RLRE Consulting Engineers

SRP, William Hulme Grammar School, Manchester

Phase 1 Geo-environmental Desk Study

SRP, William Hulme's Grammar School,

Manchester

PHASE 1 GEO-ENVIRONMENTAL DESK STUDY

For

United Learning

DATE: 01 July 2024

REV: P02

P22-639

Document Reference & Control

Project Name:	**SRP, William Hulme's Grammar School, Manchester**
Project Reference:	**P22-639**
Report Title:	**Phase 1 Geo-environmental Desk Study**
Client:	**United Learning**
Document Reference:	**22639-RLL-24-XX-RP-O-0001**
Report Status:	**Final**

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Revision Status	Date	Summary of Revision
P01	01/07/24	First issue
P02	03/07/24	Proposed development plan updated to P05

Executive Summary

This summary presents the salient points of the report and should not be referred to in isolation.

Instruction	In May 2024, Gateley Vinden Ltd commissioned Rodgers Leask Ltd (RLL) on behalf of United Learning to compile a Geo-environmental Desk Study (DS) for a site at William Hulme's Grammar School, Manchester, M16 8PR. It is understood that the Site proposals comprise the construction of a new SRP building and two MUGA's within the existing school boundary.
Site Location and Description	The site is located off Spring Bridge Road, Manchester M16 8PR and is approximately centred on National Grid Reference 383695E, 394286N. The site has an irregular outline covering an area of approximately 0.5 hectares and is generally level. The site comprises three main areas; a gravel covered car park and grassed area in the north, an existing asphalt covered MUGA in the central portion of the school, and a grassed area forming part of a sports field in the south. The surrounding area comprises mostly residential dwellings, with a business park to the northeast.
History	The Site was historically greenfield from earliest mapping, until the construction of the Grammar School where the land use changed to playing fields. Whilst the historic OS maps do not indicate the addition of the MUGA's, they are known to be present in the central area, and a carpark / hardstanding area in the northern area. The surrounding area has initially predominantly comprised greenfield and agricultural land up until the 1930's, where large scale residential expansion on all sides of the Site was seen. No heavy industry has been noted within the vicinity of the Site, but some industrial land use has been noted within 750m to the north and south of the Site. A railway line has been present within 500m to the south between 1905 and the 1980's.
Geology	The site is not shown to be underlain by Made Ground, but localised areas may still be present associated with the construction of the school. The site is shown to be underlain by Superficial Deposits of Till – Diamicton, overlying the Wilmslow Sandstone Formation – Sandstone. A fault intersects the site in the southern area, trending northwest-southeast.
Hydrogeology	No active groundwater abstractions are recorded within 2km of the site. The site does not lie within a Source Protection Zone. The underlying strata is classified as being 'Medium' and 'Low' vulnerability with respect to Superficial Deposits and Bedrock. The Superficial Deposits are classified as a Secondary Undifferentiated Aquifer. The Bedrock is classified as a Principal Aquifer.
Mining	The site does not lie within a Coal Mining Reporting Area. No surface workings are recorded within the site; 3 No. records are recorded within 250m, relating to ponds.
Hydrology	No surface water features are recorded within, or within 250m of the site. No surface water abstractions are recorded within 2km of the site.

Ecology and Wildlife	The site is not within a Nitrate Vulnerable Zone. 2 No. records of Ancient Woodland are recorded over 500m away. 2 No. records of Listed Buildings within approximately 100m.
UXB Risk	A prelimary unexploded bomb risk map from Zetica indicates the site to be located within a Moderate Risk area. A Pre-Desk Study Assessment was commissioned and it is recommended that a Detailed Risk Assessment is undertaken prior to any intrusive works taking place.
Flood Risk	The site is not within a Flood Zone 2 or 3. A Flood Zone 2 is recorded 6m northeast of the site. The Risk of Flooding from Rivers or the Sea is classified as N/A across the site. The highest risk within 50m is Low. The highest risk of surface water flooding on site is Negligible. The highest risk within 50m is 1 in 30 year, 0.1-0.3m. The highest risk of groundwater flooding on site is Moderate to High. The highest risk within 50m is High.
Public Register Information	No records are located within the site. There are 31 No. records relating to Potentially Contaminative Land Use within 500m, including historical tanks, garages, and petrol stations. There are no historical/recent landfill site recorded within 500m of the site.
Potential Contamination Issues	The site is considered to present a Low risk to human health and controlled waters from potentially contaminative soils. The site is considered to present a Low risk from soil gassing. The above risk classifications are subject to confirmation via intrusive site investigation works.
Foundations and Geotechnical issues	The BGS have indicated a Negligible to Very Low Risk of natural subsidence. Disturbed grounded conditions are not likely to be present in significant thicknesses, however localised areas associated with the construction of the school cannot be ruled out. An intrusive investigation is required to determine ground conditions. Traditional strip / trenchfill foundations for the proposed building are likely to be appropriate subject to levels and tree influence. Soakaways into the Wilmslow Sandstone Formation may be feasible depending on the thickness and nature of the overlying Glacial Till.
Risk Register	A geo-abnormal risk register is presented in Section 7.14.

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Appendix C: Site Walkover Photos and Plan
Appendix D: Historic OS Maps
Appendix E: Enviro+GeoInsight Report
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Appendix G: UXB Risk Map
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Appendix I: Illustrative CSM Diagram
Appendix J: CIRIA C552 Terminology

1.0 Introduction

1.1. Terms of Reference

In May 2024, Gateley Vinden Ltd commissioned Rodgers Leask Ltd (RLL) on behalf of United Learning to compile a Geo-environmental Desk Study (DS) for a site at William Hulme's Grammar School, Manchester, M16 8PR.

1.2. Proposed Development

It is understood that the Site proposals comprise the construction of a new SRP building in the central site area on an area currently occupied by outdoor basketball/netball courts, and two MUGA's; one located within the far southern site area, and one adjacent to the east of the existing all weather pitch in the north. Both MUGA's comprise courts.

The existing Resource Provision Building (RPB) and adjacent MUGA to the north shall be demolished prior to development of the SRP Building.

A copy of the proposed development plan is presented in **Appendix A**.

1.3. Objectives

The objectives of the investigation were to:

- Obtain desktop study information to assist in the assessment of potential environmental and ground related issues that may have implications for proposed development.
- Produce a conceptual model for the site using the findings of the desktop study.
- Highlight potential geo-abnormals which may affect the development site.

1.4. Scope

In order to achieve the outlined objectives, the scope of the study encompassed:

- A site walkover survey.
- A study of historical maps.
- Review of geological and mining information.
- An examination of regulatory authority information.
- A screen for unexploded bombs (UXB).

- Production of a conceptual model.

1.5. Pernicious Plants

No assessment has been made for the presence of pernicious plant species e.g. Japanese Knotweed, Giant Hogweed, within the remit of this investigation.

1.6. Limitations and Confidentiality

All conclusions and recommendations made within this report are based upon and limited to the factual information obtained as part of this investigation. No responsibility can be taken by RL Ltd for information obtained by third parties and it has been assumed that all third-party information provided is true and correct.

RL Ltd has undertaken the work in accordance with our understanding of current best practice at the time of undertaking the report. Further assessment and revision of the report may be required should new information come to light or legislation/changes to best practice be introduced after the date of issue of the report.

RL Ltd has prepared the report for the sole use and reliance of the Client. The report may not be used or relied upon by any unauthorised third party without the explicit written agreement of RL Ltd.

The interpretive work undertaken within this report remains the intellectual property of RL Ltd and must not be divulged to any commercial third party without prior written agreement of RL Ltd.

2.0 Site Location and Description

2.1. Site Location

The site is located on Spring Bridge Road, Manchester, M16 8PR and is approximately centred on National Grid Reference 383695E, 394286N.

A plan of the site is presented in **Appendix B**. The boundary of the site is indicated by the red line.

The land within the red line boundary will henceforth be referred to as the "site".

2.2. Site Description

A site walkover was undertaken by RL on 17th June 2024. The purpose of the walkover was to provide a general description of the site. Detailed surveys such as wildlife or tree surveys were outside the scope of this report.

The site has an irregular outline, covers an area of approximately 0.5 hectares (ha) and is generally level. The site was accessed via Spring Bridge Road.

The site comprises three main areas:

- A roughly square area in the north comprising two-thirds grass and one third gravel hardstanding. The grass area forms part of the existing school playing fields. The hardstanding area was being used to park vehicles at the time of the site visit.
- A roughly square area in the central portion of the school covered by asphalt hardstanding associated with an existing MUGA (courts). Existing drainage was noted within the MUGA together with flood lighting. Telegraph poles were noted along the western edge of the MUGA.
- A rectangular area in the south covered by grass which forms part of the existing school playing fields.

Although not visible during the walkover, it is understood that there is an existing underground drainage tank located beneath the northwestern area of the proposed southern MUGA.

Photographs taken during the site walkover are presented in **Appendix C**, along with a plan indicating the location of the photos.

2.3. Site Boundaries

The boundaries of the site comprise:

Northern Area

- Mature treeline and hedge line to the north.
- Greenfield to the east
- Greenfield to the south
- Car park comprising hardstanding to the west.

Central Area

- MUGA's to the north.
- Greenfield to the east.
- Existing resource provision building and cricket nets to the south.
- Service road and existing school buildings to the west.

Southern Area

- Cricket nets and greenfield to the north.
- Greenfield to the east.
- Greenfield to the south.
- Fencing and hardstanding to the west.

2.4. Site Access

Vehicular access to the site is gained from Spring Bridge Road and then via school service roads.

Pedestrian access is gained from Spring Bridge Road.

2.5. Surrounding Area

The land beyond the site boundaries consists of:

- Residential dwellings to the north.
- Business Park to the northeast.
- The A5103 and residential dwellings to the east.
- Residential dwellings and the A6010 to the south.
- The wider school complex and residential dwellings to the west.

3.0 Historical Review

3.1. Ordnance Survey Maps

Historical Ordnance Survey Maps at various scales have been obtained via an Emapsite MapInsight Report in order to review the historical land use on the site. These maps are presented within **Appendix D**.

A summary of the historical features is as follows:

Map Date	Site Feature	Adjacent Features
1848-1849 (1:10,560)	The site forms part of a number of agricultural fields, with tree lined boundaries.	Multiple surface water features are present between 90m and 500m of the site on all sides. Withington Hall is mapped approximately 500m southeast of the site. Spring Bridge is mapped approximately 500m south of the site. Old Dog House is mapped approximately 500m southwest of the Site. Dog House Farm is mapped approximately 500m west of the site.
1881 (1:2,500)	The site comprises a number of agricultural fields. A trig point is mapped within the southwestern corner of the centre site area.	A stream is mapped originating approximately 75m northeast of the site, running to the northwest. A pond is mapped approximately 90m east of the northern area of the site. A pond is mapped approximately 250m northeast of the site. A river is mapped approximately 150m west of the site, running north-south. Residential dwellings and a nursery (comprising glasshouses) is mapped approximately 250m northwest of the site.
1894 (1:2,500)	The site is shown to comprise greenfield within the wider Hulme Grammar School premises.	No discernible changes noted.

Map Date	Site Feature	Adjacent Features
1905 & 1907 (1:10,560 & 1:2,500)	No discernible changes noted.	Residential dwellings are mapped within 100m southwest of the Site, and within 250m southwest. The aforementioned stream to the northwest now originates in the north approximately 70m and terminates approximately 200m to the northwest. The aforementioned river is no longer mapped as present. The aforementioned pond to the east of the northern area is no longer present. Alexandra Park is mapped approximately 400m north. Moss Side Brick Works and surface workings are mapped approximately 800m northeast. A refuse destructor is mapped approximately 750m north. The Manchester Central Station Line is mapped approximately 400m south. An associated goods yard is mapped approximately 550m southwest.
1922-1923 (1:10,560 & 1:2,500)	No discernible changes noted.	The Grammar School building has seen expansion to the south. An athletic ground is mapped adjacent to the north. A reservoir is mapped adjacent to the aforementioned Moss Side Brick Works. The aforementioned refuse destructor is no longer mapped. The Princess Road Car Shed is mapped approximately 600m north. Further residential dwellings are mapped within 100m southwest.

Map Date	Site Feature	Adjacent Features
1933-1938 (1:10,560 & 1:2,500)	The Site is now mapped as playing fields.	Large scale residential expansion to the surrounding area is mapped, with dwellings mapped within 100m to the east, southwest and west. The Grammar School has seen further expansion with additional structures present to the east of the original. The aforementioned athletic ground to the north now has tennis courts mapped within 60m northeast of the site. A pavilion is mapped within 30m east of the southern area. The aforementioned car shed is now mapped as Princess Road Bus & Tram Depot. The aforementioned train goods yard is no longer mapped. Large scale residential expansion is mapped top the southeast of the railway.
1955-1956 (1:10,560 & 1:2,500)	No discernible changes noted.	The grammar school has seen expansion with additional structures to the south. Engineering works are mapped approximately 500m southwest adjacent to the railway.
1965-1968 (1:10,560)	No discernible changes noted.	A depot is mapped at the aforementioned engineering works.
1971-1973 (1:2,500)	No discernible changes noted.	The grammar school has seen the expansion of additional structures. Residential structures within 100m to the southwest have been demolished and now have tennis courts and a swimming pool in their place. A sub-station is mapped approximately 100m northwest.
1985-1988 (1:10,000)	No discernible changes noted.	Residential housing now bounds the site to the north. The aforementioned railway to the south is now disused.
2001 (1:10,000)	No discernible changes noted.	A business park is mapped adjacent to the northeast.
2010 (1:10,000)	No discernible changes noted.	The pavilion is no longer mapped.
2024 (1:10,000)	No discernible changes noted.	An additional structure is mapped to the south of the grammar school complex.

3.2. Summary

The Site was historically greenfield from earliest mapping, until the construction of the Grammar School where the land use changed to playing fields. Whilst the historic OS maps do not indicate the addition of the MUGA's, they are known to be present in the central area, and a carpark / hardstanding area in the northern area.

The surrounding area has initially predominantly comprised greenfield and agricultural land up until the 1930's, where large scale residential expansion on all sides of the Site was seen. No heavy industry has been noted within the vicinity of the Site, but some industrial land use has been noted within 750m to the north and south of the Site. A railway line has been present within 500m to the south between 1905 and the 1980's.

4.0 Geology, Hydrology, Hydrogeology and Mining

Information regarding the geology and associated conditions at the Site has been obtained via a GroundSure Enviro+Geo Insight report, a copy of which is included in **Appendix E**.

4.1. Geology and Hydrogeology

4.1.1. Published Geology

Information considered pertinent to the Site is presented below. A Geological Constraints Plan is presented in **Appendix F**.

(1:10k scale)	Geological Unit	Permeability	Aquifer status (descriptions below table)
Made Ground	None mapped within the Site. 7 No. records between 226-500m.	N/A	N/A
Superficial Deposits	Till - Diamicton	Mixed Flow Type High to Low Permeability	Secondary Undifferentiated
Bedrock Geology	Wilmslow Sandstone Formation - Sandstone	Intergranular Flow Type High Permeability	Principal

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

Secondary A aquifer: Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.

Secondary B aquifer: Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers.

Principal Aquifer. Geology of high intergranular and/or fracture permeability, usually a high level of water storage and may support water supply/river base flow on a strategic scale.

4.1.2. Structure

1 No. fault is located within the Site boundary running approximately northwest-southeast in the southern portion of the site.

4.1.3. BGS Borehole Records

No BGS records exist within the Site. 2 No. records 104m and 175m north of the Site. Both are listed as 'Private' and are not able to be reviewed.

4.2. Groundwater Abstractions

There are no recorded potable groundwater abstractions within 2km of the site.

12 No. groundwater abstractions are recorded within 2km of the site; of which, 2 No. are active. The closest one being 1505m north and is related to 'General Cooling (high loss)'.

4.3. Source Protection Zone (SPZ)

The Site is does not lie within, or within 500m of a SPZ.

4.4. Groundwater Vulnerability and Soil Leaching Potential

The underlying strata is classified as being 'Medium' and 'Low' vulnerability, with respect to Superficial Deposits and Bedrock geology.

4.5. Hydrology and Flooding

	Summary
Surface Water features	**On-Site:** No records of surface water features. **Off-Site:** No records of surface water features within 250m.
Biological & Chemical Data	No biological or chemical data is available.
Surface Water Abstractions	No records of historical or active surface water abstractions within 2km.
Flood Risk	The site is not within a Flood Zone 2 or 3. A Flood Zone 2 is recorded 6m northeast of the Site. The Risk of Flooding from Rivers or the Sea is classified as N/A across the site. The highest risk within 50m of the site is Low. The highest risk of Surface Water Flooding on site is Negligible. The highest risk within 50m is 1 in 30 year, 0.1-0.3m. The highest risk of Groundwater Flooding on site is Moderate to High. The highest risk within 50m is High.

4.6. Radon

The Site is not in a radon affected area, as less than 1% of properties are above the action level. Therefore, radon protective measures are not required for new developments.

4.7. Mining and Ground Workings

	Summary
Ground Workings map	***Historical:*** ***On-site*** No records on-site. ***Off-site*** 3 No. records relating to 'ponds' between 76m-235m.
Mining, Extraction and Natural cavities	No records.
Coal Mining	The site does not lie within a 'Coal Mining Report Area' as defined by the Coal Authority. JPB state "whilst outside of an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer may have information such as mining plans and maps held within their archive that have occurred within 1km of this property... Further details and a quote for services (if appropriate) can be obtained by emailing this report to enquiries.gs@jpb.co.uk". Whilst JPB state this, we do not consider this is necessary as part of this report.
Non-Coal Mining / Mineral Extraction	No records.
Non-Coal Mining Cavities / Natural Cavities	No records.
Brine / Gypsum Extraction	No.
Clay Mining	No.

4.8. Potential for Natural Ground Subsidence

Hazard	Hazard Rating	Comments
Shrink -Swell Clays	Very Low	Very Low risk associated with Superficial Deposits of Till – Diamicton.
Landslides	Very Low	Slope stability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.
Ground Dissolution of Soluble Rocks	Negligible	Soluble rocks are either not thought to be presented within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

Hazard	Hazard Rating	Comments
Compressible Deposits	Negligible	Compressible strata are not thought to occur.
Collapsible Deposits	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.
Running Sands	Very Low	Running sand conditions are unlikely. No identified constraints on land use due to running sand conditions unless water table rises rapidly.

4.9. Estimated background soil chemistry

The following estimates are provided for the site based upon Rural soil:

Arsenic mg/kg	Cadmium mg/kg	Chromium mg/kg	Nickel mg/kg	Lead mg/kg
15 – 25	<1.8	60 – 90	30 – 45	100 - 200

4.10. Railways and Tunnels

4.11. Tunnels

No records of tunnels are identified within, or within 250m of the Site boundary.

4.12. Historical Railways

No records of historical railway or tunnels are identified within, or within 250m of the site.

4.13. Active Railways

No records of active railways are identified within, or within 250m of the site.

4.14. HS2

The site does not lie within 5km of HS2.

4.15. Coal Authority records

The Site does not lie within a Coal Authority reporting area.

No further action is therefore considered necessary in this regard.

5.0 Environmental Database records and UXO

5.1. Regulatory data

Data regarding Environment Agency and Local Authority regulatory information has been obtained via a GroundSure Enviro+Geo Insight report, a copy of which is included in **Appendix E**.

Information considered pertinent to the Site is presented below.

Category		Summary
Historical Industrial Sites from 1:10,000 mapping	*Potentially contaminative use within 500m*	***On-site*** No records on site. ***Off-site*** 31 No. records relating to: • Nursery • Cuttings • Railway Station / Building / Sidings • Unspecified Pit / Depot / Tank • Engineering Works • Goods Yard
	Historical Tank Database (500m)	***On-site*** No records. ***Off-site*** 1 No. record relating to an 'Unspecified Tank'.
	Historical Energy Features (500m)	***On-Site*** No records on-site. ***Off-Site*** 12 No. records, the closest 103m northwest relating to 'Electricity Substation'.
	Historical Garages (500m)	***On-Site*** No records on-site. ***Off-Site*** 3 No. records, the closest 278m southeast.
	Potentially infilled Land within 250m	***On-site*** No records. ***Off-site*** 3 No. records of 'Ponds' between 76-235m of the site.

Category		Summary
Current Industrial Land Use	*Recent Industrial Land Uses (250m)*	***On-Site*** No records. ***Off-Site*** 7 No. records relating to: • Medical Equipment, Supplies and Pharmaceuticals • Vehicle Cleaning Services • Electrical Features • Telecommunications Features • Business Parks and Industrial Estates
	Current or Recent Petrol Stations (500m)	***On-Site*** No records. ***Off-Site*** 2 No. records 273m north and 289m southeast, both recorded as open.
Environmental Permits, Incidents and Authorisations	*Part IIA EPA 1990*	The Site is not determined as Contaminated Land.
	Records of List 2 Dangerous Substance Inventory Sites	No records on site, or within 500m of the site.
	Licensed Discharge Consents	No records on site, or within 500m of the Site.
	Pollution Incidents	No records on site, or within 500m of the Site.
	Licensed Pollutant Release (Part A(2)/B)	No records on site. 2 No. records 298m north and 308m southeast, relating to "Unloading of petrol into storage at service stations".
	Radioactive Substance Authorisations	No records within the site. 1 No. record 97m northeast, relating to "Keeping and use of radioactive materials" and is recorded as "Surrendered".
Landfills and other Waste Disposal Sites	*EA registered, BGS survey, Local Authority and Historical Mapping*	No records of Historical or Active Landfills or Waste Sites. 1 No. record of Waste Exemptions 405m northwest, relating to "Use of waste in construction".
Designated Environmentally Sensitive Sites	SSSI's, NNR's, AONB's	The Site is not located within a Nitrate Vulnerable Zone. 2 No. records of Designated Ancient Woodland are recorded 562m and 596m southwest, relating to "Hough End Clough". 2 No. records of Listed Buildings are recorded 74m and 102m northwest, relating to William Hulme Grammar School.

5.2. Unexploded Bombs (UXB)

Regional Unexploded Bomb Risk maps obtained from Zetica indicates that the Site is in a Moderate Risk area for Unexploded Bombs (UXB). A copy of the risk map is included in **Appendix G**.

Zetica state that Moderate-Risk regions are those with a bombing density of between 15 to 49 bombs per 1000 acres or less. These areas are considered to have significant UXB risk. In general, further action to mitigate the risk is considered prudent.

A Pre-Desk Study Assessment was commissioned by Rodgers Leask to further assess the preliminary risk of UXO within the Site. In summary, Zetica recommend that a full Desk Study Assessment is commissioned to further assess the risk the UXO hazard level on the Site.

The full findings by Zetica are presented in **Appendix H**.

6.0 Conceptual Site Model (CSM)

This section provides a qualitative risk assessment of the risk posed from potential on and off-site contamination sources, identified by the information presented in the previous sections.

The conceptual model below has been developed based on the commonly adopted source-pathway-receptor model as recommended within Land Contamination Risk Management (LCRM).

An illustrative Conceptual Site Model is presented in **Appendix I**.

6.1. Proposed Development

It is proposed to redevelop the site into a new SRP Building and two MUGA's. These will comprise hard structures. It is understood that no soft landscaping is proposed.

6.2. Potential Sources of Soil Contamination related to the sites past and current use

6.2.1. On-site

The site has historically been undeveloped with much remaining greenfield. Areas of hardstanding are present within the central and northern areas of the Site utilised as a MUGA and carparking, respectively. Potential contaminants associated with this use are detailed below. The contaminants are likely to be localised and predominantly associated with fuel/oil leaks and/or pesticides (where applicable). However, the presence of hardstanding in some areas of the site is likely to inhibit the mobility of localised contamination.

Inorganic Contaminants	Organic Contaminants
Arsenic, cadmium, chromium, copper, lead, iron, mercury, nickel, zinc, sulphate, sulphide, chlorides, fluorides, ammonium, nitrates, phosphates, pH, free cyanide, asbestos,	Oil/fuel hydrocarbons, pesticides

Asbestos may be present where former above ground or below ground structures have historically been demolished although based on the historical review, no structures appear to have been present within the current site boundary.

Made ground used to raise levels and create development plateaus for the existing MUGA and car park area may contain contaminates/asbestos, depending on the nature and source of the material.

The existing RPB may contain asbestos.

6.2.2. Off-site

The area surrounding the site saw large scale residential expansion over the years including an industrial and business park to the northeast. These features are likely to present similar sources of contaminants as described in the above table.

Some distinct potential sources of contaminants have been identified from the industrial and business park to the northeast, including a recorded Medical Equipment, Supplies and Pharmaceuticals and a record of a Radioactive Substance Authorisations, which has been surrendered. The below table is an indicative view of potential contaminants, resultant from the land use.

Inorganic Contaminants	Organic Contaminants
Metals, Inorganic compounds, acids and alkalis, asbestos, tars from primary processes, PCBs	Organic solvents, fuel oils and coal
Technetium-99m, krypton-81m (gas), iodine-131, xenon-133 (gas), thallium-201, tritium	

Whilst the above contaminants have been identified from the Department of the Environment (DoE) Industry Profiles, it is unlikely at this stage that such contaminants will affect the site.

6.3. Ground Gassing

No landfill sites are or have been situated within 250m of the site. The site is not underlain by peat or coal seams which may give rise to gas.

A number of potential infilled ponds have been identified within 250m of the site, which given the distances from the site, could pose a potential source of ground gas however the source generation potential of these features is likely to be very low.

There is a potential for made ground to be present associated with the construction of the school; the potential for soil gas generation will depend on the organic content of the materials.

6.4. Potential Pathways

With regard to the assessment of risk to human health, the following pathways are considered to be potential exposure routes based on residential end-use, in accordance with the CLEA Documentation:

- Dermal contact (construction workers only).
- Direct ingestion of soil (construction workers only).
- Inhalation and ingestion of soil dust.
- Inhalation of gases.
- Ingestion of contaminated water via plastic pipes.

With regard to Controlled Waters, the following pathways are considered applicable:

- Downward infiltration through soils and bedrock
- Lateral migration through soils and bedrock towards the nearest surface feature
- Newly created preferential pathways associated with the redevelopment of the site e.g. deep boreholes/piles/sewers.

6.5. Potential Receptors

The following are considered to be potential receptors for contamination:

Receptor		Additional information
Human Health	Site end users Construction/maintenance workers	A female child will be regarded as the critical receptor.
Controlled Waters	Secondary Undifferentiated Aquifer – Superficial. Principal Aquifer – Bedrock.	Low to Medium sensitivity
Other	Neighbouring buildings	Residential properties adjacent site to north, east, south and west.
	Underground structures	
	Flora and fauna	

6.6. Pollutant linkages

Based on the information above, the following potential pollutant linkages are considered applicable to the site. The risk classification has been qualitatively derived in accordance with LCRM. The terminology used is taken from CIRIA C552, and a summary of the principal terms are provided in **Appendix J**.

Pollutant Linkage	Source	Pathway	Receptor	Probability	Consequence	Risk
1	Contaminated Soils	Ingestion of soil, dermal contact, inhalation of dust	Site end users Construction workers; maintenance workers	Unlikely	Medium	Low
2	Contaminated Soils	Inhalation of soil dust	Members of the public adjacent to the site during construction	Unlikely	Medium	Low
3	Contaminated Water Supplies	Ingestion of water, Migration of organic contaminants via plastic pipes	Humans – Site End Users	Unlikely	Medium	Low
4	Contaminated Soils and Groundwater	Leaching and groundwater flow to surface water	Surface water features	Unlikely	Medium	Low
5	Contaminated Soils and Groundwater	Downward migration into groundwater.	Secondary Aquifer. Principal Aquifer	Unlikely	Medium	Low
6	Contaminated Soils and Groundwater	Leaching of sulphate and corrosive contaminants	Buried concrete structures and services	Low likelihood	Mild	Low
7	Ground gasses from made ground and natural soils	Migration of asphyxiant and explosive gasses into confined spaces	Site end users, construction/ maintenance workers in trenches;	Unlikely	Severe	Moderate/ low

7.0 Conclusions and Recommendations

7.1. Site setting and historical development

The Site currently comprises a mix of greenfield and hardstanding within the William Hulme Grammar School site, located within Manchester.

The site has seen limited development, with the majority comprising greenfield since earliest mapping. Areas have been developed to comprise hard standing in the central and northern areas of the site for use as a MUGA and carparking.

The site currently comprises three main areas; an area of sports field in the south, an existing MUGA surfaced by asphalt in the central area; and a mix of sports field and gravel hardstanding the northern area currently used as a car park.

The site is indicated to be underlain by Superficial Deposits of Till – Diamicton and Wilmslow Sandstone Formation Bedrock. The former is classed as a Secondary Undifferentiated Aquifer, and the latter is a Principal Aquifer.

An inferred fault is present running approximately northwest-southeast in the southern portion of the site; however, this is not considered likely to have any significant bearing on the development of the site.

7.2. Planning/Enabling Works Considerations

The following should be considered as part of any planning/enabling works:

- A review of the asbestos risk register for the existing RPB. If this is not available an asbestos survey should be undertaken by a specialist.
- Utility surveys. Diversions may necessary to facilitate development. The existing MUGA and RPB was observed to have drainage.
- Topsoil strip of the areas of the site occupied by the sports field will be required prior to construction.
- Existing asphalt may contain coal tar and therefore require disposal as hazardous waste unless it can be re-used in a bound layer beneath proposed hardstanding in accordance with Environment Agency Regulatory Position Statement 75.
- Consideration to the current occupation and use of the site as a school; works may require planning around school closures.

7.3. Flood Risk

No areas of the Site are within a Flood Zone 2 or 3, although a Flood Zone 2 is recorded 6m northeast.

The site is not at Risk of Flooding from Rivers or the Sea, although a Low Risk is recorded within 50m of the Site.

The site is at Negligible Risk of Surface Water Flooding, the highest risk within 50m of the site is 1 in 30 year, 0.1-0.3m.

The site is at Moderate to High Risk of Groundwater Flooding, with a High Risk within 50m of the site.

However, this preliminary risk assessment should be confirmed by a drainage engineer.

7.4. Access

Vehicular and pedestrian access is available off Spring Bridge Road.

7.5. Qualitative contamination risk assessment

At present the site is occupied by a sports field, MUGA and car park associated with a school, with main sources of contamination likely to be isolated to localised fuel leaks associated with car parking and maintenance equipment, and any made ground that may have been placed to facilitate development of the school. Where present, the presence of hardstanding is likely to reduce the risk of downward migration into the underlying soils. Given the potential sources of contamination, it is therefore considered there is a LOW risk of contamination existing from past land use. However, this should be confirmed through intrusive ground investigation.

The risk to construction and maintenance workers is likely to be mitigated through the use of appropriate PPE.

Asbestos may be present within the existing RPB; the asbestos risk register should be consulted prior to demolition or an asbestos survey carried out. Asbestos may be present in made ground, depending on the nature and source of material.

The risk to Controlled Waters from on-site soils and groundwater is also considered to be LOW on the basis of current information given the underlying aquifer classifications (Secondary and Principal). Should contaminants be present within soils, the risk that they will affect groundwater and subsequent surface waters shall be related to the mobility of the contaminants, the

permeability of strata and distance to receptor. The sensitivity of the site with respect to the identified controlled water receptors is considered LOW at this stage.

7.6. Ground Gas

The CSM has indicated the gas generation potential is generally considered to be LOW, with potential sources limited to any Made Ground and infilled surface water features.

The sensitivity of the proposed development in accordance with CIRIA C665 is considered to be high given the intended end use and would likely equate to building type 'C' in accordance with British Standard BS8485:2015+A1:2019.

Given the initial findings indicate a limited source of gas generation and the anticipated building type, it is not believed at this stage that gas protection measures will be required. However, this should be confirmed by an appropriate intrusive investigation and ground gas risk assessment.

Should a significant gas generation be found from intrusive and monitoring works, then during construction works, entry into deep trenches should be avoided, gas may accumulate within the confined space created. Permit to work systems and personal gas monitors may be required for such works.

No radon protection measures are necessary for new structures.

7.7. Surface water drainage

The geology would suggest the strata may be suitable for infiltration of surface water for the proposed development, subject to confirmation of the depth to the Wilmslow Sandstone Formation and the infiltration rate through on site testing. Infiltration rates are likely to be dependent on particle size distribution of weathered deposits and bedrock characteristics, fine and well graded materials generally provide slower rates of infiltration.

7.8. Foundation Design and Geotechnical issues for construction

Intrusive works shall be required in order to identify ground conditions and provide foundation recommendations for the site.

The BGS have indicated the majority of the site to be considered Negligible to Very Low hazard ratings for natural subsidence.

The geology suggests that traditional strip/trenchfill foundations may be appropriate, subject to verification by intrusive investigation, and provided foundations are placed below any Made Ground. The presence of a high

groundwater table may reduce allowable bearing capacities within the granular deposits associated with either superficial or weathered bedrock deposits and stability may be an issue for trench construction; a ground investigation should be undertaken to confirm the ground conditions beneath the proposed SRP building.

On the basis of current information and the absence of trees/vegetation around the proposed area of the SRB, foundations are unlikely to be affected by tree influence although minimum dig depths would apply, depending on the volume change potential of the founding strata. Trees/vegetation is present adjacent to the north of the proposed northern MUGA however no load bearing structures are understood to be proposed.

7.9. Mining and Geological Issues

The Site does not lie within a Coal Authority Reporting Area and hence the risk of subsidence related to underground mining is considered to be Negligible.

No other mining activities are indicated to have taken place by the Groundsure Report or historical mapping within the immediate site vicinity.

7.10. Radon

No radon protection measures are required.

7.11. Ecology and Wildlife Issues

Wildlife surveys are outside the scope of this report. However, there are no designated sensitive sites such as SSSI's on the site.

7.12. UXB

Regional Unexploded Bomb Risk maps obtained from Zetica indicates that the Site is in a MODERATE risk area for Unexploded Bombs (UXB). A pre-desk study assessment has been undertaken and recommends that a Detailed UXO Risk Assessment is recommended prior to any intrusive works.

7.13. Geo-environmental Abnormal Risk Register

The following table presents a summary of the main risks identified by the CSM. The table should be read in conjunction with the main body of the report and not in isolation.

Hazard/ Risk	Cause	Risk Rating	Recommendations
Soil & groundwater contamination	Potential Made Ground; industrial / commercial land use to northeast	Low	Intrusive ground investigation required.
Asbestos	Demolition of former structures/sub-structures.	Low	Review asbestos register or undertake Asbestos survey prior to demolition of existing building. Ensure removal of asbestos in accordance with Control of Asbestos Regulations (2012).
Soil Gas	Made Ground may contain organic material. Infilled surface water features	Low	Intrusive ground investigation required to confirm low risk.
Flooding	Surface water and groundwater flooding	Low	Drainage Engineer to assess.
Foundation Design / Geotechnical issues	Unknown water table Depth to suitable founding strata	Low	Intrusive ground investigation required.
Excavations	Unknown water table Potential for granular deposits	Low	Intrusive ground investigation required. Shoring and dewatering may be required. Alternative foundation solutions may provide economy.
Materials Management	Topsoil strip of north and southern site areas. Arisings likely to be surplus to requirement Existing asphalt may contain coal tar	Moderate/ low	Characterise topsoil. Re-use of topsoil on-site where possible. Allow for off-site disposal of surplus topsoil/arisings; may not qualify for inert classification. Asphalt containing coal tar may be classed as hazardous waste.
Earthworks	Unsuitable materials may require stabilisation to ensure geotechnically suitable for use. Significant earthworks considered unlikely to be required.	Low	Intrusive investigation required. Place fill material in accordance with an Engineers Specification.

Hazard/ Risk	Cause	Risk Rating	Recommendations
Drainage	Natural soakaways may be possible	Low	Intrusive investigation required. Drainage assessment required.
UXO	Site in moderate risk area.	Moderate	Detailed UXO Risk Assessment required.

7.14. Recommended further works

An intrusive Ground Investigation shall be required to confirm ground conditions, the contaminative status of the site, and suitable foundation and floor slab solutions for the proposed development. On the basis of current information, suitable methods of investigation are likely to comprise:

- A detailed UXO risk assessment is recommended prior to undertaking any intrusive works.
- Trial Pits to log ground conditions, assess excavation stability and obtain samples for laboratory testing.
- Window Sample boreholes to facilitate in-situ testing, the installation of gas and groundwater monitoring standpipes and soil sampling.
- Infiltration testing to determine the suitability of soakaway drainage.
- Soil contamination laboratory testing to enable a human health risk assessment with regard to potential contamination identified on site.
- A programme of soil gas monitoring to assist with establishing the gassing regime of the site and inform a ground gas risk assessment.
- Sulphate testing to assess the risk to buried concrete.

References

1. British Standards Institution. BS 5930:2015+A1:2020. Code of practice for ground investigations.

2. British Standards Institution. BS 10175:2011+A2:2017. Investigation of potentially contaminated sites – Code of practice.

3. British Standards Institution. BS 8485:2015+A1:2019. Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

4. British Standards Institute. BS EN ISO 21365:2020. Conceptual site models for potentially contaminated sites.

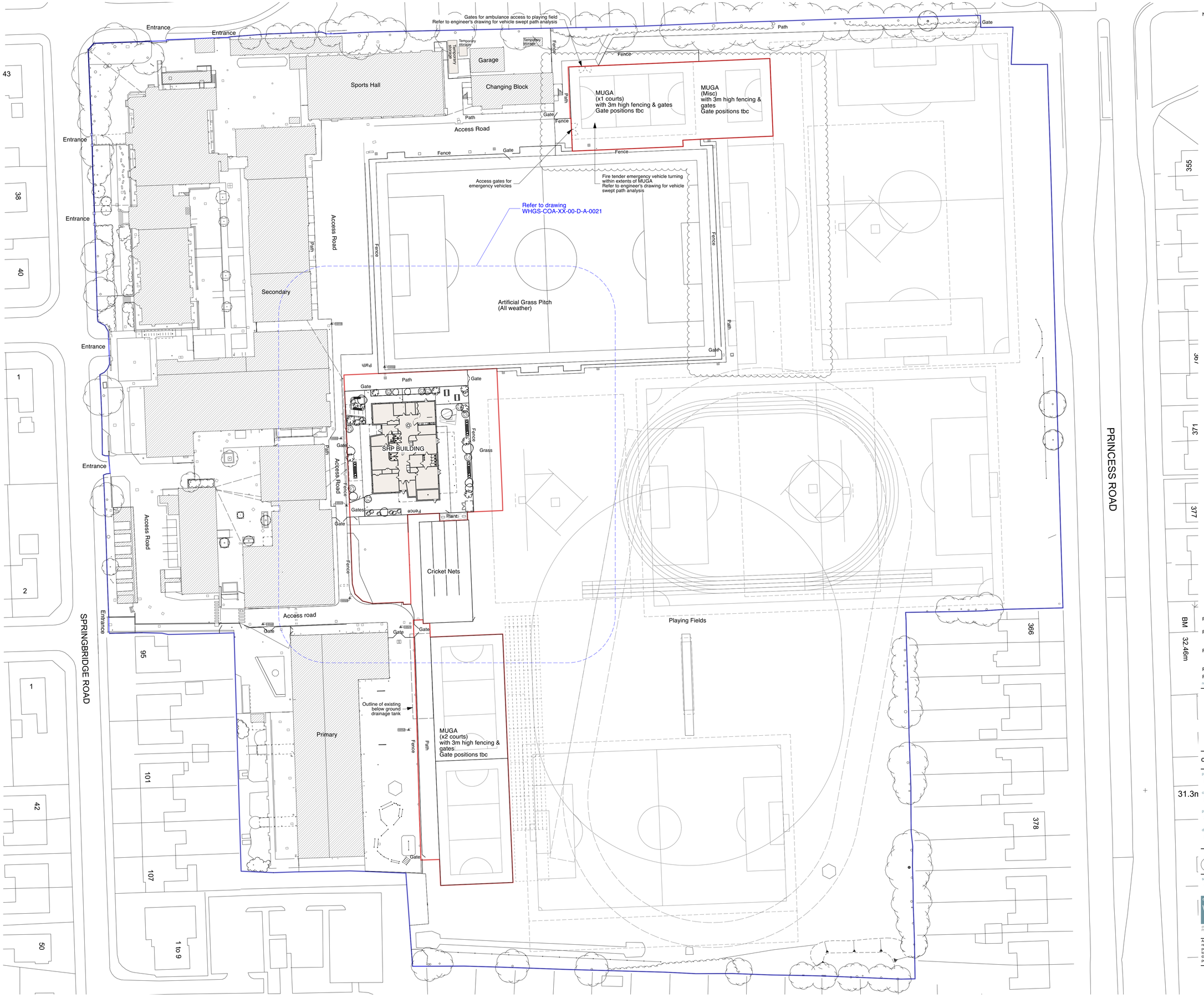
5. Contaminated Land: Application in Real Environments. Good Practice for Risk Assessment for Coal Mine Gas Emissions. October 2021,

6. Construction Industry Research and Information Association. 2008. Assessing the risk posed by hazardous gases to buildings. C665.

7. Environment Agency. Land Contamination Risk Management (LCRM). Published 8th October 2020.

Appendices

Appendix A: Proposed Development Plan



NOTES

P05	02/07/2024	North MUGA updated. Red line extents updated to North MUGA
P04	19/06/2024	Wider site plan updated following revised topo survey scope. Layout of MUGA to north revised. Red/blue extent lines added. Notes updated.
P03	10/05/2024	New fence line to Nth updated. Rainwater drainage updated to gravity system in lieu of syphonic, RWP's repositioned to external of building.
P02	25/03/2024	Bldg footprint updated.
P01	05/03/2024	First Issue

revisions

CoARC
COLLABORATIVE ARCHITECTURE

coarc.co.uk 0121 769 2414 studio@coarc.co.uk

project title
SPECIALLY RESOURCED PROVISION (SRP) BUILDING

client
UNITED LEARNING

project address
WILLIAM HULME'S GRAMMAR SCHOOL

drawing title
PROPOSED SITE PLAN

N

PRELIMINARY

scale
1:500 @A1

date
19/02/2024

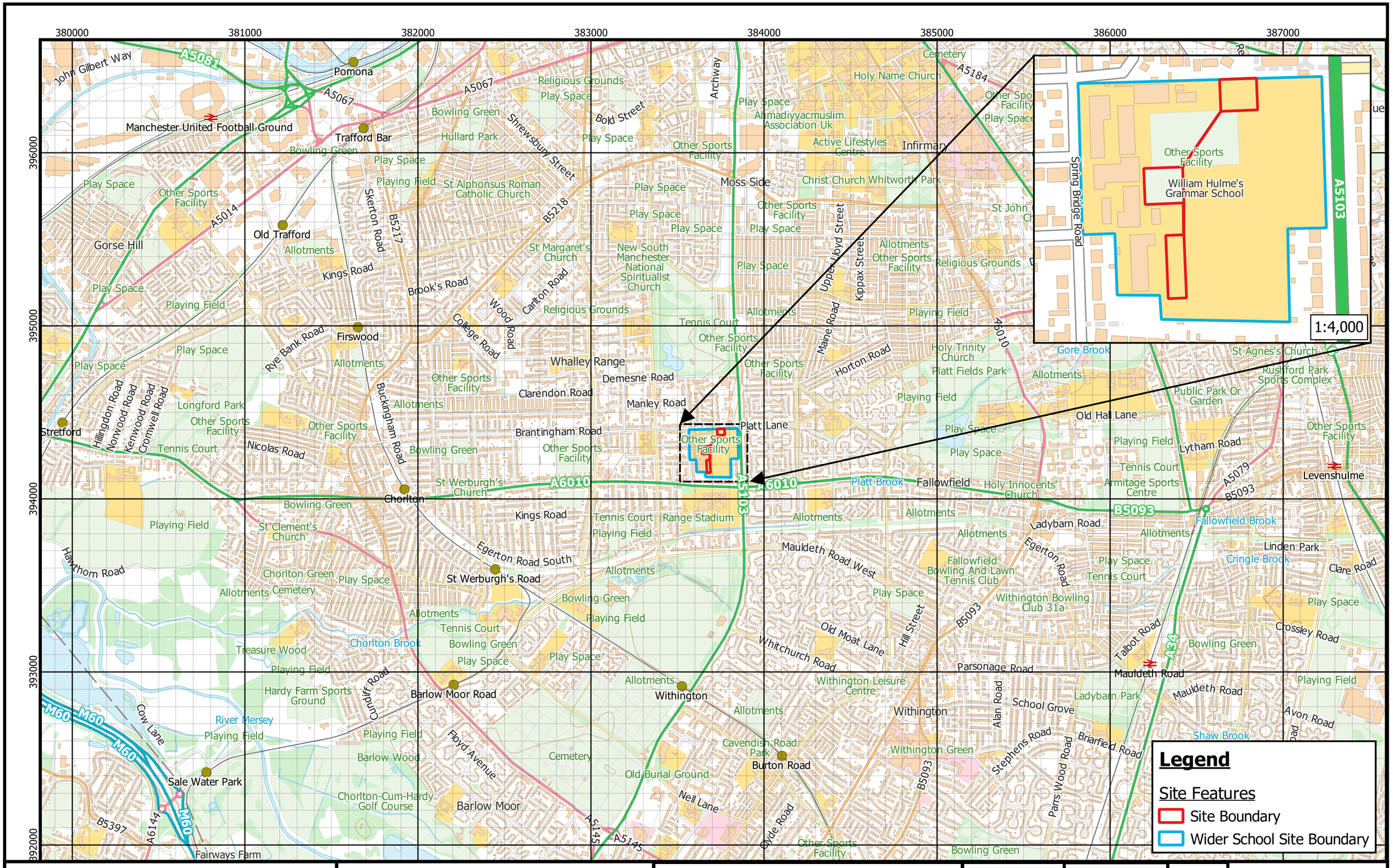
drawing no.
WHGS-COA-XX-00-D-A-0020

revision
P05

drawing no. BIM legend:
PROJECT-ORIGINATOR-FUNCTIONAL BREAKDOWN-SPATIAL BREAKDOWN-FORM-DISCIPLINE-NUMBER

All dimensions to be checked & verified on site. Dimensions structural unless noted otherwise. Drawings to be read in conjunction with specification. Any bracketed dimensions are for checking and not for setting out purposes. Any discrepancies with other project information, existing building or site features are to be reported to the Architect before commencement. Do not scale from printed drawings without checking with the architect. © CoARC Ltd. The contents of this drawing may not be reproduced in whole or in part without express permission of CoARC Ltd

Appendix B: Existing Site Plan



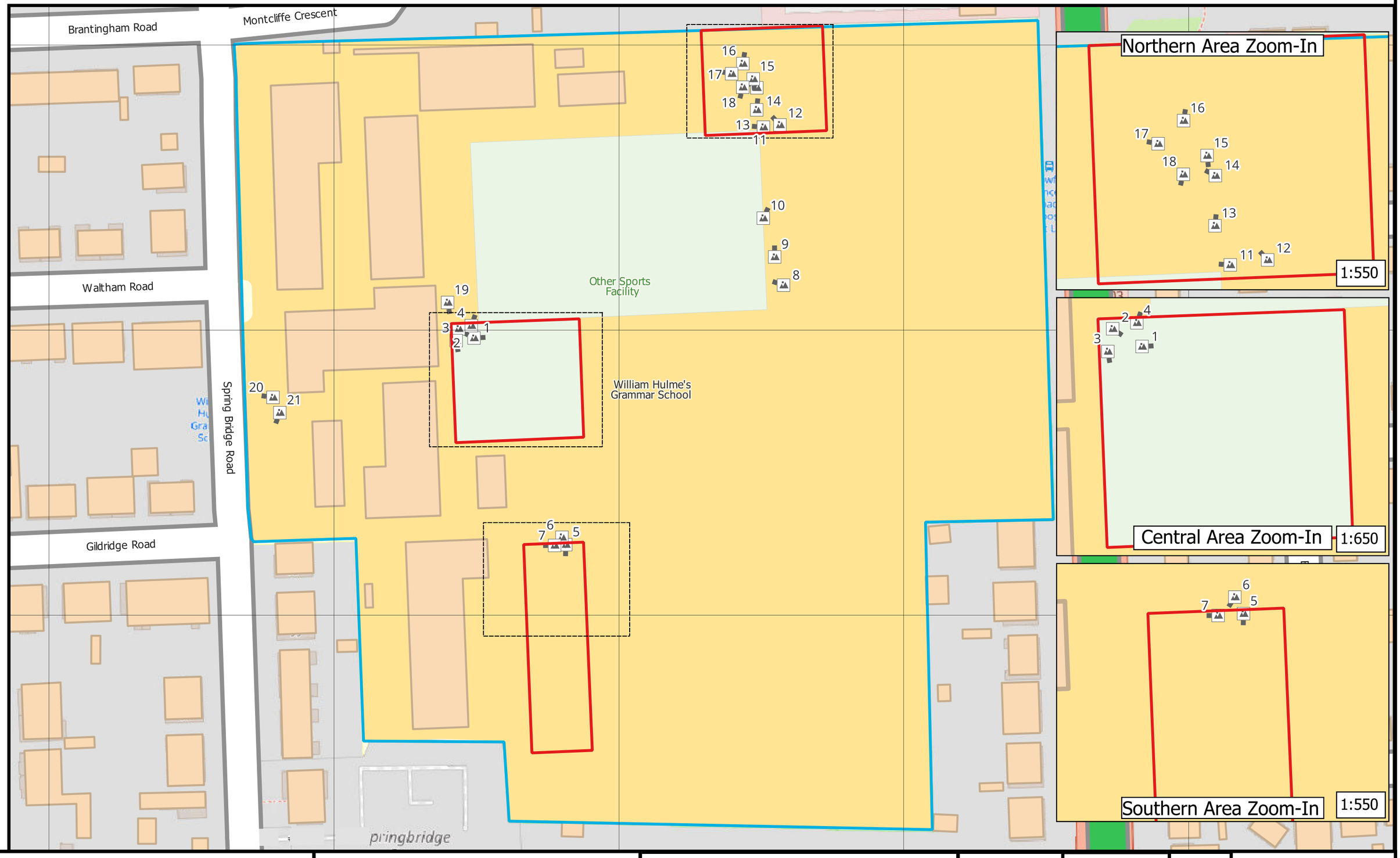
Legend

Site Features

- Site Boundary
- Wider School Site Boundary

Project ID: P22-639 Project Title: SRP, William Hulme's Grammar School Location: Manchester	Title: Site Location Plan Drawing No.: 22639-RLL-24-XX-DR-O-0001 Date: 14/06/24	Contains Ordnance Survey data © Crown copyright and database right 2024	1:20,000 **A3** 0 200 400 600 800 1,000 N

Appendix C: Site Walkover Photos, Plan and Checklist



Project ID: P22-639 Project Title: SRP, William Hulme's Grammar School Location: Manchester	Title: Site Walkover Photo Plan Drawing No.: 22639-RLL-24-XX-DR-O-0002 Date: 17/06/24	Contains Ordnance Survey data © Crown copyright and database right 2024 © OpenStreetMap contributors	1:1,250 0 10 20 30 40 50	**A3**	N RLRE

Site Walkover Photo Log

Project Reference: P22-639
Project Title: SRP, William Hulme's Grammar School
Client: United Learning

Photo No.:	1	Date:	17/06/24
Description:	View looking east along central site area		



Photo No.:	2	Date:	17/06/24
Description:	View looking southeast across central site area.		



Photo No.:	3	Date:	17/06/24
Description:	View looking south across central site area		



Photo No.:	4	Date:	17/06/24
Description:	Evidence of services in central site area		



Photo No.:	5	Date:	17/06/24
Description:	View looking south across southern site area		



Photo No.:	6	Date:	17/06/24
Description:	View looking southwest across southern site area		



Photo No.:	7	Date:	17/06/24
Description:	View looking west across southern site area		



Photo No.:	8	Date:	17/06/24
Description:	Existing services between northern and central site areas		



Photo No.:	9	Date:	17/06/24
Description:	View looking north across northern site area		



Photo No.:	10	Date:	17/06/24
Description:	View looking northeast across northern site area		



Photo No.:	11	Date:	17/06/24
Description:	View looking west across northern site area with existing services		



Photo No.:	12	Date:	17/06/24
Description:	View looking northwest across northern site area		



Photo No.:	13	Date:	17/06/24
Description:	View looking north across northern site area		



Photo No.:	14	Date:	17/06/24
Description:	View looking west across northern site area with gated entrance		



Photo No.:	15	Date:	17/06/24
Description:	View looking south across northern site area		



Photo No.:	16	Date:	17/06/24
Description:	View looking north at northern site area		



Photo No.:	17	Date:	17/06/24
Description:	View looking across across northern site area		



Photo No.:	18	Date:	17/06/24
Description:	View looking south across northern site area		



Photo No.:	19	Date:	17/06/24
Description:	View from the north of central site area, looking south at overhead services above service road		



Photo No.:	20	Date:	17/06/24
Description:	Proposed access		



Site Walkover Photo Log

Photo No.:	21	Date:	17/06/24
Description:	Proposed access via service road		



RLE SITE WALKOVER CHECKLIST

Site Name: SRP, William Hulme's Grammar School	Date: 17/06/24
Job No: P22-639	Time: 12:15
Engineer: JBa	Weather: Overcast

Feature	Description	Photo No	Map ref
Site description			
Describe present land use? *Hardstanding, obstruction, buildings, cover*	North Area – Two thirds grassed, one third hardstanding / gravel carpark Central Area – Hardstanding MUGA Southern Area - Grassed	1-7, 11-18	

Feature	Description	Photo No	Map ref
Access? Restrictions?	No restrictions – access from Spring Bridge Road then through school's service roads.	19-21	
Overhead lines? Height restrictions?	Yes – parallel to Spring Bridge Road coming onto site. Overheads adjacent to Central Area across service road.	19	
Slopes? Gradient and direction. Evidence of slippage e.g. trees	N/A		
Surface hollows/depressions/hummocky ground? *E.g. wells/mineshaft/pillar and stall*	N/A		

Feature	Description	Photo No	Map ref
Surrounding land			
Describe surrounding land use/properties	Residential dwellings.		
Structures			
Structural conditions of buildings? Cracking?	N/A		
Any demolished structures/tanks?	N/A		
Old pipework, waste, drums, electricity transformers on site/adjacent land	Sub-station noted in northwest corner of wider site.		

Feature	Description	Photo No	Map ref
Any underground structures? E.g. tanks/pipelines/services	Yes – extensive services across wider site and adjacent to Central and Southern Areas.	4, 8, 11	
Strata			
Nature of strata in cuttings, quarries etc	N/A		
Stockpiles? Nature/Size	N/A		
Imported Material?	N/A		
Evidence of Peat, Silt etc...	N/A		

Feature	Description	Photo No	Map ref
Any Cracking of Ground?	N/A		
Wildlife			
Badger sets? Bats?	N/A		
Watercourses			
Location of streams/ponds/standing water	N/A		
Contamination			

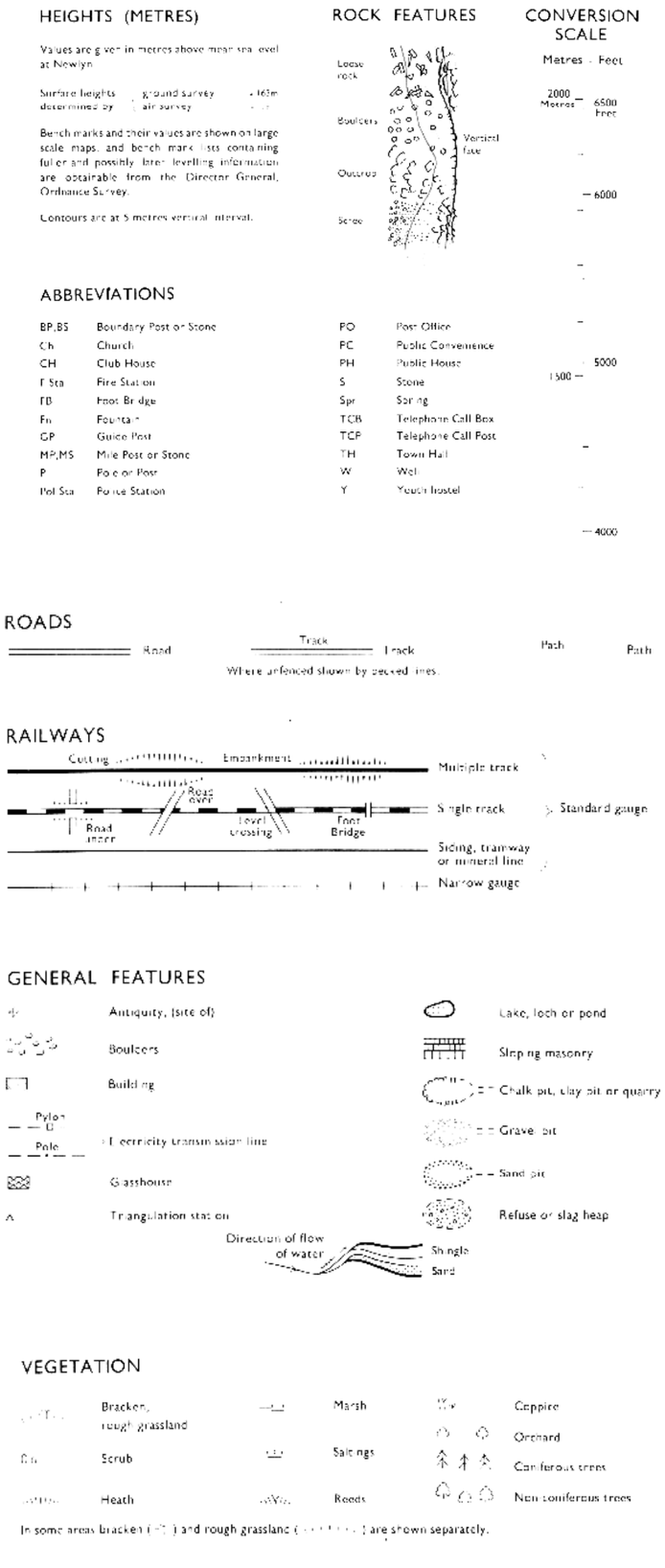
Feature	Description	Photo No	Map ref
Quality of water – any contamination?	N/A		
Discoloured ground? – e.g. blue billy	N/A		
Current Access – for JCB/rigs etc	Yes – off Spring Bridge Road and using school service roads. Gated entrances to North, Central and Southern Areas.	19-21	
Suitable proposed access?	Yes	19-21	
Evidence of services? Buried/overhead	Yes – extensive. Topo of services is available for review.	4, 8, 11	

Feature	Description	Photo No	Map ref
Trees/Vegetation			
Species of Trees – Height.	N/A		
Species of Hedgerows	N/A		
Vegetation – Sparse/Dense?	N/A		
Condition of vegetation?	N/A		
Knotweed or Giant Hogweed?	N/A		

Appendix D: OS Historical Maps

County Series 1:10,560 scale

National Grid 1:10,000 scale



GroundSure

Historical Map Pack Legend

County Series & National Grid

1:10,560 scale

Information present on these legends is sourced from the same Ordnance Survey mapping as the maps used in this product.

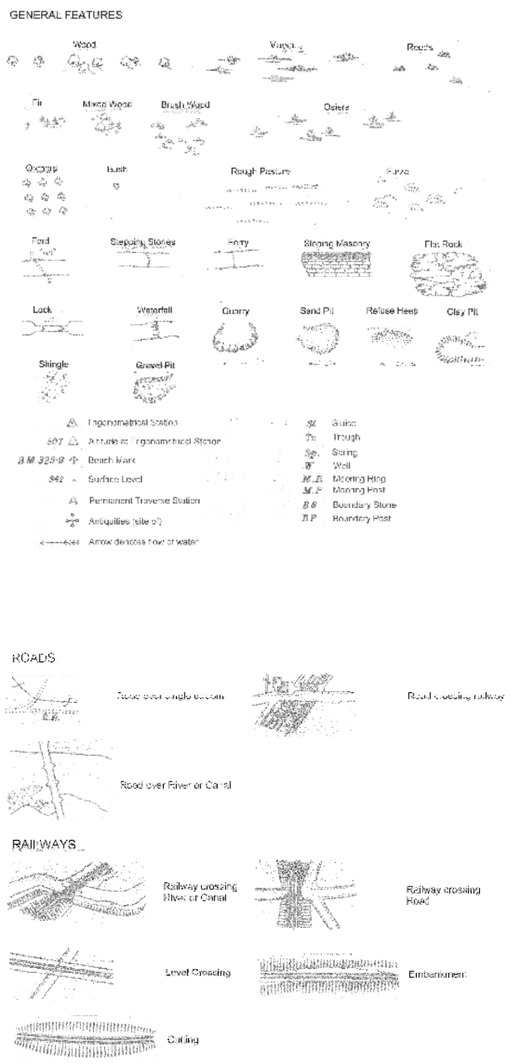
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Technical Helpline

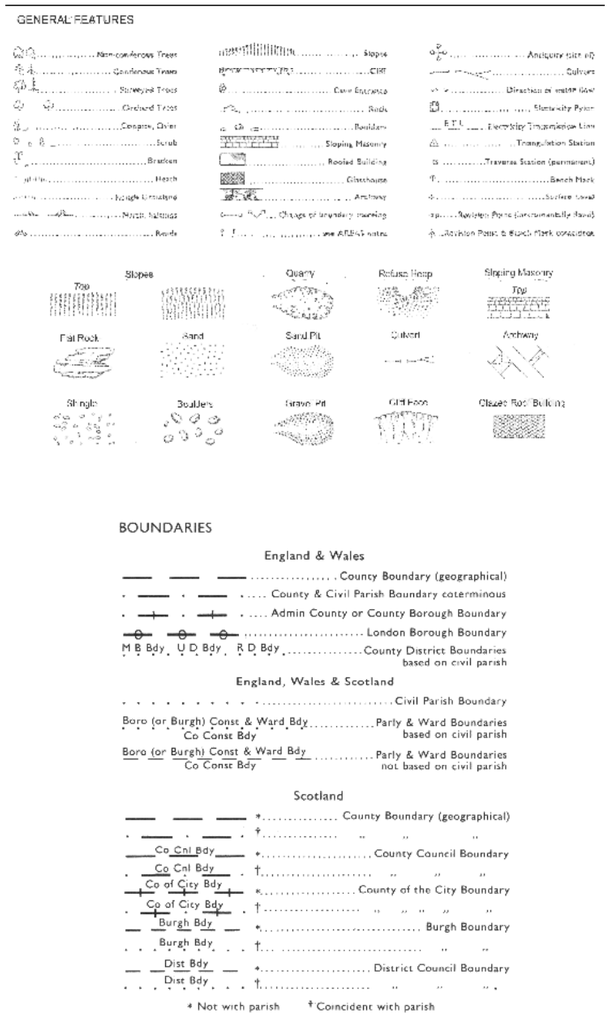
Tel 08444159000

groundsureinsight@groundsure.com
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County Series 1:2,500 scale



National Grid 1:2,500 / 1:1,250 scale



GroundSure

Historical Map Pack Legend

County Series

1:1,250 scale

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County Series & National Grid

1:2,500 scale

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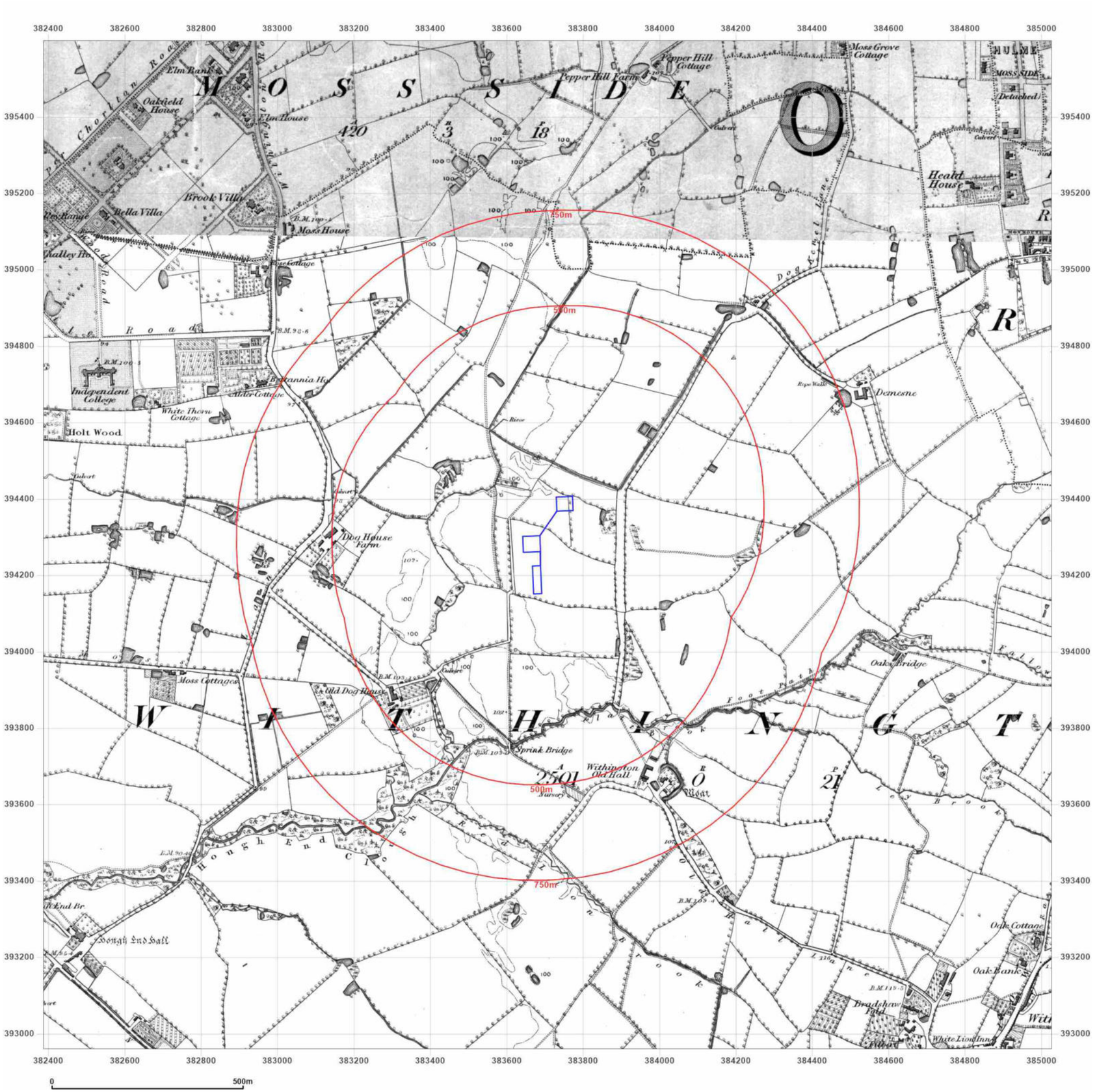
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EMAPSITE™

Site Details:

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Report Ref: EMS-951503_1209370
Grid Ref: 383706, 394279

Map Name: County Series

Map date: **1848-1849**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1845
Revised N/A
Edition 1848
Copyright N/A
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Surveyed 1845
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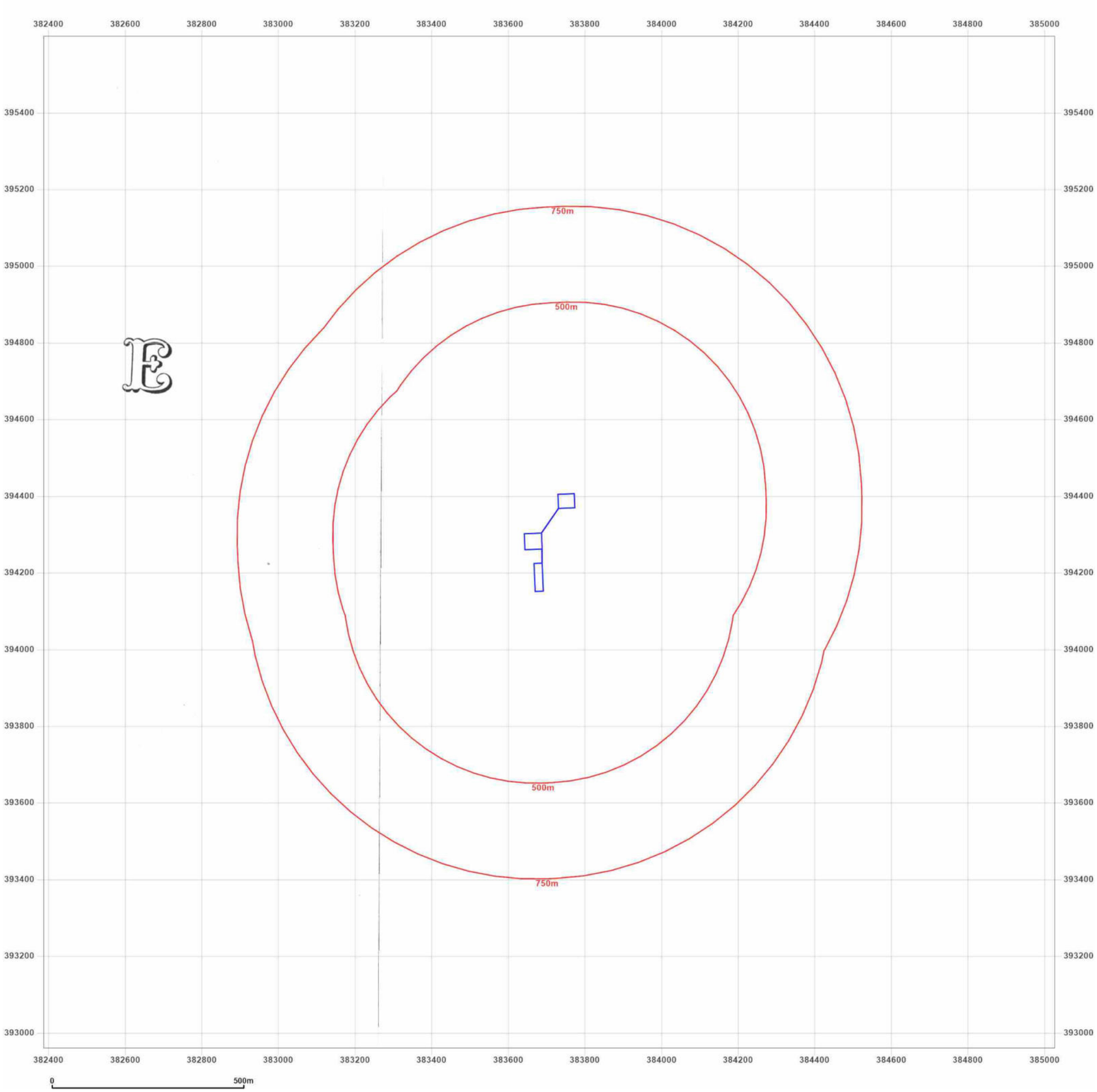
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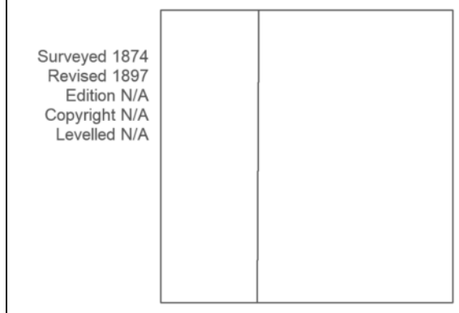
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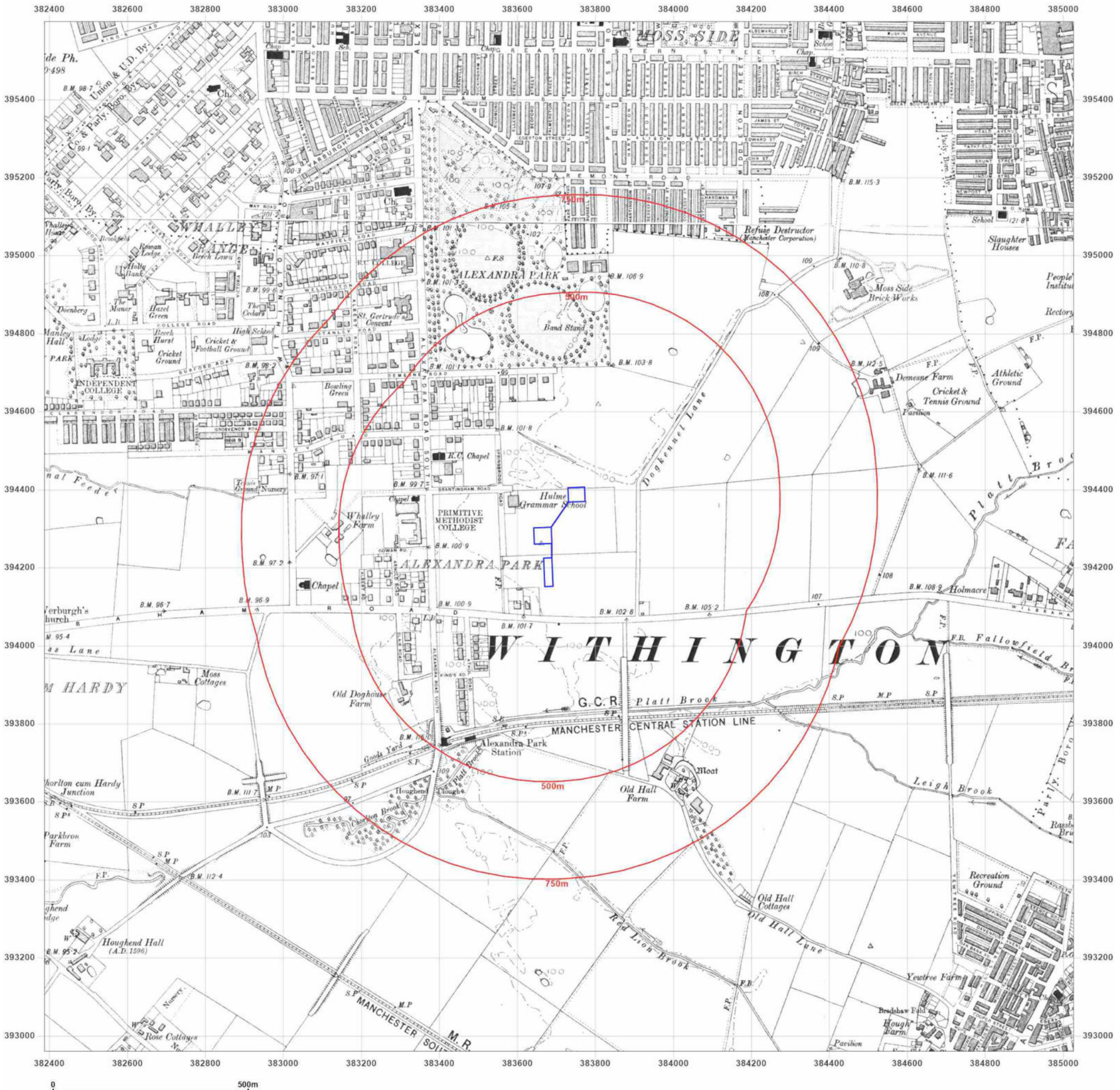
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Report Ref: EMS-951503_1209370
Grid Ref: 383706, 394279

Map Name: County Series

Map date: **1905**

Scale: 1:10,560

Printed at: 1:10,560

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Revised 1905
Edition 1905
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Revised 1905
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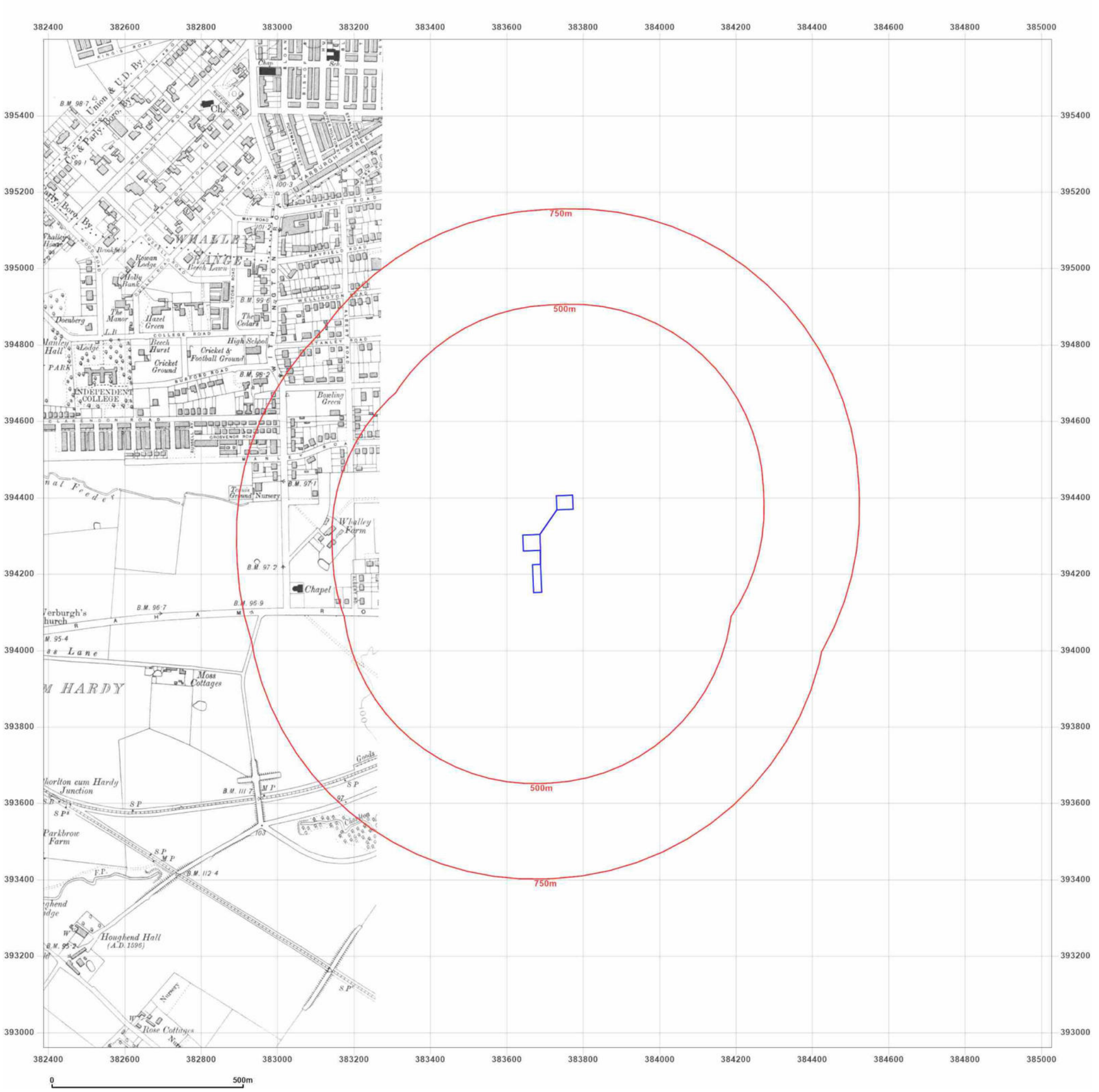
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Client Ref: EMS_951503_1181343
Report Ref: EMS-951503_1209370
Grid Ref: 383706, 394279

Map Name: County Series

Map date: **1911**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1873
Revised 1911
Edition 1911
Copyright N/A
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Client Ref: EMS_951503_1181343
Report Ref: EMS-951503_1209370
Grid Ref: 383706, 394279

Map Name: County Series

Map date: **1923**

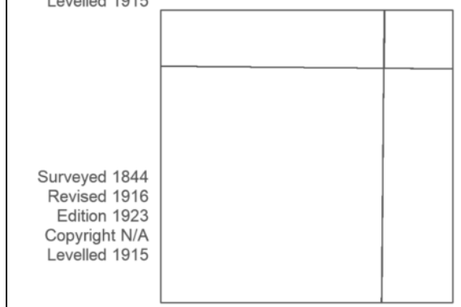
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Printed at: 1:10,560

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

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



Surveyed 1844
Revised 1916
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Grid Ref: 383706, 394279

Map Name: County Series

Map date: **1923**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1844
Revised 1916
Edition 1923
Copyright N/A
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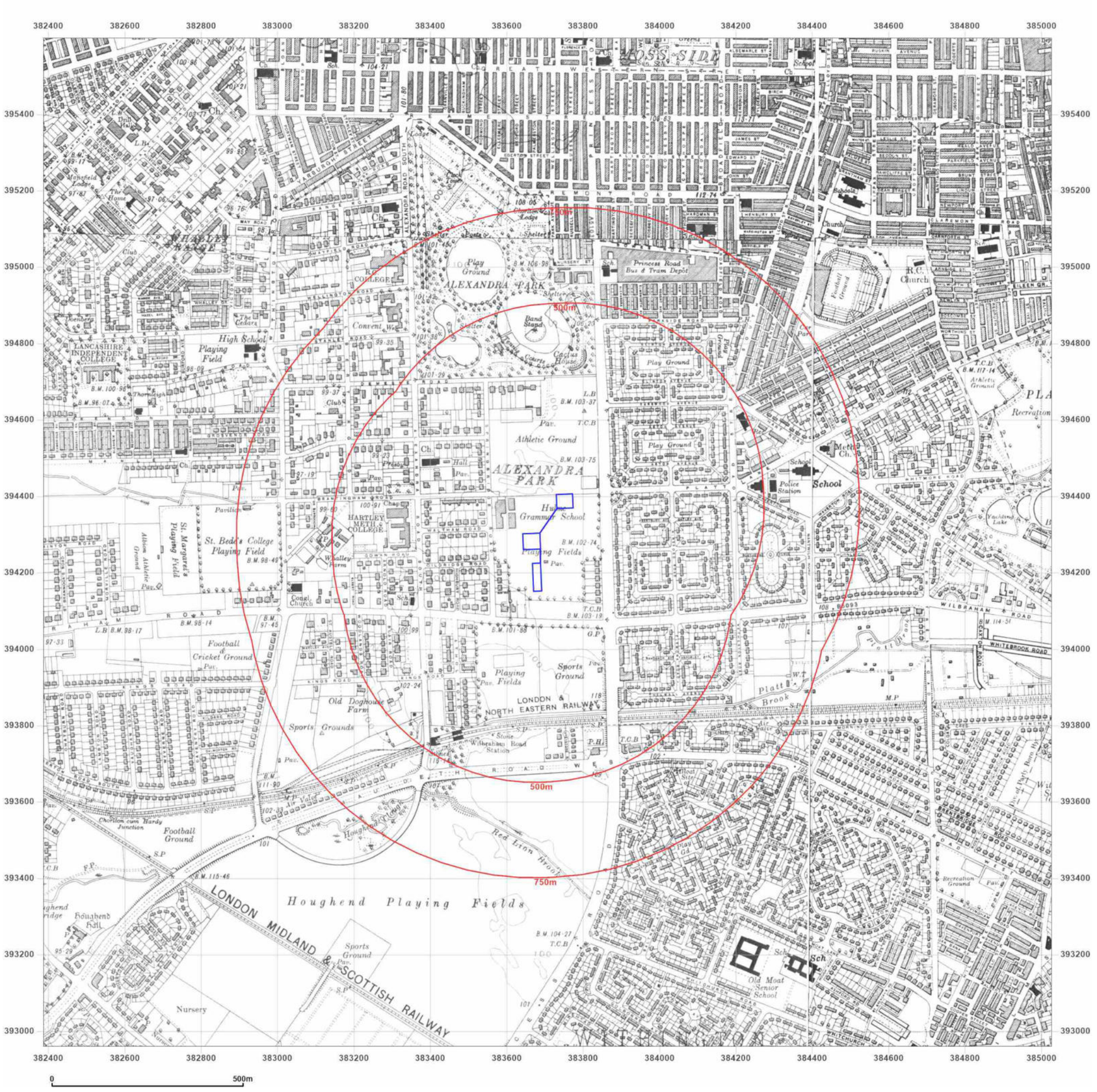
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Grid Ref: 383706, 394279

Map Name: County Series

Map date: **1934-1938**

Scale: 1:10,560

Printed at: 1:10,560

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

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

Surveyed 1844
Revised 1934
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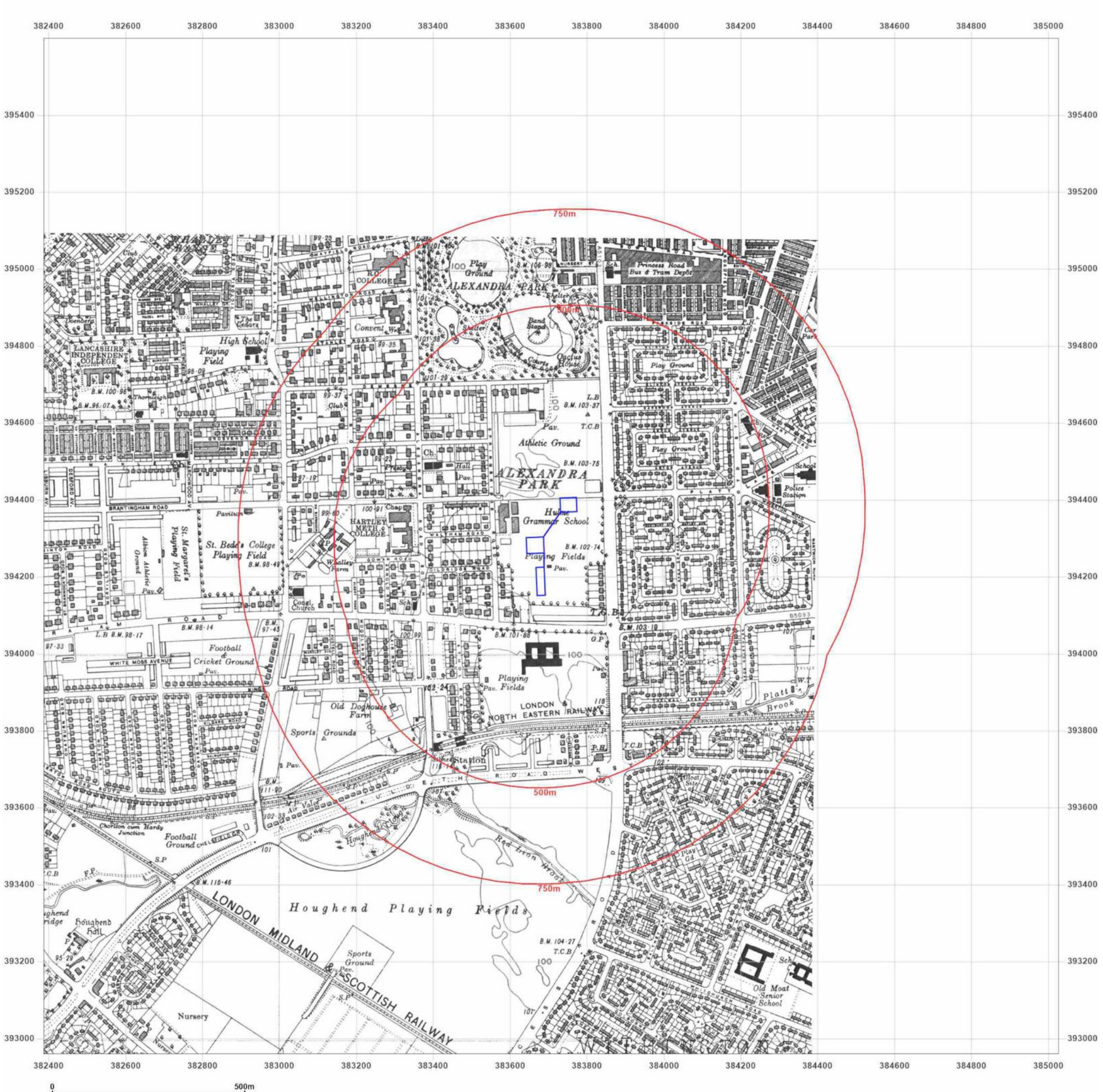
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Report Ref: EMS-951503_1209370
Grid Ref: 383706, 394279

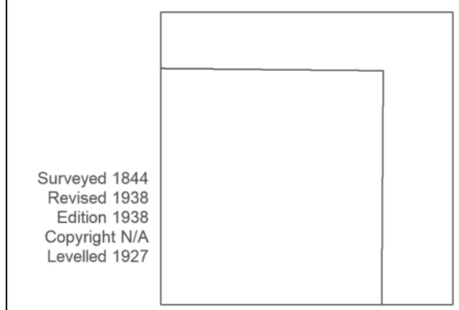
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Map date: **1938**

Scale: 1:10,560

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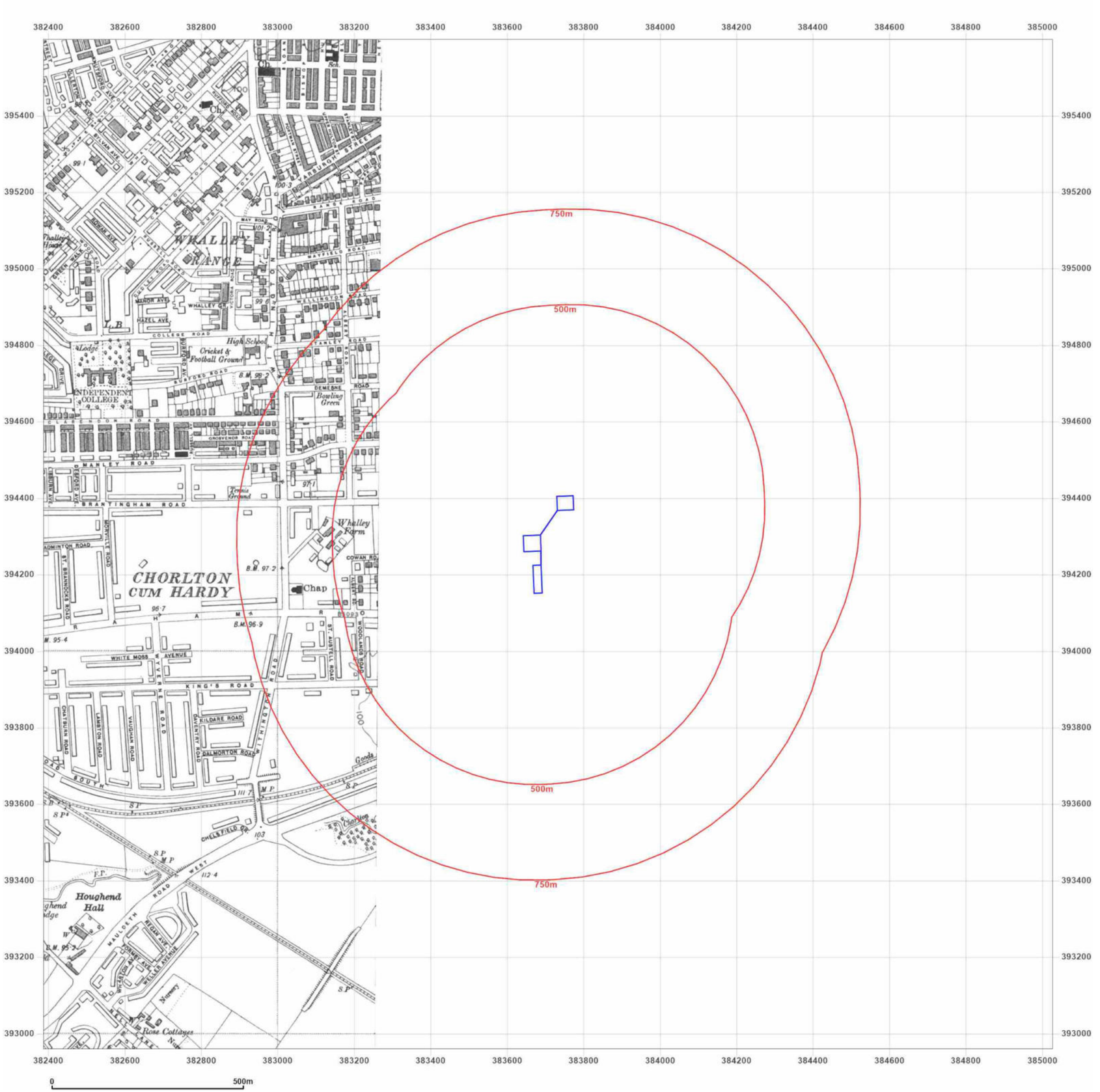
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Grid Ref: 383706, 394279

Map Name: County Series

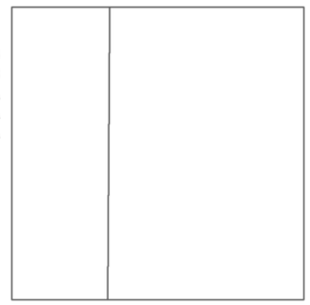
Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1873
Revised 1938
Edition N/A
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Levelled N/A



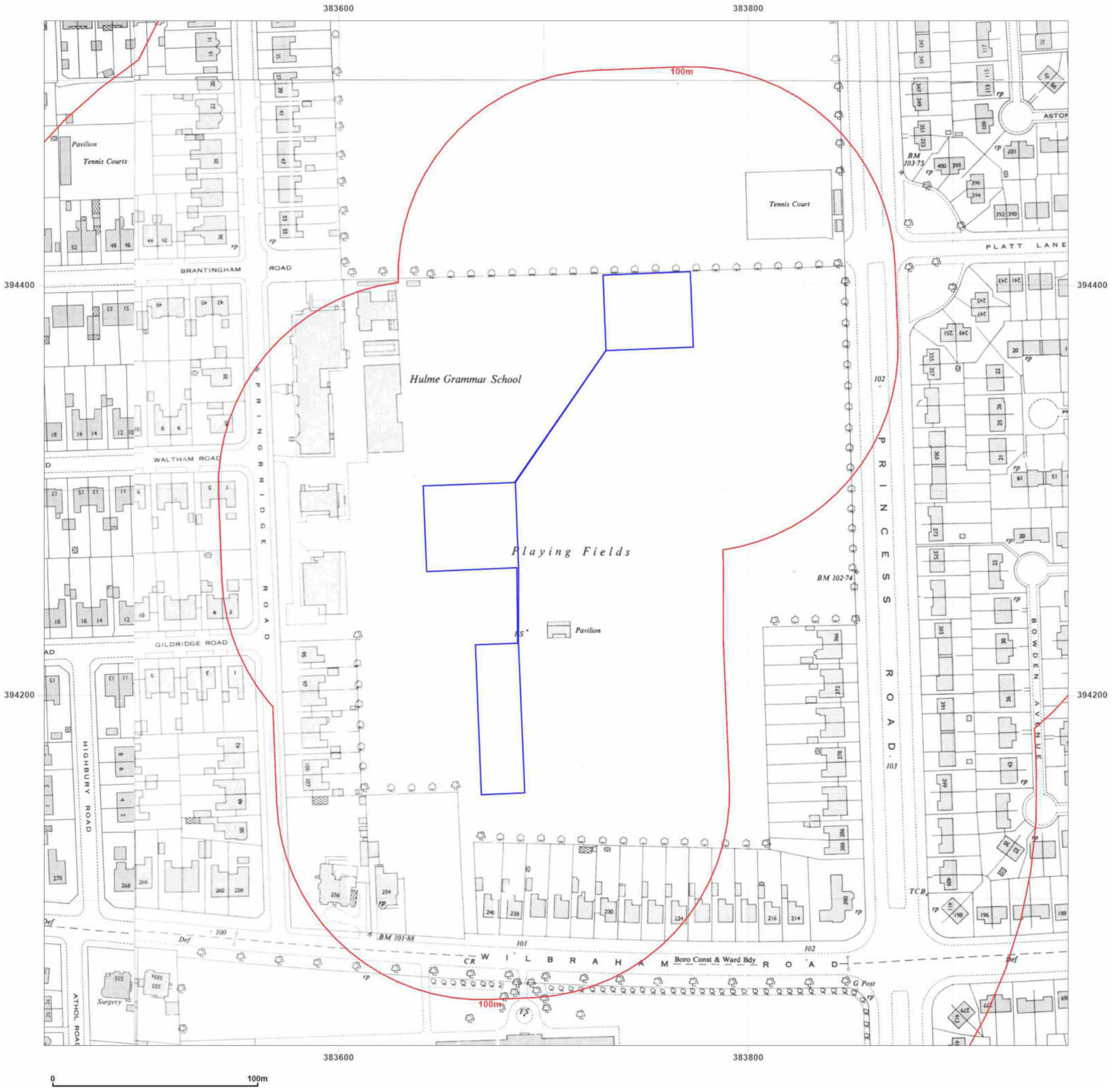
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Client Ref: EMS_951503_1181343
Report Ref: EMS-951503_1209370
Grid Ref: 383706, 394279

Map Name: National Grid

Map date: **1950-1956**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1954
Revised 1954
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1952
Revised 1952
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1949
Revised 1956
Edition N/A
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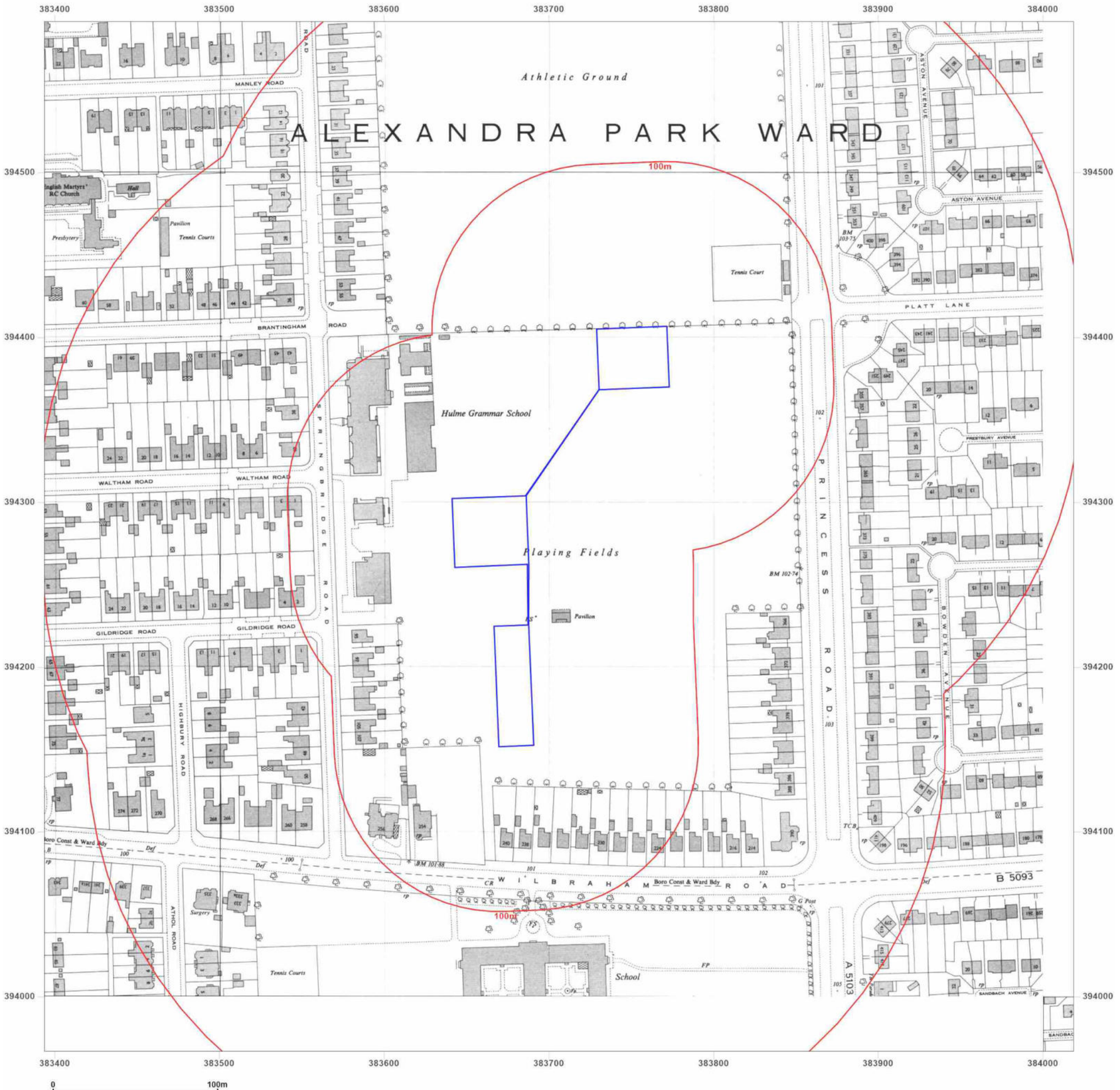
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Report Ref: EMS-951503_1209370
Grid Ref: 383706, 394279

Map Name: National Grid

Map date: **1956**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1956
Revised 1956
Edition 1964
Copyright 1964
Levelled 1958

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

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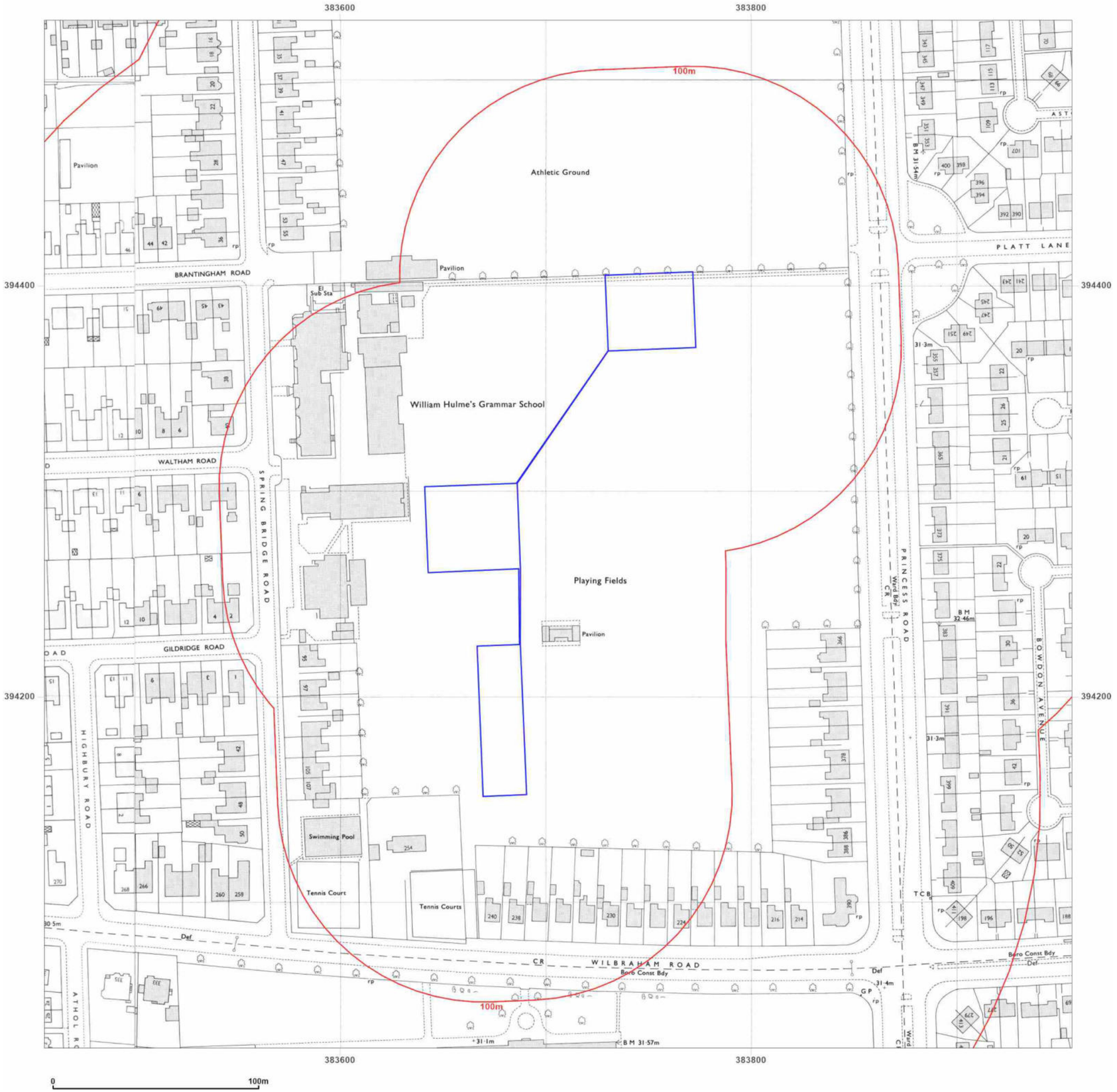
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Report Ref: EMS-951503_1209370
Grid Ref: 383706, 394279

Map Name: National Grid

Map date: **1971-1973**

Scale: 1:1,250

Printed at: 1:2,000

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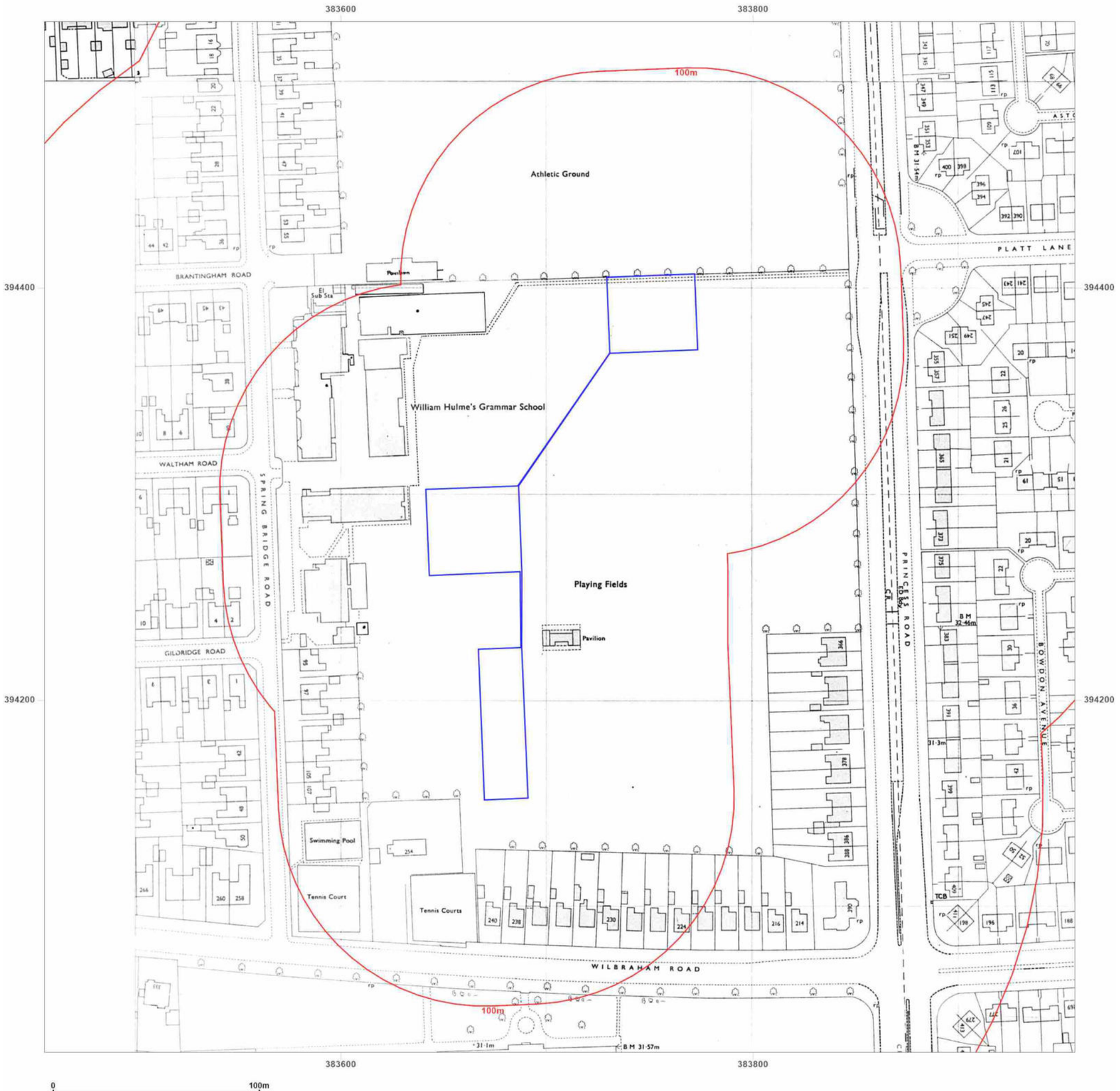
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Report Ref: EMS-951503_1209370
Grid Ref: 383706, 394279

Map Name: National Grid

Map date: **1983-1985**

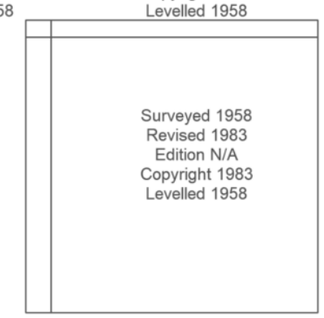
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Revised N/A
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Revised 1985
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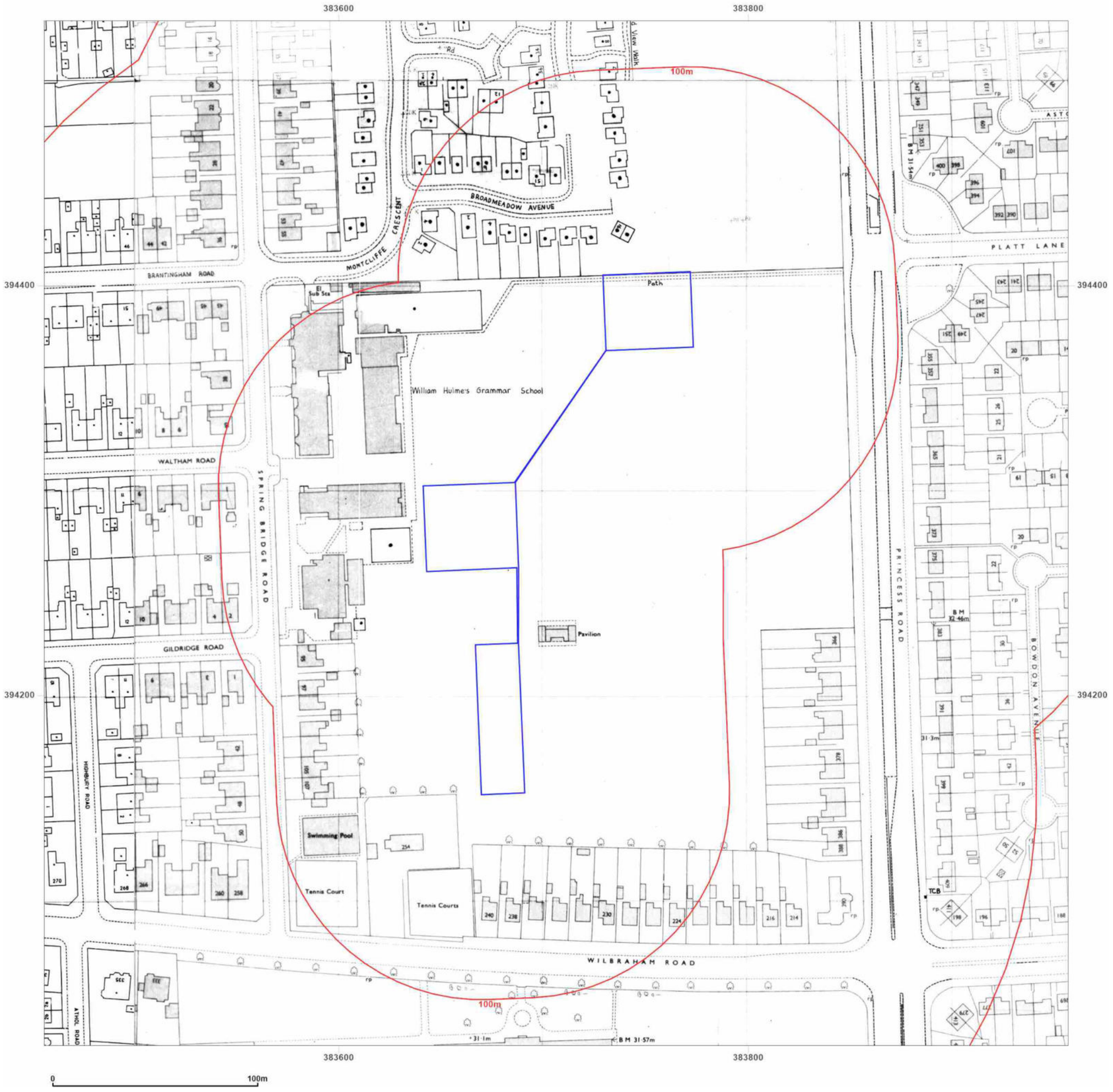
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Grid Ref: 383706, 394279

Map Name: National Grid

Map date: **1988-1992**

Scale: 1:1,250

Printed at: 1:2,000

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Edition N/A
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Surveyed 1958
Revised 1988
Edition N/A
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Revised N/A
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Revised 1988
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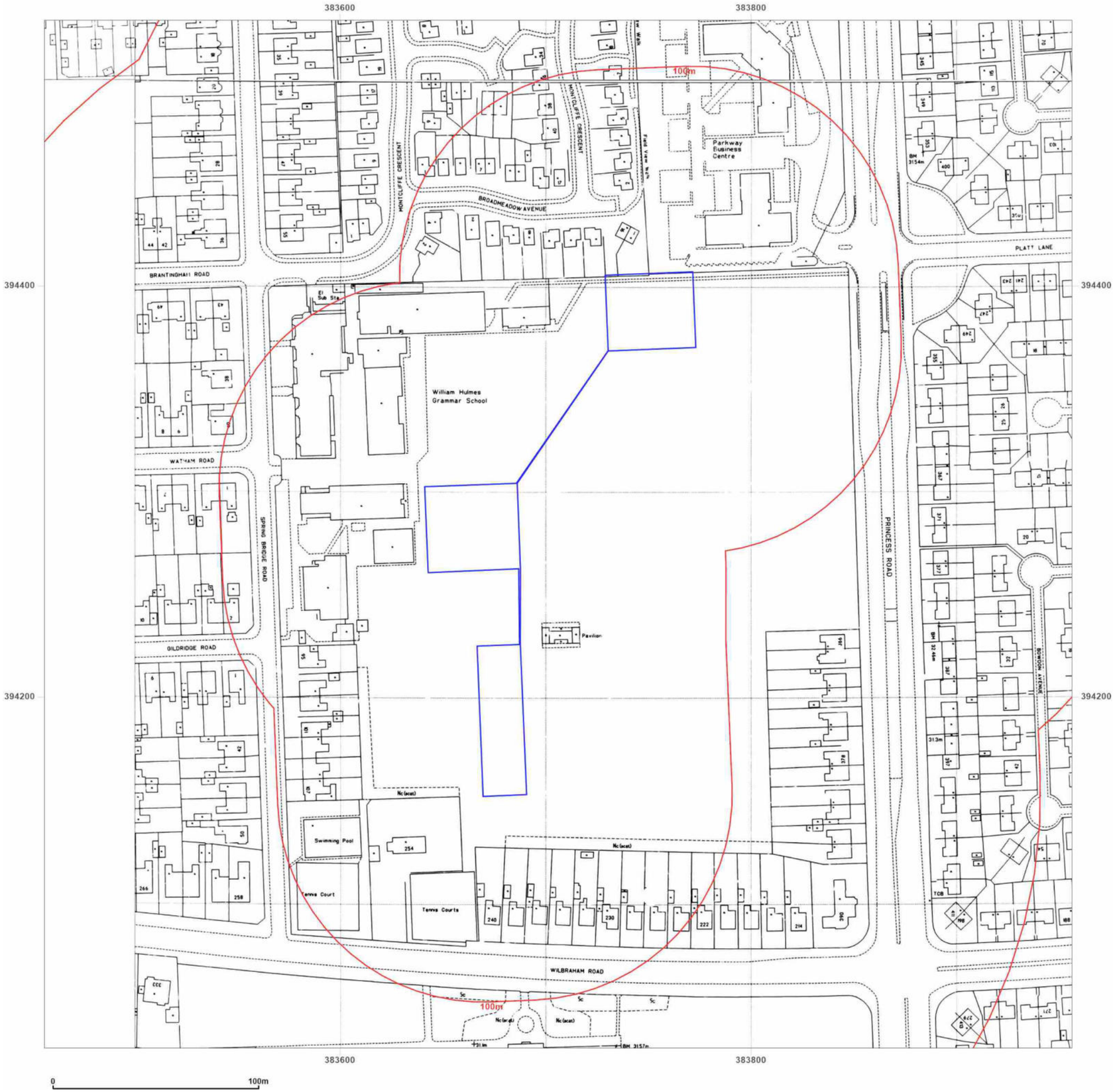
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Report Ref: EMS-951503_1209370
Grid Ref: 383706, 394279

Map Name: National Grid

Map date: **1992-1995**

Scale: 1:1,250

Printed at: 1:2,000

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Revised N/A
Edition N/A
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Surveyed N/A
Revised N/A
Edition N/A
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Surveyed N/A
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Client Ref: EMS_951503_1181343
Report Ref: EMS-951503_1209370
Grid Ref: 383706, 394279

Map Name: National Grid

Map date: **1992-1995**

Scale: 1:1,250

Printed at: 1:2,000

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

Surveyed 1950
Revised 1972
Edition N/A
Copyright 1992
Levelled N/A

Surveyed 1992
Revised 1992
Edition N/A
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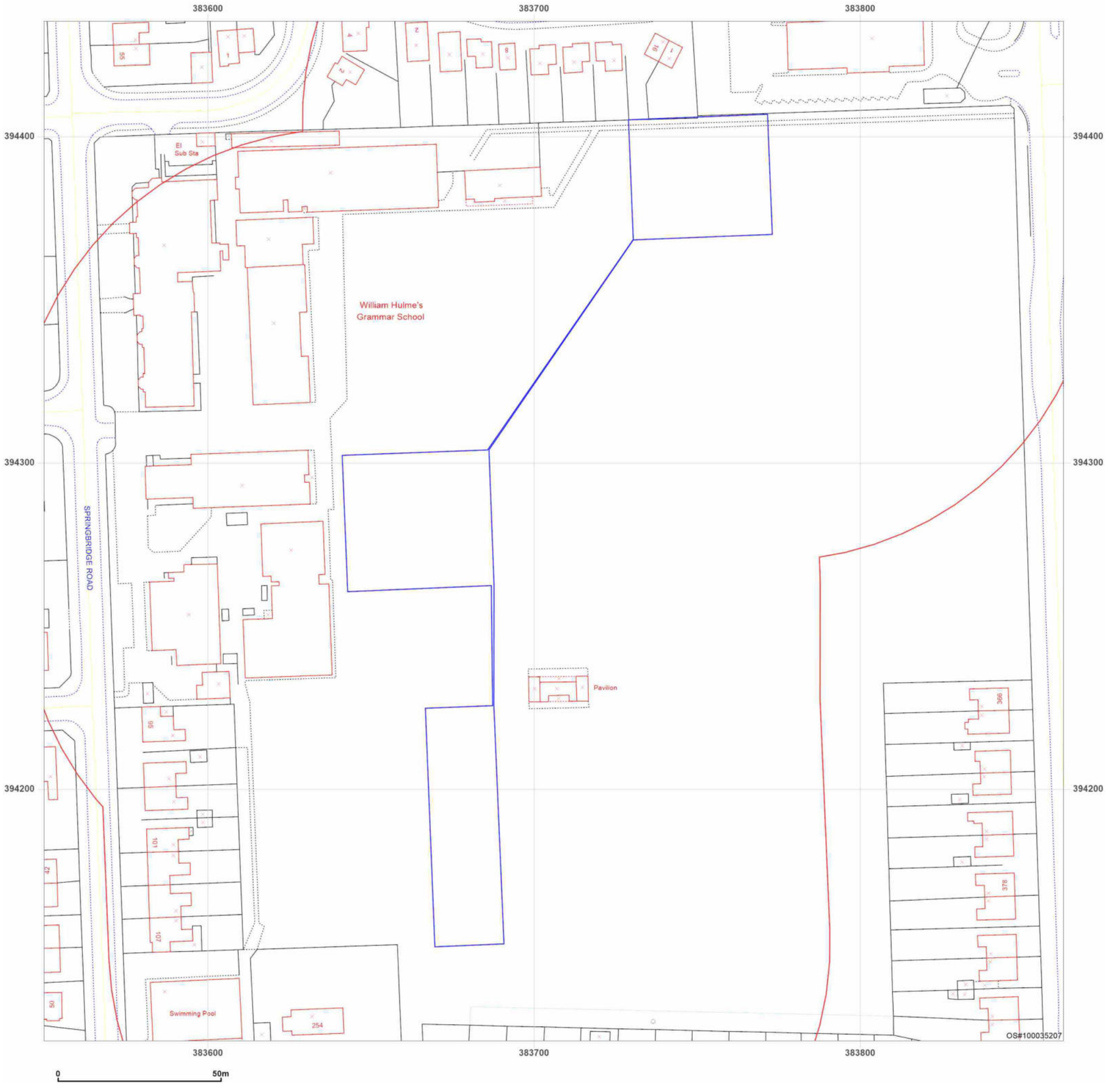
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Report Ref: EMS-951503_1209370
Grid Ref: 383706, 394279

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

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Appendix E: Enviro+GeoInsight Report

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

SRP, William Hulmes Grammar School, Spring Bridge Road, Manchester, M16 8PR

Order Details

Date: 14/06/2024

Your ref: EMS_951503_1181343

Our Ref: EMS-951503_1209371

Site Details

Location: 383695 394286

Area: 0.5 ha

Authority: Manchester City Council ↗



Summary of findings p. 2 >

OS MasterMap site plan p.14 >

Aerial image p. 9 >

Insight User Guide ↗

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

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Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	1	30	-
17 >	1.2 >	Historical tanks >	0	0	0	1	-
17 >	1.3 >	Historical energy features >	0	0	2	10	-
18	1.4	Historical petrol stations	0	0	0	0	-
18 >	1.5 >	Historical garages >	0	0	0	3	-
19	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
20 >	2.1 >	Historical industrial land uses >	0	0	1	35	-
22 >	2.2 >	Historical tanks >	0	0	0	1	-
22 >	2.3 >	Historical energy features >	0	0	6	21	-
23	2.4	Historical petrol stations	0	0	0	0	-
24 >	2.5 >	Historical garages >	0	0	0	7	-
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	1	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
28 >	4.1 >	Recent industrial land uses >	0	1	6	-	-
29 >	4.2 >	Current or recent petrol stations >	0	0	0	2	-
29	4.3	Electricity cables	0	0	0	0	-
30	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	-
31	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	-
32 >	**4.12 >**	**Radioactive Substance Authorisations >**	0	0	1	0	-
32	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
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	-
33	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	0	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)				
38 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
39	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
39	5.5	Groundwater vulnerability- local information	None (within 0m)				
40 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	0	12
44	5.7	Surface water abstractions	0	0	0	0	0
44	5.8	Potable abstractions	0	0	0	0	0
44	5.9	Source Protection Zones	0	0	0	0	-
44	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
45	6.1	Water Network (OS MasterMap)	0	0	0	-	-

45	6.2	Surface water features	0	0	0	-	-
46 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
46 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
47 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
48 >	7.1 >	Risk of flooding from rivers and the sea >	Low (within 50m)				
49	7.2	Historical Flood Events	0	0	0	-	-
49	7.3	Flood Defences	0	0	0	-	-
49	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
49	7.5	Flood Storage Areas	0	0	0	-	-
50 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
51	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
52 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
54 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
55	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
56	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
56	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
56	10.4	Special Protection Areas (SPA)	0	0	0	0	0
56	10.5	National Nature Reserves (NNR)	0	0	0	0	0
57	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
57 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	2
57	10.8	Biosphere Reserves	0	0	0	0	0
57	10.9	Forest Parks	0	0	0	0	0
58	10.10	Marine Conservation Zones	0	0	0	0	0
58	10.11	Green Belt	0	0	0	0	0
58	10.12	Proposed Ramsar sites	0	0	0	0	0

58	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
58	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
59	10.15	Nitrate Sensitive Areas	0	0	0	0	0
59	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
60 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
61	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
62	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	2	-	-
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 >	Urban (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	0	-	-
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)				
69 >	14.2 >	Artificial and made ground (10k) >	0	0	1	6	-
71 >	14.3 >	Superficial geology (10k) >	1	0	1	1	-

72	14.4	Landslip (10k)	0	0	0	0	-
73 >	14.5 >	Bedrock geology (10k) >	2	0	0	1	-
74 >	14.6 >	Bedrock faults and other linear features (10k) >	1	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
75 >	15.1 >	50k Availability >	Identified (within 500m)				
76	15.2	Artificial and made ground (50k)	0	0	0	0	-
76	15.3	Artificial ground permeability (50k)	0	0	-	-	-
77 >	15.4 >	Superficial geology (50k) >	1	0	2	4	-
78 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
78	15.6	Landslip (50k)	0	0	0	0	-
78	15.7	Landslip permeability (50k)	None (within 50m)				
79 >	15.8 >	Bedrock geology (50k) >	2	0	1	3	-
80 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
80 >	15.10 >	Bedrock faults and other linear features (50k) >	1	0	0	2	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
81 >	16.1 >	BGS Boreholes >	0	0	2	-	-
Page	Section	Natural ground subsidence >					
82 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
83 >	17.2 >	Running sands >	Very low (within 50m)				
84 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
85 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
86 >	17.5 >	Landslides >	Very low (within 50m)				
87 >	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
89	18.1	BritPits	0	0	0	0	-
90 >	18.2 >	Surface ground workings >	0	0	3	-	-
90	18.3	Underground workings	0	0	0	0	0
90	18.4	Underground mining extents	0	0	0	0	-
90	18.5	Historical Mineral Planning Areas	0	0	0	0	-

91	18.6	Non-coal mining	0	0	0	0	0
91 >	18.7 >	JPB mining areas >	Identified (within 0m)				
91	18.8	The Coal Authority non-coal mining	0	0	0	0	-
91	18.9	Researched mining	0	0	0	0	-
92	18.10	Mining record office plans	0	0	0	0	-
92	18.11	BGS mine plans	0	0	0	0	-
92	18.12	Coal mining	None (within 0m)				
92	18.13	Brine areas	None (within 0m)				
92	18.14	Gypsum areas	None (within 0m)				
93	18.15	Tin mining	None (within 0m)				
93	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
94	19.1	Natural cavities	0	0	0	0	-
94	19.2	Mining cavities	0	0	0	0	0
94	19.3	Reported recent incidents	0	0	0	0	-
94	19.4	Historical incidents	0	0	0	0	-
95	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
96 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
98 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	0	-	-	-
98	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
98	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
99	22.1	Underground railways (London)	0	0	0	-	-
99	22.2	Underground railways (Non-London)	0	0	0	-	-
99	22.3	Railway tunnels	0	0	0	-	-
99	22.4	Historical railway and tunnel features	0	0	0	-	-
99	22.5	Royal Mail tunnels	0	0	0	-	-

100	22.6	Historical railways	0	0	0	-	-
100	22.7	Railways	0	0	0	-	-
100	22.8	Crossrail 1	0	0	0	0	-
100	22.9	Crossrail 2	0	0	0	0	-
100	22.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 18/10/2022

Site Area: 0.5ha

Recent site history - 2019 aerial photograph



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Capture Date: 22/04/2019

Site Area: 0.5ha

Recent site history - 2015 aerial photograph



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Capture Date: 11/06/2015

Site Area: 0.5ha

Recent site history - 2009 aerial photograph



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Capture Date: 02/06/2009

Site Area: 0.5ha

Recent site history - 2000 aerial photograph

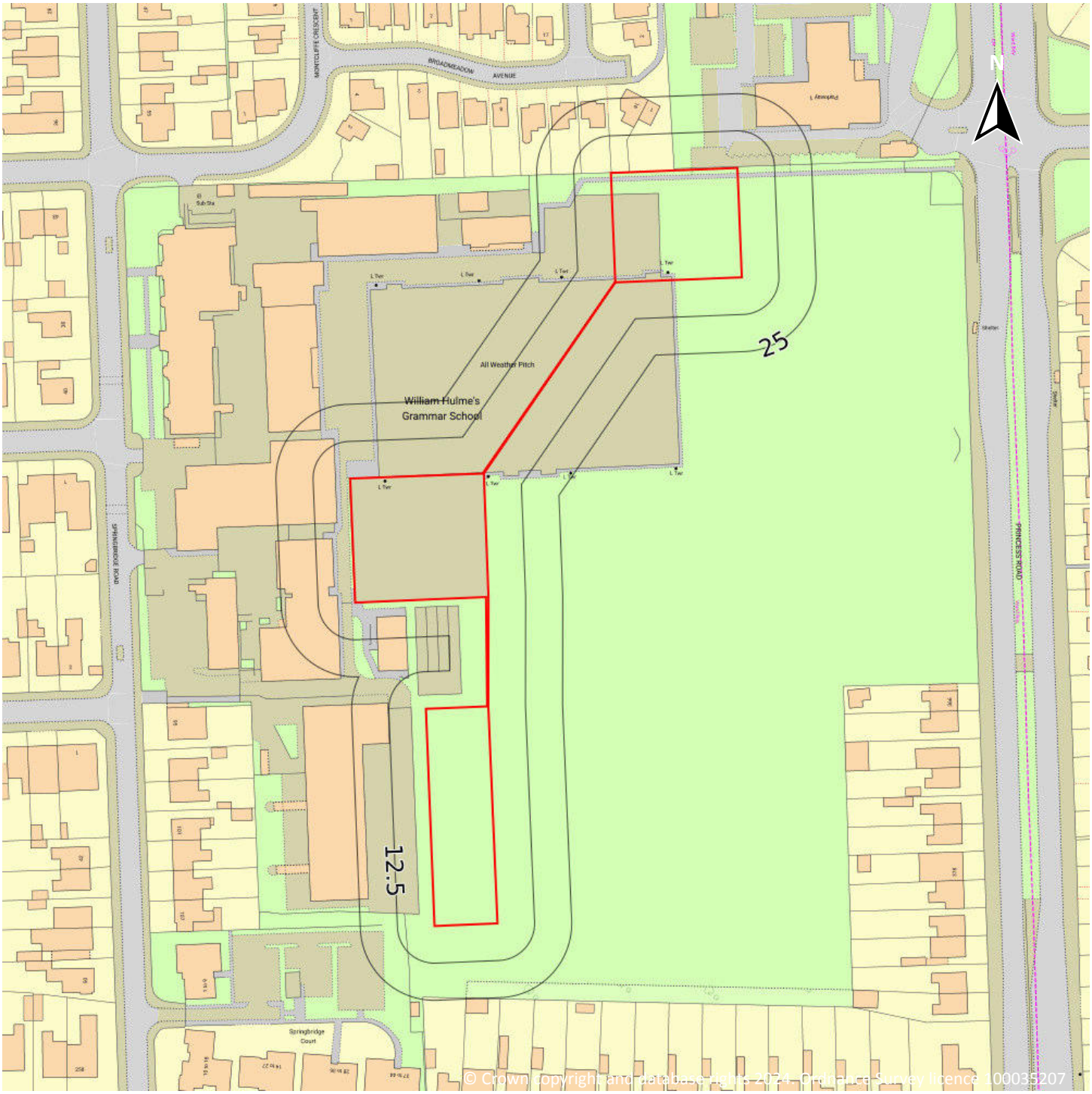


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Capture Date: 27/06/2000

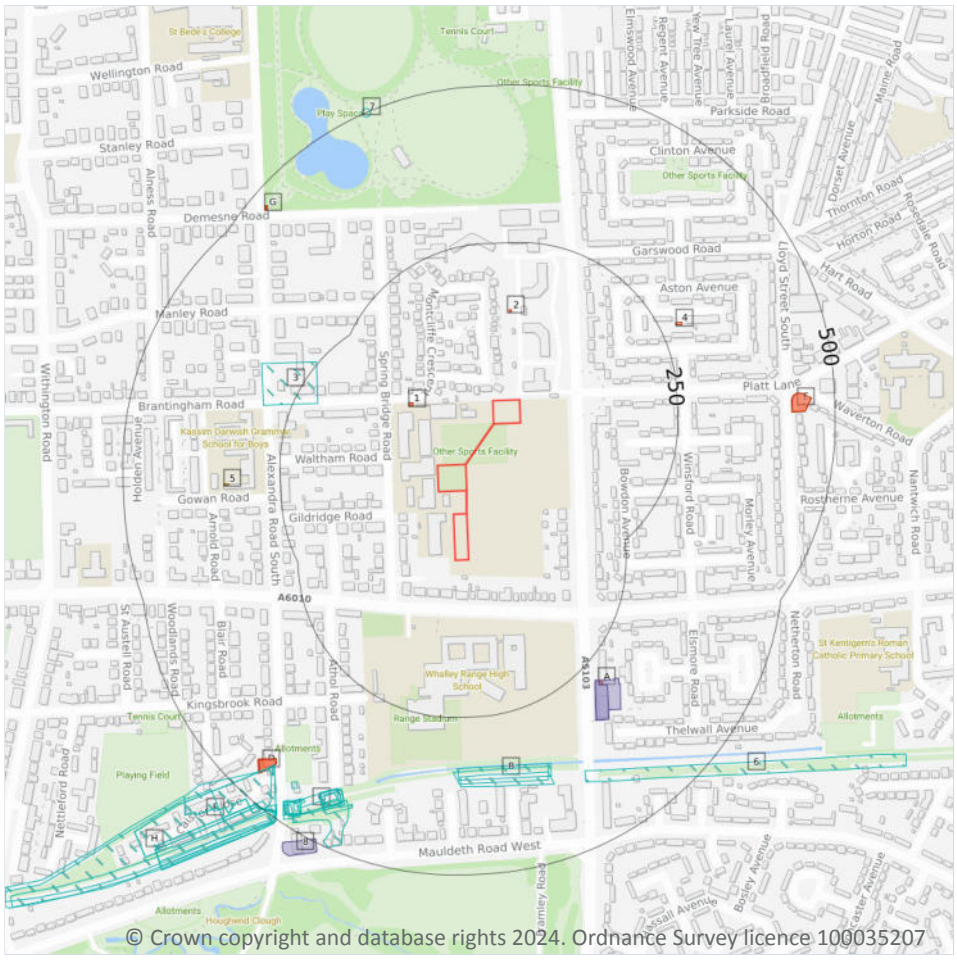
Site Area: 0.5ha

OS MasterMap site plan



Site Area: 0.5ha

1 Past land use



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	31

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

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

ID	Location	Land use	Dates present	Group ID
3	214m NW	Nursery	1892	831871

ID	Location	Land use	Dates present	Group ID
B	331m S	Cuttings	1955	947775
B	335m S	Cuttings	1934 - 1938	989481
B	343m S	Cuttings	1892	903552
6	383m S	Cuttings	1892	974123
C	406m SW	Railway Station	1966	869242
C	407m S	Railway Station	1923	847827
C	408m SW	Railway Station	1916	877936
C	408m SW	Railway Station	1934	974953
C	410m SW	Railway Station	1938	937707
C	417m SW	Railway Building	1892	820243
C	419m S	Unspecified Pit	1955	840486
C	421m S	Railway Station	1892	928212
C	423m S	Railway Station	1905	933517
C	433m SW	Railway Station	1955	822928
F	434m SW	Unspecified Depot	1988	852830
F	434m SW	Unspecified Depot	1966 - 1978	939722
F	439m SW	Engineering Works	1955	811629
C	451m SW	Railway Station	1938	967159
C	453m SW	Railway Building	1916	913392
C	453m SW	Railway Building	1934	916855
C	459m SW	Railway Building	1978	988132
C	468m SW	Railway Building	1892 - 1905	906062
H	482m SW	Railway Sidings	1955	894384
H	490m SW	Railway Sidings	1934	988537
F	490m SW	Railway Sidings	1916 - 1923	917727
F	492m SW	Goods Yard	1916 - 1923	937116
F	492m SW	Railway Sidings	1905	952608
F	492m SW	Goods Yard	1905	981387

ID	Location	Land use	Dates present	Group ID
7	493m N	Unspecified Tank	1916	825389
H	498m SW	Cuttings	1892	795800

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**1**

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

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

ID	Location	Land use	Dates present	Group ID
5	333m W	Unspecified Tank	1996	115046

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	**12**

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

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

ID	Location	Land use	Dates present	Group ID
1	103m NW	Electricity Substation	1973 - 1992	83932
2	140m N	Electricity Substation	1992	62139
4	276m NE	Electricity Substation	1972	62140
A	282m SE	Electricity Substation	1983 - 1992	72089
A	283m SE	Electricity Transformer	1973	63760

ID	Location	Land use	Dates present	Group ID
D	425m SW	Electricity Substation	1982 - 1994	74191
D	425m SW	Electricity Substation	1950	71349
D	425m SW	Electricity Substation	1950	79399
E	432m E	Electricity Substation	1950 - 1988	76586
E	433m E	Electricity Substation	1950 - 1994	64219
G	469m NW	Electricity Substation	1985 - 1995	74929
G	470m NW	Electricity Transformer	1973	63769

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	3

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

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

ID	Location	Land use	Dates present	Group ID
A	278m SE	Garage	1983	24506
A	279m SE	Garage	1973	20952
8	495m SW	Garage	1982 - 1994	25402

This data is sourced from Ordnance Survey / Groundsure.

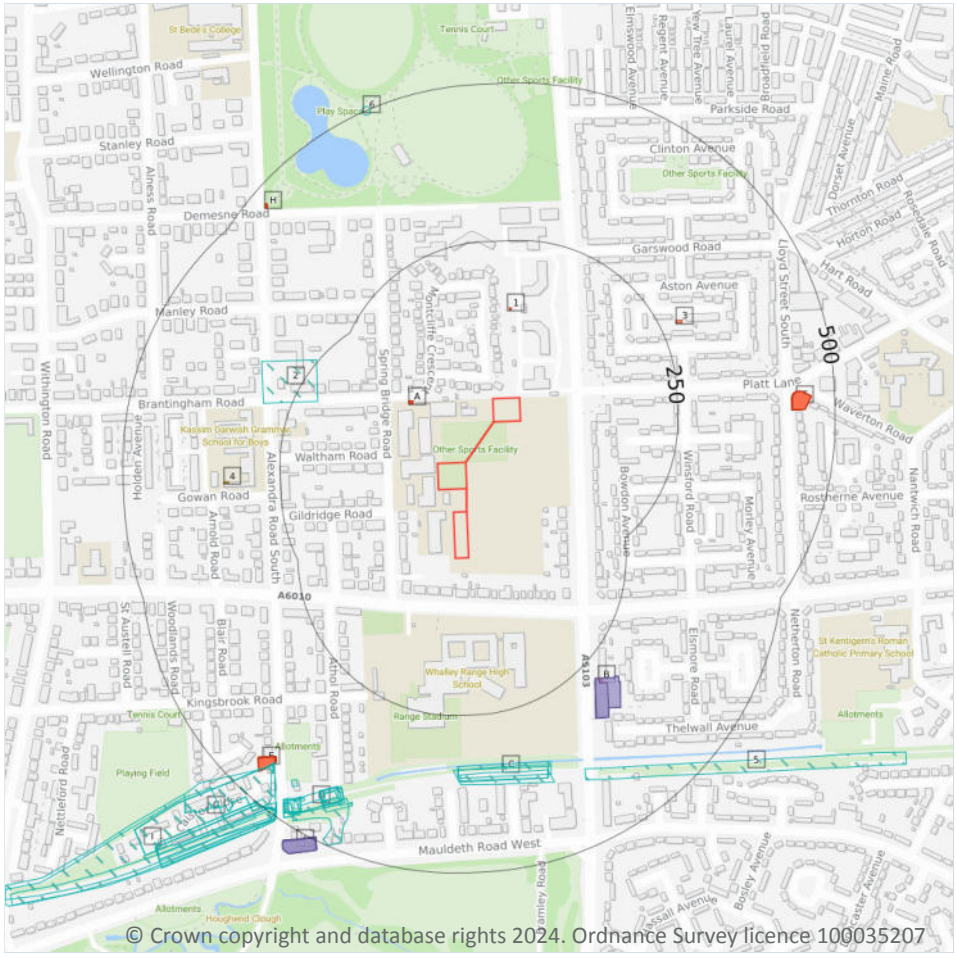
1.6 Historical military land

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	36

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 20 >**

ID	Location	Land Use	Date	Group ID
2	214m NW	Nursery	1892	831871
C	331m S	Cuttings	1955	947775
C	335m S	Cuttings	1934	989481

ID	Location	Land Use	Date	Group ID
C	336m S	Cuttings	1938	989481
C	343m S	Cuttings	1892	903552
5	383m S	Cuttings	1892	974123
D	406m SW	Railway Station	1966	869242
D	407m S	Railway Station	1923	847827
D	408m SW	Railway Station	1934	974953
D	408m SW	Railway Station	1916	877936
D	410m SW	Railway Station	1938	937707
D	417m SW	Railway Building	1892	820243
D	419m S	Unspecified Pit	1955	840486
D	421m S	Railway Station	1892	928212
D	423m S	Railway Station	1905	933517
D	433m SW	Railway Station	1955	822928
G	434m SW	Unspecified Depot	1978	939722
G	434m SW	Unspecified Depot	1966	939722
G	434m SW	Unspecified Depot	1988	852830
G	439m SW	Engineering Works	1955	811629
D	451m SW	Railway Station	1938	967159
D	453m SW	Railway Building	1934	916855
D	453m SW	Railway Building	1916	913392
D	459m SW	Railway Building	1978	988132
D	468m SW	Railway Building	1905	906062
D	468m SW	Railway Building	1892	906062
I	482m SW	Railway Sidings	1955	894384
I	490m SW	Railway Sidings	1934	988537
G	490m SW	Railway Sidings	1916	917727
G	492m SW	Goods Yard	1905	981387
G	492m SW	Railway Sidings	1905	952608

ID	Location	Land Use	Date	Group ID
G	492m SW	Railway Sidings	1923	917727
G	492m SW	Goods Yard	1923	937116
6	493m N	Unspecified Tank	1916	825389
I	498m SW	Cuttings	1892	795800
G	500m SW	Goods Yard	1916	937116

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**1**

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 20 >**

ID	Location	Land Use	Date	Group ID
4	333m W	Unspecified Tank	1996	115046

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**27**

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

Features are displayed on the Past land use - un-grouped map on **page 20 >**

ID	Location	Land Use	Date	Group ID
A	103m NW	Electricity Substation	1973	83932
A	103m NW	Electricity Substation	1983	83932
A	103m NW	Electricity Substation	1988	83932
A	103m NW	Electricity Substation	1992	83932
A	103m NW	Electricity Substation	1992	83932

ID	Location	Land Use	Date	Group ID
1	140m N	Electricity Substation	1992	62139
3	276m NE	Electricity Substation	1972	62140
B	282m SE	Electricity Substation	1983	72089
B	282m SE	Electricity Substation	1983	72089
B	283m SE	Electricity Transformer	1973	63760
B	283m SE	Electricity Substation	1992	72089
B	283m SE	Electricity Substation	1992	72089
E	425m SW	Electricity Substation	1994	74191
E	425m SW	Electricity Substation	1993	74191
E	425m SW	Electricity Substation	1950	71349
E	425m SW	Electricity Substation	1950	79399
E	426m SW	Electricity Substation	1983	74191
E	426m SW	Electricity Substation	1982	74191
F	432m E	Electricity Substation	1980	76586
F	432m E	Electricity Substation	1988	76586
F	432m E	Electricity Substation	1966	76586
F	432m E	Electricity Substation	1950	76586
F	433m E	Electricity Substation	1994	64219
F	433m E	Electricity Substation	1950	64219
H	469m NW	Electricity Substation	1995	74929
H	470m NW	Electricity Transformer	1973	63769
H	470m NW	Electricity Substation	1985	74929

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	7

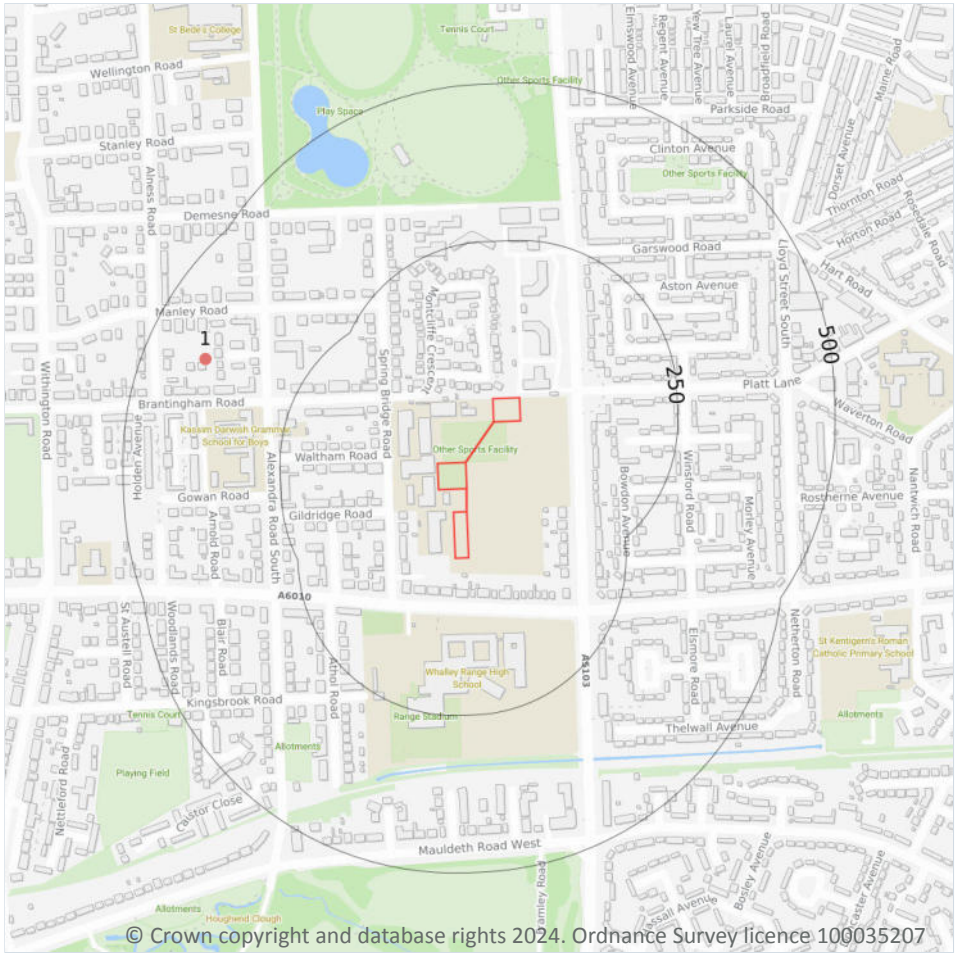
Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 20 >**

ID	Location	Land Use	Date	Group ID
B	278m SE	Garage	1983	24506
B	278m SE	Garage	1983	24506
B	279m SE	Garage	1973	20952
J	495m SW	Garage	1993	25402
J	495m SW	Garage	1994	25402
J	497m SW	Garage	1983	25402
J	497m SW	Garage	1982	25402

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	1

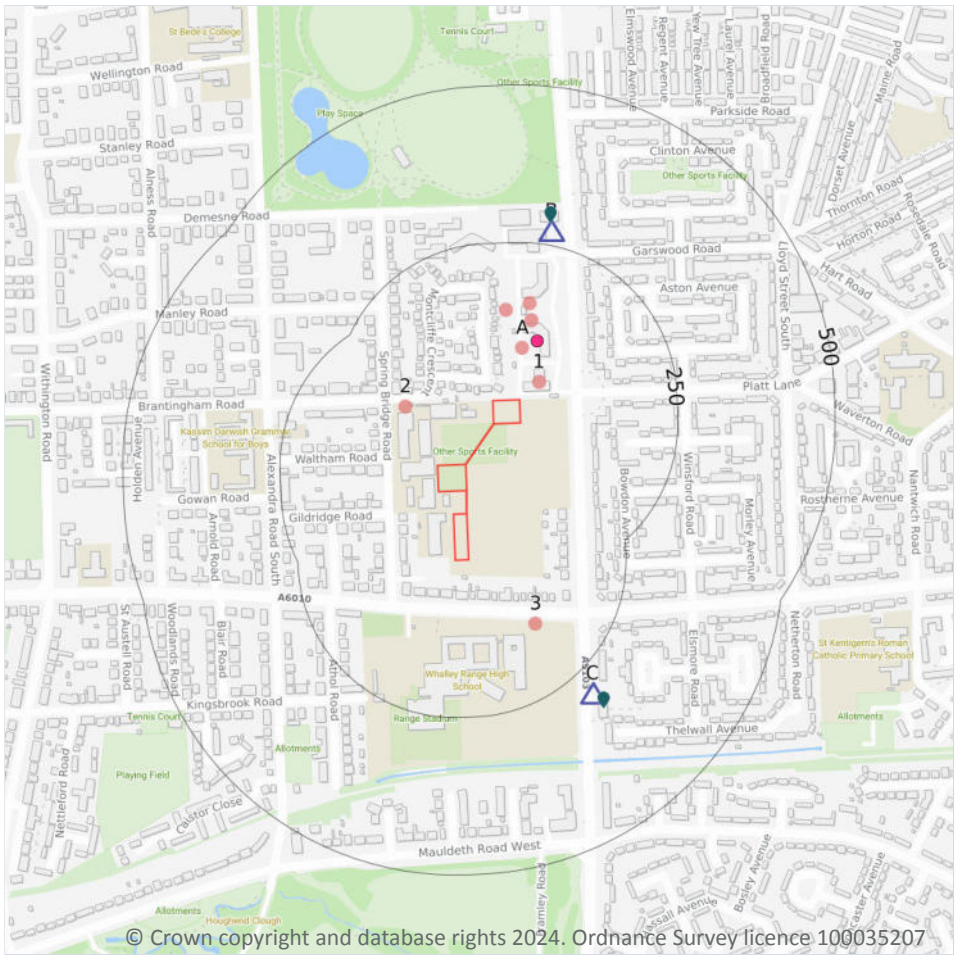
Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

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

ID	Location	Site	Reference	Category	Sub-Category	Description
1	405m NW	-	WEX282233	Using waste exemption	Not on a farm	Use of waste in construction

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Recent industrial land uses

Current or recent petrol stations

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

Radioactive Substance Authorisations

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	42m NE	S & S Biomat Ltd	Parkway 1 Parkway Business Centre, Princess Road, Manchester, Greater Manchester, M14 7LU	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
A	82m N	Ezy Book	Parkway Business Centre, Princess Road, Manchester, Greater Manchester, M14 7HR	Vehicle Cleaning Services	Personal, Consumer and Other Services

ID	Location	Company	Address	Activity	Category
2	107m NW	Electricity Sub Station	Greater Manchester, M16	Electrical Features	Infrastructure and Facilities
A	128m N	Mast (Telecommunication)	Greater Manchester, M14	Telecommunications Features	Infrastructure and Facilities
A	143m N	Electricity Sub Station	Greater Manchester, M16	Electrical Features	Infrastructure and Facilities
3	147m SE	Electricity Sub Station	Greater Manchester, M16	Electrical Features	Infrastructure and Facilities
A	154m N	Business Centre	Greater Manchester, M14	Business Parks and Industrial Estates	Industrial Features

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	**2**

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
B	273m N	SHELL	Princess Road, Moss Side, Manchester, Greater Manchester, M14 7LU	No	Open
C	289m SE	BP	Princess Road, Withington, Manchester, Greater Manchester, M14 7FS	No	Open

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	**0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

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	
B	298m N	Shell Princess Parkway, Princess Parkway Business Centre, Princess Road, Whalley Range, M14 7LU	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
C	308m SE	BP Princess Service Station, Princess Parade, Princess Road, Fallowfield, M14 7FS	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	1

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

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

ID	Location	Address	Details	
A	97m NE	Parkway One, Parkway Business Centre, 300 Princess Road, Manchester, M14 7LU	Operator: Icon Development Solutions Limited Type: Keeping And Use Of Radioactive Materials (was Rsa60 Section 1). Permission number: CD7086 Date of approval: 22/05/2009	Effective from: - Last date of update: 01/01/2020 Status: Surrendered

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

4.13 Licensed Discharges to controlled waters

Records within 500m	0

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

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

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

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

4.17 List 2 Dangerous Substances

Records within 500m	0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	0

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

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

4.19 Pollution inventory substances

Records within 500m	0

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

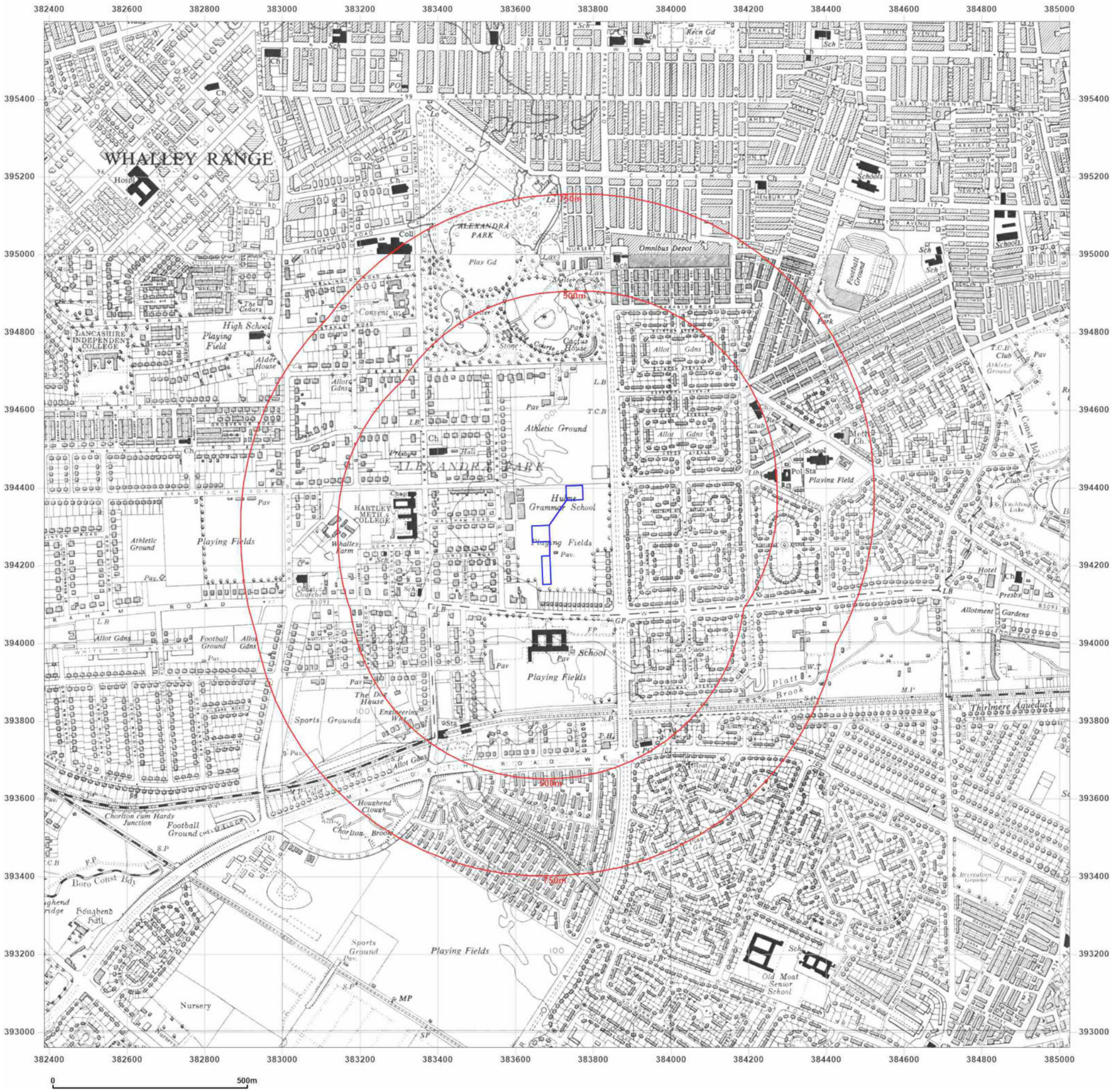
This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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



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Grid Ref: 383706, 394279

Map Name: Provisional

Map date: **1955-1956**

Scale: 1:10,560

Printed at: 1:10,560

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

Surveyed 1956
Revised 1956
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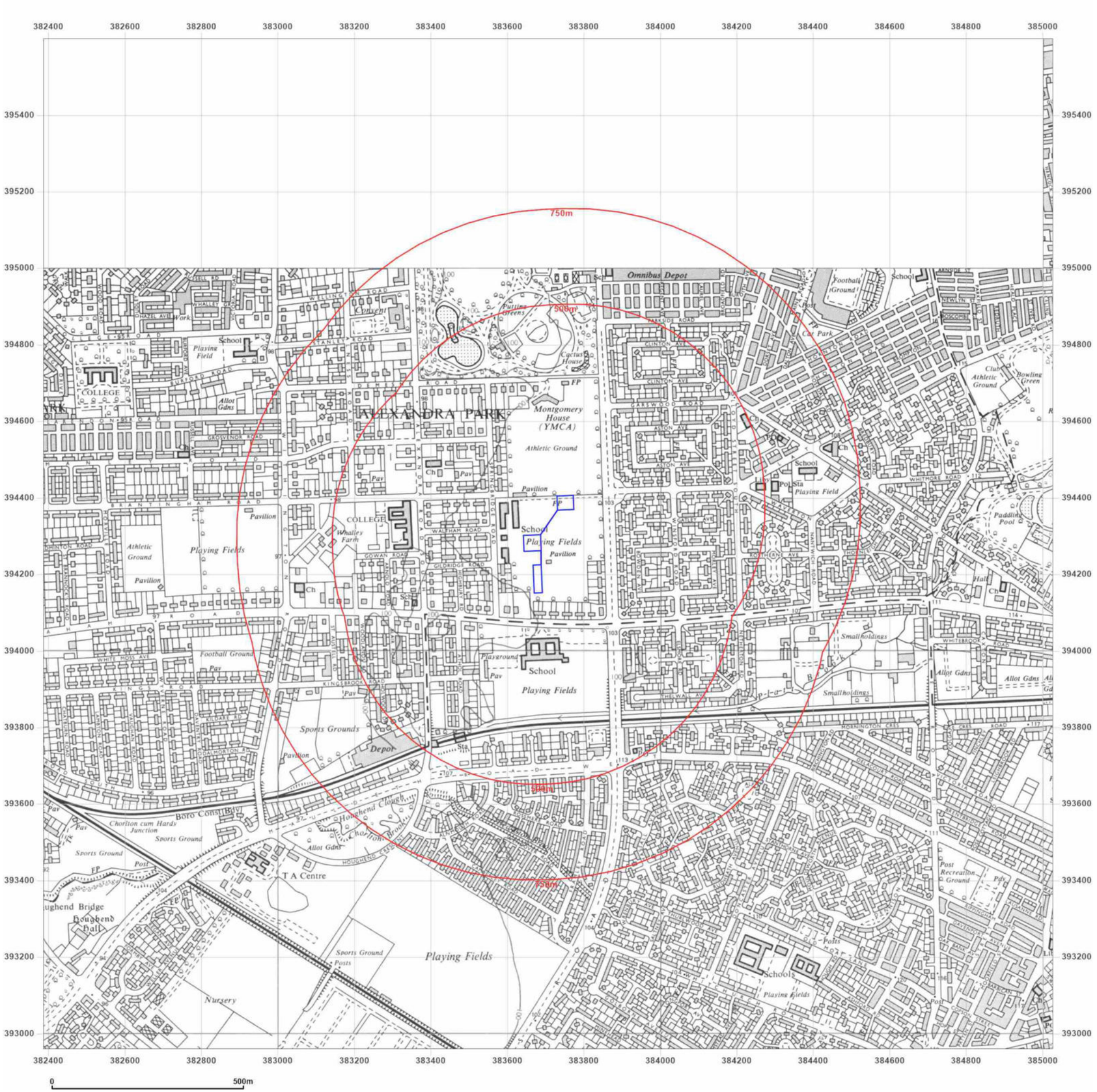
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Map Name: Provisional

Map date: **1965-1968**

Scale: 1:10,560

Printed at: 1:10,560

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

Surveyed 1966
Revised 1966
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Revised 1965
Edition N/A
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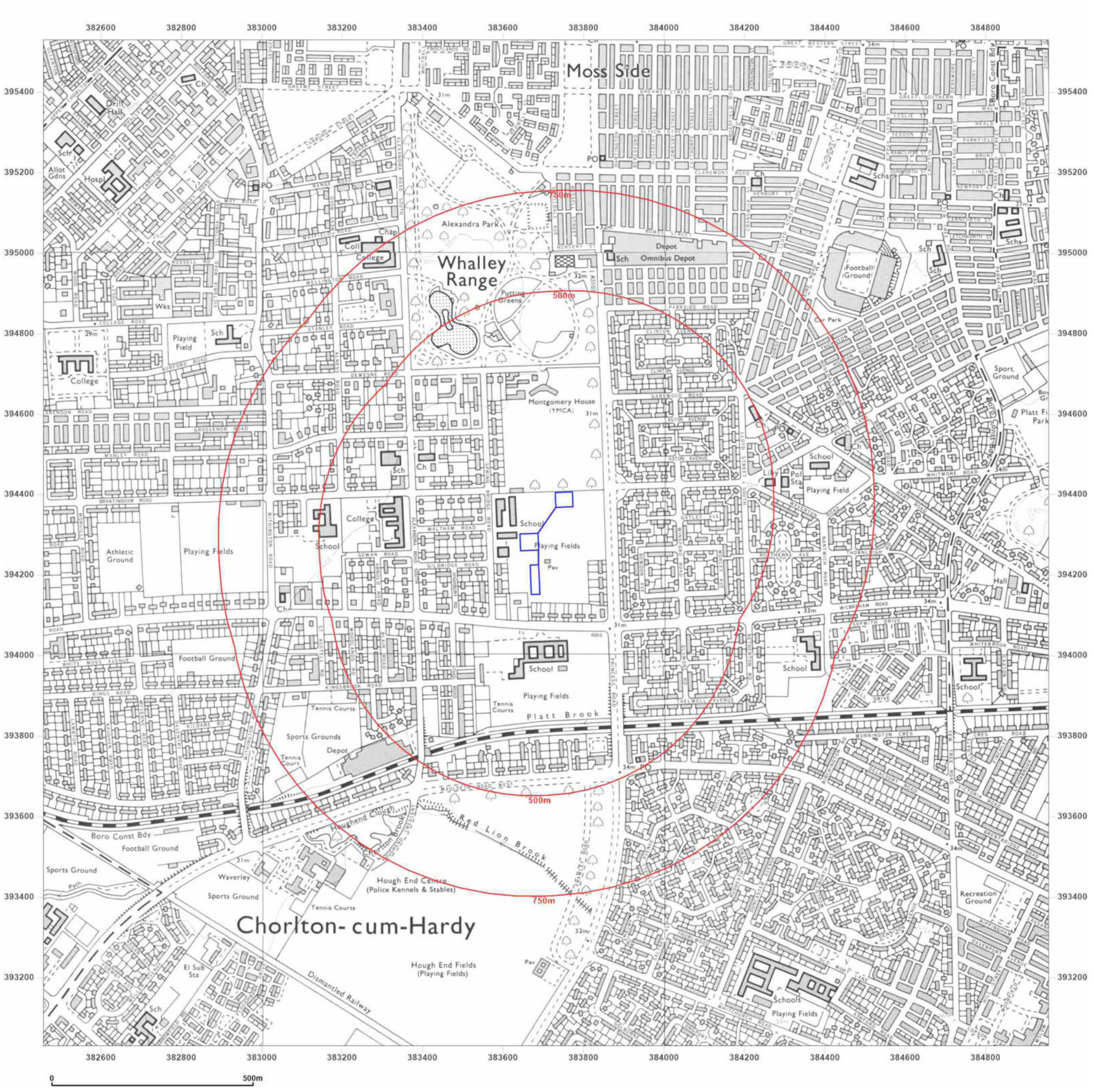
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Report Ref: EMS-951503_1209370
Grid Ref: 383706, 394279

Map Name: National Grid

Map date: **1980-1981**

Scale: 1:10,000

Printed at: 1:10,000

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

Surveyed 1977
Revised 1981
Edition N/A
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Levelled 1976

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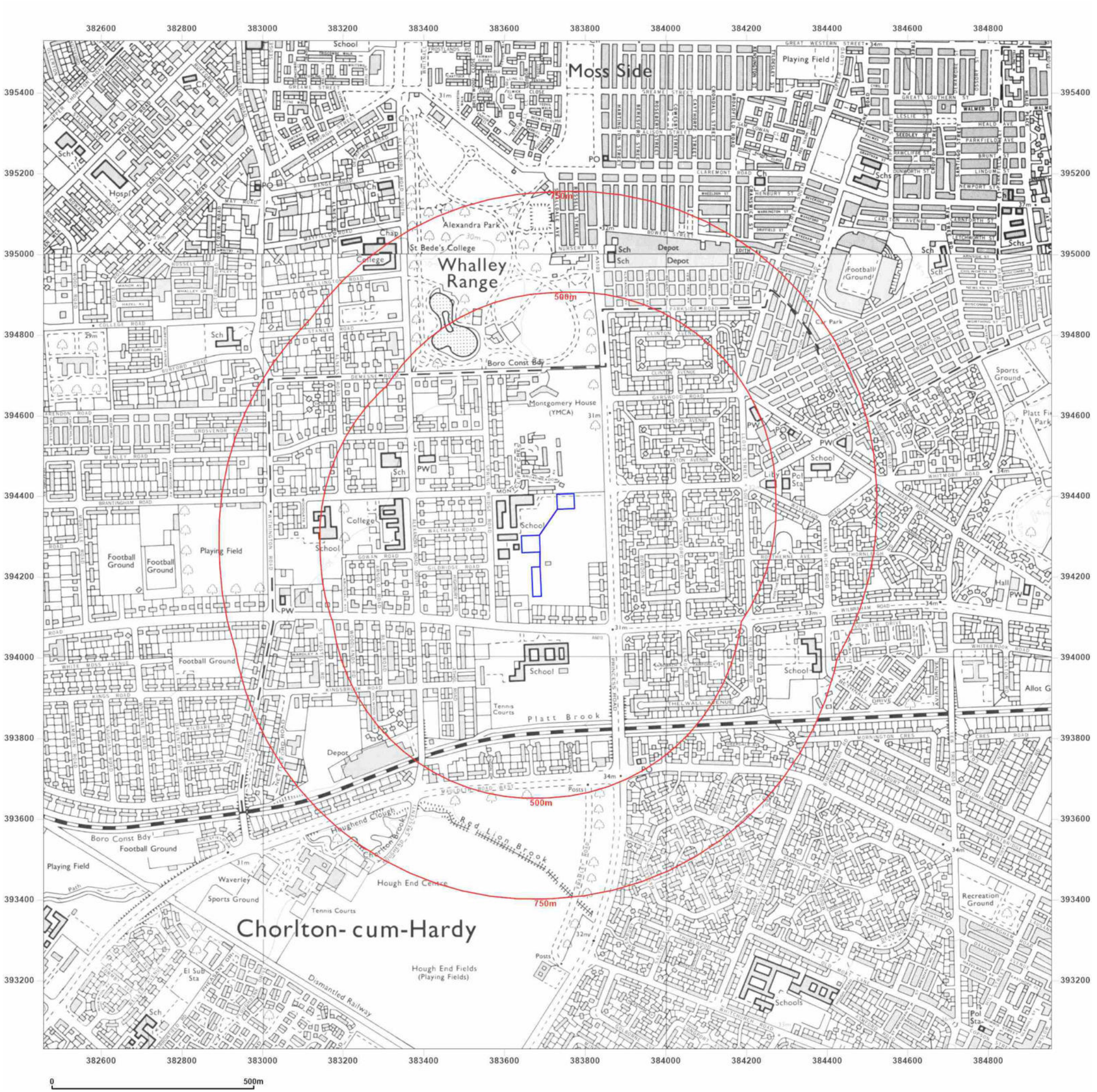
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Grid Ref: 383706, 394279

Map Name: National Grid

Map date: **1985-1988**

Scale: 1:10,000

Printed at: 1:10,000

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Edition N/A
Copyright 1985
Levelled 1981

Surveyed 1985
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Edition N/A
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Grid Ref: 383706, 394279

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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Grid Ref: 383706, 394279

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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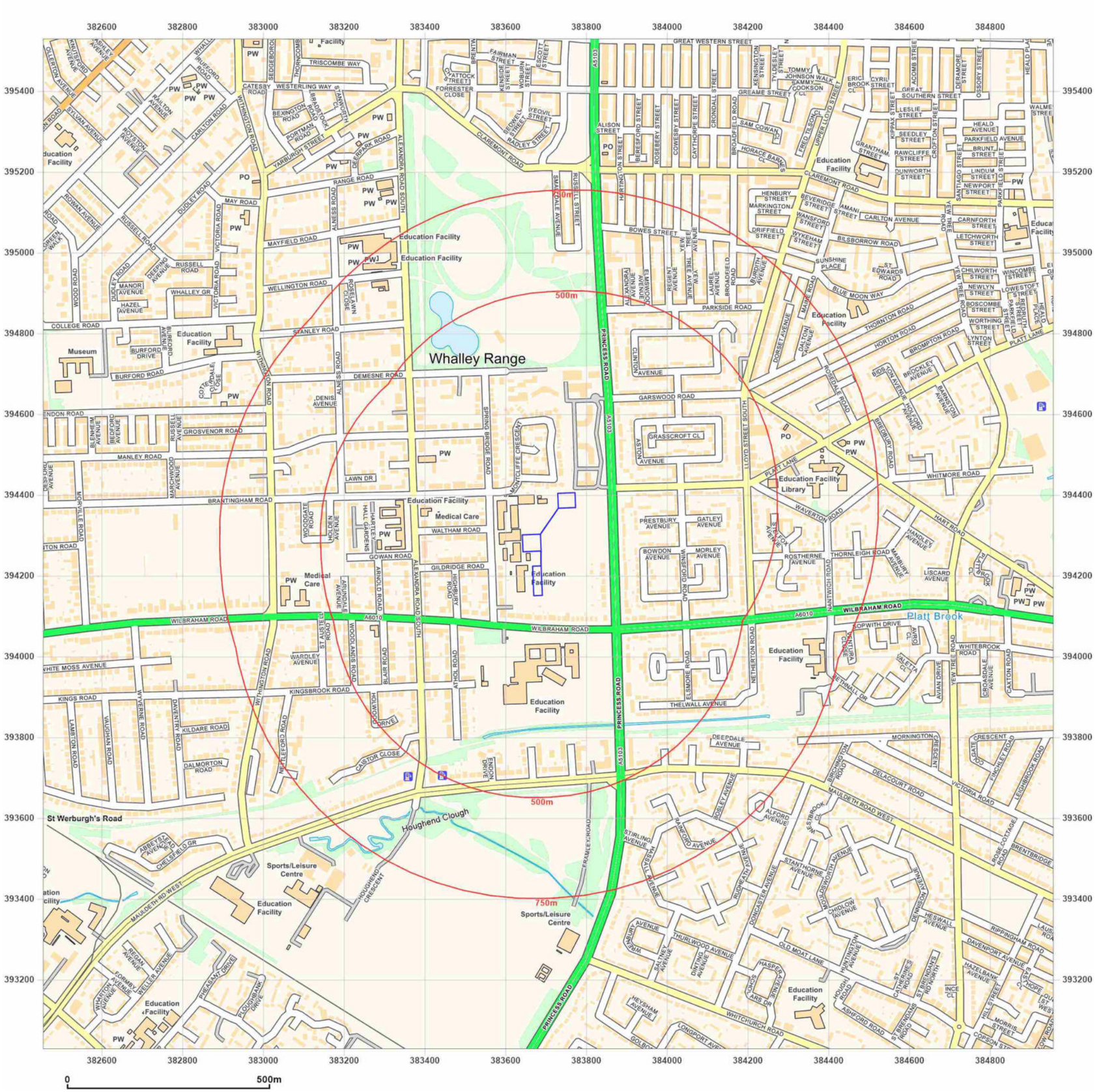
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Map Name: National Grid

Map date: **2024**

Scale: 1:10,000

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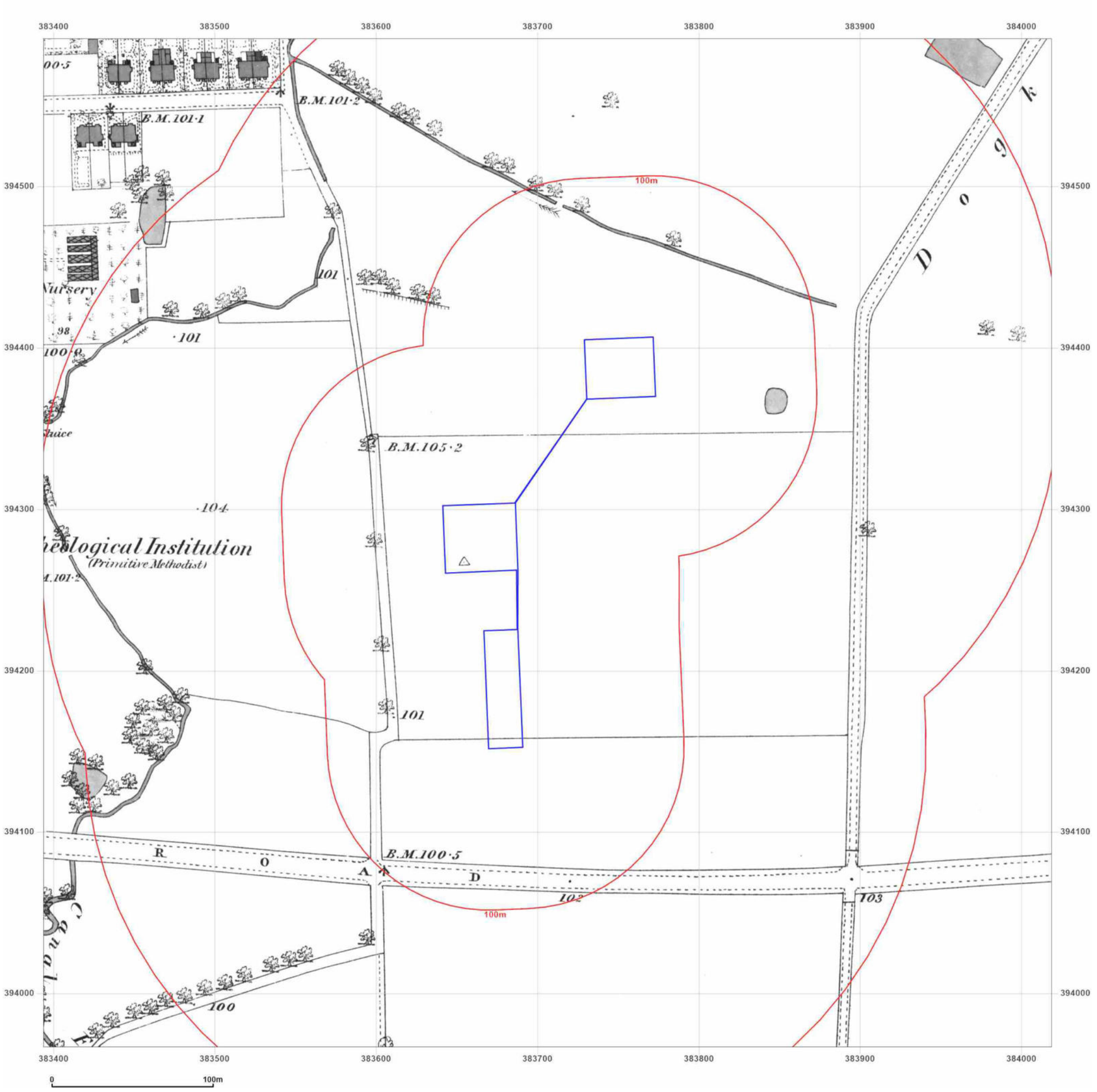
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Grid Ref: 383706, 394279

Map Name: County Series
Map date: **1881**
Scale: 1:2,500
Printed at: 1:2,500

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

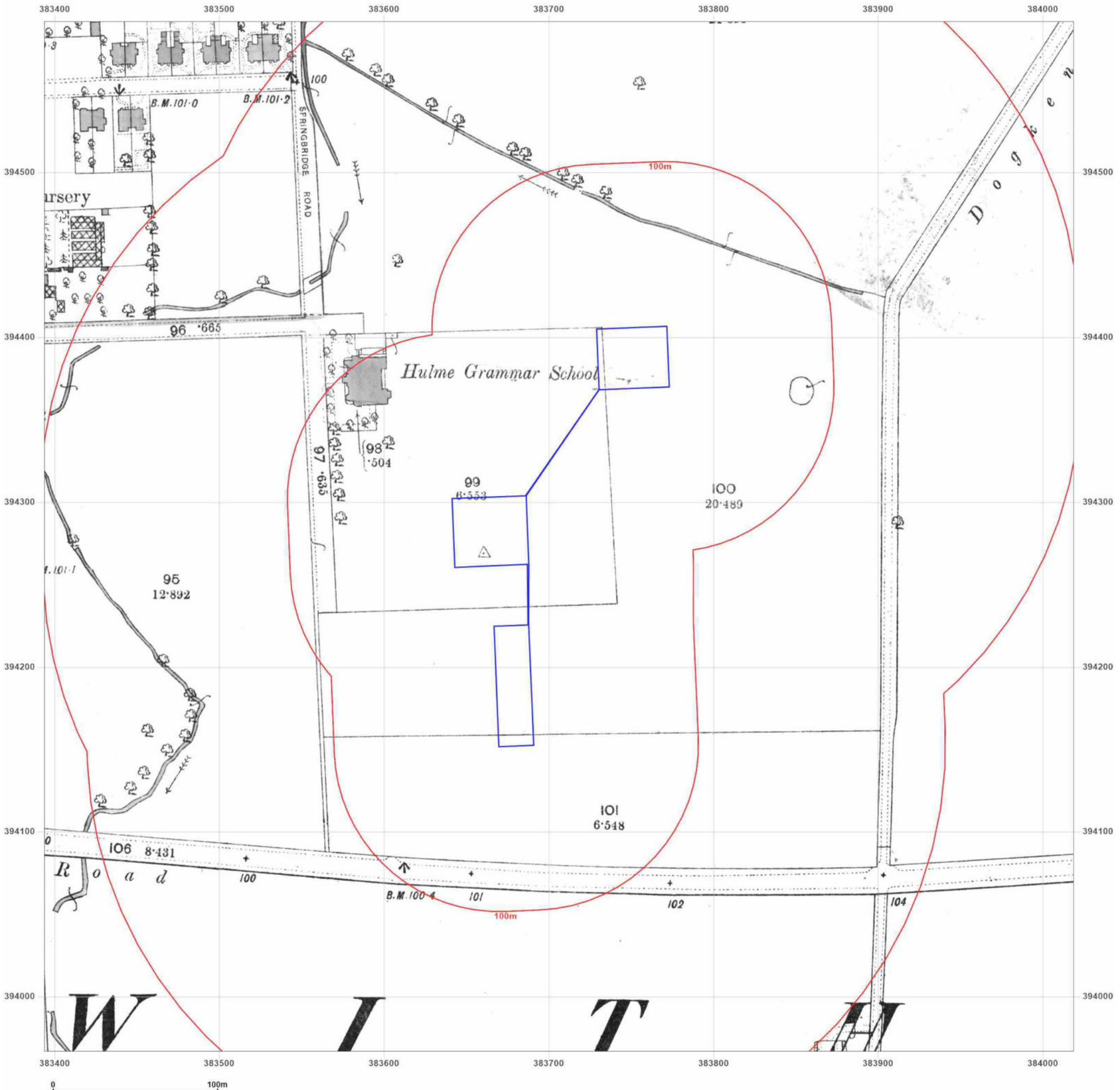
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Map Name: County Series
Map date: **1894**
Scale: 1:2,500
Printed at: 1:2,500

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Surveyed 1894
Revised N/A
Edition 1894
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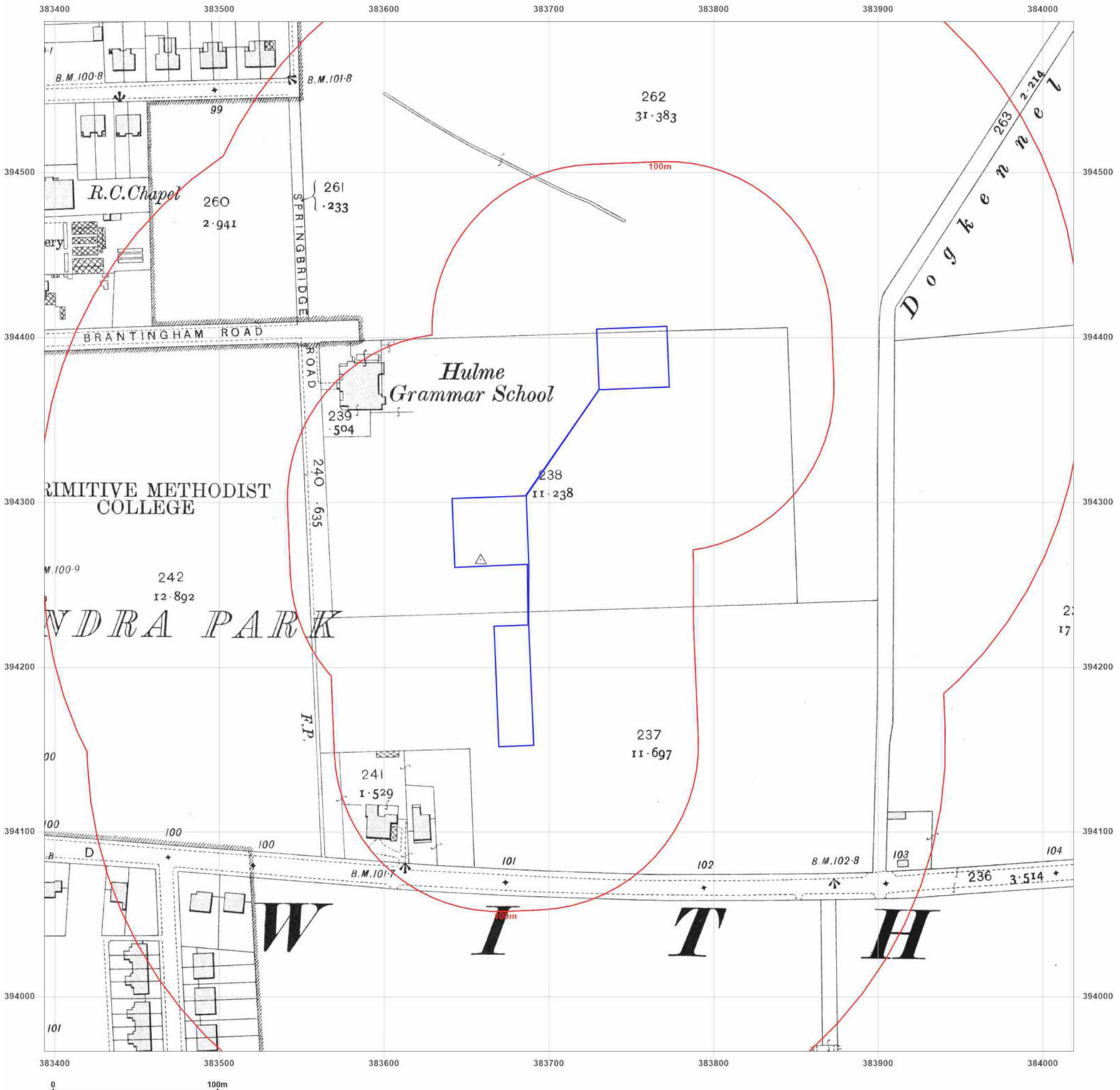
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Map Name: County Series
Map date: **1907**
Scale: 1:2,500
Printed at: 1:2,500

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Revised 1905
Edition 1907
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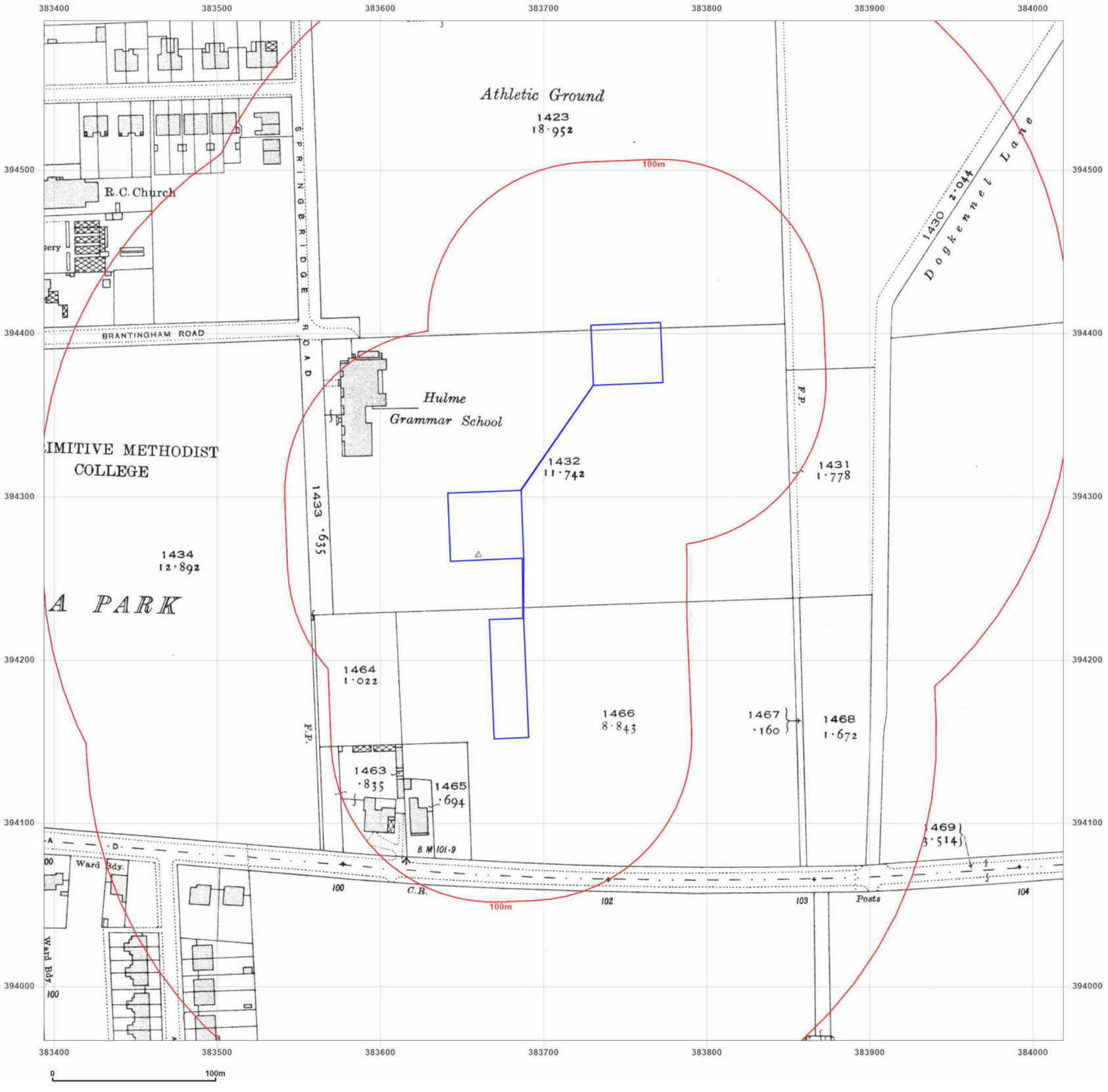
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Grid Ref: 383706, 394279

Map Name: County Series
Map date: **1922**
Scale: 1:2,500
Printed at: 1:2,500

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Revised 1916
Edition 1922
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Levelled 1915

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Report Ref: EMS-951503_1209370
Grid Ref: 383706, 394279

Map Name: County Series

Map date: **1933**

Scale: 1:2,500

Printed at: 1:2,500

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Revised 1933
Edition N/A
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Report Ref: EMS-951503_1209370
Grid Ref: 383706, 394279

Map Name: National Grid

Map date: **1949-1950**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1949
Revised 1949
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1949
Revised 1949
Edition N/A
Copyright N/A
Levelled 1927

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Grid Ref: 383706, 394279

Map Name: National Grid

Map date: **1950**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1950
Revised 1950
Edition N/A
Copyright 1951
Levelled 1948

Surveyed 1950
Revised 1950
Edition N/A
Copyright 1951
Levelled 1948

Surveyed 1950
Revised 1950
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Levelled 1948

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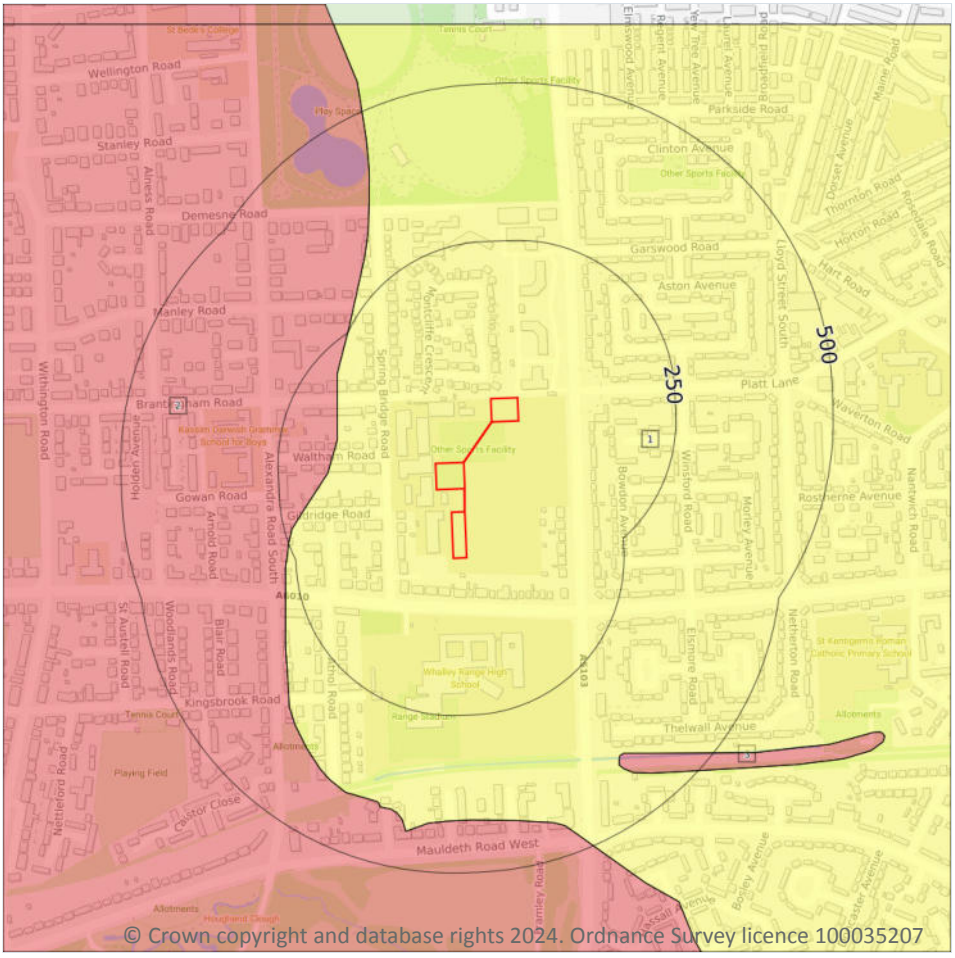
4.21 Pollution inventory radioactive waste

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	3

Aquifer status of groundwater held within superficial geology.

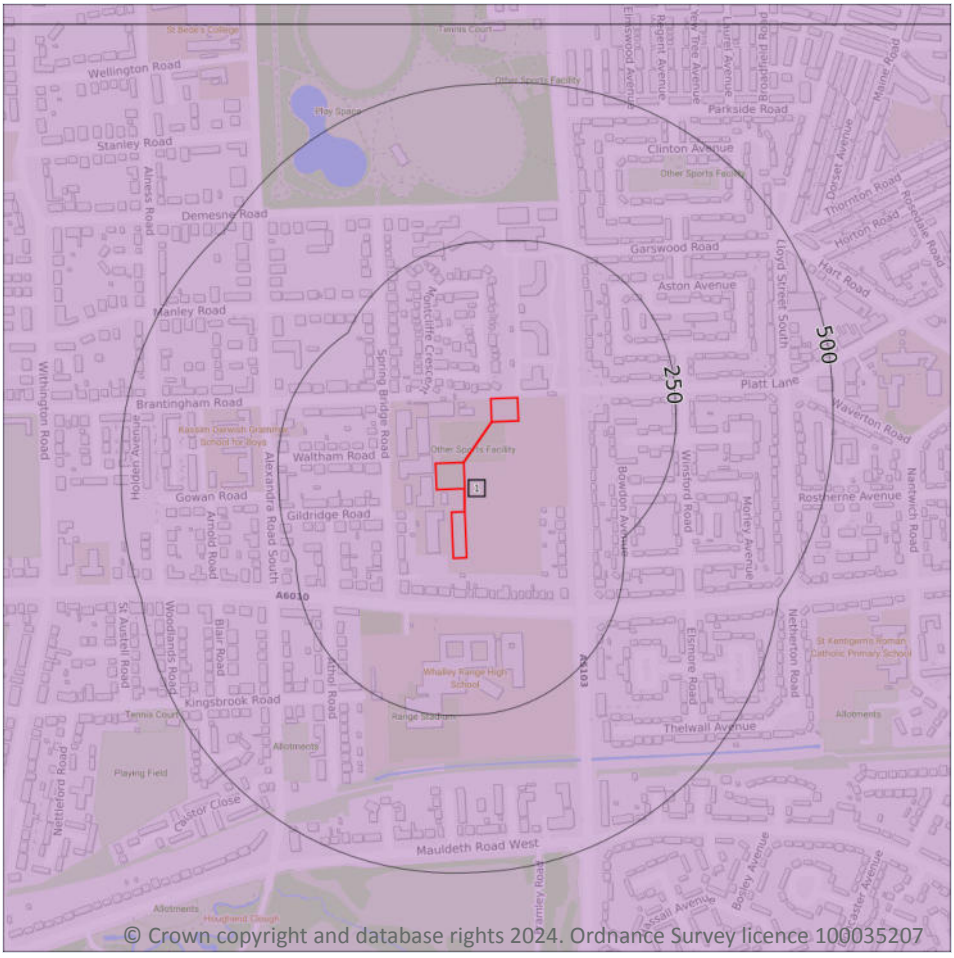
Features are displayed on the Hydrogeology map on **page 35 >**

ID	Location	Designation	Description
1	**On site**	**Secondary Undifferentiated**	**Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type**
2	160m 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

ID	Location	Designation	Description
3	398m 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

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	1

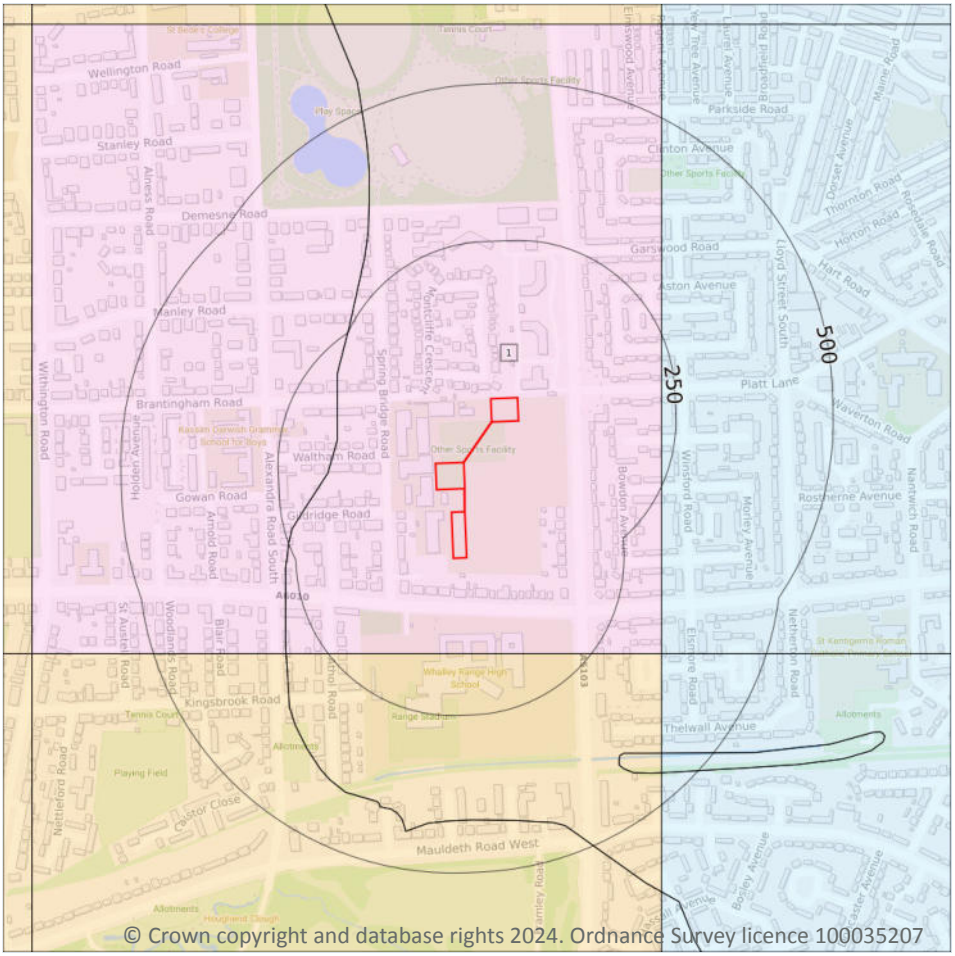
Aquifer status of groundwater held within bedrock geology.

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

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	1

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

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

Features are displayed on the Groundwater vulnerability map on **page 38 >**

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**

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.

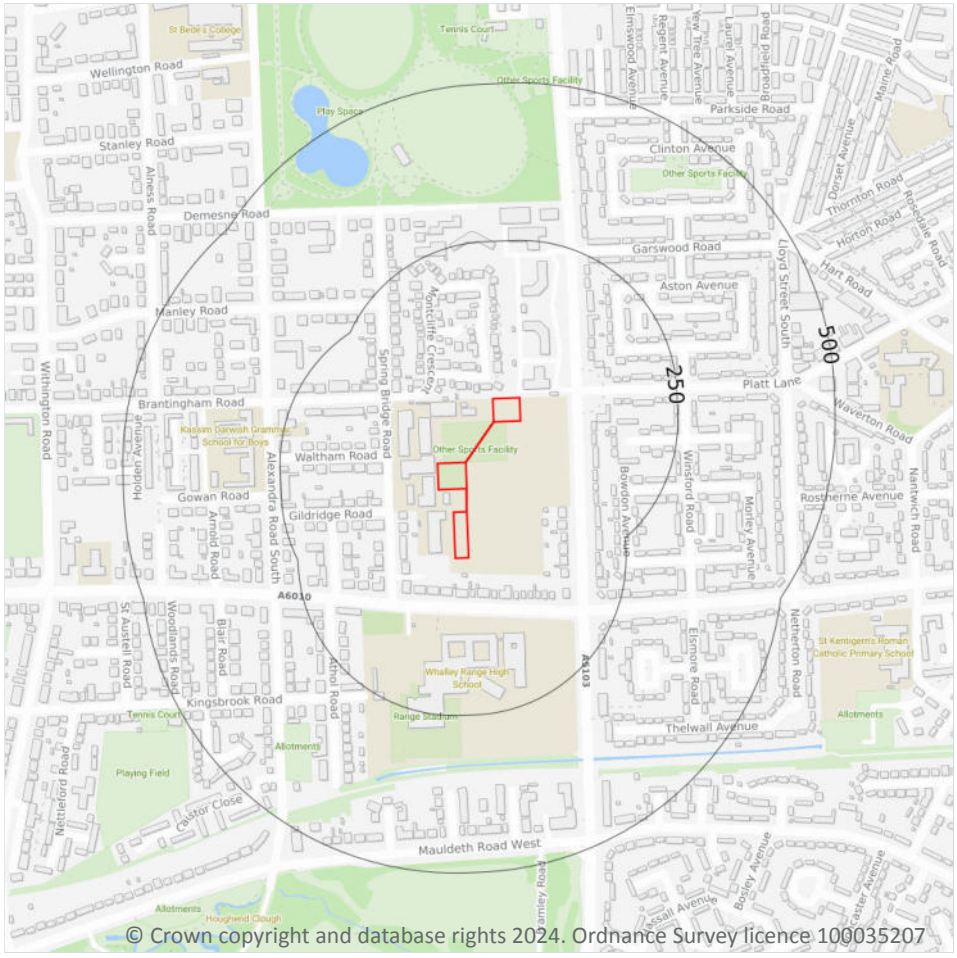
5.5 Groundwater vulnerability- local information

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



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- 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	12

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 40 >**

ID	Location	Details	
-	1498m N	Status: Historical Licence No: 2569007007 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER" Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/08/1995 Version End Date: -
-	1498m N	Status: Historical Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER" Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/08/1995 Version End Date: -
-	1498m N	Status: Historical Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/12/2003 Version End Date: -
-	1498m N	Status: Historical Licence No: 2569007007 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/12/2003 Version End Date: -

ID	Location	Details	
-	1498m N	Status: Historical Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383900 Northing: 395900	Annual Volume (m^3): 227000 Max Daily Volume (m^3): 900 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 23/11/2009 Version End Date: -
-	1498m N	Status: Historical Licence No: 2569007007 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383900 Northing: 395900	Annual Volume (m^3): 227000 Max Daily Volume (m^3): 900 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 23/11/2009 Version End Date: -
-	1505m N	Status: Active Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383865 Northing: 395909	Annual Volume (m^3): 227000 Max Daily Volume (m^3): 900 Original Application No: NPS/WR/015793 Original Start Date: 15/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 08/05/2014 Version End Date: -
-	1505m N	Status: Active Licence No: 2569007007 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383865 Northing: 395909	Annual Volume (m^3): 227000 Max Daily Volume (m^3): 900 Original Application No: NPS/WR/015793 Original Start Date: 15/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 08/05/2014 Version End Date: -

ID	Location	Details	
-	1531m N	Status: Historical Licence No: 2569007009 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, MOSS LANE WEST MANCHESTER" Data Type: Point Name: HYDES BREWERY LTD Easting: 383220 Northing: 395850	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 21/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 07/10/2000 Version End Date: -
-	1531m N	Status: Historical Licence No: 2569007009 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, MOSS LANE WEST MANCHESTER" Data Type: Point Name: HYDES BREWERY LTD Easting: 383220 Northing: 395850	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 21/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 07/10/2000 Version End Date: -
-	1531m N	Status: Historical Licence No: 2569007009 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, MOSS LANE WEST MANCHESTER Data Type: Point Name: HYDES BREWERY LTD Easting: 383220 Northing: 395850	Annual Volume (m^3): 66826.2 Max Daily Volume (m^3): 372.772 Original Application No: - Original Start Date: 21/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 07/10/2000 Version End Date: -
-	1531m N	Status: Historical Licence No: 2569007009 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, MOSS LANE WEST MANCHESTER Data Type: Point Name: HYDES BREWERY LTD Easting: 383220 Northing: 395850	Annual Volume (m^3): 66826.2 Max Daily Volume (m^3): 372.772 Original Application No: - Original Start Date: 21/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 19/07/2018 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	0

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

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

5.8 Potable abstractions

Records within 2000m	0

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

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

5.9 Source Protection Zones

Records within 500m	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.

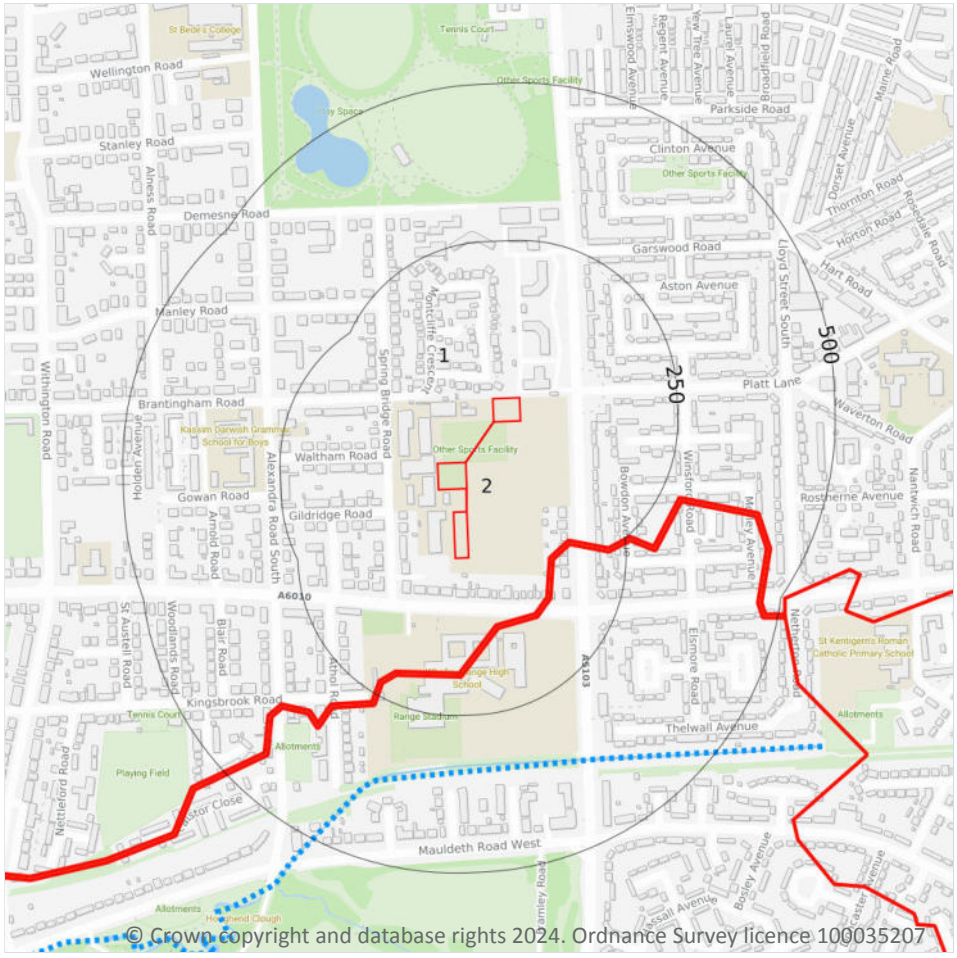
5.10 Source Protection Zones (confined aquifer)

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	0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	0

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

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1

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

Features are displayed on the Hydrology map on **page 45 >**

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

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

6.4 WFD Surface water bodies

Records identified	1

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

Features are displayed on the Hydrology map on **page 45 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	3044m NW	River	Irwell / Manchester Ship Canal (Irk to confluence with Upper Mers	GB112069061452 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	1

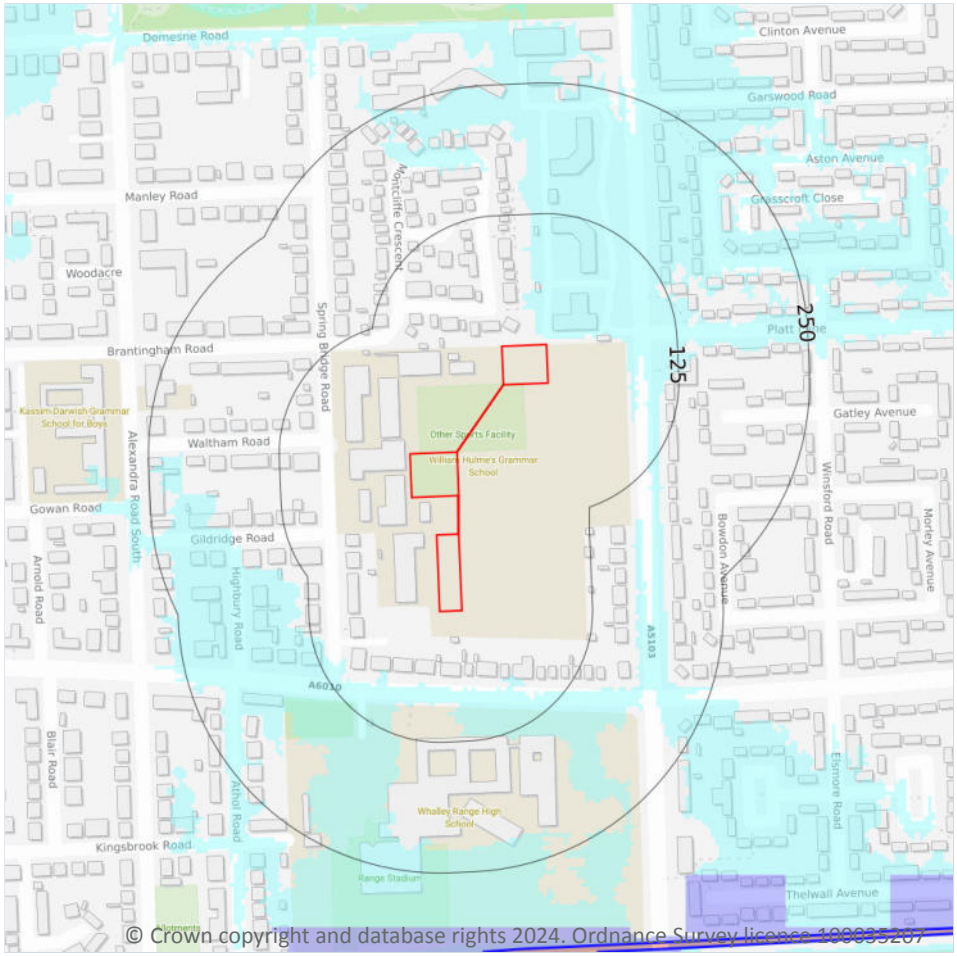
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 45 >**

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



Site Outline

Search buffers in metres (m)

River and coastal flooding:

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

7.1 Risk of flooding from rivers and the sea

Records within 50m	1

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

Features are displayed on the River and coastal flooding map on **page 48 >**

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

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

7.2 Historical Flood Events

Records within 250m	**0**

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

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

7.3 Flood Defences

Records within 250m	**0**

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	**0**

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

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

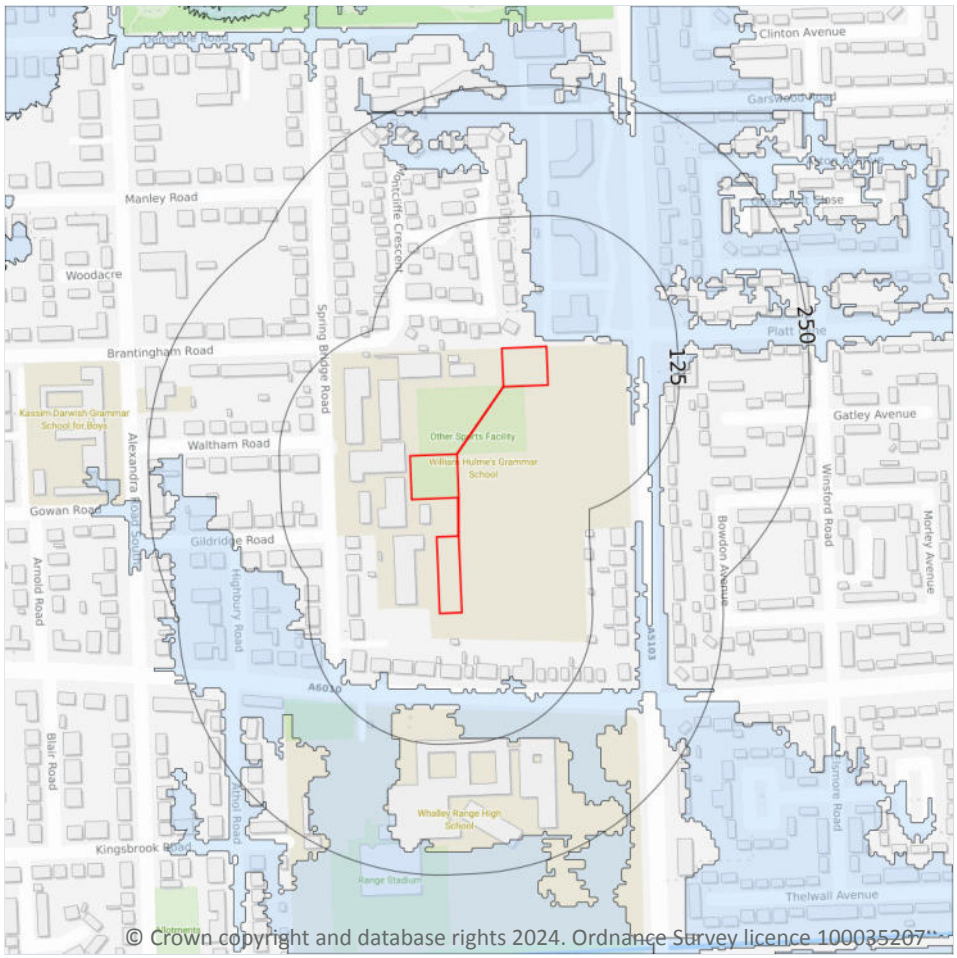
7.5 Flood Storage Areas

Records within 250m	**0**

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

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

River and coastal flooding - Flood Zones



Site Outline

Search buffers in metres (m)

Flood zone 2

Flood zone 3

7.6 Flood Zone 2

Records within 50m	1

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

Features are displayed on the River and coastal flooding map on **page 48 >**

Location	Type
6m NE	Zone 2 - (Fluvial /Tidal Models)

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

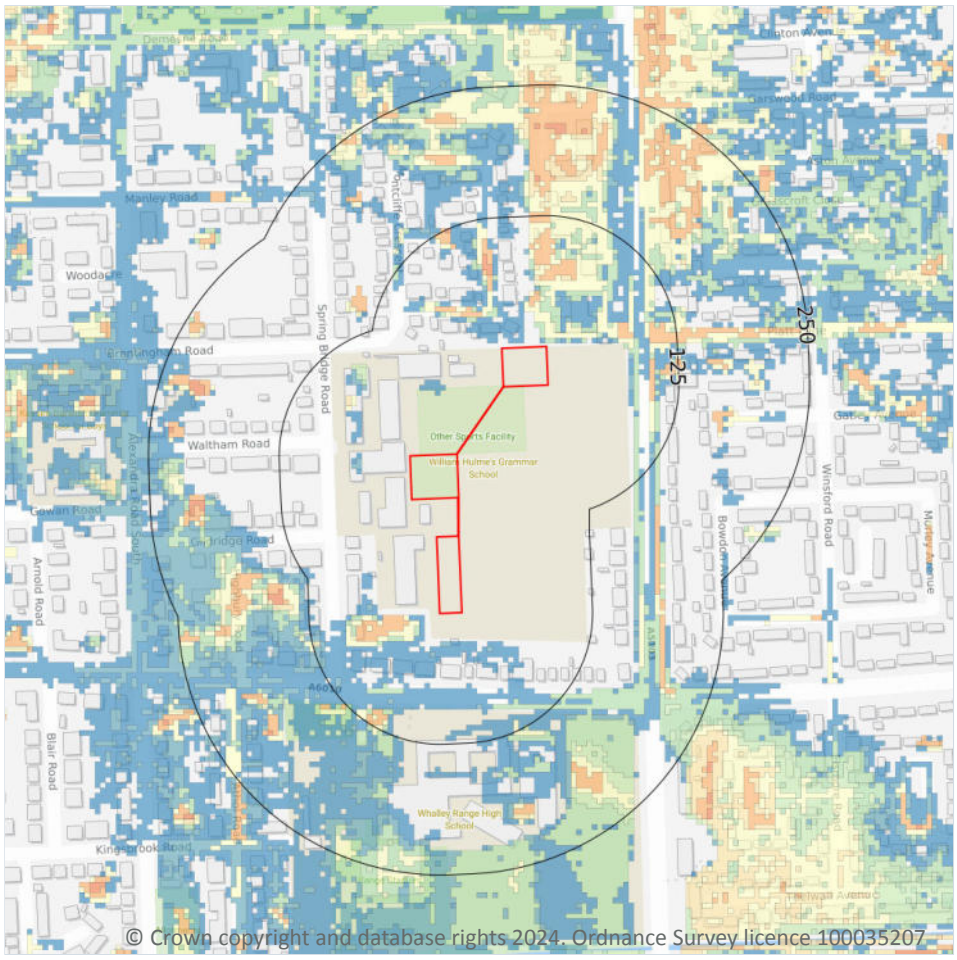
7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding



Site Outline
Search buffers in metres (m)

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

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

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

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

8.1 Surface water flooding

Highest risk on site	**Negligible**
Highest risk within 50m	**1 in 30 year, 0.1m - 0.3m**

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

Features are displayed on the Surface water flooding map on **page 52 >**

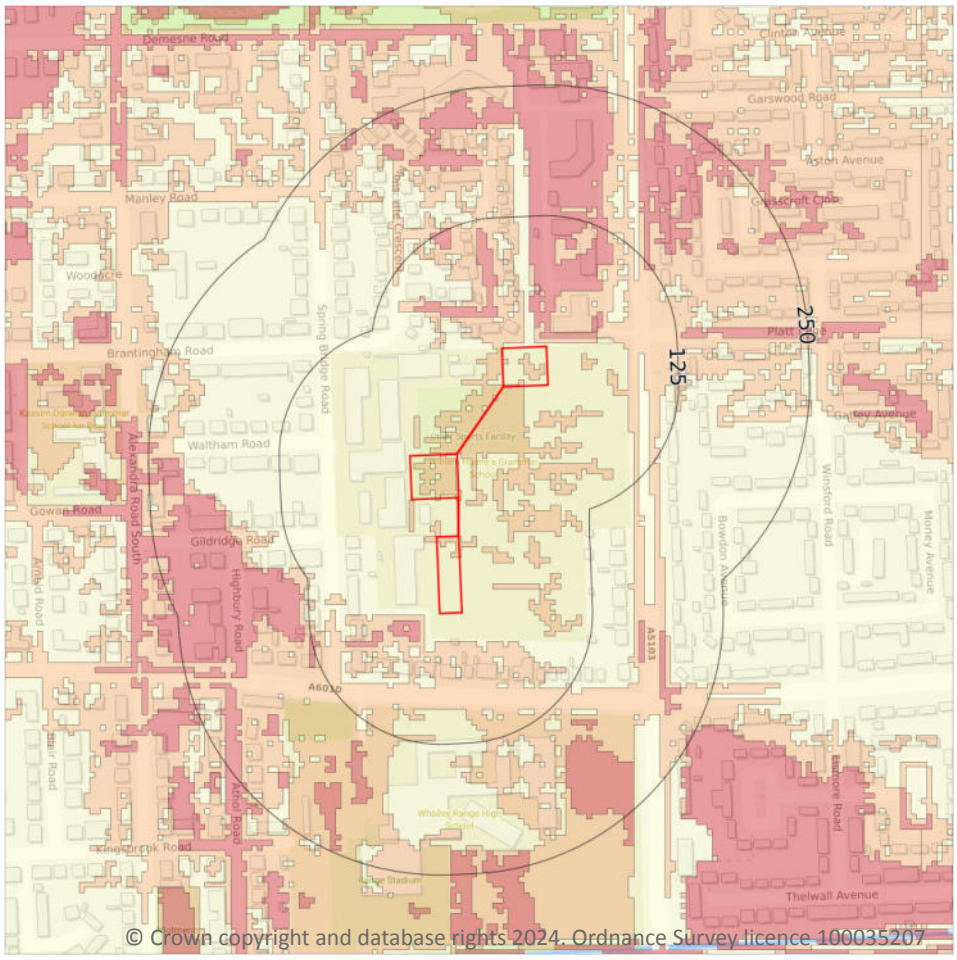
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

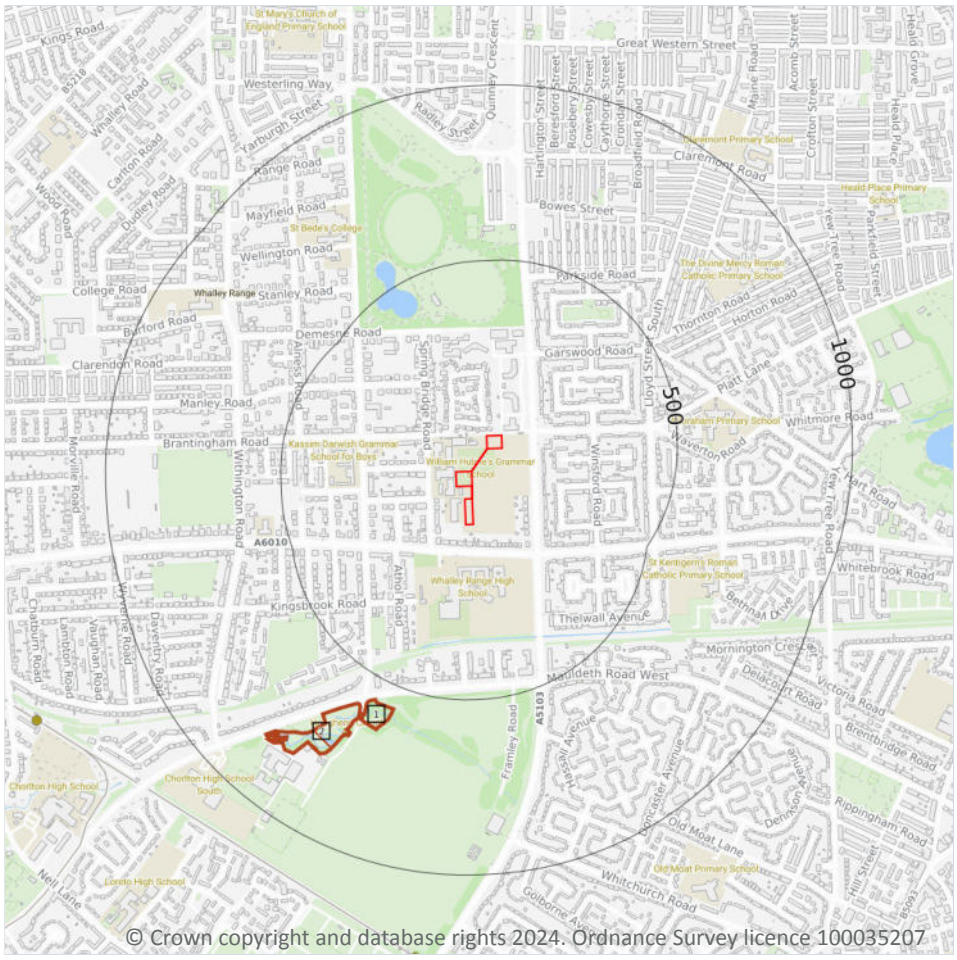
Highest risk on site	**Moderate-High**
Highest risk within 50m	**High**

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

Features are displayed on the Groundwater flooding map on **page 54 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



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10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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

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

10.7 Designated Ancient Woodland

Records within 2000m	2

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.

Features are displayed on the Environmental designations map on **page 55 >**

ID	Location	Name	Woodland Type
1	562m SW	Hough End Clough	Ancient & Semi-Natural Woodland
2	596m SW	Hough End Clough	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

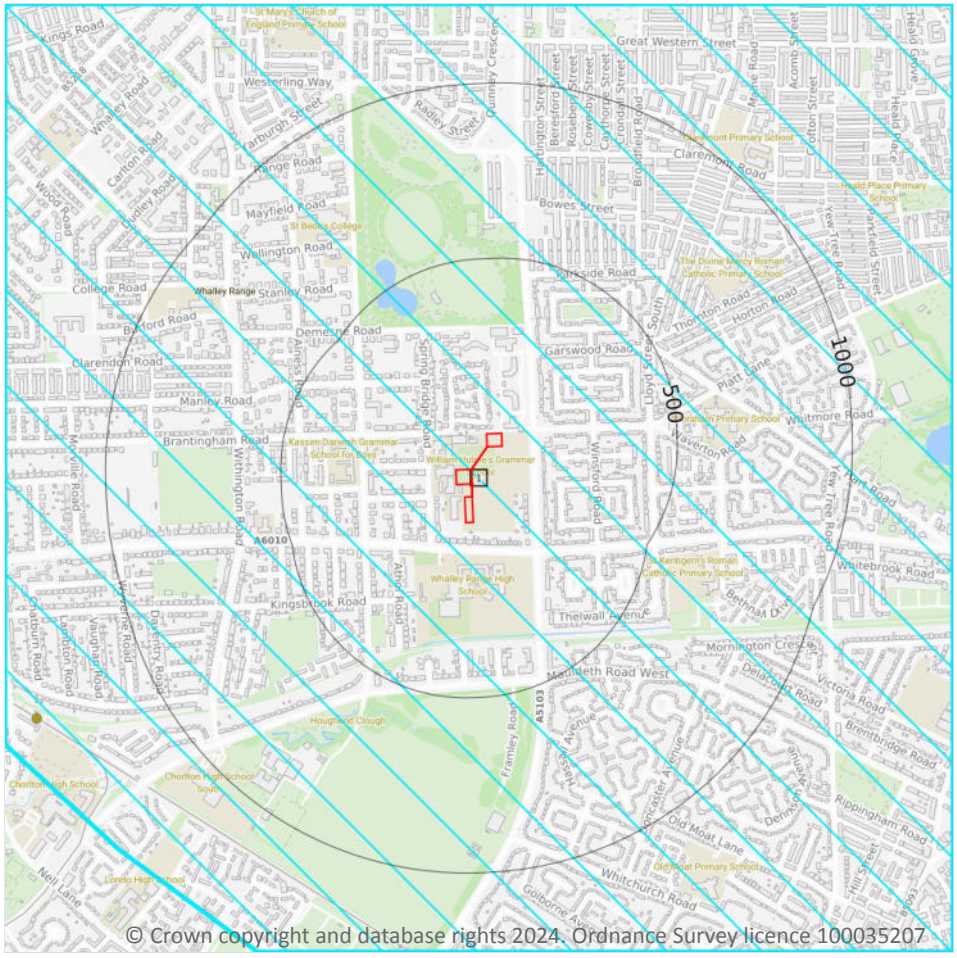
10.16 Nitrate Vulnerable Zones

Records within 2000m	0

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

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

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

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

10.17 SSSI Impact Risk Zones

Records on site	1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 60 >**

ID	Location	Type of developments requiring consultation
1	On site	**Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 4000m². Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.**

This data is sourced from Natural England.

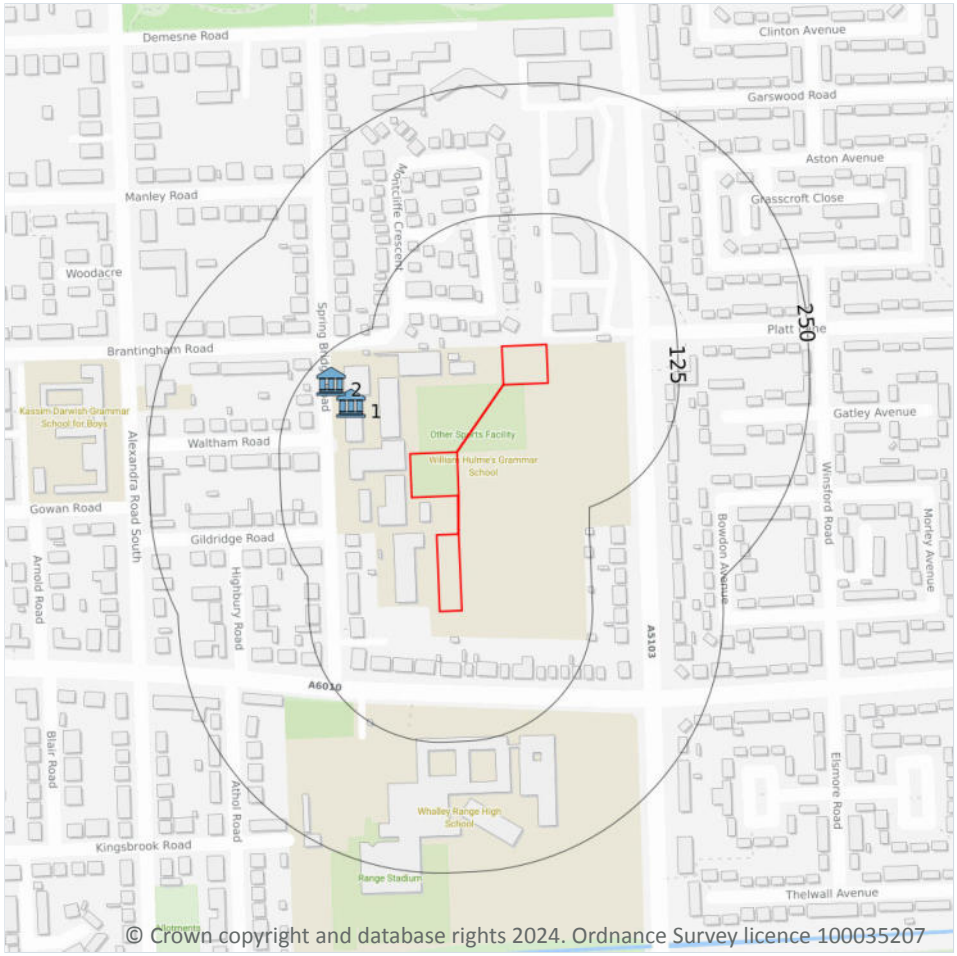
10.18 SSSI Units

Records within 2000m	0

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

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

11 Visual and cultural designations



Site Outline

Search buffers in metres (m)

Listed buildings

Conservation areas

Conservation areas - no data

National Parks

Areas of Outstanding Natural Beauty

Registered parks and gardens

Scheduled Monuments

World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	2

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

Features are displayed on the Visual and cultural designations map on **page 62 >**

ID	Location	Name	Grade	Reference Number	Listed date
1	74m NW	William Hulme Grammar School	II	1270699	20/06/1988
2	102m NW	Railings, 2 Pairs Of Gatepiers And Gates To William Hulme Grammar School	II	1254638	20/06/1988

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

11.5 Conservation Areas

Records within 250m	0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

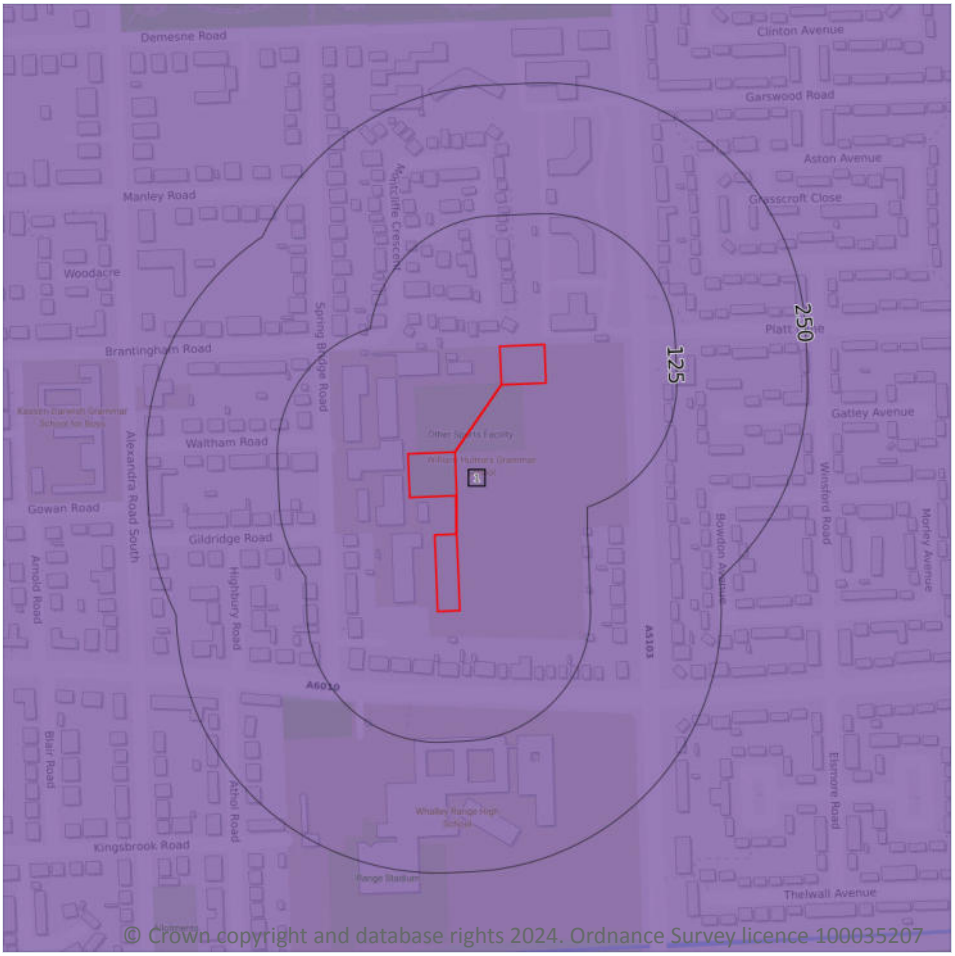
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

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

12.1 Agricultural Land Classification

Records within 250m	1

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

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

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

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations

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.

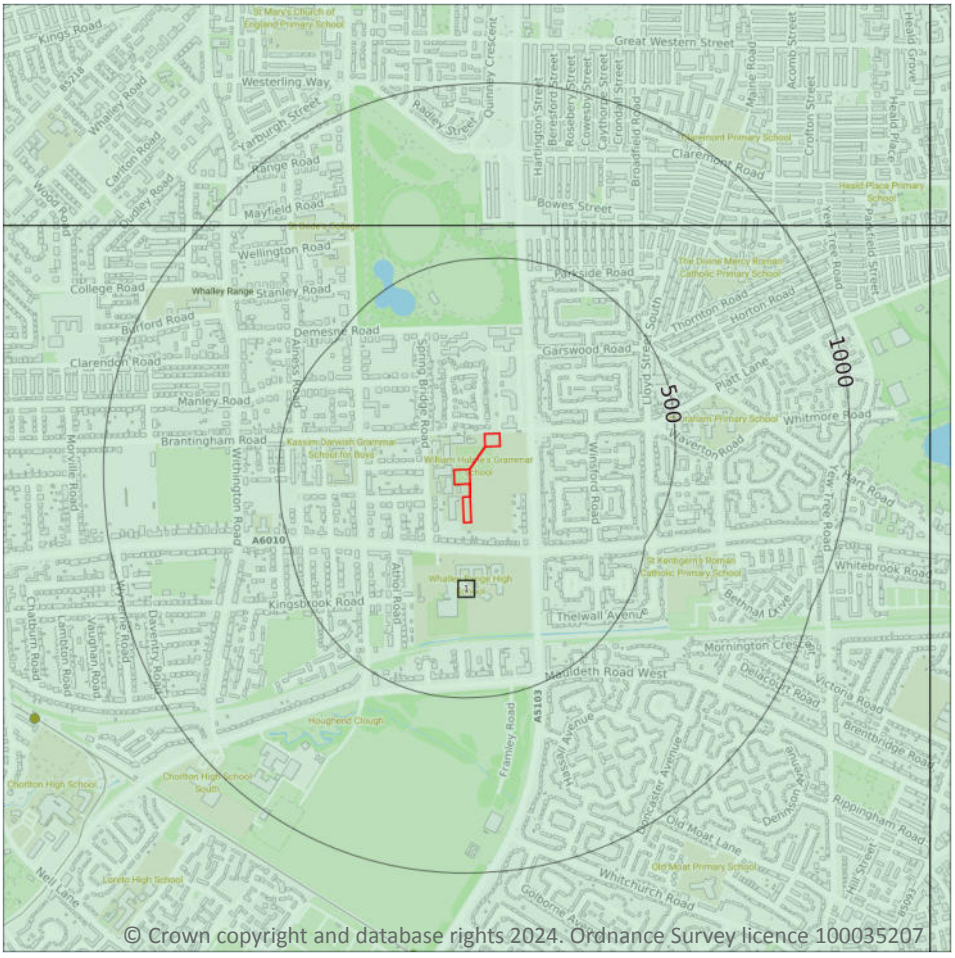
13.4 Limestone Pavement Orders

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



Site Outline

Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m	1

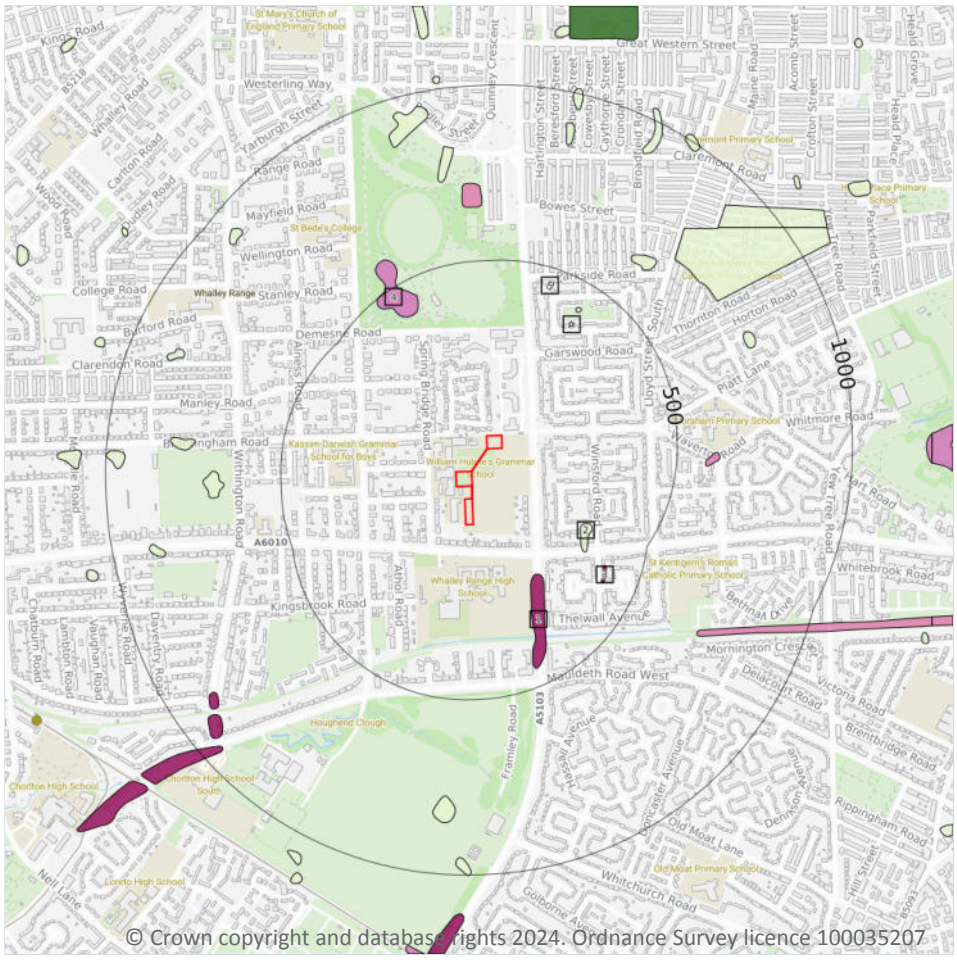
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

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

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**SJ89SW**

This data is sourced from the British Geological Survey.

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



14.2 Artificial and made ground (10k)

Records within 500m	7

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.

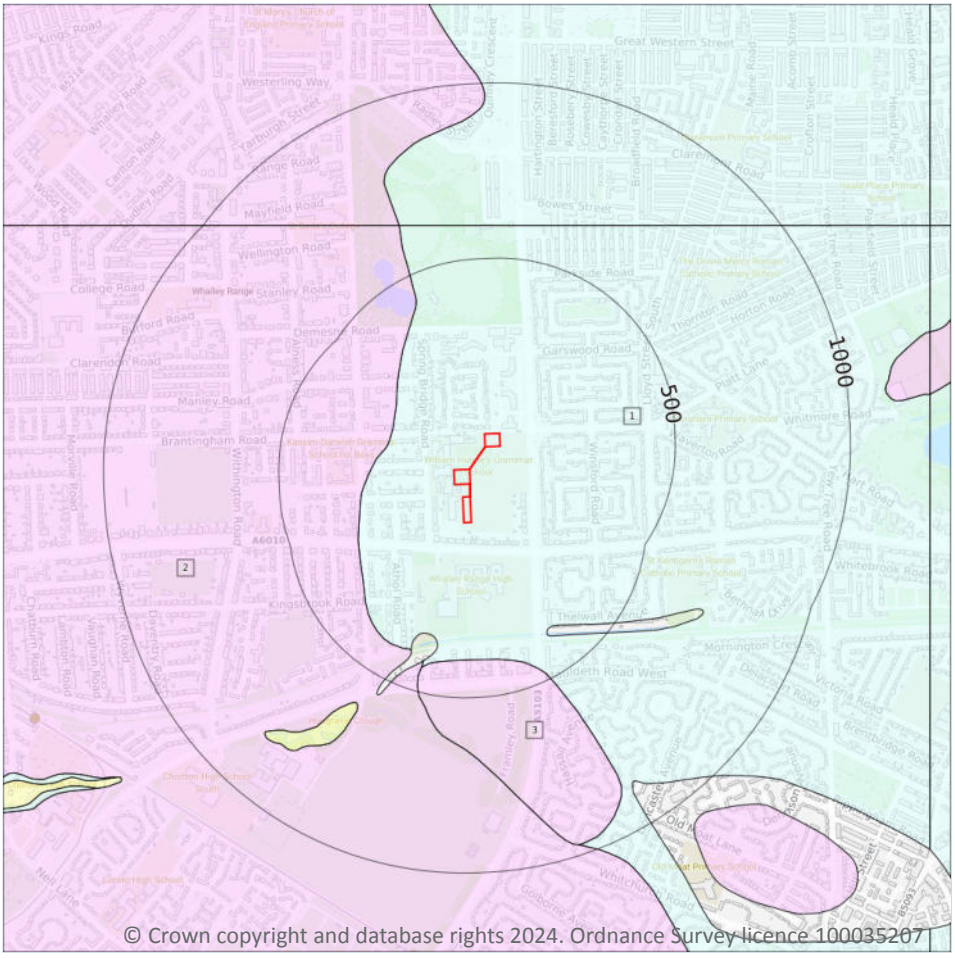
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 69 >**

ID	Location	LEX Code	Description	Rock description
1	226m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	306m SE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
A	365m NE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
3	390m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

ID	Location	LEX Code	Description	Rock description
4	404m N	WGR-VOID	Worked Ground (Undivided)	Void
A	413m NE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
5	437m N	WMGR-ARTDP	Infilled Ground	Artificial Deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m **3**

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 71 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**Till, Devensian - Diamicton**	**Diamicton**
2	202m W	GFSDD-XSV	Glaciofluvial Sheet Deposits, Devensian - Sand And Gravel	Sand And Gravel
3	392m S	GFICD-XSV	Glaciofluvial Ice Contact Deposits, Devensian - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

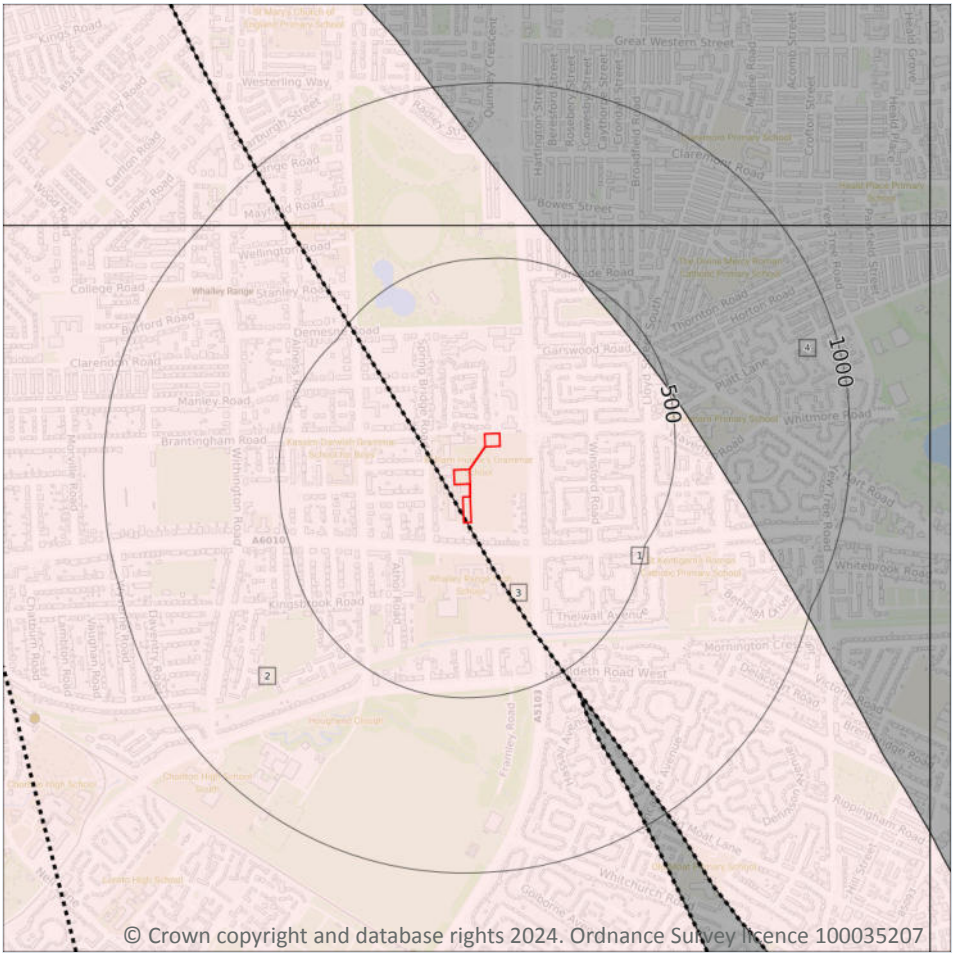
14.4 Landslip (10k)

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 **3**

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 73 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WLSF-SDST**	**Wilmslow Sandstone Formation - Sandstone**	**Early Triassic Epoch**
2	**On site**	**WLSF-SDST**	**Wilmslow Sandstone Formation - Sandstone**	**Early Triassic Epoch**
4	461m NE	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	1

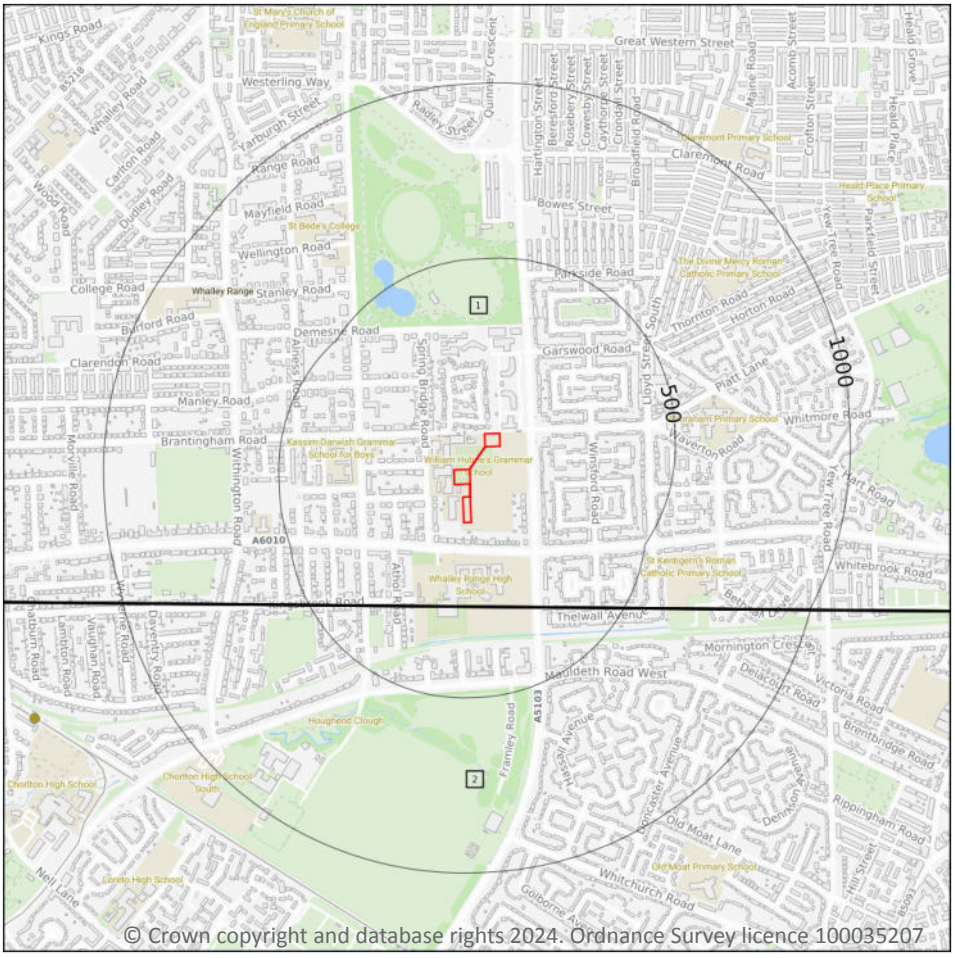
Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 73 >**

ID	Location	Category	Description
3	**On site**	**FAULT**	**Normal fault, inferred; crossmarks on downthrow side**

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	2

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 75 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**No coverage**	**Full**	**Full**	**No coverage**	**EW085_manchester_v4**
2	240m S	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.

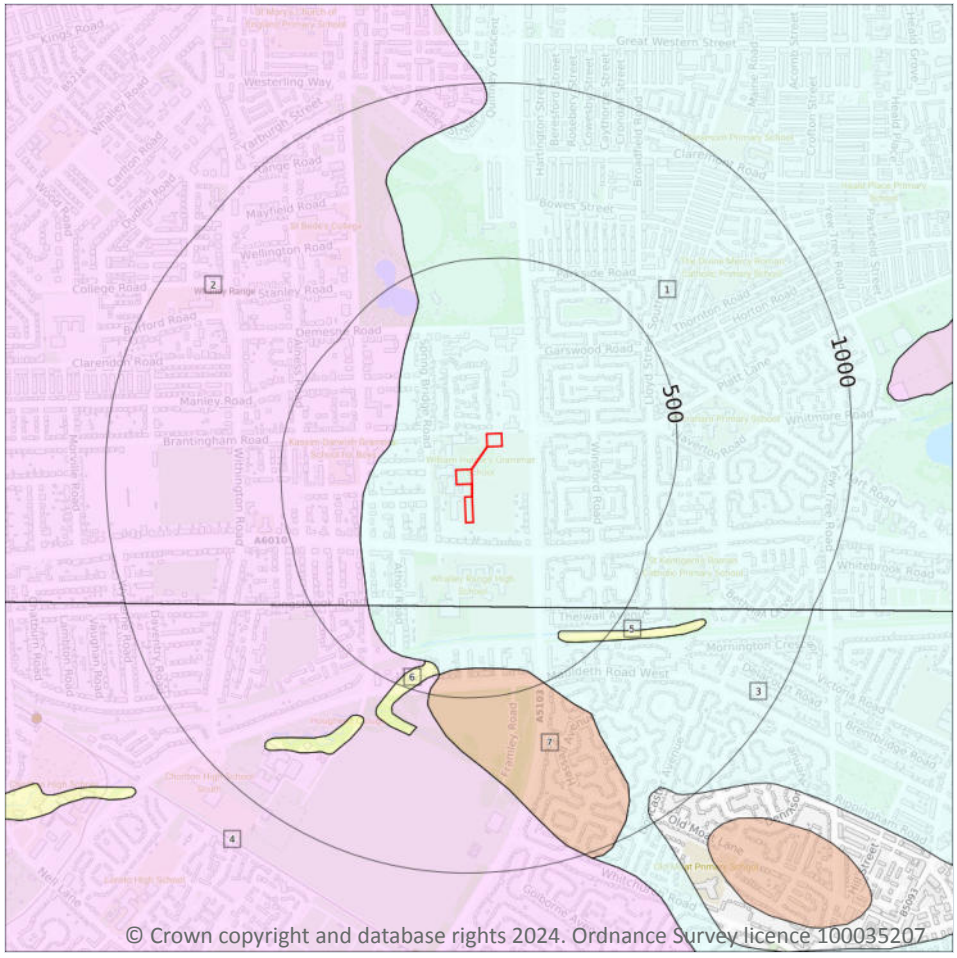
15.3 Artificial ground permeability (50k)

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 77 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**TILL, DEVENSIAN**	**DIAMICTON**
2	202m W	GFSDD-XSV	GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	SAND AND GRAVEL
3	240m S	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON

ID	Location	LEX Code	Description	Rock description
4	366m SW	GFSDD-XSV	GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	SAND AND GRAVEL
5	398m SE	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
6	411m S	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
7	417m S	SSA-S	SHIRDLEY HILL SAND FORMATION	SAND

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	**1**

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	**0**

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

This data is sourced from the British Geological Survey.

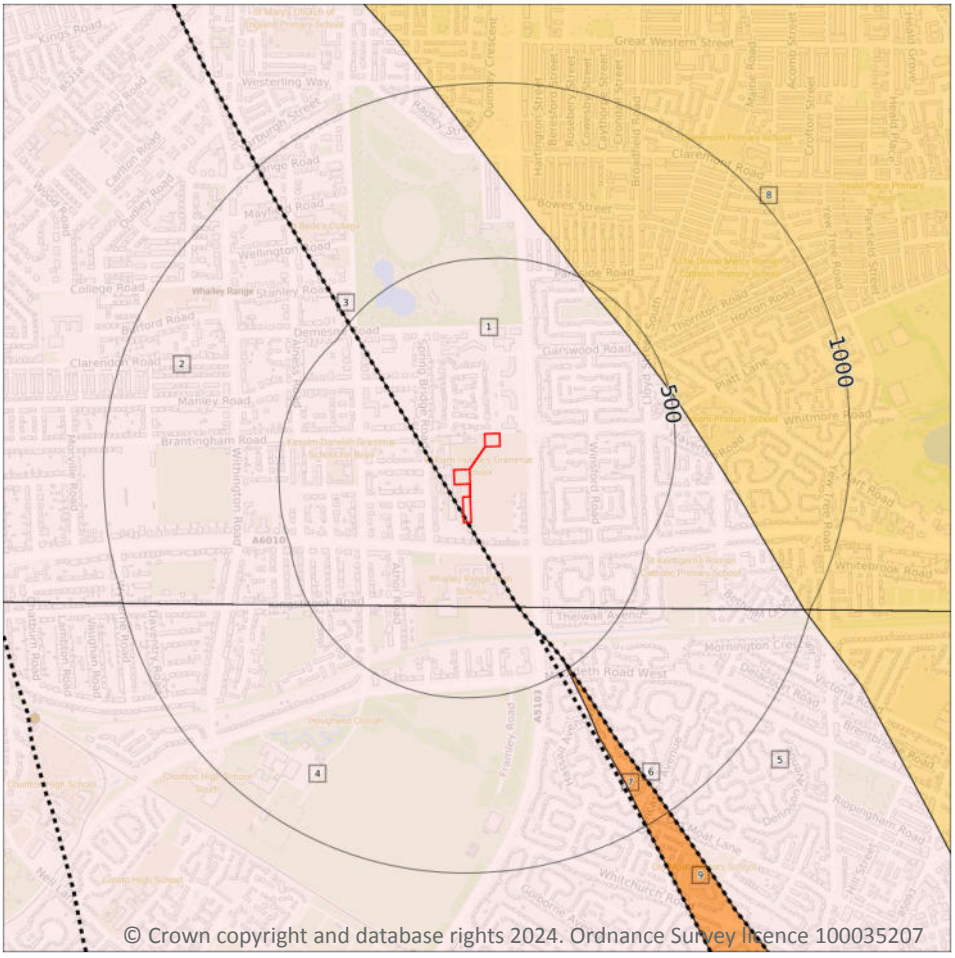
15.7 Landslip permeability (50k)

Records within 50m	**0**

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m **6**

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 79 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WLSF-SDST**	**WILMSLOW SANDSTONE FORMATION - SANDSTONE**	**-**
2	**On site**	**WLSF-SDST**	**WILMSLOW SANDSTONE FORMATION - SANDSTONE**	**-**
4	240m S	WLSF-SDST	WILMSLOW SANDSTONE FORMATION - SANDSTONE	-
5	276m S	WLSF-SDST	WILMSLOW SANDSTONE FORMATION - SANDSTONE	-

ID	Location	LEX Code	Description	Rock age
8	461m NE	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN
9	470m SE	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	**1**

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Intergranular**	**High**	**High**

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	**3**

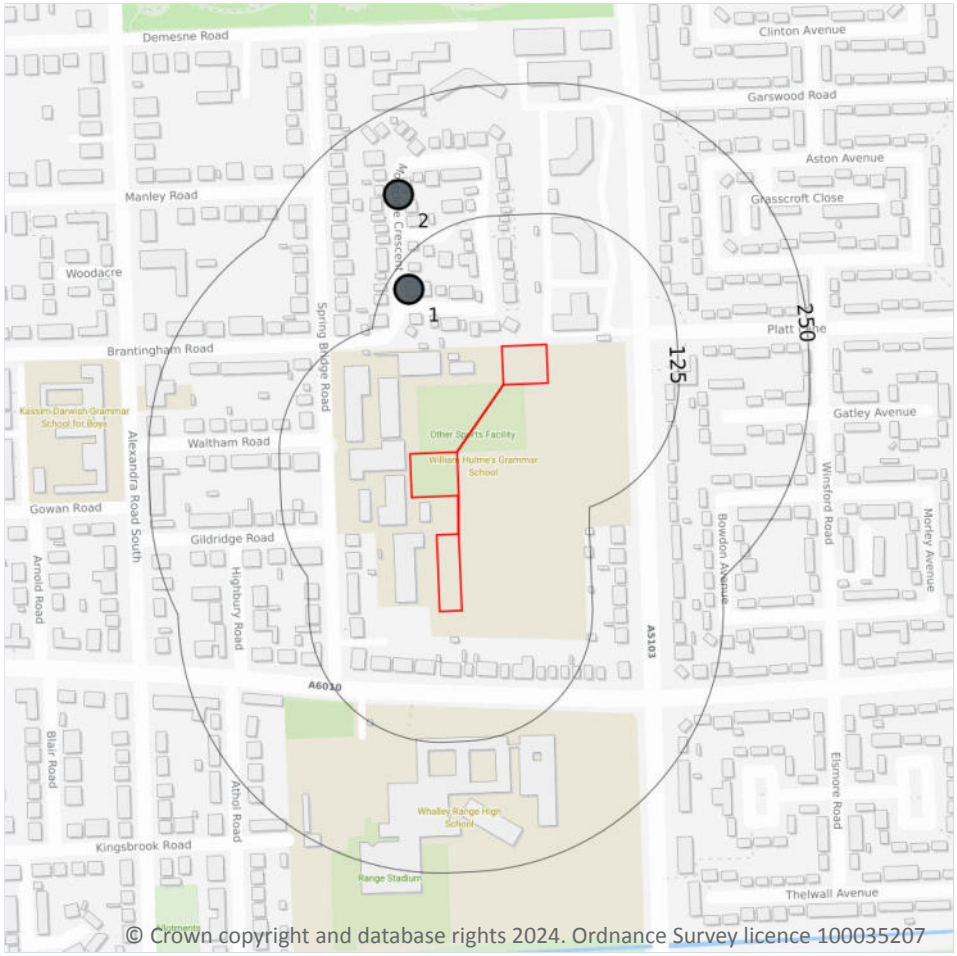
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 79 >**

ID	Location	Category	Description
3	**On site**	**FAULT**	**Fault, inferred**
6	276m S	FAULT	Fault, inferred
7	347m S	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	2

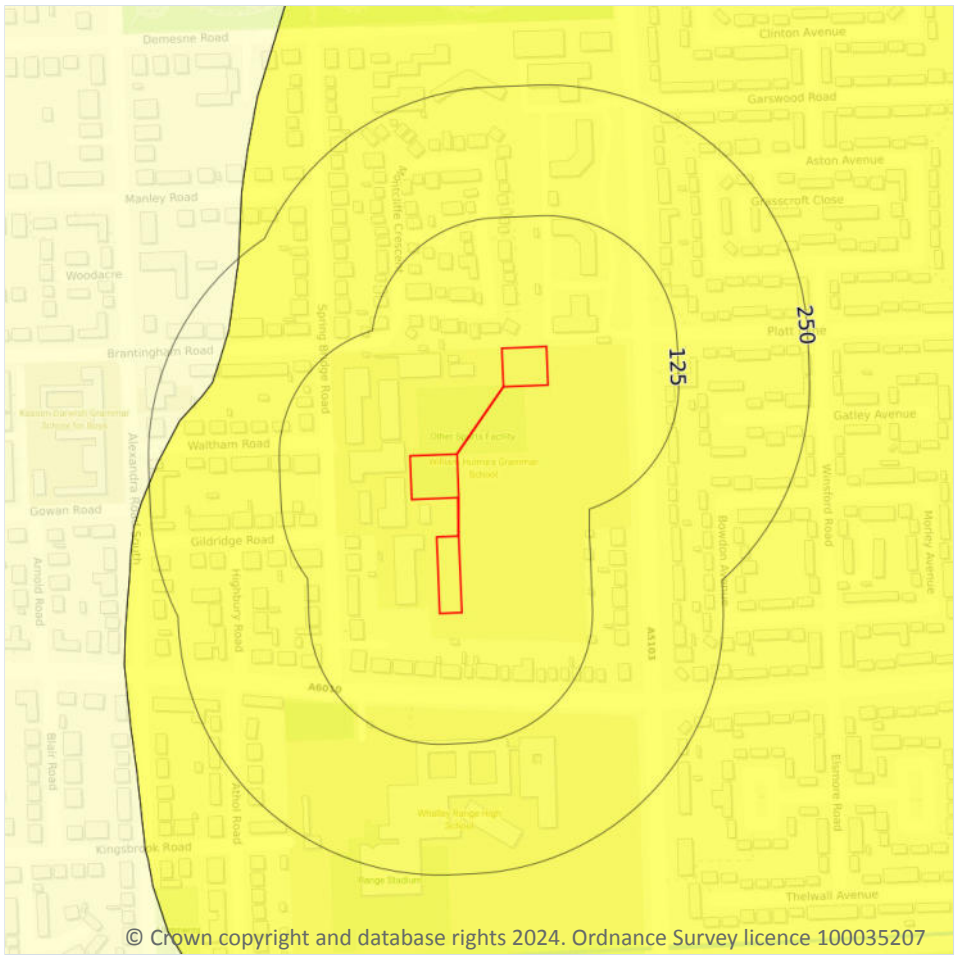
The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several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

Features are displayed on the Boreholes map on **page 81 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	104m N	383640 394460	PRINCESS ROAD MANCHESTER 2	-	Y	N/A
2	175m N	383630 394550	PRINCESS ROAD MANCHESTER 1	-	Y	N/A

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	1

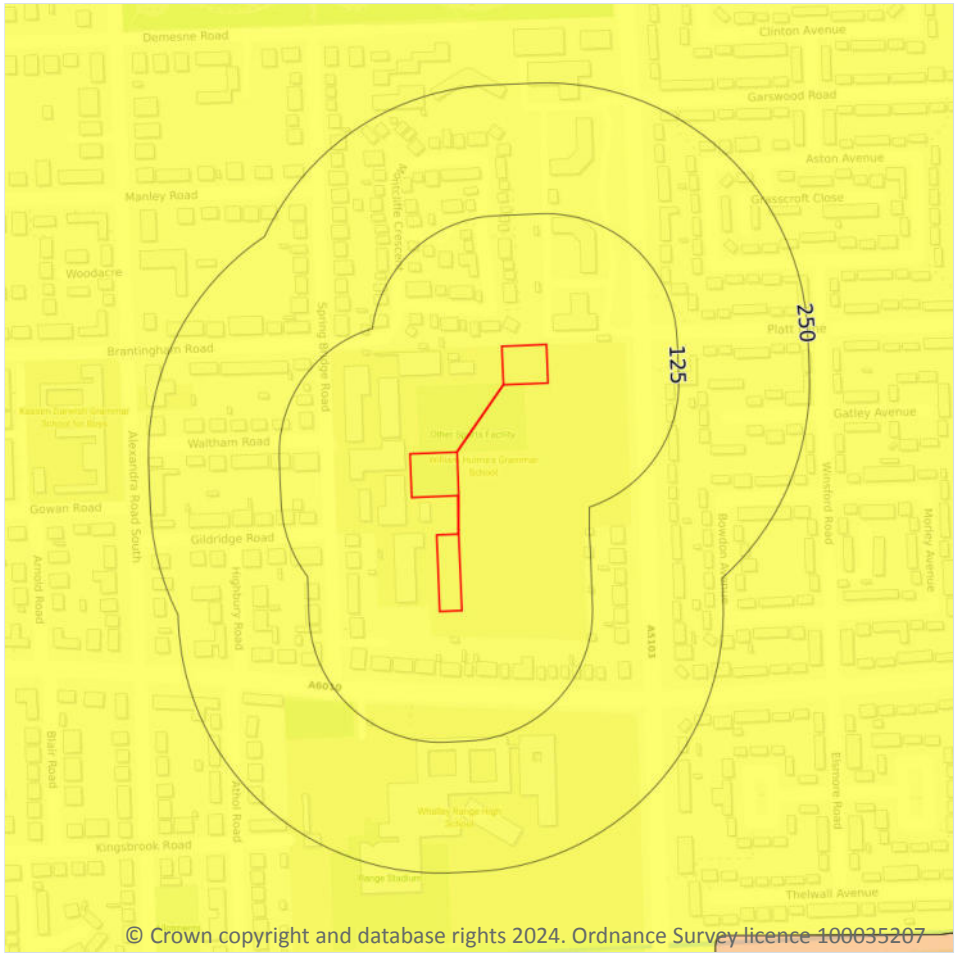
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 82 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	1

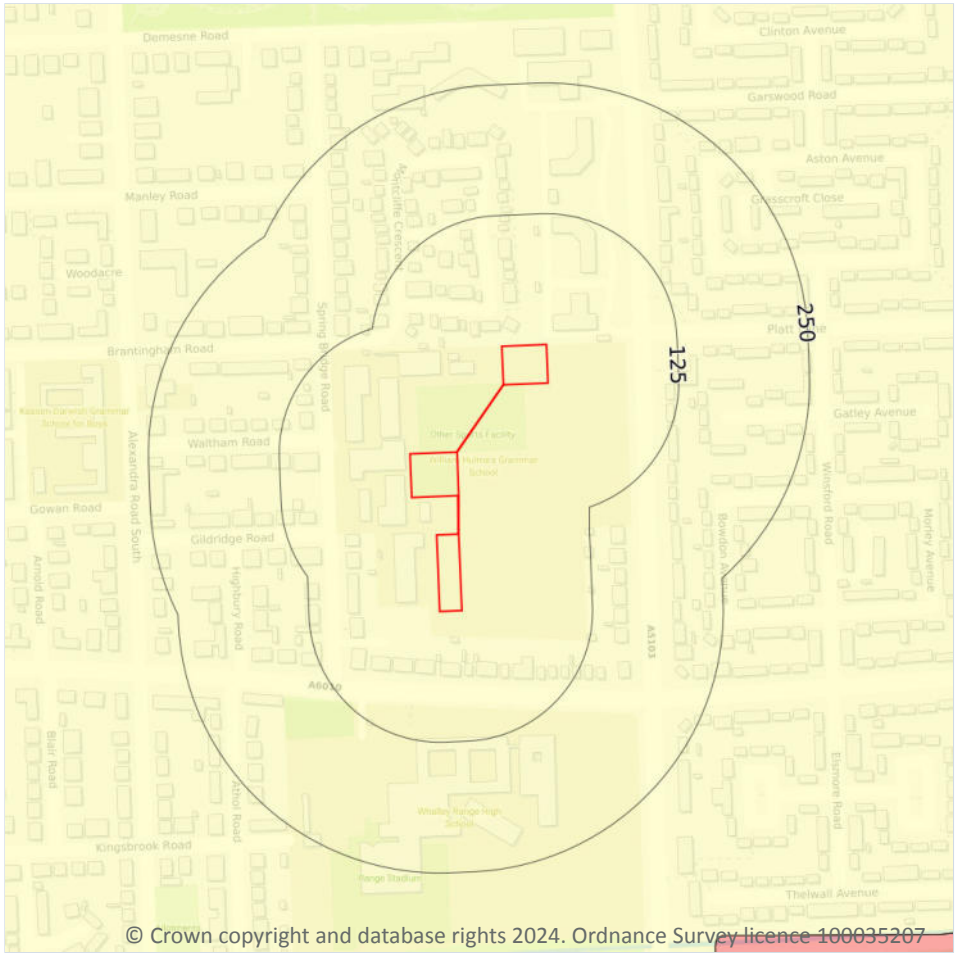
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 83 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m	1

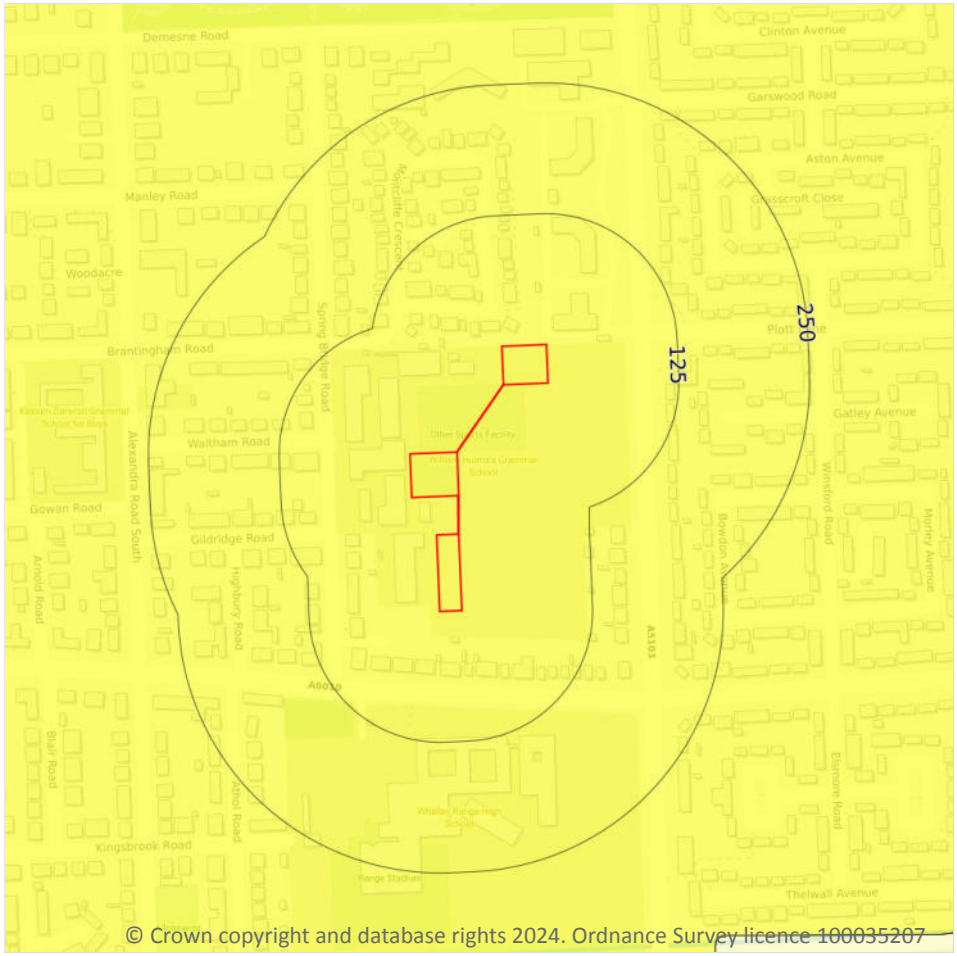
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 84 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

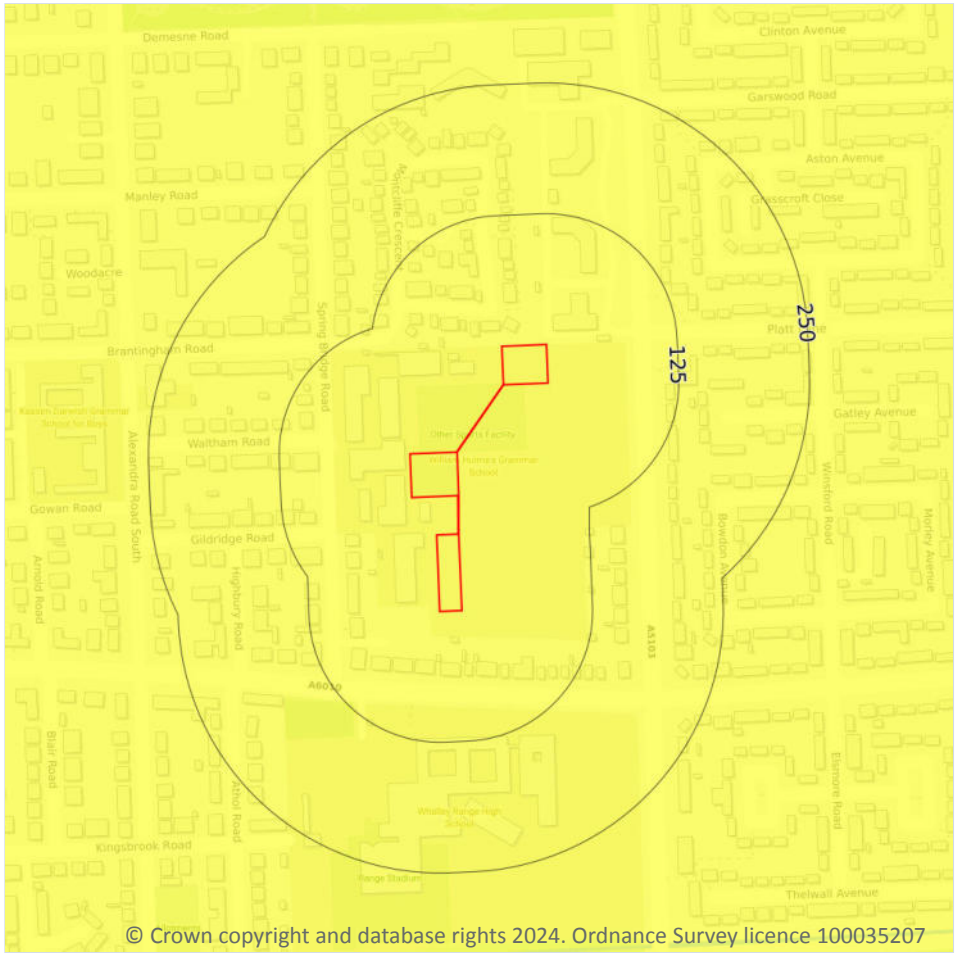
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 85 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	1

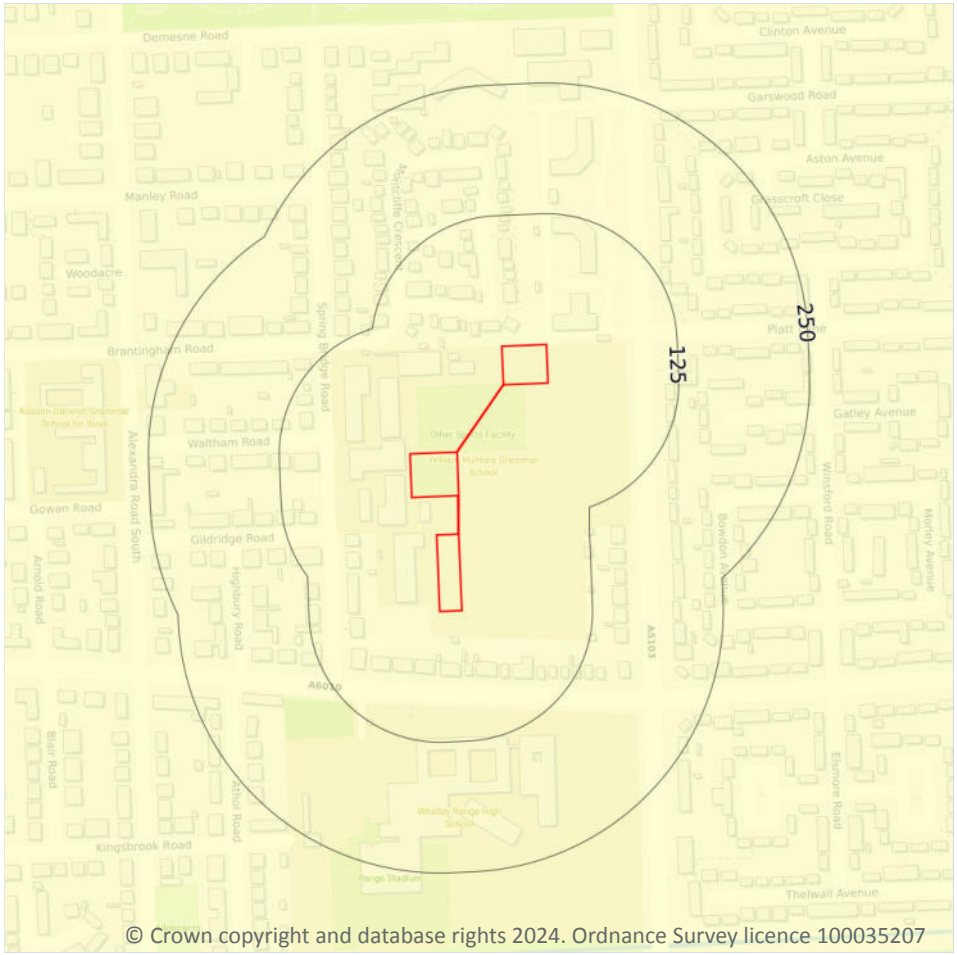
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 86 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m	1

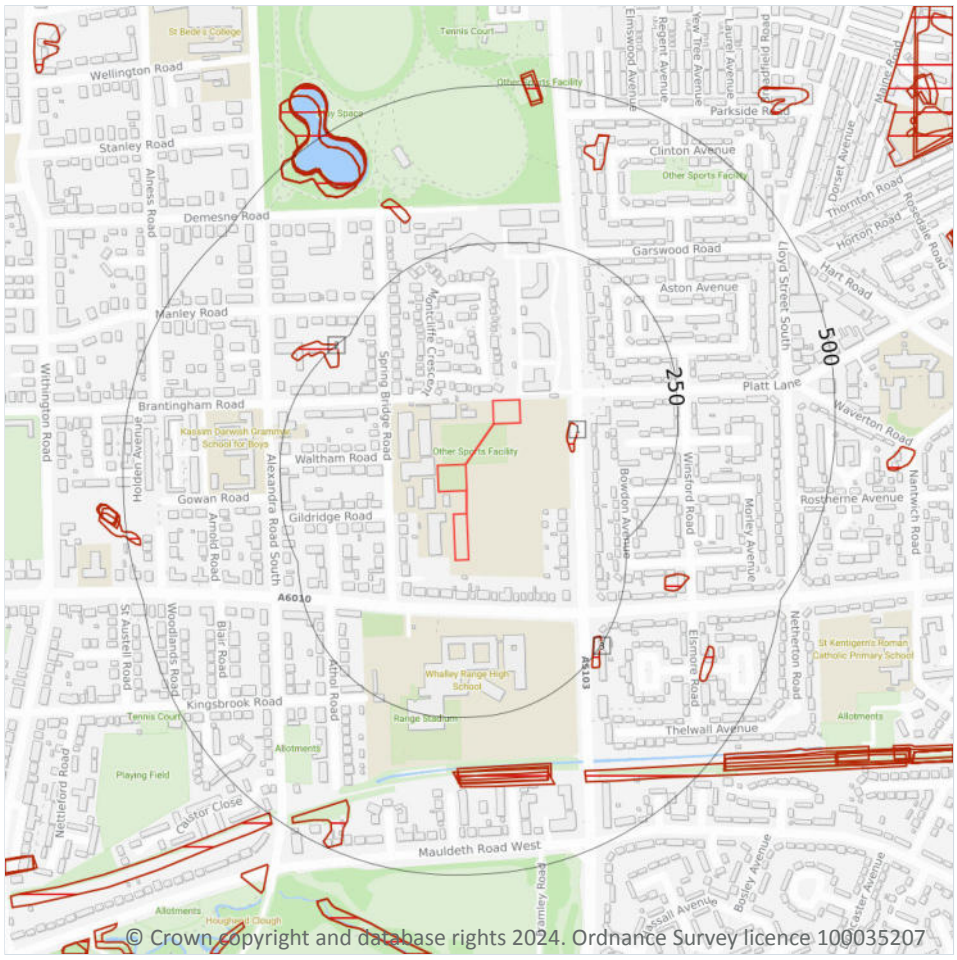
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 87 >**

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



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Site Outline

Search buffers in metres (m)

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

Non Coal Mining

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

18.1 BritPits

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	3

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 89 >**

ID	Location	Land Use	Year of mapping	Mapping scale
1	76m NE	Pond	1851	1:10560
2	224m NW	Pond	1851	1:10560
3	235m SE	Pond	1851	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

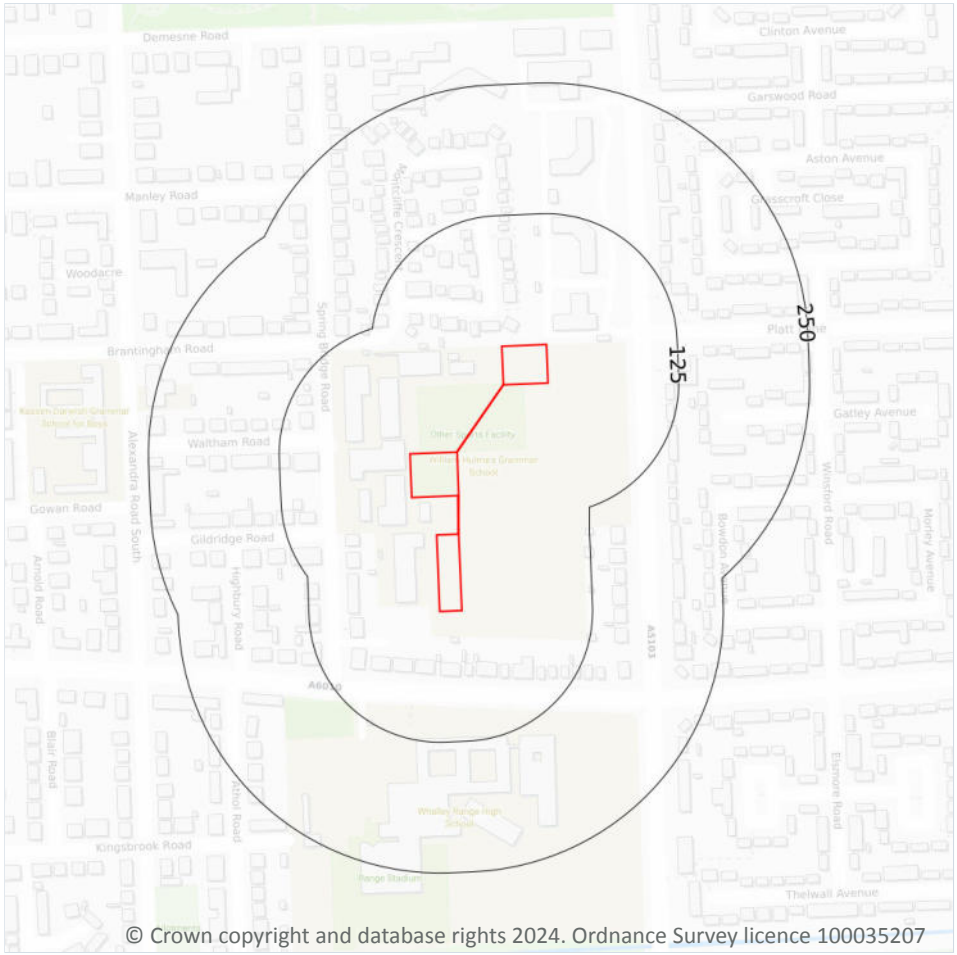
This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

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



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 96 >**

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	2

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

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

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	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

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	0

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.

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

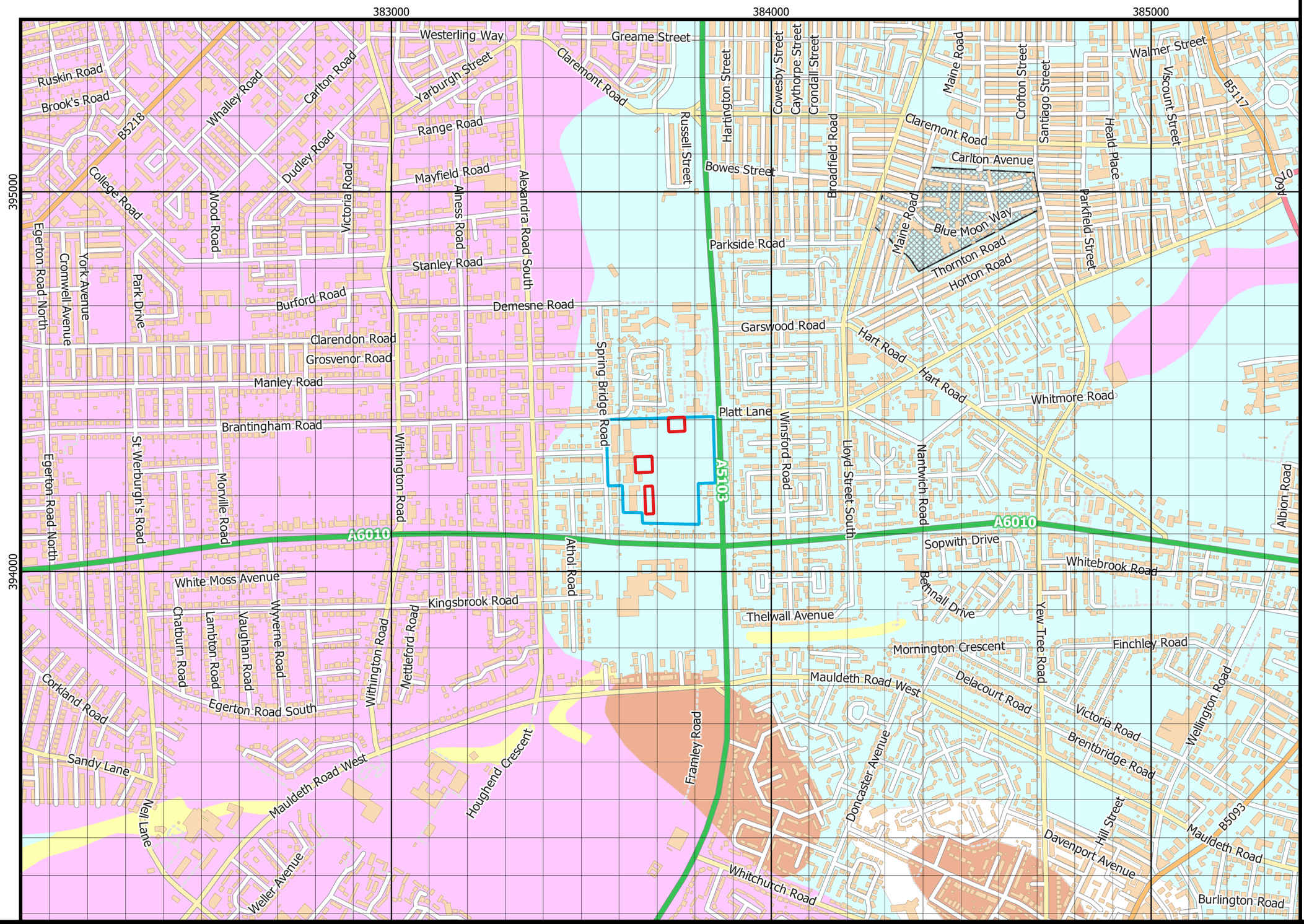
Data providers

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

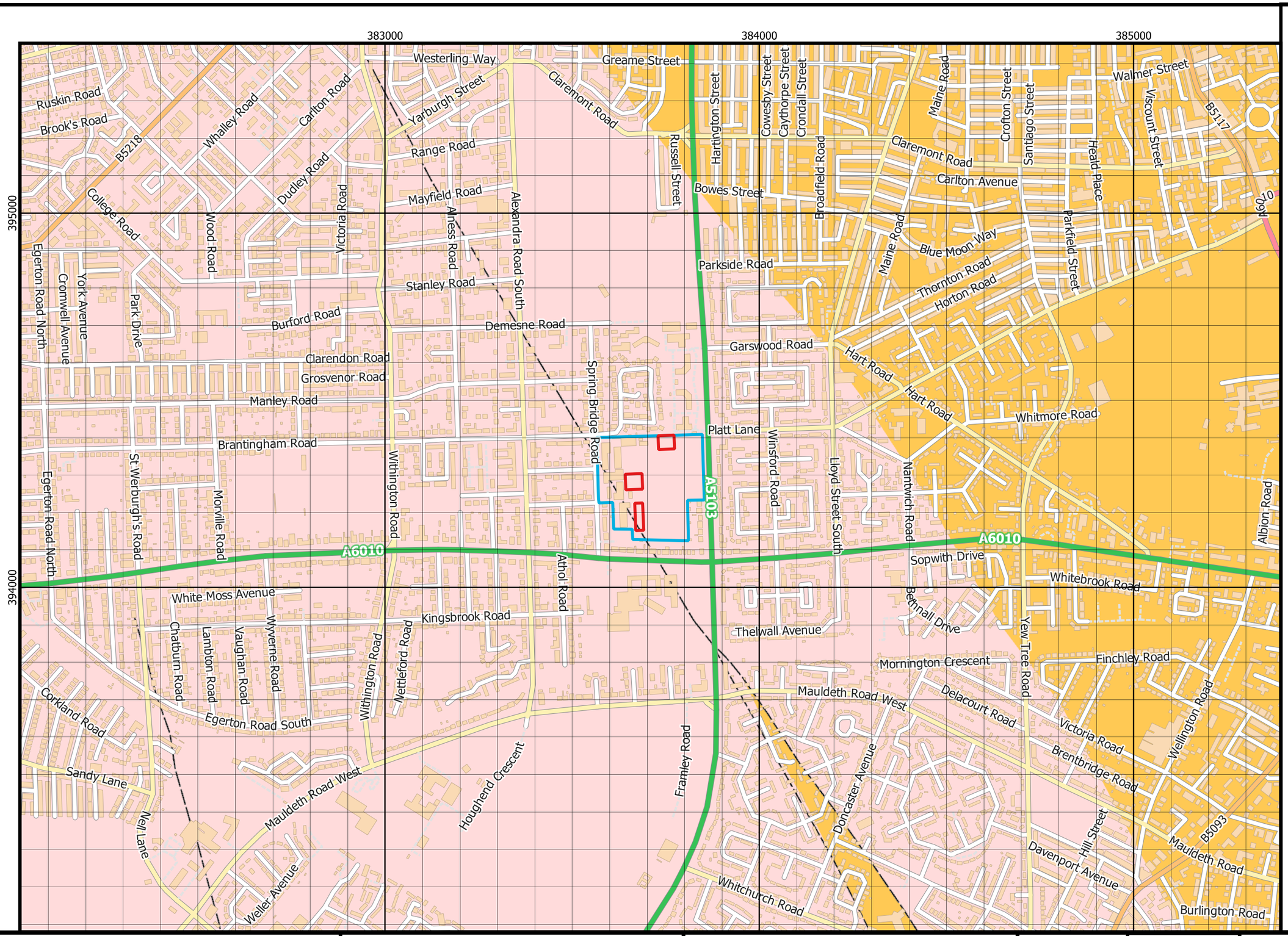
Terms and conditions

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

Appendix F: Geological Constraints Plan



Project ID: P22-639 Project Title: SRP, William Hulme Grammar School Location: Manchester	Title: Geological Constraints Plan - Superficial Deposits Drawing No.: 22639-RLL-24-XX-DR-O-0003 Date: 19/06/24	Contains Ordnance Survey data © Crown copyright and database right 2024 Contains British Geological Survey data © Crown copyright and database right 2024	1:10,000	**A3**	N 0 100 200 300 400 500



Legend

- Normal Fault, Inferred
- Chester Formation - Sandstone
- Wilmslow Sandstone Formation - Sandstone

Project ID: P22-639 Project Title: SRP, William Hulme Grammar School Location: Manchester	Title: Geological Constraints Plan - Bedrock Drawing No.: 22639-RLL-24-XX-DR-O-0003 Date: 19/06/24	Contains Ordnance Survey data © Crown copyright and database right 2024 Contains British Geological Survey data © Crown copyright and database right 2024	1:10,000	A3	N

0 100 200 300 400 500

RLRE

Appendix G: UXB Risk Map

UNEXPLODED BOMB RISK MAP

SITE LOCATION

Map Centre: 383672,394283



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- **High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- **Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- **Low:** Areas indicated as having 15 bombs per 1000acre or less.

Miltary | **Industry** | **UXO find** | **Other**

Transport | **Docks** | **Luftwaffe targets**

Utilities | **Bombing decoy** | **Airfields**

How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density.
Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then additional detailed research is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our pre-desk study assessments (PDSA) by emailing a site boundary and location to uxo@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 **email:** uxo@zetica.com **web:** www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the accompanying notes on our website.

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgement. The copyright remains with Zetica Ltd.

Appendix H: UXB Pre-Desk Study Assessment

Pre-Desk Study Assessment

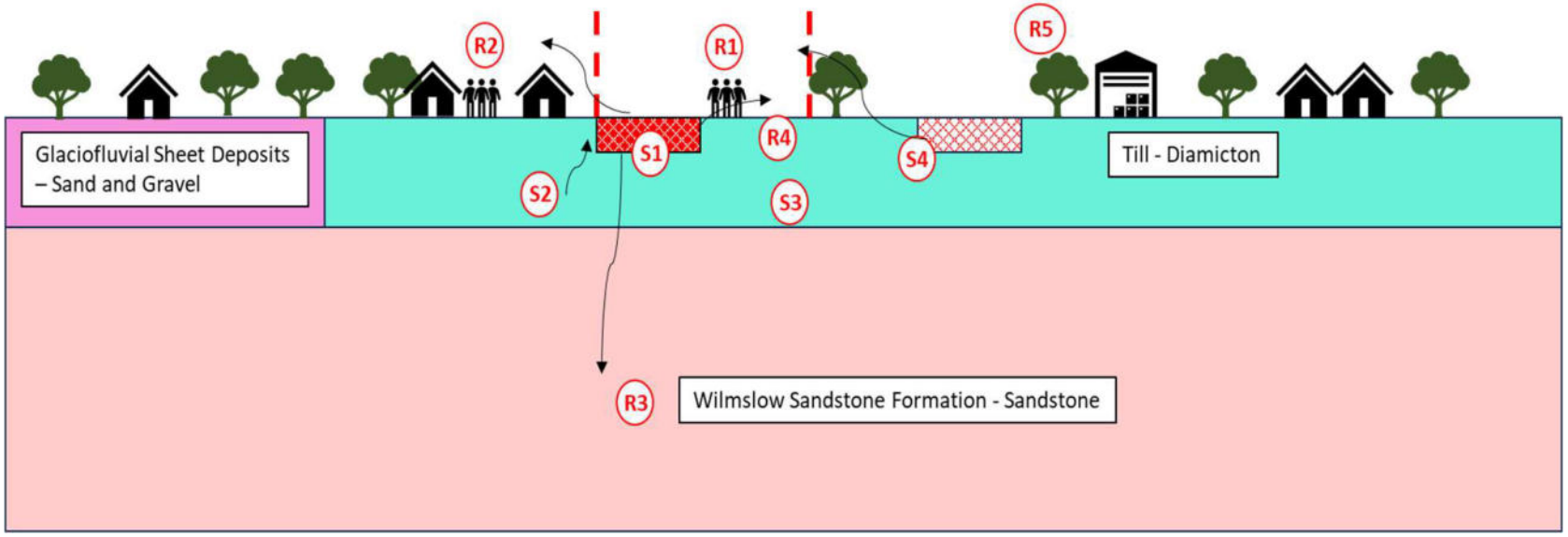
Site:	William Hulme Grammar School, Greater Manchester
Client:	Rodgers Leask
Contact:	James Barnetson
Date:	21st June 2024
Pre-WWI Military Activity on or Affecting the Site	None identified.
WWI Military Activity on or Affecting the Site	None identified.
WWI Strategic Targets (within 5km of Site)	The following strategic targets were located in the vicinity of the Site: ■ Salford docks. ■ Transport infrastructure and public utilities. ■ Industries important to the war effort, including munitions factories, aircraft manufacturing, and engineering, chemical, and metal works. ■ Alexandra Park Aerodrome and Cringle Fields Airfield. ■ Military barracks, camps, and training areas. ■ Anti-Aircraft (AA) defences.
WWI Bombing	None identified on the Site.
Interwar Military Activity on or Affecting the Site	None identified.
WWII Military Activity on or Affecting the Site	None identified on the Site. 1No. ZAA battery was established at Whalley Range, approximately 0.1km north of the Site.
WWII Strategic Targets (within 5km of Site)	The following strategic targets were located in the vicinity of the Site: ■ Salford docks. ■ Transport infrastructure and public utilities. ■ Industries important to the war effort, including aircraft manufacturing and chemical, engineering, and metal works. ■ Military barracks, camps, depots, and training areas. ■ AA and anti-invasion defences.
WWII Bombing Decoys (within 5km of Site)	None.
WWII Bombing	During WWII the Site was located in the County Borough (CB) of Manchester, which officially recorded 737No. High Explosive (HE) bombs with a bombing density of 27.0 bombs per 405 hectares (ha). The Manchester area was heavily bombed between the 22nd and 24th December 1940 (the 'Manchester Blitz'). Over 400No. HE bombs, and more than 30,000 Incendiary Bombs (IBs) fell across the region. Bombing was concentrated on Manchester city centre, approximately 3.8km from the Site. Readily available records have been found indicate that several HE bombs fell in close proximity to the Site.

Post-WWII Military Activity on or Affecting the Site	None identified on the Site. After WWII the ZAA battery was removed.
Recommendation	It is recommended that a detailed desk study is commissioned to assess, and potentially zone, the Unexploded Ordnance (UXO) hazard level on the Site.
Further information	For information about Zetica's detailed UXO desk studies and other UXO services, please visit our website: www.zeticauxo.com. Details and downloadable resources covering the most common sources of UXO hazard affecting sites in the UK can be found **here**. If you have any further queries, please don't hesitate to get in contact with us at uxo@zetica.com or 01993 886 682.

This summary is based on a cursory review of readily available records. Caution is advised if you plan to action work based on this summary.

It should be noted that where a potentially significant source of UXO hazard has been identified on the Site, the requirement for a detailed desk study and risk assessment has been confirmed and no further research will be undertaken at this stage. It is possible that further in-depth research as part of a detailed UXO desk study and risk assessment may identify other potential sources of UXO hazard on the Site.

Appendix I:Illustrative CSM Diagram



Key

- Potential Made Ground
- Potentially In-filled Former Pond
- Till - Diamicton
- Glaciofluvial Sheet Deposits – Sand and Gravel
- Wilmslow Sandstone Formation

Legend

- Potential flow of contamination including ground gas
- S1 Contaminated Soils
- S2 Contaminated Water Supplies
- S3 Contaminated Soils and Groundwater
- S4 Made Ground and Organic Natural Soils at Risk of Gassing
- R1 Human End Users, Construction and Maintenance workers potential receptors for contamination
- R2 Members of the Public
- R3 Secondary Aquifers potential receptors for contamination
- R4 Buried Concrete and Services
- R5 Flora and Fauna

Project ID: P22-639 Project Title: SRP, William Hulme Grammar School Location: Manchester	Title: Conceptual Site Model Illustration Drawing No: 22639-RLL-XX-DR-O-0004 Date: 19/06/24	Scale: NTS	RLRE

Appendix J:CIRIA C552 Terminology

The likelihood of an event can be classified on a four-point system using the following terms and definitions based on CIRIA C552:

- Highly likely: the event appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution;
- Likely: it is probable that an event will occur or circumstances are such that the event is not inevitable, but possible in the short term and likely over the long term;
- Low likelihood; circumstances are possible under which an event could occur, but it is not certain even in the long term that an event would occur and it is less likely that in the short term; and
- Unlikely: circumstances are such that it is improbable the event would occur even in the long term

The severity can be classified using a similar system also based on CIRIA C552. The terms and definitions relating to severity are:

- Severe: short term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part 11A. Short term risk of pollution of sensitive water resources. Catastrophic damage to buildings or property. Short-term risk to an ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land' DETR 2000);
- Medium; chronic damage to human health ('significant harm' as defined in Draft Circular on Contaminated Land', DETR 2000), pollution of sensitive water resources, significant change in an ecosystem or organism forming part of that ecosystem (note definition of ecosystem in Draft Circular on Contaminated Land', DETR 2000);
- Mild: pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000). Damage to sensitive buildings, structures or the environment; and
- Minor: harm, not necessarily significant, but that could result in financial loss or expenditure to resolve. Non-permanent human health effects easily prevented by use of personal protective clothing. Easily repairable damage to buildings, structures and services.

Once the likelihood of an event occurring and its severity have been classified, a risk category can be assigned from the table below:

		Consequences			
		Severe	**Medium**	**Mild**	**Minor**
Probability	**Highly likely**	Very high	high	Moderate	Moderate / low
	Likely	High	Moderate	Moderate / low	Low
	Low likelihood	Moderate	Moderate / low	Low	Very low
	Unlikely	Moderate / low	Low	Very low	Very low

Definitions of these risk categories are as shown below with an assessment of the further work that might be required:

- Very high: there is a high probability that severe harm could occur or there is evidence harm is currently happening. This risk, if realised, could result in substantial liability and urgent investigation and remediation are likely to be required;

- High: harm is likely to occur. Realisation of the risk is likely to present a substantial liability and urgent investigation is required and remedial works may be necessary in the short term and are likely over the long term;

- Moderate: it is possible that harm could arise, but it is unlikely that the harm would be severe and it is more likely that harm would be relatively mild. Investigation is normally required to clarify the risk and determine the liability. Some remedial works may be required in the longer term;

- Low: it is possible that harm could occur, but it is likely that if realised this harm would at worst normally be mild; and

- Very Low: there is a low possibility that harm could occur and if realised the harm is likely to be sever.

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