INVESTIGATE

REMEDIATE

REGENERATE

SUB SURFACE
Site Investigation Specialists,
Geotechnical & Environmental Consultants

DESK STUDY WITH WALKOVER SURVEY

AT
902 WILMSLOW ROAD,
DIDSBURY,
MANCHESTER,
M20 5PA,

PREPARED FOR
AM7 GROUP LIMITED

REPORT NO. 7913
MARCH 2024

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EXECUTIVE SUMMARY

This executive summary is a brief summary only and should be read in conjunction with the full report.

Section	Subject	Summary
Site Details	Site Address	902 WILMSLOW ROAD, DIDSBURY, MANCHESTER, M20 5PA.
	Grid Reference	E385444m N390040m.
	Current Land Use	Disused and overgrown land.
	Proposed Development	Construction of four residential houses.
Site History	On Site	In the earliest survey (1849), the site is an agricultural field. Between 1934-1938, a building is constructed in the south eastern corner of the site boundary. Between 1954-1958, the site appears to be a small park with a small building located in the southern bounds of the site. Between 1981-1989, the site no longer appears to be a park. By 2016, the site appears to be overgrown and the building in the south eastern corner appears to be demolished.
	Beyond Site Boundary	In the earliest survey (1849), Cheadle Bridge Farm is 50m to the south east and Wilmslow Road is 1m to the east of the site. Between 1893-1894, two structures are constructed on Bridge Farm. Between 1907-1910, a railway is under construction 110m to the east and a pond is located 35m to the east. Between 1922-1923, the railway is constructed and the pond is infilled. By 1934, Bridge Farm no longer appears on the map. Between 1954-1958, a drain is 50m south east of the site and a surgery is 5m north east of the site. Between 1974-1975, three builder's yards are between 124-148m north west and become depots between 1981-1989. By 2000, the land to the north east of the site is a site compound, constructed into a car park by 2003.
Geological and Mining Appraisal	Made Ground	No Made Ground is indicated to be present within the site or in its immediate vicinity. However, some may be present.
	Superficial Geology	River Terrace deposits, comprising sand and gravel, are indicated to be present within the site.
	Bedrock Geology	Wilmslow Sandstone Formation – red-brown fine to medium grained sandstone and siltstone.
	Radon	No Radon protection measures required.
	Mining	One BritPit 345m north west and five historical surface excavations within 250m.
	Subsidence Hazards	Negligible to very low.
Environmental Appraisal	Landfill Sites	No active or recently closed landfill sites. One infilled pond 35m east of the site. Negligible risk from ground gas.
	Hydrogeology	Superficial – Secondary A Aquifer Bedrock – Principal Aquifer Medium Vulnerability
	Hydrology	The site is within the catchment of the River Mersey, situated 173m south east. The nearest watercourse is an inland river 40m east of the site.
	Flood Risk	Within a Flood Zone 2. 1 in 30 year 0.3-1.0m risk of surface water flooding and moderate to high risk of groundwater flooding – A Flood Risk Assessment is likely to be required.
	Industrial Land Uses	The potentially contaminative industrial land uses within 250m of the site which pose the most significant risk is the surgery to the north east, unspecified heaps, an infilled pond and a historical tank to the north east.
	Other Relevant Details	During the walkover survey, the site could not be accessed, due to overgrown weeds and brambles restricting access.

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Recommendations	The conceptual ground model indicates that a ground investigation is not required to assess the ground conditions for contamination. However, if after site clearance a significant depth of made ground, or contamination is identified, a ground investigation should be carried out to obtain soil samples for contamination analysis and asbestos detection and, where possible, ground water and surface water samples for contamination analysis. A Flood Risk Assessment is likely to be required, due to the site being within a Flood Zone 2 and the risks associated with surface and groundwater within the site.
Other Considerations (for Warranty Providers, Building Control, Structural Engineers, Developers, etc.)	Listed below are various items that are likely to be required at some point during the development and it would be cost effective to have them carried out simultaneously. This is not an exhaustive list. • Boreholes and laboratory testing to assess the ground conditions for foundation design. • BRE Digest 365 Soakaway Tests. • Waste Classification and WAC testing for removal of waste to landfill. • CBR Testing for road design and construction. • Water Pipeline Risk Assessment.

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DESK STUDY WITH WALKOVER SURVEY FOR 902 WILMSLOW ROAD, DIDSBURY, MANCHESTER, M20 5PA

CLIENT: AM7 GROUP LIMITED

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1. INTRODUCTION

This report has been prepared in accordance with an email, dated 14th February 2024, from the Client.

The brief was set out in our estimate, ref. E6947 dated 13th February 2024, and comprises a walkover survey and a desk study report including a historical, geological and environmental appraisal together with a conceptual ground model.

1.1 Site Location and Description

The site is located in a disused and overgrown plot of land, in between housing on the A34 (Kings Way) to the west and the B5095 (Wilmslow Road) to the east, as indicated on Figure 1. The approximate National Grid Reference of the centre of the site is E385444m N390040m.

As shown on Figure 2, the about 0.29 hectare irregularly shaped site is bounded to the north by fencing and private housing, to the south by housing on Moor Park Road, to the east by housing on Wilmslow Road and to the west by housing on Kings Way.

1.2 Proposed Development and Purpose of the Desk Study

We understand that it is proposed to construct four plots for housing on the currently disused land, as shown on Figure 3.

The purpose of the desk study is to obtain information regarding the sites historical, geological and environmental setting in order to produce a conceptual ground model, to assess the ground conditions, to undertake a preliminary assessment of contamination sources, pathways and receptors relating to potential hazards that exist or will potentially exist on the site and to assess the need for ground investigation.

1.3 Walkover Survey

The walkover survey was undertaken on 16th February 2024. Surface features observed were recorded on a plan of the site together with the positions and directions of photographs taken. The resulting Walkover Survey Plan and site photographs are appended.

It should be noted that on the day of the walkover survey, the site was inaccessible due to being densley overgrown with brambles, weeds and vegetation. Photographs could only be taken from access points on Wilmslow Road and Kings Way and only limited information could be obtained to assess the site. A static caravan is located in the centre of the site, surrounded by brambles and weeds. General litter in the form of plastic bags and rubbish were noted at the entrance to the site, off Kings Way.

No visual or olfactory contamination was noted during the walkover survey.

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2. DESK STUDY

2.1 Historical Appraisal

The past history of the site has been interpreted from the study of old Ordnance Survey plans supplied by GroundSure, as follows:

TABLE 1 SMALL SCALE SURVEYS

Date	Survey	Scale
1849	CS	1:10,560
1892-1893*	CS	1:10,560
1897*	CS	1:10,560
1905-1908*	CS	1:10,560
1911	CS	1:10,560
1923	CS	1:10,560
1934-1938	CS	1:10,560
1954-1955	OS	1:10,560
1965-1967	OS	1:10,560
1976-1981	OS	1:10,000
1983-1988	OS	1:10,000
1989	OS	1:10,000
1995*	OS	1:10,000
2001	OS	1:10,000
2010	OS	1:10,000
2024	OS	1:10,000

TABLE 2 LARGE SCALE SURVEYS

Date	Survey	Scale
1872*	CS	1:2,500
1881	CS	1:2,500
1893-1894	CS	1:2,500
1898*	CS	1:2,500
1907	CS	1:2,500
1910	CS	1:2,500
1922	CS	1:2,500
1934	CS	1:2,500
1956-1958**	OS	1:1,250
1958* **	OS	1:1,250
1966	OS	1:2,500
1966-1970* **	OS	1:1,250
1974-1975**	OS	1:1,250
1982-1984**	OS	1:1,250
1984-1989	OS	1:1,250
1992*	OS	1:1,250
2003	OS	1:1,250

CS = County Survey, OS = Ordnance Survey, * Site not covered by the survey,
** Survey printed at 1:2,000 scale.

Extracts of the above surveys are appended.

TABLE 3 HISTORICAL APPRAISAL

Date	On site	Beyond site boundary
1849	The site appears to be an agricultural field, bound to the north, south and west by adjacent agricultural fields.	Cheadle Bridge Farm is located 50m to the south east of the site boundary. Parr's Wood is located 50m to the north east of the site. A road is located 5m to the east of the site boundary. The River Mersey is present 160m to the south east.
1872	Site not covered by the survey.	Site boundary not covered by the survey.
1881	No significant changes on the site.	Wilmslow Road is labelled to the east of the site.

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TABLE 3 (Cont'd) HISTORICAL APPRAISAL

Date	On site	Beyond site boundary
1893-1894	No significant changes on the site.	Two structures are constructed on Bridge Farm.
1897-1898	Site not covered by the survey.	Site boundary not covered by the survey.
1907-1910	No significant changes on the site.	The Railway is under construction 110m to the east of the site boundary. Manchester Road is labelled to the south of Cheadle Bridge A Pond is located 35m to the east of the site.
1922-1923	No significant changes on the site.	The Railway is constructed. The Pond 35m to the east appears to be infilled.
1934-1938	A building (probably a house) is constructed in the south eastern corner of the site boundary.	Housing is constructed surrounding the site on Wilmslow Road, Kings Way and Moor Park Road. Large scale housing developments occur between 100-250m to the south west of the site. Bridge Farm no longer appears on the map.
1954-1958	The site appears to be a small park within the southern bounds of the site, with a small building on the southern boundary line of the site.	A Drain is labelled 50m to the south east of the site. A Surgery is labelled 5m to the north east of the site boundary.
1965-1967	No significant changes on the site.	No significant changes within 250m of the site boundary.
1966-1970	Site not covered by the survey.	Parr's Wood High School is constructed 95m to the north east of the site.
1974-1975	No significant changes on the site.	Three Builder's Yards are located between 124-148m to the north west of the site boundary.
1981-1989	The site no longer appears to be a park.	The three Builder's Yards are now a works 124m north west and two Depot's 130-148m north west of the site boundary.
1992	No significant changes on the site.	No significant changes within 250m of the site boundary.

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TABLE 3 (Cont'd) HISTORICAL APPRAISAL

Date	On site	Beyond site boundary
1995	Site not covered by the survey.	Site boundary not covered by the survey.
2003-2024	No significant changes on the site.	No significant changes within 250m of the site boundary.

The small scale plans from 2003-2024 contain insufficient detail for review. However, aerial photographs indicate that the land to the north east of the site, near Parr's Wood high school, is a site compound by 2000. By 2003, the site compound to the north east is now a car park. By 2016, the site appears to be overgrown, the house in the south eastern corner of the site appears to be demolished and the static caravan identified on the site is located within the southern bounds of the site. We are not aware of any other significant changes within the site and its immediate surrounding area.

2.2 Geological Appraisal

This following appraisal is based upon the appended Groundsure Enviro+Geo Insight Report (Sections 14 to 17).

2.2.1 Artificial Ground (Made Ground)

No Made Ground is indicated to be present within the site or in its immediate vicinity. However, as the area around the site has been developed, some may be present.

Made Ground, described as undivided Made Ground, is indicated to be about 109 metres to the north west and 126 metres to the west of the site boundary, the depth of which is unknown.

2.2.2 Superficial Geology (Drift Deposits)

Drift deposits, described as River Terrace deposits, comprising sand and gravel, are indicated to be present within the site, the depth of which is unknown.

The maximum permeability for these deposits is indicated to be very high and the minimum permeability is indicated to be high.

In addition, drift deposits, described as Alluvium, comprising clay, silt, sand and gravel are indicated to be about 31 metres to the east of the site boundary, the depth of which is unknown.

2.2.3 Bedrock Geology

Within the site the bedrock underlying the site is indicated to be the Wilmslow Sandstone Formation, comprising red-brown fine to medium grained cross bedded sandstone with sporadic siltstone.

The maximum permeability and minimum permeability for this formation is indicated to be high.

In addition, about 20 metres to the east, the bedrock is indicated to be Chester Pebble Beds Formation, comprising pebbly sandstone.

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Rock strata are also indicated to be displaced by geological faults about 20 metres to the east and 36 metres to the south east of the site boundary.

2.2.4 Potential Hazards in Natural Ground

The hazard rating for shrinking/ swelling clays is negligible, running sands is very low, compressible deposits/ strata is negligible, collapsible deposits/ strata is very low, landslides is very low and dissolution of soluble rocks is negligible.

2.3 Mining, Radon, Soil Chemistry and Railway Infrastructure Appraisal

This following appraisal is based upon the appended Groundsure Enviro+Geo Insight Report (Sections 18 to 21).

2.3.1 Mining and Ground Workings

The British Geological Surveys "BritPits" database contains details of currently active and closed surface and underground mineral workings. There is one record of BritPits within 500 metres of the site boundary, the nearest being about 345 metres to the north west of the site boundary.

Ordnance Survey mapping identifies surface excavations which may, or may not, have been subsequently backfilled with unknown material. The Ordnance Survey indicates that there are five historical surface excavations within 250 metres of the site boundary, the nearest four excavations being between 65 and 69 metres to the south east of the site boundary. The most recent excavation was in 1955.

The British Geological Survey maintain records of mining of minerals other than coal and indicates that there is no potential for non-coal mining beneath the site or within 1,000 metres of the site boundary.

The Coal Authority, and others, indicate that there is no potential for coal mining beneath the site or within 1,000 metres of the site boundary.

According to the report the site is not in an area affected by significant non-coal mining, mining cavities, brine extraction, gypsum extraction, tin mining or clay mining.

Natural cavities, in the form of sinkholes and caves, are formed by the dissolution of soluble rocks such as chalk and limestone. The natural cavities, if at relatively shallow depth, can lead to ground instability. There are no records of natural cavities within 500 metres of the site boundary.

2.3.2 Radon

The British Geological Survey and Public Health England have estimated the percentage of dwellings exceeding the "Radon Action Level" of 200 Becquerels/ m^3 for the UK based on geological assessments and long term measurements of radon in more than 560,000 households.

The site is unlikely to be affected by radon gas as < 1% of surrounding properties are above the Radon Action Level. No radon protection measures are required.

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2.3.3 Soil Chemistry

The British Geological Survey have estimated likely background concentrations of potentially harmful arsenic, cadmium, chromium, lead and nickel in the topsoil. Data for on-site topsoil is given. In addition, data for the land within 50 metres of the site boundary is given.

2.3.4 Railway Infrastructure

There are no active or inactive underground or overground railways and no railway tunnels within 250 metres of the site boundary.

There are twenty-two historical railways within 250 metres of the site boundary, the nearest indicated to be 102 metres to the north west of the site boundary.

There are nine active railways within 250 metres of the site boundary, the nearest being about 146 metres to the west of the site boundary.

The site is not within 500 metres of Crossrail 1, Crossrail 2, or the High Speed 2 (HS2) rail project.

2.4 Environmental Appraisal

This following appraisal is based upon the appended Groundsure Enviro+Geo Insight Report (Sections 1 to 13).

2.4.1 Historical Industrial Land Use

Historical potentially contaminative industrial land uses are recorded by the Ordnance Survey. Within the site there are no potentially contaminative industrial land uses identified. In addition, within 250 metres of the site boundary, there are twenty six potentially contaminative industrial land uses identified, including railway sidings, buildings and unspecified heaps. Those that represent the most significant risk to the site are the unspecified heaps indicated to be about 65 and 69 metres to the south east, and the associated railway sidings, indicated to be between 106 metres to the north west and 221 metres to the north of the site boundary respectively. A historical tank is identified about 215 metres to the north east, as well as two electricity substations, between 154 and 167 metres to the west of the site boundary respectively.

2.4.2 Potentially Contaminated Land Associated with Historical Land Use

Our historical appraisal indicates potentially contaminative land uses which are not included in the above section. The identified potentially contaminative land uses are related to Cheadle Bridge Farm, located 50 metres to the south east, a surgery 5 metres to the north east, and the three builder's yards between 130-160 metres to the north west of the site boundary respectively.

2.4.3 Landfill

According to the report there are no active or recently closed landfill sites within 250 metres of the site boundary.

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Our historical appraisal has identified one potential unregistered landfill in the form of a pond infilled with unknown material, which may be a source of ground gas, about 35 metres to the east of the site boundary. However, due to its small size and the age of infilling prior to 1923 we consider the risk from ground gas to be negligible.

2.4.4 Waste

Local Authority records and detailed Ordnance Surveys indicate no waste sites within 250 metres of the site.

According to the Environment Agency and Natural Resources Wales there are no active or recently closed waste sites within 250 metres of the site boundary.

The Environment Agency and Natural Resources Wales have no records of activities involving the storage, treatment, use or disposal of wastes that are exempt from needing a permit (within specific limits and conditions) within 250 metres of the site boundary.

2.4.5 Current Industrial Land Use

Current potentially contaminative industrial land uses are recorded by the Ordnance Survey and Experian. Within the site there are no potentially contaminative industrial land uses identified. In addition, within 250 metres of the site boundary, there are seven potentially contaminative industrial land uses. Those that represent the most significant risk to the site are two electricity substations, indicated to be about 157 metres to the east and 163 metres to the west of the site boundary respectively.

2.4.6 Sites Determined as Contaminated Land

There are no sites determined as contaminated under Section 78R of the Environmental Protection Act (1990) within 250 metres of the site boundary.

2.4.7 Control of Major Accident Hazards (COMAH)

Records of Control of Major Accident Hazards (COMAH), including Notification of Installations Handling Hazardous Substances (NIHHS) and other historical data, indicate that there are no dangerous or hazardous sites within 250 metres of the site boundary.

2.4.8 Regulated Explosives Sites

Up to April 2015 there were no sites within 250 metres of the site boundary registered and licensed by the Health and Safety Executive under the 2005 Manufacture and Storage of Explosives Regulations.

2.4.9 Hazardous Substance Storage and Usage

There are no Local Authority records of consents granted for sites to hold certain quantities of hazardous substances at or above defined limits in accordance with the 2015 Planning (Hazardous Substances) Regulations within 250 metres of the site boundary.

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2.4.10 Historical Licenced Industrial Activities (IPC)

There are no historical Integrated Pollution Control (IPC) records of substances released to the air, land and water according to the Environment Agency and Natural Resources Wales within 250 metres of the site boundary.

2.4.11 Licenced Industrial Activities (Part 1(A))

The Environment Agency and Natural Resources Wales indicate that there are no records of Part 1(A) installations regulated under the 2016 Environmental Permitting (England and Wales) Regulations for release to the environment within 250 metres of the site boundary.

2.4.12 Part A(2) and Part B Authorisations

Local Authority records indicate there is one Part A(2) and Part B installations regulated under the 2016 Environmental Permitting (England and Wales) Regulations for the release of substances to the environment within 250 metres of the site boundary, being about 250 metres to the north west.

2.4.13 Radioactive Substance Authorisations

The Environment Agency and Natural Resources Wales indicate that there are no records of storage, use, accumulation and disposal of radioactive substances regulated under the 1993 Radioactive Substances Act within 250 metres of the site boundary.

2.4.14 Licensed Discharges to Controlled Waters

According to Environment Agency and Natural Resources Wales records there have been no discharges of treated or untreated effluent to controlled water under the 1991 Water Resources Act within 250 metres of the site boundary.

2.4.15 Pollutant Release to Surface Waters (Red List)

The Environment Agency and Natural Resources Wales records indicate that there have been no discharges of specified substances under the 1991 Environmental Protection (Prescribed Processes and Substances) Regulations within 250 metres of the site boundary.

2.4.16 Pollutant Release to Public Sewers

According to Environment Agency and Natural Resources Wales records there have been no discharges of special category effluents to public sewers within 250 metres of the site boundary.

2.4.17 List I and List II Dangerous Substances

The Environment Agency and Natural Resources Wales records indicate that there have been no discharges of substances on List I and List II of the European Directive E2006/11/EC respectively, regulated under the 2015 Environmental Damage (Prevention and Remediation) Regulations, within 250 metres of the site boundary.

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2.4.18 Pollution Incidents

According to the Environment Agency and Natural Resources Wales there is one record of substantiated pollution incidents within 250 metres of the site boundary in 2003, being about 173 metres to the south east involving storm sewage, causing a minor impact (category 3) on water.

2.4.19 Pollution Inventory Substances

The Environment Agency and the Scottish Environment Protection Agency indicate that there have been no reports on annual emissions of certain regulated substances to air, controlled waters and land within 250 metres of the site boundary.

2.4.20 Pollution Inventory Waste Transfers

According to the Environment Agency and the Scottish Environment Protection Agency there have been no reports on annual transfers and recovery/ disposal of controlled wastes within 250 metres of the site boundary.

2.4.21 Pollution Inventory Radioactive Waste

The Environment Agency and the Scottish Environment Protection Agency indicate that there have been no reports on annual releases of radioactive substances within 250 metres of the site boundary.

2.4.22 Hydrogeology

The following designation of aquifers is in accordance with the Environment Agency's April 2010 Groundwater Protection Policy.

Superficial/ drift deposits are anticipated to be present and comprise sand and gravel which are indicated to be a Secondary A aquifer comprising permeable layers capable of supporting water supplies at a local scale and in some cases forming an important source of base flow to rivers.

The bedrock is anticipated to be sandstone and siltstone which is indicated to be a Principal aquifer comprising strata of high intergranular and/ or fracture permeability, usually providing a high level of water storage and may support water supply and/ or river base flow on a strategic scale.

The vulnerability of groundwater to a pollutant found within the site has been assessed as "Medium", an area which may transmit pollution and/or protect from pollution and in the immediate area of the site, the vulnerability of groundwater to a pollutant has been assessed as "High", an area able to easily transmit pollution to groundwater.

British Geological Survey and Environment Agency data indicates that the site is not within a 1km grid where solution features are present that will enable rapid movement of a pollutant to groundwater.

Environment Agency data indicates that the site is not in an area where additional local information indicates that groundwater is vulnerable to pollution.

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According to data provided by the Environment Agency and Natural Resources Wales there are seven groundwater abstraction licences, the nearest being 1382 metres to the east, two surface water abstraction licences, the nearest being 1180 metres to the south east and no potable water abstraction licences within 2000 metres of the site boundary.

There are no Source Protection Zones, set up to protect a water source within 500 metres of the site of boundary, present according to the environmental data report.

2.4.23 Hydrology

The Ordnance Survey indicate that there are six watercourses (inland river) within 250 metres of the site boundary, the nearest watercourse (an unnamed inland river) being about 40 metres to the east.

There are four surface water features (ponds or lakes) within 250 metres of the site boundary according to the Ordnance Survey.

The Water Framework Directive (WFD) indicates that the site is within the catchment of the River Mersey, this watercourse being about 173 metres to the south east of the site boundary and the groundwater body is known as the Manchester and East Cheshire Permo-Triassic Sandstone Aquifers.

2.4.24 Flooding

Flooding data is maintained by the Environment Agency and Natural Resources Wales. The Risk of Flooding from Rivers and Sea (RoFRaS) database indicates that within 50 metres of the site boundary the highest risk of flooding is “Low”.

In the period since records began in 1946, there are three records of historical floods between 18 metres to the east and 173 metres to the south east. The most recent flood, in Didsbury, occurred in 2021.

There are four flood defences, the nearest being 54 metres to the east, one area benefitting from flood defences 198 metres to the south east and no flood storage areas present within 250 metres of the site boundary.

The site boundary is in a Flood Zone 2 and within 50 metres of a Flood Zone 3.

According to Ambiental Risk Analytics surface water “FloodMap” there is a 1 in 30 year, 0.3-1.0 metre risk of surface water flooding on the site within 50 metres of the site boundary.

Groundwater flooding is caused when the water table rises in areas where this is usually at shallow depth. Ambiental Risk Analytics indicate that there is a moderate to high risk of groundwater flooding on the site and within 50 metres of the site boundary.

Given the above we anticipate that a Flood Risk Assessment will be required.

2.4.25 Environmental Designations

Natural England indicates that there are environmentally sensitive sites within 2000 metres of the site boundary.

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Six Local Nature Reserves (LNR), the nearest being 591 metres to the west and three Green Belt Land areas, the nearest being 44 metres to the east of the site boundary.

2.4.26 Visual and Cultural Designations

Historic England, Cadw and Historic Environment Scotland indicate that within 250 metres of the site boundary there are no World Heritage Sites, Areas of Outstanding Natural Beauty, National Parks, Listed Buildings, Conservation Areas, Scheduled Ancient Monuments or Registered Parks and Gardens.

2.4.27 Agricultural Designations

Natural England indicate that the Agricultural Land (quality) Classification for the site is Grade Urban and the land within 250 metres of the site is Grade 3 (good to moderate quality).

Natural England and Natural Resources Wales indicate that there is no open access land within 250 metres of the site boundary.

The Forestry Commission indicate that there are no tree felling licences within 250 metres of the site boundary.

Natural England indicate that there are no environmental stewardship schemes within 250 metres of the site boundary.

Natural England indicate that there is one countryside stewardship scheme, 186 metres to the south east of the site boundary.

2.4.28 Habitat Designations

Natural England indicate that there are no priority habitats, no habitat networks, no open mosaic habitats and no limestone pavement orders within 250 metres of the site boundary.

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2.5 Conceptual Ground Model

A conceptual ground model of a site and its environs uses available information to form a preliminary assessment of contamination sources, pathways and receptors, and the significance of hazards that exist or will potentially exist on the site. Its purpose is to identify the relationships between sources of contamination, pathways and receptors to allow exposure scenarios to be determined and thereby aid in the design of any intrusive investigation. It also forms the basis of the risk assessment.

2.5.1 Sources

Potential sources of contamination identified in the desk study are:

- General contaminants associated with Made Ground (if present) and past and present contaminative processes undertaken on and adjacent to the site including earthworks and construction of housing surrounding the site.
- Migrating leachate (contaminated surface and/ or groundwater) from Bridge Farm 50m to the south east and a surgery 5m to the north east.
- Migrating ground gases from unspecified heaps, unregistered infilled ponds between 35m to the east and 69m to the south east. A historical tank was located 215m to the north east. Due to the age and distance from the site, the risks imposed on the site are likely to be negligible.

2.5.2 Pathways

Potential pathways from source and receptor for the proposed development are:

- Direct skin contact with and/ or ingestion of contaminated soils and/ or water.
- Inhalation of dust, vapours and/ or gases.
- Dissolved contaminants via infiltrating surface water/ migrating groundwater.
- Dissolved ground gases via infiltrating surface water/ migrating groundwater.
- Volatile contaminants via permeable soils and rocks.
- Ground gases via permeable soils and rocks.
- Migration of contaminants to the underlying Principal aquifer and to adjacent properties.
- Consumption of contaminated fruit and vegetables.

2.5.3 Receptors

Potential receptors for the proposed development are:

- Site operatives during demolition, earthworks and/ or construction.
- The end users of the development (young children are the most sensitive).
- Fruit and vegetables grown in gardens for consumption.
- Vegetation, bushes and trees planted as part of the development of the site.
- Controlled waters including surface water and groundwater, including aquifers.
- Maintenance operatives entering on-site confined spaces after development.
- Adjacent properties.

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2.5.4 Conclusions

An appraisal of the sources, pathways and receptors has been considered and we have produced a conceptual ground model based upon the available information, as follows:

TABLE 4 CONCEPTUAL GROUND MODEL

Potential Source	Nature of Hazard	Contaminants Associated with the Source	Pathway	Receptor	Preliminary Risk Rating
Made Ground (if present)	Contaminants in Made Ground	Gen. Contaminants Arsenic Cadmium Chromium Lead Mercury Molybdenum Nickel Selenium Boron Copper Zinc Cyanide Sulphide Sulphate pH Phenols Polynuclear Aromatic Hydrocarbons (PAH) Total Petroleum Hydrocarbons (TPH)	Ingestion of soil Ingestion of dust Dermal contact Inhalation of dust Inhalation of vapours	Site Operatives End Users	Low
			Uptake via contaminated groundwater	Vegetation	Low
			Vertical and lateral movement of mobile contaminants to surface water and groundwater	Controlled Waters	Low
			Direct contact	Structures and Services	Low
Asbestos on/ in ground	Asbestos fibres	Asbestos fibres	Inhalation of fibres	Site Operatives End Users	Low
Landfill (unregistered)	Ground Gas (Asphyxiation, fire and explosion)	Methane Carbon Dioxide	Inhalation of gas Ignition of gas	Site Operatives End Users	Negligible

The conceptual ground model indicates that a ground investigation is not required to assess the ground conditions for contamination. However, it was not possible to access or view the site due to it being overgrown with brambles and vegetation to visually assess for the presence of Made Ground or tipping etc. If after clearance Made Ground is found to be present or any evidence of tipping or other contamination, a ground investigation should be carried out obtaining soil samples for contamination analysis and asbestos detection and, where possible, groundwater and surface water samples for contamination analysis.

A Flood Risk Assessment is likely to be required.

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2.6 General

No consideration has been given to flora and fauna as this was outside our brief.

This Phase I walkover survey and desk study should be followed by a Phase II ground investigation. It should be noted that dependent upon the findings of the ground investigation a Phase III remediation statement and Phase IV validation with report may be required.

We recommend that consultation should be undertaken with and written approval obtained from the Local Authority Environmental Health Officer and the Local Authority Building Control Officer prior to commencing development.

We trust that this report fulfils your present requirements but if you have any queries or we can be of further assistance please contact the undersigned or Mr David Marsden at our Preston office.

SUB SURFACE CONSULTANTS LIMITED
REPORT No. 7913
MARCH 2024

D. M. Bennett B.Sc.(Hons.)
Geotechnical Engineer
For and on behalf of
Sub Surface Consultants Limited

C. A. Marsden B.Sc.(Hons.), C.Eng., M.I.C.E.
Director
For and on behalf of
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PRELIMINARY RISK RATING GUIDANCE

PRELIMINARY RISK RATING GUIDANCE

The following table based on CIRIA C552 'Contaminated Land Risk Assessment. A Guide to Good Practice' has been used when developing the Conceptual Ground Model and the preliminary risk ratings. The method requires an assessment of the magnitude of the probability or likelihood of the risk occurring and the magnitude of the potential consequence or severity of the risk occurring to formulate a preliminary risk rating (Table A).

Table A DESCRIPTION OF RISK AND LIKELY ACTION REQUIRED

Preliminary Risk Rating	Action Required
Very High Risk	Extensive Ground Investigation Required. There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.
High Risk	Extensive Ground Investigation Required. Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short-term and are likely over the longer-term.
Moderate	Ground Investigation Required. It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the long-term.
Low Risk	Nominal Ground Investigation Required. It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very Low Risk	No Ground Investigation Required.* There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.
Negligible Risk	No Ground Investigation Required.* There is a very low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

* No further action is required unless unforeseen contaminated ground conditions are encountered.

PHOTOGRAPHS

SUB SURFACE
SITE INVESTIGATION SPECIALISTS, GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS
3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907

Photographs

Site: 902 WILMSLOW ROAD, DIDSBURY, MANCHESTER, M20 5PG

Client: AM7 GROUP LIMITED

Engineer:

Job Number: 7913
Sheet: 1 / 1
Survey Date: 16/02/24

WALKOVER PHOTOGRAPHS

1

2

3

4

5

6

ENVIRO+GEO INSIGHT REPORT

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

902 Wilmslow Road, Didsbury, Manchester, M20 5PG

Order Details

Date: 14/02/2024

Your ref: CMAPS-CM-1149479-4199-140224

Our Ref: CMAPS-CM-1149479-4199-140224EDRGEO

Site Details

Location: 385444 390040

Area: 0.29 ha

Authority: Manchester City Council ↗

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Summary of findings p. 2 >

Aerial image p. 9 >

OS MasterMap site plan p.13 >

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

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
14 >	1.1 >	Historical industrial land uses >	0	0	26	24	-
16 >	1.2 >	Historical tanks >	0	0	1	6	-
17 >	1.3 >	Historical energy features >	0	0	2	6	-
18	1.4	Historical petrol stations	0	0	0	0	-
18 >	1.5 >	Historical garages >	0	0	0	1	-
18	1.6	Historical military land	0	0	0	0	-
Page	**Section**	**Past land use - un-grouped >**	**On site**	**0-50m**	**50-250m**	**250-500m**	**500-2000m**
19 >	2.1 >	Historical industrial land uses >	0	0	34	33	-
22 >	2.2 >	Historical tanks >	0	0	4	11	-
23 >	2.3 >	Historical energy features >	0	0	4	10	-
24	2.4	Historical petrol stations	0	0	0	0	-
24 >	2.5 >	Historical garages >	0	0	0	4	-
Page	**Section**	**Waste and landfill >**	**On site**	**0-50m**	**50-250m**	**250-500m**	**500-2000m**
25	3.1	Active or recent landfill	0	0	0	0	-
25	3.2	Historical landfill (BGS records)	0	0	0	0	-
26	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
26	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
26	3.5	Historical waste sites	0	0	0	0	-
26	3.6	Licensed waste sites	0	0	0	0	-
26 >	3.7 >	Waste exemptions >	0	0	0	10	-
Page	**Section**	**Current industrial land use >**	**On site**	**0-50m**	**50-250m**	**250-500m**	**500-2000m**
28 >	4.1 >	Recent industrial land uses >	0	0	7	-	-
29 >	4.2 >	Current or recent petrol stations >	0	0	0	1	-
29	4.3	Electricity cables	0	0	0	0	-
29	4.4	Gas pipelines	0	0	0	0	-
30	4.5	Sites determined as Contaminated Land	0	0	0	0	-

30	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
30	4.7	Regulated explosive sites	0	0	0	0	-
30	4.8	Hazardous substance storage/usage	0	0	0	0	-
30	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
31	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
31 >	**4.11 >**	**Licensed pollutant release (Part A(2)/B) >**	0	0	0	2	-
31	4.12	Radioactive Substance Authorisations	0	0	0	0	-
31 >	**4.13 >**	**Licensed Discharges to controlled waters >**	0	0	0	3	-
32	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
32	4.15	Pollutant release to public sewer	0	0	0	0	-
32	4.16	List 1 Dangerous Substances	0	0	0	0	-
33	4.17	List 2 Dangerous Substances	0	0	0	0	-
33 >	**4.18 >**	**Pollution Incidents (EA/NRW) >**	0	0	1	0	-
33	4.19	Pollution inventory substances	0	0	0	0	-
33	4.20	Pollution inventory waste transfers	0	0	0	0	-
34	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
35 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
37 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
39 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
40	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
40	5.5	Groundwater vulnerability- local information	None (within 0m)				
41 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	0	7
43 >	**5.7 >**	**Surface water abstractions >**	0	0	0	0	2
44	5.8	Potable abstractions	0	0	0	0	0
44	5.9	Source Protection Zones	0	0	0	0	-
45	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
46 >	**6.1 >**	**Water Network (OS MasterMap) >**	0	1	5	-	-

47 >	6.2 >	Surface water features >	0	0	4	-	-
47 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
48 >	6.4 >	WFD Surface water bodies >	0	0	1	-	-
48 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
49 >	7.1 >	Risk of flooding from rivers and the sea >	Low (within 50m)				
50 >	7.2 >	Historical Flood Events >	0	2	1	-	-
50 >	7.3 >	Flood Defences >	0	0	4	-	-
51 >	7.4 >	Areas Benefiting from Flood Defences >	0	0	1	-	-
51	7.5	Flood Storage Areas	0	0	0	-	-
52 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
53 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
54 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
56 >	9.1 >	Groundwater flooding >	Moderate-High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
57	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
58	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
58	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
58	10.4	Special Protection Areas (SPA)	0	0	0	0	0
58	10.5	National Nature Reserves (NNR)	0	0	0	0	0
59 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	6
59	10.7	Designated Ancient Woodland	0	0	0	0	0
59	10.8	Biosphere Reserves	0	0	0	0	0
60	10.9	Forest Parks	0	0	0	0	0
60	10.10	Marine Conservation Zones	0	0	0	0	0
60 >	10.11 >	Green Belt >	0	1	2	0	0
60	10.12	Proposed Ramsar sites	0	0	0	0	0

61	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
61	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
61	10.15	Nitrate Sensitive Areas	0	0	0	0	0
61	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
62	10.17	SSSI Impact Risk Zones	0	-	-	-	-
62	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
63	11.1	World Heritage Sites	0	0	0	-	-
63	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
63	11.3	National Parks	0	0	0	-	-
63	11.4	Listed Buildings	0	0	0	-	-
64	11.5	Conservation Areas	0	0	0	-	-
64	11.6	Scheduled Ancient Monuments	0	0	0	-	-
64	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations** >	On site	0-50m	50-250m	250-500m	500-2000m
65 >	**12.1** >	**Agricultural Land Classification** >	Grade 3 (within 250m)				
66	12.2	Open Access Land	0	0	0	-	-
66	12.3	Tree Felling Licences	0	0	0	-	-
66	12.4	Environmental Stewardship Schemes	0	0	0	-	-
66 >	**12.5** >	**Countryside Stewardship Schemes** >	0	0	1	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
67	13.1	Priority Habitat Inventory	0	0	0	-	-
67	13.2	Habitat Networks	0	0	0	-	-
67	13.3	Open Mosaic Habitat	0	0	0	-	-
67	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	**Geology 1:10,000 scale** >	On site	0-50m	50-250m	250-500m	500-2000m
68 >	**14.1** >	**10k Availability** >	Identified (within 500m)				
70 >	**14.2** >	**Artificial and made ground (10k)** >	0	0	2	3	-
72 >	**14.3** >	**Superficial geology (10k)** >	1	4	0	8	-

73	14.4	Landslip (10k)	0	0	0	0	-
74 >	14.5 >	Bedrock geology (10k) >	1	3	0	2	-
75 >	14.6 >	Bedrock faults and other linear features (10k) >	0	2	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
76 >	15.1 >	50k Availability >	Identified (within 500m)				
77	15.2	Artificial and made ground (50k)	0	0	0	0	-
77	15.3	Artificial ground permeability (50k)	0	0	-	-	-
78 >	15.4 >	Superficial geology (50k) >	1	1	1	4	-
79 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
79	15.6	Landslip (50k)	0	0	0	0	-
79	15.7	Landslip permeability (50k)	None (within 50m)				
80 >	15.8 >	Bedrock geology (50k) >	1	1	0	0	-
81 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
81 >	15.10 >	Bedrock faults and other linear features (50k) >	0	1	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
82 >	16.1 >	BGS Boreholes >	0	2	14	-	-
Page	Section	Natural ground subsidence >					
84 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
85 >	17.2 >	Running sands >	Very low (within 50m)				
87 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
88 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
89 >	17.5 >	Landslides >	Very low (within 50m)				
91 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
93 >	18.1 >	BritPits >	0	0	0	1	-
94 >	18.2 >	Surface ground workings >	0	0	5	-	-
94	18.3	Underground workings	0	0	0	0	0
95	18.4	Underground mining extents	0	0	0	0	-
95	18.5	Historical Mineral Planning Areas	0	0	0	0	-

95	18.6	Non-coal mining	0	0	0	0	0
95 >	**18.7 >**	**JPB mining areas >**	Identified (within 0m)				
96	18.8	The Coal Authority non-coal mining	0	0	0	0	-
96	18.9	Researched mining	0	0	0	0	-
96	18.10	Mining record office plans	0	0	0	0	-
96	18.11	BGS mine plans	0	0	0	0	-
97	18.12	Coal mining	None (within 0m)				
97	18.13	Brine areas	None (within 0m)				
97	18.14	Gypsum areas	None (within 0m)				
97	18.15	Tin mining	None (within 0m)				
97	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
98	19.1	Natural cavities	0	0	0	0	-
98	19.2	Mining cavities	0	0	0	0	0
98	19.3	Reported recent incidents	0	0	0	0	-
98	19.4	Historical incidents	0	0	0	0	-
99	19.5	National karst database	0	0	0	0	-
Page	Section	**Radon >**					
100 >	**20.1 >**	**Radon >**	Less than 1% (within 0m)				
Page	Section	**Soil chemistry >**	On site	0-50m	50-250m	250-500m	500-2000m
102 >	**21.1 >**	**BGS Estimated Background Soil Chemistry >**	2	4	-	-	-
102	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
103	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	**Railway infrastructure and projects >**	On site	0-50m	50-250m	250-500m	500-2000m
104	22.1	Underground railways (London)	0	0	0	-	-
104	22.2	Underground railways (Non-London)	0	0	0	-	-
105	22.3	Railway tunnels	0	0	0	-	-
105 >	**22.4 >**	**Historical railway and tunnel features >**	0	0	25	-	-
106	22.5	Royal Mail tunnels	0	0	0	-	-

106 >	**22.6 >**	**Historical railways >**	0	0	2	-	-
107 >	**22.7 >**	**Railways >**	0	0	9	-	-
107	22.8	Crossrail 1	0	0	0	0	-
107	22.9	Crossrail 2	0	0	0	0	-
108	22.10	HS2	0	0	0	0	-

Recent aerial photograph

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Capture Date: 22/04/2019

Site Area: 0.29ha

Recent site history - 2015 aerial photograph

Capture Date: 11/06/2015

Site Area: 0.29ha

Recent site history - 2009 aerial photograph

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Capture Date: 02/06/2009

Site Area: 0.29ha

Recent site history - 2000 aerial photograph

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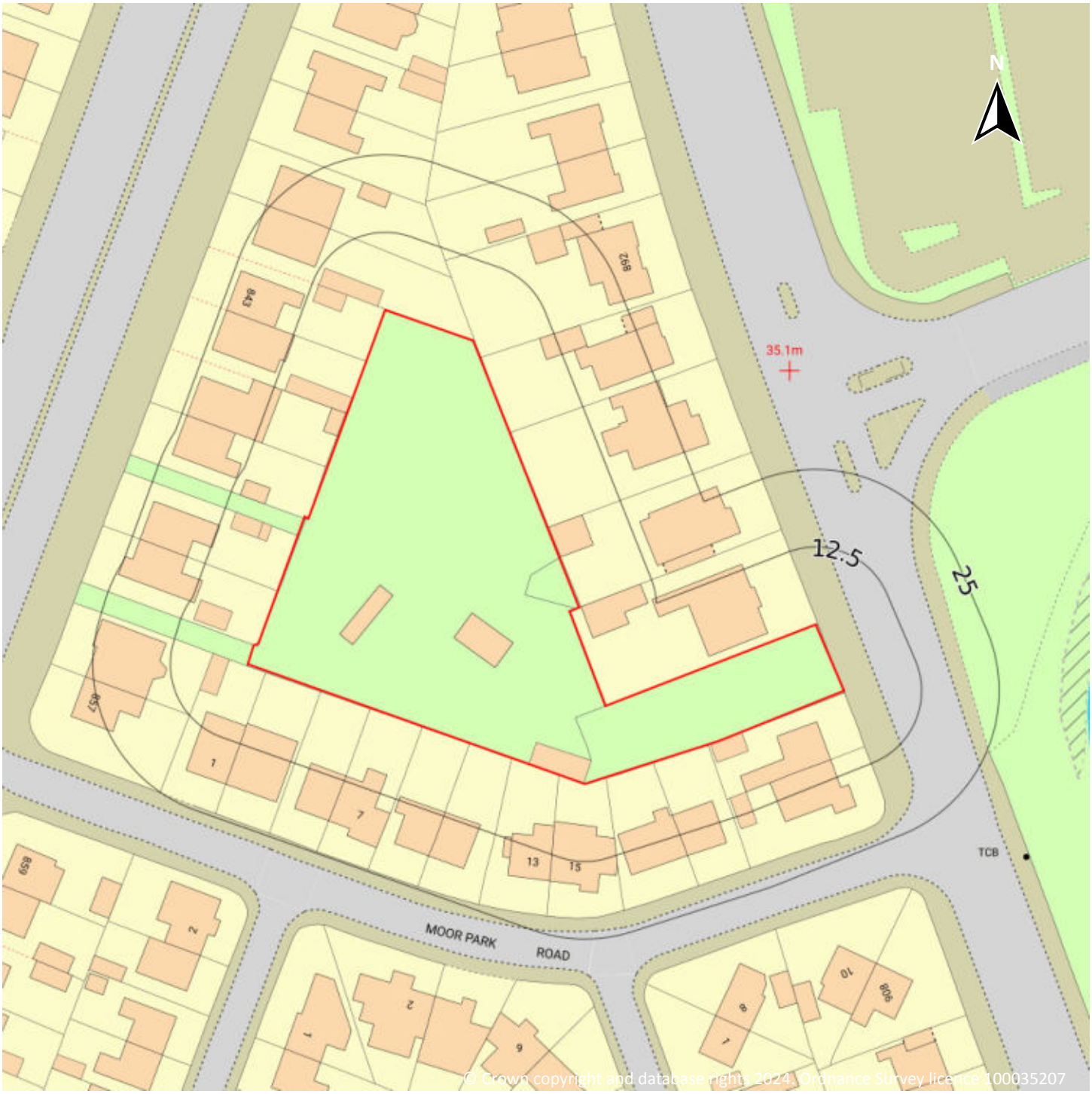
Capture Date: 27/06/2000

Site Area: 0.29ha

OS MasterMap site plan



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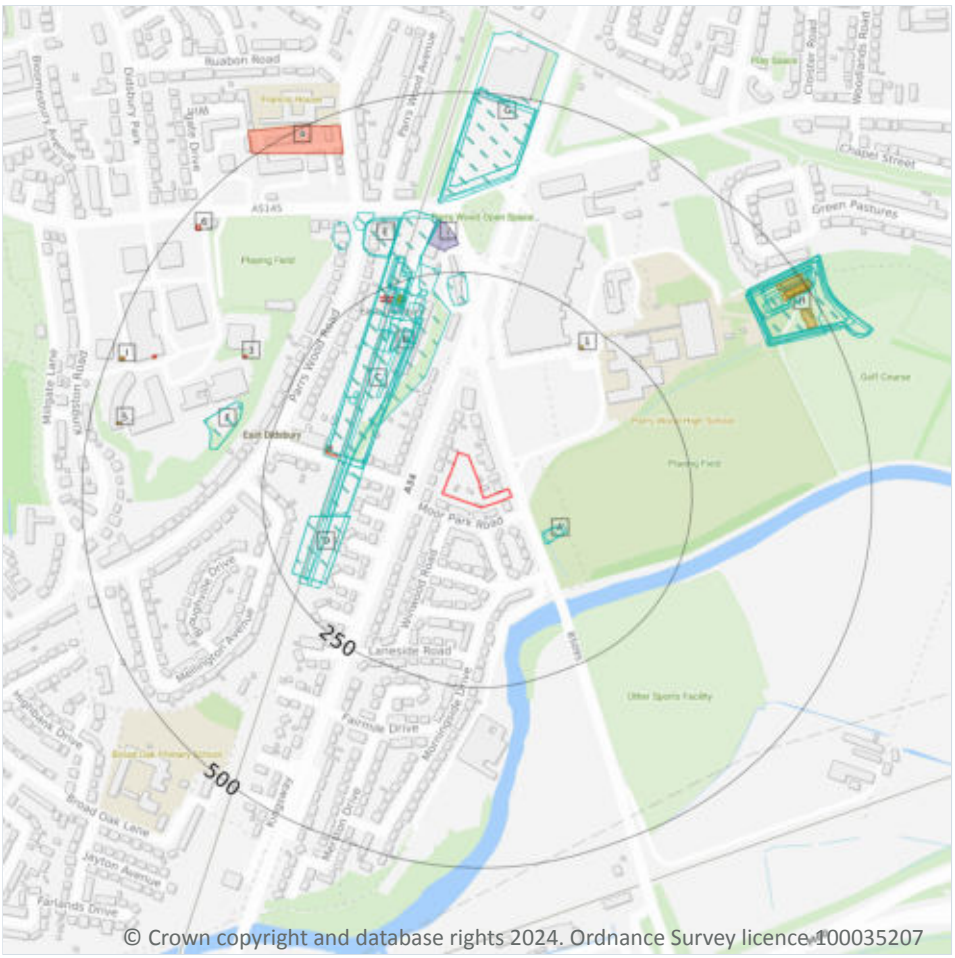
Site Area: 0.29ha

1 Past land use



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Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

1.1 Historical industrial land uses

Records within 500m	50

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

Features are displayed on the Past land use map on **page 14 >**

ID	Location	Land use	Dates present	Group ID
A	65m SE	Unspecified Heap	1911 - 1923	880201

ID	Location	Land use	Dates present	Group ID
A	69m SE	Unspecified Heap	1955	891978
B	106m NW	Railway Sidings	1974	963352
C	113m W	Railway Sidings	1923	883296
C	114m W	Railway Sidings	1955 - 1965	861399
B	116m W	Railway Sidings	1923	893042
C	117m W	Railway Sidings	1934	971431
C	123m NW	Railway Sidings	1938	849980
C	125m NW	Railway Sidings	1938	968326
D	132m W	Railway Sidings	1955	872150
D	132m W	Railway Sidings	1966	931248
C	159m NW	Railway Building	1923	820241
C	159m NW	Railway Building	1923	820240
B	162m N	Railway Buildings	1974	833696
B	168m NW	Railway Sidings	1983	986435
B	184m NW	Railway Building	1923	820239
B	185m N	Railway Building	1983	820237
B	190m NW	Railway Building	1923	820238
B	194m NW	Railway Station	1938	856752
B	203m N	Unspecified Pit	1934	840528
B	208m N	Railway Station	1923 - 1934	909067
B	209m N	Railway Station	1938	918315
B	215m N	Railway Station	1955 - 1974	900989
B	218m N	Railway Station	1983 - 1989	942448
B	221m N	Railway Building	1974	949569
B	221m N	Railway Building	1983	957395
E	286m N	Unspecified Pit	1938	918951
E	289m N	Unspecified Pit	1934 - 1938	916609
F	299m W	Unspecified Heap	1983 - 1989	878116

ID	Location	Land use	Dates present	Group ID
F	299m W	Unspecified Heap	1974	888711
E	323m NW	Gravel Pit	1851	807883
E	335m NW	Unspecified Heap	1923	882119
G	347m N	Bus Depot	1938	919992
G	350m N	Bus Depot	1934	945617
G	355m N	Bus Depot	1955	979639
G	369m N	Unspecified Depot	1983	818457
G	369m N	Bus Depot	1965 - 1974	914167
H	411m NE	Sewage Works	1923	969069
H	415m NE	Disused Sewage Works	1934 - 1938	884380
H	415m NE	Disused Sewage Works	1938	934805
H	417m NE	Sewage Works	1911	915732
H	419m NE	Sewage Work	1923	795017
H	421m NE	Sewage Works	1938	914966
H	422m NE	Sewage Works	1911	948865
H	423m NE	Disused Sewage Works	1955	898055
H	433m NE	Filter Beds	1893	966345
H	437m NE	Filter Beds	1911	969779
H	441m NE	Filter Beds	1911	890761
H	442m NE	Filter Beds	1938	982135
H	446m NE	Filter Beds	1911	892672

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	7

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

Features are displayed on the Past land use map on **page 14 >**

ID	Location	Land use	Dates present	Group ID
1	215m NE	Unspecified Tank	1970 - 1992	135553
5	456m W	Unspecified Tank	1955 - 1974	141199
H	463m NE	Tanks	1907 - 1922	136027
H	465m NE	Tanks	1907 - 1922	128852
H	469m NE	Tanks	1910	149253
H	471m NE	Tanks	1922	107209
I	478m W	Unspecified Tank	1974 - 1990	138056

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	**8**

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

Features are displayed on the Past land use map on **page 14 >**

ID	Location	Land use	Dates present	Group ID
C	154m W	Electricity Substation	1975	84072
C	167m W	Electricity Substation	1982 - 1992	76913
3	321m NW	Electricity Substation	1992	62388
I	438m W	Electricity Substation	1975	79385
I	438m W	Electricity Substation	1982 - 1992	73099
4	444m N	Electricity House	1975	63681
6	472m NW	Electricity Substation	1982 - 1992	84170
I	478m W	Electricity Substation	1997	62389

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	1

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

Features are displayed on the Past land use map on **page 14 >**

ID	Location	Land use	Dates present	Group ID
2	280m N	Garage	1957 - 1975	25676

This data is sourced from Ordnance Survey / Groundsure.

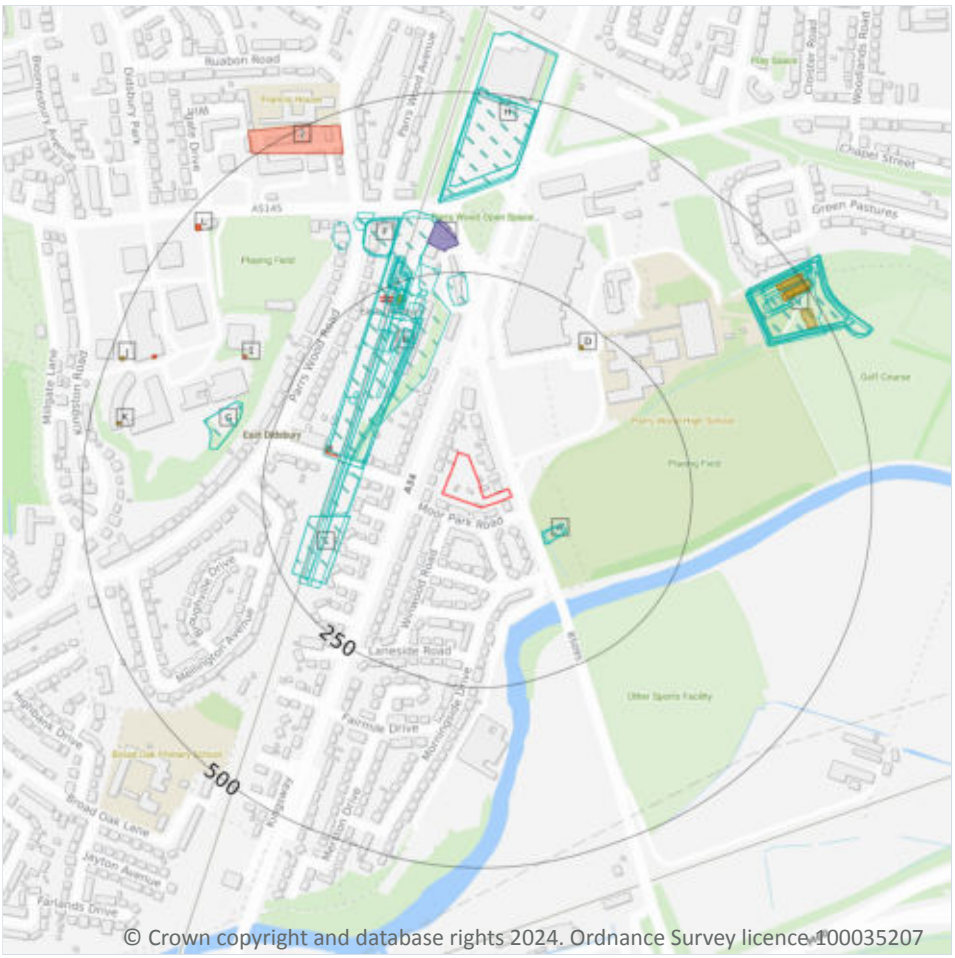
1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped



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Site Outline

Search buffers in metres (m)

- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

2.1 Historical industrial land uses

Records within 500m	67

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

Features are displayed on the Past land use - un-grouped map on **page 19 >**

ID	Location	Land Use	Date	Group ID
A	65m SE	Unspecified Heap	1923	880201
A	65m SE	Unspecified Heap	1911	880201
A	65m SE	Unspecified Heap	1923	880201

ID	Location	Land Use	Date	Group ID
A	69m SE	Unspecified Heap	1955	891978
B	106m NW	Railway Sidings	1974	963352
B	113m W	Railway Sidings	1923	883296
B	114m W	Railway Sidings	1955	861399
B	116m W	Railway Sidings	1923	893042
B	117m W	Railway Sidings	1934	971431
B	119m NW	Railway Sidings	1965	861399
B	123m NW	Railway Sidings	1938	849980
B	125m NW	Railway Sidings	1938	968326
C	132m W	Railway Sidings	1966	931248
C	132m W	Railway Sidings	1955	872150
B	159m NW	Railway Building	1923	820241
B	159m NW	Railway Building	1923	820240
B	162m N	Railway Buildings	1974	833696
B	168m NW	Railway Sidings	1983	986435
B	184m NW	Railway Building	1923	820239
B	185m N	Railway Building	1983	820237
B	190m NW	Railway Building	1923	820238
B	194m NW	Railway Station	1938	856752
B	203m N	Unspecified Pit	1934	840528
B	208m N	Railway Station	1923	909067
B	209m N	Railway Station	1938	918315
B	214m N	Railway Station	1923	909067
B	215m N	Railway Station	1955	900989
B	215m N	Railway Station	1934	909067
B	218m N	Railway Station	1983	942448
B	218m N	Railway Station	1989	942448
B	221m N	Railway Building	1974	949569

ID	Location	Land Use	Date	Group ID
B	221m N	Railway Building	1983	957395
B	235m N	Railway Station	1974	900989
B	235m N	Railway Station	1965	900989
F	286m N	Unspecified Pit	1938	918951
F	289m N	Unspecified Pit	1934	916609
F	291m N	Unspecified Pit	1938	916609
G	299m W	Unspecified Heap	1974	888711
G	299m W	Unspecified Heap	1983	878116
G	299m W	Unspecified Heap	1989	878116
F	323m NW	Gravel Pit	1851	807883
F	335m NW	Unspecified Heap	1923	882119
F	341m N	Unspecified Heap	1923	882119
H	347m N	Bus Depot	1938	919992
H	349m N	Bus Depot	1938	919992
H	350m N	Bus Depot	1934	945617
H	355m N	Bus Depot	1955	979639
H	369m N	Bus Depot	1974	914167
H	369m N	Unspecified Depot	1983	818457
H	369m N	Bus Depot	1965	914167
I	411m NE	Sewage Works	1923	969069
I	415m NE	Disused Sewage Works	1938	884380
I	415m NE	Disused Sewage Works	1938	934805
I	417m NE	Sewage Works	1911	915732
I	417m NE	Disused Sewage Works	1934	884380
I	419m NE	Sewage Work	1923	795017
I	421m NE	Sewage Works	1938	914966
I	422m NE	Sewage Works	1911	948865
I	422m NE	Sewage Works	1911	948865

ID	Location	Land Use	Date	Group ID
I	423m NE	Disused Sewage Works	1955	898055
I	433m NE	Filter Beds	1893	966345
I	437m NE	Filter Beds	1911	969779
I	441m NE	Filter Beds	1911	890761
I	441m NE	Filter Beds	1911	890761
I	442m NE	Filter Beds	1938	982135
I	446m NE	Filter Beds	1911	892672
I	446m NE	Filter Beds	1911	892672

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**15**

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

Features are displayed on the Past land use - un-grouped map on **page 19 >**

ID	Location	Land Use	Date	Group ID
D	215m NE	Unspecified Tank	1970	135553
D	215m NE	Unspecified Tank	1984	135553
D	215m NE	Unspecified Tank	1984	135553
D	215m NE	Unspecified Tank	1992	135553
K	456m W	Unspecified Tank	1955	141199
K	456m W	Unspecified Tank	1974	141199
K	456m W	Unspecified Tank	1955	141199
I	463m NE	Tanks	1907	136027
I	463m NE	Tanks	1922	136027
I	465m NE	Tanks	1907	128852
I	465m NE	Tanks	1922	128852
I	469m NE	Tanks	1910	149253

ID	Location	Land Use	Date	Group ID
I	471m NE	Tanks	1922	107209
J	478m W	Unspecified Tank	1974	138056
J	479m W	Unspecified Tank	1990	138056

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	14

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

Features are displayed on the Past land use - un-grouped map on **page 19 >**

ID	Location	Land Use	Date	Group ID
B	154m W	Electricity Substation	1975	84072
B	167m W	Electricity Substation	1988	76913
B	167m W	Electricity Substation	1982	76913
B	167m W	Electricity Substation	1992	76913
1	321m NW	Electricity Substation	1992	62388
J	438m W	Electricity Substation	1975	79385
J	438m W	Electricity Substation	1988	73099
J	438m W	Electricity Substation	1982	73099
J	438m W	Electricity Substation	1992	73099
2	444m N	Electricity House	1975	63681
L	472m NW	Electricity Substation	1988	84170
L	472m NW	Electricity Substation	1982	84170
L	472m NW	Electricity Substation	1992	84170
J	478m W	Electricity Substation	1997	62389

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	4

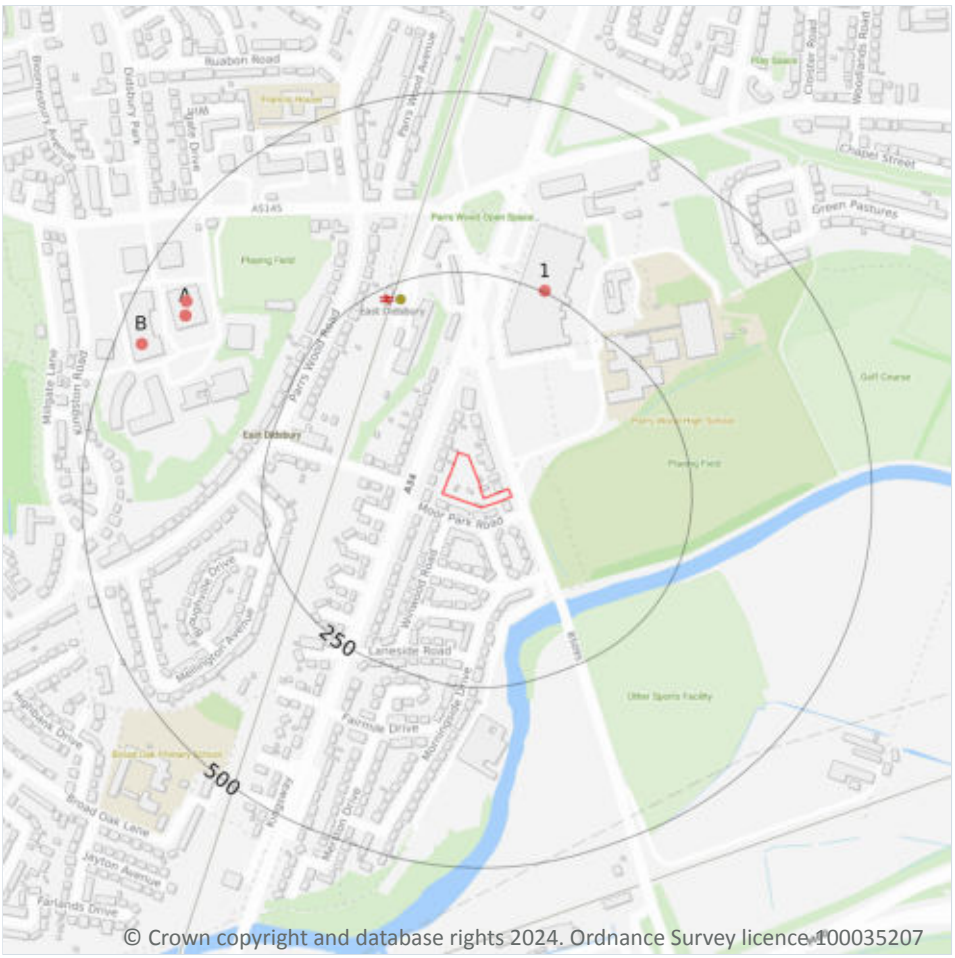
Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 19 >**

ID	Location	Land Use	Date	Group ID
E	280m N	Garage	1957	25676
E	280m N	Garage	1957	25676
E	281m N	Garage	1957	25676
E	281m N	Garage	1975	25676

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



Site Outline

Search buffers in metres (m)

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m	0

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

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

3.7 Waste exemptions

Records within 500m	10

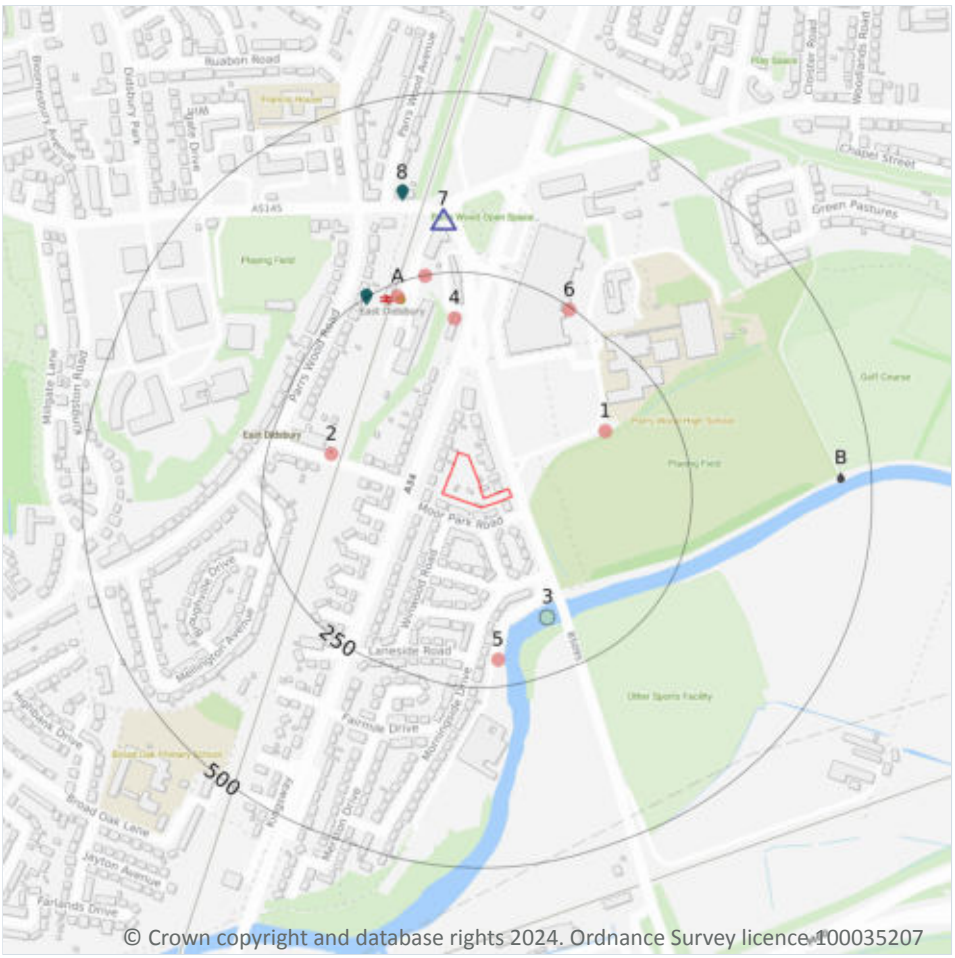
Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 25 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	252m N	PARRSWOOD ENTERTAINMENT CENTRE, WILMSLOW ROAD, MANCHESTER, M20 5PG	WEX110669	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	424m NW	SCOTSCROFT BUILDING, TOWERS BUSINESS PARK, WILMSLOW ROAD, MANCHESTER, M20 2RY	WEX255682	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	424m NW	SCOTSCROFT BUILDING, TOWERS BUSINESS PARK, WILMSLOW ROAD, MANCHESTER, M20 2RY	WEX255682	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	424m NW	SCOTSCROFT BUILDING, TOWERS BUSINESS PARK, WILMSLOW ROAD, MANCHESTER, M20 2RY	WEX113660	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	424m NW	SCOTSCROFT BUILDING, TOWERS BUSINESS PARK, WILMSLOW ROAD, MANCHESTER, M20 2RY	WEX113660	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	424m NW	SCOTSCROFT BUILDING, TOWERS BUSINESS PARK, WILMSLOW ROAD, MANCHESTER, M20 2RY	WEX112310	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	424m NW	SCOTSCROFT BUILDING, TOWERS BUSINESS PARK, WILMSLOW ROAD, MANCHESTER, M20 2RY	WEX112310	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	431m NW	Oracle Scotscroft Towers Manchester M20 2RY	EPR/PH0416DB/A001	Treating waste exemption	Non-Agricultural Waste Only	Crushing waste fluorescent tubes
B	465m NW	ADAMSON HOUSE TOWERS BUSINESS PA DIDSBURY MANCHESTER M20 2YY	EPR/DF0008SR/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in secure containers
B	465m NW	ADAMSON HOUSE TOWERS BUSINESS PA DIDSBURY MANCHESTER M20 2YY	EPR/DF0008SR/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place

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

4 Current industrial land use



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Site Outline

Search buffers in metres (m)

- Recent industrial land uses
- Current or recent petrol stations
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	7

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on page 28 >

ID	Location	Company	Address	Activity	Category
1	157m E	Electricity Sub Station	Greater Manchester, M20	Electrical Features	Infrastructure and Facilities
2	163m W	Electricity Sub Station	Greater Manchester, M20	Electrical Features	Infrastructure and Facilities
4	187m N	North West Equipment	804, Kingsway, Manchester, Greater Manchester, M20 5WY	Food and Beverage Industry Machinery	Industrial Products

ID	Location	Company	Address	Activity	Category
5	212m S	Electricity Sub Station	Greater Manchester, M20	Electrical Features	Infrastructure and Facilities
A	232m N	East Didsbury Rail Station	Greater Manchester, M20	Railway Stations, Junctions and Halts	Public Transport, Stations and Infrastructure
6	246m NE	Electricity Sub Station	Greater Manchester, M20	Electrical Features	Infrastructure and Facilities
A	250m N	Electricity Sub Station	Greater Manchester, M20	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	1

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 28 >**

ID	Location	Company	Address	LPG	Status
7	324m N	OBSOLETE	878, Wilmslow Road, Parrs Wood, Manchester, Greater Manchester, M20 0WP	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

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

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

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

Records within 500m	2

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

Features are displayed on the Current industrial land use map on **page 28 >**

ID	Location	Address	Details	
A	250m NW	Parrswood Serv Stn, Wilmslow Rd, M20 5WP	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
8	368m N	The Laundry Room, 839 Wilmslow Road, Didsbury, Manchester, M20 5WD	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	3

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

Features are displayed on the Current industrial land use map on **page 28 >**

ID	Location	Address	Details	
B	457m E	HEATON MOOR CSO 431YX, HEATON MOOR, GREEN PASTURES, DIDSBURY, MANCHESTER, SK4 3RB	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982679 Permit Version: 1 Receiving Water: RIVER MERSEY	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 30/09/1994 Revocation Date: 01/08/2018
B	457m E	HEATON MOOR CSO 431YX, HEATON MOOR, GREEN PASTURES, DIDSBURY, MANCHESTER, SK4 3RB	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01STK0119 Permit Version: 1 Receiving Water: RIVER MERSEY	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: - Effective Date: 01/01/1995 Revocation Date: 01/01/1995
B	457m E	HEATON MOOR CSO 431YX, HEATON MOOR, GREEN PASTURES, DIDSBURY, MANCHESTER, SK4 3RB	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982679 Permit Version: 2 Receiving Water: RIVER MERSEY	Status: VARIED UNDER EPR 2010 Issue date: 02/08/2018 Effective Date: 02/08/2018 Revocation Date: -

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

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

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

4.17 List 2 Dangerous Substances

Records within 500m	0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	1

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

Features are displayed on the Current industrial land use map on **page 28 >**

ID	Location	Details	
3	173m SE	Incident Date: 14/03/2003 Incident Identification: 143175 Pollutant: Sewage Materials Pollutant Description: Storm Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m	0

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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

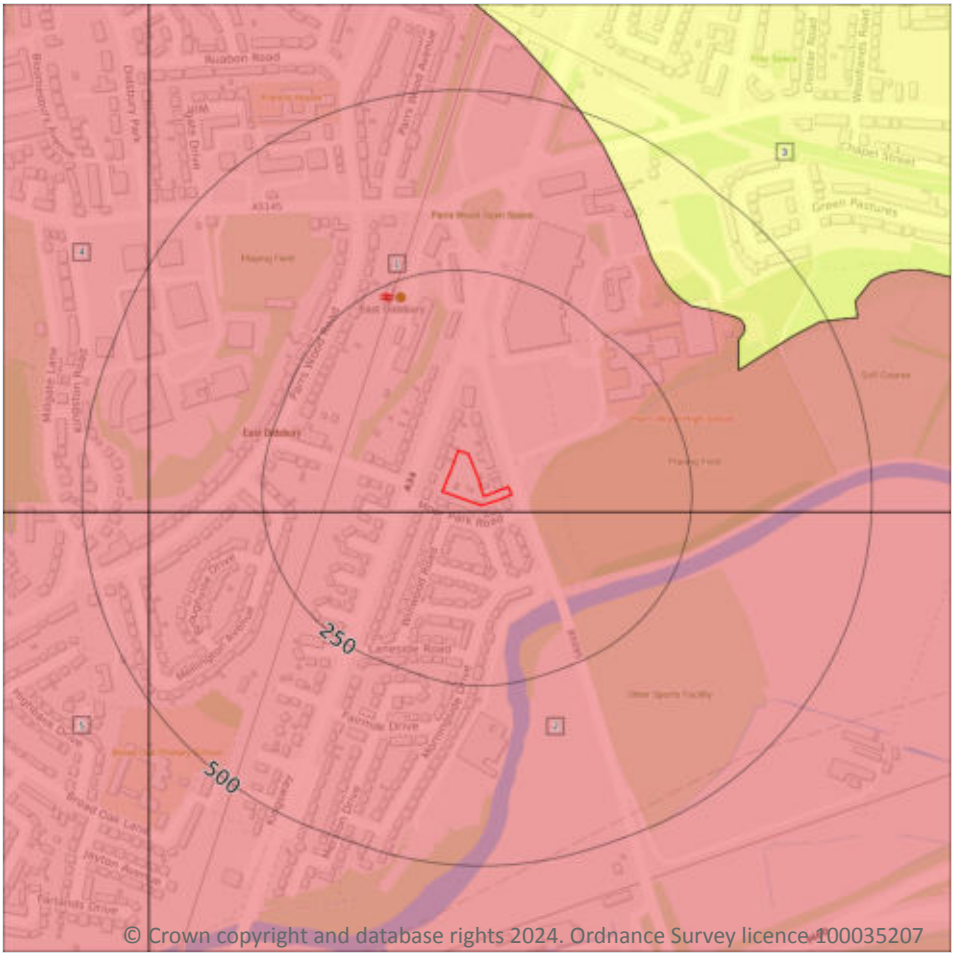
4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	5

Aquifer status of groundwater held within superficial geology.

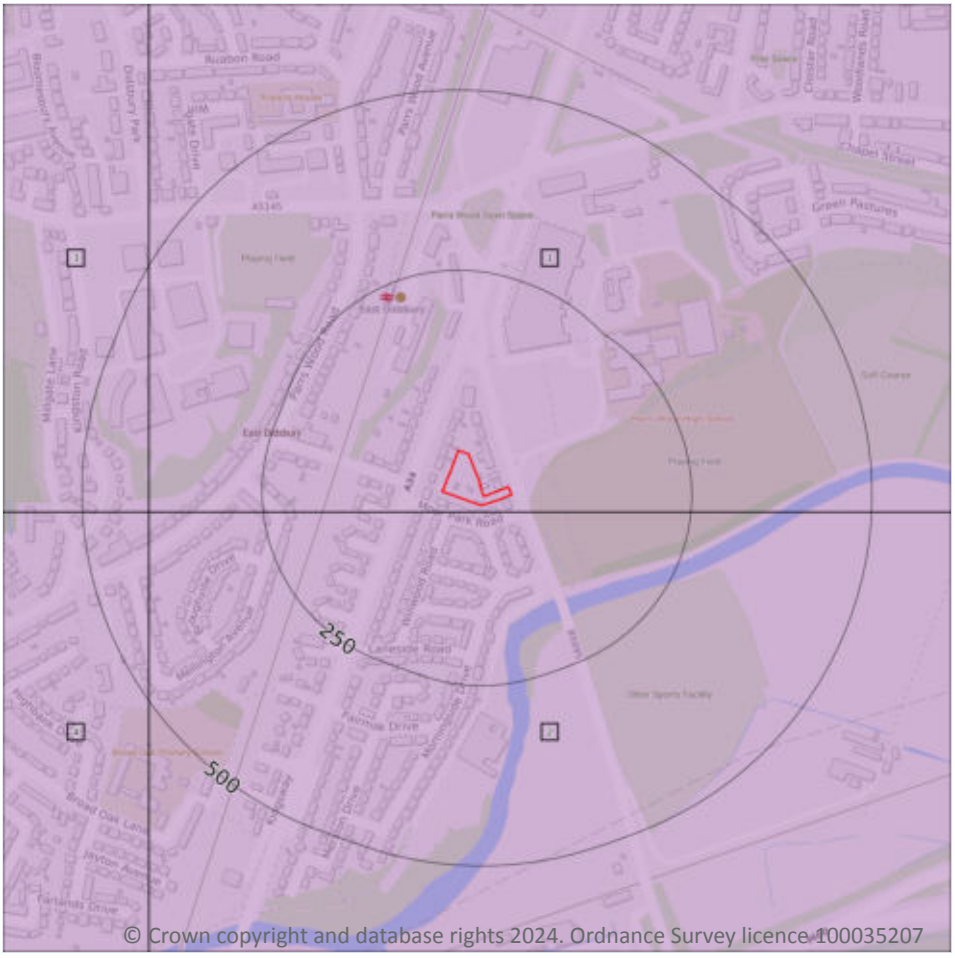
Features are displayed on the Hydrogeology map on **page 35** >

ID	Location	Designation	Description
1	**On site**	**Secondary A**	**Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers**
2	9m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

ID	Location	Designation	Description
3	354m NE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
4	407m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	408m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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

Bedrock aquifer



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Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m	4

Aquifer status of groundwater held within bedrock geology.

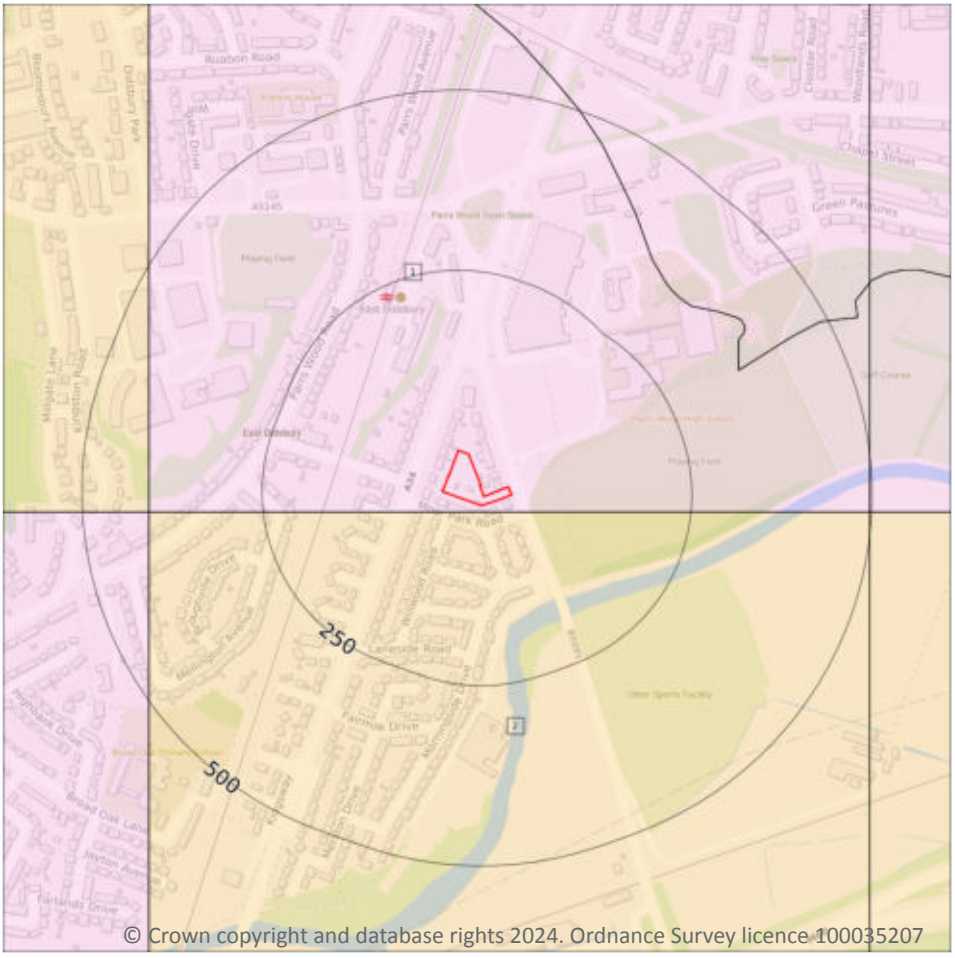
Features are displayed on the Bedrock aquifer map on **page 37 >**

ID	Location	Designation	Description
1	**On site**	**Principal**	**Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers**
2	9m SE	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

ID	Location	Designation	Description
3	407m W	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
4	408m W	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

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

Groundwater vulnerability



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Site Outline

Search buffers in metres (m)

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

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

Other information
- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	2

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

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

Features are displayed on the Groundwater vulnerability map on **page 39 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	**On site**	**Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer**	**Leaching class: Low Infiltration value: >70% Dilution value: 300-550mm/year**	**Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: High**	**Vulnerability: Low Aquifer type: Principal Flow mechanism: Mixed**
2	9m SE	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: High	Vulnerability: Low Aquifer type: Principal Flow mechanism: Mixed

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

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

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

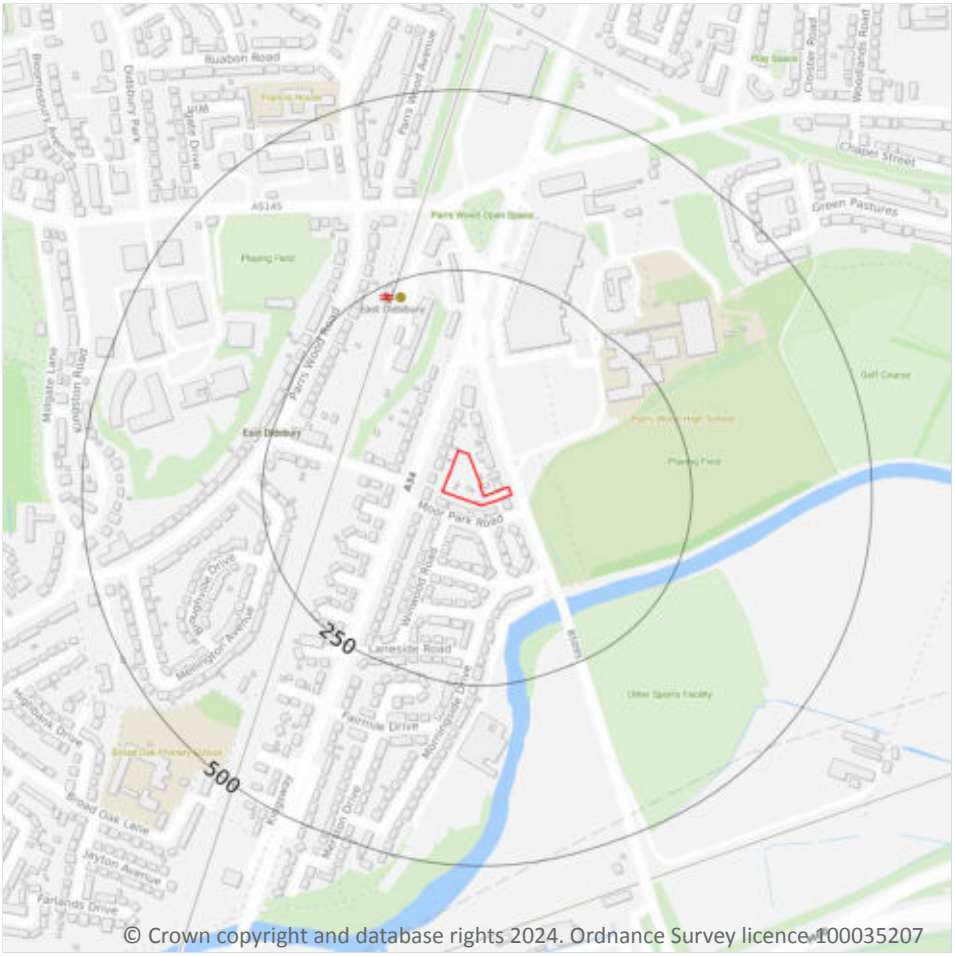
5.5 Groundwater vulnerability- local information

Records on site	0

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

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

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

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

5.6 Groundwater abstractions

Records within 2000m	7

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 41 >**

ID	Location	Details	
-	1382m E	Status: Historical Licence No: 2569013019 Details: Lake & Pond Throughflow Direct Source: Ground Water - North West Region Point: "A BOREHOLE AT HEATON MERSEY LODGE,VALE ROAD, STOCKPORT" Data Type: Point Name: SHAW Easting: 386880 Northing: 390150	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 24/12/1996 Expiry Date: - Issue No: 100 Version Start Date: 24/12/1996 Version End Date: -
-	1382m E	Status: Historical Licence No: 2569013019 Details: Lake & Pond Throughflow Direct Source: Ground Water - North West Region Point: A BOREHOLE AT HEATON MERSEY LODGE,VALE ROAD, STOCKPORT Data Type: Point Name: SHAW Easting: 386880 Northing: 390150	Annual Volume (m^3): 4860 Max Daily Volume (m^3): 18 Original Application No: - Original Start Date: 24/12/1996 Expiry Date: - Issue No: 100 Version Start Date: 24/12/1996 Version End Date: -
-	1522m W	Status: Active Licence No: 2569015006 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: BOREHOLE AT DIDSBURY GOLF CLUB NORTHENDEN WYTHENSHAWE Data Type: Point Name: DIDSBURY GOLF CLUB LTD Easting: 383950 Northing: 390470	Annual Volume (m^3): 9092 Max Daily Volume (m^3): 68.19 Original Application No: 1053 Original Start Date: 22/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1522m W	Status: Historical Licence No: 2569015006 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: "BOREHOLE AT DIDSBURY GOLF CLUB, NORTHENDEN, WYTHENSHAWE," Data Type: Point Name: DIDSBURY GOLF CLUB LTD Easting: 383950 Northing: 390470	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 22/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 24/12/1992 Version End Date: -

ID	Location	Details	
-	1522m W	Status: Historical Licence No: 2569015006 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: BOREHOLE AT DIDSBURY GOLF CLUB, NORTHENDEN, WYTHENSHAWE Data Type: Point Name: DIDSBURY GOLF CLUB LTD Easting: 383950 Northing: 390470	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 22/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 24/12/1992 Version End Date: -
-	1667m SW	Status: Historical Licence No: 2569014022 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: "WELL AT PREMISES, GATLEY, CHESHIRE" Data Type: Point Name: JEFFERIES Easting: 384400 Northing: 388700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 03/09/1974 Expiry Date: - Issue No: 101 Version Start Date: 31/01/1997 Version End Date: -
-	1667m SW	Status: Historical Licence No: 2569014022 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: WELL AT PREMISES, GATLEY, CHESHIRE Data Type: Point Name: JEFFERIES Easting: 384400 Northing: 388700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 03/09/1974 Expiry Date: - Issue No: 101 Version Start Date: 31/01/1997 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	2

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 41 >**

ID	Location	Details	
-	1180m SE	Status: Historical Licence No: 2569014038 Details: Lake & Pond Throughflow Direct Source: Surface, Non-Tidal - North West Region Point: ABNEY HALL POND CHORLTON BROOK CHEADLE STOCKPORT CHESHIRE Data Type: Point Name: STOCKPORT METROPOLITAN BOROUGH COUNCIL Easting: 386093 Northing: 389002	Annual Volume (m^3): 355192 Max Daily Volume (m^3): 1946.26 Original Application No: - Original Start Date: 17/12/2006 Expiry Date: 31/03/2018 Issue No: 1 Version Start Date: 17/12/2006 Version End Date: -
-	1180m SE	Status: Historical Licence No: 2569014038/R01 Details: Lake & Pond Throughflow Direct Source: Surface, Non-Tidal - North West Region Point: ABNEY HALL POND CHORLTON BROOK CHEADLE STOCKPORT CHESHIRE Data Type: Point Name: STOCKPORT METROPOLITAN BOROUGH COUNCIL Easting: 386093 Northing: 389002	Annual Volume (m^3): 355192 Max Daily Volume (m^3): 1944 Original Application No: NPS/WR/024065 Original Start Date: 01/04/2018 Expiry Date: 31/03/2030 Issue No: 1 Version Start Date: 01/04/2018 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0

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

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

5.9 Source Protection Zones

Records within 500m	0

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

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

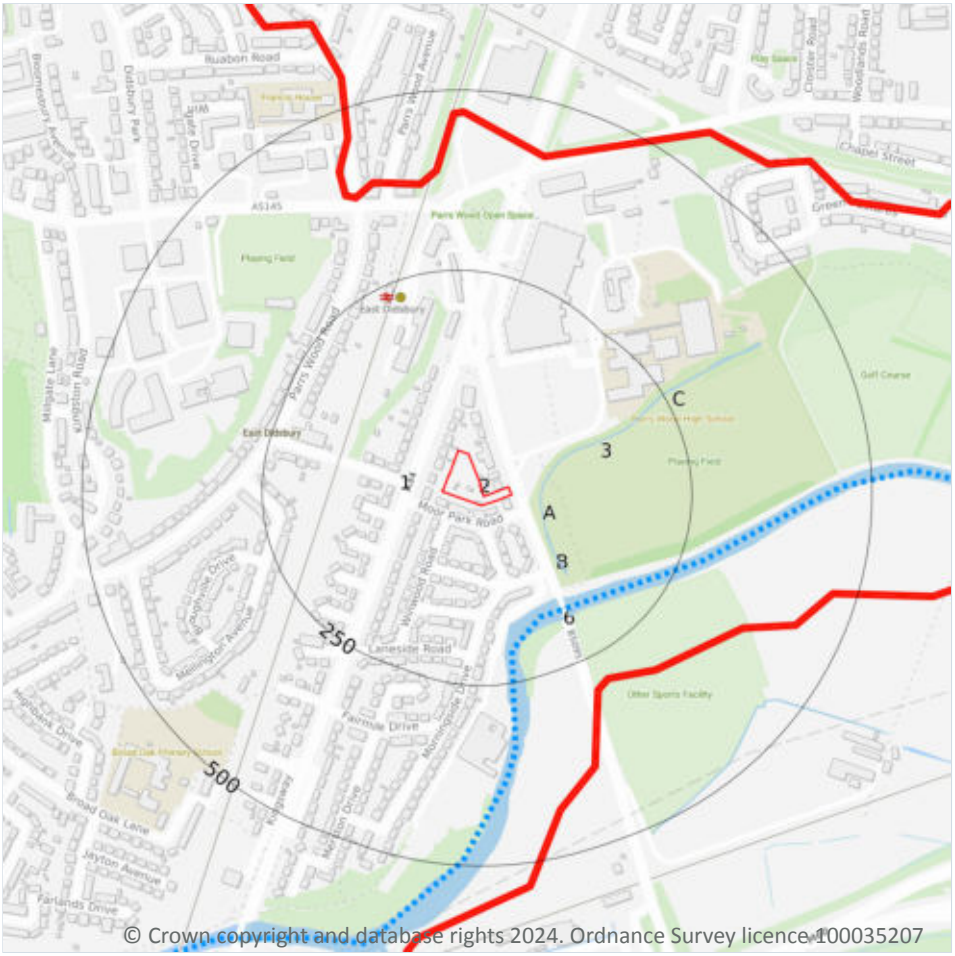
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	6

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

Features are displayed on the Hydrology map on **page 46 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
A	40m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
A	51m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
3	66m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	68m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
6	171m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Mersey
C	214m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	4

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

Features are displayed on the Hydrology map on **page 46 >**

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1

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

Features are displayed on the Hydrology map on **page 46 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Mersey (upstream of Manchester Ship Canal)**	**GB112069061030**	**Bollin Dean Mersey Upper**	**Mersey Upper**

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

6.4 WFD Surface water bodies

Records identified	**1**

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

Features are displayed on the Hydrology map on **page 46 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
7	173m SE	River	Mersey (upstream of Manchester Ship Canal)	GB112069061030 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	**1**

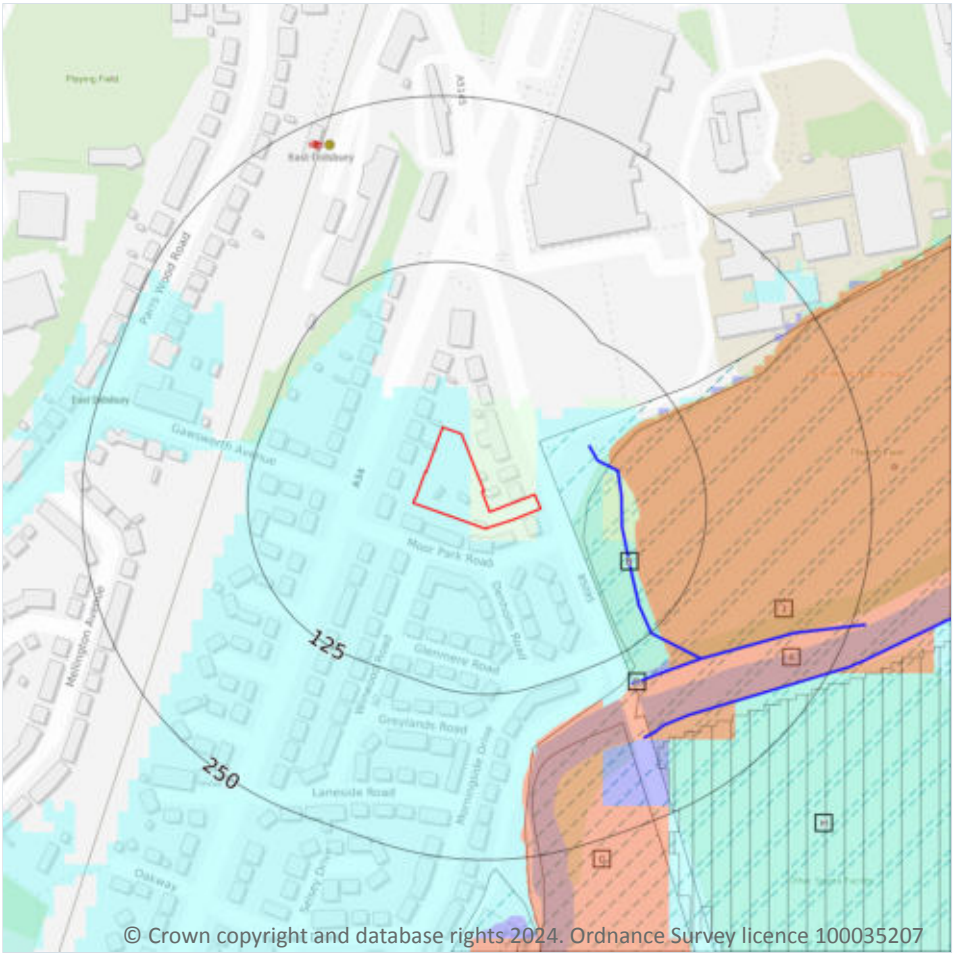
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 46 >**

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

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

7 River and coastal flooding



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Site Outline

Search buffers in metres (m)

River and coastal flooding:

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

7.1 Risk of flooding from rivers and the sea

Records within 50m	3

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

Features are displayed on the River and coastal flooding map on **page 49 >**

Distance	Flood risk category
On site	**Low**
0 - 50m	Low

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

7.2 Historical Flood Events

Records within 250m	**3**

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

Features are displayed on the River and coastal flooding map on **page 49 >**

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
3	18m E	Mers	1964-01-01 1964-01-02	Unknown	Unknown	Fluvial
A	35m E	Didsbury	2021-01-20 2021-01-20	Main river	Other	Fluvial
G	173m SE	Mers	1964-01-01 1964-01-02	Unknown	Unknown	Fluvial

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

7.3 Flood Defences

Records within 250m	**4**

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

Features are displayed on the River and coastal flooding map on **page 49 >**

ID	Location	Update
B	54m E	08/11/2022
D	149m SE	08/11/2022
A	151m SE	08/11/2022

ID	Location	Update
A	188m SE	08/11/2022

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	**1**

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

Features are displayed on the River and coastal flooding map on **page 49 >**

ID	Location	
H	198m SE	Area benefiting from flood defences

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

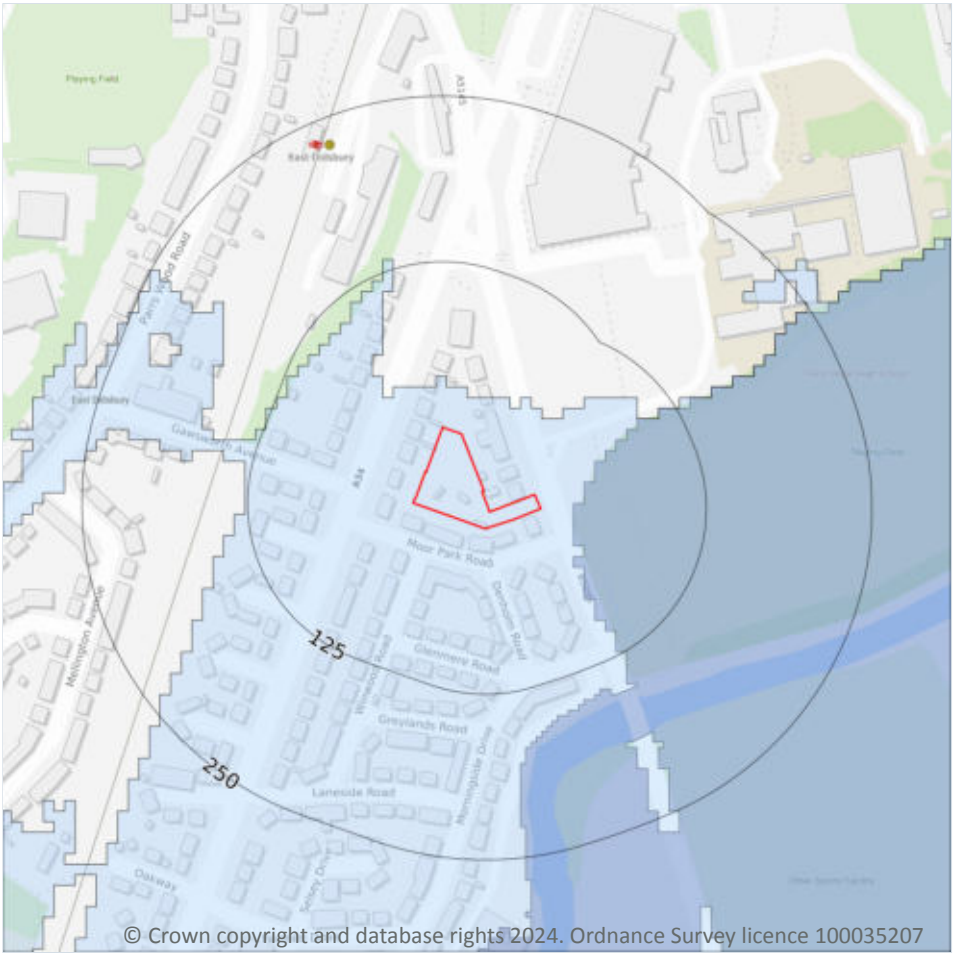
7.5 Flood Storage Areas

Records within 250m	**0**

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

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

River and coastal flooding - Flood Zones



Site Outline

Search buffers in metres (m)

Flood zone 2

Flood zone 3

7.6 Flood Zone 2

Records within 50m	1

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

Features are displayed on the River and coastal flooding map on **page 49 >**

Location	Type
On site	**Zone 2 - (Fluvial /Tidal Models)**

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

7.7 Flood Zone 3

Records within 50m	1

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

Features are displayed on the River and coastal flooding map on **page 49 >**

Location	Type
25m E	Zone 3 - (Fluvial Models)

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

8 Surface water flooding

Site Outline
Search buffers in metres (m)

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

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

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

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

8.1 Surface water flooding

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

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

Features are displayed on the Surface water flooding map on **page 54 >**

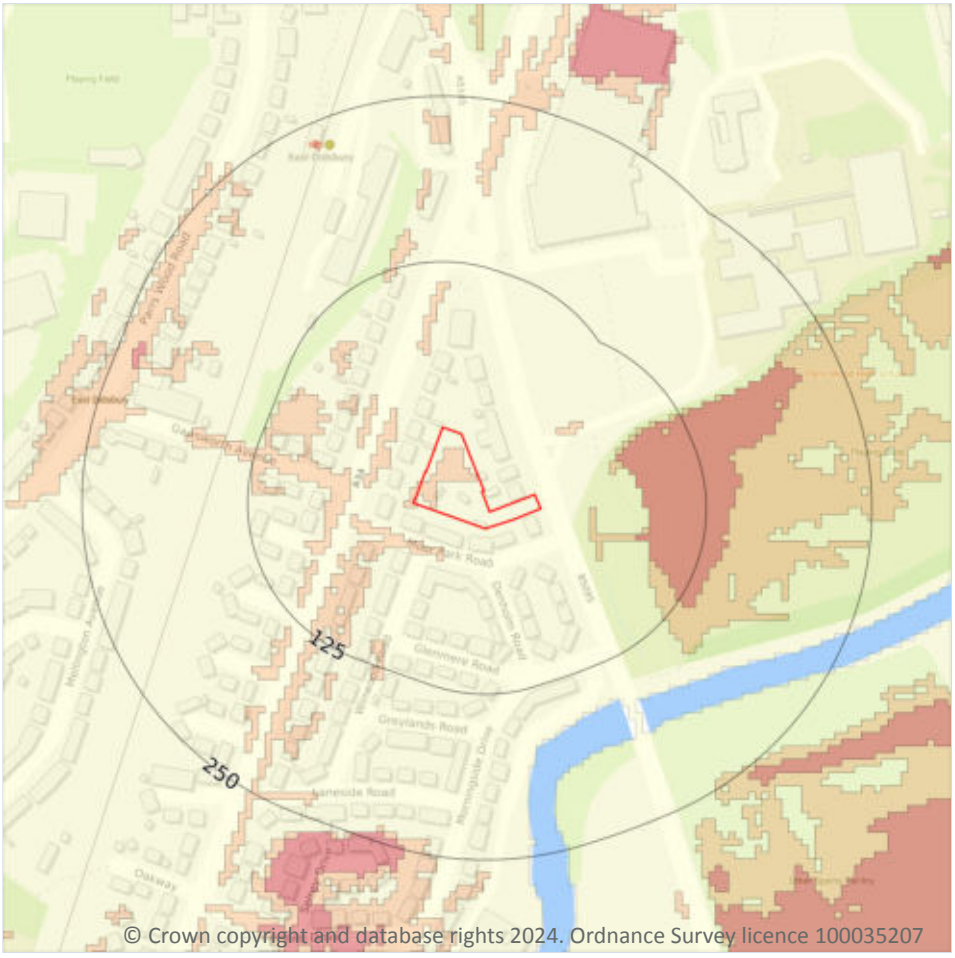
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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

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

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



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Site Outline

Search buffers in metres (m)

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

9.1 Groundwater flooding

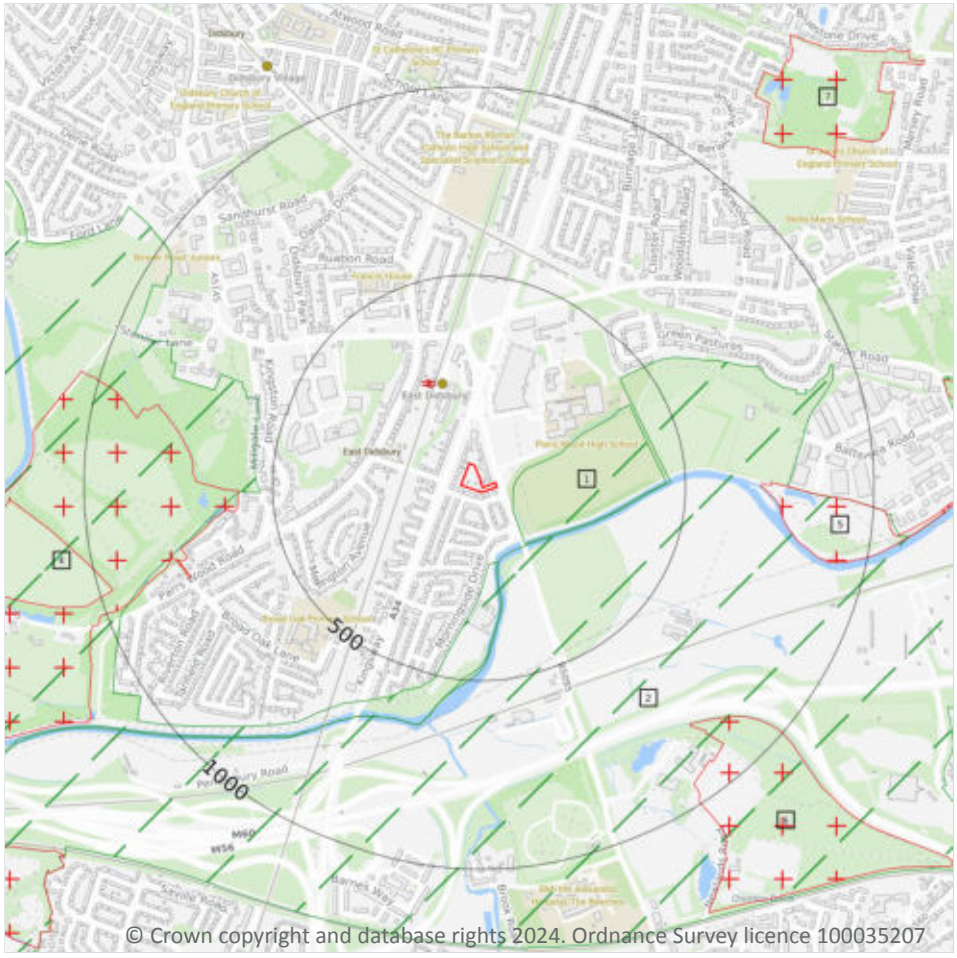
Highest risk on site	**Moderate-High**
Highest risk within 50m	**Moderate-High**

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

Features are displayed on the Groundwater flooding map on **page 56 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Local Nature Reserves (LNR)

Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	6

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

Features are displayed on the Environmental designations map on **page 57 >**

ID	Location	Name	Data source
4	591m W	Stenner Woods and Milgate Fields, Didsbury	Natural England
5	700m E	Mersey Vale Nature Park	Natural England
6	811m SE	Abney Hall	Natural England
7	1148m NE	Heaton Mersey Common	Natural England
8	1216m E	Mersey Vale Nature Park	Natural England
9	1440m SW	Gatley Carrs	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m	0

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

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	3

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

Features are displayed on the Environmental designations map on **page 57 >**

ID	Location	Name	Local Authority name
1	44m E	Merseyside and Greater Manchester	Manchester
2	173m SE	Merseyside and Greater Manchester	Stockport
3	189m S	Merseyside and Greater Manchester	Manchester

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m	0

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

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

SSSI Impact Zones and Units

10.17 SSSI Impact Risk Zones

Records on site	0

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

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0

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

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

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	0

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

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

11.5 Conservation Areas

Records within 250m	0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

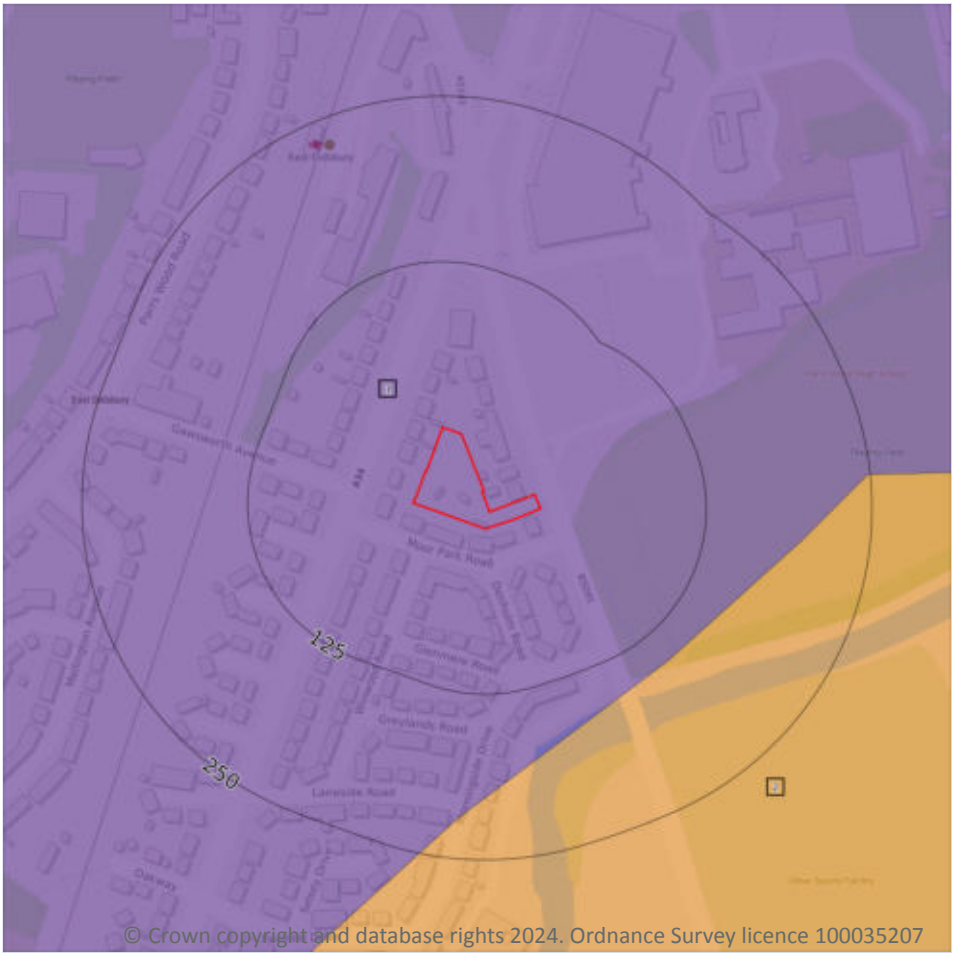
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

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

12.1 Agricultural Land Classification

Records within 250m	2

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

Features are displayed on the Agricultural designations map on **page 65 >**

ID	Location	Classification	Description
1	**On site**	**Urban**	**-**
2	149m SE	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	1

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

Location	Reference	Scheme	Start Date	End Date
186m SE	1029856	Countryside Stewardship (Middle Tier)	01/01/2021	31/12/2025

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

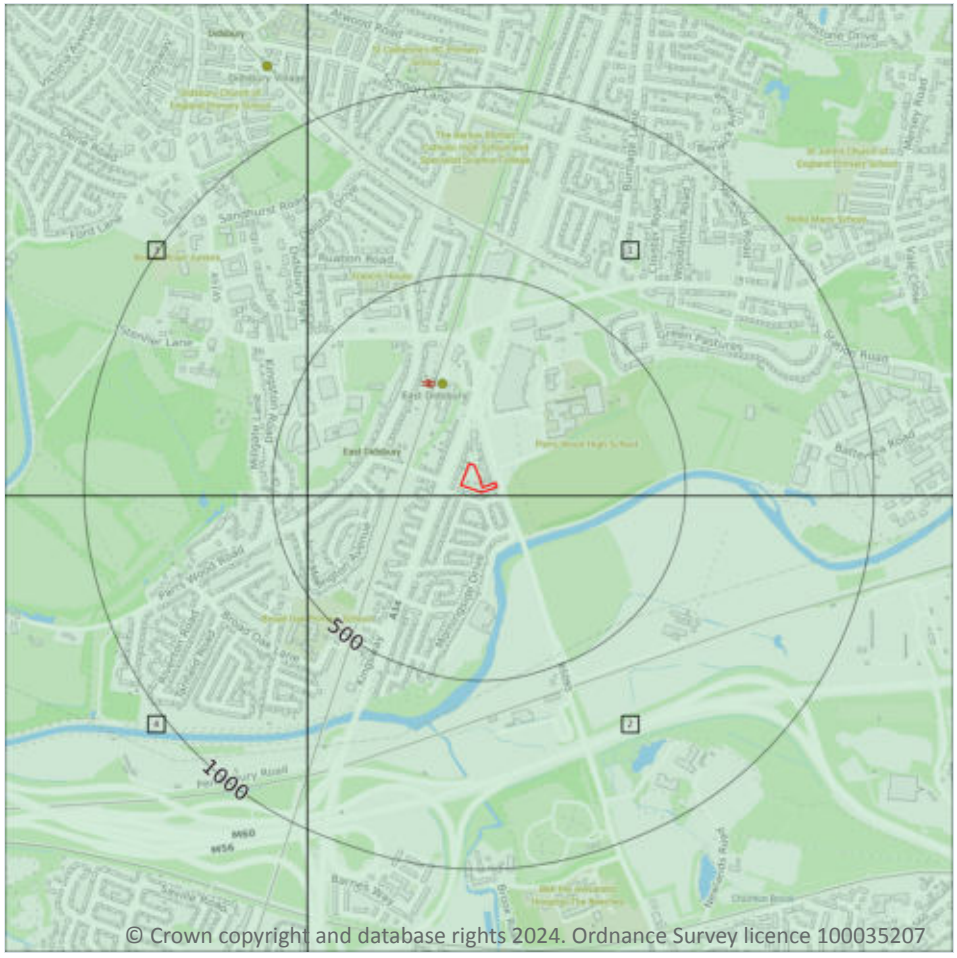
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



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Site Outline

Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m	4

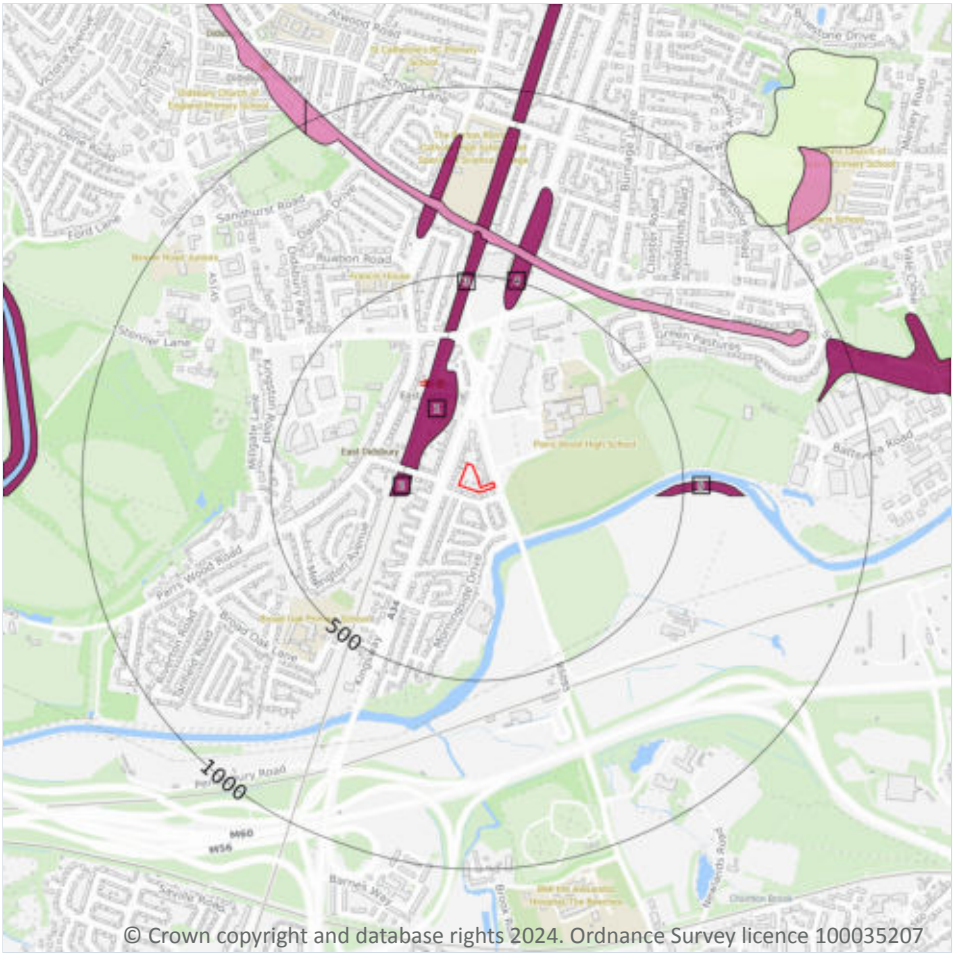
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 68 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**SJ89SE**
2	9m SE	No coverage	Full	Full	No coverage	SJ88NE
3	407m W	Full	Full	Full	No coverage	SJ89SW
4	408m W	No coverage	Full	Full	No coverage	SJ88NW

This data is sourced from the British Geological Survey.

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



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Site Outline

Search buffers in metres (m)

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

14.2 Artificial and made ground (10k)

Records within 500m	5

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

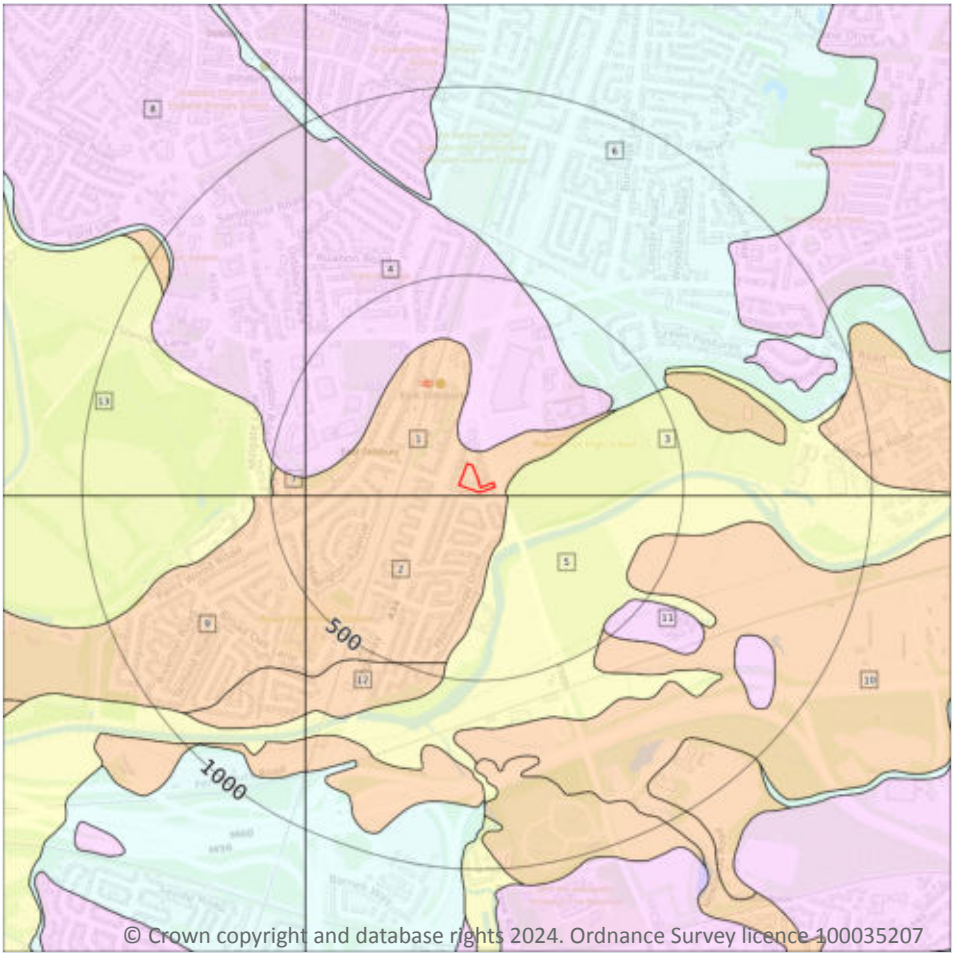
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 70 >**

ID	Location	LEX Code	Description	Rock description
1	109m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	126m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	355m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
4	422m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

ID	Location	LEX Code	Description	Rock description
5	427m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m	13

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 72 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**RTD2-XSV**	**River Terrace Deposits, 2 - Sand And Gravel**	**Sand And Gravel**
2	9m SE	RTD2-XSV	River Terrace Deposits, 2 - Sand And Gravel	Sand And Gravel
3	31m E	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
4	37m N	GFSDD-XSV	Glaciofluvial Sheet Deposits, Devensian - Sand And Gravel	Sand And Gravel

ID	Location	LEX Code	Description	Rock description
5	42m SE	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
6	346m NE	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
7	407m W	RTD2-XSV	River Terrace Deposits, 2 - Sand And Gravel	Sand And Gravel
8	408m W	GFSDD-XSV	Glaciofluvial Sheet Deposits, Devensian - Sand And Gravel	Sand And Gravel
9	408m W	RTD2-XSV	River Terrace Deposits, 2 - Sand And Gravel	Sand And Gravel
10	412m SE	RTD1-XSV	River Terrace Deposits, 1 - Sand And Gravel	Sand And Gravel
11	460m SE	GFDUD-XSV	Glaciofluvial Deposits, Devensian - Sand And Gravel	Sand And Gravel
12	461m S	RTD1-XSV	River Terrace Deposits, 1 - Sand And Gravel	Sand And Gravel
13	486m W	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel

This data is sourced from the British Geological Survey.

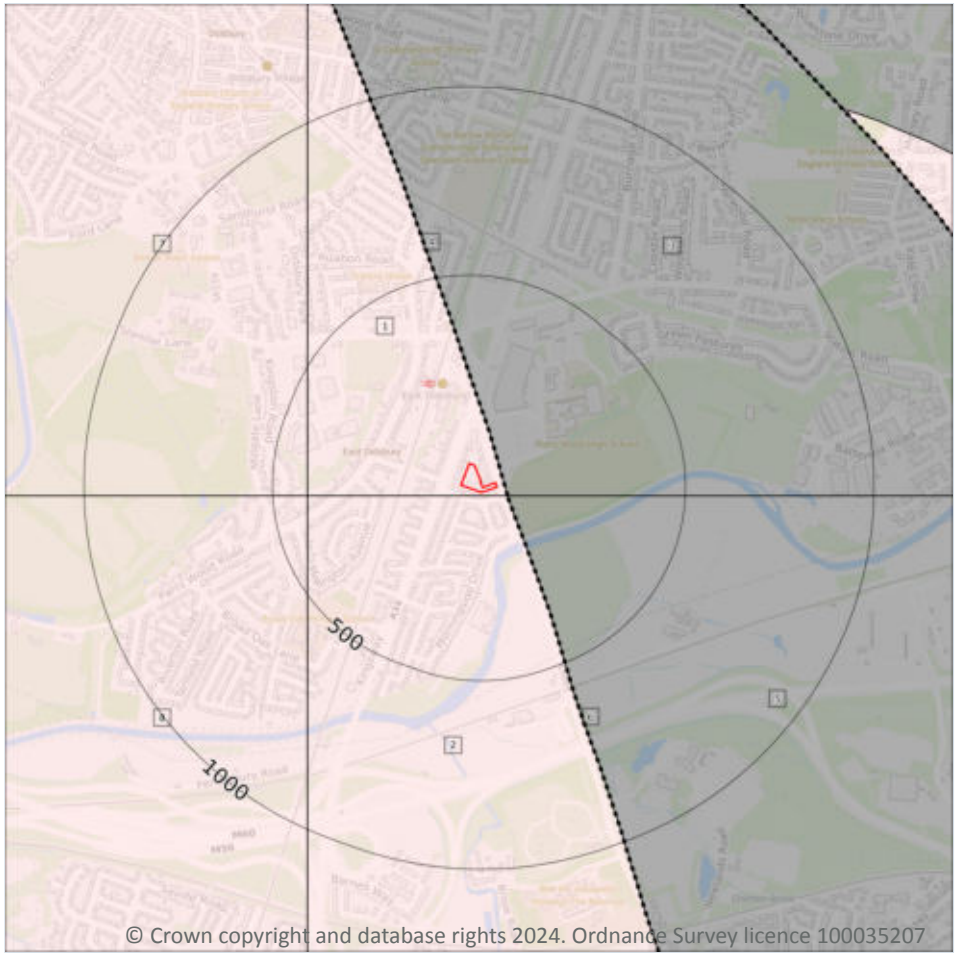
14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m	6

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 74 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WLSF-SDST**	**Wilmslow Sandstone Formation - Sandstone**	**Early Triassic Epoch**
2	9m SE	WLSF-SDST	Wilmslow Sandstone Formation - Sandstone	Early Triassic Epoch
3	20m E	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch

ID	Location	LEX Code	Description	Rock age
5	36m SE	CPB-PESST	Chester Pebble Beds Formation - Pebbly (gravelly) Sandstone	Early Triassic Epoch
7	407m W	WLSF-SDST	Wilmslow Sandstone Formation - Sandstone	Early Triassic Epoch
8	408m W	WLSF-SDST	Wilmslow Sandstone Formation - Sandstone	Early Triassic Epoch

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	**2**

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 74 >**

ID	Location	Category	Description
4	20m E	FAULT	Normal fault, inferred; crossmarks on downthrow side
6	36m SE	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability

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Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 76 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**No coverage**	**Full**	**Full**	**Full**	**EW098_stockport_v4**

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

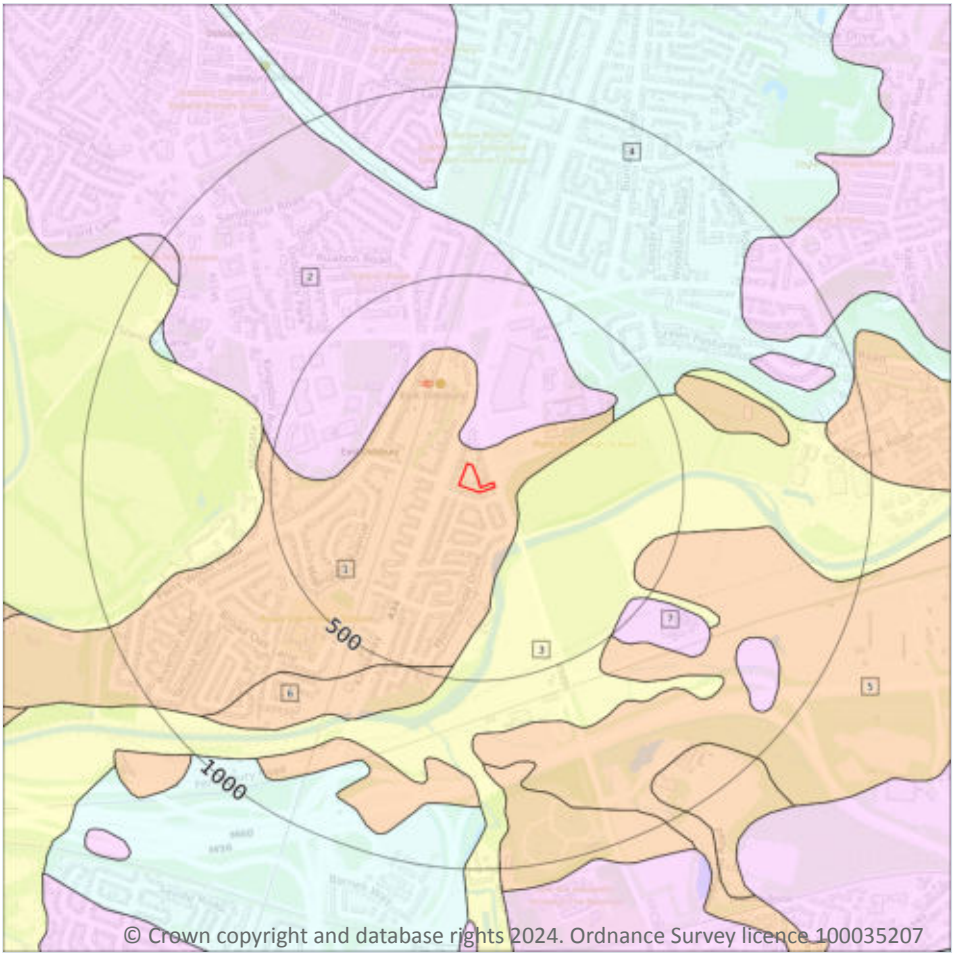
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m	7

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 78 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**RTDU-XSV**	**RIVER TERRACE DEPOSITS (UNDIFFERENTIATED)**	**SAND AND GRAVEL**
2	42m N	GFSDD-XSV	GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	SAND AND GRAVEL
3	61m E	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
4	354m NE	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON

ID	Location	LEX Code	Description	Rock description
5	423m SE	RTDU-XSV	RIVER TERRACE DEPOSITS (UNDIFFERENTIATED)	SAND AND GRAVEL
6	465m S	RTDU-XSV	RIVER TERRACE DEPOSITS (UNDIFFERENTIATED)	SAND AND GRAVEL
7	468m SE	GFDUD-XSV	GLACIOFLUVIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	3

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Intergranular**	**Very High**	**High**
9m SE	Intergranular	Very High	High
42m N	Intergranular	Very High	High

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

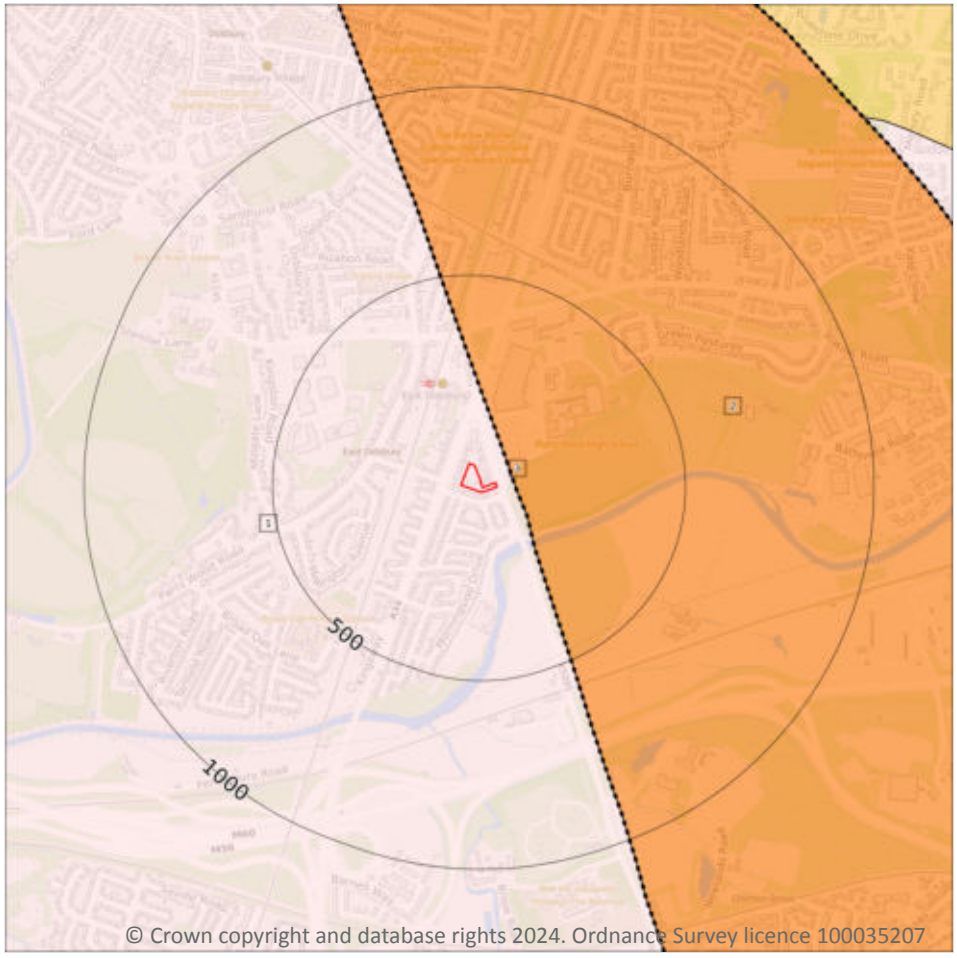
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m	2

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 80 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WLSF-SDST**	**WILMSLOW SANDSTONE FORMATION - SANDSTONE**	**-**
2	46m E	CHES-PESST	CHESTER FORMATION - SANDSTONE, PEBBLY (GRAVELLY)	OLENEKIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	3

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Intergranular**	**High**	**High**
9m SE	Intergranular	High	High
46m E	Mixed	High	Moderate

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 80 >**

ID	Location	Category	Description
3	46m E	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.

16 Boreholes

Site Outline

Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m	16

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

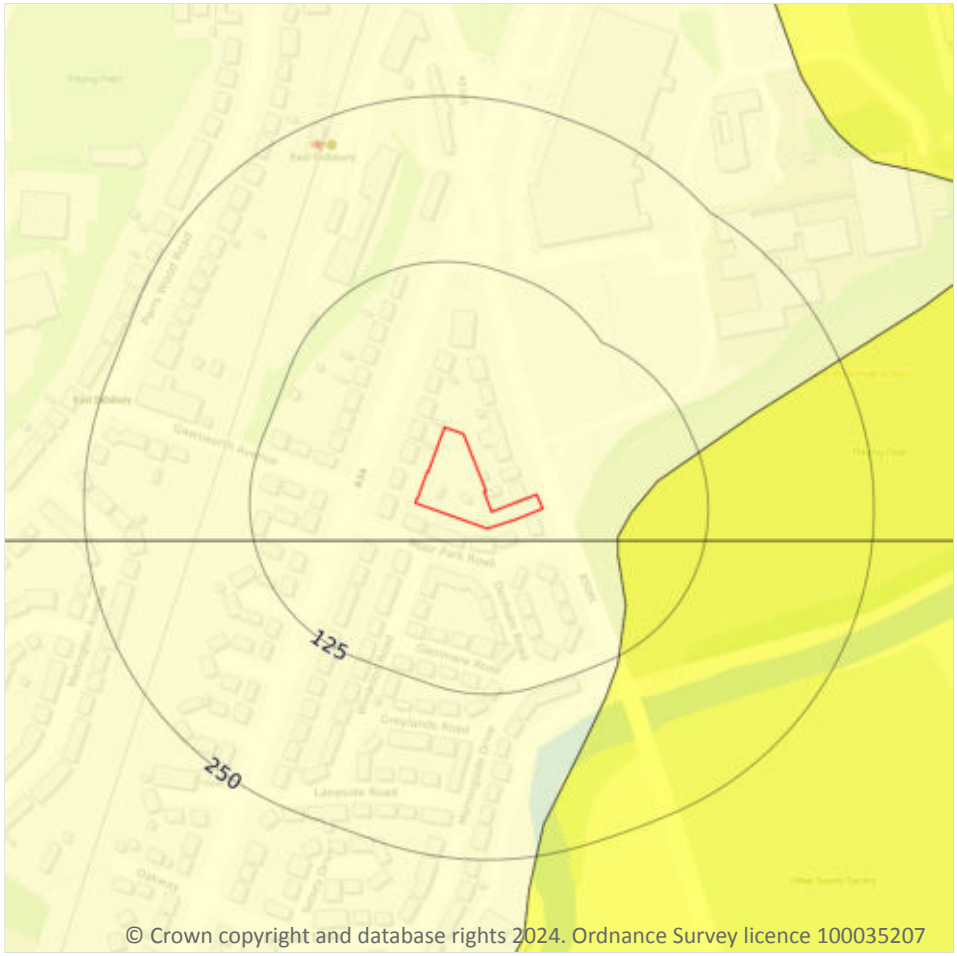
Features are displayed on the Boreholes map on **page 82 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	8m E	385510 390020	PARRSWOOD DEVELOPMENT ROAD IMPROVEMENTS TH13	-	Y	N/A
A	41m NE	385480 390100	PARRSWOOD DEVELOPMENT ROAD IMPROVEMENTS TH12	-	Y	N/A

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	51m NE	385490 390100	PARRSWOOD DEVELOPMENT ROAD IMPROVEMENTS TH12A	-	Y	N/A
2	90m NE	385500 390150	PARRS WOOD SCHOOL REDEVELOPMENT 4	-	Y	N/A
3	93m NW	385390 390170	PARRSWOOD DEVELOPMENT ROAD IMPROVEMENTS TH7	-	Y	N/A
4	104m NE	385570 390110	PARRS WOOD SCHOOL REDEVELOPMENT 5	-	Y	N/A
B	125m N	385440 390210	PARRSWOOD DEVELOPMENT ROAD IMPROVEMENTS TH10	-	Y	N/A
5	131m N	385470 390210	PARRSWOOD DEVELOPMENT ROAD IMPROVEMENTS TH10A	-	Y	N/A
B	146m N	385450 390230	PARRSWOOD DEVELOPMENT ROAD IMPROVEMENTS TH9	-	Y	N/A
6	155m N	385420 390240	PARRSWOOD DEVELOPMENT ROAD IMPROVEMENTS TH6	-	Y	N/A
7	156m N	385490 390230	PARRS WOOD SCHOOL REDEVELOPMENT TPD	-	Y	N/A
8	174m SE	385575 389866	CHEADLE BRIDGE, OVER RIVER MERSEY, 4 BH'S	5.79	N	801091 ↗
9	184m NE	385650 390140	PARRS WOOD SCHOOL REDEVELOPMENT 6	-	Y	N/A
10	204m N	385490 390280	PARRS WOOD SCHOOL REDEVELOPMENT 3	-	Y	N/A
11	217m NE	385660 390180	PARRS WOOD SCHOOL REDEVELOPMENT TPC	-	Y	N/A
12	230m N	385480 390310	PARRSWOOD DEVELOPMENT ROAD IMPROVEMENTS TH14	-	Y	N/A

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



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Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	2

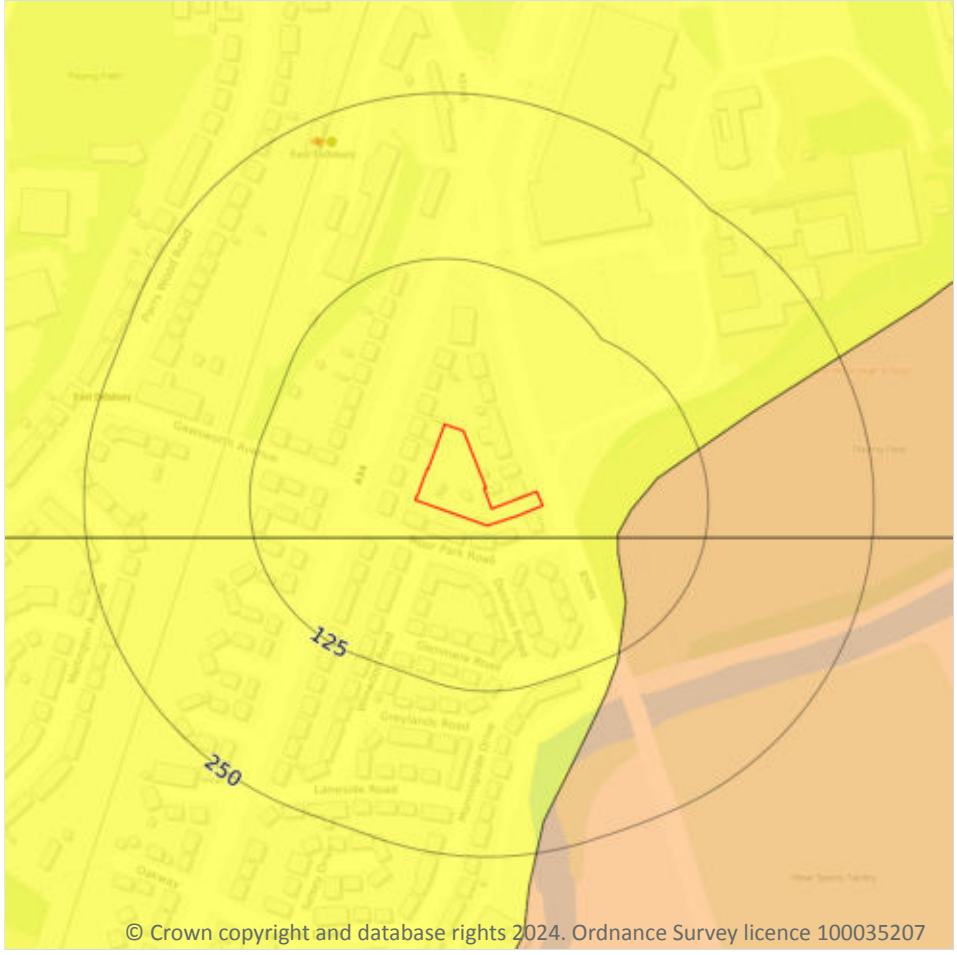
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 84 >**

Location	Hazard rating	Details
On site	**Negligible**	**Ground conditions predominantly non-plastic.**
9m SE	Negligible	Ground conditions predominantly non-plastic.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



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Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	2

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

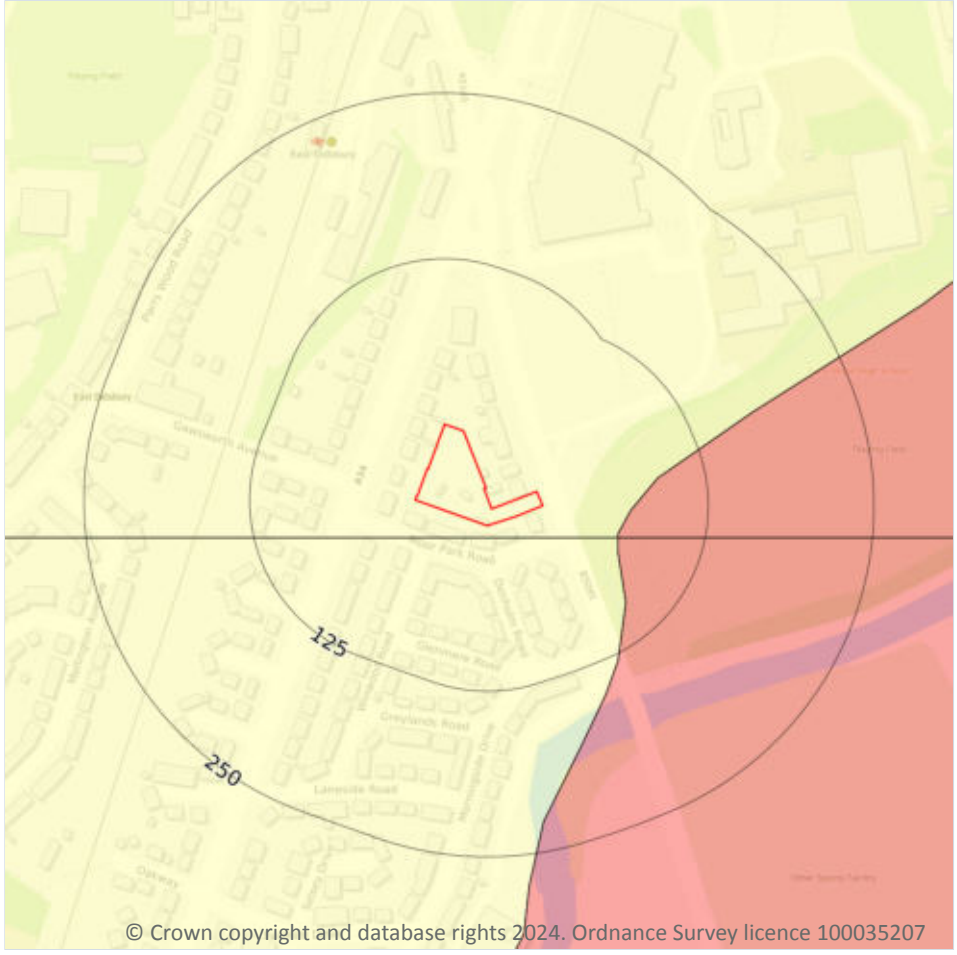
Features are displayed on the Natural ground subsidence - Running sands map on **page 85 >**

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

Location	Hazard rating	Details
9m SE	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



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Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	2

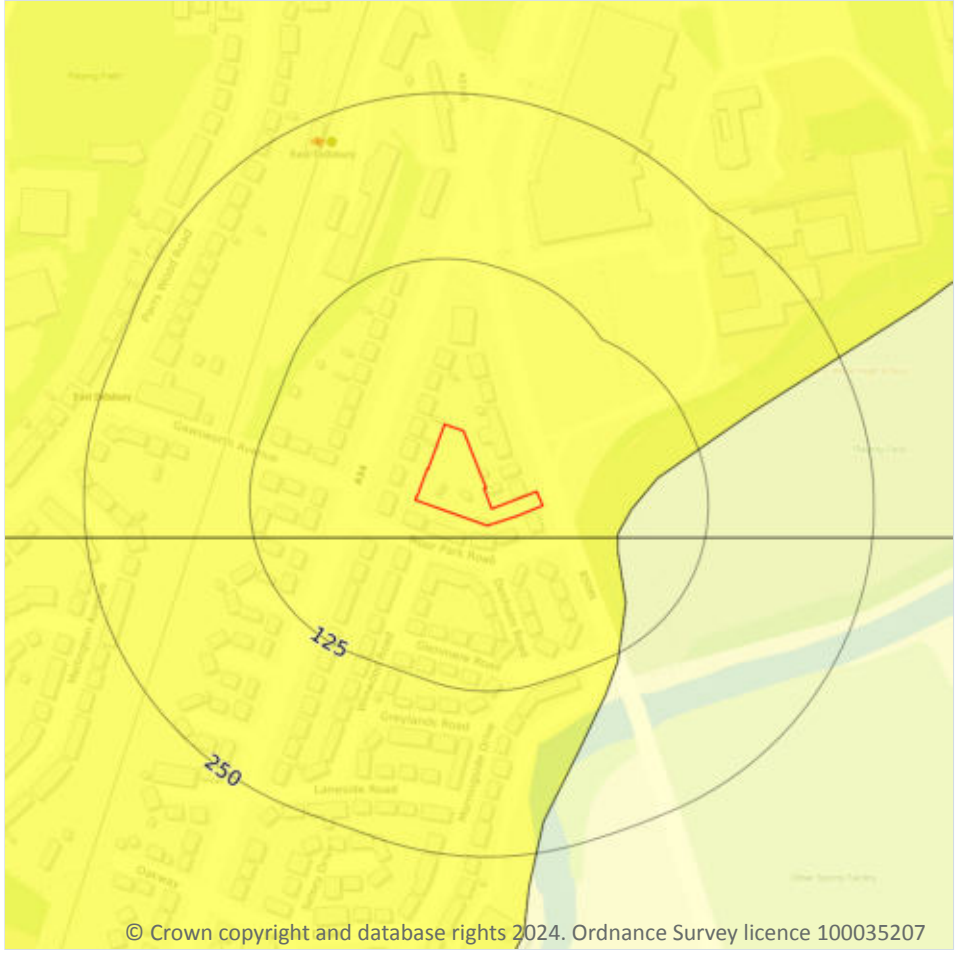
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 87 >**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**
9m SE	Negligible	Compressible strata are not thought to occur.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



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Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	2

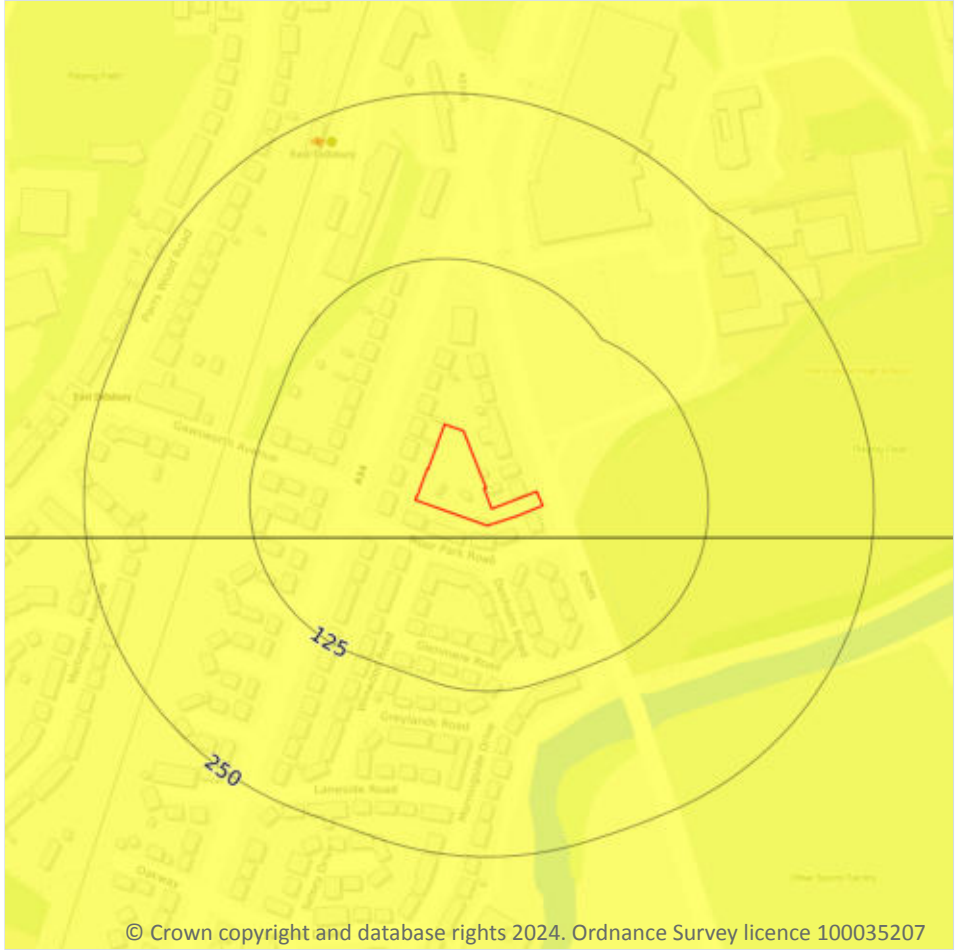
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 88 >**

Location	Hazard rating	Details
On site	**Very low**	**Deposits with potential to collapse when loaded and saturated are unlikely to be present.**
9m SE	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



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Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	2

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

Features are displayed on the Natural ground subsidence - Landslides map on **page 89 >**

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

Location	Hazard rating	Details
9m SE	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks

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Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	2

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

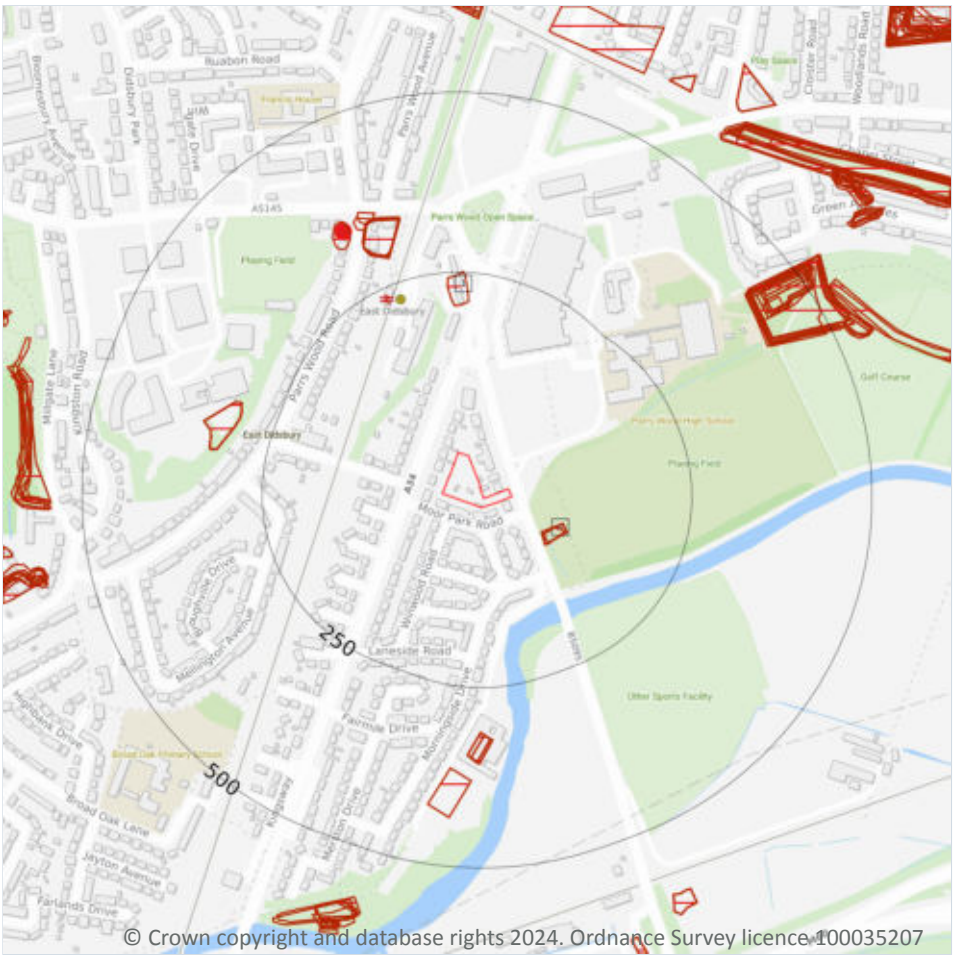
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 91 >**

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

Location	Hazard rating	Details
9m SE	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

This data is sourced from the British Geological Survey.

18 Mining and ground workings



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Site Outline

Search buffers in metres (m)

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

Non Coal Mining

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

18.1 BritPits

Records within 500m	1

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

Features are displayed on the Mining and ground workings map on **page 93 >**

ID	Location	Details	Description
B	345m NW	Name: Parrs Wood Gravel Pit Address: Didsbury, MANCHESTER, Lancashire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	5

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

Features are displayed on the Mining and ground workings map on **page 93 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	65m SE	Unspecified Heap	1923	1:10560
A	65m SE	Unspecified Heap	1911	1:10560
A	65m SE	Unspecified Heap	1923	1:10560
A	69m SE	Unspecified Heap	1955	1:10560
1	203m N	Unspecified Pit	1934	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	1

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

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m	0

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

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

This data is sourced from Groundsure.

19.5 National karst database

Records within 500m	0

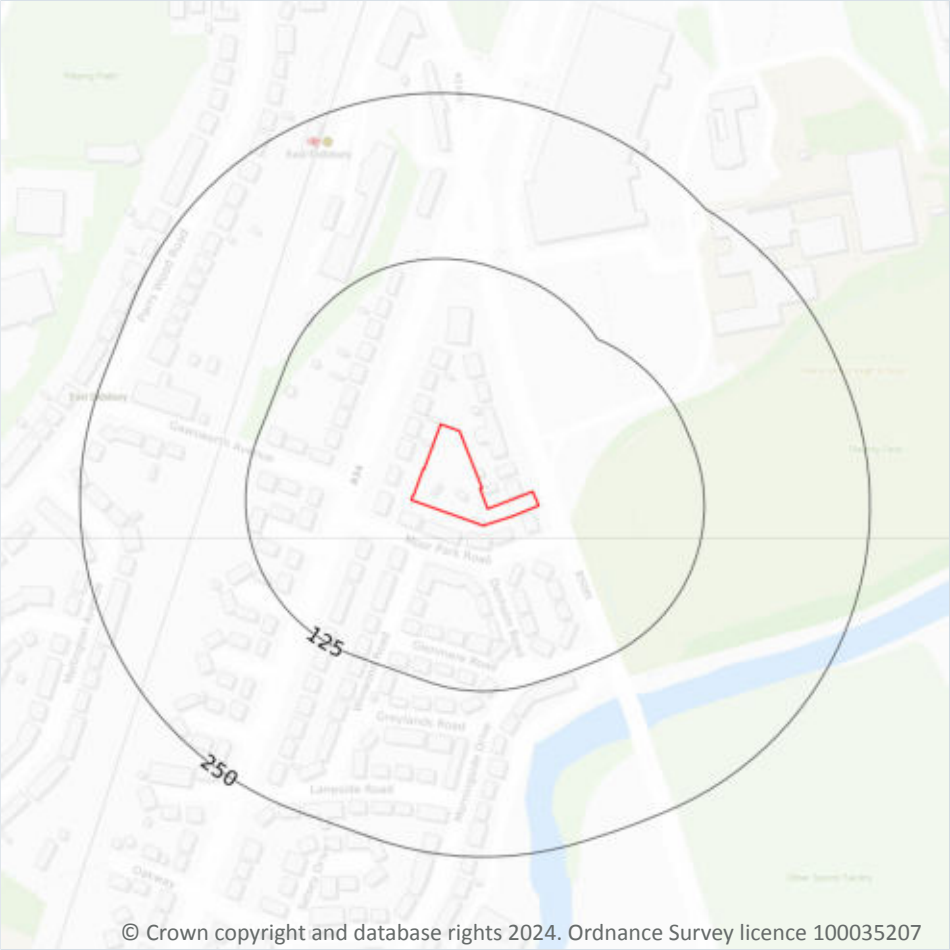
This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

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

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

This data is sourced from the British Geological Survey.

20 Radon



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Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

20.1 Radon

Records on site	1

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

Features are displayed on the Radon map on **page 100 >**

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

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	6

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**300 - 600 mg/kg**	**240 - 360 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**300 - 600 mg/kg**	**240 - 360 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
9m SE	15 - 25 mg/kg	No data	200 - 300 mg/kg	120 - 240 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
21m SE	15 - 25 mg/kg	No data	300 - 600 mg/kg	240 - 360 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
42m N	15 - 25 mg/kg	No data	300 - 600 mg/kg	240 - 360 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
46m E	15 - 25 mg/kg	No data	300 - 600 mg/kg	240 - 360 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

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- Site Outline

Search buffers in metres (m)

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

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	25

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

Features are displayed on the Railway infrastructure and projects map on **page 104 >**

Location	Land Use	Year of mapping	Mapping scale
102m NW	Railways	1922	-
102m NW	Railways	1934	-
106m NW	Railway Sidings	1974	10000
113m W	Railway Sidings	1923	10560
114m W	Railway Sidings	1955	10560
116m W	Railway Sidings	1923	10560
117m W	Railway Sidings	1934	10560
119m NW	Railway Sidings	1965	10560
123m NW	Railway Sidings	1938	10560
125m NW	Railway Sidings	1938	10560
128m NW	Railway Sidings	1957	2500
129m NW	Railway Sidings	1957	1250
129m NW	Railway Sidings	1922	2500
129m NW	Railway Sidings	1934	2500
132m W	Railway Sidings	1966	10560
132m W	Railway Sidings	1955	10560
158m W	Railway Sidings	1958	2500

Location	Land Use	Year of mapping	Mapping scale
158m W	Railway Sidings	1966	2500
168m NW	Railway Sidings	1983	10000
174m NW	Railway Sidings	1922	2500
174m NW	Railway Sidings	1934	2500
182m W	Railway Sidings	1966	1250
182m W	Railway Sidings	1958	1250
183m NW	Railway Sidings	1922	2500
183m NW	Railway Sidings	1934	2500

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	**0**

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	**2**

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

Features are displayed on the Railway infrastructure and projects map on **page 104 >**

Location	Description
140m W	Abandoned
143m W	Abandoned

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	9

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

Features are displayed on the Railway infrastructure and projects map on **page 104 >**

Location	Name	Type
146m W	Styal Line	rail
146m W	Styal Line	rail
146m W	Styal Line	rail
148m W	Not given	Multi Track
149m W	Styal Line	rail
149m W	Styal Line	rail
150m W	Styal Line	rail
158m NW	Styal Line	rail
181m NW	Not given	Multi Track

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

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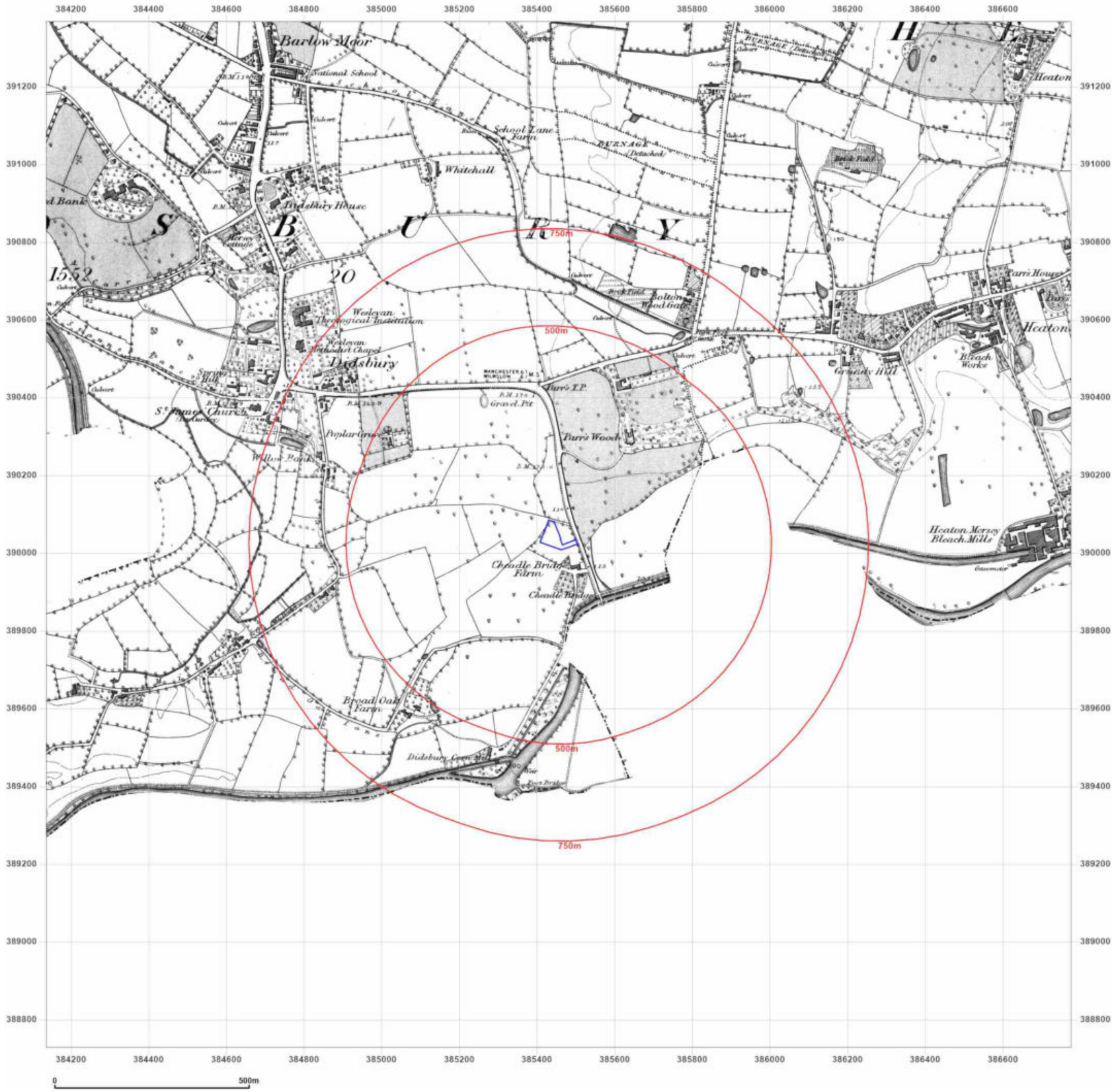
SMALL SCALE SURVEY PLANS



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FOR A BETTER POINT OF VIEW

Site Details:

902 Wilmslow Road, Didsbury,
Manchester, M20 5PG

Client Ref: CMAPS-CM-1149479-4199-140224
Report Ref: CMAPS-CM-1149479-4199-140224HIS
Grid Ref: 385455, 390047

Map Name: County Series

Map date: **1849**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1845
Revised 1849
Edition 1849
Copyright N/A
Levelled N/A

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Production date: 14 February 2024

Map legend available at:
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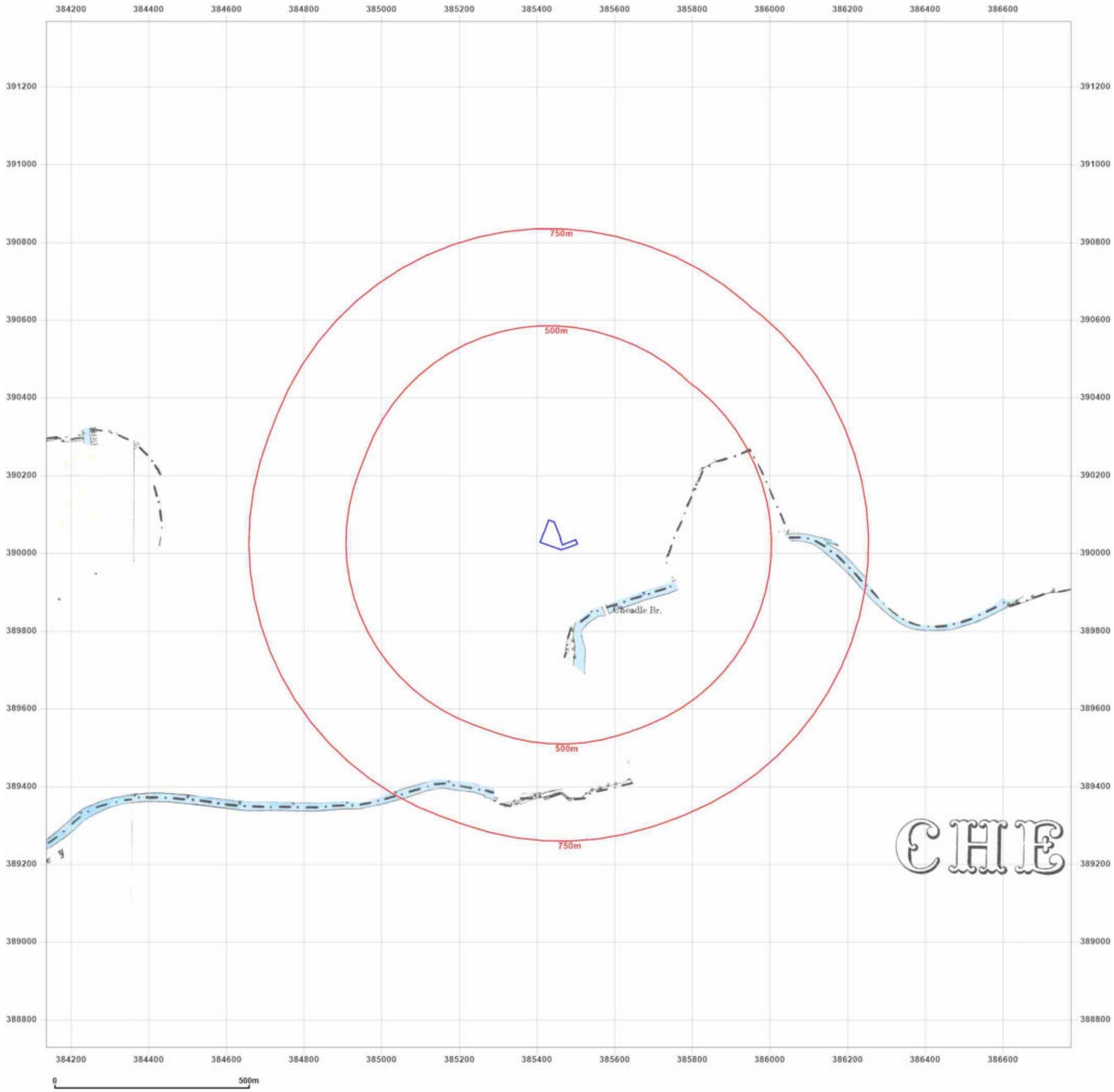

Site Details:

902 Wilmslow Road, Didsbury,
Manchester, M20 5PG

Client Ref: CMAPS-CM-1149479-4199-140224
Report Ref: CMAPS-CM-1149479-4199-140224HIS
Grid Ref: 385455, 390047

Map Name: County Series

Map date: **1892-1893**

Scale: 1:10,560

Printed at: 1:10,560

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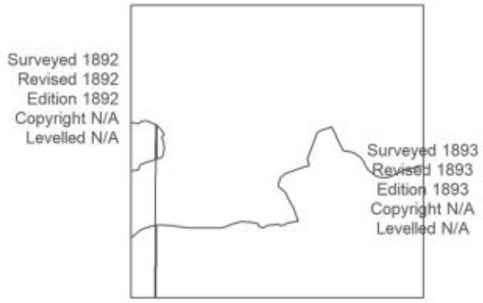

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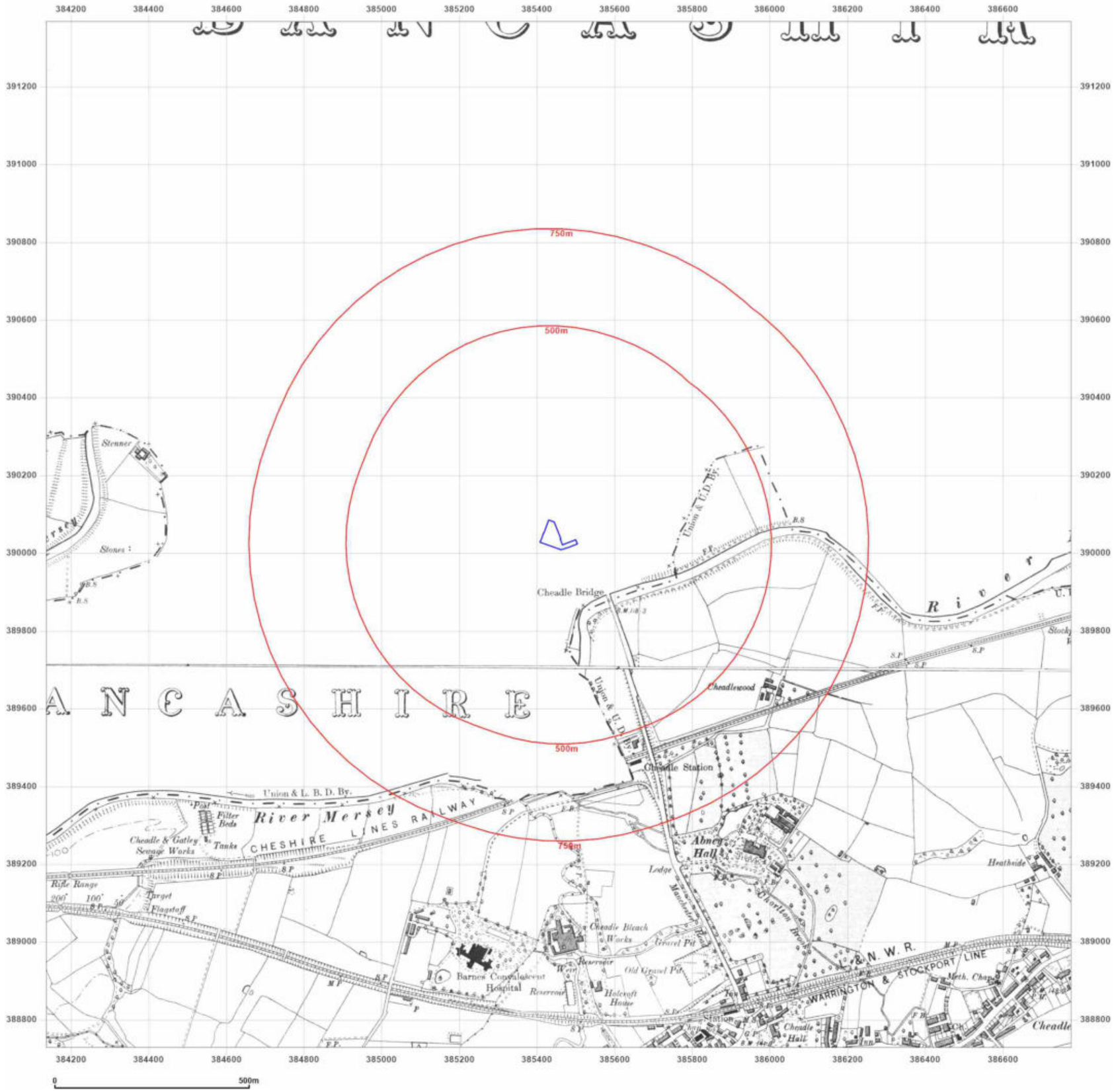

Site Details:

902 Wilmslow Road, Didsbury,
Manchester, M20 5PG

Client Ref: CMAPS-CM-1149479-4199-140224
Report Ref: CMAPS-CM-1149479-4199-140224HIS
Grid Ref: 385455, 390047

Map Name: County Series

Map date: **1897**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1872
Revised 1897
Edition 1897
Copyright N/A
Levelled N/A

Surveyed 1872
Revised 1897
Edition 1897
Copyright N/A
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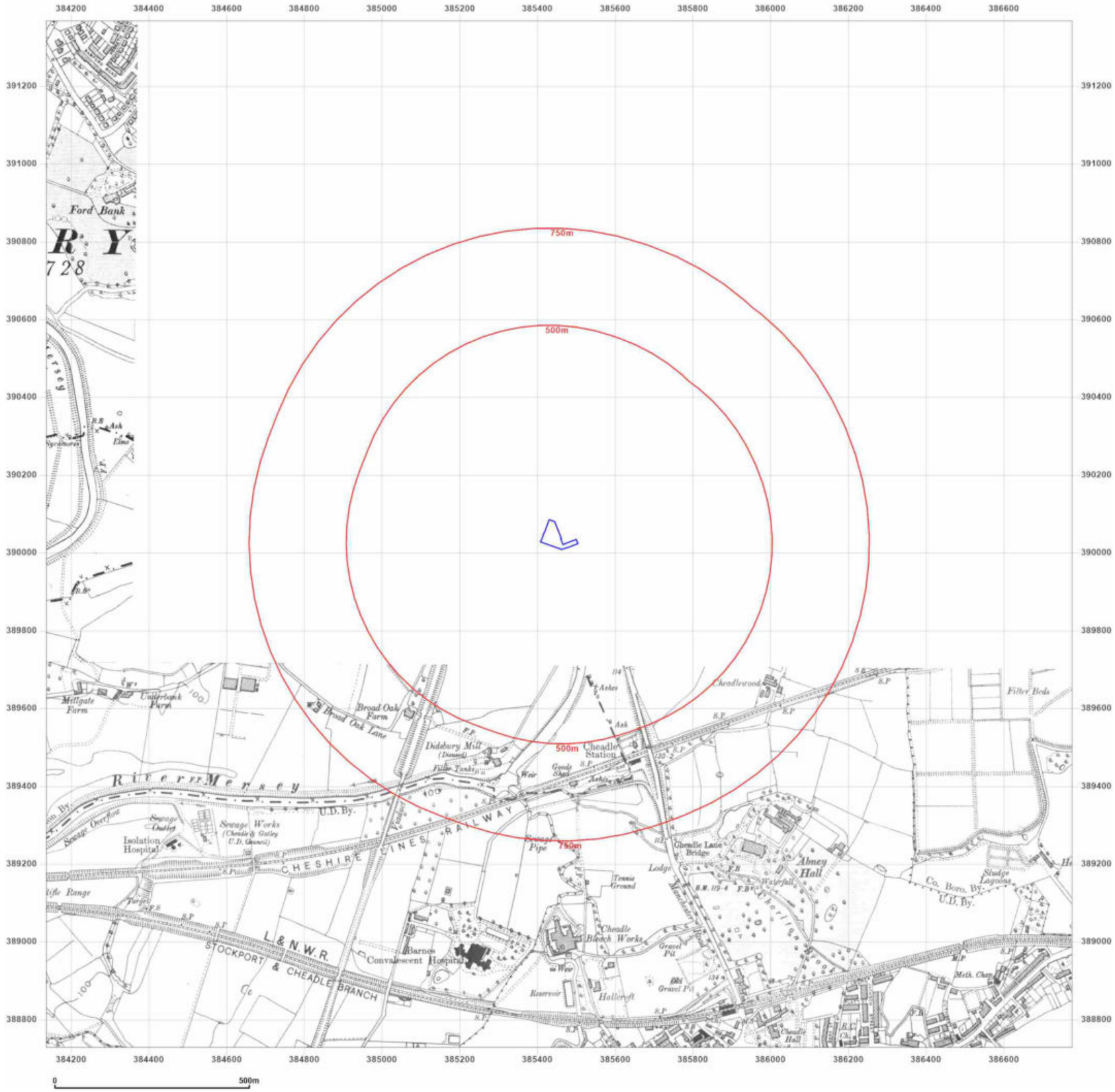

Site Details:

902 Wilmslow Road, Didsbury,
Manchester, M20 5PG

Client Ref: CMAPS-CM-1149479-4199-140224
Report Ref: CMAPS-CM-1149479-4199-140224HIS
Grid Ref: 385455, 390047

Map Name: County Series

Map date: **1905-1908**

Scale: 1:10,560

Printed at: 1:10,560

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

Surveyed 1872
Revised 1908
Edition 1908
Copyright N/A
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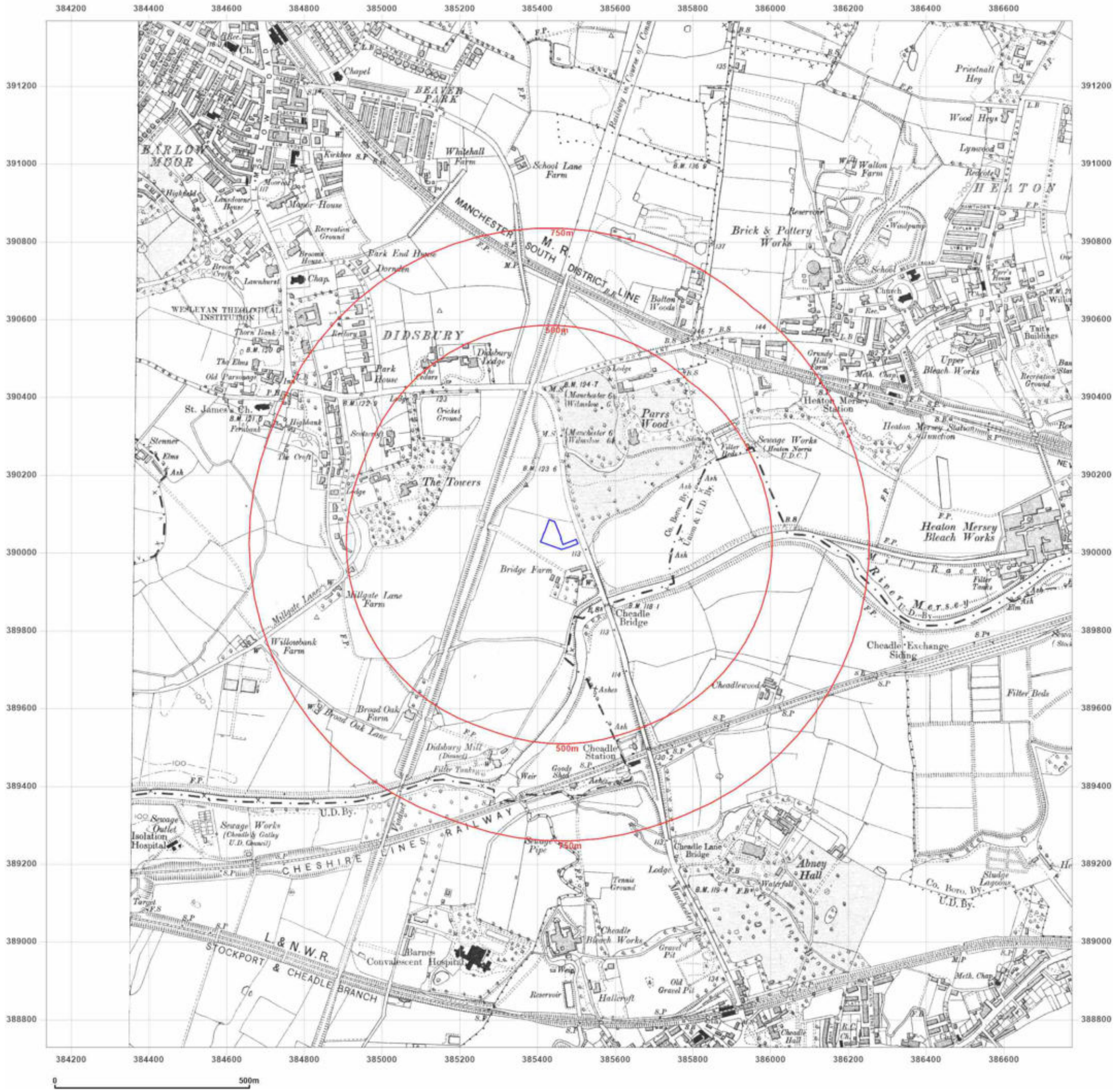

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Site Details:

902 Wilmslow Road, Didsbury,
Manchester, M20 5PG

Client Ref: CMAPS-CM-1149479-4199-140224
Report Ref: CMAPS-CM-1149479-4199-140224HIS
Grid Ref: 385455, 390047

Map Name: County Series

Map date: **1911**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1844
Revised 1904
Edition 1911
Copyright N/A
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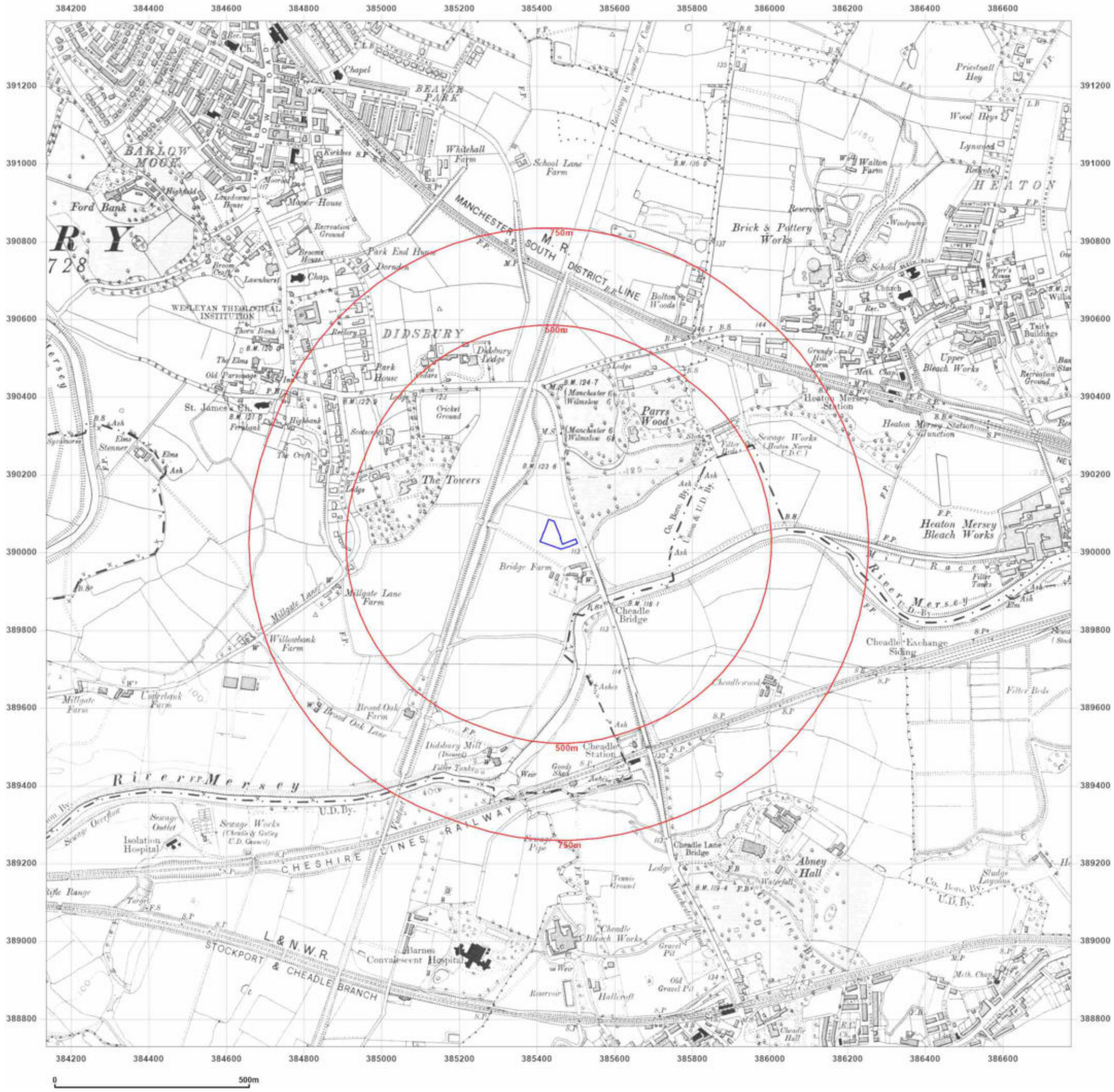

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Site Details:

902 Wilmslow Road, Didsbury,
Manchester, M20 5PG

Client Ref: CMAPS-CM-1149479-4199-140224
Report Ref: CMAPS-CM-1149479-4199-140224HIS
Grid Ref: 385455, 390047

Map Name: County Series

Map date: **1911**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1872
Revised 1908
Edition 1911
Copyright N/A
Levelled N/A

Surveyed 1872
Revised 1908
Edition 1911
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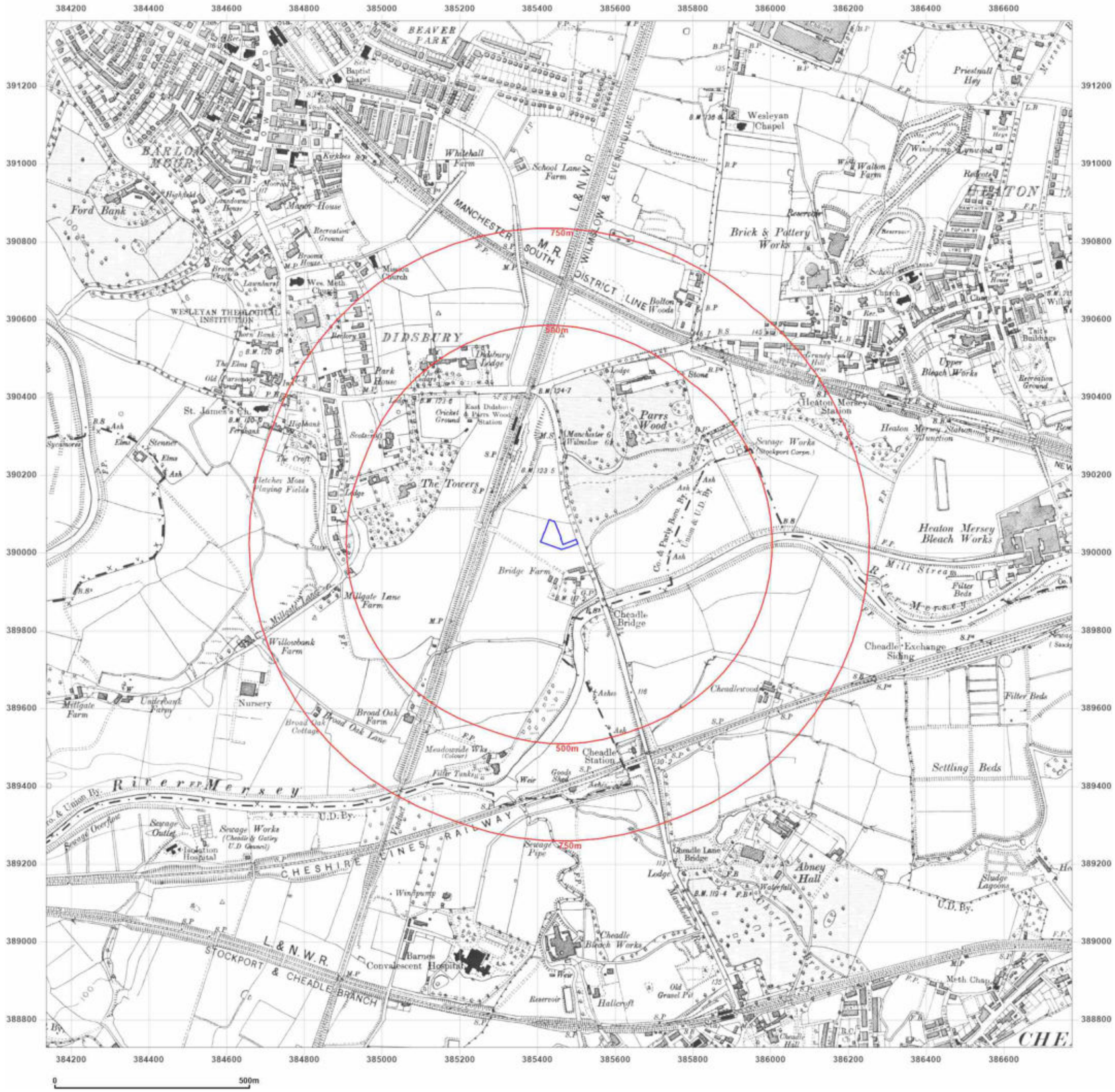

Site Details:

902 Wilmslow Road, Didsbury,
Manchester, M20 5PG

Client Ref: CMAPS-CM-1149479-4199-140224
Report Ref: CMAPS-CM-1149479-4199-140224HIS
Grid Ref: 385455, 390047

Map Name: County Series

Map date: **1923**

Scale: 1:10,560

Printed at: 1:10,560

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

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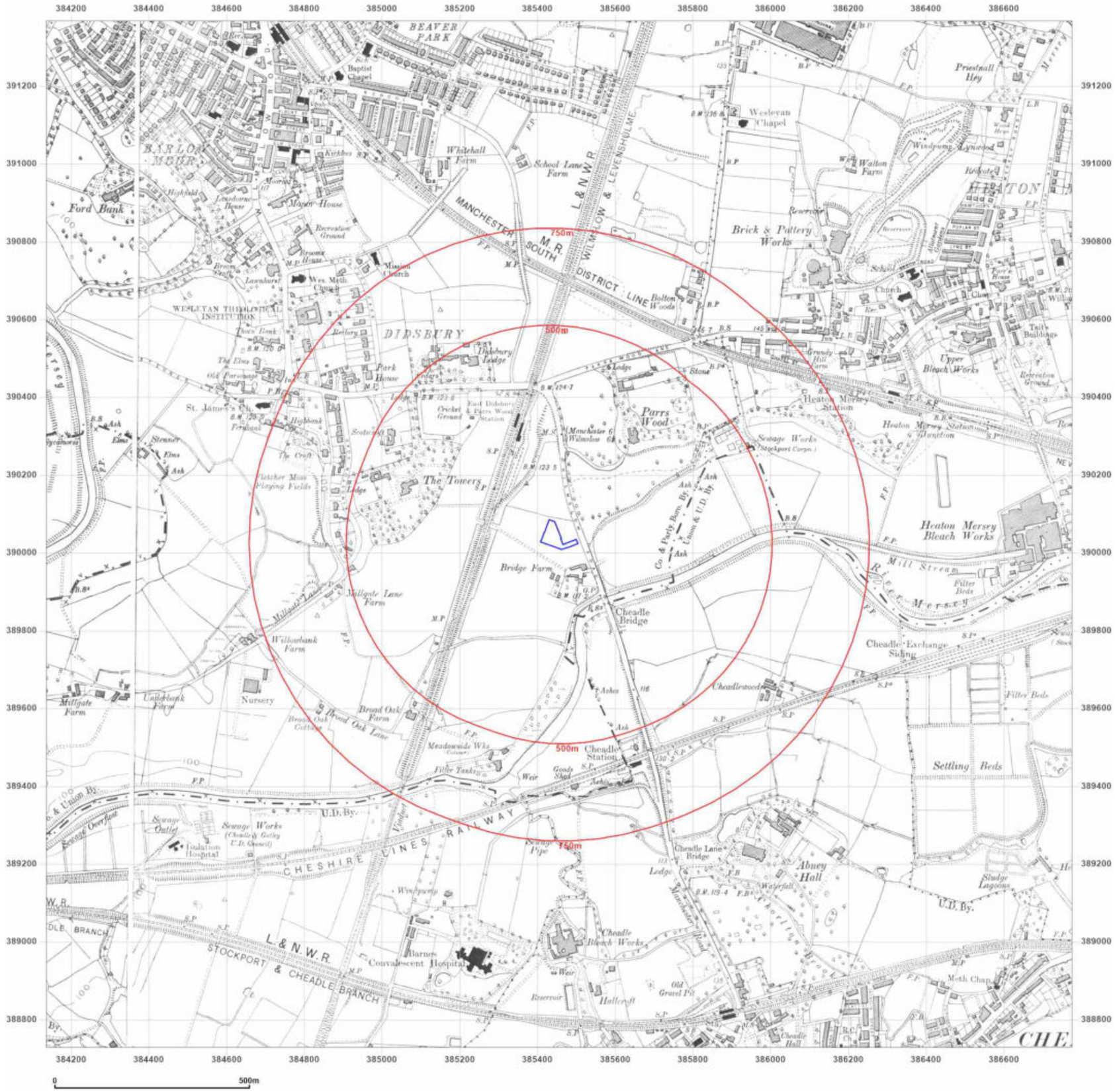

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Manchester, M20 5PG

Client Ref: CMAPS-CM-1149479-4199-140224
Report Ref: CMAPS-CM-1149479-4199-140224HIS
Grid Ref: 385455, 390047

Map Name: County Series

Map date: **1923**

Scale: 1:10,560

Printed at: 1:10,560

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

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

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Client Ref: CMAPS-CM-1149479-4199-140224
Report Ref: CMAPS-CM-1149479-4199-140224HIS
Grid Ref: 385455, 390047

Map Name: County Series

Map date: **1934-1938**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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

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

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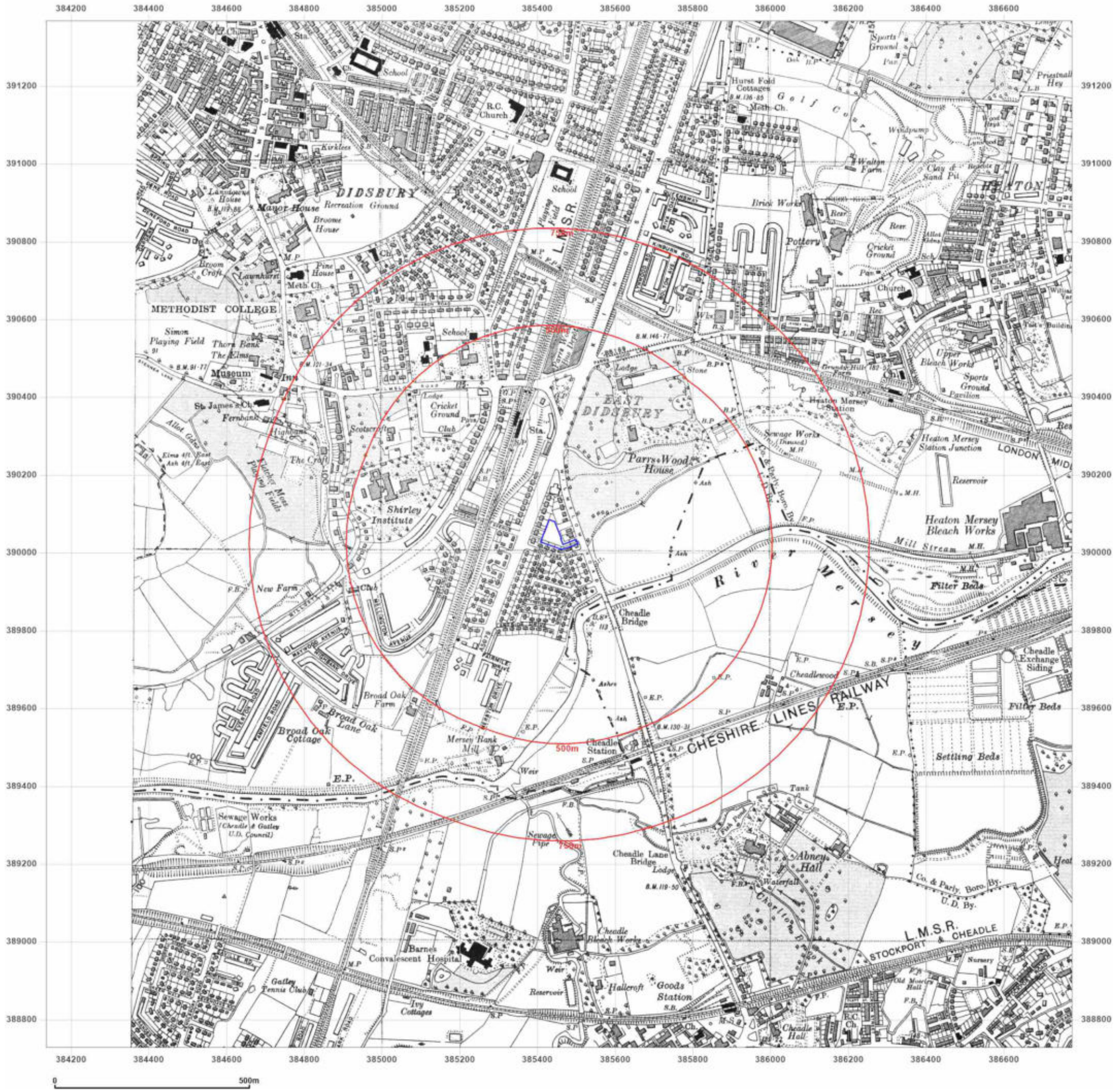

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Site Details:

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Manchester, M20 5PG

Client Ref: CMAPS-CM-1149479-4199-140224
Report Ref: CMAPS-CM-1149479-4199-140224HIS
Grid Ref: 385455, 390047

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1872
Revised 1938
Edition 1938
Copyright N/A
Levelled 1927

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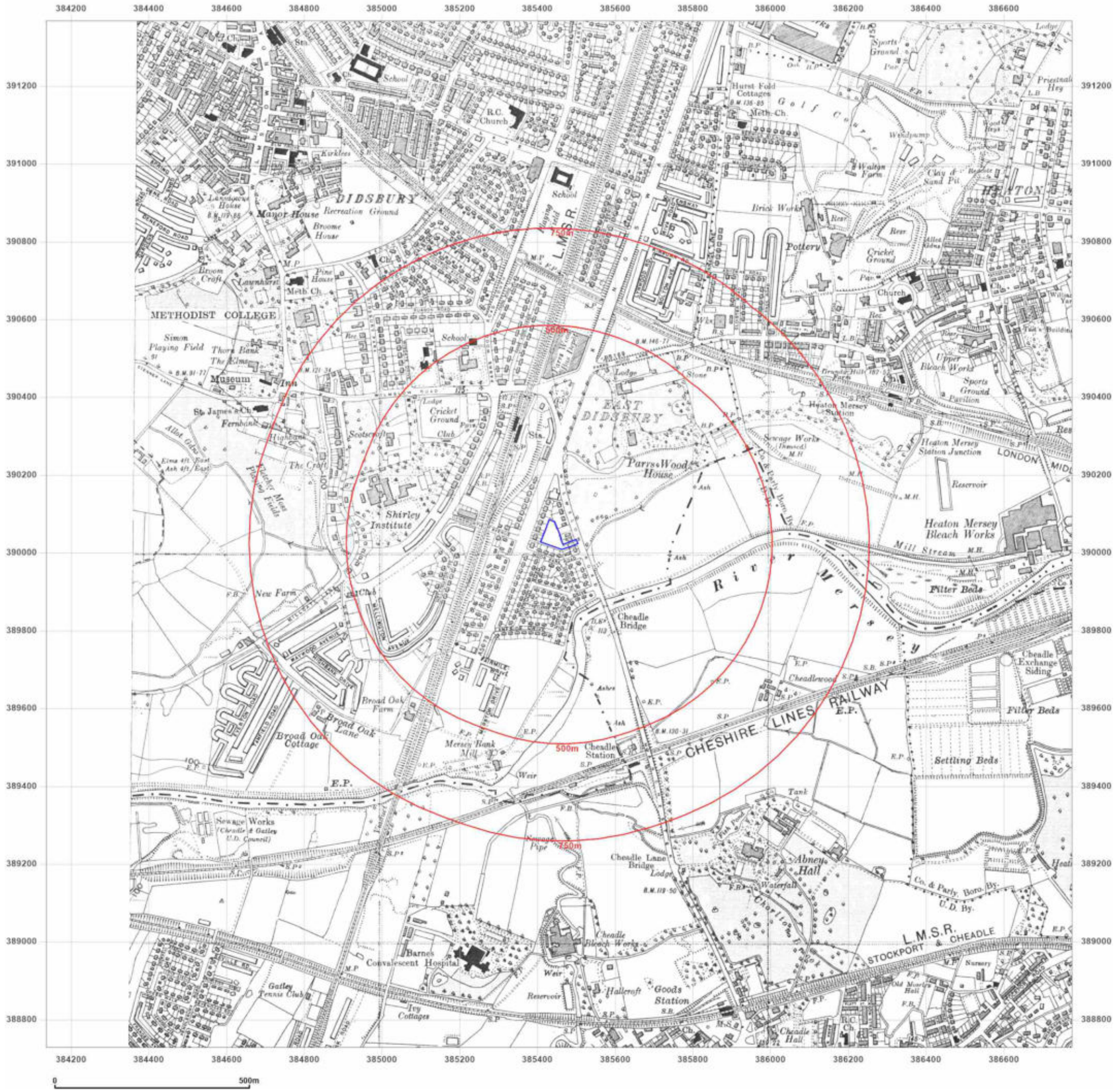

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Site Details:

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Manchester, M20 5PG

Client Ref: CMAPS-CM-1149479-4199-140224
Report Ref: CMAPS-CM-1149479-4199-140224HIS
Grid Ref: 385455, 390047

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1844
Revised 1934
Edition 1938
Copyright N/A
Levelled 1927

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Client Ref: CMAPS-CM-1149479-4199-140224
Report Ref: CMAPS-CM-1149479-4199-140224HIS
Grid Ref: 385455, 390047

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1872
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A

Surveyed 1872
Revised 1938
Edition 1938
Copyright N/A
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Client Ref: CMAPS-CM-1149479-4199-140224
Report Ref: CMAPS-CM-1149479-4199-140224HIS
Grid Ref: 385455, 390047

Map Name: Provisional

Map date: **1954-1955**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed N/A
Revised 1955
Edition N/A
Copyright 1955
Levelled N/A

Surveyed N/A
Revised 1955
Edition N/A
Copyright 1955
Levelled N/A

Surveyed 1949
Revised 1954
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1949
Revised 1953
Edition N/A
Copyright 1954
Levelled N/A

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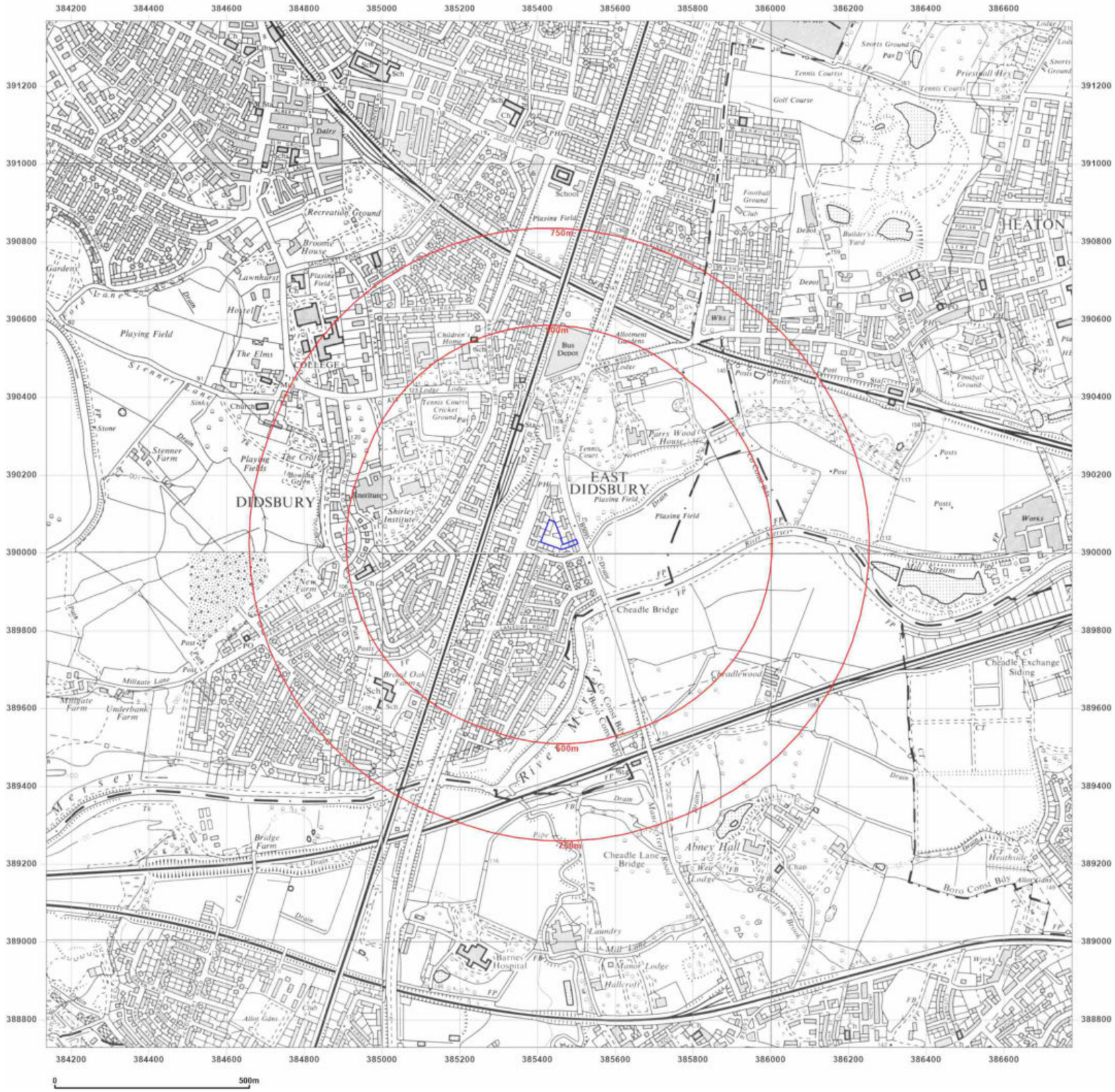

Site Details:

902 Wilmslow Road, Didsbury,
Manchester, M20 5PG

Client Ref: CMAPS-CM-1149479-4199-140224
Report Ref: CMAPS-CM-1149479-4199-140224HIS
Grid Ref: 385455, 390047

Map Name: Provisional

Map date: **1965-1967**

Scale: 1:10,560

Printed at: 1:10,560

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

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

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

Surveyed 1966
Revised 1966
Edition N/A
Copyright 1966
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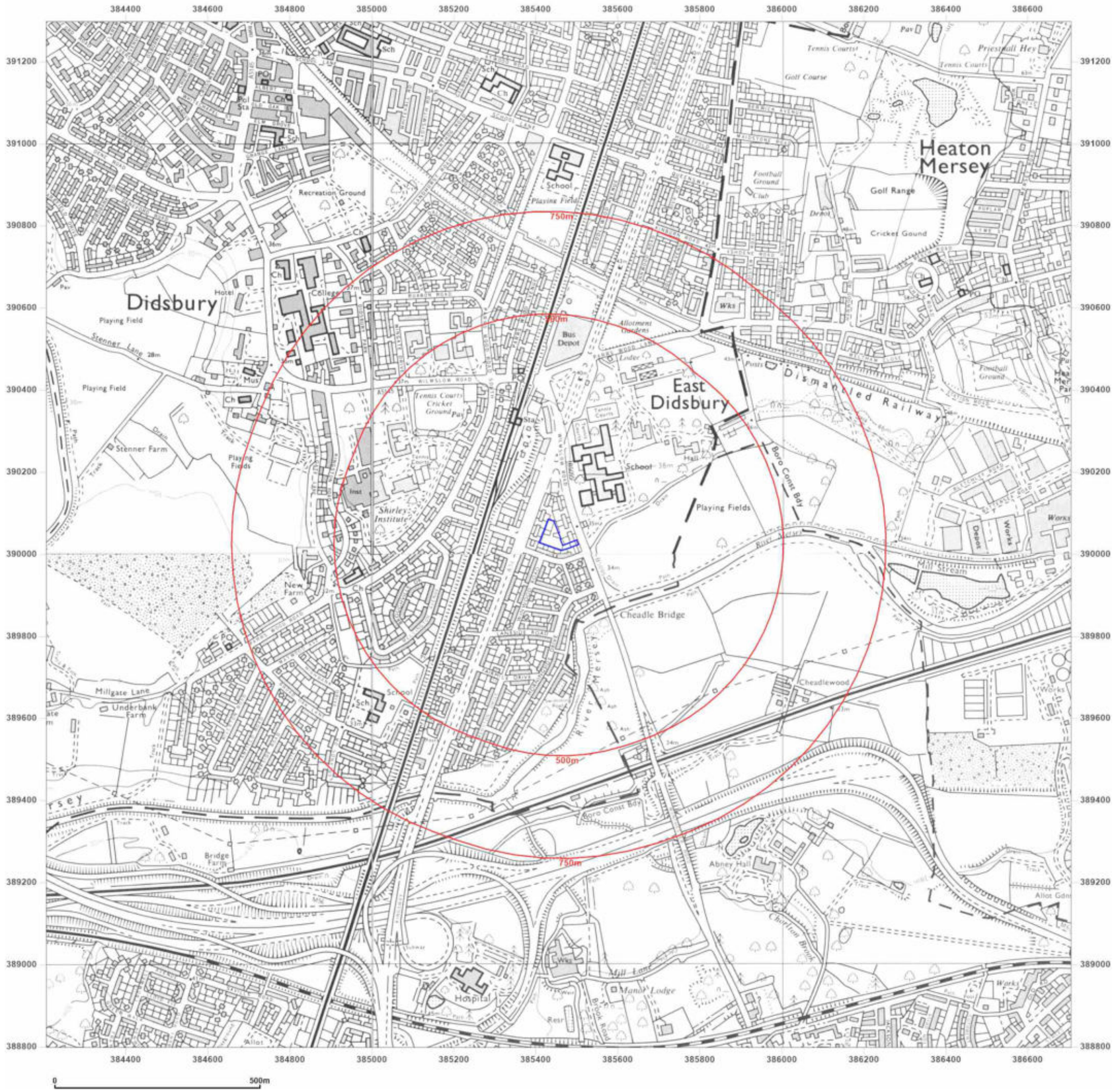

Site Details:

902 Wilmslow Road, Didsbury,
Manchester, M20 5PG

Client Ref: CMAPS-CM-1149479-4199-140224
Report Ref: CMAPS-CM-1149479-4199-140224HIS
Grid Ref: 385455, 390047

Map Name: National Grid

Map date: **1976-1981**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1977
Revised 1981
Edition N/A
Copyright 1981
Levelled 1976

Surveyed 1974
Revised 1975
Edition N/A
Copyright 1976
Levelled 1964

Surveyed 1975
Revised 1977
Edition N/A
Copyright 1977
Levelled 1964

Surveyed 1975
Revised 1978
Edition N/A
Copyright 1978
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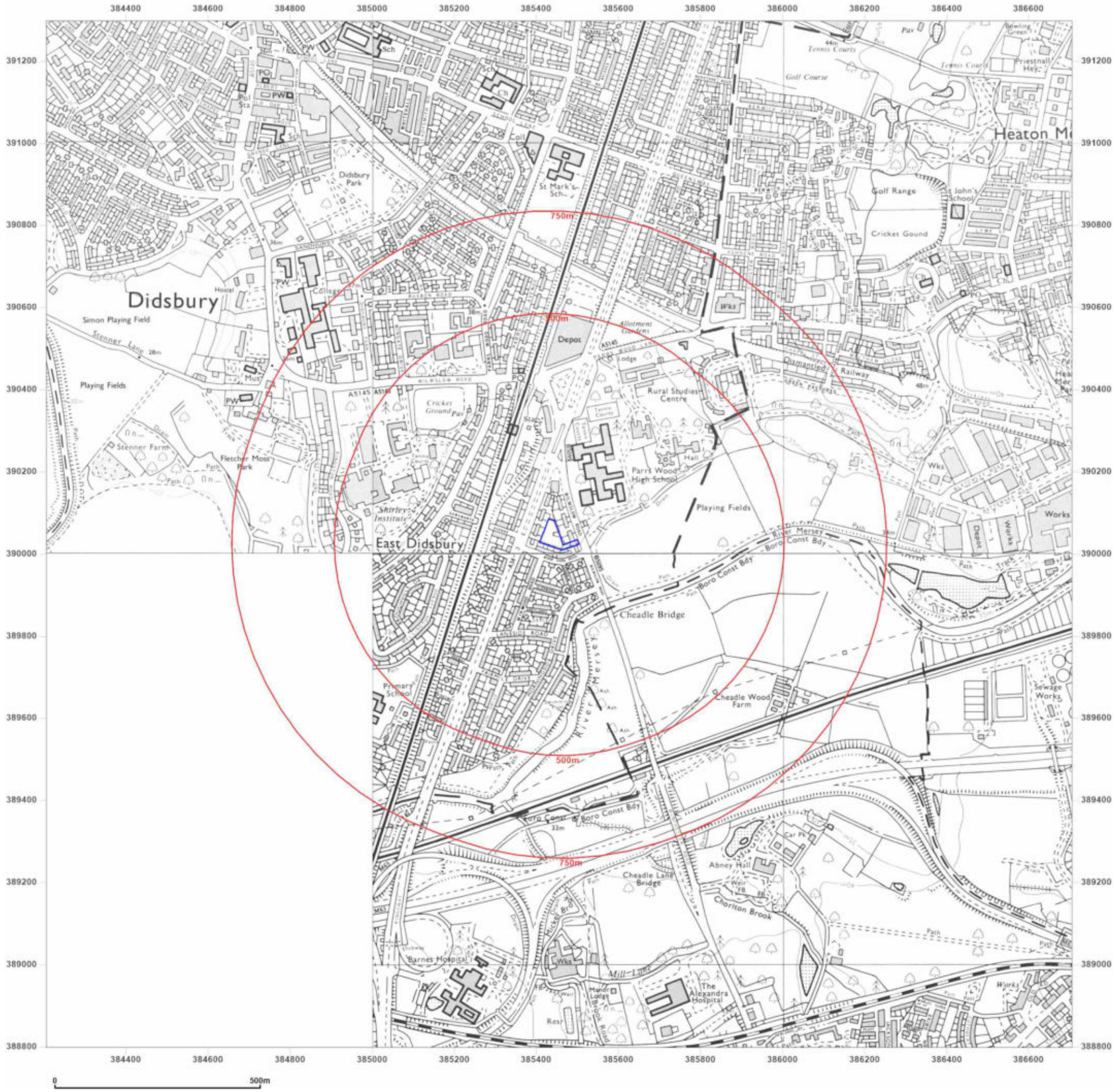

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Site Details:

902 Wilmslow Road, Didsbury,
Manchester, M20 5PG

Client Ref: CMAPS-CM-1149479-4199-140224
Report Ref: CMAPS-CM-1149479-4199-140224HIS
Grid Ref: 385455, 390047

Map Name: National Grid

Map date: **1983-1988**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1985
Revised 1988
Edition N/A
Copyright 1988
Levelled 1981

Surveyed 1981
Revised 1983
Edition N/A
Copyright 1983
Levelled 1981

Surveyed 1983
Revised 1983
Edition N/A
Copyright 1983
Levelled 1981

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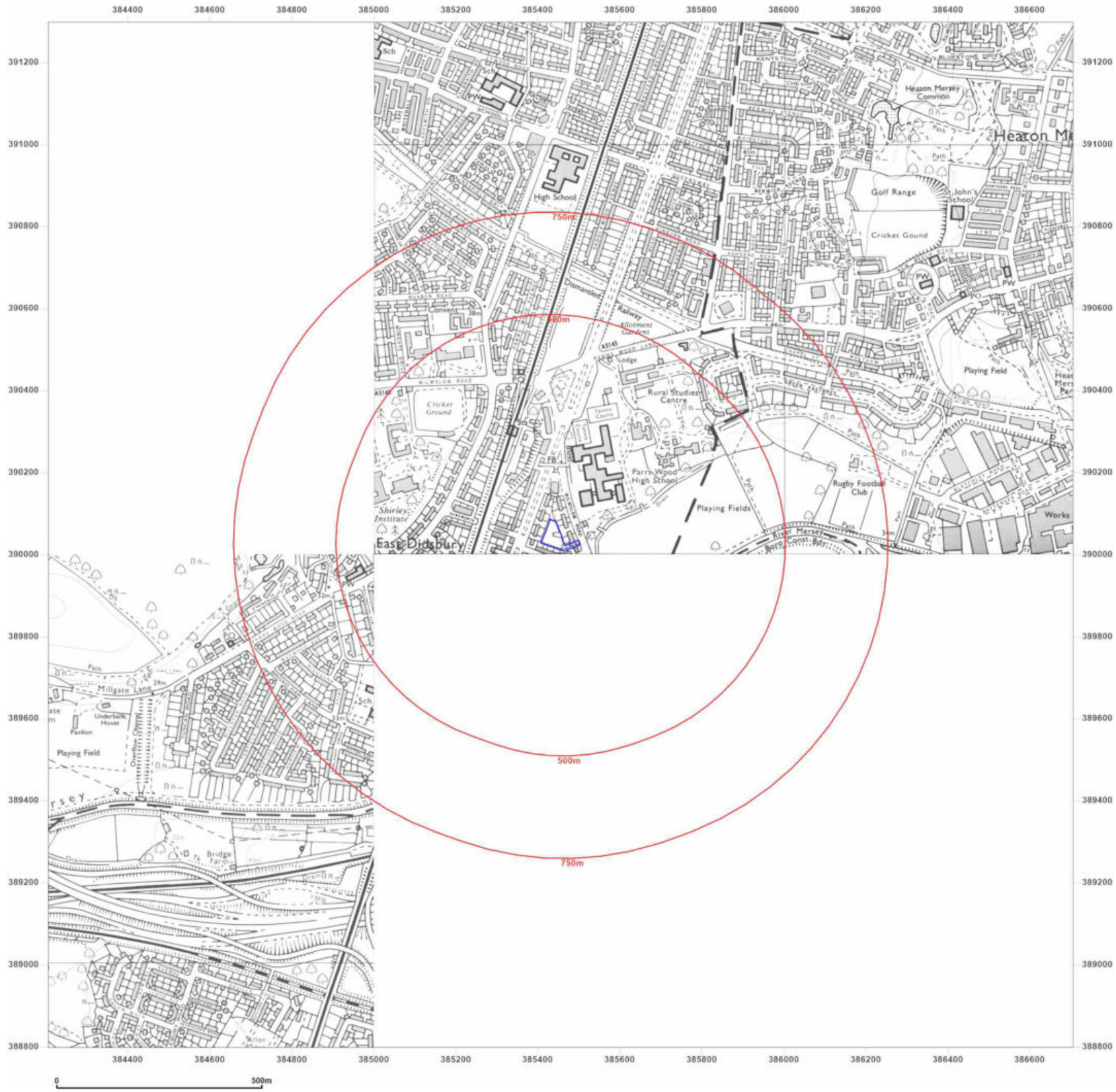

Site Details:

902 Wilmslow Road, Didsbury,
Manchester, M20 5PG

Client Ref: CMAPS-CM-1149479-4199-140224
Report Ref: CMAPS-CM-1149479-4199-140224HIS
Grid Ref: 385455, 390047

Map Name: National Grid

Map date: **1989**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
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Surveyed 1986
Revised 1989
Edition N/A
Copyright 1989
Levelled 1981

Surveyed 1984
Revised 1989
Edition N/A
Copyright 1989
Levelled 1981

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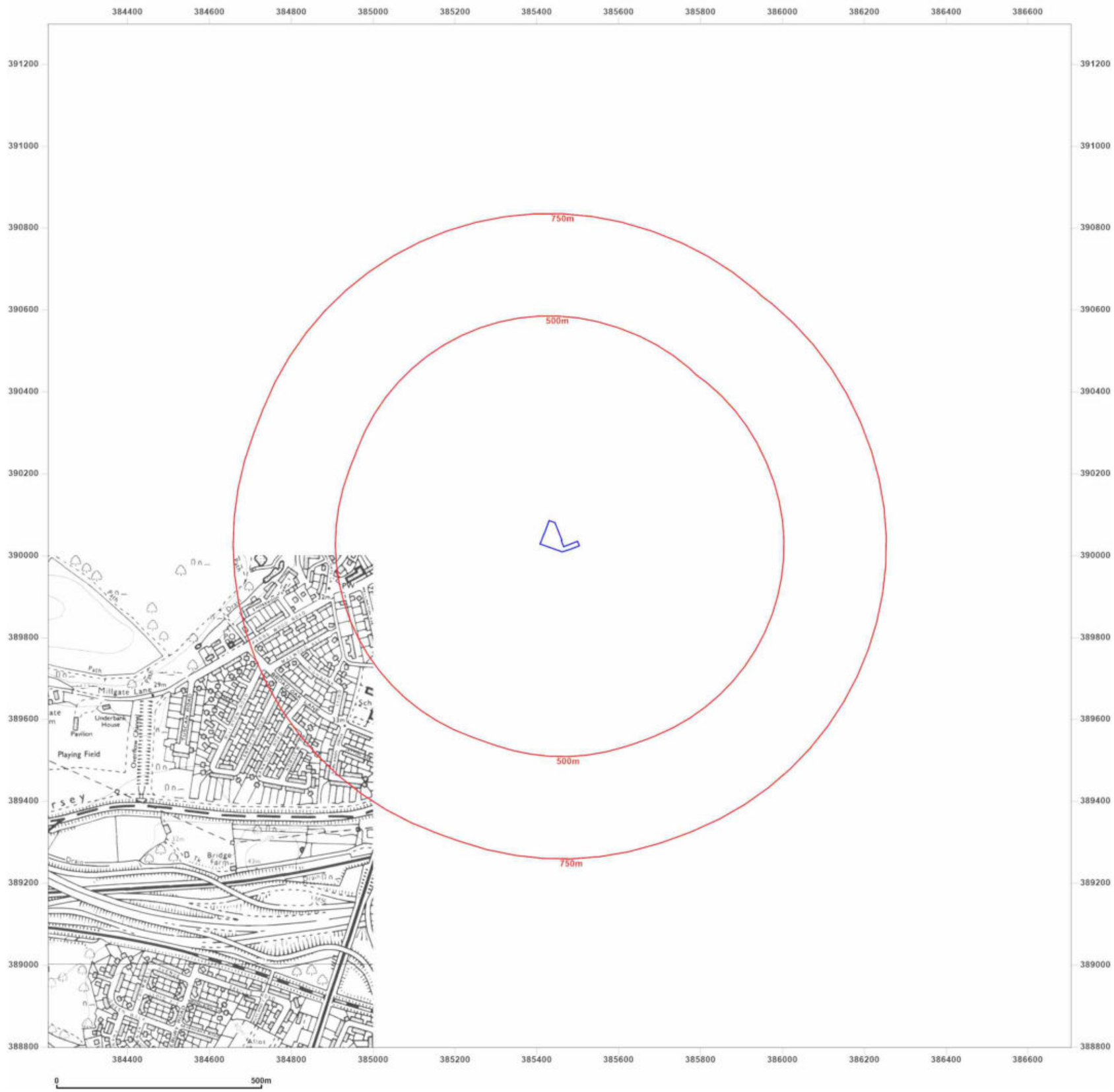

Site Details:

902 Wilmslow Road, Didsbury,
Manchester, M20 5PG

Client Ref: CMAPS-CM-1149479-4199-140224
Report Ref: CMAPS-CM-1149479-4199-140224HIS
Grid Ref: 385455, 390047

Map Name: National Grid

Map date: **1995**

Scale: 1:10,000

Printed at: 1:10,000

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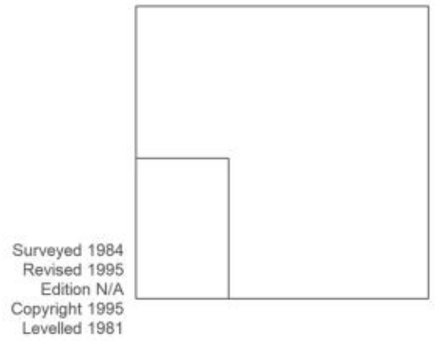

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Production date: 14 February 2024

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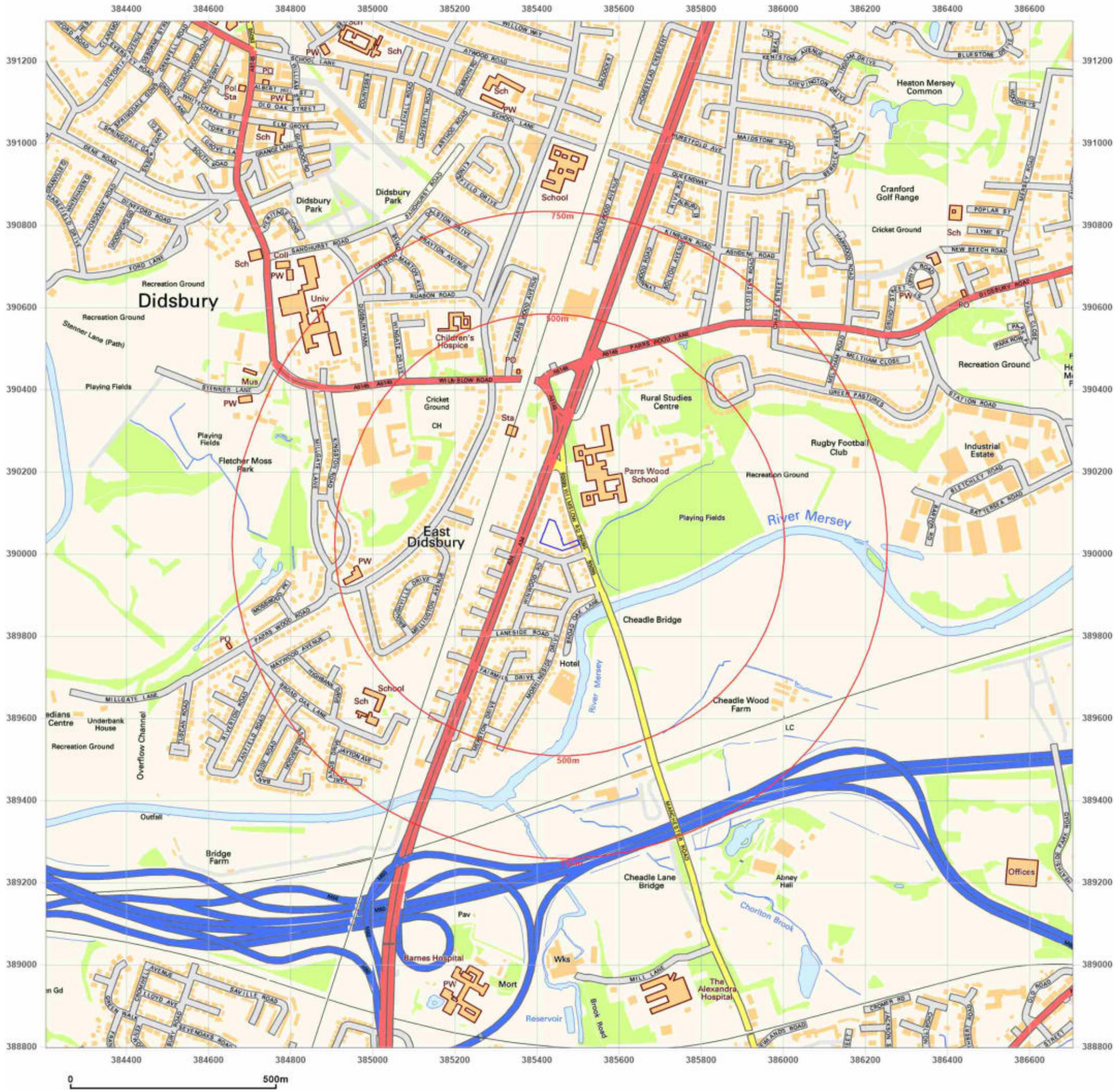
www.groundsure.com/sites/default/files/groundsure_legend.pdf



CENTRE MAPS LIVE.
FOR A BETTER POINT OF VIEW

Site Details:

902 Wilmslow Road, Didsbury,
Manchester, M20 5PG

Client Ref: CMAPS-CM-1149479-4199-140224
Report Ref: CMAPS-CM-1149479-4199-140224HIS
Grid Ref: 385455, 390047

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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S

2001

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CENTRE MAPS LIVE.
FOR A BETTER POINT OF VIEW

Site Details:

902 Wilmslow Road, Didsbury,
Manchester, M20 5PG

Client Ref: CMAPS-CM-1149479-4199-140224
Report Ref: CMAPS-CM-1149479-4199-140224HIS
Grid Ref: 385455, 390047

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

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2010

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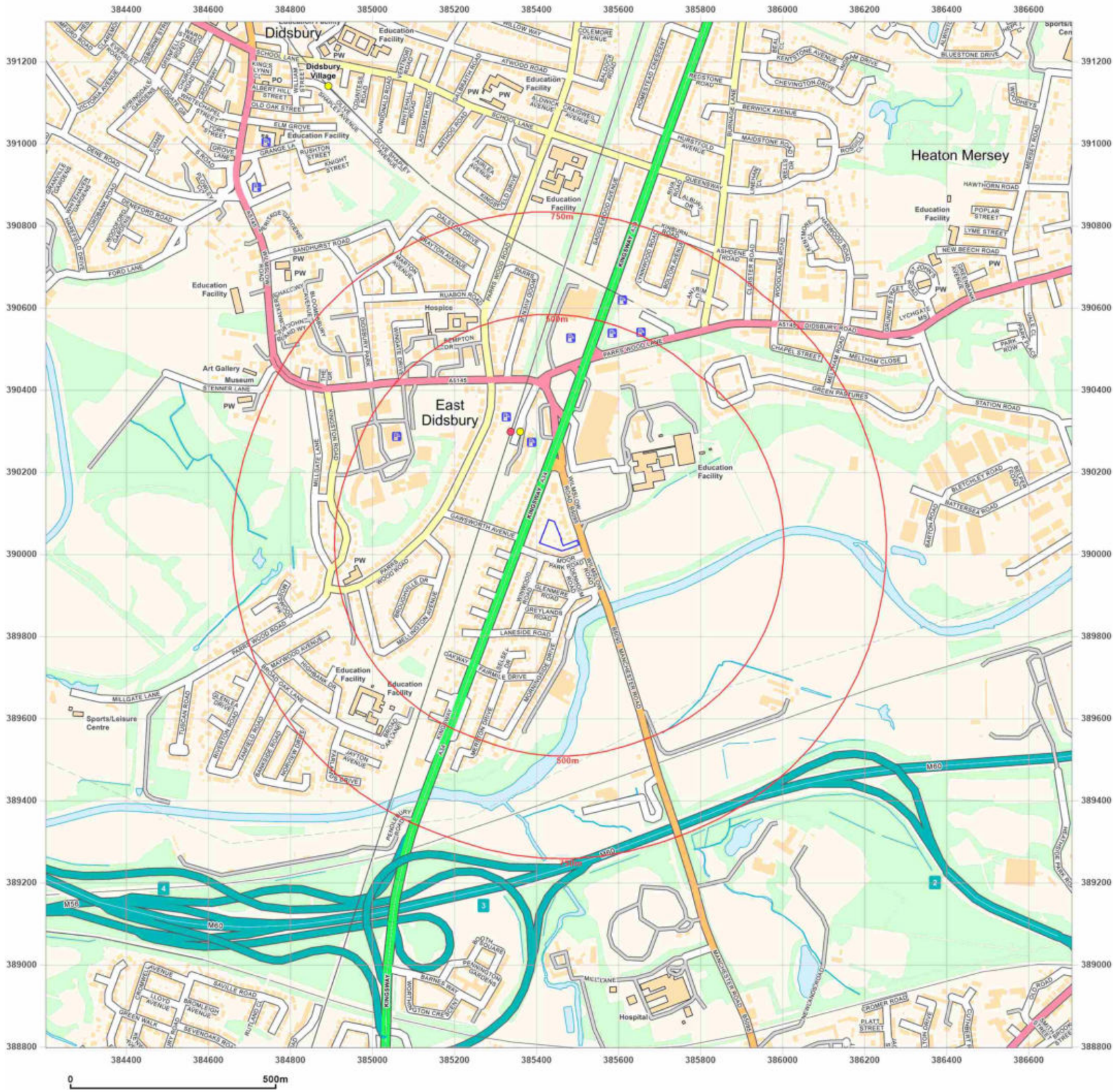

CENTRE MAPS LIVE.
FOR A BETTER POINT OF VIEW

Site Details:

902 Wilmslow Road, Didsbury,
Manchester, M20 5PG

Client Ref: CMAPS-CM-1149479-4199-140224
Report Ref: CMAPS-CM-1149479-4199-140224HIS
Grid Ref: 385455, 390047

Map Name: National Grid

Map date: **2024**

Scale: 1:10,000

Printed at: 1:10,000

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2024

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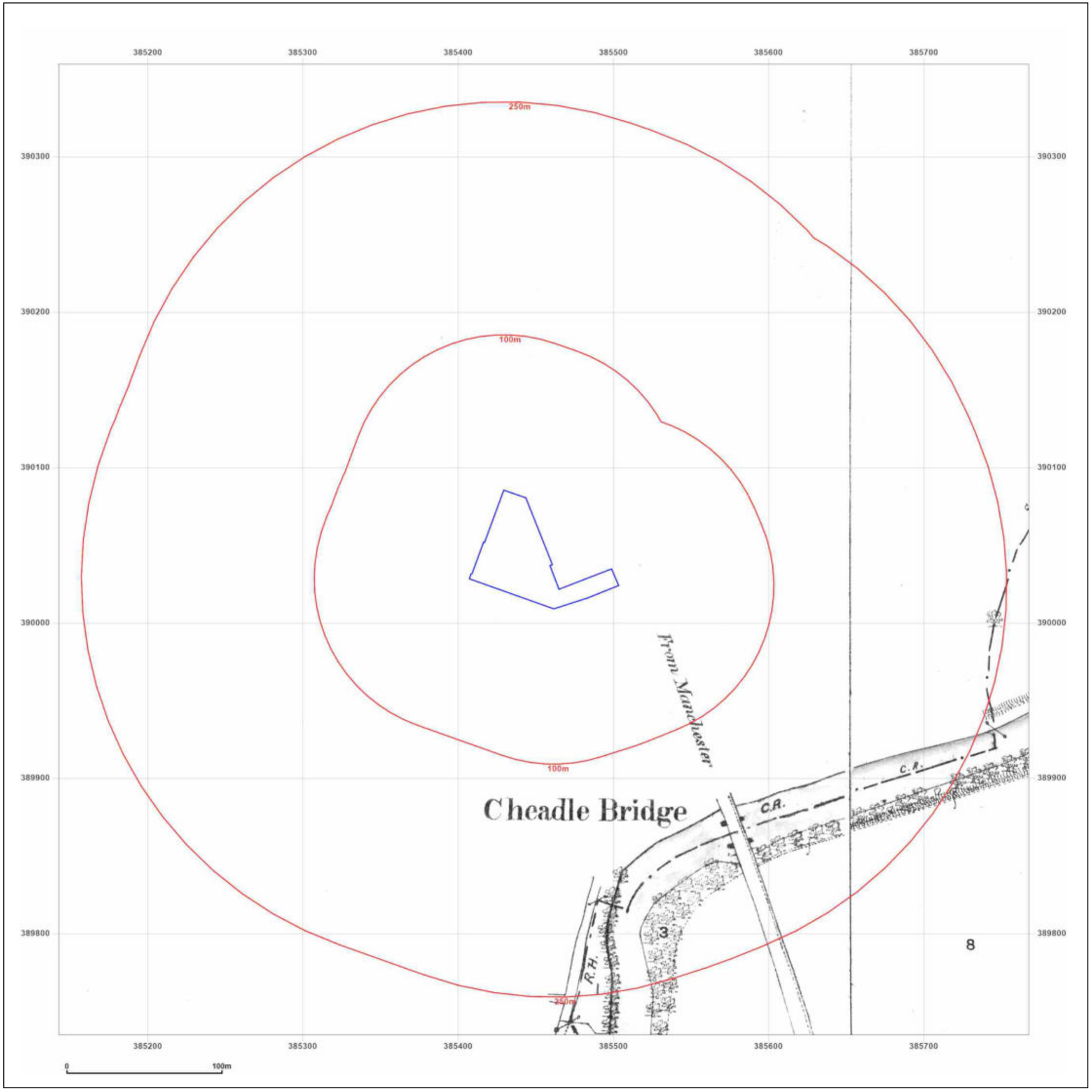
LARGE SCALE SURVEY PLANS



Site Details:

902 Wilmslow Road, Didsbury,
Manchester, M20 5PG

Client Ref: CMAPS-CM-1149479-4199-140224
Report Ref: CMAPS-CM-1149479-4199-140224HIS
Grid Ref: 385455, 390047

Map Name: County Series

Map date: **1872**

Scale: 1:2,500

Printed at: 1:2,500

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