Phase I Preliminary Risk Assessment (PRA)

At

Benchill Road, Manchester

Client: Wythenshawe Community Housing Group

Reference: 33029-SUT-ZZ-00-RP-G-7101

Date: November 2022

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SUTCLIFFE INVESTIGATIONS

Phase I Preliminary Risk Assessment (PRA)

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Executive Summary

INTRODUCTION	Sutcliffe Investigations were instructed by Wythenshawe Community Housing Group to undertake a Phase I Preliminary Risk Assessment (PRA) of the site known as Benchill Road, Manchester.
AIMS & OBJECTIVES	The Phase 1 PRA is required to assess the ground based environmental and geotechnical risks, development constraints and liabilities associated with the development of the site, required in support of an application for outline planning. This report constitutes a preliminary investigation as defined in BS10175 and contains the following: • Summary of the information obtained from an Envirocheck Report (Report Reference: 304246337_1_1), which is presented in Appendix A. • A preliminary risk assessment of potential environmental risks associated with the proposed redevelopment of the site to identified receptors, following the methodology of LCRM and their recommendations on contamination reports.
DEVELOPMENT PLANS	The proposed development for the site is for 23No. residential properties with associated gardens and vehicle parking facilities. The proposed development is presented as *Drawing Ref: 006-SK-8933* produced by Michael Dyson Associates Ltd dated July 2021.
SITE LOCATION & DESCRIPTION	The site address is located at Benchill Road, Manchester, M22 8LF at National Grid Reference (NGR) 382600, 388380. The site is irregular in shape, 0.53ha in area and can be accessed via Rothley Avenue and Benchill Avenue to the west and south of the site respectively. The site comprises a large one-storey building with associated hardstanding that cover the majority of the site. The building is mixed-use, this includes two home care centres, offices and a massage parlour. Most of the hardstanding is used for car parking. A small building and a few cargo containers are noted in the south-eastern section of the site. Areas of soft landscaping cover the outskirts of the site.
SITE HISTORY	**Onsite** The earliest available historical map (1877) shows the site to comprise a few buildings of unknown use in the southern half of the site and woodland in the northern half of the site. A pond is noted to encroach onto the south-western corner of the site, however it is no longer mapped by the 1934 – 1935 mapping. No significant changes are noted until the 1960 mapping when the buildings and woodland are no longer mapped. By 1977 a small building is noted in the south-eastern section of the site. By 1990 the small building is no longer mapped and a large building is noted in the centre of the site. By 1999 slight changes are noted to the building footprint. The aerial photography dated 2000 shows hardstanding on-site is used for vehicle parking. No further significant changes or features are noted on-site from the available historical mapping. **Offsite** The earliest historical map dated 1877 shows the surrounding area of the site to comprise predominantly field land along with woodland areas, ponds and sporadic dwellings. Woodland is noted immediately north of the site and a road is noted adjacent to the site's southern boundary. Ponds are noted immediately west of the site, 200m west and 230m south-west of the site. A bundle of ponds are noted 190m south-south-west of the site.

	By 1898 two more ponds are noted 180m south of the site and 225m south-east of the site. The pond located 200m west of the site is no longer mapped. By the 1934 – 1935 mapping shows significant residential expansion within the immediate vicinity of the site in all surrounding directions. All ponds noted previously are no longer mapped. No significant changes occur until the 2006 mapping when an area of residential properties noted 150m west of the site are no longer mapped. No other significant changes or features are noted off-site from the available historical mapping.
GEOTECHNICAL UNCERTAINTY	The site has been subject to previous development and therefore, the potential for relic foundations and obstructions cannot be discounted.
GEOLOGY	**Artificial** There are no records of any artificial ground on-site or within 500m of the site. **Drift** The superficial deposits for the site are noted as Devensian Till. **Solid** The solid geology for the site is noted as being Tarporley Siltstone Formation – Mudstone, Siltstone and Sandstone.
HYDROGEOLOGY	The Bedrock is classified as a Secondary B Aquifer with the Superficial Deposits classified as a Secondary Undifferentiated Aquifer. No groundwater abstractions have been identified within 500m of the site.
FAULTS	No faults have been identified within the development site boundary. No action is required in respect to foundation design.
RADON	According to the Envirocheck Report, the site is not within a radon affected area, as <1% of homes are above the action level. No radon protection measures are necessary in the construction of new dwellings or extensions.
COAL MINING	The site is not within a coal mining area. No further action is required to assess the risks associated with coal mining assets.
HYDROLOGY	The nearest surface water feature is located 205m north of the site. No surface abstractions have been identified within 500m of the site.
RISK ASSESSMENT	The Phase I PRA has not highlighted significant areas of concern and therefore, the site is deemed to be Class 3 – Low Risk.
CONCLUSIONS & RECOMMENDATIONS	Based on the findings of the Phase I review, Sutcliffe Investigations do not consider there to be any identifiable significant environmental issues regarding the site. However, there is limited information of the ground for geotechnical properties and as such we would therefore recommend the following sequential works are undertaken: - Submission of this Phase I PRA Report for the benefit of validating the outline planning application. - Commission a Phase II Ground Investigation designed to discharge any contaminated land conditions that may be assigned to the site and allow the design of economic foundation solutions.

NOTE: The executive summary is an overview of the key findings and conclusions of the report. There may be other information contained in the body of the main report which puts into context the information presented within the executive summary. No reliance should be placed on the executive summary.

Table of Contents

1 Introduction 1

1.1 Terms of Reference 1
1.2 Development Proposal & Legislative Context 1
1.3 Previous Studies 2
1.4 Objectives & Scope of Assessment 2

2 Environmental Review 4

2.1 Introduction 4
2.2 Site Location & Setting 4
2.3 Site Description & Walkover 4
2.4 Adjacent Land Uses 6
2.5 Services 7
2.6 Site History 8
2.7 Environmental Database 9
2.8 Historical Contamination Potential 11

3 Environmental Setting 12

3.1 Introduction 12
3.2 Soils Chemistry 12
3.3 Geology 12
3.4 Coal Mining 13
3.5 Radon 13
3.6 Hydrogeology 14
3.7 Hydrology 14
3.8 Flood Risk 15
3.9 Sensitive Land Uses 15

4 Preliminary Qualitative Risk Assessment 16

4.1 Preliminary Conceptual Site Model (CSM) 16
4.2 Identification of Potential Sources 16
4.3 Potential Exposure Pathways 17
4.4 Potential Receptors 18
4.5 Potential Contaminant Linkages 19

5 Conclusions & Recommendations 22

5.1 Introduction 22
5.2 Environmental Risk Assessment Findings 22
5.3 Classification & Land Use Risk 22

5.4 Geotechnical Uncertainty 23
5.5 Conclusions & Recommendations 23

Appendices A

Appendix A – Envirocheck Report (Report Reference: 304246337_1_1) A
Appendix B – Linesearch & Services B
Appendix C – Detailed Site Historical Review C

Figures D

Figure 4 – Preliminary Conceptual Site Model D

Drawings E

Drawing Ref: 006-SK-8933 (Proposed Development) E

1 Introduction

1.1 Terms of Reference

Sutcliffe Investigations were instructed by Wythenshawe Community Housing Group to undertake a Phase I Preliminary Risk Assessment (PRA) of the site known as Benchill Road, Manchester.

1.2 Development Proposal & Legislative Context

Development Proposal

The proposed development for the site is for 23No. residential properties with associated gardens and vehicle parking facilities. The proposed development is presented as *Drawing Ref: 006-SK-8933* produced by Michael Dyson Associates Ltd dated July 2021.

Legislative Context

The presence of contaminants which may pose a risk to human health and / or the environment is a planning consideration. As part of the planning regime, it needs to be considered whether the site is "suitable for its proposed end use". Planning is concerned with the site's proposed end use, not its current use, where the amount of contamination is required to be low relative to the level of risk.

Section 57 of the Environment Act 1995 adds Part 2A (ss. 78A to 18YC) to the Environmental Protection Act 1990 and contains the legislative framework for identifying and dealing with contaminated land. Where development is undertaken on land which may be affected by contamination, the National Planning Policy Framework, paragraph 120 to 122 considers pollution and remediation. This links the contaminated land regime within the development process.

For there to be a significant risk requiring further investigation a perceived source (contaminant), a receptor (humans, living organisms or property) and a pathway between them must all be present, resulting in a complete contaminant linkage.

In order to assess whether this is the case, background research is required to obtain relevant information about the site and its surroundings and to assess the findings qualitatively. The scope of the assessment examined whether there is the potential for current and historic soil and/or groundwater contamination to be present, both at and in the vicinity of the site, and to assess significance in terms of the potential to pose a risk to human health, controlled waters, building infrastructure and the wider environment and identify any associated potential liabilities.

Part 2A of the Environmental Protection Act 1990 ("Part 2A") provides the legislative framework for the contaminated land regime in England, Wales and Scotland. It provides for contaminated land to be identified and dealt with in a risk-based manner. The Contaminated Land (England) Regulations 2006 (SI 2006/1380) set out provisions for procedural matters under Part 2A. The 2006 regulations have recently been modified with the introduction of The Contaminated Land (England) (Amendment) Regulations 2012, which came into force on 6th April 2012. This includes an amendment to Regulation 3(c) to

take account of the updated definition of "controlled waters" in Section 78A(9) of the Environmental Protection Act 1990. Section 78A(2) of Part 2A of the EPA 1990 defines contaminated land as "land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that:

- significant harm is being caused or there is a significant possibility of such harm being caused; or
- pollution of controlled waters is being or is likely to be caused.

Contaminated Land Statutory Guidance published in April 2012 provides for a new four category test which is intended to clarify when land does or does not need to be remediated, where Category 1 is deemed as being high risk and Category 4 as being low risk.

1.3 Previous Studies

Sutcliffe are not aware any previous environmental or geotechnical investigations having been completed on site.

1.4 Objectives & Scope of Assessment

The Phase 1 PRA is required to assess the ground based environmental and geotechnical risks, development constraints and liabilities associated with the development of the site, required in support of an application for outline planning.

This report will inform the study of any potential contaminated land issues to be identified, assessed and actioned and has been designed to provide sufficient information to satisfy the requirements of National Planning Policy Framework (NPPF) in order to satisfy the aims and objectives of the project.

The report will culminate in the presentation of a Preliminary Conceptual Site Model (CSM) and will include clear robust recommendations for any additional works. These works will be designed to fully assess and mitigate risks, development constraints and abnormals that may be required in support of a detailed planning application and design of detailed foundation options.

This report constitutes a preliminary investigation as defined in BS10175 and contains the following:

- Summary of the information obtained from an Envirocheck Report (Report Ref: 304246337_1_1), which is presented in Appendix A.
- A preliminary risk assessment of potential environmental risks associated with the proposed redevelopment of the site to identified receptors, following the methodology of Land contamination risk management (LCRM) and their recommendations on contamination reports.
- Recommendations for further investigation/actions if required.

The scope of works was to undertake a Phase I PRA using available information, and to place the site in its environmental context and has included the following:

- A review of available historic maps to determine the land-use history in the context of potentially contaminative activities;
- A review of environmental data relating to the site and its surroundings using a proprietary third-party environmental database;
- Desk-based assessment of site geology, hydrogeology and hydrology from published mapping and web-based sources to determine the site's environmental setting and sensitivity;
- A web-based search of the Environment Agency (EA) website and other freely available sources of information to identify any potential issues relating to the site and surrounding areas; and
- Provision of a qualitative contaminated land risk assessment based on Source-Pathway-Receptor as per current best practice contained in LCRM.

All other information in this report has been obtained via public sources.

2 Environmental Review

2.1 Introduction

The information presented within this chapter was compiled based on a review of an Envirocheck Report (*Report Reference: 304246337_1_1*), presented in *Appendix A*.

2.2 Site Location & Setting

The site address is located at Benchill Road, Manchester, M22 8LF at National Grid Reference (NGR) 382600, 388380 and is approximately 7km south-west from Stockport Town Centre.

Location plans of varying scales are presented as *Figures 1 & 2* and an Aerial Photograph is presented as *Figure 3*.

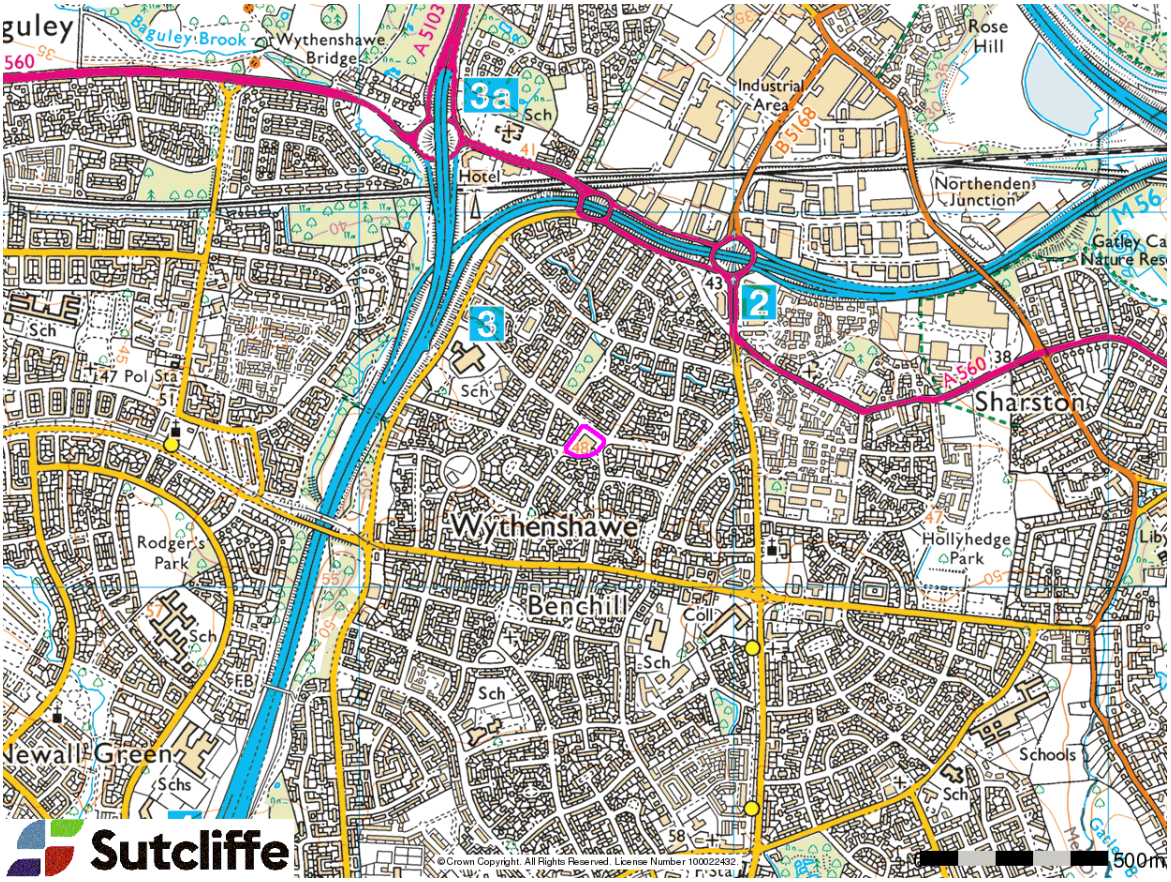


Figure 1: General Location of Site

2.3 Site Description & Walkover

The site is irregular in shape, 0.53ha in area and can be accessed via Rothley Avenue and Benchill Avenue to the west and south of the site respectively. The site comprises a large one-storey building with associated hardstanding that cover the majority of the site. The building is mixed-use, this includes two home care centres, offices and a massage parlour. Most of the hardstanding is used for car parking. A small building and a few cargo containers are noted in the south-eastern section of the site. Areas of soft landscaping cover the outskirts of the site.

Two telephone masts are noted in the southern edges of the site and are connected via an overhead cable running E/W. Three tall posts with security cameras are dotted in the northern, south-western and eastern corners of the site. Metal fencing marks the perimeter for most of the site.

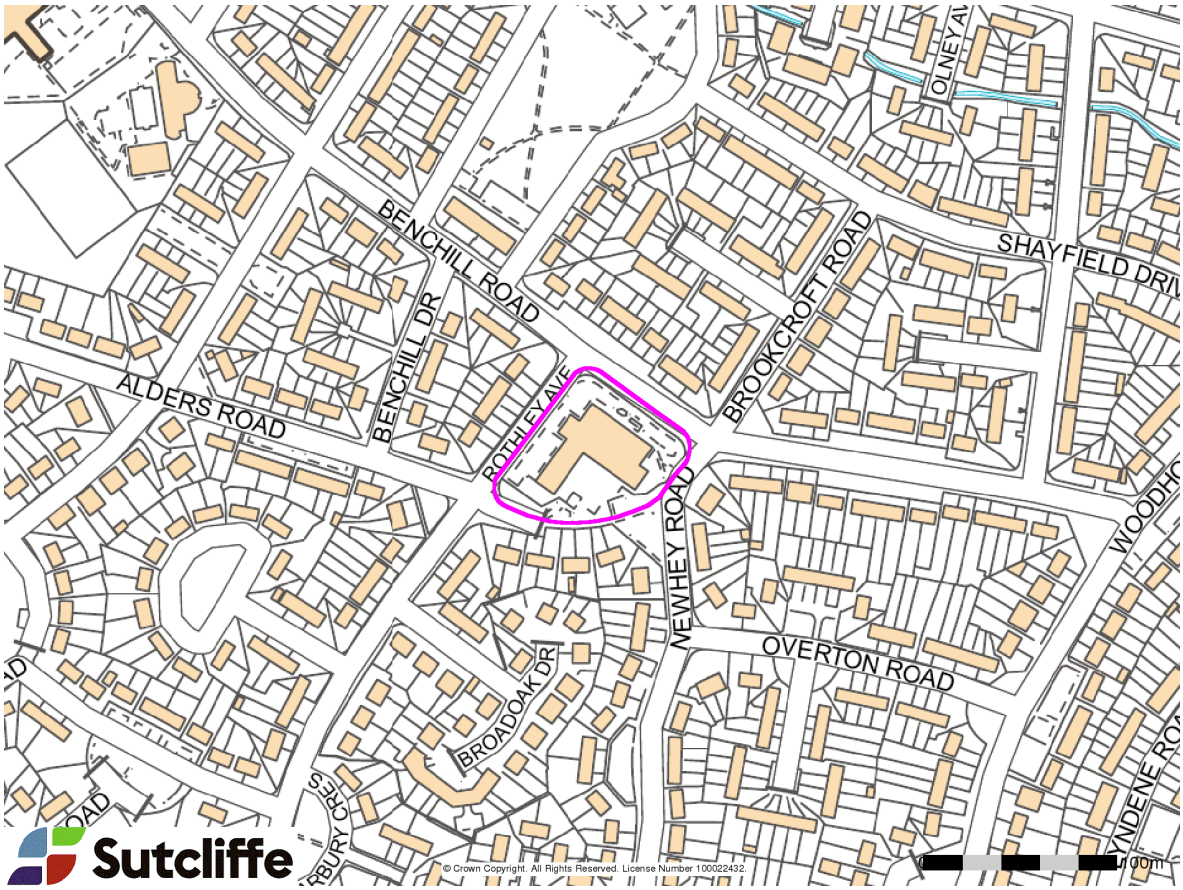


Figure 2: General Site Layout

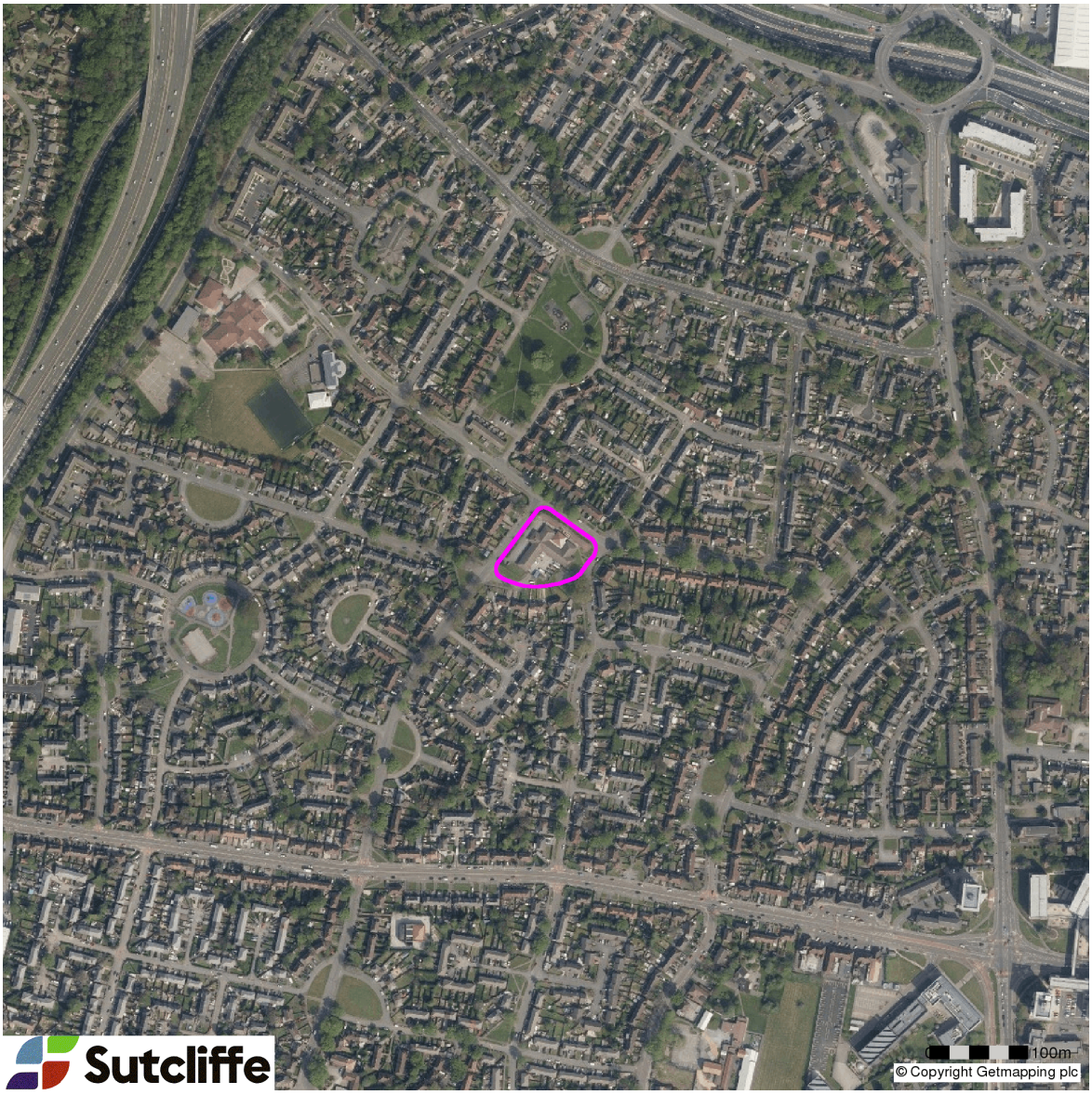


Figure 3: Aerial Photograph

2.4 Adjacent Land Uses

Table 2.1 summarises the adjacent land uses.

Table 2.1: Adjacent Land Uses

Direction	Adjacent Land Use
North	Residential
East	Residential
South	Residential
West	Residential

2.5 Services

Underground Pipelines and Transmission Assets

A search of the Linesearch database was undertaken on 23rd November 2022. This database lists pipelines owned and/or operated by over 40No. pipeline and transmission operators, but not all operators are registered.

According to the database, there are 3No. underground pipelines or transmission assets on the site or within a 25m search radius, these relate to Cadent Gas, Electricity North West Ltd and ESP Utilities Group.

Service plans are presented in *Appendix B*.

Electric

Low voltage underground electricity cables are noted to enter the site from the north-west. Low voltage underground electricity cables potentially encroach onto the site's north-eastern and southern boundaries. A 6 – 6.6kV underground electricity cable potentially encroaches onto the site's eastern boundary.

Gas

No Cadent Gas assets are noted on-site.

Drainage

According to the UU Water Mains Records, no water mains are noted on-site. However, a trunk main is noted running through the centre of the roads adjacent to the site's north-eastern and north-western boundaries.

According the UU Sewer Records, no sewer mains are noted on-site although a combined sewer main may encroach onto the site's southern boundary. Combined sewer mains are also noted immediately north-west and north-east of the site.

BT

BT assets are noted on-site and within the immediate vicinity of the site. This includes a BT box in the southern section of the site, two BT boxes immediately west of the south-west corner of the site, a BT box immediately north of the site and a BT box immediately north-east of the site.

BT cables are noted off-site parallel to the site's north-western and north-eastern boundaries. BT cables are noted to enter the southern section of the site and end in the centre of the site. Two BT poles are noted in the southern section of the site with a planned cable connected between them.

Two BT kiosks are noted immediately west of the site's south-western corner and immediately north-east of the site's north-eastern boundary.

2.6 Site History

Historical maps were obtained and reviewed by Sutcliffe Investigations to determine the historical development of the target site. These are presented in Appendix A. This enabled an assessment to be made of the potential for contamination associated with former activities, both on-site and in the surrounding areas.

Onsite

The earliest available historical map (1877) shows the site to comprise a few buildings of unknown use in the southern half of the site and woodland in the northern half of the site. A pond is noted to encroach onto the south-western corner of the site, however it is no longer mapped by the 1934 – 1935 mapping. No significant changes are noted until the 1960 mapping when the buildings and woodland are no longer mapped. By 1977 a small building of unknown use is noted in the south-eastern section of the site. By 1990 the small building is no longer mapped and a large building is noted in the centre of the site. By 1999 slight changes are noted to the building footprint. The aerial photography dated 2000 shows hardstanding on-site is used for vehicle parking. No further significant changes or features are noted on-site from the available historical mapping.

A detailed review of the historical development of the site is presented in *Appendix C*.

Offsite

The earliest historical map dated 1877 shows the surrounding area of the site to comprise predominantly of field land along with woodland areas, ponds and sporadic dwellings. Woodland is noted immediately north of the site and a road is noted adjacent to the site's southern boundary. Ponds are noted immediately west of the site, 200m west and 230m south-west of the site. A bundle of ponds are noted 190m south-south-west of the site. A stream running NW/SE is noted 205m north-north-east of the site.

By 1898 two more ponds are noted 180m south of the site and 225m south-east of the site. The pond located 200m west of the site is no longer mapped. By the 1934 – 1935 mapping shows significant residential expansion within the immediate vicinity of the site in all surrounding directions. All ponds noted previously are no longer mapped.

No significant changes occur until the 2006 mapping when an area of residential properties noted 150m west of the site are no longer mapped. No other significant changes or features are noted off-site from the available historical mapping.

A detailed review of the historical development of the surrounding land uses is presented in *Appendix C*.

2.7 Environmental Database

A commercial database search (provided by Envirocheck) was obtained to provide further information regarding the site and the surroundings. Relevant information and records are summarised below:

Contaminated Land Entries

The database has no contaminated land entries within 500m of the site.

Environmental Permitted Activities

According to the database there are no current Local Authority Integrated Pollution Prevention and Controls and no Local Authority Pollution Prevention and Controls within 500m of the site.

Hazardous Substances Sites

According to the database, there are no Control of Major Accident Hazards (COMAH) registered sites, no Planning Hazardous Substances Consents and no records of Notification of Installations Handling Hazardous Substances (NIHHS) sites within 500m of the site.

Substantiated Pollution Incident Register

According to the database, there are no substantiated pollution incidents within 500m of the site.

Landfill Sites

According to the Envirocheck Report there are;

- No Registered Landfill sites within 500m of the site.
- No Historic Landfill sites within 500m of the site.
- No BGS Recorded Landfill sites within 500m of the site.
- No Local Authority Recorded Landfill sites within 500m of the site.

Infilled Land

There are no records of Potentially Infilled Land (Non-Water) within 500m of the site.

There are 13No. records of Potentially Infilled Land (Water) within 500m of the site, with 5No. recorded within 250m, details of which are provided hereunder:

Table 2.2: Infilled Land (Water)

Distance / Direction (<250m)	Use	Year
8m W	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)	1911
191m SW	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)	1911
193m S	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)	1911
224m SE	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)	1911
231m SW	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)	1911

Waste Management Facilities

The database has recorded no Registered Waste Transfer Sites, no Registered Waste Treatment or Disposal Sites and no Licensed Waste Management Facilities within 500m of the site.

Radioactive Materials

According to the Envirocheck Report there are no authorisations for radioactive substances within 500m of the site.

Fuel Stations

According to the database there are no petrol or fuel station entries within 500m of the site.

Contemporary Industrial Land Uses

According to the database there are 8No. entries located within 500m of the site, with 1No. recorded within 250m, the details of which are provided hereunder:

Table 2.3: Contemporary Industrial Land Uses

Distance / Direction (<250m)	Name	Classification	Status
65m NW	Ukglassandmirrors.Co.Uk	Mirrors & Decorative Glass	Inactive

2.8 Historical Contamination Potential

Site

Historical maps have indicated that a few buildings and woodland were noted in the southern and northern sections of the site respectively from 1877 to 1960 when the site was cleared. Part of a pond was noted encroaching onto the south-western corner of the site from 1877 to 1935. By 1990 a large building is noted in the centre of the site and is still present on-site.

Historical aerial photography dated 2000 shows hardstanding on-site used for vehicle parking.

With the exception of Made Ground and minor volumes of hydrocarbon contamination potentially being present on-site, the potential for significant / gross contamination to have arisen at the site as a result of the current and former usage on site is considered to be low. However, the possibility of contamination albeit likely to be localised cannot be discounted.

Surrounding Area

No identifiable significant potentially contaminative activities were identified as having taken place in the immediate surrounding area.

Therefore, the potential for off-site sources of contamination to impact the site is considered low.

3 Environmental Setting

3.1 Introduction

Desk-based research of the local geology, hydrogeology, hydrology and ecology was carried out in order to establish the potential for migration of contamination onto or away from the site, and to assess the surface water and groundwater sensitivity of the surrounding area. Information was obtained from a number of sources, namely:

- Inspection of the British Geological Survey (BGS) GeoIndex Onshore Viewer;
- Inspection of the MAGIC interactive map service;
- A review of online web-based information searches;
- A review of previous site investigation reports pertaining to the site; and,
- A review of publicly available information.

3.2 Soils Chemistry

The environmental database also presents an estimation of the rural background soil chemistry within the site area.

Table 3.1: Soil Chemistry

Contaminant	Concentration (mg/kg)
Arsenic	<15
Cadmium	<1.8
Chromium	60 – 90
Lead	<100
Nickel	<15

Reference to the data presented suggests that the majority of metals concentrations are generally anticipated to be below current Tier 1 Assessment Criteria in relation to human health effects.

3.3 Geology

According to the BGS GeoIndex Onshore Viewer and the relevant British Geological Survey (BGS) Solid and Drift Sheets 098 Stockport (1962) at a scale of 1:50,000 the following geological succession has been identified (Appendix A).

Artificial Ground

There are no records of any artificial ground on-site or within 500m of the site.

Superficial Geology

The superficial drift deposits for the site are noted as Till, Devensian - Clay, sandy, gravelly, cobbly.

Solid Geology

The solid geology for the site is noted as Tarporley Siltstone Formation – Mudstone, siltstone and sandstone.

The Bollin Mudstone Member – Mudstone is noted 96m south-west of the site.

Table 3.2: Geology Summary

Strata	Description	Soil / Rock Type
Artificial Ground	No records	N/a
Drift	Till, Devensian	Clay, sandy, gravelly, cobbly
Solid	Tarporley Siltstone Formation	Mudstone, Siltstone & Sandstone

Faults

No faults have been identified within the development site boundary or within 500m of the site. No action is required in respect to foundation design.

British Geological Society (BGS) Logs / Records

There are no BGS borehole logs within the vicinity of the site.

There are no BGS Recorded Mineral sites within 500m of the site.

Ground Stability

Table 3.3 below summarises the natural hazards information presented in the Envirocheck Report.

Table 3.3: Potential Natural Hazards

Natural Hazard	Hazard Potential
Shrink - Swell Clays	Very Low
Landslides	Very Low
Soluble Rocks	No Hazard
Compressible Deposits	No Hazard
Collapsible Deposits	Very Low
Running Sands	Very Low

3.4 Coal Mining

The site is not within a coal mining area. No further action is required to assess the risks associated with coal mining assets.

3.5 Radon

According to the Envirocheck Report, the site is within a lower probability radon area, as <1% of homes are above the action level. No radon protection measures are necessary in the construction of new dwellings or extensions.

3.6 Hydrogeology

Groundwater protection policy uses aquifer designations that are consistent with the Water Framework Directive.

These designations reflect the importance of aquifers not only in terms of groundwater as a resource (drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Types of aquifer designations are presented in *Table 3.4*, with the designations assigned to the underlying strata of the site in *Table 3.5* hereunder:

Table 3.4: Aquifer Designations

Designation	Description
Principal Aquifer	Layers of rock or drift deposits that have high intergranular and / or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and / or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer.
Secondary A Aquifer	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formally classified as minor aquifers.
Secondary B Aquifer	Predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers.
Secondary (Undifferentiated) Aquifer	Cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.
Unproductive Aquifer	Rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.

Table 3.5: Hydrogeology Summary

Strata	Description	Soil / Rock Type	Designation
Superficial	Till, Devensian	Clay, sandy, gravelly, cobbly	Secondary Undifferentiated Aquifer
Bedrock	Tarporley Siltstone Formation	Mudstone, Siltstone & Sandstone	Secondary B Aquifer

The Envirocheck Report indicates that the site is not located within a Groundwater Source Protection Zone (SPZ).

There are no groundwater abstraction points listed in the Envirocheck Report within 500m of the site.

3.7 Hydrology

The following is also of note:

- The nearest surface water feature is noted 205m north of the site and relates to stream.

- There are 2No. recorded pollution incidents to controlled waters listed in the Envirocheck Report within 500m. The nearest is noted on-site, the pollutant was oil – gas oil with an incident severity of category 3 (minor incident). The incident is dated in 1997 and was the result of vandalism The other incident is noted 147m east of the site.
- There are no surface water abstractions listed within the Envirocheck Report within 500m of the site.
- There are no biological or chemical quality records within 500m of the site.

3.8 Flood Risk

According to the Envirocheck Report the site is within 250m of an area at risk from extreme flooding from rivers or sea without defences.

The site is at a low risk at flooding from surface waters.

According to the BGS Groundwater Flooding Susceptibility Map within the Envirocheck Report, the site is at a very low risk of flooding from groundwater flooding.

3.9 Sensitive Land Uses

Ecological Receptors

According to the Envirocheck database, no sensitive land uses are located within 500m of the site.

Significance of Environmental Setting

The significance of the environmental setting is considered by Sutcliffe Investigations to be as follows:

Table 3.6: Environmental Setting Summary

Environmental Setting	Sensitivity	Rationale
Groundwater	Low	The site is situated in an area of low sensitivity with respect to groundwater resources due to the presence of a Secondary Undifferentiated Aquifer and a Secondary B Aquifer beneath the site. This sensitivity is further reduced by the absence of any abstractions (sensitive or otherwise) within the immediate vicinity of the site.
Surface Water	Low	With respect to surface water resources, the site is considered to be located in a low sensitivity setting.
Flood Risk	Moderate	The site is within 250m of an area at risk of extreme flooding from rivers or sea without defences.
Sensitive Land Uses	Low	With respect to sensitive land uses such as protected habitats, protected sites, protected buildings and sensitive receptors, the site is considered to be located in a low sensitive setting.

4 Preliminary Qualitative Risk Assessment

4.1 Preliminary Conceptual Site Model (CSM)

A conceptual model is an essential element of any site-specific environmental risk assessment. In this context, they are often simple representations of the hypothesised relationships between sources, pathways and receptors.

For the purpose of this report, a basic conceptual model has been developed based on the principles of LCRM and interpretation of information gathered during the Phase I review. Thus, this allows the identification of potential contaminant linkages and whether these linkages have the potential to comprise significant harm and/or pollution of controlled waters in relation to the site.

Based on this interpretation, the implications for potential liability associated with soil or water contamination at the site can be evaluated.

- **SOURCES** – the identification of contaminants within the soils and groundwater that represent potential pollution sources;
- **PATHWAYS** – the identification of the potential exposure mechanisms and migration pathways from the potential sources; and
- **RECEPTORS** – the identification of the potential receptors that could be sensitive to harm if exposed to these pollution sources.

Collectively, each of these scenarios would be considered a potential pollutant linkage that may require further assessment.

A preliminary conceptual model is presented below (*Table 4.5*) in accordance with the guidance outlined within LCRM.

4.2 Identification of Potential Sources

Based on the information from the desk study, historical maps, published information, and a site walkover a summary of potential contaminant sources is provided in *Table 4.1*.

Table 4.1: Potential Sources

Ref.	Potential Sources	Potential Contaminants
S1 (On-site)	Made Ground associated with existing and historic buildings, as well as infilled pond.	All metals, fuel, hydrocarbons, PAHs oils and localised ground gas.
	Hydrocarbon leaks associated with vehicle parking.	Hydrocarbons, PAHs and TPHs.

No significant off-site sources that would represent a risk to the site have been identified in the immediate surroundings as part of this PRA, given the surrounding area is primarily residential housing.

Multiple infilled ponds have been identified within the detailed historic review, which have the potential to pose a permanent gas risk to the site. Notwithstanding this, the risk is

ultimately considered to be low, given the ponds appear to have been backfilled over 15 years ago, and the area is underlain by impermeable Devensian Till.

The age of the backfilling of the ponds directly impacts the gas generation potential, as material placed within the ponds have a finite gas generation potential which decreases over time as the material 'off-gasses'. As the ponds in question were at the latest backfilled by the 1934 – 1935 mapping, it is considered that their gas generation potential will likely be minimal by the present day.

Devensian Till is a cohesive deposit, typically dominated by clay with occasional sand pockets / horizons. Given its clay dominated nature, Devensian Till is considered to be relatively impermeable, and as such is unlikely to facilitate gas migration from potential sources to the site.

Given the combination of a low likely hood of active permeant gas generation, as well as no active pathways likely due to the impermeable Devensian Till, no active contaminant linkages are envisioned, and as such the risk is considered very low to low.

S1 (On-site)

Made Ground associated with the existing structure is anticipated below site. By its nature, Made Ground can contain a wide range of potentially contaminated material which may also generate leachate. A minor pollution incident did occur on-site in 1997 with oils polluting a freshwater stream.

Vehicle parking is evident onsite associated with the sites previous use. As such, hydrocarbons could have been introduced to the site via leaking of vehicles parked on-site which may pose a risk to human health. A vapour risk may also be present, dependent on the volume of hydrocarbons present. Any such leaks / spills are anticipated to be relatively minor / small in scale.

4.3 Potential Exposure Pathways

Exposure pathways are the potential routes and mechanisms by which potential on-site sources could be linked to the identified potential receptors and thereby expose them to potential harm.

The following potential exposure pathways have been identified at the site:

Table 4.2: Potential Exposure Pathways

Ref.	Pathway	Description
P1	Direct contact with potential contaminants.	Dermal absorption, ingestion and inhalation of contaminants via direct contact. Construction workers may come into contact during the site works, however this will be for a short time and therefore limited exposure will occur. PPE can be used and worn as a precaution to reduce the risk.
P2	Ingestion of potential contaminants.	
P3	Inhalation of potential contaminants.	

Ref.	Pathway	Description
P4	Leaching and migration of contaminants.	Migration off-site may be likely due to the presence of the impermeable Devensian Till potentially facilitating lateral migration of perched groundwater. Onsite drainage may be at risk from shallow contamination if present.
P5	Vertical and lateral migration of ground gases / vapours.	Hydrocarbon spills / leaks may be present, but are unlikely to translate into a vapour risk due to anticipated low volumes. No permanent gas sources are envisioned onsite; the thickness of Made Ground are not anticipated deep enough to pose a permanent gas risk. No viable sources of offsite permanent gas sources or migration pathways to site envisioned.

P1 – P3 (Direct contact)

Soft landscaping is planned within the proposed development. If Made Ground containing contaminative material is present onsite, human health risks to future site users may be present if such Made Ground is left in situ in the planned soft landscaped areas.

P4 (Leaching & Migration)

Groundwater on site is anticipated to be perched water as opposed to a water table, and not in hydraulic conductivity with the underlying Bedrock Aquifer due to the anticipated presence of a significant thickness of impermeable Devensian Till. As such downward migration of any potential leachates generated is not envisioned. The aquifer designations for the superficial deposits and bedrock are both low sensitivity receptors.

Downward migration of potential small-scale hydrocarbon spillage is also unlikely due to the existing hardstanding acting as a barrier.

Lateral migration of any leachates generated may be possible, percolating rainwater is likely to be perched on top of the impermeable Devensian Till which has the potential to migrate laterally.

P5 (Migration of ground gas / vapours)

Made Ground thicknesses are expected to be relatively limited given the development present onsite. As such, it is considered unlikely that a thickness of Made Ground capable of generating significant thickness of permanent gases will be present, and consequently the risks to human health from permanent gases generated on-site is considered to be low.

While the potential for hydrocarbon contamination on site is thought possible, volumes expected are anticipated to be relatively low, and as such are considered unlikely to pose a viable human health risk from any vapours released for future site users.

4.4 Potential Receptors

Based on the site's environmental setting and the proposed future end use of the area following redevelopment, the following potential receptors have been identified:

Table 4.3: Potential Receptors

Ref.	Receptor	Description
R1	Current & future site users	Site users; personnel, general workers and maintenance workers,
R2	Construction Workers	Contractors working on the development of the site. Construction workers, maintenance workers or other personnel who may be directly exposed to contaminated materials in the course of their activities).
R3	Controlled Waters	Surface water features and on-site drainage
R4	Adjacent Site Users	Adjacent site users. Third-party land (*i.e.* the possibility of contamination migrating off-site onto third party land *via* contaminated groundwater, surface water run-off).
R5	Infrastructure / Buried services	Proposed buildings and buried services

NOTE: ground workers (i.e. If the site were redeveloped, any associated activities may bring site personnel and construction workers into contact with potentially contaminative materials, however, it is considered that the risks to workers will be short term and could be controlled by safe working procedures.

4.5 Potential Contaminant Linkages

In order for there to be a plausible contaminant linkage there must be a source, receptor and pathway and a feasible linkage between them (a contaminant linkage).

Consequently, even where a contaminant is identified, if there is no pathway for the contamination to reach a receptor, or no receptor then there can be no significant risk and remedial actions are not required.

Central to this risk assessment process is the development of a 'conceptual model'. This is a descriptive and/or pictorial representation of the area of potential contamination, the surrounding environment and the processes acting on the contaminants by which they can move and come into contact with receptors (*e.g.* by leaching and migration into groundwater).

Production of a conceptual model requires an assessment of risk to be made. Risk is a combination of the likelihood of an event occurring and the magnitude of its consequences.

Therefore, in order to assess risk both the likelihood and the consequences of an event must be taken into account.

This report adopts the methodology for risk evaluation presented in CIRIA report C552 'Contaminated Land Risk Assessment – A Guide to Good Practice', 2001.

The method is qualitative and involves the classification of the following:

- The magnitude of the potential severity or consequence of the risk occurring (*Table 4.4*);
- The magnitude of the likelihood or probability of the risk occurring (*Table 4.5*);
- Once the likelihood of an event occurring and its severity have been classified, a risk category can be assigned (*Table 4.6*).

Table 4.4: Classification of consequence

Classification	Definition
Severe	Acute risks to human health, catastrophic damage to buildings/property, major pollution of controlled waters.
Medium	Chronic risk to human health, pollution of sensitive controlled waters, significant effects on sensitive ecosystems or species, significant damage to buildings or structures.
Mild	Pollution of non-sensitive waters, minor damage to buildings or structures.
Minor	Requirement for protective equipment during site works to mitigate health effects, damage to non-sensitive ecosystems or species.

Table 4.5: Classification of Probability

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

Table 4.6: Risk Assessment Matrix

Consequence					
Severe	Medium	Mild	Minor		
Very High Risk	High Risk	Moderate Risk	Moderate / Low Risk	High Likelihood	Probability
High Risk	Moderate Risk	Moderate / Low Risk	Low Risk	Likely	
Moderate Risk	Moderate / Low Risk	Low Risk	Very Low Risk	Low Likelihood	
Moderate / Low Risk	Low Risk	Very Low Risk	Very Low Risk	Unlikely	
Low Risk	Very Low Risk	Very Low Risk	Very Low Risk	Negligible Likelihood	

Sutcliffe has devised a conceptual model based on the information obtained to date through the desk-based study and future residential usage of the site. This is detailed in tabular format in *Table 4.7* and pictorially in *Figure 4*.

Table 4.7: Preliminary Risk Evaluation of Potential Contaminant Linkages

1. Hazard Identification		2. Hazard Assessment				3. Risk Estimation		4. Risk Evaluation	5. Action required
Contaminant Source		Pathway		Receptor		Consequence	Probability	Classification	
S1	Potentially contaminated soil on-site	P1	Direct contact with potential contaminants.	R1/2	Site users	Medium	Likely	Moderate Risk	It is possible that harm could arise to a designated receptor from an identified hazard. Investigation is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
		P2	Ingestion of potential contaminants.	R1/2	Site users	Medium	Likely	Moderate Risk	
		P3	Inhalation of potential contaminants.	R1/2	Site users	Severe	Likely	High Risk	
		P4	Leaching and migration of contaminants.	R3/5	Surface water features and on-site drainage	Medium	Low	Moderate / Low Risk	
		P5	Vertical and lateral migration of ground gases / vapours.	R1	Site users	Severe	Unlikely	Moderate / Low Risk	
				R4	Property	Severe	Unlikely	Moderate / Low Risk	

5 Conclusions & Recommendations

5.1 Introduction

Sutcliffe Investigations were instructed by Wythenshawe Community Housing Group, to provide a Phase I PRA report. The purpose of the report is to generate preliminary environmental assessment data for submission with an outline planning application for redevelopment of the site.

This comprised a review of the Phase I PRA data, collection of environmental information and reports undertaken on the site.

5.2 Environmental Risk Assessment Findings

The site is irregular in shape and is surrounded by residential properties. The site currently consists of a large building with associated hardstanding used for vehicle parking and soft landscaping. The building is used as home care centre, for offices and a massage parlour. Apart from Made Ground associated with existing and historic buildings, the development history of the site has not identified a significant source of environmental concern, and information contained within the environmental database has not highlighted any major concerns. The site is underlain by a Secondary B Aquifer for the bedrock, with Secondary Undifferentiated Aquifer for the superficial deposits.

Taking the above into account, it is considered that there is a low potential for significant contamination to be present, however it is considered that localised contamination that may represent a risk to long term human health and also with the potential for leaching of contaminants into controlled waters may be present. Consequently, the environmental risk setting for the site is considered to be low.

5.3 Classification & Land Use Risk

Historical maps initially indicate that off-site surrounding areas comprised fields, ponds and sporadic dwellings. By the 1934 – 1935 mapping the surrounding land consisted of residential properties with schools located in the wider surrounding regions.

The classification of risk is as follows:

Table 5.1: Land Use Risk Classification

Class	Description
Class 1	Potential for High levels of contamination and migration of contamination off the site.
Class 2	Potential for Medium levels of contamination and migration of contamination off site.
Class 3	Potential for Low levels of contamination and migration of contamination off site.
Class 4	Potential for limited contamination.

The Phase I PRA has not highlighted significant areas of concern and therefore, the site is deemed to be Class 3 – Low Risk.

5.4 Geotechnical Uncertainty

The site has been subject to previous development and therefore, the potential for relic foundations and obstructions cannot be discounted.

5.5 Conclusions & Recommendations

Based on the findings of the Phase I PRA review, Sutcliffe Investigations do not consider there to be any identifiable significant environmental issues regarding the site. However, there is limited information of the ground for geotechnical properties and as such we would therefore recommend the following sequential works are undertaken:

- Submission of this Phase I PRA Report for the benefit of validating the outline planning application.
- Commission a Phase II Ground Investigation designed to discharge any contaminated land conditions that may be assigned to the site and allow the design of economic foundation solutions.

Appendix A – Envirocheck Report (Report Reference: 304246337_1_1)

Envirocheck® Report:

Datasheet

Order Details:

Order Number:
304246337_1_1

Customer Reference:
33029LG

National Grid Reference:
382600, 388380

Slice:
A

Site Area (Ha):
0.53

Search Buffer (m):
1000

Site Details:

Benchill Road
Manchester
M22 8LF

Client Details:

MR W Baldwin
Sutcliffe Projects Ltd
18-20 Harrington Street
Liverpool
L2 9QA

Contents

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	11
Hazardous Substances	-
Geological	14
Industrial Land Use	17
Sensitive Land Use	31
Data Currency	32
Data Suppliers	39
Useful Contacts	40

Introduction

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

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Report Version v53.0

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Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1		Yes	Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1				1
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control	pg 1				2
Local Authority Integrated Pollution Prevention And Control	pg 1				1
Local Authority Pollution Prevention and Controls	pg 1				6
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 2		Yes		
Pollution Incidents to Controlled Waters	pg 2	1	1		9
Prosecutions Relating to Authorised Processes					
Registered Radioactive Substances	pg 4				1
River Quality	pg 4				1
River Quality Biology Sampling Points					
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register	pg 5				1
Water Abstractions	pg 5				(*4)
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 6	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Groundwater Vulnerability - Local Information			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 6	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 6	Yes	n/a	n/a	n/a
Source Protection Zones					
Extreme Flooding from Rivers or Sea without Defences	pg 6		Yes	n/a	n/a
Flooding from Rivers or Sea without Defences	pg 6		Yes	n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 6		5	7	23

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Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)	pg 11				1
Local Authority Landfill Coverage	pg 11	1	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Potentially Infilled Land (Non-Water)					
Potentially Infilled Land (Water)	pg 11		5	8	33
Registered Landfill Sites					
Registered Waste Transfer Sites	pg 13				1
Registered Waste Treatment or Disposal Sites					
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					

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Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 14	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 14	Yes		Yes	Yes
BGS Recorded Mineral Sites					
BGS Urban Soil Chemistry					
BGS Urban Soil Chemistry Averages					
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 15	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 15	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 15	Yes		n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 16	Yes		n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 17		1	7	96
Fuel Station Entries					
Points of Interest - Commercial Services	pg 26			2	38
Points of Interest - Education and Health					
Points of Interest - Manufacturing and Production	pg 29	1		1	2
Points of Interest - Public Infrastructure	pg 30				3
Points of Interest - Recreational and Environmental	pg 30		1	1	6
Gas Pipelines					
Underground Electrical Cables					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland	pg 31				2
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones					
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (SW)	82	1	382500 388300
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SW (W)	253	1	382300 388385
1	**Discharge Consents** Operator: Manchester City Council Property Type: LAND TRANSPORT + VIA PIPELINES/FREIGHT Location: Mcc Coach Park Swo, Dawson Street/River Medlock, Water Street, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016991245 Permit Version: 1 Effective Date: 1st April 1993 Issued Date: Not Supplied Revocation Date: 16th April 1993 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status:** **Authorisation revoked** Positional Accuracy: Located by supplier to within 100m	A8SE (S)	852	2	382740 387510
2	**Integrated Pollution Prevention And Control** Name: Arla Foods Uk Services Ltd Location: Paston Road, Sharston Industrial Area, MANCHESTER, M22 4UA Authority: Environment Agency, North West Region Permit Reference: Yp3830bb Original Permit Ref: Yp3830bb Effective Date: 23rd January 2006 **Status:** **Superseded By Variation** Application Type: Application App. Sub Type: New Positional Accuracy: Automatically positioned to the address Activity Code: 6.8 A(1) (E) Activity Description: Animal Vegetable And Food; Treating Etc Milk Greater Than 200T/Day Primary Activity: Y	A18NE (N)	784	2	382733 389202
3	**Integrated Pollution Prevention And Control** Name: Arla Foods Uk Services Ltd Location: Arla Foods Manchester, .,Arla Foods, Paston Road,,, Manchester, Lancashire, M22 4UA Authority: Environment Agency, North West Region Permit Reference: YP3830GX Original Permit Ref: Yp3830bb Effective Date: 10th February 2010 **Status:** **Surrender Effective** Application Type: Surrender App. Sub Type: Whole Positional Accuracy: Manually positioned to the road within the address or location Activity Code: 6.8 A(1) (E) Activity Description: Animal Vegetable And Food; Treating Etc Milk Greater Than 200T/Day Primary Activity: Y	A18NE (N)	909	2	382870 389298
4	**Local Authority Integrated Pollution Prevention And Control** Name: Regalead Ltd Location: Columbus House, Altringham Road, Sharston, MANCHESTER, M22 9AF Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/01/03/AW Dated: 30th April 2003 Process Type: Production and Processing of Metals Description: Non-Ferrous Metals **Status:** **Permit Issued** Positional Accuracy: Located by supplier to within 10m	A18SE (N)	622	3	382767 389029
5	**Local Authority Pollution Prevention and Controls** Name: Green Brothers Ltd Location: Shentonfield Road, Sharston Industrial Estate, Manchester, M22 4tj Authority: Manchester City Council, Environmental Health Department Permit Reference: Not Supplied Dated: 11th February 2005 Process Type: Local Authority Air Pollution Control Description: PG6/23 Coating of metal and plastic **Status:** **Authorisation revoked** Positional Accuracy: Located by supplier to within 10m	A19SE (NE)	872	3	383355 388909

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
6	**Local Authority Pollution Prevention and Controls** Name: Blue Circle Industries Plc Location: Blue Circle House, Shetonfield Road, Sharston Industrial Area, MANCHESTER, Lancashire, M22 4RT Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/17/92 Dated: 16th March 1992 Process Type: Local Authority Air Pollution Control Description: PG3/10 China and ball clay **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 10m	A19NW (NE)	878	3	383174 389101
7	**Local Authority Pollution Prevention and Controls** Name: Airline Services Ltd - Hangar 4 Location: Canberra House, Robeson Way, Sharston Green Business Park, Manchester Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/DC/RM/18/07 Dated: 12th February 2007 Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 10m	A19SE (E)	884	3	383466 388738
8	**Local Authority Pollution Prevention and Controls** Name: Lafarge Aggregates Ltd - Sharston Location: The Railway Sidings, Sharston Industrial Estate, Manchester, Lancashire, M22 4 Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/B/06/05/AW Dated: 7th November 2002 Process Type: Local Authority Air Pollution Control Description: PG3/1Blending, packing, loading and use of bulk cement **Status: Authorised** Positional Accuracy: Located by supplier to within 10m	A19NW (NE)	904	3	383227 389093
9	**Local Authority Pollution Prevention and Controls** Name: Walls Developments Location: Paston Road, Sharston Industrial Estate, Manchester, M22 4tf Authority: Manchester City Council, Environmental Health Department Permit Reference: M74/95 Dated: 12th May 1995 Process Type: Local Authority Air Pollution Control Description: PG3/8 Quarry processes including roadstone plants and the size reduction of bricks, tiles and concrete **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 10m	A18NE (N)	950	3	382836 389350
10	**Local Authority Pollution Prevention and Controls** Name: Bellcharm Motor Company Location: Leestone Road, Sharston Industrial Area, MANCHESTER, Lancashire, M22 4RB Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/B/32/05/AW Dated: 19th January 1993 Process Type: Local Authority Air Pollution Control Description: PG6/34 Respraying of road vehicles **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 10m	A19SE (NE)	995	3	383400 389050
	Nearest Surface Water Feature	A13NE (N)	205	-	382693 388614
11	**Pollution Incidents to Controlled Waters** Property Type: Industrial: Other Location: Benchill, WYTHENSHAWE Authority: Environment Agency, North West Region Pollutant: Oils - Gas Oil Note: Tributary Baguley Bk; Gas Oil Incident Date: 27th March 1997 Incident Reference: 97510508 Catchment Area: Sinderland Brook Receiving Water: Freshwater Stream/River Cause of Incident: Vandalism Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NW (N)	0	2	382600 388400

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
12	**Pollution Incidents to Controlled Waters** Property Type: Boats/Ships Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: None Seen Incident Date: 18th October 1994 Incident Reference: 94512306 Catchment Area: Mersey - Non-Tidal Receiving Water: Groundwater Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NE (E)	147	2	382800 388400
13	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Oils - Petrol Note: Not Supplied Incident Date: 12th September 1995 Incident Reference: 95512302 Catchment Area: Mersey - Non-Tidal Receiving Water: Not Given Cause of Incident: Accidental Spillage/Leakage Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A12NE (W)	554	2	382000 388400
14	**Pollution Incidents to Controlled Waters** Property Type: Private Sewage (Non-PLC): Sewerage Systems Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Storm Sewage Note: Baguely Brook Incident Date: 12th July 1995 Incident Reference: 95511739 Catchment Area: Sinderland Brook Receiving Water: Not Given Cause of Incident: Miscellaneous/Other Pollution Type Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A12SE (W)	557	2	382000 388300
15	**Pollution Incidents to Controlled Waters** Property Type: Water Company Sewage: Combined Sewer Overflow Location: Bagley Brook, Black Carr Road, Withenshawe Authority: Environment Agency, North West Region Pollutant: Sewage Debris/Litter Note: Human Waste Incident Date: 16th January 1998 Incident Reference: SO980118 Catchment Area: Sinderland Brook Receiving Water: Freshwater Stream/River Cause of Incident: CSO Normal Operation Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A12NE (W)	568	2	382000 388500
16	**Pollution Incidents to Controlled Waters** Property Type: Water Company Sewage: Combined Sewer Overflow Location: Sewage In Baguley Brook, Heybrook Road Authority: Environment Agency, North West Region Pollutant: Crude Sewage Note: Baguley Brook; Sewage Incident Date: 23rd October 1997 Incident Reference: 97511829 Catchment Area: Sinderland Brook Receiving Water: Freshwater Stream/River Cause of Incident: Blocked Sewer Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A12SW (W)	756	2	381800 388300
17	**Pollution Incidents to Controlled Waters** Property Type: Connection To Surface Drains Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Sewage Debris/Litter Note: Baguely Brook Incident Date: 14th July 1994 Incident Reference: 94511561 Catchment Area: Sinderland Brook Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A12SW (W)	771	2	381800 388200

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
18	**Pollution Incidents to Controlled Waters** Property Type: Boats/Ships Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: None Incident Date: 3rd November 1994 Incident Reference: 94512419 Catchment Area: Mersey - Non-Tidal Receiving Water: Groundwater Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A19SW (NE)	817	2	383200 389000
19	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: None Affected; No Pollution Found Incident Date: 22nd August 1996 Incident Reference: 96511862 Catchment Area: Mersey - Non-Tidal Receiving Water: Not Given Cause of Incident: Accidental Spillage/Leakage Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A19SE (NE)	903	2	383400 388900
20	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Oils - Diesel (Including Agricultural) Note: Baguley Brook Incident Date: 7th December 1993 Incident Reference: 93512254 Catchment Area: Sinderland Brook Receiving Water: Not Given Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A19SE (NE)	940	2	383500 388800
21	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Oils - Diesel (Including Agricultural) Note: River Mersey Incident Date: 25th June 1995 Incident Reference: 95511544 Catchment Area: Mersey - Non-Tidal Receiving Water: Not Given Cause of Incident: Accidental Spillage/Leakage Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A8SW (S)	954	2	382500 387400
22	**Registered Radioactive Substances** Name: C H Johnson & Sons Ltd Location: Bradnor Road, MANCHESTER, M22 4TS Authority: Scottish Environment Protection Agency, Head Office Permit Reference: IPB/3/3/217 Dated: 22nd August 1989 Process Type: Registration under S10 RSA for the keeping and use of mobile Radioactive sources (was RSA60 S3) Description: Registration under S7 or S10 RSA for the keeping and use of radioactive material or apparatus for 1 or more tracer test sources dated pre April 1991 **Status: Not Given** Positional Accuracy: Manually positioned to the road within the address or location	A19NW (N)	990	4	382959 389353
	River Quality Name: Sinderland (Baguley) Bk GQA Grade: River Quality D Reach: Qsl At Portway To Fairywell Bk Estimated Distance (km): 7.6 Flow Rate: Flow less than 0.31 cumecs Flow Type: River Year: 2000	A12NE (NW)	572	2	382069 388679

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
23	**Substantiated Pollution Incident Register** Authority: Environment Agency - North West Region, South Area Incident Date: 1st July 2010 Incident Reference: 796800 Water Impact: Category 4 - No Impact Air Impact: Category 3 - Minor Incident Land Impact: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 10m Pollutant: Inert : Construction / Demolition Material	A19NW (NE)	918	2	383208 389126
	Water Abstractions Operator: Norwest Co-Op Society Ltd. Licence Number: 2569015001 Permit Version: Not Supplied Location: Borehole, Wythenshawe, MANCHESTER Authority: Environment Agency, North West Region Abstraction: Cooling Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): 318 Yearly Rate (m3): 115923 Details: Licence Status: Revoked Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A19NE (NE)	1028	2	383400 389100
	Water Abstractions Operator: Mr Khalid Saleem Licence Number: 2569014037 Permit Version: 1 Location: Underground Strata: Borehole At Sharston, Manchester Authority: Environment Agency, North West Region Abstraction: Industrial; Commercial And Public Services: Laundry Use Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Borehole At Premises, Sharston, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 15th November 2002 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A19SE (NE)	1065	2	383610 388860
	Water Abstractions Operator: John Anthony Jefferies Licence Number: 2569014022 Permit Version: 101 Location: Well At Premises, Gatley, Cheshire Authority: Environment Agency, North West Region Abstraction: General Agriculture: Spray Irrigation - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Brookside Nursery, Gatley, Cheshire Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 31st January 1997 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(E)	1774	2	384400 388700
	Water Abstractions Operator: John Anthony Jeffries Licence Number: 2569014022 Permit Version: 100 Location: Well At Premises, Gatley, Cheshire Authority: Environment Agency, North West Region Abstraction: General Agriculture: Spray Irrigation - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 4 Yearly Rate (m3): 455 Details: Brookside Nursery, Gatley, Cheshire Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 24th August 1993 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	(E)	1774	2	384400 388700

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - Medium Vulnerability Combined Vulnerability: Medium Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Well Connected Fractures Dilution: 300-550 mm/year Baseflow Index: >70% Superficial Patchiness: <90% Superficial Thickness: <3m Superficial Recharge: Low	A13SW (NW)	0	5	382602 388385
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Secondary Aquifer - B	A13SW (NW)	0	5	382602 388385
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - Undifferentiated	A13SW (NW)	0	5	382602 388385
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (NE)	138	2	382735 388505
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (NE)	185	2	382708 388583
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (E)	240	2	382888 388440
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
24	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 114.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A13NE (N)	206	6	382694 388615
25	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 8.5 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A13NE (N)	210	6	382671 388627
26	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 63.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A13NE (N)	211	6	382664 388631

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
27	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 18.4 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A13NE (NE)	220	6	382774 388578
28	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 53.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A13NE (NE)	225	6	382791 388572
29	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 25.5 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A13NE (N)	253	6	382627 388681
30	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 18.1 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A13NE (NE)	258	6	382844 388566
31	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 71.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A13NE (NE)	270	6	382862 388564
32	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 233.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A13NE (N)	278	6	382626 388706
33	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 11.5 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A13NE (NE)	311	6	382927 388539
34	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 48.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A13NE (NE)	320	6	382938 388537
35	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 404.5 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A18SW (N)	462	6	382501 388880

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
36	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 129.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Baguley Brook Catchment Name: Mersey Primacy: 1	A12NE (NW)	550	6	382092 388671
37	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 145.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Baguley Brook Catchment Name: Mersey Primacy: 1	A12NE (NW)	550	6	382092 388671
38	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 113.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A12NE (NW)	562	6	382073 388663
39	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 103.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Baguley Brook Catchment Name: Mersey Primacy: 1	A12NE (W)	573	6	382009 388552
40	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 36.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A12NE (W)	575	6	382014 388571
41	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 223.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Baguley Brook Catchment Name: Mersey Primacy: 1	A17SE (NW)	591	6	382143 388807
42	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 5.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Baguley Brook Catchment Name: Mersey Primacy: 1	A12NE (W)	608	6	381961 388509
43	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 291.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Baguley Brook Catchment Name: Mersey Primacy: 1	A12NE (W)	610	6	381958 388505
44	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 15.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A12NE (W)	610	6	381986 388594

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
45	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 1216.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Baguley Brook Catchment Name: Mersey Primacy: 1	A12SE (SW)	629	6	381990 388085
46	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 161.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A9NW (SE)	709	6	382954 387727
47	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 10.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A17SE (NW)	714	6	382128 388966
48	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 57.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A17SE (NW)	719	6	382131 388977
49	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 25.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Baguley Brook Catchment Name: Mersey Primacy: 1	A17SE (NW)	735	6	382165 389022
50	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 13.9 Watercourse Level: Underground Permanent: True Watercourse Name: Baguley Brook Catchment Name: Mersey Primacy: 1	A17SE (NW)	756	6	382162 389047
51	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 273.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Baguley Brook Catchment Name: Mersey Primacy: 1	A17SE (NW)	769	6	382161 389061
52	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 152.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A17NE (NW)	806	6	382169 389110
53	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 53.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A18NW (N)	832	6	382435 389244

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
54	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 52.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A18NW (N)	878	6	382452 389294
55	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 2.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A18NW (N)	878	6	382452 389294
56	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 23.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A18NW (N)	879	6	382450 389295
57	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 104.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A17SW (NW)	924	6	381809 388919
58	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 168.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Baguley Brook Catchment Name: Mersey Primacy: 1	A17NE (NW)	943	6	382054 389200

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
59	**Licensed Waste Management Facilities (Locations)** Licence Number: 53457 Location: The Old Railway Station, Longley Lane, Sharston Ind Est, Manchester, M22 4SS Operator Name: P P O' Connor Group Limited Operator Location: Not Supplied Authority: Environment Agency - North West Region, South Area Site Category: Household, Commercial And Industrial Transfer Stations **Licence Status: Modified** Issued: 16th February 1998 Last Modified: 13th December 2019 Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A19NW (NE)	948	2	383250 389130
	Local Authority Landfill Coverage Name: Manchester City Council - Had landfill data but passed it to the relevant environment agency		0	7	382602 388385
60	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A13SW (W)	8	-	382550 388381
61	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A13SW (SW)	191	-	382459 388196
62	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A13SE (S)	193	-	382628 388159
63	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A13SE (SE)	224	-	382749 388167
64	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A13SW (SW)	231	-	382371 388222
65	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A13SE (SE)	278	-	382755 388110
66	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A13SW (SW)	330	-	382307 388143
67	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A12SE (W)	417	-	382145 388283
68	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A8NW (SW)	417	-	382384 387980
69	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A8NW (SW)	449	-	382412 387933
70	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1954	A19SW (NE)	480	-	382952 388769
71	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A14NW (E)	482	-	383133 388440
72	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1938	A12SE (W)	494	-	382066 388283
73	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1954	A12NE (W)	536	-	382018 388390
74	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1954	A18SW (NW)	544	-	382290 388877

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
75	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1954	A12NE (NW)	545	-	382122 388705
76	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1882	A18SW (N)	548	-	382390 388935
77	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A7NE (SW)	548	-	382165 387976
78	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1954	A19SW (NE)	563	-	383105 388728
79	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1954	A18SW (NW)	567	-	382359 388942
80	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1954	A18SW (N)	573	-	382411 388970
81	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A8NW (SW)	578	-	382348 387820
82	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1882	A18SW (N)	603	-	382405 388999
83	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A8NE (S)	607	-	382798 387773
84	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1954	A17SE (NW)	632	-	382206 388924
85	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1954	A12SE (W)	651	-	381944 388136
86	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1954	A12SE (W)	655	-	381943 388126
87	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1938	A12NW (W)	674	-	381909 388566
88	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1899	A14SE (E)	679	-	383325 388292
89	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1899	A14NE (E)	688	-	383312 388589
90	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A7SE (SW)	736	-	382251 387689
91	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1954	A18NW (NW)	741	-	382295 389105
92	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A9NW (SE)	811	-	383134 387722
93	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1954	A7SE (SW)	829	-	382165 387629
94	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A8SE (S)	832	-	382804 387542
95	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1938	A7SE (SW)	834	-	382214 387599

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
96	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1938	A18NW (N)	843	-	382410 389250
97	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1899	A14SE (E)	846	-	383486 388236
98	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A8SE (S)	872	-	382801 387501
99	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1938	A12SW (W)	932	-	381642 388171
100	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1938	A7NW (SW)	937	-	381746 387887
101	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1954	A17SW (NW)	961	-	381744 388888
102	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A8SW (S)	967	-	382465 387390
103	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1954	A12SW (W)	974	-	381594 388195
104	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1954	A14SE (E)	991	-	383593 388071
105	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A8SW (S)	996	-	382302 387394
106	**Registered Waste Transfer Sites** Licence Holder: Davidsons Skiphire Ltd Licence Reference: 01135/M01/T01 Site Location: Old Railway Sidings, Off Longley Lane, Sharston, Manchester, Greater Manchester Operator Location: The Old Railway Station, off Longley Lane, Northenden, MANCHESTER, Greater Manchester, M22 4SS Authority: Environment Agency - North West Region, South Area Site Category: Transfer Max Input Rate: Small (Equal to or greater than 10,000 and less than 25,000 tonnes per year) Waste Source Restrictions: No known restriction on source of waste Licence Status: Operational as far as is knownOperational Dated: 16th February 1998 Preceded By Licence: Not Given Superseded By Licence: Not Given Positional Accuracy: Located by supplier to within 100m Boundary Quality: Not Supplied Authorised Waste: Maximum Waste Permitted By Licence Non-Hazardous Household/Commercial/Industrial Waste Uncontaminated Brick, Hardcore, Stone, Concrete, Glass, Ceramics Uncontaminated Soil, Subsoil, Sand, Clay, Weathered Tar Prohibited Waste: Asbestos Batteries Bulk Powders Clinical Wastes Other Waste/Waste Not Otherwise Specified Pressurised Waste Special Waste (As In Epa 1990:S62 Of 1996 Regs) Waste Drums	A19NE (NE)	958	2	383300 389100

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Triassic Rocks (Undifferentiated)	A13SW (NW)	0	1	382602 388385
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: <15 mg/kg	A13SW (NW)	0	1	382602 388385
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NW (NW)	254	1	382372 388553
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A18SE (N)	484	1	382611 388913
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A9NW (SE)	513	1	383000 388000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A19SW (NE)	654	1	383111 388861
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: <15 mg/kg	A17SE (NW)	803	1	382000 388966

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: <15 mg/kg	A14SE (E)	847	1	383500 388385
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 15 - 30 mg/kg	A14NE (E)	848	1	383500 388439
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 15 - 30 mg/kg	A14NE (E)	926	1	383552 388614
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A19SE (NE)	946	1	383500 388814
	BGS Measured Urban Soil Chemistry No data available				
	BGS Urban Soil Chemistry Averages No data available				
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	382602 388385
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	382602 388385
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	382602 388385
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	382602 388385
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	382602 388385

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	382602 388385
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	382602 388385
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	382602 388385

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
107	**Contemporary Trade Directory Entries** Name: Ukglassandmirrors.Co.Uk Location: 1, Benchill Drive, Manchester, M22 8FH Classification: Mirrors & Decorative Glass **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	65	-	382534 388454
108	**Contemporary Trade Directory Entries** Name: Superb Clean Location: Lyndene rd, Manchester, Lancashire, M22 4QA Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A13SE (E)	280	-	382914 388283
109	**Contemporary Trade Directory Entries** Name: T K Gardens Location: 14, Royalthorn Road, Manchester, M22 8AR Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (N)	402	-	382467 388809
109	**Contemporary Trade Directory Entries** Name: L.K Pet Supplies Location: 14, Royalthorn Road, Manchester, M22 8AR Classification: Pet Foods & Animal Feeds **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (N)	402	-	382467 388809
110	**Contemporary Trade Directory Entries** Name: J J Motors Mobile Mechanic Location: 54, Alderue Avenue, Manchester, M22 8DD Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (N)	430	-	382716 388844
110	**Contemporary Trade Directory Entries** Name: Jj Motor Mechanic (Mobile) Location: 54, Alderue Avenue, Manchester, M22 8DD Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (N)	430	-	382716 388844
111	**Contemporary Trade Directory Entries** Name: Manchester Cleaning Co Location: 51, Roughey Gardens, Manchester, M22 9NL Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NE (S)	445	-	382671 387911
112	**Contemporary Trade Directory Entries** Name: Specialised Ability Centre Location: Ability House,Altrincham Road, Manchester, Greater Manchester, M22 4NY Classification: Disability Equipment - Manufacturers & Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	484	-	382971 388760
113	**Contemporary Trade Directory Entries** Name: Pro Cleaners Sharston Location: 9, Downes Way, Manchester, M22 4UD Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (NE)	564	-	383158 388645
114	**Contemporary Trade Directory Entries** Name: Regalead Ltd Location: Columbus House,Altrincham Road, Manchester, Greater Manchester, M22 9AF Classification: Metal Products - Fabricated **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (N)	583	-	382758 388991
114	**Contemporary Trade Directory Entries** Name: Dennis Moss & Sons Ltd Location: Columbus House,Altrincham Rd, Manchester, Lancashire, M22 9AF Classification: Textile Manufacturing **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (N)	583	-	382758 388991

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
114	**Contemporary Trade Directory Entries** Name: Regalead Location: Altrincham Road, Manchester, M22 9AF Classification: Stained Glass Designers & Producers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (N)	609	-	382744 389021
114	**Contemporary Trade Directory Entries** Name: D S V Air & Sea Ltd Location: Enterprise Point, Altrincham Road, MANCHESTER, M22 4NY Classification: Freight Forwarders **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SE (N)	623	-	382712 389042
114	**Contemporary Trade Directory Entries** Name: D F D S Location: Enterprise Point, Altrincham Road, Manchester, M22 4NY Classification: Freight Forwarders **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (N)	623	-	382712 389042
115	**Contemporary Trade Directory Entries** Name: Eco-Cleaners Location: 6, Northumberland Way, Manchester, M22 4UG Classification: Cleaning Services - Domestic **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	598	-	383125 388759
116	**Contemporary Trade Directory Entries** Name: Smiths Location: South Court,Sharston Rd, Manchester, Lancashire, M22 4BB Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	606	-	382932 388939
116	**Contemporary Trade Directory Entries** Name: St Pierre Groupe Location: South Court, Sharston Road, Manchester, M22 4BB Classification: Distribution Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	606	-	382932 388939
116	**Contemporary Trade Directory Entries** Name: Motor Trade Group Ltd Location: SOUTH COURT, SHARSTON ROAD, MANCHESTER, M22 4SN Classification: Car Dealers - Used **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	606	-	382932 388939
116	**Contemporary Trade Directory Entries** Name: Chevron Technical Services Ltd Location: Sharston Road, Manchester, M22 4SN Classification: Aviation Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	615	-	382947 388940
116	**Contemporary Trade Directory Entries** Name: Air France & K L M Cargo Location: South Court, Sharston Road, Manchester, M22 4SN Classification: Airfreight Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	615	-	382947 388940
116	**Contemporary Trade Directory Entries** Name: 3v (Uk) Ltd Location: South Court, Sharston Road, Sharston Industrial Area, Manchester, M22 4SN Classification: Plastics - Raw Materials **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	615	-	382947 388940
116	**Contemporary Trade Directory Entries** Name: Logwin Air & Ocean (Uk) Ltd Location: South Court, Sharston Road, Manchester, Lancashire, M22 4SN Classification: Freight Forwarders **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	615	-	382947 388940
116	**Contemporary Trade Directory Entries** Name: 3v Cogeim Location: South Court, Sharston Road, Manchester, Lancashire, M22 4SN Classification: Pharmaceutical Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	615	-	382947 388940

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
116	**Contemporary Trade Directory Entries** Name: Logwin Logistics Location: South Court, Sharston Road, Manchester, M22 4SN Classification: Freight Forwarders **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	615	-	382947 388940
116	**Contemporary Trade Directory Entries** Name: B3 Supplements Ltd Location: South Court,Sharston Road, Manchester, Greater Manchester, M22 4SN Classification: Food Products - Manufacturers **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	631	-	382956 388953
117	**Contemporary Trade Directory Entries** Name: Express Cleaning Ltd Location: 155, Woodhouse Lane, Manchester, M22 9WN Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NE (S)	627	-	382725 387736
118	**Contemporary Trade Directory Entries** Name: Arc Maintenance Services Ltd Location: 4, Heybrook Road, Manchester, Lancashire, M23 1PQ Classification: Boilers - Servicing, Replacements & Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	678	-	381892 388522
119	**Contemporary Trade Directory Entries** Name: A & I Metal Recycling Location: 38, Stancliffe Road, Manchester, M22 4PS Classification: Scrap Metal Merchants **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	682	-	383291 388143
120	**Contemporary Trade Directory Entries** Name: Able Freight Logistics Ltd Location: Bell House, Leestone Road, Sharston Industrial Area, Manchester, M22 4RF Classification: Freight Forwarders **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	696	-	383063 388957
121	**Contemporary Trade Directory Entries** Name: G & M Fire Protection Ltd Location: 129, Roundwood Road, Manchester, M22 4AD Classification: Firefighting Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	698	-	382598 389127
122	**Contemporary Trade Directory Entries** Name: M K M Building Supplies Location: Altrincham Road, Manchester, Greater Manchester, M22 9SB Classification: Builders' Merchants **Status: Active** Positional Accuracy: Automatically positioned to the address	A14NE (E)	698	-	383338 388527
122	**Contemporary Trade Directory Entries** Name: The Pines Hospital Location: Abbey Pines Hospital, 192, Altrincham Road, Manchester, M22 4RZ Classification: Hospitals **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	706	-	383349 388507
123	**Contemporary Trade Directory Entries** Name: Manchester Print Ltd Location: Shentonfield Road, Sharston Industrial Area, Manchester, M22 4RW Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	722	-	383201 388862
124	**Contemporary Trade Directory Entries** Name: Gold Uk Scanning Systems Ltd Location: 9, Calderbeck Way, Manchester, M22 4UY Classification: Cash Registers & Check-Out Equipment **Status: Active** Positional Accuracy: Automatically positioned to the address	A14NE (NE)	723	-	383311 388692
125	**Contemporary Trade Directory Entries** Name: Remploy Print Location: Leestone Road, Sharston Industrial Area, Manchester, M22 4RF Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	752	-	383062 389027

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
125	**Contemporary Trade Directory Entries** Name: Wheel Hub Location: 50, Leestone Road, Sharston Industrial Area, Manchester, M22 4RF Classification: Distribution Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	776	-	383102 389027
125	**Contemporary Trade Directory Entries** Name: Albany Location: Leestone Road, Sharston Industrial Area, Manchester, M22 4RB Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	780	-	383130 389011
125	**Contemporary Trade Directory Entries** Name: Interpart Uk Ltd Location: Warsall Road, Sharston Industrial Area, Manchester, M22 4RH Classification: Plant & Machinery Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	804	-	383140 389033
125	**Contemporary Trade Directory Entries** Name: Heald Green Garage Ltd Location: Warsall Road, Sharston Industrial Area, Manchester, M22 4RH Classification: Tyre Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	804	-	383140 389033
126	**Contemporary Trade Directory Entries** Name: A & A Electrical Location: 3, Partridge Avenue, Manchester, M23 1PJ Classification: Vacuum Cleaners - Sales & Service **Status: Active** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	759	-	381975 388866
127	**Contemporary Trade Directory Entries** Name: Sharston Auto Centre Location: Shentonfield Road, Sharston Industrial Area, Manchester, M22 4RW Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	760	-	383213 388907
127	**Contemporary Trade Directory Entries** Name: Marshall Hayward Ltd Location: Shentonfield Road, Sharston Industrial Area, Manchester, M22 4RW Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	761	-	383212 388910
127	**Contemporary Trade Directory Entries** Name: E C L Chemicals Ltd Location: Impex House, Leestone Road, Sharston Industrial Area, MANCHESTER, M22 4RN Classification: Chemicals - Distributors & Wholesalers **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	789	-	383216 388946
127	**Contemporary Trade Directory Entries** Name: Travis Perkins Plc Location: 52 Leestone Road, Sharston Industrial Area, Manchester, Greater Manchester, M22 4RF Classification: Builders' Merchants **Status: Active** Positional Accuracy: Manually positioned to the road within the address or location	A19SW (NE)	826	-	383240 388974
127	**Contemporary Trade Directory Entries** Name: Breedon Manchester (Northenden) Concrete Plant Location: Leestone Road, Sharston Industrial Area, Manchester, Greater Manchester, M22 4RN Classification: Sand, Gravel & Other Aggregates **Status: Active** Positional Accuracy: Manually positioned to the road within the address or location	A19SW (NE)	835	-	383254 388973
127	**Contemporary Trade Directory Entries** Name: Elle Uk Ltd Location: 2 Leestone Rd, Sharston Ind Area, Manchester, M22 4RB Classification: Hosiery Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A19SW (NE)	836	-	383254 388974

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
128	**Contemporary Trade Directory Entries** Name: Gibson Controls Ltd Location: Shentonfield Road, Sharston Industrial Area, Manchester, M22 4RW Classification: Control Panels **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	778	-	383245 388899
129	**Contemporary Trade Directory Entries** Name: Arla Foods Location: Paston Road, Sharston Industrial Area, Manchester, M22 4UA Classification: Dairies **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	784	-	382733 389202
129	**Contemporary Trade Directory Entries** Name: Arla Foods Location: Paston Road, Sharston Industrial Area, Manchester, M22 4UA Classification: Distribution Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	784	-	382733 389202
130	**Contemporary Trade Directory Entries** Name: Danwood Group Ltd Location: 353, Altrincham Road, Manchester, M22 4BJ Classification: Copying & Duplicating Machines & Supplies **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	786	-	382304 389157
131	**Contemporary Trade Directory Entries** Name: S T V Bernard Ltd Location: Unit 3, Alpha Point, Bradnor Road, Sharston Industrial Area, Manchester, M22 4TE Classification: Freight Forwarders **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	798	-	382966 389141
131	**Contemporary Trade Directory Entries** Name: Bollore Logistics Location: Unit 3, Alpha Point, Bradnor Road, Sharston Industrial Area, Manchester, M22 4TE Classification: Road Haulage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	838	-	382988 389174
131	**Contemporary Trade Directory Entries** Name: Bollore Logistics Location: Unit 3, Alpha Point, Bradnor Road, Sharston Industrial Area, Manchester, M22 4TE Classification: Road Haulage Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	838	-	382988 389174
132	**Contemporary Trade Directory Entries** Name: Easicut Precision Grinding Co Ltd Location: 22, Leestone Road, Manchester, M22 4RN Classification: Tool Sharpening, Repairing & Servicing **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	823	-	383275 388933
132	**Contemporary Trade Directory Entries** Name: Airlift Sealift International Ltd Location: 1-4 Leestone Pk,Leestone Rd, Sharston/Sharston Ind Area, Manchester, Lancs, M22 4RN Classification: Freight Forwarders **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A19SE (NE)	826	-	383309 388894
132	**Contemporary Trade Directory Entries** Name: Easicut Grinding Co Ltd Location: Leestone Road, Sharston Industrial Area, Manchester, Lancashire, M22 4RN Classification: Grinding Equipment & Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	826	-	383275 388936
132	**Contemporary Trade Directory Entries** Name: Easicut Grinding Co Location: Leestone Road, Sharston Industrial Area, Manchester, M22 4RN Classification: Tool Sharpening, Repairing & Servicing **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	854	-	383313 388936

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
132	**Contemporary Trade Directory Entries** Name: Estchem Wholesale Supplies Ltd Location: Estchem House,Leestone Rd, Sharston Ind Area, Manchester, M22 4RN Classification: Chemists' & Pharmacists' Suppliers & Wholesalers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SE (NE)	854	-	383312 388936
132	**Contemporary Trade Directory Entries** Name: Speciality Food Manufacturing Location: Leestone Road, Sharston Industrial Area, Manchester, M22 4RB Classification: Food Products - Manufacturers **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	854	-	383313 388936
132	**Contemporary Trade Directory Entries** Name: Flex Direct Ltd Location: Leestone Rd, Sharston Ind Area, Manchester, Lancashire, M22 4RB Classification: Road Haulage Services **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A19SE (NE)	890	-	383324 388978
132	**Contemporary Trade Directory Entries** Name: Kaumagraph Transfers Uk Ltd Location: Leestone Road, Sharston Industrial Area, Manchester, M22 4RN Classification: Printers Textile **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	895	-	383348 388956
133	**Contemporary Trade Directory Entries** Name: Screwfix Sharston Location: Leestone Road, Sharston Industrial Area, Manchester, Greater Manchester, M22 4RB Classification: Builders' Merchants **Status: Active** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	826	-	383201 389013
134	**Contemporary Trade Directory Entries** Name: Everglade (Windows & Doors) Ltd Location: Shentonfield Rd, Sharston Ind Area, Manchester, M22 4RW Classification: PVC-U Products - Manufacturers & Suppliers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SE (NE)	828	-	383346 388846
134	**Contemporary Trade Directory Entries** Name: Mesanlube & Petrochemicals (Uk) Ltd Location: Shentonfield House, Shentonfield Road, Sharston Industrial Area, Manchester, M22 4RW Classification: Lubricant Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	829	-	383347 388846
134	**Contemporary Trade Directory Entries** Name: Northsea Lubricants Location: Shentonfield House, Shentonfield Road, Sharston Industrial Area, Manchester, M22 4RW Classification: Lubricant Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	829	-	383347 388846
134	**Contemporary Trade Directory Entries** Name: Phoenix Training Location: Shentonfield House, Shentonfield Road, Sharston Industrial Area, Manchester, M22 4RW Classification: Fork Lift Trucks **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	829	-	383347 388846
134	**Contemporary Trade Directory Entries** Name: Prima Trading Location: Shentonfield Road, Sharston Industrial Area, Manchester, M22 4RW Classification: Frozen Food Processors & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	829	-	383347 388846
134	**Contemporary Trade Directory Entries** Name: Freightflow Location: 4 Shentonfield Rd, Sharston, Manchester, M22 4RW Classification: Road Haulage Services **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A19SE (NE)	831	-	383332 388872

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
134	**Contemporary Trade Directory Entries** Name: Optipaint Ltd Location: Shentonfield House,Shentonfield Road, Sharston Industrial Area, Manchester, Greater Manchester, M22 4RW Classification: Car Body Repairs **Status: Active** Positional Accuracy: Manually positioned to the address or location	A19SE (NE)	833	-	383353 388844
134	**Contemporary Trade Directory Entries** Name: S Garages Location: 71 Shentonfield Road, Sharston Industrial Area, Manchester, Greater Manchester, M22 4RW Classification: Garage Services **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A19SE (NE)	868	-	383389 388852
135	**Contemporary Trade Directory Entries** Name: Kobo Location: Leestone Road, Sharston Industrial Area, Manchester, M22 4RB Classification: Power Transmission Equipment **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	852	-	383256 388996
136	**Contemporary Trade Directory Entries** Name: Tommy Tyres Location: Warsall Road, Sharston Industrial Area, MANCHESTER, M22 4RH Classification: Tyre Dealers **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	866	-	383202 389064
136	**Contemporary Trade Directory Entries** Name: Heald Green Garage Ltd Location: Warsall Road, Sharston Industrial Area, Manchester, M22 4RH Classification: Tyre Dealers **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	868	-	383206 389063
136	**Contemporary Trade Directory Entries** Name: Atlas Motor Services Ltd Location: Unit 2 Castle House,Warsall Road, Sharston Industrial Area, Manchester, Greater Manchester, M22 4RH Classification: Garage Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	868	-	383206 389063
137	**Contemporary Trade Directory Entries** Name: Brownley Domestic Appliances Location: 27, Chesham Avenue, Manchester, M22 9PX Classification: Washing Machines - Servicing & Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8SW (S)	869	-	382392 387503
138	**Contemporary Trade Directory Entries** Name: Interchange Courier Express Location: 13, Delwood Gardens, Manchester, M22 9SP Classification: Road Haulage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8SW (S)	873	-	382569 387477
139	**Contemporary Trade Directory Entries** Name: Predator Environmental Services Location: 69, Gladeside Road, Manchester, M22 9QY Classification: Pest & Vermin Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8SW (S)	877	-	382296 387521
140	**Contemporary Trade Directory Entries** Name: Scotchgard Protector Services Location: Alpha Point,Bradnor Rd, Sharston Ind Area, Manchester, Lancashire, M22 4TE Classification: Carpet, Curtain & Upholstery Cleaners **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A19NW (NE)	879	-	383038 389194
141	**Contemporary Trade Directory Entries** Name: S V S Engineering Services Ltd Location: 231, Brownley Road, Manchester, M22 9XA Classification: Pumps - Sales, Servicing & Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9SW (SE)	888	-	383099 387603

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
142	**Contemporary Trade Directory Entries** Name: A L S Plant & Salvage Location: Shentonfield Road, Sharston Industrial Area, Manchester, M22 4RW Classification: Car Breakdown & Recovery Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SE (NE)	895	-	383426 388844
143	**Contemporary Trade Directory Entries** Name: Egerton'S Recovery Services Location: Paston Road, Sharston Industrial Area, Manchester, M22 4TF Classification: Car Breakdown & Recovery Services **Status: Active** Positional Accuracy: Automatically positioned in the proximity of the address	A18NE (N)	902	-	382785 389312
143	**Contemporary Trade Directory Entries** Name: Cronin 24hr Breakdown Service Location: Paston Road, Manchester, Lancashire, m22 4tf Classification: Car Breakdown & Recovery Services **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A18NE (N)	903	-	382817 389306
144	**Contemporary Trade Directory Entries** Name: Airline Services Ltd Location: Canberra House, Robeson Way, Manchester, M22 4SX Classification: Commercial Cleaning Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SE (E)	908	-	383494 388734
145	**Contemporary Trade Directory Entries** Name: Direct Food Express Location: Leestone Road, Sharston Industrial Area, Manchester, M22 4RB Classification: Road Haulage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	914	-	383299 389040
145	**Contemporary Trade Directory Entries** Name: Cardinal Maritime Ltd Location: Leestone Road, Sharston Industrial Area, Manchester, M22 4RB Classification: Freight Forwarders **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	914	-	383299 389040
145	**Contemporary Trade Directory Entries** Name: Cardinal Maritime Location: Leestone Road, Sharston Industrial Area, Manchester, Lancashire, M22 4RB Classification: Road Haulage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	915	-	383301 389039
145	**Contemporary Trade Directory Entries** Name: Delamode Plc Location: Leestone Road, Sharston Industrial Area, Manchester, M22 4RB Classification: Freight Forwarders **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	915	-	383301 389039
145	**Contemporary Trade Directory Entries** Name: Unique Logistics International Ltd Location: Leestone Road, Sharston Industrial Area, MANCHESTER, M22 4RB Classification: Distribution Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	915	-	383301 389039
145	**Contemporary Trade Directory Entries** Name: Cardinal Maritime Location: Leestone Road, Sharston Industrial Area, MANCHESTER, M22 4RB Classification: Road Haulage Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	915	-	383301 389039
146	**Contemporary Trade Directory Entries** Name: Hilson Ltd Location: Acre House, Shentonfield Road, Sharston Industrial Area, Manchester, M22 4RW Classification: Wire Products - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	914	-	383416 388895

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
146	**Contemporary Trade Directory Entries** Name: Modern Air Systems Ltd Location: Shentonfield Road, Sharston Industrial Area, Manchester, M22 4SD Classification: Filter Manufacturers & Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	914	-	383416 388895
146	**Contemporary Trade Directory Entries** Name: Modern Air Systems Ltd Location: Shentonfield Road, Sharston Industrial Area, Manchester, M22 4SD Classification: Tungsten Tool Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	914	-	383416 388895
146	**Contemporary Trade Directory Entries** Name: Modern Air Systems Ltd Location: Shentonfield Rd, Sharston Ind Area, Manchester, Lancashire, M22 4SD Classification: Filter Manufacturers & Suppliers **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A19SE (NE)	914	-	383416 388895
147	**Contemporary Trade Directory Entries** Name: David Phillips Location: 16, Paulden Avenue, Manchester, M23 1PD Classification: French Polishing **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	937	-	381714 388787
148	**Contemporary Trade Directory Entries** Name: Geodis Calberson Location: Delta Point, Leestone Road, Sharston Industrial Area, Manchester, M22 4SA Classification: Freight Forwarders **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	946	-	383415 388952
148	**Contemporary Trade Directory Entries** Name: Geodis Location: Delta Point, Leestone Road, Sharston Industrial Area, Manchester, M22 4SA Classification: Freight Forwarders **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	946	-	383415 388952
149	**Contemporary Trade Directory Entries** Name: Heimbach Location: Bradnor Road, Sharston Industrial Area, Manchester, M22 4TS Classification: Paper & Cardboard Products & Packaging - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (N)	949	-	382947 389314
150	**Contemporary Trade Directory Entries** Name: Cheadle 24hr Breakdown Service Location: New Acre House, Shentonfield Road, Sharston Industrial Area, Manchester, M22 4RW Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	962	-	383503 388842
151	**Contemporary Trade Directory Entries** Name: Regal Cast Iron Radiators Location: 9, Banstead Avenue, Manchester, M22 4AQ Classification: Central Heating Supplies & Equipment **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NE (N)	965	-	382728 389386
152	**Contemporary Trade Directory Entries** Name: Stericlean Location: 151, Firbank Road, Manchester, M23 2YP Classification: Commercial Cleaning Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A7NW (SW)	974	-	381675 387943
153	**Contemporary Trade Directory Entries** Name: Cheadle Breakdown Service Location: Bradnor Point, Paston Road, Sharston Industrial Area, Manchester, M22 4TF Classification: Car Breakdown & Recovery Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	978	-	382873 389369

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
153	**Contemporary Trade Directory Entries** Name: Yusen Logistics Location: Bradnor Rd, Sharston Ind Area, Manchester, Lancashire, M22 4TE Classification: Freight Forwarders **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A18NE (N)	978	-	382873 389369
154	**Contemporary Trade Directory Entries** Name: Express Dairies Location: Leestone Road, Sharston Industrial Area, Manchester, M22 4RB Classification: Dairies **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	990	-	383408 389034
155	**Contemporary Trade Directory Entries** Name: Sunwin Transport Services Location: Leestone Road, Sharston Industrial Area, Manchester, M22 4RB Classification: Mot Testing Centres **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NE (NE)	996	-	383368 389087
156	**Points of Interest - Commercial Services** Name: J J Motors Mobile Mechanic Location: 54 Alderue Avenue, Manchester, M22 8DD Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18SE (N)	430	8	382716 388844
157	**Points of Interest - Commercial Services** Name: Professional Pest Services Location: 11 Harrier Close, Manchester, M22 4XN Category: Contract Services Class Code: Pest and Vermin Control Positional Accuracy: Positioned to address or location	A14SW (E)	486	8	383139 388368
158	**Points of Interest - Commercial Services** Name: Logwin Air & Ocean UK Ltd Location: South Court, Sharston Road, Manchester, M22 4SN Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19SW (NE)	615	8	382947 388940
158	**Points of Interest - Commercial Services** Name: Logwin Air & Ocean (UK) Ltd Location: South Court, Sharston Road, Manchester, M22 4SN Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19SW (NE)	615	8	382947 388940
158	**Points of Interest - Commercial Services** Name: Carrs Foods International Ltd Location: South Court, Sharston Road, Sharston Industrial Area, Manchester, M22 4BB Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19SW (NE)	615	8	382947 388940
158	**Points of Interest - Commercial Services** Name: Logwin Logistics Location: South Court, Sharston Road, Manchester, M22 4SN Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19SW (NE)	615	8	382947 388940
158	**Points of Interest - Commercial Services** Name: Thirsty Drinks Location: Ground Floor South Court, Sharston Road, Manchester, M22 4SN Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19SW (NE)	631	8	382956 388953
159	**Points of Interest - Commercial Services** Name: D S V Air & Sea Ltd Location: Enterprise Point, Altrincham Road, Manchester, M22 4NY Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A18SE (N)	618	8	382710 389038
159	**Points of Interest - Commercial Services** Name: D F D S Location: Enterprise Point, Altrincham Road, Manchester, M22 4NY Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A18SE (N)	623	8	382712 389042

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
160	**Points of Interest - Commercial Services** Name: S Garages Location: S Garages Limited, Shentonfield Road, Manchester, M22 4RW Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SW (NE)	760	8	383213 388907
160	**Points of Interest - Commercial Services** Name: Sharston Autos M O T Centre Location: Shentonfield Road, Sharston Industrial Area, Manchester, M22 4RW Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SW (NE)	761	8	383211 388910
161	**Points of Interest - Commercial Services** Name: Wheel Hub Location: 50 Leestone Road, Manchester, M22 4RF Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19SW (NE)	776	8	383102 389027
161	**Points of Interest - Commercial Services** Name: Heald Green Garage Ltd Location: Warsall Road, Sharston Industrial Area, Manchester, M22 4RH Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SW (NE)	803	8	383139 389033
161	**Points of Interest - Commercial Services** Name: Motorwheel Service Distribution Location: 50 Leestone Road, Sharston Industrial Area, Manchester, M22 4RF Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19NW (NE)	818	8	383103 389079
162	**Points of Interest - Commercial Services** Name: Arla Foods Location: Paston Road, Sharston Industrial Area, Manchester, M22 4UA Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A18NE (N)	784	8	382733 389202
163	**Points of Interest - Commercial Services** Name: S D V Ltd Location: Unit 3 Alpha Point, Bradnor Road, Sharston Industrial Area, Manchester, M22 4TE Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19NW (NE)	798	8	382966 389141
163	**Points of Interest - Commercial Services** Name: Bollore Logistics Location: Unit 3 Alpha Point, Bradnor Road, Sharston Industrial Area, Manchester, M22 4TE Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19NW (NE)	798	8	382966 389141
163	**Points of Interest - Commercial Services** Name: J Bernard & Co Ltd Location: Unit 3 Alpha Point, Bradnor Road, Sharston Industrial Area, Manchester, M22 4TE Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19NW (NE)	798	8	382966 389141
163	**Points of Interest - Commercial Services** Name: Bollore Logistics Location: Unit 3 Alpha Point, Bradnor Road, Manchester, M22 4TE Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19NW (NE)	837	8	382988 389173
164	**Points of Interest - Commercial Services** Name: The Garage Location: Shentonfield House, Shentonfield Road, Sharston Industrial Area, Manchester, M22 4RW Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SE (NE)	829	8	383347 388846

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
164	**Points of Interest - Commercial Services** Name: Optipaint Ltd Location: Shentonfield House, Shentonfield Road, Manchester, M22 4RW Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SE (NE)	832	8	383352 388844
165	**Points of Interest - Commercial Services** Name: Atlas Motor Services Ltd Location: Unit 2, Castle House, Warsall Road, Manchester, M22 4RH Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SW (NE)	867	8	383205 389062
166	**Points of Interest - Commercial Services** Name: Kobo UK Ltd Location: Leestone Road, Sharston Industrial Area, Manchester, M22 4RB Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SW (NE)	876	8	383255 389031
166	**Points of Interest - Commercial Services** Name: Diamond Car Wash Location: Diamond Hand Car Wash and Tyre Service, Leestone Road, Manchester, M22 4RB Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A19SE (NE)	879	8	383326 388958
166	**Points of Interest - Commercial Services** Name: Direct Food Express Location: Leestone Road, Sharston Industrial Area, Manchester, M22 4RB Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19SE (NE)	913	8	383298 389039
166	**Points of Interest - Commercial Services** Name: Cardinal Maritime Location: Leestone Road, Sharston Industrial Area, Manchester, M22 4RB Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19SE (NE)	914	8	383300 389039
166	**Points of Interest - Commercial Services** Name: Delamode Plc Location: Leestone Road, Sharston Industrial Area, Manchester, M22 4RB Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19SE (NE)	915	8	383301 389039
166	**Points of Interest - Commercial Services** Name: Ital Logistics Ltd Location: Leestone Road, Sharston Industrial Area, Manchester, M22 4RB Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19SE (NE)	915	8	383301 389039
166	**Points of Interest - Commercial Services** Name: Unique Logistics International Ltd Location: Leestone Road, Sharston Industrial Area, Manchester, M22 4RB Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19SE (NE)	915	8	383301 389039
166	**Points of Interest - Commercial Services** Name: Cardinal Maritime Location: Leestone Road, Sharston Industrial Area, Manchester, M22 4RB Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19SE (NE)	915	8	383301 389039
166	**Points of Interest - Commercial Services** Name: Delamode Plc Location: Leestone Road, Sharston Industrial Area, Manchester, M22 4RB Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19SE (NE)	915	8	383301 389039
166	**Points of Interest - Commercial Services** Name: Unique Logistics International Ltd Location: Leestone Road, Sharston Industrial Area, Manchester, M22 4RB Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19SE (NE)	915	8	383301 389039

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
166	**Points of Interest - Commercial Services** Name: Cardinal Maritime Location: Leestone Road, Sharston Industrial Area, Manchester, M22 4RB Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19SE (NE)	915	8	383301 389039
166	**Points of Interest - Commercial Services** Name: Cardinal Maritime Location: Leestone Road, Sharston Industrial Area, Manchester, M22 4RB Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19SE (NE)	915	8	383301 389039
166	**Points of Interest - Commercial Services** Name: Sunwin Transport Services Location: Leestone Road, Sharston Industrial Area, Manchester, M22 4RB Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19NE (NE)	996	8	383368 389087
167	**Points of Interest - Commercial Services** Name: Geodis UK Ltd Location: Delta Point, Leestone Road, Manchester, M22 4SA Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19SE (NE)	945	8	383415 388952
167	**Points of Interest - Commercial Services** Name: Geodis UK Ltd Location: Delta Point, Leestone Road, Sharston Industrial Area, Manchester, M22 4SA Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19SE (NE)	945	8	383415 388952
167	**Points of Interest - Commercial Services** Name: Geodis Wilson Ltd Location: Delta Point, Leestone Road, Sharston Industrial Area, Manchester, M22 4SA Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19SE (NE)	946	8	383416 388952
167	**Points of Interest - Commercial Services** Name: Geodis Wilson UK Ltd Location: Delta Point, Leestone Road, Sharston Industrial Area, Manchester, M22 4SA Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19SE (NE)	946	8	383416 388952
168	**Points of Interest - Commercial Services** Name: Hawk Motors Location: Unit 4 Beta Court, Harper Road, Manchester, M22 4RG Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19NW (NE)	987	8	383272 389163
169	**Points of Interest - Manufacturing and Production** Name: The Enterprise Centre Location: 34 Benchill Road, Manchester, M22 8LF Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A13NW (N)	0	8	382603 388394
170	**Points of Interest - Manufacturing and Production** Name: Set in Stone Location: 24 Crossgate Avenue, Manchester, M22 8AW Category: Extractive Industries Class Code: Stone Quarrying and Preparation Positional Accuracy: Positioned to address or location	A18SE (N)	448	8	382618 388877
171	**Points of Interest - Manufacturing and Production** Name: Tanks Location: M22 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A18NE (N)	686	8	382857 389067
172	**Points of Interest - Manufacturing and Production** Name: Tank Location: M22 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A19SE (E)	978	8	383552 388777

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
173	**Points of Interest - Public Infrastructure** Name: Weir Location: M23 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A17SE (NW)	663	8	382168 388934
173	**Points of Interest - Public Infrastructure** Name: Weir Location: M23 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A17SE (NW)	665	8	382165 388934
174	**Points of Interest - Public Infrastructure** Name: Bus Depot Location: M22 Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to an adjacent address or location	A19SE (NE)	984	8	383414 389016
175	**Points of Interest - Recreational and Environmental** Name: Playground Location: Brookfield Gardens, M22 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A13NE (N)	198	8	382614 388627
176	**Points of Interest - Recreational and Environmental** Name: Playground Location: Haveley Road, M22 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A13SW (W)	288	8	382267 388331
177	**Points of Interest - Recreational and Environmental** Name: Play Area Location: Stancliffe Road, M22 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A14SW (SE)	575	8	383169 388131
177	**Points of Interest - Recreational and Environmental** Name: Play Area Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A14SW (SE)	576	8	383170 388130
177	**Points of Interest - Recreational and Environmental** Name: Play Area Location: Hollyhedge Court Road, M22 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A14SW (SE)	594	8	383175 388100
177	**Points of Interest - Recreational and Environmental** Name: Play Area Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A14SW (SE)	597	8	383177 388097
178	**Points of Interest - Recreational and Environmental** Name: Skatepark Location: M22 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A14SE (E)	929	8	383534 388092
179	**Points of Interest - Recreational and Environmental** Name: Playground Location: Topfield Road, M22 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A7SE (SW)	940	8	382008 387597

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
180	**Ancient Woodland** Name: Black Carr Wood Reference: 1505488 Area(m²): 29932.7 Type: Ancient and Semi-Natural Woodland	A17SE (NW)	728	9	382065 388926
181	**Ancient Woodland** Name: Rounds Wood Reference: 1505493 Area(m²): 17449.19 Type: Ancient and Semi-Natural Woodland	A18NW (N)	791	9	382507 389215

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices		
Macclesfield Borough Council (now part of Cheshire East Council) - Health and Public Safety	July 2008	
Environment Agency - Head Office	June 2020	Annually
Trafford Metropolitan Borough Council - Renewal and Environmental Protection	November 2013	Annual Rolling Update
Manchester City Council - Environmental Health Department	October 2017	Annual Rolling Update
Stockport Metropolitan Borough Council - Environment Team (Land & Water)	October 2017	Annual Rolling Update
Cheshire East Council - Environmental Health Department	October 2017	Annually
Discharge Consents		
Environment Agency - North West Region	October 2022	Quarterly
Enforcement and Prohibition Notices		
Environment Agency - North West Region	March 2013	
Integrated Pollution Controls		
Environment Agency - North West Region	January 2009	
Integrated Pollution Prevention And Control		
Environment Agency - North West Region	July 2022	Quarterly
Local Authority Integrated Pollution Prevention And Control		
Macclesfield Borough Council (now part of Cheshire East Council) - Environmental Health Department	February 2009	Not Applicable
Stockport Metropolitan Borough Council - Environmental Health Department, EEDD	October 2014	Variable
Trafford Metropolitan Borough Council - Environmental Health Department	October 2014	Variable
Cheshire East Council - Environmental Health Department	September 2014	Variable
Manchester City Council - Environmental Health Department	September 2014	Variable
Local Authority Pollution Prevention and Controls		
Macclesfield Borough Council (now part of Cheshire East Council) - Environmental Health Department	February 2009	Not Applicable
Stockport Metropolitan Borough Council - Environmental Health Department, EEDD	October 2014	Annual Rolling Update
Trafford Metropolitan Borough Council - Environmental Health Department	October 2014	Annual Rolling Update
Manchester City Council - Environmental Health Department	September 2014	Annual Rolling Update
Cheshire East Council - Environmental Health Department	September 2014	Annually
Local Authority Pollution Prevention and Control Enforcements		
Macclesfield Borough Council (now part of Cheshire East Council) - Environmental Health Department	February 2009	Not Applicable
Stockport Metropolitan Borough Council - Environmental Health Department, EEDD	October 2014	Variable
Trafford Metropolitan Borough Council - Environmental Health Department	October 2014	Variable
Cheshire East Council - Environmental Health Department	September 2014	Variable
Manchester City Council - Environmental Health Department	September 2014	Variable
Nearest Surface Water Feature		
Ordnance Survey	September 2022	
Pollution Incidents to Controlled Waters		
Environment Agency - North West Region	January 2000	
Prosecutions Relating to Authorised Processes		
Environment Agency - North West Region	July 2015	
Prosecutions Relating to Controlled Waters		
Environment Agency - North West Region	March 2013	
Registered Radioactive Substances		
Scottish Environment Protection Agency - Head Office	January 1998	
Environment Agency - North West Region	June 2016	As notified
River Quality		
Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points		
Environment Agency - Head Office	April 2012	
River Quality Chemistry Sampling Points		
Environment Agency - Head Office	April 2012	

Agency & Hydrological	Version	Update Cycle
Substantiated Pollution Incident Register Environment Agency - North West Region - South Area	July 2022	Quarterly
Water Abstractions Environment Agency - North West Region	October 2022	Quarterly
Water Industry Act Referrals Environment Agency - North West Region	October 2017	
Groundwater Vulnerability Map Environment Agency - Head Office	June 2018	As notified
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Source Protection Zones Environment Agency - Head Office	September 2022	Bi-Annually
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	August 2022	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	August 2022	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	August 2022	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	August 2022	Quarterly
Flood Defences Environment Agency - Head Office	August 2022	Quarterly
OS Water Network Lines Ordnance Survey	October 2022	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water Suitability Environment Agency - Head Office	February 2016	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	As notified

Waste	Version	Update Cycle
BGS Recorded Landfill Sites		
British Geological Survey - National Geoscience Information Service	November 2002	As notified
Historical Landfill Sites		
Environment Agency - Head Office	April 2022	Quarterly
Integrated Pollution Control Registered Waste Sites		
Environment Agency - North West Region	January 2009	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries)		
Environment Agency - North West Region - South Area	October 2022	Quarterly
Licensed Waste Management Facilities (Locations)		
Environment Agency - North West Region - South Area	July 2022	Quarterly
Local Authority Landfill Coverage		
Cheshire County Council (now part of Cheshire East Council) - Environmental Planning Department	February 2003	Not Applicable
Macclesfield Borough Council (now part of Cheshire East Council) - Environmental Health Department	February 2003	Not Applicable
Manchester City Council - Planning Department	February 2003	Not Applicable
Stockport Metropolitan Borough Council - Environmental Health Department, EEDD	February 2003	Not Applicable
Trafford Metropolitan Borough Council - Environmental Health Department	February 2003	Not Applicable
Local Authority Recorded Landfill Sites		
Cheshire County Council (now part of Cheshire East Council) - Environmental Planning Department	October 2018	
Macclesfield Borough Council (now part of Cheshire East Council) - Environmental Health Department	October 2018	
Manchester City Council - Planning Department	October 2018	
Stockport Metropolitan Borough Council - Environmental Health Department, EEDD	October 2018	
Trafford Metropolitan Borough Council - Environmental Health Department	October 2018	
Potentially Infilled Land (Non-Water)		
Landmark Information Group Limited	December 1999	Not Applicable
Potentially Infilled Land (Water)		
Landmark Information Group Limited	December 1999	
Registered Landfill Sites		
Environment Agency - North West Region - South Area	March 2006	Not Applicable
Registered Waste Transfer Sites		
Environment Agency - North West Region - South Area	April 2018	
Registered Waste Treatment or Disposal Sites		
Environment Agency - North West Region - South Area	June 2015	

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH)		
Health and Safety Executive	January 2022	Bi-Annually
Explosive Sites		
Health and Safety Executive	March 2017	Annually
Notification of Installations Handling Hazardous Substances (NIHHS)		
Health and Safety Executive	August 2001	
Planning Hazardous Substance Enforcements		
Trafford Metropolitan Borough Council	April 2016	Variable
Macclesfield Borough Council (now part of Cheshire East Council) - Planning Department	December 2008	Not Applicable
Cheshire East Council - Planning Department	February 2016	Variable
Manchester City Council - Planning Department	February 2016	Variable
Stockport Metropolitan Borough Council - Environment and Economic Development	February 2016	Variable
Cheshire County Council (now part of Cheshire East Council) - Planning Department	July 2008	Annual Rolling Update
Planning Hazardous Substance Consents		
Trafford Metropolitan Borough Council	April 2016	Variable
Macclesfield Borough Council (now part of Cheshire East Council) - Planning Department	December 2008	Not Applicable
Cheshire East Council - Planning Department	February 2016	Variable
Manchester City Council - Planning Department	February 2016	Variable
Stockport Metropolitan Borough Council - Environment and Economic Development	February 2016	Variable
Cheshire County Council (now part of Cheshire East Council) - Planning Department	July 2008	Annual Rolling Update

Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	As notified
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	December 2015	As notified
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	November 2022	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	Annual Rolling Update
Mining Instability Ove Arup & Partners	June 1998	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	Annually

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	October 2022	Quarterly
Fuel Station Entries Catalist Ltd - Experian	August 2022	Quarterly
Gas Pipelines National Grid	October 2021	Bi-Annually
Points of Interest - Commercial Services PointX	September 2022	Quarterly
Points of Interest - Education and Health PointX	September 2022	Quarterly
Points of Interest - Manufacturing and Production PointX	September 2022	Quarterly
Points of Interest - Public Infrastructure PointX	September 2022	Quarterly
Points of Interest - Recreational and Environmental PointX	September 2022	Quarterly
Underground Electrical Cables National Grid	May 2021	Bi-Annually

Sensitive Land Use	Version	Update Cycle
Ancient Woodland		
Natural England	February 2021	Bi-Annually
Areas of Adopted Green Belt		
Cheshire East Council - Planning Department	July 2022	Quarterly
Macclesfield Borough Council (now part of Cheshire East Council)	July 2022	Quarterly
Manchester City Council	July 2022	Quarterly
Stockport Metropolitan Borough Council	July 2022	Quarterly
Trafford Metropolitan Borough Council	July 2022	Quarterly
Areas of Unadopted Green Belt		
Cheshire East Council - Planning Department	July 2022	Quarterly
Macclesfield Borough Council (now part of Cheshire East Council)	July 2022	Quarterly
Manchester City Council	July 2022	Quarterly
Stockport Metropolitan Borough Council	July 2022	Quarterly
Trafford Metropolitan Borough Council	July 2022	Quarterly
Areas of Outstanding Natural Beauty		
Natural England	August 2022	Bi-Annually
Environmentally Sensitive Areas		
Natural England	January 2017	
Forest Parks		
Forestry Commission	April 1997	Not Applicable
Local Nature Reserves		
Natural England	February 2021	Bi-Annually
Marine Nature Reserves		
Natural England	July 2019	Bi-Annually
National Nature Reserves		
Natural England	January 2021	Bi-Annually
National Parks		
Natural England	February 2018	Bi-Annually
Nitrate Sensitive Areas		
Natural England	April 2016	Not Applicable
Nitrate Vulnerable Zones		
Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	April 2016	
Environment Agency - Head Office	June 2017	Bi-Annually
Ramsar Sites		
Natural England	August 2020	Bi-Annually
Sites of Special Scientific Interest		
Natural England	February 2021	Bi-Annually
Special Areas of Conservation		
Natural England	July 2020	Bi-Annually
Special Protection Areas		
Natural England	February 2021	Bi-Annually

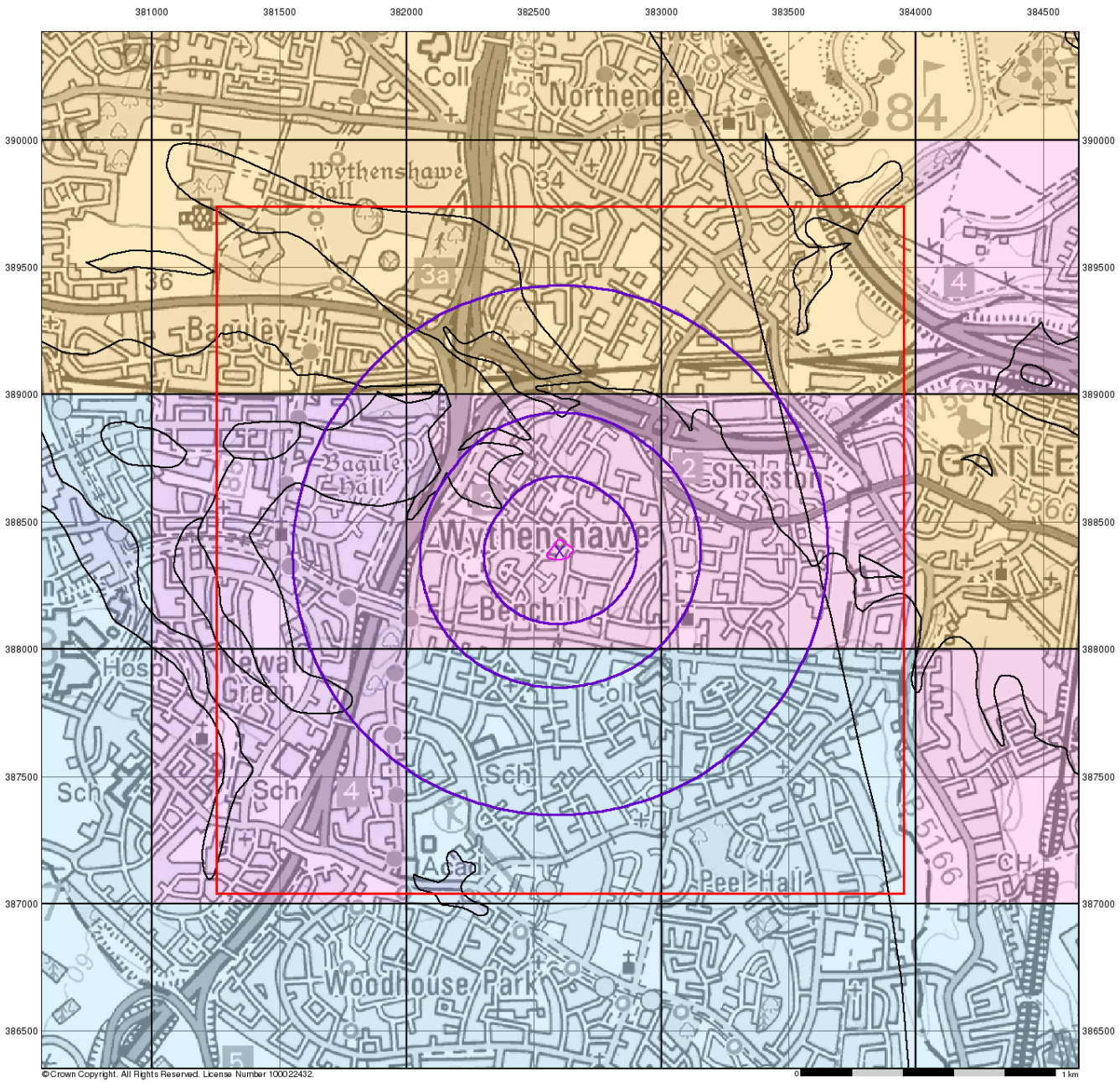
Data Suppliers

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	
Centre for Ecology and Hydrology	
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Stantec UK Ltd	

Contact	Name and Address	Contact Details
1	**British Geological Survey - Enquiry Service** British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	**Environment Agency - National Customer Contact Centre (NCCC)** PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	**Manchester City Council - Environmental Health Department** PO Box 463, Town Hall Extension, Albert Square, Manchester, Greater Manchester, M60 3NY	Telephone: 0161 234 4884 / 234 4873. Fax: 0161 234 4508 Website: www.manchester.gov.uk
4	**Scottish Environment Protection Agency - Head Office** Erskine Court, The Castle Business Park, Stirling, Stirlingshire, FK9 4TR	Telephone: 01786 457700 Fax: 01786 446885
5	**Environment Agency - Head Office** Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
6	**Ordnance Survey** Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
7	**Manchester City Council - Planning Department** Town Hall, Manchester, Greater Manchester, M60 2LA	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
8	**PointX** 7 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
9	**Natural England** County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
10	**Manchester City Council** Town Hall, Albert Square, Manchester, Greater Manchester, M60 2JT	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
11	**Stockport Metropolitan Borough Council** Hygarth House, 103 Wellington Road South, Stockport, Greater Manchester, SK1 3TP	Telephone: 0161 480 4949 Fax: 0161 477 9530 Website: www.stockport.gov.uk
12	**Trafford Metropolitan Borough Council** P O Box 14, Trafford Town Hall, Talbot Road, Stretford, Greater Manchester, M32 0YZ	Telephone: 0161 912 1212 Fax: 0161 873 7783 Website: www.trafford.gov.uk
-	**Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards** Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	**Landmark Information Group Limited** Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

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



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Groundwater Vulnerability

General

Specified Site | Specified Buffer(s) | Bearing Reference Point

Slice | Map ID

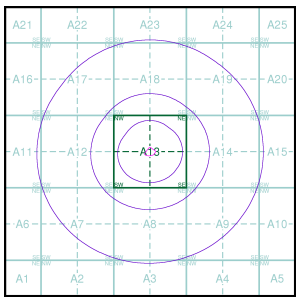
Agency and Hydrological

Bedrock Aquifers	Superficial Aquifers
High Vulnerability, Principal Aquifer	High Vulnerability, Principal Aquifer
High Vulnerability, Secondary Aquifer	High Vulnerability, Secondary Aquifer
Medium Vulnerability, Principal Aquifer	Medium Vulnerability, Principal Aquifer
Medium Vulnerability, Secondary Aquifer	Medium Vulnerability, Secondary Aquifer
Low Vulnerability, Principal Aquifer	Low Vulnerability, Principal Aquifer
Low Vulnerability, Secondary Aquifer	Low Vulnerability, Secondary Aquifer

Unproductive Aquifer

Soluble Rock

Site Sensitivity Context Map - Slice A



Order Details

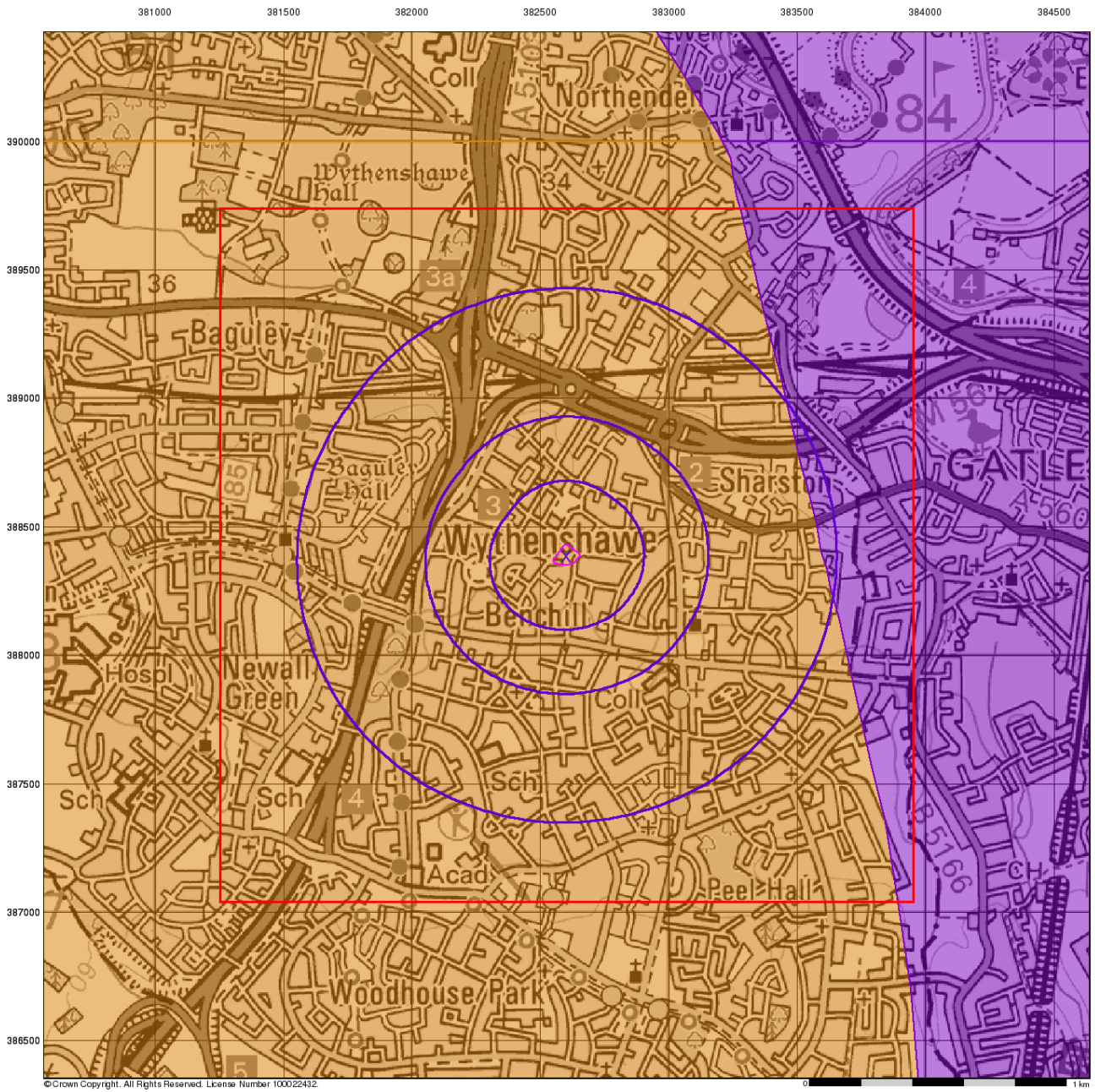
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Customer Ref:	33029LG
National Grid Reference:	382600, 388380
Slice:	A
Site Area (Ha):	0.53
Search Buffer (m):	1000

Site Details

Benchill Road, Manchester, M22 8LF

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Bedrock Aquifer Designation

General

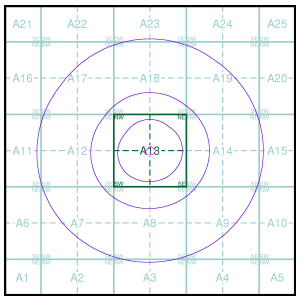
Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A

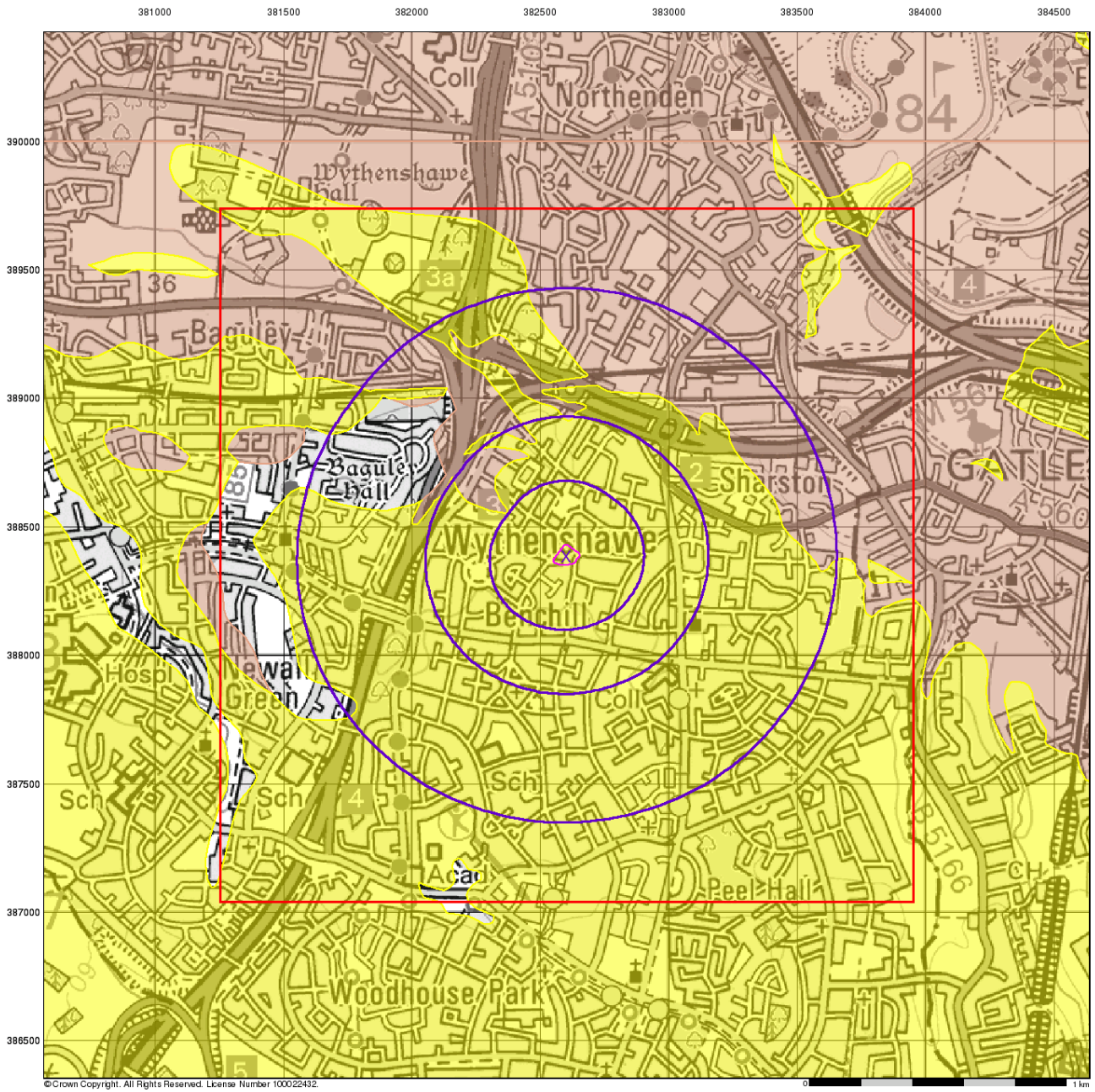


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Customer Ref:	33029LG
National Grid Reference:	382600, 388380
Slice:	A
Site Area (Ha):	0.53
Search Buffer (m):	1000

Site Details

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Superficial Aquifer Designation

General

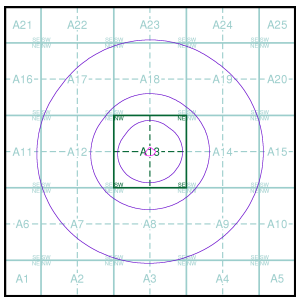
Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A

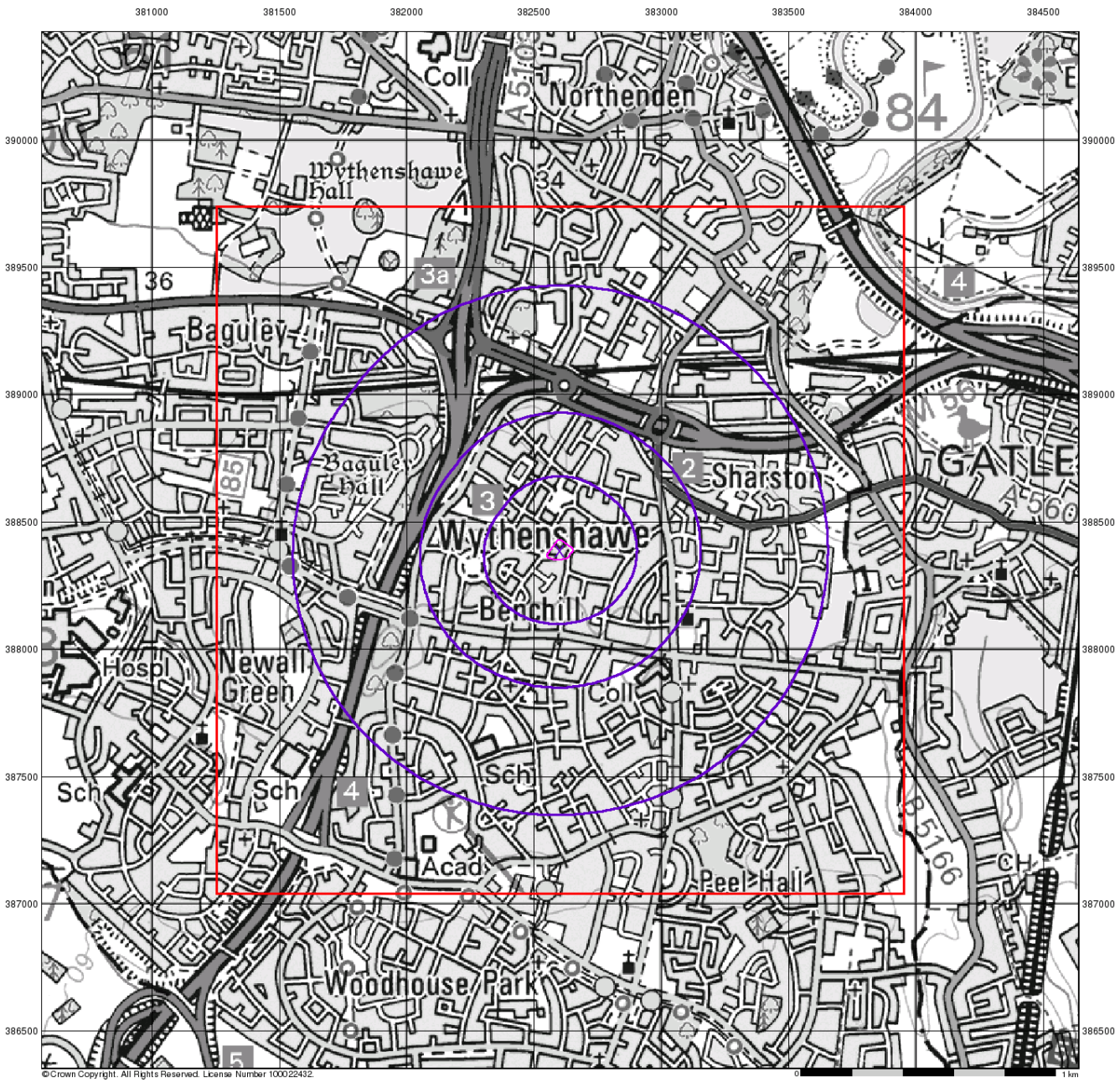


Order Details

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Customer Ref:	33029LG
National Grid Reference:	382600, 388380
Slice:	A
Site Area (Ha):	0.53
Search Buffer (m):	1000

Site Details

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Source Protection Zones

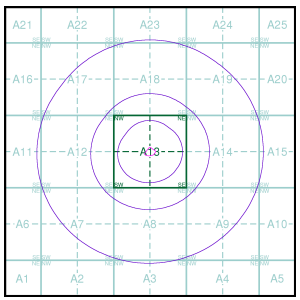
General

Specified Site | Specified Buffer(s) | Bearing Reference Point
Slice | Map ID

Agency and Hydrological

- Inner zone (Zone 1)
- Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- Total catchment - subsurface activity only (Zone 3c)
- Special interest (Zone 4)

Site Sensitivity Context Map - Slice A



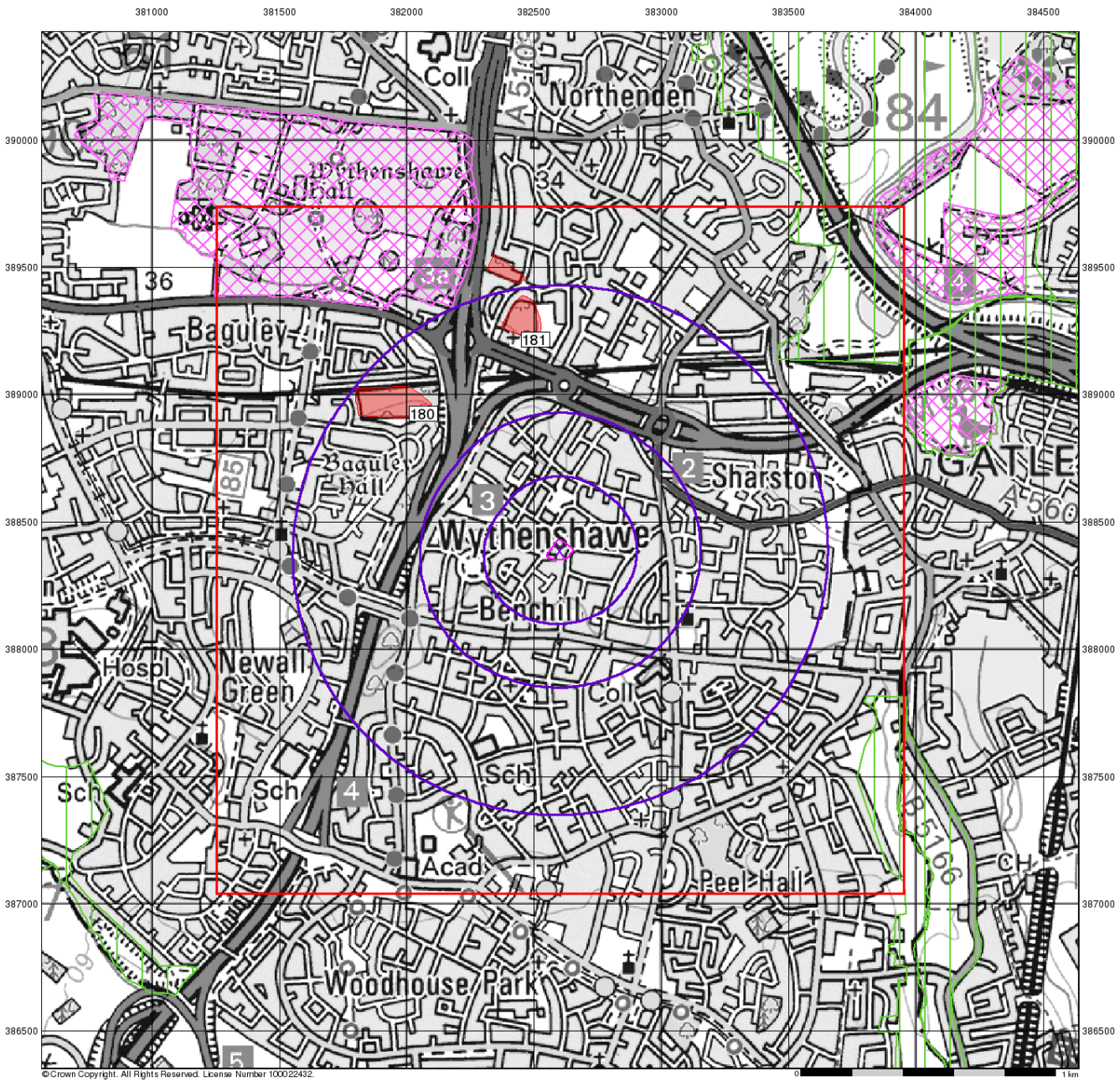
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Slice:	A
Site Area (Ha):	0.53
Search Buffer (m):	1000

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Sensitive Land Uses

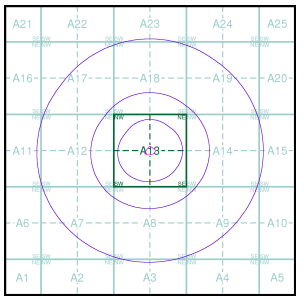
General

Specified Site | Specified Buffer(s) | Bearing Reference Point
Slice | Map ID

Sensitive Land Uses

- Ancient Woodland
- Area of Adopted Green Belt
- Area of Unadopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- World Heritage Sites

Site Sensitivity Context Map - Slice A



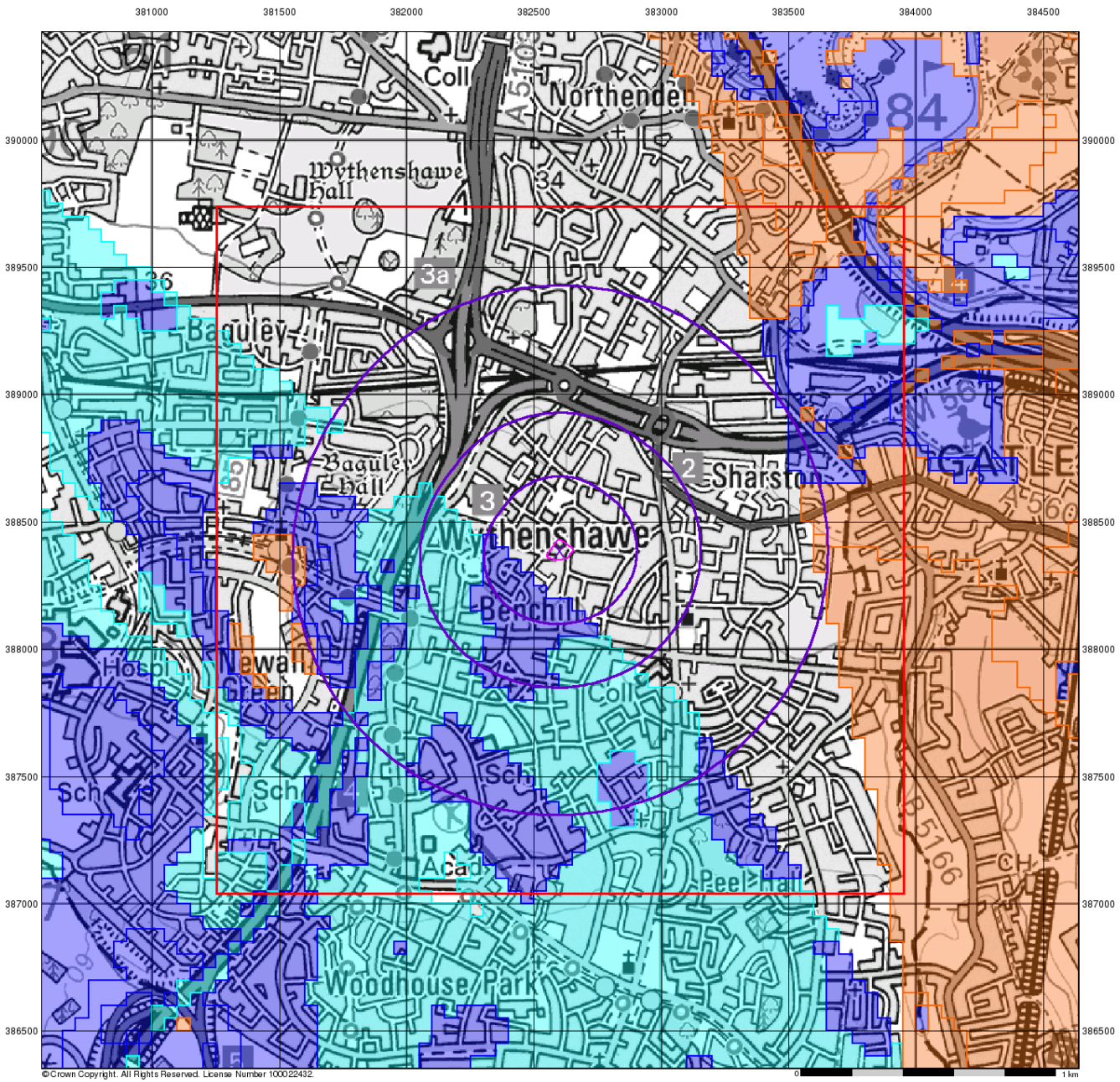
Order Details

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Customer Ref:	33029LG
National Grid Reference:	382600, 388380
Slice:	A
Site Area (Ha):	0.53
Search Buffer (m):	1000

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BGS Flood GFS Data

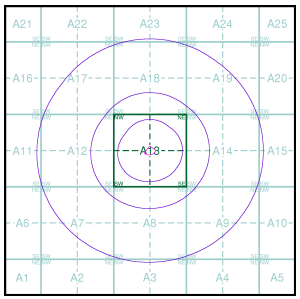
General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice

Agency and Hydrological (Flood)

- Limited Potential for Groundwater Flooding to Occur
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding to Occur at Surface

Site Sensitivity Context Map - Slice A



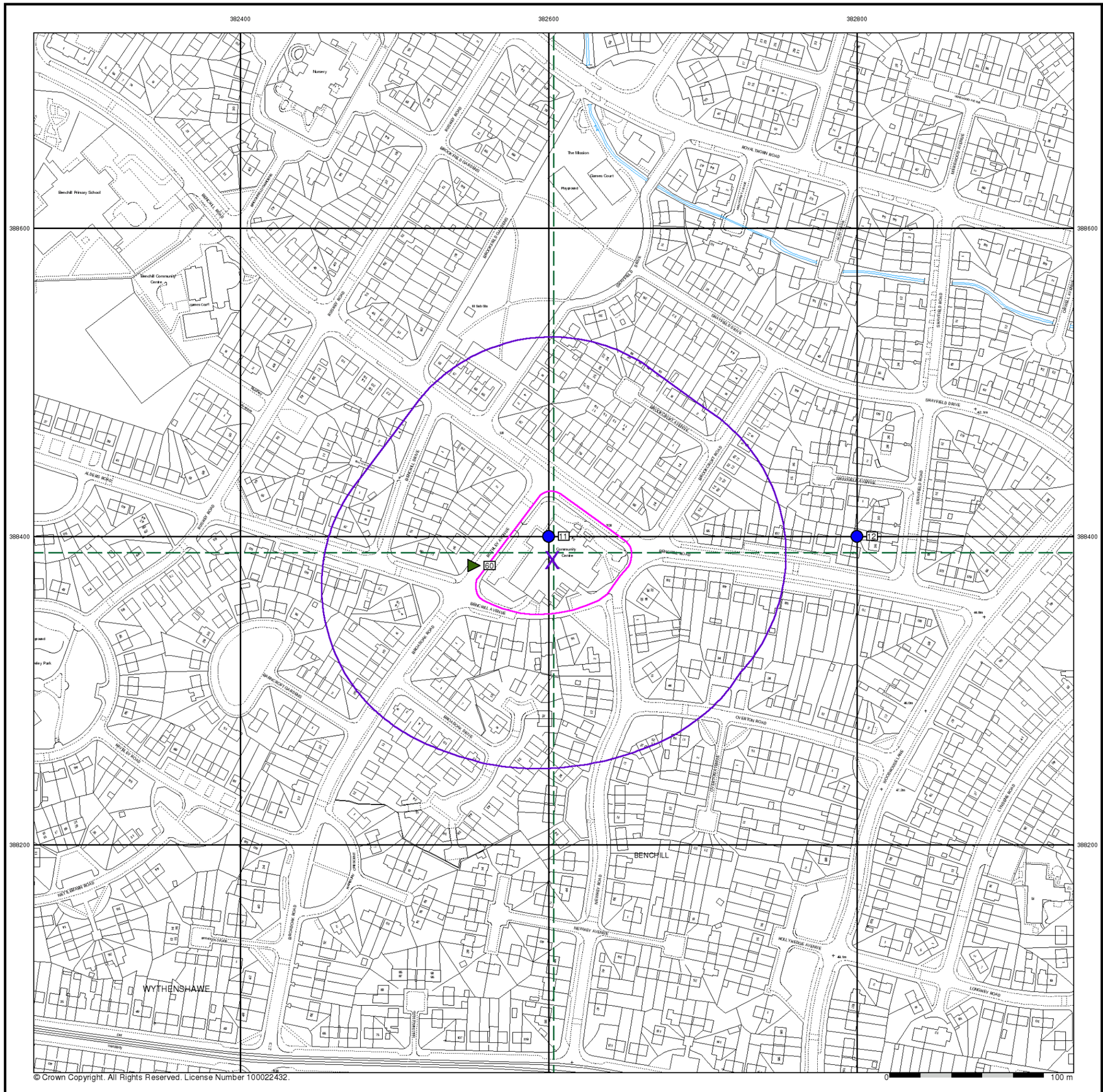
Order Details

Order Number:	304246337_1_1
Customer Ref:	33029LG
National Grid Reference:	382600, 388380
Slice:	A
Site Area (Ha):	0.53
Search Buffer (m):	1000

Site Details

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General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location
- Pylon
- Overhead Transmission Line

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

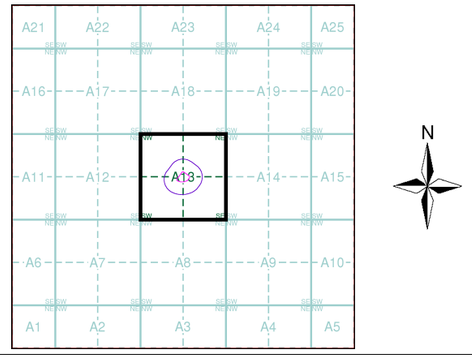
Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

Geological

- BGS Recorded Mineral Site

Site Sensitivity Map - Segment A13



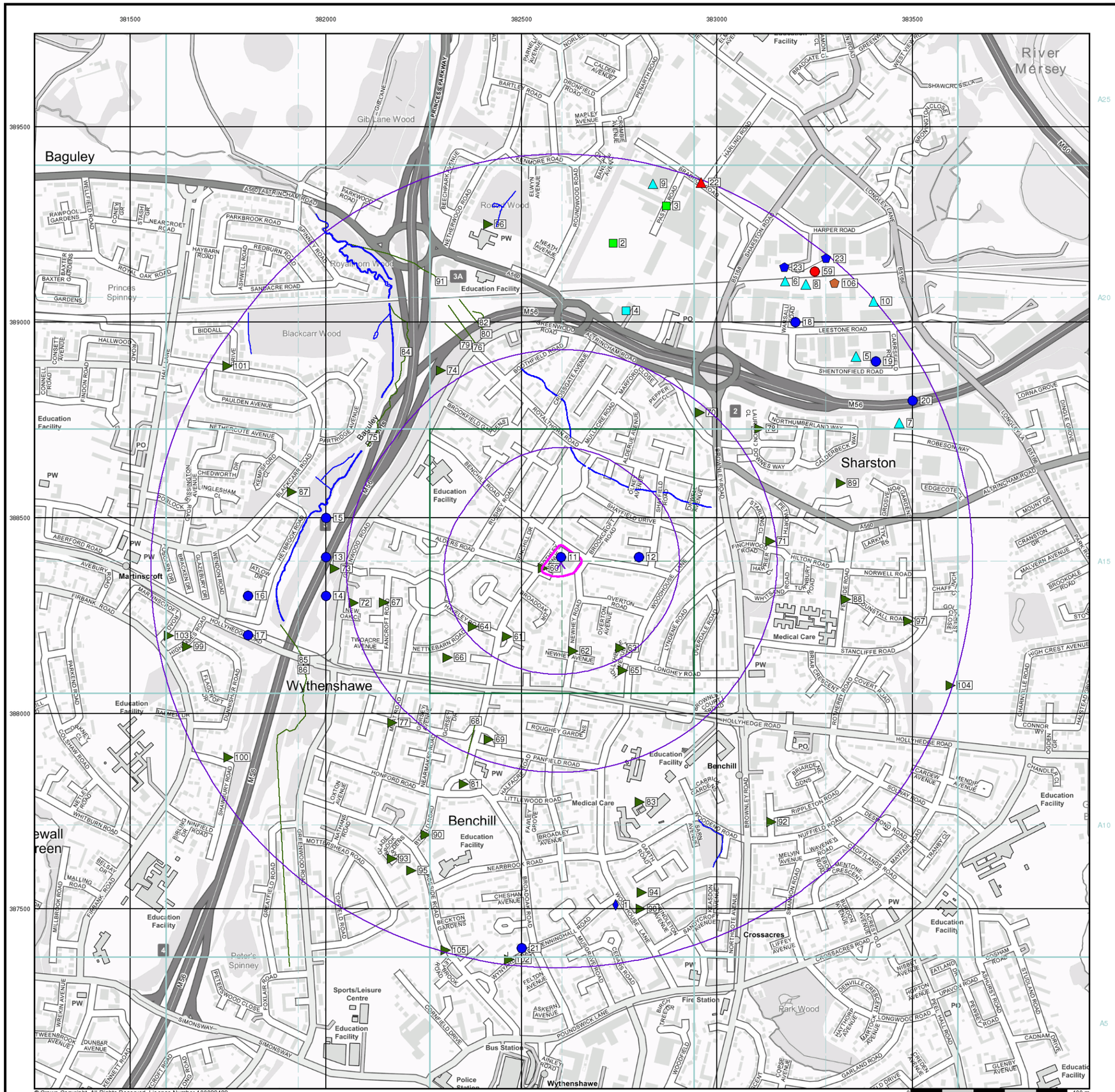
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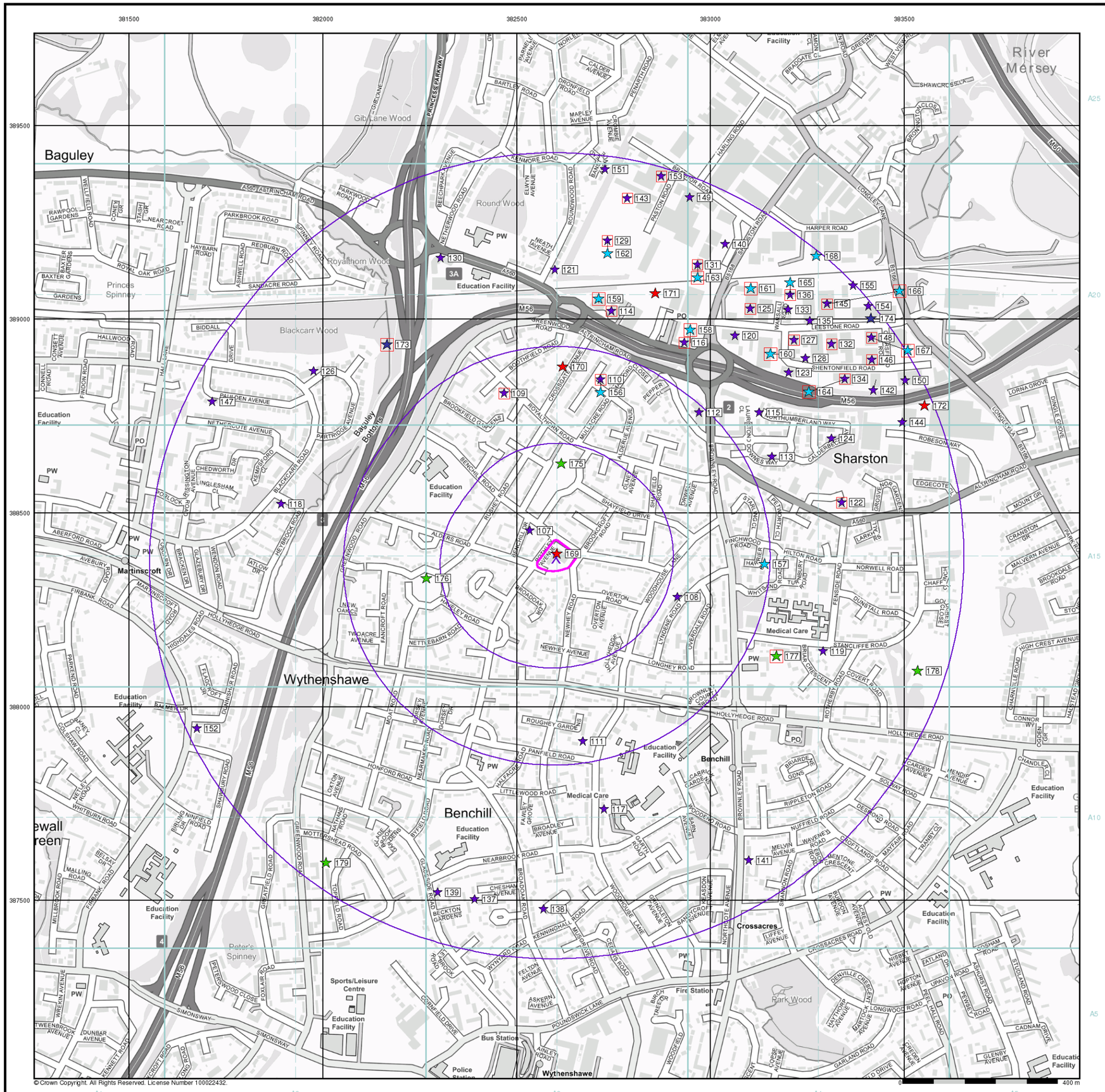
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Customer Ref:	33029LG
National Grid Reference:	382600, 388380
Slice:	A
Site Area (Ha):	0.53
Plot Buffer (m):	100

Site Details

Benchill Road, Manchester, M22 8LF

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381500
382000
382500
383000
383500
389500
389000
388500
388000
387500
A25
A20
A15
A10
A5
Baguley
Gib Lane Wood
Royal Wood
Royalmoor Wood
Princes Spinney
Blackcarr Wood
Peter's Spinney
Rark Wood
River Mersey
Sharston
Wythenshawe
Benchill
Crossacres
Martinscroft
Education Facility
Medical Care
Sports/Leisure Centre
Fire Station
Bus Station
Police Station
PW
PO
M56
M60
M63
A560 ALTRINCHAM ROAD
A560
A34
A5103
PRINCESS PARKWAY
BARLOW MOOR ROAD
BARLOW MOOR ROAD
HARLING ROAD
LONGLEY LANE
HARPER ROAD
SHARSTON ROAD
LEESTONE ROAD
SHENTONFIELD ROAD
ALTRINCHAM ROAD
NORTHUMBERLAND WAY
ROBESON WAY
EDGECOTE
MOUNT DR
LORNA GROVE
BINGLE GROVE
LONGLEY LA
BENCHILL ROAD
BROOKFIELD GARDENS
ROYALTHORN ROAD
MULLERE ROAD
ALDERLEE AVENUE
CROSSGATE AVENUE
MARFORD CLOSE
PEPPER CL
LAURENCE DOWNES WAY
CALDERBECK WAY
BROWNLEY ROAD
GREENWOOD ROAD
BIDDALL DRIVE
PAULDEN AVENUE
NETHERCOTE AVENUE
PARTRIDGE AVENUE
BLACKCARR ROAD
HALLWOOD ROAD
HALE LANE
CONSETT AVENUE
CONNELL CRESCENT
FINDON ROAD
BAXTER GARDENS
WELLFIELD ROAD
RAWPOOL GARDENS
CONEY CLOSE
STARK CLOSE
NEARCROFT ROAD
PARKBROOK ROAD
SPRINGY ROAD
HAYBARN ROAD
REDBURN ROAD
ASHWELL ROAD
ROYAL OAK ROAD
SANDACRE ROAD
BARKWOOD ROAD
RENMORE ROAD
BEECHPARK AVENUE
NETHERWOOD ROAD
ELWYN AVENUE
ROUNDWOOD ROAD
NEATH AVENUE
BARTLEY ROAD
DRONFIELD ROAD
PENRITH ROAD
MAPLEY AVENUE
CROMWELL AVENUE
CALDER AVENUE
PARNELL AVENUE
NORLEY AVENUE
BRADGATE CL
GREENWAY
WEST VIEW
SHAWCROSS LA
BRONINGTON CLOSE
PASTURE ROAD
BRAMHALL AVENUE
BRAMHALL AVENUE
WARSWELL ROAD
CARRSFIELD ROAD
LAWTON AVENUE
BROOMFIELD ROAD
BROOMFIELD ROAD
BROOMFIELD ROAD



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A1 A2 A3 A4 A5

Sutcliffe

Industrial Land Use Map

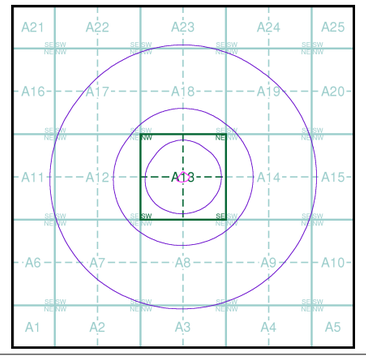
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- Gas Pipeline
- Points of Interest - Commercial Services
- Points of Interest - Education and Health
- Points of Interest - Manufacturing and Production
- Points of Interest - Public Infrastructure
- Points of Interest - Recreational and Environmental
- Underground Electrical Cables

Industrial Land Use Map - Slice A



Order Details

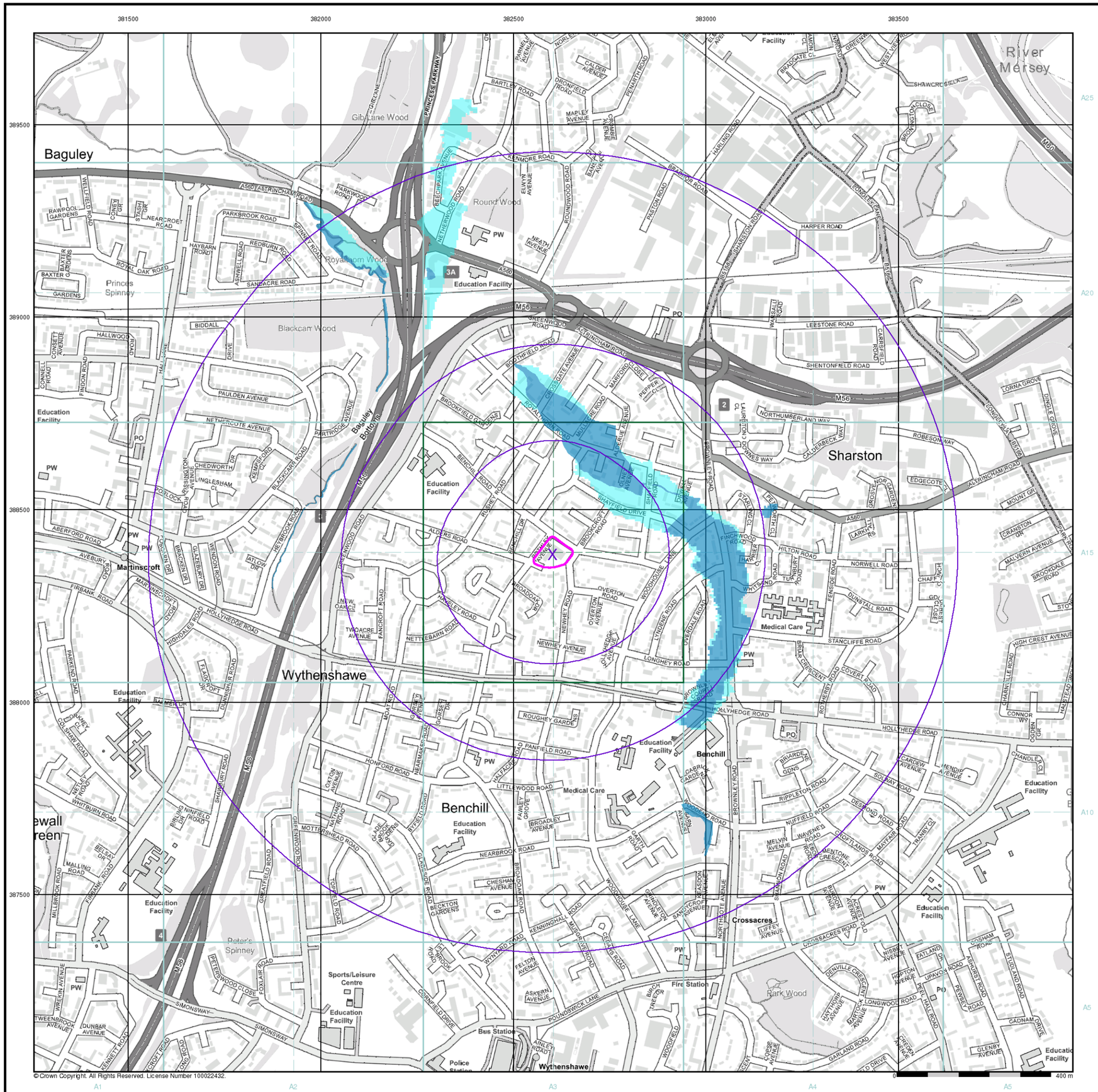
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Customer Ref:	33029LG
National Grid Reference:	382600, 388380
Slice:	A
Site Area (Ha):	0.53
Search Buffer (m):	1000

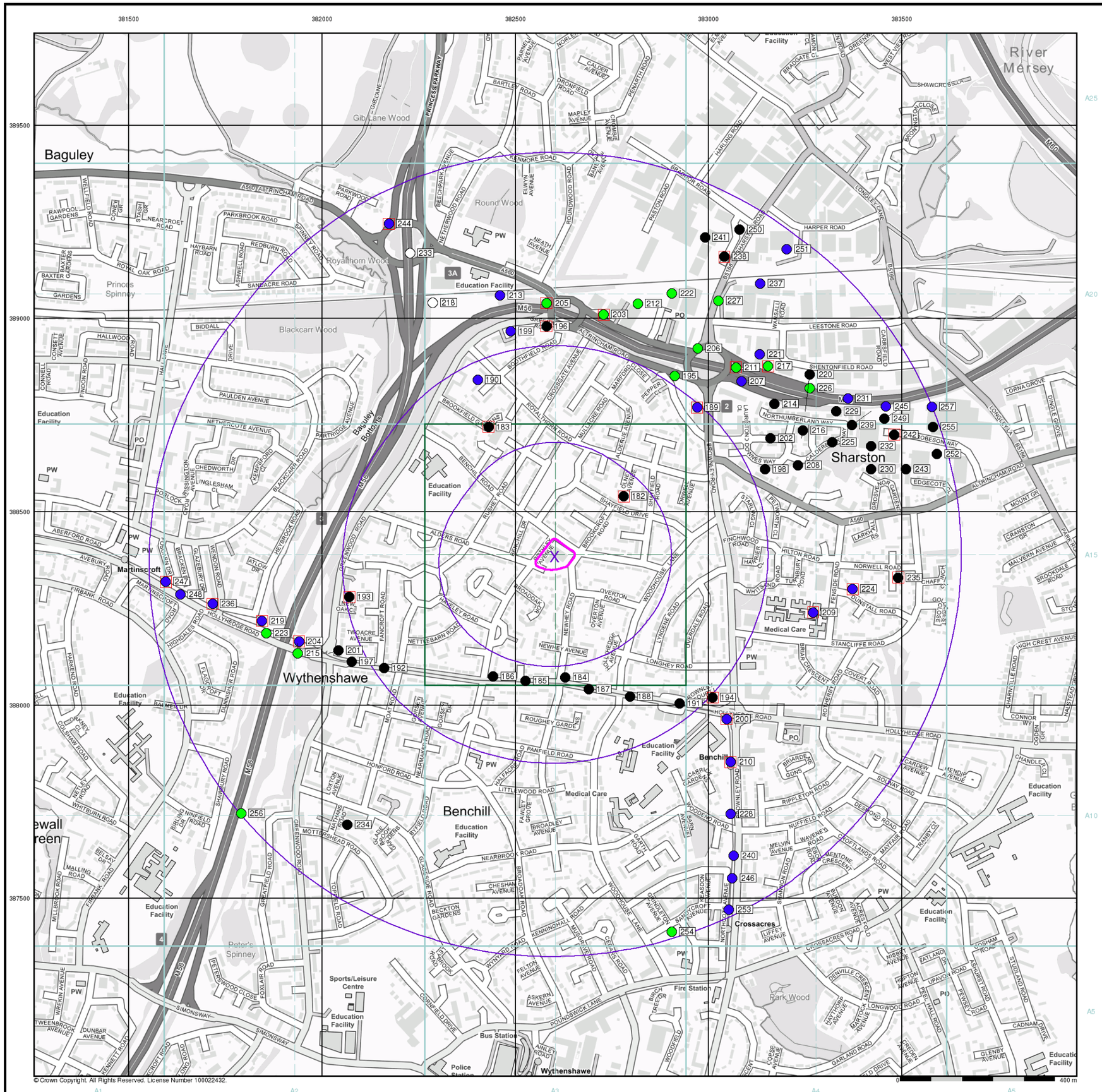
Site Details

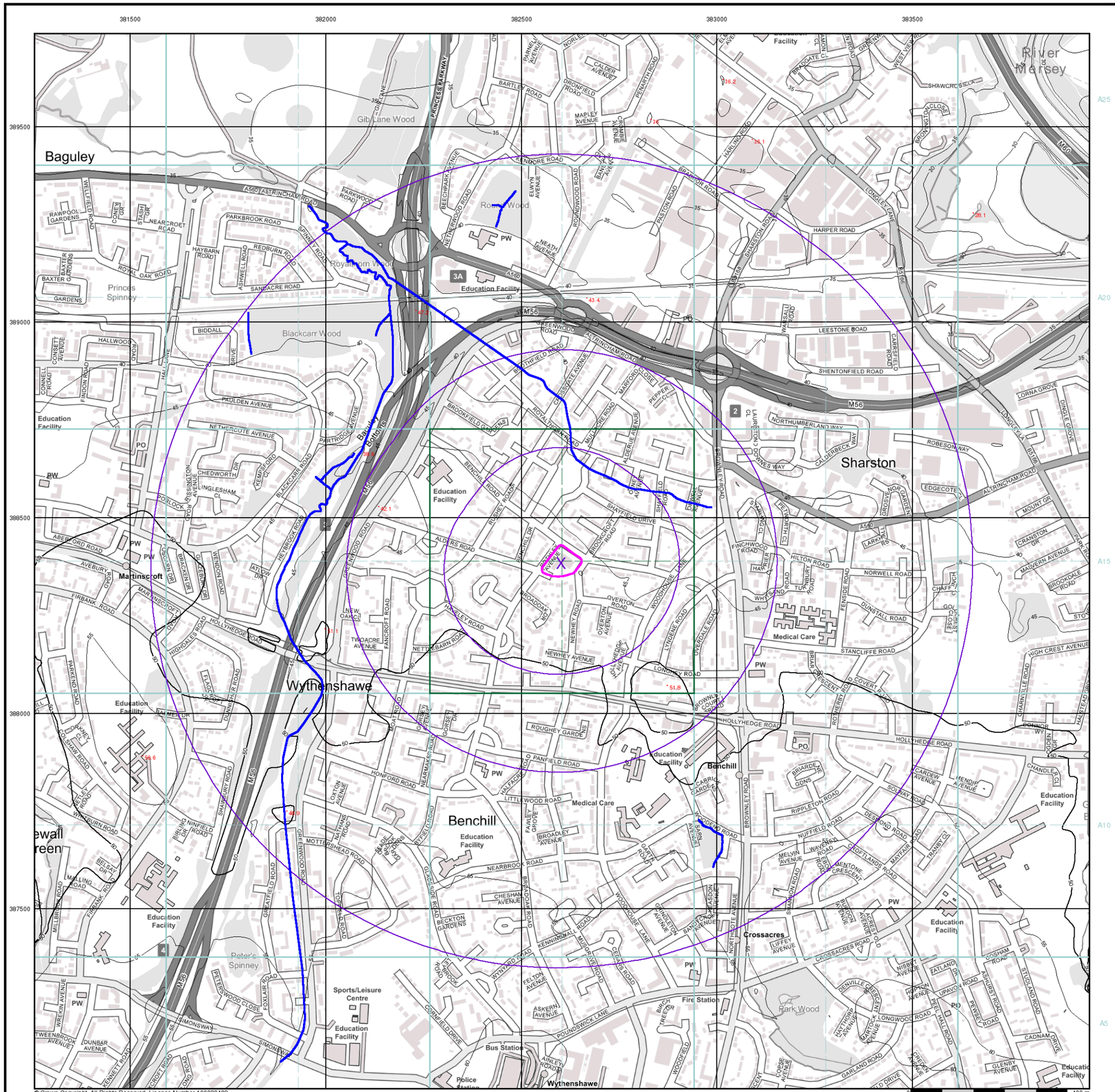
Benchill Road, Manchester, M22 8LF

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381500
382000
382500
383000
383500
389500
389000
388500
388000
387500
A25
A20
A15
A10
A5
Baguley
Gib Lane Wood
Round Wood
Royalthorn Wood
Princes Spinney
Blackcarr Wood
River Mersey
Sharston
Wythenshawe
Benchill
Crossacres
Rark Wood
Peter's Spinney
Martinscroft
Education Facility
Medical Care
Sports/Leisure Centre
Fire Station
Bus Station
Police Station
Baguley Brook
PRINCESS PARKWAY
A560 ALTRINCHAM ROAD
M56
M60
M63
SIMONSWAY
PARKBROOK ROAD
SANDACRE ROAD
ROYAL OAK ROAD
BIDDALL DRIVE
PAULDEN AVENUE
NETHERCOTE AVENUE
BLACKCARR ROAD
ABERFORD ROAD
FIRBANK ROAD
MARTINSCROFT
HOLLYHEDGE ROAD
NEWHEY AVENUE
NETTLEBARN ROAD
OVERTON ROAD
ROUGHEY GARDENS
PANFIELD ROAD
HONFORD ROAD
LITTLEWOOD ROAD
NEARBROOK ROAD
BROADLEY AVENUE
BROWNLEY ROAD
GREENWOOD ROAD
KENNINGHALL ROAD
WYTHWOOD ROAD
POUNDSWICK LANE
CORNFIELD DRIVE
ARLEY ROAD
SHAVEFIELD DRIVE
ALDERS ROAD
BENCHILL ROAD
ROSHEIL DRIVE
BROOKFIELD GARDENS
ROYAL PARK ROAD
BROOKHOUSE ROAD
BROOKCROFT ROAD
FINCHWOOD ROAD
HILTON ROAD
NORWELL ROAD
DUNSTALL ROAD
STANCLIFFE ROAD
COVERT ROAD
ROTHERBY ROAD
BRAMS CRESCENT
LONGWOOD ROAD
LONGHEY ROAD
OVERDALE ROAD
LYNDENE ROAD
WOODHOUSE LANE
WOODFIELD
GARLAND ROAD
CORSE AVENUE
GLENBY AVENUE
HIGH CREST AVENUE
CONNOR WAY
ODDEN DR
CHARNVILLE ROAD
HALSTEAD DRIVE
CARDEW AVENUE
MENDIP AVENUE
SOLWAY ROAD
RIPPLETON ROAD
DESMOND ROAD
NUFFIELD ROAD
NAVENBY ROAD
MELVIN AVENUE
MAYFAIR ROAD
TRAMBY CL
CHANDLER CL
GROSVENOR GARDENS
EDGECOTE
MOUNT GR
CRANSTON GR
MALVERN AVENUE
BROOKDALE ROAD
LORNA GROVE
DINGLE GROVE
ROBESON WAY
NORTHUMBERLAND WAY
CALDERBECK WAY
LAURISTON DOWNES WAY
LEESTONE ROAD
SHENTONFIELD ROAD
CARRSFIELD ROAD
WARRINGTON ROAD
GREENWOOD ROAD
BRAMHOPE AVENUE
BRAMFORD CLOSE
PEPPER CL
MILLSHORE ROAD
ADDERLEY AVENUE
CROSSGATE AVENUE
BRAMHALL AVENUE
BRAMFORD ROAD
BRAMHALL DRIVE
ROSEHILL DRIVE
BENCHILL ROAD


381500
382000
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388500
388000
387500
A25
A20
A15
A10
A5
Baguley
Gib Lane Wood
Round Wood
Royalthorn Wood
Blackcarr Wood
Princes Spinney
Baguley Bottoms
River Mersey
Sharston
Wythenshawe
Benchill
Crossacres
Rark Wood
Peter's Spinney
Martinscroft
Medical Care
Education Facility
Sports/Leisure Centre
Fire Station
Bus Station
Police Station
PO
PW
M56
M60
M63
A560 ALTRINCHAM ROAD
A560
A560
A560



Sutcliffe

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

OS Water Network Data

- Canal
- Reservoir
- Foreshore
- Marsh
- Tidal River
- Inland River
- Drain
- Other
- Lake
- Transfer
- Lock Or Flight Of Locks
- Sea

Contours (height in meters)

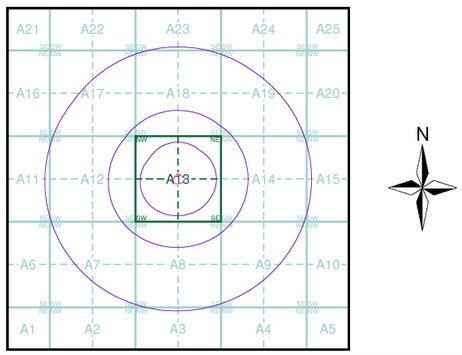
Standard Contour 105 100 95

Master Contour

Spot Height 167.3

- MLW Mean Low Water
- MHW Mean High Water

OS Water Network Map - Slice A



Order Details

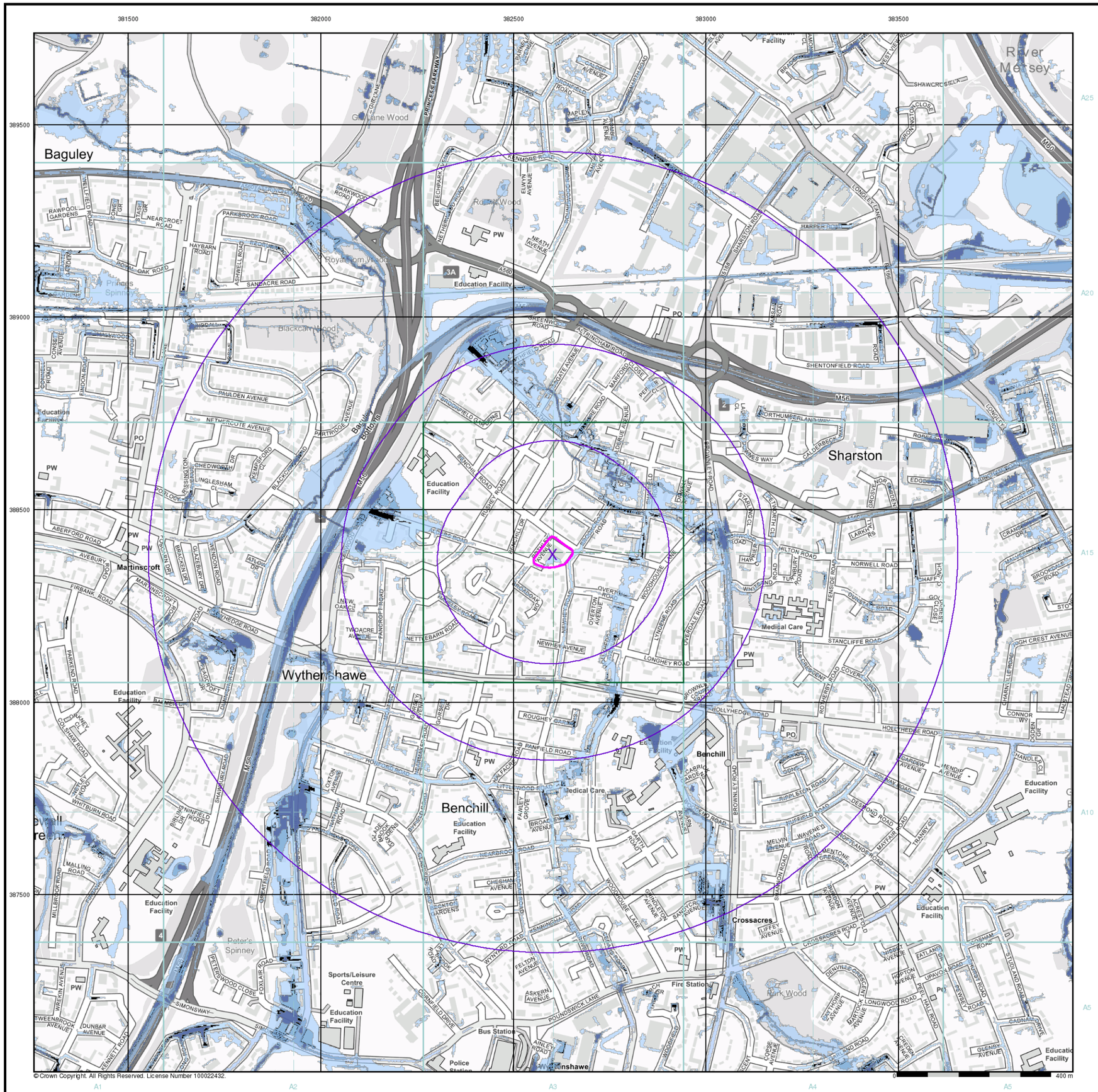
Order Number:	304246337_1_1
Customer Ref:	33029LG
National Grid Reference:	382600, 388380
Slice:	A
Site Area (Ha):	0.53
Search Buffer (m):	1000

Site Details

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Sutcliffe

General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

Risk of Flooding from Surface Water

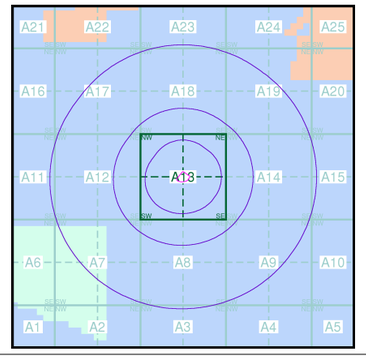
- High - 30 Year Return
- Medium - 100 Year Return
- Low - 1000 Year Return

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A



Order Details

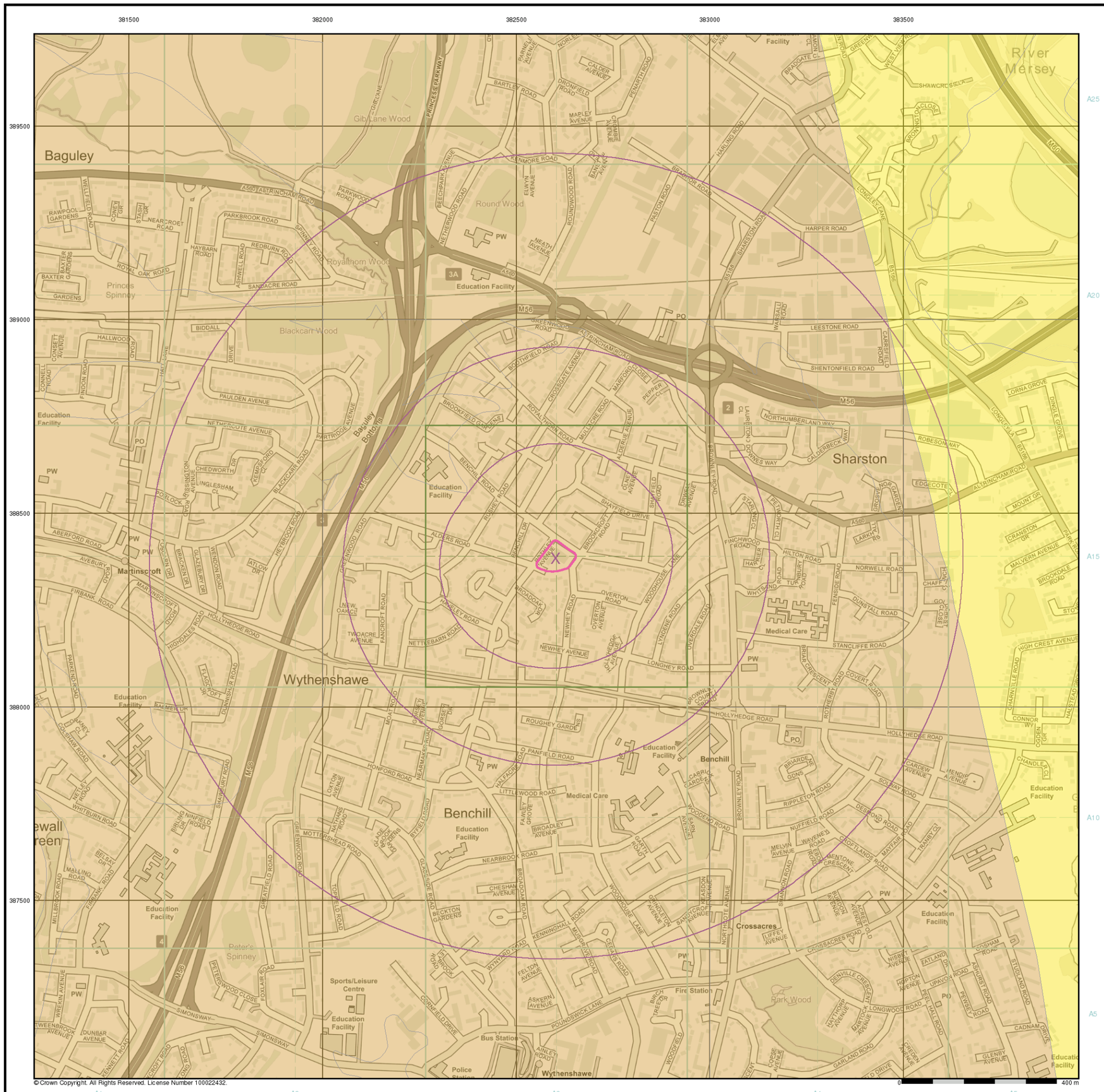
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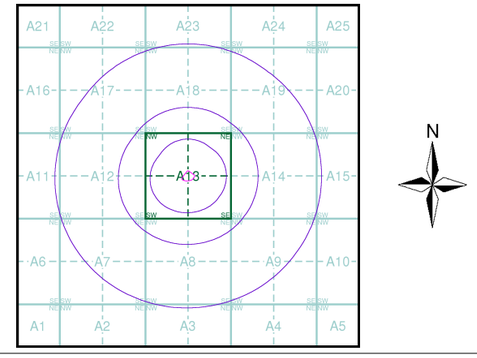
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Arsenic

Arsenic Concentrations mg/kg

- < 15
- 15 - 25
- 25 - 35
- 35 - 45
- 45 - 60
- 60 - 120
- > 120

Estimated Soil Chemistry Arsenic - Slice A



Order Details

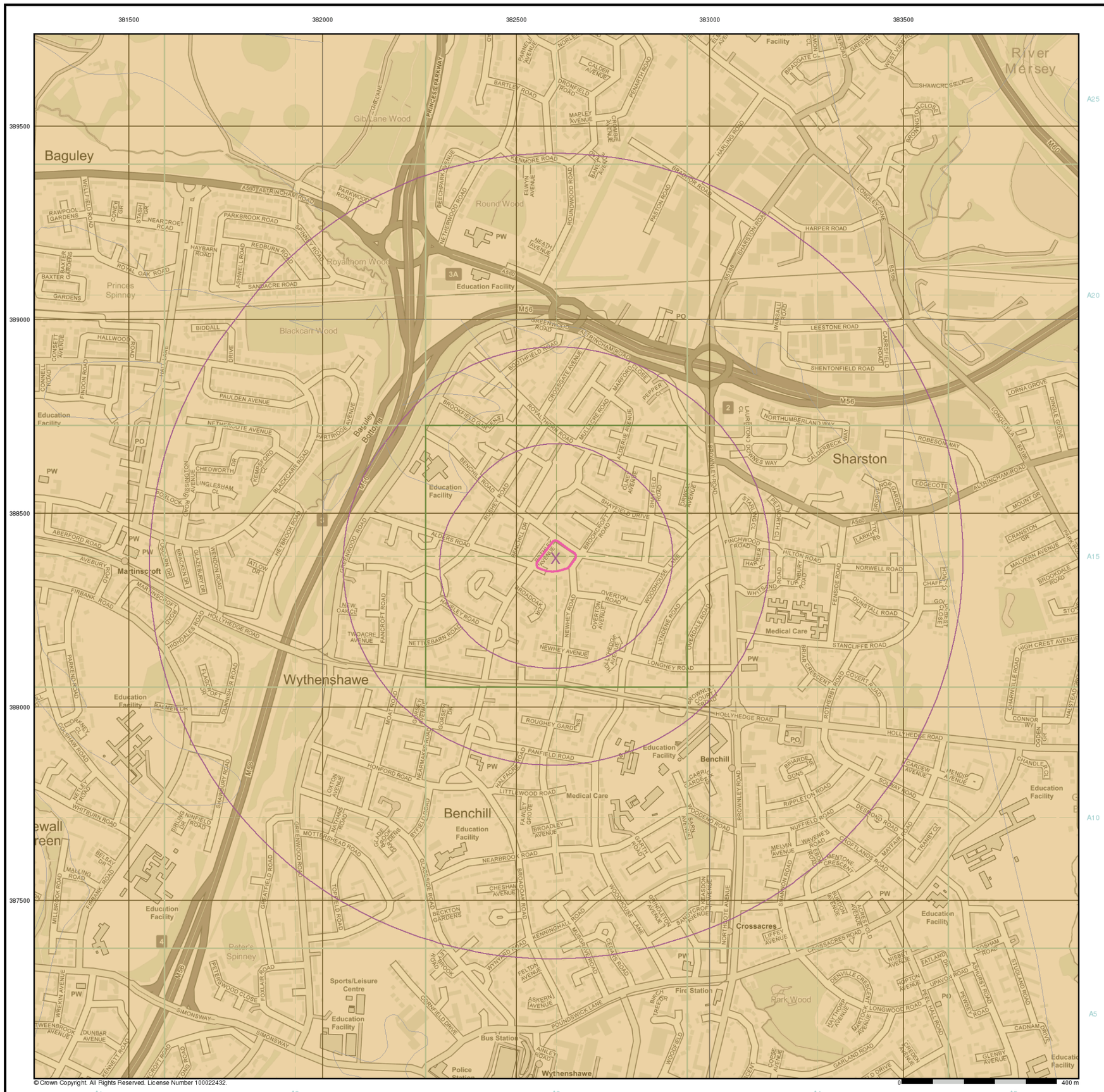
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Customer Ref:	33029LG
National Grid Reference:	382600, 388380
Slice:	A
Site Area (Ha):	0.53
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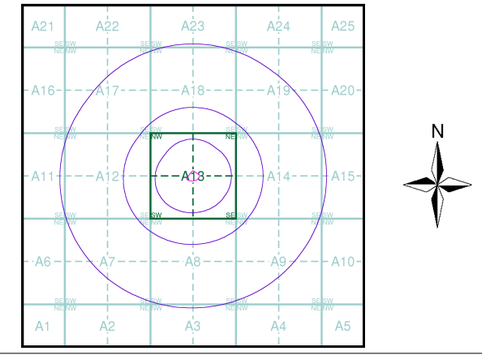
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Cadmium

Cadmium Concentrations mg/kg

- < 1.8
- 1.8 - 2.2
- 2.2 - 3.0
- > 3.0

Estimated Soil Chemistry Cadmium - Slice A



Order Details

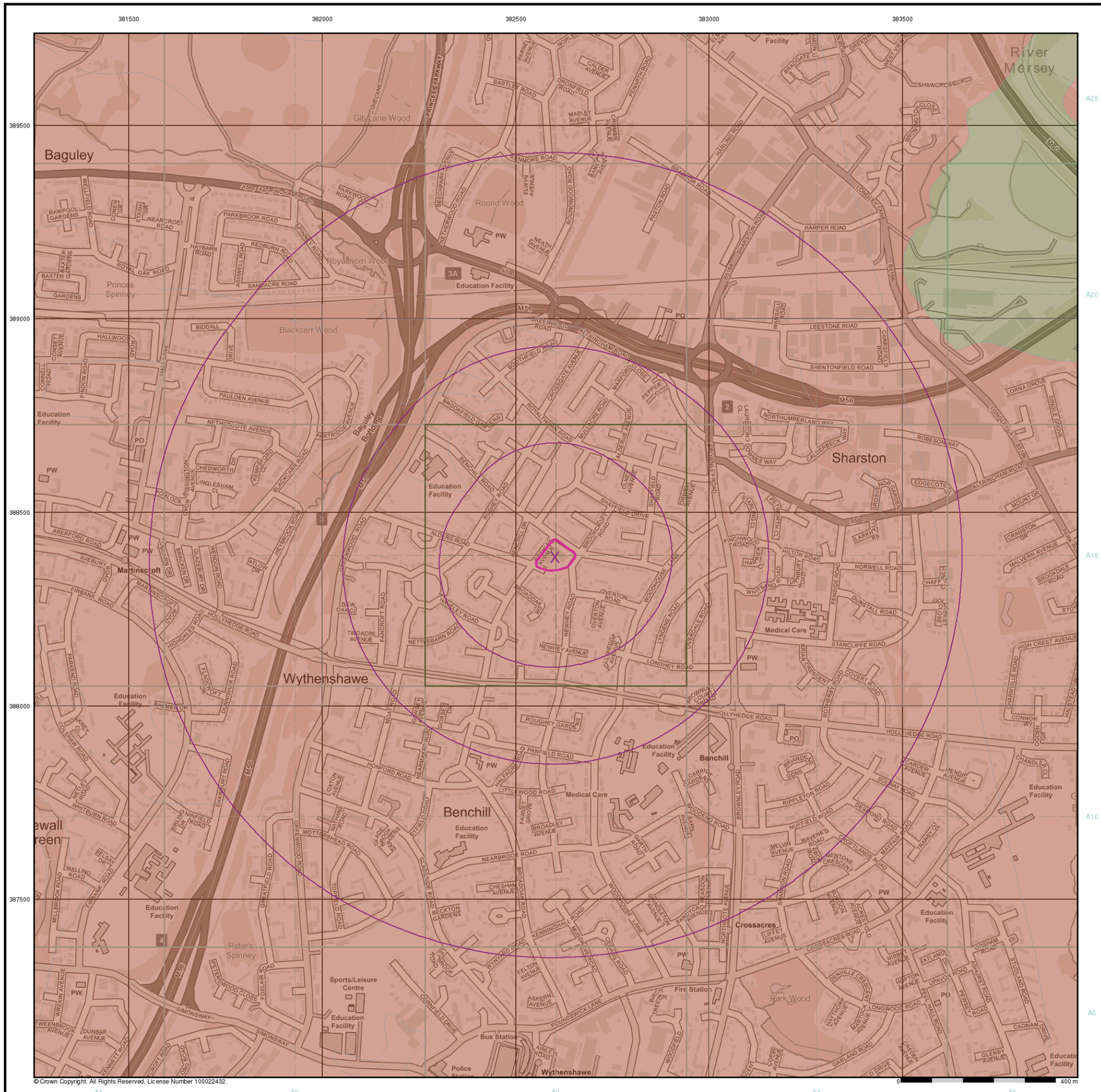
Order Details:	304246337_1_1
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Slice:	A
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General

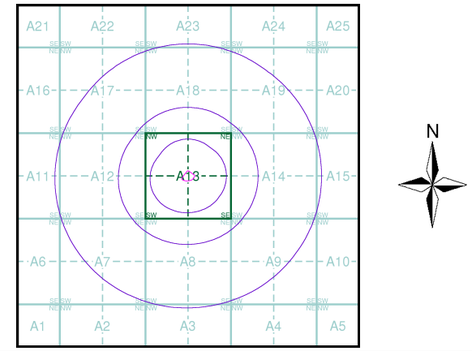
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Chromium

Chromium Concentrations mg/kg

< 20
20 - 40
40 - 60
60 - 90
90 - 120
120 - 180
> 180

Estimated Soil Chemistry Chromium - Slice A



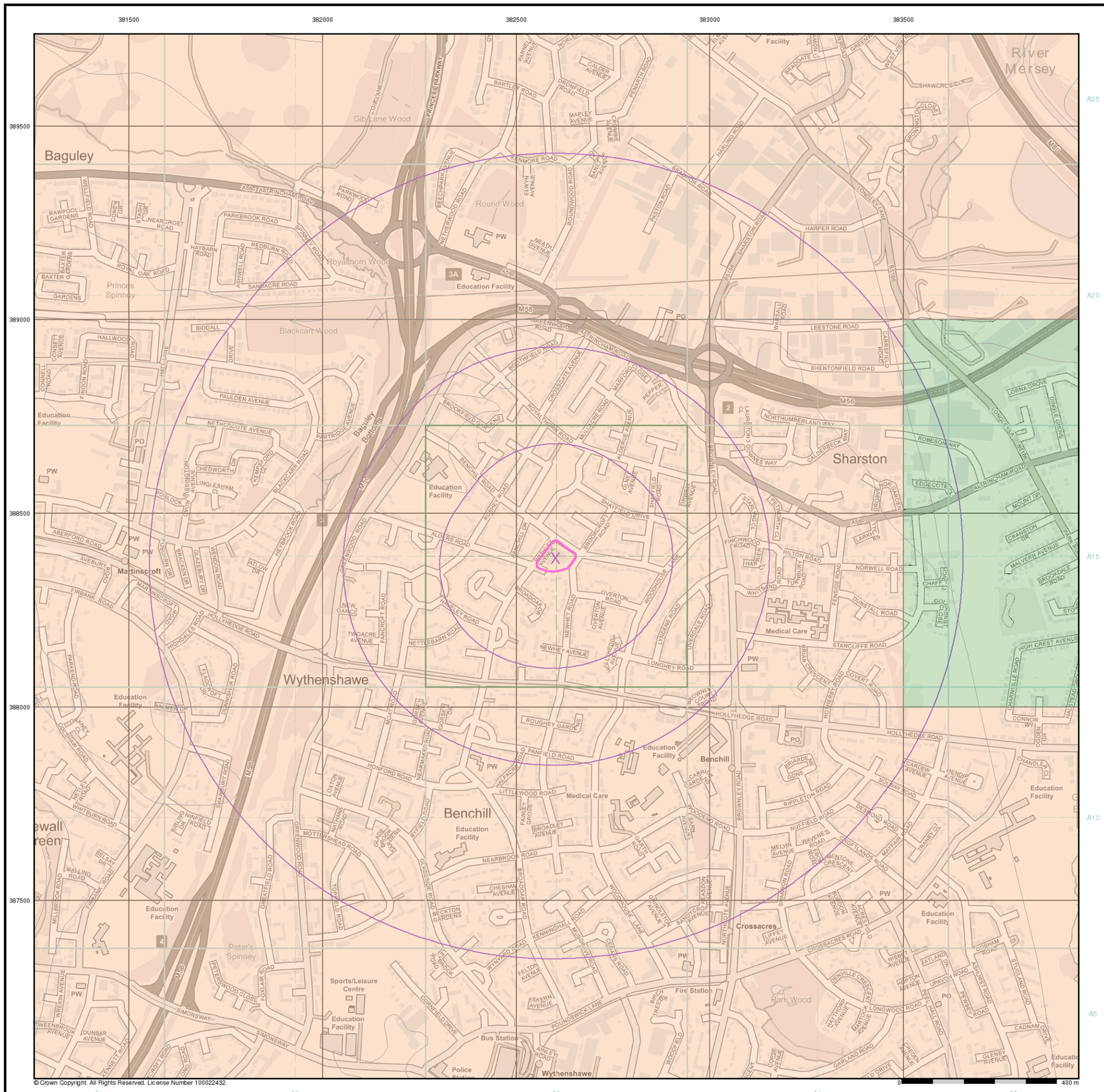
Order Details

Order Details:	304246337_1_1
Customer Ref:	33029LG
National Grid Reference:	382600, 388380
Slice:	A
Site Area (Ha):	0.53
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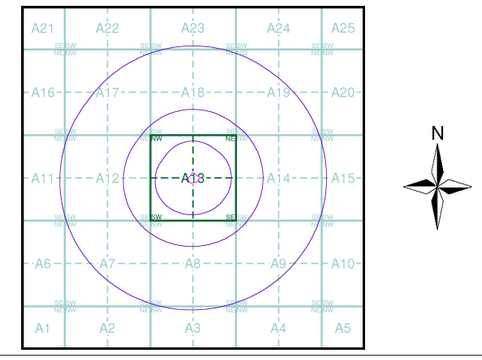
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Lead

Lead Concentrations mg/kg

- <100 mg/kg
- 100 - 200
- 200 - 300
- 300 - 600
- 600 - 1200
- >1200

Estimated Soil Chemistry Lead - Slice A



Order Details

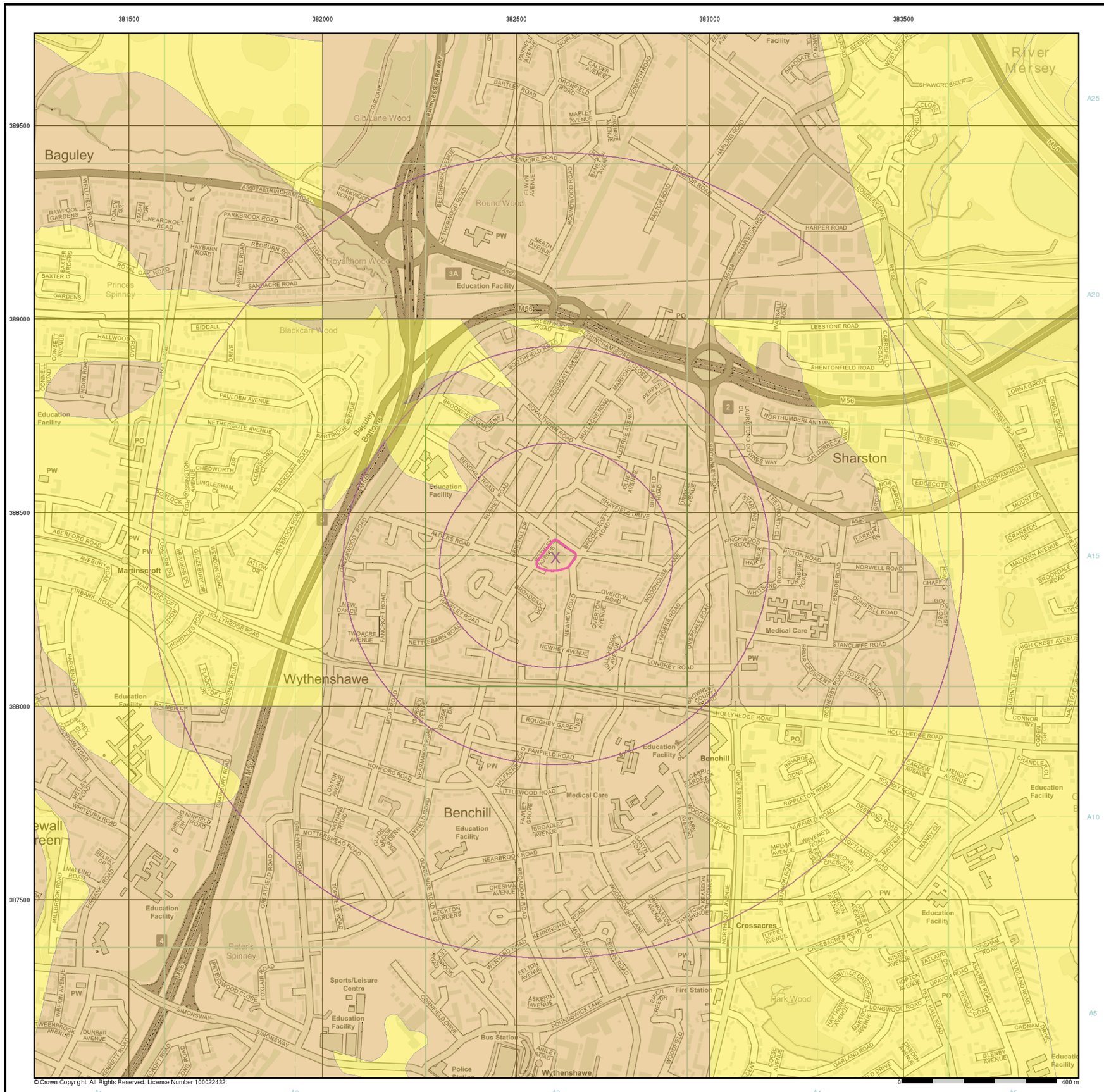
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Site Area (Ha):	0.53
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General

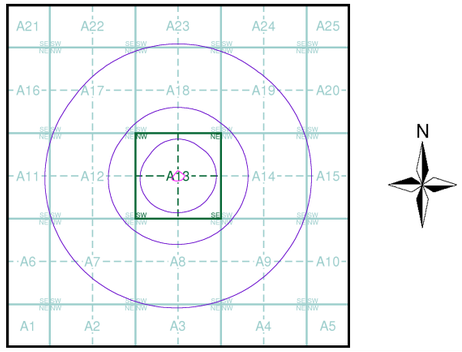
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Nickel

Nickel Concentrations mg/kg

- < 15
- 15 - 30
- 30 - 45
- 45 - 60
- 60 - 80
- 80 - 100
- > 100

Estimated Soil Chemistry Nickel - Slice A



Order Details

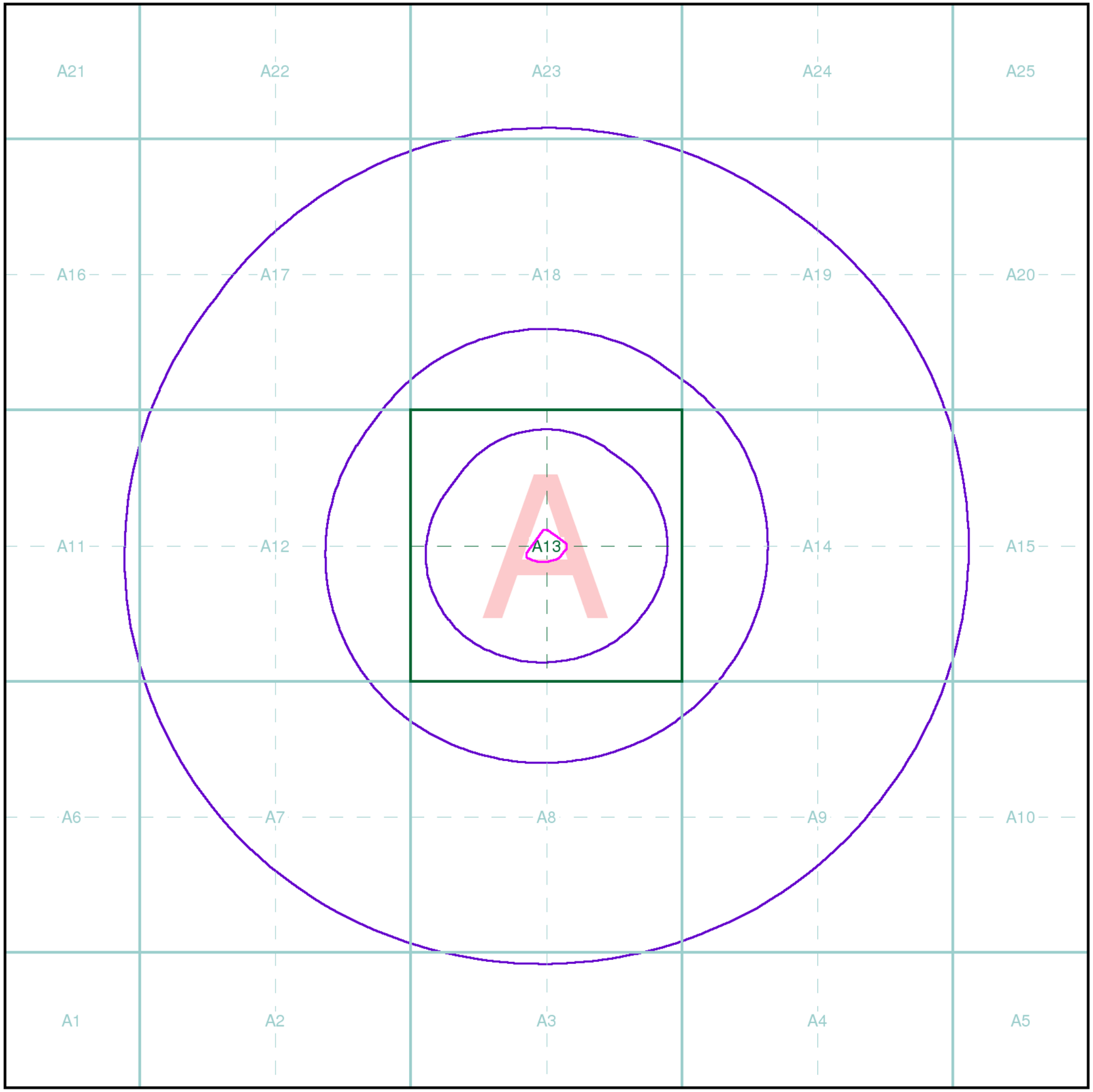
Order Details:	304246337_1_1
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National Grid Reference:	382600, 388380
Slice:	A
Site Area (Ha):	0.53
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Site Details

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Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice
Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice "grid". This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

Segment
A segment represents a 1:2,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant
A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:

Envirocheck reports are compiled from 136 different sources of data.

Client Details

MR W Baldwin, Sutcliffe Projects Ltd, 18-20 Harrington Street, Liverpool, L2 9QA

Order Details

Order Number:	304246337_1_1
Customer Ref:	33029LG
National Grid Reference:	382600, 388380
Site Area (Ha):	0.53
Search Buffer (m):	1000

Site Details

Benchill Road, Manchester, M22 8LF

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http://www.landmarkinfo.co.uk/Terms/Show/515

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Appendix B – Linesearch & Services

Enquiry Confirmation

LSBUD Ref: 27703607

Date of enquiry: 23/11/2022
Time of enquiry: 10:02

Enquirer

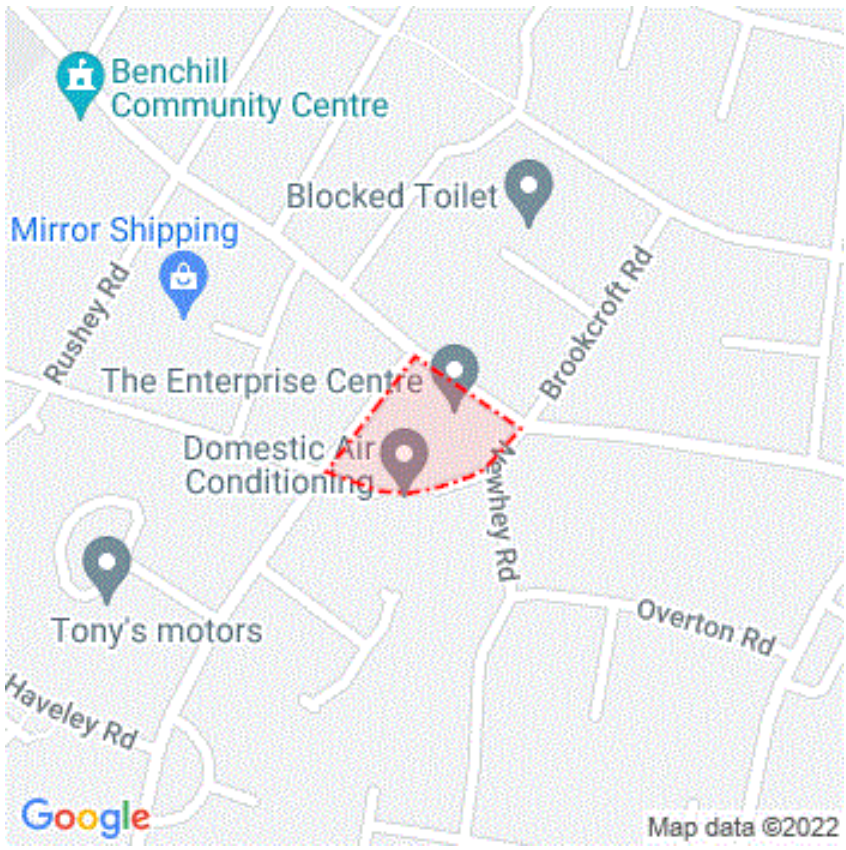
Name	Mr Ethan Davies	Phone	07713745469
Company	Sutcliffe	Mobile	07713745469
Address	18-20 Harrington Street Liverpool Merseyside L2 9QA		
Email	ethan.davies@sutcliffe.co.uk		

Enquiry Details

Scheme/Reference	33029LG		
Enquiry type	Planned Works	Work category	Excavations Non Utility
Start date	05/12/2022	Work type	Multiple excavations site (deeper tl
End date	19/12/2022	Site size	5131 metres square
Searched location	XY= 382602, 388389	Work type buffer*	50 metres
Confirmed location	-02 53		
Site Contact Name	Alex Tosh	Site Phone No	07773 797569
Description of Works			

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.

Site Map



Enquiry Confirmation

LSBUD Ref: 27703607

Date of enquiry: 23/11/2022
Time of enquiry: 10:02

Asset Owners

Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.linesearchbeforeudig.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

Notes. Please ensure your contact details are correct and up to date on the system in case the LSBUD Members need to contact you.

Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LinesearchbeforeUdig accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.

Asset Owners & Responses. Please note the enquiry results include the following:

1. "LSBUD Members" who are asset owners who have registered their assets on the LSBUD service.
2. "Non LSBUD Members" are asset owners who have not registered their assets on the LSBUD service but LSBUD is aware of their existence. Please note that there could be other asset owners within your search area.

Below are three lists of asset owners:

1. LSBUD Members who have assets registered within your search area. ("Affected")
   a. These LSBUD Members will either:
      i. Ask for further information ("Email Additional Info" noted in status). The additional information includes: Site contact name and number, Location plan, Detailed plan (minimum scale 1:2500), Cross sectional drawings (if available), Work Specification.

      ii. Respond directly to you ("Await Response"). In this response they may either send plans directly to you or ask for further information before being able to do so, particularly if any payments or authorisations are required.

2. LSBUD Members who do not have assets registered within your search area. ("Not Affected")

3. Non LSBUD Members who may have assets within your search area. Please note that this list is not exhaustive and all details are provided as a guide only. It is your responsibility to identify and consult with all asset owners before proceeding.

Enquiry Confirmation

LSBUD Ref: 27703607

Date of enquiry: 23/11/2022
Time of enquiry: 10:02

LSBUD Members who have assets registered on the LSBUD service within the vicinity of your search area.

List of affected LSBUD members			
Asset Owner	**Phone/Email**	**Emergency Only**	**Status**
Cadent Gas	0800688588	0800111999	Await response
Electricity North West Limited	08001954141	08001954141	Await response
ESP Utilities Group	01372227560	01372227560	Await response

LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area. Please be aware that LSBUD Members make regular changes to their assets and this list may vary for new enquiries in the same area.

List of not affected LSBUD members		
Angus Energy	AWE Pipeline	B & D Energy Limited
Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)	Box Broadband
BP Exploration Operating Company Limited	BPA	Carrington Gas Pipeline
CATS Pipeline c/o Wood Group PSN	Cemex	Centrica Storage Ltd
CNG Services Ltd	Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd
D.S.Smith	Diamond Transmission Corporation	DIO (MOD Abandoned Pipelines)
DIO (MOD Live Pipelines)	E.ON UK CHP Limited	EDF Energy Renewables Ltd
EirGrid	Eleclink Limited	Energy Assets Networks
ENI & Himor c/o Penspen Ltd	EnQuest NNS Limited	EP Langage Limited
ESSAR	Esso Petroleum Company Limited	euNetworks Fiber UK Ltd
EXA Infrastructure	Exolum Pipeline System	Fulcrum Electricity Assets Limited
Fulcrum Pipelines Limited	Gamma	Gas Networks Ireland (UK)
Gateshead Energy Company	Gigaclear Ltd	Harbour Energy
Heathrow Airport LTD	Humbly Grove Energy	IGas Energy
INEOS FPS Pipelines	INEOS Manufacturing (Scotland and TSEP)	INOVYN ChlorVinyls Limited
INOVYN Enterprises Limited	Intergen (Coryton Energy or Spalding Energy)	Jurassic Fibre Ltd
Last Mile	Mainline Pipelines Limited	Manchester Jetline Limited
Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited
Moray East Offshore Windfarm	MUA Group Limited	National Grid Electricity Distribution
National Grid Electricity Transmission	National Grid Gas Transmission	Neos Networks
Northumbrian Water Group	NPower CHP Pipelines	NTT Global Data Centers EMEA UK Ltd
NYnet Ltd	Ogi	Oikos Storage Limited
Ørsted	Palm Paper Ltd	Perenco UK Limited (Purbeck Southampton Pipeline)
Petroineos	Phillips 66	Portsmouth Water
Premier Transmission Ltd (SNIP)	Redundant Pipelines - LPDA	RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)
RWEnpower (Little Barford and South Haven)	SABIC UK Petrochemicals	SAS Utility Services Ltd
Scottish and Southern Electricity Networks	Scottish Power Generation	Seabank Power Ltd
SES Water	SGN	Shell

Shell NOP	SP Energy Networks	Squire Energy Networks
SSE Generation Ltd	SSE Transmission	SSE Utility Solutions Limited
Tata Communications (c/o JSM Construction Ltd)	Total Colnbrook Pipelines	Total Finaline Pipelines
Transmission Capital	UK Power Networks	Uniper UK Ltd
University of Cambridge Granta Backbone Network	Vattenfall	Veolia ES SELCHP Limited
Veolia ES Sheffield Ltd	Voneus Limited	VPI Power Limited
Wales and West Utilities	West of Duddon Sands Transmission Ltd	Westminster City Council
Zayo Group UK Ltd c/o JSM Group Ltd		

Enquiry Confirmation

LSBUD Ref: 27703607

Date of enquiry: 23/11/2022
Time of enquiry: 10:02

The following Non-LSBUD Members may have assets in your search area. It is YOUR RESPONSIBILITY to contact them before proceeding. Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.

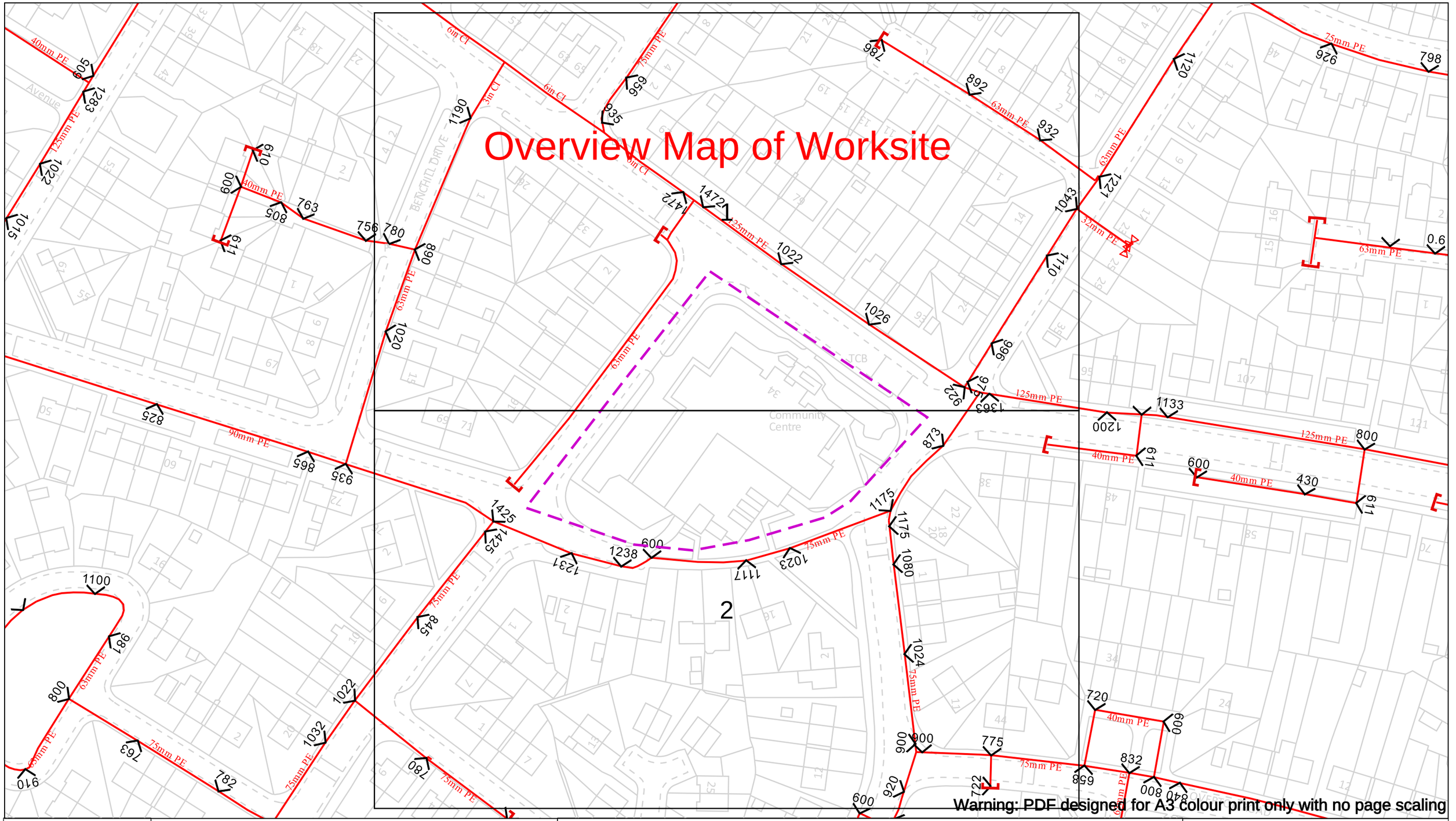
Non-LSBUD members (Asset owners not registered on LSBUD)			
Asset Owner	**Preferred contact method**	**Phone**	**Status**
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08000232023	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
Equans	nrswa.uk@equans.com	0800 130 3600	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Lumen Technologies	plantenquiries@instalcom.co.uk	02087314613	Not Notified
Manchester City Council	https://www.manchester.gov.uk		Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Sky UK Limited	nrswa@sky.uk	02070323234	Not Notified
Sota	SOTA.plantenquiries@instalcom.co.uk		Not Notified
Teliasonera	check-network@arelion.com	0800526015	Not Notified
United Utilities	WastewaterDeveloperServices@uuplc.co.uk	08707510101	Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified

Disclaimer

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The results of this Enquiry are personal to the Enquirer and shall not be shared with or relied upon by any other party. The asset information on which the Enquiry results are based has been provided by LSBUD Members, therefore LinesearchbeforeUdig will provide no guarantee that such information is accurate or reliable nor does it monitor such asset information for accuracy and reliability going forward. There may also be asset owners which do not participate in the enquiry service operated by LinesearchbeforeUdig, including but not exclusively those set out above. Therefore, LinesearchbeforeUdig cannot make any representation or give any guarantee or warranty as to the completeness of the information contained in the enquiry results or accept any responsibility for the accuracy of the mapping images used. LinesearchbeforeUdig and its employees, agents and consultants accept no liability (save that nothing in this Enquiry Confirmation excludes or limits our liability for death or personal injury arising from our negligence, or our fraud or fraudulent misrepresentation, or any other liability that cannot be excluded or limited by English law) arising in respect thereof or in any other way for errors or omissions including responsibility to any person by reason of negligence.

Overview Map of Worksite



Warning: PDF designed for A3 colour print only with no page scaling

Date Requested: 23/11/2022
Job Reference: 27703607
Site Location: 382610 388396
Requested by:
Mr Ethan Davies
Your Scheme/Reference:
33029LG

Scale: 1:1025 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of an emergency call 0800 111 999

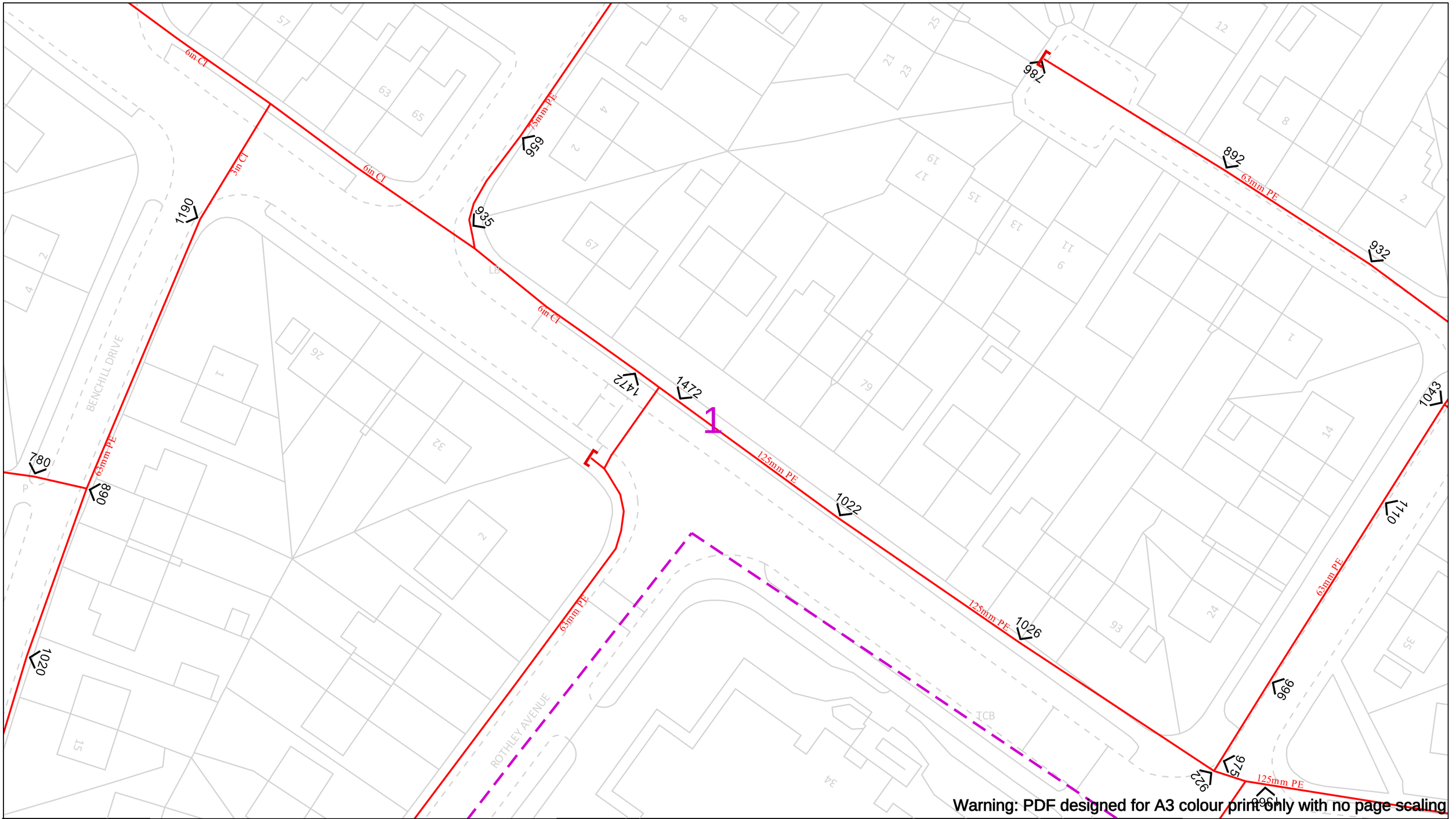
Dig Sites

Area: Line:

- LP Mains
- MP Mains
- IP Mains
- LHP Mains
- Valve
- Depth of cover
- Syphon
- Diameter Change
- Material Change
- Out of Standard Service

Cadent
Your Gas Network

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Warning: PDF designed for A3 colour print only with no page scaling

Date Requested: 23/11/2022
Job Reference: 27703607
Site Location: 382610 388396
Requested by:
Mr Ethan Davies
Your Scheme/Reference: 33029LG

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of an emergency call 0800 111 999

50m

Dig Sites

Area:

Line:

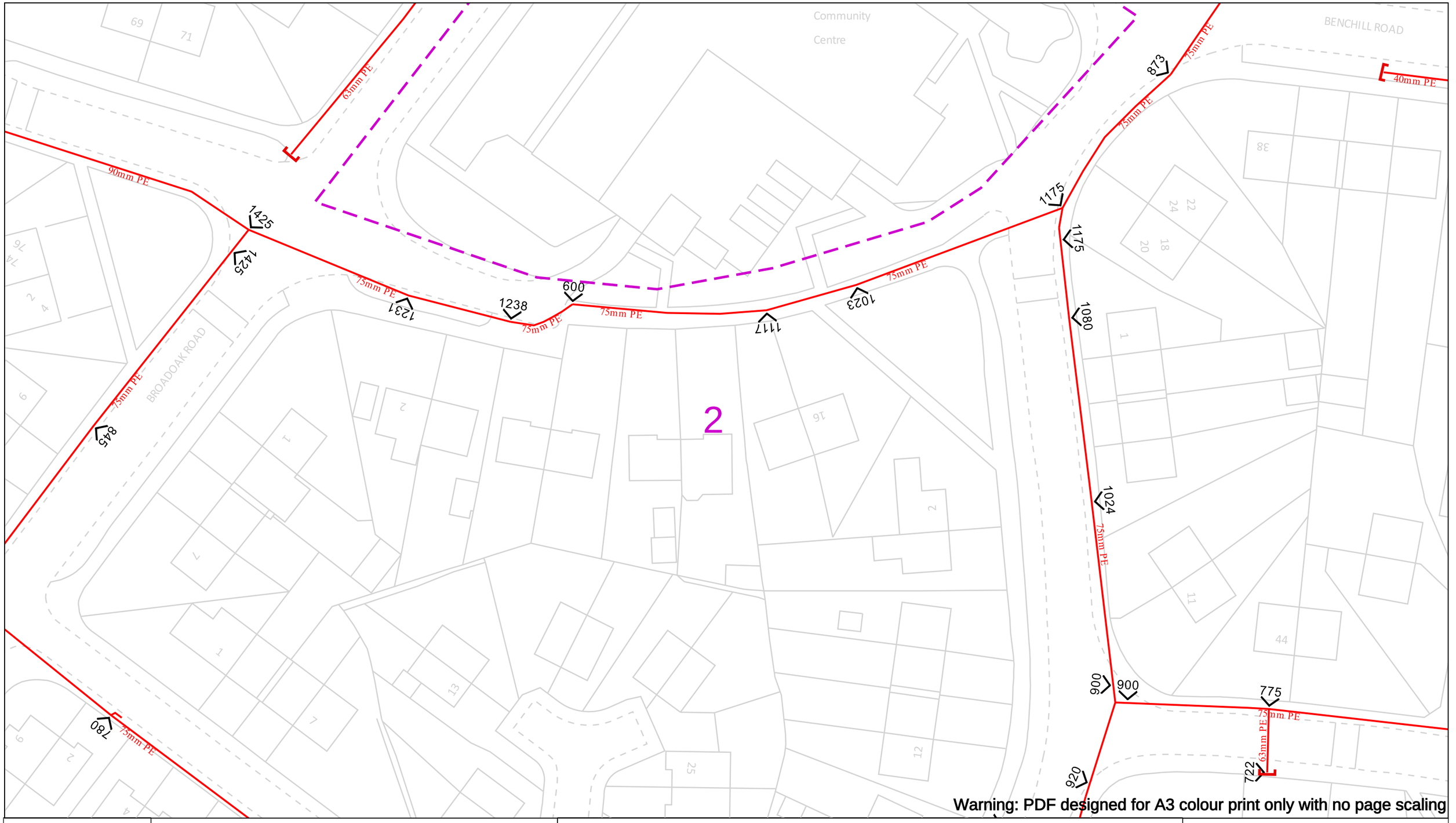
LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

Cadent
Your Gas Network

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Date Requested: 23/11/2022
Job Reference: 27703607
Site Location: 382610 388396
Requested by:
Mr Ethan Davies
Your Scheme/Reference: 33029LG

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of an emergency call 0800 111 999

50m

Dig Sites

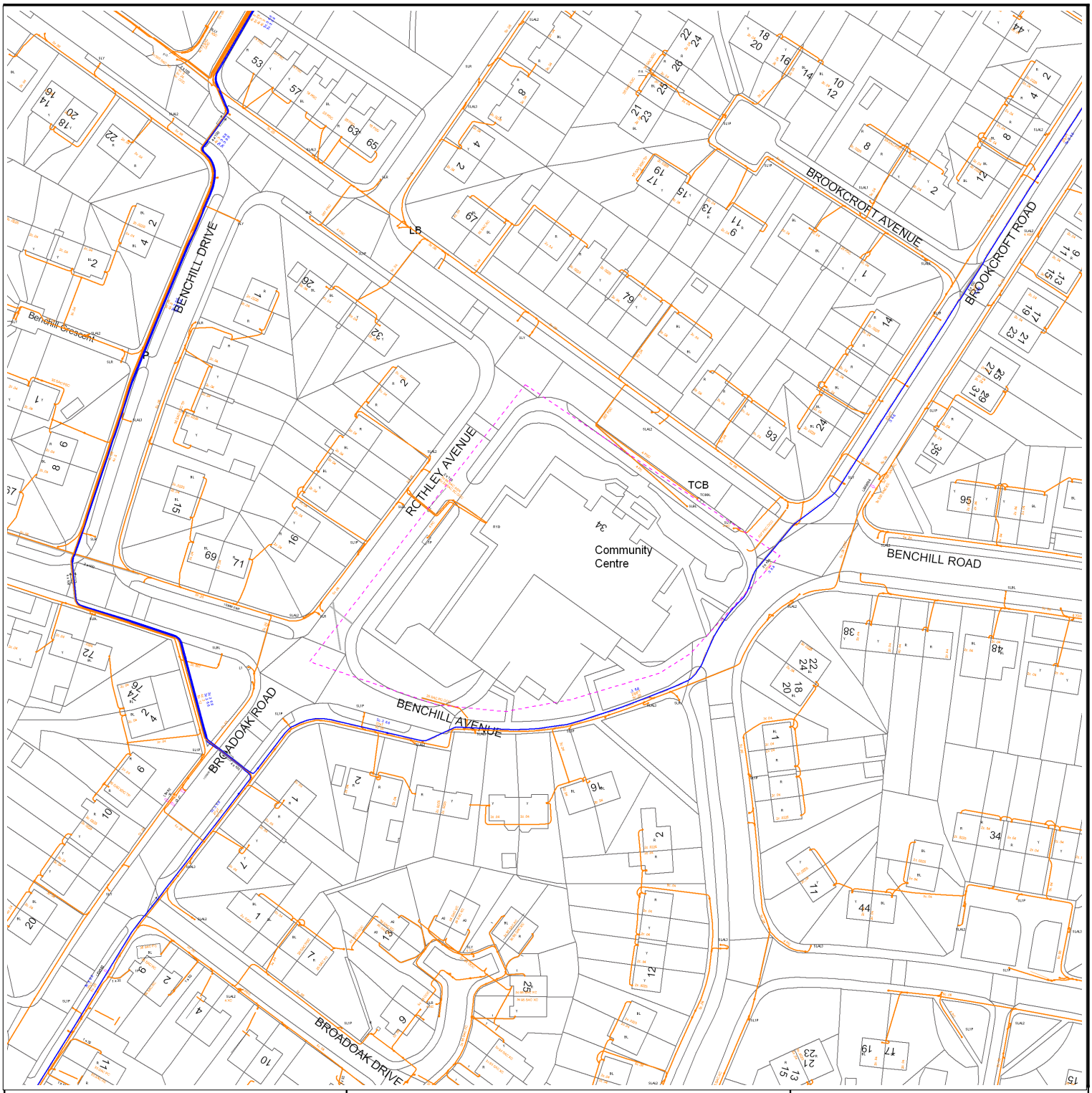
Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon
Diameter Change
Material Change
Out of Standard Service

Cadent
Your Gas Network

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Requested by: Ethan Davies
Company: Sutcliffe
Date Requested: 24/11/2022
Job Reference: 27703607
Your Scheme/Reference: 33029LG

Dig Sites:

Area Line

Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	

Data Management
Electricity North West
Linley House
Dickinson Street
Manchester, M1 4LF
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

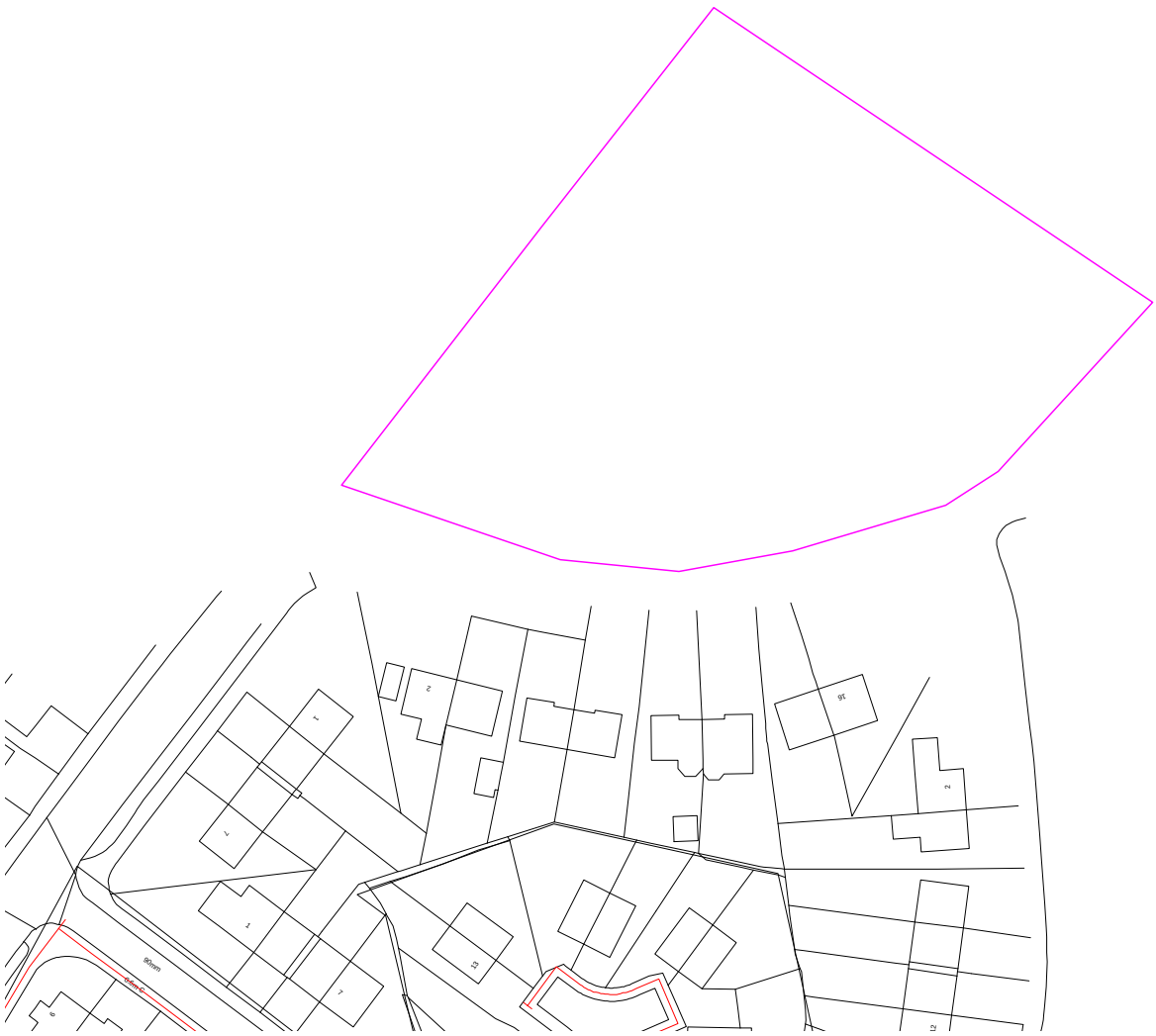
Scales on A4 paper:
1:1250 Area dig site
1:250 Line dig site

Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited.

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Reference should be made to HSE Guidance, HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoidance of Danger from Overhead Power Lines".

Electricity North West Limited 304 Bridgewater Place, Birchwood Park, Warrington WA3 6XG. Registered in England and Wales. Registered No 02366949



Date Requested: 23/11/2022

Requested by: Ethan Davies

Job Reference: 27703607

Company: Sutcliffe

Your Scheme/Reference: 33029LG

Key for Mains & Service Pipework

	Existing LP mains or services operating up to 75 millibar gauge
	Existing MP mains or services operating between 75 millibar and 2 bar gauge
	Existing IP mains or services operating between 2 bar and 7 bar gauge

Whilst ESP Utilities Group Ltd (ESP) try to ensure the asset information we provide is accurate, the information is provided Without Prejudice and ESP accept no liability for claims arising from any inaccuracy, omissions or errors contained in this response. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to ESP apparatus and all claims made against them by Third parties as a result of any interference or damage.

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ESP UTILITIES GROUP

ESP Utilities Group Ltd
Bluebird House
Mole Business Park
Leatherhead
Surrey
KT22 7BA
Phone: 01372 587500
Email: PlantResponses@espug.com

Dig Sites:

Area Line

Approx scale on A4 paper: 1:1000
(excluding Overview map)

United Utilities
Water for the North West

How to contact us:

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

Telephone: 0370 7510101

E-mail: propertysearches@uuplc.co.uk

Sutcliffe Projects Ltd

18-20
Harrington Street,
Liverpool,
L2 9QA

FAO:

Your Ref: 33029LG/9438
Our Ref: UUPS-ORD-449047
Date: 24/11/2022

Dear Sirs

Location: THE ENTERPRISE CENTRE 34 BENCHILL ROAD, MANCHESTER, M22 8LF

I acknowledge with thanks your request dated 23/11/2022 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

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

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please contact us .

Yours Faithfully,

Karen McCormack
Property Searches Manager

United Utilities Water Limited
Registered In England & Wales No. 2366678
Registered Office Haweswater House, Lingley Mere Business Park,
Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP

Water for the North West

TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

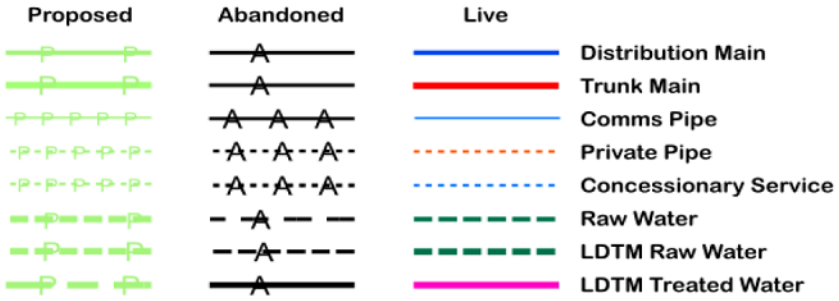
TERMS AND CONDITIONS:

- This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
- The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
- The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
- This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
- If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
- This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.

United Utilities Water Limited
Registered In England & Wales No. 2366678
Registered Office Haweswater House, Lingley Mere Business Park,
Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP

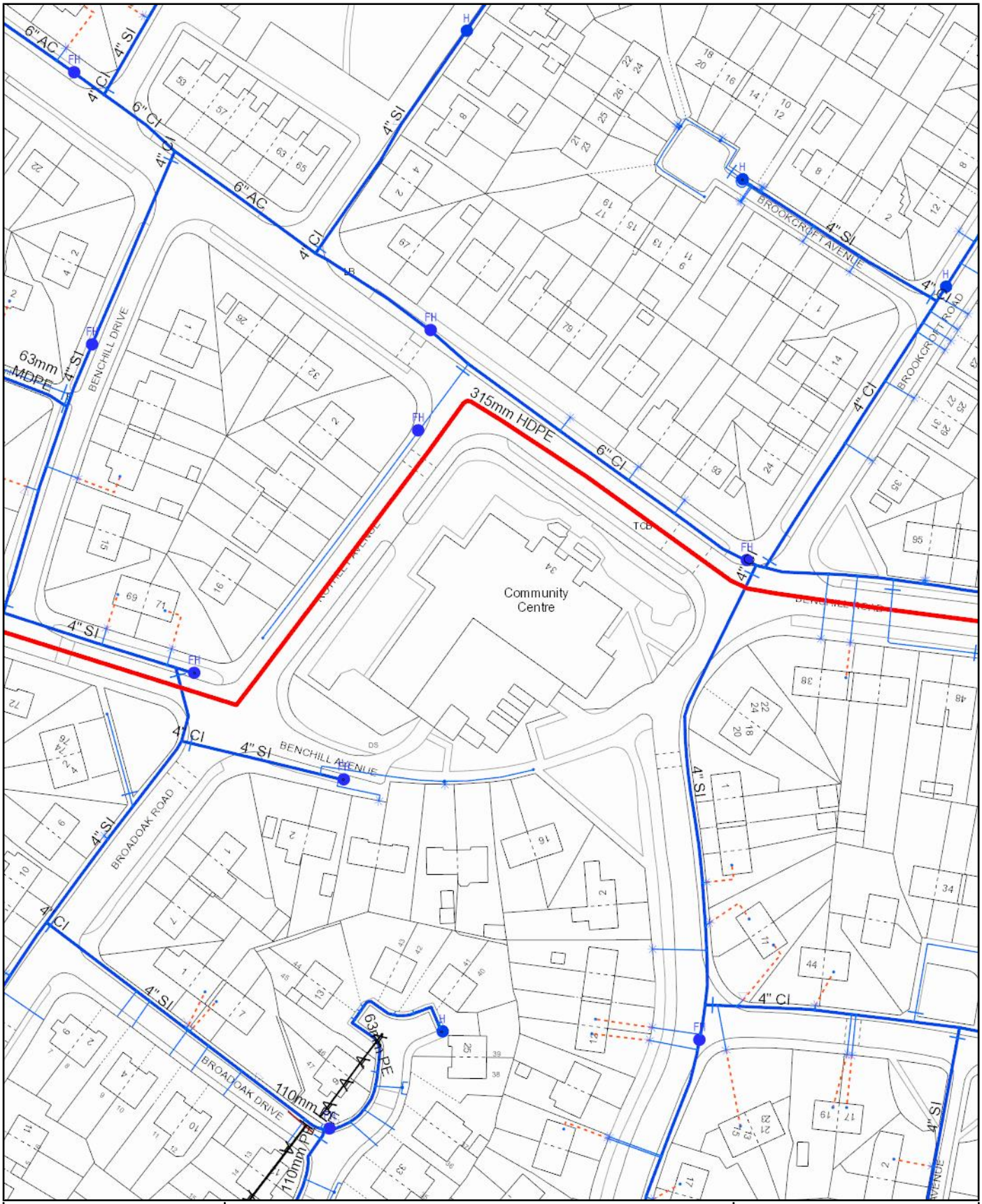
United Utilities
Water for the North West

Clean Water Symbology





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



Scale:	1:1250	**WATER MAINS RECORDS**	United Utilities Water for the North West
Date:	24/11/2022		

Address or Site Reference: THE ENTERPRISE CENTRE 34 BENCHILL ROAD, MANCHESTER, M22 8LF

Printed by: Property Searches

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

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Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
8402	42.43	CO	39.83	225			VC	57.70615	1 in 90
5501	45.68	CO	42.71	225			VC	112.1606	1 in 28
3301	47	CO	43.33	300			VC	44.04543	1 in 147
3405		CO		150			VC	2.14283	
6305	45.51	CO	43.41	225			VC	70	1 in 206
4203	49.06	CO	47.37	225			VC	37.94733	1 in 22
4511		CO		150			VC	7.161465	
6502	41.81	CO	0	225			VC	47.3643	
4201	48.46	CO	44.58	300			VC	41.62893	1 in 160
7110		CO		150			VC	14.29092	
5602	42.51	CO	39.03	225			VC	92.11406	1 in 80
3206		CO	0	150			VC	26.83282	
8603		CO	0	1800			BR	36.49657	
3101	49.83	CO	46.47	225			VC	39.69887	
6302	46.01	CO	42.67	225			VC	42.54409	1 in 142
4204	48.3	CO	46.52	225			VC	28.6531	1 in 20
7306		CO		150			VC	12.83247	
8604	41.65	CO	35.74	1800			BR	29.17494	
4304	47.95	CO	46.95	150			VC	10.4485	
4613		CO		150			VC	12.66154	
7405		CO		100			VC	20.39811	
4604	42.21	CO	39.52	225			VC	48.37355	1 in 88
6501	43.07	CO	40.84	225			VC	52.86698	1 in 44
6105		CO		150			VC	7.19022	
8302	42.78	CO	40.87	225			VC	53.46027	1 in 107
5202		CO		150			VC	26.78916	
7202	48.23	CO	45.94	225			VC	70.0368	1 in 60
5204	48.66	SW	47.08	150			VC	20.7246	1 in 56
7105	47.89	CO	45.46	225			VC	36.40055	1 in 158
5104		CO		100			VC	7.253153	
6605		CO	0	1800			BR	58.60034	
3202	49.21	CO	45.32	225			VC	77.42093	1 in 85
6201	47.52	CO	45.04	300			VC	66.18913	
4403		CO		150			VC	7.707539	
8605	42.38	CO	40.2	225			VC	30.36445	1 in 105
8503		CO		150			VC	10.22419	
6101	48.87	CO	46.41	225			VC	45.00018	1 in 73
7406		CO		100			VC	7.853799	
5205	48.31	SW	46.71	225			VC	18.12737	1 in 16
4101	50.31	CO	47.24	225			VC	84.59387	1 in 45
8211		CO		100			VC	3.205806	
4302	47.92	CO	45.42	225			VC	31.38471	1 in 101
5302	47.49	CO	43.89	375			VC	35.14761	
6303	47.32	CO	45	225			VC	57.07889	1 in 82
4501	46.23	CO	42.16	300			VC	95.46204	1 in 136
8607	42.3	CO	38.4	225			VC	7.28011	
3604		CO		150			VC	10.49795	
6301	45.4	CO	42.36	225			VC	115.2607	1 in 109
3601	45.62	CO	41.44	375			VC	80.91972	1 in 123
8101	48.48	CO	46.1	225			VC	79.17702	1 in 53
4104	50.03	CO	48.05	225			VC	26.90725	1 in 103
8201	46.82	CO	0	225			VC	70.45566	
4105		CO		150			VC	13.12654	
7613		CO		150			VC	0.8241553	
7608		CO	36.76	100			VC	8.544003	
5404	45.6	CO	41.76	225			VC	79.05694	1 in 88
6306		CO		150			VC	3.821773	
6601	40.62	CO	38.4	225			VC	42.19004	1 in 72
6609		CO		150			VC	7.556222	
6402	43.5	CO	41.19	225			VC	66.88796	1 in 105
8610		CO		150			VC	9.670127	
8508		CO		150			VC	13.03411	
3415		CO		150			VC	10.68411	
8121		CO		150			VC	4.718461	
6503		CO		150			VC	5.99601	
7705		CO		150			VC	19.2234	
4107		CO		150			VC	13.15501	
7104	48.5	CO	0	225			VC	34.20526	
6602	40.31	CO	37.71	225			VC	4.472136	
5304	47.37	CO	0	225			VC	76.05919	
3209		CO	0	225			VC	7.81025	
6003	50.51	CO	48.17	225			VC	26.55831	1 in 68
7205		CO		150			VC	9.896202	
7506		CO		150			VC	5.54123	
4604	42.21	CO	40.66	225			VC	58.5235	1 in 36
8606	42.99	CO	39.89	225			VC	59.90826	1 in 102
5208	47.73	CO	46.04	225			VC	16.27729	1 in 109
8602		CO	0	300			BR	1	
4310		CO		150			VC	1.402495	
7605		CO	0	1800			BR	39.56008	
3009		CO		150			VC	5.999692	
5402	47.61	CO	45.32	225			VC	53.85165	1 in 19
7632		CO		150			VC	5.386338	
4510		CO		150			VC	11.06856	
4102	49.35	CO	46.63	225			VC	36.23534	1 in 24
5207	47.87	CO	45.89	225			VC	13.97364	1 in 42
7501	41.58	CO	39.04	300			VC	52.39406	1 in 202
5206	47.98	CO	45.56	225			VC	5.849203	1 in 11
5601	42.52	CO	38.75	225			VC	81.49233	1 in 88
7302	46.85	CO	44.5	225			VC	23.08679	
7707		CO		150			VC	12.12865	
5403	46.02	CO	43.05	225			VC	83.48653	1 in 158
7606	41.15	CO	38.51	225			VC	47.80167	1 in 80
7401	42.43	CO	40.39	225			VC	63.63961	1 in 120
4305	47.82	CO	47.02	150			VC	15.16558	1 in 217
5601	42.52	CO	40.92	225			VC	63.13478	1 in 34
4303	47.58	CO	45.75	225			VC	50.59644	1 in 123
5201	48.1	CO	45.1	225			VC	74.4043	1 in 94
8202	47.58	CO	44.05	600			CO	45.31004	
4211		CO		150			VC	8.456531	
6607	39.85	CO	37.65	150			VC	3	
7208		CO		150			VC	17.30065	
3303	48.51	CO	44.2	300			VC	41.62932	1 in 198
5101	50.77	CO	48.24	225			VC	36.62017	1 in 87
7502	41.44	CO	38.56	225			VC	59.22837	1 in 116
3210		CO	0	225			VC	7.071068	
7602		CO	37.57	100			VC	4.123106	
4202	49	CO	45.13	225			VC	53.66563	
5605		CO		150			VC	6.424295	
3208	49.32	CO	0	225			VC	25.05993	
8507		CO		150			VC	17.35592	
4502	45.72	CO	42.67	225			VC	118.1905	1 in 33
5301	47.02	CO	44.69	225			VC	34.0147	
7618		CO		100			VC	19.56017	
8102	50.45	CO	47.13	225			VC	82.71033	1 in 78
7601	41.31	CO	38.03	225			VC	2.236068	1 in 5
6604		CO	0	1800			BR	42.48529	
6502	41.81	CO	39.24	225			VC	110.3857	1 in 613
7402	42.77	CO	39.65	225			VC	70.72482	1 in 118
8401	41.97	CO	38.53	375			VC	71.06335	1 in 374
3103	50.26	CO	47.87	225			VC	56.71861	1 in 91
7604		CO	0	1800			BR	43.24129	
6211		CO		150			VC	14.11033	
7609	41.48	CO	38.69	225			VC	52.88667	1 in 118
8601	42.3	CO	38.12	375			VC	4	
7701	40.71	CO	38.25	225			VC	32.28003	1 in 70
3304	48.04	CO	46	225			VC	44.91102	1 in 80
6307		CO		150			VC	9.5769	
5303	48.14	CO	44.3	300			VC	71.02816	1 in 178
7607	40.42	CO	37.8	225			VC	1	1 in 1
4522		CO		150			VC	4.877866	
7627		CO		150			VC	13.88391	
7507		CO		150			VC	28.66304	
8310		CO		150			VC	10.75355	
3401	46.7	CO	42.93	375			VC	136.6163	1 in 488
3421		CO		150			VC	9.106291	
7102	48.86	CO	44.83	600			VC	36.76955	
4408		CO		150			VC	11.08489	
3207		CO	0	225			VC	19.31321	
8204	47.76	CO	44.39	225			VC	29.96665	1 in 31
7201	47.07	CO	44.39	225			VC	111.8258	1 in 447
7101	48.53	CO	45.3	600			CO	48.76556	1 in 40
3204	49.21	CO	47.27	225			VC	15.23155	1 in 8
3603	43.56	CO	39.8	225			VC	31.89044	1 in 32
7603		CO	0	1800			BR	30.59664	
6401	44.99	CO	41.16	225			VC	63.28507	1 in 104
7103	48.21	CO	45.18	225			VC	27.89265	1 in 121
4401	47.78	CO	44.63	225			VC	70.72482	1 in 29
7109		CO		100			VC	65.61134	
6204		CO		150			VC	6.501173	
3205		CO	0	150			VC	24.18677	
5116		CO		150			VC	9.712585	
8205	46.45	CO	44.07	225			VC	30.46309	1 in 105
5108		CO		225			VC	3.054772	
4517		CO		150			VC	2.531074	
4605	43.29	CO	40.21	225			VC	52.95281	1 in 98
7613		CO		150			VC	4.398239	
4419		CO		150			VC	12.40181	
6103	49.76	CO	0	225			VC	53.93515	
3403	46.97	CO	45.03	225			VC	54.08327	1 in 142
6510		CO		150			VC	6.82395	
4109		CO		150			VC	18.18225	
6202	48.34	CO	45.75	225			VC	56.04462	1 in 82
6603		CO	0	1800			BR	29.52965	
4103	49.73	CO	46.81	225			VC	18.02776	1 in 113
6304	46.48	CO	0	225			VC	37.85499	
7403	41.67	CO	38.77	300			VC	54.45181	1 in 259
7415		CO		150			VC	13.79953	
8611		CO		150			VC	3.869167	
3416		CO		150			VC	9.376535	
8508		CO		150			VC	12.90856	
4412		CO		150			VC	13.06651	
4311		CO		150			VC	6.646795	
5606		CO		150			VC	4.893829	
6308		CO		150			VC	7.308547	
6210		CO		150			VC	12.3066	
4612		CO		150			VC	6.025751	
8103	50.16	CO	47.39	225			VC	51.66236	1 in 99
4603	43.4	CO	40.92	225			VC	45.65085	1 in 33
4602	43.41	CO	41.13	225			VC	28.6531	1 in 32
7312		CO		100			VC	2.150209	
5115		CO		150			VC	10.90084	
6102	49.51	CO	46.87	225			VC	46.38965	1 in 105
4301	48.12	CO	45.09	225			VC	70.49113	
4213		CO		100			VC	11.59903	
6309		CO		150			VC	2.243655	
7301	43.25	CO	41.27	225			VC	113.1592	1 in 102
5102	49.77	CO	47.48	225			VC	61.98387	1 in 103
8303		CO	0	750			CO	52.43091	
4601	45.02	CO	42.29	225			VC	50.2632	1 in 47
3424		CO		150			VC	10.32891	
6606	40.09	CO	36.52	375			VC	8.944272	
4402	48.34	CO	45.81	225			VC	36.4083	1 in 74
7207		CO		150			VC	4.856468	
3608		CO		150			VC	8.925908	
8216		CO		150			VC	15.53821	
3602	45.1	CO	40.76	375			VC	44.94441	1 in 51
6608		CO		100			VC	2.782398	
5724		CO		150			VC	6.50872	
7610	40.8	CO	38.11	225			VC	2.236068	
5306	47.74	CO	46.39	150			VC	5.819275	

Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
8501	42.09	CO	38.32	375			VC	54.33231	1 in 320
6405		CO		150			VC	8.468438	
5103	49.39	CO	47.19	225			VC	34.53983	1 in 96
8203	47.23	CO	44.33	225			VC	24.16609	
3203	49.13	CO	45.62	225			VC	24.59675	1 in 82
5209		CO		100			PVC	13.65258	
8124		CO		150			VC	32.56642	
5401	46.65	CO	42.5	300			VC	87.09393	1 in 272
8307		CO		150			VC	8.168575	
7513		CO		100			VC	0.4935749	

LEGEND

Abandoned | Foul | Surface Water | Combined

- Public Sewer
- Private Sewer
- Section 104
- Rising Main
- Sludge Main
- Overflow
- Water Course
- Highway Drain

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

- Manhole
- Head of System
- Extent of Survey
- Rodding Eye
- Inlet
- Discharge Point
- Vortex
- Penstock
- Washout Chamber
- Valve
- Air Valve
- Non Return Valve
- Soakaway
- Gully
- Cascade
- Flow Meter
- Hatch Box
- Oil Interceptor
- Summit
- Drop Shaft
- Orifice Plate
- Side Entry Manhole
- Outfall
- Screen Chamber
- Inspection Chamber
- Bifurcation Chamber
- Lamp Hole
- T Junction / Saddle
- Catchpit
- Valve Chamber
- Vent Column
- Vortex Chamber
- Penstock Chamber
- Network Storage Tank
- Sewer Overflow
- Ww Treatment Works
- Ww Pumping Station
- Septic Tank
- Control Kiosk
- Change of Characteristic

MANHOLE FUNCTION

FO	Foul
SW	Surface Water
CO	Combined
OV	Overflow

SEWER SHAPE

CI	Circular	TR	Trapezoidal
EG	Egg	AR	Arch
OV	Oval	BA	Barrel
FT	Flat Top	HO	HorseShoe
RE	Rectangular	UN	Unspecified
SQ	Square		

SEWER MATERIAL

AC	Asbestos Cement
BR	Brick
PE	Polyethylene
RP	Reinforced Plastic Matrix
CO	Concrete
CSB	Concrete Segment Bolted
CSU	Concrete Segment Unbolted
CC	Concrete Box Culverted
PSC	Plastic / Steel Composite
GRC	Glass Reinforced Plastic
DI	Ductile Iron
PVC	Polyvinyl Chloride
CI	Cast Iron
SI	Spun Iron
ST	Steel
VC	Vitrified Clay
PP	Polypropylene
PF	Pitch Fibre
MAC	Masonry, Coursed
MAR	Masonry, Random
U	Unspecified

Address or Site Reference:

THE ENTERPRISE CENTRE 34 BENCHILL ROAD,
MANCHESTER,
M22 8LF

Scale: 1:1250 **Date:** 24/11/2022

Sheet: 1 of 1

Printed by: Property Searches

SEWER RECORDS

United Utilities
Water for the North West

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

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Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

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KEY TO BT SYMBOLS

	Planned	Live
PCP		
Pole		
Box		
Manhole		
Cabinet		

Change Of State	+	Hatchings	
Split Coupling	×	Built	
Duct Tee	▲	Planned	
Building		Inferred	
Kiosk	K	Duct	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above may be disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.

	Pending Add	In Place	Pending Remove	Not In Use
Power Cable				
Power Duct				N/A

BT Ref : NVK10088F
Map Reference : (centre) SJ8260288389
Easting/Northing : (centre) 382602,388389
Issued : 23/11/2022 10:09:04

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

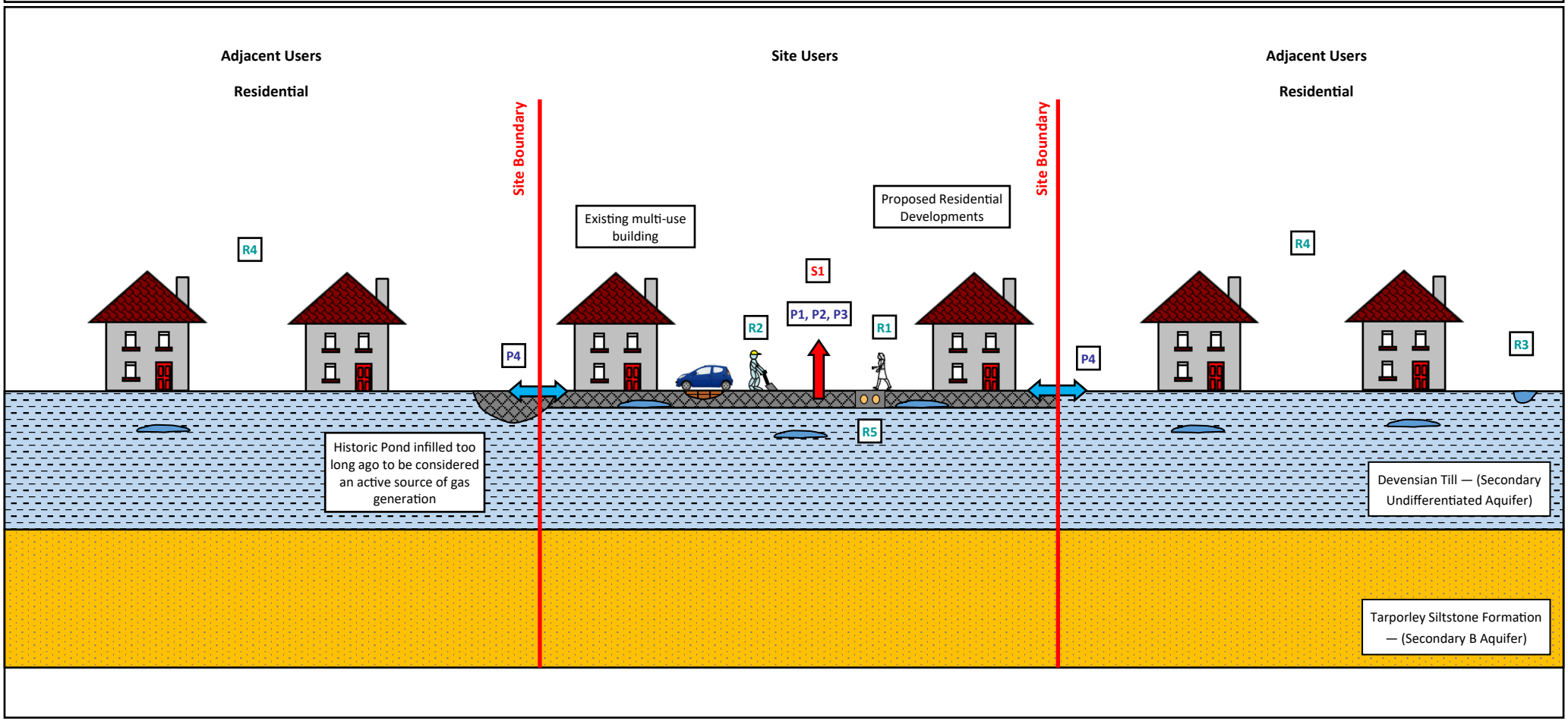
Appendix C – Detailed Site Historical Review

Appendix D – Detailed Historical Maps Review		
Date/Scale	Features On-site	Features Off-site
1877 1:2,500	The site comprises of a few buildings of unknown use in the southern half of the site and woodland in the northern half of the site. Part of a pond is noted to encroach onto the south-western corner of the site.	The surrounding area of the site predominantly consists of field land with woodland areas, ponds and sporadic dwellings. Woodland is noted immediately north of the site and a road is noted adjacent to the site's southern boundary. An area of woodland is also noted 85m north of the site. A stream running NW/SE is noted 205m north-north-east of the site. A pond is noted immediately west of the site. A bundle of ponds are noted 190m south-south-west of the site. More ponds are noted 200m west and 230m south-west of the site.
1882 1:10,560	No significant changes.	No significant changes.
1898 1:2,500 1899 1:10,560	No significant changes.	Two more ponds are noted 180m south of the site and 225m south-east of the site. The pond located 200m west of the site is no longer mapped.
1910 1:2,500 1911 1:10,560	No significant changes.	No significant changes.
1934 – 1935 1:2,500 1938 1:10,560	The pond noted to encroach onto the south-western corner of the site is no longer mapped.	Significant residential expansion within the immediate vicinity of the site in all surrounding directions. A school is noted 270m north-west of the site. All ponds noted previously are no longer mapped.
1954 1:10,000	No significant changes.	No significant changes.
1960 1:2,500 1960 1:1,250	The buildings and woodland on-site are no longer mapped.	No significant changes.
1967 1:10,000	No significant changes.	No significant changes.
1975 1:25,000	No significant changes.	No significant changes.

Appendix D – Detailed Historical Maps Review		
Date/Scale	Features On-site	Features Off-site
1977 1:10,000	A small building of unknown use is noted in the south-eastern section of the site.	No significant changes.
1990 1:10,000 1992 1:1,250	The small building is no longer mapped and a large building is noted in the centre of the site.	No significant changes.
1996 1:10,000	No significant changes.	No significant changes.
1999 1:10,000	Slight changes to the building footprint.	No significant changes.
2000 Historical Aerial Photography	Hardstanding on-site is used for vehicle parking.	No significant changes.
2006 1:10,000	No significant changes.	An area of residential properties noted 150m west of the site are no longer mapped. The school noted 270m north-west of the site is no longer mapped, and has been a replaced by another large school building 315m north-west of the site.
2022 1:10,000	No significant changes.	No significant changes.

Figure 4 – Preliminary Conceptual Site Model

Preliminary Conceptual Site Model (CSM)



Contamination Source	
S1	Made Ground/Hydrocarbon leak — Onsite

Legend	
	Infilled / Made Ground
	Hydrocarbon leak
	Underground Services
	Inferred Perched Water Table

Receptor	
R1	Future Site Users
R2	Construction Workers
R3	Controlled Waters
R4	Adjacent Site Users
R5	Infrastructure & Buried Services

Pathway	
	Direct Contact / Ingestion
	Leachate Migration
	Ground Gas Migration
P1	Direct Contact
P2	Ingestion
P3	Inhalation
P4	Leaching & Migration
P5	Vertical & Lateral migration of Ground Gas

Sutcliffe

Client: Wythenshawe Community Housing Group

Project: 33029-SUT-ZZ-00-RP-G-7101

Site: Benchill Road, Manchester

Preliminary Conceptual Site Model (CSM)	Draft	1	Scale (at A3): Not to scale
	Issue	1	
Issuing Office: Liverpool	Drawing number: 1		Version: A
Telephone: 0151 227 3155			

Drawing Ref: 006-SK-8933 (Proposed Development)

NORTH



OPTION 4 PROPOSED SITE PLAN - Scale 1:500

Do not scale from this drawing.
All dimensions must be checked on site by the Contractor prior to the commencement of any fabrication or building works.
Where applicable, dimensions and details are to be read in conjunction with specialist consultants' drawings and/or other specifications; any disparity is to be brought to the attention of Michael Dyson Associates Limited prior to the commencement of any fabrication or building works.
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NOTES

BOUNDARY LINE

BUILDING DEMOLITION

PROPOSED TREES

PLANTING/BUSHES

Accommodation Schedule
4Nr 1-Bed 2 Person Flats
2Nr 2-Bed 3 Person Bungalows
2Nr 2-Bed 4 Person Houses
8Nr 2-Bed 4 Person Flats
6Nr 3-Bed 5 Person Houses
1Nr 4-Bed 8 Person Accessible House

Total - 23Nr Dwellings

Parking Standards
2Nr Parking spaces per dwelling
2Nr Visitors Bays

Total - 48Nr Parking Spaces

REV	DATE	AMENDMENTS	BY	APRD

Michael Dyson associates ltd
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Huddersfield HD9 6LB
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w. www.mdyson.co.uk

CLIENT :
WYTHENSHAW COMMUNITY HOUSING

PROJECT :
THE ENTERPRISE CENTRE
BENCHILL ROAD
WYTHENSHAW

TITLE :
OPTION 4
PROPOSED SITE PLAN

DRAWN BY :	TTP	APPROVED BY :	
DATE :	07.07.21	DATE :	
SCALE :	1:500 @ A3	ORIGINAL DRAWING SIZE 297 x 420 - A3	
DRAWING No :	006-SK-2076	REV.	