

GROUNDTECH
CONSULTING

816 STOCKPOT ROAD

PRELIMINARY RISK ASSESSMENT

RAJA ASAD

MAY 2024

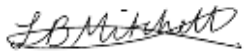
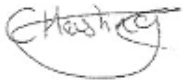
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Plans		
Plan Reference	*Revision*	*Title*
GRO-24090-P01	-	*Project Location Plan*
GRO-24090-P02	-	*Preliminary Development Constraints Plan*
GRO-24090-P03	-	*Illustrative Preliminary CSM*

1.0 INTRODUCTION

1.1 Project Objectives

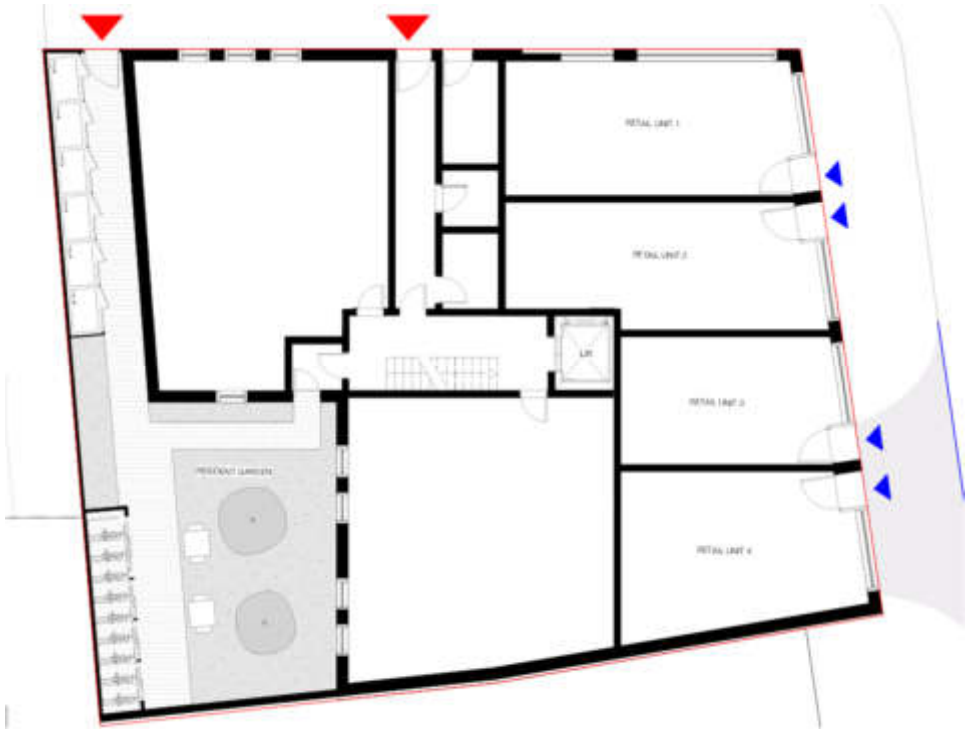
Groundtech Consulting Limited have been instructed by Raja Asad to undertake a Preliminary Risk Assessment for a site at 816 Stockport Road, Levenshulme.

The objectives of the Preliminary Risk Assessment were to establish the sites environmental and geotechnical background in order to generate a Conceptual Site Model to identify any potential constraints and linkages which may affect the redevelopment of the site.

The report has been undertaken to fulfil the requirements of a preliminary risk assessment in accordance with current LCRM risk assessment guidance.

1.2 Proposed Development

The proposed development is residential/commercial end use comprising 16 residential units and 4 ground floor retail units with a residential communal garden.



Proposed Development

1.3 Limitations

This Preliminary Risk Assessment is based on information obtained from a number of sources, and the information is assumed to be correct.

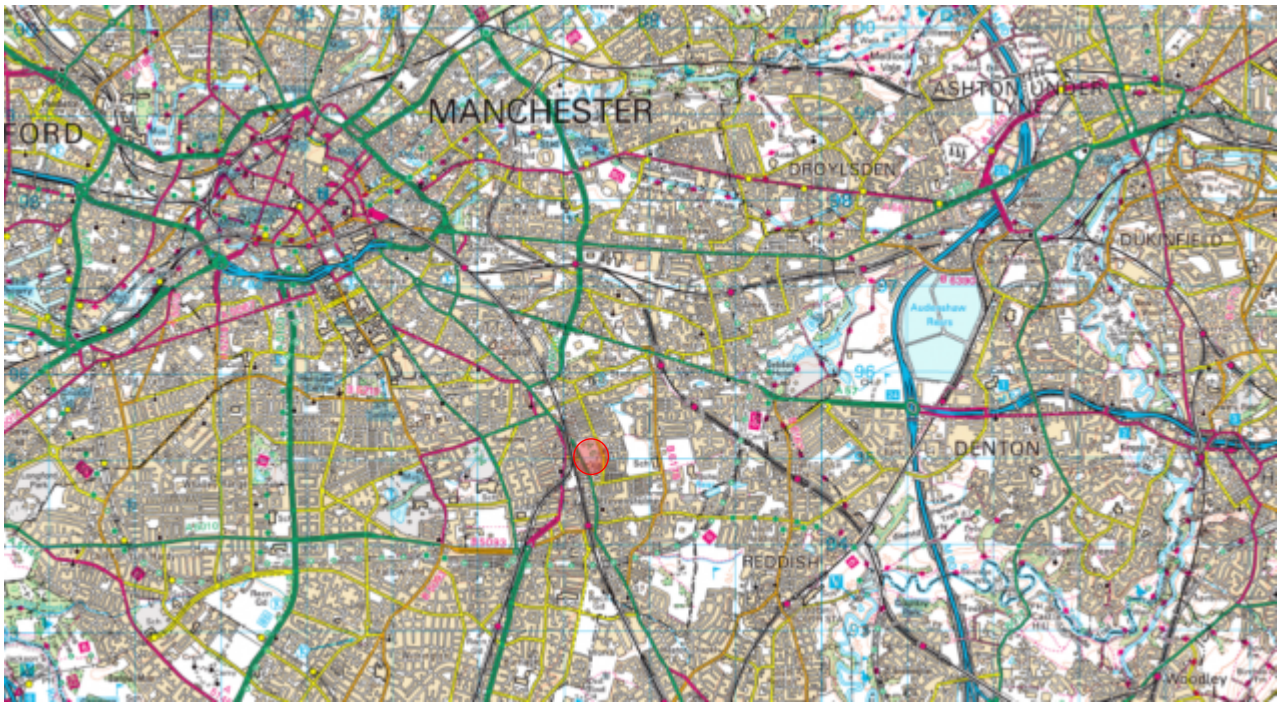
Other conditions may exist on the site that have not been taken into account in this assessment as they are outside the scope of works. Groundtech Consulting are not responsible for these circumstances that are not outlined in the report.

The assessment has been prepared for the exclusive use of the client. No third parties may rely on or reproduce the contents of the report without the written permission of Groundtech Consulting Limited. If any unauthorised third party comes into possession of the report they rely on it at their own risk and Groundtech Consulting Limited will not be obliged to provide a duty of care.

2.0 SITE SETTING

2.1 Location

The site is located approximately 4.5 miles south east of Manchester City Centre, as shown on the Project Location Plan *GRO-24090-P01*. The site is approximately centred on National Grid Reference 387314, 394700.



Project Location

Access to the site is gained from Stockport Road or Midway Street to the north.

2.2 Site Description

The site is square in shape covering an area of approximately 0.04 hectares. The topography of the site is level comprising a tarmac surfaced yard on the eastern area and single storey units on the western area.

The warehouse units in the western area are single storey and is constructed from corrugated metal sheeting, the eastern facing wall of these units contain roller shutters. A mechanical works/garage occupies the two south western units. A concrete slab is present at surface here however there are no inspection pits or hydraulic lifts associated with this garage.

The north western units are utilised for storage of carpets. Internally to the warehouses a large number of rolls of carpet were observed on racking and a concrete slab is present at the surface.

The hardsurfacing on the eastern area of the site comprises degraded tarmac with potholes through out.

A skip along with areas of household waste are present within the western area of the site and there is a small hut and unspecified barrels present along the southern boundary.

Boundaries and Surrounding Land Uses

The site is bound by the rear walls of the warehouse units to the west. The northern and eastern boundaries comprise wooden fencing, centrally to this fencing framing is still present which appears to have previously contained advertising boards. The southern boundary comprises a brick wall associated with an adjacent commercial property.

The site is surrounded by the following features/land uses:

- *North* - *Midway Street Commercial Properties*
- *East* - *Stockport road Residential/Commercial Properties*
- *South* - *Residential/Commercial Properties*
- *West* - *Residential Properties followed by a railway line*

Site photographs are presented in *Appendix 2* and relevant features are recorded on the Preliminary Development Constraints Plan *GRO-24090-P02.*

3.0 ENVIRONMENTAL SETTING

3.1 Site History

Available historical maps have been obtained, a list of dates and scale are listed in the table below:

Scale	Date
1:1,250	*1956, 1957,1974, 1982/83, 1982/84, 1986-88, 1988, 1988/92, 1994, 1994/95, 1995, 1992/95, 2003*
1:2,500	*1893, 1907, 1922, 1933, 1988*
1:10,000/10,560	*1848/49, 1890/92, 1905, 1923, 1934, 1938, 1955/56, 1965/68, 1976/81, 1983/85, 1989/91, 2001, 2010, 2024*

The plans were examined, and potential issues have been identified and summarised in the table below:

Date	Site	Surrounding Area
1848	*Garden space associated with midway houses*	*Ponds c.50m south, c.200m south west, c.250m east, c.250m south* ***and*** *c.250 north west* ***Railway tracks*** *c.110m east, travelling north and south* ***Embankment for rail tracks*** *c.110m east, travelling north and south*
1890/92	*Unoccupied parcel of land, possible yard space connected to Stockport Road*	*Tramway c.5m what is now Stockport Road, travelling north and south.* ***Ponds possibly infilled*** *c.50m south, c.200m south west, c.250m south* ***Mechanics institute*** *c.200m southeast*
1893	*No Change.*	***Pond possibly infilled*** *c.250m east* ***Bowling green*** *located c.75m north east*
1907	*Commercial Property established*	***Smithy*** *c.100m east/south east*
1922	*No Change*	***Possible pond infilled*** *c.250m north west*
1933	*No Change*	***Cricket ground/tennis courts*** *c.250m west.* ***Embankment around cricket ground/tennis court*** *c.250 west.* ***Possible pond infilled*** *c.250 northwest.* ***Bowling greens/tennis courts*** *c.250 south/southwest.*
1956	***Coal Yard*** *present on site*	***Neon sign works*** *c.100m north west* ***Garage*** *c.110m north* ***Garage*** *c.250m south*
1982/83	*No Change*	***Works*** *c.50m south west*
1994	*Site no longer designated as a coal yard*	*No significant change*
2024	*Warehouse units occupy the site*	*No significant change*

The historical plans are presented in *Appendix 3*.

3.2 Geology

The following British Geological Survey (BGS) records and other available information were inspected to accurately determine the geology underlying the site:

- *1:50,000 Scale Geological Sheet 85, Manchester - Bedrock and Superficial Edition/Bedrock Edition*

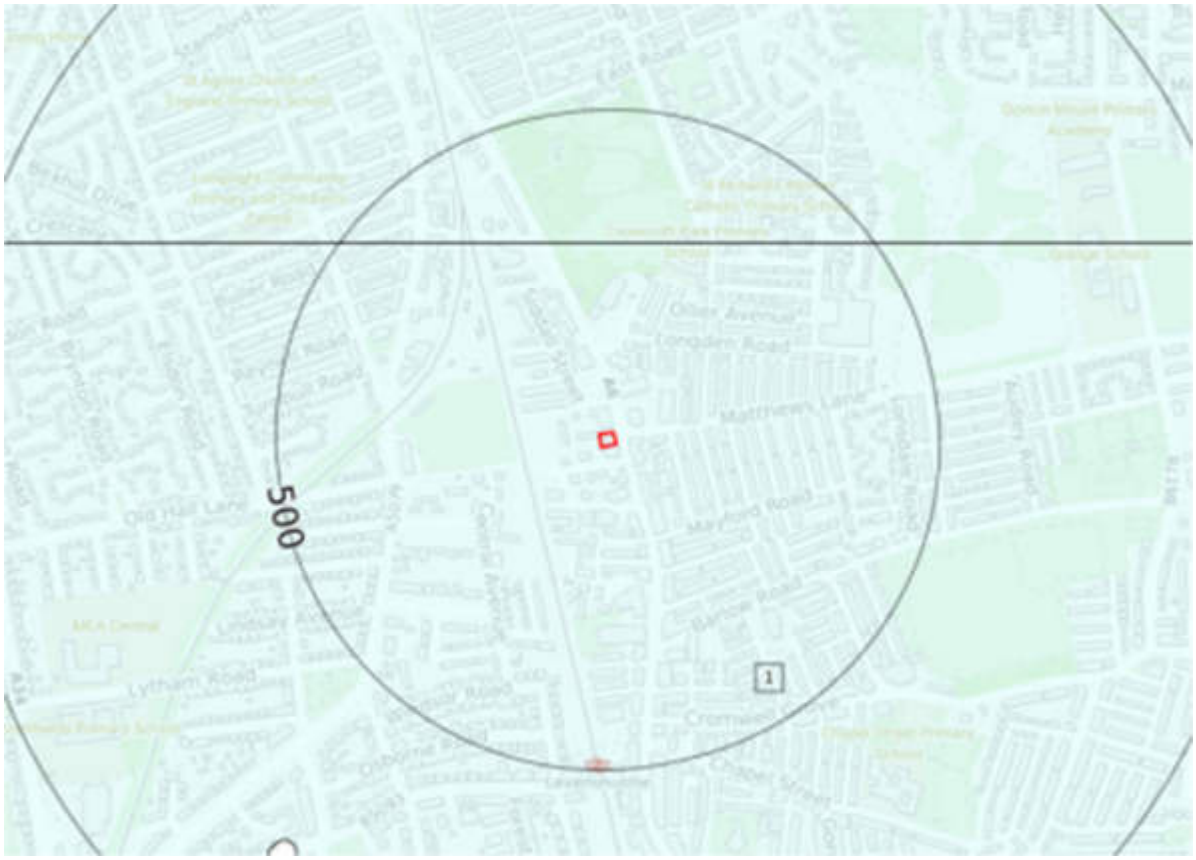
- *BGS Records*

Made Ground

The BGS maps indicate that Made Ground is not anticipated to be present beneath the site. However, buildings were present historically and subsequently demolished therefore it is likely that Made Ground will be present.

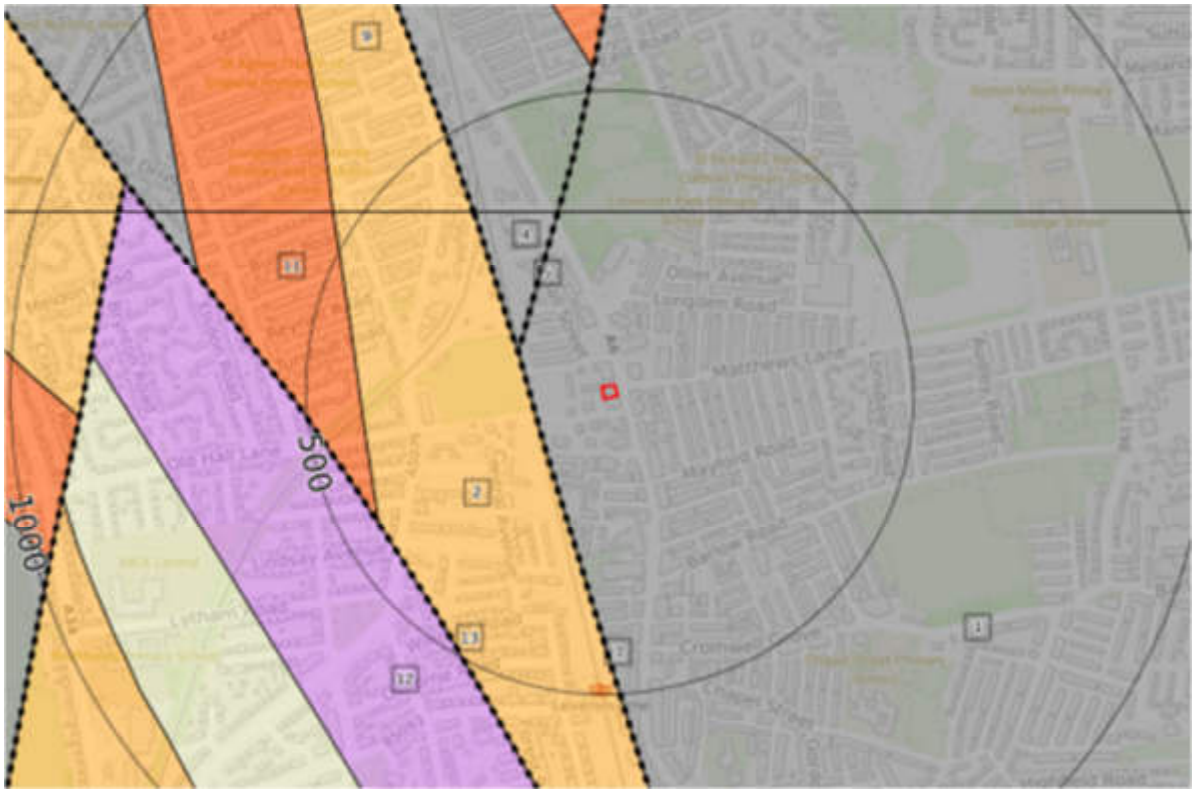
Superficial Deposits

The site is indicated to be underlain by Glacial Till, this stratum characteristically comprises clay, sand and gravel.



Geological Map – Superficial Deposits

Solid Geology
The solid geology of the ground underling the site is indicated to be the Chester Sandstone Formation as shown below.



Geological Map – Solid Geology

No faults are shown on or within an influencing distance of the site.

BGS Records.
There is one BGS borehole log located within 250m of the site at 184m north of the site. The following ground conditions were recorded.

- *Made Ground* - *Ground level to 0.3m bgl*
- *Firm to stiff Clay* - *1.27m to 15.24m bgl*

The BGS records are presented in *Appendix 4*.

3.3 Hydrogeology

The superficial deposits located on site are classified by the Environment Agency as a Secondary Undifferentiated Aquifer (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).

The bedrock is classified as a Principal Aquifer (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).

The soil is indicated as having low leaching potential, and the superficial and bedrock aquifers are indicated as having low vulnerability. Therefore, the area is unlikely to easily transmit pollution to groundwater.

There are no Source Protection Zones within 500m of the site and there are no active groundwater abstractions within 2000m. There are 10 historic groundwater abstractions, with the nearest being located 1174m east for general use relating to secondary category (Medium Loss).

3.4 Hydrology

There are no surface water features within 250m of the site, the nearest named watercourse is the Platt Brook river located 814m north west of the site. There are no surface water abstraction points within 2000m of the site.

Environment Agency information indicates that the site is outside a flood risk zone and is not at risk of flooding from rivers and sea (RoFRaS).

3.5 Environmental Consultations

A request has been submitted to the Contaminated Land Officer at Manchester City Council for information pertaining to the site, this information will be forwarded on receipt.

An environmental consultation has been conducted through Groundsure, which accesses British Geological Survey and Environment Agency databases. The complete Groundsure Report can be found in *Appendix 5*, a summary of the more relevant points is presented in the table below.

Record	<250m	250 – 500m	Description
Authorised Processes	*1*	*1*	*There are two licensed pollutant releases, one 96m north of site for petrol vapour and one 383m east of site for use of bulk cement.*
Pollution Incidents	-	-	-
Landfill and Waste Treatment	-	*4*	*There is one historical landfill record located 409m east of the site. There are three waste exemptions located within 500m of the site - 381m north east, 387m north east and 410m north east associated with the storage and treatment of waste exemption.*
Discharge Consents	-	-	-
Petrol Filling Stations	*1*	*1*	*There are two petrol stations located within 500m of the site, one 150m north and 344m north west.*
Current industrial Uses	*19*	-	*There are 19 recent industrial land uses within 250m of the site. The nearest of these being 10m south east associated with vehicle repair and servicing.*

3.6 Radon

Map 13 Northern Welsh Marches and Liverpool from BRE 211 and HPA were examined which defines areas which require radon protective measures. The probability is less than 1% and the site is not within an area requiring radon precautions in foundations in accordance with BRE Report 211 'Radon – Guidance on protective measures for new dwellings' 2015 Edition.

The radon data in the Groundsure report is supplied by the BGS/UK Health Security Agency and is the definitive map of Radon Affected Areas in Great Britain and Northern Ireland and confirms the recommendations of radon maps. The dataset was created using long-term radon measurements in over 560,000 homes across Great Britain and 23,000 homes across Northern Ireland, combined with geological data. The dataset is considered accurate

to 50m to allow for the margin of error in geological lines, and the findings of this report supersede any answer given in the less accurate Indicative Atlas of Radon in Great Britain, which simplifies the data to give the highest risk within any given 1km grid square.

3.7 Unexploded Ordnance (UXO)

The site is classified as being an area of moderate UXO risk according to the Zetica UXO risk maps and a preliminary UXO Risk Assessment has been carried out and is presented in *Appendix 6.*

The preliminary UXO Risk Assessment indicates that the site is within an area of low bombing density with an average of 27.1 incidents reported per 1000 acres. No bombs or damage were recorded within or adjacent to the site boundary.

Post WWII aerial photography of the site dating from 1949 appeared to show cleared open ground on site with external walls only, at this stage it is not clear when the site was cleared of structures and the cause of this clearance may have been the result of bomb damage.

Furthermore, it is recommended that appropriate UXO Mitigation Measures are provided for intrusive works.

4.0 LAND QUALITY CONCEPTUAL SITE MODEL AND RISK ASSESSMENT

4.1 Introduction

The potential level of risk posed by contaminants in soil and/or groundwater will be influenced by the type and concentration of the contamination at source, the likelihood of exposure occurring, the potential pollution linkages and the likely chronic or acute effects on the receptors.

A contaminant is defined as a substance that has the potential to cause harm, a risk is considered to exist if such a substance is present at sufficient concentrations to cause harm and if a pathway is present a receptor could be exposed to the contaminant.

Section 4.0 compiles the information from the previous sections to assemble a Conceptual Site Model to inform the risk assessment process. The potential sources identified on the site and off the site that are within influencing distance are assessed to determine if pollution linkages exist and an unacceptable risk is posed to human health and controlled waters. The assessment has been carried out on a qualitative basis and aims to produce a complete and comprehensive Preliminary Conceptual Site Model, the potential pollution linkages are displayed on *GRO-24090-P03* Illustrative Preliminary CSM.

Three potential types of impacts exist for a site and all three need to be considered in the qualitative preliminary risk assessment:

- *Impacts from sources on the subject site*
- *Impacts to the surrounding area from the subject site*
- *Impacts to the subject site from the surrounding area*

4.2 Potential Contamination Sources

Onsite Sources and Associated Contaminants of Concern (CoC)
From the information obtained during the preliminary risk assessment, limited onsite sources of contamination have been identified which may affect the redevelopment of the site for commercial/residential end use.

The site has predominantly been occupied historically as a coal yard and buildings now demolished. These buildings could be a source of Made Ground which may contain general contaminants including heavy metals, Polycyclic Aromatic Hydrocarbons (PAHs) and asbestos. Deep Made Ground could be a source of permanent ground gas.

As the site has been utilised extensively as a coal yard, ash and clinker could also be potential contaminants. The site has more recently been utilised for the storage and mechanical works of cars/vehicles, therefore fuels/oils (hydrocarbons) and Volatile Organic Compounds (VOCs) could be present and impacted surface soils. No inspection pits or hydraulic lifts were noted during the site walkover.

There are unspecified barrels at the site which the contents of these are unknown, assuming these are associated with the garage on site, there is a potential source of fuels and oils inclusive of TPH's.

Offsite Sources and Associated Contaminants of Concern (CoC)
Several offsite sources of potential contamination have been identified which may affect the redevelopment of the site. These include:

- *Backfilled ponds nearest c.50m south*

- *Railway tracks c.110m east*
- *Smithy c.100m east/south east*
- *Works c.50m south west*
- *Garage c.110m north*
- *Licensed Pollutant Release c. 96m north*
- *Petrol Filling Station c. 115m north*

Potentially infilled ponds may contain Made Ground and as such could be a source of permanent ground gases including carbon dioxide and methane depending on the nature of the backfill material.

The railway tracks circa 110m west could be sources of contamination through various metals, fuel and lubricating oils, acids, alkalis, organic/inorganic materials, paraffin, PCBs, PAHs, various solvents, ethylene glycol, creosote, herbicides, ferrous residues, metals, asbestos, ash and sulphate.

The smithy approximately 100m east/south east could be a source of heavy metals and speciated PAHs, and the garage circa 110m north could be s source of Total Petroleum Hydrocarbons (TPH).

The licenses pollutant release located 96m north of the site is associated with petrol vapour recovery and is a historical permit, no enforcement has been notified regarding this authorised process.

There is a petrol filling station located 115m north of the site, this could be a potential source of TPH's as well as associated fuels and oils.

4.3 Pollution Linkages

The definition of a pollution linkage is a medium which allows a contaminant to impact a receptor. Potential pollution linkages have been recognized for the residential/commercial development from the identified contamination sources that exist.

At this stage the contaminants identified above are considered to potentially pose an unacceptable risk human health and controlled waters through the following pollution linkages:

- *Direct soil and dust ingestion*
- *Dermal contact with soil both indoors and outdoors*
- *Indoor air inhalation from soil and vapour*
- *Outdoor inhalation of soil and vapour*
- *Migration and accumulation of ground gas into internal spaces*
- *Impaction of groundwater from soil contamination (diffuse and point)*
- *Impaction of groundwater from groundwater plume*
- *Migration of soil and groundwater contamination impacting surface waters*

4.4 Receptors

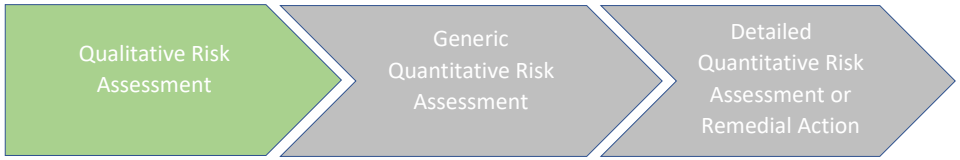
Receptors generally fall into the categories of human health or controlled waters within the river basin system. The recognized receptors are listed below:

- *Clean potable water supply pipe*
- *Adjacent site users*
- *Site end users*
- *Bedrock Principal Aquifer*

4.5 Preliminary Conceptual Site Model (CSM)

The factual information obtained from the consultations and summarised in Section 2.0 and 3.0 has been used to compile a Preliminary CSM. Using Source-Pathway-Receptor assessment criteria that is applicable in the UK, a risk assessment has been completed to determine if a plausible pollution linkage exists between the identified contaminants and receptors. The risk classification has been estimated in accordance with the CIRIA C552 assessment criteria outlined in *Appendix 7*.

Human Health Pollution Linkage Assessment



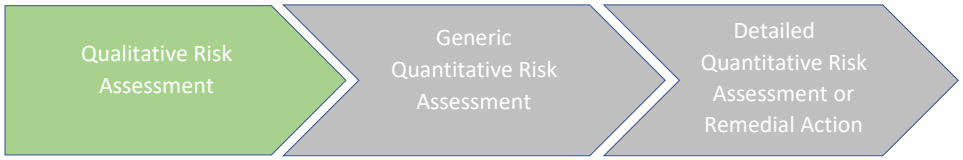
- The table below represents the first stage in the land quality risk assessment process - **the Qualitative Risk Assessment**.
- In order for a development site to be deemed 'suitable for use' the level of risk needs to be reduced to an acceptable level - low to negligible risk. The purpose of each stage of risk assessment is to establish if there is a requirement for additional stages of assessment in order to have sufficient confidence to support a risk characterisation or remedial action.

Conceptual Site Model					*Qualitative Risk Assessment*	
PL	Potential Source	Pollution Linkage	Likelihood	Consequence/ Severity	Risk Rating	*Rationale and Action*
PL1	Contaminated Soils	Ingestion of soil and dust. Dermal contact with soil.	Likely	Medium	Medium	*Pollution Linkage 1 refers to proposed site users coming into contact with contaminated soils on the site.* *The site is currently utilised as warehouses with a vehicle garage area in the south. Historically, the site has predominantly been developed including a coal yard.* *Made Ground is likely to be present beneath the site due to previously developments. Heavy metals, PAHs, TPHs and asbestos and permanent ground gases may be present associated with the Made Ground.* *Due to the sites historical use as a coal yard, ash and clinker may be present. A wide range of other materials may have been stored on site, including but not limited to fuel derived hydrocarbons, organic/inorganic compounds, metals and metalloids. Any of these contaminants may have impacted the area as a result of potential spillages/leaks. A pollution linkage is present in the garden area.*

Conceptual Site Model						*Qualitative Risk Assessment*
PL	Potential Source	Pollution Linkage	Likelihood	Consequence/ Severity	Risk Rating	*Rationale and Action*
					Medium	*The offsite sources of contamination are all at distances where they are unlikely to have any notable impact to the subject site due the migration distances involved and the anticipated glacial Till.*
PL2	Contaminated Soils	Inhalation of vapour.	Low likelihood to Likely	Medium		*Pollution linkage 2 refers to vapours migrating into confined spaces within the proposed development.* *Hydrocarbon contamination may be present in the Made Ground beneath the site and as a result of potential fuel and oil spillages/leaks from the garage on the site and nearby garages/PFS.* *A plausible pollution is considered to exist.*
PL3	Contaminated Soils	Inhalation of soil dust by adjacent site users.	Unlikely	Medium	Low	*Pollution Linkage 3 relates to contamination on the subject site affecting adjacent site users.* *The contaminative sources identified on site are indictive of the surrounding area and shallow impermeable Clay will prevent lateral migration, therefore no realistic pollution linkage is considered to exist.*

Conceptual Site Model						*Qualitative Risk Assessment*
PL	Potential Source	Pollution Linkage	Likelihood	Consequence/ Severity	Risk Rating	*Rationale and Action*
PL4	Contaminated Soils	Attacking potable water supply pipe.	Low Likelihood to Likely	Medium	Moderate	*Pollution Linkage 4 refers to the possible contaminants permeating potable water pipes and consumption by the future site end users of the tainted water supply. Made Ground is potentially present at installation depth and organic contamination may be present. Further investigation is required to inform the UU Risk Assessment for potable water supply.*
PL5	Ground Gas	Migration and accumulation of ground gas in internal spaces.	Low Likelihood	Medium	Moderate to Low	*Shallow Made Ground is likely present beneath much of the site due to the previously demolished buildings, however this is unlikely to be significant source.* *Potential offsite sources comprise the potentially infilled ponds. The anticipated Glacial Till will restrict lateral migration.* *The site is not within an area requiring radon precautions within foundations.* *A minor pollution linkage is considered to exist.*

Controlled Waters Pollution Linkage Assessment



- The table below represents the first stage in the land quality risk assessment process – **Qualitative Risk Assessment**.
- In order for a development site to be deemed 'suitable for use' the level of risk needs to be reduced to an acceptable level - low to negligible risk. The purpose of each stage of risk assessment is to establish if there is a requirement for additional stages of assessment in order to have sufficient confidence to support a risk characterisation or remedial action.

Conceptual Site Model					*Qualitative Risk Assessment*	
PL	Potential source	Pollution linkage	Likelihood	Severity	Level of risk	*Rationale*
PL6	Contaminated Soils	Impaction of groundwater from soil contamination (diffuse and point). Impaction of groundwater from groundwater plume.	Unlikely	Medium	Low	*Potentially contaminated Made Ground may be present across the site with a range of contaminants including heavy metals, PAHs and hydrocarbons. However, it is unlikely that gross hydrocarbon contamination is present.* *Geological maps indicate that the site is underlain by Glacial Till overlying the Chester Sandstone Formation which will act as an aquitard.* *The site is not within 500m of a SPZ and is not considered a sensitive resource, there are currently no active groundwater abstractions to consider within 2000m of the site.* *The proposed development will be mostly covered with hardsurfacing and a new drainage system installed. This will considerably reduce infiltration and leaching of potential contaminants.* *A pollution linkage is not considered to exist between Made Ground and the Principal Aquifer ion the bedrock.*

Conceptual Site Model						*Qualitative Risk Assessment*
PL	Potential source	Pollution linkage	Likelihood	Severity	Level of risk	*Rationale*
PL7	Contaminated Soils	Migration of soil and groundwater contamination impacting surface waters.	Unlikely	Medium	Low	*Pollution Linkage 7 refers to the impaction an unspecified watercourse c.880m east of the site from contaminated soils and groundwater.* *There are no significant sources of mobile contamination identified by the desk-based consultations, impermeable Clay will restrict lateral migration and the watercourses are at sufficient distance to allow considerable attenuation.* *No plausible pollution linkage has been identified.*

5.0 GROUND ENGINEERING RECOMENDATIONS AND POTENTIAL LIMITATIONS

5.1 Preliminary Foundation Assessment

The proposed development of the site is for a commercial/residential block of 4 ground level retail units and 16 residential units above.

The site is currently small units with a garage in the south and a carpet storage unit in the north. The remainder of the site is surfaced with tarmac and utilised as a car parking area. Made Ground is anticipated beneath the site due to previous developments and subsequent demolition. The underlying geology is indicated to be Glacial Till underlain by the Chester Formation sandstone bedrock at depths of over 15m begl.

Dependant on the depth of Made Ground at the site, it is likely that foundations cast in the Glacial Till will be suitable for the proposed residential/commercial development, this will be subject to the resistances of the Clay being sufficient to support the proposed loadings. If greater loadings are anticipated, then a piled foundation solution may be required.

The proposed development is indicated to be connected to the adjacent building to the south, movement joints are recommended between existing and proposed structures. If pile foundations are installed, they should be bottom driven to reduce vibration which may affect the adjacent structure, this should be discussed with the piling contractor.

The above preliminary foundation recommendations are based on desk-based information and should be confirmed by a Ground Investigation in accordance with current guidance.

5.2 Additional Limitations

The site is indicated to be in a Moderate UXO risk area, a Detailed UXO Risk Assessment is recommended to determine if onsite supervision is required ruing the investigation and construction phases.

The site is not indicated to be in a flood risk zone.

Due to the presence of Glacial Till comprising impermeable Clay anticipated beneath the site, it is unlikely SuDS drainage will be feasible at the site.

6.0 CONCLUSIONS AND GROUND INVESTIGATION SCOPE RATIONALE

6.1 Land Quality

The site was historically occupied between 1893 to 1955 and as a coal yard between 1956 and 1996. The proposed development is planned for commercial and residential end use and includes soft landscaping for a small residential garden area, the risk to human health is considered to be *Moderate*. The area surrounding the site is not considered to pose a risk to the subject site.

The potential hydrocarbons associated with the garage result in a *Moderate* risk to the proposed potable water supply.

The risk from ground gas is considered to be *Moderate to Low* based on backfilled ponds in the vicinity of the site, the site is not in an area requiring radon protection measures. Due to the site being used as a garage, a *Moderate* risk from vapours has been identified that requires further investigation.

Impermeable Clay is anticipated beneath the site and the risk to Controlled Waters is considered to be *Low*.

6.2 Ground Engineering

Proposed finished site levels are unknown at this stage. Shallow foundations are likely to be suitable for the proposed development. If the proposed loads are too great or deep Made Ground is encountered, pile foundations may be required.

Due to the proposed development potentially connecting to the existing building to the south, movement joints may be required and the risk from vibration assessed.

6.3 Additional Considerations

The site is classified as being an area of moderate UXO risk according to the Zetica UXO risk maps and a preliminary UXO Risk Assessment has been carried out. It was determined that UXO mitigation measures are provided for the intrusive works. It is recommended a Detailed UXO Risk Assessment should be undertaken.

Due to the presence of Glacial Till comprising impermeable Clay anticipated beneath the site, it is unlikely SuDS drainage will be feasible at the site.

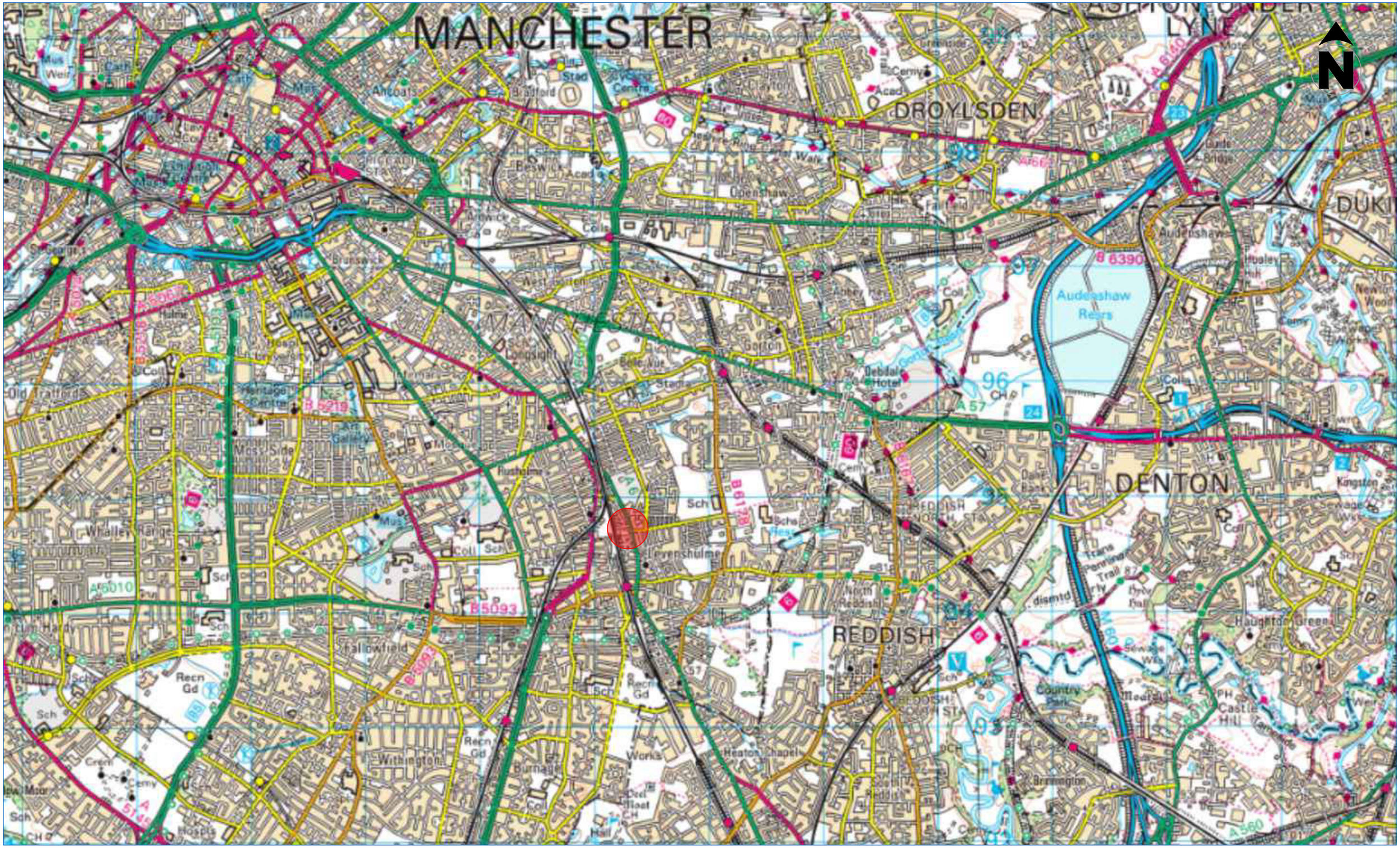
6.4 Recommended Ground Investigation Scope

Based on the information in this report we consider a main investigation is required in accordance with BS 10175:2017 and Eurocode 7. The following scope of works is recommended based on the Preliminary CSM compiled, additional works may be required as the result of planning conditions for the proposed development:

Method of Investigation	G / E
1 No. cable percussive boreholes to circa 15m bgl	*G*
4 No. windowless sample boreholes to 4m to 5m bgl	*E*
Installations and gas monitoring	*E*
Geo-Environmental testing comprising Metals, PAHs, TPH and asbestos (inc PID screening)	*E*
Geotechnical testing comprising moisture content, plasticity and strength	*G*

Note ***Environmental (E) / Geotechnical (G)***

APPENDIX 1 - Plans



GROUNDTECH CONSULTING

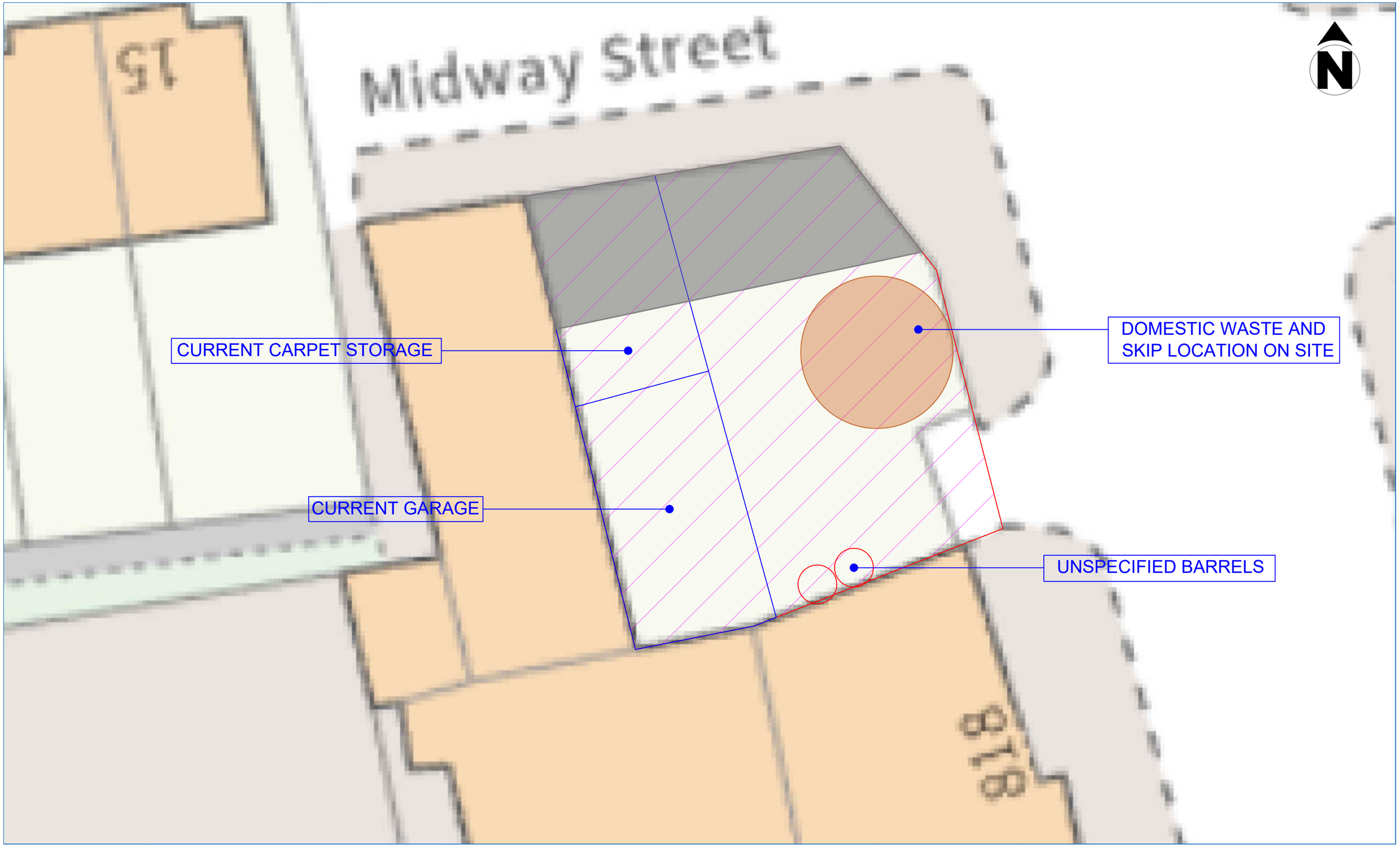
CLIENT	RAJA ASAD
PROJECT TITLE	816 STOCKPORT ROAD
PLAN TITLE	PROJECT LOCATION PLAN
DATE	MAY 2024
SCALE	NTS
PLAN NUMBER	GRO-24090-P01

Rev.	Details	Date

Status	
Preliminary	
Draft	
Issued	●
For Comment	
Approved	

Notes

Site Location



GROUNDTECH CONSULTING

CLIENT	RAJA ASAD
PROJECT TITLE	816 STOCKPORT ROAD
PLAN TITLE	PRELIMINARY DEVELOPMENT AND CONSTRAINTS PLAN
DATE	MAY 2024
SCALE	NTS
PLAN NUMBER	GRO-24090-P02

Rev.	Details	Date

Status	
Preliminary	
Draft	
Issued	●
For Comment	
Approved	

Notes

SITE BOUNDARY

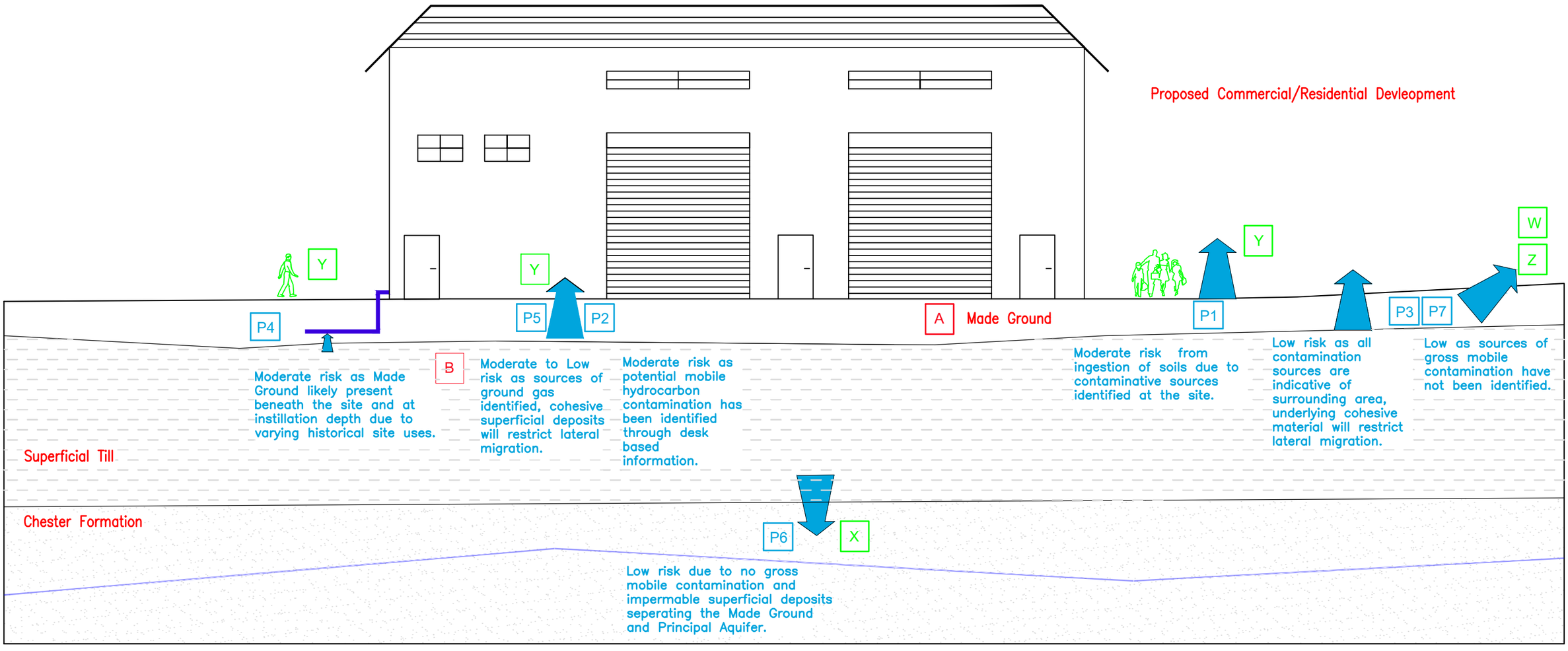
FORMER COAL YARD

FORMER COMMERCIAL DEVELOPMENT

SOURCES
A. Contaminated soils / Made Ground. B. Ground gas.

POLLUTION LINKAGES
P1. Ingestion of soil and dust. P2. Inhalation of vapour. P3. Inhalation of soil dust by adjacent site users. P4. Attacking of potable water supply pipe. P5. Migration and accumulation of ground gas in internal places. P6. Impaction of groundwater from soil contamination. P7. Migration of soil and groundwater contamination impacting surface waters.

RECEPTORS
W. Platt Brook c. 814m north west of the site X. Groundwater within the Superficial Secondary Undifferentiated and Bedrock Principal Aquifer Aquifer Y. Site end users Z. Adjacent site users



GROUNDTECH CONSULTING

CLIENT	RAJA ASAD
PROJECT TITLE	816 STOCKPORT ROAD
PLAN TITLE	PRELIMINARY ILLUSTRATIVE CSM
DATE	MAY 2024
SCALE	NTS
PLAN NUMBER	GRO-24060-P03

Rev.	Details	Date

Status	
Preliminary	
Draft	
Issued	●
For Comment	
Approved	

Notes

APPENDIX 2 - Site Photographs



Photograph 1 - Stockport Road entrance to site, east side.



Photograph 2 - View of paving at the east side entrance on Stockport Road.



Photograph 3 - View of carpet warehouse.



Photograph 4 - View of vehicle storage yard.

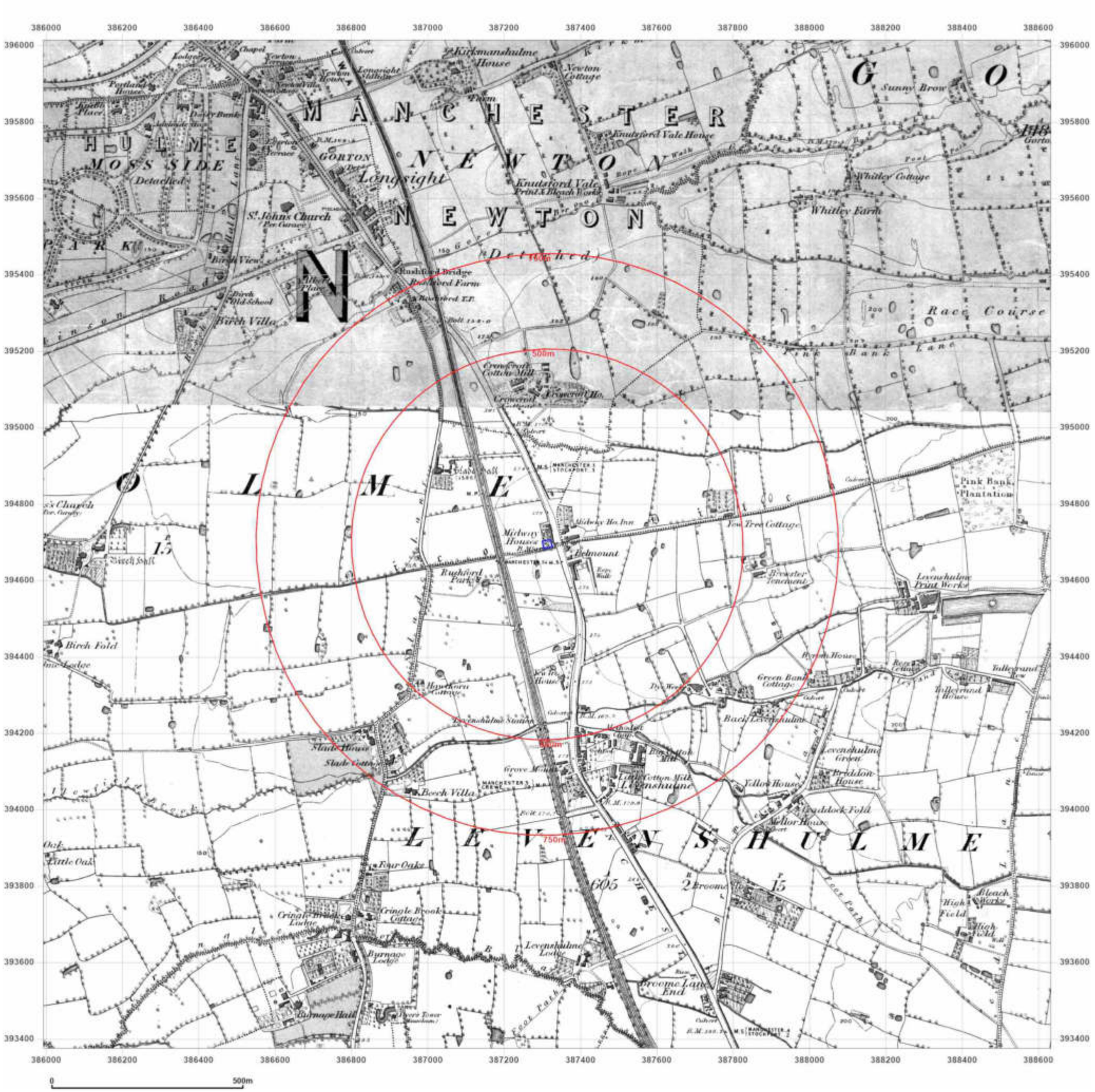


Photograph 5 - View of mechanical workshops.



Photograph 6 - View of south eastern enterance

APPENDIX 3 - Historical Maps



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: County Series
Map date: **1848-1849**
Scale: 1:10,560
Printed at: 1:10,560

N
W E
S

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

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

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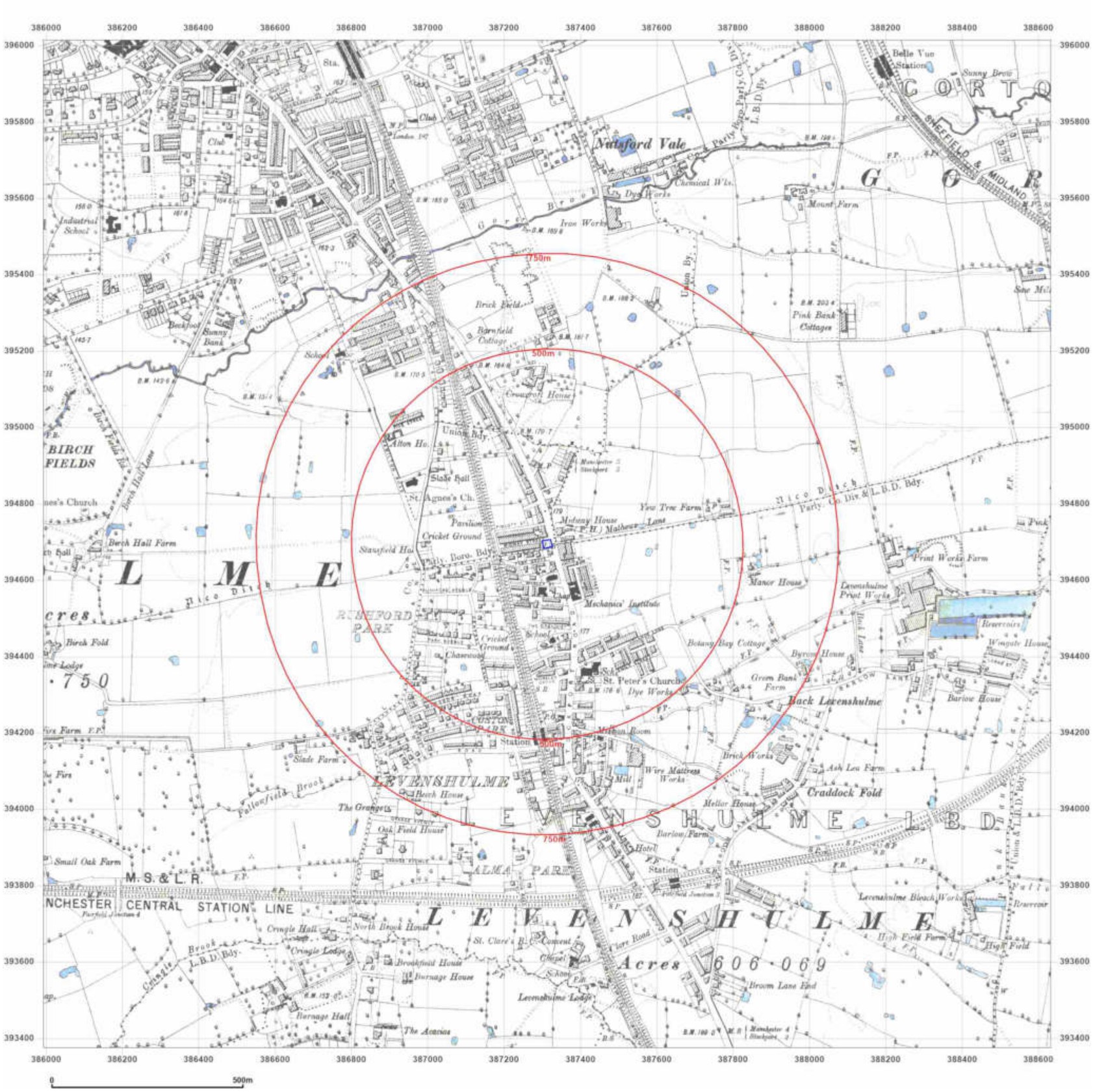
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Production date: 13 May 2024

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



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: County Series

Map date: **1890-1892**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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

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

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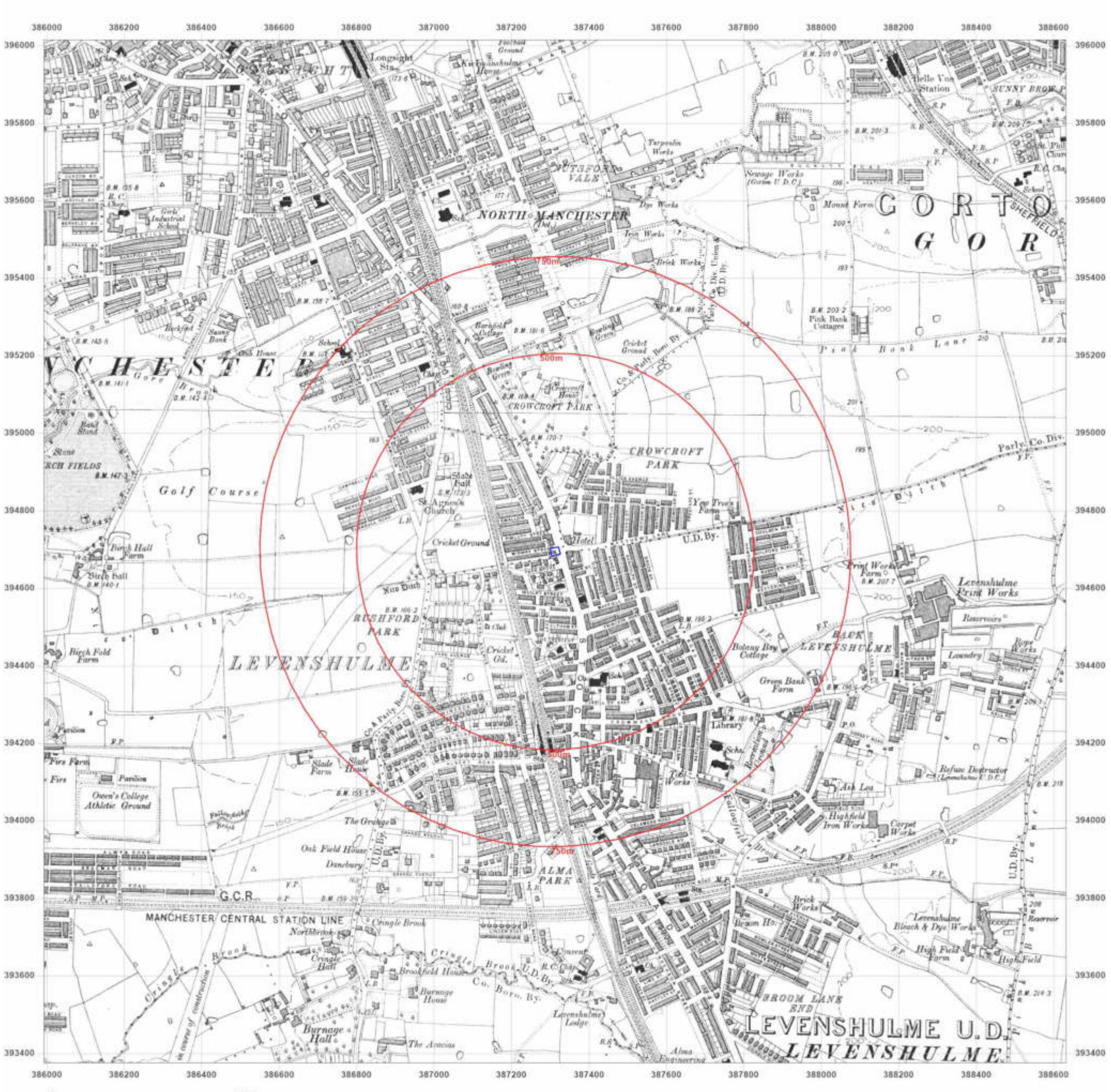
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EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: County Series

Map date: **1905**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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

Surveyed 1892
Revised 1905
Edition 1905
Copyright N/A
Levelled N/A

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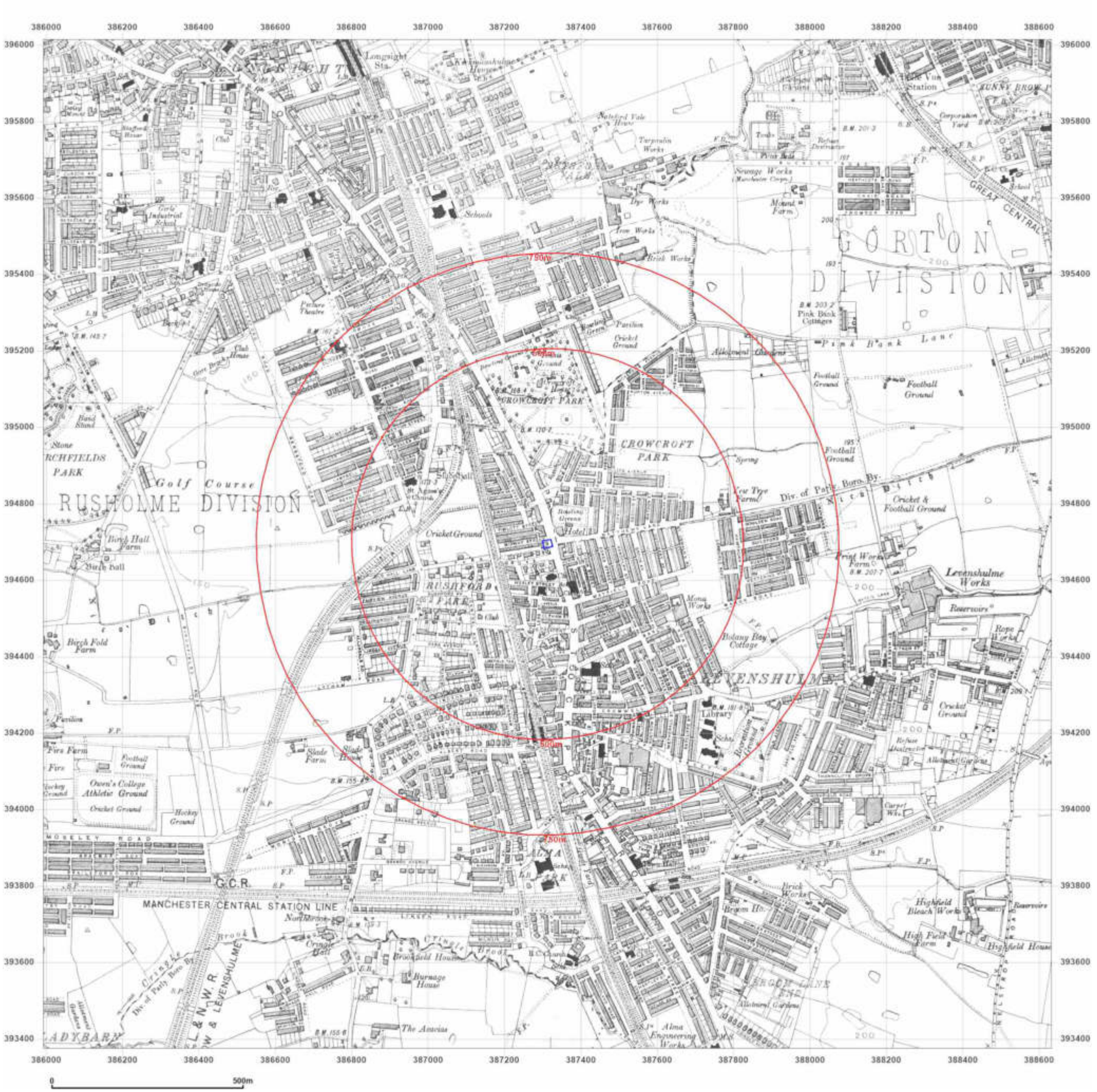
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Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: County Series

Map date: **1923**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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

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

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unspecified

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Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: County Series

Map date: **1923**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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

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

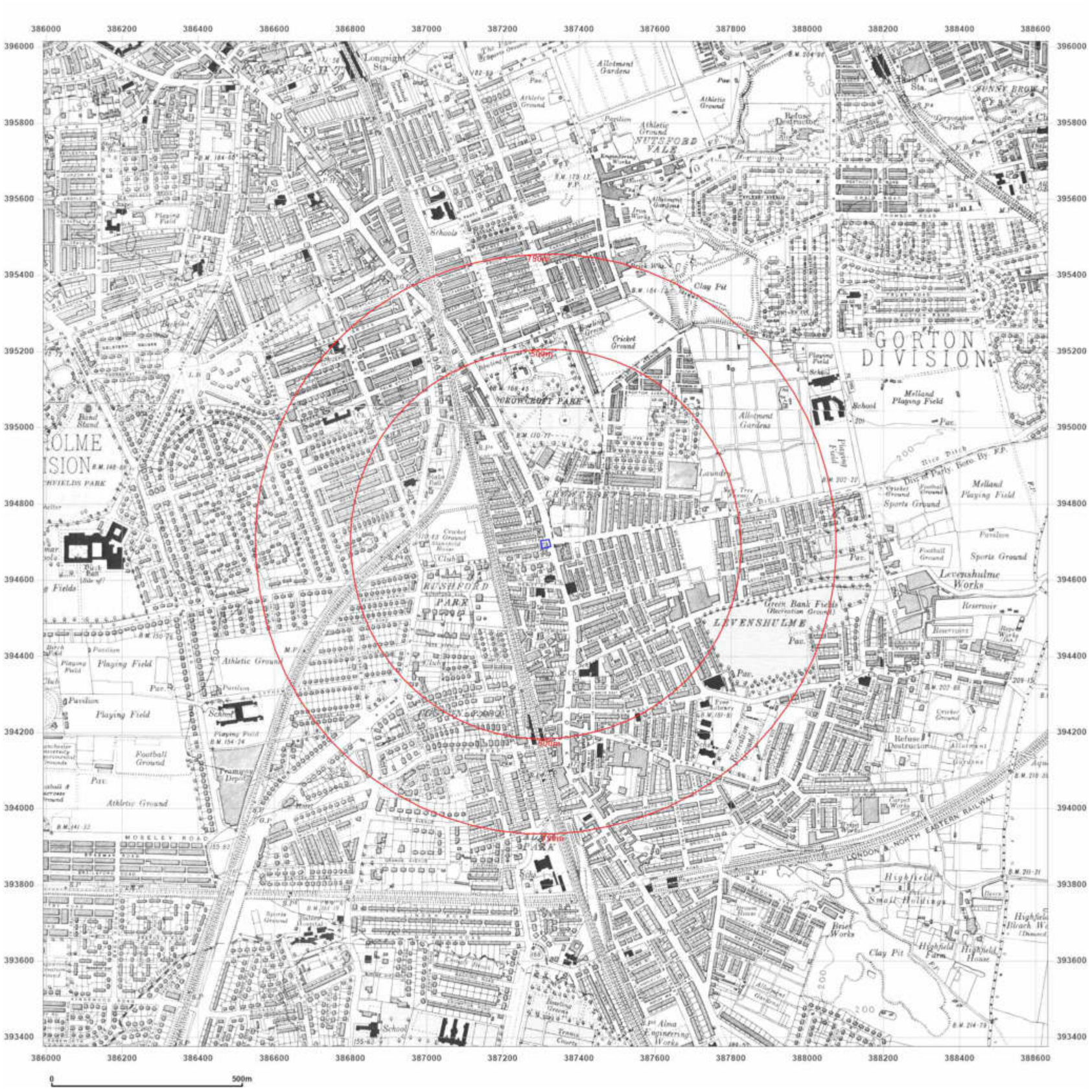
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unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: County Series

Map date: **1934**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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

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

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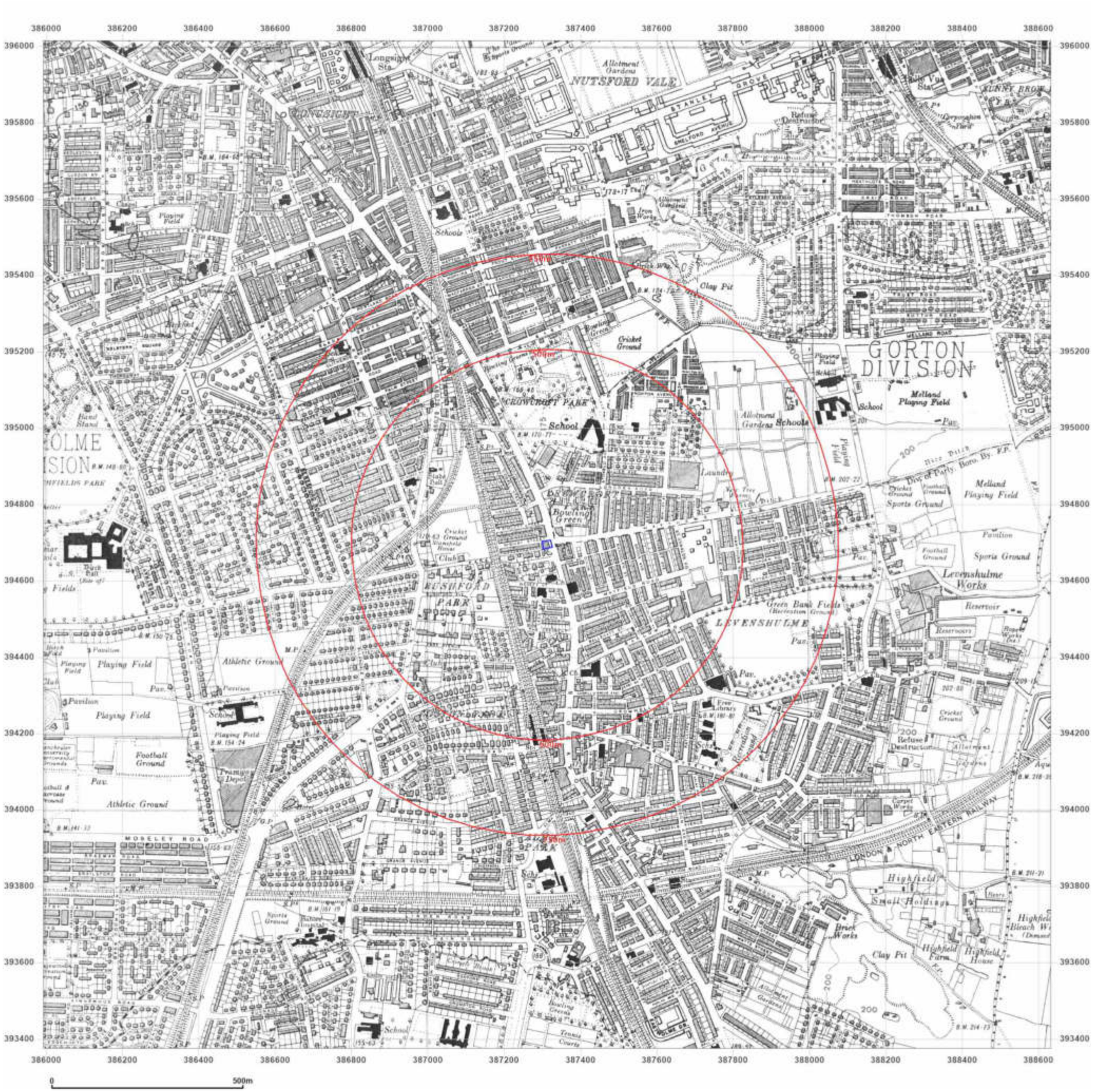
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Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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

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

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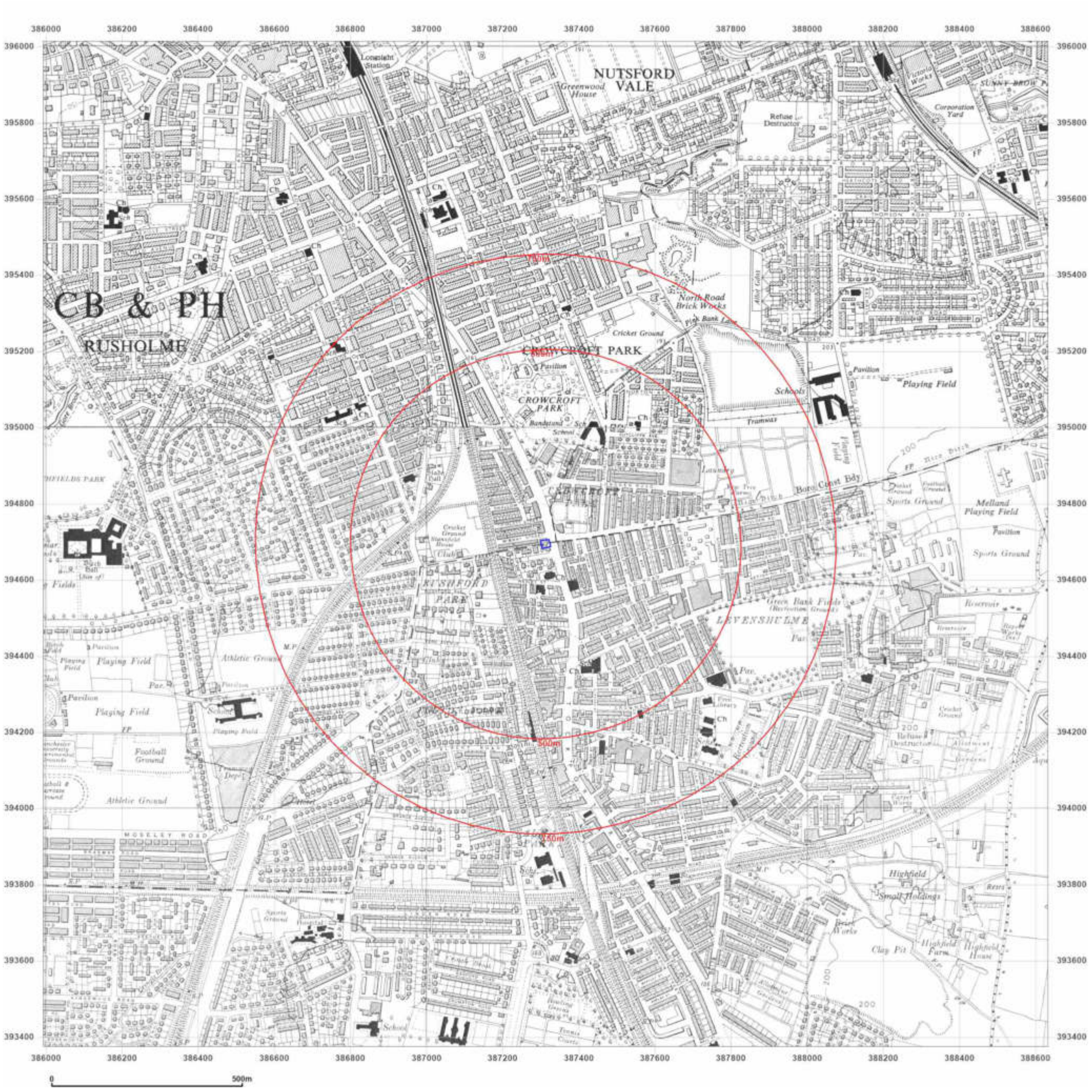
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unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: Provisional
Map date: **1955-1956**
Scale: 1:10,560
Printed at: 1:10,560

N
W E
S

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

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

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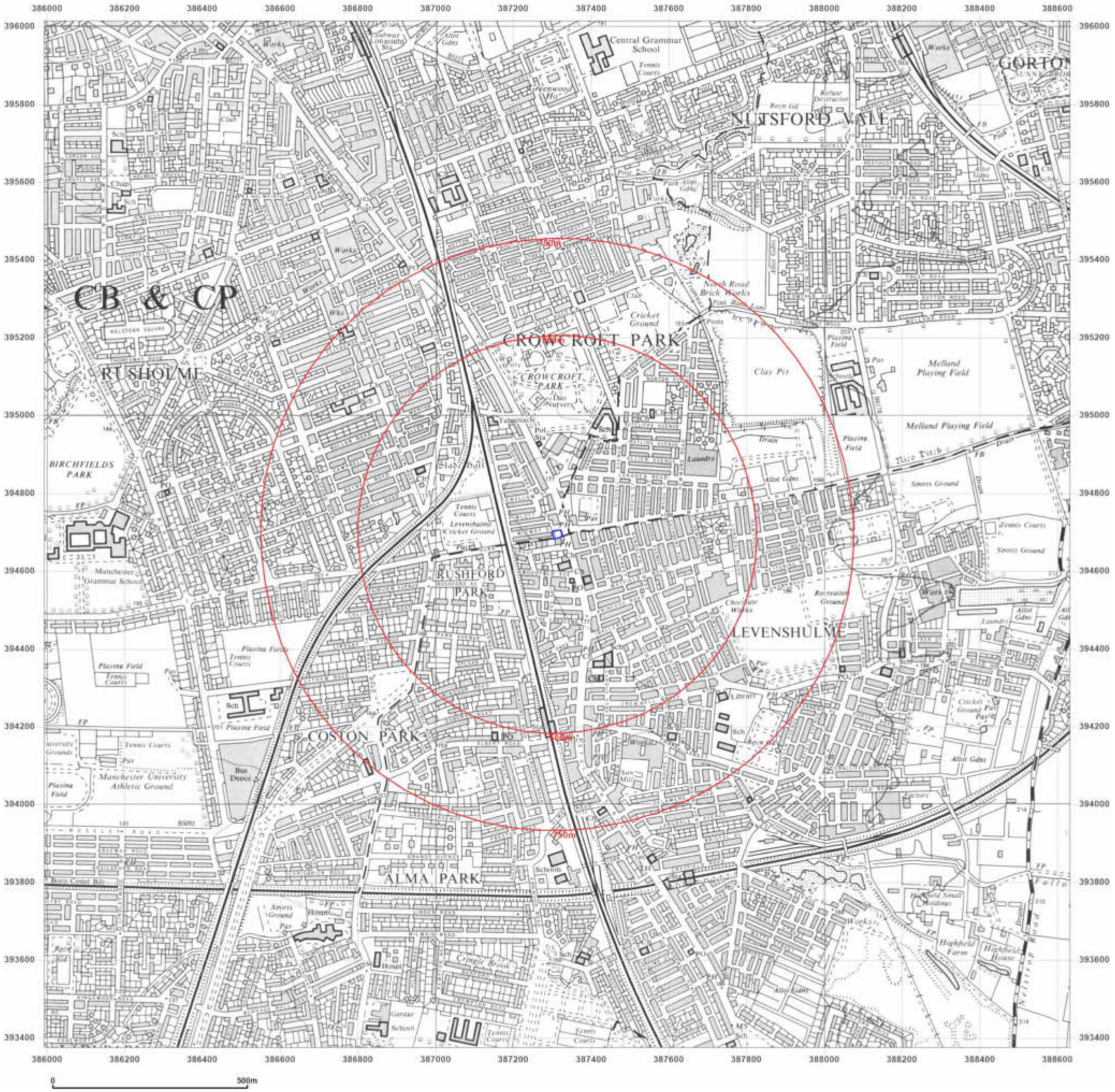
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unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: Provisional

Map date: **1965-1968**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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

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

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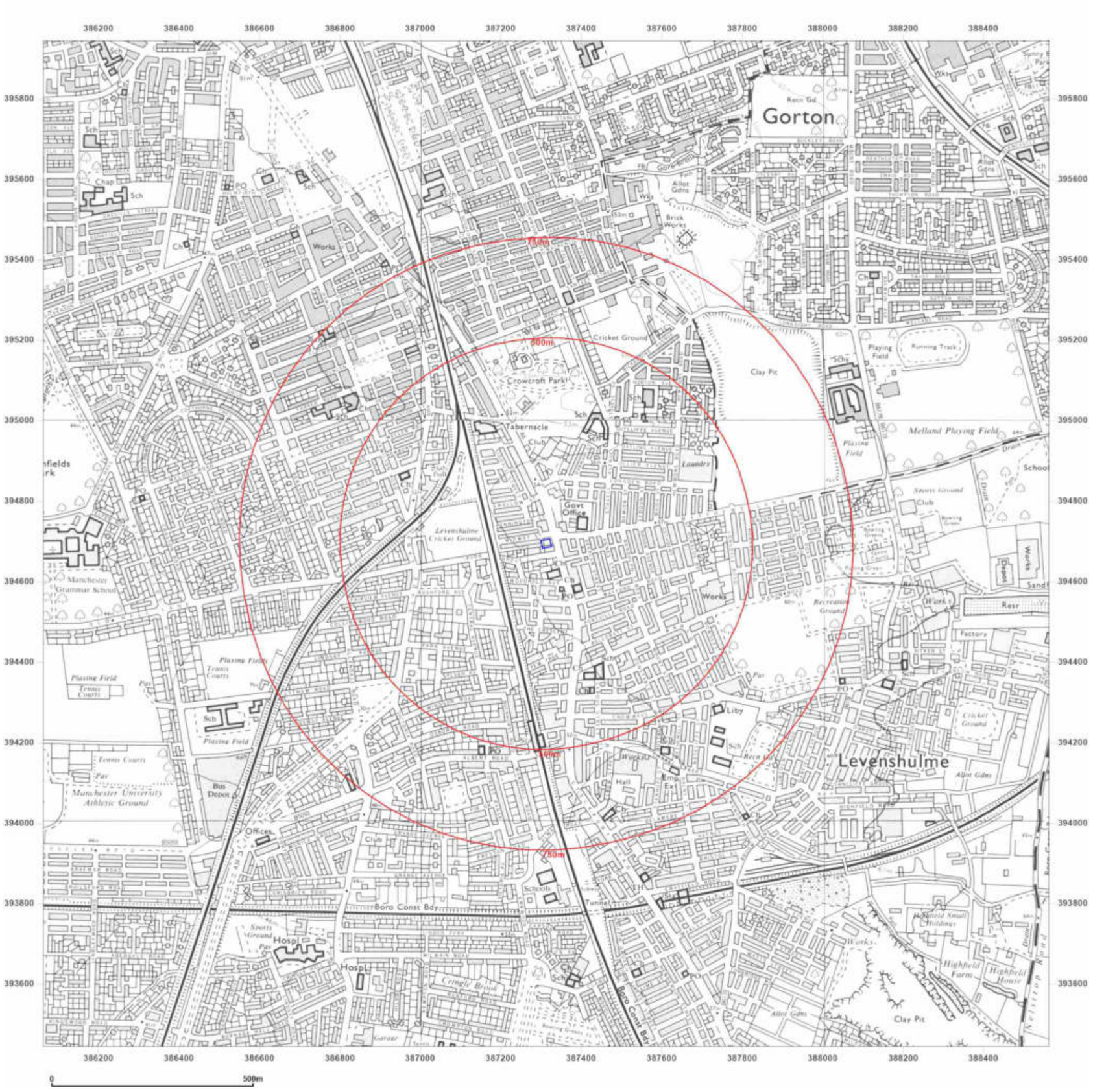
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Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: National Grid

Map date: **1976-1981**

Scale: 1:10,000

Printed at: 1:10,000

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

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

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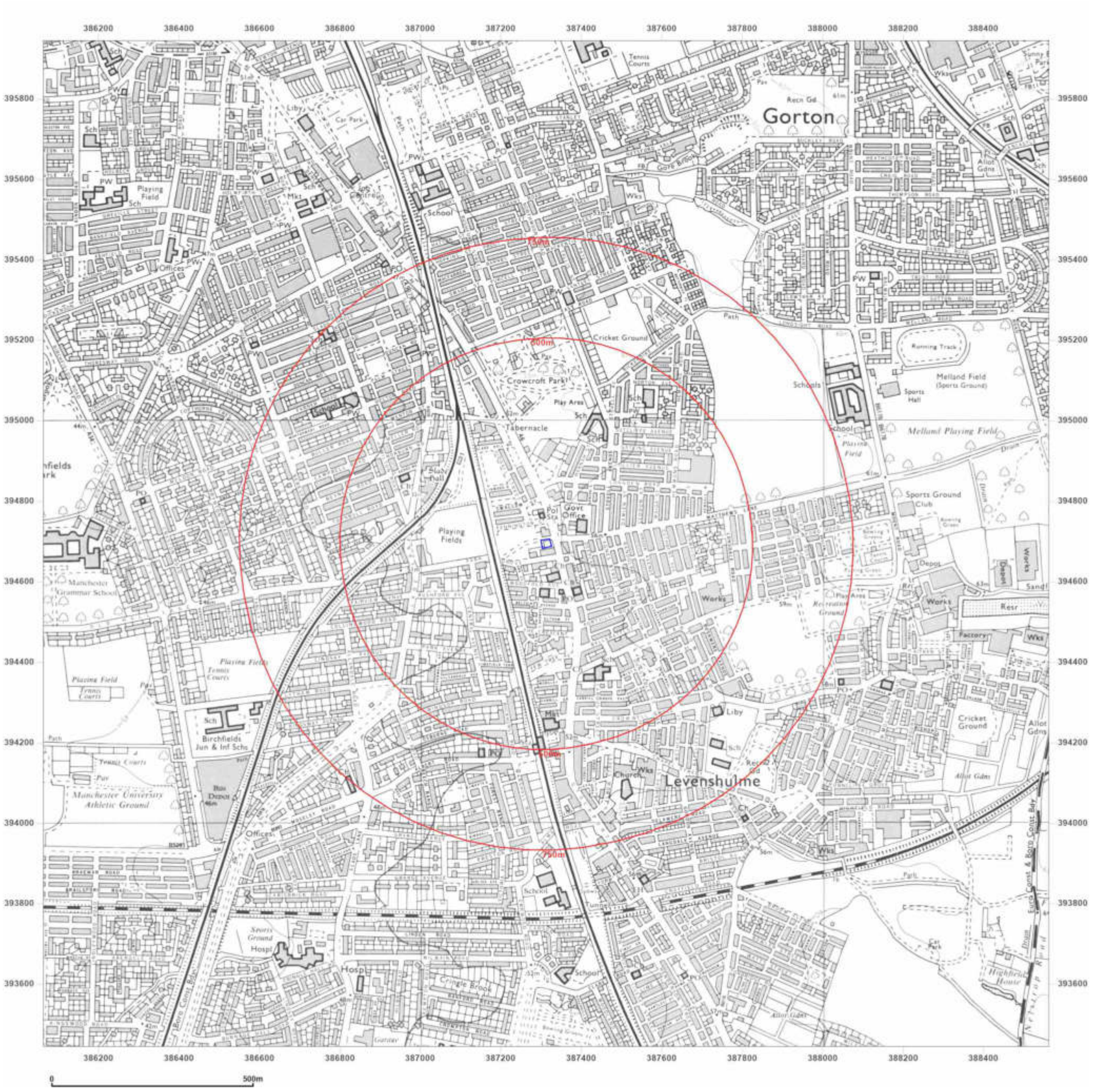
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unspecified

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Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: National Grid

Map date: **1983-1985**

Scale: 1:10,000

Printed at: 1:10,000

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

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

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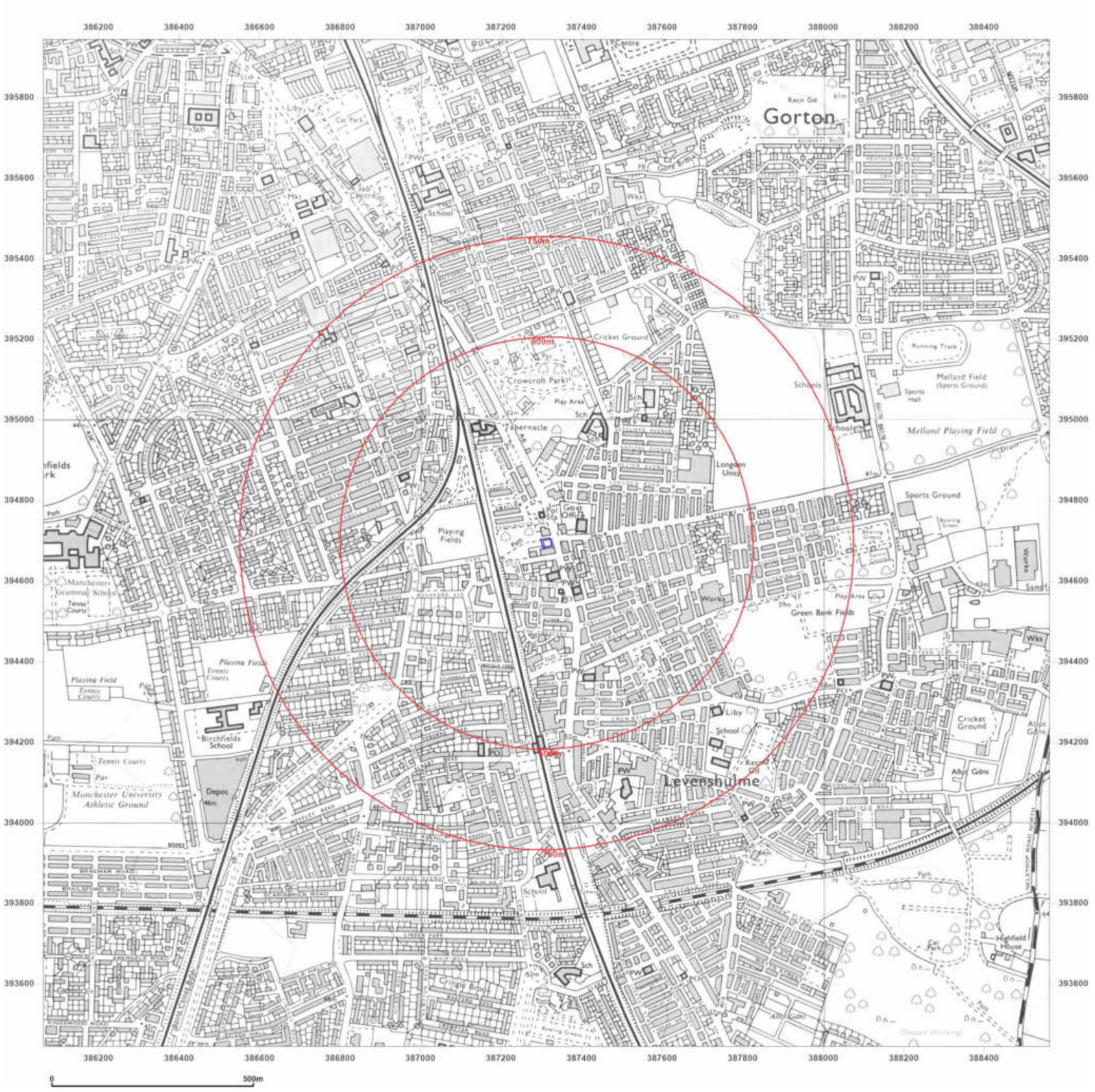
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Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: National Grid

Map date: **1989-1991**

Scale: 1:10,000

Printed at: 1:10,000

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

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

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Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

N
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Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

N
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2010

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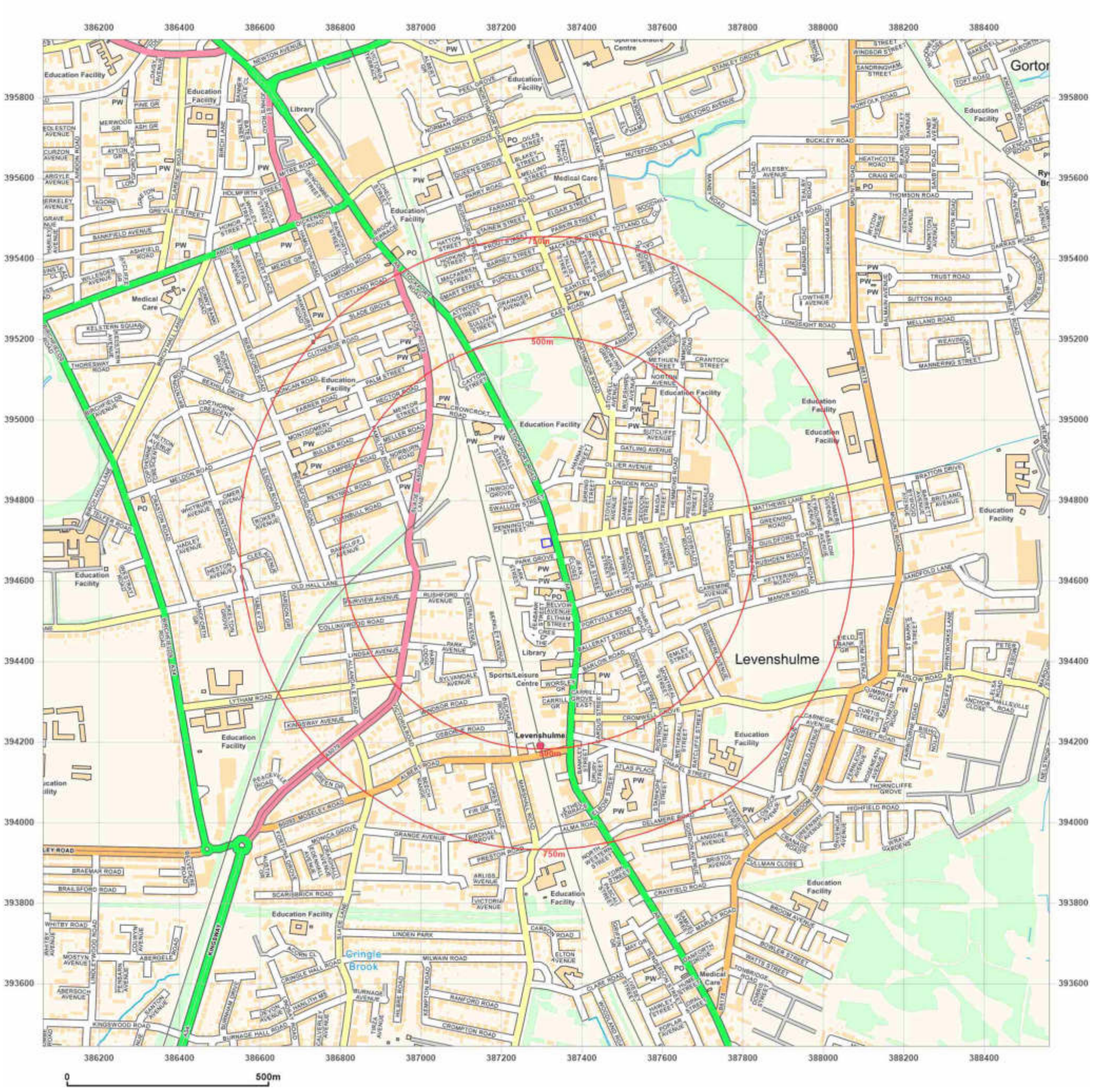
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EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: National Grid

Map date: **2024**

Scale: 1:10,000

Printed at: 1:10,000

N
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2024

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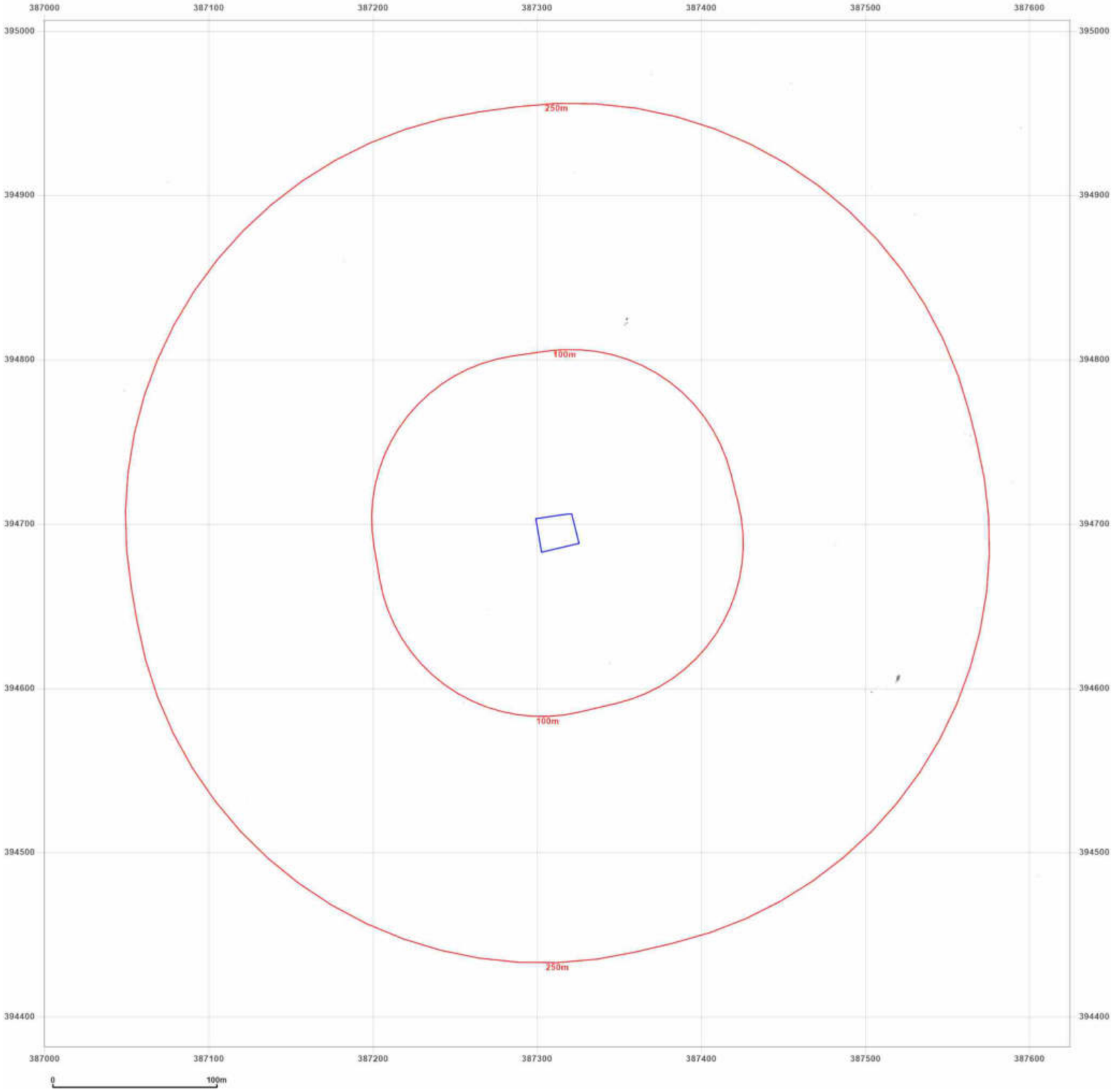
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EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: County Series

Map date: **1881**

Scale: 1:2,500

Printed at: 1:2,500

N
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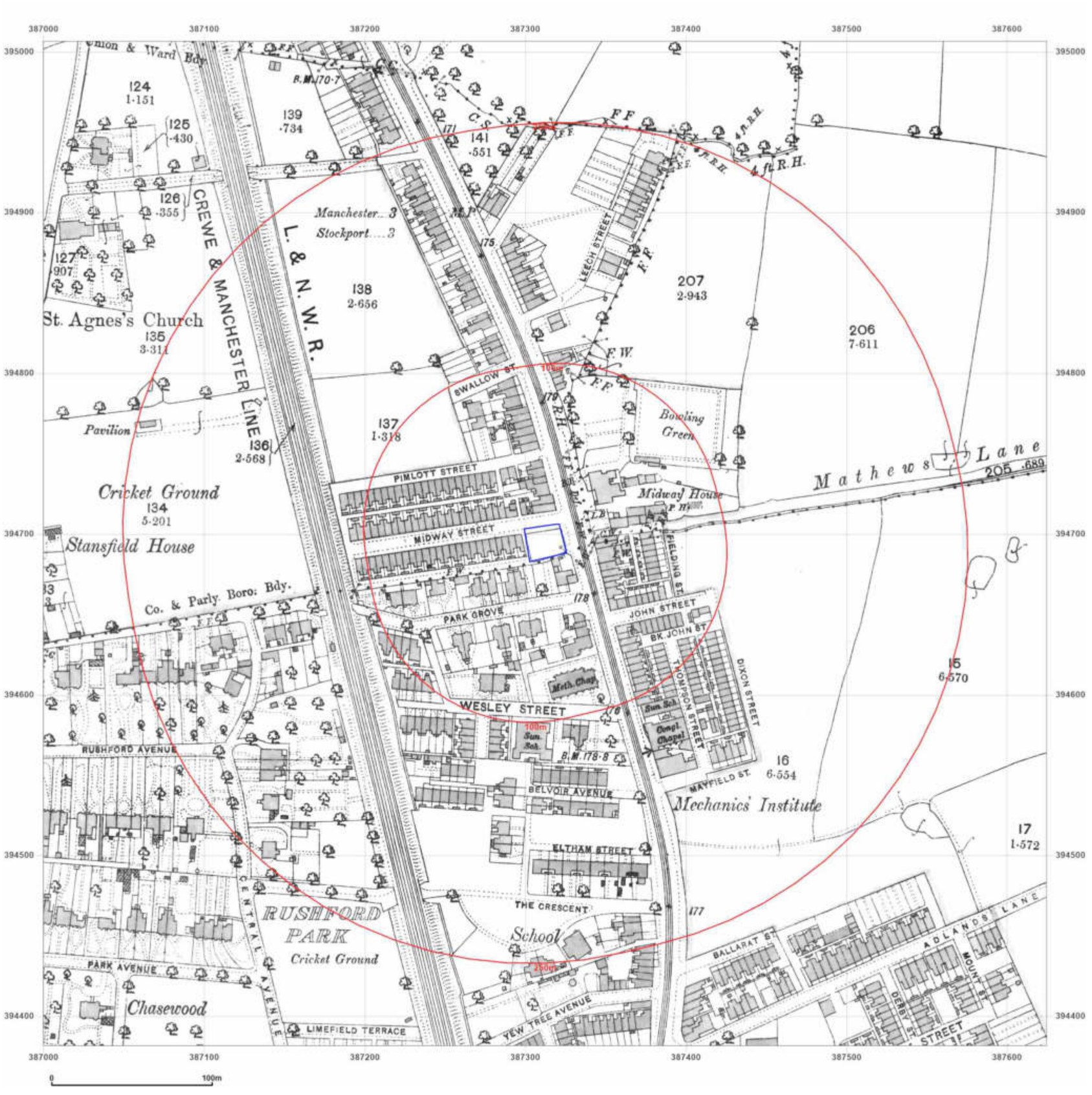
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EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: County Series

Map date: **1893**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

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EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: County Series

Map date: **1907**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1891
Revised 1905
Edition 1907
Copyright N/A
Levelled N/A

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EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: County Series

Map date: **1922**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

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Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: County Series

Map date: **1933**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

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Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: National Grid

Map date: **1956**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
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Surveyed 1956 Revised 1956 Edition N/A Copyright 1956 Levelled 1949	Surveyed 1956 Revised 1956 Edition N/A Copyright 1956 Levelled 1948
Surveyed 1956 Revised 1956 Edition N/A Copyright 1956 Levelled 1928	Surveyed 1956 Revised 1956 Edition N/A Copyright 1956 Levelled 1948

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Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: National Grid

Map date: **1956**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1956
Revised 1956
Edition N/A
Copyright 1957
Levelled 1949

Surveyed 1956
Revised 1956
Edition N/A
Copyright 1957
Levelled 1949

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Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: National Grid

Map date: **1957**

Scale: 1:1,250

Printed at: 1:2,000

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

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Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: National Grid

Map date: **1974**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1956
Revised 1973
Edition N/A
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Levelled 1964

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Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: National Grid

Map date: **1982-1983**

Scale: 1:1,250

Printed at: 1:2,000

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

Surveyed 1964
Revised 1982
Edition N/A
Copyright 1982
Levelled 1964

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Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: National Grid

Map date: **1982-1984**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1964 Revised 1983 Edition N/A Copyright 1983 Levelled 1964	Surveyed N/A Revised N/A Edition N/A Copyright 1984 Levelled 1964
Surveyed 1964 Revised 1982 Edition N/A Copyright 1982 Levelled 1964	Surveyed 1964 Revised 1984 Edition N/A Copyright 1984 Levelled 1964

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Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: National Grid

Map date: **1986-1988**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1964 Revised 1986 Edition N/A Copyright 1986 Levelled 1964	Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A
Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A

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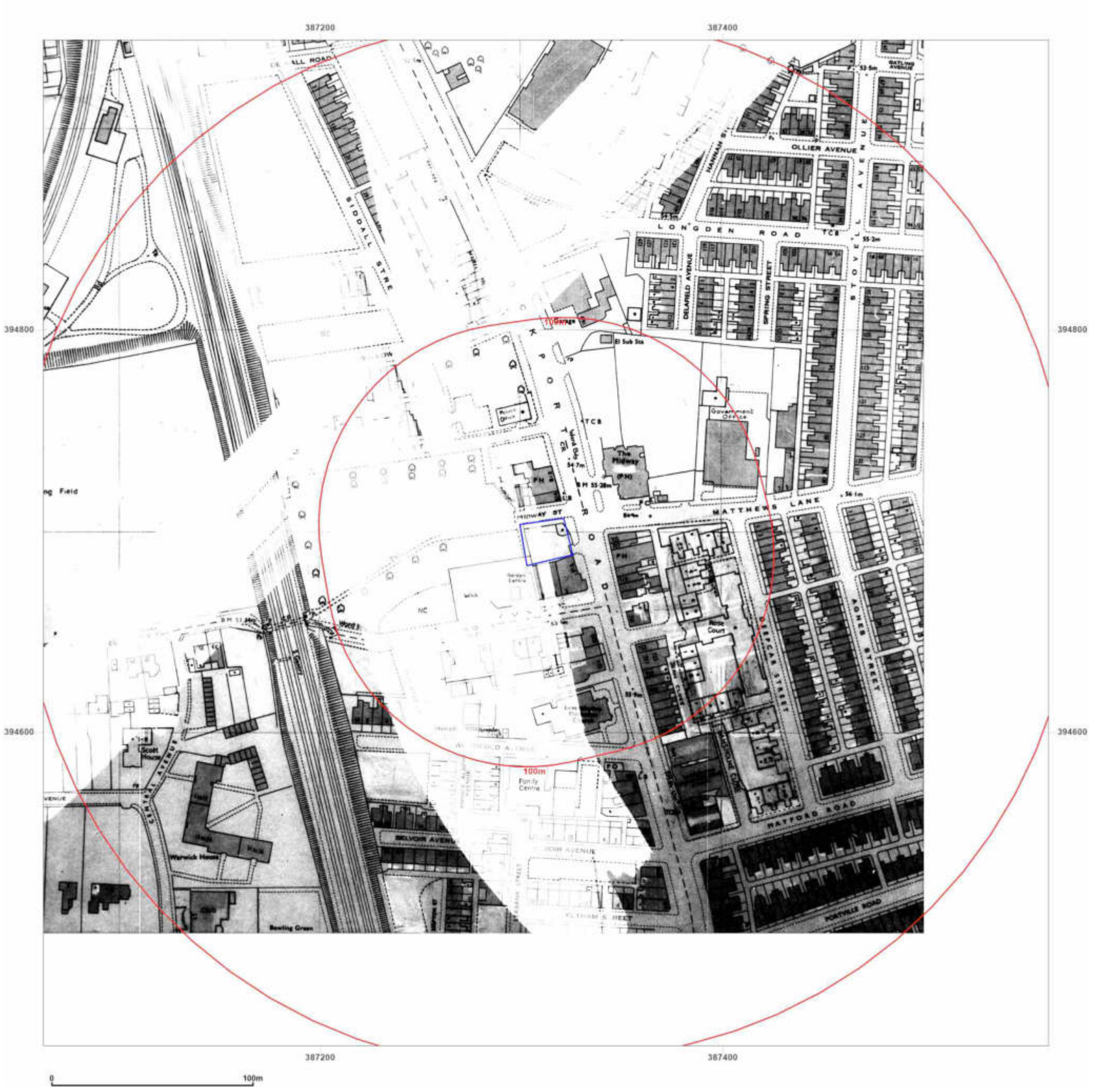
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Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: National Grid

Map date: **1988**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1964
Revised 1980
Edition N/A
Copyright 1988
Levelled 1964

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Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: National Grid

Map date: **1988-1992**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1964 Revised 1986 Edition N/A Copyright 1988 Levelled 1964	Surveyed 1992 Revised 1992 Edition N/A Copyright 1992 Levelled N/A
Surveyed 1992 Revised 1992 Edition N/A Copyright 1992 Levelled N/A	Surveyed 1992 Revised 1992 Edition N/A Copyright 1992 Levelled N/A

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Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: National Grid

Map date: **1994**

Scale: 1:1,250

Printed at: 1:2,000

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Revised 1994
Edition N/A
Copyright 1994
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EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: National Grid

Map date: **1994-1995**

Scale: 1:1,250

Printed at: 1:2,000

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

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

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Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: National Grid

Map date: **1995**

Scale: 1:1,250

Printed at: 1:2,000

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

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Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: National Grid

Map date: **1995**

Scale: 1:1,250

Printed at: 1:2,000

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

Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

Map Name: National Grid

Map date: **1992-1995**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
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Revised 1992
Edition N/A
Copyright 1992
Levelled N/A

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

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EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_944323_1172091
Report Ref: EMS-944323_1200989
Grid Ref: 387312, 394694

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

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Production date: 13 May 2024

Map legend available at:
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APPENDIX 4 - BGS Records

British Geological Survey

BGS ID: 865691 : BGS Reference: SJ89SE13
British National Grid (27700) : 387258,394883

SECTION OF [illegible]

Maps: One-inch 85 Six-inch III NE County

Height above O.D. Latitude Longitude

Communicated by [illegible] Date of Sinking

Made by Dip of Strata

	Thickness		Depth from Surface	
No. 12 (formerly No. 102) 172.6 ft. O.D. In Station Road 100 yds S. of corner with Regent St.			LEVENSHULME	
No. 12				
III N.E.	Sandy gravel	1 –	0·38	1 –
	Yellow clay	6 2	1·22	11 2
	Brown clay	1 3	3·74	13 5
	Sandy brown clay	– 4	3·59	13 9
	Stiff brown clay	3 3	4·58	16 –
	Stony clay	8 –	7·48	24 –
	Red sandy clay	3 –	8·20	27 –
	Sandy brown clay	12 6	12·04	39 6
	Sandy clay	3 6	13·11	43 –
	Soft brown clay	7 –	15·24	50 –
No. 14 (formerly No. 31) 157.75 ft. O.D. Corner of Victoria Road and Station Road.			LEVENSHULME	
No. 14				
III N.E.	Red sandstone	2 –	0·61	2 –
	Yellow stony clay	3 –	1·52	5 –
	Yellow clay	9 –	4·27	14 –
No. 13 (formerly No. 2nd) 157 ft. O.D. In Station Road. 70 yds S. of corner with Hall Hill Lane.			LEVENSHULME	
No. 13				
III N.E. No 2nd	Pebbly sandstone	3 –	0·91	3 –
	Brown clay	14 6	5·33	17 6

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

SJ89/148-150

Section of Borehole at Lawton

Six-inch County

Latitude Longitude

Commenced by Commencing Date of Sinking

Completed by Depth of Strata

No 20

SJ89/148

Tunnel N.E.

Made ground

Yellow clay

Brown clay

Second brown clay

Stiff brown clay

Stony clay

Red sandy clay

Sandy brown clay

Hard clay

Soft sandy clay

SJ89/149

No 14

Tunnel

Coal measures

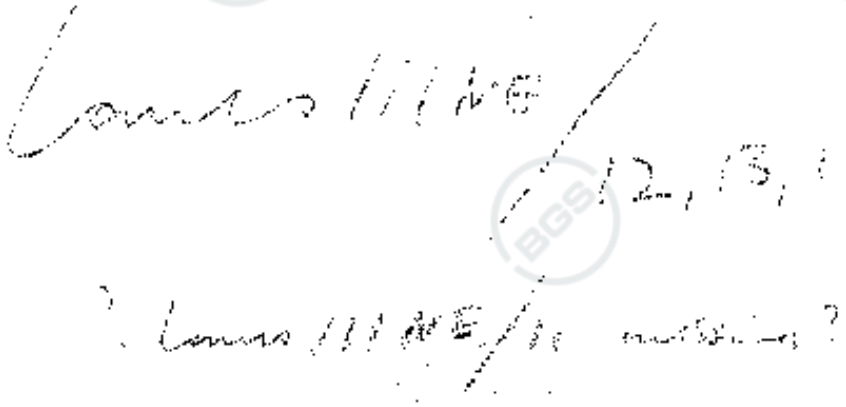
Stiff sandy clay

Yellow clay

Stiff stony clay

Tunnel No 21

SJ89/150



APPENDIX 5 - Groundsure Report

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo
Insight

unspecified

Order Details

Date: 13/05/2024

Your ref: EMS_944323_1172091

Our Ref: EMS-944323_1200990

Site Details

Location: 387311 394695

Area: 0.04 ha

Authority: Manchester City Council ↗



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Summary of findings p. 2 >

Aerial image p. 9 >

OS MasterMap site plan p.14 >

Insight User Guide ↗

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

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	3	21	-
17	1.2	Historical tanks	0	0	0	0	-
17 >	1.3 >	Historical energy features >	0	0	3	10	-
18	1.4	Historical petrol stations	0	0	0	0	-
18 >	1.5 >	Historical garages >	0	0	8	4	-
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	4	34	-
22	2.2	Historical tanks	0	0	0	0	-
22 >	2.3 >	Historical energy features >	0	0	9	23	-
24	2.4	Historical petrol stations	0	0	0	0	-
24 >	2.5 >	Historical garages >	0	0	14	9	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
26	3.1	Active or recent landfill	0	0	0	0	-
26	3.2	Historical landfill (BGS records)	0	0	0	0	-
27	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
27 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	1	-
27	3.5	Historical waste sites	0	0	0	0	-
27	3.6	Licensed waste sites	0	0	0	0	-
28 >	3.7 >	Waste exemptions >	0	0	0	3	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
29 >	4.1 >	Recent industrial land uses >	0	4	15	-	-
31 >	4.2 >	Current or recent petrol stations >	0	0	1	1	-
31	4.3	Electricity cables	0	0	0	0	-
31	4.4	Gas pipelines	0	0	0	0	-
31	4.5	Sites determined as Contaminated Land	0	0	0	0	-

31	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
32	4.7	Regulated explosive sites	0	0	0	0	-
32	4.8	Hazardous substance storage/usage	0	0	0	0	-
32	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
32	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
32 >	**4.11 >**	**Licensed pollutant release (Part A(2)/B) >**	0	0	1	1	-
33	4.12	Radioactive Substance Authorisations	0	0	0	0	-
33	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
33	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
33	4.15	Pollutant release to public sewer	0	0	0	0	-
34	4.16	List 1 Dangerous Substances	0	0	0	0	-
34	4.17	List 2 Dangerous Substances	0	0	0	0	-
34	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
34	4.19	Pollution inventory substances	0	0	0	0	-
34	4.20	Pollution inventory waste transfers	0	0	0	0	-
35	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
36 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
38 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
40 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
41	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
41	5.5	Groundwater vulnerability- local information	None (within 0m)				
42 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	0	10
45	5.7	Surface water abstractions	0	0	0	0	0
45	5.8	Potable abstractions	0	0	0	0	0
46	5.9	Source Protection Zones	0	0	0	0	-
46	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
47	6.1	Water Network (OS MasterMap)	0	0	0	-	-

47	6.2	Surface water features	0	0	0	-	-
48 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
48 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
49 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
50	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
50	7.2	Historical Flood Events	0	0	0	-	-
50	7.3	Flood Defences	0	0	0	-	-
51	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
51	7.5	Flood Storage Areas	0	0	0	-	-
52	7.6	Flood Zone 2	None (within 50m)				
52	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
53 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
55 >	9.1 >	Groundwater flooding >	Moderate-High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
56	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
57	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
57	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
57	10.4	Special Protection Areas (SPA)	0	0	0	0	0
57	10.5	National Nature Reserves (NNR)	0	0	0	0	0
58 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
58	10.7	Designated Ancient Woodland	0	0	0	0	0
58	10.8	Biosphere Reserves	0	0	0	0	0
58	10.9	Forest Parks	0	0	0	0	0
59	10.10	Marine Conservation Zones	0	0	0	0	0
59	10.11	Green Belt	0	0	0	0	0
59	10.12	Proposed Ramsar sites	0	0	0	0	0

59	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
59	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
60	10.15	Nitrate Sensitive Areas	0	0	0	0	0
60	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
61 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
62	10.18	SSSI Units	0	0	0	0	0
Page	Section	**Visual and cultural designations** >	On site	0-50m	50-250m	250-500m	500-2000m
63	11.1	World Heritage Sites	0	0	0	-	-
64	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
64	11.3	National Parks	0	0	0	-	-
64	11.4	Listed Buildings	0	0	0	-	-
64 >	11.5 >	Conservation Areas >	0	0	1	-	-
65	11.6	Scheduled Ancient Monuments	0	0	0	-	-
65	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations** >	On site	0-50m	50-250m	250-500m	500-2000m
66 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
67	12.2	Open Access Land	0	0	0	-	-
67	12.3	Tree Felling Licences	0	0	0	-	-
67	12.4	Environmental Stewardship Schemes	0	0	0	-	-
67	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	**Habitat designations** >	On site	0-50m	50-250m	250-500m	500-2000m
68 >	13.1 >	Priority Habitat Inventory >	0	0	1	-	-
69	13.2	Habitat Networks	0	0	0	-	-
69	13.3	Open Mosaic Habitat	0	0	0	-	-
69	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
70 >	14.1 >	10k Availability >	Identified (within 500m)				
71 >	14.2 >	Artificial and made ground (10k) >	0	0	1	15	-
73 >	14.3 >	Superficial geology (10k) >	1	0	0	1	-

74	14.4	Landslip (10k)	0	0	0	0	-
75 >	14.5 >	Bedrock geology (10k) >	1	0	2	5	-
76 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	2	3	-
Page	Section	**Geology 1:50,000 scale** >	On site	0-50m	50-250m	250-500m	500-2000m
77 >	15.1 >	50k Availability >	Identified (within 500m)				
78 >	15.2 >	Artificial and made ground (50k) >	0	0	0	1	-
79	15.3	Artificial ground permeability (50k)	0	0	-	-	-
80 >	15.4 >	Superficial geology (50k) >	1	0	0	0	-
81 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
81	15.6	Landslip (50k)	0	0	0	0	-
81	15.7	Landslip permeability (50k)	None (within 50m)				
82 >	15.8 >	Bedrock geology (50k) >	1	0	2	2	-
83 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
83 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	2	1	-
Page	Section	**Boreholes** >	On site	0-50m	50-250m	250-500m	500-2000m
84 >	16.1 >	BGS Boreholes >	0	0	1	-	-
Page	Section	**Natural ground subsidence** >					
85 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
86 >	17.2 >	Running sands >	Very low (within 50m)				
87 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
88 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
89 >	17.5 >	Landslides >	Very low (within 50m)				
90 >	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
92	18.1	BritPits	0	0	0	0	-
93	18.2	Surface ground workings	0	0	0	-	-
93 >	18.3 >	Underground workings >	0	0	0	0	3
93	18.4	Underground mining extents	0	0	0	0	-
93 >	18.5 >	Historical Mineral Planning Areas >	0	0	0	1	-

94 >	18.6 >	Non-coal mining >	0	0	0	1	1
94 >	18.7 >	JPB mining areas >	Identified (within 0m)				
95	18.8	The Coal Authority non-coal mining	0	0	0	0	-
95	18.9	Researched mining	0	0	0	0	-
95	18.10	Mining record office plans	0	0	0	0	-
95	18.11	BGS mine plans	0	0	0	0	-
96	18.12	Coal mining	None (within 0m)				
96	18.13	Brine areas	None (within 0m)				
96	18.14	Gypsum areas	None (within 0m)				
96	18.15	Tin mining	None (within 0m)				
96	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
97	19.1	Natural cavities	0	0	0	0	-
97	19.2	Mining cavities	0	0	0	0	0
97	19.3	Reported recent incidents	0	0	0	0	-
97	19.4	Historical incidents	0	0	0	0	-
98	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
99 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
101 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	0	-	-	-
101 >	21.2 >	BGS Estimated Urban Soil Chemistry >	2	0	-	-	-
102	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
103	22.1	Underground railways (London)	0	0	0	-	-
103	22.2	Underground railways (Non-London)	0	0	0	-	-
104	22.3	Railway tunnels	0	0	0	-	-
104 >	22.4 >	Historical railway and tunnel features >	0	0	5	-	-
104	22.5	Royal Mail tunnels	0	0	0	-	-

105	22.6	Historical railways	0	0	0	-	-
105 >	**22.7 >**	**Railways >**	0	0	30	-	-
106	22.8	Crossrail 1	0	0	0	0	-
106	22.9	Crossrail 2	0	0	0	0	-
107	22.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 18/10/2022

Site Area: 0.04ha

Recent site history - 2019 aerial photograph

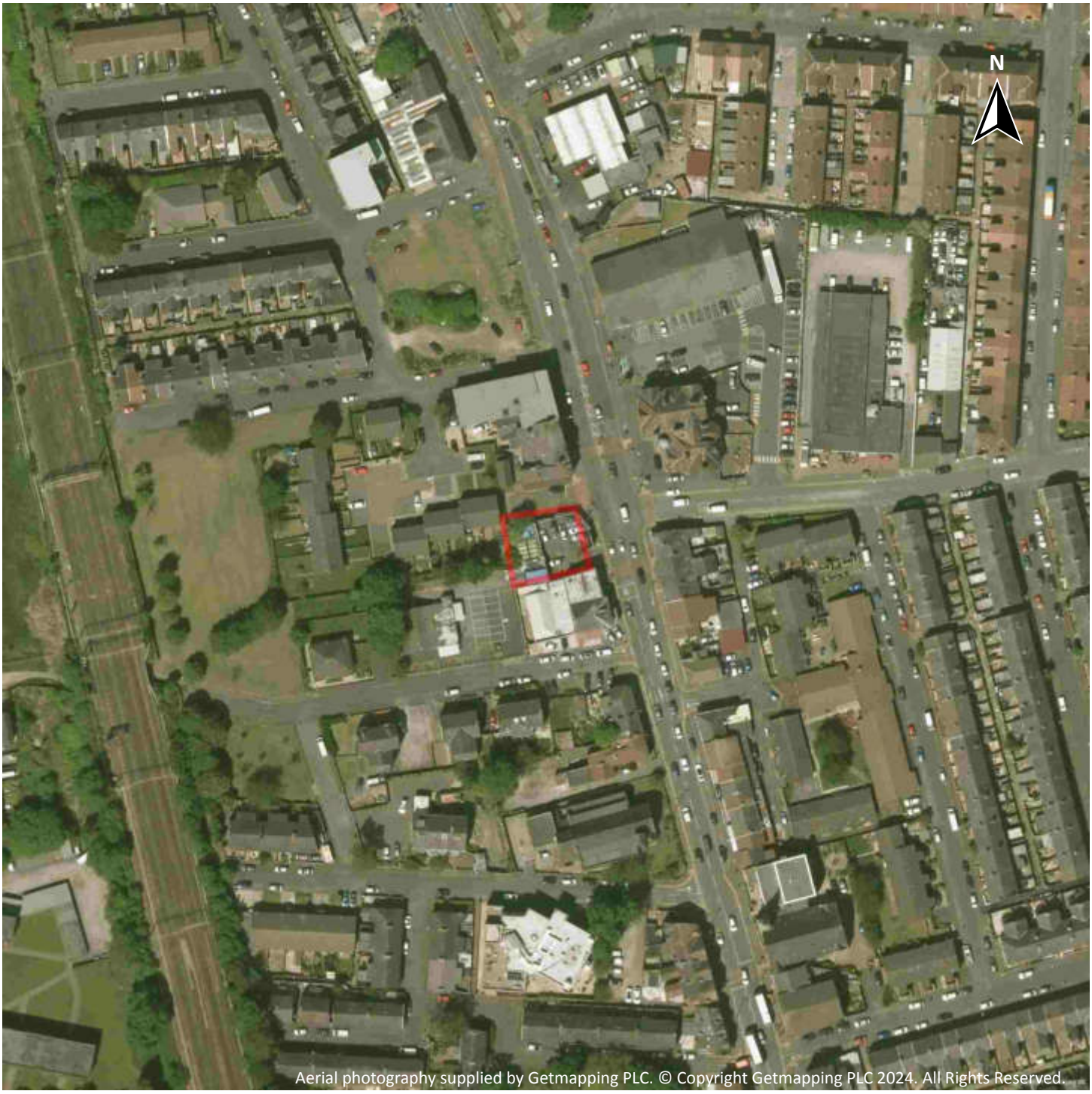


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Capture Date: 22/04/2019

Site Area: 0.04ha

Recent site history - 2015 aerial photograph



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Capture Date: 11/06/2015

Site Area: 0.04ha

Recent site history - 2009 aerial photograph



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Capture Date: 02/06/2009

Site Area: 0.04ha

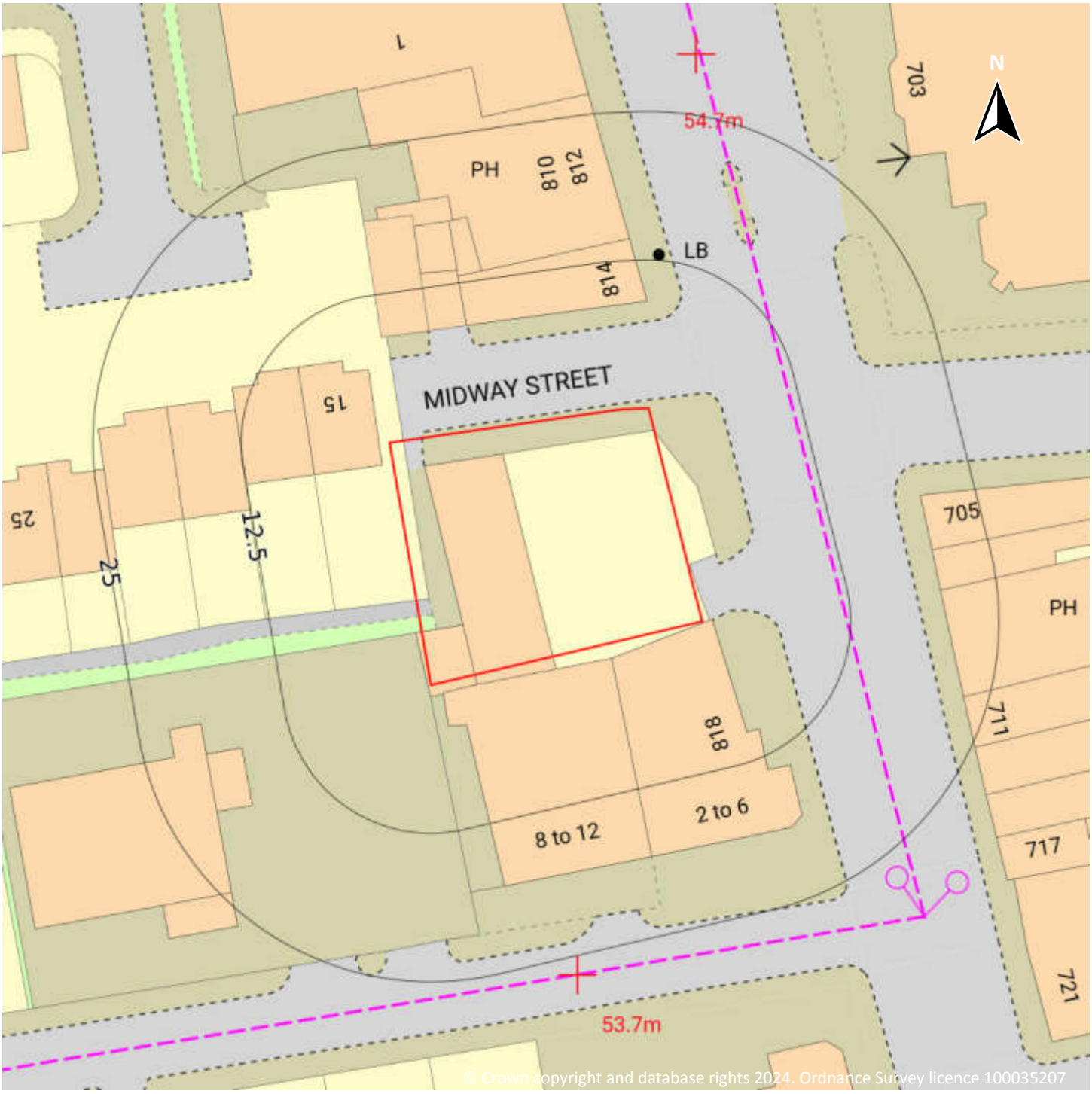
Recent site history - 2000 aerial photograph



Capture Date: 19/06/2000

Site Area: 0.04ha

OS MasterMap site plan



Site Area: 0.04ha

1 Past land use



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Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical energy features

Historical garages

1.1 Historical industrial land uses

Records within 500m	24

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
1	54m N	Police Station	1983 - 1989	856964

ID	Location	Land use	Dates present	Group ID
2	96m E	Rope Walk	1851	794202
3	217m N	Police Station	1965	832602
E	293m E	Unspecified Works	1916 - 1923	959856
4	317m N	Nursery	1968	831877
G	335m NE	Laundry	1934 - 1938	878281
E	345m E	Chocolate Works	1965	843638
E	345m E	Unspecified Works	1983 - 1989	908936
E	345m E	Unspecified Works	1974	980950
G	347m NE	Laundry	1955 - 1974	865040
H	368m S	Railway Building	1916	919746
H	372m S	Railway Building	1934 - 1938	881628
6	381m N	Cotton Mill	1851	797883
I	404m S	Railway Buildings	1916	833691
I	407m S	Railway Building	1923	820590
I	429m S	Railway Station	1955	873594
I	434m S	Railway Station	1965 - 1974	876516
I	435m S	Railway Station	1905 - 1938	913842
I	443m S	Railway Building	1916 - 1923	985218
I	468m S	Railway Station	1983 - 1989	931120
I	469m S	Railway Station	1892	868113
8	471m NE	Railway Sidings	1965	794673
I	472m S	Railway Station	1851	982958
9	500m SE	Dye Works	1851 - 1892	962996

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	13

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original 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	84m N	Electricity Substation	1974 - 1994	73066
C	226m S	Electricity Substation	1982	62154
C	233m SW	Electricity Substation	1992	62155
D	255m NW	Electricity Substation	1994	82198
D	256m NW	Electricity Substation	1983 - 1988	76589
D	256m NW	Electricity Substation	1974	64612
F	298m NW	Electricity Substation	1956 - 1994	81109
F	299m NW	Electricity Substation	1974 - 1988	78320
5	366m SW	Electricity Substation	1995	62153
E	380m E	Electricity Substation	1956	82104
E	383m SE	Electricity Substation	1984	67844
E	388m SE	Electricity Substation	1956 - 1996	75334
7	429m SW	Electricity Substation	1984 - 1995	73072

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	12

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	80m N	Garage	1994	23699
A	80m N	Garage	1974	22991
A	81m N	Garage	1983 - 1988	27349
A	95m N	Garage	1956	21073
A	109m N	Garage	1956	22217
B	220m S	Garage	1956	26998
B	223m S	Garage	1992	22953
B	223m S	Garage	1982	27257
D	290m NW	Garage	1956	23442
D	290m NW	Garage	1994	22482
D	291m NW	Garage	1983 - 1988	27499
D	291m NW	Garage	1956 - 1974	26294

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical energy features

Historical garages

2.1 Historical industrial land uses

Records within 500m	38

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
A	54m N	Police Station	1983	856964
A	54m N	Police Station	1989	856964
1	96m E	Rope Walk	1851	794202

ID	Location	Land Use	Date	Group ID
2	217m N	Police Station	1965	832602
F	293m E	Unspecified Works	1923	959856
3	317m N	Nursery	1968	831877
F	332m SE	Unspecified Works	1916	959856
H	335m NE	Laundry	1938	878281
H	335m NE	Laundry	1934	878281
F	345m E	Unspecified Works	1974	980950
F	345m E	Unspecified Works	1983	908936
F	345m E	Unspecified Works	1989	908936
F	345m E	Chocolate Works	1965	843638
H	347m NE	Laundry	1974	865040
H	347m NE	Laundry	1955	865040
H	347m NE	Laundry	1965	865040
I	368m S	Railway Building	1916	919746
I	372m S	Railway Building	1938	881628
I	372m S	Railway Building	1934	881628
5	381m N	Cotton Mill	1851	797883
J	404m S	Railway Buildings	1916	833691
J	407m S	Railway Building	1923	820590
J	429m S	Railway Station	1955	873594
J	434m S	Railway Station	1974	876516
J	434m S	Railway Station	1965	876516
J	435m S	Railway Station	1938	913842
J	435m S	Railway Station	1934	913842
J	435m S	Railway Station	1916	913842
J	435m S	Railway Station	1905	913842
J	435m S	Railway Station	1923	913842
J	443m S	Railway Building	1916	985218

ID	Location	Land Use	Date	Group ID
J	448m S	Railway Building	1923	985218
J	468m S	Railway Station	1983	931120
J	468m S	Railway Station	1989	931120
J	469m S	Railway Station	1892	868113
6	471m NE	Railway Sidings	1965	794673
J	472m S	Railway Station	1851	982958
7	500m SE	Dye Works	1892	962996

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	32

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
B	84m N	Electricity Substation	1994	73066
B	84m N	Electricity Substation	1974	73066
B	84m N	Electricity Substation	1983	73066
B	84m N	Electricity Substation	1983	73066
B	84m N	Electricity Substation	1986	73066
B	84m N	Electricity Substation	1988	73066

ID	Location	Land Use	Date	Group ID
B	84m N	Electricity Substation	1988	73066
D	226m S	Electricity Substation	1982	62154
D	233m SW	Electricity Substation	1992	62155
E	255m NW	Electricity Substation	1994	82198
E	256m NW	Electricity Substation	1983	76589
E	256m NW	Electricity Substation	1983	76589
E	256m NW	Electricity Substation	1986	76589
E	256m NW	Electricity Substation	1988	76589
E	256m NW	Electricity Substation	1988	76589
E	256m NW	Electricity Substation	1974	64612
G	298m NW	Electricity Substation	1994	81109
G	299m NW	Electricity Substation	1956	81109
G	299m NW	Electricity Substation	1956	81109
G	299m NW	Electricity Substation	1974	78320
G	299m NW	Electricity Substation	1983	78320
G	299m NW	Electricity Substation	1983	78320
G	299m NW	Electricity Substation	1986	78320
G	299m NW	Electricity Substation	1988	78320
G	299m NW	Electricity Substation	1988	78320
4	366m SW	Electricity Substation	1995	62153
F	380m E	Electricity Substation	1956	82104
F	383m SE	Electricity Substation	1984	67844
F	388m SE	Electricity Substation	1996	75334
F	388m SE	Electricity Substation	1956	75334
K	429m SW	Electricity Substation	1995	73072
K	429m SW	Electricity Substation	1984	73072

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	23

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	80m N	Garage	1994	23699
B	80m N	Garage	1974	22991
B	81m N	Garage	1983	27349
B	81m N	Garage	1983	27349
B	81m N	Garage	1986	27349
B	81m N	Garage	1988	27349
B	81m N	Garage	1988	27349
B	95m N	Garage	1956	21073
B	109m N	Garage	1956	22217
C	220m S	Garage	1956	26998
C	223m S	Garage	1992	22953
C	223m S	Garage	1982	27257
C	223m S	Garage	1982	27257
C	224m S	Garage	1956	26998
E	290m NW	Garage	1956	23442
E	290m NW	Garage	1994	22482

ID	Location	Land Use	Date	Group ID
E	291m NW	Garage	1983	27499
E	291m NW	Garage	1983	27499
E	291m NW	Garage	1986	27499
E	291m NW	Garage	1988	27499
E	291m NW	Garage	1988	27499
E	291m NW	Garage	1956	26294
E	291m NW	Garage	1974	26294

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



Site Outline

Search buffers in metres (m)

Historical landfill (EA/NRW)

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	1

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.

Features are displayed on the Waste and landfill map on **page 26 >**

ID	Location	Details		
1	409m E	Site Address: Matthews Lane, Longsight, Greater Manchester Licence Holder Address: -	Waste Licence: Yes Site Reference: F009 Waste Type: Inert, Industrial, Commercial, Household, Special, Liquid sludge Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 01/01/1974 Licence Surrender: -	Operator: Manchester Corporation Cleansing Department Licence Holder: Greater Manchester Waste Disposal Authority First Recorded 31/12/1969 Last Recorded: 11/07/1978

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	3

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 26 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	381m NE	-	WEX367539	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	387m NE	Unit 13 Hemmons Road Manchester Manchester M12 5ST	EPR/YF0407TQ /A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
A	410m NE	Unit 13, Hemmons Road, Levenshulme, Manchester, M12 5ST	EA/EPR/VP385 2VP/A001	Treating waste exemption	Not on a farm	Repair or refurbishment of WEEE

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

4 Current industrial land use



4.1 Recent industrial land uses

Records within 250m	19

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 29 >**

ID	Location	Company	Address	Activity	Category
A	10m SE	Shahbaz Auto Repairs	816b, Stockport Road, Manchester, Greater Manchester, M19 3AW	Vehicle Repair, Testing and Servicing	Repair and Servicing
1	35m N	Sign Hub	1, Pennington Street, Manchester, Greater Manchester, M12 4QJ	Signs	Industrial Products

ID	Location	Company	Address	Activity	Category
A	37m SE	Auto Services M C R Ltd	715, Stockport Road, Manchester, Greater Manchester, M19 3AG	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	37m SE	Auto Electrical	715, Stockport Road, Manchester, Greater Manchester, M19 3AG	Vehicle Repair, Testing and Servicing	Repair and Servicing
B	81m SE	Any Reclaim Ltd	733a, Stockport Road, Manchester, Greater Manchester, M19 3AR	Clearance and Salvage Dealers	Recycling Services
C	92m N	Electricity Sub Station	Greater Manchester, M12	Electrical Features	Infrastructure and Facilities
C	103m N	Rikshaw Ltd	691, Stockport Road, Manchester, Greater Manchester, M12 4QN	Vehicle Hire and Rental	Hire Services
2	109m E	S & R Auto Repair Centre	3, Matthews Lane, Manchester, Greater Manchester, M12 4QW	Vehicle Repair, Testing and Servicing	Repair and Servicing
C	113m NW	Works	Greater Manchester, M12	Unspecified Works Or Factories	Industrial Features
B	115m SE	Vaughan Locksmiths	747, Stockport Road, Manchester, Greater Manchester, M19 3AR	Vehicle Repair, Testing and Servicing	Repair and Servicing
C	115m N	The Water Worx	Stockport Road, -, Manchester, Greater Manchester, M19 2QD	Vehicle Cleaning Services	Personal, Consumer and Other Services
D	166m N	Crowcroft Garages	762, Stockport Road, Manchester, Greater Manchester, M12 4GD	Garden Goods	Consumer Products
D	175m N	Computer Empire	760a, Stockport Road, Manchester, Greater Manchester, M12 4GD	Electrical Equipment Repair and Servicing	Repair and Servicing
E	177m S	Car Sound Studio	846-848, Stockport Road, Manchester, Greater Manchester, M19 3AW	Vehicle Repair, Testing and Servicing	Repair and Servicing
D	197m N	Superwash	748, Stockport Road, Longsight, Manchester, Greater Manchester, M12 4GD	Vehicle Cleaning Services	Personal, Consumer and Other Services
E	200m S	Manchester Car Audio	850, Stockport Road, Manchester, Greater Manchester, M19 3AH	Vehicle Parts and Accessories	Motoring
3	234m SW	Electricity Sub Station	Greater Manchester, M19	Electrical Features	Infrastructure and Facilities
4	235m NE	Cafron Technical Services	5, Hannah Street, Manchester, Greater Manchester, M12 5SN	Mechanical Engineers	Engineering Services
5	247m NW	Electricity Sub Station	Greater Manchester, M13	Electrical Features	Infrastructure and Facilities

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 29 >**

ID	Location	Company	Address	LPG	Status
C	115m N	TEXACO	691, Stockport Road, Longsight, Manchester, Greater Manchester, M12 4QN	Not Applicable	Obsolete
6	344m NW	Q8	91, Slade Lane, Levenshulme, Manchester, Greater Manchester, M13 0GW	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

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

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

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

Records within 500m	2

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

Features are displayed on the Current industrial land use map on **page 29 >**

ID	Location	Address	Details	
C	96m N	Crowcroft Serv Stn, Stockport Rd, M12 4QN	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
7	383m E	British Cement Corp Ltd, Levenshulme Trad Est, Printwks Lane M19 3JP	Process: Use of Bulk Cement Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	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.

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	2

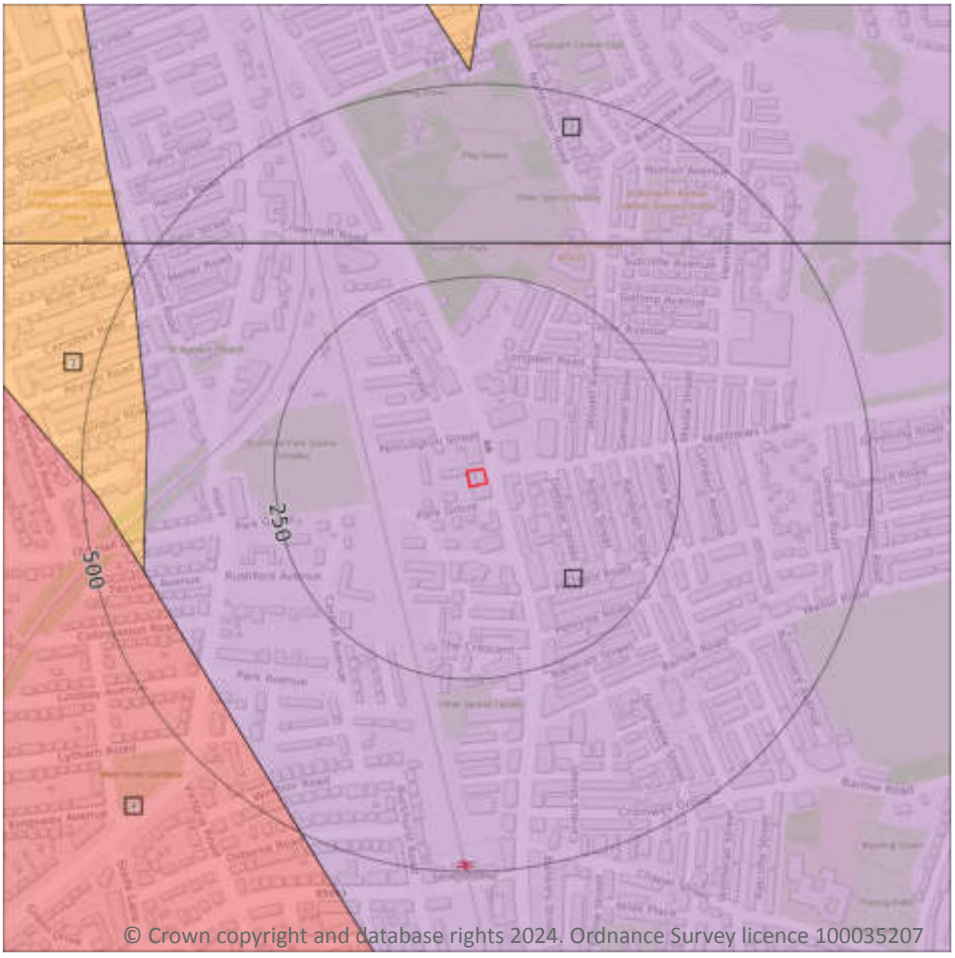
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 36 >**

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	294m N	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m	4

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 38 >**

ID	Location	Designation	Description
1	**On site**	**Principal**	**Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers**
2	294m N	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

ID	Location	Designation	Description
3	416m W	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeablehorizons and weathering. These are generally the water-bearing parts of the former non-aquifers
4	419m SW	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.

Groundwater vulnerability



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 40 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	**Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer**	**Leaching class: Low Infiltration value: <40% Dilution value: 300-550mm/year**	**Vulnerability: Low Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low**	**Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures**

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	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	10

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 42 >**

ID	Location	Details	
-	1174m E	Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT SANDFOLD LANE, LEVENSHULME, MANCHESTER" Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -
-	1174m E	Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT SANDFOLD LANE, LEVENSHULME, MANCHESTER Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -
-	1174m E	Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT SANDFOLD LANE LEVENSHULME MANCHESTER Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700	Annual Volume (m^3): 117835 Max Daily Volume (m^3): 409 Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -
-	1213m N	Status: Historical Licence No: 2569006042 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: CLIVE BACK Easting: 387590 Northing: 395890	Annual Volume (m^3): 15000 Max Daily Volume (m^3): 276 Original Application No: - Original Start Date: 11/07/2002 Expiry Date: 31/03/2014 Issue No: 3 Version Start Date: 04/02/2009 Version End Date: -

ID	Location	Details	
-	1215m N	Status: Historical Licence No: 2569006042 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: CLIVE BACK Easting: 387591 Northing: 395891	Annual Volume (m^3): 10000 Max Daily Volume (m^3): 276 Original Application No: - Original Start Date: 11/07/2002 Expiry Date: 31/03/2014 Issue No: 4 Version Start Date: 29/02/2012 Version End Date: -
-	1215m N	Status: Historical Licence No: NW/069/0006/006 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: The Chief Operating Officer of the Eastlands Trust Easting: 387591 Northing: 395891	Annual Volume (m^3): 8000 Max Daily Volume (m^3): 276 Original Application No: - Original Start Date: 16/05/2014 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 16/05/2014 Version End Date: -
-	1529m NE	Status: Historical Licence No: 2569006043 Details: Dust Suppression Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE, MANCHESTER Data Type: Point Name: G R A LIMITED Easting: 387950 Northing: 396100	Annual Volume (m^3): 4000 Max Daily Volume (m^3): 22 Original Application No: - Original Start Date: 20/06/2003 Expiry Date: 31/03/2014 Issue No: 2 Version Start Date: 01/04/2008 Version End Date: -
-	1942m S	Status: Historical Licence No: 2569013021 Details: Laundry Use Direct Source: Ground Water - North West Region Point: BURNAGE LANE, LEVENSHULME, MANCHESTER Data Type: Point Name: OCS GROUP UK LTD T/A CANNON Easting: 386720 Northing: 392830	Annual Volume (m^3): 91000 Max Daily Volume (m^3): 350 Original Application No: - Original Start Date: 19/03/2004 Expiry Date: 31/03/2014 Issue No: 2 Version Start Date: 17/01/2008 Version End Date: -

ID	Location	Details	
-	1954m S	Status: Historical Licence No: 2569011037 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT CROSSLEY RD LEVENSHULME Data Type: Point Name: UNITED BISCUITS (UK) LIMITED Easting: 387960 Northing: 392840	Annual Volume (m^3): 170000 Max Daily Volume (m^3): 700 Original Application No: - Original Start Date: 16/03/1998 Expiry Date: 16/03/2008 Issue No: 101 Version Start Date: 01/01/2006 Version End Date: -
-	1954m S	Status: Historical Licence No: 2569011040 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT CROSSLEY RD LEVENSHULME Data Type: Point Name: UNITED BISCUITS (UK) LIMITED Easting: 387960 Northing: 392840	Annual Volume (m^3): 132046 Max Daily Volume (m^3): 498 Original Application No: - Original Start Date: 03/10/2008 Expiry Date: 31/03/2017 Issue No: 1 Version Start Date: 03/10/2008 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	**0**

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

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

5.8 Potable abstractions

Records within 2000m	**0**

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

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

5.9 Source Protection Zones

Records within 500m	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.

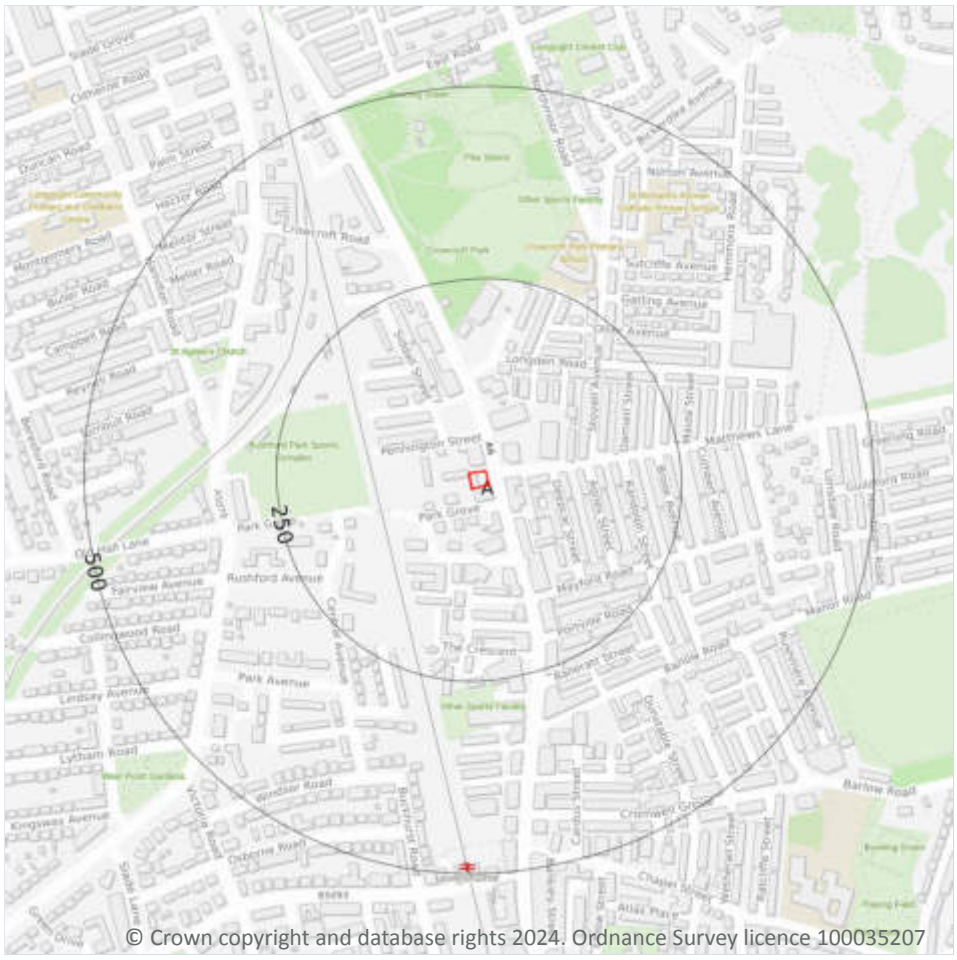
5.10 Source Protection Zones (confined aquifer)

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 47 >**

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

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

6.4 WFD Surface water bodies

Records identified	1

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

Features are displayed on the Hydrology map on **page 47 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	814m NW	River	Platt Brook (Source to Fallowfield Bk)	GB112069061060 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	1

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

Features are displayed on the Hydrology map on **page 47 >**

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

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

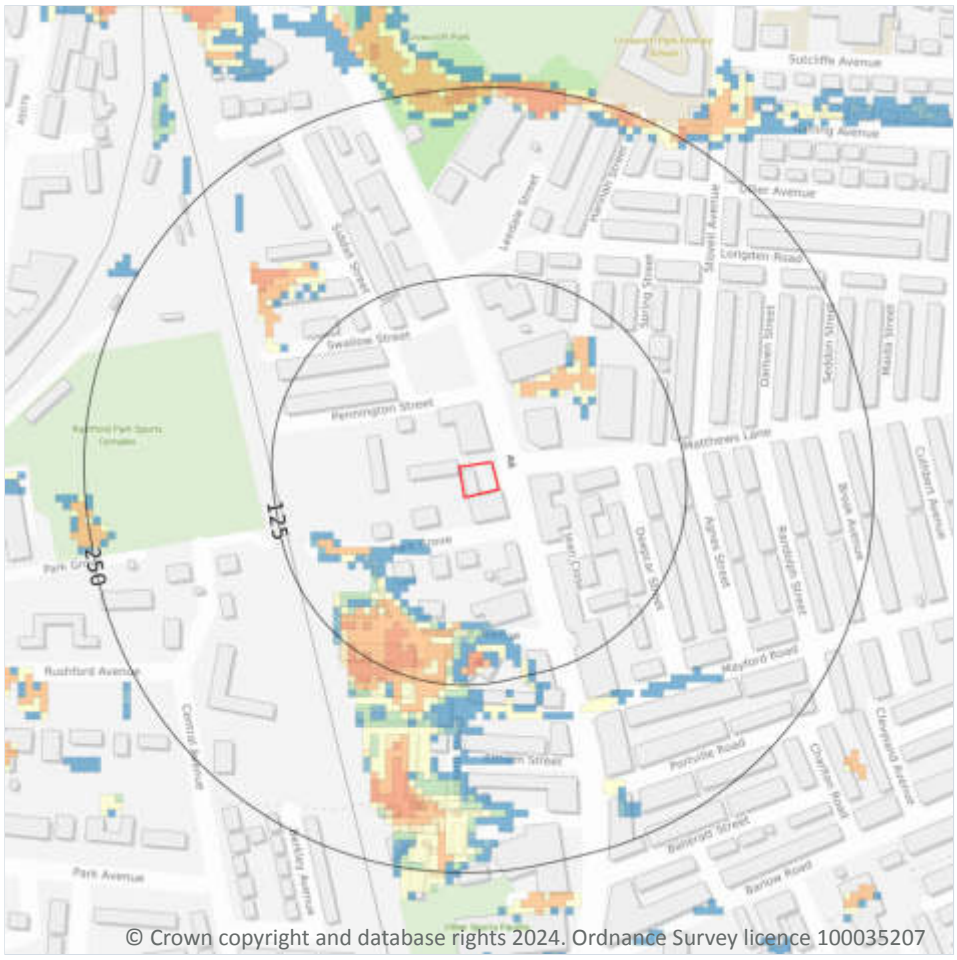
7.7 Flood Zone 3

Records within 50m	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 53 >**

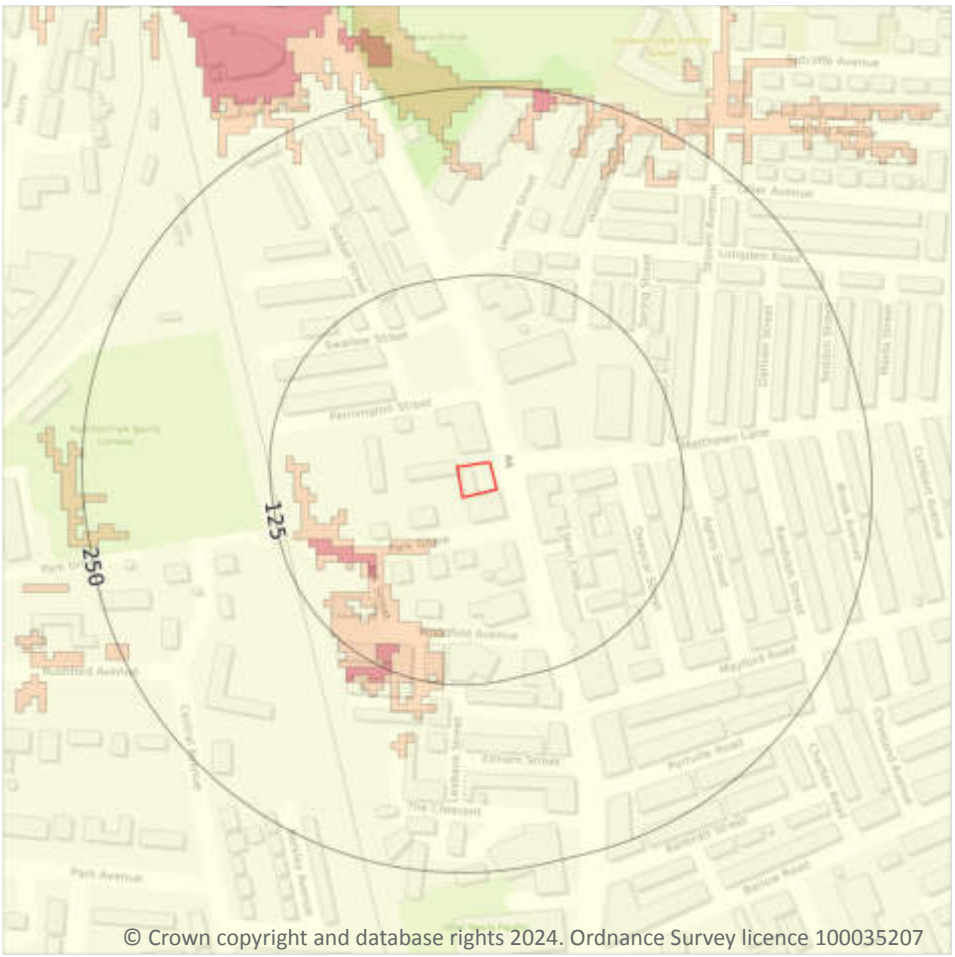
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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



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Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

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

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

Features are displayed on the Groundwater flooding map on **page 55 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Local Nature Reserves (LNR)

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	1

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

Features are displayed on the Environmental designations map on **page 56 >**

ID	Location	Name	Data source
1	1084m SE	Highfield Country Park	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m	0

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

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

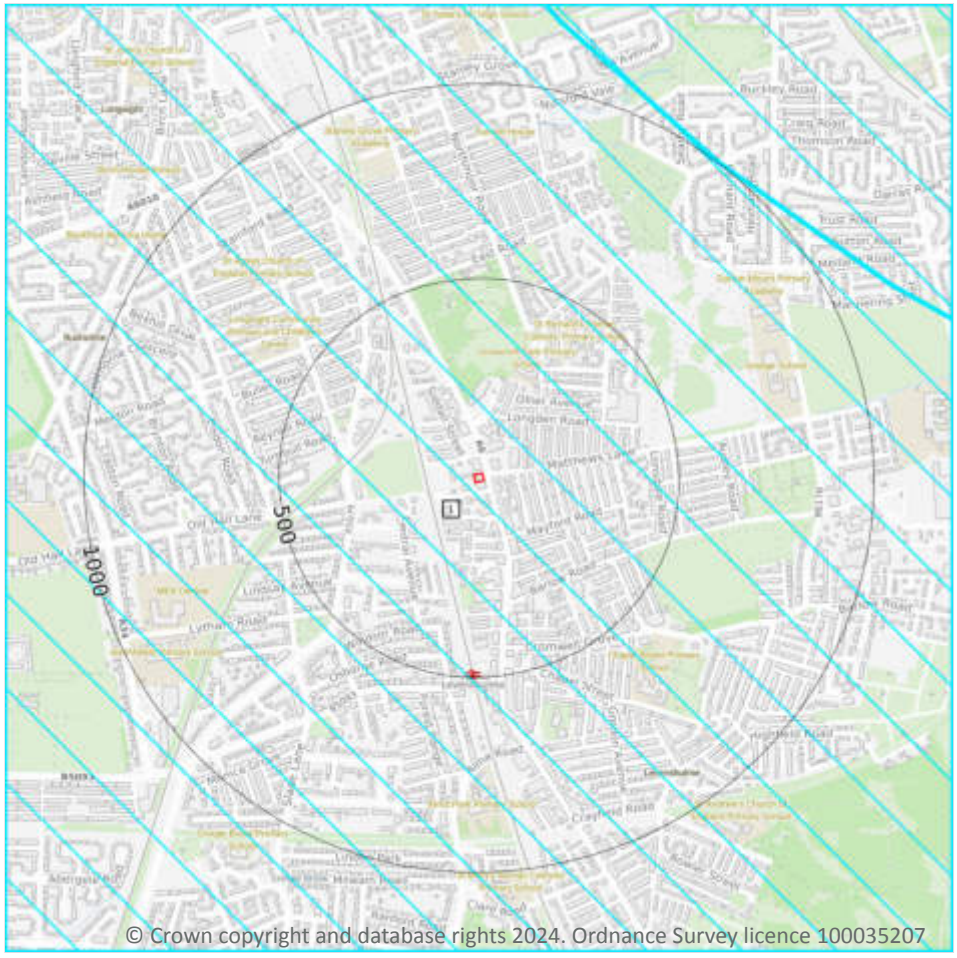
10.16 Nitrate Vulnerable Zones

Records within 2000m	0

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

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

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

Not recorded

Favourable

Unfavourable - Recovering

Unfavourable - No change

Unfavourable - Declining

Partially destroyed

Destroyed

10.17 SSSI Impact Risk Zones

Records on site	1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 61 >**

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.

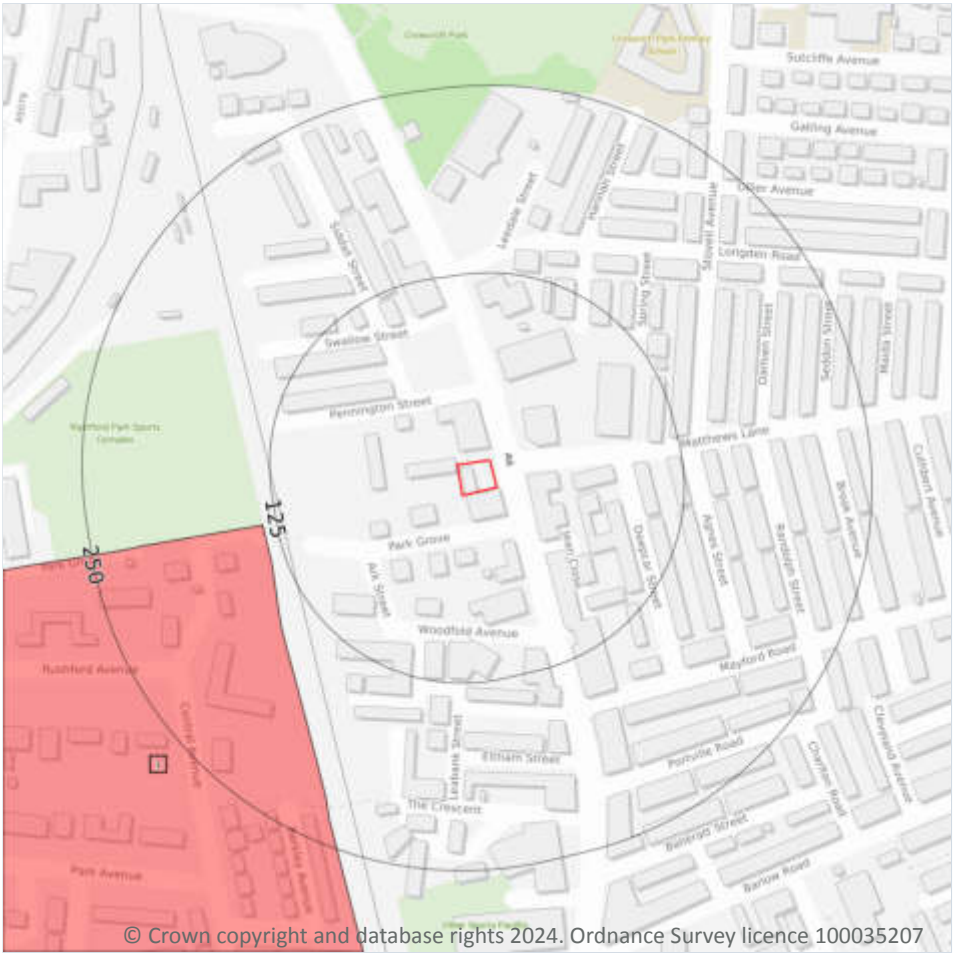
10.18 SSSI Units

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	0

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

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

11.5 Conservation Areas

Records within 250m	1

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.

Features are displayed on the Visual and cultural designations map on **page 63 >**

ID	Location	Name	District	Date of designation
1	134m W	Rushford Park, Levenshulme	Manchester	01/03/1986

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.

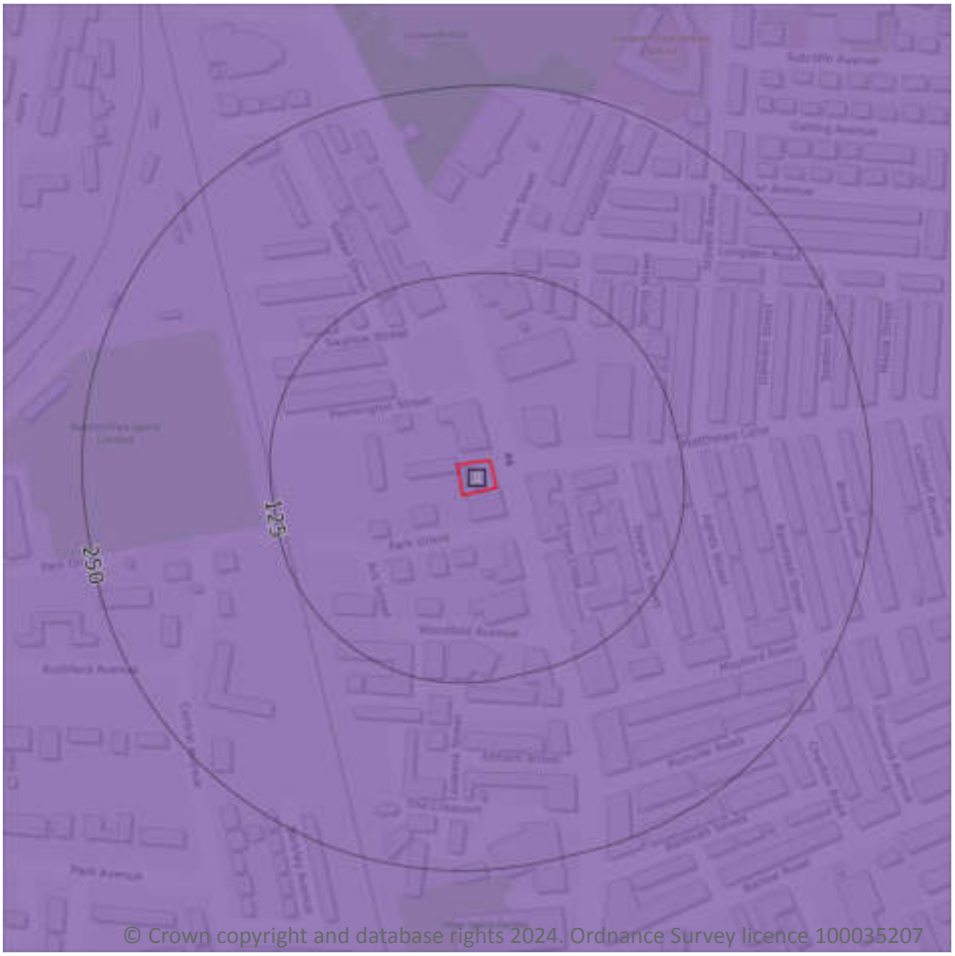
11.7 Registered Parks and Gardens

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 66 >**

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

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations



Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

Habitat Networks

Primary Habitat
Restorable Habitat
Associated Habitats
Habitat Restoration-Creation
Network Enhancement Zone 1
Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m	1

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

Features are displayed on the Habitat designations map on **page 68 >**

ID	Location	Main Habitat	Other habitats
1	79m SW	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset

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.

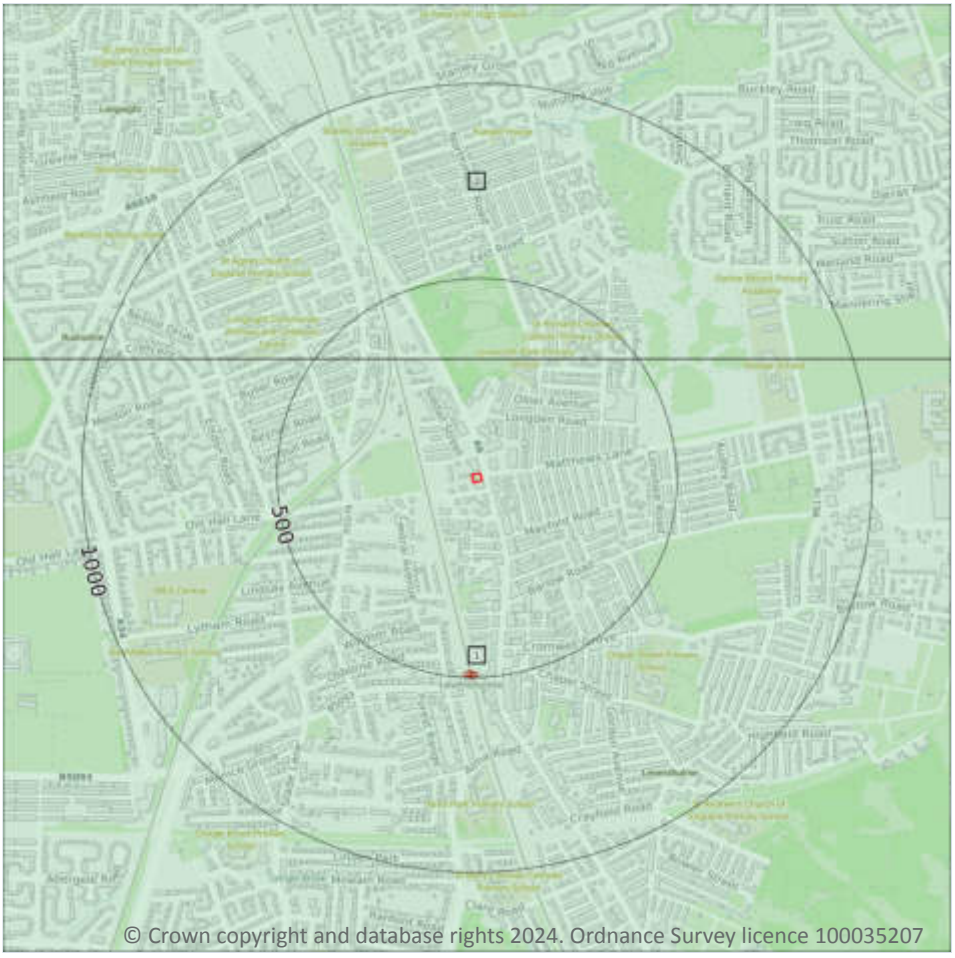
13.4 Limestone Pavement Orders

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	2

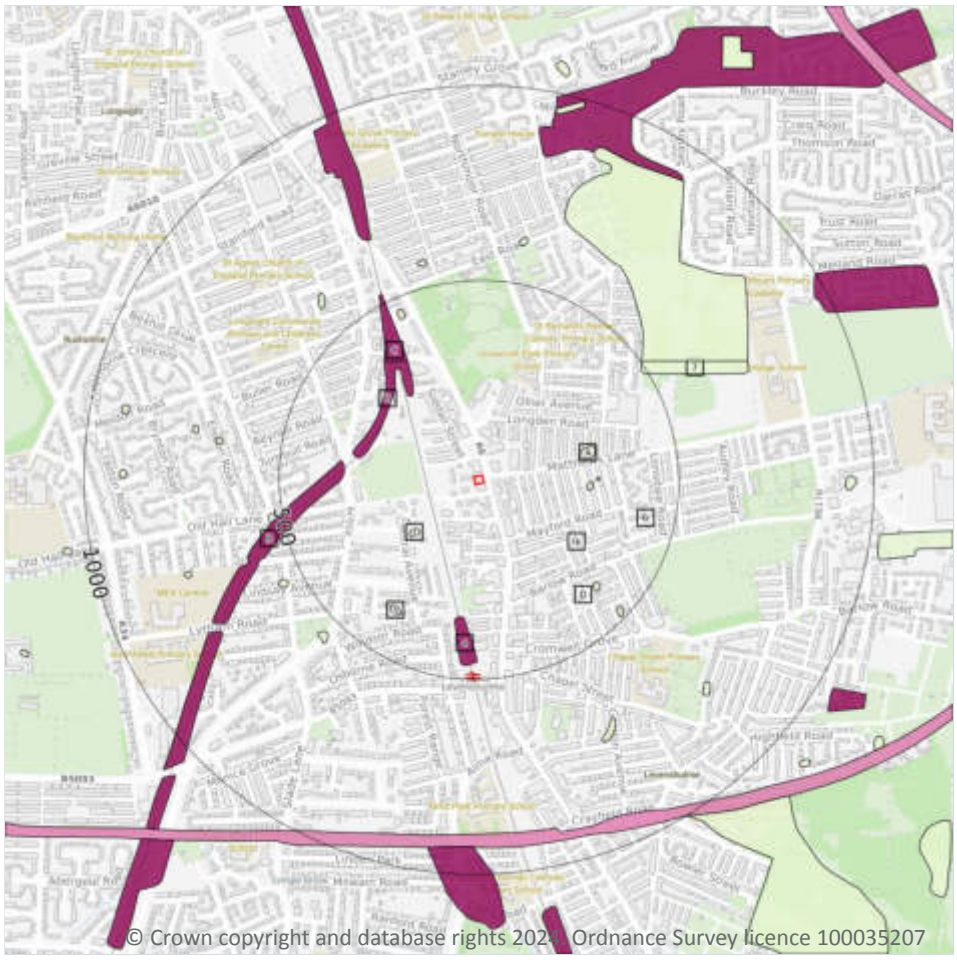
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 70 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**SJ89SE**
2	294m N	Full	Full	Full	Full	SJ89NE

This data is sourced from the British Geological Survey.

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



Site Outline

Search buffers in metres (m)

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

14.2 Artificial and made ground (10k)

Records within 500m	16

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 71 >**

ID	Location	LEX Code	Description	Rock description
1	185m SW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
A	253m E	WMGR-ARTDP	Infilled Ground	Artificial Deposit
2	261m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	263m E	WMGR-ARTDP	Infilled Ground	Artificial Deposit

ID	Location	LEX Code	Description	Rock description
3	272m SE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
A	287m E	WMGR-ARTDP	Infilled Ground	Artificial Deposit
B	332m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
4	341m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
C	342m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
5	370m SW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
D	377m SE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
D	383m SE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
6	414m E	WMGR-ARTDP	Infilled Ground	Artificial Deposit
C	443m NW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
D	469m SE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
7	488m NE	WMGR-ARTDP	Infilled Ground	Artificial Deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



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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 **2**

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 73 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**Till, Devensian - Diamicton**	**Diamicton**
2	294m N	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton

This data is sourced from the British Geological Survey.

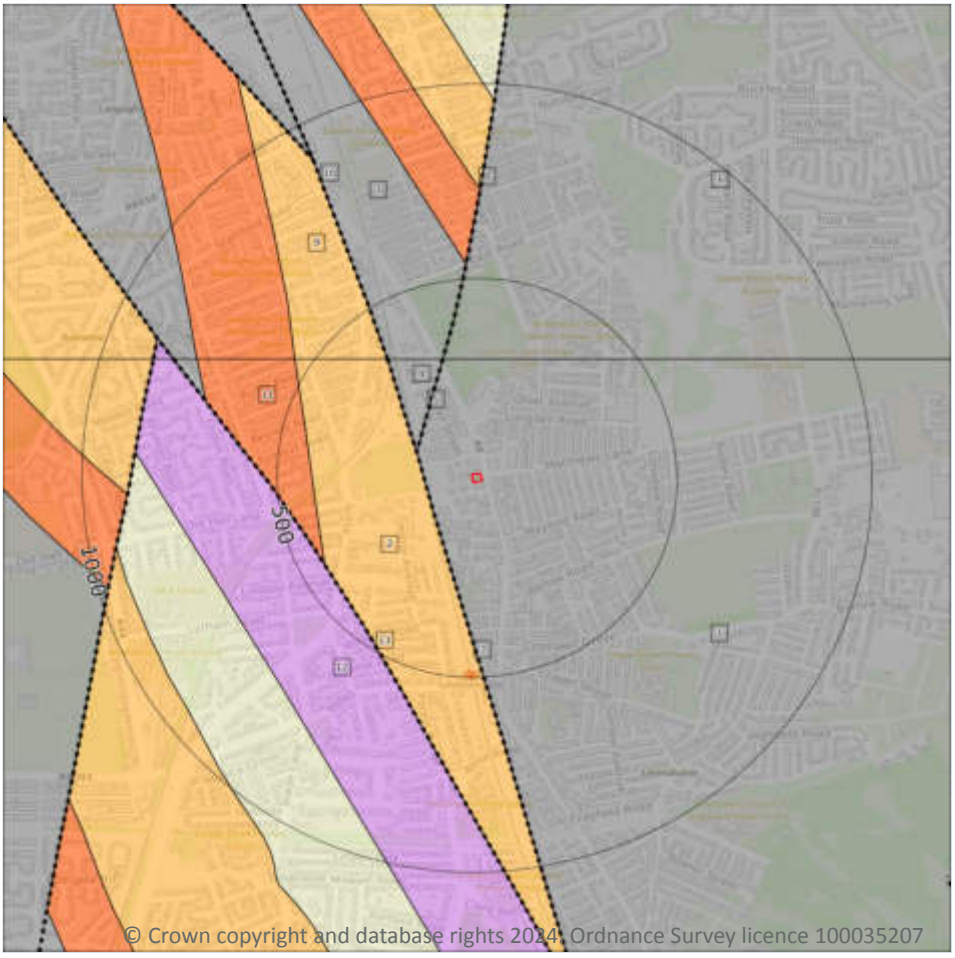
14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m **8**

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 75 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CPB-SDST**	**Chester Pebble Beds Formation - Sandstone**	**Early Triassic Epoch**
2	118m W	CS-SDST	Collyhurst Sandstone Formation - Sandstone	Cisuralian Epoch
4	153m NW	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
6	294m N	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch

ID	Location	LEX Code	Description	Rock age
7	306m N	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
9	367m NW	CS-SDST	Collyhurst Sandstone Formation - Sandstone	Cisuralian Epoch
11	407m W	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]
12	435m SW	ETM-STMD	Etruria Formation - Sandstone And Mudstone	Westphalian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	**5**

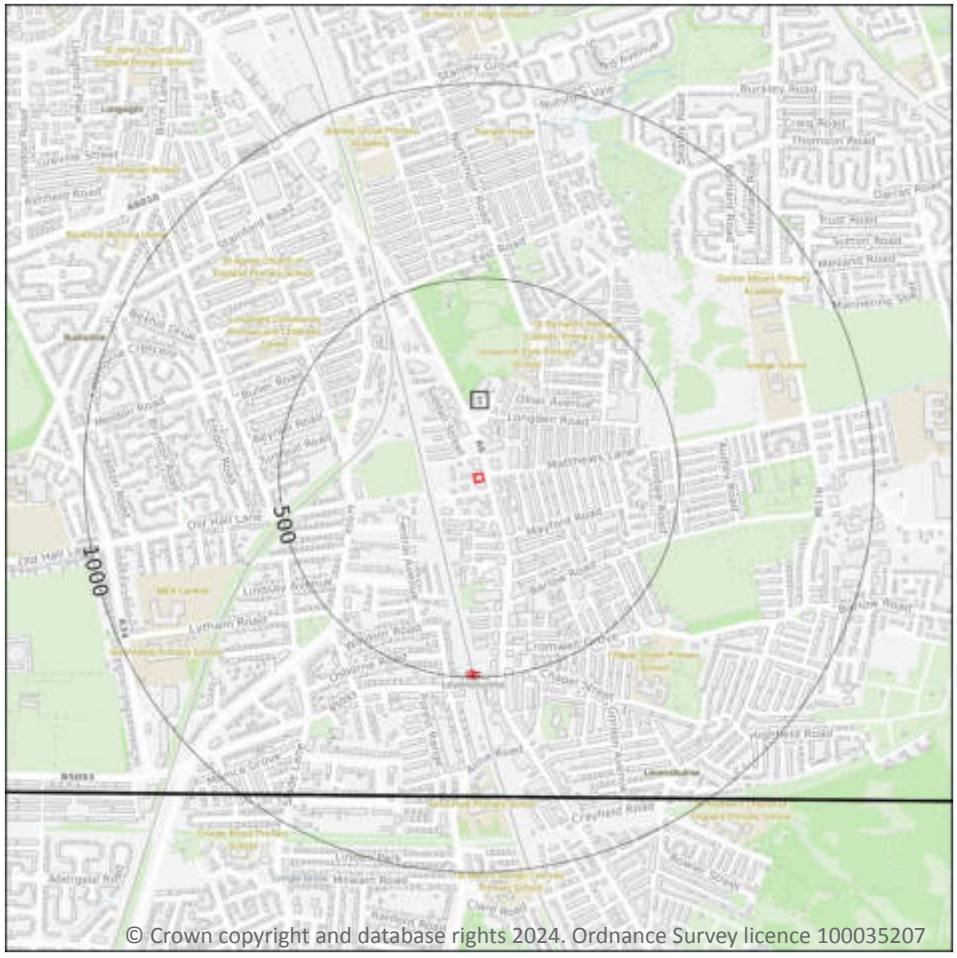
Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 75 >**

ID	Location	Category	Description
3	118m W	FAULT	Normal fault, inferred; crossmarks on downthrow side
5	153m NW	FAULT	Normal fault, inferred; crossmarks on downthrow side
8	306m N	FAULT	Normal fault, inferred; crossmarks on downthrow side
10	367m NW	FAULT	Normal fault, inferred; crossmarks on downthrow side
13	435m SW	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	1

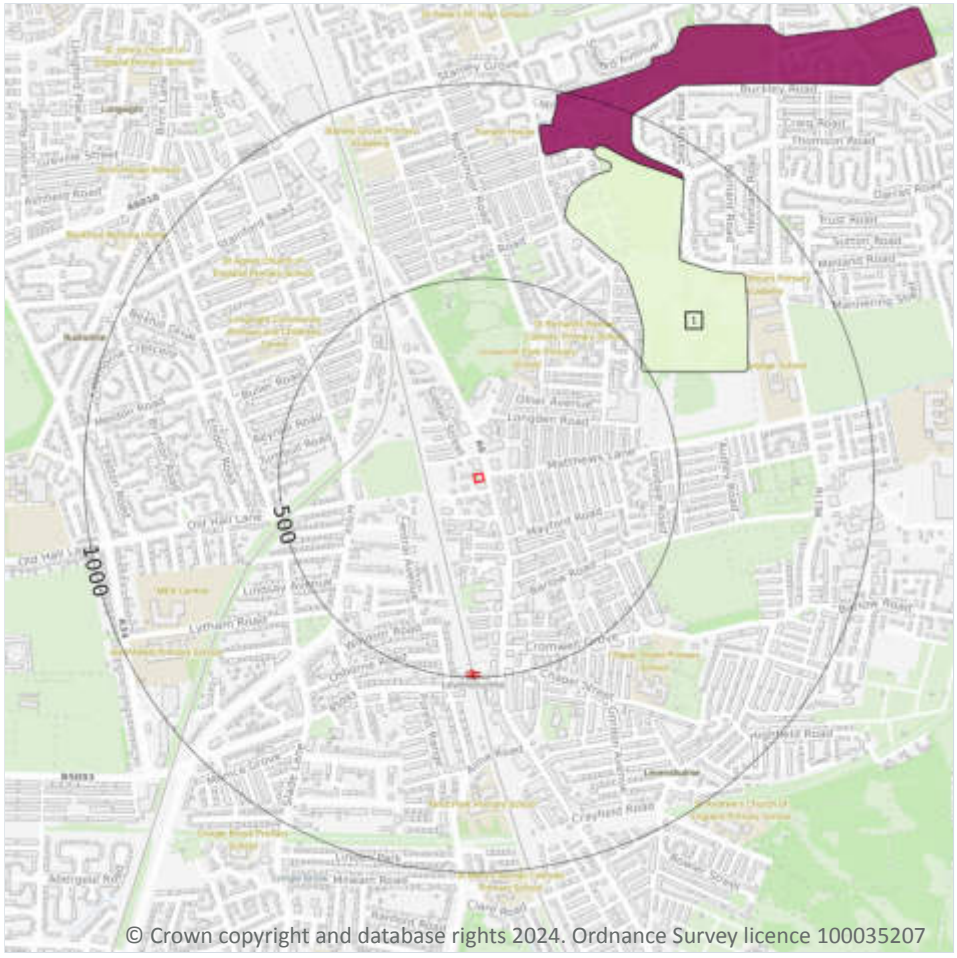
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 77 >**

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

This data is sourced from the British Geological Survey.

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



Site Outline

Search buffers in metres (m)

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

15.2 Artificial and made ground (50k)

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 78 >**

ID	Location	LEX Code	Description	Rock description
1	489m NE	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT

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	1

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

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

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

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

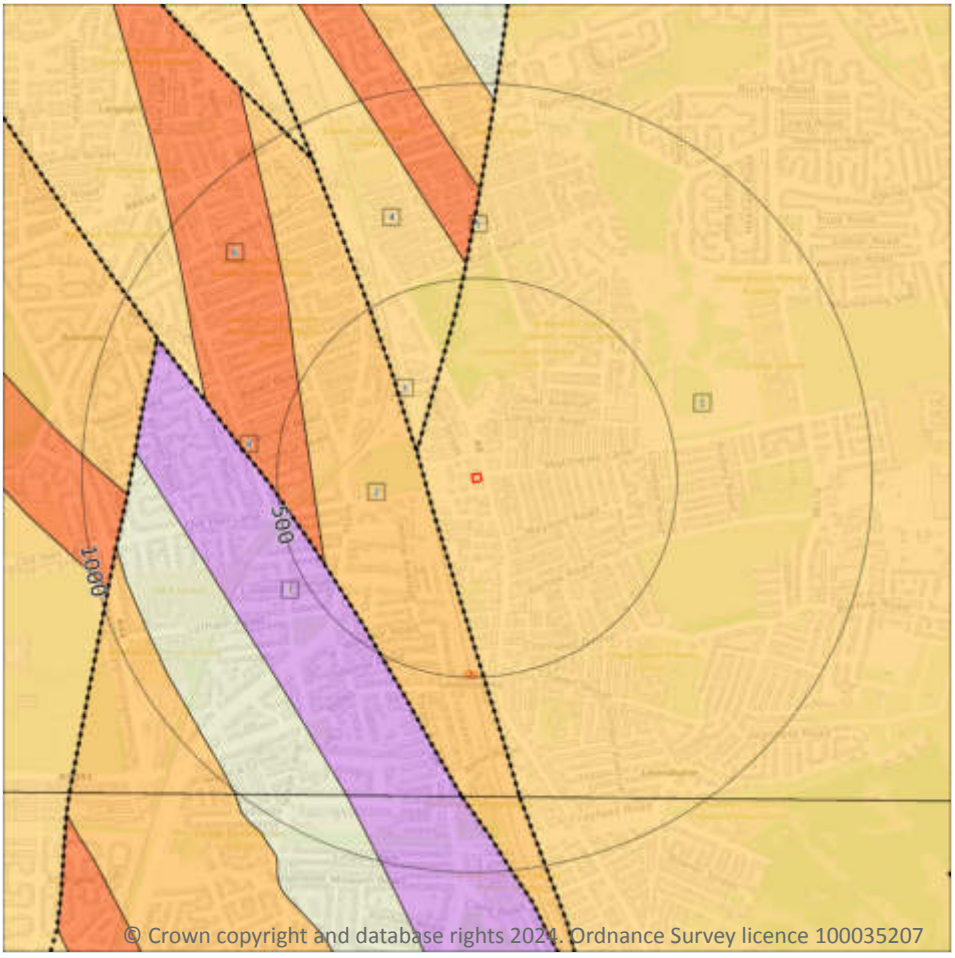
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m **5**

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 82 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CHES-SDST**	**CHESTER FORMATION - SANDSTONE**	**OLENEKIAN**
2	118m W	CS-SDST	COLLYHURST SANDSTONE FORMATION - SANDSTONE	-
4	153m NW	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN
6	407m W	MM-MDST	MANCHESTER MARLS FORMATION - MUDSTONE	-

ID	Location	LEX Code	Description	Rock age
7	434m SW	ETM-STMD	ETRURIA FORMATION - SANDSTONE AND MUDSTONE	WESTPHALIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	**1**

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	**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 82 >**

ID	Location	Category	Description
3	118m W	FAULT	Fault, inferred
5	153m NW	FAULT	Fault, inferred
8	435m SW	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	1

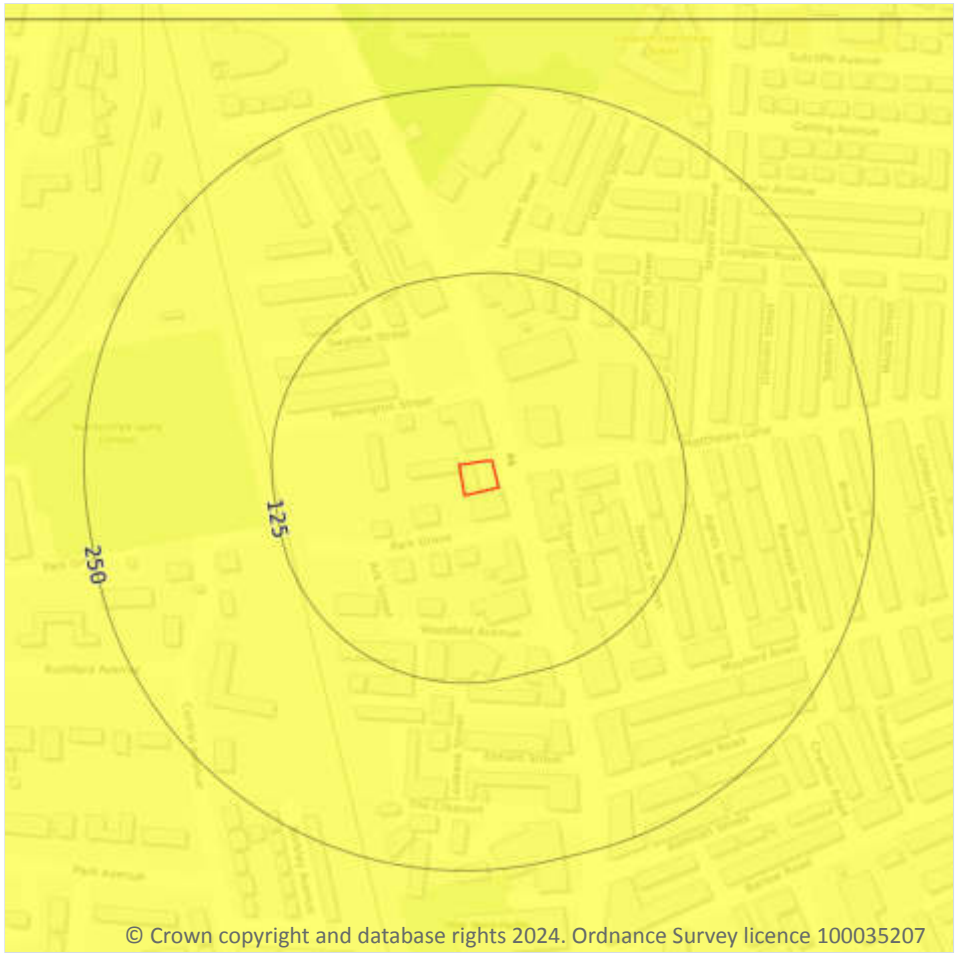
The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several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

Features are displayed on the Boreholes map on **page 84 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	184m N	387258 394883	MANCHESTER CORP. LEVENSHULME 34	5.36	N	865691 ↗

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

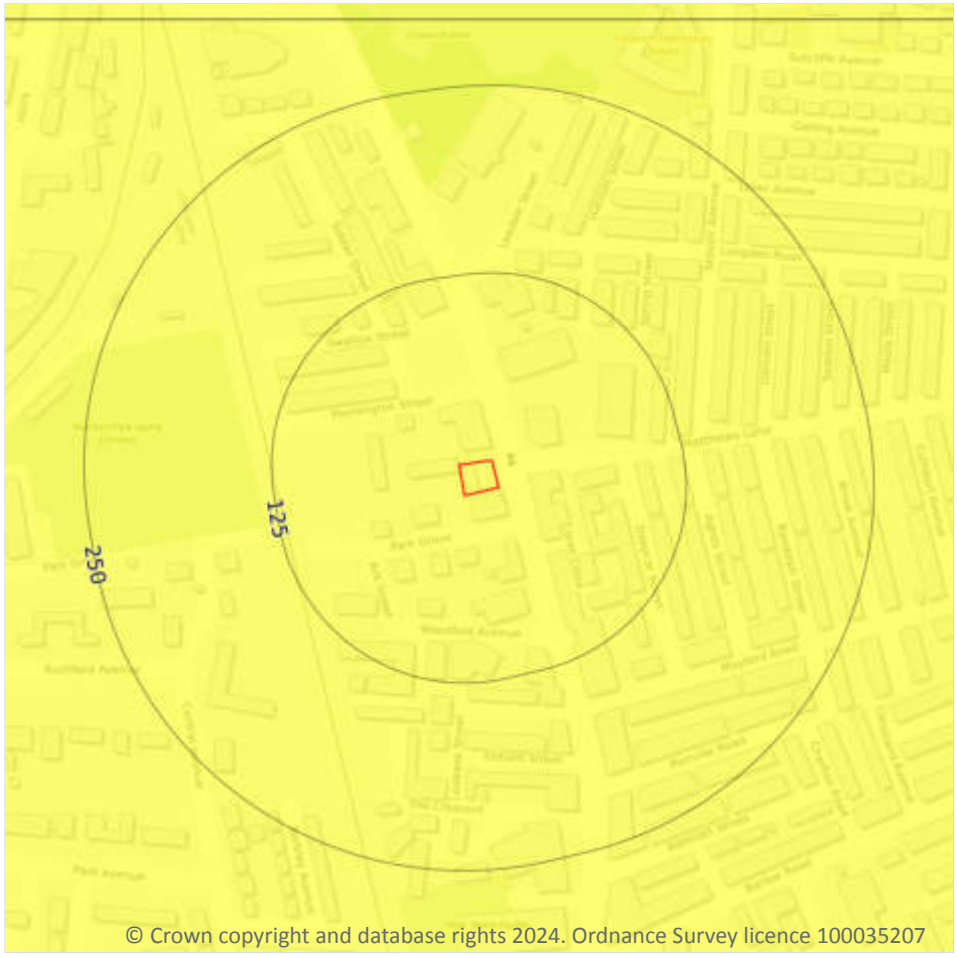
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 85 >**

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



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Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	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 86 >**

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



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Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

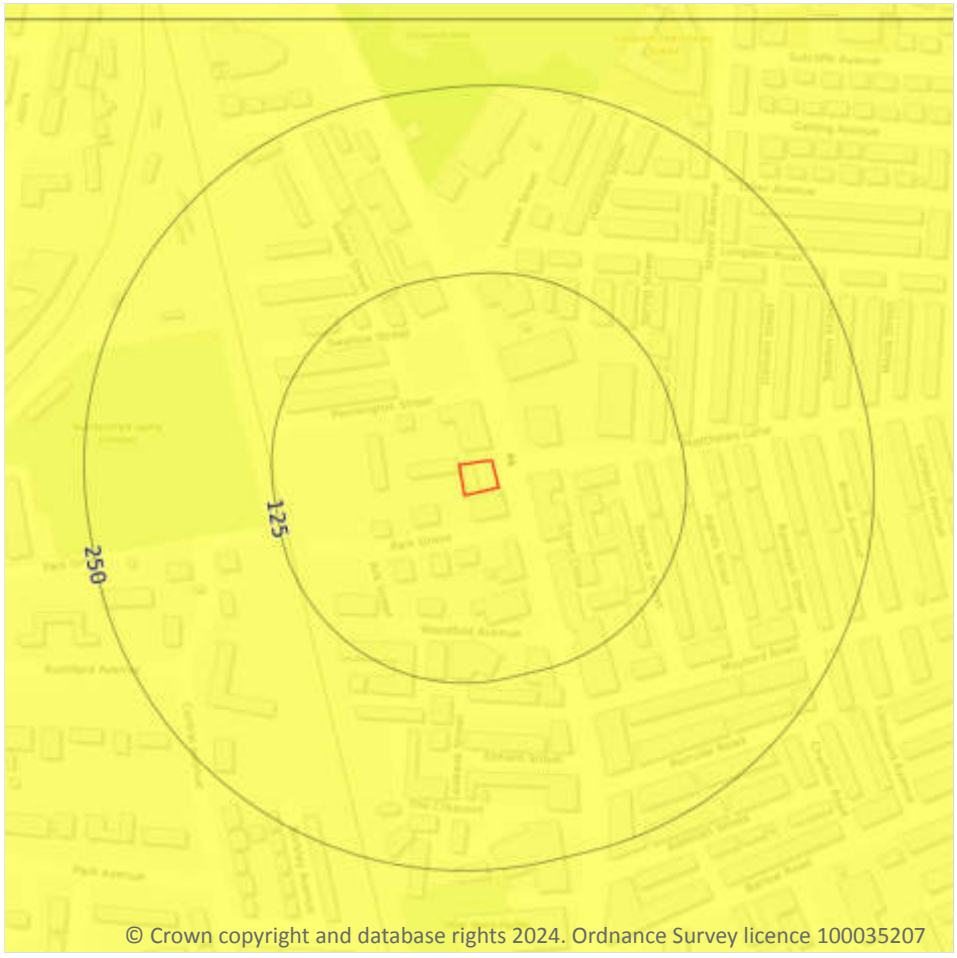
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

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

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



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Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

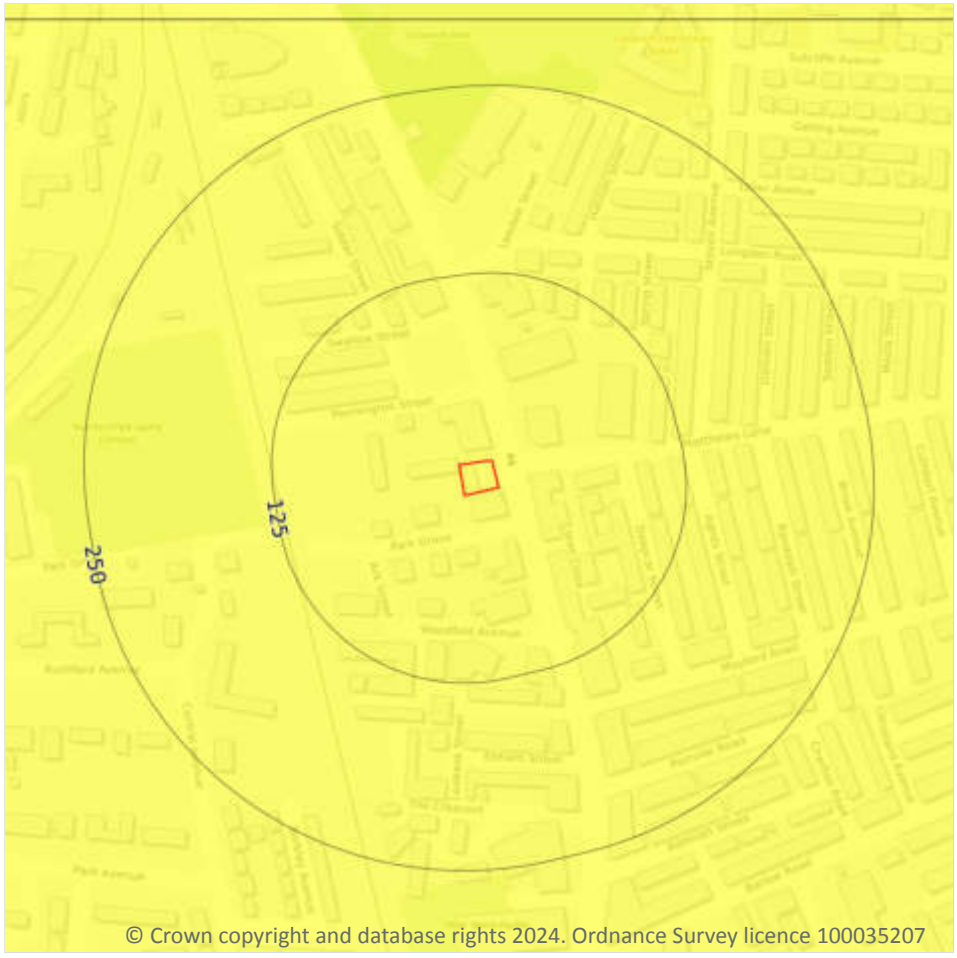
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

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

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



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Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	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 89 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

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

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 90 >**

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	0

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.

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	3

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

Features are displayed on the Mining and ground workings map on **page 92 >**

ID	Location	Land Use	Year of mapping	Mapping scale
-	907m S	Tunnel	1974	1:10000
-	907m S	Tunnel	1983	1:10000
-	907m S	Tunnel	1989	1:10000

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	1

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.

Features are displayed on the Mining and ground workings map on **page 92 >**

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
2	407m E	Nelstrop Road	Brick clay	Surface mineral working	Valid	21/10/47

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	**2**

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

Features are displayed on the Mining and ground workings map on **page 92 >**

ID	Location	Name	Commodity	Class	Likelihood
3	419m SW	Not available	Vein Mineral	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	814m W	Not available	Vein Mineral	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	**1**

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

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m	0

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

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

This data is sourced from Groundsure.

19.5 National karst database

Records within 500m	0

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

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

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

This data is sourced from the British Geological Survey.

20 Radon



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Site Outline

Search buffers in metres (m)

Greater than 30%

Between 10% and 30%

Between 5% and 10%

Between 3% and 5%

Between 1% and 3%

Less than 1%

20.1 Radon

Records on site	1

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

Features are displayed on the Radon map on **page 99 >**

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	1

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 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	2

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).

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	**26**	**4.6**	**42**	**29**	**0.3**	**79**	**12**	**38**	**3**
On site	**26**	**4.6**	**43**	**30**	**0.3**	**80**	**13**	**38**	**4**

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



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

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	5

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

Features are displayed on the Railway infrastructure and projects map on **page 103 >**

Location	Land Use	Year of mapping	Mapping scale
104m SW	Railways	1903	-
104m SW	Railways	1930	-
105m SW	Railways	1893	-
141m SW	Railway	1907	-
248m S	Railways	1893	-

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	30

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

Features are displayed on the Railway infrastructure and projects map on **page 103 >**

Location	Name	Type
117m W	Manchester-Crewe Line	rail
117m W	Manchester-Crewe Line	rail
118m SW	Manchester-Crewe Line	rail
120m W	Manchester-Crewe Line	rail
121m W	Manchester-Crewe Line	rail
121m W	Not given	Multi Track
121m SW	Manchester-Crewe Line	rail
125m W	Manchester-Crewe Line	rail
125m W	Manchester-Crewe Line	rail
126m SW	Manchester-Crewe Line	rail
128m W	Manchester-Crewe Line	rail
128m W	Manchester-Crewe Line	rail
129m SW	Manchester-Crewe Line	rail
132m W	Manchester-Crewe Line	rail
135m W		rail
135m W	Manchester-Crewe Line	rail
145m NW		rail
145m NW	Manchester-Crewe Line	rail

Location	Name	Type
160m NW	Manchester-Crewe Line	rail
187m NW	Manchester-Crewe Line	rail
209m S	Manchester-Crewe Line	rail
211m S	Manchester-Crewe Line	rail
213m SW	Manchester-Crewe Line	rail
214m SW	Manchester-Crewe Line	rail
223m S	Manchester-Crewe Line	rail
224m S	Manchester-Crewe Line	rail
226m S	Manchester-Crewe Line	rail
228m S	Manchester-Crewe Line	rail
249m NW		rail
249m NW	Manchester-Crewe Line	rail

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m	**0**

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

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m	**0**

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

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m	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.

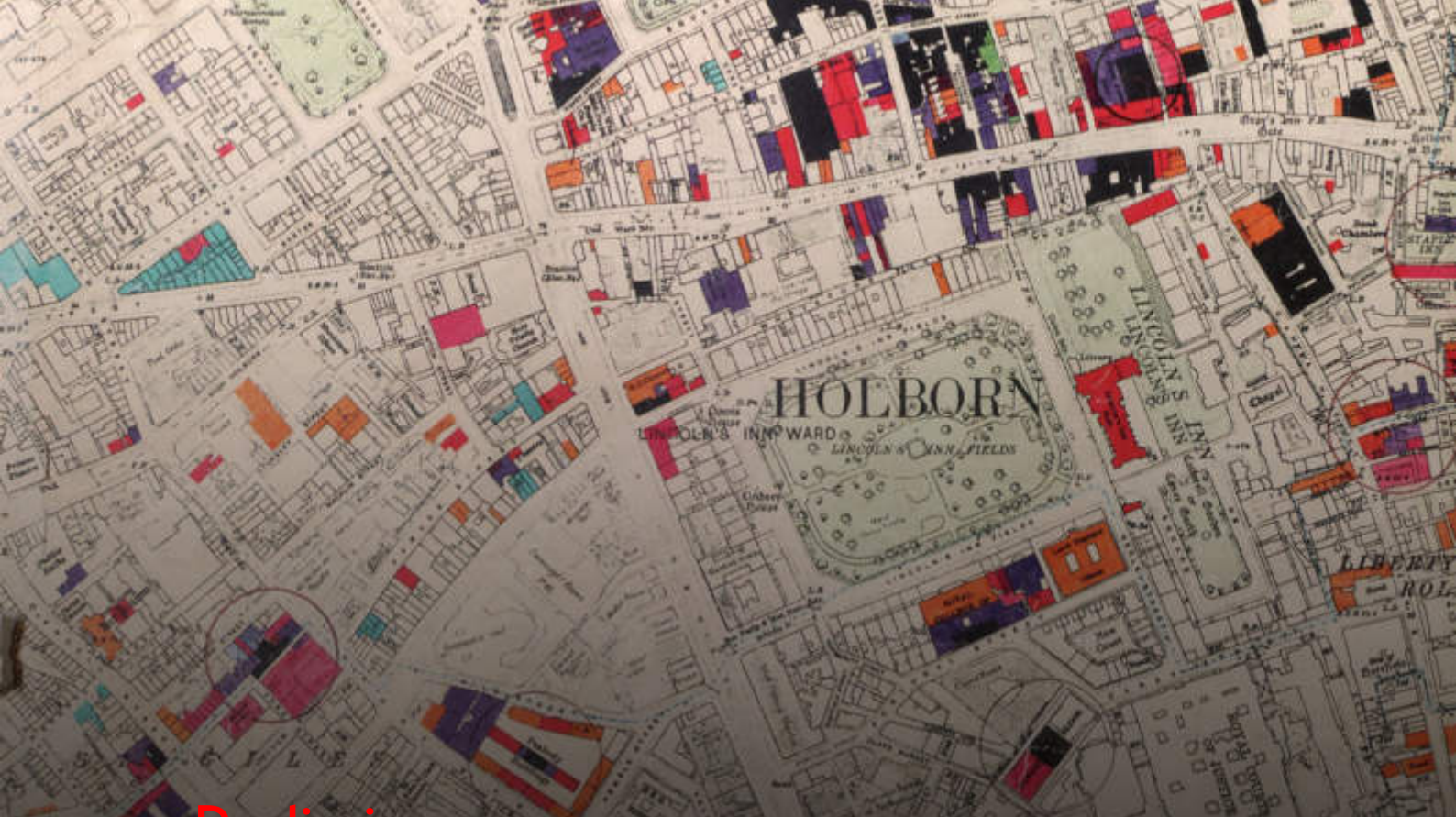
Data providers

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 6 - Preliminary UXO Risk Assessment



Preliminary Unexploded Ordnance (UXO) Risk Assessment

Project Name	816 Stockport Road, Manchester
Client	Groundtech Consulting Ltd
Site Address	816 Stockport Road, Levenshulme, Manchester M19 3AG
Report Reference	PA20042-00
Date	22nd May 2024
Author	HJ
Quality Assurance	AB

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1ST LINE DEFENCE

Assessment Objective

This preliminary unexploded ordnance (UXO) risk assessment is a qualitative screening exercise to assess the likely potential of encountering UXO at the 816 Stockport Road, Manchester site. The assessment involves the consideration of the basic factors that affect the potential for UXO to be present at a site as outlined in Stage One of the UXO risk management process.

Background

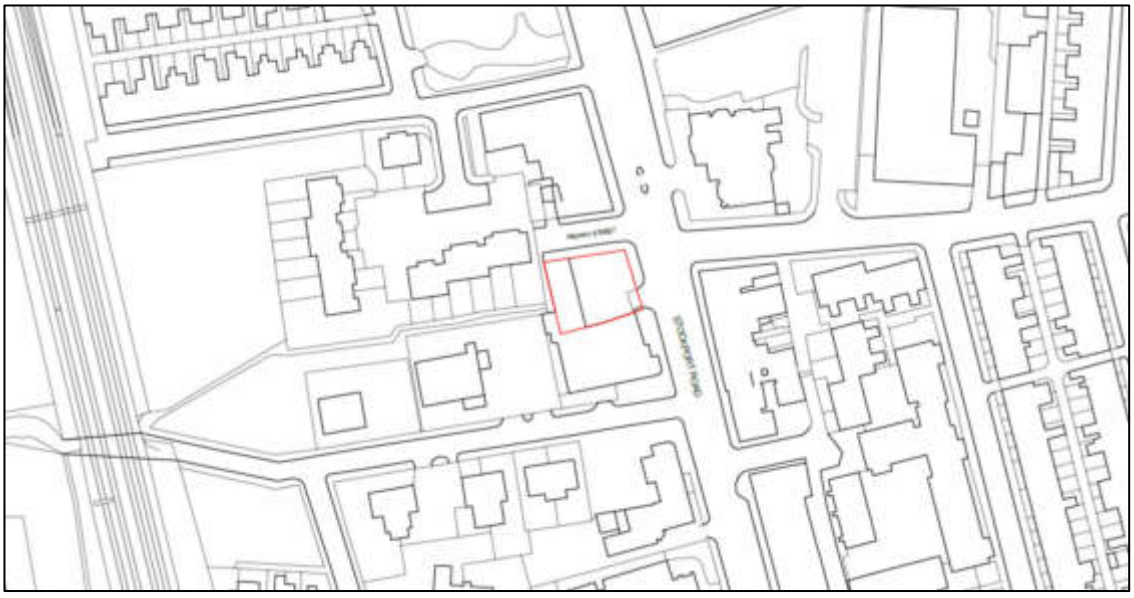
This assessment uses the sources of information available in-house to 1st Line Defence Ltd to enable the placement of a development site in context with events that may have led to the presence of German air-delivered or Allied military UXO. The report will identify any immediate necessity for risk mitigation or additional research in the form of a Detailed UXO Risk Assessment. It makes use of 1st Line Defence's extensive historical archives, library and unique geo-databases, as well as internet resources, and is researched and compiled by UXO specialists and graduate researchers.

The assessment directly follows CIRIA C681 guidelines "Unexploded Ordnance, a Guide for the Construction Industry". The document will therefore assess the following factors:

- Basic Site Data
- Previous Military Use
- Indicators of potential aerial delivered UXO threat
- Consideration of any Mitigating Factors
- Extent of Proposed Intrusive Works
- Any requirement for Further Work

It should be noted that the vast majority of construction sites in the UK will have a low or negligible risk of encountering UXO and should be able to be screened out at this preliminary stage. The report is meant as a common sense 'first step' in the UXO risk management process. The content of the report and conclusions drawn are based on basic, preliminary research using the information available to 1st Line Defence at the time this report was produced. It should be noted that the only way to entirely negate risk from UXO to a project would be to support the works proposed with appropriate UXO risk mitigation measures. It is rarely possible to state that there is absolutely 'no' risk from UXO to a project.

Site Boundary



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Risk Assessment Considerations	
Site location and description/current use	The site is located in Levenshulme, an inner city area of Manchester. According to recent aerial imagery, the site is currently occupied by a small structure and hardstanding ground. Bordering the north and east of the site are Midway Street and Stockport Road respectively. To the south of the site are some industrial buildings and to the west of the site are residential structures and their associated gardens. The site is approximately centred on the OS grid reference: **SJ 87317 94699.**
Are there any indicators of current/historical military activity on/close to the site?	In house records suggests no indication of current or historical military use on site. No features such as WWII defensive positions, encampments or firing ranges are recorded to have been located at site of proposed works. In addition, no information of ordnance being stored, produced, or disposed of within the bounds of the site could be found. There are a number of Allied military features located within the sites general area, including a Rocket Projector Battery, located approximately 1.25km west of the site, and William Ayrton & Co. Ltd, which manufactured small aircraft parts and was located approximately 0.9km north-east of the site. However, these are situated far enough from the site to not significantly increase the risk of encountering Allied UXO above the background level for the area. The closest Heavy Anti-Aircraft (HAA) Battery was located approximately 1.25km south-west of the site. The conditions in which unexploded anti-aircraft ordnance may have fallen unrecorded within the proposed site are analogous to that of aerially delivered Luftwaffe bombs.
What was the pre- and post-WWII history of the site?	Pre-WWII OS mapping, dated 1933, indicates that the site was occupied by large structures. Bordering the north and east of the site were *Midway Street* and *Stockport Road*, respectively. Small structures are shown to have bordered the south of the site and west of the site were small residential structures and their associated gardens. Post-WWII OS mapping, dated 1956 – 1964, shows the structures on site have been cleared.
Was the area subject to bombing during WWII?	During WWII, the site was situated within the County Borough of Manchester, which according to official Home Office bombing statistics sustained an overall low density of bombing with an average of 27.1 incidents recorded per 1,000 acres. A borough of 27,255 acres, Manchester was subject to 712 high explosive (HE) bombs, 18 parachute mines, seven oil bombs, and one V-1 flying bomb; a total of 738 incidents. No bombs were recorded within or adjacent to the site boundary on available Manchester bomb and damage mapping or on online Manchester Blitz mapping. It is however worth noting that these bomb maps are not considered comprehensive.
Is there any evidence of bomb damage on/close to the site?	Post-WWII aerial imagery of the site dating from 1949 appears to show cleared open ground on site, with external walls only. It is considered possible that the buildings present on pre-war OS mapping were demolished due to bomb damage.
To what degree would the site have been subject to access?	At this preliminary stage it is unknown as to whether the site would have been subject to frequent access and observation throughout the war. Access may have been frequent at the outbreak of WWII; however following the clearance of the building on site, access likely significantly reduced. At this stage it is not clear when the site was cleared, or the cause of this clearance.

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To what degree has the site been developed post-WWII?	The site has undergone some redevelopment post-WWII, including the removal of the large structures which occupied the site and the construction of a smaller structure in the western portion of the site.
What is the nature and extent of the intrusive works proposed?	The proposed works for the site were not available at the time of writing.

Summary and Conclusions

During WWII, the site was situated within the County Borough of Manchester, which according to official Home Office bombing statistics sustained an overall low density of bombing with an average of 27.1 incidents recorded per 1,000 acres. No bombs or damage were recorded within or adjacent to the site boundary on available Manchester bomb and damage mapping or on Manchester Blitz bomb mapping, although it should be noted that these sources are not considered comprehensive.

Despite this, post-WWII aerial photography of the site dating from 1949 appears to show cleared open ground on site, with external walls only. At this stage it is not clear when the site was cleared of structures, or the cause of this clearance; it has not been possible to rule out the possibility that the buildings present on pre-war OS mapping were demolished due to bomb damage.

Recommendations

Given the findings of this preliminary report, it is recommended that **further research** is undertaken in the form of a **Detailed UXO Risk Assessment**. This is recommended in order to better assess the wartime conditions within the proposed area of works. Further research would involve the analysis of any available written local bombing records, high resolution WWII-era aerial photography and other archival material.

Prior to or in lieu of a Detailed Assessment, it is recommended that appropriate UXO Risk Mitigation Measures are provided for intrusive works proposed.

If the client has any anecdotal or empirical evidence of UXO risk on site, please contact 1st Line Defence.

This report has been prepared by 1st Line Defence Limited with all reasonable care and skill. The report contains historical data and information from third party sources. 1st Line Defence Limited has sought to verify the accuracy and comprehensiveness of this information where possible but cannot be held accountable for any inherent errors. Furthermore, whilst every reasonable effort has been made to locate and access all relevant historical information, 1st Line Defence cannot be held responsible for any changes to risk level or mitigation recommendations resulting from documentation or other information which may come to light at a later date.

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Front cover image credit: London County Council Bomb Damage Mapping (London Metropolitan Archives)

APPENDIX 7 - CIRIA Risk Assessment Methodology

Contaminated Land Risk Assessment

Contaminated Land Risk Assessment is a technique that identifies and considers the associated risk, determines whether the risks are significant and whether action needs to be taken. The four main stages of risk assessment are:

Hazard Identification ⇨ Hazard Assessment ⇨ Risk Estimation ⇨ Risk Evaluation

LCRM outlines the framework to be followed for risk assessment in the UK. The framework is designed to be consistent with UK legislation and policies including planning. The starting point of the risk assessment is to identify the context of the problem and the objectives of the process.

Formulating and developing a conceptual model for the site is an important requirement of risk assessment, this supports the identification and assessment of pollutant linkages. Development of the conceptual model forms the main part of preliminary risk assessment, and the model is subsequently refined or revised as more information and understanding is obtained through the risk assessment process.

Risk is a combination of the likelihood of an event occurring and the magnitude of its consequences. Therefore, both the likelihood and the consequences of an event must be taken into account when assessing risk.

The risk assessment process needs to take into account the degree of confidence required in decisions. Identification of uncertainties is an essential step in risk assessment.

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

- High likelihood: There is a pollution linkage and an 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: There is a pollution linkage and all the elements are present and in the right place, which means it is probable that an event will occur. Circumstances are such that the event is not inevitable, but possible in the short term and likely over the long term;

- Low likelihood: There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain even over a longer period such event would take place, and is less likely in the short term;

- Unlikely: There is a pollution linkage but circumstances are such that it is improbable the event would occur even in the long term.

The severity is also classified using a system based on CIRIA C552. The terms and definitions are:

- Severe: Short term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resources. Catastrophic damage to buildings or property. A short-term risk to a particular ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000);
  Examples – High concentrations of contaminant on surface of recreation area, major spillage of contaminants from site into controlled waters, explosion causing building to collapse;

- Medium: Chronic damage to human health ('significant harm' as defined in DETR 2000). Pollution of sensitive water resources. A significant change in a particular ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000);
  Examples - Concentrations of contaminants exceed the generic assessment criteria, leaching of contaminants from a site to a Principal or Secondary Aquifer, death of species within a designated nature reserve;

- 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, services or the environment;
  Examples – Pollution of non-classified groundwater or damage to buildings rendering it unsafe to occupy.

- Minor: harm, not necessarily significant harm, which may result in financial loss or expenditure to resolve. Non-permanent health effects to human health (easily prevented by use of personal protective clothing etc). Easily repairable effects of damage to buildings, structures and services.
  Examples – Presence of contaminants at such concentrations PPE is required during site work, loss of plants in landscaping scheme or discolouration of concrete.

Once the likelihood and severity have been determined, a risk category can be assigned using 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 the risk categories obtained from the above table are as follows together with an assessment of the further work that might be required:

- Very high: There is a high probability that severe harm could arise to a designated receptor from an identified hazard or there is evidence that severe harm is currently happening. This risk, if realised, could result in substantial liability. Urgent investigation and remediation are likely to be required;

- High: Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation is required and remedial works may be necessary in the short term and are likely over the longer term;

- Moderate: It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it would be more likely to 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 arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild;

- Very Low: There is a low possibility that harm could arise to a receptor. In the event of such harm being realised, it is not likely to be severe.

APPENDIX 8 - Relevant Contaminated Land Legislation

Legislative Background

Environmental liabilities and risks have been evaluated in terms of a source -pathway - target relationship in accordance with the approach set out in:

- The 1995 Environment Act;
- The Contaminated Land (England) Regulations 2000;
- The DETR circular 02/2000 Environmental Protection Act 1990: Part IIA Contaminated Land.

Contaminated land is defined within the legislative framework as land which is in such condition by reason of substances in, on or under the land that:

1) Significant harm is being caused or there is a significant possibility of such harm being caused;
2) Significant pollution of controlled waters is being or is likely to be caused.

The potential for harm is based on the presence of three factors:

- **Source** - substances that are potential contaminants or pollutants that may cause harm;
- **Pathway** - a potential route by which contaminants can move from the source to the receptor;
- **Receptor** - a receptor that may be harmed, for example the water environment, humans and water.

Where a source, pathway and target are all present a pollutant linkage exists and there is potential for harm to be caused. The presence of a source does not automatically imply that a contamination problem exists, since contamination must be defined in terms of pollutant linkages and unacceptable risk of harm. The nature and importance of both pathways and receptors are site specific and will vary according to the intended end use of the site, its characteristics and its surroundings.

The key principle which supports the SPR approach is 'suitable for use' criteria. This requires remedial action only where contamination is considered to pose unacceptable actual or potential risks to health or the environment and, taking into account the proposed use of the site.

Relevant Guidance Documents

This report has been prepared in accordance with the list of guidance below however the list is not exhaustive:

- LCRM – Model Procedures;
- Contamination and Environmental Matters - Their implications for Property Professionals (2nd Edition RICS Nov 2003);
- Brownfields – Managing the development of previously developed land – A client's guide, CIRIA 2002;
- DEFRA and Environment Agency publications CLR7 – 10, supported by the TOX guides and SGV guides, dated March 2002;
- DETR Circular 02/2000, Contaminated Land: Implementation of Part IIA of the Environmental Protection Act 1990;
- Environment Agency technical advice to third parties on Pollution of Controlled Waters for Part IIA of the EPA1990, May 2002;

Relevant Legislative Documents

The following is a non-exhaustive list of legislative framework documents that has been considered in the production of this report:

- The Environment Act (1995);
- The Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance (2012);
- The Environment Protection Act (1990);
- The Contaminated Land (England) Act (2000);
- Contaminated Land (England) Regulations (2012);
- The Water Resources Act (1991);
- The Pollution Prevention and Control (England and Wales) Regulations (2000);
- The Landfill Regulations (England and Wales) Regulations (2002);
- The Landfill (England and Wales) (Amendment) Regulations (2004);
- Health and Safety at Work Act;

APPENDIX 9 - Limitations

Limitations

This contract was completed by Groundtech Consulting on the basis of a defined programme and scope of works and terms and conditions agreed with the client. This report was compiled with due skill and care, taking into consideration the project brief provided, project objectives, agreed scope of works, prevailing site conditions and budget allocation.

Other than that defined in the paragraph above, Groundtech Consulting provides no other accountability or warranty whether express or implied, is made in relation to the services. Unless otherwise agreed this report has been prepared exclusively for the use and reliance of the client in accordance with generally accepted industry practices and for the intended purposes as stated in the agreement under which this work was completed. This report may not be relied upon, or transferred to, by any other party without the written agreement of a Director of Groundtech Consulting. A third party who relies on this report, does so at their own and sole risk and no liability to such parties is provided by Groundtech Consulting.

It is the understanding of Groundtech Consulting that this report is to be used for the intended purpose as set out in the introduction. The purpose was instrumental in determining the scope and level of the services provided. Should the purpose of the report or the proposed end use of the site change, this report will no longer be directly applicable, and its validity readdressed. No reliance upon the report in the revised situation should be assumed by the client without the permission of Groundtech Consulting.

The report was written in 2024, later changes in legislation, statutory requirements and industry best practices have not been considered and this should be allowed for. Ground conditions can also change and should be investigated if there is any significant delay in acting on the findings of this report. The period of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions in this report should not be relied upon in the future without the written confirmation from Groundtech Consulting that it is safe to do so.

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Where field investigations have been carried out these have been restricted to a level of detail required to achieve the stated objectives of the work. Ground conditions can also be variable due to its heterogeneous properties and as investigation exploratory locations only allow examination of the ground at discrete locations. The potential exists for ground conditions to be encountered which are different to those considered in this report,

particularly between exploratory holes. The extent of the limited area depends on the soil and groundwater conditions, together with other constraints such as the position of any existing structures and underground utilities. Geo-Environmental testing was carried out for a limited number of parameters [as stipulated in the contract] based on an understanding of the available operational and historical information, and it should not be inferred that other chemical species are not present.

The groundwater conditions entered on the exploratory hole records are those observed at the time of investigation. The groundwater level often has not had time to reach equilibrium and a monitoring period is required. Furthermore, groundwater levels are subject to seasonal variation or changes in local drainage conditions and higher groundwater levels may occur at other times of the year than were recorded during this investigation.

Any site drawings provided in this report are not meant to be an accurate base plan, but are preliminary and used to present the general relative locations of features on, and surrounding, the site.

