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Phase 1 Desk Study Site Investigation Report

LOCATION	Proposed Development, Land Adj. 47/47a Spear Street, Manchester M4 1LE
ISSUE DATE	June 2023
FOR	Zidane Projects c/o Materials Studio
CLIENT REF.	
OUR REF.	G23115

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1. Introduction

In accordance with the instructions of Mr D WIlliams, Geoinvestigate Ltd has carried out a Phase 1 Desk Study Investigation of land adjacent to 47/47a Spear Street, Manchester M4 1LE.

The site currently comprises an area of land some 0.01ha in size with access from Spear Street to the south. The site was previously laid to hardstanding and forms a disused space between buildings. The site has now been cleared and dug out to the hardstanding basement floor.

It is understood that the site is being redeveloped with a multiple storey mixed residential/commercial building consisting of 5 apartments on the first to fifth floors, with the ground floor and basement containing office space.

The purpose of the Phase 1 Desk Study investigation was to review the historical land use information on the site in order to provide an assessment of the potential geotechnical/foundation problems together with a qualitative contamination and ground gas risk assessment.

The location of the site is shown on the Groundsure Enviro+Geo Insight report provided in the appendices of this report.

2. Scope of Works

The investigation comprised a review of the following information;

- An extract from the 1: 50,000 Solid & Drift geological map (BGS Sheet 85 – Manchester).
- Historical OS maps of various scales dating back to 1857 (presented in Appendix 1).
- Observations from a walkover study carried out by Stuart Howe of Geoinvestigate.
- A GroundSure Enviro+Geo Insight Report. This is included in Appendix 2.
- A Coal Authority report included in Appendix 4

3. Findings of Phase 1 Investigation

3.1 Anticipated Geology

The extract of the 1:50,000 Solid & Drift geological map (BGS Sheet 85 – Manchester) indicates the site to be underlain by a superficial geology of Devensian Till (Diamicton) with an expected bedrock geology of Chester Formation (Sandstone).

BGS borehole records approx. 130m west of the site suggest initial made ground consisting of clay and brick rubble may extend to between 1.2m and 3.0m (with some of the deeper instances including basements) followed by boulder clay.

Boreholes to the east generally found 2.5m-3.0m of rubble and ash fill followed by boulder clay. Boreholes to the south found comparable conditions with the fill only extending to ca. 1.0m.

Pockets/strata of sand or gravel are noted in several of the boreholes

3.2 Historical OS Maps and Historical Land Use

Copies of historical OS maps were obtained for the site covering the period 1848 to 2014. Historical land uses and major features located within the site boundary and externally but potentially within influencing distance are summarised in Table 1 below. The earliest OS map of 1848 shows the site to be in a largely built-up area within Manchester.

Table 1: Summary of Historical OS Map Land Use & Potential Hazard Identification

Map Feature	Location	Appears	Absent	Notes
Buildings	On Site	1850	1891	Unknown use. Probably a residential dwelling. Redeveloped before 1891 map.
Hat Manufactory	95m Northwest	1850	1891	Unlikely to affect site.
Dye Works	100m Northwest	1850	1891	Possible contamination via chemicals used in processes. Unlikely to affect site given distance and clay drift geology.
Timber Yard (multiple)	90m West 95m South 105m East	1850 1850 1850	1891 1891 1891	Unlikely to affect site given distance and clay drift geology.
Brass Foundry	80m Southwest	1850	1891	
Machine Manufactory (multiple)	90m Southwest 30m East	1850 1850	1891 1891	
Thread Winding Mills	75m Southeast	1850	1891	Has associated chimney which is not removed from map until 1908.
Smithy	70m East	1850	1891	Unlikely to affect site given distance and clay drift geology.
Iron Foundry	95m East	1850	1891	
Building	On Site	1891	1999	Probably a residential dwelling (No. 47/47a Spear Street), known to be demolished by 1999. Redevelopment before 1891 and subsequent demolition suggests possible contamination risk, particularly with respect to asbestos.
Tramway	30m Northeast	1891	1948	Sidings along Oldham Street, 30m from site at closest point. Also, 60m south with tracks running along Lever Street with connecting track put in place by 1922. All removed by 1948. Very low risk to site.
Printing Works	20m East	1931	1986	Noted as works by 1960. Building demolished by 1986. Replaced with car park.
Warehouse	90m West 100m West	1931 1931	1948 1980	Unlikely to affect site.
Electricity Substation	98m West	1980	1995	Last noted in 1995 but possible remains.
Bus Station	20m East	1992	2011	Replaced with large commercial building by 2011
Building	20m East	2011	Present	Commercial Structure. Made ground associated with construction possible contaminant.

NB. Arbitrary potential hazard assessment: Higher (amber), Moderate (yellow), Lower (green), Very Low (uncoloured)

A review of the historical OS maps has highlighted the land uses most likely to present (or have presented) a hazard or source of potentially harmful contamination to the study area. The primary concern is previous development/demolition works on the site itself but other features of interest include industrial features apparent from 1850 to 1891 (Manufactories, Foundries, mills etc), and later features such as a nearby bus station.

3.3 GroundSure Enviro + Geo Insight Report

The GroundSure Enviro+Geo Insight Report presented in Appendix 2 provides listings of potentially contaminative current and past land uses together with possible pathway and receptor information. It also covers other potential risks to the site including ground hazards associated with the area's natural geological setting and man-made hazards such as those arising from development activities. A summary of the relevant Report findings is presented in Table 2 below and on the following pages.

Table 2: GroundSure EnviroInsight Summary: Potential Contaminative Uses/Pathways/Receptors

Details	Feature	Location relative to site
Historical Land Use		
Potentially Contaminative Uses	Police Station (3) Unspecified Ground Workings (1) Unspecified Commercial/Industrial (11) Unspecified Wharf (13) Unspecified Pit (1) Bus Station (2) Unspecified Mills (4) Sawmill (6) Unspecified Warehouses (2) Infirmary (1) Disused Canal (2) Railway Sidings (10) Railway Buildings (15) Unspecified Works (1) Goods Station (4) Goods Shed (5) Unspecified Depot (1)	106m Southeast (Closest) 257m Southwest 258m Southwest (Closest) 308m Southeast (Closest) 314m Southwest 320m West (Closest) 341m East (Closest) 354m Southeast (Closest) 367m Southeast (Closest) 400m South (Closest) 424m East (Closest) 425m Northeast (Closest) 425m Northeast (Closest) 426m East 429m Northeast (Closest) 430m Northeast (Closest) 433m Northeast (Closest)
Historical Tanks Database	Unspecified Tank (7)	259m Southeast (Closest)
Historical Energy Features Database	Electricity Substation (24)	94m West (Closest)
Historical Petrol and Fuel Site	Service Garage (1)	231m Southeast
Historical Garage and Motor Vehicle Repair	Garage (49) Service Garage (1)	176m Southwest (Closest) 231m Southeast
Landfill and Other Waste Sites		
Active or Recent Landfill	None within 500m	N/A
Historical landfill (BGS/LA/EA/NRW records)	None within 500m	N/A
Historical waste sites	Waste paper mills (2)	466m Southeast (closest)
Licensed waste sites	ELV Facility (end of life vehicles).	371m Northeast
Waste exemptions	Treating waste exemption (4) Using waste exemption (6)	229m Northeast (closest) 229m Northeast (closest)
Current Land Uses		
Recent or current potentially contaminative land uses	Consumer Products (8) Industrial Products (12) IT, Advertising, Marketing and Media Services (2) Transport, Storage and Delivery (2) Electricity substation (3) Engineering Services (4)	49m Northwest (closest) 49m Northwest (closest) 54m Southwest (closest) 54m Southwest (closest) 97m West (closest) 162m South (closest)
Current or recent petrol stations	Obsolete Unbranded	251m Northeast 386m North
Licensed pollutant release (Part A(2)/B)	Coating Processes (1) Dry Cleaning (1)	127m East 309m West
Radioactive substance authorisation	Disposal Of Radioactive Waste (1)	466m North
Table 2 is continued on the following page		

NB Arbitrary potential hazard assessment: potentially significant (yellow), lower risk (green), or unlikely to be significant (uncoloured). Potential receptors for contamination are highlighted blue.

Table 2 (ctd.): GroundSure EnviroInsight Summary: Potential Contaminative Uses/Pathways/Receptors

Details	Feature	Location relative to site
Current Land Uses (ctd.)		
Pollution Incidents (EA/NRW)	Not Identified (1) Contaminated Water (3) Other Pollutant (1)	311m Southwest 403m East (closest) 450m Southeast
Other features with no records within 500m	HV electricity cables or high pressure gas Pipelines, Part 2a Contaminated Land, COMAH sites, Explosives sites, Hazardous substances, IPC sites, Part A(1) industrial sites, Licensed Discharges to controlled waters, Pollutant releases to public sewers, List 1 and 2 dangerous substances sites, Pollution inventory sites (substances, waste transfers and radioactive waste).	
Hydrogeology		
Superficial aquifer	Secondary Undifferentiated	Onsite
Bedrock aquifer	Principal	Onsite
Groundwater vulnerability	Low	Onsite
Soluble Rock Risk	No records on site	N/A
Groundwater Abstractions	Historical (33) Active (19)	699m Southwest (closest) 876m West (closest)
Surface Water Abstractions	None within 2000m	N/A
Potable Abstractions	Historical (10)	992m Northwest (closest)
Source protection Zones	None within 500m	N/A
Hydrology		
Water network and surface water features	None within 250m	N/A
Water Network (OS MasterMap)	None	N/a
WFD Surface water body catchments	River (1)	On Site
WFD Surface water bodies	River (1)	790m West
WFD Groundwater bodies	Manchester and East Cheshire Permo-Triassic Sandstone Aquifers	Onsite
River and coastal flooding		
Risk of Flooding from Rivers and Sea (RoFRaS)	None within 50m	N/A
Historical Flood Events	None within 250m	N/A
Flood defences	None within 250m	N/A
Flood Zone 2	None within 50m	N/A
Flood Zone 3	None within 50m	N/A
Surface water flooding		
Surface water flooding	Highest risk on site Highest risk within 50m	Negligible 1 in 30 years, 0.1m - 0.3m
Groundwater flooding		
Groundwater flooding	Highest risk on site Highest risk within 50m	Low Low
Environmental designations		
Nitrate Vulnerable Zones	Surface Water (4)	Onsite (closest)
SSSI Zones and Units		
SSSI Impact Risk Zones	Identified contaminative land uses not relevant/proposed for this development.	Onsite
Other features with no records within 2000m	SSSIs, Conserved wetlands (Ramsar) sites (current or proposed), Special areas of conservation (current or possible), Special protection areas (current or possible), local or national nature reserves, ancient woodland, biosphere reserves, forest parks, marine conservation zones, green belt land, nitrate sensitive areas., and SSSI units.	
Visual and cultural designations		
Listed Buildings	Grade II (52)	46m North (closest)
Conservation Areas	Manchester district – Stevenson Square closest (on site).	Onsite
Other features with no records within 250m	World heritage sites, areas of outstanding natural beauty, national parks, Scheduled ancient monuments, and registered parks and gardens.	

Table 2 is continued on the following page

NB Arbitrary potential hazard assessment: potentially significant (yellow), lower risk (green), or unlikely to be significant (uncoloured). Potential receptors for contamination are highlighted blue.

Table 2 (ctd.): GroundSure EnviroInsight Summary: Potential Contaminative Uses/Pathways/Receptors

Details	Feature	Location relative to site
Agricultural and Habitat designations		
Agricultural Land Classification	Urban	Onsite
Other features with no records within 250m	Open access land, tree felling licences, environmental stewardship schemes, and countryside stewardship schemes.	
Habitat designations	None within 250m	N/A
Geology 1:10,000 scale		
Artificial and made ground (10k)	Infilled Ground (1) Made Ground (Undivided) (2)	262m southwest 387m North (closest)
Superficial geology (10k)	Glacial Till	Onsite
Bedrock geology (10k)	Chester Pebble Beds Formation - Sandstone	Onsite
Landslip	None within 500m	N/A
Bedrock faults and other linear features (10k)	Normal fault, inferred (2)	112m Southwest (closest)
Geology 1:50,000 scale		
Artificial and made ground (50k)	Made Ground (Undivided) (2)	387m North (closest)
Superficial geology (50k)	Glacial Till	Onsite
Superficial Permeability (50k)	Mixed (high to low)	Onsite
Bedrock geology (50k)	Chester Formation - Sandstone	Onsite
Bedrock permeability (50k)	Mixed (high to moderate)	Onsite
Bedrock faults and other linear features (50k)	Fault, inferred (2)	112m Southwest(closest)
Natural ground subsidence		
Shrink swell clays	Very Low	Onsite
Running sands	Very Low	Onsite
Compressible deposits	Negligible	Onsite
Collapsible deposits	Very Low	Onsite
Landslides	Very Low	Onsite
Ground dissolution of soluble rocks	Negligible	Onsite
Mining, ground workings and natural cavities		
No records within search radii	Natural cavities, Britpits, surfaced ground workings, underground workings, historical mineral planning areas, brine areas, gypsum areas, tin mining, and clay mining.	
Non-coal mining	Vein Mineral	984m East
JPB mining areas	Records within 1000m, probably as above entry.	Onsite
Coal mining	The site is located within a coal mining area as defined by the Coal Authority. See next section.	Onsite
Radon Risk		
Radon Risk	Less than 1%. No protection required	Onsite
Soil chemistry		
Mostly near normal levels recorded though slightly elevated arsenic, lead and chromium might be expected.		
Railway infrastructure and projects		
No records within search radii	Underground Railways (London and non-London), railway tunnels, historical railway and tunnel features, royal mail tunnels, historical railways, Crossrail 1, Crossrail 2, and HS2.	

NB Arbitrary potential hazard assessment: possibly a significant hazard (yellow) or unlikely to be hazardous (uncoloured)

The GeoInsight report has highlighted no additional potential risks to the site or the intended development arising due to historical or current land uses and the site's geological setting beyond those already discussed.

3.4 Coal Authority Report Summary

The Coal Authority report shows that the in not in area that could be affected by past mining or present underground or opencast mining. Although there are no plans to grant a licence to remove coal and the site is not likely to be affected by future underground coal mining, reserves of coal do exist in the local area and may be worked sometime in the future.

There are no known mine entries within 20m of the site, the report noted no damage notice or claim due to subsidence within 50m, and the CA has no record of any mine gas emissions requiring action.

The findings of the CA report, together with the recorded geology, suggests that there is negligible risk to the proposed development from coal mining legacy.

3.5 Walkover Survey Observations

A site visit was undertaken on the 10th November 2017 by Stuart Howe of Geoinvestigate, an experienced geo-environmental engineer, as part of an earlier desk study exercise. Recent photographs of the site have been provided to Geoinvestigate (see next page) to show the site's current condition.

The site was as described in Section 1 of this report, an area of land some 0.01ha in size with access from Spear Road to the south. The site has been disused for several years with the previous (possible residential building) demolished.

The site forms a small rectangular plot of land with is level and surfaced by gravel hardstanding. A palisade fence and gate allow access from the south-eastern boundary off Spear Street with the walls of the neighbouring multi-storey buildings forming the remaining three boundaries.

The 2017 desks study reported that the previous building had a basement which was subsequently filled with demolition waste during the removal of the building. This demolition waste has subsequently been removed and the site has now been excavated down to the former basement floor. The floor has been left in situ so underlying soils cannot be inspected. Some rubble appears to have been left in situ at the southeastern flank, probably to provide some additional support to the former basement wall adjacent to the road (and to allow access to the excavation).

The inspection of the surface of the site and recent photographs found no obvious evidence of physical hazards or odours, staining, or residues that might be indicative of the presence of chemical (including hydrocarbon) contamination. On the basis of the walkover inspection only, the risk of a serious contamination hazard occurring at this site would be assessed to be low given the current condition of the site and use, although this would depend on the nature and content of the small amount of demolition fill which remains within the site (re. possible asbestos content).

It is likely that minimal made ground or contamination exists below the basement floor level, and also unlikely that any contamination from external sources could have migrated through the till superficial geology to the study site.

The hazardous gas risk at the site, based solely on the findings of the walkover survey, would also be assessed to be low given it is unlikely any substantial gas source exists beneath the site.

It is noted however that despite the apparent lack of evidence of any contamination encountered during the visual inspection described above, any planning application is likely to require confirmation that no contamination is likely to have occurred. Photographs taken during the walkover survey are below:

Site Photographs

Photograph 1 –Looking southeast.



Photograph 2 – Looking northwest.



4. Qualitative Risk Assessment

4.1 Method

In order to assess the potential risks to the site, information obtained on the potential sources of hazard identified in Section 3 have been reviewed and applied to a model of the site. This allows an assessment of the potential sources of contamination to be made by examining the potential pollutant linkages between these and the receptors at the site.

The risk assessment presented comprises a source-pathway-receptor model developed in the context of the intended end use of the site (mixed residential/commercial use).

It is noted that an alternative land use would present different pollutant linkages with more or less vulnerable receptors and differing pathways for exposure. Were the intended land use to be changed at the site a revised risk assessment would be required.

Identified potential sources of hazard or contamination, vulnerable receptors and possible pathways by which they may be exposed are presented in the Conceptual Ground Hazard Model (CGHM) presented in Figure 1, see Section 4.2.

In addition to risks to human health and controlled waters and aquifers posed by contamination and ground gas, the CGHM examines the potential risks to the construction of the development including its buildings from geological or geotechnical hazards.

It allows an overall assessment to be made of the potential hazards and risks to the site and the proposed development with respect to "fitness for purpose". Bedrock geology which is anticipated to underlie the site is assumed to exhibit potentially high permeability and superficial geology is expected to exhibit low permeability.

4.2 Risk Assessment

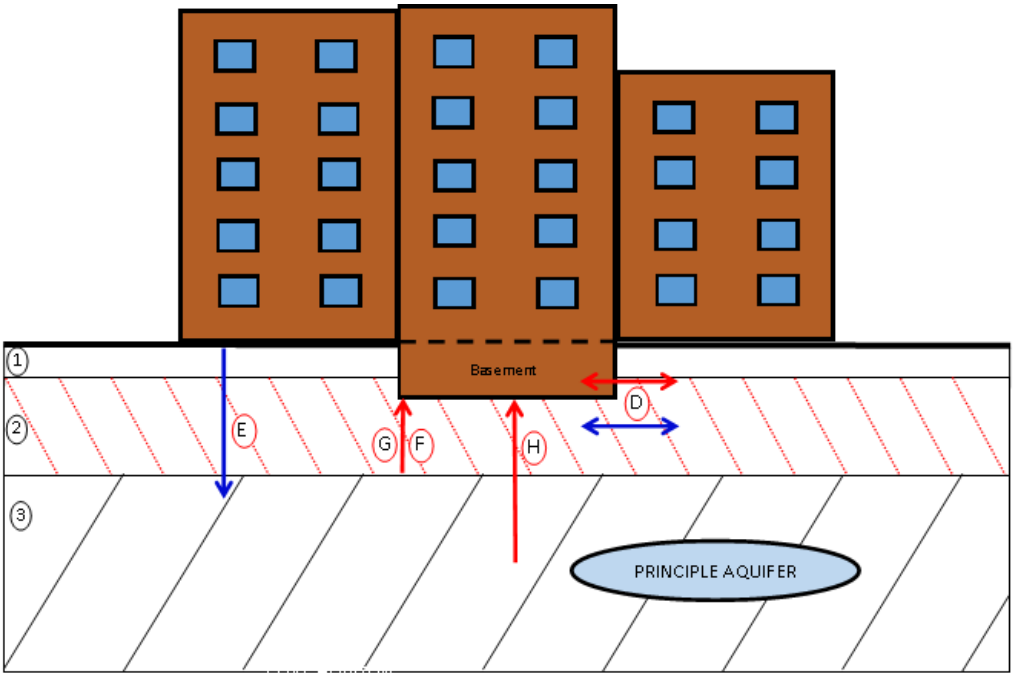
The desk study has highlighted the presence of possible sources of contamination which could potentially affect (or have affected) the site primarily comprising the development and demolition activities on the site itself. Some lesser risks have also been identified associated with nearby historical industrial land uses but these are perhaps unlikely to have significantly affected the study site.

BGS mapping and borehole records both suggest that the superficial deposits will primarily comprise clay soils which would have intrinsically low permeability. As such, it is quite unlikely that a plausible pathway for contamination migration into or out of the site could exist and thus the risk of contamination migration is probably very low.

Some sand/ gravel deposits are recorded in the superficial Till geology but these are generally at depths and unlikely to provide a significant means of contaminant transport/exposure.

Potential receptors at the site would include the end users of the site (residents), workers employed in the construction of the new development, the buildings themselves and their services, plants and vegetation, neighbouring sites (and their users/occupants), nearby surface water and ground water at depth. A representation of the potential hazards and pollutant linkages is shown in Figure 1 overleaf.

Figure 1 – Conceptual Ground Hazard Model of site including a Source, Pathway and Receptor Model



1 POSSIBLE MADE GROUND
2 SUPERFICIAL GEOLOGY — DEVENSIAN TILL
3 BEDROCK GEOLOGY — CHESTER FORMATION (SANDSTONE)

IDENTIFIED HAZARDS Including Potential CONTAMINATION SOURCES

-Construction and demolition of existing buildings on site and any associated made ground.

-Nearby historical potentially contaminative land uses including bus station, smithy, timber yard, brass foundry, printing works, dye works etc.

-Potential hazardous gases sourced from made ground on or close to site.

-Possible geotechnical hazards including shrink-swell clays or poorly consolidated fill materials.

IDENTIFIED RECEPTORS and ASSOCIATED PATHWAY

A— End Users through Direct Contact / Inhalation / Ingestion. Buildings and hard standing will encompass the entire site, removing any pathway to end users through direct contact in these areas.

B— Plants and Trees through uptake. Not considered possible given proposed development layout.

C— End Users through cultivation and consumption of vegetables / fruit. Not considered possible given proposed development layout.

Linkages A-C can largely be discounted due to absence of any exposed soils or soft landscaping in proposed development layout. Vapour risk could exist if mobile contamination could migrate to soils below the basement level though this is considered unlikely given the recorded geology.

D— Neighbouring Sites through lateral migration (in soil and water, including surface water run off).

E— Ground water through leaching of sub-soil.

Linkages D-E also considered unlikely to be present and complete given the recorded clay soils of intrinsically low permeability.

F— Buildings and services through direct contact.

Unlikely to be any significant made ground below basement level but adjacent road/access may be underlain by unknown fill materials. Possible implications on concrete design and water supply pipe material choice.

G— End users and buildings through ground gas migration.

Unlikely to be any significant made ground below basement level but adjacent road/access may be underlain by unknown fill materials. Low gas risk anticipated due to low likelihood of any significant gas source being present. Basement tanking will also offer some intrinsic level of gas protection regardless.

H— Ground surface instability due to the presence of possible fill materials or shrink-swell clays etc.

Made ground is unlikely to offer adequate support for proposed building(s) if present.

Absence of any vegetation suggests that shrink-swell clays will be of little concern.

The CGHM and the summary table below (Table 3) present the most likely potential sources of contamination, gas or geotechnical risk that are considered to be possible either within or near to the study site.

Superficial deposits are anticipated to primarily comprise low permeability clay soils and so significant contamination migration into or out of the site is currently thought unlikely to be possible / have occurred.

Therefore, assuming the worst-case scenario, the potential for harmful contamination to exist at the site from historical sources is assessed to be Very Low owing to the probably absence of any meaningful pathway for contamination migration into or below the study site and the limited number potentially contaminative activities located within/near the study area.

The hazardous gas risk is also currently assessed to be Very Low as it is unlikely that any significant potential hazardous gas source exists at or the site or within influencing distance. Additionally, the basement level will include some degree of waterproofing/tanking and so these will also offer some level of gas protection regardless (ref: CL:AIRE Research Bulletin RB14). However, if deep (>2.0m) made ground is subsequently discovered adjacent to or below the site, this conclusion should be reassessed.

The actual current level of risk to the development and its users can only be ascertained for certain through confirmation of the ground conditions by a Phase 2 intrusive investigation, including a contamination survey, and potentially a gas monitoring survey. However, these risk are likely to be low and such investigation may not be necessary.

The primary remaining concerns for the proposed development would be geotechnical issues. Subsequent intrusive investigation work is recommended to determine appropriate foundation and concrete design information, even though exploration of contamination or ground gas risks are probably not required.

Table 3: Summary of Conceptual Ground Hazard Model

Potential Source	Nature of Hazard	Associated Contaminants	Pathway	Receptor	Preliminary Risk Rating
Historical on site and nearby land use and development Historical Industrial land uses	Inorganic and organic chemical contaminants within soil.	-Trace metals -PAHs -Petroleum Hydrocarbons -Asbestos	-Direct human contact -Ingestion of soil -Ingestion of dust -Inhalation of vapour -Leaching into ground waters -Overground migration (soil and water)	-Site Operatives -End Users -Vegetation -Controlled waters -Structures and services -Neighbouring sites/users	Very Low
Possible made ground	Hazardous ground gas migration.	Landfill-type gases (CO_2, CH_4 etc.)	-Inhalation -Explosion risk	-Site Operatives -End Users -Structures	Very Low
	Ground instability via risk of settlement	N/A	Direct	-End Users -Structures	Low
Shrink-swell clays	Ground instability vegetation influence / heave	N/A	Direct	-End Users -Structures	Very Low

NB. Arbitrary potential hazard assessment: High (red), Moderate (amber), Low (yellow), very Low (green)

5. Conclusions

A summary of the anticipated conditions, risks and implications based on the findings of Sections 3 and 4 of this report is presented in Table 5 below:

Table 5: Summary of Phase 1 Desk Study Findings

Concern	Desk Study Finding	Initial Risk Assessment	Action Required in any Phase 2 Investigation
Radon Gas	N/A	Negligible	None
Normal Foundations	Possible deep fill on or adjacent to the site, but potential competent glacial till expected beneath. Not clear if till will be sufficient to support proposed structure. **Six (6) storey building plus basement proposed.**	Unknown	Borehole investigation to confirm strength of ground with regard to supporting building loads. Soil analysis should also be included to establish risk of concrete attack and possibly shrink-swell clay and vegetation influence risk, or assess strength of the potentially weak soils.
Soakaways	Likely low permeability superficial deposits and unlikely to be a suitable location on site given built up nature of area	Not suitable	N/A
Chemical Contamination	Historical nearby and on-site land use (including some residual demolition rubble made ground) potentially giving rise to a range of inorganic and organic contaminants including asbestos.	Very Low	Unlikely to be any necessary action though asbestos content of remaining rubble fill should be determined to consider risk to construction workers and consequence on waste classification. pH / sulphate content of made ground also of interest for concrete design reasons.
Hazardous Gas	Potential for hazardous gas to migrate from on site & nearby made ground	Very Low	Unlikely to be any necessary action.
Ground Instability/ subsidence	Potential for vegetation influence on shrink-swell clays which may be present, including risk of soil heave.	Very Low	Unlikely to be any necessary action.
	Potential for significant deposits of compressible made/infilled ground.	Low	Borehole investigation to confirm strength of both natural and made ground.

The initial risk assessment provided above is tentative as it is based only on the Phase 1 desk study. The risks will need to be reassessed and may perhaps change significantly becoming higher or lower depending on the results of the Phase 2 intrusive investigation and contamination/gas survey, should these be undertaken.

6. Recommendations

In light of the Phase 1 desk study findings it is recommended that a Phase 2 investigation be undertaken at the site to better explore the possible risks that have been identified. While significant investigation into the contamination and ground gas situation is unlikely to be necessary, a geotechnical appraisal of the site to establish correct foundation requirements is advised.

As there are relative uncertainties, this work is recommended in order to establish the actual site conditions and to properly assess both geotechnical and environmental risks. If considerable made ground is found to be present, then the need for contamination/gas risk assessment should be revisited.

It is recommended that the asbestos content of the remaining demolition rubble be determined in order to properly manage risks to site personnel and to facilitate responsible and appropriate waste disposal.

It should be noted that the scope, extent and cost of any subsequent intrusive investigation work may increase if extensive (suspected) ground contamination, extensive amounts of made ground, or low-strength drift deposits were found to exist at the site and/or the Local Authority or the Environment Agency require additional information.

Before the intrusive investigation can proceed, the scope of the works proposed may need to be agreed with the Local Authority

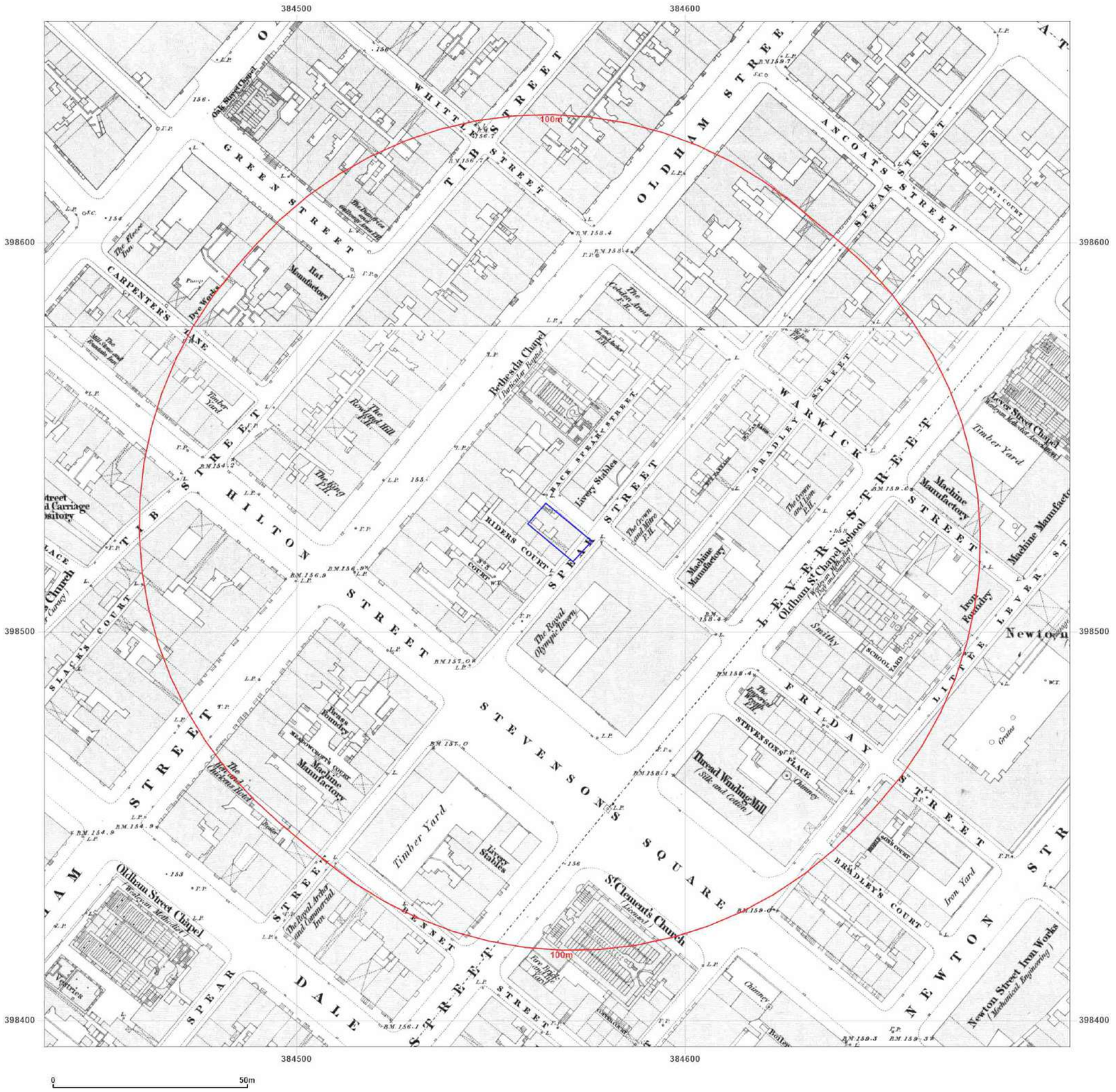
END OF REPORT

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APPENDIX 1

HISTORICAL MAP RECORD



Groundsure INSIGHTS

Site Details:

47, OLDHAM STREET,
MANCHESTER, M4 1LE

Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: 1056 Scale Town Plan

Map date: **1850-1851**

Scale: 1:1,056

Printed at: 1:1,056

N
W E
S

Surveyed 1848
Revised N/A
Edition 1850
Copyright N/A
Levelled N/A

Surveyed 1849
Revised N/A
Edition 1851
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Map legend available at:
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Groundsure INSIGHTS

Site Details:

47, OLDHAM STREET,
MANCHESTER, M4 1LE

Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: County Series Town Plan

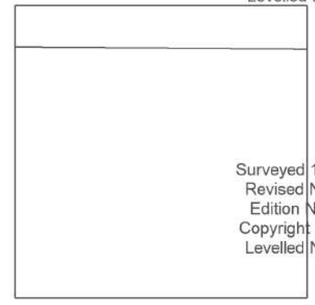
Map date: **1891**

Scale: 1:500

Printed at: 1:1,000

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



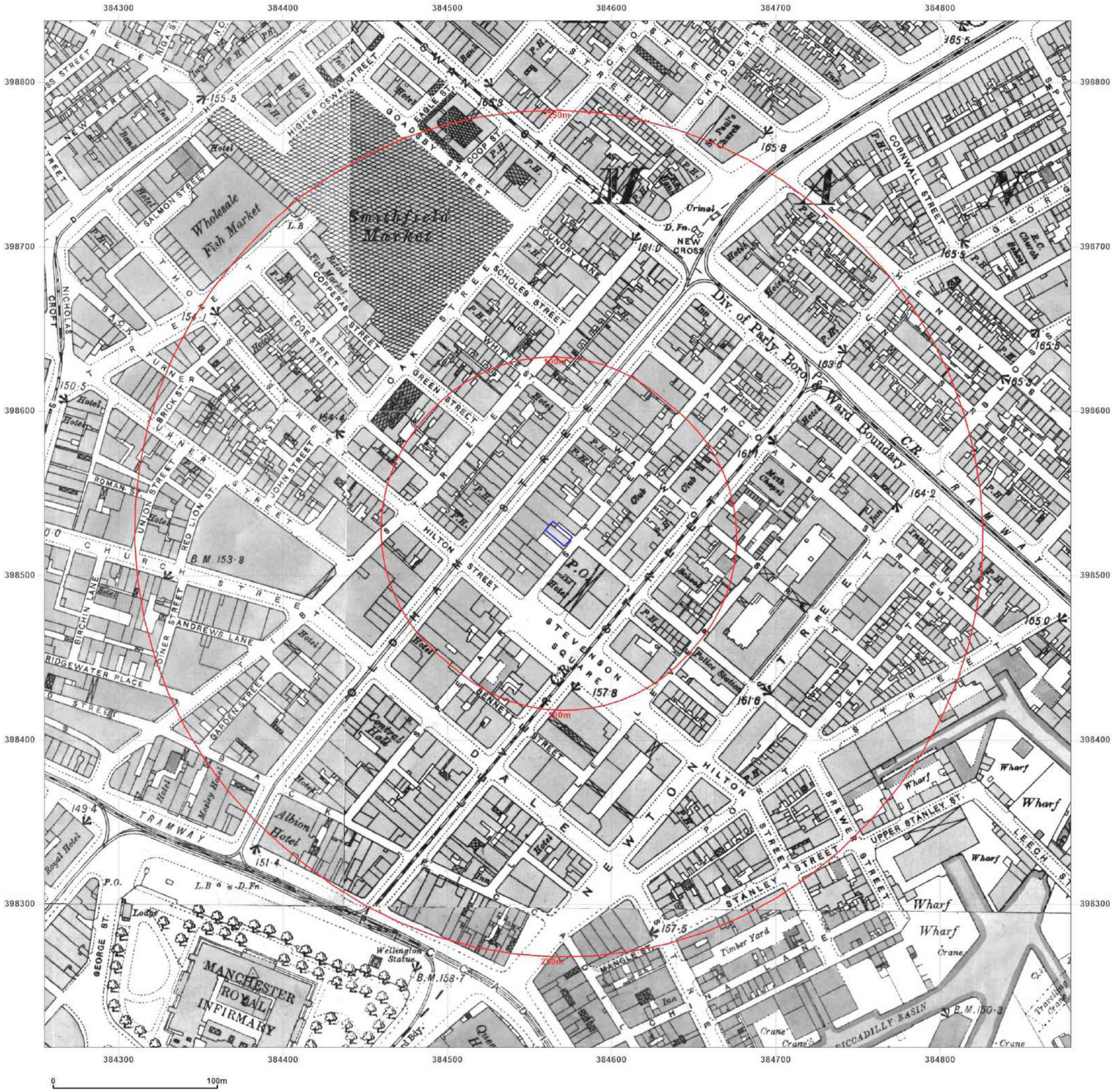
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Site Details:

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MANCHESTER, M4 1LE

Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: County Series

Map date: **1889-1893**

Scale: 1:2,500

Printed at: 1:2,500

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

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

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

Surveyed 1889
Revised N/A
Edition 1889
Copyright N/A
Levelled N/A

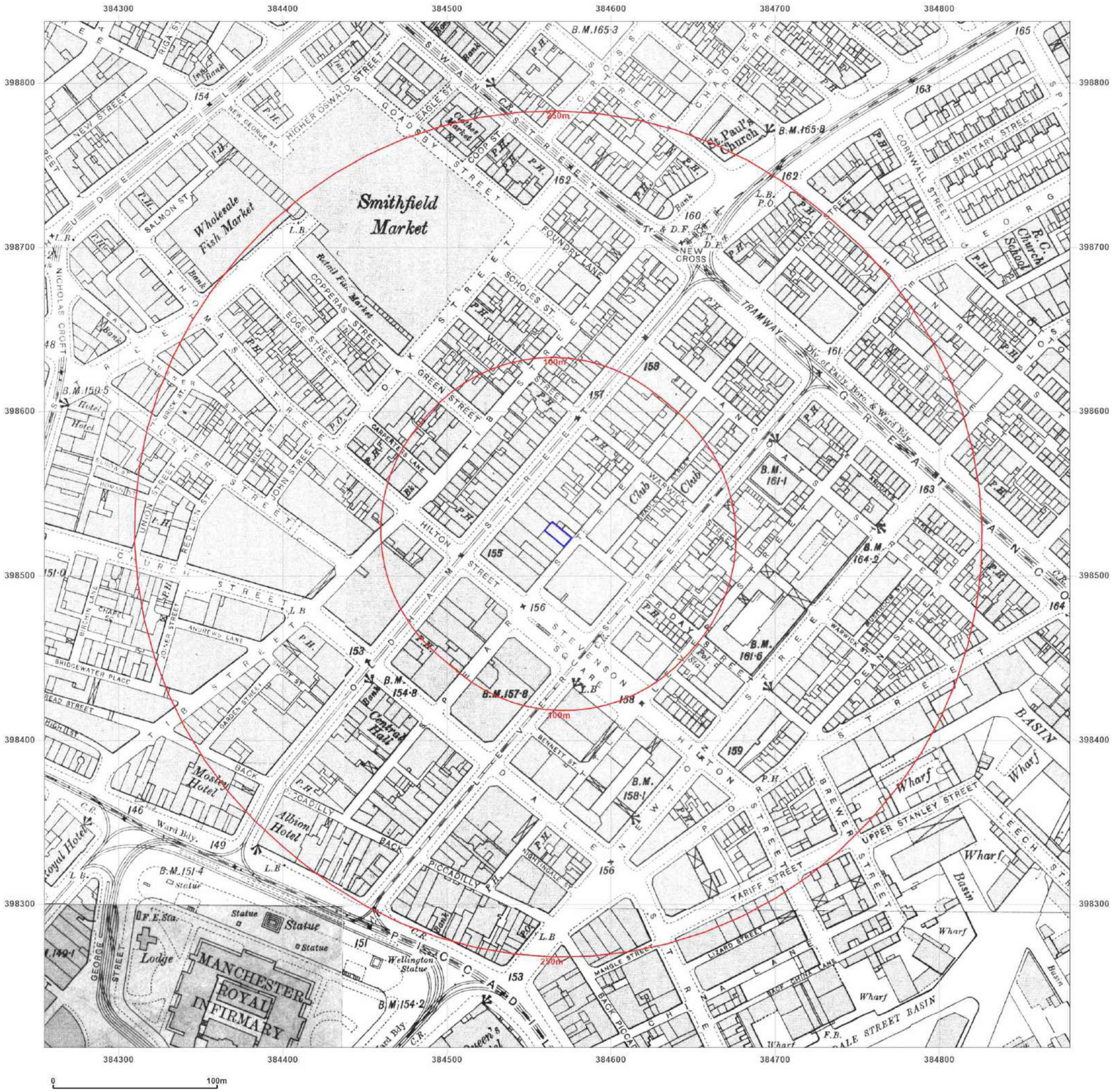
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Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: County Series

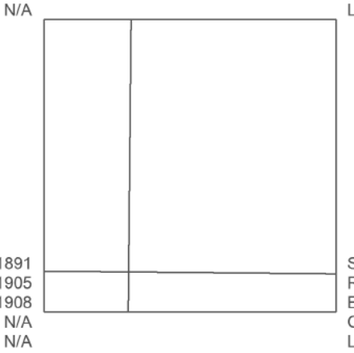
Map date: **1908**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1891
Revised 1905
Edition 1908
Copyright N/A
Levelled N/A



Surveyed 1891
Revised 1905
Edition 1908
Copyright N/A
Levelled N/A

Surveyed 1891
Revised 1905
Edition 1908
Copyright N/A
Levelled N/A

Surveyed 1891
Revised 1905
Edition 1908
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Site Details:

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Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: County Series

Map date: **1922**

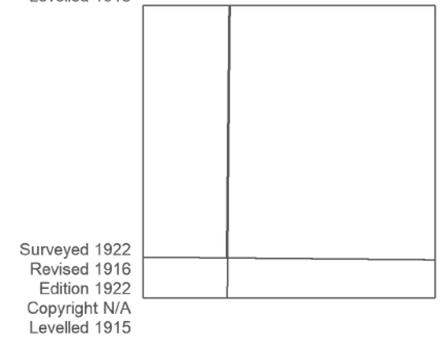
Scale: 1:2,500

Printed at: 1:2,500

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

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



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

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

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Site Details:

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Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: County Series

Map date: **1931-1933**

Scale: 1:2,500

Printed at: 1:2,500

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

Surveyed 1873
Revised 1931
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1873
Revised 1932
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1873
Revised 1932
Edition N/A
Copyright N/A
Levelled 1927

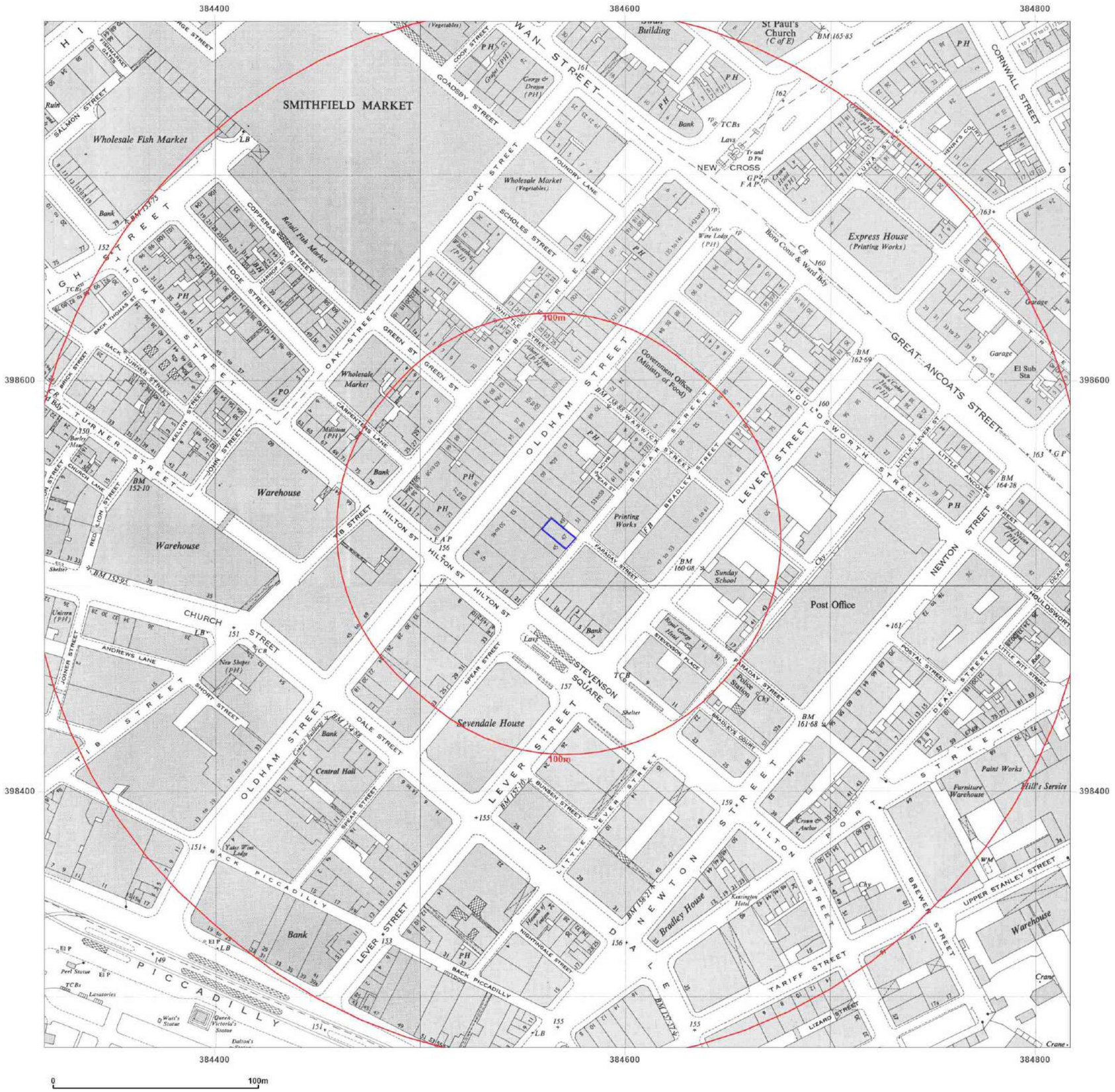
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Site Details:

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Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: National Grid

Map date: **1948-1953**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1948
Revised 1948
Edition N/A
Copyright 1948
Levelled 1929

Surveyed 1948
Revised 1953
Edition N/A
Copyright 1953
Levelled 1929

Surveyed 1948
Revised 1948
Edition N/A
Copyright 1948
Levelled 1929

Surveyed 1948
Revised 1948
Edition N/A
Copyright 1948
Levelled 1929

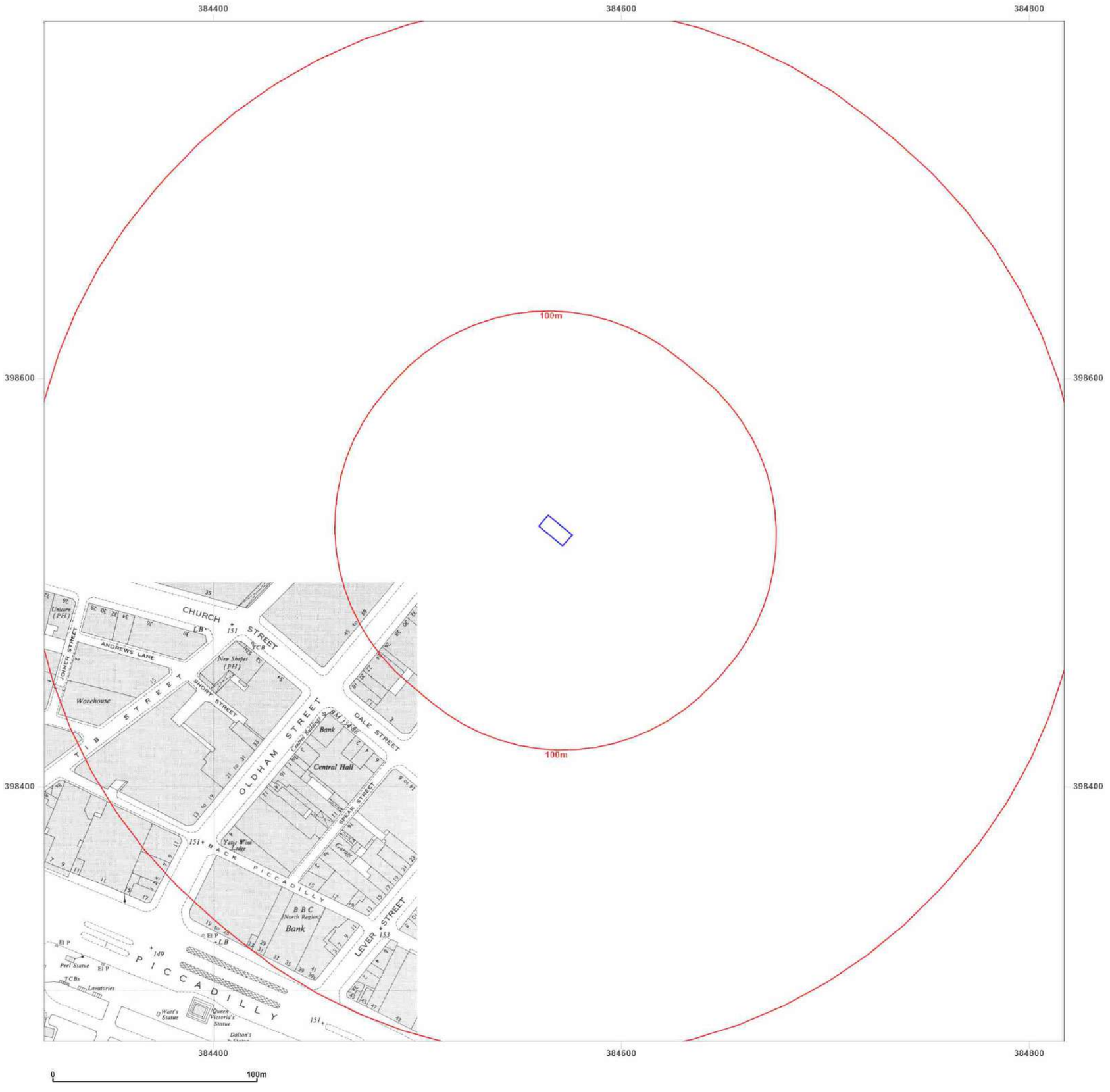
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Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

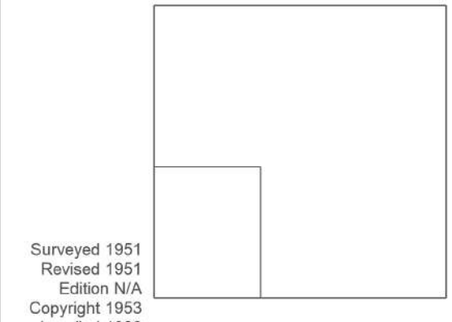
Map Name: National Grid

Map date: **1953**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1951
Revised 1951
Edition N/A
Copyright 1953
Levelled 1929

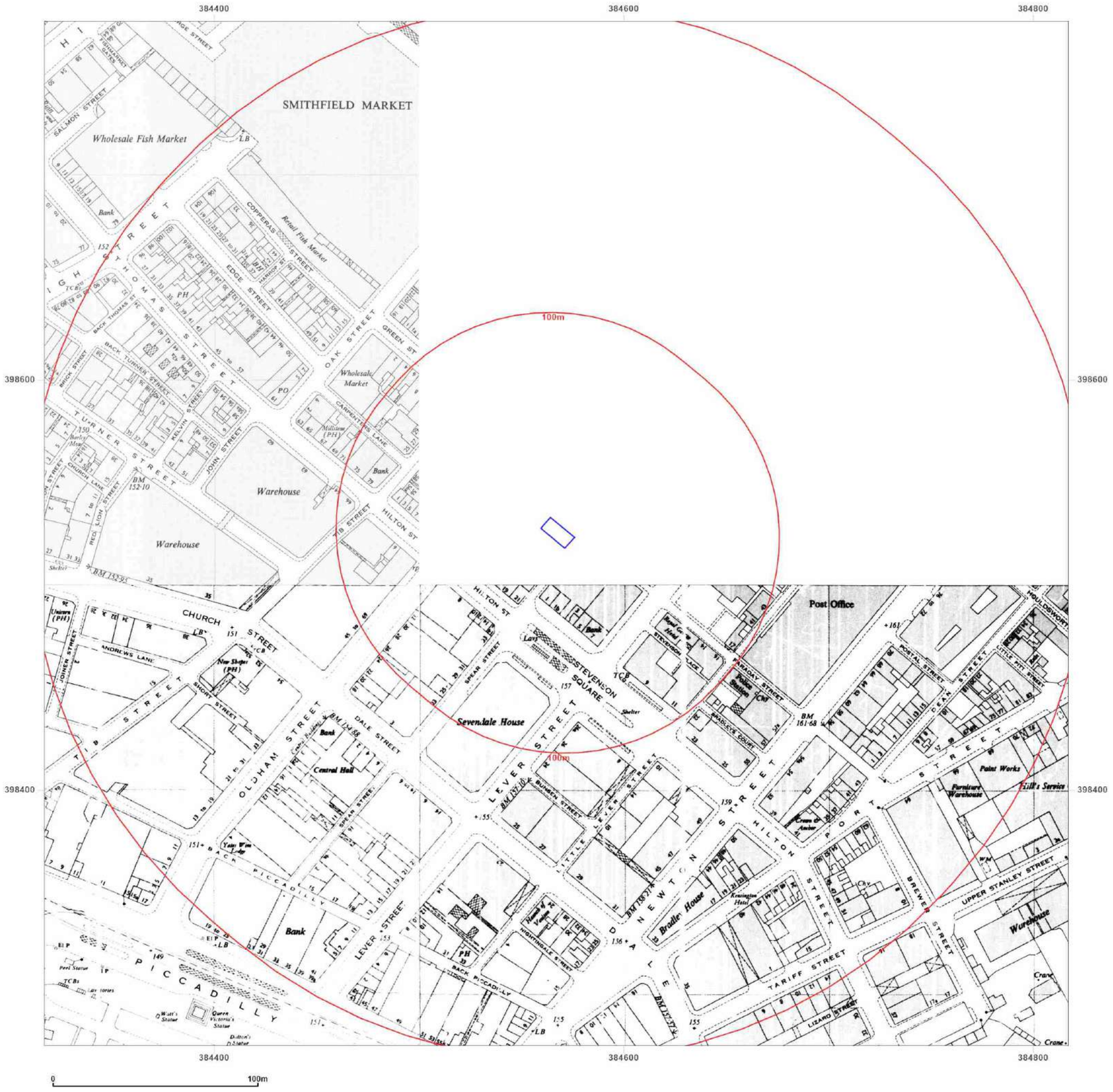
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Site Details:

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Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: National Grid

Map date: **1951-1954**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1951
Revised 1951
Edition N/A
Copyright 1951
Levelled 1929

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

Surveyed 1948
Revised 1953
Edition 1954
Copyright N/A
Levelled N/A

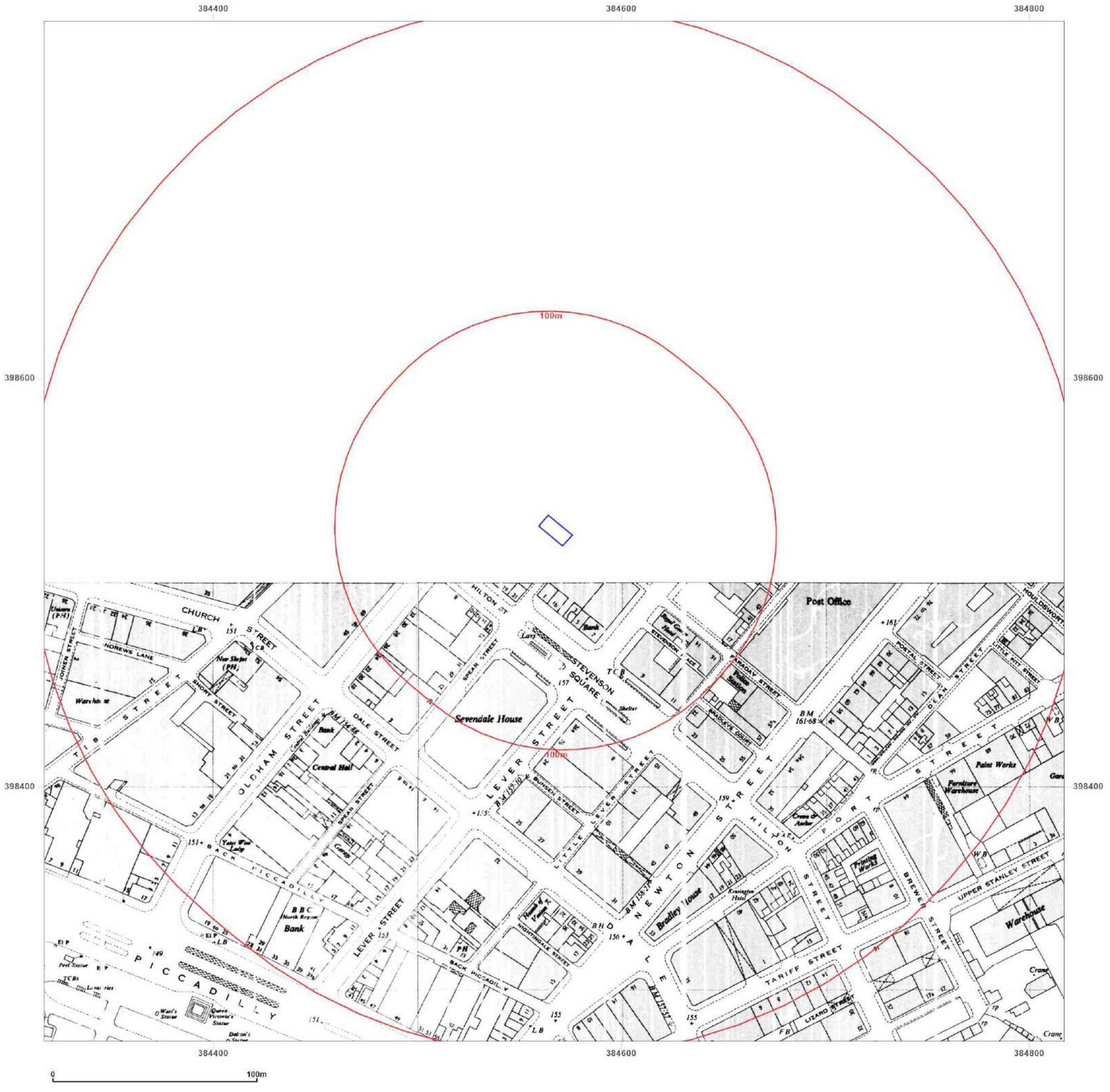
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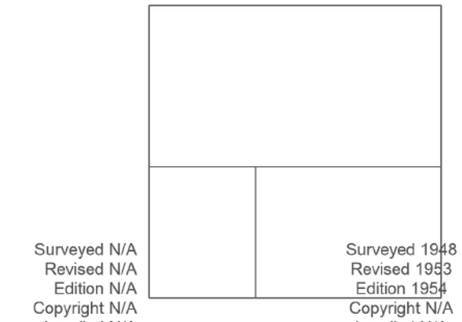
Site Details:

47, OLDHAM STREET,
MANCHESTER, M4 1LE

Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: National Grid
Map date: **1951-1954**
Scale: 1:1,250
Printed at: 1:2,000

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Site Details:

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MANCHESTER, M4 1LE

Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: National Grid

Map date: **1954**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1948
Revised 1948
Edition N/A
Copyright 1954
Levelled 1929

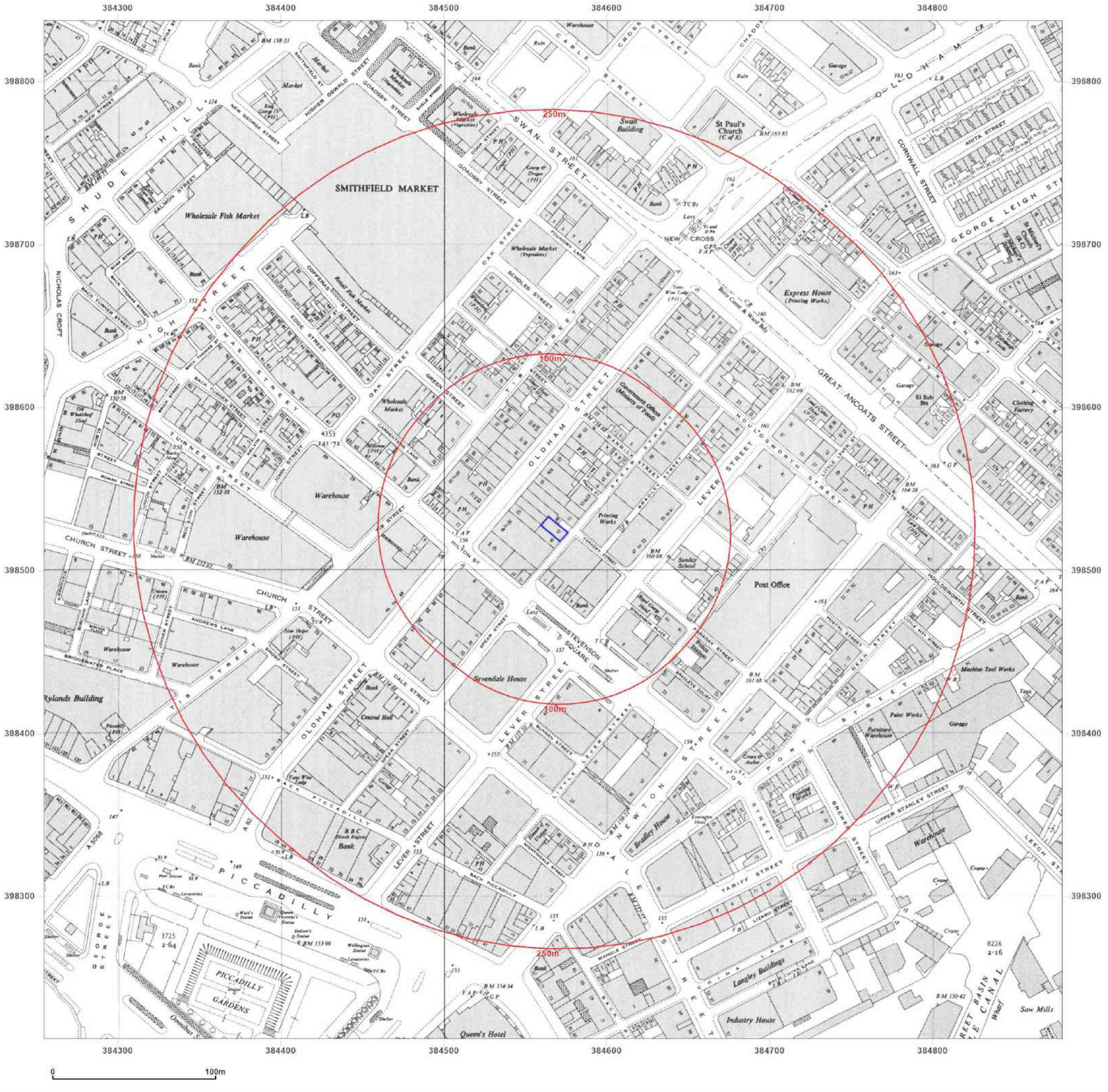
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Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: National Grid

Map date: **1954**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1953
Revised 1953
Edition N/A
Copyright 1954
Levelled 1929

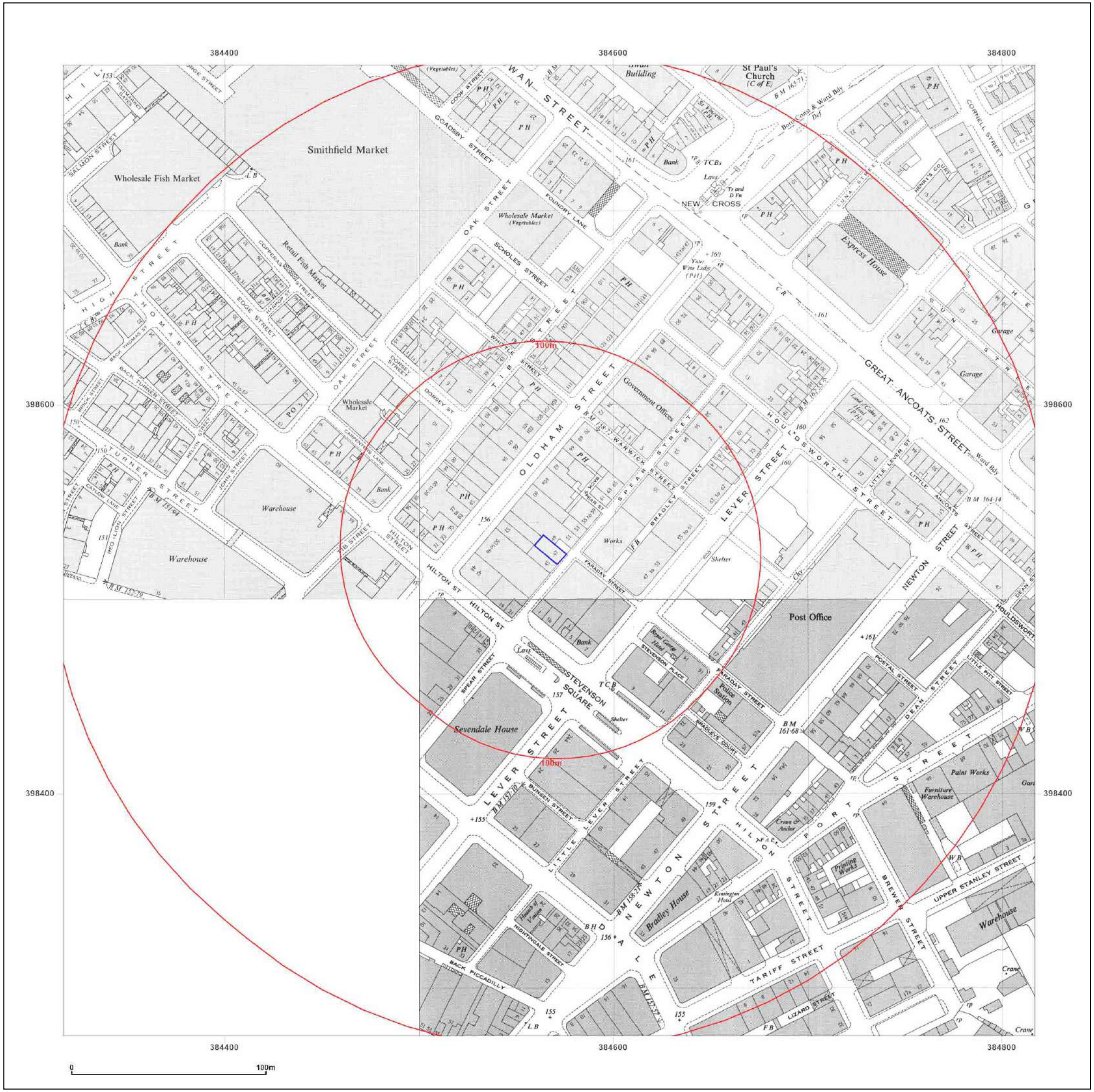
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Site Details:

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Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: National Grid

Map date: **1960-1963**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1948
Revised 1962
Edition N/A
Copyright 1963
Levelled 1959

Surveyed 1948
Revised 1962
Edition N/A
Copyright 1963
Levelled 1959

Surveyed 1953
Revised 1953
Edition N/A
Copyright 1960
Levelled 1929

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Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: National Grid

Map date: **1965**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed N/A
Revised 1964
Edition N/A
Copyright 1965
Levelled 1959

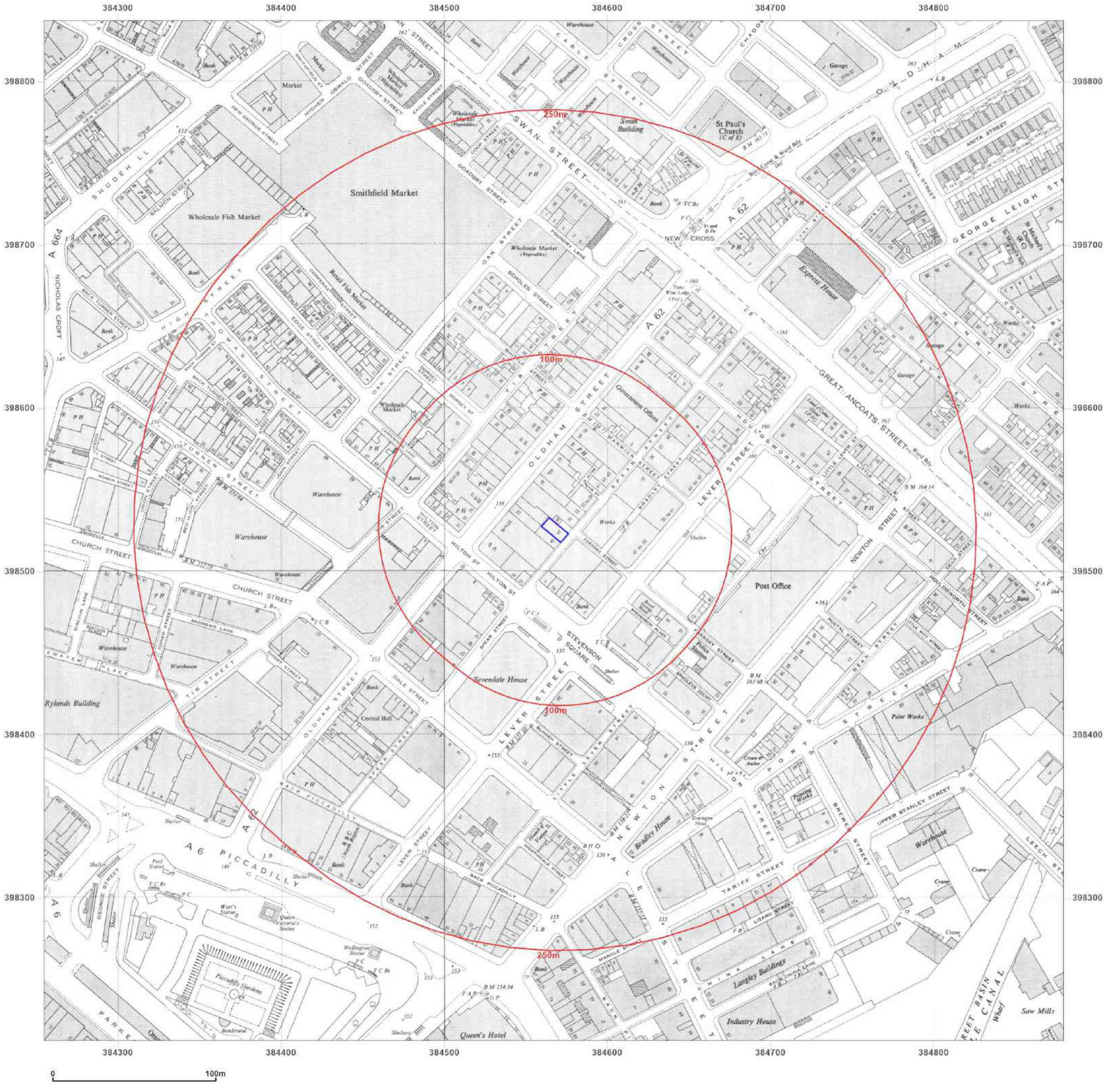
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Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: National Grid

Map date: **1969**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1967
Revised 1967
Edition N/A
Copyright 1969
Levelled 1964

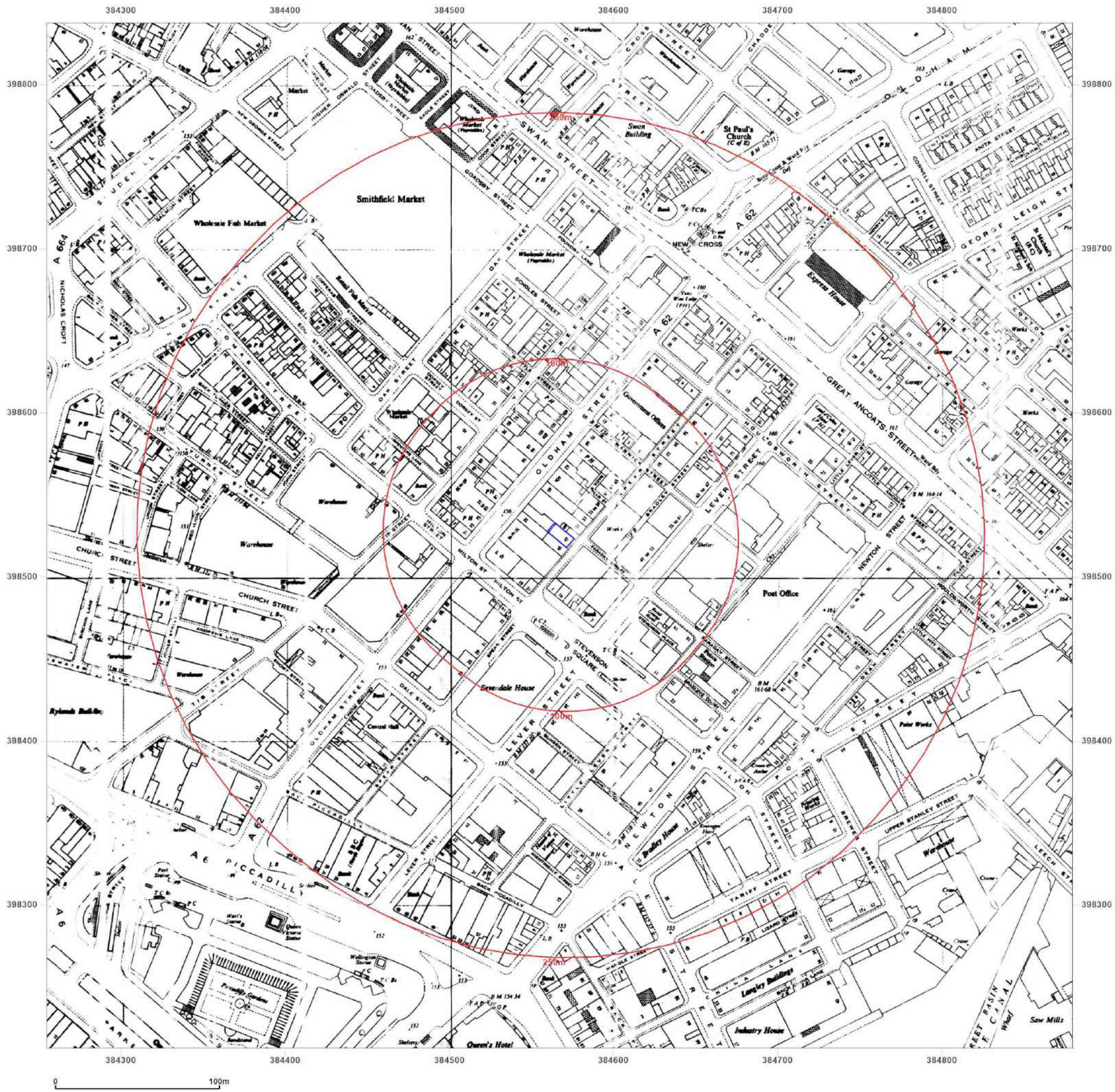
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Site Details:

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Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: National Grid

Map date: **1969**

Scale: 1:2,500

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

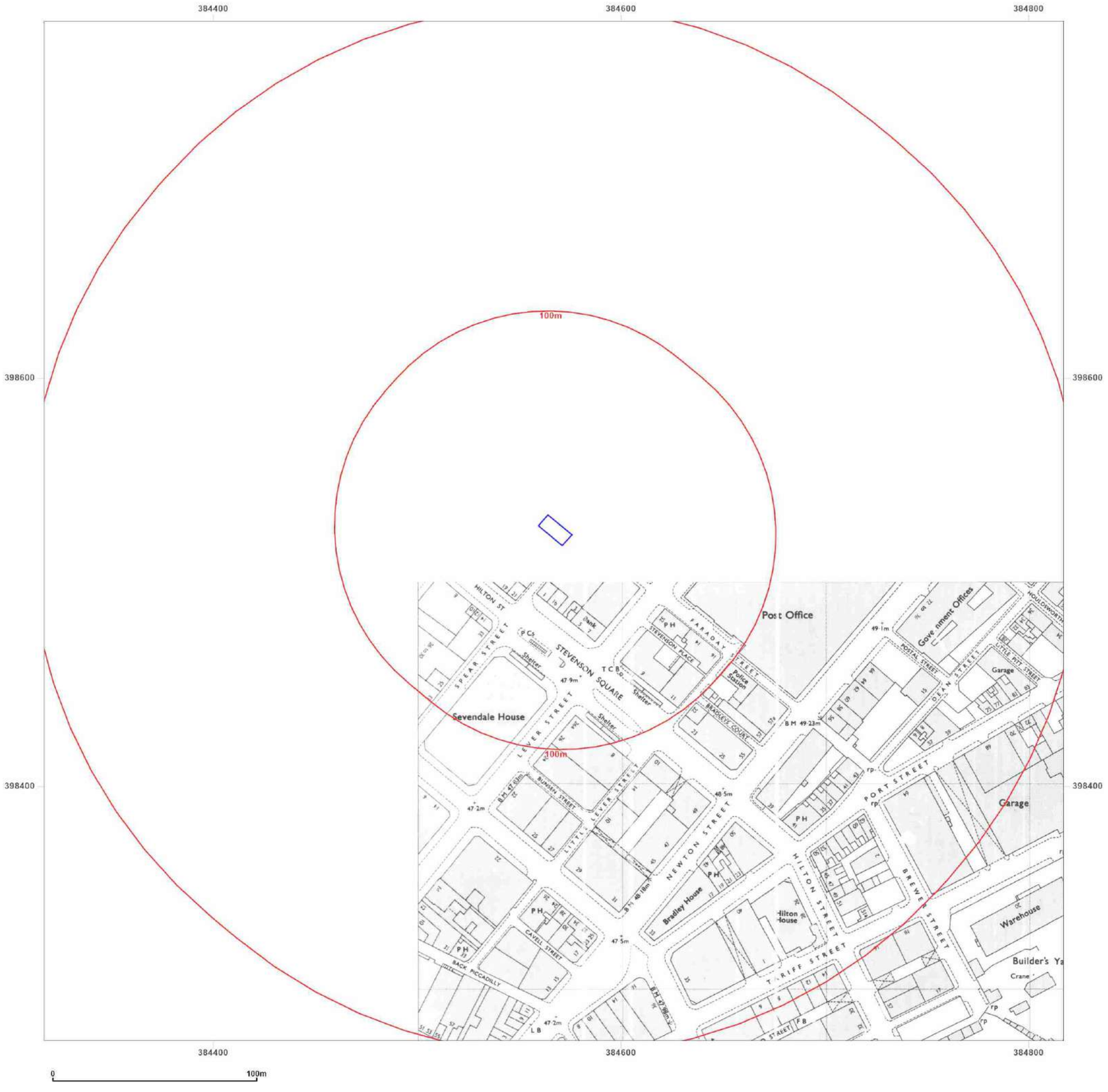
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Site Details:

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MANCHESTER, M4 1LE

Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

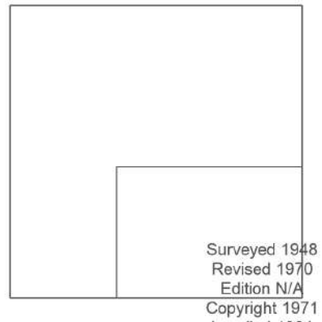
Map Name: National Grid

Map date: **1971**

Scale: 1:1,250

Printed at: 1:2,000

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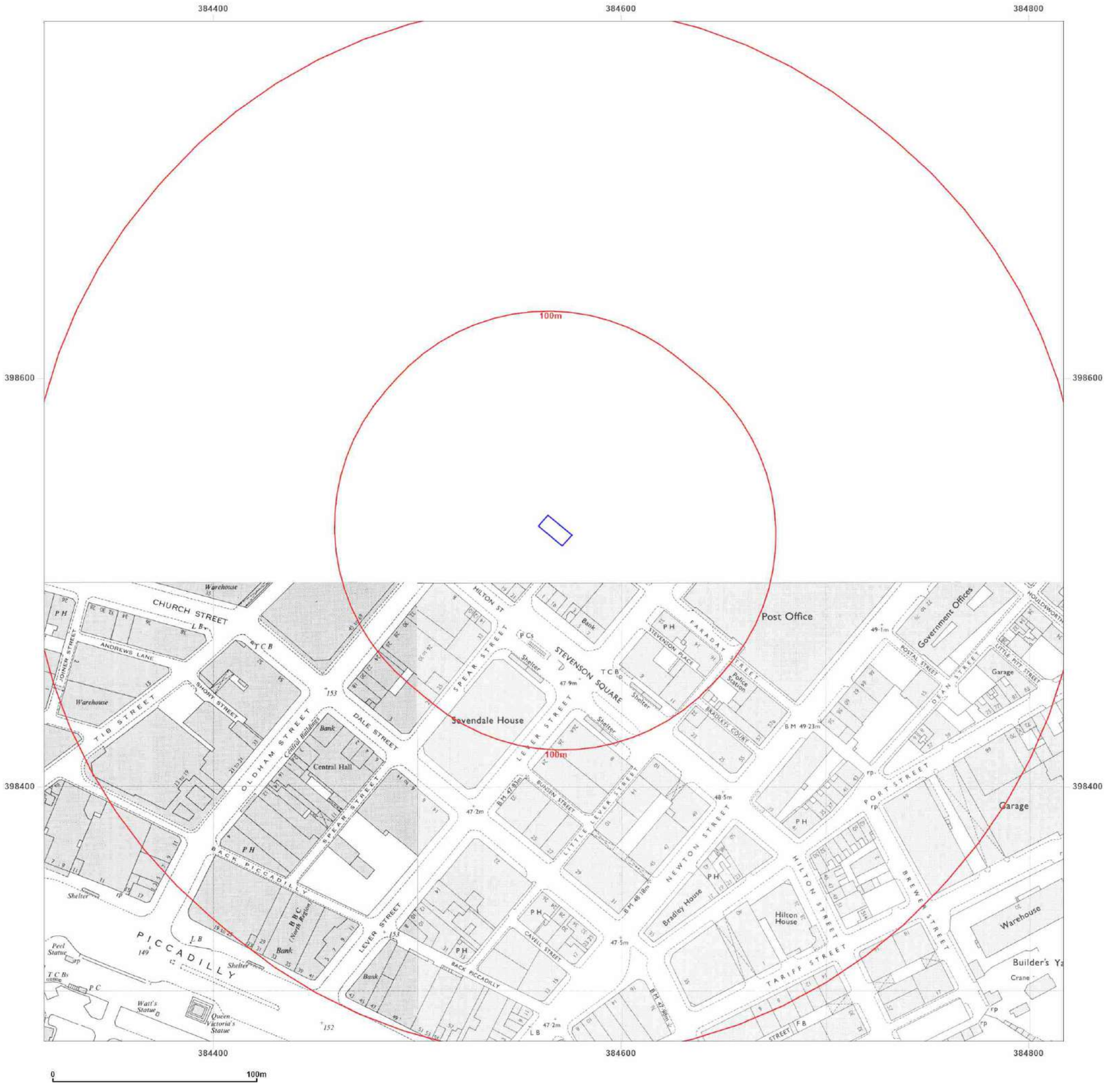
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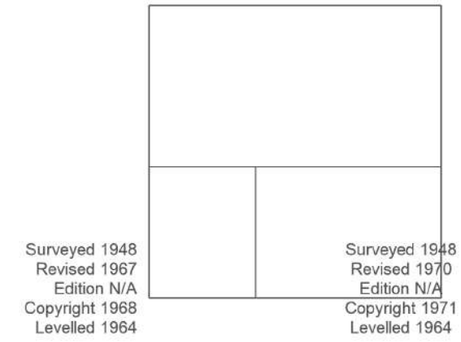
Site Details:

47, OLDHAM STREET,
MANCHESTER, M4 1LE

Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: National Grid
Map date: **1968-1971**
Scale: 1:1,250
Printed at: 1:2,000

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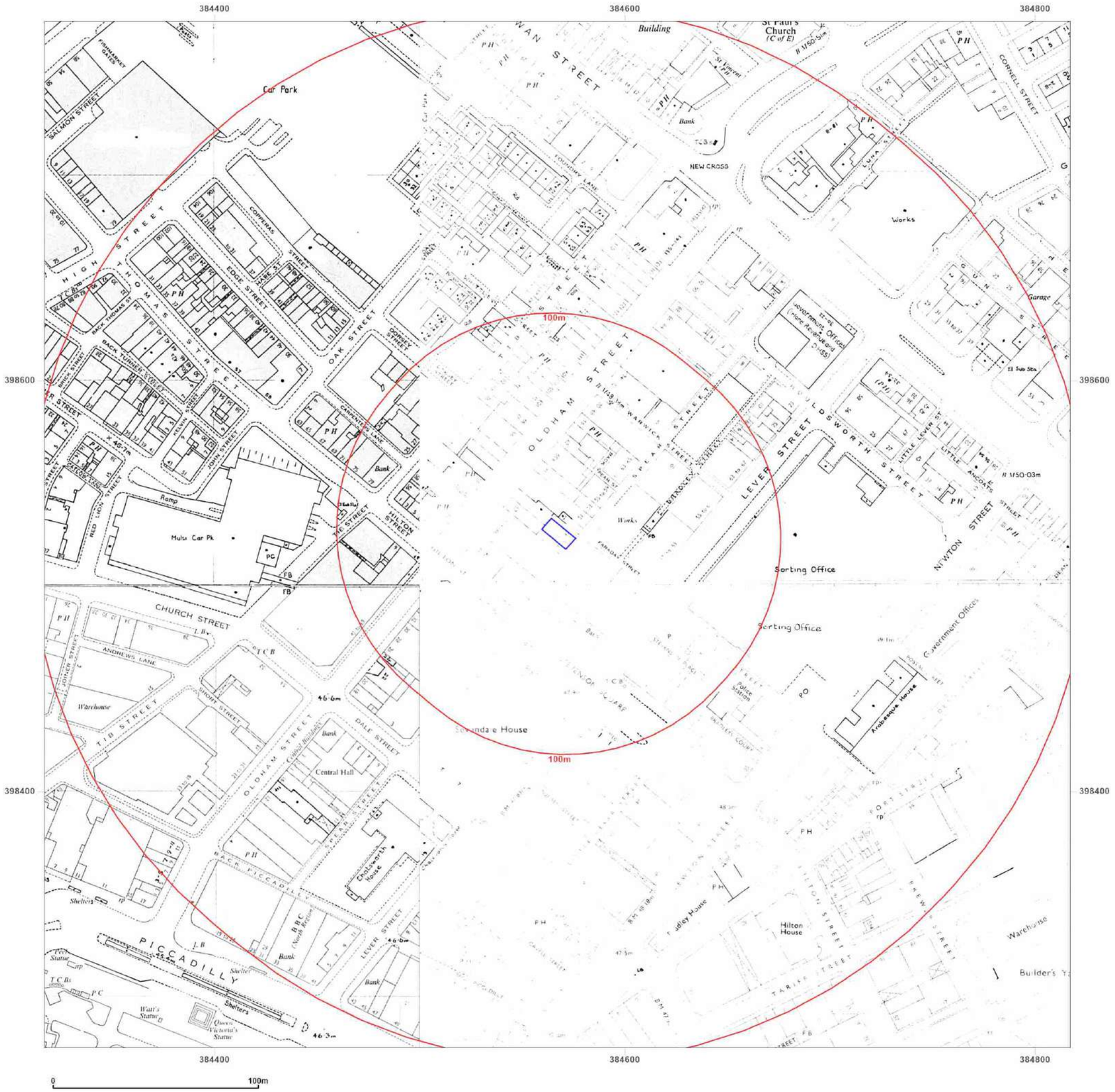
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Groundsure INSIGHTS

Site Details:

47, OLDHAM STREET,
MANCHESTER, M4 1LE

Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: National Grid

Map date: **1980-1985**

Scale: 1:1,250

Printed at: 1:2,000

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

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

Surveyed N/A
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Copyright 1980
Levelled 1964

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Copyright 1985
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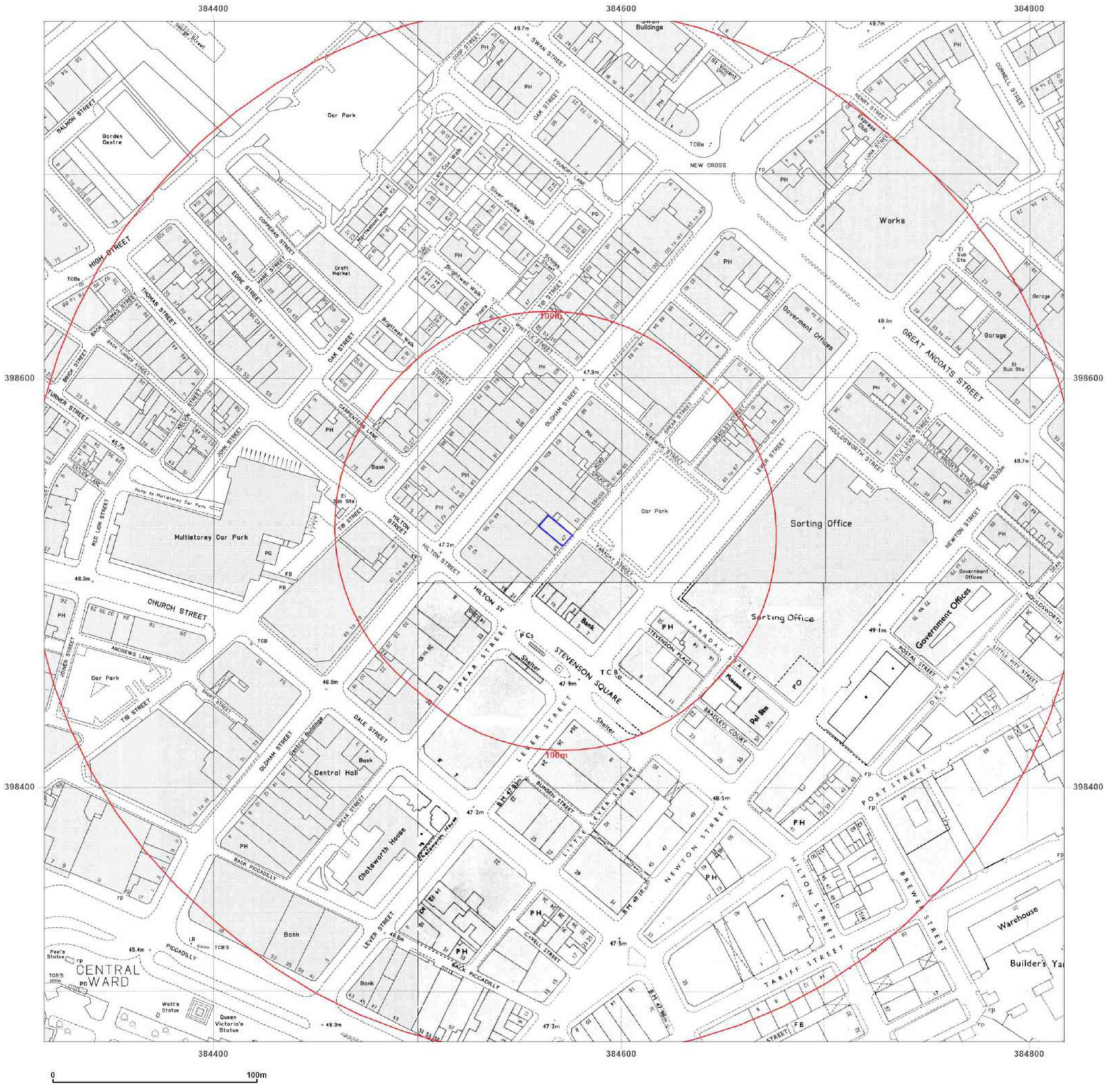
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Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: National Grid
Map date: **1986-1990**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed 1948 Revised 1985 Edition N/A Copyright 1986 Levelled 1964	Surveyed 1948 Revised 1987 Edition N/A Copyright 1988 Levelled 1964
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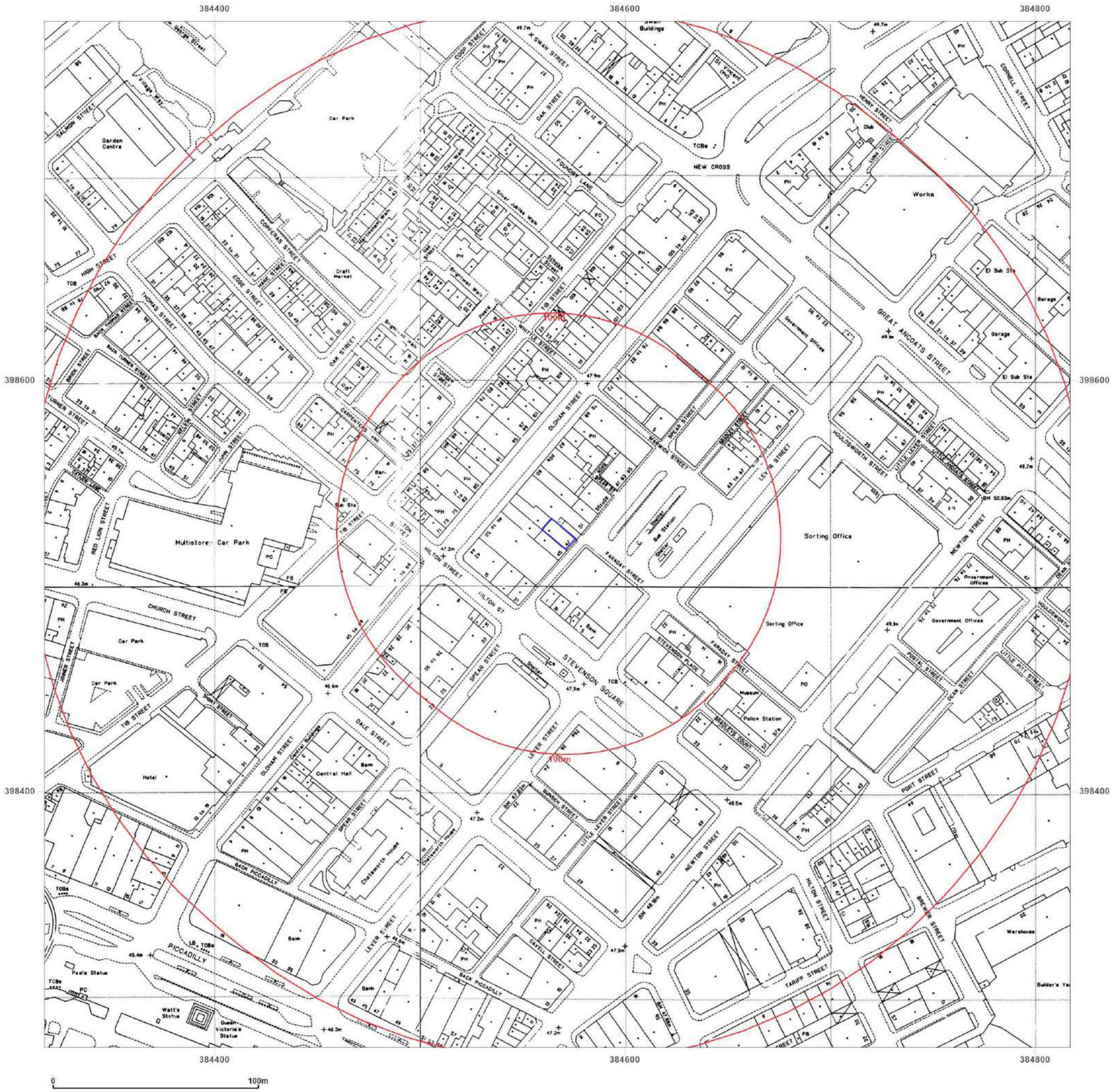
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MANCHESTER, M4 1LE

Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: National Grid

Map date: **1992**

Scale: 1:1,250

Printed at: 1:2,000

N
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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

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

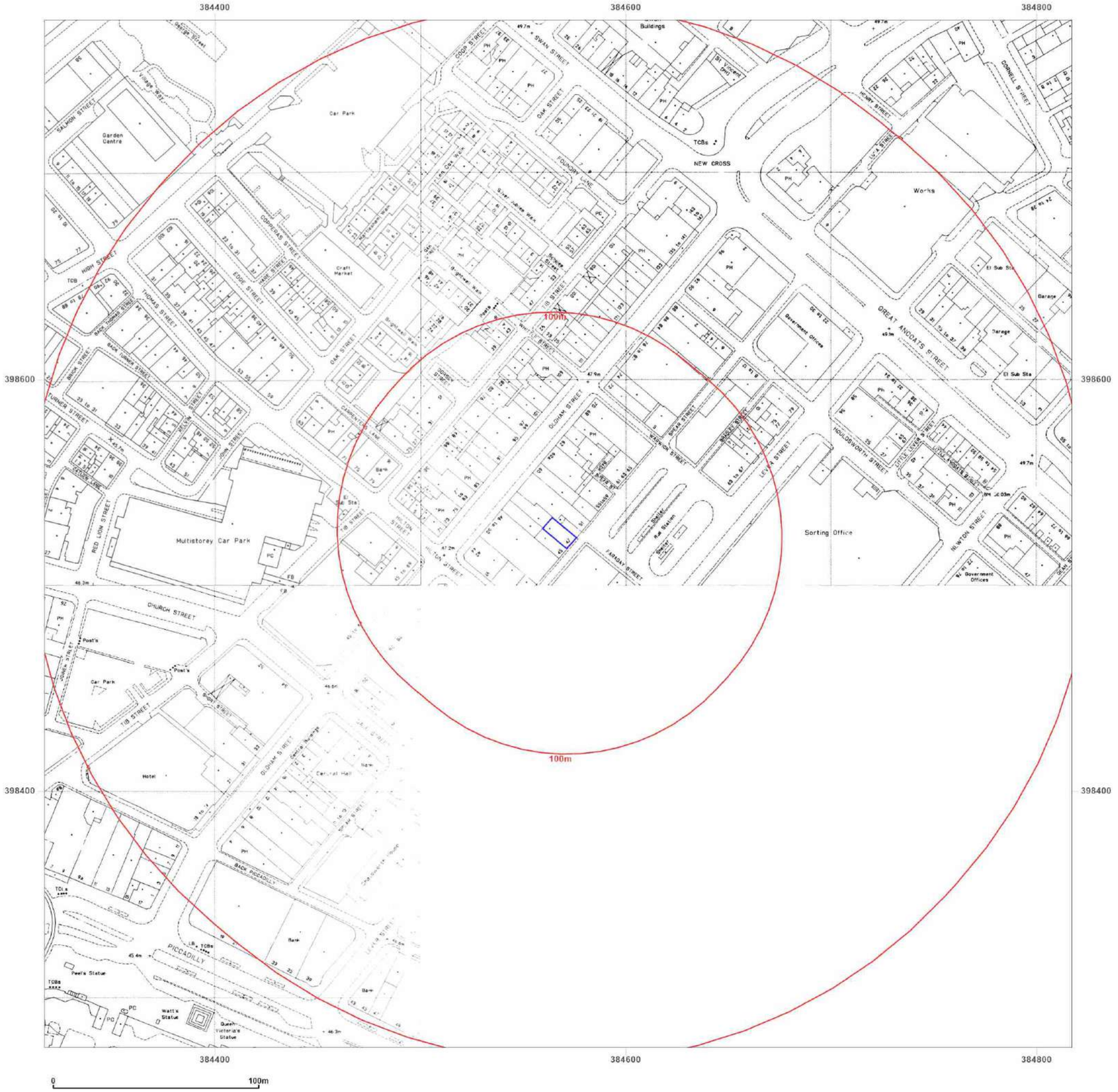
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Site Details:

47, OLDHAM STREET,
MANCHESTER, M4 1LE

Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: National Grid

Map date: **1992-1995**

Scale: 1:1,250

Printed at: 1:2,000

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

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

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

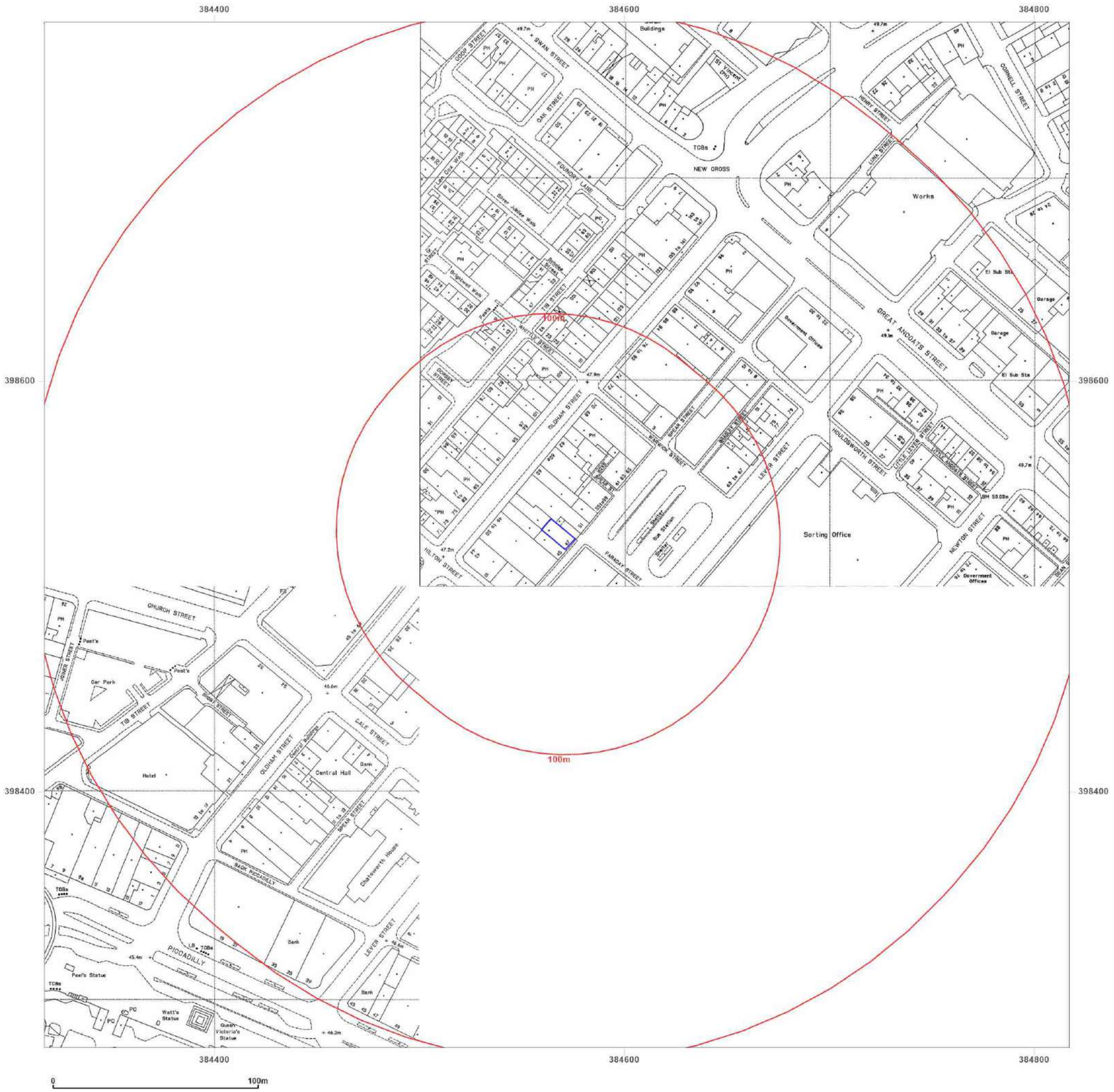
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Site Details:

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MANCHESTER, M4 1LE

Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

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

Surveyed N/A
Revised 1995
Edition N/A
Copyright 1995
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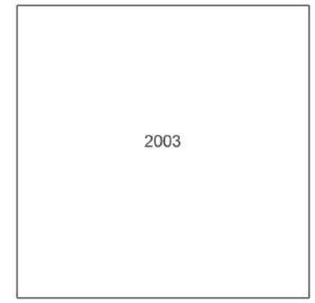
Site Details:

47, OLDHAM STREET,
MANCHESTER, M4 1LE

Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

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

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Site Details:

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MANCHESTER, M4 1LE

Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: County Series

Map date: **1848**

Scale: 1:10,560

Printed at: 1:10,560

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

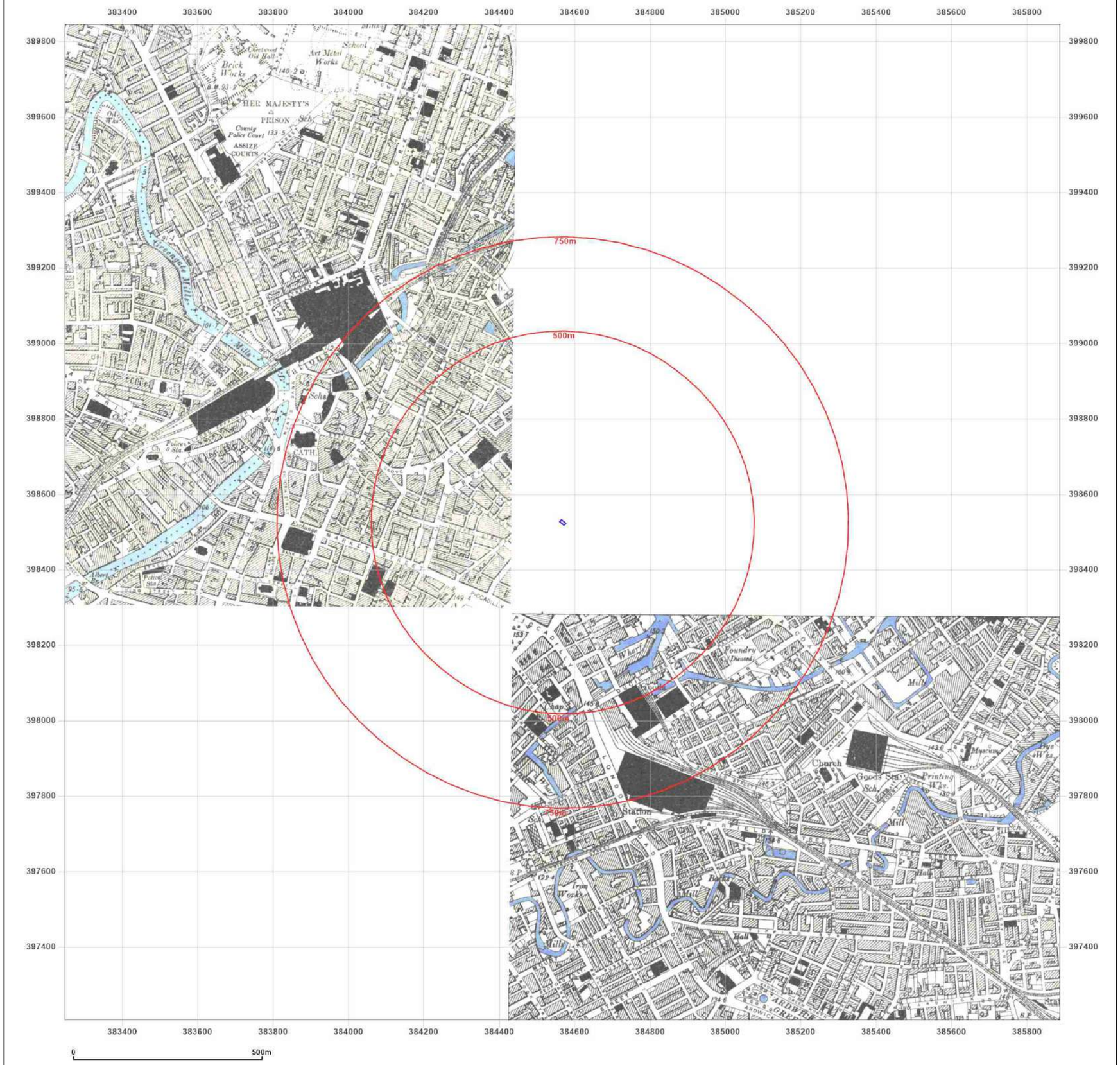
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Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: County Series

Map date: **1890-1894**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1889
Revised 1889
Edition 1894
Copyright N/A
Levelled N/A

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

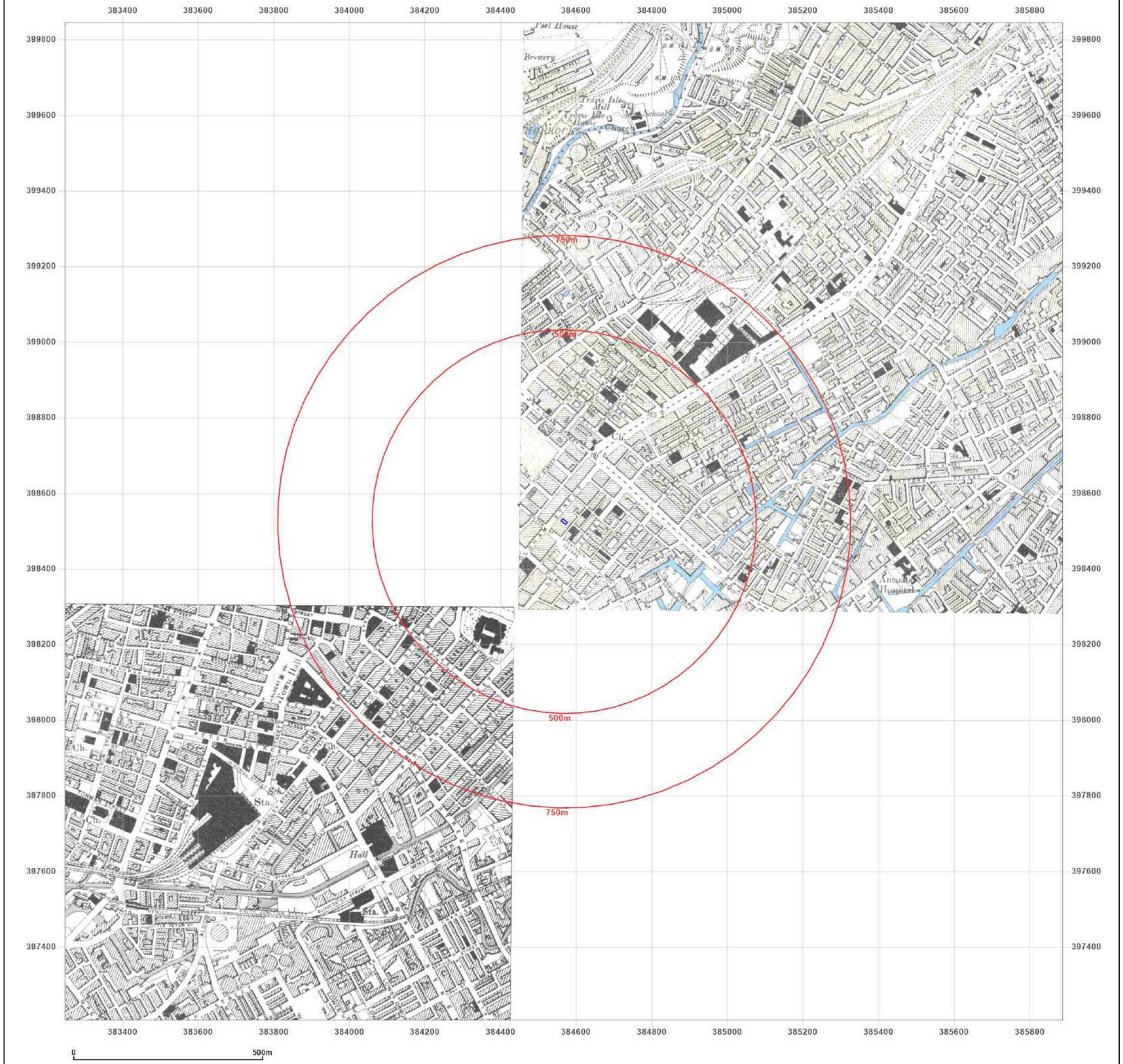
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Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: County Series

Map date: **1891-1896**

Scale: 1:10,560

Printed at: 1:10,560

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

Surveyed 1894
Revised 1896
Edition 1896
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Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: County Series

Map date: **1905-1906**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1844
Revised 1906
Edition 1906
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1906
Edition 1906
Copyright N/A
Levelled N/A

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

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

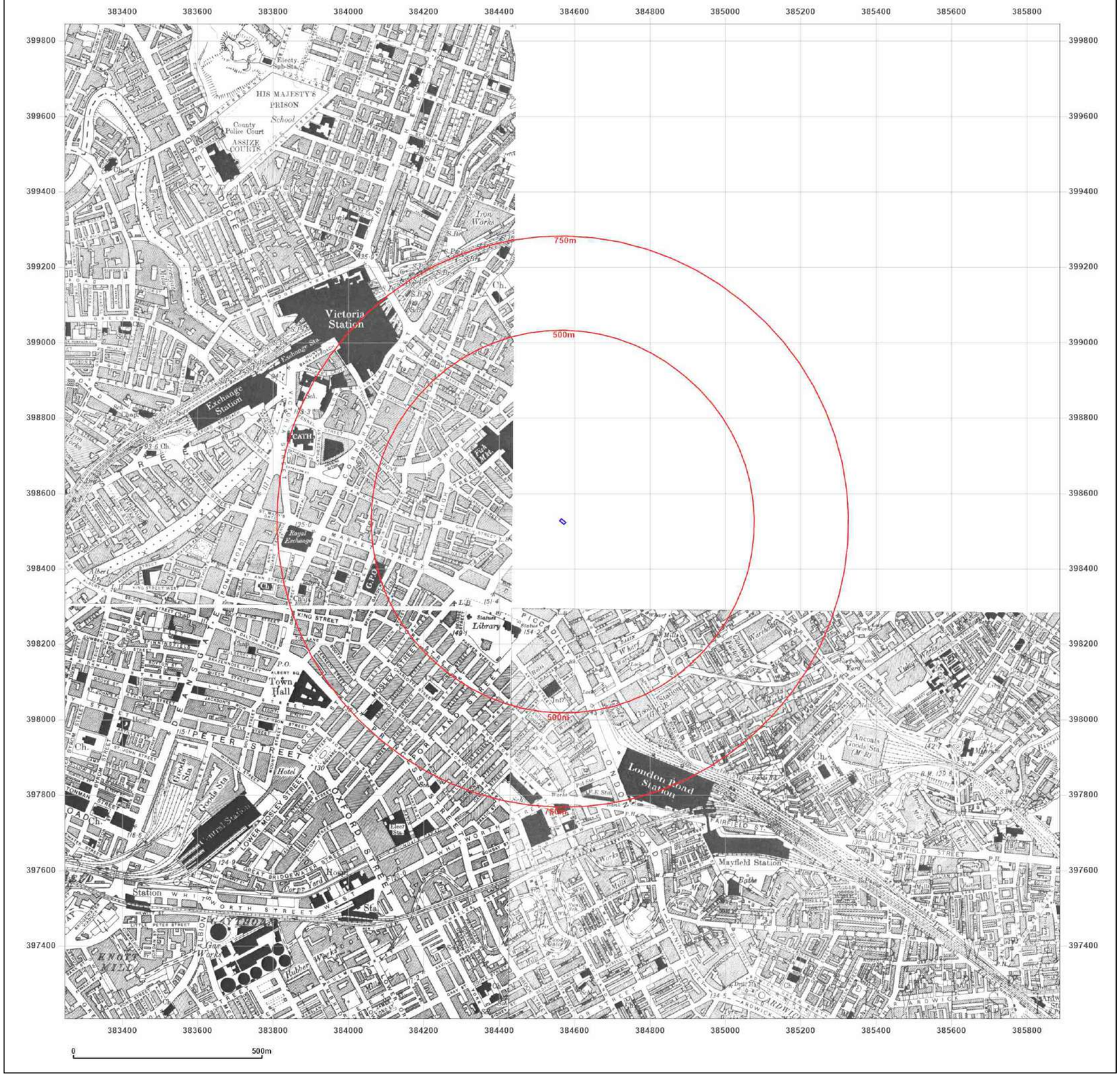
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Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: County Series

Map date: **1923**

Scale: 1:10,560

Printed at: 1:10,560

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

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

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

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

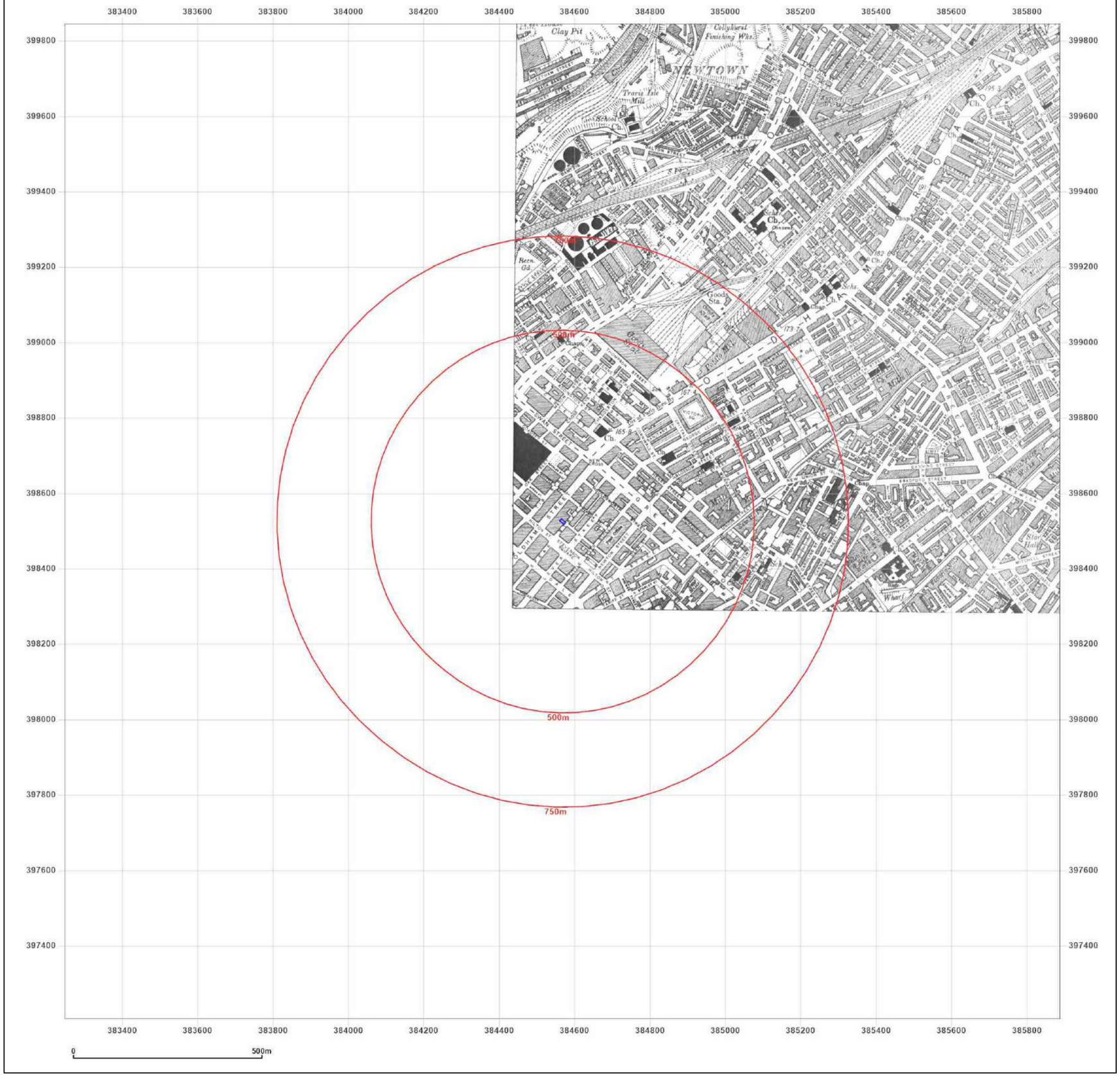
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MANCHESTER, M4 1LE

Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: County Series

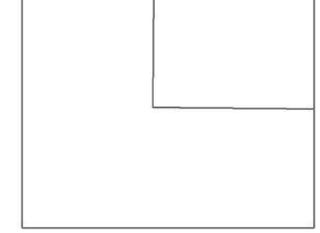
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Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1844
Revised 1921
Edition 1923
Copyright N/A
Levelled 1906



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MANCHESTER, M4 1LE

Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: County Series

Map date: **1923**

Scale: 1:10,560

Printed at: 1:10,560

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

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Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: County Series

Map date: **1931-1934**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1844
Revised 1931
Edition 1931
Copyright N/A
Levelled 1927

Surveyed 1844
Revised 1933
Edition 1933
Copyright N/A
Levelled 1927

Surveyed 1844
Revised 1932
Edition 1932
Copyright N/A
Levelled 1927

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

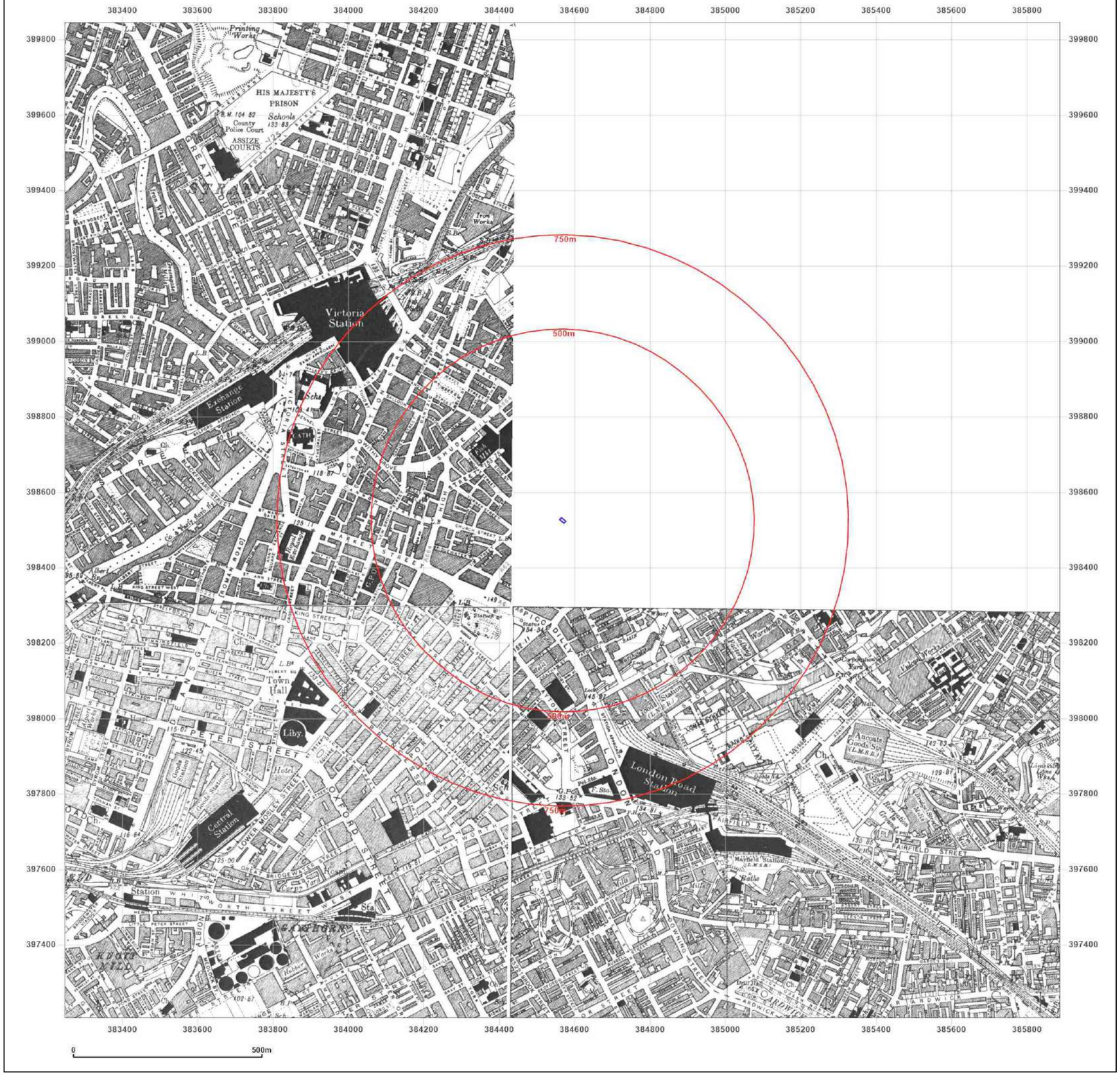
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MANCHESTER, M4 1LE

Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: County Series

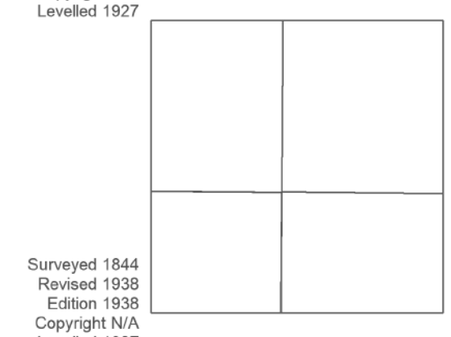
Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

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



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

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

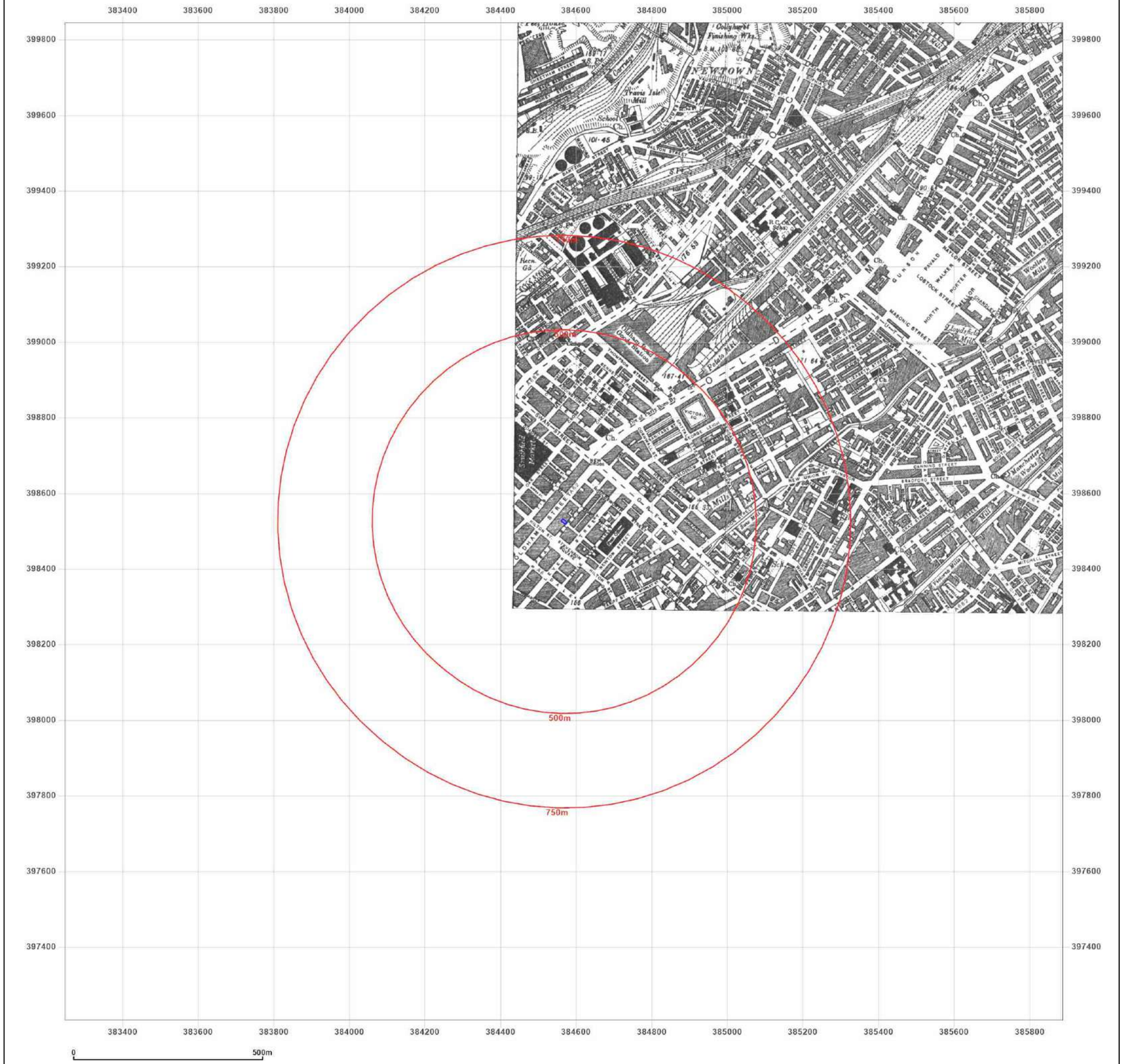
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Site Details:

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MANCHESTER, M4 1LE

Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: County Series

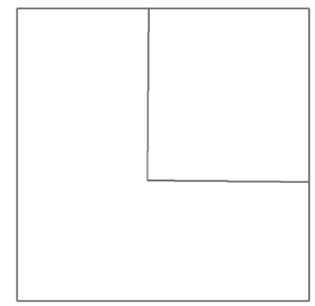
Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

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



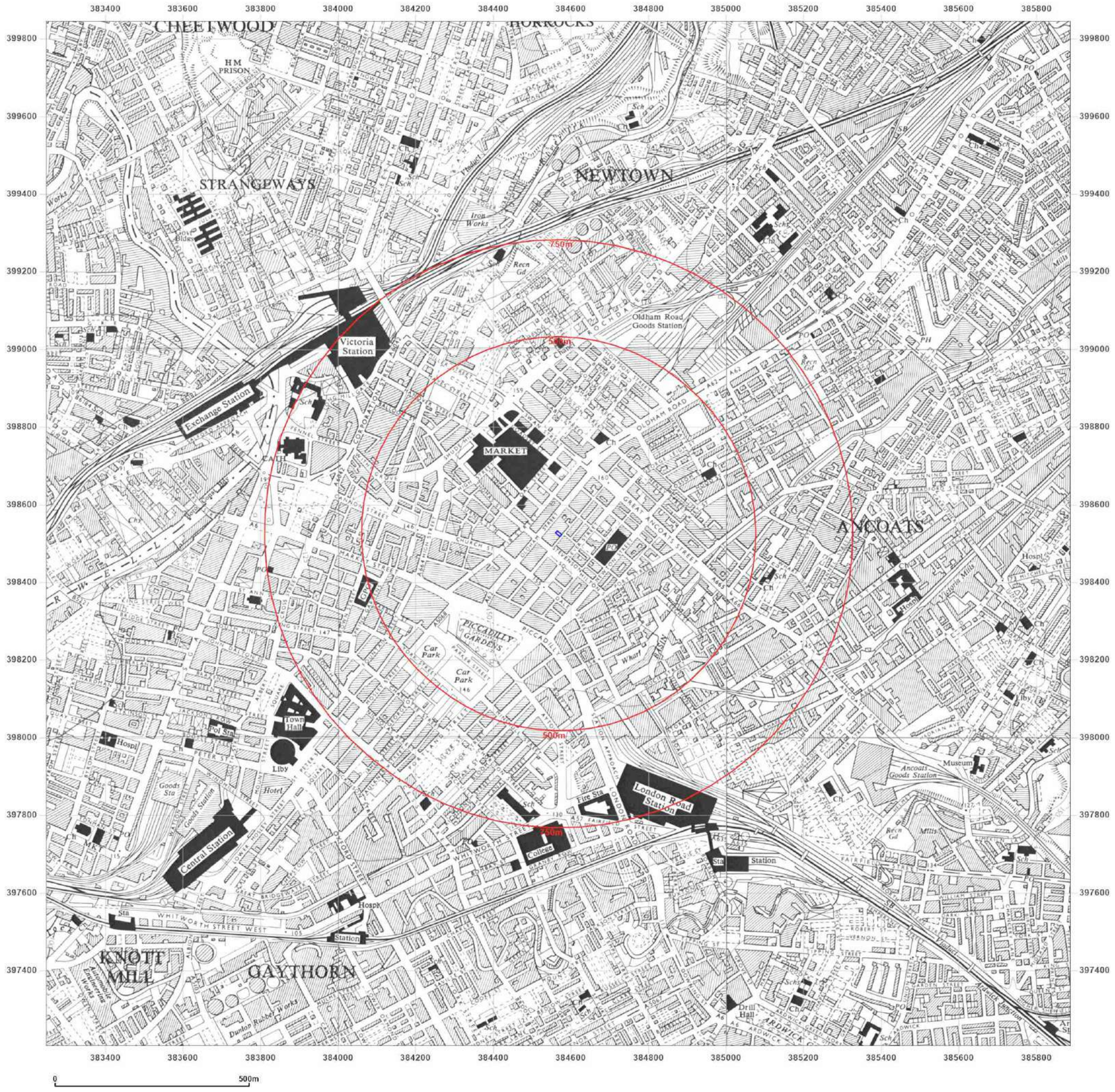
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Site Details:

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Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

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

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

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

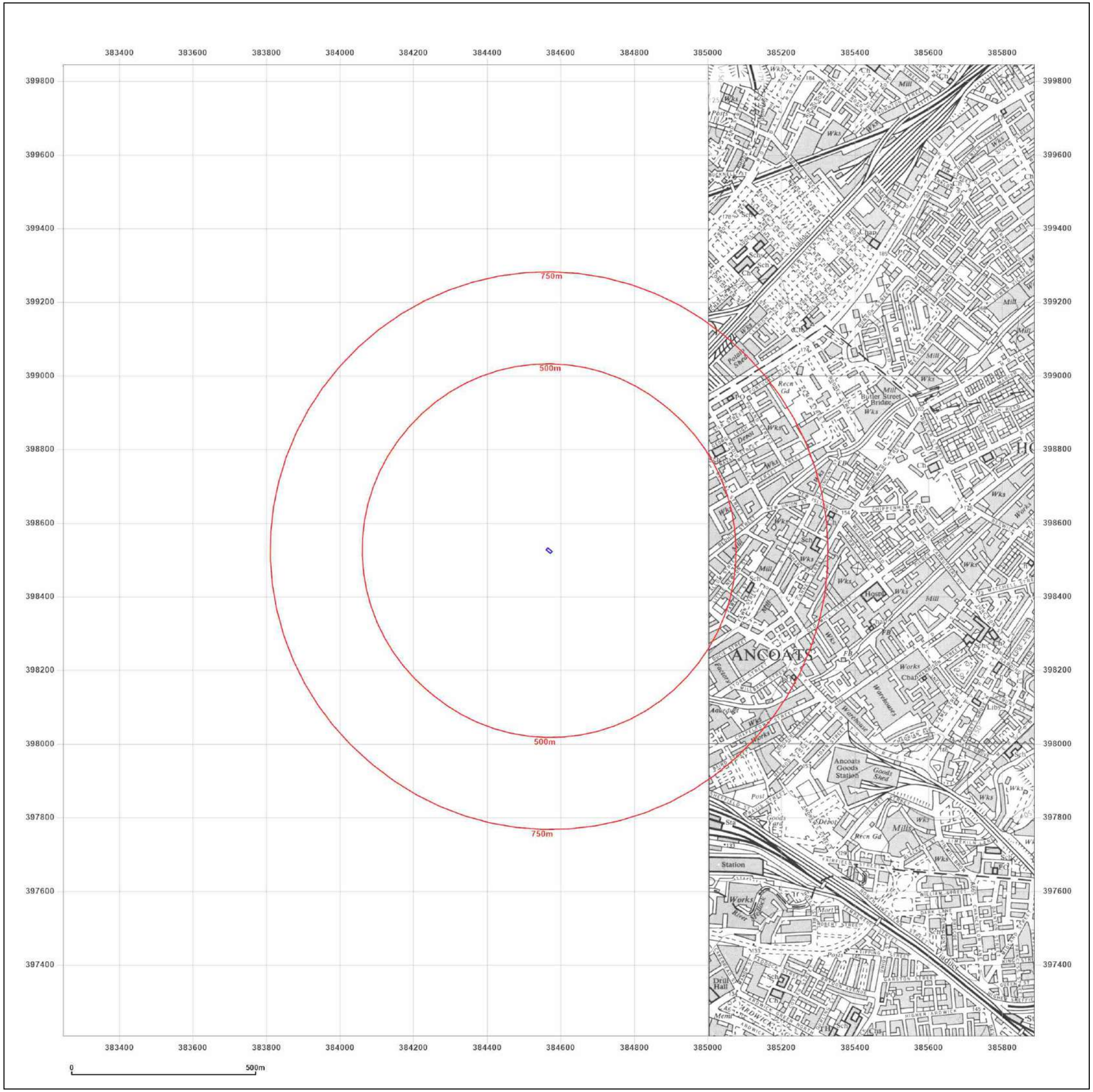
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MANCHESTER, M4 1LE

Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

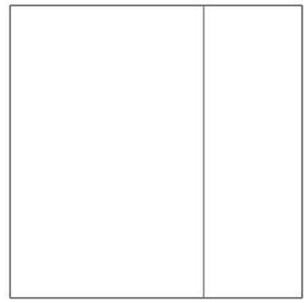
Map Name: Provisional

Map date: **1968**

Scale: 1:10,560

Printed at: 1:10,560

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

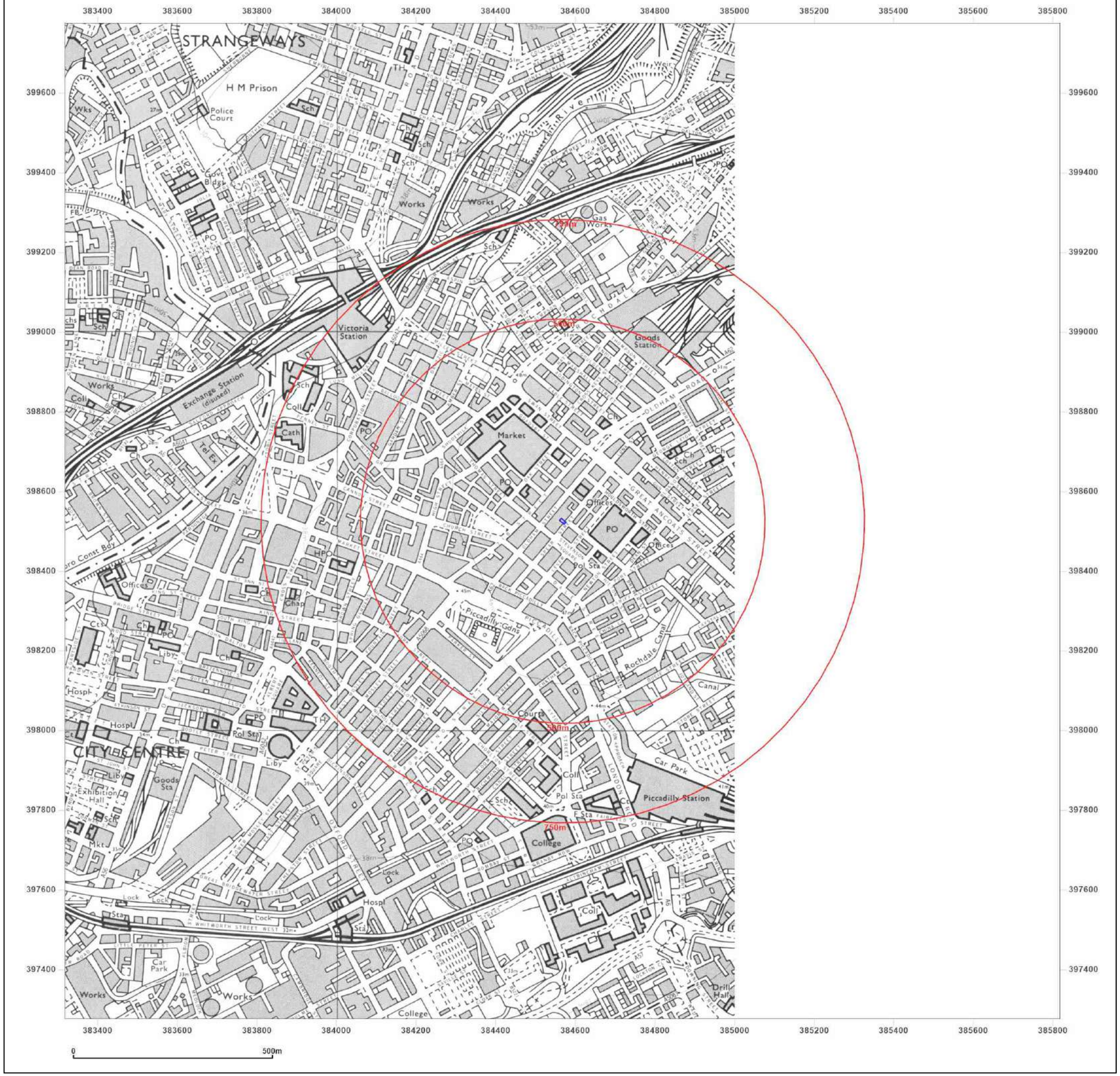
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Site Details:

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MANCHESTER, M4 1LE

Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: National Grid

Map date: **1972**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1971
Revised 1972
Edition N/A
Copyright 1972
Levelled 1972

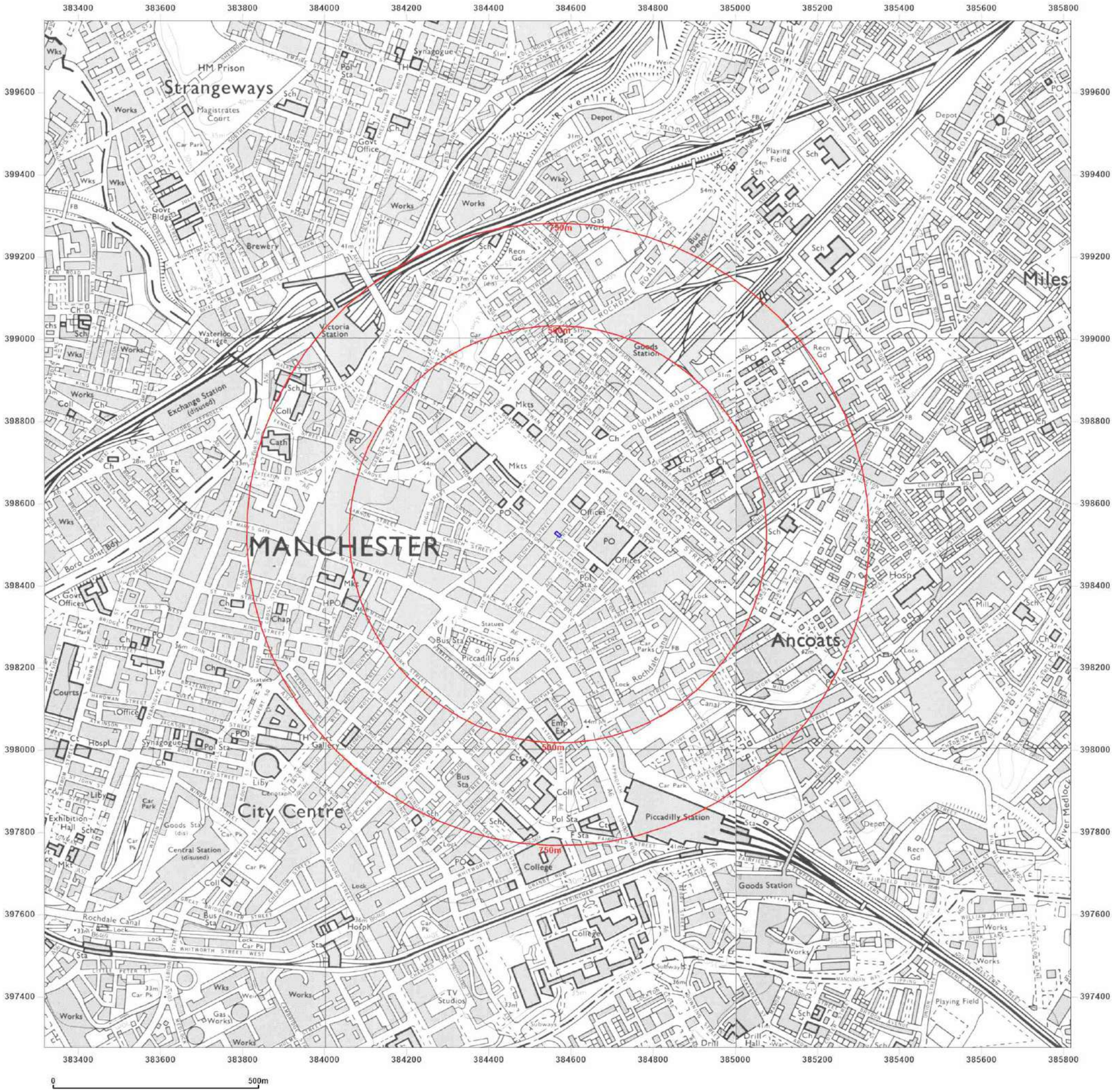
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Site Details:

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Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: National Grid

Map date: **1980-1981**

Scale: 1:10,000

Printed at: 1:10,000

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

Surveyed 1976
Revised 1980
Edition N/A
Copyright 1981
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Site Details:

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MANCHESTER, M4 1LE

Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: National Grid

Map date: **1985**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1983 Revised 1985 Edition N/A Copyright 1985 Levelled 1981	Surveyed 1985 Revised 1985 Edition N/A Copyright 1985 Levelled 1981

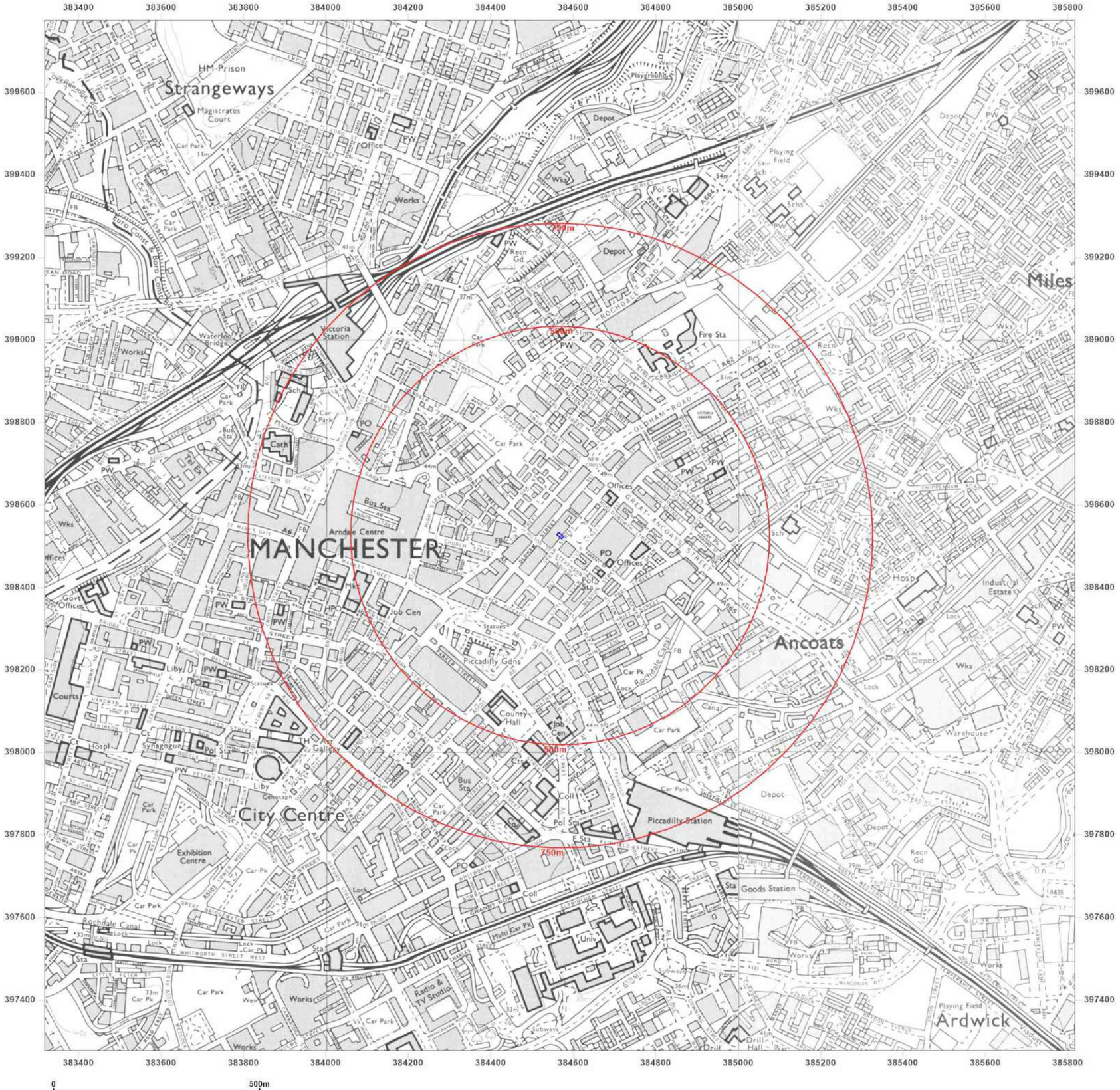
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Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: National Grid

Map date: **1988-1991**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1986
Revised 1988
Edition N/A
Copyright 1988
Levelled 1981

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

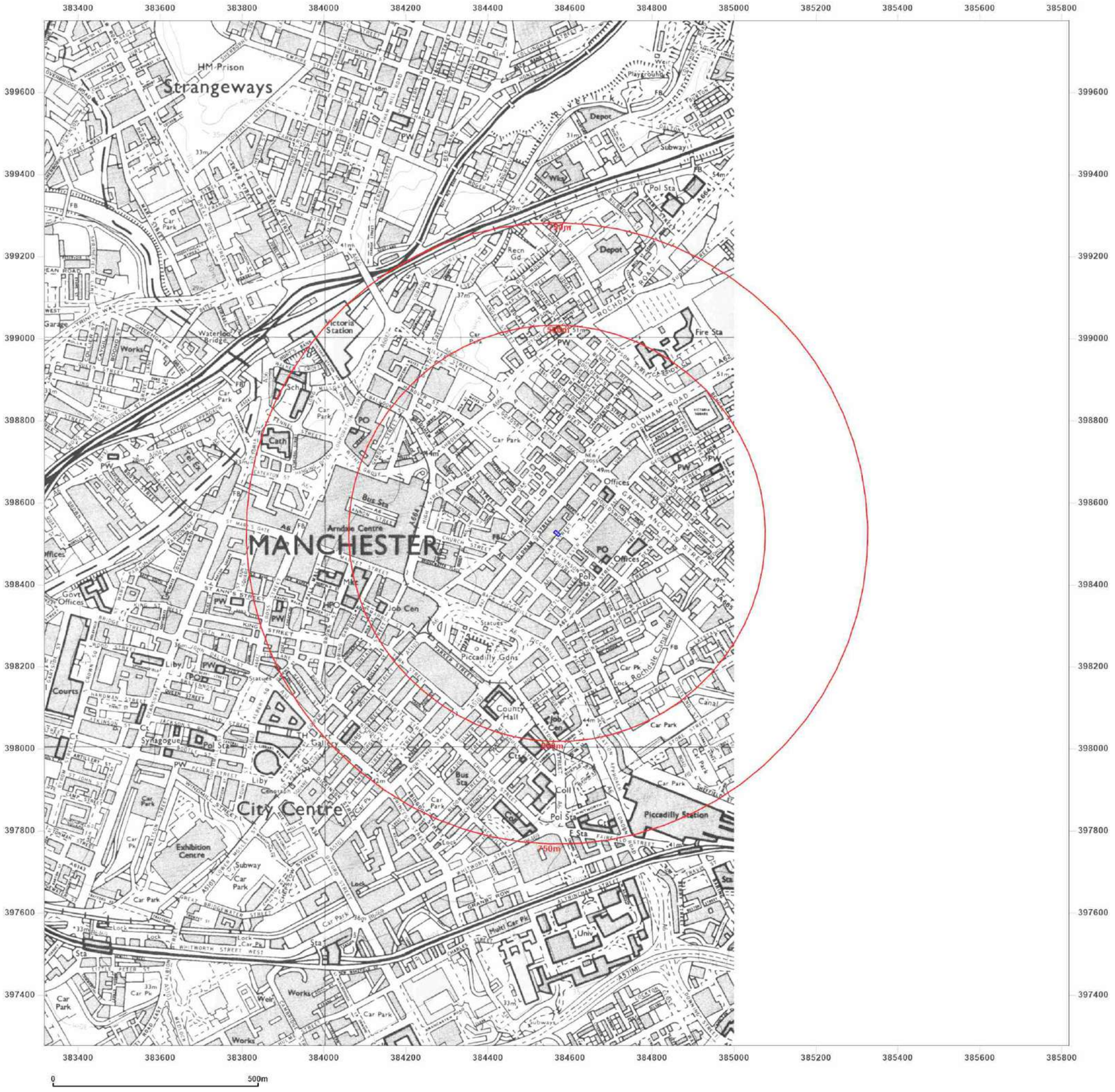
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Site Details:

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Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: National Grid

Map date: **1994**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
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Surveyed 1986
Revised 1994
Edition N/A
Copyright 1994
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Groundsure INSIGHTS

Site Details:

47, OLDHAM STREET,
MANCHESTER, M4 1LE

Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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2001

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Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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2010

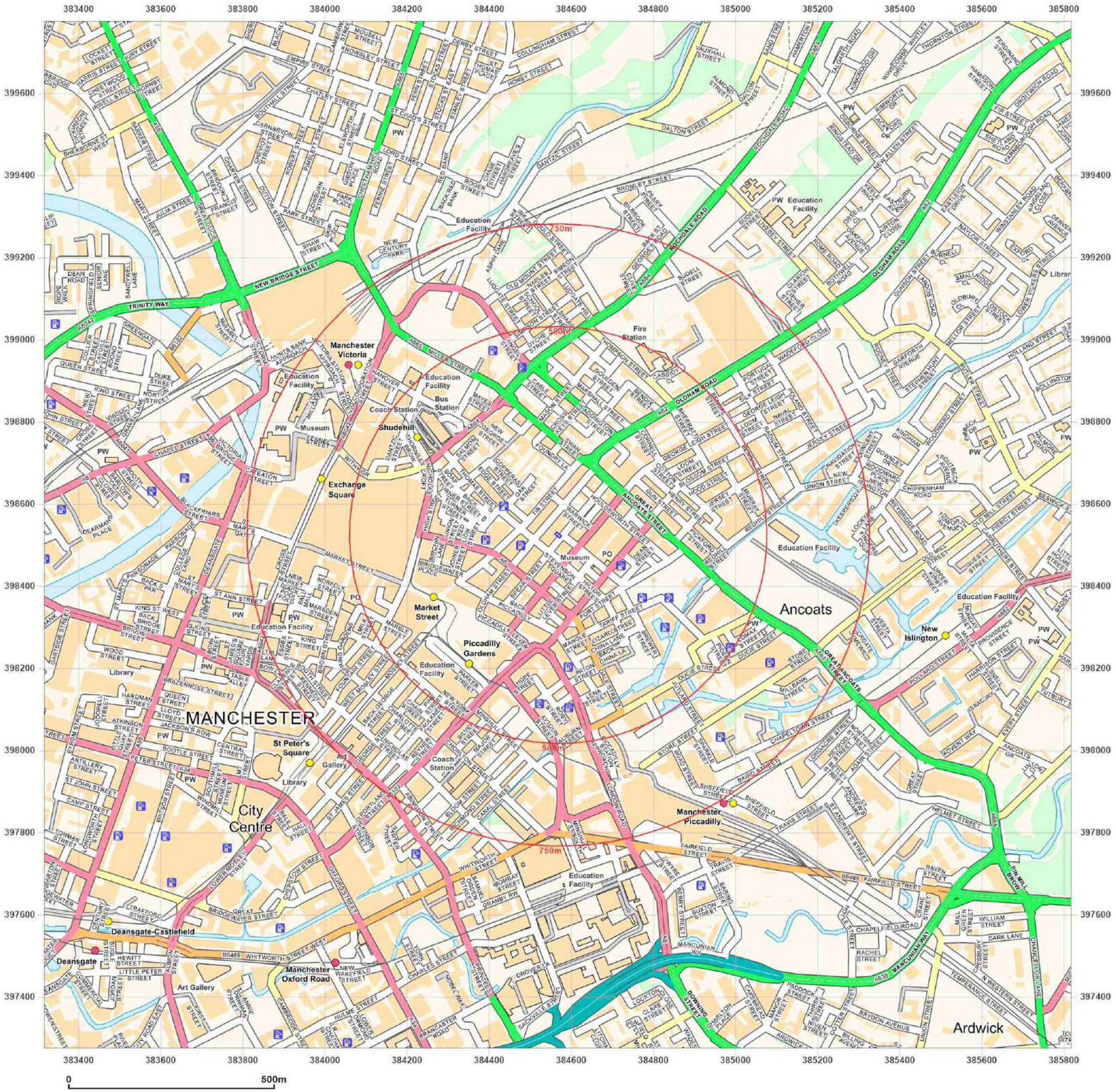
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Groundsure INSIGHTS

Site Details:

47, OLDHAM STREET,
MANCHESTER, M4 1LE

Client Ref: G23115
Report Ref: GS-1AY-1PQ-UE8-ZJG
Grid Ref: 384567, 398525

Map Name: National Grid

Map date: **2023**

Scale: 1:10,000

Printed at: 1:10,000

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APPENDIX 2

GROUNDSURE ENVIRO + GEO INSIGHT REPORT

Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

47, OLDHAM STREET, MANCHESTER, M4 1LE

Order Details

Date: 11/04/2023

Your ref: G23115

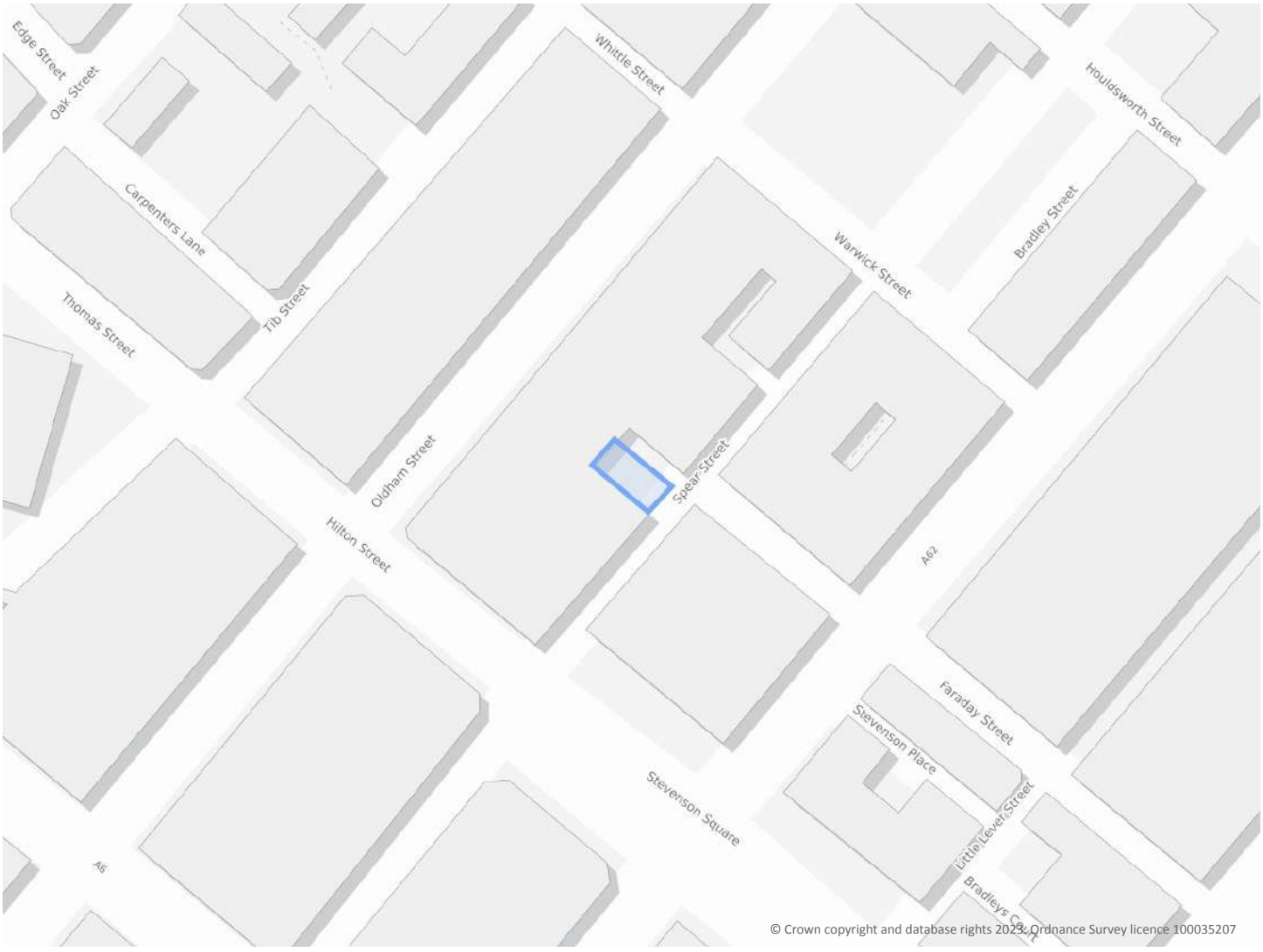
Our Ref: GS-8KF-UYD-4VM-ROV

Site Details

Location: 384569 398524

Area: 0.01 ha

Authority: Manchester City Council



Summary of findings p. 2

OS MasterMap site plan p.12

Aerial image p. 8

groundsure.com/insightuserguide

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

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
13	1.1	Historical industrial land uses	0	0	3	84	-
17	1.2	Historical tanks	0	0	0	7	-
17	1.3	Historical energy features	0	0	6	18	-
19	1.4	Historical petrol stations	0	0	1	0	-
19	1.5	Historical garages	0	0	17	33	-
21	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
22	2.1	Historical industrial land uses	0	0	5	116	-
27	2.2	Historical tanks	0	0	0	15	-
28	2.3	Historical energy features	0	0	11	38	-
30	2.4	Historical petrol stations	0	0	1	0	-
30	2.5	Historical garages	0	0	27	58	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
34	3.1	Active or recent landfill	0	0	0	0	-
34	3.2	Historical landfill (BGS records)	0	0	0	0	-
35	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
35	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
35	3.5	Historical waste sites	0	0	0	2	-
36	3.6	Licensed waste sites	0	0	0	1	-
36	3.7	Waste exemptions	0	0	3	7	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
38	4.1	Recent industrial land uses	0	2	30	-	-
41	4.2	Current or recent petrol stations	0	0	0	2	-
41	4.3	Electricity cables	0	0	0	0	-
41	4.4	Gas pipelines	0	0	0	0	-
42	4.5	Sites determined as Contaminated Land	0	0	0	0	-

42	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
42	4.7	Regulated explosive sites	0	0	0	0	-
42	4.8	Hazardous substance storage/usage	0	0	0	0	-
42	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
43	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
43	**4.11**	**Licensed pollutant release (Part A(2)/B)**	0	0	1	1	-
43	**4.12**	**Radioactive Substance Authorisations**	0	0	0	1	-
44	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
44	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
44	4.15	Pollutant release to public sewer	0	0	0	0	-
44	4.16	List 1 Dangerous Substances	0	0	0	0	-
44	4.17	List 2 Dangerous Substances	0	0	0	0	-
45	**4.18**	**Pollution Incidents (EA/NRW)**	0	0	0	5	-
45	4.19	Pollution inventory substances	0	0	0	0	-
46	4.20	Pollution inventory waste transfers	0	0	0	0	-
46	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
47	**5.1**	**Superficial aquifer**	Identified (within 500m)				
49	**5.2**	**Bedrock aquifer**	Identified (within 500m)				
51	**5.3**	**Groundwater vulnerability**	Identified (within 50m)				
52	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
52	5.5	Groundwater vulnerability- local information	None (within 0m)				
53	**5.6**	**Groundwater abstractions**	0	0	0	0	52
67	5.7	Surface water abstractions	0	0	0	0	0
67	**5.8**	**Potable abstractions**	0	0	0	0	10
70	5.9	Source Protection Zones	0	0	0	0	-
70	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
71	6.1	Water Network (OS MasterMap)	0	0	0	-	-

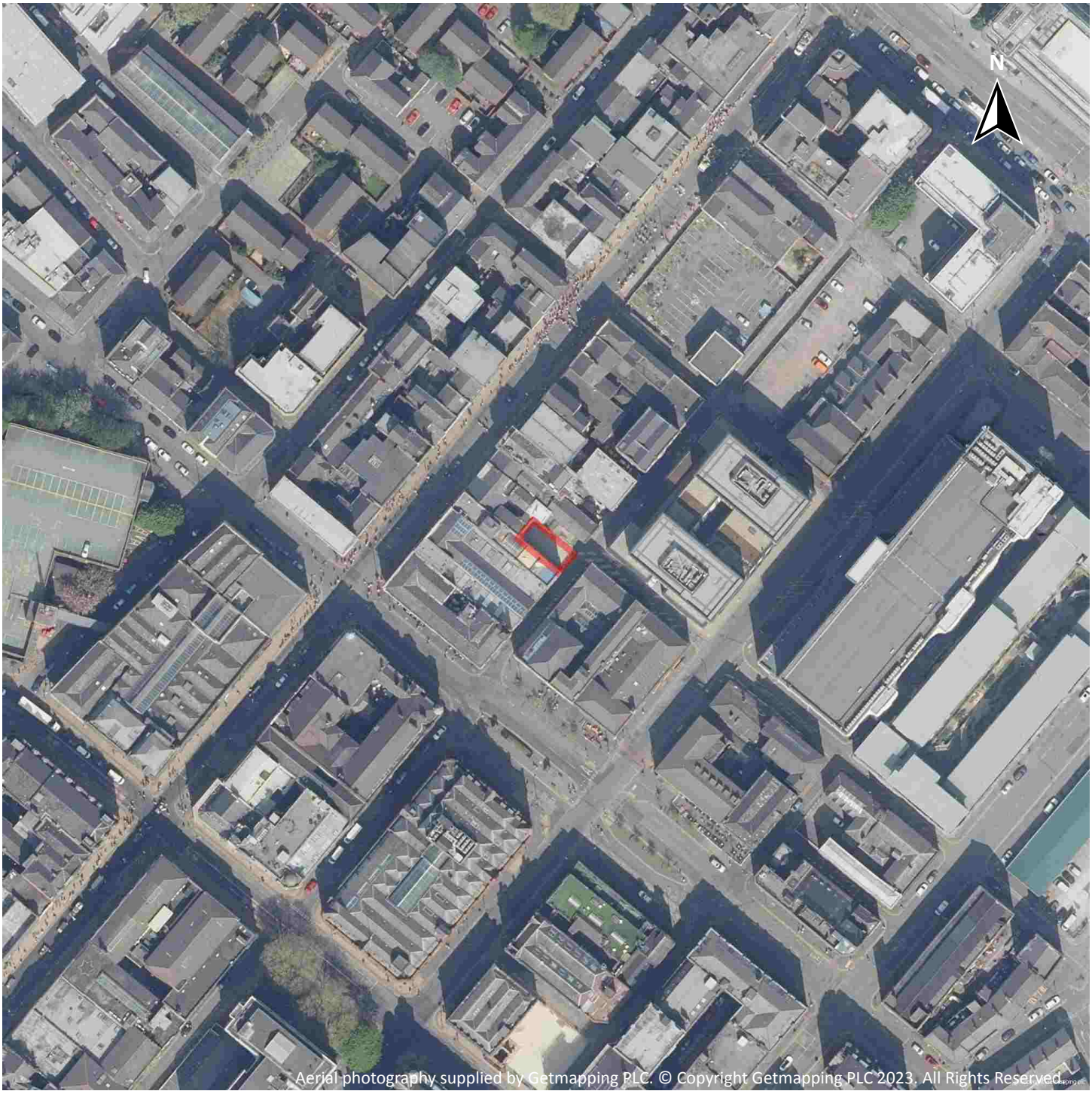
71	6.2	Surface water features	0	0	0	-	-
72	**6.3**	**WFD Surface water body catchments**	1	-	-	-	-
72	**6.4**	**WFD Surface water bodies**	0	0	0	-	-
73	**6.5**	**WFD Groundwater bodies**	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
74	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
74	7.2	Historical Flood Events	0	0	0	-	-
74	7.3	Flood Defences	0	0	0	-	-
75	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
75	7.5	Flood Storage Areas	0	0	0	-	-
76	7.6	Flood Zone 2	None (within 50m)				
76	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
77	**8.1**	**Surface water flooding**	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding					
79	**9.1**	**Groundwater flooding**	Low (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
80	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
80	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
80	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
80	10.4	Special Protection Areas (SPA)	0	0	0	0	0
81	10.5	National Nature Reserves (NNR)	0	0	0	0	0
81	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
81	10.7	Designated Ancient Woodland	0	0	0	0	0
81	10.8	Biosphere Reserves	0	0	0	0	0
82	10.9	Forest Parks	0	0	0	0	0
82	10.10	Marine Conservation Zones	0	0	0	0	0
82	10.11	Green Belt	0	0	0	0	0
82	10.12	Proposed Ramsar sites	0	0	0	0	0

82	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
83	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
83	10.15	Nitrate Sensitive Areas	0	0	0	0	0
83	**10.16**	**Nitrate Vulnerable Zones**	1	0	0	1	2
84	**10.17**	**SSSI Impact Risk Zones**	1	-	-	-	-
85	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
86	11.1	World Heritage Sites	0	0	0	-	-
87	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
87	11.3	National Parks	0	0	0	-	-
87	**11.4**	**Listed Buildings**	0	1	51	-	-
90	**11.5**	**Conservation Areas**	1	1	1	-	-
90	11.6	Scheduled Ancient Monuments	0	0	0	-	-
90	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
91	**12.1**	**Agricultural Land Classification**	Urban (within 250m)				
92	12.2	Open Access Land	0	0	0	-	-
92	12.3	Tree Felling Licences	0	0	0	-	-
92	12.4	Environmental Stewardship Schemes	0	0	0	-	-
92	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
93	13.1	Priority Habitat Inventory	0	0	0	-	-
93	13.2	Habitat Networks	0	0	0	-	-
93	13.3	Open Mosaic Habitat	0	0	0	-	-
93	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
94	**14.1**	**10k Availability**	Identified (within 500m)				
95	**14.2**	**Artificial and made ground (10k)**	0	0	0	3	-
96	**14.3**	**Superficial geology (10k)**	1	0	0	1	-

97	14.4	Landslip (10k)	0	0	0	0	-
98	14.5	Bedrock geology (10k)	1	0	1	1	-
99	14.6	Bedrock faults and other linear features (10k)	0	0	1	1	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
100	15.1	50k Availability	Identified (within 500m)				
101	15.2	Artificial and made ground (50k)	0	0	0	2	-
102	15.3	Artificial ground permeability (50k)	0	0	-	-	-
103	15.4	Superficial geology (50k)	1	0	0	0	-
104	15.5	Superficial permeability (50k)	Identified (within 50m)				
104	15.6	Landslip (50k)	0	0	0	0	-
104	15.7	Landslip permeability (50k)	None (within 50m)				
105	15.8	Bedrock geology (50k)	1	0	1	0	-
106	15.9	Bedrock permeability (50k)	Identified (within 50m)				
106	15.10	Bedrock faults and other linear features (50k)	0	0	1	1	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
107	16.1	BGS Boreholes	0	0	45	-	-
Page	Section	Natural ground subsidence					
110	17.1	Shrink swell clays	Very low (within 50m)				
111	17.2	Running sands	Very low (within 50m)				
112	17.3	Compressible deposits	Negligible (within 50m)				
113	17.4	Collapsible deposits	Very low (within 50m)				
114	17.5	Landslides	Very low (within 50m)				
115	17.6	Ground dissolution of soluble rocks	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
117	18.1	Natural cavities	0	0	0	0	-
118	18.2	BritPits	0	0	0	0	-
118	18.3	Surface ground workings	0	0	0	-	-
118	18.4	Underground workings	0	0	0	0	0
118	18.5	Historical Mineral Planning Areas	0	0	0	0	-

118	**18.6**	**Non-coal mining**	0	0	0	0	1
119	18.7	Mining cavities	0	0	0	0	0
119	**18.8**	**JPB mining areas**	Identified (within 0m)				
119	**18.9**	**Coal mining**	Identified (within 0m)				
120	18.10	Brine areas	None (within 0m)				
120	18.11	Gypsum areas	None (within 0m)				
120	18.12	Tin mining	None (within 0m)				
120	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
121	**19.1**	**Radon**	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
123	**20.1**	**BGS Estimated Background Soil Chemistry**	1	1	-	-	-
123	**20.2**	**BGS Estimated Urban Soil Chemistry**	1	3	-	-	-
124	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
125	21.1	Underground railways (London)	0	0	0	-	-
125	21.2	Underground railways (Non-London)	0	0	0	-	-
125	21.3	Railway tunnels	0	0	0	-	-
125	21.4	Historical railway and tunnel features	0	0	0	-	-
125	21.5	Royal Mail tunnels	0	0	0	-	-
126	21.6	Historical railways	0	0	0	-	-
126	21.7	Railways	0	0	0	-	-
126	21.8	Crossrail 1	0	0	0	0	-
126	21.9	Crossrail 2	0	0	0	0	-
126	21.10	HS2	0	0	0	0	-

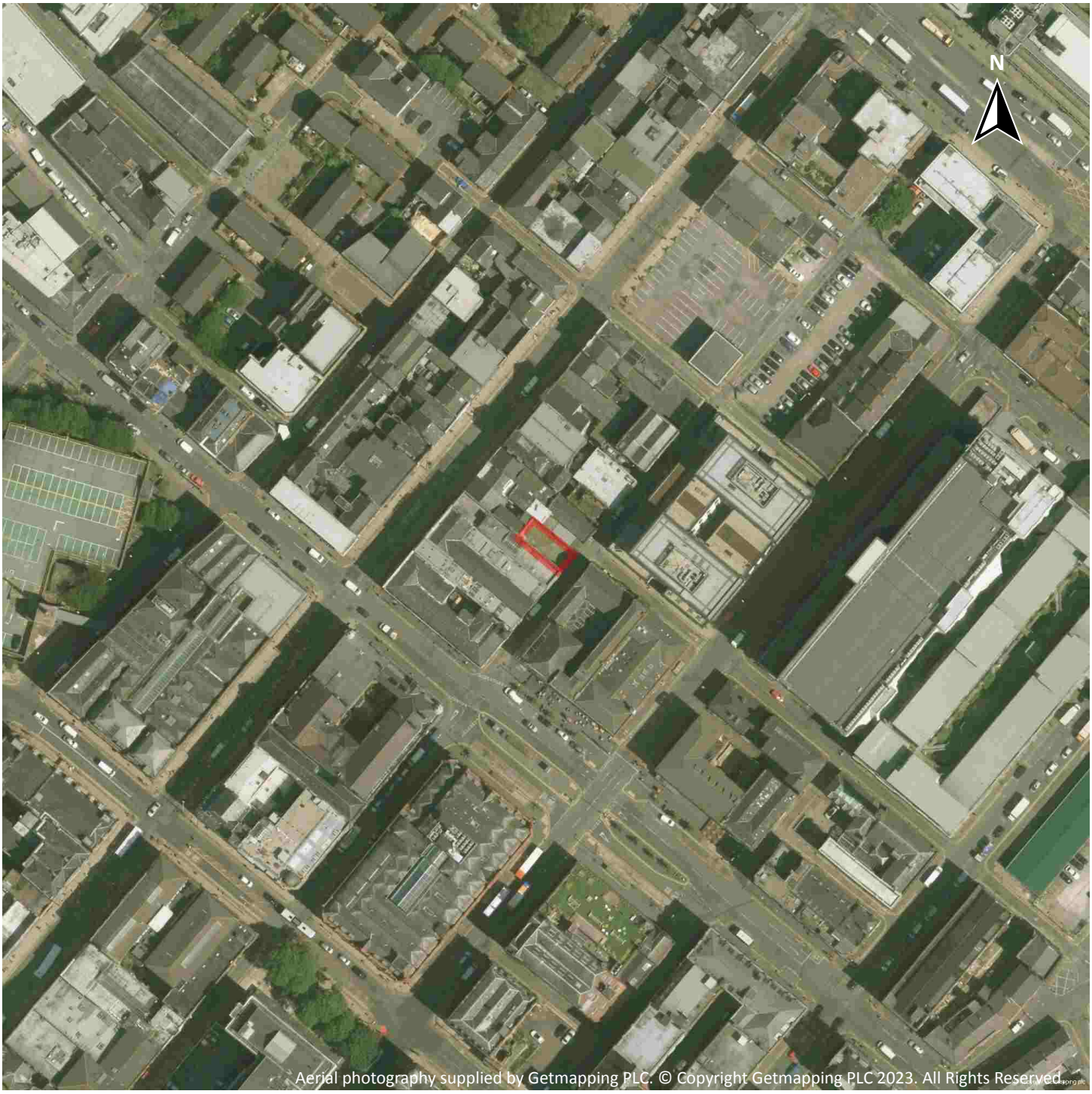
Recent aerial photograph



Capture Date: 22/04/2019

Site Area: 0.01ha

Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 0.01ha

Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 0.01ha

Recent site history - 2000 aerial photograph



Capture Date: 19/06/2000

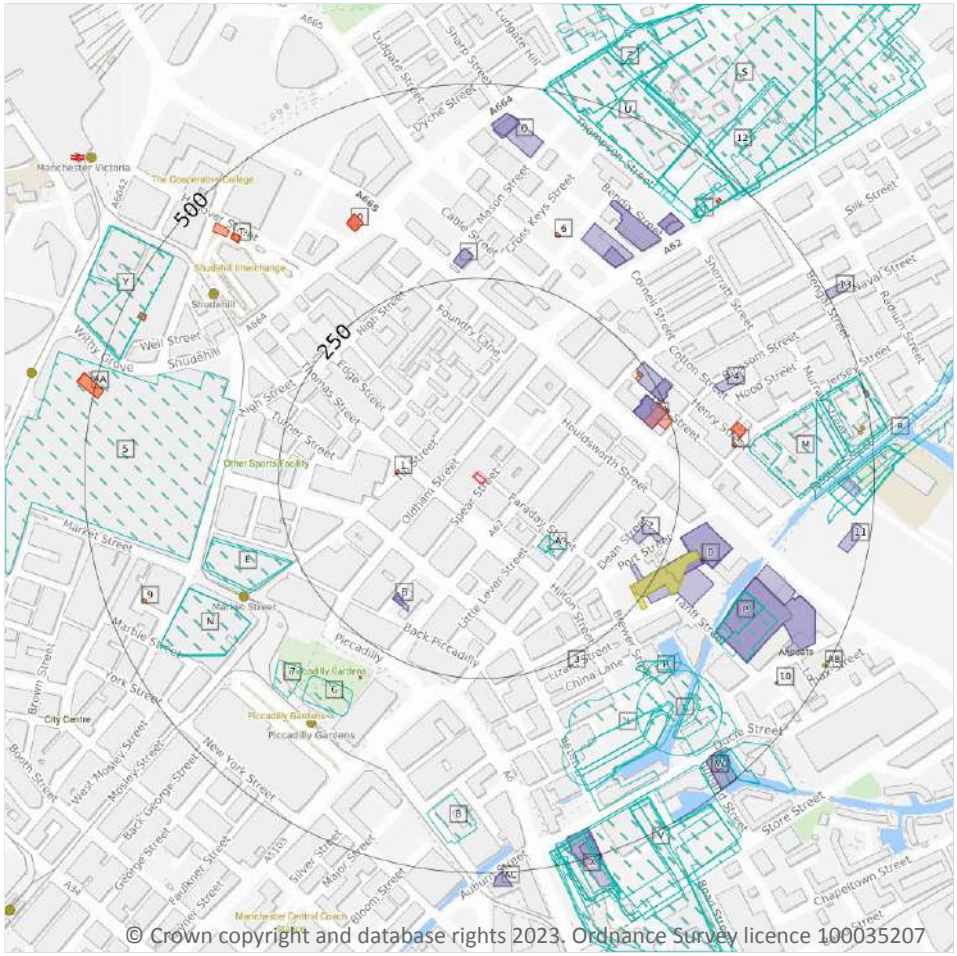
Site Area: 0.01ha

OS MasterMap site plan



Site Area: 0.01ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical petrol stations

Historical garages

1.1 Historical industrial land uses

Records within 500m	87

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 13**

ID	Location	Land use	Dates present	Group ID
A	106m SE	Police Station	1985 - 1994	882735

ID	Location	Land use	Dates present	Group ID
A	106m SE	Police Station	1971	967676
A	106m SE	Police Station	1978	984168
E	257m SW	Unspecified Ground Workings	1931	800625
E	258m SW	Unspecified Commercial/Industrial	1938	796725
H	308m SE	Unspecified Wharf	1934	875206
H	308m SE	Unspecified Wharf	1915	936033
H	308m SE	Unspecified Wharf	1938	991516
I	310m SE	Unspecified Wharf	1956	971868
G	314m SW	Unspecified Pit	1956	840494
5	320m W	Bus Station	1985 - 1994	940823
H	323m SE	Unspecified Wharf	1923	851439
7	330m SW	Bus Station	1978	842917
L	334m SE	Unspecified Wharf	1923	869878
M	341m E	Unspecified Mills	1921	878606
M	341m E	Unspecified Mills	1933 - 1938	900882
N	342m SW	Unspecified Commercial/Industrial	1938	873846
N	343m SW	Unspecified Commercial/Industrial	1931	885632
N	343m SW	Unspecified Commercial/Industrial	1916	924604
P	354m SE	Sawmill	1921	895554
P	354m SE	Sawmill	1933 - 1938	936555
P	357m SE	Sawmills	1923	813168
I	357m SE	Unspecified Wharf	1934	971276
I	357m SE	Unspecified Wharf	1890 - 1923	976213
M	363m E	Unspecified Mills	1923	954294
I	367m SE	Unspecified Warehouses	1915	933374
I	367m SE	Unspecified Warehouses	1934 - 1938	964840
I	373m SE	Unspecified Warehouse	1923	807197
L	374m SE	Unspecified Mills	1915 - 1923	891864

ID	Location	Land use	Dates present	Group ID
L	379m SE	Unspecified Wharf	1934 - 1938	892116
L	381m SE	Unspecified Wharf	1915	974633
8	400m S	Infirmary	1915 - 1923	975872
R	424m E	Disused Canal	1985	2367192
J	425m NE	Railway Building	1938 - 1956	940179
S	425m NE	Railway Sidings	1906 - 1938	960473
R	426m E	Unspecified Works	1968	830441
J	429m NE	Railway Building	1938	820395
U	429m NE	Goods Station	1933 - 1938	948848
U	430m NE	Goods Shed	1921 - 1923	856754
J	433m NE	Railway Building	1978	962352
J	433m NE	Railway Building	1985	985358
J	433m NE	Railway Building	1971	992000
S	433m NE	Unspecified Depot	1985	818411
S	436m NE	Railway Sidings	1956	988070
U	438m NE	Railway Building	1985	820394
U	438m NE	Goods Station	1956 - 1971	907126
U	438m NE	Goods Station	1978	910356
R	441m E	Sawmill	1933 - 1938	905698
R	441m E	Sawmill	1921	903562
R	442m E	Unspecified Mill	1933 - 1938	910742
R	442m E	Unspecified Mill	1921	958771
R	442m E	Disused Canal	1991	849130
R	444m E	Unspecified Mill	1923	960726
R	444m E	Sawmill	1923	932999
S	446m NE	Railway Sidings	1971	893733
S	446m NE	Railway Sidings	1978 - 1985	962506
J	449m NE	Railway Building	1956	937629

ID	Location	Land use	Dates present	Group ID
J	449m NE	Railway Building	1956 - 1971	924812
J	449m NE	Railway Building	1978	952803
J	449m NE	Railway Building	1985	967480
V	451m SE	Unspecified Commercial/Industrial	1956	796797
V	451m SE	Railway Sidings	1956	950162
V	455m SE	Railway Sidings	1915	849007
V	455m SE	Railway Sidings	1934 - 1938	899923
V	455m SE	Goods Station	1890 - 1938	979048
V	457m SE	Railway Sidings	1923	879517
W	458m SE	Unspecified Wharf	1915	900362
W	458m SE	Unspecified Wharf	1934 - 1938	933593
V	463m SE	Railway Sidings	1890 - 1905	979002
R	463m E	Unspecified Mill	1968	810293
W	465m SE	Unspecified Wharf	1923	938827
X	467m S	Goods Shed	1915	885654
X	467m S	Goods Shed	1934 - 1938	924820
X	467m S	Goods Shed	1905	923774
X	467m S	Goods Shed	1923	979300
Y	473m NW	Unspecified Commercial/Industrial	1938	856039
Y	473m NW	Unspecified Commercial/Industrial	1916	919326
Y	473m NW	Unspecified Commercial/Industrial	1931	988948
X	476m S	Railway Building	1890	820433
Z	482m N	Railway Building	1978	863970
Z	482m N	Railway Building	1971	893090
Z	482m N	Railway Building	1985	964524
12	493m NE	Railway Building	1938	991355
S	493m NE	Unspecified Commercial/Industrial	1923	911009
S	493m NE	Unspecified Commercial/Industrial	1906 - 1921	945036

ID	Location	Land use	Dates present	Group ID
S	499m NE	Unspecified Commercial/Industrial	1891	848669
S	499m NE	Railway Sidings	1891	952502

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**7**

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

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
3	259m SE	Unspecified Tank	1891	115967
D	297m E	Unspecified Tank	1953 - 1965	148454
10	454m SE	Unspecified Tank	1953 - 1967	137797
R	484m E	Unspecified Tank	1908	115970
R	487m E	Unspecified Tank	1965	115971
AB	494m SE	Unspecified Tank	1891	115978
AB	496m SE	Unspecified Tank	1891	115977

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	**24**

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 13**

ID	Location	Land use	Dates present	Group ID
1	95m W	Electricity Substation	1980 - 1992	84709
C	216m E	Electricity Substation	1953	79102
C	217m E	Electricity Substation	1953 - 1984	66121
C	217m E	Electricity Substation	1988 - 1995	73444
C	233m NE	Electricity Substation	1995	62190
C	238m NE	Electricity Substation	1988	62189
G	292m SW	Electricity Substation	1986 - 1995	72406
K	320m E	Electricity Substation	1953	62191
6	321m N	Electricity Substation	1984 - 1995	79779
K	322m E	Electricity Substation	1953	76304
K	322m E	Electricity Substation	1984 - 1995	66129
O	347m NW	Electricity Substation	1986 - 1992	70345
O	347m NW	Electricity Substation	1948 - 1980	65345
O	348m NW	Electricity Substation	1953	72139
T	425m NW	Electricity Substation	1948 - 1992	68894
T	427m NW	Electricity Substation	1980	74220
T	442m NW	Electricity Substation	1953	62197
9	449m W	Electricity Substation	1995	62186
J	465m NE	Electricity Substation	1988 - 1995	66419
Y	468m NW	Electricity Substation	1953	75919
Y	468m NW	Electricity Substation	1948 - 1953	76409
AA	488m W	Electricity Substation	1953	73153
AA	488m W	Electricity Substation	1953	68709
R	499m E	Electricity Substation	1983 - 1994	67631

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	1

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'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
D	231m SE	Service Garage	1948	1532

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	50

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 13**

ID	Location	Land use	Dates present	Group ID
B	176m SW	Garage	1965	23515
B	179m SW	Garage	1953	25567
B	180m SW	Garage	1953	21528
2	203m E	Garage	1971	27030
C	209m NE	Garage	1995	21222
C	209m NE	Garage	1963	22668
C	209m NE	Garage	1953	26539
C	209m NE	Garage	1988	23595
C	209m NE	Garage	1965 - 1967	24701
D	217m SE	Garage	1971	27039

ID	Location	Land use	Dates present	Group ID
D	231m SE	Service Garage	1948	20587
D	231m SE	Garage	1960	23455
D	232m SE	Garage	1965	21679
D	232m SE	Garage	1953	23454
C	233m NE	Garage	1995	22436
C	240m NE	Garage	1953 - 1988	27234
C	241m NE	Garage	1953 - 1984	27263
D	255m SE	Garage	1990	23312
D	256m SE	Garage	1971	26371
D	261m E	Garage	1971 - 1990	25753
D	262m E	Garage	1971	23646
F	264m N	Garage	1995	23135
F	264m N	Garage	1963 - 1988	26869
J	318m NE	Garage	1953 - 1963	25549
J	318m NE	Garage	1965 - 1967	25022
4	318m E	Garage	1988 - 1995	25375
J	319m NE	Garage	1953	20729
P	353m SE	Garage	1990	22515
P	354m SE	Garage	1971	27725
J	355m NE	Garage	1953 - 1963	27557
P	356m SE	Garage	1996	22785
J	356m NE	Garage	1953 - 1967	26994
J	394m NE	Garage	1953 - 1963	25431
J	394m NE	Garage	1984	21085
J	395m NE	Garage	1953 - 1967	26523
Q	411m N	Garage	1995	22760
Q	432m N	Garage	1984	23099
Q	434m N	Garage	1953 - 1988	24669

ID	Location	Land use	Dates present	Group ID
R	453m E	Garage	1951	20319
W	456m SE	Garage	1971	22847
W	457m SE	Garage	1953 - 1967	27482
11	461m E	Garage	1948	24546
X	462m S	Garage	1971	20840
W	463m SE	Garage	1960	22202
X	463m S	Garage	1990	23753
W	465m SE	Garage	1971	20877
X	474m S	Garage	1971	21466
13	499m NE	Garages	1948 - 1951	26623
AC	499m S	Garage	1971	23089
AC	500m S	Garage	1948 - 1971	25009

This data is sourced from Ordnance Survey / Groundsure.

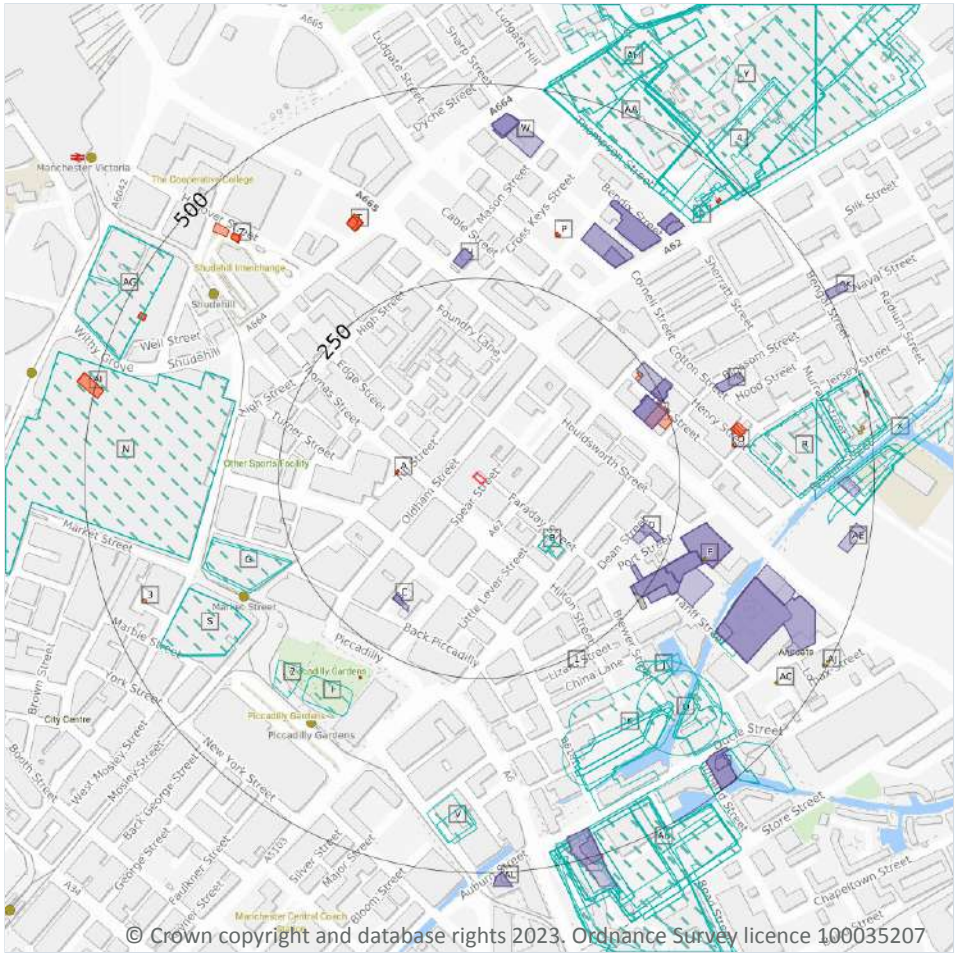
1.6 Historical military land

Records within 500m	**0**

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

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

2 Past land use - un-grouped



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2.1 Historical industrial land uses

Records within 500m	121

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 22**

ID	Location	Land Use	Date	Group ID
B	106m SE	Police Station	1971	967676
B	106m SE	Police Station	1978	984168
B	106m SE	Police Station	1985	882735

ID	Location	Land Use	Date	Group ID
B	118m SE	Police Station	1988	882735
B	118m SE	Police Station	1994	882735
G	257m SW	Unspecified Ground Workings	1931	800625
G	258m SW	Unspecified Commercial/Industrial	1938	796725
J	308m SE	Unspecified Wharf	1938	991516
J	308m SE	Unspecified Wharf	1934	875206
J	308m SE	Unspecified Wharf	1915	936033
K	310m SE	Unspecified Wharf	1956	971868
I	314m SW	Unspecified Pit	1956	840494
N	320m W	Bus Station	1988	940823
N	320m W	Bus Station	1985	940823
N	320m W	Bus Station	1994	940823
J	323m SE	Unspecified Wharf	1923	851439
2	330m SW	Bus Station	1978	842917
Q	334m SE	Unspecified Wharf	1923	869878
R	341m E	Unspecified Mills	1921	878606
R	341m E	Unspecified Mills	1938	900882
R	341m E	Unspecified Mills	1933	900882
S	342m SW	Unspecified Commercial/Industrial	1938	873846
S	343m SW	Unspecified Commercial/Industrial	1931	885632
S	343m SW	Unspecified Commercial/Industrial	1916	924604
U	354m SE	Sawmill	1921	895554
U	354m SE	Sawmill	1938	936555
U	354m SE	Sawmill	1933	936555
U	357m SE	Sawmills	1923	813168
K	357m SE	Unspecified Wharf	1934	971276
K	357m SE	Unspecified Wharf	1915	976213
R	363m E	Unspecified Mills	1923	954294

ID	Location	Land Use	Date	Group ID
K	364m SE	Unspecified Wharf	1905	976213
K	364m SE	Unspecified Wharf	1890	976213
K	364m SE	Unspecified Wharf	1923	976213
K	367m SE	Unspecified Warehouses	1938	964840
K	367m SE	Unspecified Warehouses	1934	964840
K	367m SE	Unspecified Warehouses	1915	933374
K	373m SE	Unspecified Warehouse	1923	807197
Q	374m SE	Unspecified Mills	1915	891864
Q	378m SE	Unspecified Mills	1923	891864
Q	379m SE	Unspecified Wharf	1938	892116
Q	379m SE	Unspecified Wharf	1934	892116
Q	381m SE	Unspecified Wharf	1915	974633
V	400m S	Infirmary	1923	975872
V	414m S	Infirmary	1915	975872
X	424m E	Disused Canal	1985	2367192
L	425m NE	Railway Building	1938	940179
Y	425m NE	Railway Sidings	1938	960473
Y	425m NE	Railway Sidings	1933	960473
Y	425m NE	Railway Sidings	1923	960473
X	426m E	Unspecified Works	1968	830441
L	429m NE	Railway Building	1938	820395
AA	429m NE	Goods Station	1938	948848
AA	429m NE	Goods Station	1933	948848
AA	430m NE	Goods Shed	1923	856754
AA	430m NE	Goods Shed	1921	856754
L	433m NE	Railway Building	1971	992000
L	433m NE	Railway Building	1978	962352
L	433m NE	Railway Building	1985	985358

ID	Location	Land Use	Date	Group ID
Y	433m NE	Unspecified Depot	1985	818411
L	436m NE	Railway Building	1956	940179
Y	436m NE	Railway Sidings	1956	988070
AA	438m NE	Goods Station	1971	907126
AA	438m NE	Goods Station	1956	907126
AA	438m NE	Goods Station	1978	910356
AA	438m NE	Railway Building	1985	820394
X	441m E	Sawmill	1921	903562
X	441m E	Sawmill	1938	905698
X	441m E	Sawmill	1933	905698
X	442m E	Unspecified Mill	1921	958771
X	442m E	Unspecified Mill	1938	910742
X	442m E	Unspecified Mill	1933	910742
X	442m E	Disused Canal	1991	849130
X	444m E	Unspecified Mill	1923	960726
X	444m E	Sawmill	1923	932999
Y	446m NE	Railway Sidings	1971	893733
Y	446m NE	Railway Sidings	1978	962506
L	449m NE	Railway Building	1956	937629
L	449m NE	Railway Building	1971	924812
L	449m NE	Railway Building	1956	924812
L	449m NE	Railway Building	1978	952803
L	449m NE	Railway Building	1985	967480
AB	451m SE	Unspecified Commercial/Industrial	1956	796797
AB	451m SE	Railway Sidings	1956	950162
AB	455m SE	Goods Station	1938	979048
AB	455m SE	Railway Sidings	1938	899923
AB	455m SE	Railway Sidings	1934	899923

ID	Location	Land Use	Date	Group ID
AB	455m SE	Goods Station	1934	979048
AB	455m SE	Goods Station	1915	979048
AB	455m SE	Railway Sidings	1915	849007
AB	457m SE	Railway Sidings	1923	879517
AD	458m SE	Unspecified Wharf	1938	933593
AD	458m SE	Unspecified Wharf	1934	933593
AD	458m SE	Unspecified Wharf	1915	900362
AB	463m SE	Railway Sidings	1905	979002
AB	463m SE	Railway Sidings	1890	979002
X	463m E	Unspecified Mill	1968	810293
AB	463m SE	Goods Station	1905	979048
AB	463m SE	Goods Station	1890	979048
AB	463m SE	Goods Station	1923	979048
AD	465m SE	Unspecified Wharf	1923	938827
AF	467m S	Goods Shed	1938	924820
AF	467m S	Goods Shed	1934	924820
AF	467m S	Goods Shed	1915	885654
AF	467m S	Goods Shed	1905	923774
AF	467m S	Goods Shed	1923	979300
AG	473m NW	Unspecified Commercial/Industrial	1938	856039
AG	473m NW	Unspecified Commercial/Industrial	1931	988948
AG	473m NW	Unspecified Commercial/Industrial	1916	919326
AF	476m S	Railway Building	1890	820433
AH	482m N	Railway Building	1971	893090
AH	482m N	Railway Building	1978	863970
AH	482m N	Railway Building	1985	964524
4	493m NE	Railway Building	1938	991355
Y	493m NE	Railway Sidings	1921	960473

ID	Location	Land Use	Date	Group ID
Y	493m NE	Unspecified Commercial/Industrial	1921	945036
Y	493m NE	Railway Sidings	1906	960473
Y	493m NE	Unspecified Commercial/Industrial	1906	945036
Y	493m NE	Unspecified Commercial/Industrial	1923	911009
Y	499m NE	Railway Sidings	1891	952502
Y	499m NE	Unspecified Commercial/Industrial	1891	848669

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**15**

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

Features are displayed on the Past land use - un-grouped map on **page 22**

ID	Location	Land Use	Date	Group ID
1	259m SE	Unspecified Tank	1891	115967
F	297m E	Unspecified Tank	1953	148454
F	297m E	Unspecified Tank	1965	148454
F	297m E	Unspecified Tank	1953	148454
F	297m E	Unspecified Tank	1960	148454
AC	454m SE	Unspecified Tank	1960	137797
AC	454m SE	Unspecified Tank	1953	137797
AC	454m SE	Unspecified Tank	1965	137797
AC	454m SE	Unspecified Tank	1967	137797
AC	454m SE	Unspecified Tank	1953	137797
AC	454m SE	Unspecified Tank	1953	137797
X	484m E	Unspecified Tank	1908	115970
X	487m E	Unspecified Tank	1965	115971
AJ	494m SE	Unspecified Tank	1891	115978

ID	Location	Land Use	Date	Group ID
AJ	496m SE	Unspecified Tank	1891	115977

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**49**

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 22**

ID	Location	Land Use	Date	Group ID
A	95m W	Electricity Substation	1986	84709
A	95m W	Electricity Substation	1992	84709
A	96m W	Electricity Substation	1980	84709
E	216m E	Electricity Substation	1953	79102
E	217m E	Electricity Substation	1953	66121
E	217m E	Electricity Substation	1988	73444
E	217m E	Electricity Substation	1953	66121
E	219m E	Electricity Substation	1984	66121
E	232m E	Electricity Substation	1995	73444
E	233m NE	Electricity Substation	1995	62190
E	238m NE	Electricity Substation	1988	62189
I	292m SW	Electricity Substation	1986	72406
I	293m SW	Electricity Substation	1995	72406
O	320m E	Electricity Substation	1953	62191
P	321m N	Electricity Substation	1995	79779
P	321m N	Electricity Substation	1988	79779
P	321m N	Electricity Substation	1984	79779
O	322m E	Electricity Substation	1953	76304
O	322m E	Electricity Substation	1995	66129

ID	Location	Land Use	Date	Group ID
O	322m E	Electricity Substation	1988	66129
O	322m E	Electricity Substation	1953	76304
O	325m E	Electricity Substation	1984	66129
T	347m NW	Electricity Substation	1986	70345
T	347m NW	Electricity Substation	1951	65345
T	347m NW	Electricity Substation	1948	65345
T	348m NW	Electricity Substation	1953	72139
T	348m NW	Electricity Substation	1992	70345
T	348m NW	Electricity Substation	1980	65345
T	352m NW	Electricity Substation	1953	72139
Z	425m NW	Electricity Substation	1992	68894
Z	426m NW	Electricity Substation	1986	68894
Z	426m NW	Electricity Substation	1951	68894
Z	426m NW	Electricity Substation	1948	68894
Z	426m NW	Electricity Substation	1953	68894
Z	427m NW	Electricity Substation	1980	74220
Z	442m NW	Electricity Substation	1953	62197
3	449m W	Electricity Substation	1995	62186
L	465m NE	Electricity Substation	1995	66419
L	466m NE	Electricity Substation	1988	66419
AG	468m NW	Electricity Substation	1953	75919
AG	468m NW	Electricity Substation	1951	76409
AG	468m NW	Electricity Substation	1948	76409
AG	468m NW	Electricity Substation	1953	76409
AI	488m W	Electricity Substation	1953	73153
AI	488m W	Electricity Substation	1953	68709
X	499m E	Electricity Substation	1987	67631
X	499m E	Electricity Substation	1983	67631

ID	Location	Land Use	Date	Group ID
X	499m E	Electricity Substation	1991	67631
X	500m E	Electricity Substation	1994	67631

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	**1**

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'.

Features are displayed on the Past land use - un-grouped map on **page 22**

ID	Location	Land Use	Date	Group ID
F	231m SE	Service Garage	1948	1532

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	**85**

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 22**

ID	Location	Land Use	Date	Group ID
C	176m SW	Garage	1965	23515
C	179m SW	Garage	1953	25567
C	179m SW	Garage	1953	25567
C	180m SW	Garage	1953	21528
D	203m E	Garage	1971	27030
D	207m E	Garage	1971	27030
E	209m NE	Garage	1995	21222
E	209m NE	Garage	1963	22668

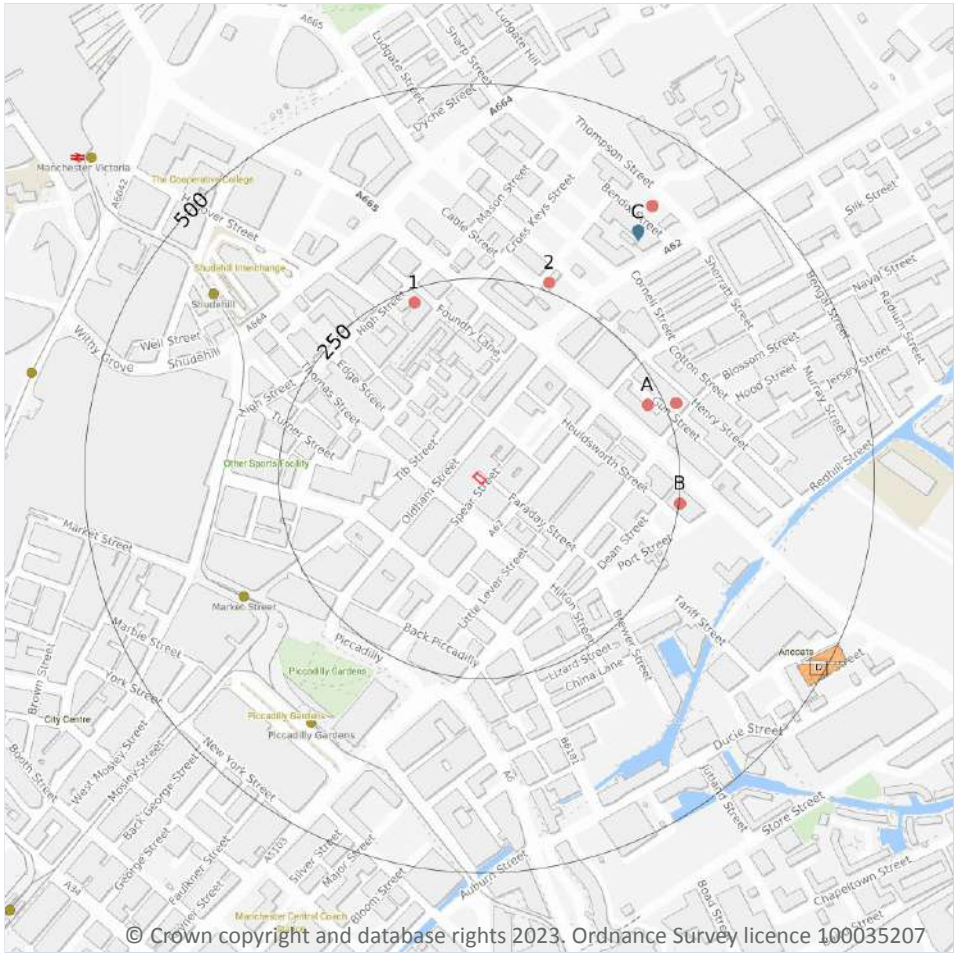
ID	Location	Land Use	Date	Group ID
E	209m NE	Garage	1953	26539
E	209m NE	Garage	1988	23595
E	209m NE	Garage	1965	24701
E	209m NE	Garage	1967	24701
E	210m NE	Garage	1953	26539
F	217m SE	Garage	1971	27039
F	218m SE	Garage	1971	27039
F	231m SE	Garage	1960	23455
F	231m SE	Service Garage	1948	20587
F	232m SE	Garage	1965	21679
F	232m SE	Garage	1953	23454
E	233m NE	Garage	1995	22436
E	240m NE	Garage	1988	27234
E	240m NE	Garage	1963	27234
E	240m NE	Garage	1953	27234
E	241m NE	Garage	1953	27263
E	241m NE	Garage	1965	27263
E	241m NE	Garage	1967	27263
E	243m NE	Garage	1984	27263
F	255m SE	Garage	1990	23312
F	256m SE	Garage	1971	26371
F	256m SE	Garage	1971	26371
F	261m E	Garage	1990	25753
F	262m E	Garage	1971	23646
F	262m E	Garage	1971	25753
H	264m N	Garage	1995	23135
H	264m N	Garage	1988	26869
H	264m N	Garage	1963	26869

ID	Location	Land Use	Date	Group ID
L	318m NE	Garage	1963	25549
L	318m NE	Garage	1953	25549
L	318m NE	Garage	1965	25022
L	318m NE	Garage	1967	25022
M	318m E	Garage	1995	25375
L	319m NE	Garage	1953	20729
M	319m E	Garage	1988	25375
U	353m SE	Garage	1990	22515
U	354m SE	Garage	1971	27725
U	354m SE	Garage	1971	27725
L	355m NE	Garage	1963	27557
L	355m NE	Garage	1953	27557
U	356m SE	Garage	1996	22785
L	356m NE	Garage	1953	26994
L	356m NE	Garage	1965	26994
L	356m NE	Garage	1967	26994
L	394m NE	Garage	1963	25431
L	394m NE	Garage	1953	25431
L	394m NE	Garage	1984	21085
L	395m NE	Garage	1953	26523
L	395m NE	Garage	1965	26523
L	395m NE	Garage	1967	26523
W	411m N	Garage	1995	22760
W	432m N	Garage	1984	23099
W	434m N	Garage	1988	24669
W	434m N	Garage	1963	24669
W	434m N	Garage	1953	24669
W	435m N	Garage	1953	24669

ID	Location	Land Use	Date	Group ID
W	435m N	Garage	1965	24669
W	435m N	Garage	1967	24669
X	453m E	Garage	1951	20319
AD	456m SE	Garage	1971	22847
AD	457m SE	Garage	1953	27482
AD	457m SE	Garage	1953	27482
AD	457m SE	Garage	1953	27482
AD	457m SE	Garage	1965	27482
AD	457m SE	Garage	1967	27482
AE	461m E	Garage	1948	24546
AF	462m S	Garage	1971	20840
AD	463m SE	Garage	1960	22202
AF	463m S	Garage	1990	23753
AD	465m SE	Garage	1971	20877
AF	474m S	Garage	1971	21466
AE	474m E	Garage	1948	24546
AK	499m NE	Garages	1948	26623
AK	499m NE	Garages	1951	26623
AL	499m S	Garage	1971	23089
AL	500m S	Garage	1971	25009
AL	500m S	Garage	1948	25009

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



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3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	2

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

Features are displayed on the Waste and landfill map on **page 34**

ID	Location	Address	Further Details	Date
D	466m SE	Site Address: N/A	Type of Site: Waste Paper Mills Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1932
D	472m SE	Site Address: N/A	Type of Site: Waste Paper Mills Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1931

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

3.6 Licensed waste sites

Records within 500m	1

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

Features are displayed on the Waste and landfill map on **page 34**

ID	Location	Details		
C	371m NE	Site Name: French Parts Uk Site Address: 35 - 39, Oldham Road, Manchester, M4 5FG Correspondence Address: -	Type of Site: ELV Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: KER003 EPR reference: EA/EPR/TP3494CL/S002 Operator: Brendan J Kershaw & Winston Brown Waste Management licence No: 50328 Annual Tonnage: 0	Issue Date: 10/08/2004 Effective Date: - Modified: - Surrendered Date: 06/07/2010 Expiry Date: - Cancelled Date: - Status: Surrendered

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

3.7 Waste exemptions

Records within 500m	10

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

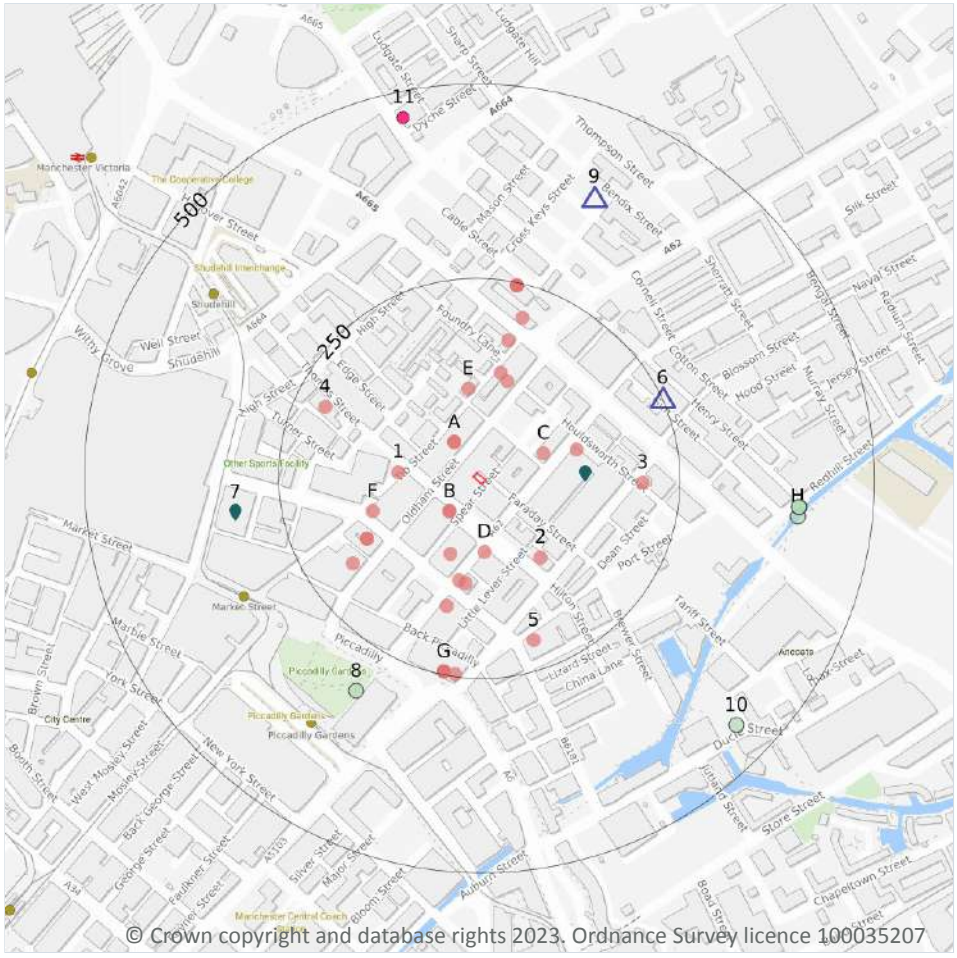
Features are displayed on the Waste and landfill map on **page 34**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	229m NE	41-45, GREAT ANCOATS STREET, MANCHESTER, M4 5AE	WEX105955	Treating waste exemption	Not on a farm	Screening and blending of waste
A	229m NE	41-45, GREAT ANCOATS STREET, MANCHESTER, M4 5AE	WEX105955	Using waste exemption	Not on a farm	Use of waste in construction
1	233m N	Smithfield Ph 6 Goadsby Street Manchester M4 1EH	EPR/EE5250VR/A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste in construction
B	251m E	-	WEX007769	Treating waste exemption	Not on a farm	Screening and blending of waste
B	251m E	-	WEX007769	Using waste exemption	Not on a farm	Use of waste in construction

ID	Location	Site	Reference	Category	Sub-Category	Description
2	261m N	-	WEX263516	Using waste exemption	Not on a farm	Use of waste in construction
A	263m E	11-13 Blossom Street, Blossom Street, Manchester, M4 5AF	WEX105958	Treating waste exemption	Not on a farm	Screening and blending of waste
A	263m E	11-13 Blossom Street, Blossom Street, Manchester, M4 5AF	WEX105958	Using waste exemption	Not on a farm	Use of waste in construction
C	411m NE	-	WEX280563	Treating waste exemption	Not on a farm	Screening and blending of waste
C	411m NE	-	WEX280563	Using waste exemption	Not on a farm	Use of waste in construction

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

4 Current industrial land use



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Site Outline

Search buffers in metres (m)

Recent industrial land uses

Current or recent petrol stations

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

Radioactive Substance Authorisations

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	32

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 38**

ID	Location	Company	Address	Activity	Category
A	49m NW	T-shirt Xpress	93, Oldham Street, Manchester, Greater Manchester, M4 1LW	Clothing, Components and Accessories	Consumer Products
A	49m NW	T Shirt Xpress	93, Oldham Street, Manchester, Greater Manchester, M4 1LW	Published Goods	Industrial Products

ID	Location	Company	Address	Activity	Category
B	54m SW	Heist Or Hit	Second Floor, 12, Hilton Street, Manchester, Greater Manchester, M1 1JF	Recording Studios and Record Companies	IT, Advertising, Marketing and Media Services
B	54m SW	Matrix Transport	Hilton Street, Manchester, Greater Manchester, M1 1JF	Distribution and Haulage	Transport, Storage and Delivery
C	82m E	Music for Brands	69-71, Lever Street, Manchester, Greater Manchester, M1 1FL	Recording Studios and Record Companies	IT, Advertising, Marketing and Media Services
D	87m S	Manchester Coach Hire	26a, Lever Street, Manchester, Greater Manchester, M1 1DW	Vehicle Hire and Rental	Hire Services
1	97m W	Electricity Sub Station	Greater Manchester, M4	Electrical Features	Infrastructure and Facilities
D	98m S	The Real Camera Co	Sevendale House 5-7, Dale Street, Manchester, Greater Manchester, M1 1JA	Photographic and Optical Equipment	Household, Office, Leisure and Garden
E	109m N	Manchester Seeds	49, Tib Street, Manchester, Greater Manchester, M4 1LS	Agricultural Machinery and Goods	Industrial Products
2	120m SE	Minuteman Press	Basement and Ground Floor 23, Hilton Street, Manchester, Greater Manchester, M1 1EL	Published Goods	Industrial Products
C	124m E	Electricity Sub Station	Greater Manchester, M1	Electrical Features	Infrastructure and Facilities
E	125m N	Pdc Manchester	129, Oldham Street, Manchester, Greater Manchester, M4 1LN	Published Goods	Industrial Products
D	128m S	D M C	4th Floor 22 Lever Street, Manchester, Greater Manchester, M1 1EA	Radar and Telecommunications Equipment	Industrial Products
D	129m S	Print Pug	3b 22, Lever Street, Manchester, Greater Manchester, M1 1EA	Published Goods	Industrial Products
E	132m N	Applique Apparel Ltd	110-112, Tib Street, Manchester, Greater Manchester, M4 1LR	Clothing, Components and Accessories	Consumer Products
F	137m W	Virtual Hideout	51, Church Street, Manchester, Greater Manchester, M4 1PD	Hobby, Sports and Pastime Products	Consumer Products
F	158m SW	Kustom Korner	Aflex Place 52, Church Street, Manchester, Greater Manchester, M4 1PW	Clothing, Components and Accessories	Consumer Products
F	158m SW	Hempology	Unit 4b Afflecks Arcade, 3539 Oldham Street, Manchester, Greater Manchester, M1 1JG	Agricultural Machinery and Goods	Industrial Products

ID	Location	Company	Address	Activity	Category
D	162m S	Westlakes Engineering Ltd	20, Dale Street, Manchester, Greater Manchester, M1 1EZ	Structural Engineers	Engineering Services
E	174m N	Quality Engineering Design	77, Tib Street, Manchester, Greater Manchester, M4 1LS	Mechanical Engineers	Engineering Services
F	191m SW	Booth King Partnership Ltd	Second Floor 21-31, Oldham Street, Manchester, Greater Manchester, M1 1JG	Civil Engineers	Engineering Services
3	202m E	Electricity Sub Station	Greater Manchester, M4	Electrical Features	Infrastructure and Facilities
E	208m N	Luton Engineering Services S W Ltd	6, Swan Street, Manchester, Greater Manchester, M4 5JN	Industrial Engineers	Engineering Services
4	211m NW	David Ellis Jewellery	40, Thomas Street, Manchester, Greater Manchester, M4 1ER	Jewellery, Gems, Clocks and Watches	Consumer Products
5	211m S	Slack & Andrews Manufacturing Jewellers Ltd	Dale House 35, Dale Street, Manchester, Greater Manchester, M1 2HF	Jewellery, Gems, Clocks and Watches	Consumer Products
E	246m N	The Total Repair Care Co Ltd	Fourth Floor, Swan Buildings, 20, Swan Street, Manchester, Greater Manchester, M4 5JW	Electrical Equipment Repair and Servicing	Repair and Servicing
E	246m N	Sanitising Solutions	First Floor Swan Buildings 20, Swan Street, Manchester, Greater Manchester, M4 5JW	Cleaning Equipment and Supplies	Industrial Products
E	246m N	Manchester Flooring Company	First Floor Swan Buildings 20, Swan Street, Manchester, Greater Manchester, M4 5JW	Construction Completion Services	Construction Services
G	246m S	Oil Colour Chemists Association	Fourth Floor 59, Piccadilly, Manchester, Greater Manchester, M1 2AQ	Adhesives and Sealants	Industrial Products
G	246m S	Lucas Products & Services	Fourth Floor 59, Piccadilly, Manchester, Greater Manchester, M1 2AQ	Office and Shop Equipment	Industrial Products
G	246m S	Justice Fire & Security	59, Piccadilly, Manchester, Greater Manchester, M1 2AQ	Electronic Equipment	Industrial Products

ID	Location	Company	Address	Activity	Category
G	247m S	Ancient Egypt Magazine Ltd	1, Newton Street, Manchester, Greater Manchester, M1 1HW	Published Goods	Industrial Products

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 38**

ID	Location	Company	Address	LPG	Status
6	251m NE	OBSOLETE	27, Gun Street, Ancoats, Manchester, Greater Manchester, M4 5DN	Not Applicable	Obsolete
9	386m N	UNBRANDED	12, Rochdale Road, Bendix Street, Collyhurst, Manchester, Greater Manchester, M24 6DP	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 38**

ID	Location	Address	Details	
C	127m E	Express Printers Manchester Ltd, Hery Street, Ancoats, M60 4HB	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
7	309m W	Johnsons Cleaners UK Ltd, 24 High Street, City Centre, Manchester, M4 1QB	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	1

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

Features are displayed on the Current industrial land use map on **page 38**

ID	Location	Address	Details	
11	466m N	Brooke Edgley Specialist Technical Services Ltd, Unit 4, Angel Industrial Estate, Angel Street, Manchester, M4 4BQ	Operator: Brooke Edgley Specialist Technical Services Ltd Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: BI9880 Date of approval: 07/08/2000	Effective from: 07/08/2000 Last date of update: 01/01/2015 Status: Revoked/cancelled

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	5

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

Features are displayed on the Current industrial land use map on **page 38**

ID	Location	Details	
8	311m SW	Incident Date: 12/02/2002 Incident Identification: 57989 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
H	403m E	Incident Date: 22/05/2001 Incident Identification: 6328 Pollutant: Contaminated Water Pollutant Description: Other Contaminated Water	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
H	404m E	Incident Date: 17/05/2001 Incident Identification: 5825 Pollutant: Contaminated Water Pollutant Description: Other Contaminated Water	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
H	404m E	Incident Date: 17/05/2001 Incident Identification: 5825 Pollutant: Contaminated Water Pollutant Description: Other Contaminated Water	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
10	450m SE	Incident Date: 22/02/2003 Incident Identification: 138638 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m	0

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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

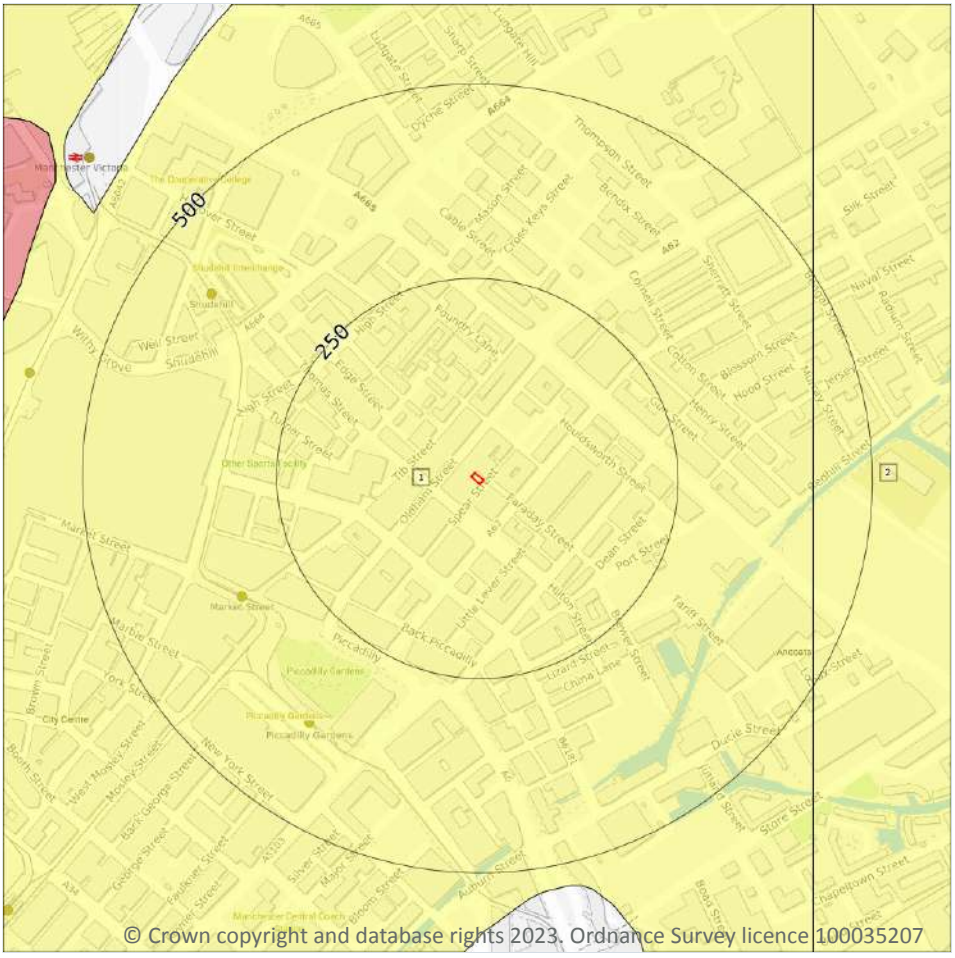
4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	2

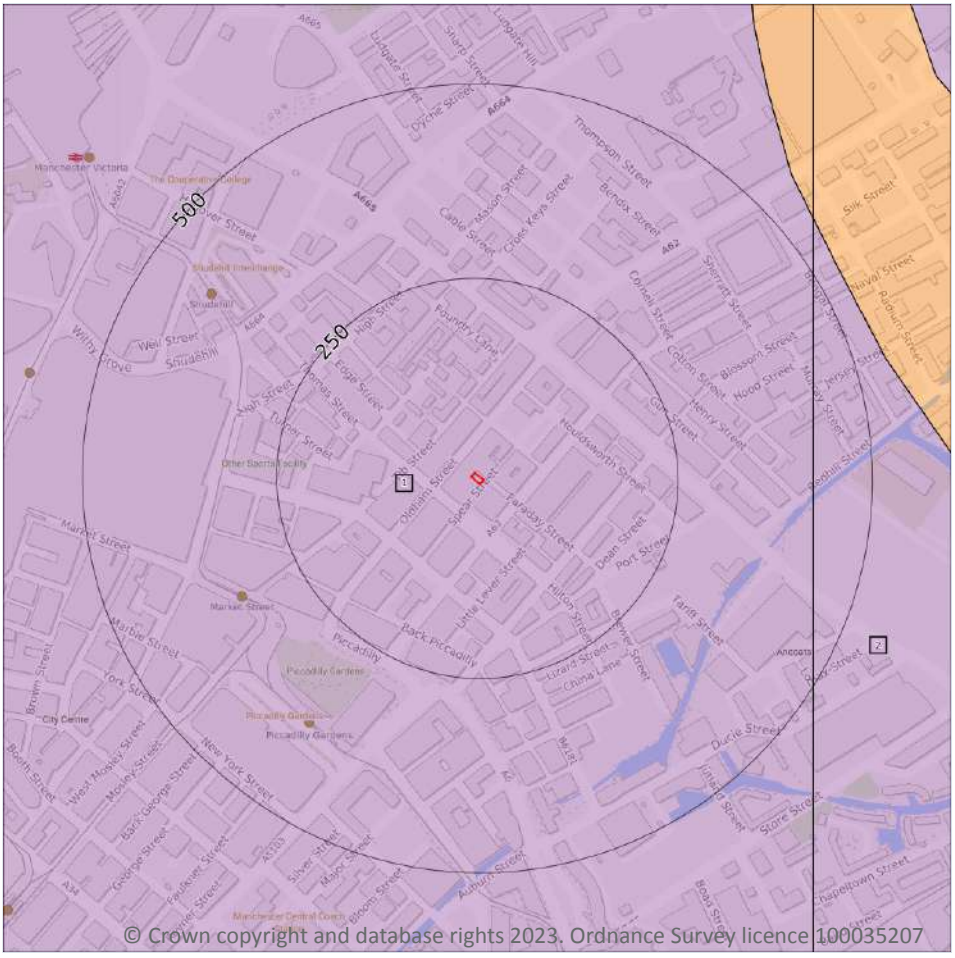
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 47**

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	424m E	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	2

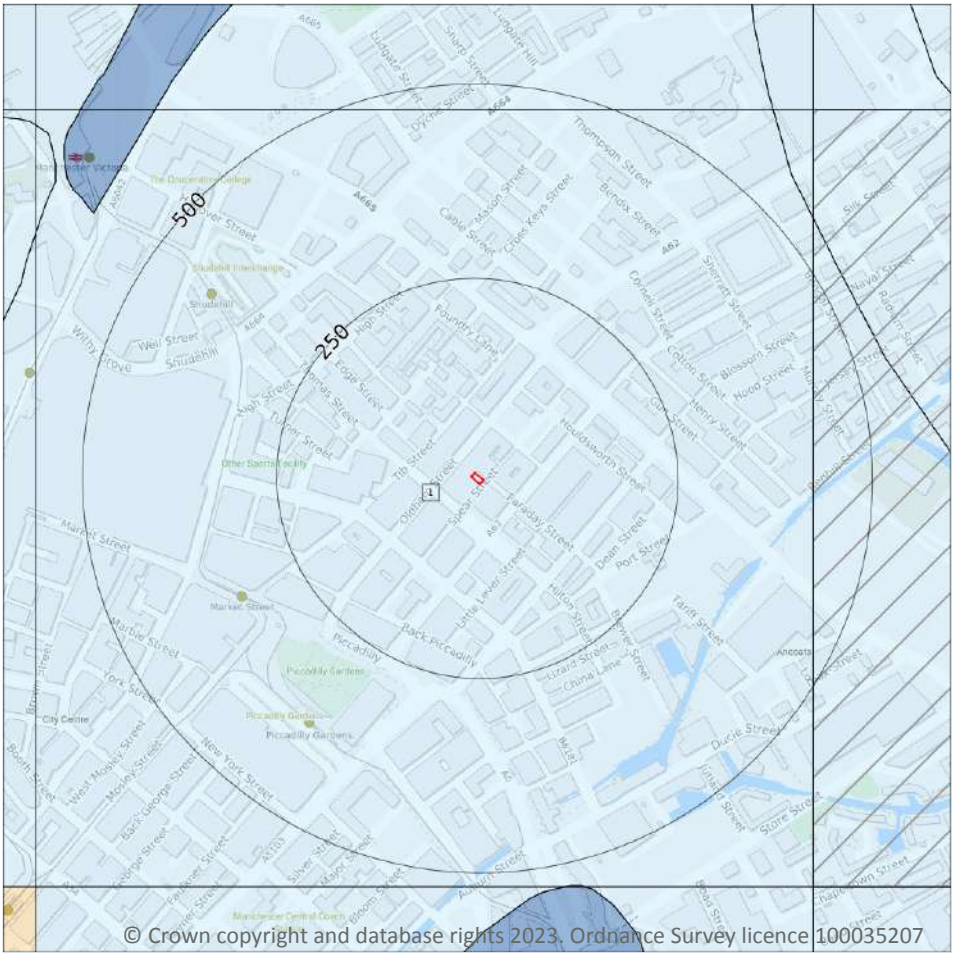
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 49**

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	424m E	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

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

Groundwater vulnerability



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 51**

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.

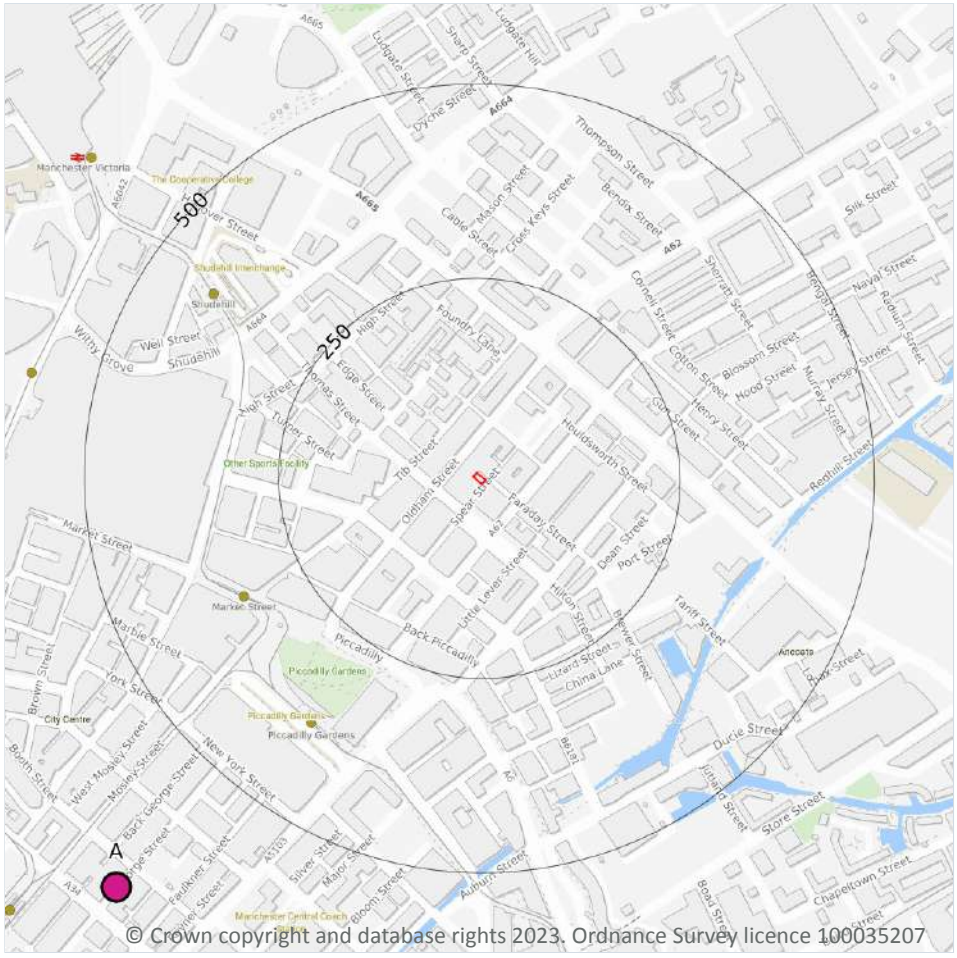
5.5 Groundwater vulnerability- local information

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



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	52

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 53**

ID	Location	Details	
A	699m SW	Status: Historical Licence No: 2569007069 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT GEORGE ST, MANCHESTER" Data Type: Point Name: BRITISH TELECOM Easting: 384100 Northing: 398000	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 27/01/1971 Expiry Date: - Issue No: 100 Version Start Date: 27/01/1971 Version End Date: -
A	699m SW	Status: Historical Licence No: 2569007069 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT GEORGE ST, MANCHESTER Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC Easting: 384100 Northing: 398000	Annual Volume (m^3): 1100 Max Daily Volume (m^3): 860 Original Application No: - Original Start Date: 01/04/1984 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2007 Version End Date: -
-	808m S	Status: Historical Licence No: NW0690006001 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: BOREHOLES AT ORIGIN DEVELOPMENTS, MANCHESTER Data Type: Point Name: West Contracting Easting: 384378 Northing: 397733	Annual Volume (m^3): 139128 Max Daily Volume (m^3): 1010 Original Application No: - Original Start Date: 19/01/2009 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 19/01/2009 Version End Date: -
-	808m S	Status: Historical Licence No: NW/069/0006/001 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: BOREHOLES AT ORIGIN DEVELOPMENTS, MANCHESTER Data Type: Point Name: West Contracting Easting: 384378 Northing: 397733	Annual Volume (m^3): 139128 Max Daily Volume (m^3): 1010 Original Application No: - Original Start Date: 19/01/2009 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 19/01/2009 Version End Date: -

ID	Location	Details	
-	876m W	Status: Historical Licence No: 2569007070 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT DIAL HOUSE, CHAPEL ST, SALFORD" Data Type: Point Name: BRITISH TELECOM Easting: 383700 Northing: 398700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 27/01/1971 Expiry Date: - Issue No: 100 Version Start Date: 27/01/1971 Version End Date: -
-	876m W	Status: Historical Licence No: 2569007070 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT DIAL HOUSE, CHAPEL ST, SALFORD Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC Easting: 383700 Northing: 398700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 27/01/1971 Expiry Date: - Issue No: 101 Version Start Date: 01/04/1984 Version End Date: -
-	876m W	Status: Active Licence No: 2569007070 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT DIAL HOUSE CHAPEL STREET SALFORD Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC Easting: 383700 Northing: 398700	Annual Volume (m^3): 45 Max Daily Volume (m^3): 30 Original Application No: 2333 Original Start Date: 27/01/1971 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2007 Version End Date: -
-	992m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -

ID	Location	Details	
-	992m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	992m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	992m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	992m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 2 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -

ID	Location	Details	
-	992m NW	Status: Historical Licence No: 2569004023 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 2 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1005m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1005m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1005m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -

ID	Location	Details	
-	1005m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1005m NW	Status: Historical Licence No: 2569004023 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 3 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1005m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 3 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1011m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -

ID	Location	Details	
-	1011m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1011m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1011m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1011m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 1 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -

ID	Location	Details	
-	1011m NW	Status: Historical Licence No: 2569004023 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 1 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1184m SE	Status: Historical Licence No: 2569006001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, BROADIE ST, ARDWICK, MANCHESTER" Data Type: Point Name: MOSELEY RUBBER CO LTD Easting: 385240 Northing: 397540	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 08/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/02/1966 Version End Date: -
-	1184m SE	Status: Historical Licence No: 2569006001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, BROADIE ST, ARDWICK, MANCHESTER Data Type: Point Name: MOSELEY RUBBER CO LTD Easting: 385240 Northing: 397540	Annual Volume (m^3): 331858 Max Daily Volume (m^3): 909.2 Original Application No: - Original Start Date: 08/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/02/1966 Version End Date: -
-	1243m W	Status: Historical Licence No: 2569007089 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: 2 BOREHOLES AT GARTSIDE STREET MANCHESTER Data Type: Line Name: HER MAJESTY'S COURT SERVICE Easting: 383335 Northing: 398310	Annual Volume (m^3): 200000 Max Daily Volume (m^3): 1179 Original Application No: - Original Start Date: 26/01/2005 Expiry Date: 31/03/2011 Issue No: 2 Version Start Date: 10/07/2008 Version End Date: -

ID	Location	Details	
-	1255m N	Status: Historical Licence No: 2569004011 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3" Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -
-	1255m N	Status: Historical Licence No: 2569004011 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3" Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -
-	1255m N	Status: Active Licence No: 2569004011 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3 Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m^3): 45,460 Max Daily Volume (m^3): 181.84 Original Application No: 0423 Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -
-	1255m N	Status: Active Licence No: 2569004011 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3 Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m^3): 45,460 Max Daily Volume (m^3): 181.84 Original Application No: 0423 Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -

ID	Location	Details	
-	1430m NW	Status: Historical Licence No: 2569004021 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, DERBY STREET, CHEETHAM, MANCHESTER Data Type: Point Name: LANCASHIRE DAIRIES LTD Easting: 383900 Northing: 399800	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1993 Version End Date: -
-	1430m NW	Status: Historical Licence No: 2569004021 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, DERBY STREET, CHEETHAM, MANCHESTER Data Type: Point Name: LANCASHIRE DAIRIES LTD Easting: 383900 Northing: 399800	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1993 Version End Date: -
-	1475m W	Status: Historical Licence No: NW/069/0004/019 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: Ground Water - North West Region Point: ST JOHNS MANCHESTER Data Type: Poly4 Name: Manchester Quays Development (MGY) Ltd Easting: 383094 Northing: 398099	Annual Volume (m^3): 543,120 Max Daily Volume (m^3): 1,488 Original Application No: - Original Start Date: 13/09/2019 Expiry Date: 31/12/2020 Issue No: 1 Version Start Date: 13/09/2019 Version End Date: -
-	1479m S	Status: Active Licence No: NW/069/0006/003 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE 1 AT LOWER CHATHAM STREET Data Type: Point Name: Manchester Metropolitan University Easting: 384180 Northing: 397091	Annual Volume (m^3): 283,240 Max Daily Volume (m^3): 1,532 Original Application No: NPS/WR/015264 Original Start Date: 04/04/2014 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 04/04/2014 Version End Date: -

ID	Location	Details	
-	1479m S	Status: Active Licence No: NW/069/0006/003 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE 1 AT LOWER CHATHAM STREET Data Type: Point Name: Manchester Metropolitan University Easting: 384180 Northing: 397091	Annual Volume (m^3): 283,240 Max Daily Volume (m^3): 1,532 Original Application No: NPS/WR/015264 Original Start Date: 04/04/2014 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 04/04/2014 Version End Date: -
-	1626m N	Status: Historical Licence No: 2569005015 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "B/HOLE, LITTLE GREEN WORKS, COLLYHURST RD, MANCHESTER 10" Data Type: Point Name: PACKAGING PRODUCTS LTD Easting: 385000 Northing: 400100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 16/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 21/02/1995 Version End Date: -
-	1626m N	Status: Active Licence No: 2569005015 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: B/HOLE, LITTLE GREEN WORKS, COLLYHURST RD, MANCHESTER 10 Data Type: Point Name: Packaging Products (Coatings) Ltd Easting: 385000 Northing: 400100	Annual Volume (m^3): 438,689 Max Daily Volume (m^3): 1,636.56 Original Application No: NPS/WR/006003 Original Start Date: 16/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/02/2011 Version End Date: -
-	1830m SW	Status: Active Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW11 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383204 Northing: 397298	Annual Volume (m^3): 260,172 Max Daily Volume (m^3): 712.80 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -

ID	Location	Details	
-	1839m SW	Status: Active Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW10 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383211 Northing: 397276	Annual Volume (m^3): 260,172 Max Daily Volume (m^3): 712.80 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	1846m SW	Status: Active Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW9 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383223 Northing: 397253	Annual Volume (m^3): 260,172 Max Daily Volume (m^3): 712.80 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	1865m SW	Status: Active Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW8 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383224 Northing: 397225	Annual Volume (m^3): 260,172 Max Daily Volume (m^3): 712.80 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	1870m SW	Status: Active Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW6 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383171 Northing: 397275	Annual Volume (m^3): 260,172 Max Daily Volume (m^3): 712.80 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -

ID	Location	Details	
-	1884m SW	Status: Active Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW5 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383193 Northing: 397230	Annual Volume (m^3): 260,172 Max Daily Volume (m^3): 712.80 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	1909m SW	Status: Active Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW7 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383184 Northing: 397203	Annual Volume (m^3): 260,172 Max Daily Volume (m^3): 712.80 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	1922m SW	Status: Active Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW4 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383159 Northing: 397210	Annual Volume (m^3): 260,172 Max Daily Volume (m^3): 712.80 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	1932m SW	Status: Active Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW3 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383140 Northing: 397217	Annual Volume (m^3): 260,172 Max Daily Volume (m^3): 712.80 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -

ID	Location	Details	
-	1943m SW	Status: Active Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW2 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383113 Northing: 397230	Annual Volume (m^3): 260,172 Max Daily Volume (m^3): 712.80 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	1951m SW	Status: Active Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW1 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383085 Northing: 397249	Annual Volume (m^3): 260,172 Max Daily Volume (m^3): 712.80 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	1968m SW	Status: Active Licence No: NW/069/0004/003 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT MANCHESTER METROPOLITAN UNIVERSITY Data Type: Point Name: Manchester Metropolitan University Easting: 383715 Northing: 396746	Annual Volume (m^3): 274,115 Max Daily Volume (m^3): 751 Original Application No: NPS/WR/008077 Original Start Date: 20/09/2013 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/01/2015 Version End Date: -
-	1968m SW	Status: Active Licence No: NW/069/0004/003 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE AT MANCHESTER METROPOLITAN UNIVERSITY Data Type: Point Name: Manchester Metropolitan University Easting: 383715 Northing: 396746	Annual Volume (m^3): 274,115 Max Daily Volume (m^3): 751 Original Application No: NPS/WR/008077 Original Start Date: 20/09/2013 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/01/2015 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	10

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.

Features are displayed on the Abstractions and Source Protection Zones map on **page 53**

ID	Location	Details	
-	992m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	992m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -

ID	Location	Details	
-	992m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 2 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1005m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1005m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1005m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 3 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -

ID	Location	Details	
-	1011m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1011m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1011m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 1 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1430m NW	Status: Historical Licence No: 2569004021 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, DERBY STREET, CHEETHAM, MANCHESTER Data Type: Point Name: LANCASHIRE DAIRIES LTD Easting: 383900 Northing: 399800	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1993 Version End Date: -

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.

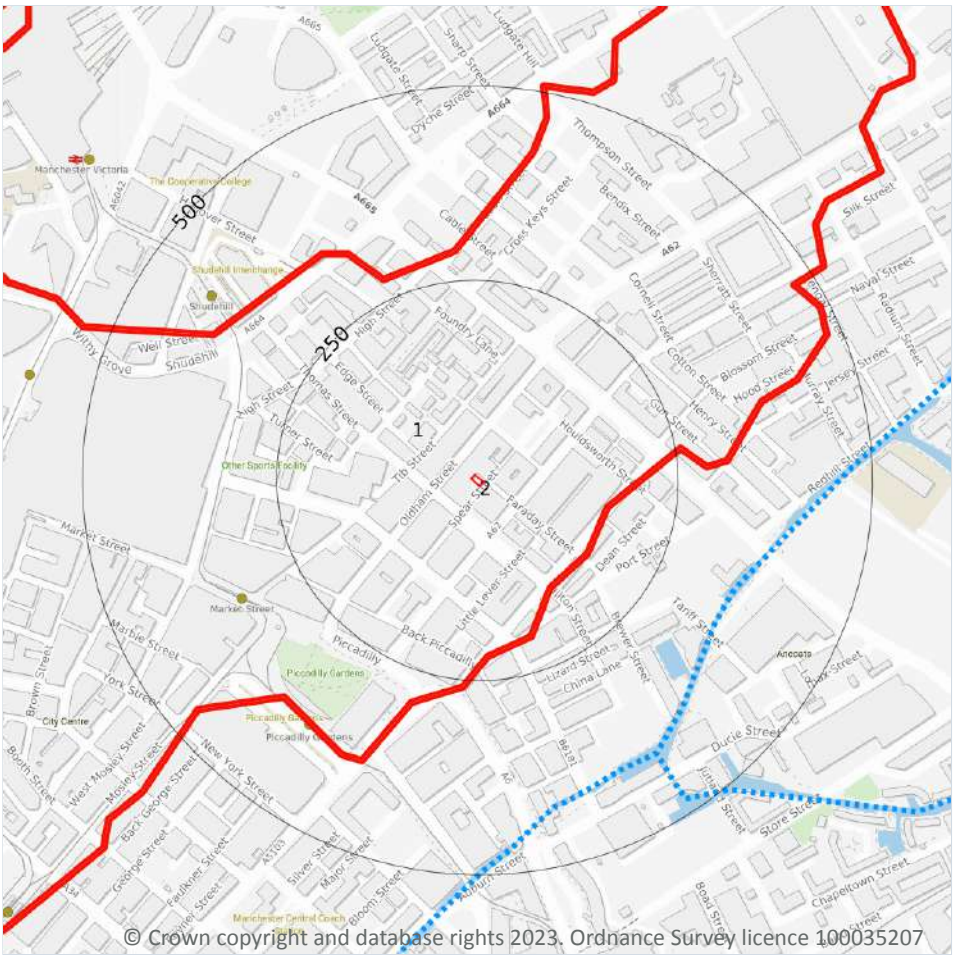
5.10 Source Protection Zones (confined aquifer)

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



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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 71**

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

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

6.4 WFD Surface water bodies

Records identified	1

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

Features are displayed on the Hydrology map on **page 71**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	790m W	River	Irwell / Manchester Ship Canal (Irk to confluence with Upper Mers	GB112069061452	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	1

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

Features are displayed on the Hydrology map on **page 71**

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

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

7 River and coastal flooding

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.

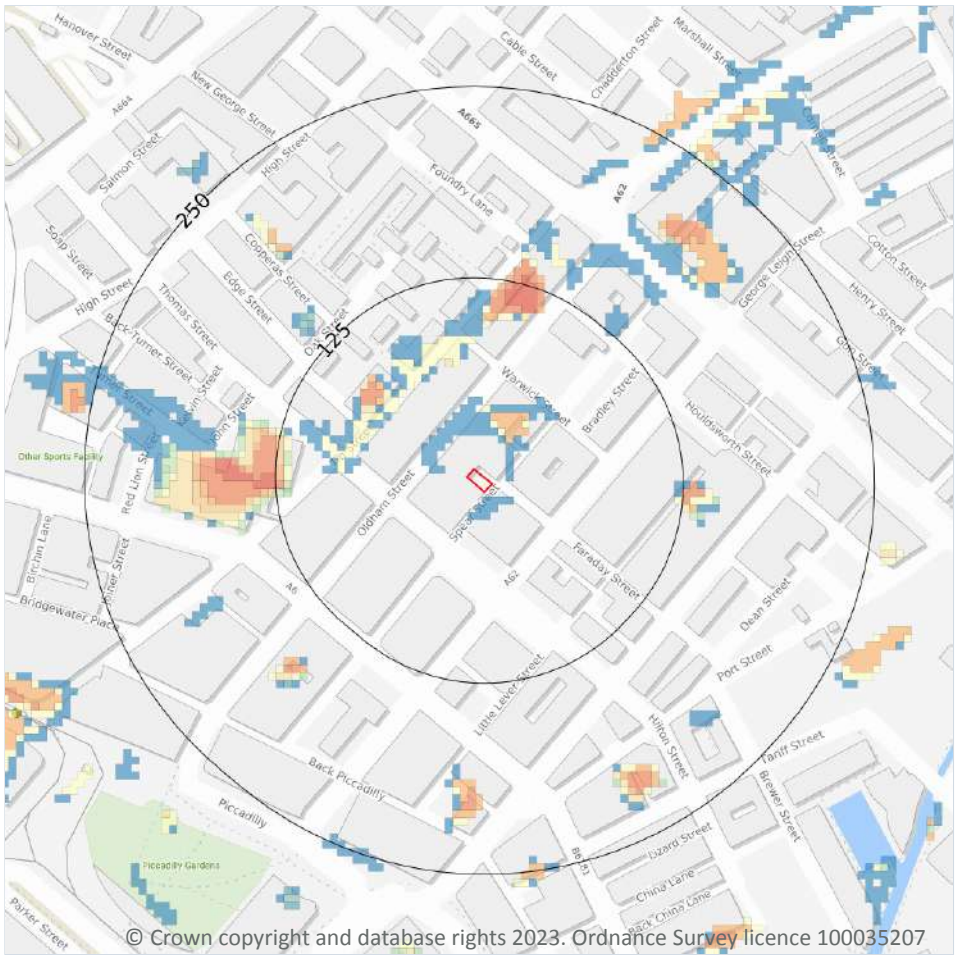
7.7 Flood Zone 3

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 77**

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



9.1 Groundwater flooding

Highest risk on site	**Low**
Highest risk within 50m	**Low**

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 79**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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

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

10.7 Designated Ancient Woodland

Records within 2000m	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

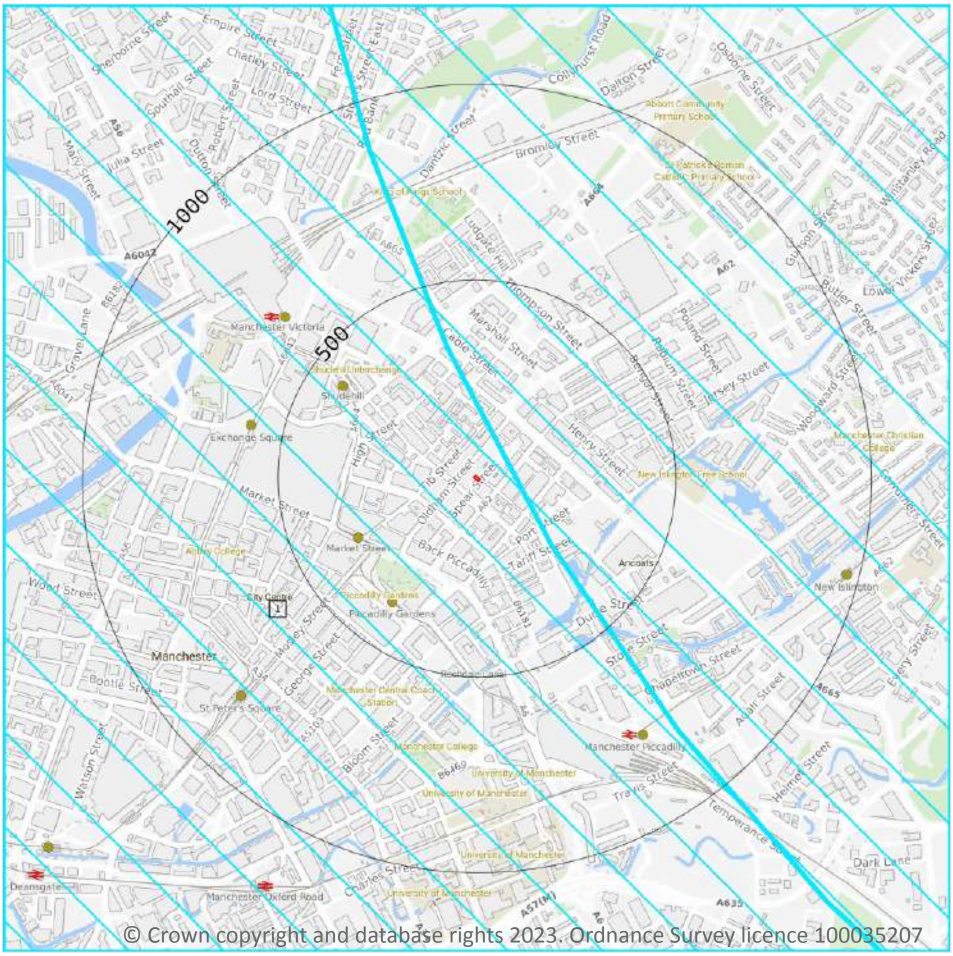
Records within 2000m	4

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.

Location	Name	Type	NVZ ID	Status
On site	**River Irk (Moston Brook to River Irwell) NVZ**	**Surface Water**	**638**	**Existing**
473m W	River Irk (Moston Brook to River Irwell) NVZ	Surface Water	638	Existing
820m NW	Irwell / Man. Ship Canal (Kearsley to Irlam Locks) NVZ	Surface Water	643	Existing
1164m NW	Irwell / Man. Ship Canal (Kearsley to Irlam Locks) NVZ	Surface Water	643	Existing

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 84**

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.

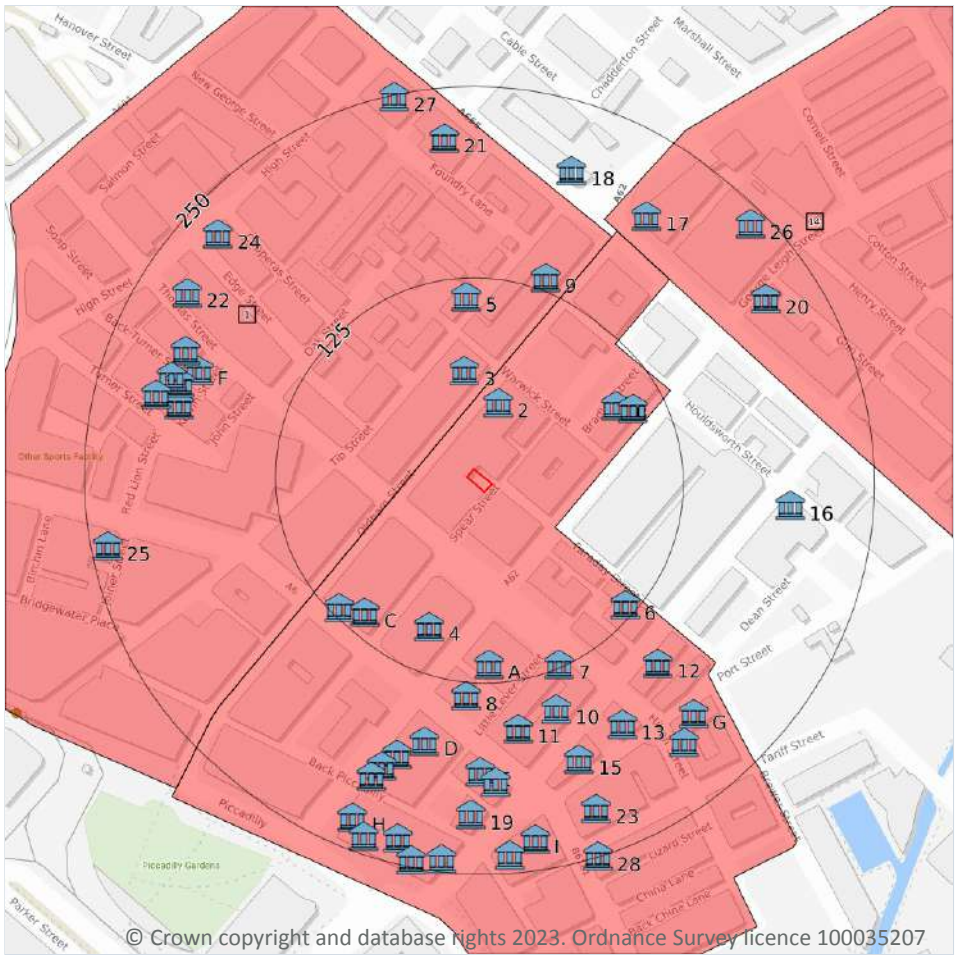
10.18 SSSI Units

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	52

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

Features are displayed on the Visual and cultural designations map on **page 86**

ID	Location	Name	Grade	Reference Number	Listed date
2	46m N	Castle Hotel, Piccadilly, Manchester, M4	II	1246280	20/06/1988
3	65m N	105, Oldham Street, Piccadilly, Manchester, M4	II	1246432	06/06/1994
4	95m S	Sevendale House, Piccadilly, Manchester, M1	II	1200847	06/06/1994
B	96m NE	Numbers 4, 6 and 8 and Attached Screen Walls, Piccadilly, Manchester, M1	II	1197808	08/06/1984
B	104m NE	Nos. 69-77, Lever Street and No. 10, Bradley Street, Piccadilly, Manchester, M1	II	1291495	03/10/1974

ID	Location	Name	Grade	Reference Number	Listed date
C	110m SW	3, Dale Street, Piccadilly, Manchester, M1	II	1209576	06/06/1994
A	113m S	Watts Brothers, Piccadilly, Manchester, M1	II	1200803	06/06/1994
5	113m N	49-53, Tib Street, Piccadilly, Manchester, M4	II	1254717	06/06/1994
6	118m SE	Former Newton Street Police Station, Piccadilly, Manchester, M1	II	1246269	06/06/1994
C	119m SW	Dale Street Chambers, Piccadilly, Manchester, M1	II	1246279	06/06/1994
7	123m SE	49, Newton Street (See Details For Further Address information), Piccadilly, Manchester, M1	II	1271452	06/06/1994
8	134m S	25 and 27, Dale Street (See Details For Further Address information), Piccadilly, Manchester, M1	II	1197771	06/06/1994
9	134m N	The City Public House, Piccadilly, Manchester, M4	II	1271456	03/10/1974
10	149m S	45 and 47, Newton Street, Piccadilly, Manchester, M1	II	1246268	06/06/1994
11	156m S	29 and 31, Dale Street, Piccadilly, Manchester, M1	II	1209666	06/06/1994
12	159m SE	Marlsbro House, Piccadilly, Manchester, M1	II	1466846	18/11/2019
D	167m S	22, Dale Street, Piccadilly, Manchester, M1	II	1283060	06/06/1994
13	176m SE	Newton Buildings, Piccadilly, Manchester, M1	II	1246388	20/06/1988
D	181m S	12 and 14, Lever Street, Piccadilly, Manchester, M1	II	1219363	03/10/1974
E	183m S	Nos. 24, 26, and 28, Dale Street, Piccadilly, Manchester, M1	II	1209604	03/10/1974
15	185m S	Bradley House, Piccadilly, Manchester, M1	II	1197772	06/06/1994
F	189m W	7, Kelvin Street, Piccadilly, Manchester, M4	II	1291627	06/06/1994
E	190m S	Nos. 17-25, Newton Street, and Nos. 32 and 34, Dale Street, Piccadilly, Manchester, M1	II	1246267	06/06/1994
D	191m S	10, Lever Street, Piccadilly, Manchester, M1	II	1200802	03/10/1974
F	194m W	1, Kelvin Street, Piccadilly, Manchester, M4	II	1200822	06/06/1994
16	196m E	72-76, Newton Street, Piccadilly, Manchester, M1	II	1271382	06/06/1994
F	198m W	Workshops, Shop and Warehouse, Piccadilly, Manchester, M4	II	1096052	26/02/2003
G	199m SE	50-62, Port Street, Piccadilly, Manchester, M1	II	1271062	20/06/1988
D	200m S	8, Lever Street, Piccadilly, Manchester, M1	II	1219353	03/10/1974
17	200m NE	Crown and Kettle Public House, Ancoats and Beswick, Manchester, M4	II	1246276	03/10/1974

ID	Location	Name	Grade	Reference Number	Listed date
F	202m NW	42, 44 and 46 Thomas Street (including 41, 43 and 45 Back Turner Street), Piccadilly, Manchester, M4	II	1452606	23/07/2018
F	204m W	38 Back Turner Street, Piccadilly, Manchester, M4	II	1390869	25/05/2004
18	206m N	Former Midland Bank, Piccadilly, Manchester, M4	II	1270668	03/10/1974
G	209m SE	45, 47 and 47a, Hilton Street, Piccadilly, Manchester, M1	II	1218704	06/06/1994
F	210m W	Warehouse, Workshop and Shops, Piccadilly, Manchester, M4	II	1390870	25/05/2004
19	211m S	Kingsley House, Piccadilly, Manchester, M1	II	1271451	06/06/1994
20	216m NE	Derros Building, Ancoats and Beswick, Manchester, M4	II	1119732	05/05/1998
21	217m N	29, Swan Street, Piccadilly, Manchester, M4	II	1270667	15/03/1989
22	219m NW	31-35, Thomas Street, Piccadilly, Manchester, M4	II	1270669	08/10/1973
23	219m S	35, Dale Street, Piccadilly, Manchester, M1	II	1209673	06/06/1994
24	227m NW	Nos. 104 and 106, High Street, Piccadilly, Manchester, M4	II	1218648	06/06/1994
H	229m S	47 Piccadilly including Warehouse Facing Back Piccadilly, Piccadilly, Manchester, M1	II	1271231	06/06/1994
I	229m S	14 and 16, Newton Street (See Details For Further Address information), Piccadilly, Manchester, M1	II	1246266	06/06/1994
H	233m S	Gardens Hotel and Shops, Piccadilly, Manchester, M1	II	1246920	06/06/1994
I	238m S	8-12, Newton Street, Piccadilly, Manchester, M1	II	1271450	06/06/1994
H	238m S	49 Piccadilly, Piccadilly, Manchester, M1	II	1246670	06/06/1994
25	239m W	Unicorn Hotel, Piccadilly, Manchester, M4	II	1464011	28/06/2019
26	240m NE	Daily Express Building, Ancoats and Beswick, Manchester, M4	II*	1218285	03/10/1974
H	241m S	St Margarets Chambers, Piccadilly, Manchester, M1	II	1246265	06/06/1994
H	245m S	Clayton House, 59, Piccadilly and 61 Piccadilly, Piccadilly, Manchester, M1	II	1246671	06/06/1994
27	249m N	Smithfield Market Hall, Piccadilly, Manchester, M4	II	1254687	08/10/1973
28	249m S	45, Dale Street, Piccadilly, Manchester, M1	II	1283061	06/06/1994

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

11.5 Conservation Areas

Records within 250m	3

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 86**

ID	Location	Name	District	Date of designation
A	**On site**	**Stevenson Square**	**Manchester**	**01/02/1987**
1	29m NW	Smithfield	Manchester	01/02/1987
14	177m NE	Ancoats	Manchester	01/06/1989

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.

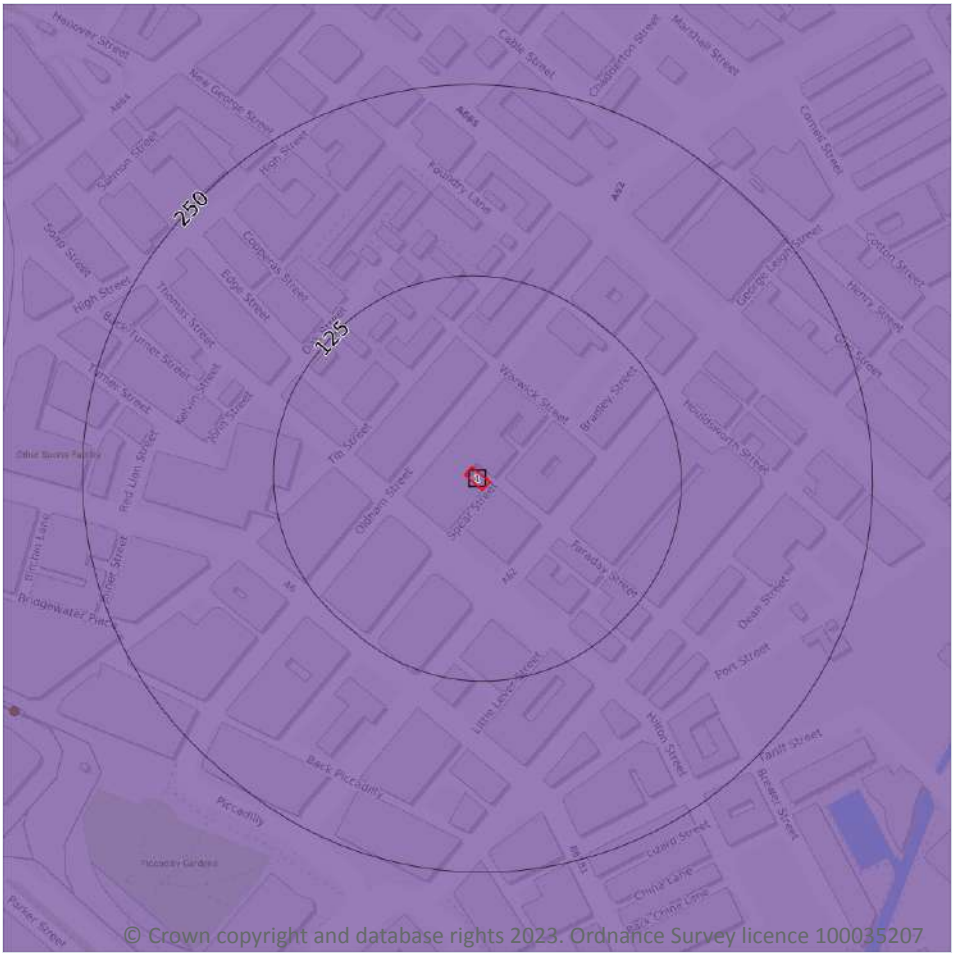
11.7 Registered Parks and Gardens

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 91**

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

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

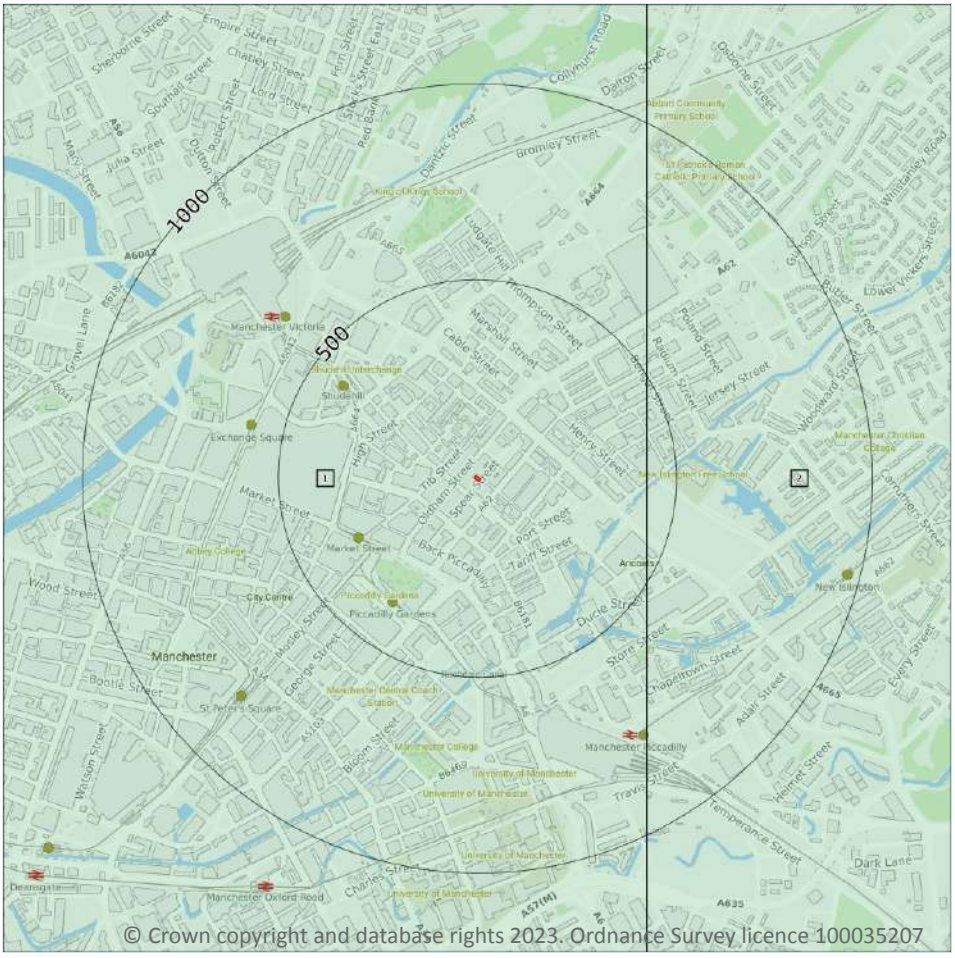
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



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Site Outline

Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m	2

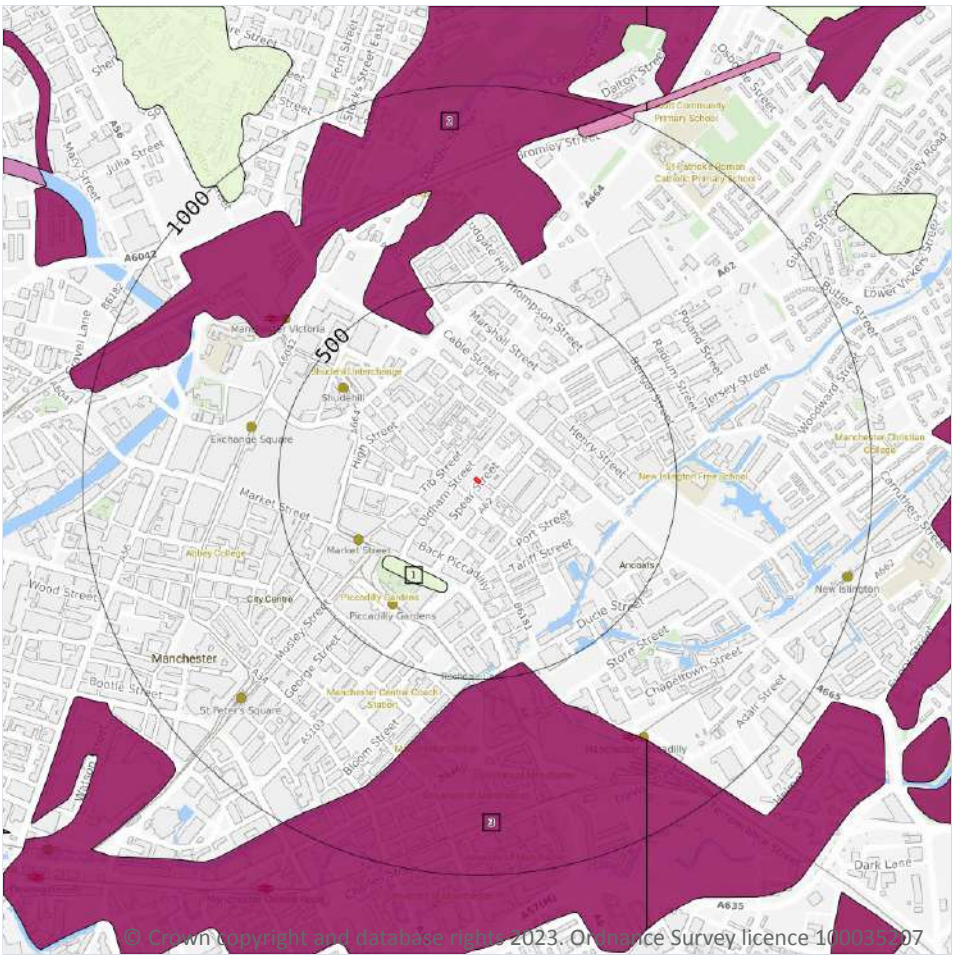
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 94**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**SJ89NW**
2	424m E	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	3

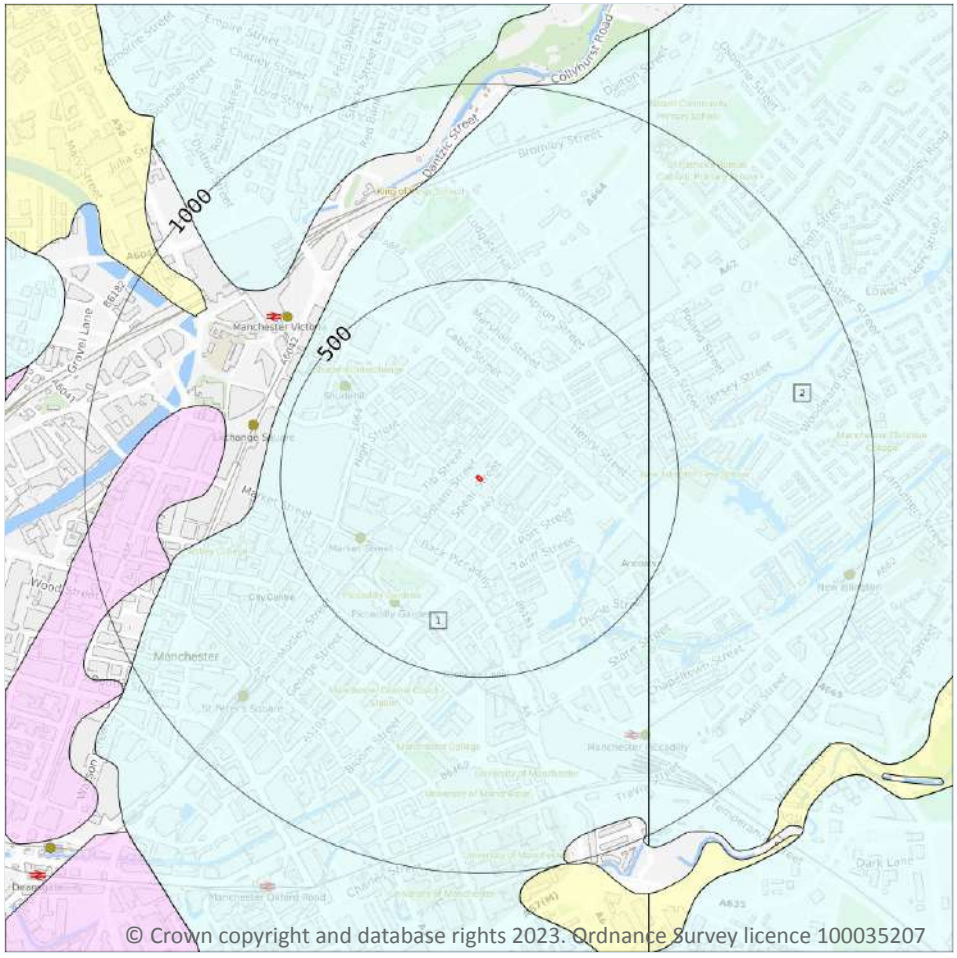
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 95**

ID	Location	LEX Code	Description	Rock description
1	262m SW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
2	387m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	470m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m **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 96**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**Till, Devensian - Diamicton**	**Diamicton**
2	424m E	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton

This data is sourced from the British Geological Survey.

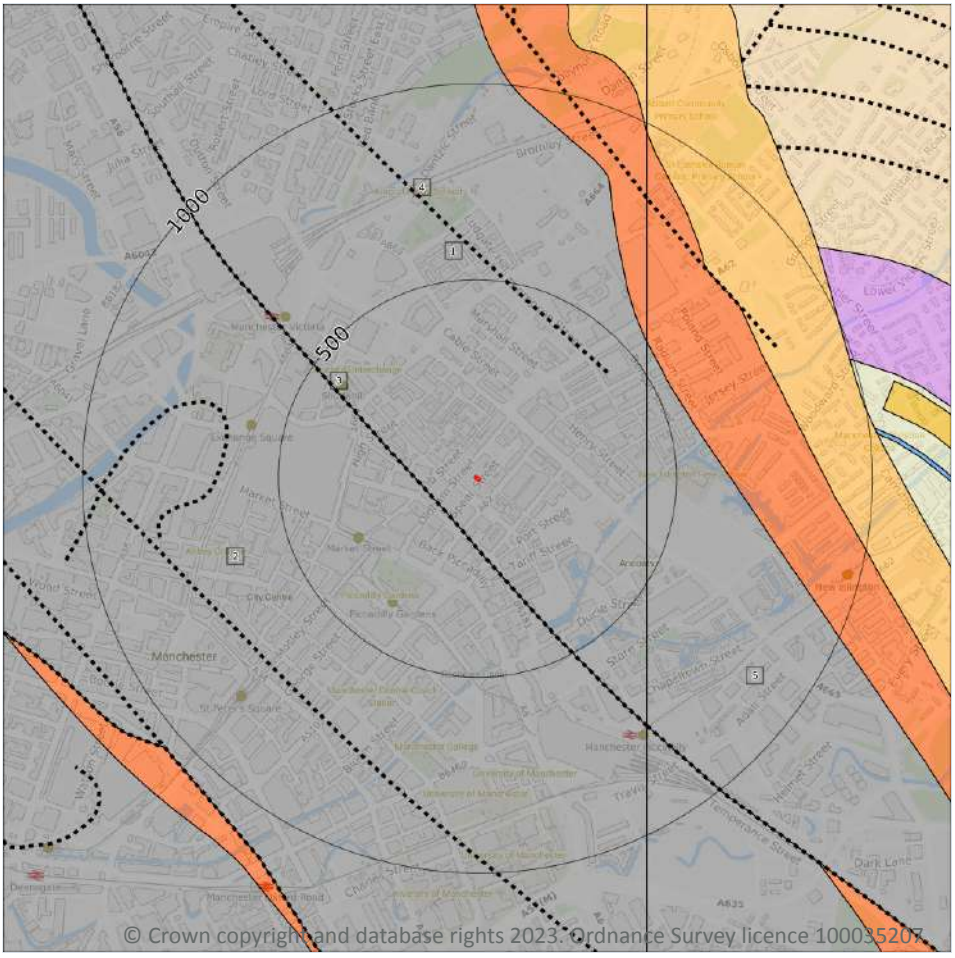
14.4 Landslip (10k)

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 **3**

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 98**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CPB-SDST**	**Chester Pebble Beds Formation - Sandstone**	**Early Triassic Epoch**
2	112m SW	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
5	424m E	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	**2**

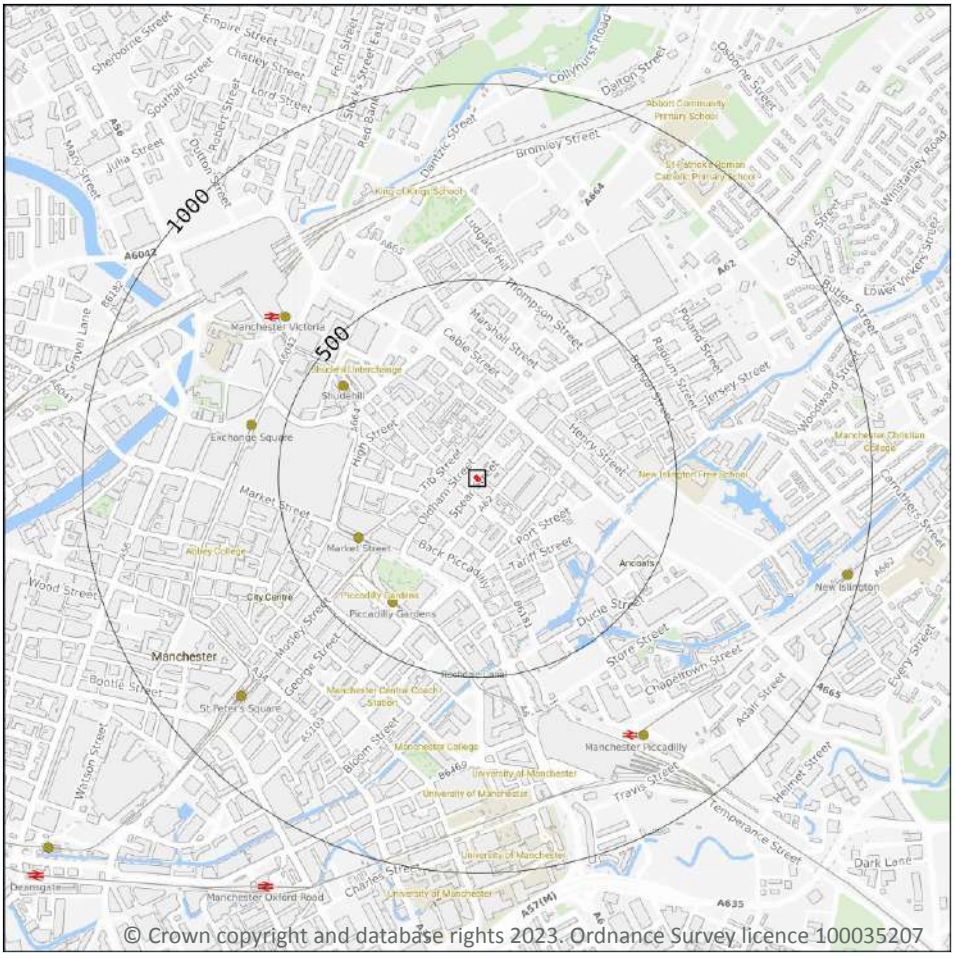
Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 98**

ID	Location	Category	Description
3	112m SW	FAULT	Normal fault, inferred; crossmarks on downthrow side
4	419m NE	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



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Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

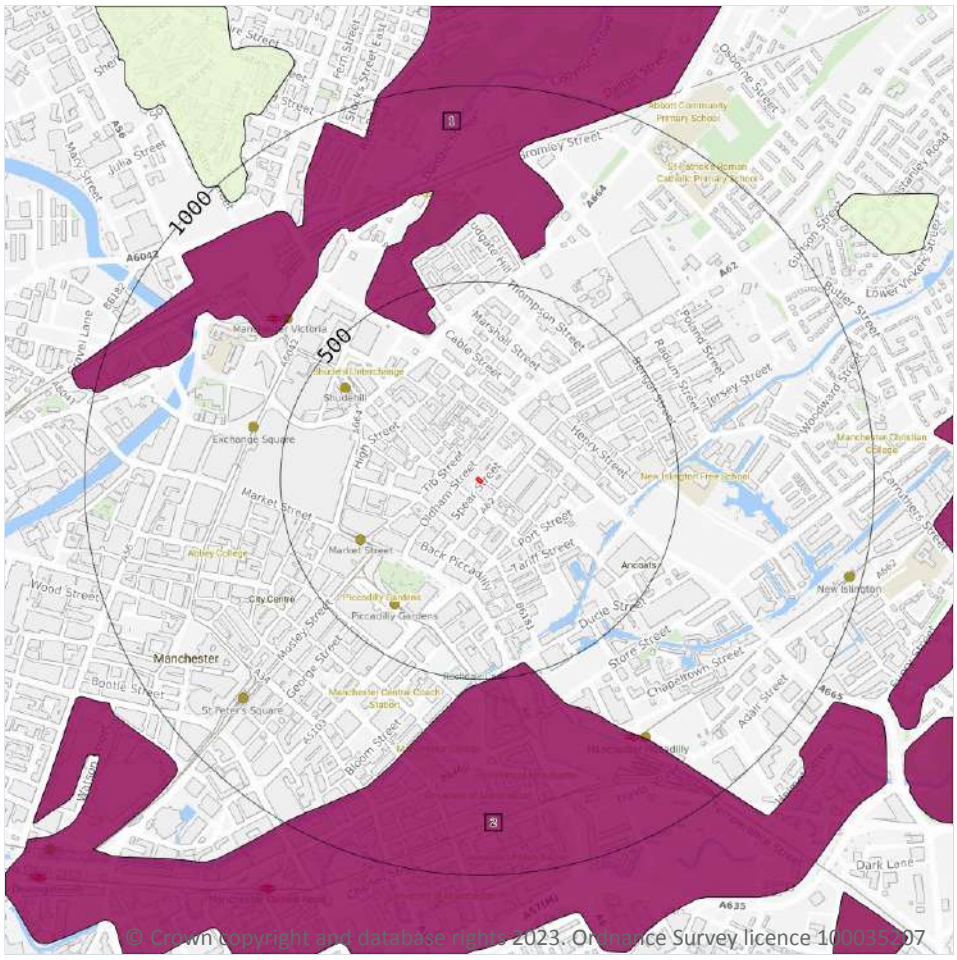
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 100**

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	2

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 101**

ID	Location	LEX Code	Description	Rock description
1	387m N	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
2	470m S	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

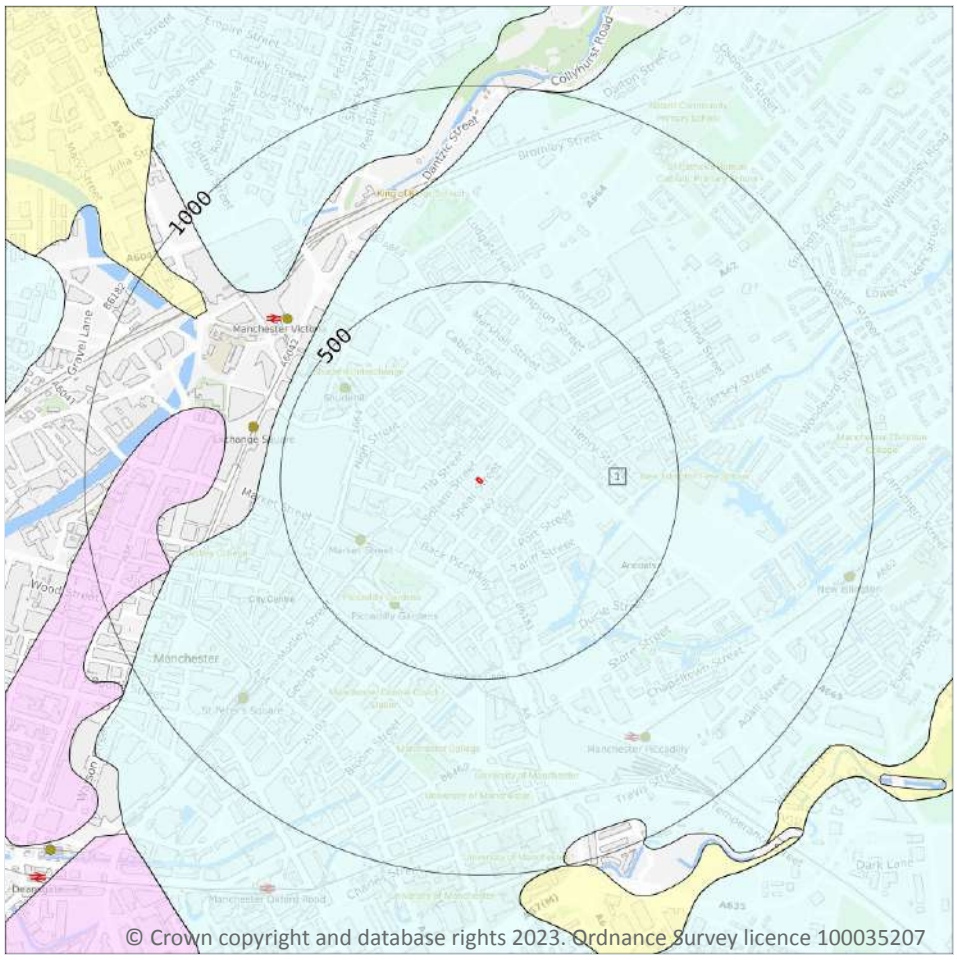
15.3 Artificial ground permeability (50k)

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 103**

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.

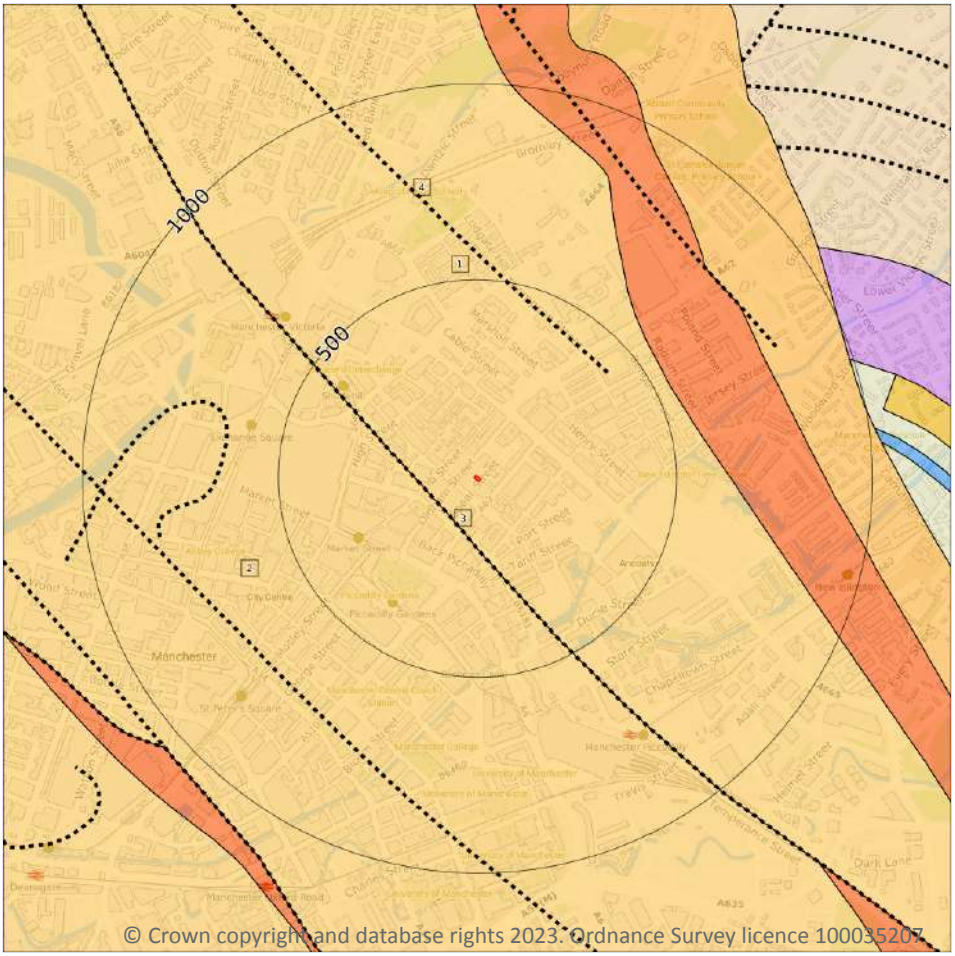
15.7 Landslip permeability (50k)

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	2

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 105**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CHES-SDST**	**CHESTER FORMATION - SANDSTONE**	**OLENEKIAN**
2	112m SW	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	2

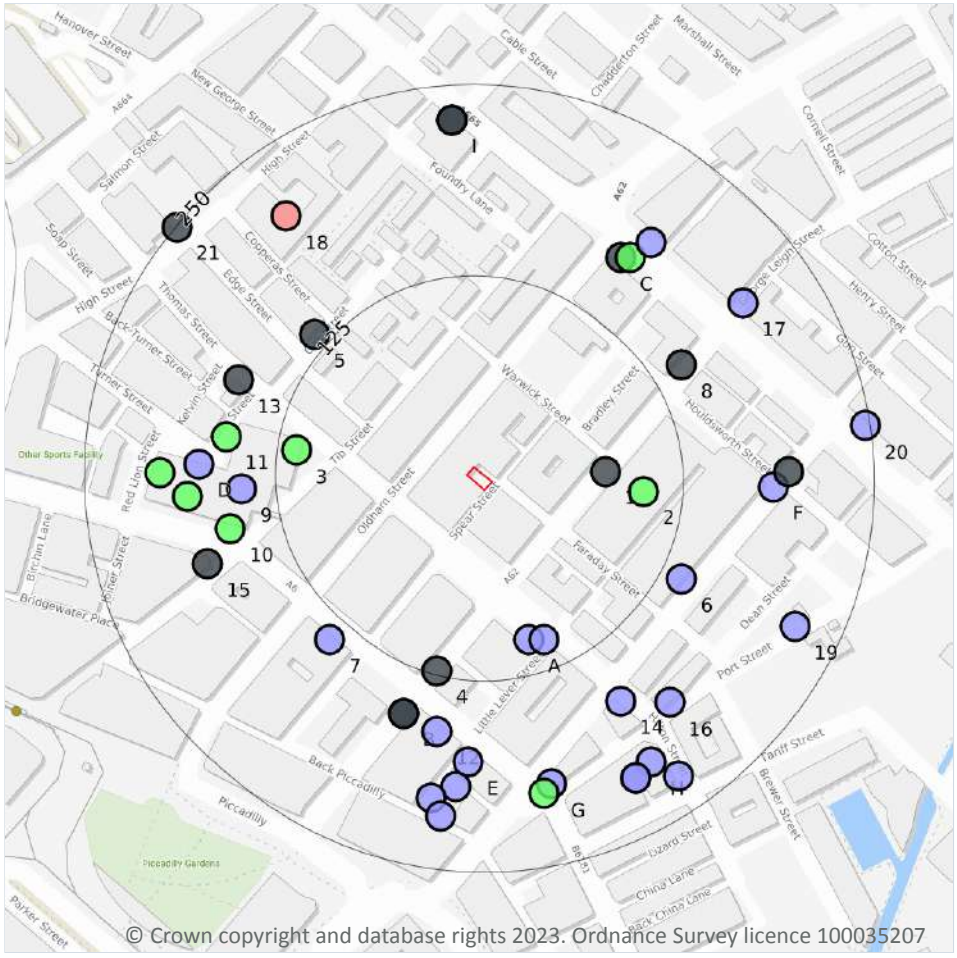
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 105**

ID	Location	Category	Description
3	112m SW	FAULT	Fault, inferred
4	420m NE	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.

16 Boreholes



16.1 BGS Boreholes

Records within 250m **45**

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 107**

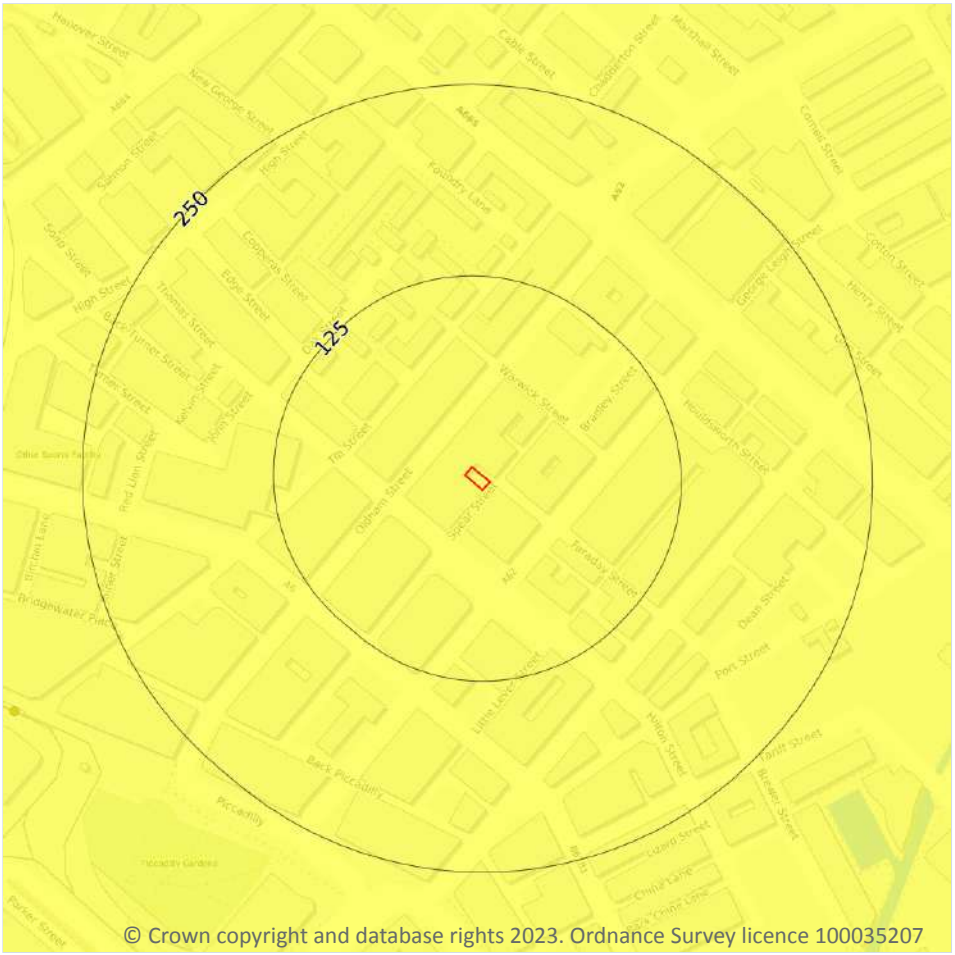
ID	Location	Grid reference	Name	Length	Confidential	Web link
1	74m E	384650 398530	LEVER STREET 2	-	Y	N/A
2	99m E	384675 398517	MANCHESTER LETTER SORTING OFFICE, NEWTON ST. 5BH'S	12.19	N	1042484

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	102m S	384600 398420	DALE STREET/STEVENSON SQUARE/NEWTON STREET 7	4.5	N	13468816
A	106m S	384610 398420	DALE STREET/STEVENSON SQUARE/NEWTON STREET 7A	7.0	N	13468817
3	113m W	384448 398544	CHURCH ST CAR PK MANCH 7	13.41	N	1042739
4	122m S	384540 398400	LEVER STREET 3	-	Y	N/A
5	136m NW	384460 398620	THOMAS STREET HIGH STREET 6	-	Y	N/A
6	139m SE	384700 398460	DALE STREET/STEVENSON SQUARE/NEWTON STREET 2	5.0	N	13468811
7	140m SW	384470 398420	DALE STREET/STEVENSON SQUARE/NEWTON STREET 6	7.0	N	13468815
8	146m NE	384700 398600	LEVER STREET 1	-	Y	N/A
9	148m W	384412 398519	CHURCH ST CAR PK MANCH 5	7.62	N	1042737
B	155m S	384518 398372	LEVER STREET 4	-	Y	N/A
B	155m S	384518 398372	LEVER STREET 4A	-	Y	N/A
10	158m W	384405 398493	CHURCH ST CAR PK MANCH 1	15.24	N	1042733
11	159m W	384402 398553	CHURCH ST CAR PK MANCH 6	15.24	N	1042738
12	161m S	384540 398360	DALE STREET/STEVENSON SQUARE/NEWTON STREET 5	5.5	N	13468814
13	162m W	384410 398590	THOMAS STREET HIGH STREET 7	-	Y	N/A
14	164m SE	384660 398380	DALE STREET/STEVENSON SQUARE/NEWTON STREET 3	6.3	N	13468812
C	167m NE	384660 398670	SWAN STREET 1C	-	Y	N/A
C	171m NE	384666 398670	MANCHESTER CORP. ROCHDALE ROAD SEWER	25.91	N	1042171
D	176m W	384384 398535	CHURCH ST CAR PK MANCH 4	7.62	N	1042736
E	178m S	384560 398340	DALE STREET/STEVENSON SQUARE/NEWTON STREET 4	5.0	N	13468813
15	179m W	384390 398470	CHURCH STREET / HIGH STREET 1	-	Y	N/A
D	183m W	384377 398514	CHURCH ST CAR PK MANCH 2	10.97	N	1042734
F	184m E	384760 398520	DALE STREET/STEVENSON SQUARE/NEWTON STREET 1	5.0	N	13468810

ID	Location	Grid reference	Name	Length	Confidential	Web link
16	184m SE	384692 398379	PORT STREET HILTON STREET DALE STREET STAGE II SEWER REPLACEMENT SCHEME 2	6.5	N	15637493
C	187m NE	384680 398680	GREAT ANCOATS STREET 1	9.0	N	1043655
F	194m E	384770 398530	HOULDSWORTH STREET/LITTLE ANCOATS STREET 1	-	Y	N/A
E	195m S	384552 398324	GRAND HOTEL BACK PICCADILLY 3	4.0	N	20241358
G	197m S	384615 398326	PORT STREET HILTON STREET DALE STREET STAGE II SEWER REPLACEMENT SCHEME 1	7.2	N	15637492
D	200m W	384359 398529	CHURCH ST CAR PK MANCH 3	15.24	N	1042735
17	201m NE	384740 398640	GREAT ANCOATS STREET 2	9.0	N	1043656
G	202m S	384610 398320	CITY CENTRE - PHASE 2 36	29.0	N	1043534
E	204m S	384536 398317	GRAND HOTEL BACK PICCADILLY 2	4.0	N	20241357
18	205m NW	384441 398697	BOARDMAN & CO, OAK STREET	86.87	N	1042349
H	209m SE	384680 398340	HILTON STREET MANCHESTER 2	4.57	N	1045736
H	213m SE	384670 398330	HILTON STREET MANCHESTER 1	4.57	N	1045735
H	213m SE	384670 398330	HILTON STREET MANCHESTER 3	1.52	N	1045737
E	215m S	384542 398305	GRAND HOTEL BACK PICCADILLY 1	4.0	N	20241354
19	219m SE	384774 398429	PORT STREET HILTON STREET DALE STREET STAGE II SEWER REPLACEMENT SCHEME 3	5.3	N	15637494
H	226m SE	384698 398331	PORT STREET HILTON STREET DALE STREET STAGE II SEWER REPLACEMENT SCHEME 6	5.5	N	15637496
I	227m N	384550 398760	SWAN STREET 2	-	Y	N/A
I	227m N	384550 398760	SWAN STREET 2A	-	Y	N/A
20	247m E	384820 398560	GREAT ANCOATS STREET 3	9.0	N	1043657
21	249m NW	384370 398690	THOMAS STREET HIGH STREET 5	-	Y	N/A

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	1

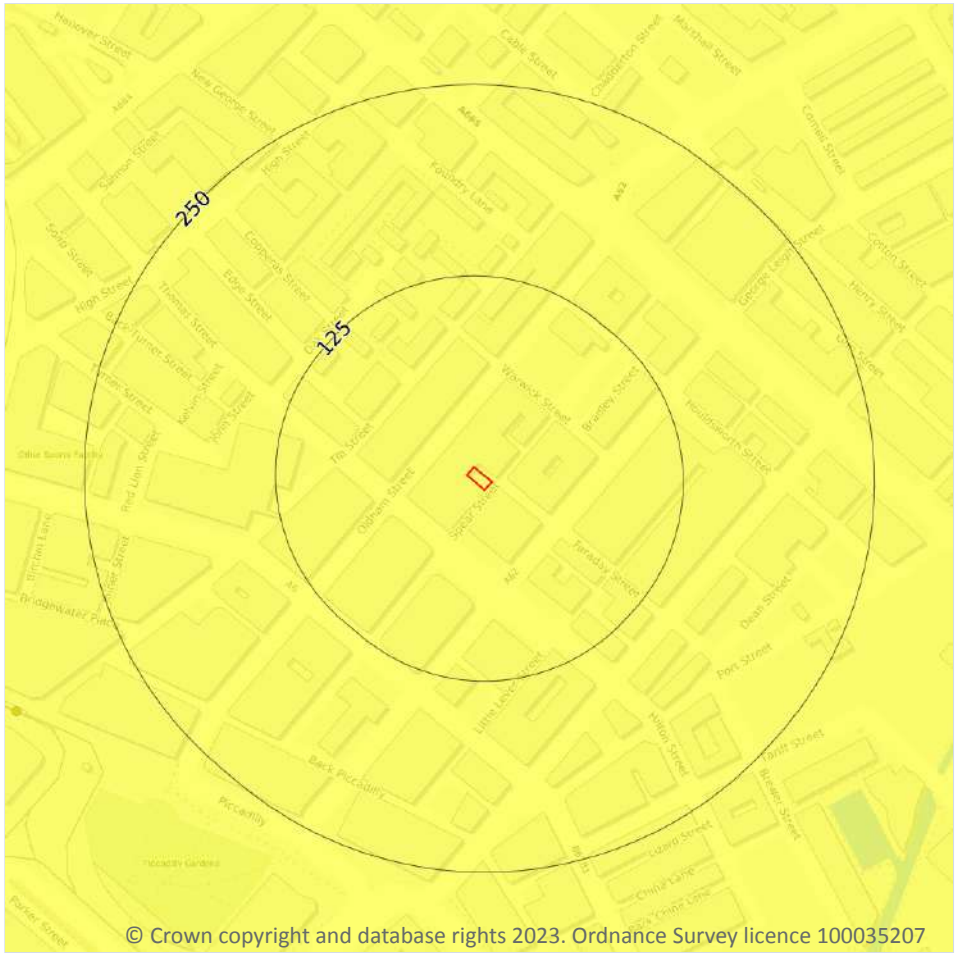
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 110**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	1

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

Features are displayed on the Natural ground subsidence - Running sands map on **page 111**

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

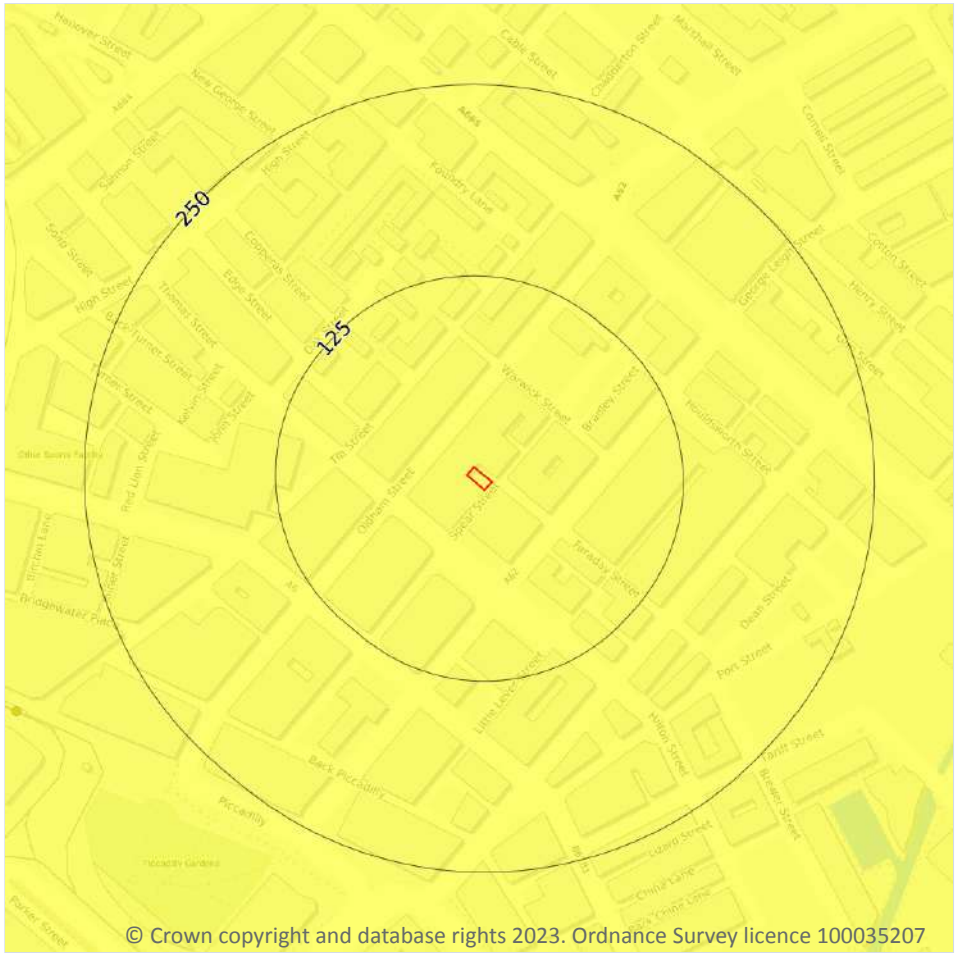
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 112**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

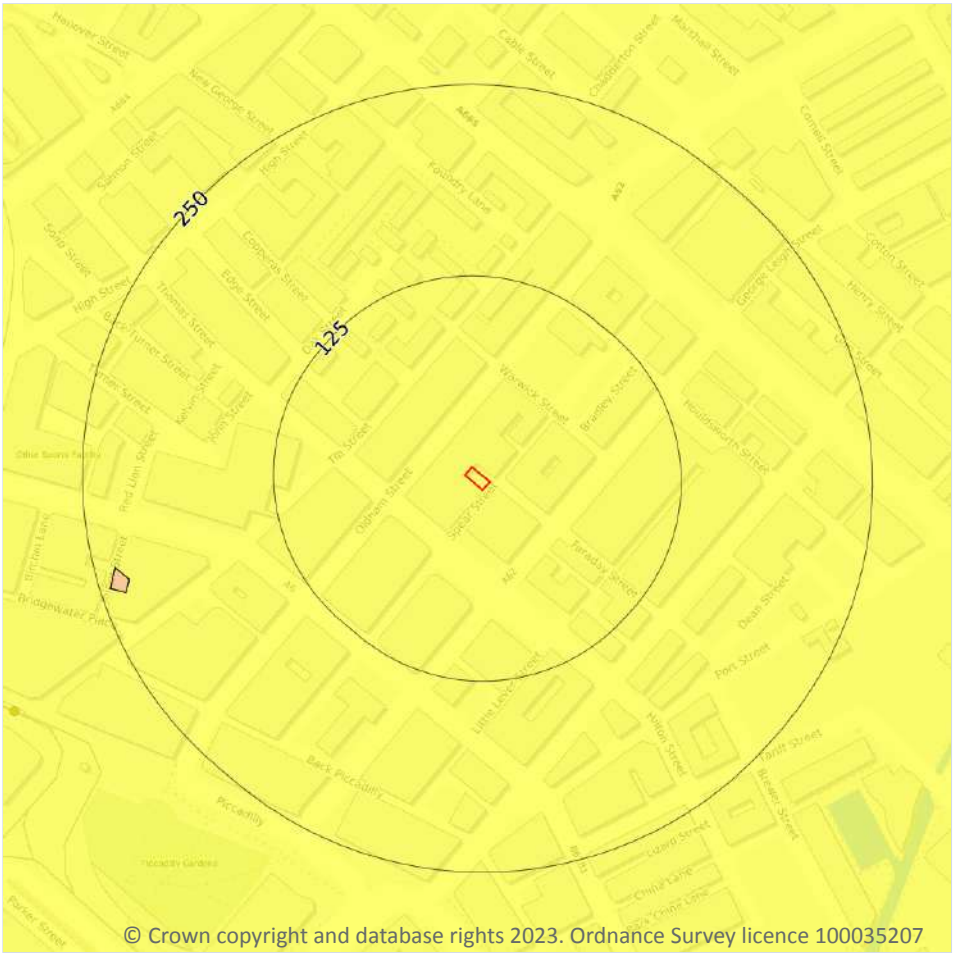
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 113**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	1

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

Features are displayed on the Natural ground subsidence - Landslides map on **page 114**

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



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Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	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 115**

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, ground workings and natural cavities



Site Outline

Search buffers in metres (m)

Natural cavities (Area)

Natural cavities (Point)

BritPits

Surface ground workings

Underground workings

Historical Mineral Planning Areas

Mining Cavities

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 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.

18.2 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.

18.3 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.

18.4 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	1

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, ground workings and natural cavities map on **page 117**

ID	Location	Name	Commodity	Class	Likelihood
-	984m E	Not available	Vein Mineral	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered

This data is sourced from the British Geological Survey.

18.7 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.

18.8 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	**In addition to being located inside an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) have information such as mining plans and maps held within their archive of mining activities that have occurred within 1km of this property which may supplement this information. 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.

18.9 Coal mining

Records on site	**1**

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

Location	Details
On site	**The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider.**

This data is sourced from the Coal Authority.

18.10 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.

18.11 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.13 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 Radon



Site Outline

Search buffers in metres (m)

Greater than 30%

Between 10% and 30%

Between 5% and 10%

Between 3% and 5%

Between 1% and 3%

Less than 1%

19.1 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 121**

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.

20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m **2**

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
18m S	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m **4**

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	**8**	**1.4**	**48**	**33**	**0.4**	**50**	**27**	**13**	**6**
18m S	7	1.2	44	30	0.4	46	26	11	5
24m E	9	1.6	43	30	0.2	54	28	15	5
34m SE	9	1.6	44	30	0.2	54	27	14	5

This data is sourced from the British Geological Survey.

20.3 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.

21 Railway infrastructure and projects

21.1 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.

21.2 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.

21.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey/Groundsure.

21.5 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.

21.6 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.

21.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 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.

21.9 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.

21.10 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: https://www.groundsure.com/terms-and-conditions-april-2023/.

APPENDIX 3

Coal Authority Report

The Coal Authority

Resolving the impacts of mining

CON29M Non-Residential Mining Report





LAND ADJ. 47 SPEAR STREET
MANCHESTER
M4 1LE



Date of enquiry:	08 November 2017
Date enquiry received:	08 November 2017
Issue date:	08 November 2017
Our reference:	51001694232001
Your reference:	G17454

CON29M Non-Residential Mining Report

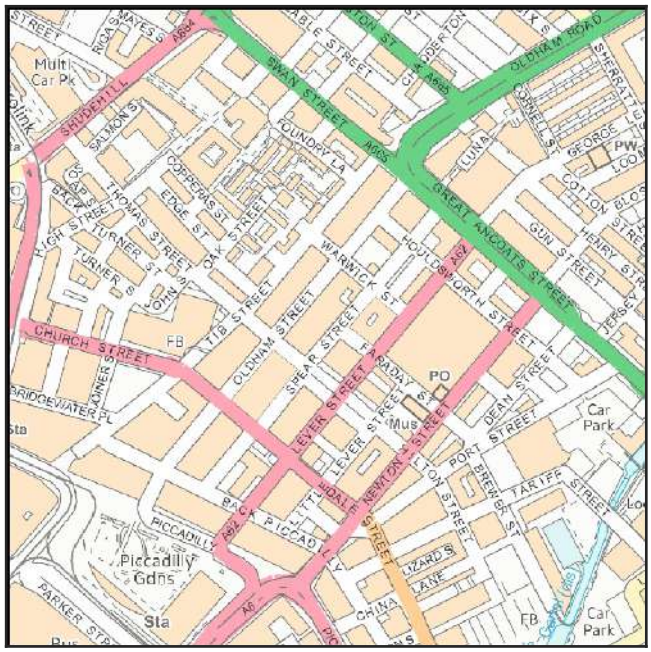
This report is based on, and limited to, the records held by the Coal Authority and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Client name

GEOINVESTIGATE

Enquiry address

LAND ADJ. 47 SPEAR STREET, MANCHESTER, M4 1LE



Approximate position of property

Map data

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Summary

Has the search report highlighted evidence or potential of		
1	Past underground coal mining	No
2	Present underground coal mining	No
3	Future underground coal mining	Yes
4	Mine entries	No
5	Coal mining geology	No
6	Past opencast coal mining	No
7	Present opencast coal mining	No
8	Future opencast coal mining	No
9	Coal mining subsidence	No
10	Mine gas	No
11	Hazards related to coal mining	No
12	Withdrawal of support	No
13	Working facilities order	No
14	Payments to owners of former copyhold land	No
15	Information from the Cheshire Brine Subsidence Compensation Board	No

For detailed findings, please go to page 4.

Detailed findings

1. Past underground coal mining

The property is not within a surface area that could be affected by past underground mining.

2. Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3. Future underground coal mining

The property is not in an area where the Coal Authority has plans to grant a licence to remove coal using underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

4. Mine entries

There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

5. Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6. Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7. Present opencast coal mining
The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8. Future opencast coal mining
There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9. Coal mining subsidence
The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

10. Mine gas
The Coal Authority has no record of a mine gas emission requiring action.

11. Hazards related to coal mining
The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

12. Withdrawal of support
The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

13. Working facilities order
The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

14. Payments to owners of former copyhold land
The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

15. Information from the Cheshire Brine Subsidence Compensation Board
The property lies outside the Cheshire Brine Compensation District.

Additional remarks

Information provided by the Coal Authority in this report is compiled in response to the Law Society's Con29M Coal Mining and Brine Subsidence Claim enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. Please note that Brine Subsidence Claim enquiries are only relevant for England and Wales. This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions applicable at the time the report was produced.

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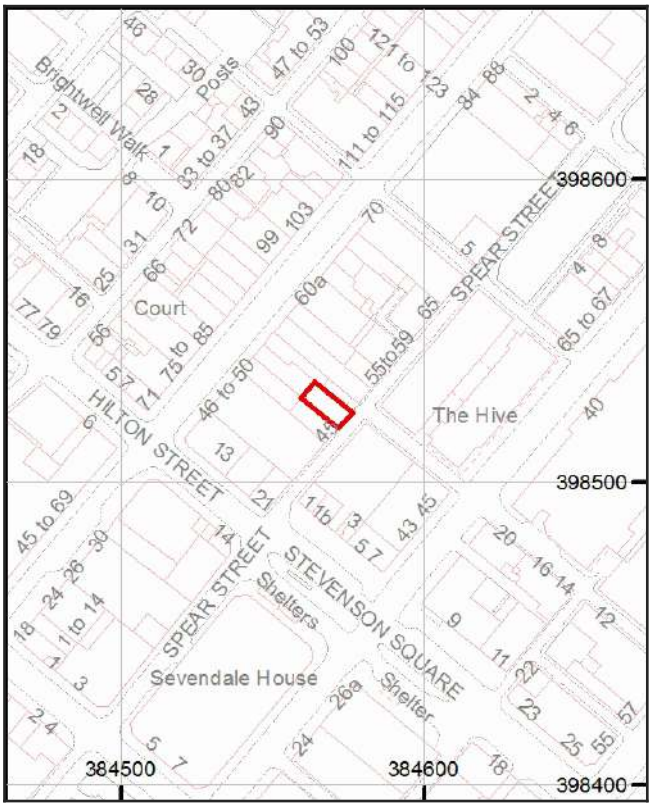
Alternative formats

If you would like this report in an alternative format, please contact our communications team.

Enquiry boundary

Key

Approximate position of enquiry boundary shown



Map data

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VAT receipt

Issued by	The Coal Authority 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG
Tax point date	08 November 2017
Issued to	GEOINVESTIGATE TERRY DICKEN INDUSTRIAL ESTATE TERRY DICKEN INDUSTRIAL ESTATE, ELLERBECK WAY STOKESLEY NORTH YORKSHIRE TS9 7AE
Property search for	LAND ADJ. 47 SPEAR STREET MANCHESTER M4 1LE
Reference number	51001694232001
Date of issue	08 November 2017
Cost	£78.30
VAT @ 20%	£15.66
Total received	£93.96
VAT registration	598 5850 68