Electronic Report

WORMS EYE

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Our Ref: Rainford Avenue/M20 1BR/2019
Date: 31 January 2023

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PROPOSED HOUSES, RAINFORD AVENUE, MANCHESTER, M20 1BR
PRELIMINARY RISK ASSESSMENT (DESK STUDY)

INTRODUCTION

A residential development is proposed. The objective is to carry out a Preliminary Risk Assessment to consider contamination and landfill gas issues. This is an updated version of our previous report dated 2019 which also covered geotechnical issues.

SITE DESCRIPTION

The site is an irregular shape, about 25 by 25m, located to the southeast of Rainford Avenue in Manchester and at OS Grid Reference 384093, 393530. The site, inspected on 31/1/19, has part of the road leading to Backford Walk at the southwest, bitmac parking spaces at the centre, and lawn/landscaping at the north, northeast and southeast. Reinspected on 27/1/23 by Mr M Whitaker (Geotechnician), this showed no notable changes. The southeast is part of the garden to the adjacent house and had no access. A hedge, about 4m high, ran along the east boundary and There were three deciduous trees on the south of the site (not an accurate arboricultural survey).

This site is in a residential area, with houses on all sides, sloping down to the west.

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PROPOSED DEVELOPMENT

It is proposed to build a pair of semi-detached houses (two units) with garden to the rear (northeast), landscaping to the front (southwest), and associated driveways and an access road further southwest.

NOT INCLUDED IN THE REPORT

- Arboricultural and Invasive Plant Survey (Japanese Knotweed etc.).
- Asbestos Survey
- Mining Risk Assessment.
- Flood Risk Assessment.
- Underground Services Survey.

General comments may be where they are applicable to the environmental and geotechnical risk assessment. These general comments do not constitute a detailed risk assessment.

DATA SOURCES

The following data sources have been viewed in compiling this report.

- BGS, Geology Map, 1:50000 scale, Solid and Drift Edition
- BGS, on-shore boreholes scans
- Landmark Envirocheck Report, 23/1/2019
- Ordnance Survey, Historical Maps, 1:10000 and 1:2500 scale
- Walkover Survey, 31/1/2019 and 27/1/2023

This report is referred to as a Preliminary Risk Assessment (PRA), alternative names are 'Phase I' Report (Phase II being the intrusive work involving boreholes etc.) or a Desk Study.

ENVIRONMENTAL DATA

A Landmark Envirocheck report, dated 2019, and geological maps have been reviewed, Bearing in mind there has been no notable change to the site or surroundings it is considered the data in the report remains suitable for use. The Envirocheck report indicated none of the following within 250m:

- Contaminated land register entries
- Discharge consents
- Pollution incidents
- Water abstraction points or Source protection zones
- Landfill sites
- Hazardous substances sites or Fuel stations
- Sensitive land uses

Geology of Site

The geological map indicates that the underlying solid rocks are the Wilmslow Sandstones. Surface drift is shown as glacial till (boulder clay) and natural subsidence hazards are shown as low to no hazard.

Surface Water (Hydrology)

Platt Brook flows west 295 metres north. The area slopes down to the west and the flow of surface water is expected to be in this direction.

Flooding (General)

Flooding can occur for many reasons other than those dealt with by the EA maps. These include:

- burst pipes, blocked drains, sewers and culverts, inadequate drainage
- cloudbursts/flash flooding overwhelming normally satisfactory drainage systems

Statements in this report such as 'clear of flooding/flood plain' and 'flooding – no further action' are references to the EA river and sea flood maps and are no guarantee that flooding will not occur.

Groundwater Flooding

The site is shown to be in an area with limited potential for groundwater flooding to occur.

Flooding from Rivers

The site is shown to be clear of flooding from rivers.

Surface Water Flooding

An area at risk of 1 in 1000 year surface water flooding is shown 3 metres south, clear of the site.

Groundwater (Hydrogeology)

The solid rocks under the site are indicated as a Principal aquifer.

Superficial (drift) deposits are classed as a Secondary Undifferentiated aquifer with low permeability.

Groundwater flow is likely to follow the topography and move to the west.

Filled Ground

There is a suspected filled moat 104 metres north.

Radon

The site is in a lower probability radon area as less than 1% of homes in the area are above the radon action level. Radon protection measures are not required.

Nearby Industry

There are two Trade Directory Entries listed within 250m:

- 48 metres north, carpet, curtain and upholstery cleaners. Inactive, probably a small business or registered office at a house *
- 240 metres northwest, medical and dental laboratories. Inactive *.

* not relevant due to distance/severity/significance

SITE HISTORY

Date	On Site	Off Site
1848 (1:10,560)	Undeveloped plot.	Surrounded by undeveloped land. Old Hall Farm about 100m northwest, with moat to its northeast and southeast. Platt Brook 295m north.
1893 (1:2,500)	Little or no change.	Building 35m northwest, possibly Dutch Barn, to the northeast of Old Hall Farm. Moat 100m north.
1907-1933	Little or no change.	No relevant change.
1951 – 1958 (1:1,250)	Part of a house on northwest corner and garden on north side.	Farm demolished, moat filled and houses built. Site surrounded by housing.
1977 – 1986 (1:1,250)	Little or no change.	No relevant change.
1992 (1:1,250)	House at northwest demolished and access road now on-site.	No relevant change.
2018-2022	Little or no change.	No relevant change.

PREVIOUS INVESTIGATION

An intrusive report was prepared by Worms Eye dated 15/12/19, the salient points were:

Ground Conditions

The following approximates to a section looking northeast.

Findings	BH1/PrA (m)	BH2/PrB (m)	BH5 (m)	BH6 (m)	BH3/PrC (m)	BH4/PrD (m)
Topsoil/Made ground	0.0 – 0.2	0.0 – 0.5	-	0.0 – 0.35	0.0 – 0.2	0.0 – 0.6
Made ground	0.2 – 1.3	0.5 – 1.1	0.0 – 1.2	-	0.2 – 1.1	-
Clay – Low strength	1.3 – 2.2					
Clay – Medium/high strength		1.1 – 2.4	1.2 – 1.7	0.35 – 2.4	1.1 – 1.9	0.6 – 2.3
Sand	2.2 – 2.5+	2.4 – 2.6+	1.7 = 2.0+	2.4 – 2.6+	1.9 – 2.3+	2.3 – 2.7+
Probe (very high strength)	2.3-2.5+	2.4 – 2.6+	-	-	2.1 – 2.4+	2.4 – 2.6+
Water	0.8	0.3	Damp only	Damp only	2.3	0.3

Intrusive Report Re-Cap Continued

Contamination

Contamination tests show slightly raised lead and DbA in BH6 at 0.2 metres and DbA in BH2 at 0.2 metres. Although only slightly raised, suggesting a low risk, BH2 and BH6 are representative of individual garden plots, and remedial works need to be considered, to prevent householders having direct contact with surface soils in those areas.

The risks posed by lead and DbA arise from direct contact, therefore there will be no risk below the proposed houses and areas of permanent hard-surfacing (e.g. tarmac surfaced drives).

Water Soluble Sulphate levels are low and sulphate resistant concrete is not required.

Levels of volatile hydrocarbons are very low and there is no risk from hydrocarbon vapours.

The tests results suggest, subject to the site is suitable for normal PE water pipes.

Controlled Waters

Regarding risks to controlled waters:

- The site is underlain by a Principal aquifer.
- The nearest water course is Platt Brook, 295 metres north.
- The levels of contaminants, although slightly raised in places, are not excessive.
- Clay underlying the site will be an aquitard.
- There are no nearby abstraction points or source protection zones.

Bearing in mind the above, it is considered there are no risks to controlled waters and no significant pathway will arise.

Ground Gas

Testing has been carried out over a period of three months and show no methane, near normal oxygen and a worst case 1.4% carbon dioxide. There was no detectable gas outflow.

The findings show a very low risk to the development from ground gases, corresponding to a gas situation 1 (CIRIA) or Green classification (NHBC). No special precautions or further actions is required with respect to ground gas.

Intrusive Report Re-Cap Continued

Foundations

Excavations will need to be below the water table (seen during west weather conditions) which would need to be taken into consideration.

At the middle and south of the site high strength clay seen below about 1.2m would be suitable for an allowable bearing capacity of 200 KN/m². However, low strength clay was seen at the north where footings would need to deepen to the high strength sand below 2.4m for a suitable bearing strata.

The depths of footings will be affected by the nearby trees and plasticity of the soil. The tree types are not known and, assuming a medium water demand tree, trees will remain but kept pruned, and medium shrinkage clay, the following foundation depths would be required.

Tree	Location	Water Demand	Height (m)	Distance (m)	Minimum Footing Depth (m)	Comment
1	S	M*	8	3	1.5	Poss removed
2	SE	M*	8	1	1.8	Removed
3	E	M*	8	6	0.9	-
H1	S	M*	4	2	1.2	Part removed
4	NE	M*	8	5	1.0	-

* Tree species have not been identified and have been assumed to be medium water demand. If any are high water demand more stringent precautions will be required.

This assessment is based on present tree heights, if trees grow to full height footings will need to be deeper. Bearing in mind the above, a mini-piled foundation might be considered. The very high strength strata seen below about 2.5m deep should start to provide a good bearing strata for piles. Precautions recommended by NHBC would also require piles, ground beams and slabs, to avoid tree root/clay movement difficulties.

End of Intrusive Report Re-Cap

DISCUSSION

Contamination

The site is surrounded by a residential area. There have been no nearby industrial, or other, land uses which are likely to affect the site, and no pollution incidents on or close to the site.

The site was undeveloped until the surrounding area was developed for housing, with part of a house present at the northwest of the site. Demolition rubble, potentially contaminated, may be present from when the house was demolished and made ground may have been introduced prior to construction of the road and landscaping. These would not be expected to contain high levels of contaminants, but low levels may be present (exceeding stringent residential thresholds).

This was confirmed by the previous investigation, with about 1.2m of made ground having low levels of lead and PAHs, above residential thresholds. This is unlikely to have changed in the past 4 years.

The development will be houses, with gardens. Potential pollutant linkages are considered to be:

- Direct contact with and ingestion of soil.
- From homegrown vegetables and soil attached to vegetables.
- Inhalation and ingestion of dust.

A low risk to householders is expected.

Controlled Waters

There is an underlying Principal aquifer beneath low permeability clay. There are no nearby water abstraction points or source protection zones. Platt Brook is 295 metres north.

Although the gardens will allow rainwater to pass through the surface soils, the previous investigation indicated contamination would not expected at high levels. The underlying clay will impede the migration of water and it is anticipated there will be no risk to controlled waters.

Landfill Gas/Ground Gas

There are no landfill sites within 250m. A filled moat about 100m north/northwest is a small feature, probably of no great depth, suggesting a limited source of material for gas generation. Filled pre-1958 this also suggests probably predominately inert made ground, with a very low to low gas generation potential and, bearing in mind the underlying clay, no gas risk to the development.

The previous investigation confirmed this with very low gas levels, showing no gas risk and this situation will not have changed in the past 4 years.

Radon

Radon protection measures are not required.

Flooding from Rivers

The Environment Agency maps show that this site is clear of flooding from rivers.

Groundwater and Surface Water Flooding

The site is shown to be clear of areas of surface water flooding.

The site is shown to be in an area with limited potential for groundwater flooding to occur.

INDUSTRY PROFILE

The site has had no industrial use, but madeground/demolition rubble may be present.

Source of Contaminants	Possible Contaminants
Made ground / Demolition rubble	Metals: e.g. copper, zinc, chromium, nickel, lead, cadmium, arsenic Inorganic compounds, cyanide, sulphates Mineral oils, fuel oils (TPHs) Asbestos General hydrocarbons (PAHs)

CONCEPTUAL MODEL

A conceptual model based on the source-pathway-receptor concept is included with this desk study to show the potential pollutant linkages with this site.

Source	Receptors	Pathway	Potential/Likely Pollutant Linkage
Asbestos	End-users	Inhalation	Possible
	Off-site	Migration off-site	Unlikely
Inorganic contaminants	Householders	Direct contact, ingestion, from home grown vegetables, ingestion and inhalation of dust	Yes
	Groundwater	Leaching towards	No
	River/stream	Leaching towards	No
Sulphate	Building fabric	Concrete directly in contact with soil	No
Hydrocarbons	Householders	Direct contact, ingestion, from home grown vegetables, ingestion and inhalation of dust	Yes
	Service pipes	Seeping into drinking water pipes	Possible
	Groundwater	Migrating towards	No
	River/stream	Migrating towards	No
Hydrocarbon vapours	Householders	Inhalation of vapours indoors and outdoors	No
Landfill gas	End-users (inside)	Seeping into buildings, explosion, asphyxiation	No
Radon	End-users (inside)	Seeping into buildings	No

CONCLUSION

Contamination

Taking into account the past use of the site, and previous investigation, it is unlikely that contamination will be present at high levels, however, low levels are expected to remain, exceeding residential thresholds in places.

A limited intrusive investigation is required, consisting of trial holes and tests to confirm the presence/absence and extent of contamination. This should target proposed gardens, and landscaping.

Controlled Waters

The findings suggest there is no risk to controlled water is expected and no further action is considered necessary.

Landfill Gas/Ground Gas

The findings show no credible on or off-site landfill/ground gas sources and no gas risk to the development. This was confirmed by the previous gas monitoring.

Radon

Radon protection measures are not required.

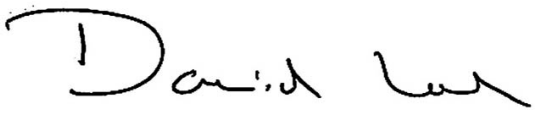
Flooding

The EA maps indicate that the area is clear of flooding from rivers.

The maps indicate that the area is clear of surface water flooding.

For greater confidence a detailed flood risk assessment should be obtained.

Yours faithfully
on behalf of Worms Eye Ltd



David Lord
BSc (Hons)
FGS, MIEnvSc, AIEMA

PROPOSED HOUSING DEVELOPMENT

RAINFORD AVENUE, MANCHESTER, M20 1BR

LIST OF APPENDICES – PRELIMINARY RISK ASSESSMENT (Desk Study)

Existing Site Plan

Photographs of Site – 2009

Photographs of Site – 2023

Proposed Site Plan

Landmark Summary Map

Landmark Envirocheck Report

Historical Maps

Landmark Data Maps

Conceptual Model

ABBREVIATIONS

Chemical	BAP	Benzo(a)pyrene
	BTEX	Benzene, toluene, ethylbenzene, xylene
	DAHA	Dibenzo(ah)anthracene
	MTBE	Methyl tertiaryt-butyl ether (additive to petrol)
	EPH	Extractable Petroleum Hydrocarbons (formerly Diesel Range Organics – DRO)
	NFD	No fibres detected (asbestos test)
	PAH	Polycyclic aromatic hydrocarbons
	PCB	Polychlorinated biphenyls
	PID	Photo ionisation detector
	PRO/GRO	Petrol range organics/gasoline range organics
	SVOC	Semi-volatile organic compounds
	TCE	Trichloroethylene
	TPH	Total petroleum hydrocarbons
	VOC	Volatile organic compounds
Other	AGS	Association of Geotechnical Specialists
	BGS	British Geological Survey
	BRE	Building Research Establishment
	CBR	California Bearing Ratio
	CIEH	Chartered Institute of Environmental Health
	CIRIA	Construction Industry Research and Information Association
	CLEA	Contaminated Land Exposure Assessment (Environment Agency)
	CLR 8	Contaminated Land Research Report 8 (Environment Agency)
	DWQ	Drinking water quality
	EA	Environment Agency
	EQS	Environmental quality standards
	ICRCL	Inter-departmental Commission for the Reclamation of Contaminated Land
	LQM	Land Quality Management Ltd (Land and Environmental Consultancy)
	NHBC	National House Builders Council
	SGV	Soil Guideline Values
	SPT	Standard penetration test
	TPHWG	TPH Working Group

1. This report should be considered in relation to the objectives agreed between Worms Eye and the Client, outlined in the introduction.

2. For the work, reliance has been placed on publicly available data, obtained from the sources identified in the report. The information is not exhaustive and further information may be available from other sources. When using the information it has been assumed it is correct, and no attempt has been made to verify the information.

3. This report has been produced in accordance with current UK policy and guidelines, for land and groundwater contamination, enforced by the Local Authority and the Environment Agency.

4. During the site walkover, reasonable effort was made to obtain an overview of the site. However, no attempt was made to enter areas that are unsafe, a risk to health and safety, locked, barricaded, overgrown, or areas not made accessible.

5. Access, the presence of services and activities on the site, limited locations where sampling could be carried out and the techniques that could be used.

6. Assessments are based on available information at the time of writing and are ultimately for the decision of the regulatory authorities.

7. The conclusions and recommendations provide an overview and guidance only and should not be specifically relied upon without considering the context of the report in full.

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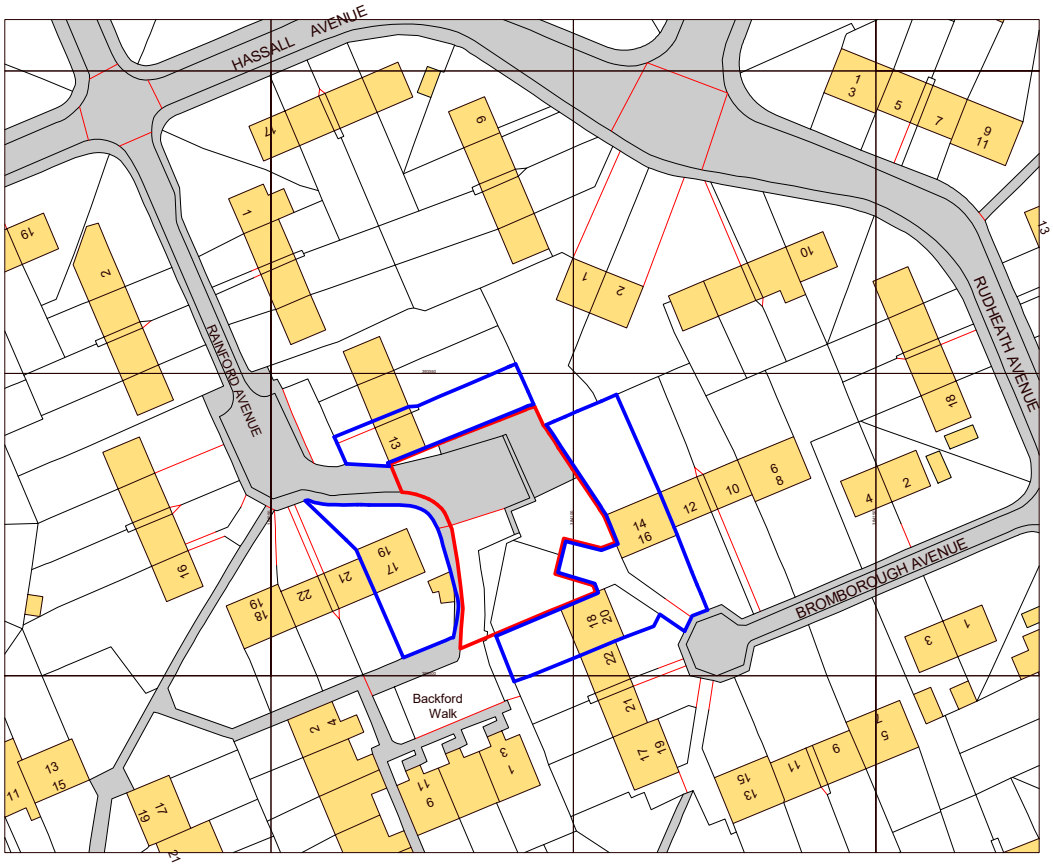

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Scale 1:1250

0m 10m 25m 50m

Rev.	Date	By	Remarks
P01	16.01.23	HR	First Issue.

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Client:	Date: 01/09/23	Drawing Purpose:	Revision:
Southway Housing Trust	Scale @ A4: 1 : 1250	**INFORMATION**	**P01**
Project No. / Project Name:	Drawn: HR	Project: / Origin.: / Vol/Sys: / Level: / Type: / Role:	Drg No.:
22-043 / Southway Infill - Rainford Avenue	Checked: HR	RAI - TRI - Z1 - 00 - DR - A - SK001	

rd Avenue, Manchester, M2

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[redacted]rd Avenue, Manchester, M2[redacted]

[redacted]mic view of site looking sou[redacted]

[redacted]of site looking nort[redacted]

PROPOSED HOUSES, RAINFORD AVENUE, MANCHESTER, M20 1BR
27/1/23

Looking East

PROPOSED HOUSES, RAINFORD AVENUE, MANCHESTER, M20 1BR
27/1/23

Looking North

Looking Southeast

Looking Southeast

Looking North

Proposed Site Plan

1 : 200

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Site Plan Key

- 2100mm High Concrete Post & Panel Fence
- 1800mm High Concrete Post & Panel Fence
- 1500mm High Concrete Post & Panel Fence
- 450mm High Brick Wall with 450mm High Black Metal Railings
- Existing Tree
- New Tree
- Medium Height Shrubs
- Buff Paving (450x450 Paving)
- Grass
- Asphalt/ Tarmac
- (A) Timber Cycle Store (SBD Compliant)
- (B) Brick Bin Enclosure

Rev	Date	By	Remarks
P01	16.01.23	HR	First Issue.

Client: Southway Housing Trust

Project No. / Project Name: 22-043 / Southway Infill - Rainford Avenue

Drawing Name: Proposed Site Plan

Drawing Purpose: **INFORMATION**

Project:	Origin.:	Vol/Sys:	Level:	Type:	Role:	Drg No.:	Revision
RAI - TRI - Z1 - 00 - DR - A - SK003							**P01**

Status	Scale @ A2	Drawn	Check.	Date
S0	1 : 200	HR	HR	01/09/23

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0m 2m 4m 10m

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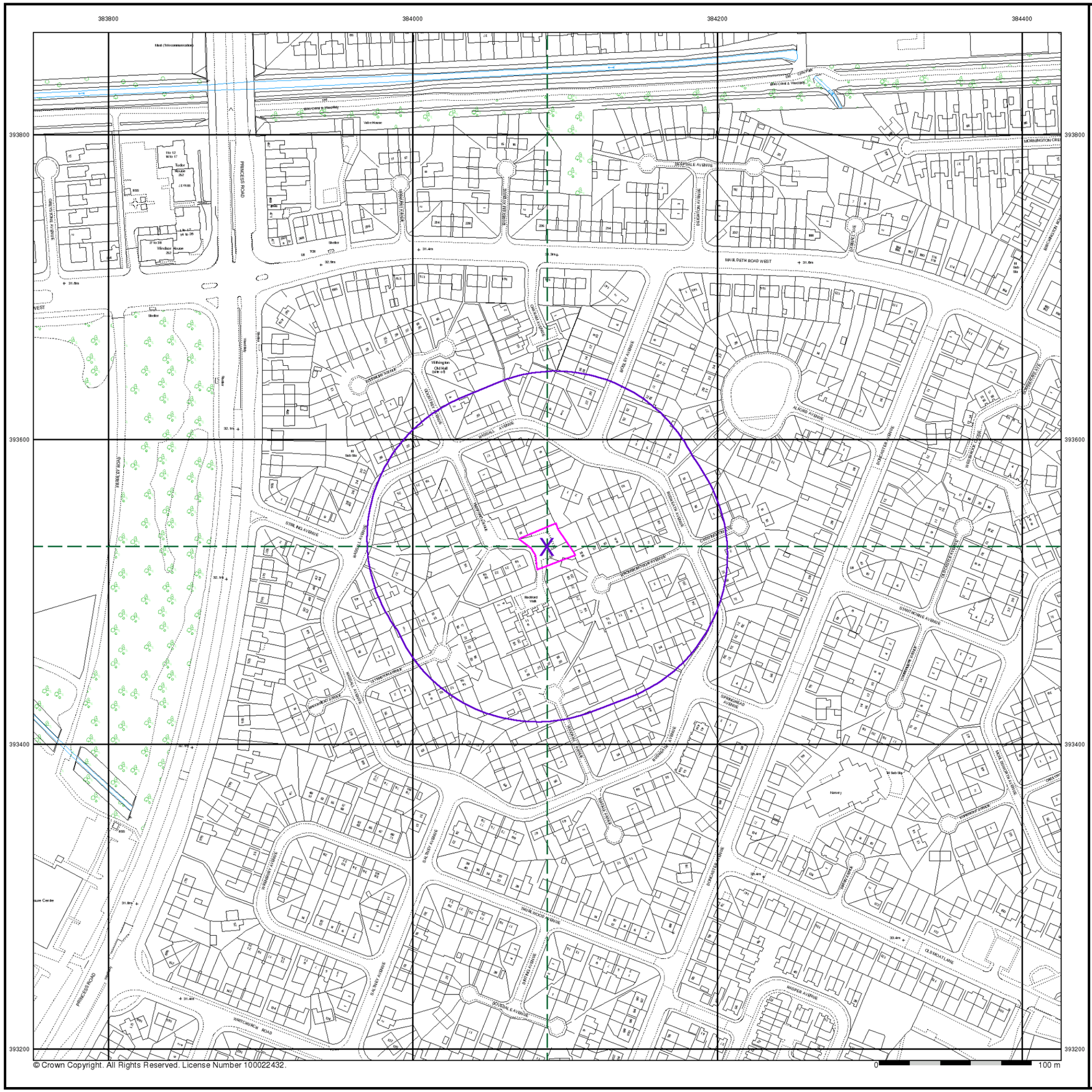

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Envirocheck®

LANDMARK INFORMATION GROUP®

General

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

Agency and Hydrological

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

Hazardous Substances

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

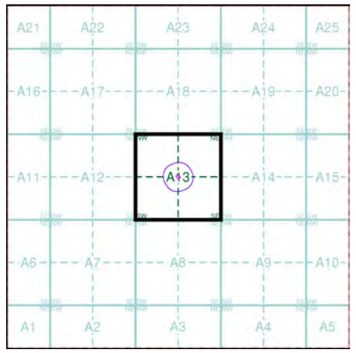
Geological

- BGS Recorded Mineral Site

Waste

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

Site Sensitivity Map - Segment A13



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Order Details

Order Number:	191872429_1_1
Customer Ref:	M20 1BR
National Grid Reference:	384090, 393530
Slice:	A
Site Area (Ha):	0.06
Plot Buffer (m):	100

Site Details

13, Rainford Avenue, MANCHESTER, M20 1BR

Landmark INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

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Envirocheck® Report:

Datasheet

Order Details:

Order Number:
191872429_1_1

Customer Reference:
M20 1BR

National Grid Reference:
384090, 393530

Slice:
A

Site Area (Ha):
0.06

Search Buffer (m):
250

Site Details:

13, Rainford Avenue
MANCHESTER
M20 1BR

Client Details:

Mr D Lord
Worms Eye Ltd
52 Bank Parade
Burnley
Lancashire
BB11 1TS

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Introduction

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

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Radon Potential dataset Copyright Notice

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Summary

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

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Summary

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Waste			
BGS Recorded Landfill Sites			
Historical Landfill Sites			
Integrated Pollution Control Registered Waste Sites			
Licensed Waste Management Facilities (Landfill Boundaries)			
Licensed Waste Management Facilities (Locations)			
Local Authority Landfill Coverage	pg 2	1	n/a
Local Authority Recorded Landfill Sites			
Potentially Infilled Land (Non-Water)			
Potentially Infilled Land (Water)	pg 2		2
Registered Landfill Sites			
Registered Waste Transfer Sites			
Registered Waste Treatment or Disposal Sites			
Hazardous Substances			
Control of Major Accident Hazards Sites (COMAH)			
Explosive Sites			
Notification of Installations Handling Hazardous Substances (NIHHS)			
Planning Hazardous Substance Consents			
Planning Hazardous Substance Enforcements			

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Summary

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Geological			
BGS 1:625,000 Solid Geology	pg 3	Yes	n/a
BGS Estimated Soil Chemistry	pg 3	Yes	Yes
BGS Recorded Mineral Sites			
BGS Urban Soil Chemistry			
BGS Urban Soil Chemistry Averages			
CBSCB Compensation District			n/a
Coal Mining Affected Areas			n/a
Mining Instability			n/a
Man-Made Mining Cavities			
Natural Cavities			
Non Coal Mining Areas of Great Britain			
Potential for Collapsible Ground Stability Hazards	pg 3	Yes	
Potential for Compressible Ground Stability Hazards			
Potential for Ground Dissolution Stability Hazards			
Potential for Landslide Ground Stability Hazards	pg 3	Yes	
Potential for Running Sand Ground Stability Hazards	pg 3	Yes	Yes
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 3	Yes	
Radon Potential - Radon Affected Areas			n/a
Radon Potential - Radon Protection Measures			n/a
Industrial Land Use			
Contemporary Trade Directory Entries	pg 5		2
Fuel Station Entries			
Points of Interest - Commercial Services	pg 5		1
Points of Interest - Education and Health			
Points of Interest - Manufacturing and Production			
Points of Interest - Public Infrastructure			
Points of Interest - Recreational and Environmental			
Gas Pipelines			
Underground Electrical Cables			

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Summary

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

Agency & Hydrological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (SE)	0	1	384088 393530
	Nearest Surface Water Feature None				
	River Quality Name: Cringle Bk GQA Grade: River Quality B Reach: Qsl At Heaton Chapel To Platt Bk Estimated Distance (km): 4.8 Flow Rate: Flow less than 0.31 cumecs Flow Type: River Year: 2000	A13NE (NE)	184	2	384239 393656
	River Quality Name: Chorlton Bk GQA Grade: River Quality B Reach: Cringle Bk To Mersey Estimated Distance (km): 4.5 Flow Rate: Flow less than 0.31 cumecs Flow Type: River Year: 2000	A13NW (NW)	189	2	383933 393665
	Groundwater Vulnerability Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise Map Sheet: Sheet 17 Derbyshire & North Staffordshire Scale: 1:100,000	A13SW (SE)	0	2	384088 393530
	Drift Deposits Drift Deposit: Low permeability drift deposits occuring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium Map Sheet: Sheet 17 Derbyshire & North Staffordshire Scale: 1:100,000	A13SW (SE)	0	2	384088 393530
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A13SW (SE)	0	3	384088 393530
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - Undifferentiated	A13SW (SE)	0	3	384088 393530
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (NE)	131	2	384145 393665
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SW (S)	185	2	384080 393330
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NW (N)	172	2	384087 393717
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
	OS Water Network Lines None				

Waste

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: Manchester City Council - Had landfill data but passed it to the relevant environment agency		0	4	384088 393530
1	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1908	A13NW (N)	104	-	384068 393645
2	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A13NW (NW)	134	-	383992 393644

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Triassic Rocks (Undifferentiated)	A13SW (SE)	0	1	384088 393530
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13SW (SE)	0	1	384088 393530
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: <15 mg/kg	A13SE (SE)	173	1	384200 393379
	BGS Measured Urban Soil Chemistry No data available				
	BGS Urban Soil Chemistry Averages No data available				
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (SE)	0	1	384088 393530
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (SE)	0	1	384088 393530
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (SE)	0	1	384088 393530
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (SE)	0	1	384088 393530
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (SE)	0	1	384088 393530
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	10	1	384068 393518
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	173	1	384213 393388
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	173	1	384200 393379
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (SE)	0	1	384088 393530
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	10	1	384068 393518

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	173	1	384200 393379
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13SW (SE)	0	1	384088 393530
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13SW (SE)	0	1	384088 393530

Industrial Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
3	**Contemporary Trade Directory Entries** Name: Clean Fresh Location: 9, Hassall Avenue, Manchester, M20 1PG Classification: Carpet, Curtain & Upholstery Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (N)	48	-	384083 393591
4	**Contemporary Trade Directory Entries** Name: Withington Dental Care Location: 240, Mauldeth Road West, Withington, Manchester, M20 1BE Classification: Medical & Dental Laboratories **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	240	-	383951 393743
5	**Points of Interest - Commercial Services** Name: S J Location: 18 Thurlwood Avenue, Manchester, M20 1DQ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13SE (S)	215	5	384105 393302

Data Currency

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Manchester City Council - Environmental Health Department	September 2014	Annual Rolling Update
Discharge Consents Environment Agency - North West Region	October 2018	Quarterly
Enforcement and Prohibition Notices Environment Agency - North West Region	March 2013	Annual Rolling Update
Integrated Pollution Controls Environment Agency - North West Region	October 2008	Variable
Integrated Pollution Prevention And Control Environment Agency - North West Region	October 2018	Quarterly
Local Authority Integrated Pollution Prevention And Control Manchester City Council - Environmental Health Department	September 2014	Variable
Local Authority Pollution Prevention and Controls Manchester City Council - Environmental Health Department	September 2014	Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements Manchester City Council - Environmental Health Department	September 2014	Variable
Nearest Surface Water Feature Ordnance Survey	September 2017	
Pollution Incidents to Controlled Waters Environment Agency - North West Region	January 2000	Not Applicable
Prosecutions Relating to Authorised Processes Environment Agency - North West Region	March 2013	Annual Rolling Update
Prosecutions Relating to Controlled Waters Environment Agency - North West Region	March 2013	Annual Rolling Update
Registered Radioactive Substances Environment Agency - North West Region	January 2015	
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	July 2012	Annually
River Quality Chemistry Sampling Points Environment Agency - Head Office	July 2012	Annually
Substantiated Pollution Incident Register Environment Agency - North West Region - South Area	October 2018	Quarterly
Water Abstractions Environment Agency - North West Region	October 2018	Quarterly
Water Industry Act Referrals Environment Agency - North West Region	October 2017	Quarterly
Groundwater Vulnerability Environment Agency - Head Office	April 2015	Not Applicable
Drift Deposits Environment Agency - Head Office	January 1999	Not Applicable
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Source Protection Zones Environment Agency - Head Office	January 2018	Quarterly
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	August 2018	Quarterly

Data Currency

Agency & Hydrological	Version	Update Cycle
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	August 2018	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	August 2018	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	August 2018	Quarterly
Flood Defences Environment Agency - Head Office	August 2018	Quarterly
OS Water Network Lines Ordnance Survey	October 2018	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	October 2013	Annually
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	October 2013	Annually
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	October 2013	Annually
Surface Water Suitability Environment Agency - Head Office	October 2013	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	Annually
Waste	**Version**	**Update Cycle**
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Historical Landfill Sites Environment Agency - Head Office	July 2018	Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - North West Region	October 2008	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - North West Region - South Area	July 2018	Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - North West Region - South Area	October 2018	Quarterly
Local Authority Landfill Coverage Manchester City Council - Planning Department	May 2000	Not Applicable
Local Authority Recorded Landfill Sites Manchester City Council - Planning Department	May 2000	Not Applicable
Potentially Infilled Land (Non-Water) Landmark Information Group Limited	December 1999	Not Applicable
Potentially Infilled Land (Water) Landmark Information Group Limited	December 1999	Not Applicable
Registered Landfill Sites Environment Agency - North West Region - South Area	March 2003	Not Applicable
Registered Waste Transfer Sites Environment Agency - North West Region - South Area	March 2003	Not Applicable
Registered Waste Treatment or Disposal Sites Environment Agency - North West Region - South Area	March 2003	Not Applicable

Data Currency

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	April 2018	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	Variable
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements Manchester City Council - Planning Department	February 2016	Variable
Planning Hazardous Substance Consents Manchester City Council - Planning Department	February 2016	Variable

Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	Not Applicable
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	October 2015	Annually
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	November 2018	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011	Not Applicable
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	Annual Rolling Update
Mining Instability Ove Arup & Partners	October 2000	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	Annually

Data Currency

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	November 2018	Quarterly
Fuel Station Entries Catalist Ltd - Experian	November 2018	Quarterly
Gas Pipelines National Grid	July 2014	
Points of Interest - Commercial Services PointX	September 2018	Quarterly
Points of Interest - Education and Health PointX	September 2018	Quarterly
Points of Interest - Manufacturing and Production PointX	September 2018	Quarterly
Points of Interest - Public Infrastructure PointX	September 2018	Quarterly
Points of Interest - Recreational and Environmental PointX	September 2018	Quarterly
Underground Electrical Cables National Grid	December 2015	

Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	August 2018	Bi-Annually
Areas of Adopted Green Belt Manchester City Council	August 2018	As notified
Areas of Unadopted Green Belt Manchester City Council	August 2018	As notified
Areas of Outstanding Natural Beauty Natural England	August 2018	Bi-Annually
Environmentally Sensitive Areas Natural England	January 2017	
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	August 2018	Bi-Annually
Marine Nature Reserves Natural England	January 2018	Bi-Annually
National Nature Reserves Natural England	August 2018	Bi-Annually
National Parks Natural England	April 2017	Bi-Annually
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	October 2015	
Ramsar Sites Natural England	August 2018	Bi-Annually
Sites of Special Scientific Interest Natural England	October 2018	Bi-Annually
Special Areas of Conservation Natural England	August 2018	Bi-Annually
Special Protection Areas Natural England	August 2018	Bi-Annually

Data Suppliers

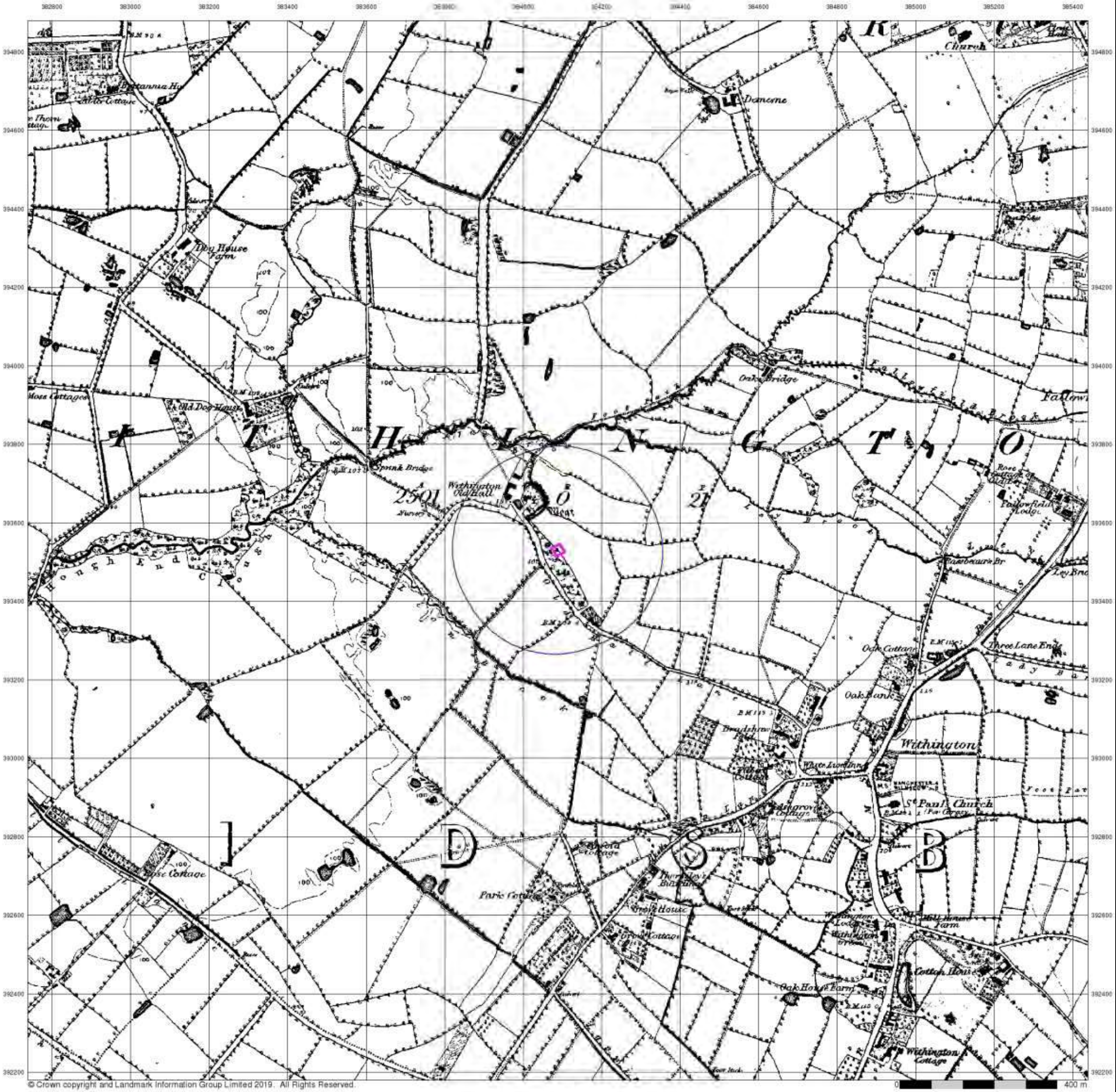
A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	Map data
Environment Agency	Environment Agency
Scottish Environment Protection Agency	SEPA Scottish Environment Protection Agency
The Coal Authority	The Coal Authority
British Geological Survey	British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL
Centre for Ecology and Hydrology	Centre for Ecology & Hydrology NATURAL ENVIRONMENT RESEARCH COUNCIL
Natural Resources Wales	Cyfoeth Naturiol Cymru Natural Resources Wales
Scottish Natural Heritage	SCOTTISH NATURAL HERITAGE
Natural England	NATURAL ENGLAND
Public Health England	Public Health England
Ove Arup	ARUP
Peter Brett Associates	pba peterbrett

Useful Contacts

Contact	Name and Address	Contact Details
1	**British Geological Survey - Enquiry Service** British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	**Environment Agency - National Customer Contact Centre (NCCC)** PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	**Environment Agency - Head Office** Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
4	**Manchester City Council - Planning Department** Town Hall, Manchester, Greater Manchester, M60 2LA	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
5	**PointX** 7 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
6	**Manchester City Council** Town Hall, Albert Square, Manchester, Greater Manchester, M60 2JT	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
7	**Natural England** County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
-	**Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards** Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	**Landmark Information Group Limited** Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

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



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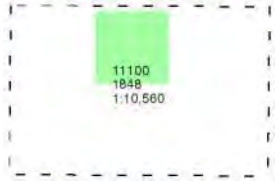
Lancashire And Furness

Published 1848

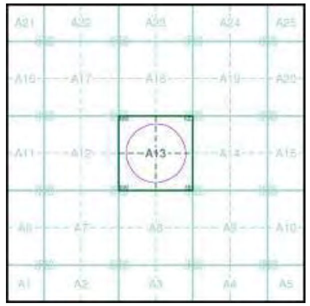
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



N

Order Details

Order Number:	191872429_1_1
Customer Ref:	M20 1BR
National Grid Reference:	384090, 393530
Slice:	A
Site Area (Ha):	0.06
Search Buffer (m):	250

Site Details

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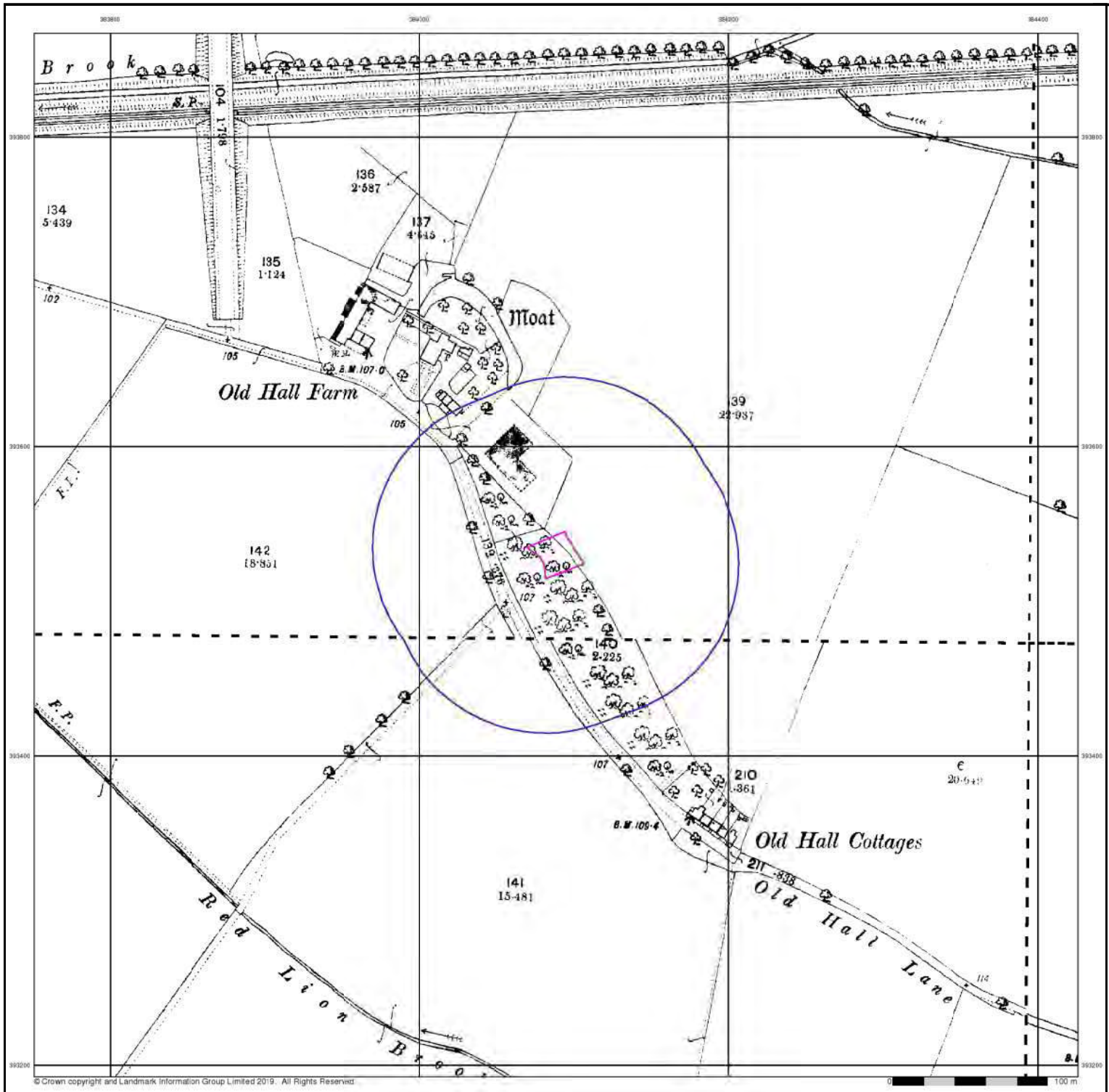
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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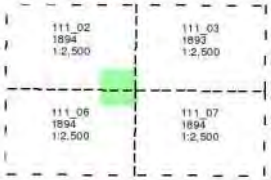
Lancashire And Furness

Published 1893 - 1894

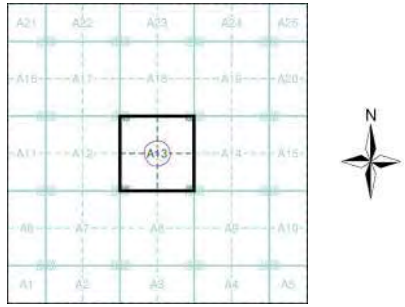
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:	191872429_1_1
Customer Ref:	M20 1BR
National Grid Reference:	384090, 393530
Slice:	A
Site Area (Ha):	0.06
Search Buffer (m):	100

Site Details

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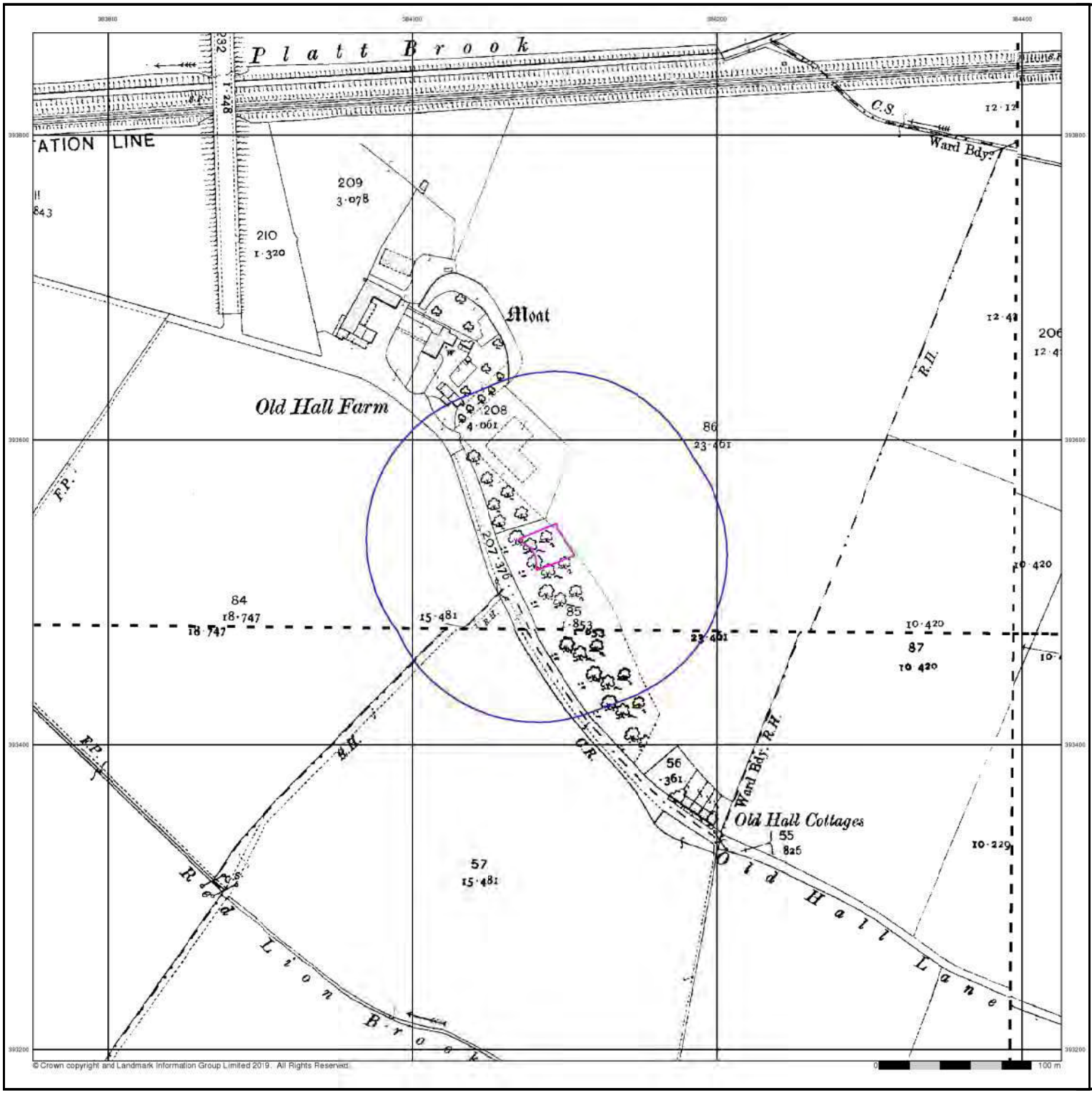

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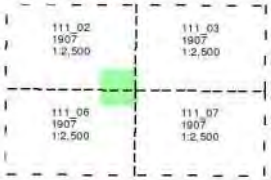
Lancashire And Furness

Published 1907

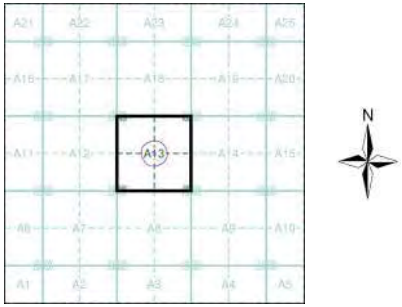
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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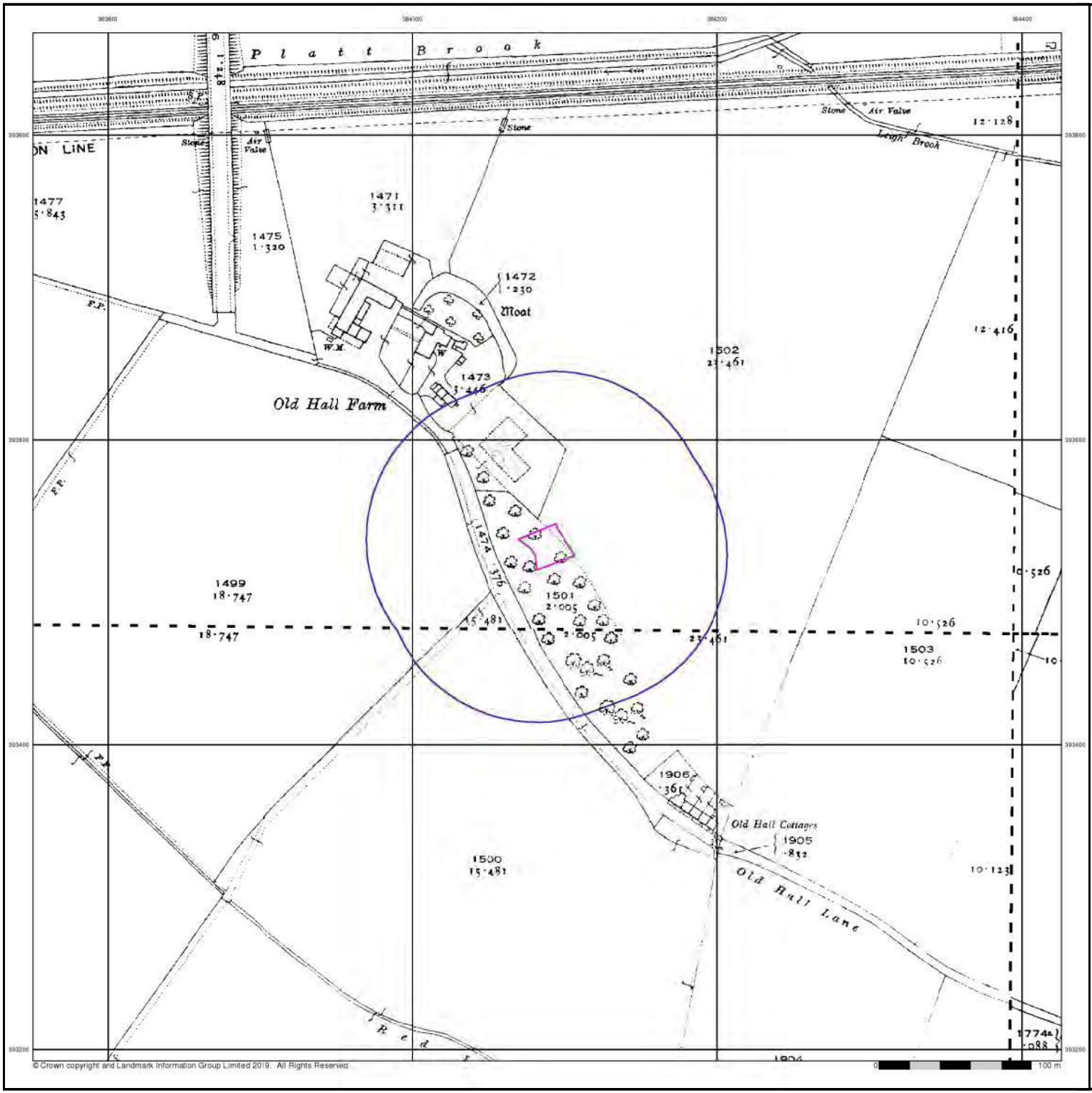

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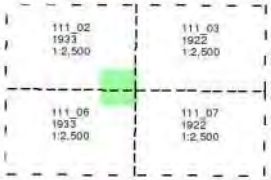
Lancashire And Furness

Published 1922 - 1933

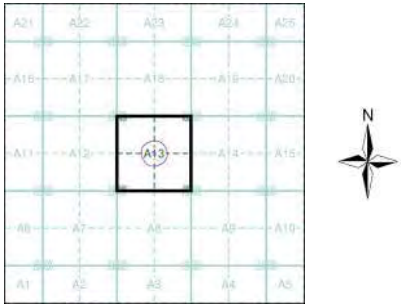
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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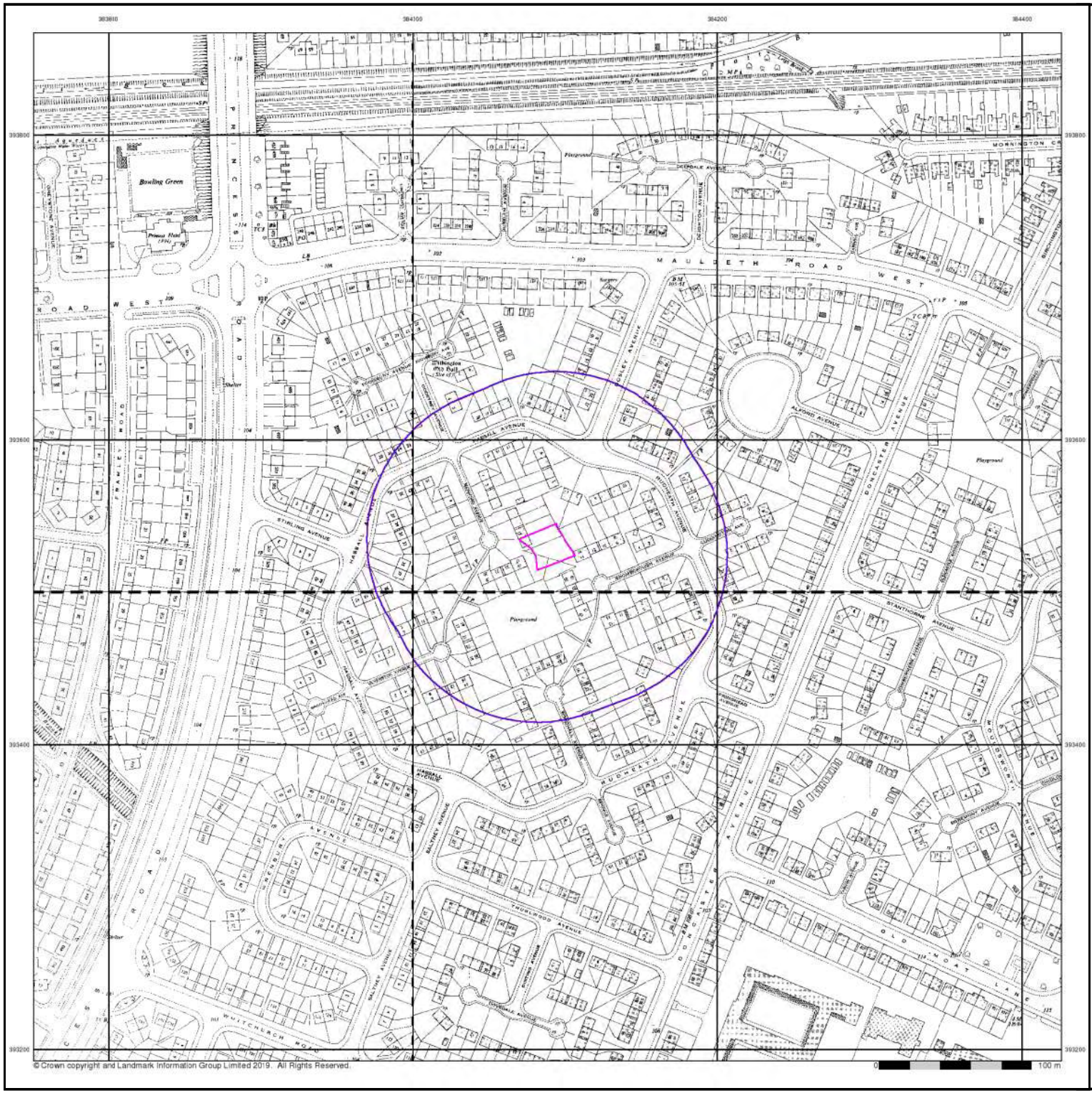

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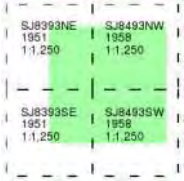
Ordnance Survey Plan

Published 1951 - 1958

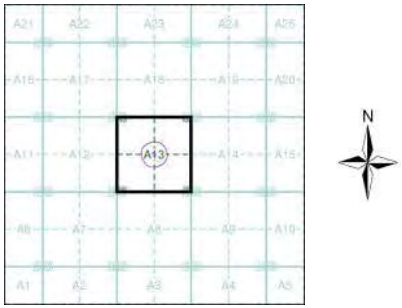
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:	191872429_1_1
Customer Ref:	M20 1BR
National Grid Reference:	384090, 393530
Slice:	A
Site Area (Ha):	0.06
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Site Details

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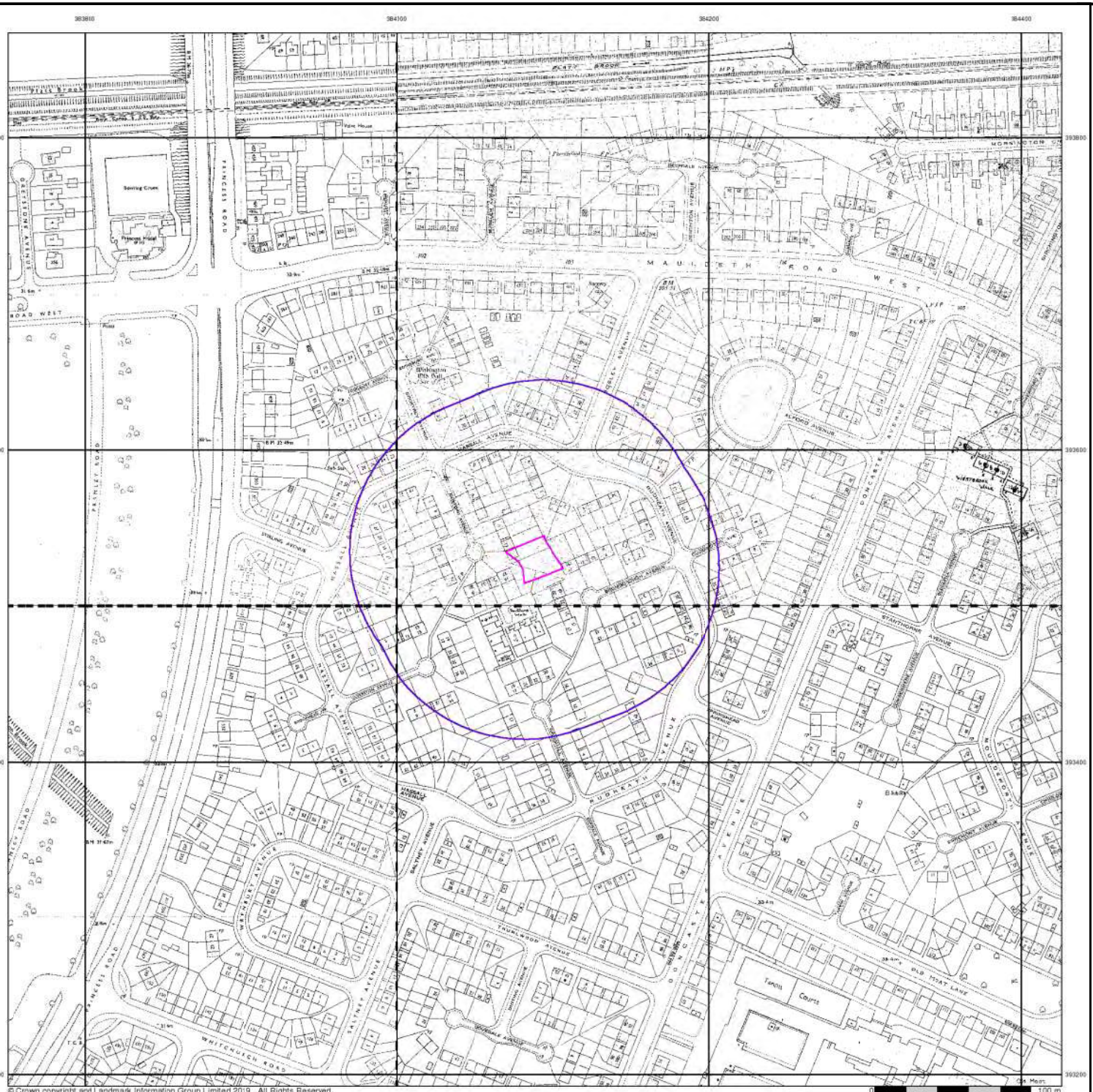

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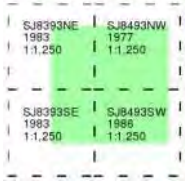
Additional SIMs

Published 1977 - 1986

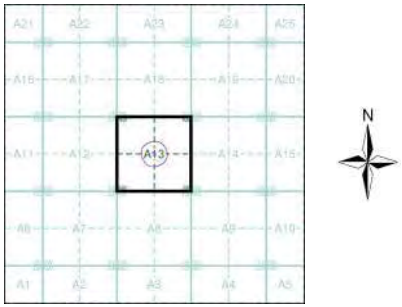
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's `Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:	191872429_1_1
Customer Ref:	M20 1BR
National Grid Reference:	384090, 393530
Slice:	A
Site Area (Ha):	0.06
Search Buffer (m):	100

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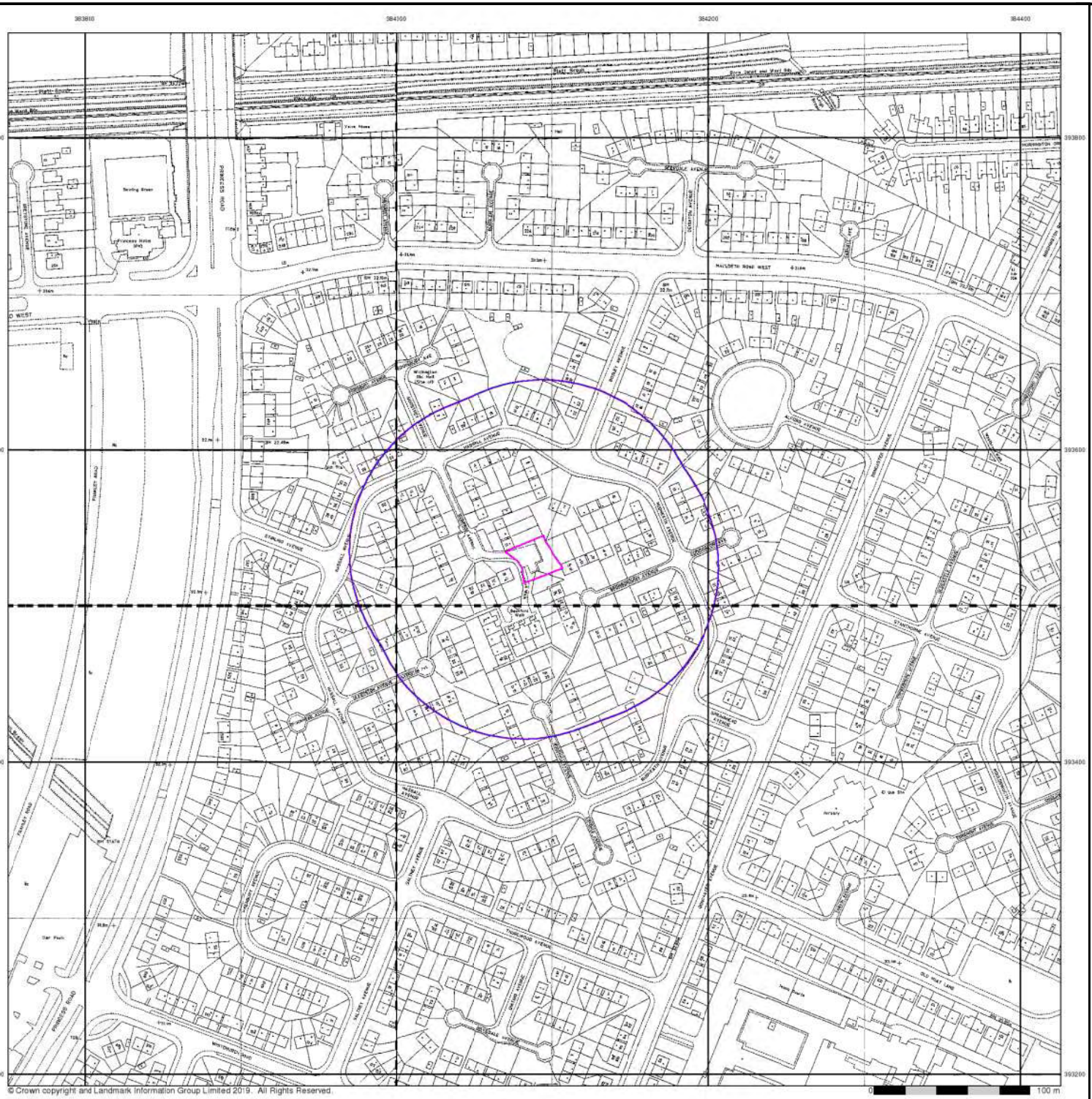

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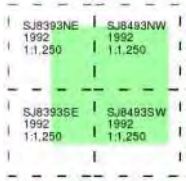
Large-Scale National Grid Data

Published 1992

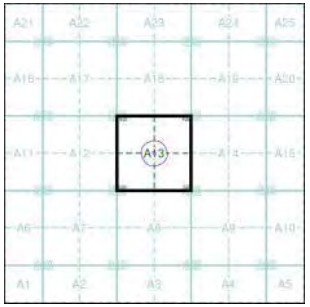
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



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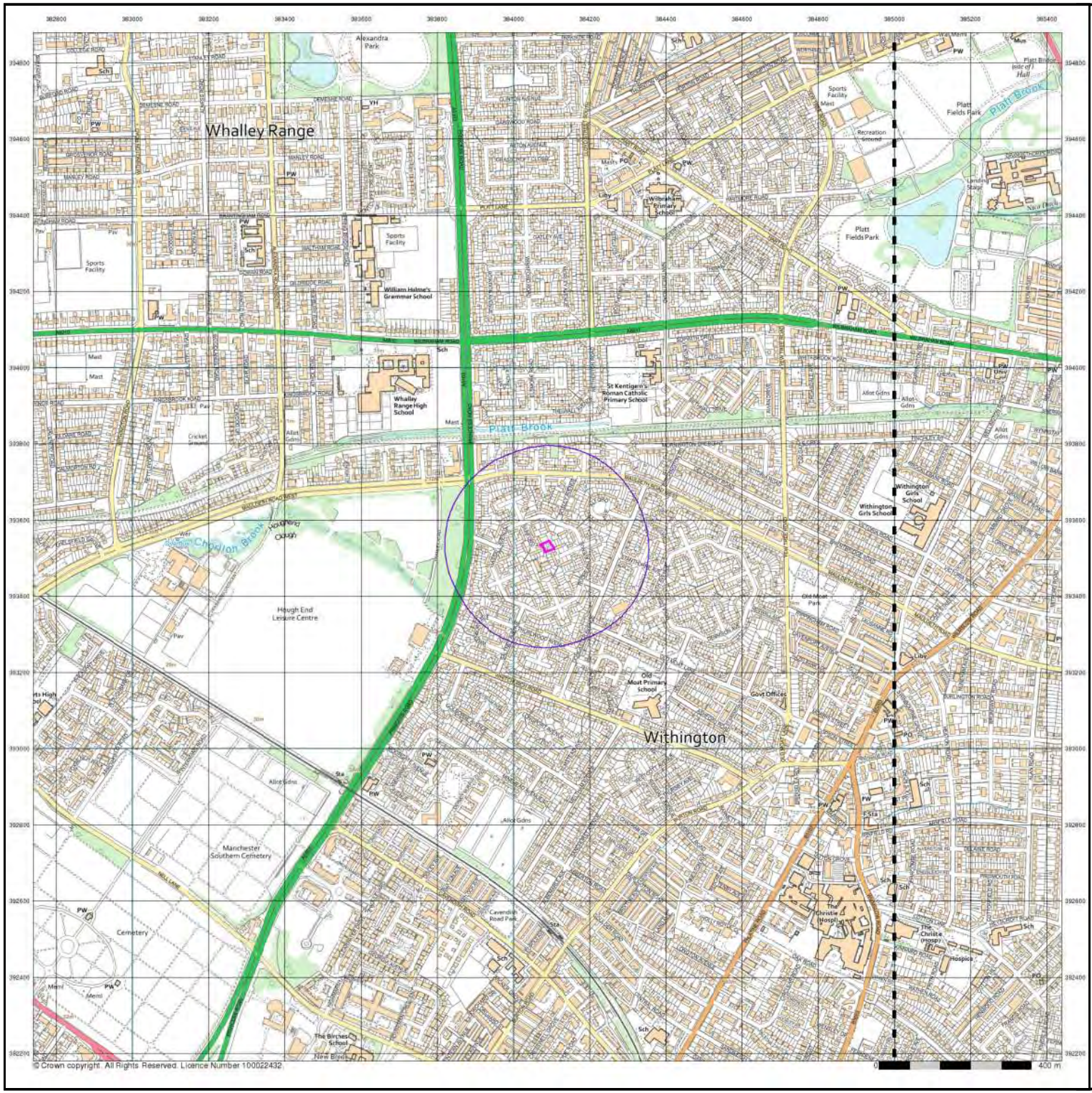

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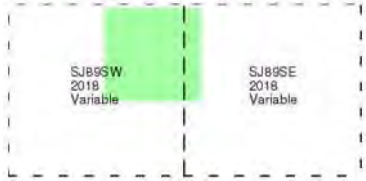
VectorMap Local

Published 2018

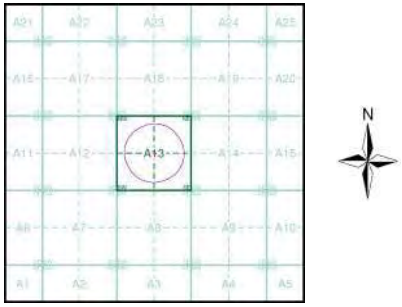
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities),1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

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Customer Ref:	M20 1BR
National Grid Reference:	384090, 393530
Slice:	A
Site Area (Ha):	0.06
Search Buffer (m):	250

Site Details

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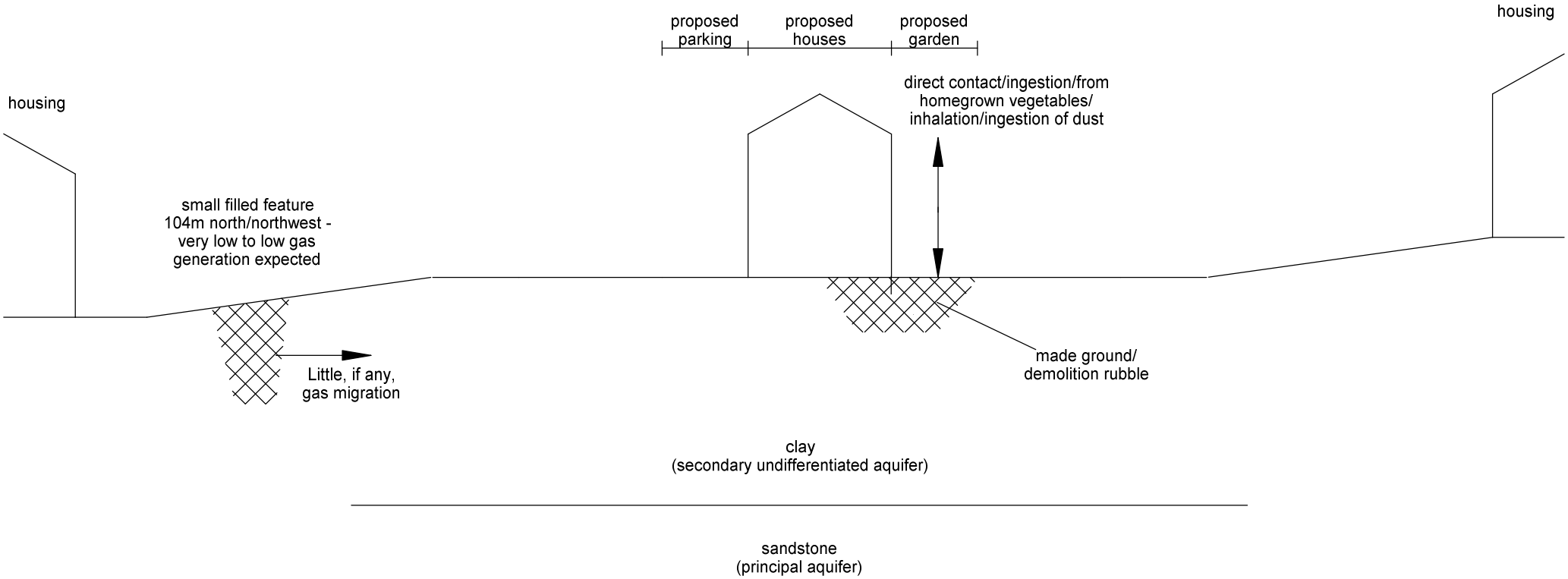
site was formerly occupied by a house and made ground/demolition rubble is present

potential contaminants: heavy metals, cyanide, sulphate, asbestos, TPHs, PAHs

low risk to householders anticipated

no risk to controlled waters expected

no gas risk present

radon protection not required

Rainford Avenue, **Manchester, M20 1BR** **Conceptual Model based on PRA** **Not to scale 01.02.23**	WORMS EYE