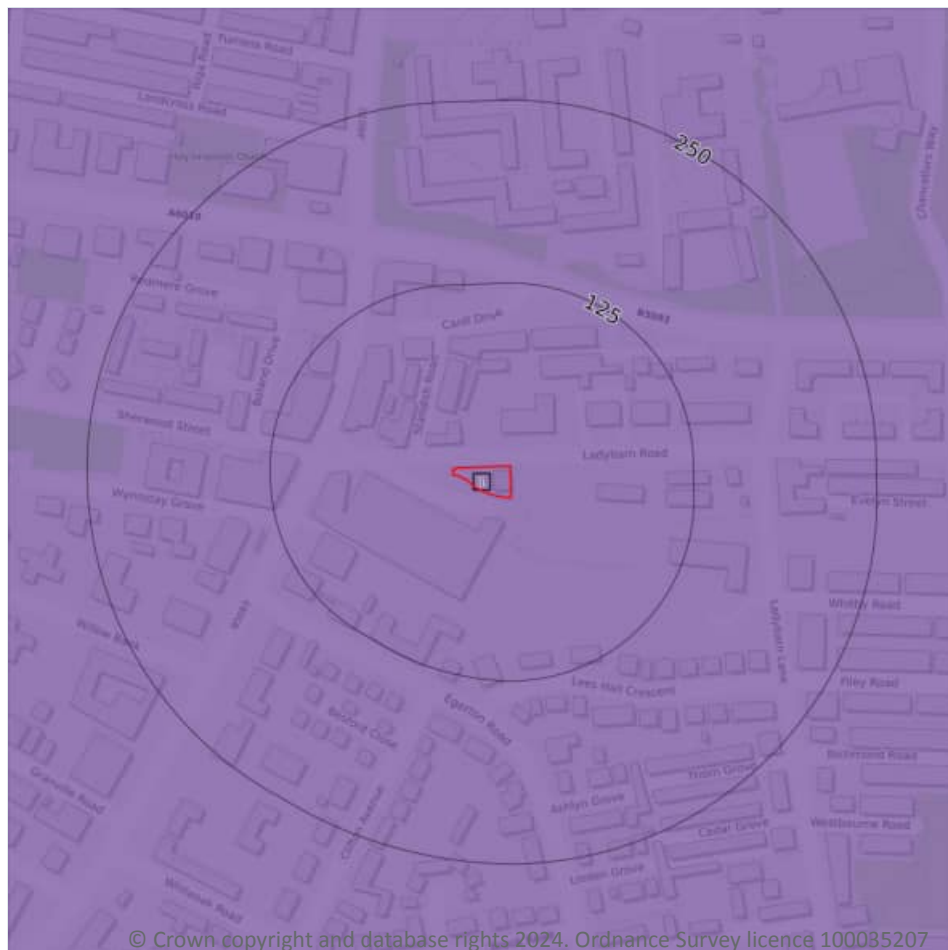
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Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, 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 68](#) >

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

3

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

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

ID	Location	Main Habitat	Other habitats
1	137m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	212m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	225m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.



13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

1

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

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

ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
2	144m SW	NLUD Ref: 421500942	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

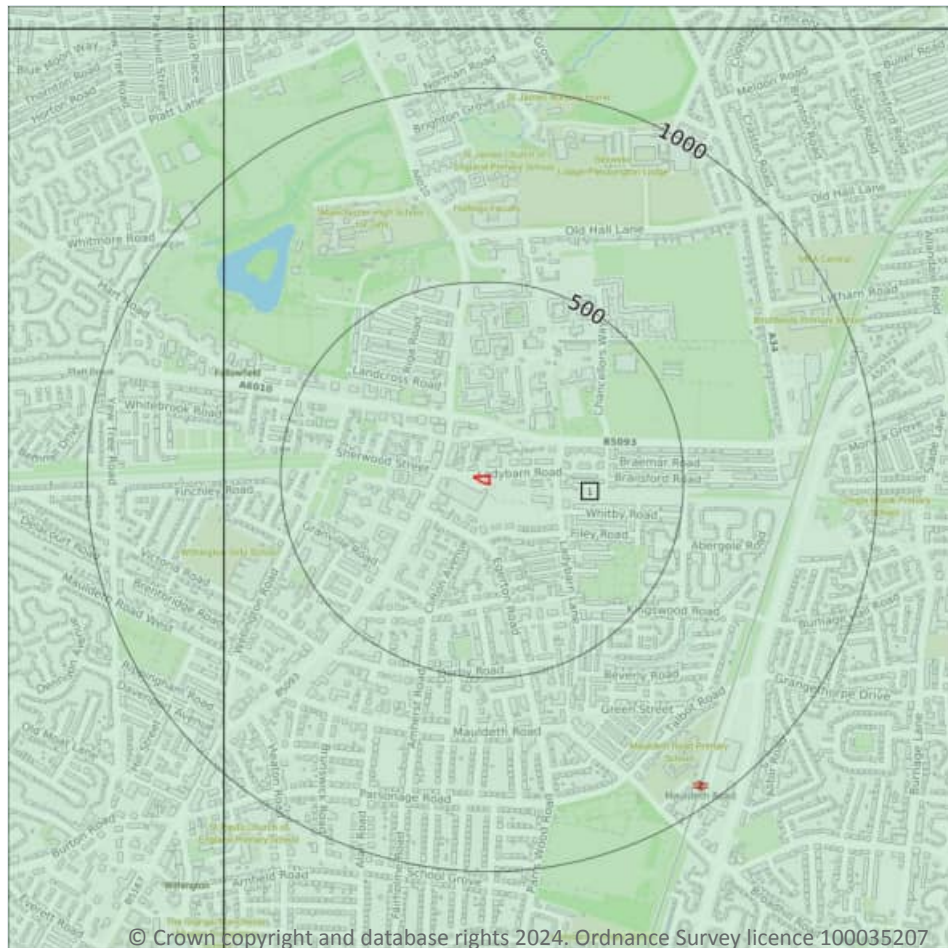
0

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.

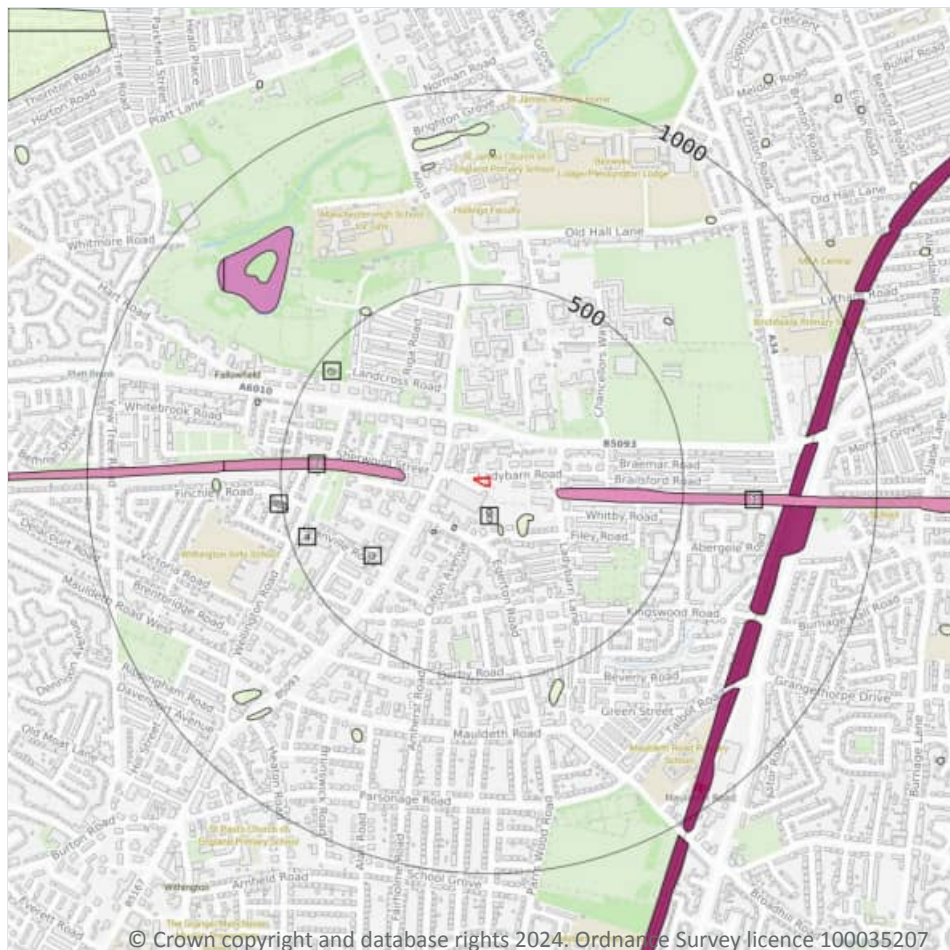
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 72](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SJ89SE

This data is sourced from the British Geological Survey.



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



— Site Outline
Search buffers in metres (m)

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

14.2 Artificial and made ground (10k)

Records within 500m

11

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 73](#) >

ID	Location	LEX Code	Description	Rock description
A	59m S	WMGR-ARTDP	Infilled Ground	Artificial Deposit
A	103m S	WMGR-ARTDP	Infilled Ground	Artificial Deposit
A	113m SE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
A	125m SW	WMGR-ARTDP	Infilled Ground	Artificial Deposit



ID	Location	LEX Code	Description	Rock description
A	165m SW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
1	173m E	WGR-VOID	Worked Ground (Undivided)	Void
2	180m W	WGR-VOID	Worked Ground (Undivided)	Void
3	319m SW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
4	447m W	WMGR-ARTDP	Infilled Ground	Artificial Deposit
5	452m NW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
6	486m W	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 75 >](#)

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

1

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 77 >](#)

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

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

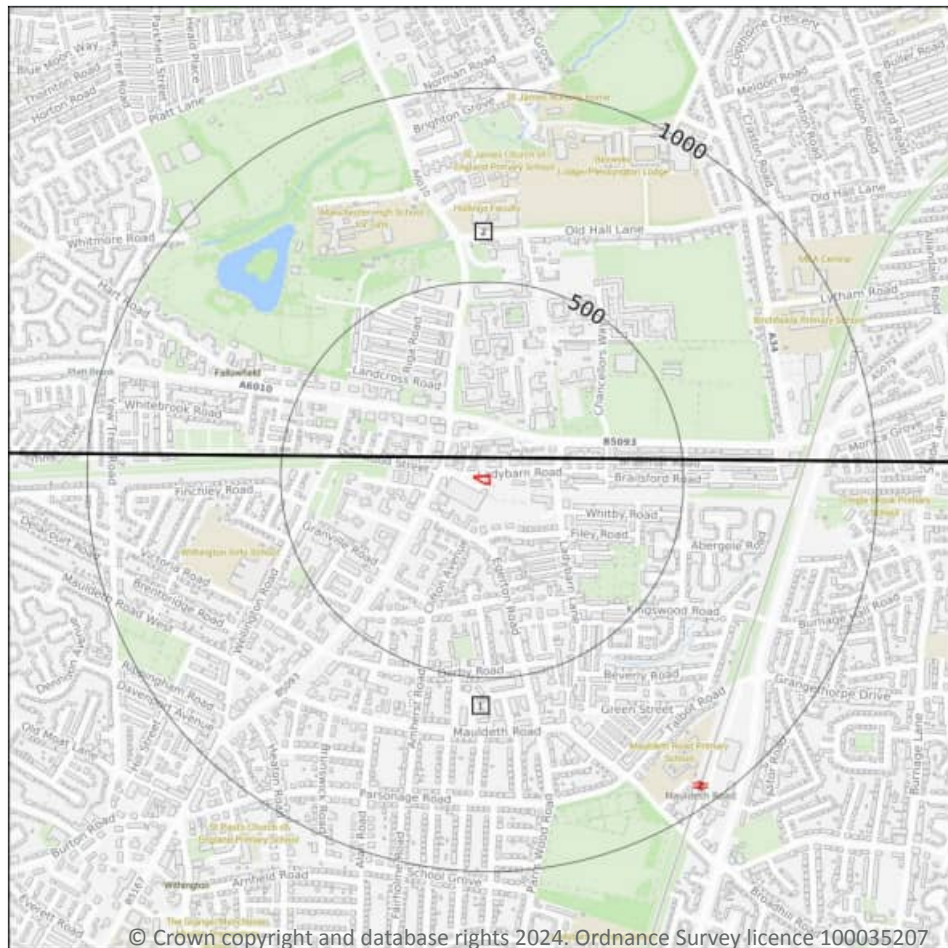
0

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

2

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 79](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	Full	EW098_stockport_v4
2	47m N	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

15.2 Artificial and made ground (50k)

Records within 500m

0

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.

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

2

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 81](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	TILL, DEVANSIAN	DIAMICTON
2	47m N	TILLD-DMTN	TILL, DEVANSIAN	DIAMICTON

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m

1

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

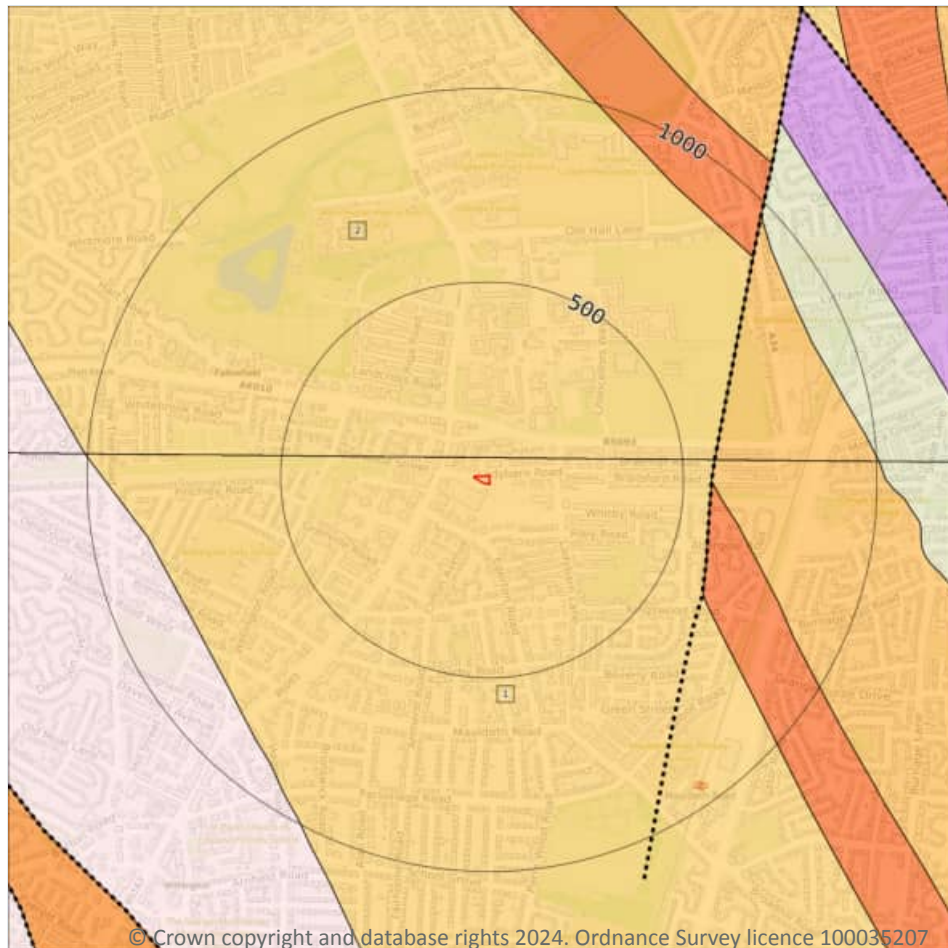
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

2

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 83](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	CHEs-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN
2	47m N	CHEs-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m**1**

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

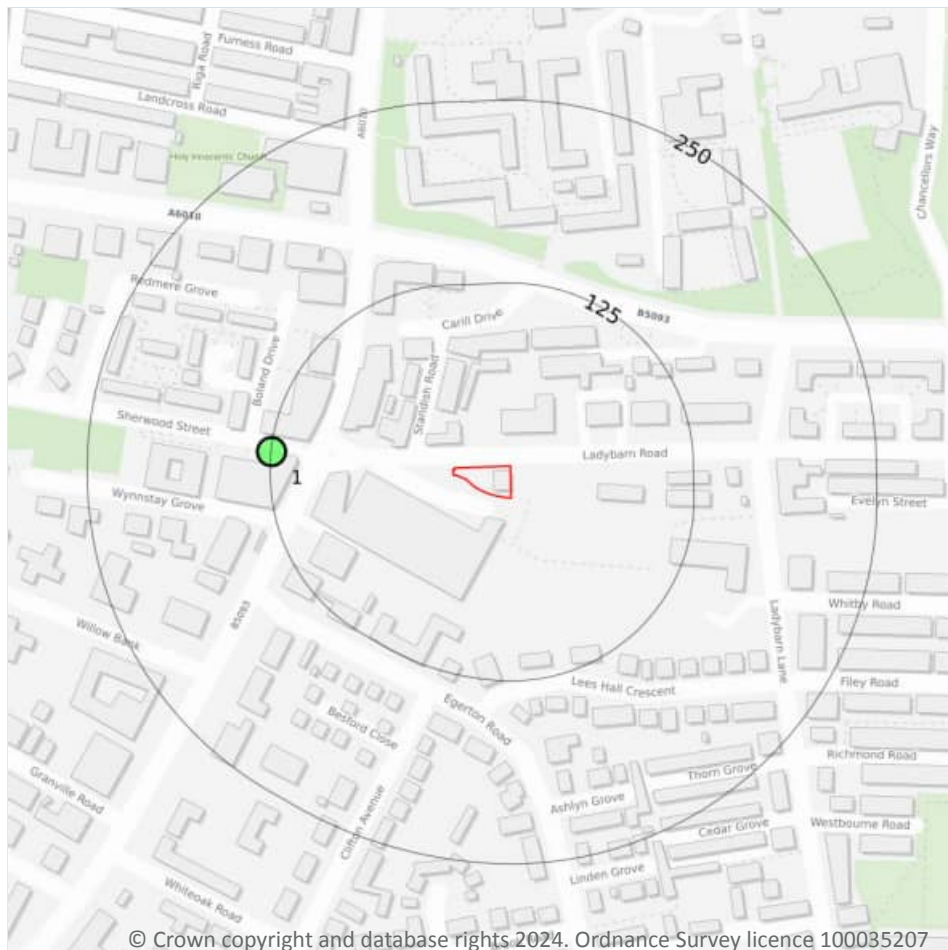
Records within 500m**0**

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



16.1 BGS Boreholes

Records within 250m

1

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.

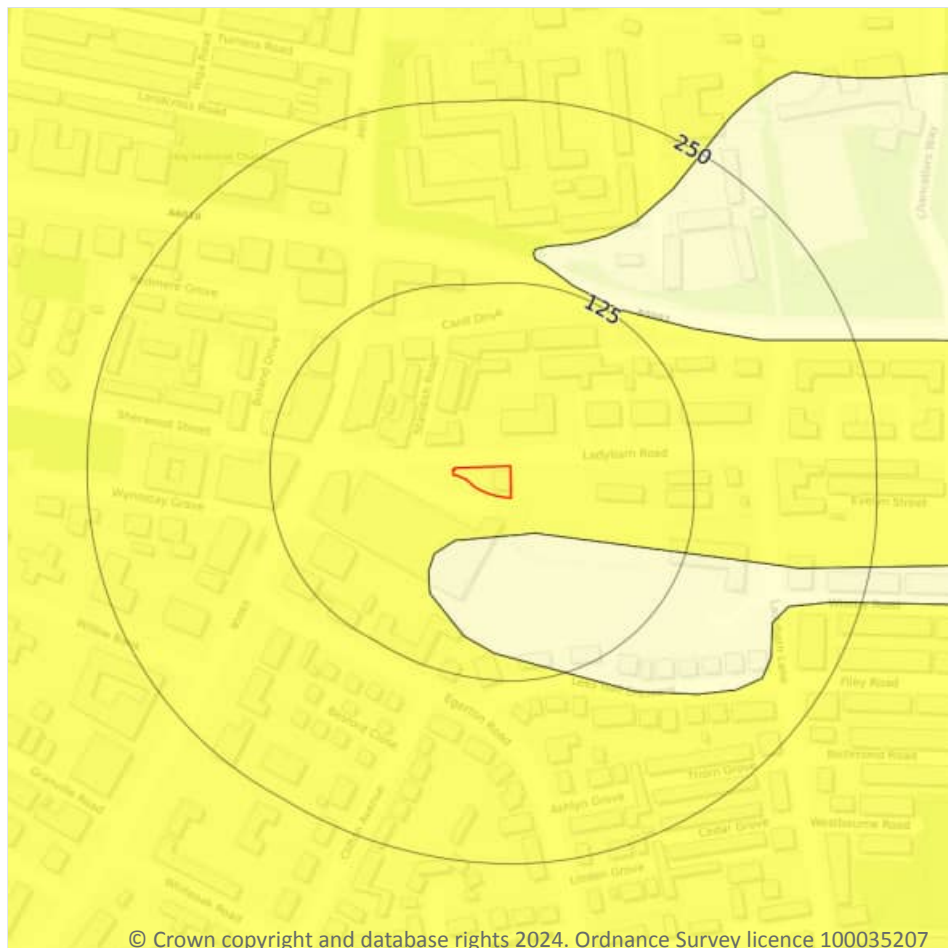
Features are displayed on the Boreholes map on [page 85](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	124m W	385523 393856	MANCHESTER CORP. FALLOWFIELD 30	11.28	N	865686 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

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17.1 Shrink swell clays

Records within 50m

2

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).

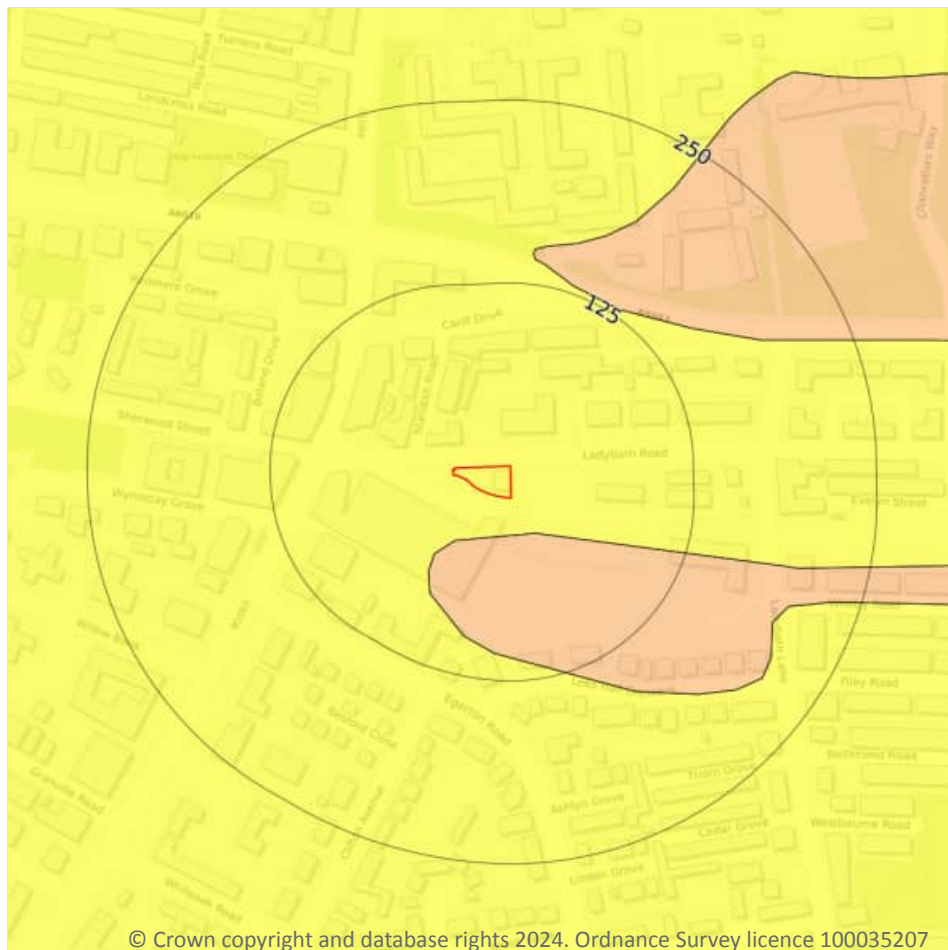
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 86](#) >

Location	Hazard rating	Details
On site	Very low	Ground conditions predominantly low plasticity.
26m SE	Negligible	Ground conditions predominantly non-plastic.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

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17.2 Running sands

Records within 50m

2

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 87 >](#)

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.

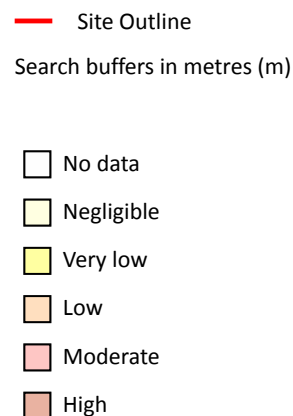


Location	Hazard rating	Details
26m SE	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

1

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

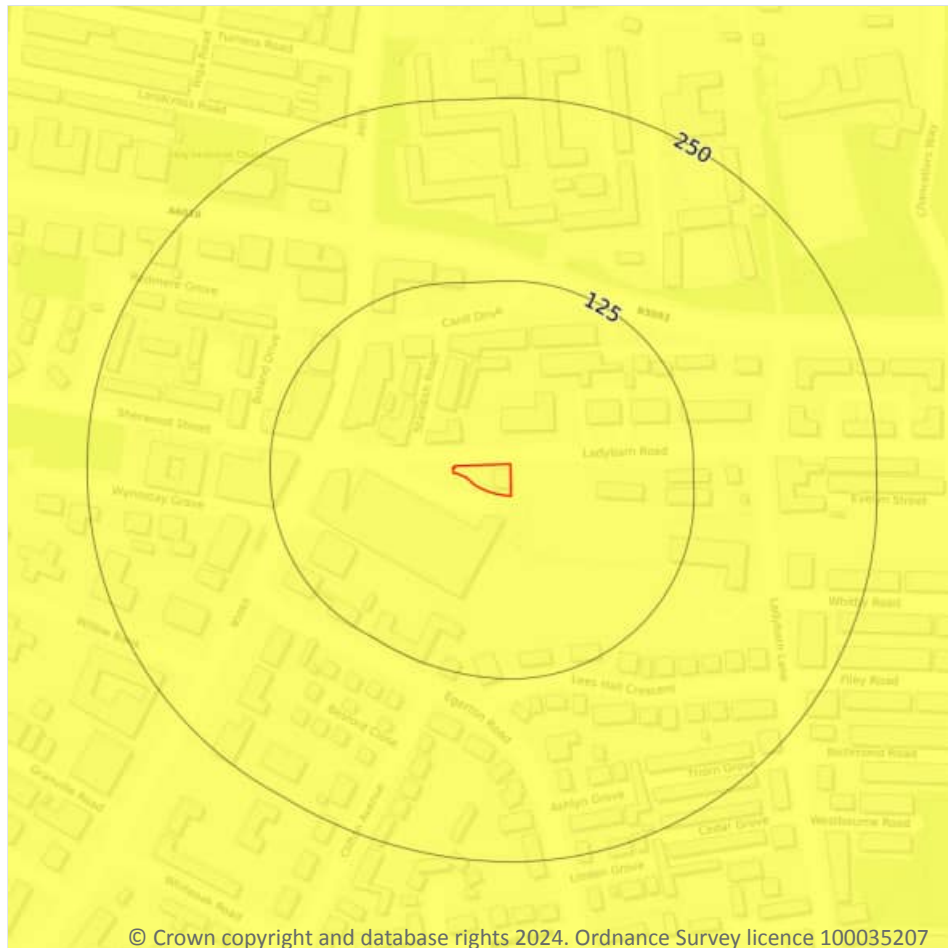
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 89](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

1

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

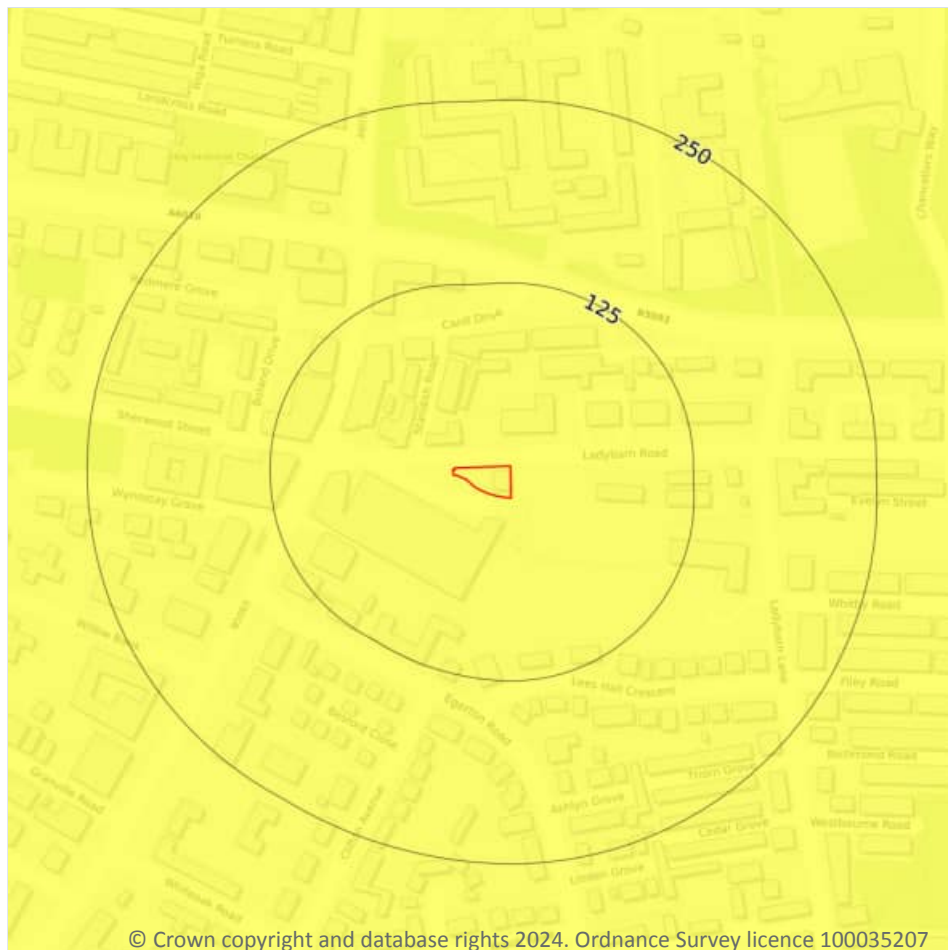
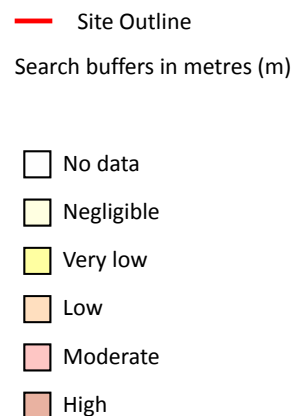
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 90](#) >

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



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.

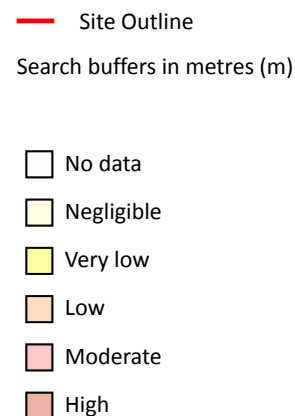
Features are displayed on the Natural ground subsidence - Landslides map on [page 91](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 92](#)

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



This data is sourced from the British Geological Survey.



18 Mining and ground workings



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

18.1 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

38

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 94](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	On site	Cuttings	1955	1:10560
A	On site	Cuttings	1965	1:10560
A	On site	Cuttings	1983	1:10000
A	On site	Cuttings	1989	1:10000
A	3m SE	Cuttings	1938	1:10560
A	3m SE	Cuttings	1934	1:10560
A	3m SE	Cuttings	1892	1:10560
B	99m SE	Unspecified Ground Workings	1923	1:10560
C	114m W	Cuttings	1955	1:10560
C	114m W	Cuttings	1965	1:10560
C	114m W	Cuttings	1974	1:10000
C	115m W	Cuttings	1923	1:10560
C	115m W	Cuttings	1938	1:10560
C	115m W	Cuttings	1934	1:10560
C	115m W	Cuttings	1905	1:10560
C	115m W	Cuttings	1892	1:10560
C	124m W	Cuttings	1916	1:10560
C	125m W	Cuttings	1983	1:10000
B	132m SE	Unspecified Pit	1905	1:10560
D	132m NE	Unspecified Heap	1938	1:10560
D	132m NE	Unspecified Heap	1934	1:10560
D	132m NE	Unspecified Heap	1916	1:10560
D	132m NE	Unspecified Heap	1905	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
D	132m NE	Unspecified Heap	1923	1:10560
B	137m SE	Pond	1851	1:10560
D	137m NE	Unspecified Heap	1955	1:10560
E	175m E	Cuttings	1955	1:10560
E	179m E	Cuttings	1916	1:10560
E	181m E	Cuttings	1938	1:10560
E	181m E	Cuttings	1934	1:10560
F	181m E	Cuttings	1905	1:10560
F	182m E	Cuttings	1892	1:10560
E	183m E	Cuttings	1923	1:10560
1	187m E	Cuttings	1965	1:10560
F	187m E	Cuttings	1974	1:10000
F	187m E	Cuttings	1983	1:10000
F	187m E	Cuttings	1989	1:10000
C	200m W	Cuttings	1989	1:10000

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.



18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

1

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

Location	Details
On site	Whilst outside of an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) may have information such as mining plans and maps held within their archive that have occurred within 1km of this property. 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

1

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 SE	Stone

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

0

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

This data is sourced from the Coal Authority.



18.13 Brine areas

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

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

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

18.14 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

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



This data is sourced from Groundsure.

19.5 National karst database

Records within 500m

0

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

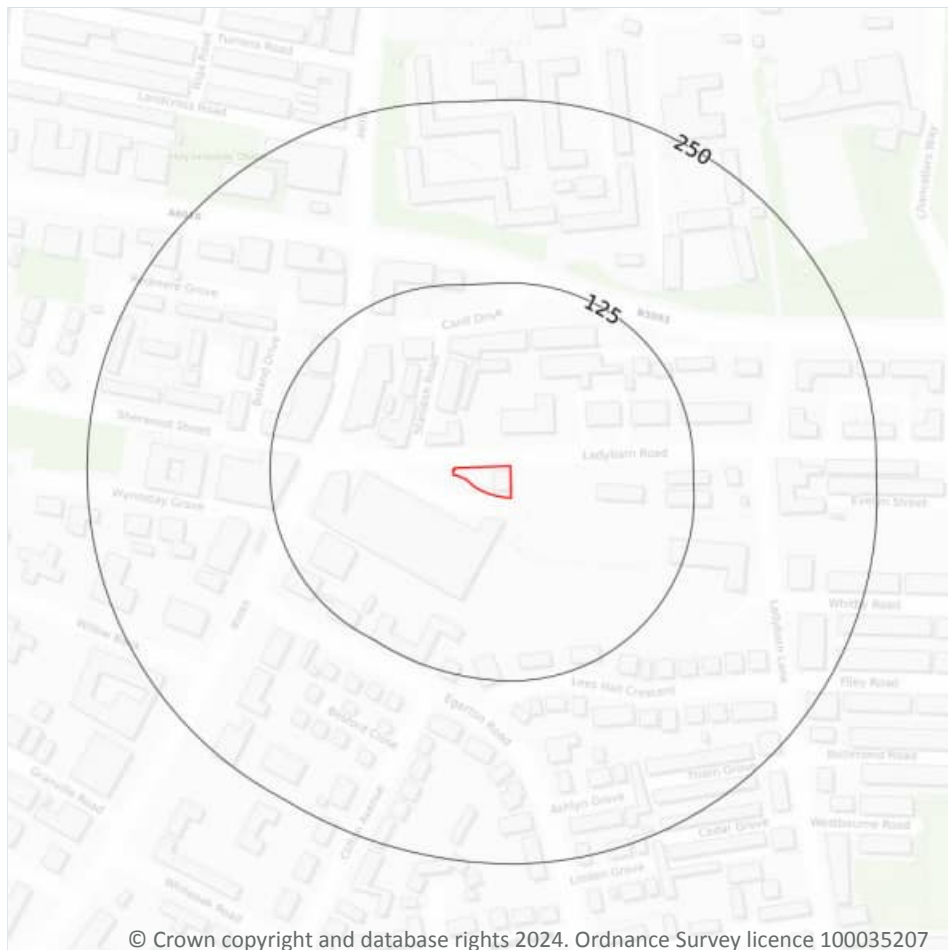
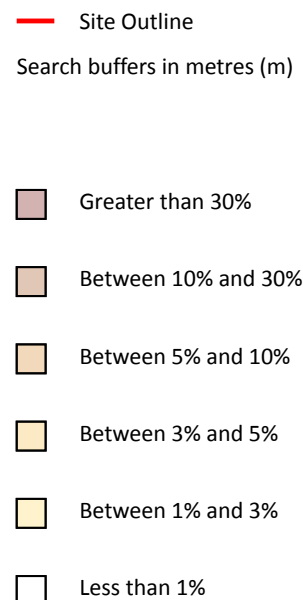
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over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

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

This data is sourced from the British Geological Survey.



20 Radon



20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 102](#) >

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
26m SE	25 - 35 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 mg/kg
47m N	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

0

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).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



- 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

26

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 105 >](#)

Location	Land Use	Year of mapping	Mapping scale
5m SE	Railway	1907	-
5m SE	Railway	1892	-
16m S	Railway Sidings	1974	10000
16m S	Railway Sidings	1965	10560
24m S	Railway Sidings	1955	10560
28m S	Railway Sidings	1957	2500
29m S	Railway Sidings	1957	1250
29m S	Railway Sidings	1971	1250
30m S	Railway Sidings	1938	10560
30m S	Railway Sidings	1934	10560
30m S	Railway Sidings	1916	10560
30m S	Railway Sidings	1905	10560
30m S	Railway Sidings	1892	10560
30m S	Railway Sidings	1923	10560
74m W	Tunnel	1957	1250
74m W	Tunnel	1971	1250
77m W	Tunnel	1957	2500



Location	Land Use	Year of mapping	Mapping scale
77m W	Tunnel	1996	1250
77m W	Tunnel	1995	1250
77m W	Tunnel	1994	1250
78m W	Tunnel	1981	1250
78m W	Tunnel	1988	1250
121m W	Railway Sidings	1974	10000
121m W	Railway Sidings	1955	10560
121m W	Railway Sidings	1965	10560
147m W	Railway Sidings	1957	1250

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

3

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 105 >](#)

Location	Description
19m S	Dismantled
113m E	Abandoned
186m E	Abandoned

This data is sourced from OpenStreetMap.



22.7 Railways

Records within 250m**0**

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

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**0**

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.

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
SITE PHOTOGRAPHS

Panoramic Photograph 1



Panoramic Photograph 2



Panoramic Photograph 3



Panoramic Photograph 4



Panoramic Photograph 5



Panoramic Photograph 6



Panoramic Photograph 7



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



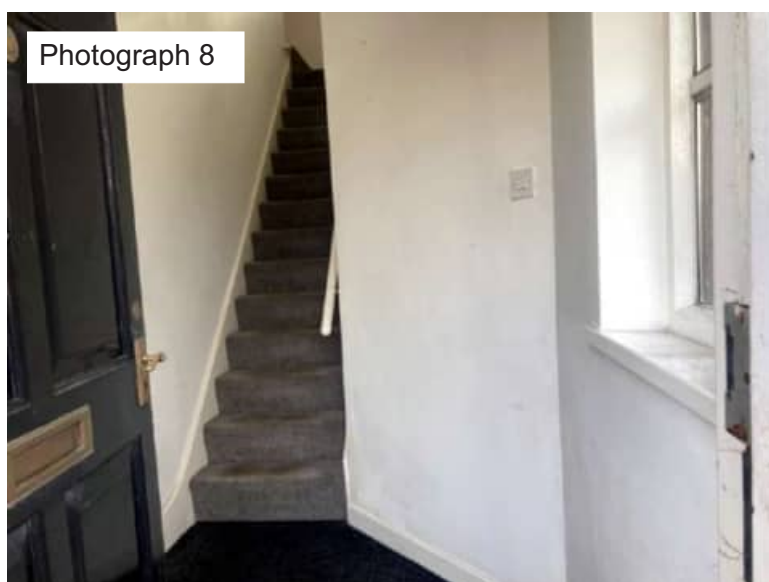
Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



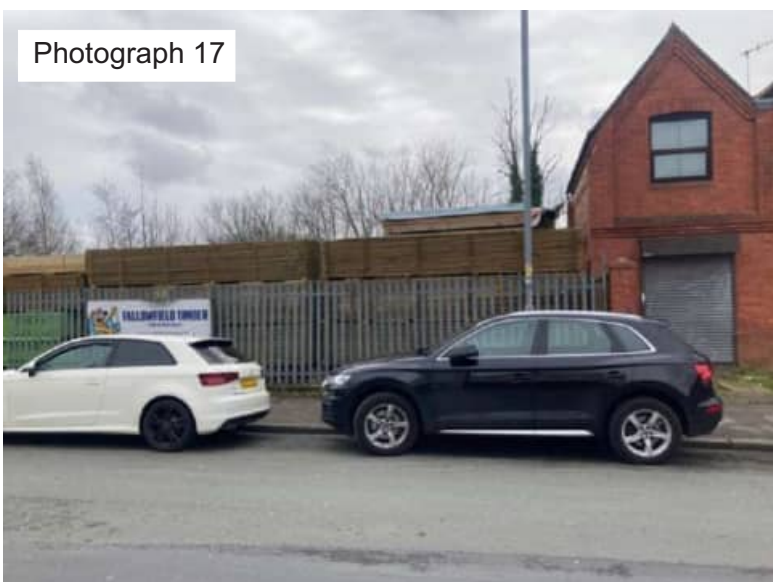
Photograph 15



Photograph 16



Photograph 17



Photograph 18



Photograph 19



Photograph 20

