BROWNFIELD SOLUTIONS LTD

KELLEN HOMES & GREATER MANCHESTER YOUTH FEDERATION (GMYF)

Mount Road, Gorton

Phase I Geo-Environmental Assessment Report

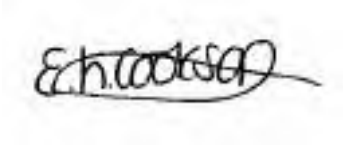
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PROJECT QUALITY CONTROL DATA SHEET

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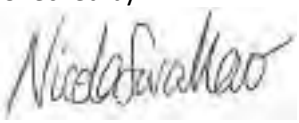
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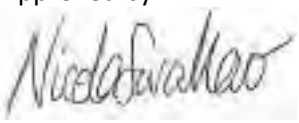
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DRAWINGS

Drawing Number	Rev	Title
KH008-A-100	P8	CAD Site Layout
C5150/01	-	Site Location Plan
C5150/02	-	Site Features Plan

APPENDICIES	
Appendix	**Title**
Appendix A	BSL Methodology and Guidance
Appendix B	Historical Maps
Appendix C	Geo-Environmental Data Report
Appendix D	UXO Screening Map and Preliminary UXO Risk Assessment
Appendix E	Mining Report

1.0 INTRODUCTION

1.1 Context

This report describes a desk-based Phase I Geo-Environmental Assessment Report carried out by Brownfield Solutions Limited (BSL) for Kellen Homes Ltd & GMYF on a site off Mount Road, Gorton and has been completed in general accordance with the following guidance:

- Environment Agency guidance - Land Contamination: Risk Management (LCRM).
- BS 10175:2011+A2:2017 Investigation of Potentially Contaminated Sites.
- BS5930: 2015+A1:2020 Code of Practice for Ground Investigations.
- BS EN 1997-1:2004+A1:2013 Eurocode 7. Geotechnical design. General rules plus UK National Annex.
- BS EN 1997-2:2007 Eurocode 7 Geotechnical design. Ground investigation and testing plus UK National Annex.
- NHBC Standards. Chapter 4.1: Land Quality - Managing Ground Conditions.

Definitions of terms and acronyms used within this report is presented in Section 7.0.

1.2 Proposed Development

"Full planning application proposing the erection of a youth, sports and community hub (Use Class E(d)(g)), F2(b)), 2no football pitches, combined netball and basketball court, cricket strip (Use Class F2 (c)), a two storey apartment building comprising 36no apartments for young person's accommodation (Use Class C3) and 267no dwellinghouses (Use Class C3a), with associated landscaping, public realm, ecological mitigation, refuse storage, drainage, car parking and other associated works, with access from Wembley Road and Mount Road".

1.3 Objectives and Scope

The objectives of this assessment were to determine the environmental setting and ground conditions of the site, highlighting potential areas of concern that may govern the redevelopment.

The scope of works comprises a Phase I Assessment and site walk-over, with a review of the site, surroundings, historical uses and environmental setting in order to develop a preliminary Conceptual Site Model (CSM).

This report is intended to meet the requirements of a Preliminary Investigation as defined in BS10175:2011+A2:2017 and has been produced in general accordance with the recommendations for a Tier 1 Preliminary Risk Assessment as described in LCRM guidance.

1.4 Limitations

This Phase 1 Geo-Environmental Assessment Report has been prepared in accordance with the relevant legislative framework, guidance and risk assessment methodology as outlined in Appendix A.

The findings and opinions conveyed via this assessment are based on information obtained from a number of sources as detailed within this report, BSL have assumed this information is correct and reliable. Nevertheless, BSL cannot and does not guarantee the authenticity or reliability of the information it has relied upon.

BSL have used reasonable skill, care and diligence in the production of this report. There may be other conditions prevailing on the site which are outside the scope of work and have not been highlighted by

this assessment and therefore have not been taken into account by this report. Responsibility cannot be accepted for such site conditions not revealed by the assessment.

This report has been prepared for the sole use and reliance of the Client, Kellen Homes Ltd & GMYF. No other third party may rely upon or reproduce the contents of this report without the written permission of Brownfield Solutions Ltd (BSL); a charge may be levied against such approval. If any unauthorised third party comes into possession of this report, then they rely on it at their own risk and BSL do not owe them any Duty of Care.

Any recommendations made in this report should be confirmed with the Regulatory Authorities prior to implementation to ensure compliance.

This assessment has been based on the proposed planning layouts provided. Any subsequent change to the planning layout may have an impact on the validity of recommendations made within this report. Furthermore, new information, changed practices or new legislation may necessitate revised interpretation of the report after the date of its submission.

The site plans enclosed in this report should not be scaled off. Any site boundary line depicted on plans does not imply legal ownership of land.

Notwithstanding site observations concerning the presence or otherwise of archaeological issues, asbestos-containing materials (ACM) or invasive weeds (e.g. Japanese knotweed), this report does not constitute a formal survey of these potential issues and specialist advice should be sought.

2.0 THE SITE

2.1 Location

The site is located off Mount Road, Gorton, M18 7SU, centred on National Grid Reference 388289, 395020 as shown on the Site Location Plan, Drawing No. C5150/01.

2.2 Site Description

A site reconnaissance survey was carried out at the site on 10th October 2022. The main site features and potential issues identified during this survey are detailed below and are shown on the Site Features Plan, Drawing No. C5150/02.

Feature	Description
Site Area	9.07 hectares.
Site Access	Access to the site is gained off Mount Road to the west of the site. The entrance is located in the northwest corner of the site.
Current Land Use and Site Features	The site as existing is vacant, with no public access, having previously been used as playing pitches until 2019. The site is rectangular in shape with the majority formed of grass land aside from an area of hard standing where the former changing facilities once stood. The former vehicular access is from Mount Road.
Potential Sources of Gross Contamination	No potential sources of contamination were identified during the site walkover.
Vegetation	There are sporadic mature/semi-mature trees located along the site boundaries.
Topography	The site is generally flat.
Site Boundaries	The north boundary comprises wooden fence panelling and mesh fencing backing onto gardens and a new housing development. The east boundary currently comprises temporary heras fencing. The south boundary comprises steel palisade fencing. The east boundary is defined by metal mesh fencing.
Surrounding Area	The site is set within a mixed commercial and residential area. The northern boundary of the site sits adjacent to a residential development build by Sedona Homes comprising terraced and semi detached properties, with Mannering Street running in between, separated by fencing. To the east is Wembley Road, which hosts a number of semidetached dwellings. To the west is Mount Road, with Gorton Primary School, Manchester Boxing Centre and Nutsford Vale Park adjacent to the street. To the south lies a footway which connects Mount Road to Wembley Road. Further south is Cedar Mount Academy.

3.0 GEO-ENVIRONMENTAL SETTING

3.1 Historical Setting

A review of the available historical Ordnance Survey Maps and satellite imagery has been conducted, with the pertinent issues that may have affected the site, or its environs, summarised below. The Historical Maps are presented in Appendix B. A review of the historical industrial data within the geo-environmental data report has also been undertaken below, the report is presented in Appendix C.

Notable features on site, and potentially contaminative or geotechnically relevant features within 100m of the site boundary have been presented. Any features that have potentially been infilled will be considered up to 250m from the site boundary.

Feature	Distance (m) & Direction	Years Present	Description
Football Ground / Buildings	Onsite	1922 - Present	The site is shown as a football ground from 1922 mapping. Several pavilion buildings are present in the northwest and west of the site. Several buildings are demolished and new buildings built on 1933 mapping. The site is labelled as Melland Playing Fields from 1933. It has remained a sports pitch until recently, however there are currently no buildings present on site.
Possible Tank	Onsite and 84m N	1933	1933 mapping shows two circular features on the playing fields which the environmental database report has listed as 'unspecified tanks'. Given the location of the 'tanks' it is possible that these circular features represent bandstands or similar.
Potentially Infilled Ponds	Onsite and surrounding area	1848 - 1956	Two ponds are shown onsite in the north on 1848 mapping but are no longer present from 1890. Multiple ponds are shown from the earliest mapping within 250m of the site. As the surround land become developed as part of Gorton town, ponds are no longer shown and are presumed to be infilled. Mapping from 1956 shows that all ponds are now infilled.
Allotment Gardens	10m NE	1922 - 1923	Allotment gardens are present for a limited time adjacent to the northeast of the site.
Clay Pit	110m W	1950 - 1979	From 1950 mapping an excavation 110m west of the site is labelled as a clay pit The site is shown as a field from 1984 mapping. The land is currently occupied by open parkland.

In summary, the map evidence indicates that the site has remained as sports fields / football pitches since 1922. Several small buildings have been present across the site.

The surrounding area is predominantly residential, however historically multiple ponds existed in close proximity to the site which are presumed to be infilled. Additionally, a large clay pit was present to the west of the site.

3.2 Published Geology

The following publications of the British Geological Survey (BGS) were examined in respect of the geology underlying the site:

- British Geological Survey (BGS) 1:50,000 Scale Geological Map Sheet EW085 Manchester V4. Solid and Drift Edition.
- BGS GeoIndex Onshore.
- Coal Authority Interactive Map.
- Geo-Environmental Data Report.

Extracts of the 1:10,000 geological mapping from the Geo-Environmental Data Report are presented below for reference:

BGS 1:10 000 Superficial Geology



BGS 1:10 000 Solid Geology



Made Ground

BGS mapping shows an area of made ground to the north of the site which appears to encroach onto the site along the eastern portion of the boundary. In addition, based on the historical mapping and the development that has taken place, made ground deposits are likely to be present in localised areas associated with former buildings.

Superficial Deposits

The site is indicated to be underlain by Diamicton Till. This stratum typically comprises poorly sorted clay, silt and sand.

Solid Geology

The deeper solid geology is indicated to be part of the Chester Pebble Beds Formation which typically comprises sandstone.

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

3.3 BGS Exploratory Hole Records

There are no BGS exploratory hole records within a relevant distance of the site (assumed as an approximate 50m radius).

3.4 Mining and Mineral Extraction

Coal Mining

As the northern part of the site lies within the Coal Authority Reporting Area, a mining search has been undertaken as the site could be affected by past or current coal mining.

The mining searches are presented in Appendix E, the main findings of which are presented below.

Highlighted Evidence	Issue	Details
Past Underground Mining	No	
Present Underground Mining	No	

Highlighted Evidence	Issue	Details
Future Underground Mining	No	
Mine Entries	No	
Past, present and future opencast coal mining	No	
Coal mining subsidence	No	
Mine gas	No	
Withdrawal of support	No	
Information from the Cheshire Brine Subsidence Compensation Board	No	

Based on the information within the Coal Authority Mining Report, a Coal Mining Risk Assessment is not required and no further consideration of risks from coal mining is required for the development.

Non-Coal Mining
Whilst the site is not within an area of recorded mining, a clay pit is noted on historic mapping 110m W / NW of the site, present from 1950 mapping. This area is now occupied by parkland, though it is noted that the clay pit was utilised for landfilling as detailed in Section 3.7 below.

In addition, one 'surface ground workings' record is listed on site, associated with a pond shown on 1851 mapping. Multiple other ponds are identified within 250m of the site as being 'surface ground workings' shown on mapping from 1851 to 1938.

The site is not identified as being within 500m of any natural cavities, underground workings or Brit Pits database records, however records for surface mineral workings are held associated with the clay pit identified above (brick clay). No further records are held within 250m of the site.

3.5 Hydrogeology

Based on the inferred geology, a summary of the Environment Agency aquifer designations is presented in the table below:

Stratum	Coverage	Aquifer Designation
Diamicton Till	Full Site	Secondary Aquifer (Undifferentiated). The classification is assigned where it is not possible to attribute either category A or B to the aquifer.
Chester Pebble Beds Formation	Full Site	Principal Aquifer. This is 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.

A summary of the pertinent hydrogeological features within the Geo-Environmental Data Report are provided below:

Feature	Distance (m) & Direction	Details
Nearest Active Groundwater Abstraction	1742m N	Licence No: NW/069/0004/012 Details: Process Water Direct Source: Ground Water – NW Region Point: Borehole at Preston Street, Manchester Annual Volume (m3): 7,500 Original Start Date: 21/12/2018
Nearest Active Potable Groundwater Abstraction	-	None within 2000m
Source Protection Zones	-	None within 500m.

3.6 Hydrology

A summary of the pertinent hydrological aspects within the Geo-Environmental Data Report are provided below:

Feature	Distance (m) & Direction	Details
Nearest Watercourse	Onsite - East	An inland river is identified as crossing the east of the site, however is not shown on aerial imagery or historic mapping. If present, this feature is likely to be culverted beneath the site. The ditch directly south of the site is also indicated to be an inland river on ground surface.
Nearest Surface Water Abstraction	-	None within 2000m.
Closest Active Licenced Discharge Consent	-	None within 500m.

Information obtained from the Environment Agency (EA) Risk of Flooding from Rivers and the Sea (RoFRaS) database indicates that there are no records for the site.

The site is not indicated to lie within an EA designated Zone 2 / Zone 3 flood plain.

The British Geological Survey indicate there is a potential for groundwater flooding at the subject site, with a low risk rating in the east and a moderate risk rating in the west.

No further consideration of flood risk is undertaken in this report. Specialist flood risk advice should be sought with regards to drainage and flooding.

3.7 Landfill and Waste Management Sites

There is one BGS recorded landfill listed as being 305m west of the site at Matthews Lane. This site is also listed as an EA historical landfill extending to 97m west of the site and accepting inert, industrial, commercial, household, special and liquid sludge waste between 1969 and 1978. The Matthews Lane landfill site is located at the above-referenced clay pit.

Other historical landfill sites were recorded at Pink Bank Lane 244m northwest, accepting inert, commercial and household waste in 1981, and at Levenshulme Trading Estate 333m south accepting industrial and special waste, though does not specify dates of inputting.

There are two current waste management sites recorded within 250m of the site, both of which are 202m south of the site and relate to metal recycling.

There are three historical waste management sites recorded within 250m of the site, all of which relate to recycling facilities at an address 215m south of the site.

3.8 Environmental Regulatory Data

A summary of the relevant environmental aspects, both on site and within 250m of the site contained in the Geo-Environmental Data Report, are presented in the table below:

Entry	On-site	0 – 50m	50 – 250m	Details
Recent Industrial Land Uses	-	2	8	The nearest records are for electricity sub stations located 30m east and 80m west of the site.
Current or Recent Fuel Stations	-	-	-	
Licensed Industrial Activities (Part A(1))	-	-	-	
Licensed Pollutant Release (Part A(2)/B)	-	-	-	
Radioactive Substances	-	-	-	
Pollution Incidents (EA/NRW)	-	-	5	The nearest record was 210m south of the site relating to smoke release which were listed as a category 4 (no impact) for water and category 3 (minor impact) for land and air.

In regard to the entries identified above, based on the uses listed, alongside distances and ages, none are considered to be of significant relevance to be carried forward to the preliminary CSM and have not been considered further with the exception of the electrical substation 30m east.

3.9 Radon

Information from the environmental database report indicates the property is in an area where <1% of properties are above the Action Level for radon, and therefore radon protective measures are not required in accordance with BRE Report 211 'Radon – Guidance on protective measures for new dwellings' 2015 Edition.

3.10 UXO Risk

In accordance with CIRIA Report C681, BSL have reviewed non-specialist UXO data for the site using the online Zetica Bomb Risk Mapping data.

The map indicates the site to be in an area where the bomb risk is moderate. A copy of the map is presented in Appendix D.

Since the site is considered to be at moderate UXO risk, in order to determine if and what further action may be required to mitigate the risk, a Preliminary UXO Risk Assessment has been commissioned from 1st Line Defence Limited, Report Ref PA16560-00, dated 23rd September 2022 in accordance with the recommended process set out in CIRIA Report C681.

The report indicates that during WWII the 48th Battalion Manchester Home Guard utilised the site, however given it's location and proximity to housing, schools and roadways it is unlikely to have been used for extensive exercises or live weapons training. Additionally, no bombs were recorded within or adjacent to the site boundary.

The report concluded that UXO risks at the site are not considered to be higher than the 'background risk' of finding UXO in this part of the country, with the site assigned as low / minimal risk, and therefore no further action is recommended for the site.

4.0 PHASE 1 SUMMARY AND RISK ASSESSMENT

4.1 Introduction

The risk posed by any contaminants in soil or groundwater will depend on the nature and level of the source, the probability of exposure occurring, the potential pollution pathway and the likely effects on the receptors.

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

The following sections discuss the identified potential on-site and off-site sources, and any pollution that could impact receptors via the pathways associated with the proposed development. Pollution linkages are assessed which may represent a risk to human health and/or controlled water receptors from the information gained from the Phase I Assessment searches. The assessment has been carried out on a qualitative basis and aims to produce a complete and comprehensive Preliminary Conceptual Site Model.

Three potential impacts exist for any given site and all three need to be considered in the qualitative risk assessment, these are:

- On-site impacts.
- The site impacting its surroundings.
- Off-site sources impacting the subject site.

4.2 Potential Contaminative Sources

On-Site
From the information obtained, the following sources have been identified which may affect the redevelopment of the site for residential end use:

- Made ground associated with the buildings (sports buildings / pavilions).
- Possible tanks.
- Potentially infilled ponds.

Off-Site
The following off-site sources have been identified which may affect the redevelopment of the site:

- Infilled ponds (multiple from adjacent to 200m from the site).
- Allotment gardens (10m NE).
- Electrical Substation (30m E).
- Clay pit / Matthews Lane landfill (circa 100m W).
- Historical landfill sites (Pink Bank Lane 244m NW and Levenshulme Trading Estate 333m S).

The identified off site allotment gardens were present from 1922 to 1933 mapping and the land has since been redeveloped with residential housing. It is therefore considered that contamination associated with this land use would have been removed / remediated during construction of the housing. Any residual contamination in the soils would likely have leached and dispersed over the intervening years to the point that it would not pose a credible risk to the site. Allotment gardens have therefore not been considered further as a contamination source.

Associated Contaminants

The contaminants commonly associated with the potential sources of contamination identified are tabulated below:

Contaminative Sources	Department of the Environment Industry Profile or Other Source	Commonly Associated Contaminants
On Site		
Made Ground	-	Heavy metals, polycyclic aromatic hydrocarbons (PAHs), asbestos, ground gases (carbon dioxide and methane).
Possible Tanks	-	Petroleum hydrocarbons (TPHs).
Potentially Infilled Ponds	-	Ground gases (carbon dioxide and methane).
Off Site		
Potentially Infilled Ponds	-	Ground gases (carbon dioxide and methane).
Electrical Substations	-	Polychlorinated Biphenyl (PCBs)
Claypit / Landfills	Waste recycling, treatment and disposal sites.	Ground gases (carbon dioxide and methane).

4.3 Pathways

A pathway is defined as a medium by which a contaminant comes into contact with, or otherwise impacts a receptor.

At this stage the potential contaminants identified above are considered to present potential risks to site end users and controlled waters through the following pathways:

Potential Pathways	
Pathways in respect to Human Health	• Ingestion of contaminated soils. • Dermal contact with contamination. • Inhalation of dusts. • Inhalation of gases or vapours in both indoor and outdoor air.
Pathways in respect to Controlled Waters – Surface water	• Surface run-off /over land flow. • Base flow from groundwater.
Pathways in respect to Controlled Waters – Groundwater	• Leaching of mobile contamination into groundwater via the unsaturated zone. • Migration of perched groundwater in any permeable soils or along existing or proposed service runs. • Migration into the saturated zone and flow through the aquifers underlying the site.
Pathways in respect to Property/structures/water pipes	• Direct contact with substances deleterious to building materials and potable water supply pipelines. • Migration of ground gases (methane) into confined spaces (explosion and damage to property).

4.4 Receptors

The identified receptors are listed below:

- Residential end users (human health).
- Structures/Property/Potable water supply pipes.
- Nearest watercourse. Onsite stream / potential culvert (Controlled waters).
- Superficial Secondary Undifferentiated Aquifer. Diamicton Till (Controlled waters).

- Bedrock Principal Aquifer. Chester Pebble Bed Formation (Controlled waters).

Under current UK health and safety legislation, employers are required to carry out their own appropriate site-specific risk assessments and mitigation to protect employees. It has been assumed that any future construction works onsite will be undertaken in compliance with these requirements. Therefore, construction workers have not been specifically considered as part of this assessment.

4.5 Preliminary Conceptual Site Model (CSM)

The information obtained in the previous sections has been used to compile a Preliminary CSM. The identified potential contaminants and receptors have been assessed in the table below as to whether a plausible source-pathway-receptor pollutant linkage for the proposed end use of the site exists. The risk classification has been estimated in accordance with information in the BSL Guidance and Methodology in Appendix A.

The Preliminary CSM's are presented in the tables overleaf, any assessed risk above moderate will possibly require further action:

Human Health						
Potential Source	Potential Pathway	Potential Receptor	Likelihood	Severity	Level of Risk	Justification
On site Made ground Metals, PAH's / organic contamination, asbestos	Root uptake, ingestion, direct contact, inhalation of dusts	End-users	Low Likelihood	Medium	Moderate / Low	The majority of the site has not been occupied by buildings and so made ground is likely to be present only in localised areas and will comprise limited thicknesses of inert materials. Gross contamination is therefore not anticipated. If contamination is present then future site users could come into contact with it within private gardens, however the risks are considered to be moderate / low.
	Migration into/chemical attack of water supply pipelines	Water Pipelines / End users	Unlikely	Medium	Very low	If present, contaminants within the soil/groundwater could potentially attack the clean potable water supply pipe. Therefore, contaminants should be assessed to determine the correct pipe material and level of precautions required.
On site Possible tanks Petroleum Hydrocarbons	Ingestion, direct contact, inhalation of dusts / vapours	End-users	Unlikely	Medium	Very low	The identified 'tanks' are two small circular structures within the grounds of the playing fields. Given their locations and the nature of the site at the time of their presence, it is considered that these are not tanks and are more likely to be bandstand-style structures or similar which would not be expected to cause significant contamination. Risks are therefore considered to be very low, however should be confirmed by intrusive investigation.
On site Made ground Ground Gas (carbon dioxide and methane)	Migration into confined spaces, inhalation and asphyxiation/ explosion	End-users / property / structures	Low Likelihood	Severe	Moderate	A series of small buildings / pavilions have been present in localised areas at the site since 1922, with several phases of demolition and construction taking place. The most recently demolished building was in the northwest of the site and hardstanding associated with the building is still present. Gas generation associated with historic buildings is likely to be low, with gas venting to atmosphere, however a moderate risk is considered for this source.
On site Potentially infilled ponds Ground Gas (carbon dioxide and methane)	Migration into confined spaces, inhalation and asphyxiation/ explosion	End-users / property / structures	Unlikely	Severe	Moderate / Low	Ponds on site are no longer shown from 1892 mapping, indicating that they have dried up and / or have been infilled prior to this date. Any gas generation associated with infilling is likely to be very low, and any historically generated gases are likely to have vented to atmosphere in the years since infilling. Risks are therefore considered to be moderate/low associated with the former ponds.
Off Site Potentially infilled ponds	Migration into confined spaces, inhalation and	End-users / property / structures	Unlikely	Severe	Moderate / Low	Multiple ponds are located within 200m of the site which have been potentially infilled since the earliest mapping. The most recent infilling could have taken place circa 1956. Given the cohesive nature of superficial soils in the area of the site, the ponds are unlikely to have significant enough gas generation potential to drive

Human Health						
Potential Source	**Potential Pathway**	**Potential Receptor**	**Likelihood**	**Severity**	**Level of Risk**	**Justification**
Ground Gas (carbon dioxide and methane)	asphyxiation/ explosion					migration of any ground gases present. Risks are therefore considered to be moderate/low.
Off site Electricity Substation PCBs	Ingestion, direct contact, inhalation of dusts	End-users	Unlikely	Mild	Very low	The age of the substation is not confirmed, however it is present to this day. Whilst the substation is circa 30m east of the site PCB contamination is a low mobility contaminant, and it is considered that it would not have migrated beyond the immediate vicinity of any spillages. Additionally, if migration did take place it would likely be inhibited by the presence of a road and ditch which separate the substation from the site. Risks associated with the substation are considered to be very low.
Off Site Clay Pit / Landfills Ground Gas (carbon dioxide and methane)	Migration into confined spaces, inhalation and asphyxiation/ explosion	End-users / property / structures	Likely	Severe	High	The primary landfill of concern is Matthews Lane which extends to within 100m west of the site. The landfill is noted as accepting a variety of waste until 1978 and is therefore assessed as having a high gas generation potential. It is unknown whether there are any capping or gas withdrawal systems in place at the site, and therefore there is potential for migration of hazardous ground gases to migrate to the proposed development in quantities sufficient to cause acute / significant harm to end users and buildings. The risk is considered to be high.

Controlled Waters						
Potential Source	**Potential Pathway**	**Potential Receptor**	**Likelihood**	**Severity**	**Level of Risk**	**Justification**
Made Ground / Possible Tanks PAHs, TPHs, Metals	Overland flow, / migration through saturated zone	Onsite stream / potential culvert (Surface waters)	Unlikely	Medium	Low	Gross contamination is not anticipated at the site and, if present is likely to be highly localised. It is unclear whether a watercourse is actually present at the site, as it is not shown on historical mapping however is identified within the environmental database report. From aerial imagery we can see that there is no watercourse present at surface, however it could be culverted beneath the site which would offer a degree of protection. It is considered that the risks to surface waters are low.
	Leaching through unsaturated zone / Migration through saturated zone	Superficial Secondary Undifferentiated Aquifer (Ground-water)	Unlikely	Medium	Low	Gross contamination is not anticipated at the site and, if present is likely to be highly localised. The site is not within, or in close proximity to an SPZ and there are no surface water extractions within 2km. Additionally, there are no groundwater abstractions for potable water within 2km and the nearest groundwater abstraction for non-potable water is 1742m away. The site is to be redeveloped from unused fields to a residential estate with roads and drainage, housing and private gardens. This will reduce infiltration rates at the site. Whilst gross contamination is not anticipated, redevelopment of the site will contribute to an overall 'betterment' of groundwater quality. Risks to groundwater are considered to be low.
	Migration through saturated zone	Bedrock Principal Aquifer (Ground-water)	Unlikely	Medium	Low	

Human Health Risk – Soils Contamination Summary
Based on the preliminary CSM and the current use of the site, the overall risk from land contamination at the site is considered to be **low to moderate** for a redeveloped site. This would need to be confirmed by appropriate intrusive investigation, testing and assessment.

Human Health Risk – Ground Gas Summary
Potential on-site and off site gas sources have been identified associated with potentially infilled ponds, made ground and nearby landfills. Potentially viable linkages are considered to exist and the preliminary CSM considers these sources to be of high risk.

In accordance with BS8576 and CIRIA C665 as set out in Appendix A of this report, the gas generation potential is considered to be high (associated with the nearby landfill). The sensitivity of the development is high on account of the proposed residential use.

Current guidance indicates that gas monitoring should comprise 24 visits over a 12 month period, however, it is recommended that ground gas monitoring should comprise an initial 6 visits over a 3 month period to provide an initial assessment of the ground gas regime, with a view to undertaking further monitoring if required.

Consideration should also be given to entering discussions with the Local Authority to see if they have further records relating to the landfill.

Controlled Waters Risk - Summary
Based on the preliminary CSM, BSL believes the overall risk to controlled waters at the site is **low.**

The above assessed level of risk will need to be confirmed by intrusive investigation and quantitative risk assessment.

5.0 PRELIMINARY GEOTECHNICAL ASSESSMENT

5.1 Hazard Identification

A preliminary geotechnical hazard identification exercise has been undertaken in general accordance with the Highways England document CD 622, 'Managing geotechnical risk'. Potential geotechnical hazards based on the expected ground conditions are listed below:

- Made ground of unknown nature; if placed in a non-engineered manner may cause excessive settlement of foundations, highways and infrastructure.
- Presence of obstructions in the ground from historical developments (e.g relict foundations) causing difficulties with excavations or penetrative works (e.g. piling).
- Attack of buried concrete by aggressive ground conditions; the site may contain unknown made ground and potentially sulphate bearing soils. The coal measures are known to be high in naturally occurring sulphates.
- Shallow groundwater/groundwater rise causing resulting in difficulties with excavations due to trench collapse.

Whilst the site lies within a Coal Authority reporting area, based on the available information, the risk from mining induced instability is considered to be very low and needs no further consideration.

The database report indicates that risks from shrink / swell clays, running sands, compressible deposits, collapsible deposits, landslides and ground dissolution are very low to negligible.

The above identified geotechnical hazards will need to be considered as part of further investigations and assessments.

5.2 Foundation and Geotechnical Design

The proposed development will comprise low rise residential housing. The type of foundation solution should be informed by an onsite intrusive investigation to confirm ground conditions and obtain geotechnical parameters for preliminary foundation and floor slab design. Intrusive investigation should also obtain data to allow appropriate concrete classification in accordance with BRE SD1 and for preliminary highways/pavement design.

5.3 Sustainable Drainage Systems (SuDS)

Given the site is likely to be underlain by low permeability clays, it is unlikely that drainage to SuDS such as traditional soakaways will be suitable. This would need to be confirmed by an onsite intrusive investigation to confirm ground conditions.

5.4 Constraint Identification

A formal survey of asbestos within structures is not covered in this report. It should be noted that an asbestos demolition survey will be required prior to any demolition of structures. If asbestos is present in soils, these will need to be dealt with in accordance with the Control of Asbestos Regulations (CAR) 2012.

No invasive species have been noted during the walkover, however it would be prudent to undertake a specialist survey prior to any works on site.

Notwithstanding any site observations concerning archaeological or ecological features, this report does not constitute a formal survey of these potential issues and specialist advice should be sought.

There are no known services on site, however if present then services may need to be disconnected prior to any construction activities.

The preliminary risk assessment undertaken within this Phase I Assessment may identify potential risks to site demolition and construction workers. However, full consideration of occupational health and safety issues is beyond the scope of this report, with employers required to carry out their own site-specific risk assessments and mitigation as appropriate.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 Geo-Environmental Summary

The site has been occupied by playing fields / sports pitches since 1922 with very little development except several small pavilions / buildings, predominantly in the northwest and north of the site. Several ponds were shown on mapping in the 1800's but were no longer present by 1892.

The overall risk to human health from on site soils contamination is considered to be moderate / low.

The risk from off-site sources of contamination is considered to be low.

The risk from permanent ground gases is considered to be high due to the presence of a landfill located circa 97m west of the site.

The overall risk to controlled waters is considered to be low.

Intrusive investigations will be required to confirm the above assessed levels of risks and determine remedial requirements, if any.

6.2 Geotechnical Summary

Intrusive investigations will be required to confirm the most suitable foundation solution and to obtain parameters for concrete classification, floor slab and highways design.

Drainage to SuDS is unlikely to be a viable option for the site, subject to intrusive investigation and testing.

6.3 Further Work

To confirm the risks to the identified receptors and confirm the ground conditions in respect to the identified geotechnical and geo-environmental risks, an appropriate intrusive investigation will need to be undertaken. The following further works are recommended, although this list is not exhaustive and should be read in conjunction with any planning conditions that are applicable to the site:

- Intrusive ground investigation comprising:
  - Trial pitting and windowless sampling.
  - Installation of standpipes in boreholes to allow gas concentrations and groundwater levels to be monitored.
  - Geotechnical testing of soils.
  - Contamination analyses of soil.
- Assessment and recommendations based on the above, including requirements for further work, if necessary.

7.0 ABBREVIATIONS AND DEFINITIONS

GLOSSARY	
Term / Abbreviation	**Definition**
AST	Above Ground Storage Tank.
B(a)P	Benzo (a) Pyrene.
BGS	British Geological Survey.
BRE	Building Research Establishment.
BS	British Standard.
BSL	Brownfield Solutions Ltd.
BTEX	Benzene, Toluene, Ethylbenzene, Xylenes.
CBR	California Bearing Ratio (used in pavement/highways design).
CAR 2012	Control of Asbestos Regulations (2012).
CBCB	Cheshire Brine Compensation Board.
CBCD	Cheshire Brine Compensation District.
CBR	California Bearing Ratio.
CIEH	Chartered Institute of Environmental Health.
CIRIA	Construction Industry Research Association.
CL:AIRE	Contaminated Land: Applications in Real Environments.
CLEA	Contaminated Land Exposure Assessment.
CLO	Contaminated Land Officer.
COMAH	Control of Major Accident Hazards.
Contamination	Presence of a substance which is in, on or under land, and which has the potential to cause significant harm or to cause significant pollution of controlled water. There is no assumption in this definition that harm results from the presence of the contamination. Naturally enhanced concentrations of harmful substances can fall within this definition of contamination. Contamination may relate to soils, surface water, groundwater or ground gas.
Controlled Waters	Inland freshwater (any lake, pond or watercourse above the freshwater limit), water contained in underground strata and any coastal water between the limit of highest tide or the freshwater line to the three-mile limit of territorial waters.
CPT	Cone Penetration Test.
CSM	Conceptual Site Model. A schematic hypothesis of the nature and sources of contamination, potential migration pathways (including description of the ground and groundwater) and potential receptors, developed on the basis of the information from the preliminary investigation and refined during subsequent phases of investigation and which is an essential part of the risk assessment process. The conceptual site model is initially derived from the information obtained by the preliminary investigation (i.e. the Phase I Phase I Assessment). This conceptual model is used to focus subsequent investigations, where these are considered to be necessary, in order to meet the objectives of the investigations and the risk assessment. The results of intrusive investigations can provide additional data that can be used to further refine the conceptual site model.
DCP	Dynamic Cone Penetrometer.
DNAPL	Dense Non-Aqueous Phase Liquid.
DoWCoP	Definition of Waste Code of Practice.
DWS	Drinking Water Standard.
EA	Environment Agency.
EHO	Environmental health Officer.
EQS	Environmental Quality Standard.
GAC	Generic Assessment Criteria.

GLOSSARY	
Term / Abbreviation	**Definition**
GDR	Geotechnical Design Report.
GFR	Geotechnical Feedback Report.
GIR	Ground Investigation Report.
GSV	Gas Screening Value.
Harm	Adverse effect on the health of living organisms, or other interference with ecological systems of which they form part, and, in the case of human health, including property/structures and water supply pipelines.
Hazard	Inherently dangerous quality of a substance, procedure or event.
HDPE	High Density Polyethylene.
HSV	Hand Shear Vane.
K	Modulus of Subgrade Reaction.
LCRM	Land Contamination: Risk Management (EA guidance).
LNAPL	Light Non-Aqueous Phase Liquid (petrol, diesel, kerosene).
LOD	Limit of Detection (for particular method adopted).
MMP	Materials Management Plan.
Mv	Modulus of Volume of Compressibility.
ND	Not Detected.
NHBC	National House Building Council.
NR	Not Recorded.
OS	Ordnance Survey.
PAH	Polycyclic Aromatic Hydrocarbon.
Pathway	Mechanism or route by which a contaminant comes into contact with, or otherwise affects, a receptor.
PCB	Poly-Chlorinated Biphenyl.
PCSM	Preliminary Conceptual Site Model.
pH	Scale used to specify how acidic or basic a water-based solution is.
PHC	Petroleum Hydrocarbons.
PID	Photo Ionisation Detector.
PNEC	Predicted No-Effect Concentration.
Precision	Level of agreement within a series of measurements of a parameter.
PSD	Particle Size Distribution.
PVC	Polyvinyl Chloride.
Receptor	Human health, living organisms, ecological systems, controlled waters (surface waters and groundwater within aquifers), atmosphere, structures and utilities that could potentially be adversely affected by contaminant(s).
Risk	Probability of the occurrence, magnitude and consequences of an unwanted adverse effect on a receptor.
Risk Assessment	Process of establishing, to the extent possible, the existence, nature and significance of risk.
Sampling	Methods and techniques used to obtain a representative sample of the material under investigation.
SOM	Soil Organic Matter.
Source	Location from which contamination is, or was, derived. This could possibly be the location of the highest soil, groundwater or gas concentration of the contaminant(s).
SPT	Standard Penetration Test.
SVOCs	Semi Volatile Organic Compounds.
TOC	Total Organic Carbon.
TPH CWG	Total Petroleum Hydrocarbon (Criteria Working Group).

GLOSSARY	
Term / Abbreviation	**Definition**
TVOCs	Total volatile organic compounds.
UCS	Unconfined Compressive Strength.
Uncertainty	Parameter, associated with the result of a measurement that characterises the dispersion of the values that could reasonably be attributed to the measurement.
UST	Underground Storage Tank.
UXO	Unexploded Ordnance.
VCCs	Vibro Concrete Columns.
VSCs	Vibro Stone Columns
VOCs	Volatile Organic Compounds.
WAC	Waste Assessment Criteria.
WFD (in waste context)	Waste Framework Directive.
WFD (in water context)	Water Framework Directive.
Units	**Definition**
°	Degrees
Φ	Phi angle (in degrees)
g/l	Grams per Litre
Km	Kilometres
kPa	Kilo Pascal (Equivalent to kN/m^2)
$KN/m^2/mm$	Kilo Newton per metered squared per millimeter
kN/m^2	Kilo Newtons per metre squared
kPa	Kilo Pascal (Equivalent to kN/m^2)
l/hr	Litres per hour
MJ/kg	Mega joule per kilogram
MN	Mega Newton
M^2/MN	Mega Newton per metre squared
M	Metres
m bgl	Metres Below Ground Level
m OD	Metres Ordnance Datum (sea level)
µg/l	Micrograms per Litre (parts per billion)
µm	Micrometre
mb	Millibars (atmospheric pressure)
mg/kg	Milligrams per kilogram (parts per million)
mg/m^3	Milligram per metre cubed
mm	Millimetre
ppb	Parts Per Billion
Ppm	Parts Per Million

8.0 REFERENCES

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CIRIA C681 'Unexploded Ordnance (UXO) A guide for the construction industry'. 2009.

CIRIA C753 'The SuDS Manual'. 2015.

CIRIA C758 'Abandoned Mine Workings Manual'. 2019.

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Highways England. CD 622, 'Managing geotechnical risk'. 2020.

National Planning Policy Framework (NPPF). 2021.

National Planning Policy Framework - Technical Guidance. March 2012.

NHBC. Boyle and Witherington. 'Guidance on evaluation of development proposals on sites where methane and carbon dioxide are present.' Report No. 10627-R01(04). 2007.

NHBC Standards. Chapter 4.1: Land Quality - Managing Ground Conditions. 2020.

Water Framework Directive, 2000.

DRAWINGS



Legend

- Indicates 1.8m high feature fence
- Indicates 1.8m high plot divisional screen fence.
- Indicates bin stores.
- Indicates principle entrance door to dwelling.
- Indicates secondary entrance door to dwelling.
- Indicates application site boundary.
- Indicates affordable units
- Indicates adaptable units
- Indicates footpath connection points
- Indicates proposed trees
- Indicates substation
- Indicates pumping station
- Indicates electric vehicle charging points.

All plots to be provided with a secure cycle point.

0 2.5 5 10 15 25 m
SCALE BAR 1:500

Accommodation Schedule
Mount Road, Gorton

KELLEN HOMES

House Type		Bed No.	Type	No.	Sqft	Total Sqft	Split
Private							
Hic	Hickory	2	Semi	73	767	55991	24.09%
Olive	Olive	2	Semi	8	770	6160	2.64%
Ced	Cedar	3	Semi	82	936	76752	27.06%
Aca	Acacia	3	Semi	26	940	24440	8.38%
Eme	Emerson	4	Semi	18	1064	19152	5.94%
				207		**182495**	**68.32%**
Affordables							
Adu835	adu835	2	Semi	2	835	1670	0.66%
Adu1009	adu1009	3	Semi	2	1009	2018	0.66%
Hic	Hickory	2	Semi	25	767	19175	8.25%
Ced	Cedar	3	Semi	19	936	17784	6.27%
Aca	Acacia	3	Semi	6	940	5640	1.98%
Oli	Olive	2	Semi	2	770	1540	0.66%
Eme	Emerson	4	Semi	4	1064	4256	1.32%
				60		**52083**	**19.80%**
			Total	**267**		**234578**	
YP Studio Apartments	Apts	1	Apartments	36	280	10080	11.88%
				36		**10080**	**11.88%**
							11.68%
			Total	**303**		**244658**	**100.00%**

Gross Site Area:	22.4	Acres	9.07	Hectares	
Nett Residential Site Area:	**15.640**	**Acres**	**6.33**	**Hectares**	
Gross Density:	13.53	Units/Acre	33.43	Units/Hectare	
Nett Density:	**19.37**	**Units/Acre**	**47.87**	**Units/Hectare**	
Gross Footage:	10922.23	SQFT/Acre	2507.37	SQM/Hectare	
Nett Footage:	**15643.09**	**SQFT/Acre**	**3591.13**	**SQM/Hectare**	

Revision	Date	Amendment	Initials
P8	07.11.23	Cricket pitch added to layout.	BOP
P7	03.10.23	EV Charging points added, Subs amended.	BOP
P6	02.10.23	Combined Netball & Basketball Court added.	BOP
P5	19.09.23	Hickory HT semi's roofs changed back to up and over and not hipped.	RGC
P4	11.09.23	Plot 1 amended and moved to show hipped roof. Drive to plot 74 amended and emergency access	KLW
P3	07.09.23	Cedar sqft updated 940 to 936.	KLW
P2	05.09.23	Affordable units increased to 60 plots. Mix updated accordingly	KLW
P1	25.08.23	Detailed site layout completed	BOP

Development
MOUNT_ROAD
Location
GORTON
Marketing Name
Drawing Title
CADSITELAYOUT
Job No.
KH008
Drawing No.
A-100
Revision
P8
Scale @ A0
1:500
Drawn By
BOP
Date
25.08.23
Checked by
RGC
Date Checked

1st Floor, 103 Dalton Avenue, Birchwood Park, Warrington WA3 6YE
T: 01925 363108 W: www.kellenhomes.com
KELLEN HOMES



SITE LOCATION

NEAREST POSTCODE: M18 7SU

SITE ENTRANCE WHAT3WORDS: ///DASH.HAVING.TABLES



REV	DATE	DESCRIPTION	BY	CKD

BROWNFIELD SOLUTIONS LTD

CLIENT
KELLEN HOMES LTD

PROJECT TITLE
MOUNT ROAD, GORTON

DRAWING TITLE
SITE LOCATION PLAN

DRAWING No.	REVISION	SCALE	DATE
C5150/01	-	NTS	20/09/22

DRAWN BY	CHECKED BY
SD	LC



KEY

APPROXIMATE SITE BOUNDARY

REV	DATE	DESCRIPTION	BY	CKD

BROWNFIELD SOLUTIONS LTD

CLIENT

KELLEN HOMES LTD

PROJECT TITLE

MOUNT ROAD, GORTON

DRAWING TITLE

SITE FEATURES PLAN

DRAWING No.	REVISION	SCALE	DATE
C5150/02	-	NTS	19/10/22

DRAWN BY	CHECKED BY
MS	LC

APPENDIX A

BSL Methodology and Guidance

BSL Phase I Geo-Environmental Assessment Reports - Methodology and Guidance

This Appendix provides information on the approaches, methods and guidance used by Brownfield Solutions Ltd in the preparation of this report.

The term 'geo-environmental' is used to describe aspects relating to ground-related environmental issues (such as potential soils and groundwater contamination). The term 'geotechnical' is used to describe aspects relating to the physical nature of the site (such as foundation requirements). It should be noted that this is an integrated investigation and these two main aspects are related, unless otherwise specified within the report.

Phase I reports are written in general accordance with the description of a Preliminary Investigation as defined in BS10175:2011+A2:2017 and are also produced in general accordance with the recommendations for a Tier 1 Preliminary Risk Assessment as described in LCRM guidance

The first stage of the investigation and assessment of a site is the Preliminary Investigation/Tier 1 Preliminary Risk Assessment, often referred to as a Phase 1 Desk Study, comprising a desk study and walk-over survey and collation of desk-based searches, which culminates in the Preliminary Risk Assessment and the development of a preliminary/initial Conceptual Site Model (CSM). From this are identified any potential geotechnical and geo-environmental hazards and the qualitative degree of risk associated with them.

From the geo-environmental perspective, the hazard Identification process uses professional judgement to evaluate all the hazards in terms of possible contaminant linkages (of source-pathway-receptor). Possible contaminant linkages are potentially unacceptable risks in terms of the current contaminated land regime legal framework and require either remediation or further assessment. These are normally addressed via intrusive ground investigation and generic risk assessment as part of Phase II investigations and reports.

Contaminated Land - Legislative Background

Land contamination can be addressed in several ways, e.g. during planning, under Part 2A, following an incident, during an investigation into environmental damages, or during the application of an environmental permit, or its surrender.

For the planning process the key test is **as a minimum the site cannot be determined as contaminated land**, e.g. there is not significant harm, significant possibility of significant harm to human health or that there is not significant harm to, or the significant possibility that the pollution of controlled waters will occur.

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

- The 1995 Environment Act.
- The Contaminated Land Statutory Guidance, DEFRA – April 2012.
- The Contaminated Land (England) Regulations 2006.
- The Contaminated Land (England) Amendment Regulations 2012.
- Water Resources Act.
- Water Framework Directive.
- Environmental Damage Regulations.
- Environment Agency (EA) - Land Contamination Risk Management (LCRM) 2019.

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

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

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

Source - substances that are potential contaminants or pollutants that may cause harm.
Pathway - a potential route by which contaminants can move from the source to the receptor , and the impact of that migration on the source e.g. ;attenuation.
Receptor - a receptor that may be harmed, for example the water environment, humans and water, considering the sensitivity of the receptor

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

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

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

- DETR: Circular 02/2000: Environmental Protection Act 1990: Part IIA: Contaminated land. 2012.
- Environment Agency technical advice to third parties on Pollution of Controlled Waters for Part IIA of the EPA1990, May 2002.
- BS 10175:2011+A2:2017.
- Environment Agency (EA) - Land Contamination Risk Management (LCRM). 2019.

- Groundwater Protection - https://www.gov.uk/government/collections/groundwater-protection.
- UK Technical Advisory Group (UKTAG) - - Water Framework Directive
- Incidents and their classification: the Common Incident Classification Scheme (CICS) – Used by the Environment Agency to classify pollution incidents.

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

- The Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance (2012).
- The Environment Protection Act (1990).
- The Water Resources Act (1991).
- The Environment Act (1995).
- The Contaminated Land (England) Act (2000).
- The Pollution Prevention and Control (England and Wales) Regulations (2000).
- The Landfill Regulations (England and Wales) Regulations (2002).
- The Landfill (England and Wales) (Amendment) Regulations (2004).
- Contaminated Land (England) Regulations (2012).
- The Environmental Damage (Prevention and Remediation) Regulations (2009).
- Environmental Permitting Regulations (England and Wales) Regulations (2010).
- The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
- Health and Safety at Work Act.
- National Planning Policy Framework (NPPF)(2021).

Contaminated Land Risk Assessment Approach

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

Hazard Identification ➡ Hazard Assessment ➡ Risk Estimation ➡ Risk Evaluation.

LCRM outlines the framework to be followed for risk assessment in the UK. The framework is designed to be consistent with UK legislation and policies including planning. The starting point of the risk assessment is to identify the context of the problem and the objectives of the process. Under LCRM, three tiers of risk assessment exist – Stage/Tier Preliminary Risk Assessment, Stage 2 Generic Quantitative and Stage 3 Detailed Quantitative.

Further information can be found at the below site:
https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm

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

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

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

The likelihood of an event is classified on a four-point system using the following terms and definitions from CIRIA C552, with reference to Incidents and their classification: the Common Incident Classification Scheme

(CICS), Environmental Protection Act 1990: Part 2A – Contaminated Land Statutory Guidance 2012 and other guidance as appropriate which will be detailed within the main body of the report if applied.

The likelihood of a given receptor being impacted is related to a number of factors, e.g. the geology which could inhibit contaminant migration. For example, a site with a significant thickness of clay between it and a receptor may reduce migration of contamination via the subsurface, which will reduce the likelihood of a given receptor being impacted. The geology or drainage for example could offer a preferential pathway e.g. mines shafts/faults increasing the likelihood and potential magnitude of an impact. The depth of contamination will also affect the exposure pathway, for example petroleum hydrocarbons at depth are unlikely to reach a receptor via dermal contact but could via vapour pathways which will influence the likelihood of an impact being felt e.g. if there are no buildings on site.

The terms and definitions used for the assessment of the likelihood are provided below:

High likelihood: There is a pollution linkage and an event appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution.
Examples - Extensive areas with concentrations above saturation limits for mobile contamination e.g. petroleum hydrocarbons within the water table.

Likely: There is a pollution linkage and all the elements are present and in the right place, which means it is probable that an event will occur. Circumstances are such that the event is not inevitable, but possible in the short term and likely over the long term.
Examples – Localised areas of contaminants with concentrations above saturation limits for mobile contamination e.g. localised petroleum hydrocarbons within the water table; shallow contamination above relevant human health generic assessment criteria is present with little or no hardstanding,

Low likelihood: There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain even over a longer period such event would take place, and is less likely in the short term.
Examples - A thickness/distance of low permeability deposits preventing contaminant migration to a receptor is present; a site is mostly covered hard standing preventing exposure to soil contamination.

Unlikely: There is a pollution linkage but circumstances are such that it is improbable the event would occur even in the long term.
Examples – A site is underlain by a substantial thickness of low permeability clays, between the source and potential receptors which will inhibit significantly, but not completely rule out migration to sensitive receptors.

The severity is also classified using a system based on CIRIA C552, with reference to Incidents and their classification: the Common Incident Classification Scheme (CICS), Environmental Protection Act 1990: Part 2A – Contaminated Land Statutory Guidance 2012 and other guidance as appropriate which will be detailed within the main body of the report, if applied. The terms and definitions are:

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

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

Mild: Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000). Damage to sensitive buildings, structures, services or the environment.
Examples – Pollution of non-classified groundwater or damage to buildings rendering it unsafe to occupy.

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

Once the likelihood and severity have been determined, a risk category can be assigned using the table below.

		Consequences			
		Severe	Medium	Mild	Minor
Probability	Highly likely	Very high	High	Moderate	Moderate/low
	Likely	High	Moderate	Moderate/low	Low
	Low likelihood	Moderate	Moderate/low	Low	Very low
	Unlikely	Moderate/low	Low	Very Low	Very low
	No Linkage	Negligible			

Definitions of the risk categories obtained from the above table are as follows together with an assessment of the further work that might be required:

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

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

Moderate: It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it would be more likely to be relatively mild. Investigation is normally required to clarify the risk and determine the liability. Some remedial works may be required in the longer term.

Low: It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.

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

Some linkages may be identified which constitutes a theoretical connection between a source and a receptor, but professional judgement shows them not to be possible for some reason. These are labelled 'no linkage' in the summary table, which give rise to a **negligible** risk category and no further action is required.

Ground Gas Risk Assessment Guidance

BS8485:2015+A1:2019, BS 8576:2013, CIRIA C665 and CL:AIRE RB17 are the current guidance which gives up-to-date advice on all aspects of ground gas. They outline good practice in investigation, the collection of relevant data and monitoring programmes in a risk-based approach to ground gas contamination.

Within BS8485:2015+A1:2019, BS 8576:2013 and CIRIA C665, two semi-quantitative methods are set out for the assessment of risk:

1 For low rise housing with a ventilated under floor void at minimum 150 mm (Boyle and Witherington).
2 For all other development types (Wilson and Card).

Both methods use the concept of Gas Screening Values (GSVs) to identify levels of risk. The mitigation and management of potentially unacceptable risk is described with reference to both passive and active systems of gas. Source removal is also discussed as an option. A sperate approach is discussed under the RB17 header further below.

The aim of the guidance is for a consistent approach to decision making, particularly relating to the scope of protective design measures on a site-specific basis.

Legislative Framework
BS8485:2015+A1:2019, BS 8576:2013 and CIRIA C665 provides technical guidance, however they also recognise the context into which the guidance has to be employed. Government policy is based upon a "suitable for use approach", which is relevant to both the current and proposed future use of land. When considering the current use of land, Part IIA of the Environment Protection Act 1990 provides the regulatory regime. The presence of hazardous ground gases could provide the "source" in a "pollutant linkage" which could lead the regulator to determine that considerable harm or there is a significant possibility of such harm being caused. Under such circumstances, the regulator would determine the land to be "contaminated land" under the provisions of the Act, setting out the process of remediation as described in the DETR Circular 02/2000 *Statutory guidance on contaminated land.*

Generation Potential of Sources
BS 8576:2013 Figure 6 provides a basis for assessing the generation potential from sources identified as part of the Phase I Assessment. These are summarised below:

Generation Potential	Typical Sources
Very Low	• Natural carbonate soil and strata, e.g. chalk and limestone. • Natural soil strata with a low degradable organic content, e.g. alluvium, peat. • In-filled pond less than 15 m diameter, in-filled before 1930s to 1940s. • Made ground with low degradable organic content (e.g. up to 5% organic material such as pieces of wood, pieces of paper, rags, etc. with a high proportion of ash and no food or other easily degradable waste). • Mine workings shallow or shaft (where there is clear evidence that they are flooded). • Inert landfill sites.
Low	• Natural soil strata with a high degradable organic content (DOC). • Made ground with total organic carbon (TOC) up to 6% (e.g. dock silt, no food or other easily degradable waste). • Foundry sand (includes phenolic binders, rags and wood that decay, albeit at low rates). • Landfill 1945 to mid 1960s (see also Moderate below).
Moderate	• Sewage sludge. • Mine workings – unflooded, more than 50 years since last worked (gas is liberated from coal when mine workings are excavated; this continues for up to about 50 years). • Landfill 1945 to mid 1960s (this could also be "low" or, if disturbed, "high").

Generation Potential	Typical Sources
High	• Landfill mid 1960s to early 1990s. • Mine workings – unflooded – less than 50 years since last worked.
Very High	• Municipal landfill sites. • Landfill early 1990s onward.

Frequency and Duration of Monitoring

The monitoring period for a specific site covers the "worst case" scenario. A "worst case" scenario will typically occur during falling atmospheric pressure and, in particular, weather conditions such as rainfall, frost and dry weather.

The benefits of the additional information and whether it is likely to change the scope of gas protection should be considered, as are the consequences of failing to characterise adequately pollutant linkages. Investigations concerned with soil gas are required to provide monitoring data sufficient to allow prediction of worst case conditions enabling the confident assessment of risk and subsequent design of appropriate gas protection schemes. Monitoring programmes should not be an academic exercise in data collection. CL:AIRE publication TB17 "Ground Gas Monitoring and 'Worst-Case' Conditions" provides further guidance.

Below are matrices that will aid in determining an appropriate number of gas monitoring visits and the length of monitoring period.

Typical/idealised periods of monitoring

		Generation of Potential Source				
		Very Low	Low	Moderate	High	Very High
Sensitivity of Development	Low (Commercial)	1 month	2 months	3 months	6 months	12 months
	Moderate (Apartments)	2 months	3 months	6 months	12 months	24 months
	High (Low rise Residential)	3 months	6 months	6 months	12 months	24 months

Typical/idealised frequency of monitoring/Number of Visits Required

		Gas Generation of Potential Source				
		Very Low	Low	Moderate	High	Very High
Sensitivity of Development	Low (Commercial)	4	6	6	12	12
	Moderate (Apartments)	6	6	9	12	24
	High (Low rise Residential)	6	9	12	24	24

Note

1 NHBC guidance also recommends this period of monitoring (Boyle and Witherington, 2007).
2 Generation potential of sources based on descriptions within BS 8576:2013.
3 At least two sets of readings should be at low and falling atmospheric pressure (but not restricted to periods below <1000 mb) known as worst case conditions. Historical data can be used as part of the data set (Table 5.5b).

It is recommended that newly installed monitoring wells are left for 24 hours to allow the soil gas to reach equilibrium. It should be recognised, however, that some soil gas regimes could take considerably longer (up to seven days). Interpretation of any initial readings should take this equilibrium process into account.

RB17 Approach

CL:AIRE RB17 (Card et al 2012) is a pragmatic approach to ground gas risk assessment and was developed because gas concentration, pressure and flow rate measured in a well headspace may not be representative of the conditions in the surrounding formation.

In these low-risk situations, the approach is to use the conceptual site model and the estimation of the likely gas generation from a source to identify where or if gas monitoring is required to better define the risks.

Under this approach, for sites with natural soils only with no credible methane source, then no action is required (no monitoring or gas protection measures) as this represents Characteristic Situation 1 (CS1).

Unexploded Ordnance (UXO) Guidance

Clients have a legal duty under the CDM 2015 Regulations to provide designers and contractors with project-specific health and safety information needed to identify hazards and risks. This includes the possibility of unexploded ordnance (UXO) being encountered on the site. Further details are given in CIRIA report C681.

BSL carry out non-specialist UXO screening exercises by considering any evidence of UK defence activities on or near the site evident from gathered desk study information and the unexploded aerial delivered bomb (UXB) online risk maps produced by Zetica. Other data sources are available, but as a first stage screening exercise the freely available online Zetica maps have been used. The level of risk stated is that determined by Zetica, a company experienced and considered competent in the assessment of UXO.

APPENDIX B

Historical Maps



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Client Ref: C5150-3524-SD
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Grid Ref: 388321, 395007

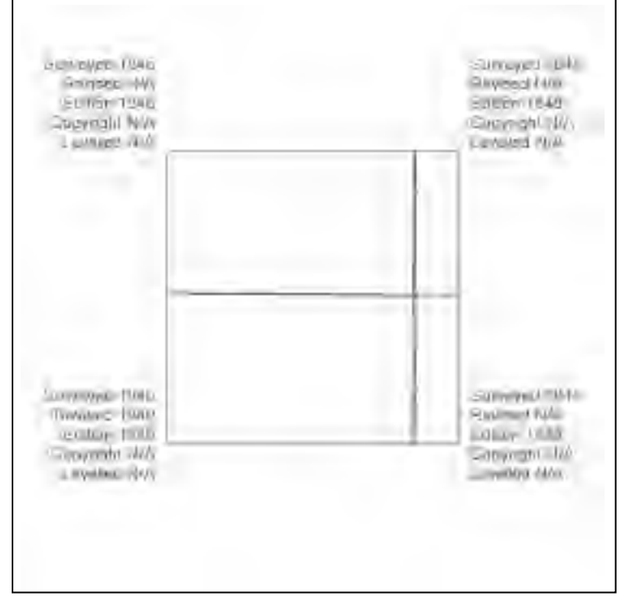
Map Name: County Series

Map date: **1848-1849**

Scale: 1:10,560

Printed at: 1:10,560

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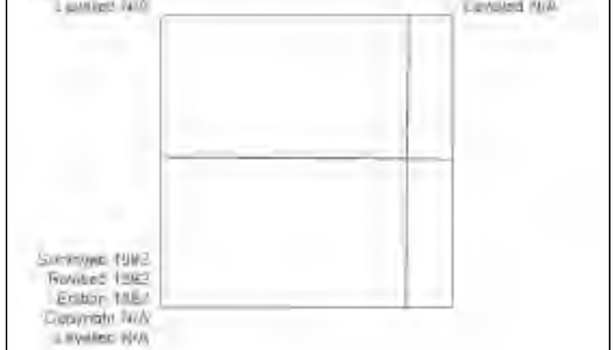
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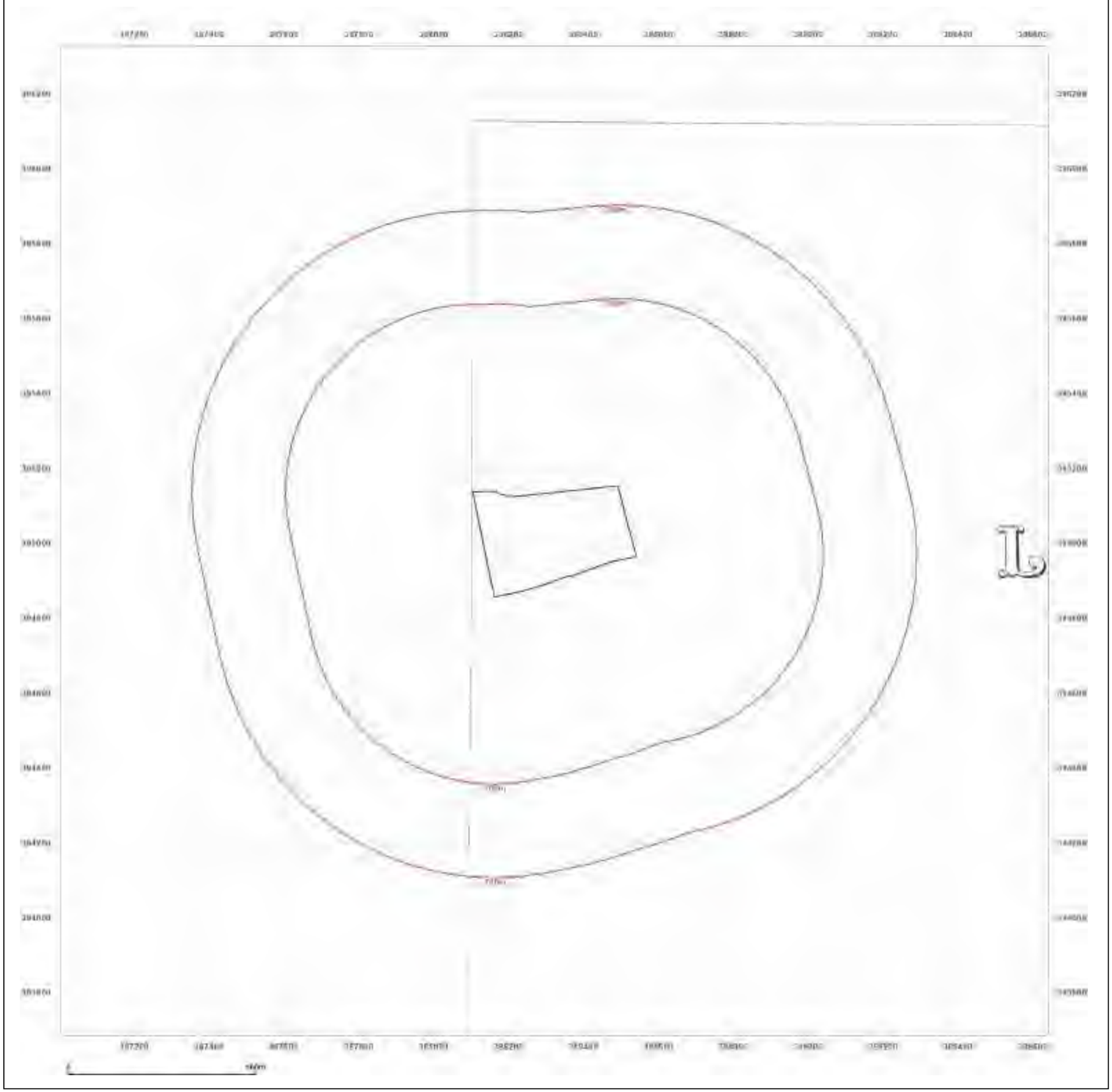
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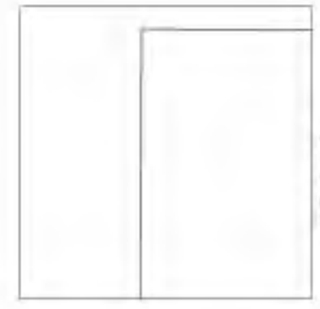
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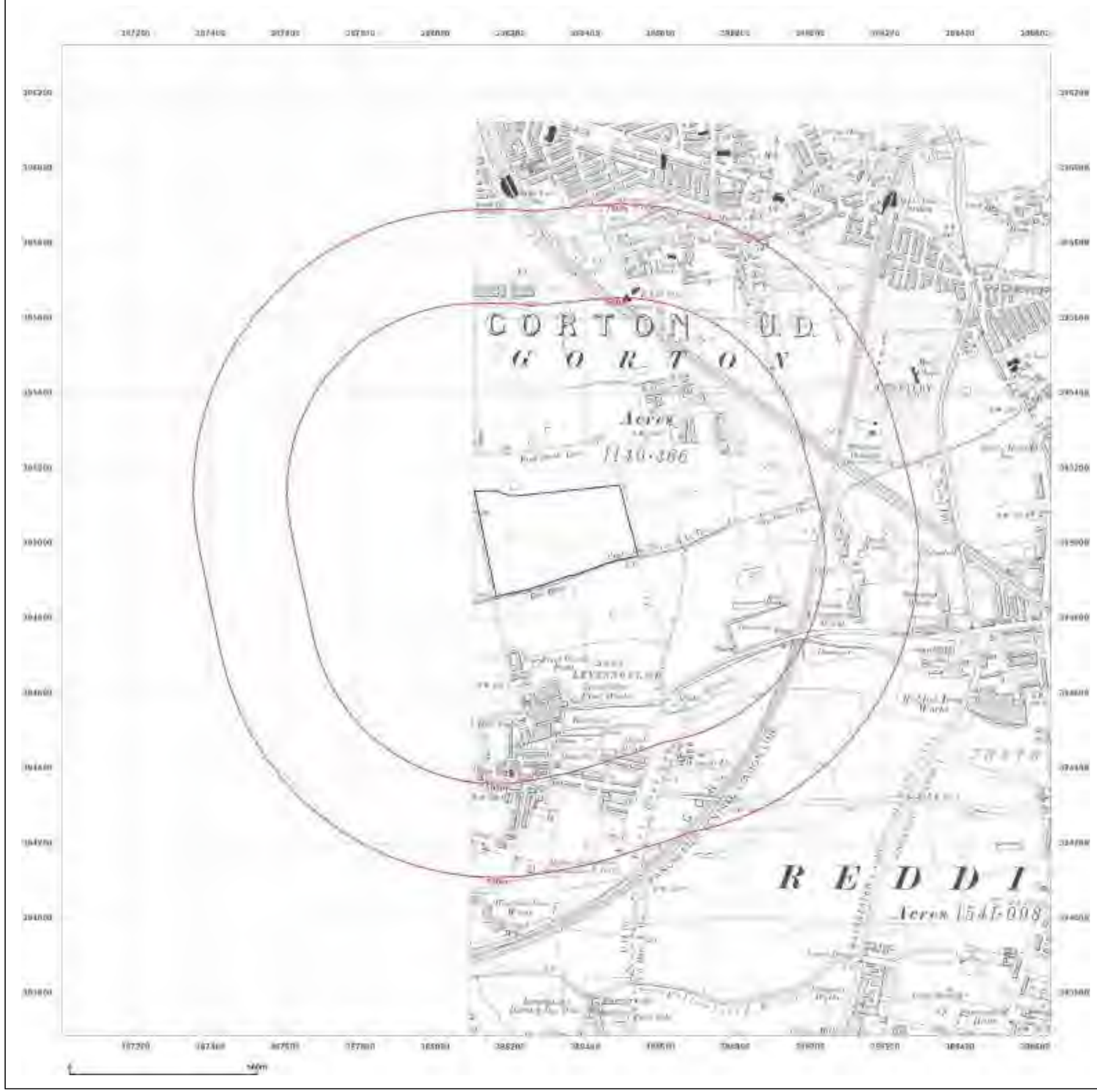
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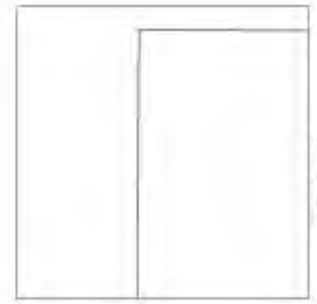
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Revised 1907
Edition 1907
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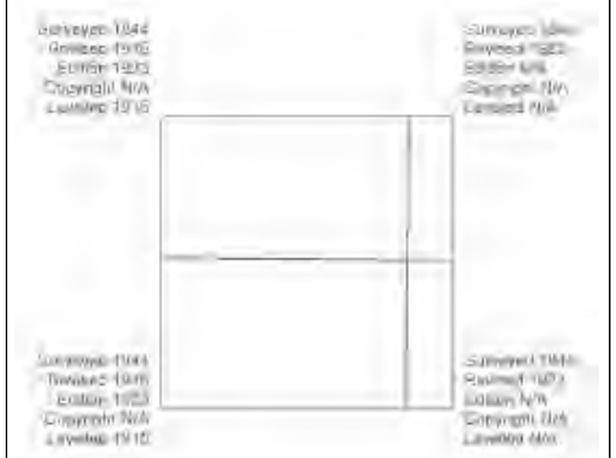
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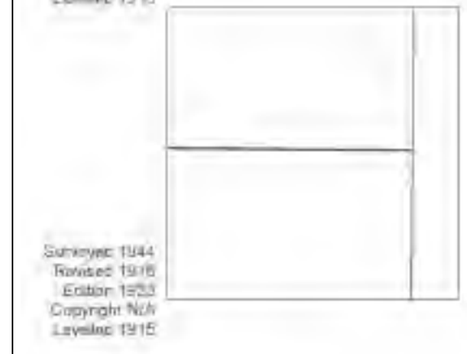
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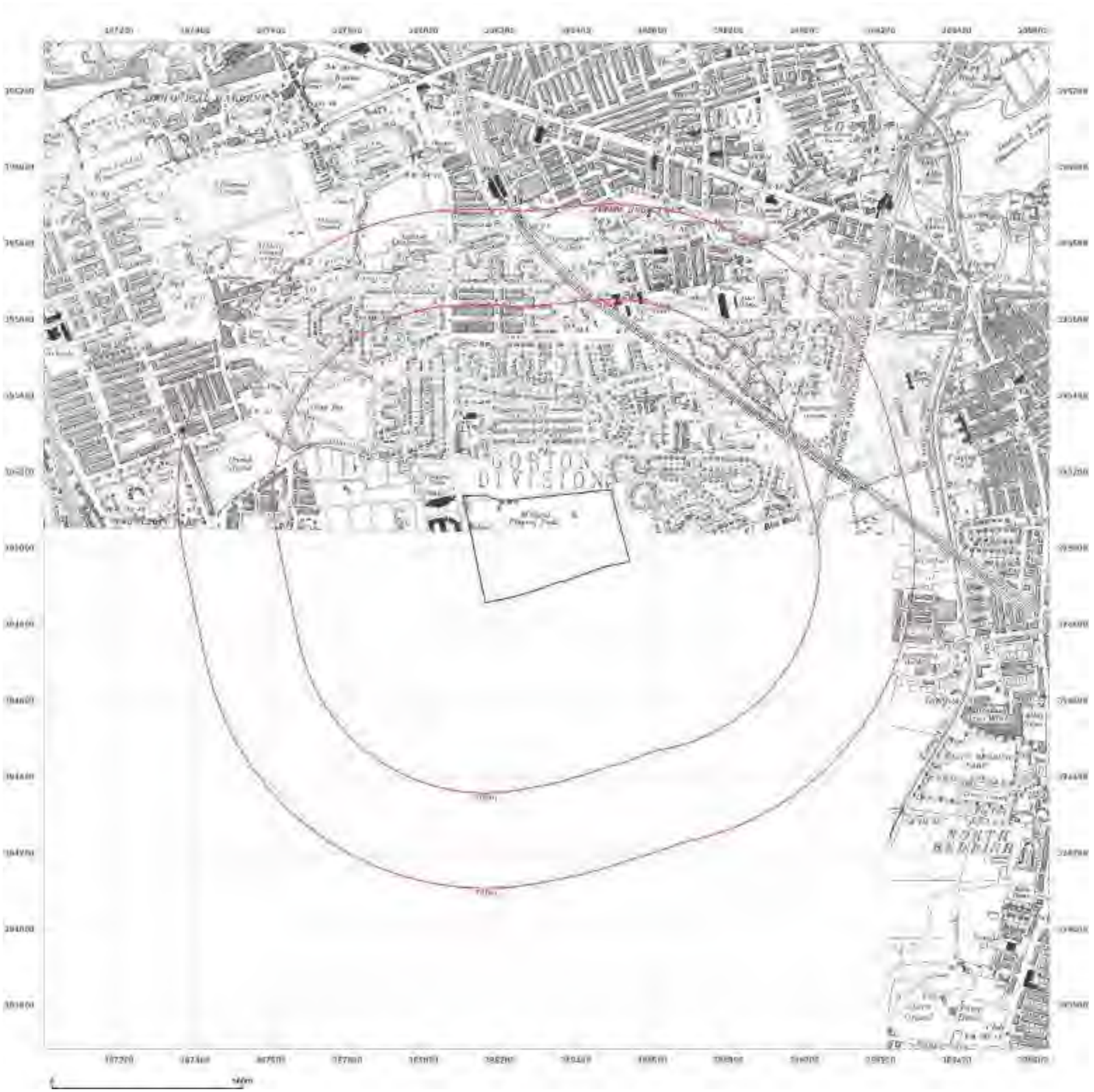
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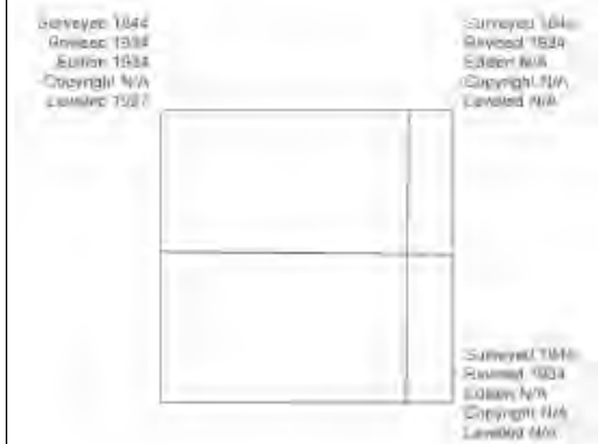
Map Name: County Series

Map date: **1934**

Scale: 1:10,560

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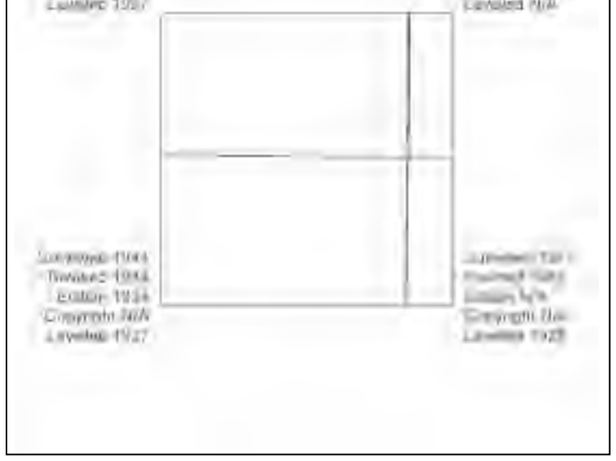
Map Name: County Series

Map date: **1934-1938**

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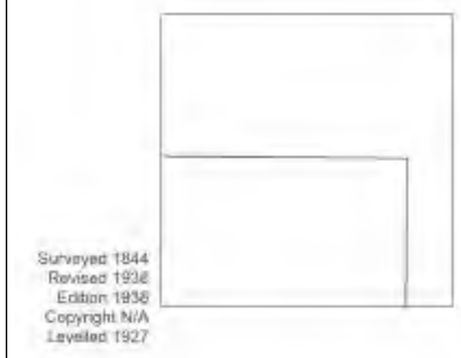
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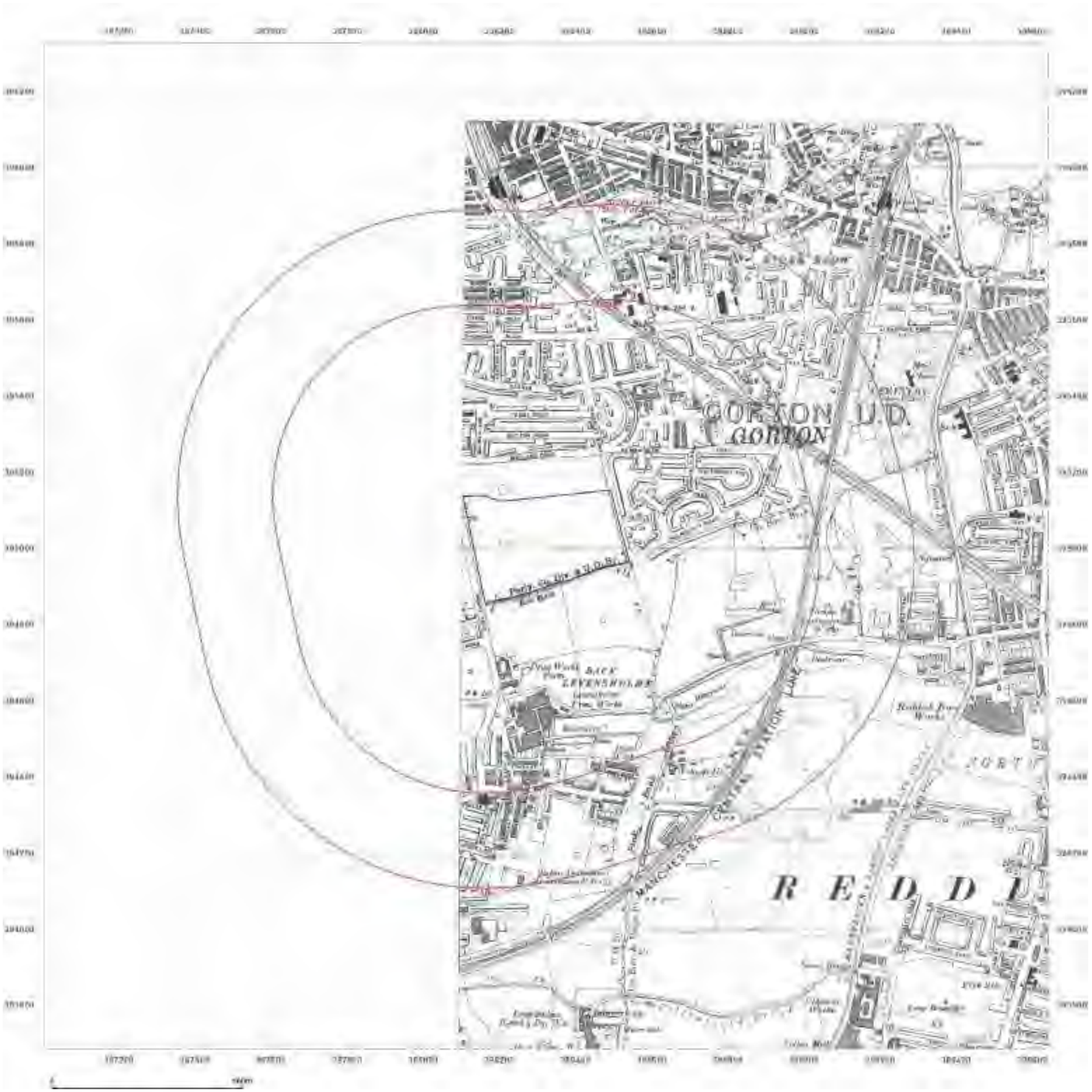


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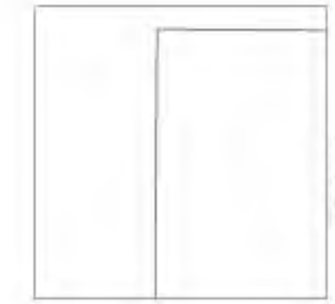
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Map date: **1938**

Scale: 1:10,560

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Client Ref: C5150-3524-SD
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Grid Ref: 388321, 395007

Map Name: Provisional

Map date: **1955-1956**

Scale: 1:10,560

Printed at: 1:10,560

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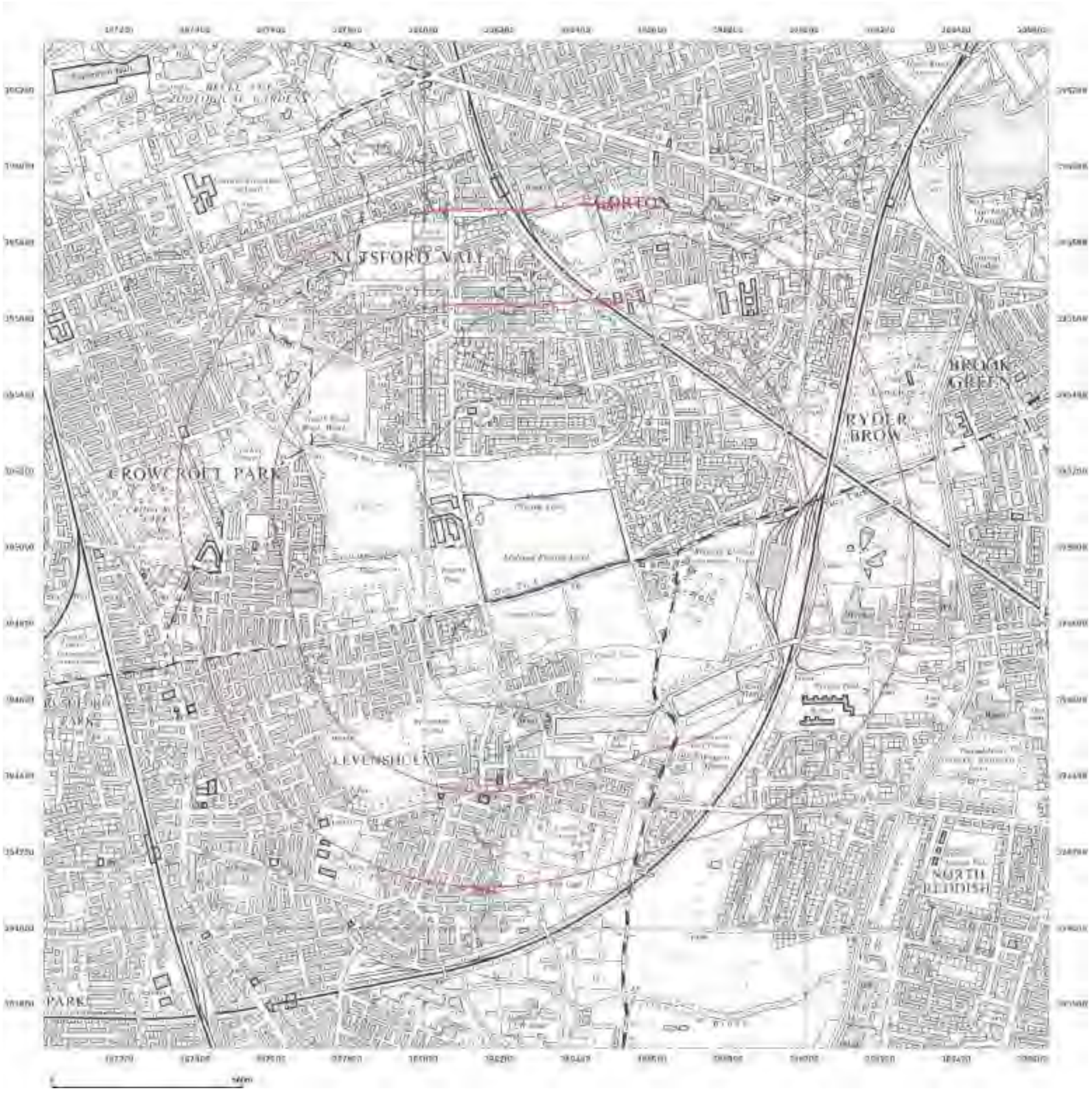


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Report Ref: BRO-9064511
Grid Ref: 388321, 395007

Map Name: Provisional

Map date: **1965-1968**

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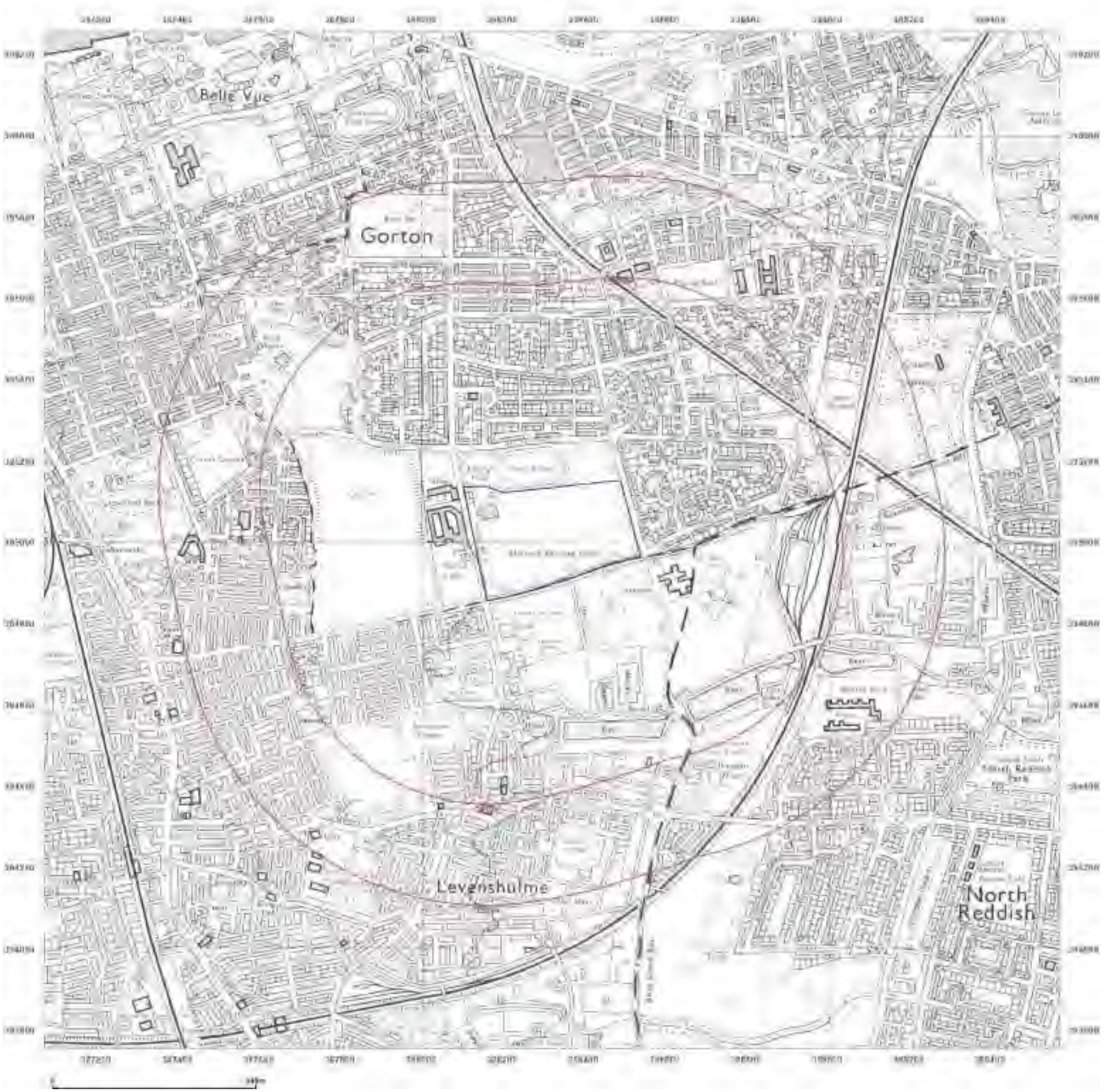
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Client Ref: C5150-3524-SD
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Grid Ref: 388321, 395007

Map Name: National Grid

Map date: **1976-1981**

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Printed at: 1:10,000

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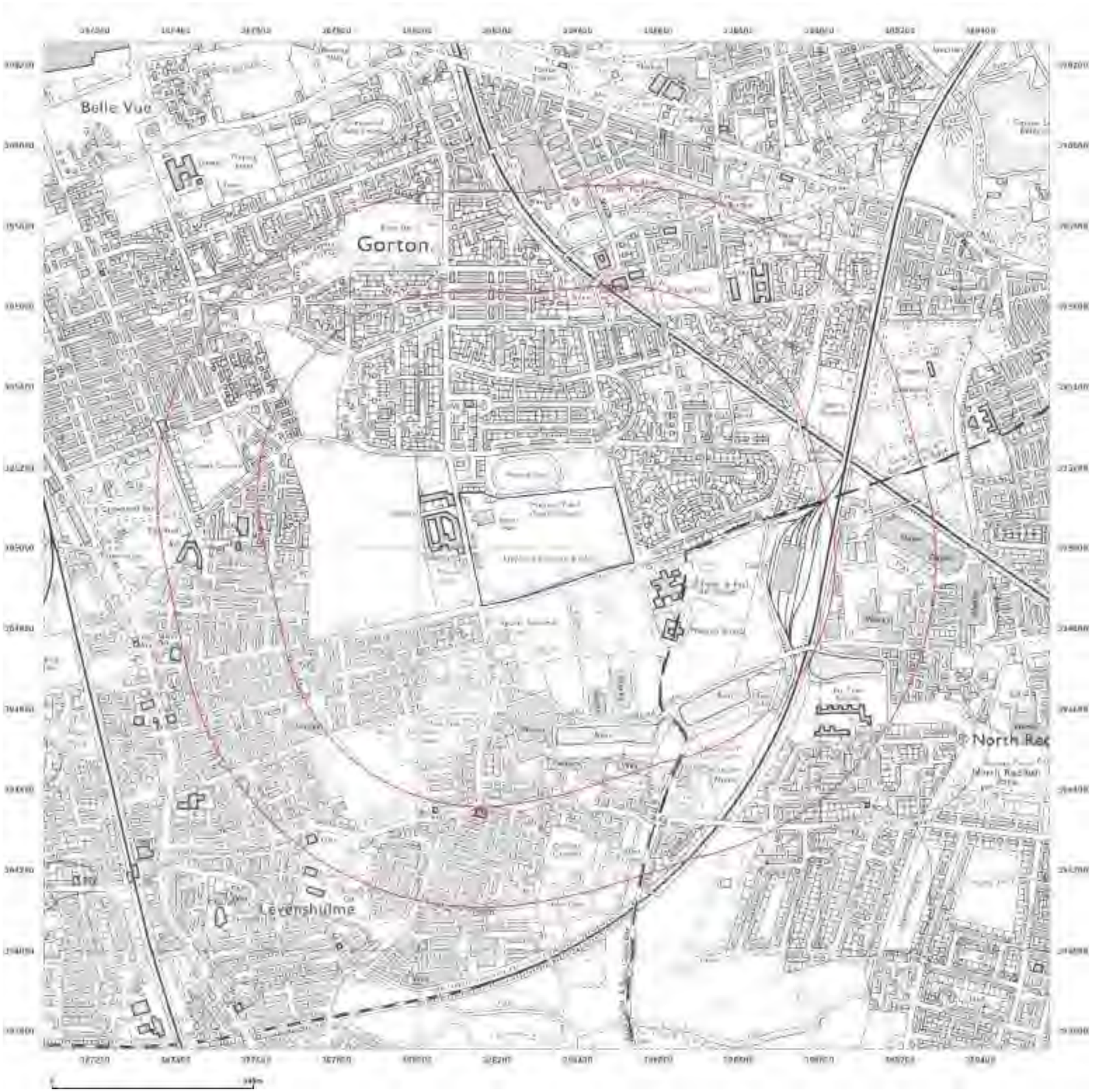
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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511
Grid Ref: 388321, 395007

Map Name: National Grid

Map date: **1983-1985**

Scale: 1:10,000

Printed at: 1:10,000

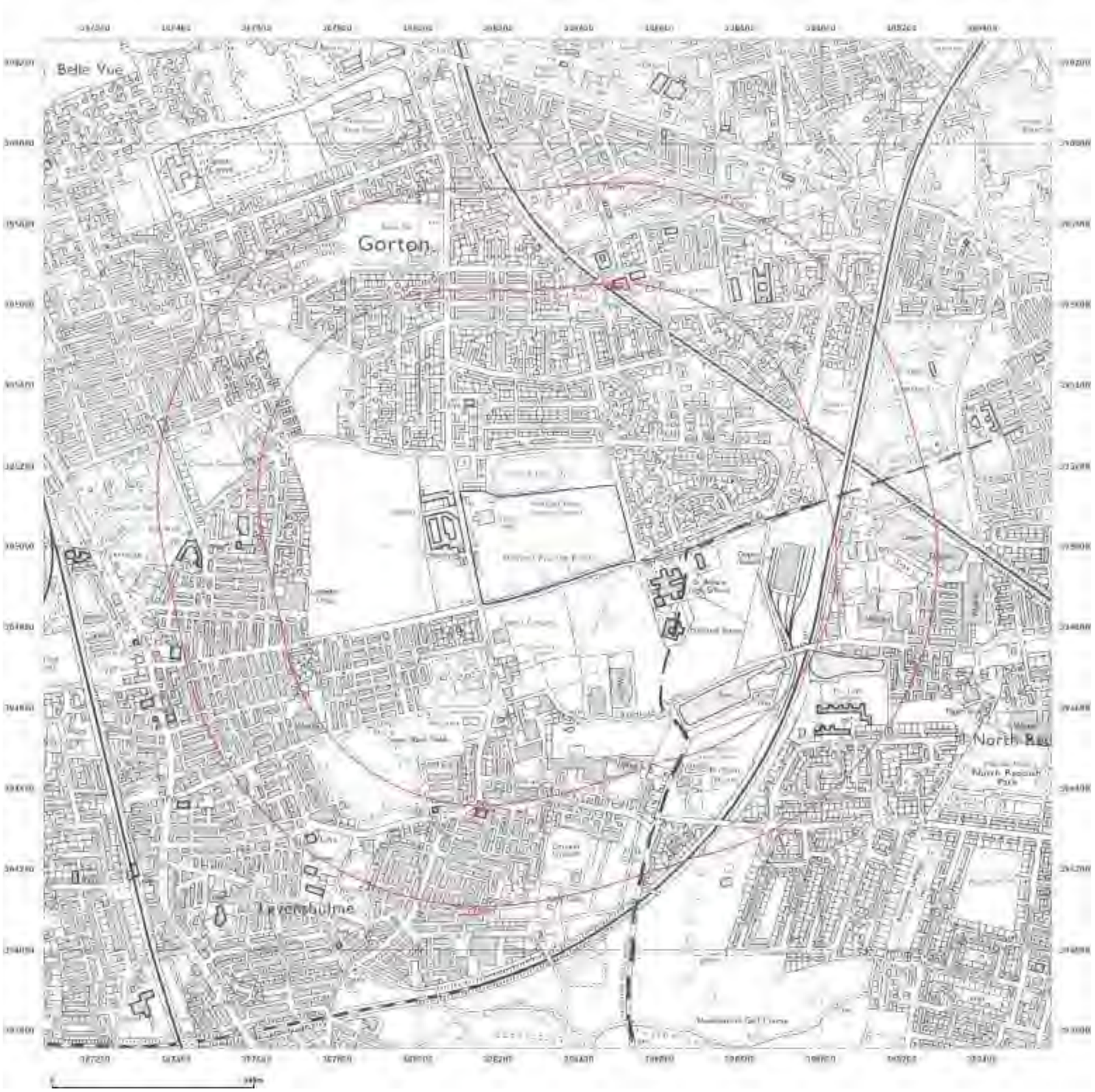
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Site Details:

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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511
Grid Ref: 388321, 395007

Map Name: National Grid

Map date: **1989-1991**

Scale: 1:10,000

Printed at: 1:10,000

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MANCHESTER, M18 7SU

Client Ref: C5150-3524-SD
Report Ref: BRO-9064511
Grid Ref: 388321, 395007

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: C5150-3524-SD
Report Ref: BRO-9064511
Grid Ref: 388321, 395007

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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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511
Grid Ref: 388321, 395007

Map Name: National Grid

Map date: **2022**

Scale: 1:10,000

Printed at: 1:10,000

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Site Details:

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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_1250_1_1
Grid Ref: 388071, 395006

Map Name: National Grid

Map date: **1950**

Scale: 1:1,250

Printed at: 1:2,000

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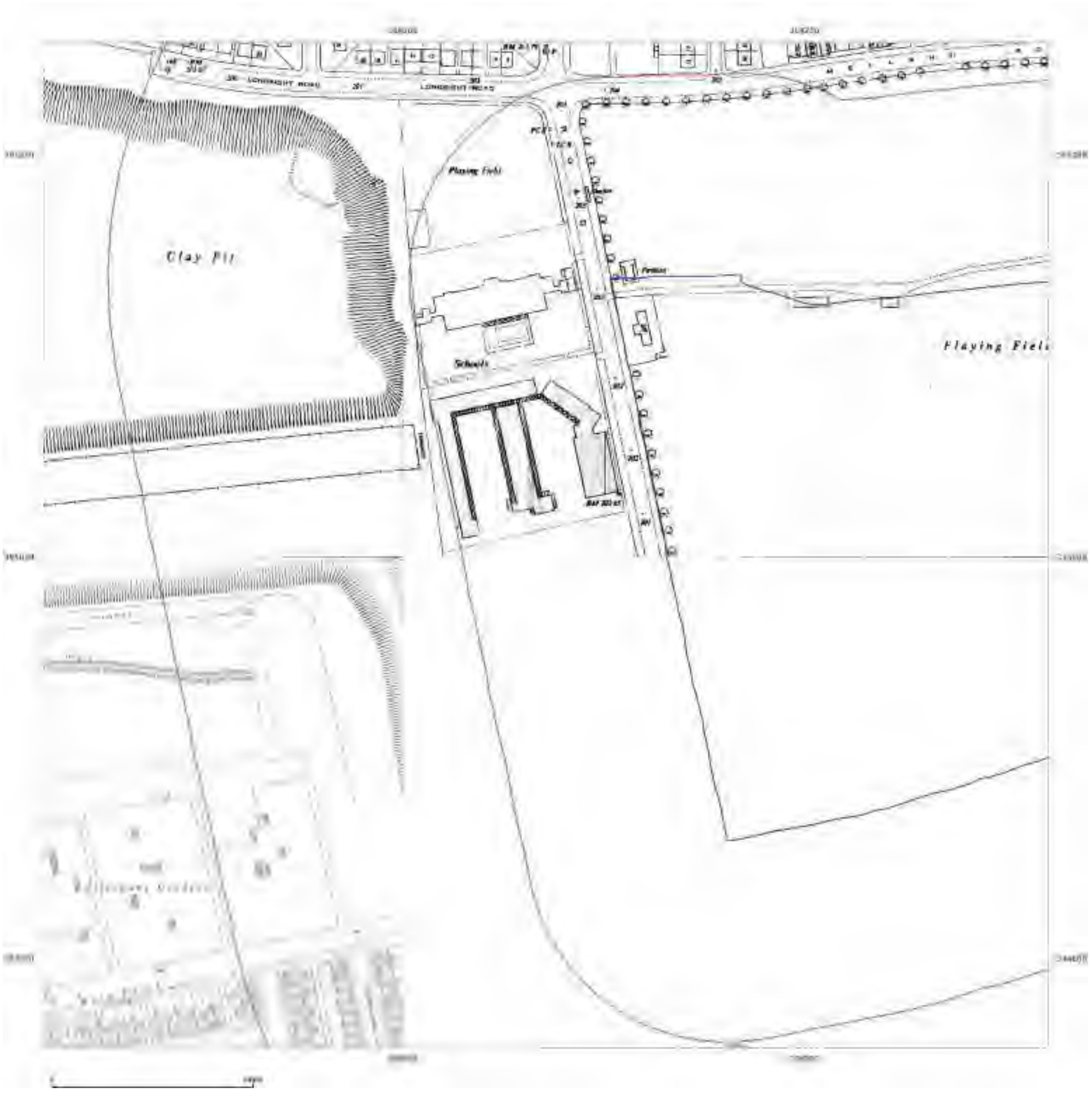


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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_1250_1_1
Grid Ref: 388071, 395006

Map Name: National Grid

Map date: **1951-1956**

Scale: 1:1,250

Printed at: 1:2,000

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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_1250_1_1
Grid Ref: 388071, 395006

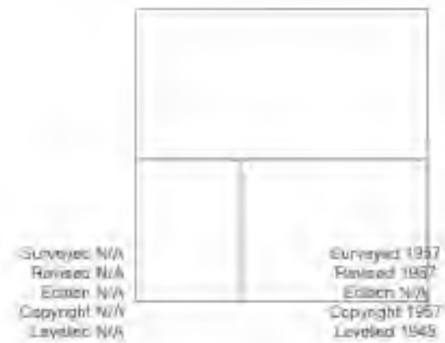
Map Name: National Grid

Map date: **1957**

Scale: 1:1,250

Printed at: 1:2,000

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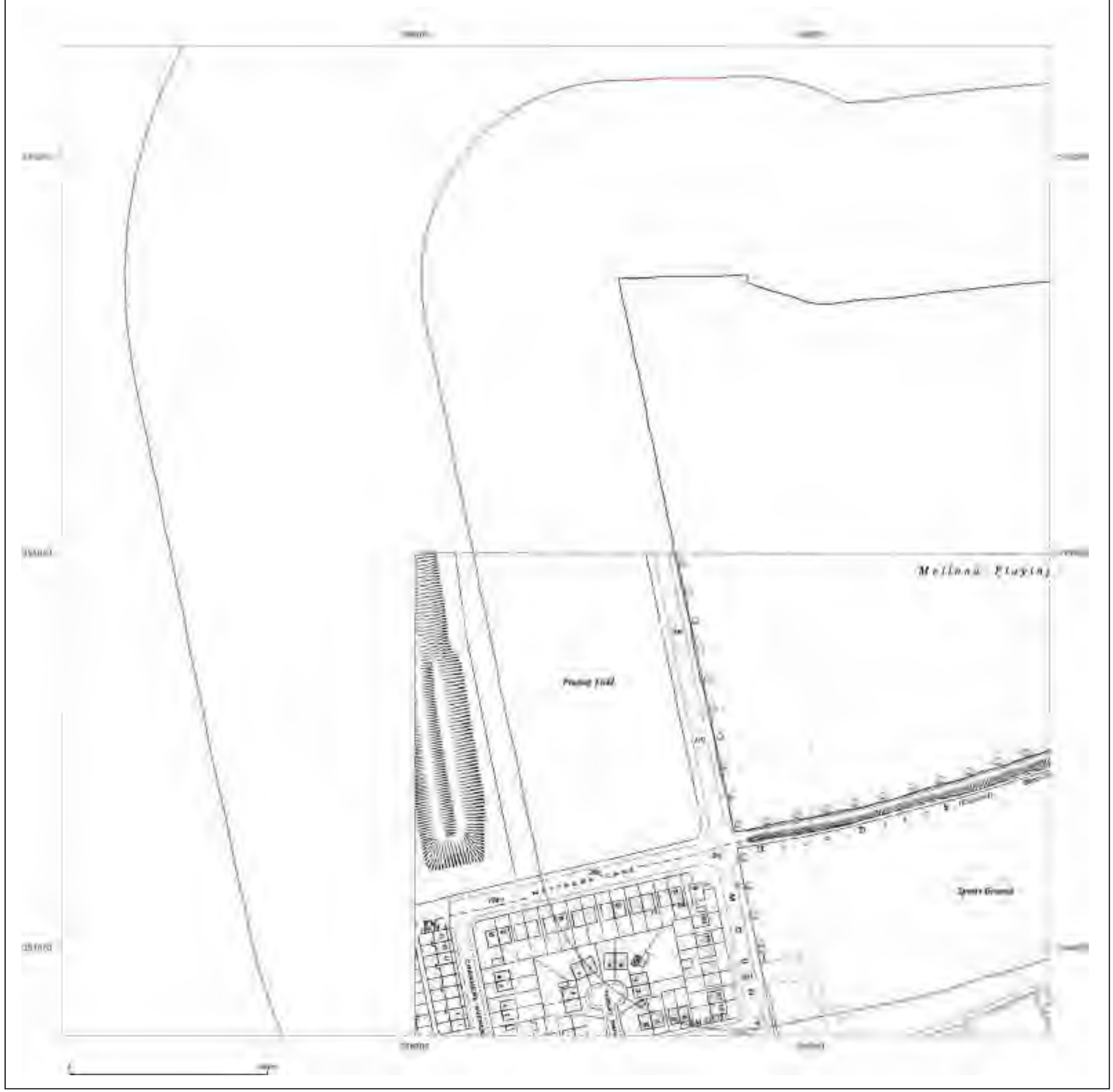
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Grid Ref: 388071, 395006

Map Name: National Grid

Map date: **1958**

Scale: 1:1,250

Printed at: 1:2,000

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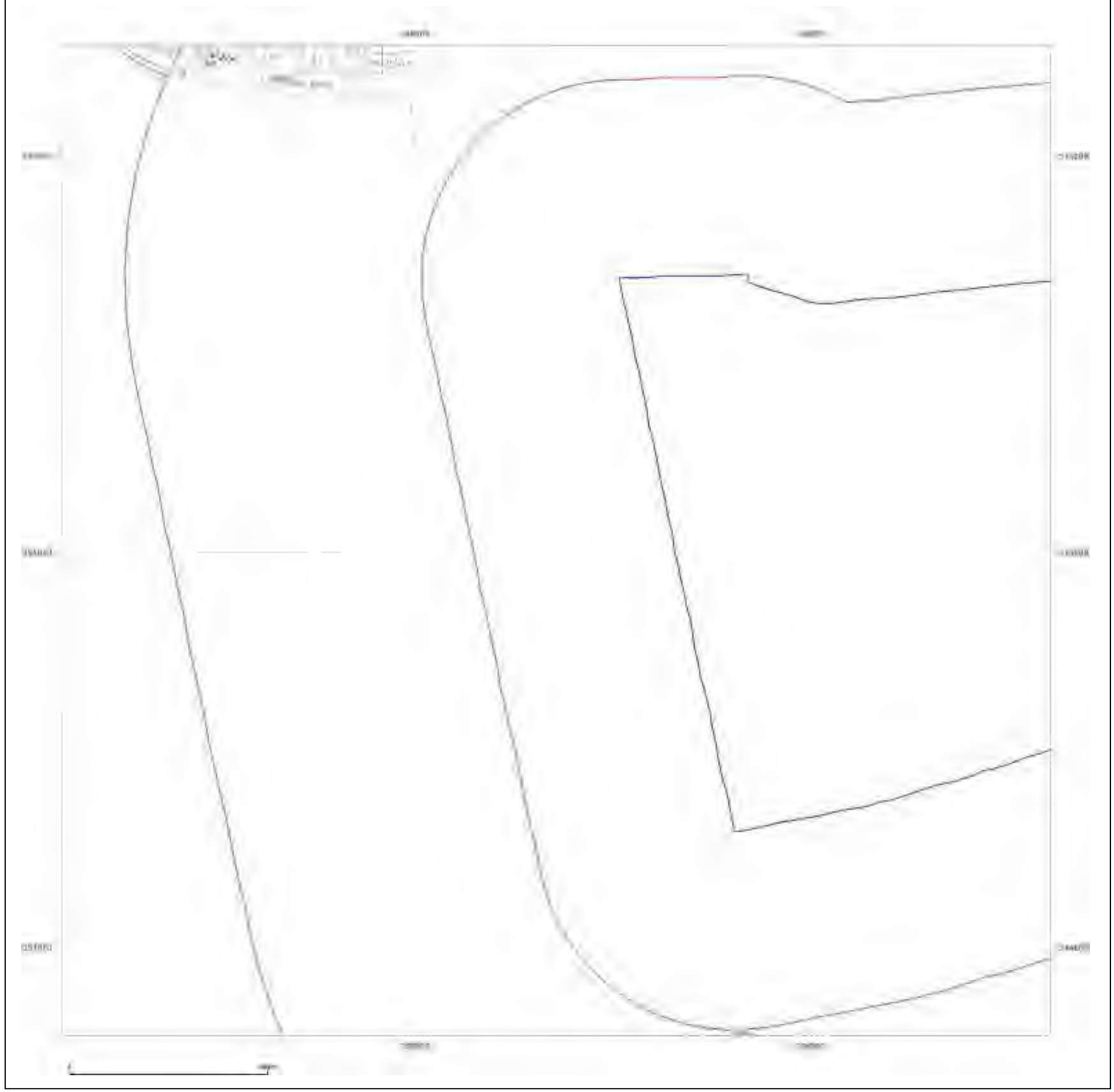
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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_1250_1_1
Grid Ref: 388071, 395006

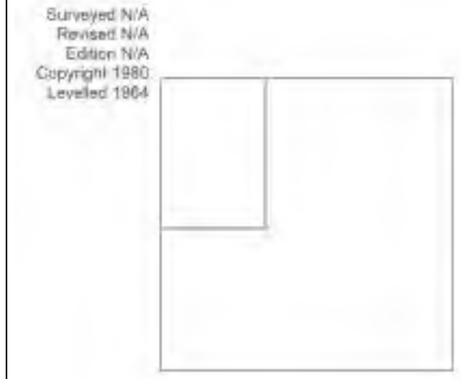
Map Name: National Grid

Map date: **1964**

Scale: 1:1,250

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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_1250_1_1
Grid Ref: 388071, 395006

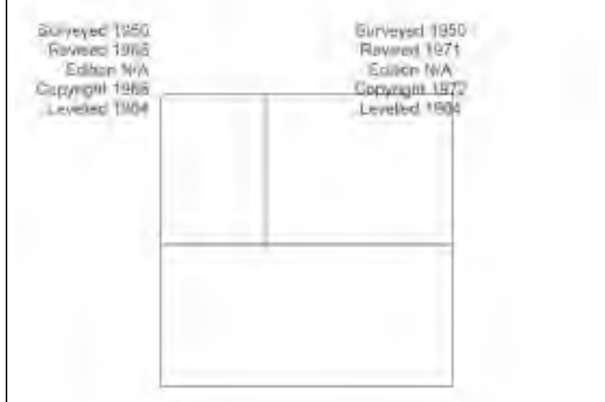
Map Name: National Grid

Map date: **1968-1972**

Scale: 1:1,250

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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_1250_1_1
Grid Ref: 388071, 395006

Map Name: National Grid

Map date: **1974-1978**

Scale: 1:1,250

Printed at: 1:2,000

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Grid Ref: 388071, 395006

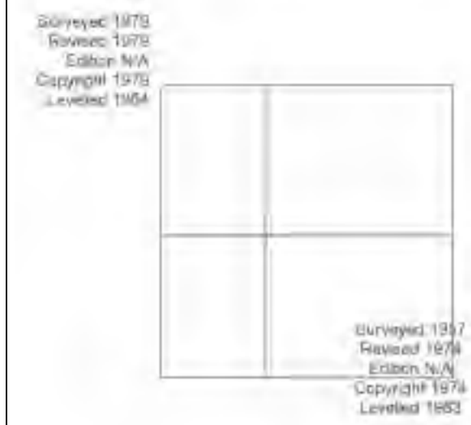
Map Name: National Grid

Map date: **1974-1979**

Scale: 1:1,250

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Grid Ref: 388071, 395006

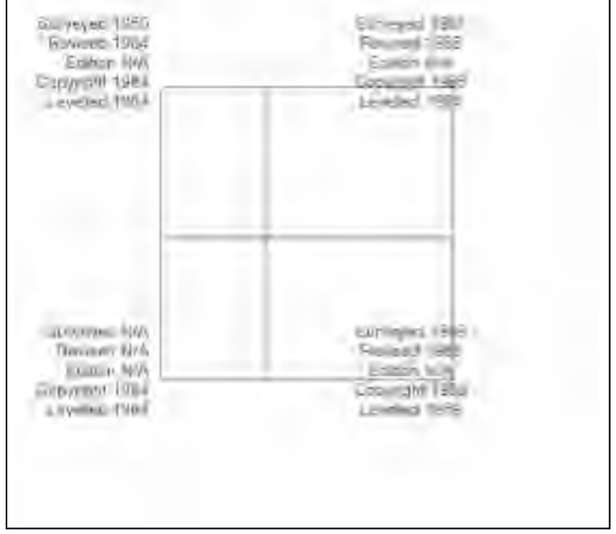
Map Name: National Grid

Map date: **1984-1988**

Scale: 1:1,250

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Report Ref: BRO-9064511_1250_1_1
Grid Ref: 388071, 395006

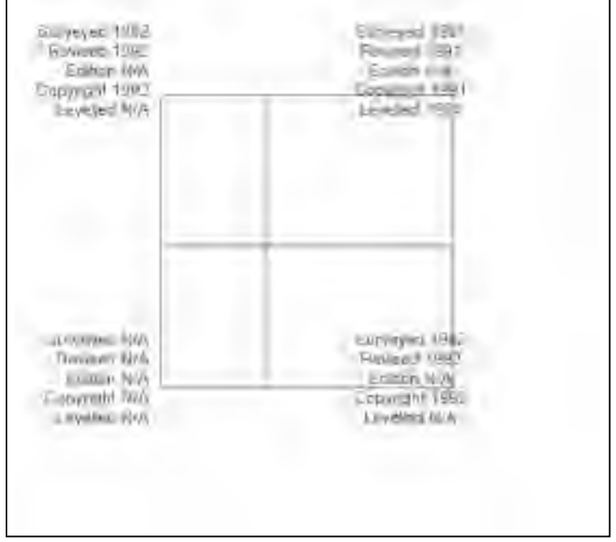
Map Name: National Grid

Map date: **1988-1992**

Scale: 1:1,250

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Report Ref: BRO-9064511_1250_1_1
Grid Ref: 388071, 395006

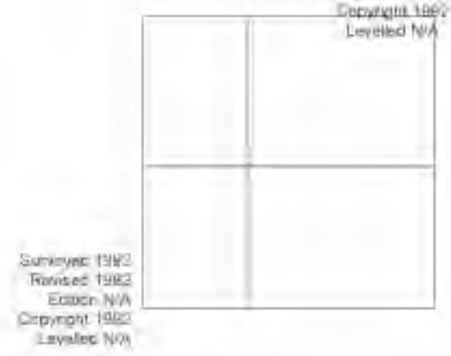
Map Name: National Grid

Map date: **1992**

Scale: 1:1,250

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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_1250_2_1
Grid Ref: 388571, 395006

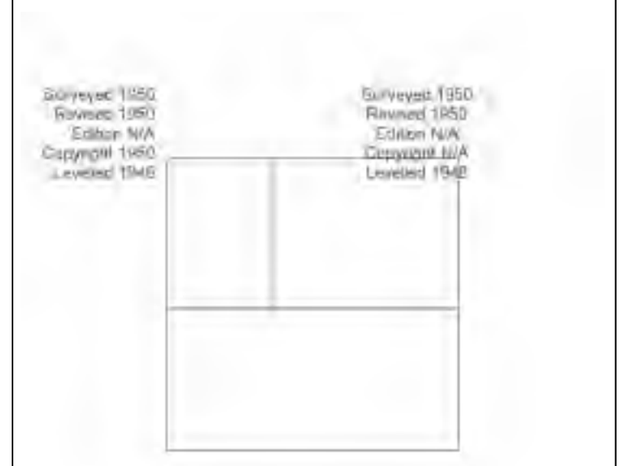
Map Name: National Grid

Map date: **1950**

Scale: 1:1,250

Printed at: 1:2,000

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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_1250_2_1
Grid Ref: 388571, 395006

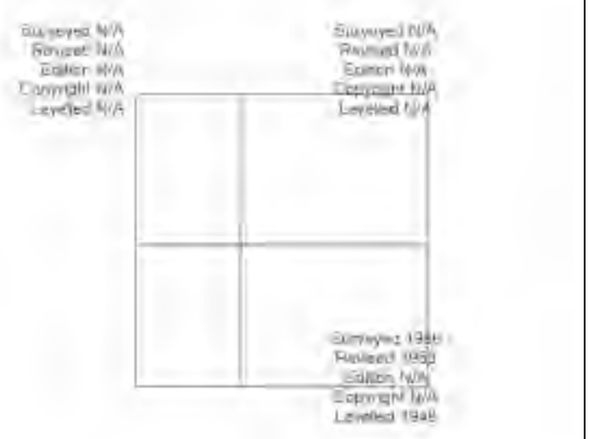
Map Name: National Grid

Map date: **1951-1956**

Scale: 1:1,250

Printed at: 1:2,000

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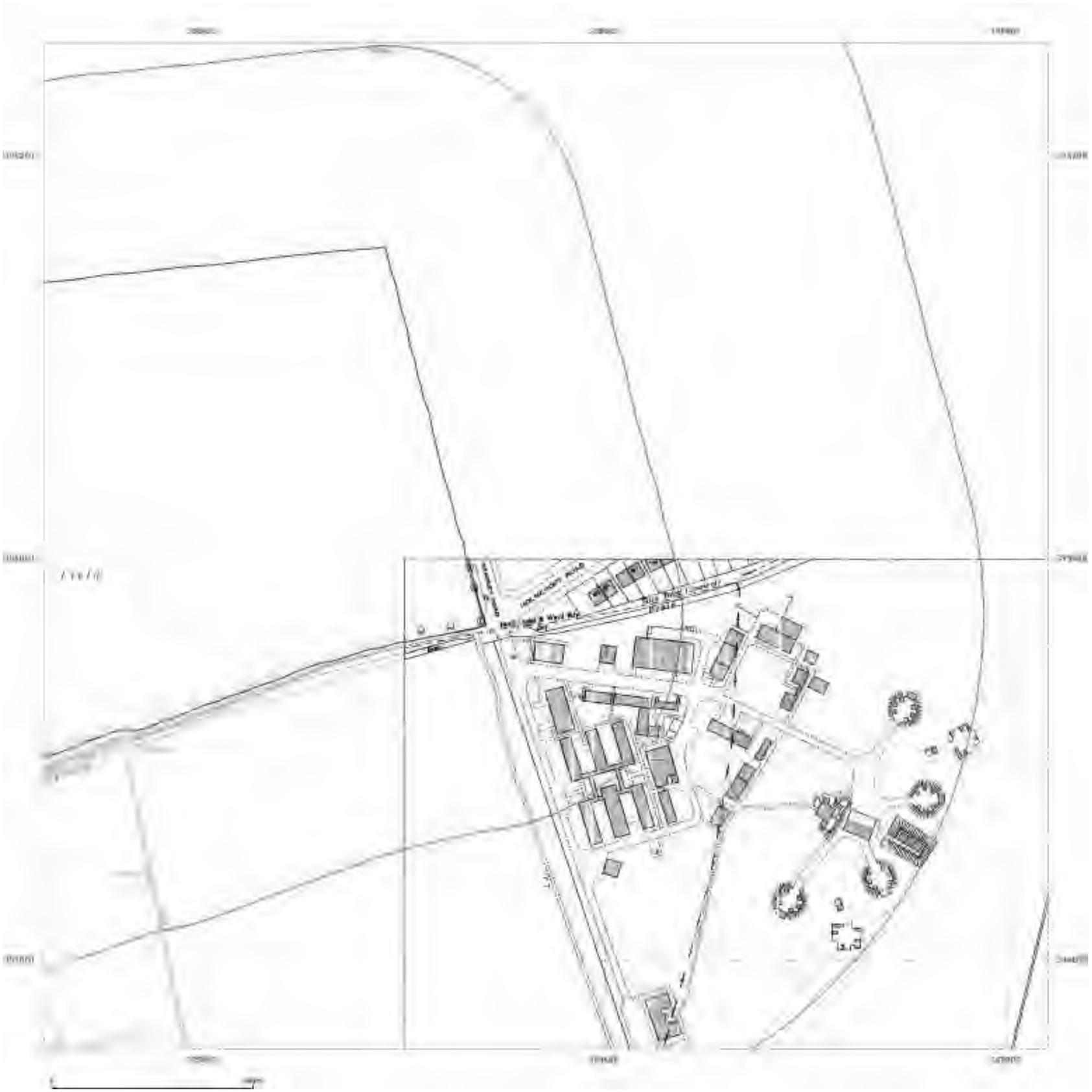
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Grid Ref: 388571, 395006

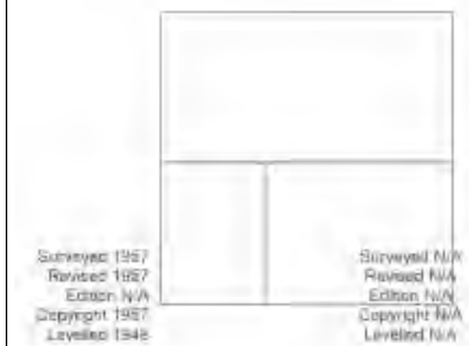
Map Name: National Grid

Map date: **1957-1958**

Scale: 1:1,250

Printed at: 1:2,000

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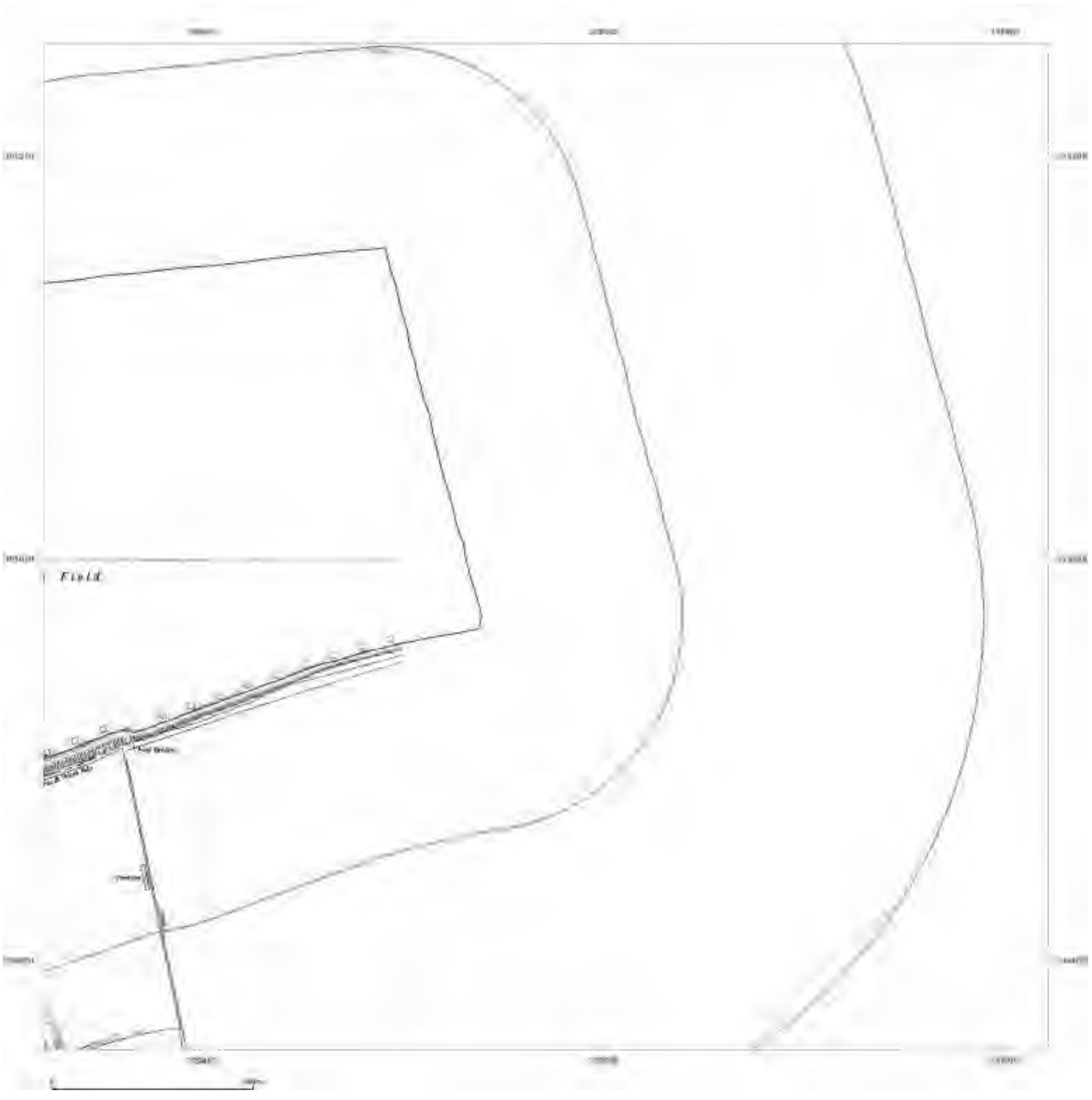


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Client Ref: C5150-3524-SD
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Grid Ref: 388571, 395006

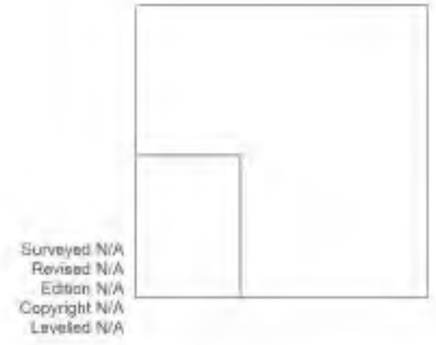
Map Name: National Grid

Map date: **1958**

Scale: 1:1,250

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Grid Ref: 388571, 395006

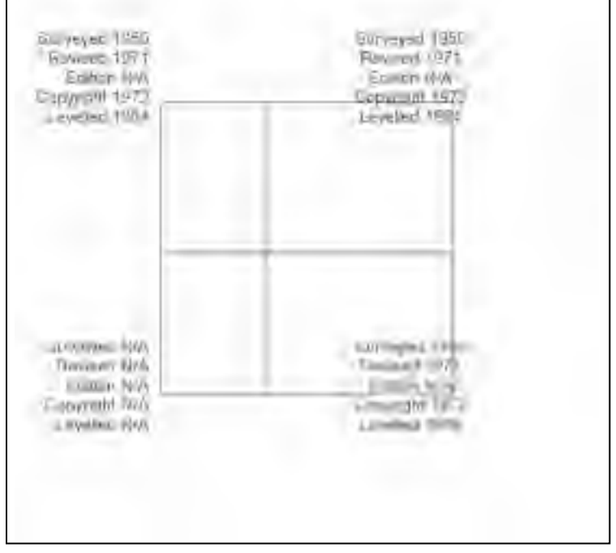
Map Name: National Grid

Map date: **1972-1974**

Scale: 1:1,250

Printed at: 1:2,000

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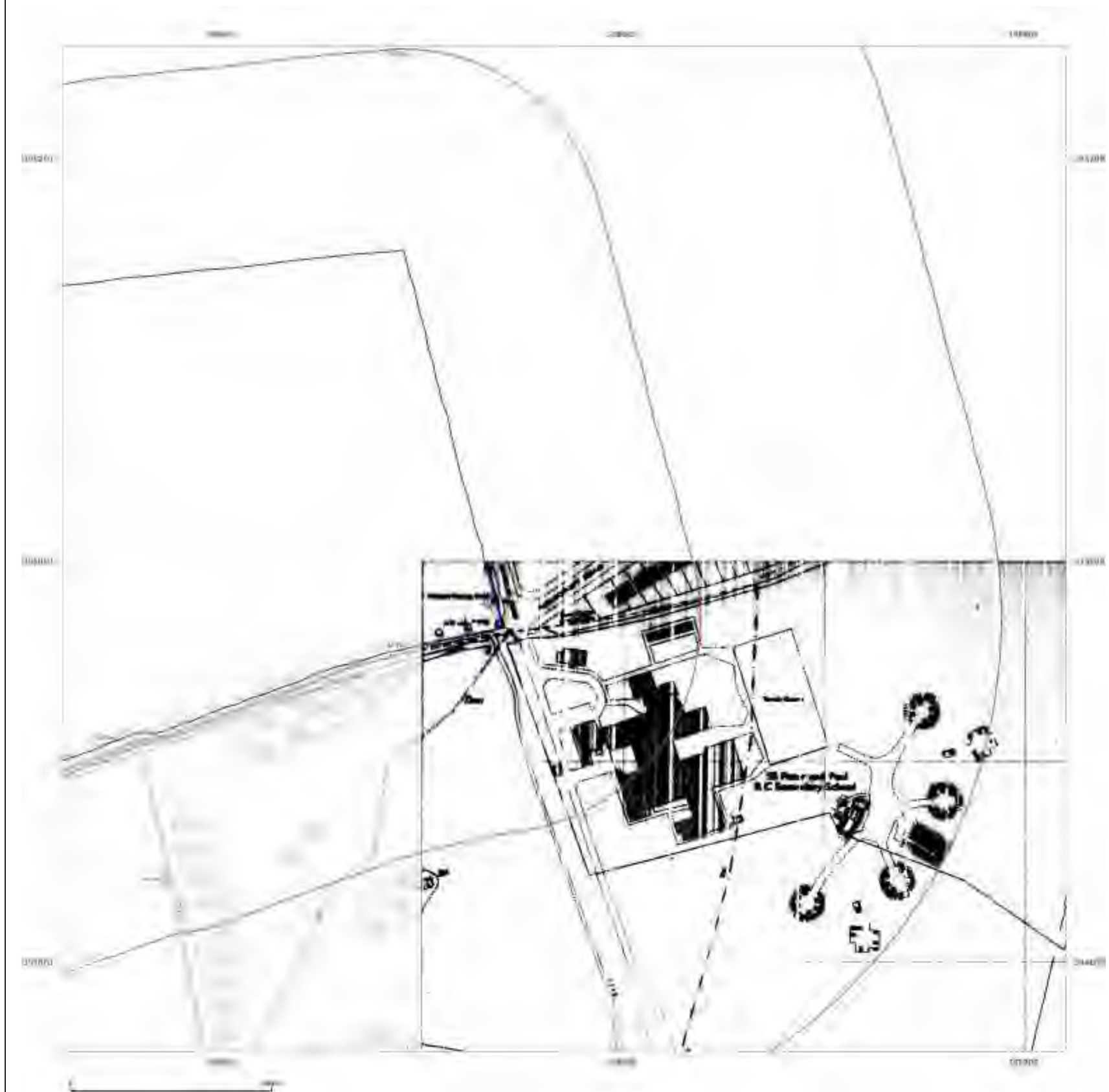
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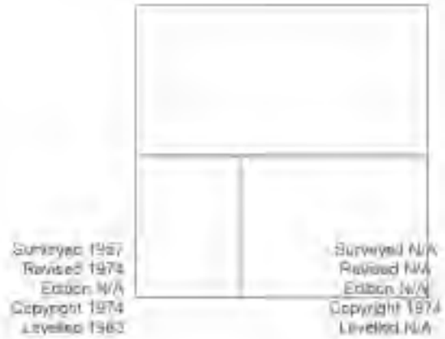
Map Name: National Grid

Map date: **1974**

Scale: 1:1,250

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Report Ref: BRO-9064511_1250_2_1
Grid Ref: 388571, 395006

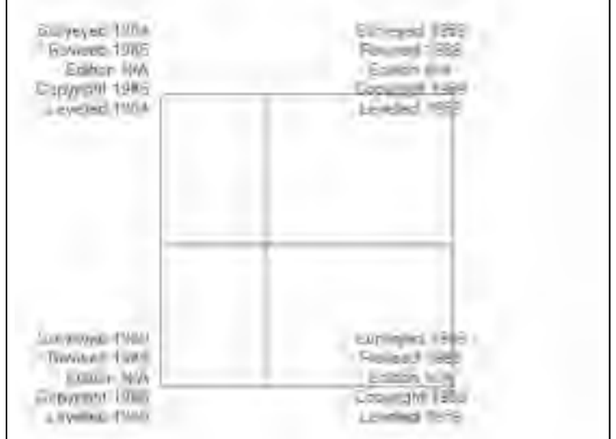
Map Name: National Grid

Map date: **1985-1989**

Scale: 1:1,250

Printed at: 1:2,000

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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_1250_2_1
Grid Ref: 388571, 395006

Map Name: National Grid

Map date: **1991-1992**

Scale: 1:1,250

Printed at: 1:2,000

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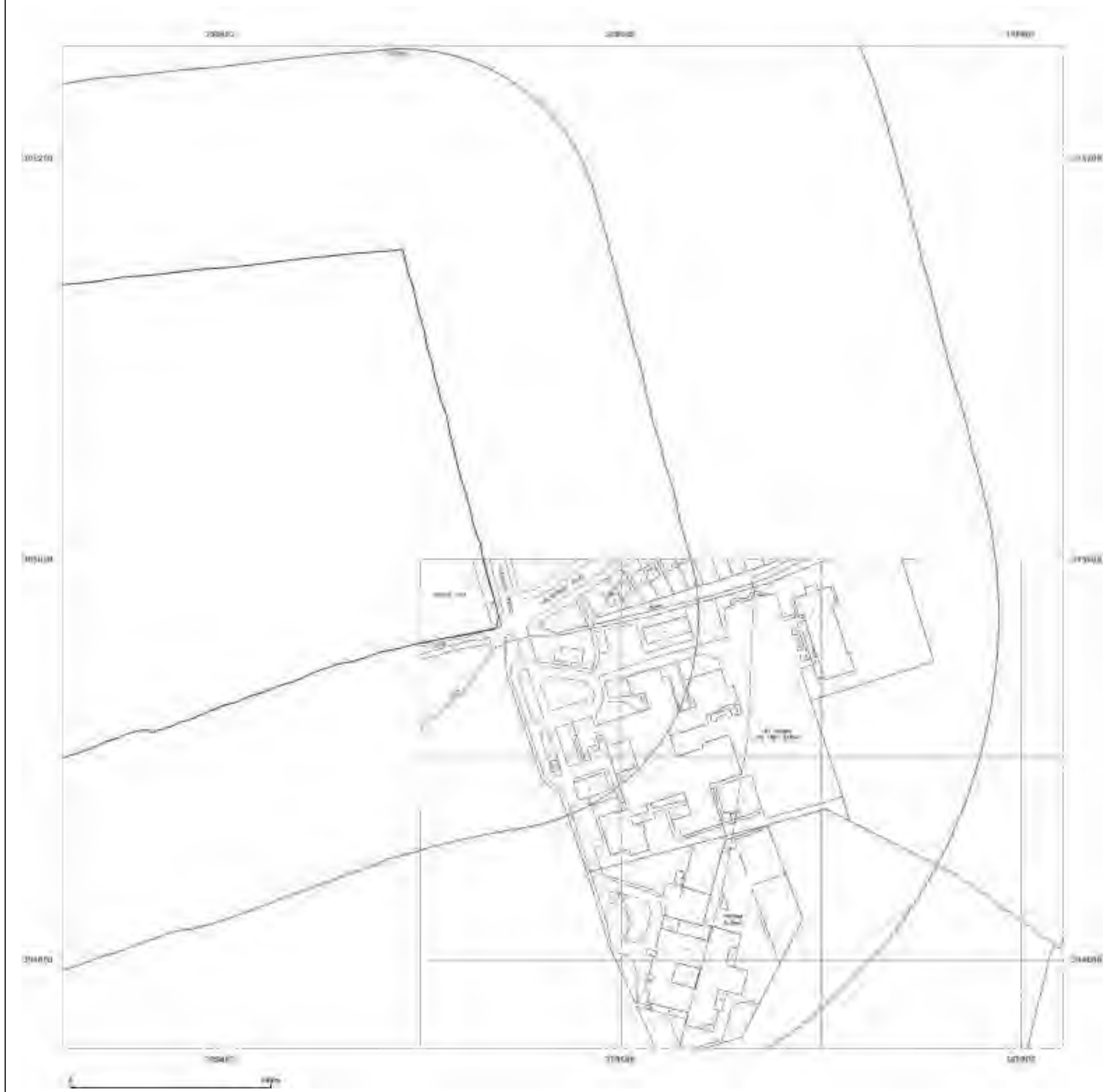


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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_1250_2_1
Grid Ref: 388571, 395006

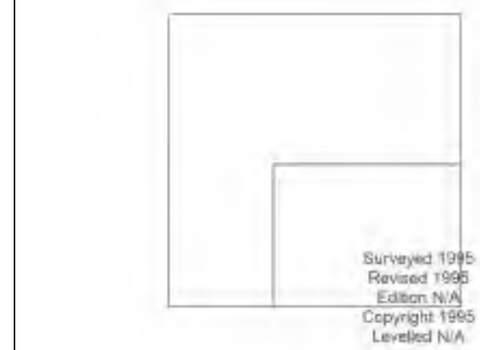
Map Name: National Grid

Map date: **1995**

Scale: 1:1,250

Printed at: 1:2,000

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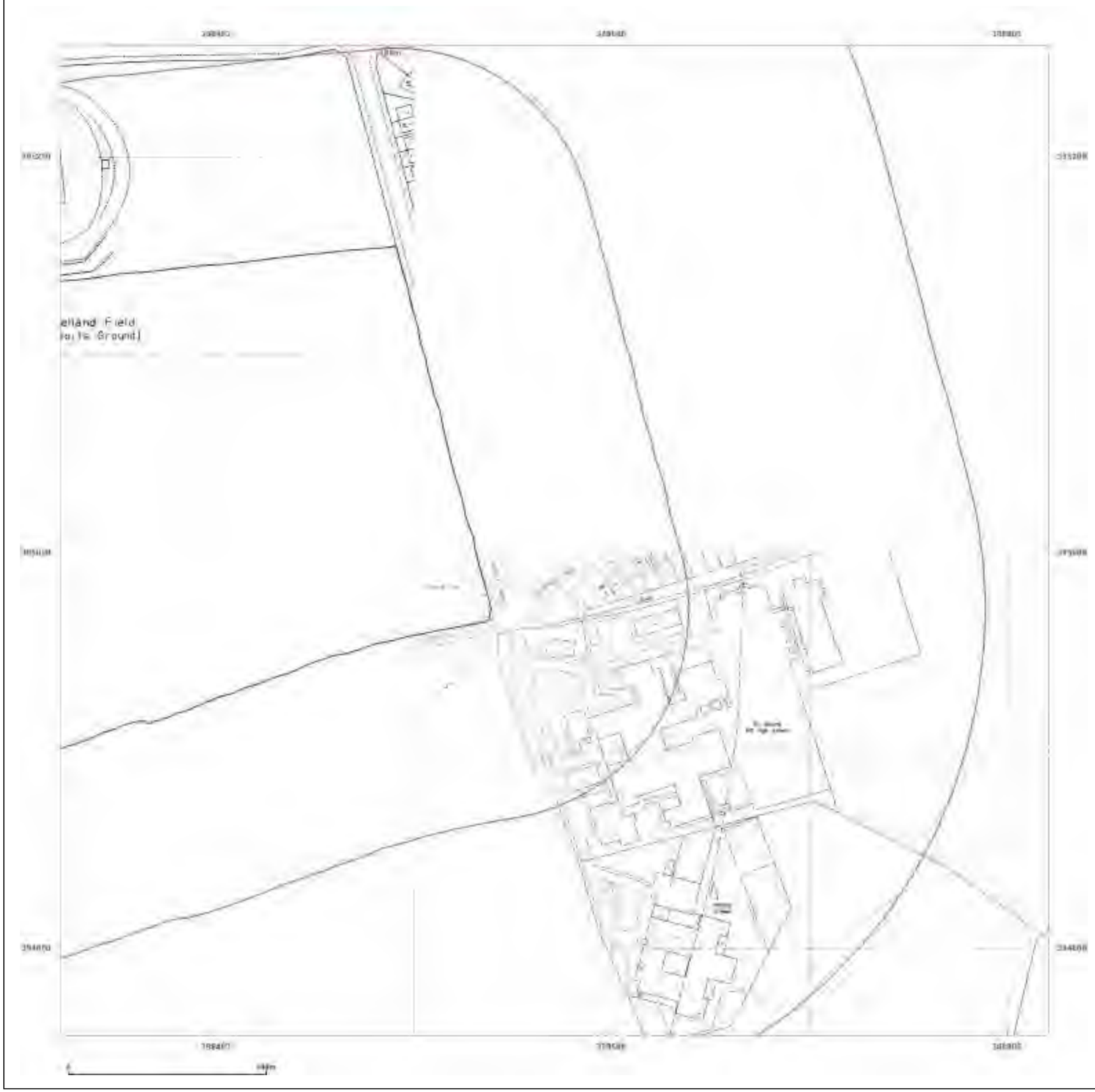


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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_1250_2_1
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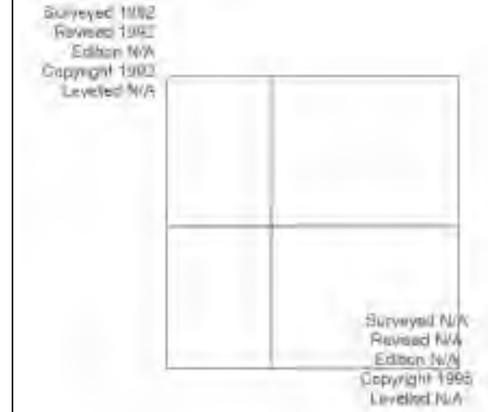
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Map date: **1992-1995**

Scale: 1:1,250

Printed at: 1:2,000

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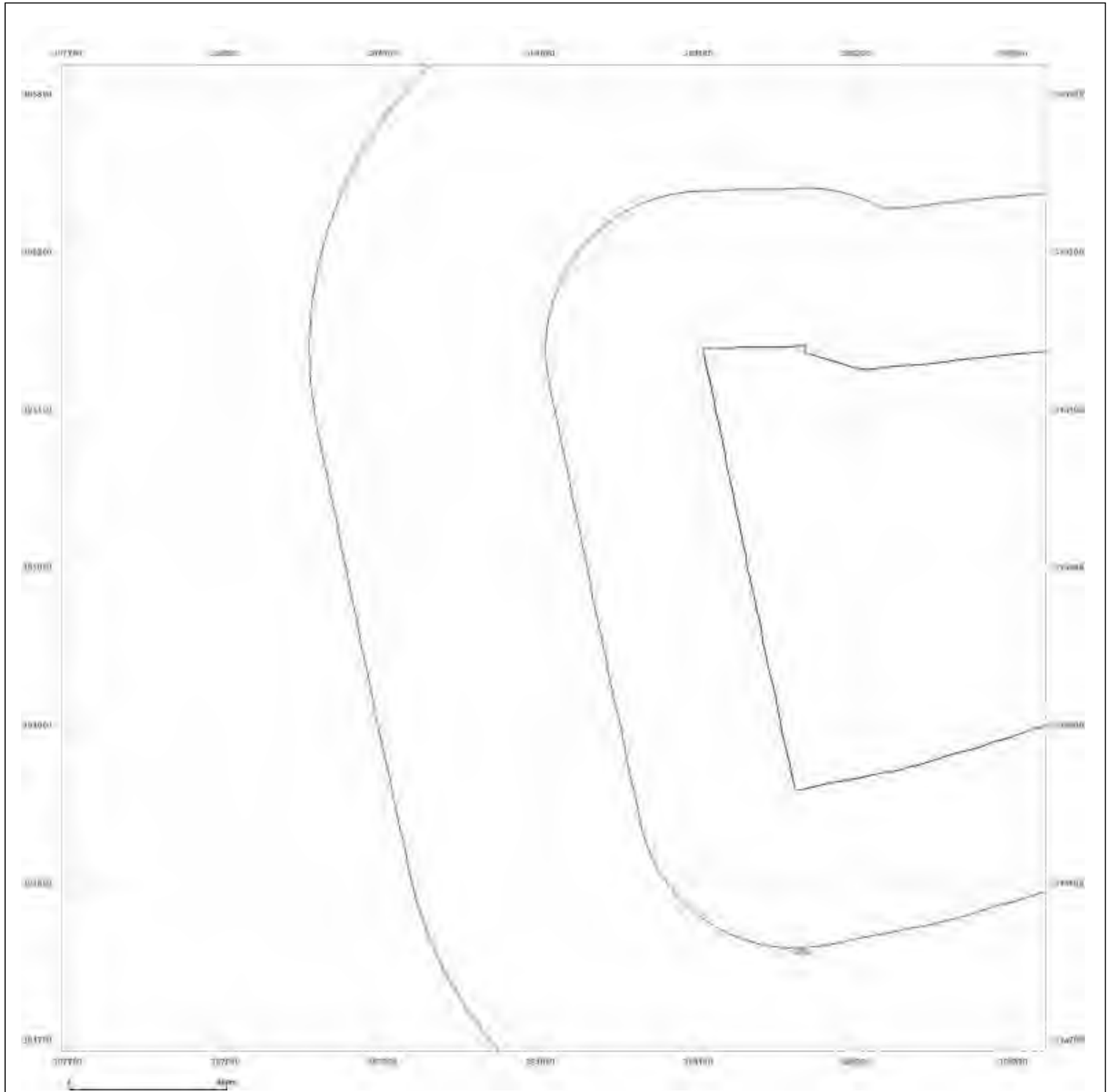


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MANCHESTER, M18 7SU

Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_LS_1_1
Grid Ref: 388008, 395006

Map Name: County Series

Map date: **1881**

Scale: 1:2,500

Printed at: 1:2,500

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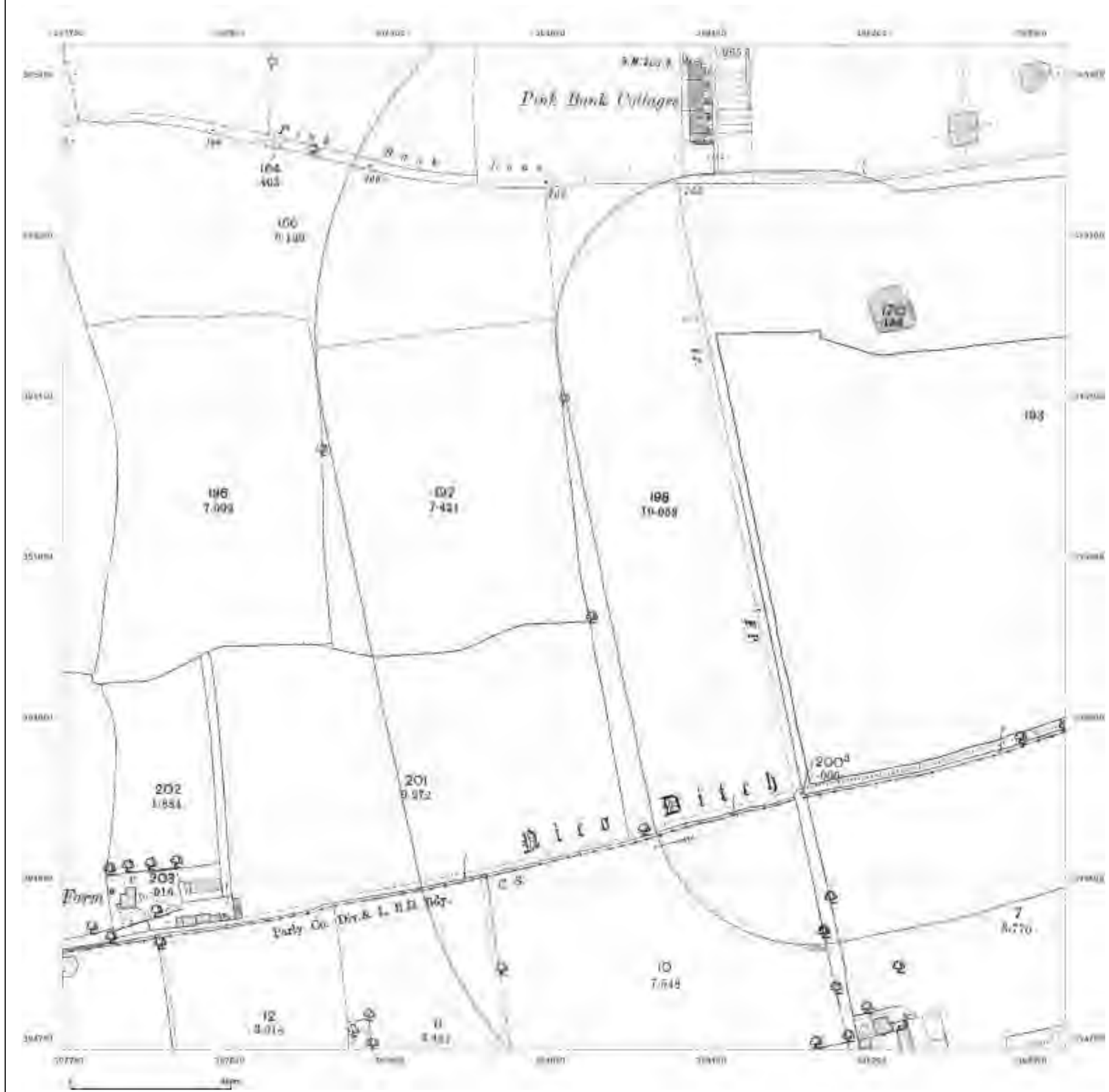


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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_LS_1_1
Grid Ref: 388008, 395006

Map Name: County Series

Map date: **1893**

Scale: 1:2,500

Printed at: 1:2,500

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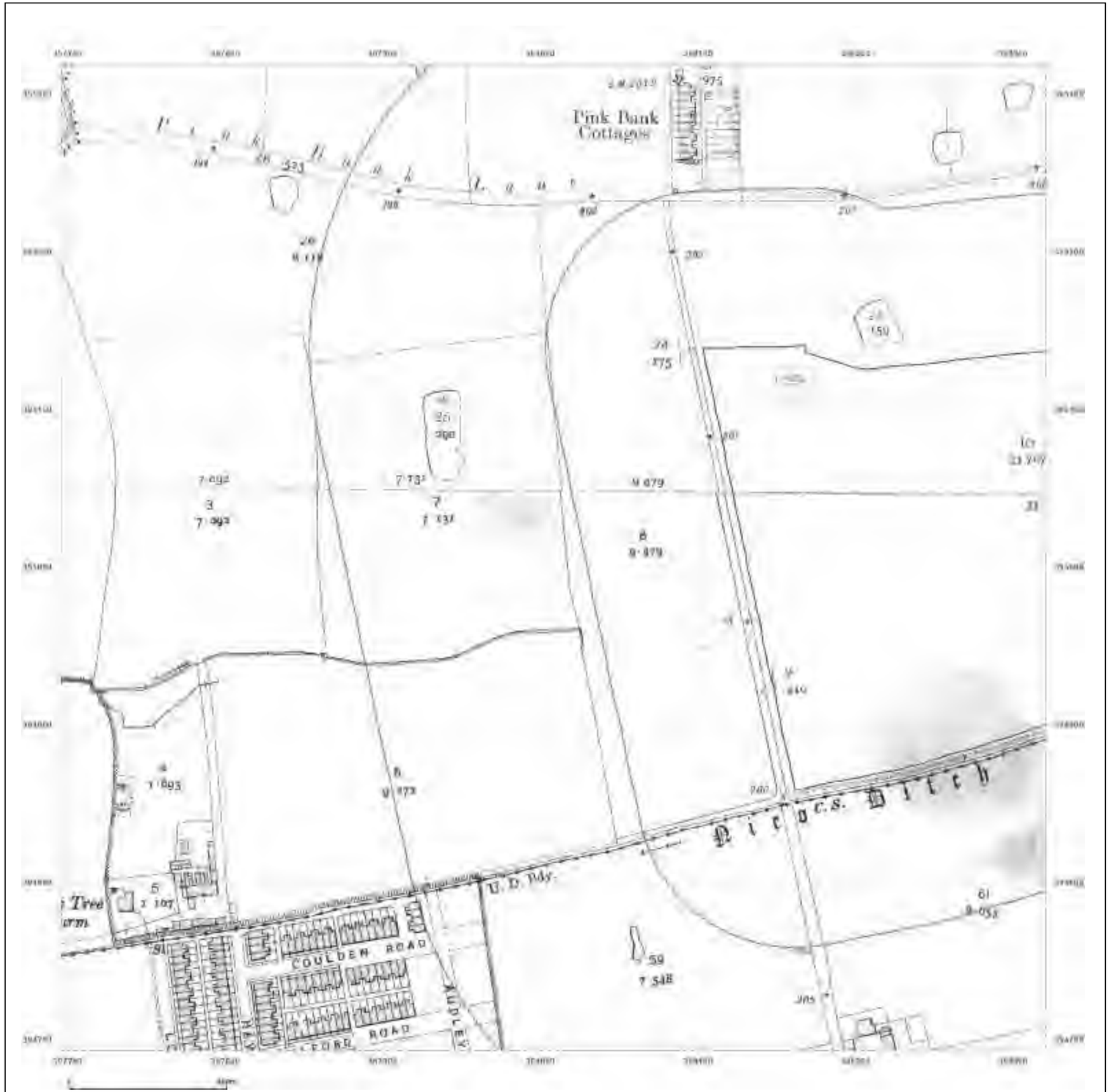
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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_LS_1_1
Grid Ref: 388008, 395006

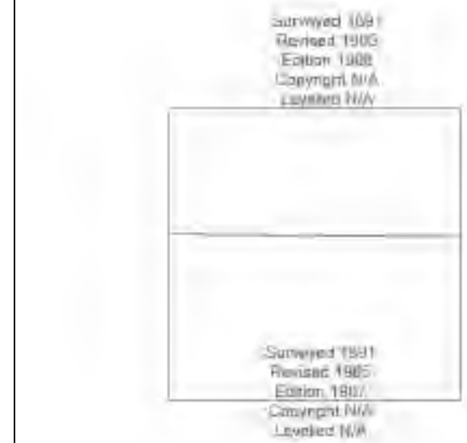
Map Name: County Series

Map date: **1907-1908**

Scale: 1:2,500

Printed at: 1:2,500

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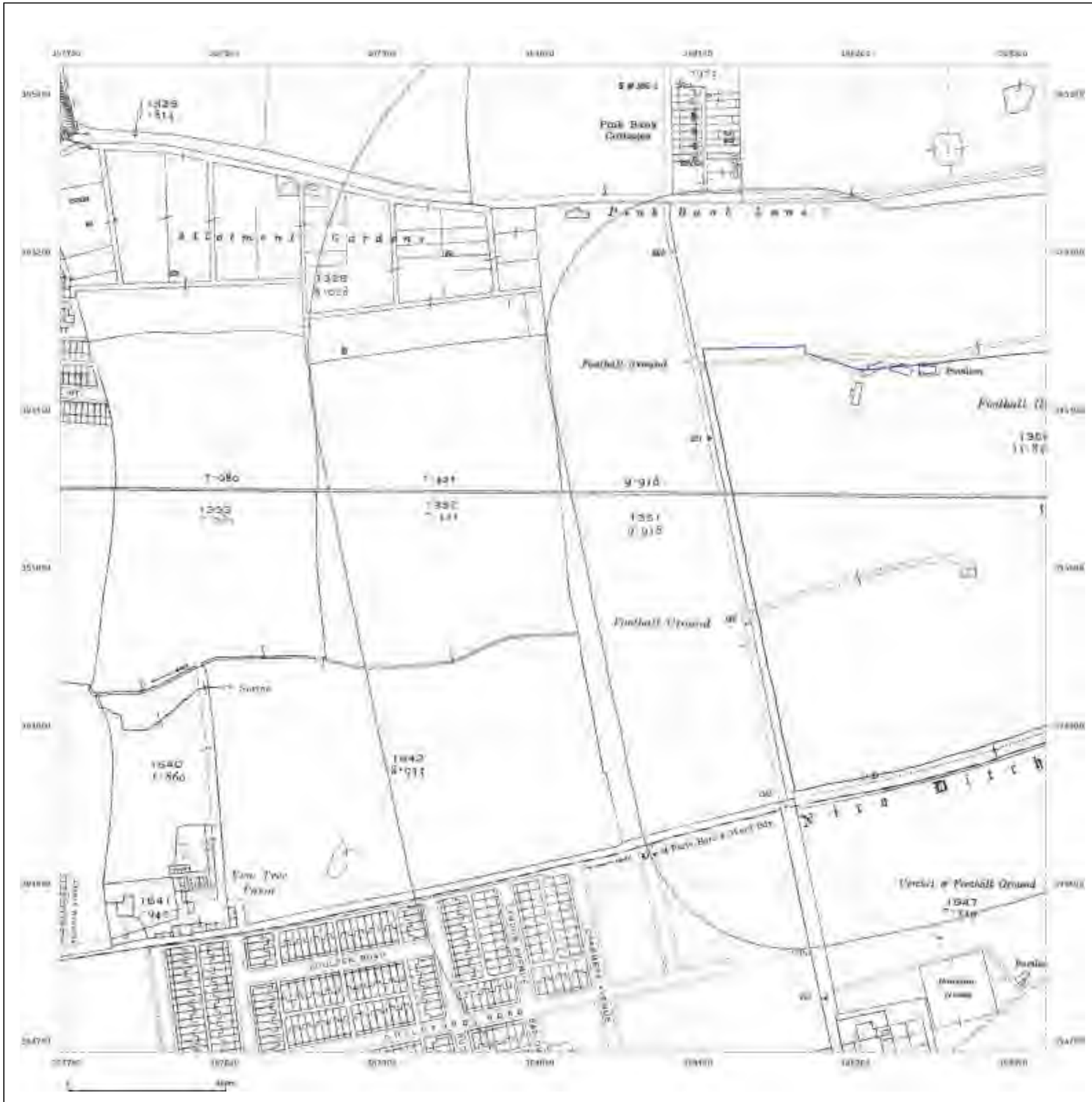


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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_LS_1_1
Grid Ref: 388008, 395006

Map Name: County Series

Map date: **1922**

Scale: 1:2,500

Printed at: 1:2,500

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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_LS_1_1
Grid Ref: 388008, 395006

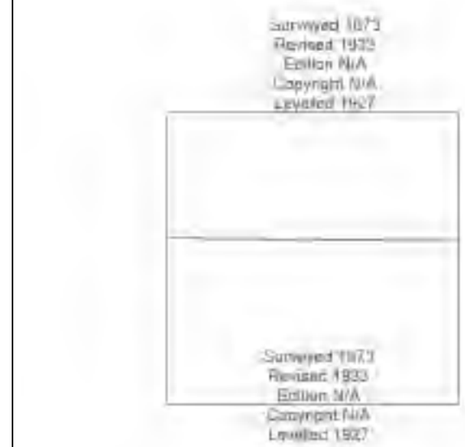
Map Name: County Series

Map date: **1933**

Scale: 1:2,500

Printed at: 1:2,500

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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_LS_1_1
Grid Ref: 388008, 395006

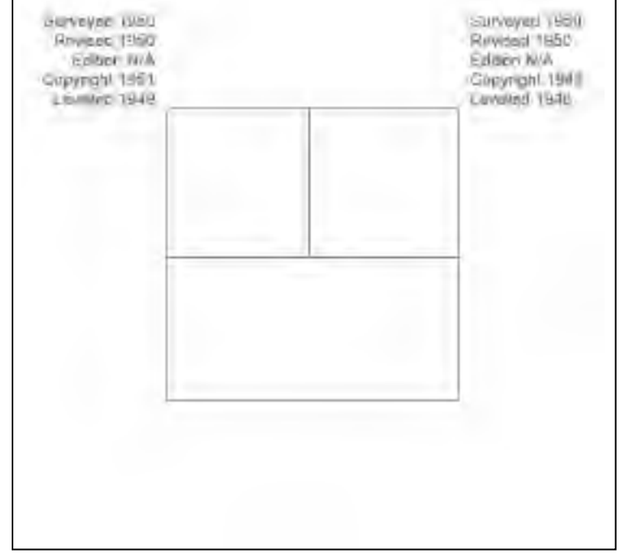
Map Name: National Grid

Map date: **1950-1951**

Scale: 1:2,500

Printed at: 1:2,500

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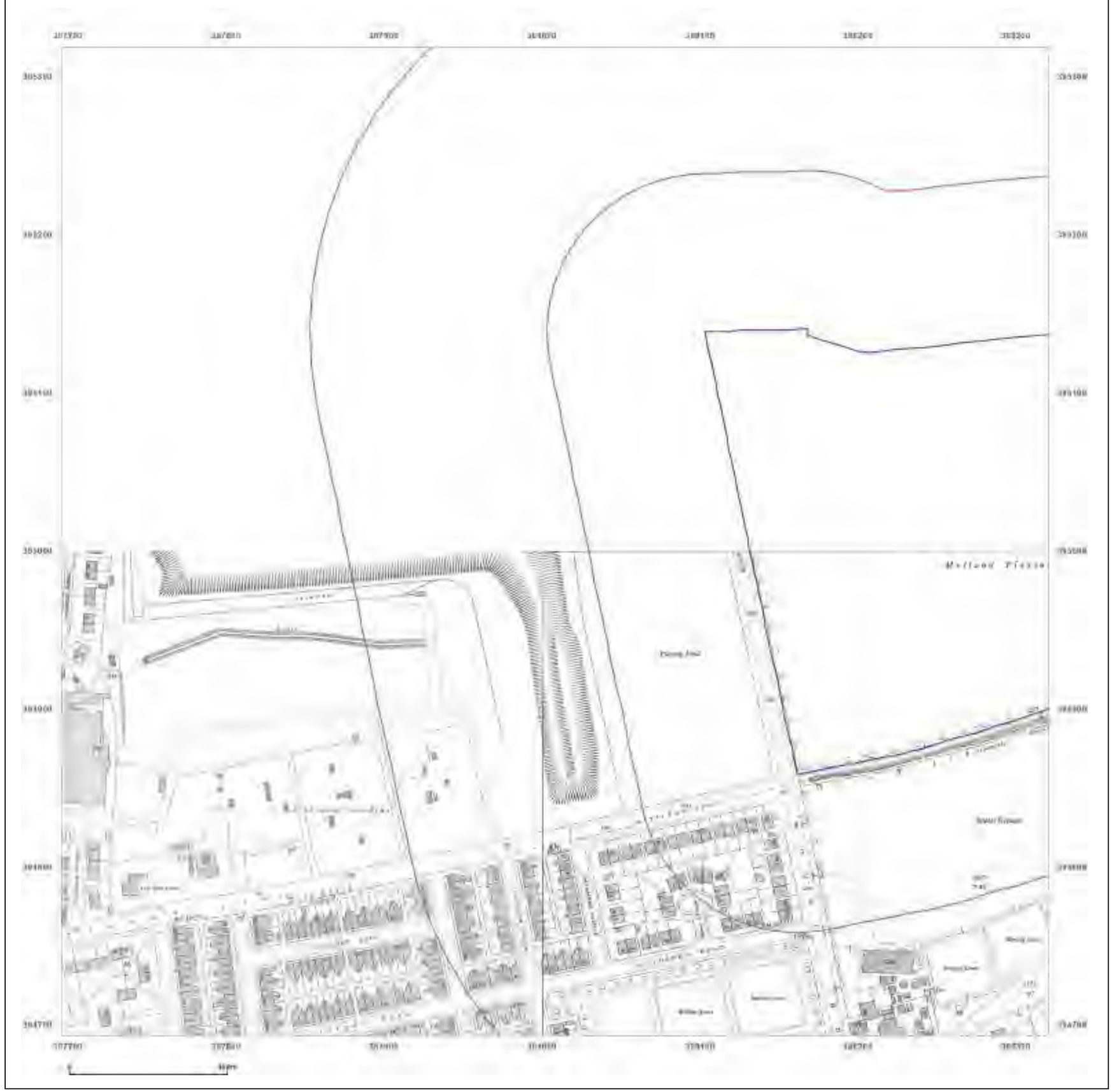


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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_LS_1_1
Grid Ref: 388008, 395006

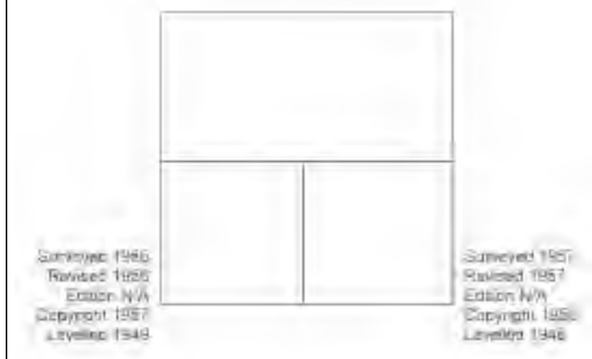
Map Name: National Grid

Map date: **1957-1958**

Scale: 1:2,500

Printed at: 1:2,500

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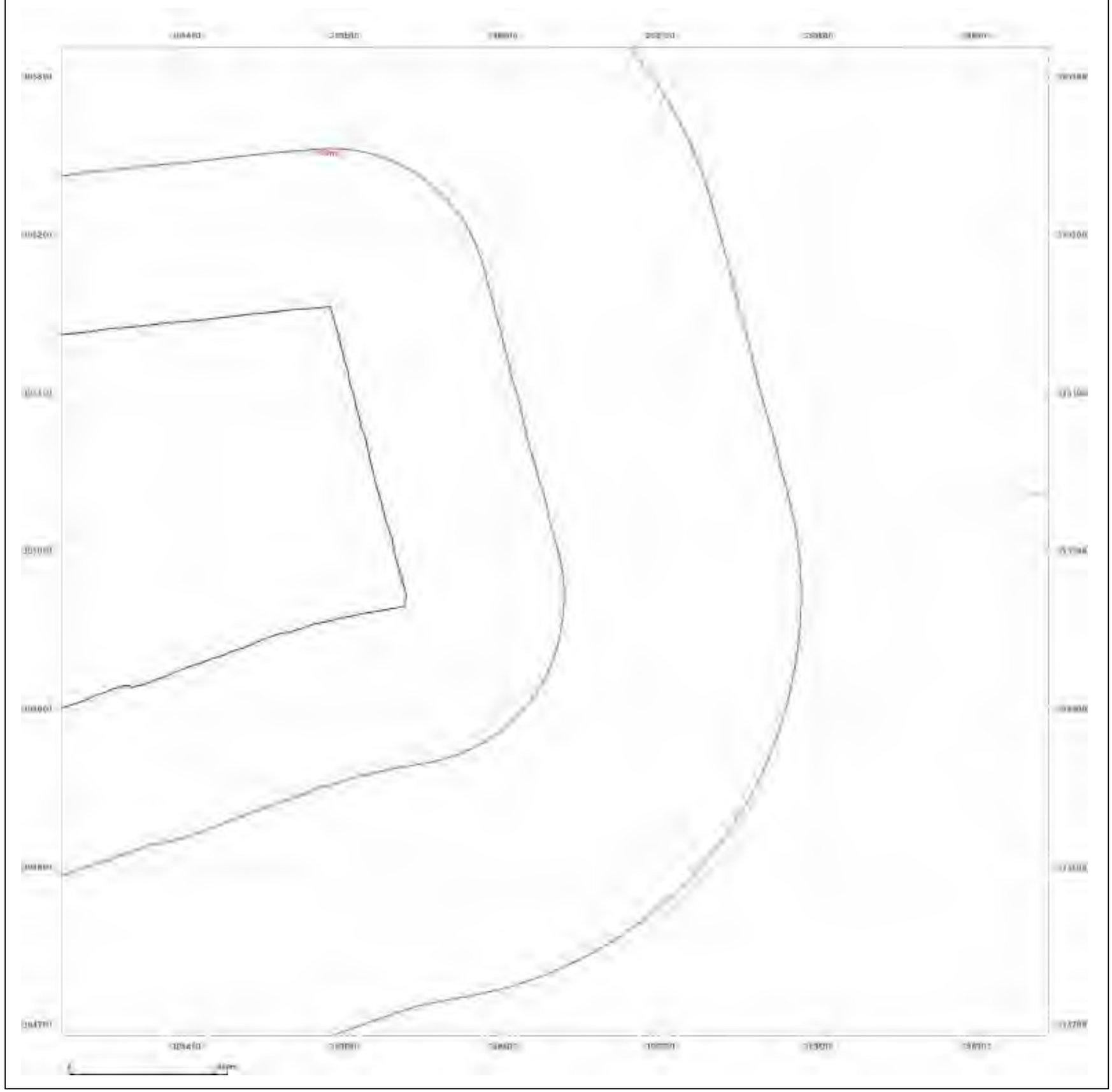
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Site Details:

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MANCHESTER, M18 7SU

Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_LS_2_1
Grid Ref: 388633, 395006

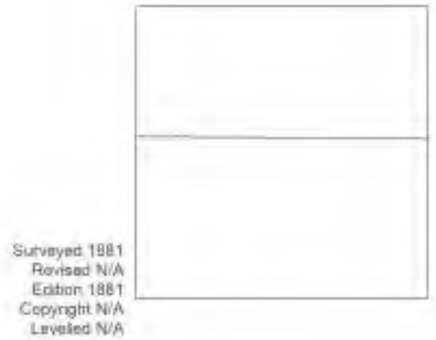
Map Name: County Series

Map date: **1881**

Scale: 1:2,500

Printed at: 1:2,500

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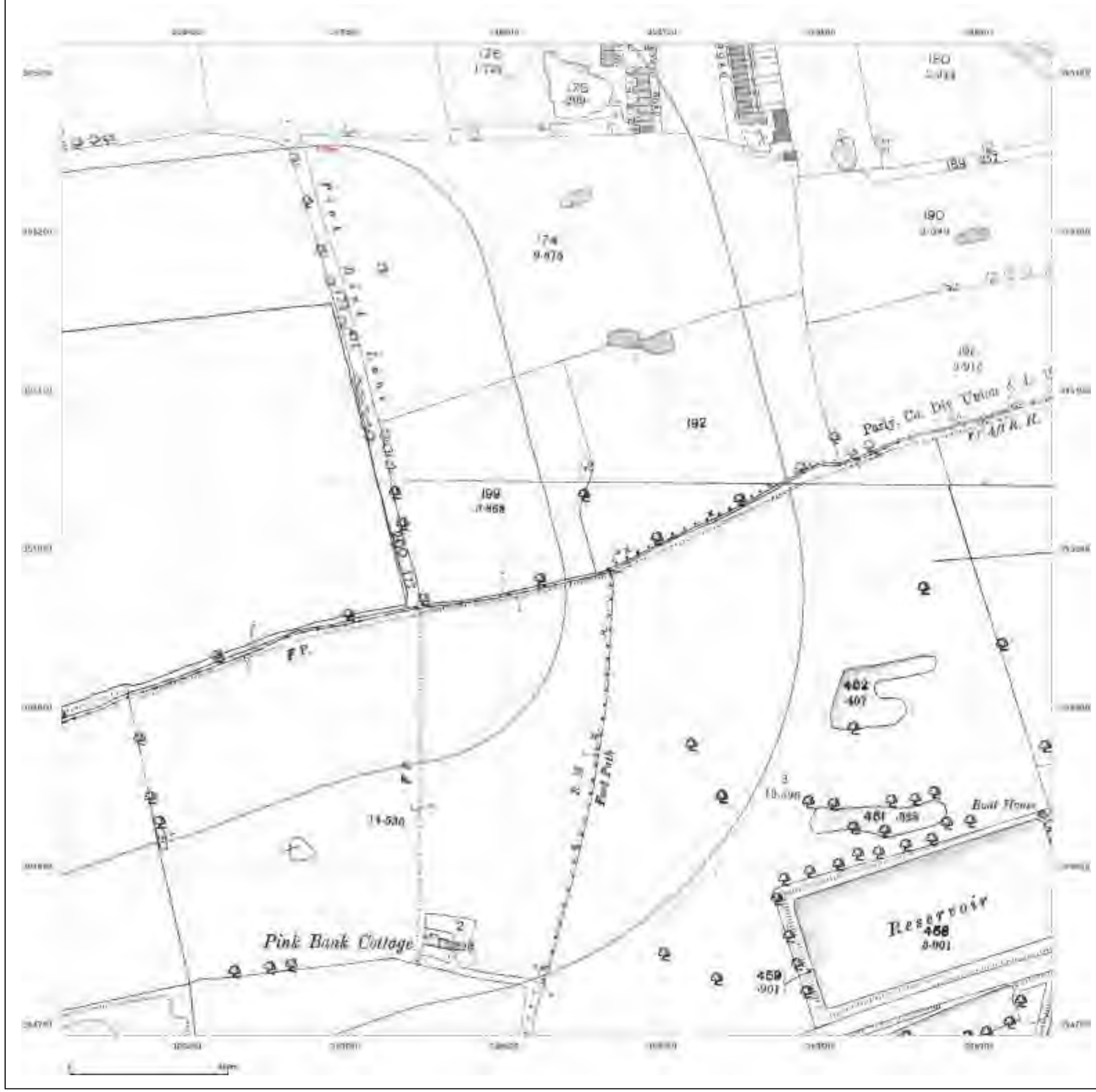


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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_LS_2_1
Grid Ref: 388633, 395006

Map Name: County Series

Map date: **1893**

Scale: 1:2,500

Printed at: 1:2,500

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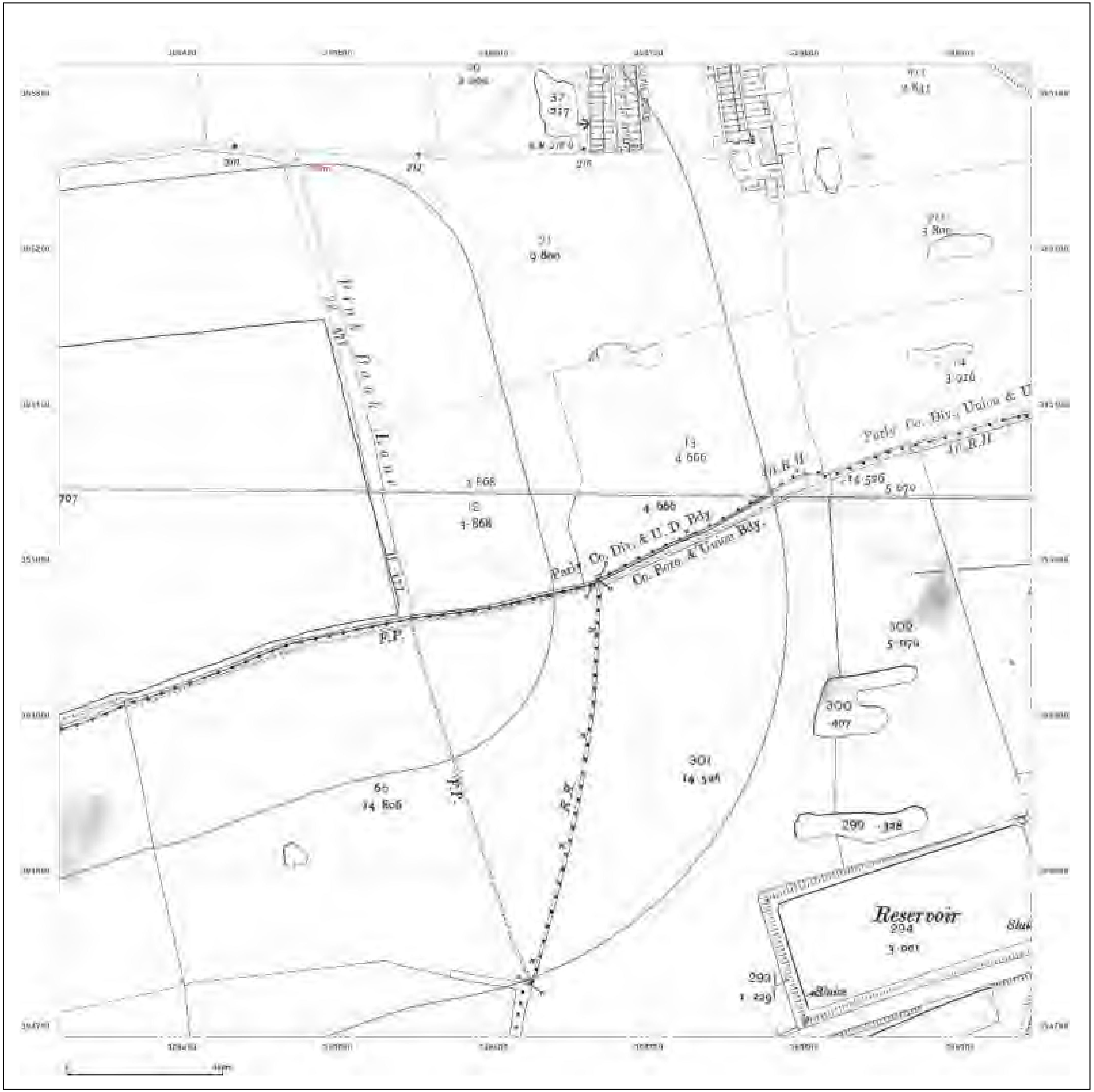
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Site Details:

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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_LS_2_1
Grid Ref: 388633, 395006

Map Name: County Series

Map date: **1907-1908**

Scale: 1:2,500

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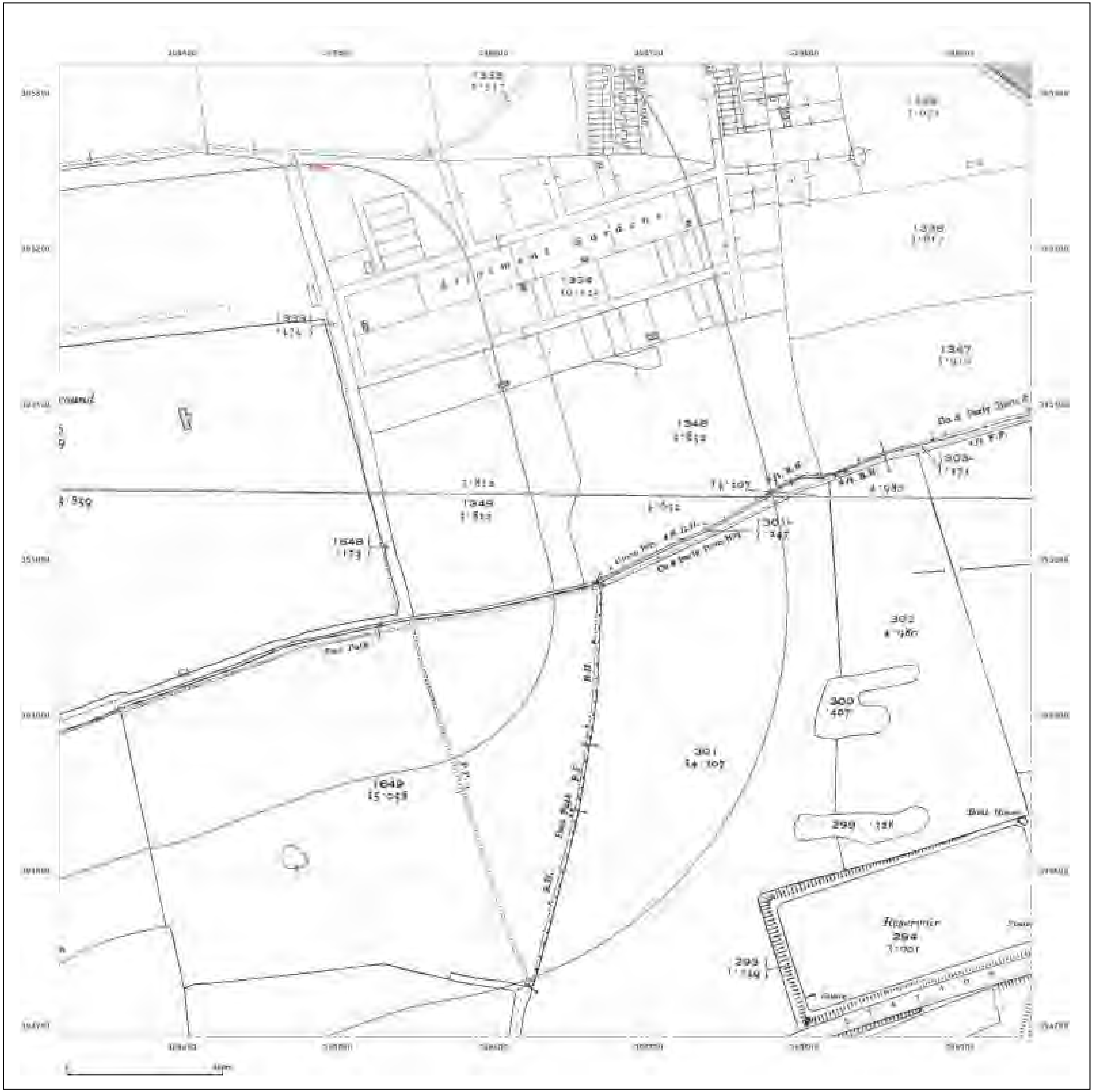


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Site Details:

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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_LS_2_1
Grid Ref: 388633, 395006

Map Name: County Series

Map date: **1922**

Scale: 1:2,500

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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_LS_2_1
Grid Ref: 388633, 395006

Map Name: County Series

Map date: **1933**

Scale: 1:2,500

Printed at: 1:2,500

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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_LS_2_1
Grid Ref: 388633, 395006

Map Name: National Grid

Map date: **1950**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1950
Revised 1950
Edition N/A
Copyright 1949
Levelled 1948

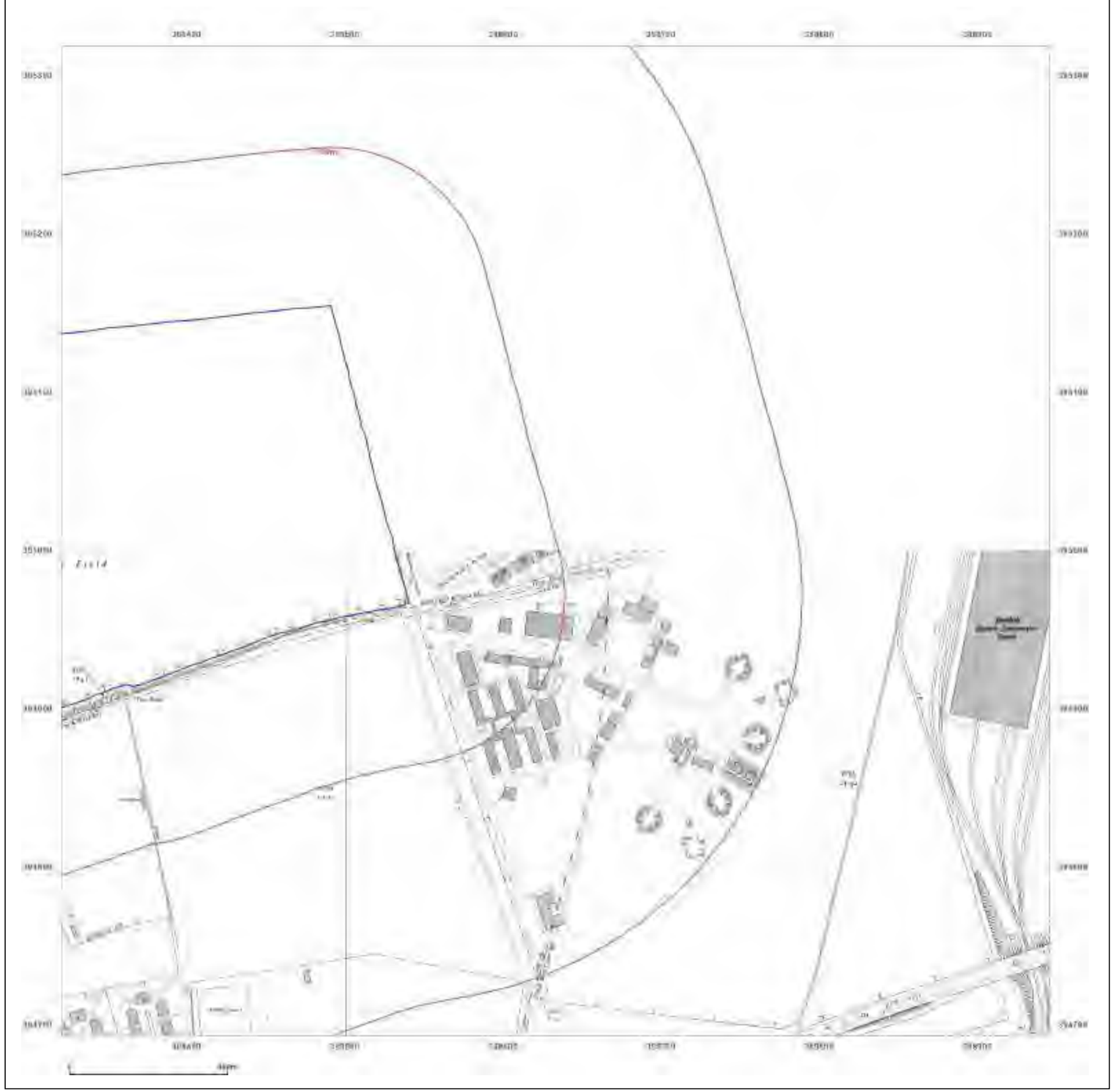


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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_LS_2_1
Grid Ref: 388633, 395006

Map Name: National Grid

Map date: **1958**

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Printed at: 1:2,500

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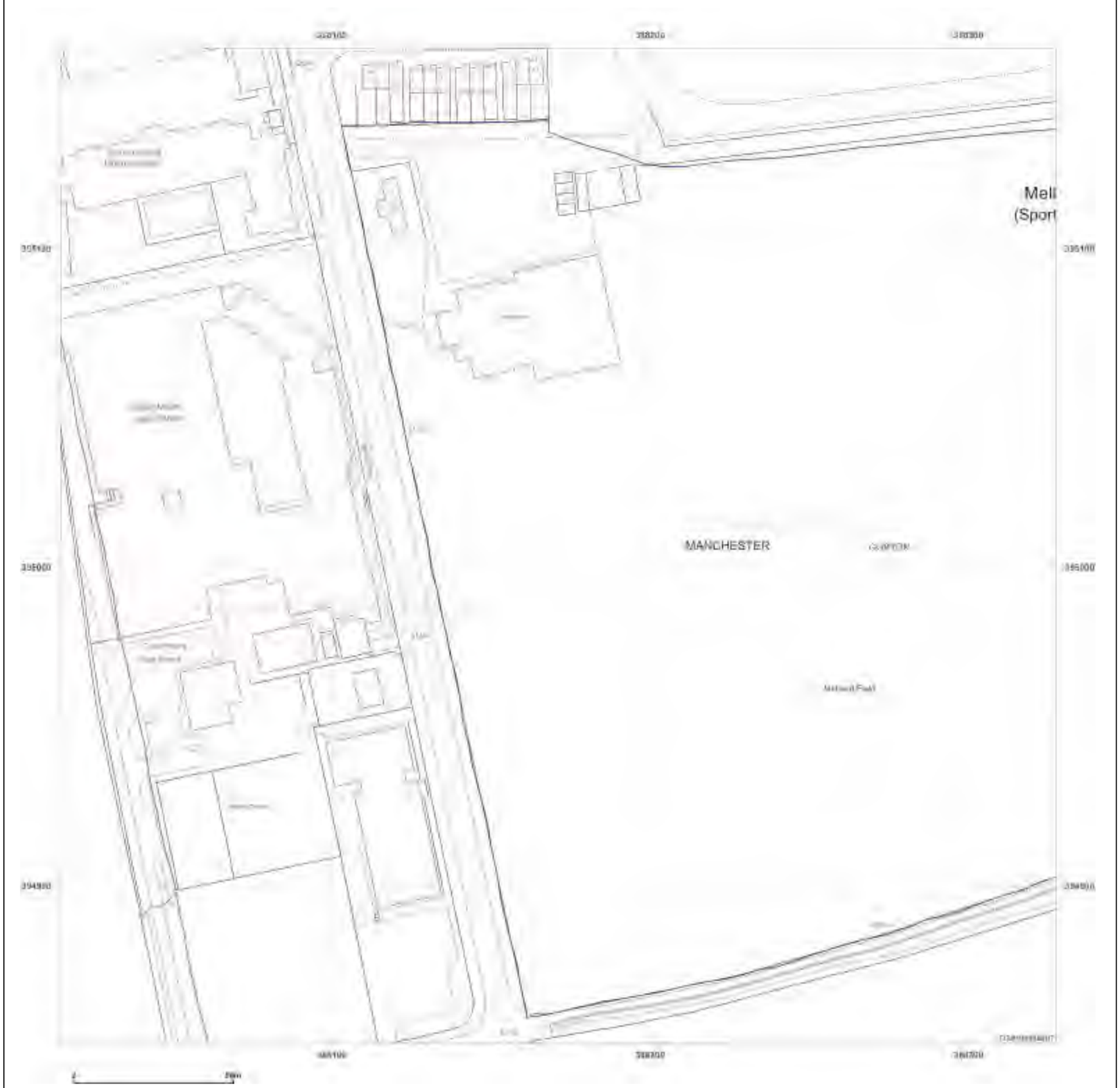


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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_Landline_1_1
Grid Ref: 388171, 395007

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

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Client Ref: C5150-3524-SD
Report Ref: BRO-9064511_Landline_2_1
Grid Ref: 388471, 395007

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

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APPENDIX C

Geo-Environmental Data Report

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

15, MANNERING STREET, MANCHESTER, M18 7SU

Order Details

Date: 20/09/2022

Your ref: C5150-3524-SD

Our Ref: BRO-9064512

Site Details

Location: 388289 395020

Area: 9.07 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:
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08444 159 000

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	15	88	-
17	1.2	Historical tanks	1	0	3	5	-
18	1.3	Historical energy features	0	0	3	8	-
19	1.4	Historical petrol stations	0	0	0	0	-
19	1.5	Historical garages	0	0	3	2	-
20	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
21	2.1	Historical industrial land uses	0	0	16	120	-
26	2.2	Historical tanks	1	0	4	6	-
27	2.3	Historical energy features	0	0	3	15	-
28	2.4	Historical petrol stations	0	0	0	0	-
28	2.5	Historical garages	0	0	4	3	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
30	3.1	Active or recent landfill	0	0	0	0	-
30	3.2	Historical landfill (BGS records)	0	0	0	1	-
31	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
31	3.4	Historical landfill (EA/NRW records)	0	0	2	1	-
32	3.5	Historical waste sites	0	0	3	4	-
34	3.6	Licensed waste sites	0	0	2	19	-
42	3.7	Waste exemptions	0	0	12	34	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
46	4.1	Recent industrial land uses	0	2	8	-	-
47	4.2	Current or recent petrol stations	0	0	0	1	-
47	4.3	Electricity cables	0	0	0	0	-
48	4.4	Gas pipelines	0	0	0	0	-
48	4.5	Sites determined as Contaminated Land	0	0	0	0	-

48	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
48	4.7	Regulated explosive sites	0	0	0	0	-
48	4.8	Hazardous substance storage/usage	0	0	0	0	-
49	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
49	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
49	**4.11**	**Licensed pollutant release (Part A(2)/B)**	0	0	0	2	-
49	4.12	Radioactive Substance Authorisations	0	0	0	0	-
50	**4.13**	**Licensed Discharges to controlled waters**	0	0	3	0	-
50	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
50	4.15	Pollutant release to public sewer	0	0	0	0	-
51	4.16	List 1 Dangerous Substances	0	0	0	0	-
51	4.17	List 2 Dangerous Substances	0	0	0	0	-
51	**4.18**	**Pollution Incidents (EA/NRW)**	0	0	5	9	-
53	4.19	Pollution inventory substances	0	0	0	0	-
53	4.20	Pollution inventory waste transfers	0	0	0	0	-
53	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
54	**5.1**	**Superficial aquifer**	Identified (within 500m)				
56	**5.2**	**Bedrock aquifer**	Identified (within 500m)				
58	**5.3**	**Groundwater vulnerability**	Identified (within 50m)				
59	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
59	5.5	Groundwater vulnerability- local information	None (within 0m)				
60	**5.6**	**Groundwater abstractions**	0	0	3	0	9
64	5.7	Surface water abstractions	0	0	0	0	0
64	5.8	Potable abstractions	0	0	0	0	0
64	5.9	Source Protection Zones	0	0	0	0	-
64	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
65	**6.1**	**Water Network (OS MasterMap)**	1	4	0	-	-

66	6.2	Surface water features	0	4	0	-	-
66	6.3	WFD Surface water body catchments	1	-	-	-	-
67	6.4	WFD Surface water bodies	0	0	0	-	-
67	6.5	WFD Groundwater bodies	1	-	-	-	-

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
68	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
68	7.2	Historical Flood Events	0	0	0	-	-
68	7.3	Flood Defences	0	0	0	-	-
69	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
69	7.5	Flood Storage Areas	0	0	0	-	-
70	7.6	Flood Zone 2	None (within 50m)				
70	7.7	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding	
71	8.1	Surface water flooding	1 in 30 year, 0.3m - 1.0m (within 50m)

Page	Section	Groundwater flooding	
73	9.1	Groundwater flooding	Moderate (within 50m)

Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
74	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
75	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
75	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
75	10.4	Special Protection Areas (SPA)	0	0	0	0	0
75	10.5	National Nature Reserves (NNR)	0	0	0	0	0
76	10.6	Local Nature Reserves (LNR)	0	0	0	0	1
76	10.7	Designated Ancient Woodland	0	0	0	0	0
76	10.8	Biosphere Reserves	0	0	0	0	0
76	10.9	Forest Parks	0	0	0	0	0
77	10.10	Marine Conservation Zones	0	0	0	0	0
77	10.11	Green Belt	0	0	0	0	1
77	10.12	Proposed Ramsar sites	0	0	0	0	0

77	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
78	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
78	10.15	Nitrate Sensitive Areas	0	0	0	0	0
78	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
79	**10.17**	**SSSI Impact Risk Zones**	2	-	-	-	-
80	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
81	11.1	World Heritage Sites	0	0	0	-	-
82	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
82	11.3	National Parks	0	0	0	-	-
82	**11.4**	**Listed Buildings**	0	0	1	-	-
83	11.5	Conservation Areas	0	0	0	-	-
83	11.6	Scheduled Ancient Monuments	0	0	0	-	-
83	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
84	**12.1**	**Agricultural Land Classification**	Urban (within 250m)				
85	12.2	Open Access Land	0	0	0	-	-
85	12.3	Tree Felling Licences	0	0	0	-	-
85	12.4	Environmental Stewardship Schemes	0	0	0	-	-
85	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
86	13.1	Priority Habitat Inventory	0	0	0	-	-
86	13.2	Habitat Networks	0	0	0	-	-
86	13.3	Open Mosaic Habitat	0	0	0	-	-
86	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
87	**14.1**	**10k Availability**	Identified (within 500m)				
88	**14.2**	**Artificial and made ground (10k)**	1	0	5	8	-
90	**14.3**	**Superficial geology (10k)**	2	0	0	2	-

91	14.4	Landslip (10k)	0	0	0	0	-
92	14.5	Bedrock geology (10k)	2	0	0	0	-
93	14.6	Bedrock faults and other linear features (10k)	0	0	1	0	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
94	15.1	50k Availability	Identified (within 500m)				
95	15.2	Artificial and made ground (50k)	0	0	1	1	-
96	15.3	Artificial ground permeability (50k)	0	0	-	-	-
97	15.4	Superficial geology (50k)	1	0	0	2	-
98	15.5	Superficial permeability (50k)	Identified (within 50m)				
98	15.6	Landslip (50k)	0	0	0	0	-
98	15.7	Landslip permeability (50k)	None (within 50m)				
99	15.8	Bedrock geology (50k)	1	0	0	0	-
100	15.9	Bedrock permeability (50k)	Identified (within 50m)				
100	15.10	Bedrock faults and other linear features (50k)	0	0	1	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
101	16.1	BGS Boreholes	0	0	9	-	-
Page	Section	Natural ground subsidence					
103	17.1	Shrink swell clays	Very low (within 50m)				
104	17.2	Running sands	Very low (within 50m)				
105	17.3	Compressible deposits	Negligible (within 50m)				
106	17.4	Collapsible deposits	Very low (within 50m)				
107	17.5	Landslides	Very low (within 50m)				
108	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
110	18.1	Natural cavities	0	0	0	0	-
111	18.2	BritPits	0	0	0	0	-
111	18.3	Surface ground workings	1	3	21	-	-
112	18.4	Underground workings	0	0	0	0	0
112	18.5	Historical Mineral Planning Areas	0	0	1	1	-

113	18.6	Non-coal mining	0	0	0	0	0
113	18.7	Mining cavities	0	0	0	0	0
113	**18.8**	**JPB mining areas**	Identified (within 0m)				
113	**18.9**	**Coal mining**	Identified (within 0m)				
114	18.10	Brine areas	None (within 0m)				
114	18.11	Gypsum areas	None (within 0m)				
114	18.12	Tin mining	None (within 0m)				
114	18.13	Clay mining	None (within 0m)				

Page	Section	Radon	
115	**19.1**	**Radon**	Less than 1% (within 0m)

Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
116	**20.1**	**BGS Estimated Background Soil Chemistry**	4	0	-	-	-
116	**20.2**	**BGS Estimated Urban Soil Chemistry**	18	6	-	-	-
118	**20.3**	**BGS Measured Urban Soil Chemistry**	0	1	-	-	-

Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
119	21.1	Underground railways (London)	0	0	0	-	-
119	21.2	Underground railways (Non-London)	0	0	0	-	-
120	21.3	Railway tunnels	0	0	0	-	-
120	**21.4**	**Historical railway and tunnel features**	0	0	8	-	-
120	21.5	Royal Mail tunnels	0	0	0	-	-
121	21.6	Historical railways	0	0	0	-	-
121	21.7	Railways	0	0	0	-	-
121	21.8	Crossrail 1	0	0	0	0	-
121	21.9	Crossrail 2	0	0	0	0	-
121	21.10	HS2	0	0	0	0	-

Recent aerial photograph



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Capture Date: 22/04/2019

Site Area: 9.07ha

Recent site history - 2015 aerial photograph



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Capture Date: 11/06/2015

Site Area: 9.07ha

Recent site history - 2009 aerial photograph



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Capture Date: 02/06/2009

Site Area: 9.07ha

Recent site history - 2000 aerial photograph



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Capture Date: 19/06/2000

Site Area: 9.07ha

OS MasterMap site plan



Site Area: 9.07ha

1 Past land use



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Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

1.1 Historical industrial land uses

Records within 500m	103

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	108m W	Unspecified Pit	1956	840543

ID	Location	Land use	Dates present	Group ID
A	108m W	Clay Pit	1968	896276
A	108m W	Clay Pit	1978	934170
3	111m W	Tramway Sidings	1956	821582
B	114m W	Unspecified Ground Workings	1974	800642
B	114m W	Unspecified Pit	1965	840545
D	149m S	Print Works	1923	832283
4	151m W	Railway Sidings	1965	794673
5	173m S	Unspecified Depot	1983	818453
6	182m S	Unspecified Pit	1892	840568
E	194m NE	Sawmill	1890	808367
E	194m NE	Unspecified Commercial/Industrial	1905	848423
E	194m NE	Unspecified Commercial/Industrial	1923	890936
F	202m S	Unspecified Works	1974	898931
F	202m S	Unspecified Works	1983 - 1989	964298
H	251m S	Unspecified Works	1983	903823
H	251m S	Unspecified Works	1965 - 1974	966706
H	252m S	Print Works	1907	966416
I	253m NW	Brick Works	1934 - 1938	928036
H	253m S	Print Works	1938	905674
H	258m S	Print Works	1892	847583
H	258m S	Print Works	1905	950911
H	258m S	Unspecified Works	1916 - 1938	983622
J	259m S	Unspecified Depot	1983	868184
J	259m S	Unspecified Depot	1974	908467
9	261m NW	Clay Pit	1934 - 1938	893625
I	283m NW	Brick Work	1956	822196
I	283m NW	Brick Works	1968 - 1978	936212
K	316m E	Railway Sidings	1978	844993

ID	Location	Land use	Dates present	Group ID
K	316m E	Railway Sidings	1983 - 1989	868070
H	316m S	Print Works	1851	925436
10	319m E	Railway Sidings	1915 - 1968	967994
11	323m E	Railway Sidings	1956	844323
M	330m E	Railway Building	1983 - 1989	856723
H	339m S	Filler Tanks	1907	794087
K	354m E	Locomotive Depot	1965	817741
K	354m E	Unspecified Disused Depot	1989	837423
K	354m E	Unspecified Depot	1974	960032
K	354m E	Unspecified Depot	1983	978320
I	358m NW	Tramway Sidings	1934 - 1938	928391
N	366m E	Railway Building	1985	862189
N	366m E	Railway Building	1978	918971
O	369m NE	Cuttings	1923 - 1934	865337
O	370m NE	Cuttings	1905	879703
O	370m NE	Cuttings	1890	981489
O	371m NE	Cuttings	1915	954102
O	371m NE	Cuttings	1938	958108
N	373m E	Railway Building	1985	872746
N	373m E	Railway Building	1968 - 1978	900939
13	377m NE	Cuttings	1938	871466
14	379m NE	Cuttings	1907	913765
O	380m NE	Cuttings	1956	882986
P	386m N	Cuttings	1923 - 1934	981819
15	400m N	Cuttings	1907	984703
Q	404m S	Unspecified Factory	1974	847043
Q	404m S	Unspecified Factory	1983	912682
R	414m E	Boat House	1905	868614

ID	Location	Land use	Dates present	Group ID
R	414m E	Boat House	1916 - 1923	991522
R	416m E	Boat House	1938	989703
S	416m W	Laundry	1955 - 1974	865040
R	418m E	Boat House	1907	891811
I	423m W	Sand Pit	1923	797601
I	423m W	Brick Works	1923	932655
S	424m W	Laundry	1934 - 1938	878281
I	424m W	Brick Works	1905	909791
I	425m NW	Refuse Heap	1956	937433
I	427m W	Brick Works	1915	886435
I	431m W	Railway Sidings	1968	982425
P	439m N	Cuttings	1938	977724
U	439m N	Cuttings	1907	866179
V	453m S	Unspecified Works	1983 - 1989	869840
Q	454m S	Disused Rope Works	1955	811076
W	456m E	Cuttings	1934 - 1938	871475
W	456m E	Cuttings	1955	974999
Q	461m S	Laundry	1965	959309
X	462m SW	Chocolate Works	1965	843638
X	462m SW	Unspecified Works	1983 - 1989	908936
X	462m SW	Unspecified Works	1974	980950
Q	462m S	Laundry	1905 - 1907	918631
X	464m SW	Unspecified Works	1916 - 1923	959856
Y	475m E	Brick Works	1905	971891
17	476m E	Cuttings	1923 - 1934	975441
V	477m S	Rope Works	1938	874374
I	477m NW	Refuse Heap	1968	984509
Y	477m E	Brick Works	1892	934479

ID	Location	Land use	Dates present	Group ID
Y	478m E	Brick Works	1923	933039
V	478m S	Rope Works	1907	938143
Y	480m E	Brick Works	1907	983881
Y	481m E	Unspecified Heap	1892	804168
Y	482m E	Brick Work	1916	822197
V	483m S	Disused Rope Works	1934 - 1938	870323
V	483m S	Disused Rope Works	1905	933667
V	483m S	Rope Works	1916 - 1923	983581
AA	483m SE	Cuttings	1916 - 1955	910306
18	485m SE	Cuttings	1907	853477
AA	486m SE	Cuttings	1905	850213
AA	486m SE	Cuttings	1892	903113
19	492m E	Railway Sidings	1923	844508
Y	496m E	Railway Sidings	1905	847831
Y	496m E	Railway Sidings	1907	983227
U	499m N	Cuttings	1923	886717
I	500m NW	Unspecified Pit	1905	840542
U	500m N	Cuttings	1934	937837

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**9**

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
1	**On site**	**Unspecified Tank**	**1933**	**116901**
2	84m N	Unspecified Tank	1933	116505
8	228m S	Unspecified Tank	1974 - 1992	126808
G	237m S	Unspecified Tank	1986	116899
H	281m S	Tanks	1974	107197
H	321m S	Tanks	1974	107196
L	322m S	Unspecified Tank	1992	116895
M	328m E	Tanks	1972 - 1986	126235
H	344m S	Filter Tanks	1907	120773

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	**11**

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
C	115m N	Electricity Substation	1992	62162
C	115m N	Electricity Transformer	1989	63780
7	203m SE	Electricity Substation	1985	62303
L	330m S	Electricity Substation	1992	62161
12	355m S	Electricity Substation	1986	62305
T	422m NE	Electricity Substation	1989	69428
T	422m NE	Electricity Substation	1950 - 1992	76486
T	427m NE	Electricity Substation	1972	72414
T	427m NE	Electricity Substation	1950	83309

ID	Location	Land use	Dates present	Group ID
16	443m SE	Electricity Substation	1986	62304
20	495m E	Electricity Substation	1975 - 1992	73939

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	**0**

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	**5**

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
D	166m S	Garage	1974 - 1992	25623
G	216m S	Garage	1986	20304
E	244m N	Garage	1972	20306
Z	478m S	Garage	1982 - 1986	25441
Z	479m S	Garage	1968	21027

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped



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Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

2.1 Historical industrial land uses

Records within 500m	136

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 21**

ID	Location	Land Use	Date	Group ID
A	108m W	Clay Pit	1978	934170
A	108m W	Clay Pit	1968	896276
A	108m W	Unspecified Pit	1956	840543

ID	Location	Land Use	Date	Group ID
3	111m W	Tramway Sidings	1956	821582
B	114m W	Unspecified Ground Workings	1974	800642
B	114m W	Unspecified Pit	1965	840545
D	149m S	Print Works	1923	832283
4	151m W	Railway Sidings	1965	794673
5	173m S	Unspecified Depot	1983	818453
6	182m S	Unspecified Pit	1892	840568
E	194m NE	Unspecified Commercial/Industrial	1905	848423
E	194m NE	Sawmill	1890	808367
E	194m NE	Unspecified Commercial/Industrial	1923	890936
F	202m S	Unspecified Works	1974	898931
F	202m S	Unspecified Works	1983	964298
F	202m S	Unspecified Works	1989	964298
I	251m S	Unspecified Works	1974	966706
I	251m S	Unspecified Works	1983	903823
I	251m S	Unspecified Works	1965	966706
I	252m S	Print Works	1907	966416
J	253m NW	Brick Works	1938	928036
J	253m NW	Brick Works	1934	928036
I	253m S	Print Works	1938	905674
I	258m S	Unspecified Works	1938	983622
I	258m S	Unspecified Works	1934	983622
I	258m S	Unspecified Works	1916	983622
I	258m S	Print Works	1905	950911
I	258m S	Print Works	1892	847583
I	258m S	Unspecified Works	1923	983622
K	259m S	Unspecified Depot	1974	908467
K	259m S	Unspecified Depot	1983	868184

ID	Location	Land Use	Date	Group ID
L	261m NW	Clay Pit	1938	893625
L	261m NW	Clay Pit	1934	893625
J	283m NW	Brick Work	1956	822196
J	283m NW	Brick Works	1968	936212
M	316m E	Railway Sidings	1983	868070
M	316m E	Railway Sidings	1989	868070
I	316m S	Print Works	1851	925436
M	319m E	Railway Sidings	1965	967994
O	323m E	Railway Sidings	1956	844323
O	323m E	Railway Sidings	1985	868070
O	323m E	Railway Sidings	1978	844993
O	323m E	Railway Sidings	1968	967994
J	329m NW	Brick Works	1978	936212
P	330m E	Railway Building	1983	856723
P	330m E	Railway Building	1989	856723
I	339m S	Filler Tanks	1907	794087
Q	354m E	Unspecified Depot	1974	960032
Q	354m E	Unspecified Depot	1983	978320
Q	354m E	Unspecified Disused Depot	1989	837423
Q	354m E	Locomotive Depot	1965	817741
J	358m NW	Tramway Sidings	1938	928391
J	358m NW	Tramway Sidings	1934	928391
R	366m E	Railway Building	1985	862189
R	366m E	Railway Building	1978	918971
S	369m NE	Cuttings	1923	865337
S	370m NE	Cuttings	1905	879703
S	370m NE	Cuttings	1890	981489
S	371m NE	Cuttings	1934	865337

ID	Location	Land Use	Date	Group ID
S	371m NE	Cuttings	1938	958108
S	371m NE	Cuttings	1915	954102
R	373m E	Railway Building	1985	872746
R	373m E	Railway Building	1978	900939
R	375m E	Railway Building	1968	900939
9	377m NE	Cuttings	1938	871466
10	379m NE	Cuttings	1907	913765
S	380m NE	Cuttings	1956	882986
T	386m N	Cuttings	1923	981819
T	389m N	Cuttings	1934	981819
11	400m N	Cuttings	1907	984703
U	404m S	Unspecified Factory	1974	847043
U	404m S	Unspecified Factory	1983	912682
M	414m E	Boat House	1916	991522
M	414m E	Boat House	1905	868614
M	414m E	Boat House	1923	991522
M	416m E	Boat House	1938	989703
V	416m W	Laundry	1974	865040
V	416m W	Laundry	1955	865040
V	416m W	Laundry	1965	865040
M	418m E	Boat House	1907	891811
J	423m W	Sand Pit	1923	797601
J	423m W	Brick Works	1923	932655
V	424m W	Laundry	1938	878281
V	424m W	Laundry	1934	878281
J	424m W	Brick Works	1905	909791
J	425m NW	Refuse Heap	1956	937433
J	427m W	Brick Works	1915	886435

ID	Location	Land Use	Date	Group ID
J	431m W	Railway Sidings	1968	982425
T	439m N	Cuttings	1938	977724
X	439m N	Cuttings	1907	866179
Y	453m S	Unspecified Works	1983	869840
Y	453m S	Unspecified Works	1989	869840
U	454m S	Disused Rope Works	1955	811076
Z	456m E	Cuttings	1938	871475
Z	456m E	Cuttings	1934	871475
Z	456m E	Cuttings	1955	974999
U	461m S	Laundry	1965	959309
AA	462m SW	Unspecified Works	1974	980950
AA	462m SW	Unspecified Works	1983	908936
AA	462m SW	Unspecified Works	1989	908936
AA	462m SW	Chocolate Works	1965	843638
U	462m S	Laundry	1907	918631
AA	464m SW	Unspecified Works	1923	959856
U	466m S	Laundry	1905	918631
AB	475m E	Brick Works	1905	971891
AC	476m E	Cuttings	1923	975441
Y	477m S	Rope Works	1938	874374
J	477m NW	Refuse Heap	1968	984509
AB	477m E	Brick Works	1892	934479
AB	478m E	Brick Works	1923	933039
Y	478m S	Rope Works	1907	938143
AB	480m E	Brick Works	1907	983881
AB	481m E	Unspecified Heap	1892	804168
AB	482m E	Brick Work	1916	822197
AC	483m E	Cuttings	1934	975441

ID	Location	Land Use	Date	Group ID
Y	483m S	Disused Rope Works	1938	870323
Y	483m S	Disused Rope Works	1934	870323
Y	483m S	Rope Works	1916	983581
Y	483m S	Disused Rope Works	1905	933667
Y	483m S	Rope Works	1923	983581
AE	483m SE	Cuttings	1955	910306
13	485m SE	Cuttings	1907	853477
AE	486m SE	Cuttings	1923	910306
AE	486m SE	Cuttings	1938	910306
AE	486m SE	Cuttings	1934	910306
AE	486m SE	Cuttings	1916	910306
AE	486m SE	Cuttings	1905	850213
AE	486m SE	Cuttings	1892	903113
AE	486m SE	Cuttings	1938	910306
AF	492m E	Railway Sidings	1923	844508
AB	496m E	Railway Sidings	1907	983227
AF	496m E	Railway Sidings	1915	967994
X	499m N	Cuttings	1923	886717
AF	499m E	Railway Sidings	1905	847831
J	500m NW	Unspecified Pit	1905	840542
X	500m N	Cuttings	1934	937837

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**11**

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 21**

ID	Location	Land Use	Date	Group ID
1	**On site**	**Unspecified Tank**	**1933**	**116901**
2	84m N	Unspecified Tank	1933	116505
H	228m S	Unspecified Tank	1992	126808
H	228m S	Unspecified Tank	1974	126808
G	237m S	Unspecified Tank	1986	116899
I	281m S	Tanks	1974	107197
I	321m S	Tanks	1974	107196
N	322m S	Unspecified Tank	1992	116895
P	328m E	Tanks	1972	126235
P	329m E	Tanks	1986	126235
I	344m S	Filter Tanks	1907	120773

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**18**

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 21**

ID	Location	Land Use	Date	Group ID
C	115m N	Electricity Substation	1992	62162
C	115m N	Electricity Transformer	1989	63780
7	203m SE	Electricity Substation	1985	62303
N	330m S	Electricity Substation	1992	62161
8	355m S	Electricity Substation	1986	62305
W	422m NE	Electricity Substation	1989	69428
W	422m NE	Electricity Substation	1992	76486
W	423m NE	Electricity Substation	1950	76486
W	427m NE	Electricity Substation	1972	72414

ID	Location	Land Use	Date	Group ID
W	427m NE	Electricity Substation	1950	83309
12	443m SE	Electricity Substation	1986	62304
AG	495m E	Electricity Substation	1975	73939
AG	495m E	Electricity Substation	1992	73939
AG	496m E	Electricity Substation	1980	73939
AG	496m E	Electricity Substation	1988	73939
AG	496m E	Electricity Substation	1988	73939
AG	496m E	Electricity Substation	1989	73939
AG	496m E	Electricity Substation	1989	73939

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	**0**

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	**7**

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

Features are displayed on the Past land use - un-grouped map on **page 21**

ID	Location	Land Use	Date	Group ID
D	166m S	Garage	1992	25623
D	188m S	Garage	1974	25623
G	216m S	Garage	1986	20304
E	244m N	Garage	1972	20306

ID	Location	Land Use	Date	Group ID
AD	478m S	Garage	1986	25441
AD	478m S	Garage	1982	25441
AD	479m S	Garage	1968	21027

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



Site Outline

Search buffers in metres (m)

Historical landfill (EA/NRW)

Historical landfill (BGS)

Historical waste sites

Licensed waste sites

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	1

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.

Features are displayed on the Waste and landfill map on **page 30**

ID	Location	Address	BGS Number	Risk	Waste Type
5	305m W	Matthews Lane, Levenshulme, Manchester	519	No risk to aquifer	N/A

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	**3**

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

Features are displayed on the Waste and landfill map on **page 30**

ID	Location	Details		
1	97m W	Site Address: Matthews Lane, Longsight, Greater Manchester Licence Holder Address: -	Waste Licence: Yes Site Reference: F009 Waste Type: Inert, Industrial, Commercial, Household, Special, Liquid sludge Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 01/01/1974 Licence Surrender: -	Operator: Manchester Corporation Cleansing Department Licence Holder: Greater Manchester Waste Disposal Authority First Recorded 31/12/1969 Last Recorded: 11/07/1978
3	244m NW	Site Address: Pink Bank Lane, East Road, Longsight, Greater Manchester Licence Holder Address: -	Waste Licence: Yes Site Reference: F010, RD/RES/024/80 Waste Type: Inert, Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 25/02/1980 Licence Surrender: 30/04/1991	Operator: - Licence Holder: Greater Manchester Waste Disposal Authority First Recorded 16/02/1981 Last Recorded: 01/05/1981

ID	Location	Details		
6	333m S	Site Address: Levenshulme Trading Estate, Sandford Lane, Printowork Lane, Levenshulme, Greater Manchester Licence Holder Address: Printowork Lane, Levenshulme	Waste Licence: Yes Site Reference: F050, RD/LIC/244/82 Waste Type: Industrial, Special Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 03/05/1984 Licence Surrender: -	Operator: - Licence Holder: Greensite Limited First Recorded - Last Recorded: -

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

3.5 Historical waste sites

Records within 500m	**7**

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 30**

ID	Location	Address	Further Details	Date
2	214m S	Site Address: C B A House,Sandfold Lane, Levenshulme, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Utilities Contractors/Recycling Yard Planning application reference: 083364/FU/2007/N2 Description: Scheme comprises change of use from factory to mixed use including utilities contractors/recycling yard with associated processing operator to provide secondary aggregates. An application (ref: 083364/FU/2007/N2) for detailed planning permission was gran ted by Manchester C.C. Planning decision obtained Data source: Historic Planning Application Data Type: Point	-

ID	Location	Address	Further Details	Date
D	215m S	Site Address: Sandfold Lane, Levenshulme, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Metal Recycling Facility Planning application reference: 094018/FO/2010/N2 Description: Scheme comprises demolition of the existing buildings and comprises use of land as a scrap metal recycling centre and end of life vehicle processing centre involving construction of detached buildings including offices, vehicle service units, non-ferro storage units and vehicle de-pollution units and associated plant including grabbing arm, associated 3 metre high acoustic fence and landscape buffer zone. Construction - fencing site works. An application (ref: 094018/FO/2010/N2) for detailed planning permission was granted by Manchester C.C. The start date, contract period and project value are for guideline only. Detailed plans approved. Data source: Historic Planning Application Data Type: Point	12/12/2011
D	216m S	Site Address: Sandfold Lane, Levenshulme, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Recycling Centre Planning application reference: 083803/FO/2007/N2 Description: Scheme comprises refurbishment of household waste recycling centre. An application (ref: 083803/FO/2007/N2) for detailed planning permission was granted by Manchester C.C. This is part of the PFI waste management scheme, lead 05087716 This scheme is now complete. Data source: Historic Planning Application Data Type: Point	11/05/2009
F	294m S	Site Address: Wilkinson Skip Hire, 20 Sandfold Lane, Levenshulme, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Recycling Facility (Conversion) Planning application reference: 082926/FO/2007/N2 Description: Scheme comprises change of use to recycling facility for commercial use and mixed builder waste and storage of segregated material. An application (ref: 082926/FO/2007/N2) for detailed planning permission was granted by Manchester C.C. Planning decision obtained Data source: Historic Planning Application Data Type: Point	-

ID	Location	Address	Further Details	Date
F	323m S	Site Address: 19a,Sandfold Lane, Levenshulme, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Recycling Centre Planning application reference: 080230/FO/2006/N2 Description: Scheme comprises proposed use of site as a recycling centre for processing of industrial, commercial and household (HCl) waste. An application (ref: 080230/FO/2006/N2) for detailed planning permission was granted by Manchester C.C. Planning decision obta ined Data source: Historic Planning Application Data Type: Point	-
F	340m S	Site Address: Sandfold Lane, Sandfold Lane, Gorton, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Waste Transfer Station Planning application reference: 52891 Description: An application (ref: 52891) for Detailed Planning permission was submitted to Manchester C.C. on 12th September 1997. Data source: Historic Planning Application Data Type: Point	-
F	384m S	Site Address: 17,Sandfold Lane, Gorton, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Waste Recycling Centre Planning application reference: 092407/WST/2010/N2 Description: Scheme comprises change of use to waste recycling centre. An application (ref: 092407/WST/2010/N2) for detailed planning permission was granted by Manchester C.C. A detailed planning application has been granted. Data source: Historic Planning Application Data Type: Point	20/03/2011

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

3.6 Licensed waste sites

Records within 500m	**21**

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

Features are displayed on the Waste and landfill map on **page 30**

ID	Location	Details		
D	202m S	Site Name: Land To The North East Of Site Address: Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: 75kte Vehicle Depollution Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: COR137 EPR reference: EA/EPR/UP3399VG/A001 Operator: Cornbrook Metal Recycling Ltd Waste Management licence No: 102497 Annual Tonnage: 74999	Issue Date: 30/03/2011 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
D	202m S	Site Name: I J Kayes Scrap Metal Site Address: Unit, 1a, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Metal recycling, vehicle storage & depollution Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: COR137 EPR reference: EA/EPR/UP3399VG/V002 Operator: Cornbrook Metal Recycling Ltd Waste Management licence No: 102497 Annual Tonnage: 24999	Issue Date: 30/03/2011 Effective Date: - Modified: 10/11/2017 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
D	281m S	Site Name: Sandfold Lane Civic Amenity Site Site Address: Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW022 EPR reference: - Operator: G M Waste Ltd Waste Management licence No: 53679 Annual Tonnage: 3943.33	Issue Date: 01/02/1995 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

ID	Location	Details		
D	281m S	Site Name: Sandfold Lane Civic Amenity Site Site Address: Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW022 EPR reference: LP3396CY/V Operator: Viridor Waste (Greater Mancester) Ltd Waste Management licence No: 53679 Annual Tonnage: 3943	Issue Date: 01/02/1995 Effective Date: - Modified: 04/06/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
D	281m S	Site Name: Sandfold Lane Civic Amenity Site Site Address: Land/premises At, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW022 EPR reference: EA/EPR/LP3396CY/V003 Operator: Viridor Waste (Greater Manchester) Ltd Waste Management licence No: 53679 Annual Tonnage: 3943.333	Issue Date: 01/02/1995 Effective Date: - Modified: 04/06/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
D	281m S	Site Name: Sandfold Lane Civic Amenity Site Site Address: Land/premises At, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SUE025 EPR reference: EA/EPR/GB3907XN/T001 Operator: Suez Recycling And Recovery U K Ltd Waste Management licence No: 53679 Annual Tonnage: 3943.333	Issue Date: 01/02/1995 Effective Date: 01/06/2019 Modified: 04/06/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred

ID	Location	Details		
D	281m S	Site Name: Sandfold Lane Civic Amenity Site Site Address: Land/premises At, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW022 EPR reference: EA/EPR/LP3396CV/V003 Operator: Viridor Waste (Greater Manchester) Ltd Waste Management licence No: 53679 Annual Tonnage: 3943.333	Issue Date: 01/02/1995 Effective Date: - Modified: 04/06/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
D	281m S	Site Name: Sandfold Lane Civic Amenity Site Site Address: Land/premises At, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SUE025 EPR reference: EA/EPR/GB3907XN/T001 Operator: Suez Recycling And Recovery U K Ltd Waste Management licence No: 53679 Annual Tonnage: 3943	Issue Date: 01/02/1995 Effective Date: 01/06/2019 Modified: 04/06/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
D	281m S	Site Name: Sandfold Lane Civic Amenity Site Site Address: Land/premises At, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SUE025 EPR reference: EA/EPR/GB3907XN/T001 Operator: S U E Z Recycling And Recovery U K Ltd Waste Management licence No: 53679 Annual Tonnage: 3943.333	Issue Date: 01/02/1995 Effective Date: 01/06/2019 Modified: 04/06/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred

ID	Location	Details		
4	302m S	Site Name: Utility Recycling North West Limited Site Address: Sandfold House, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Treatment of waste to produce soil 75,000 tpy Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: UTI001 EPR reference: EA/EPR/KB3105KT/A001 Operator: Utility Recycling North West Limited Waste Management licence No: 407512 Annual Tonnage: 75000	Issue Date: 26/04/2021 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
F	323m S	Site Name: Wilkinson Contractors Site Address: Gate 20, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WIL112 EPR reference: EA/EPR/TP3195EB/V002 Operator: Wilkinson Alan Waste Management licence No: 100031 Annual Tonnage: 4999	Issue Date: 28/03/2008 Effective Date: - Modified: 02/12/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked
F	365m S	Site Name: Skip It Waste Management Ltd Site Address: 19a, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SKI001 EPR reference: EA/EPR/JP3694CY/A001 Operator: Skip It Waste Management Waste Management licence No: 50479 Annual Tonnage: 25000	Issue Date: 31/07/2007 Effective Date: - Modified: - Surrendered Date: - Expiry Date: 13/10/2009 Cancelled Date: - Status: Expired

ID	Location	Details		
F	365m S	Site Name: Skip It Waste Management Ltd Site Address: 19a, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SKI001 EPR reference: EA/EPR/JP3694CY/A001 Operator: Skip It Waste Management Waste Management licence No: 50479 Annual Tonnage: 25000	Issue Date: 31/07/2007 Effective Date: - Modified: - Surrendered Date: - Expiry Date: 13/10/2009 Cancelled Date: - Status: Expired
F	370m S	Site Name: Cornbrook Metal Recycling Ltd Site Address: 6, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: COR006 EPR reference: EA/EPR/HP3594CW/S002 Operator: Cornbrook Metal Recycling Ltd Waste Management licence No: 50337 Annual Tonnage: 0	Issue Date: 28/02/2005 Effective Date: - Modified: - Surrendered Date: Aug 12 2014 12:00AM Expiry Date: - Cancelled Date: - Status: Surrendered
F	378m S	Site Name: Kwik Skip Site Address: Yard 9, Printworks Lane, Levenshulme, Manchester, M19 3JP Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GCO001 EPR reference: EA/EPR/RP3692CB/A001 Operator: Connor Gary Waste Management licence No: 53599 Annual Tonnage: 524	Issue Date: 10/07/1996 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired

ID	Location	Details		
F	391m S	Site Name: Pink Skips Waste Transfer Station Site Address: Unit 9 Levenshulme Trading Est, Levenshulme, Manchester, M19 3JP Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: PIN032 EPR reference: EA/EPR/DB3502SC/T001 Operator: Pink Skips Holdings Ltd Waste Management licence No: 50320 Annual Tonnage: 24999	Issue Date: 30/09/2004 Effective Date: 23/10/2015 Modified: 01/11/2012 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
F	395m S	Site Name: Unit 17 Sandfold Lane Site Address: Unit 17, Sandfold Lane, Gorton, Manchester, Lancs, M19 3BJ Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: RYA005 EPR reference: EA/EPR/XP3296ET/A001 Operator: Ryans Skip Hire Ltd Waste Management licence No: 102719 Annual Tonnage: 74999	Issue Date: 11/07/2011 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
F	395m S	Site Name: Unit 17 Sandfold Lane Site Address: Unit 17, Sandfold Lane, Gorton, Manchester, M19 3BJ Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: RYA005 EPR reference: EA/EPR/XP3296ET/A001 Operator: Ryan's Skip Hire Ltd Waste Management licence No: 102719 Annual Tonnage: 74999	Issue Date: 11/07/2011 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked

ID	Location	Details		
F	395m S	Site Name: Unit 17 Sandfold Lane Site Address: Unit 17, Sandfold Lane, Gorton, Manchester, M19 3BJ Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: RYA005 EPR reference: EA/EPR/XP3296ET/A001 Operator: Ryan's Skip Hire Ltd Waste Management licence No: 102719 Annual Tonnage: 74999	Issue Date: 11/07/2011 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked
F	443m S	Site Name: Kwikskip Waste Management Ltd Transfer Station Site Address: Yards 8 And 9, Printworks Lane, Levenshulme, Manchester, M19 3JP Correspondence Address: Printworks Lane, Levenshulme, Manchester, M19 3JP	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: KWI001 EPR reference: - Operator: Kwikskip Waste Management Ltd Waste Management licence No: 50320 Annual Tonnage: 0	Issue Date: 30/09/2004 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
F	443m S	Site Name: Pink Skips Site Address: Unit 9 Levenshulme Trading Est, Levenshulme, Manchester, M19 3JP Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: PIN017 EPR reference: EA/EPR/EP3098LY/V002 Operator: Pink Skips (North Wales) Ltd Waste Management licence No: 50320 Annual Tonnage: 24999	Issue Date: 30/09/2004 Effective Date: 30/07/2009 Modified: 01/11/2012 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified

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

3.7 Waste exemptions

Records within 500m	46

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 30**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	115m N	Bemus Construction Services Limited, Melland Road, Gorton, Manchester, M187QA	WEX195970	Using waste exemption	Not on a farm	Use of waste in construction
A	115m N	Bemus Construction Services Limited, Melland Road, Gorton, Manchester, M187QA	WEX197079	Using waste exemption	Not on a farm	Use of waste in construction
A	115m N	c/o Seddon, Melland Road, Gorton, Manchester, M187QA	WEX230980	Using waste exemption	Not on a farm	Use of waste in construction
B	120m S	Rear of 301 Mount Road, Bratton Drive, Branley Building Site, Manchester, M19 3ET	WEX100638	Using waste exemption	Not on a farm	Use of waste in construction
C	128m N	Melland Road, Melland Road, Gorton, Manchester, M18 7QA	WEX106616	Treating waste exemption	Not on a farm	Screening and blending of waste
C	128m N	Melland Road, Melland Road, Gorton, Manchester, M18 7QA	WEX106616	Using waste exemption	Not on a farm	Use of waste in construction
B	157m S	301 Mount Road MANCHESTER M19 3ET	EPR/NH0411RL/A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste in construction
E	208m S	-	WEX243573	Using waste exemption	Not on a farm	Use of waste in construction
E	208m S	-	WEX243573	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	208m S	-	WEX101670	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	208m S	-	WEX101670	Using waste exemption	Not on a farm	Use of waste in construction

ID	Location	Site	Reference	Category	Sub-Category	Description
E	217m S	Redgate Holdings Ltd Sandfold Lane Gtr Manchester M19 3BH	EPR/EF0736AE/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
F	325m S	UNIT 20, SANDFOLD LANE, MANCHESTER, M19 3BJ	WEX280665	Treating waste exemption	Not on a farm	Screening and blending of waste
F	325m S	UNIT 20, SANDFOLD LANE, MANCHESTER, M19 3BJ	WEX138663	Treating waste exemption	Not on a farm	Screening and blending of waste
F	361m S	UNIT 10, SANDFOLD LANE, MANCHESTER, M19 3BJ	WEX094682	Storing waste exemption	Not on a farm	Storage of waste in secure containers
F	361m S	UNIT 10, SANDFOLD LANE, MANCHESTER, M19 3BJ	WEX094682	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	361m S	CBA House, Sandfold Lane, Levenshulme, Manchester, M193BJ	WEX057713	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	361m S	1A SANDFOLD LANE, MANCHESTER, M19 3BJ	WEX003732	Treating waste exemption	Not on a farm	Recovery of scrap metal
F	364m S	Unit 1 Sandfold Lane MANCHESTER M19 3BJ	EPR/QH0411YZ/A001	Treating waste exemption	Non-Agricultural Waste Only	Recovery of scrap metal
F	365m S	CORNBROOK METAL RECYCLING LTD, 1A SANDFOLD LANE, LEVENSHULME, MANCHESTER, M19 3BJ	WEX165890	Treating waste exemption	Not on a farm	Recovery of scrap metal
F	365m S	Sandfold Lane Recycling Centre, Sandfold Lane, Manchester, M19 3BJ	WEX127152	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	376m S	Unit 8 Printworks Lane M19 3JP	EPR/QF0105NQ/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in secure containers
F	376m S	Unit 8 Printworks Lane M19 3JP	EPR/QF0105NQ/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
F	376m S	Unit 8 Printworks Lane M19 3JP	EPR/QF0105NQ/A001	Treating waste exemption	Non-Agricultural Waste Only	Preparatory treatments (baling, sorting, shredding etc)
F	395m S	Unit 5B & 6, Printworks Lane, Levenshulme, Manchester, M19 3JP	WEX275422	Storing waste exemption	Not on a farm	Storage of waste in a secure place

ID	Location	Site	Reference	Category	Sub-Category	Description
F	395m S	Unit 5B & 6, Printworks Lane, Levenshulme, Manchester, M19 3JP	WEX275422	Storing waste exemption	Not on a farm	Storage of waste in secure containers
G	414m S	-	WEX263743	Storing waste exemption	Not on a farm	Storage of waste in secure containers
G	414m S	-	WEX263743	Storing waste exemption	Not on a farm	Storage of waste in a secure place
G	414m S	CORNBROOK METAL RECYCLING LTD, 1A SANDFOLD LANE, LEVENSHULME, MANCHESTER, M19 3BJ	WEX300701	Treating waste exemption	Not on a Farm	Recovery of scrap metal
G	414m S	UNIT 10, SANDFOLD LANE, MANCHESTER, M19 3BJ	WEX124058	Storing waste exemption	Not on a farm	Storage of waste in secure containers
G	414m S	UNIT 10, SANDFOLD LANE, MANCHESTER, M19 3BJ	WEX124058	Storing waste exemption	Not on a farm	Storage of waste in a secure place
G	414m S	UNIT 10, SANDFOLD LANE, MANCHESTER, M19 3BJ	WEX125335	Storing waste exemption	Not on a farm	Storage of waste in secure containers
G	414m S	UNIT 10, SANDFOLD LANE, MANCHESTER, M19 3BJ	WEX125335	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	415m S	Plastics Unit Frontage Printworks Lane MANCHESTER M19 3JP	EPR/QF0405NU/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in secure containers
F	415m S	Plastics Unit Frontage Printworks Lane MANCHESTER M19 3JP	EPR/QF0405NU/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
H	420m S	Unit 10 Sandfold Lane MANCHESTER M19 3BJ	EPR/DF0700XJ/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in secure containers
H	420m S	Unit 10 Sandfold Lane MANCHESTER M19 3BJ	EPR/DF0700XJ/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
F	420m S	LEVENSHULME TRADING ESTATE, PRINTWORKS LANE, MANCHESTER, M19 3JP	WEX141895	Treating waste exemption	Not on a farm	Sorting mixed waste
F	420m S	LEVENSHULME TRADING ESTATE, PRINTWORKS LANE, MANCHESTER, M19 3JP	WEX141895	Storing waste exemption	Not on a farm	Storage of waste in secure containers

ID	Location	Site	Reference	Category	Sub-Category	Description
F	420m S	LEVENSHULME TRADING ESTATE, PRINTWORKS LANE, MANCHESTER, M19 3JP	WEX141895	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	420m S	LEVENSHULME TRADING ESTATE, PRINTWORKS LANE, MANCHESTER, M19 3JP	WEX141895	Treating waste exemption	Not on a farm	Recovery of scrap metal
7	437m N	173A, MOUNT ROAD, MANCHESTER, M18 7QT	WEX254615	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
I	454m S	Access Track Nelstrop Road M19 3ZF	EPR/ZH0415YX/A001	Treating waste exemption	Non-Agricultural Waste Only	Screening and blending of waste
I	454m S	Access Track Nelstrop Road M19 3ZF	EPR/ZH0415YX/A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste in construction
J	456m W	Unit 13, Hemmons Road, Levenshulme, Manchester, M12 5ST	EA/EPR/VP3852VP/A001	Treating waste exemption	Not on a farm	Repair or refurbishment of WEEE
J	481m W	Unit 13 Hemmons Road Manchester Manchester M12 5ST	EPR/YF0407TQ/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place

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

4 Current industrial land use



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Site Outline

Search buffers in metres (m)

Recent industrial land uses

Current or recent petrol stations

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

Licensed Discharges to controlled waters

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	**10**

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 46**

ID	Location	Company	Address	Activity	Category
A	30m E	Electricity Sub Station	Greater Manchester, M18	Electrical Features	Infrastructure and Facilities
A	31m E	Electricity Sub Station	Greater Manchester, M18	Electrical Features	Infrastructure and Facilities
1	80m W	Electricity Sub Station	Greater Manchester, M18	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
2	85m NW	Electricity Sub Station	Greater Manchester, M18	Electrical Features	Infrastructure and Facilities
3	116m N	Electricity Sub Station	Greater Manchester, M18	Electrical Features	Infrastructure and Facilities
C	172m S	Works	Greater Manchester, M19	Unspecified Works Or Factories	Industrial Features
4	178m S	Electricity Sub Station	Greater Manchester, M19	Electrical Features	Infrastructure and Facilities
C	180m S	F E Jones Builders	303, Mount Road, Manchester, Greater Manchester, M19 3ET	General Construction Supplies	Industrial Products
5	237m S	Tank	Greater Manchester, M19	Tanks (Generic)	Industrial Features
6	239m S	Rosgal	Connaughton House, Mount Road, Manchester, Greater Manchester, M19 3BH	Civil Engineers	Engineering Services

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	**1**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 46**

ID	Location	Company	Address	LPG	Status
13	494m S	OBSOLETE	295, Barlow Road, Levenshulme, Manchester, Greater Manchester, M19 3HQ	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 46**

ID	Location	Address	Details	
9	404m S	Mallatite Ltd, Sandford Lane, M19 3FT	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
10	419m S	British Cement Corporation Ltd, Unit M5, Levenshulme Trading Estate, Printworks Lane, Levenshulme M19 3JP	Process: Use of Bulk Cement Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	3

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

Features are displayed on the Current industrial land use map on **page 46**

ID	Location	Address	Details	
B	135m N	GORE BROOK SEWER STAGE 2, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016941091 Permit Version: 1 Receiving Water: GORE BROOK	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1900 Revocation Date: 31/12/1994
B	135m N	MOUNT ROAD COMBINED SEWER OVERFLOW, 59 MOUNT ROAD, GORTON, MANCHESTER, GREATER MANCHESTER, M18 7BW	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0246 Permit Version: 1 Receiving Water: -	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/07/1991 Revocation Date: 31/12/1994
B	135m N	MOUNT ROAD COMBINED SEWER OVERFLOW, 59 MOUNT ROAD, GORTON, MANCHESTER, GREATER MANCHESTER, M18 7BW	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0246 Permit Version: 2 Receiving Water: UNKNOWN	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: 05/11/2019

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	14

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 46**

ID	Location	Details	
D	210m S	Incident Date: 14/07/2003 Incident Identification: 173342 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
D	226m S	Incident Date: 13/09/2010 Incident Identification: 821916 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 2 (Significant)
D	235m S	Incident Date: 04/04/2003 Incident Identification: 148446 Pollutant: Inert Materials and Wastes Pollutant Description: Other Inert Material or Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
D	243m S	Incident Date: 25/02/2014 Incident Identification: 1212017 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

ID	Location	Details	
D	243m S	Incident Date: 25/02/2014 Incident Identification: 1212017 Pollutant: Oils and Fuel Pollutant Description: Mixed/Waste Oils	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
D	264m S	Incident Date: 21/08/2001 Incident Identification: 25649 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
D	264m S	Incident Date: 21/08/2001 Incident Identification: 25649 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
7	315m S	Incident Date: 05/07/2003 Incident Identification: 171391 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
8	336m S	Incident Date: 24/11/2002 Incident Identification: 122664 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
11	427m S	Incident Date: 05/12/2002 Incident Identification: 124860 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
12	431m S	Incident Date: 07/07/2003 Incident Identification: 171467 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
E	459m SE	Incident Date: 11/06/2007 Incident Identification: 502158 Pollutant: Inorganic Chemicals/Products Pollutant Description: Acids	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
E	459m SE	Incident Date: 11/06/2007 Incident Identification: 502158 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
E	459m SE	Incident Date: 11/06/2007 Incident Identification: 502158 Pollutant: Organic Chemicals/Products Pollutant Description: Surfactants and Detergents	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) 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	4

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 54**

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	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

ID	Location	Designation	Description
3	424m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	425m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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

Bedrock aquifer



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 56**

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

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

Groundwater vulnerability



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Site Outline

Search buffers in metres (m)

Superficial vulnerability

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

Bedrock vulnerability

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

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	2

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

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

Features are displayed on the Groundwater vulnerability map on **page 58**

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: Mixed
2	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: Mixed

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

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

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

5.5 Groundwater vulnerability- local information

Records on site	0

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

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

Abstractions and Source Protection Zones



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Site Outline

Search buffers in metres (m)

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

5.6 Groundwater abstractions

Records within 2000m	12

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 60**

ID	Location	Details	
A	246m S	Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT SANDFOLD LANE, LEVENSHULME, MANCHESTER" Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -
A	246m S	Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT SANDFOLD LANE, LEVENSHULME, MANCHESTER Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -
A	246m S	Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT SANDFOLD LANE LEVENSHULME MANCHESTER Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700	Annual Volume (m^3): 117835 Max Daily Volume (m^3): 409 Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -
-	909m NW	Status: Historical Licence No: 2569006042 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: CLIVE BACK Easting: 387590 Northing: 395890	Annual Volume (m^3): 15000 Max Daily Volume (m^3): 276 Original Application No: - Original Start Date: 11/07/2002 Expiry Date: 31/03/2014 Issue No: 3 Version Start Date: 04/02/2009 Version End Date: -

ID	Location	Details	
-	909m NW	Status: Historical Licence No: 2569006042 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: CLIVE BACK Easting: 387591 Northing: 395891	Annual Volume (m^3): 10000 Max Daily Volume (m^3): 276 Original Application No: - Original Start Date: 11/07/2002 Expiry Date: 31/03/2014 Issue No: 4 Version Start Date: 29/02/2012 Version End Date: -
-	909m NW	Status: Historical Licence No: NW/069/0006/006 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: The Chief Operating Officer of the Eastlands Trust Easting: 387591 Northing: 395891	Annual Volume (m^3): 8000 Max Daily Volume (m^3): 276 Original Application No: - Original Start Date: 16/05/2014 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 16/05/2014 Version End Date: -
-	973m N	Status: Historical Licence No: 2569006043 Details: Dust Suppression Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE, MANCHESTER Data Type: Point Name: G R A LIMITED Easting: 387950 Northing: 396100	Annual Volume (m^3): 4000 Max Daily Volume (m^3): 22 Original Application No: - Original Start Date: 20/06/2003 Expiry Date: 31/03/2014 Issue No: 2 Version Start Date: 01/04/2008 Version End Date: -
-	1536m S	Status: Historical Licence No: 2569012134 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT LH'S PREMISES, REDDISH, STOCKPORT" Data Type: Point Name: OCTRAN LIMITED Easting: 389000 Northing: 393500	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 29/11/1983 Expiry Date: - Issue No: 101 Version Start Date: 15/11/2001 Version End Date: -

ID	Location	Details	
-	1536m S	Status: Historical Licence No: 2569012134 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT LH'S PREMISES, REDDISH, STOCKPORT Data Type: Point Name: OCTRAN LIMITED Easting: 389000 Northing: 393500	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 29/11/1983 Expiry Date: - Issue No: 101 Version Start Date: 15/11/2001 Version End Date: -
-	1536m S	Status: Historical Licence No: 2569012134 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT LH S PREMISES REDDISH STOCKPORT Data Type: Point Name: MILLSHOMES LTD Easting: 389000 Northing: 393500	Annual Volume (m^3): 13638 Max Daily Volume (m^3): 72.73 Original Application No: - Original Start Date: 29/11/1983 Expiry Date: - Issue No: 102 Version Start Date: 01/04/2008 Version End Date: -
-	1742m N	Status: Historical Licence No: 2569006044 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PRESTON STREET, GORTON, MANCHESTER Data Type: Point Name: CEMEX UK MATERIALS LTD Easting: 388030 Northing: 396880	Annual Volume (m^3): 15000 Max Daily Volume (m^3): 115 Original Application No: - Original Start Date: 23/10/2003 Expiry Date: 31/03/2014 Issue No: 3 Version Start Date: 15/10/2007 Version End Date: -
-	1742m N	Status: Active Licence No: NW/069/0004/012 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PRESTON STREET, MANCHESTER Data Type: Point Name: Cemex UK Materials Limited Easting: 388030 Northing: 396880	Annual Volume (m^3): 7,500 Max Daily Volume (m^3): 72 Original Application No: NPS/WR/030760A Original Start Date: 19/06/2014 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 21/12/2018 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	0

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

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

5.8 Potable abstractions

Records within 2000m	0

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

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

5.9 Source Protection Zones

Records within 500m	0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



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Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	**5**

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

Features are displayed on the Hydrology map on **page 65**

ID	Location	Type of water feature	Ground level	Permanence	Name
1	**On site**	**Inland river not influenced by normal tidal action.**	**Not provided**	**Watercourse contains water year round (in normal circumstances)**	**-**

ID	Location	Type of water feature	Ground level	Permanence	Name
B	3m S	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
3	3m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
5	4m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	19m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	**4**

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

Features are displayed on the Hydrology map on **page 65**

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 65**

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

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

6.4 WFD Surface water bodies

Records identified	1

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

Features are displayed on the Hydrology map on **page 65**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	608m N	River	Platt Brook (Source to Fallowfield Bk)	GB112069061060	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	1

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

Features are displayed on the Hydrology map on **page 65**

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

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding



Site Outline
Search buffers in metres (m)

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

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

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

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

8.1 Surface water flooding

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

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

Features are displayed on the Surface water flooding map on **page 71**

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

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

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

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

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

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 73**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Local Nature Reserves (LNR)

Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	1

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

Features are displayed on the Environmental designations map on **page 74**

ID	Location	Name	Data source
1	840m S	Highfield Country Park	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m	0

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

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	1

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

Features are displayed on the Environmental designations map on **page 74**

ID	Location	Name	Local Authority name
-	1963m SE	Merseyside and Greater Manchester	Stockport

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m	0

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

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

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

Not recorded

Favourable

Unfavourable - Recovering

Unfavourable - No change

Unfavourable - Declining

Partially destroyed

Destroyed

10.17 SSSI Impact Risk Zones

Records on site	2

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 79**

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.**

ID	Location	Type of developments requiring consultation
2	**On site**	**Infrastructure - Airports, helipads and other aviation proposals.** **Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t.** **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



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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	1

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 81**

ID	Location	Name	Grade	Reference Number	Listed date
1	217m N	The Church of Our Lady and St Thomas of Canterbury, Longsight, Manchester, M18	II	1380065	02/02/2000

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

11.5 Conservation Areas

Records within 250m	0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

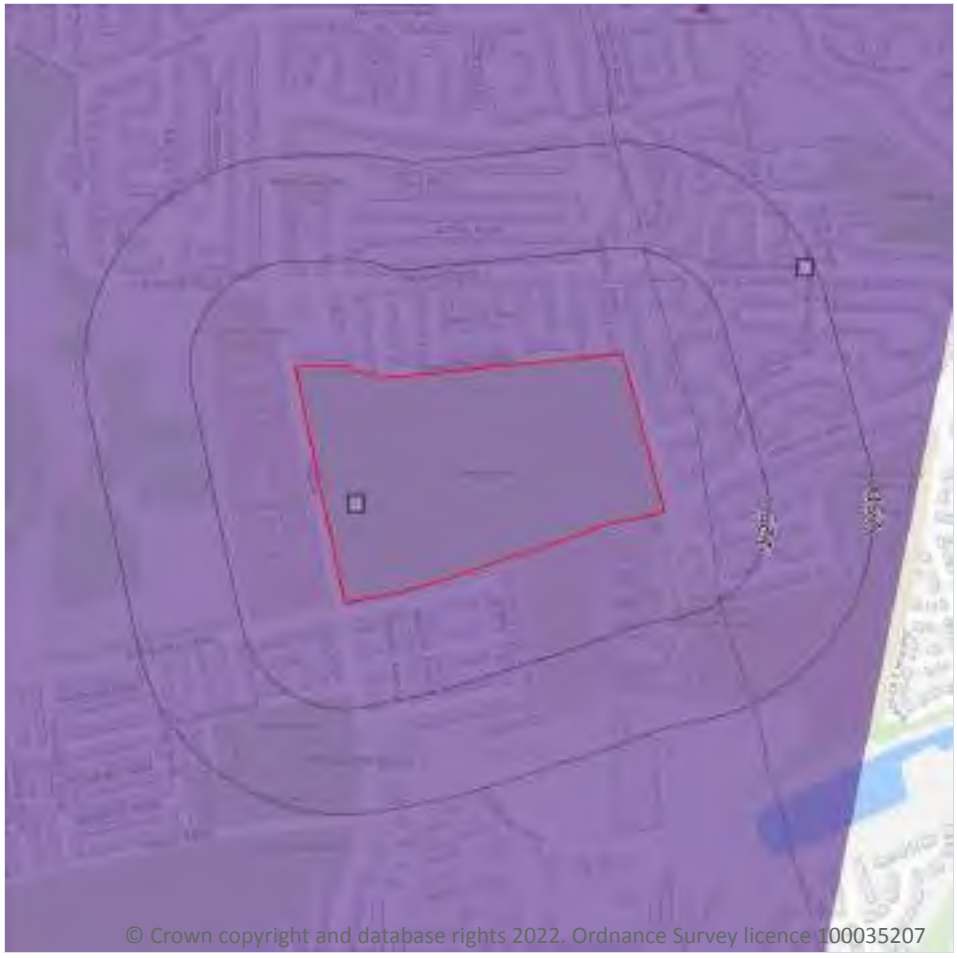
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



12.1 Agricultural Land Classification

Records within 250m	2

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

Features are displayed on the Agricultural designations map on **page 84**

ID	Location	Classification	Description
1	**On site**	**Urban**	**-**
2	52m E	Urban	-

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	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 87**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**SJ89SE**
2	**On site**	**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 **14**

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 88**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**MGR-ARTDP**	**Made Ground (Undivided)**	**Artificial Deposit**
2	103m W	WMGR-ARTDP	Infilled Ground	Artificial Deposit
3	127m W	WMGR-ARTDP	Infilled Ground	Artificial Deposit
4	171m S	WMGR-ARTDP	Infilled Ground	Artificial Deposit

ID	Location	LEX Code	Description	Rock description
A	218m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	238m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	271m E	WMGR-ARTDP	Infilled Ground	Artificial Deposit
A	284m SE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
5	324m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
6	337m S	WMGR-ARTDP	Infilled Ground	Artificial Deposit
7	374m NE	WGR-VOID	Worked Ground (Undivided)	Void
8	419m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
9	456m E	WGR-VOID	Worked Ground (Undivided)	Void
10	488m SW	WMGR-ARTDP	Infilled Ground	Artificial Deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m **4**

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 90**

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

ID	Location	LEX Code	Description	Rock description
3	453m E	GFICD-XSV	Glaciofluvial Ice Contact Deposits, Devensian - Sand And Gravel	Sand And Gravel
4	465m E	GFDUD-XSV	Glaciofluvial Deposits, Devensian - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

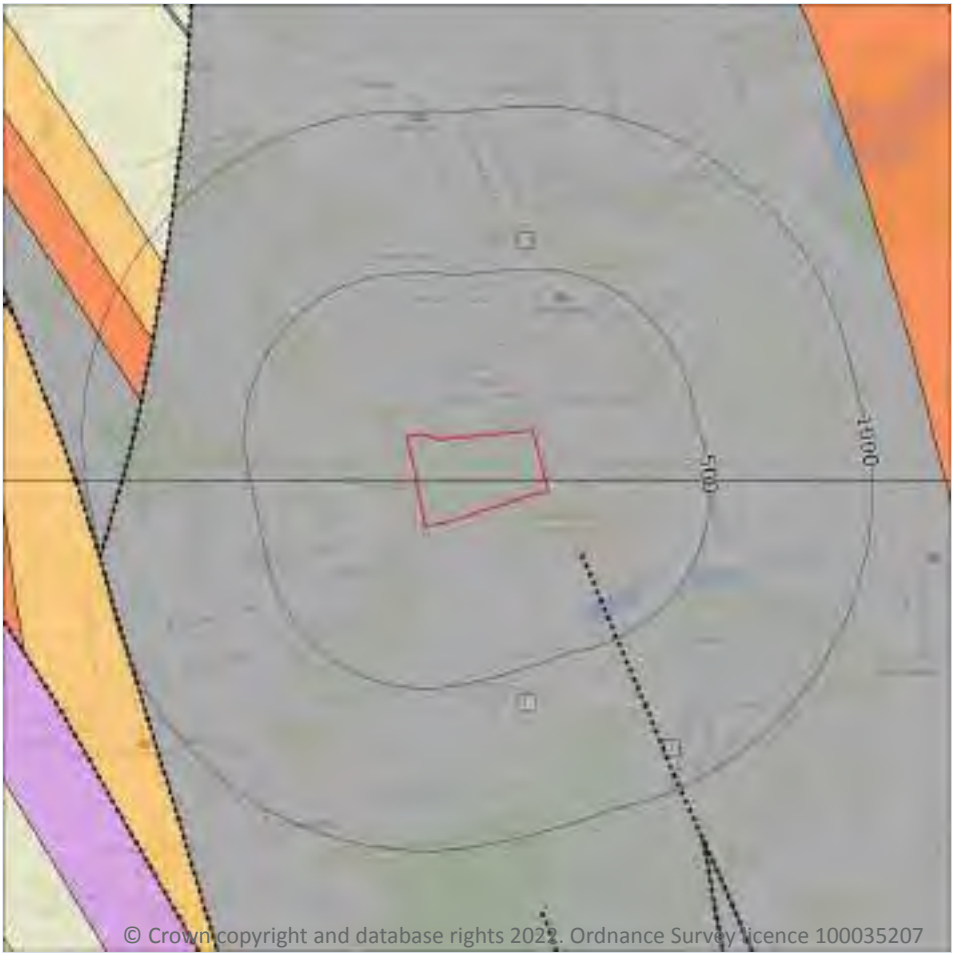
14.4 Landslip (10k)

Records within 500m	**0**

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m	2

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 92**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CPB-SDST**	**Chester Pebble Beds Formation - Sandstone**	**Early Triassic Epoch**
2	**On site**	**CPB-SDST**	**Chester Pebble Beds Formation - Sandstone**	**Early Triassic Epoch**

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	**1**

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 92**

ID	Location	Category	Description
3	220m SE	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



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 94**

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



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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 95**

ID	Location	LEX Code	Description	Rock description
1	102m W	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT
2	419m NW	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 **3**

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 97**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**TILL, DEVENSIAN**	**DIAMICTON**
2	453m E	GFICD-XSV	GLACIOFLUVIAL ICE CONTACT DEPOSITS, DEVENSIAN	SAND AND GRAVEL
3	465m E	GFDUD-XSV	GLACIOFLUVIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	**2**

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**
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



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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	1

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 99**

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

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	2

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**
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	1

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 99**

ID	Location	Category	Description
2	220m SE	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.

16 Boreholes



Site Outline

Search buffers in metres (m)

Confidential

0 - 10m

10 - 30m

30m+

Unknown

16.1 BGS Boreholes

Records within 250m	9

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 101**

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	133m NW	388030 395250	8 LONGSIGHT ROAD, GORTON 3	2.8	N	13468644
A	133m NW	388030 395250	8 LONGSIGHT ROAD, GORTON 4	2.8	N	13468645
A	133m NW	388030 395250	8 LONGSIGHT ROAD, GORTON 1	3.0	N	13468642

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	133m NW	388030 395250	8 LONGSIGHT ROAD, GORTON 2	3.0	N	13468643
1	224m S	388550 394740	SANDFOLD LANE LEVENSHULME	73.0	N	865848
B	240m E	388740 395150	31 SANDOWN CRESCENT, GORTON, MANCHESTER 2	3.0	N	15018340
B	240m E	388740 395150	31 SANDOWN CRESCENT, GORTON, MANCHESTER THI/B1	3.0	N	15018337
B	240m E	388740 395150	31 SANDOWN CRESCENT, GORTON, MANCHESTER 4	2.8	N	15018344
B	240m E	388740 395150	31 SANDOWN CRESCENT, GORTON, MANCHESTER 3	3.0	N	15018342

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



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Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	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 103**

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

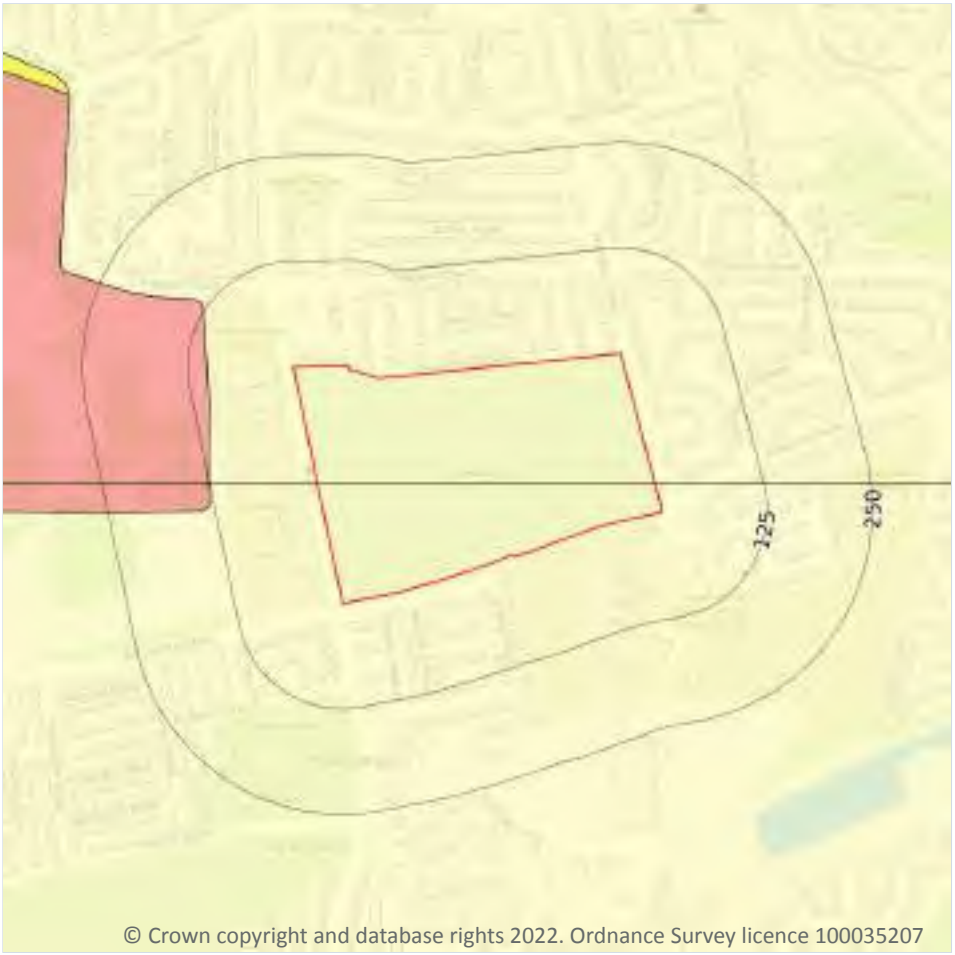
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 104**

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 105**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



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Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	**1**

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

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 106**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



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Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	1

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

Features are displayed on the Natural ground subsidence - Landslides map on **page 107**

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 108**

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	25

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 110**

ID	Location	Land Use	Year of mapping	Mapping scale
1	**On site**	**Pond**	**1851**	**1:10560**
A	8m N	Pond	1905	1:10560
A	15m N	Pond	1938	1:10560
A	15m N	Pond	1907	1:10560
3	102m N	Pond	1851	1:10560
B	108m W	Clay Pit	1968	1:10560
B	108m W	Clay Pit	1978	1:10000
B	108m W	Unspecified Pit	1956	1:10560
C	114m W	Unspecified Pit	1965	1:10560
C	114m W	Unspecified Ground Workings	1974	1:10000
4	123m S	Ponds	1851	1:10560
D	149m E	Pond	1905	1:10560
D	154m E	Pond	1923	1:10560
D	155m E	Pond	1890	1:10560
D	157m E	Pond	1907	1:10560
5	157m E	Pond	1851	1:10560
E	158m W	Pond	1938	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
E	158m W	Pond	1934	1:10560
E	163m W	Pond	1905	1:10560
F	175m NE	Pond	1890	1:10560
F	178m NE	Pond	1905	1:10560
6	182m S	Unspecified Pit	1892	1:10560
7	183m S	Pond	1851	1:10560
F	184m NE	Pond	1907	1:10560
8	216m NW	Pond	1851	1:10560

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	**2**

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 110**

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
2	96m W	Nelstrop Road	Brick clay	Surface mineral working	Valid	21/10/47
G	256m NW	East Road	Brickearth, clay, bricks	Surface mineral working	Valid	16/9/47

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

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

This data is sourced from the British Geological Survey.

18.7 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

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on **page 115**

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

This data is sourced from the British Geological Survey and Public Health England.

20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m	4

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

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

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m	24

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	**30**	**5.3**	**62**	**43**	**0.3**	**80**	**28**	**37**	**7**
On site	**32**	**5.6**	**65**	**45**	**0.3**	**84**	**27**	**41**	**8**

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	**33**	**5.8**	**56**	**38**	**0.3**	**93**	**30**	**48**	**4**
On site	**33**	**5.8**	**62**	**43**	**0.3**	**84**	**26**	**40**	**8**
On site	**36**	**6.3**	**58**	**40**	**0.3**	**95**	**30**	**50**	**4**
On site	**36**	**6.3**	**34**	**23**	**0.3**	**93**	**22**	**48**	**2**
On site	**37**	**6.5**	**76**	**52**	**0.3**	**92**	**25**	**48**	**6**
On site	**39**	**6.8**	**62**	**43**	**0.3**	**96**	**29**	**51**	**5**
On site	**39**	**6.8**	**67**	**46**	**0.3**	**92**	**20**	**48**	**9**
On site	**39**	**6.8**	**58**	**40**	**0.3**	**97**	**26**	**52**	**5**
On site	**41**	**7.2**	**34**	**23**	**0.3**	**96**	**22**	**52**	**2**
On site	**42**	**7.3**	**68**	**47**	**0.3**	**96**	**23**	**52**	**5**
On site	**44**	**7.7**	**59**	**41**	**0.3**	**95**	**19**	**51**	**6**
On site	**45**	**7.9**	**56**	**38**	**0.3**	**96**	**19**	**52**	**5**
On site	**47**	**8.2**	**35**	**24**	**0.3**	**99**	**23**	**55**	**2**
On site	**50**	**8.8**	**56**	**38**	**0.3**	**100**	**30**	**57**	**5**
On site	**50**	**8.8**	**37**	**25**	**0.3**	**100**	**23**	**57**	**3**
On site	**54**	**9.4**	**58**	**40**	**0.3**	**102**	**31**	**59**	**6**
3m NW	31	5.4	98	67	0.3	96	30	49	8
11m W	33	5.8	93	64	0.3	97	29	50	8
25m SE	35	6.1	77	53	0.3	90	23	45	15
31m W	31	5.4	64	44	0.3	91	24	45	6
45m NE	37	6.5	55	38	0.3	89	19	45	4
46m NE	24	4.2	63	43	0.3	73	32	31	7

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m	**1**

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.

Location	Arsenic (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Lead (mg/kg)	Tin (mg/kg)	Sample Type
1m N	54.6	2.2	102.5	388.4	59.5	362.8	87.9	Topsoil

This data is sourced from the British Geological Survey.

21 Railway infrastructure and projects



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

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	8

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

Features are displayed on the Railway infrastructure and projects map on **page 119**

Location	Land Use	Year of mapping	Mapping scale
109m W	Tramway Sidings	1950	2500
110m W	Tramway Sidings	1950	1250
111m W	Tramway Sidings	1956	10560
115m W	Tramways Sidings	1950	2500
115m W	Tramway Sidings	1950	1250
151m W	Railway Sidings	1965	10560
174m W	Tramways Sidings	1956	1250
176m W	Tramways Sidings	1956	2500

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-jan-2020/.

APPENDIX D

UXO Screening Map and Preliminary UXO Risk Assessment

UNEXPLODED BOMB RISK MAP

SITE LOCATION

Location: M18 7QU,
Map Centre: 388151,395180



LEGEND

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

miltary	**industry**	**UXO find**
transport	**dock**	**Luftwaffe targets**
utilities	**Bombing decoy**	**other**

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

The map indicates the potential for Unexploded Bombs (UXB) to be present as a result of World War Two (WWII) bombing.

You can incorporate the map into your preliminary risk assessment* for potential Unexploded Ordnance (UXO) for a site. Using this map, you can make an informed decision as to whether more in-depth detailed risk assessment* is necessary.

What do I do if my site is in a moderate or high risk area?

Generally, we recommend that a detailed UXO desk study and risk assessment is undertaken for sites in a moderate or high UXB risk area.

Similarly, if your site is near to a designated Luftwaffe target or bombing decoy then additional detailed research is recommended.

More often than not, this further detailed research will conclude that the potential for a significant UXO hazard to be present on your site is actually low.

Never plan site work or undertake a risk assessment using these maps alone. More detail is required, particularly where there may be a source of UXO from other military operations which are not reflected on these maps.

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

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

A low risk really means that there is no greater probability of encountering UXO than anywhere else in the UK.

If you are unsure whether other sources of UXO may be present, you can ask for one of our **pre-desk study assessments (PDSA)**

If I have any questions, who do I contact?

tel: **+44 (0) 1993 886682**

email: **uxo@zetica.com**

web: **www.zeticauxo.com**

The information in this UXB risk map is derived from a number of sources and should be used in conjunction with the accompanying notes on our website: **(https://zeticauxo.com/downloads-and-resources/risk-maps/)**

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

It is important to note that this map is not a UXO risk assessment and should not be reported as such when reproduced.

*Preliminary and detailed UXO risk assessments are advocated as good practice by industry guidance such as CIRIA C681 'Unexploded Ordnance (UXO), a guide for the construction industry'.

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Preliminary UXO Risk Assessment

Client	Brownfield Solutions Limited
Project	Mount Road, Gorton
Site Address	Mount Road, Gorton, Manchester M18 7SU
Report Reference	PA16560-00
Date	23/09/22
Originator	DB

Assessment Objective

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

Background

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

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

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

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

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Risk Assessment Considerations	
Site location and description/current use	The site is located in Gorton, an inner city area of Manchester.  Recent aerial imagery indicates that the site area comprises open and hardstanding ground. Residential housing, their respective gardens and roadway forming Mannering Street are affixed to the northern site boundary whilst Wembley Road borders the eastern boundary of the site. An access road and Mount Road (B6178) bind the southern and western site boundaries respectively. The site is approximately centred on the OS grid reference: **SJ 88325 95033**
Are there any indicators of current/historical military activity on/close to the site?	Anecdotal evidence indicates that 48th Battalion Manchester Home Guard utilized Melland Field during WWII, possibly to test weapons and armaments.[1] However, the site is not considered likely to have been suitable for any extensive exercises or live weapons training by the Home Guard, given its proximity to a school, housing, and a number of roadways during wartime. Additionally, an in-house geo data-set indicates that a POW camp and an HAA (Heavy Anti-Aircraft) battery were situated 95m and 160m south of the site respectively during WWII. Given the distances, these are not considered likely sources of UXO contamination.
What was the pre- and post-WWII history of the site?	Pre-war OS mapping dated 1933 indicates that the site area was occupied by open ground, comprising a football pitch and six small *pavilion* structures. Within the southern section of the site, a ditch runs parallel to the southern boundary of the site footprint. *Wembley Road* and *Mount Road* bind the eastern and western site boundaries respectively whilst a footpath and a raised earth feature form the northern and southern site boundaries respectively. Post war OS mapping dated 1956 does not indicate that any major structural changes took place within the site area itself bar the clearance of some of the former pavilion structures. In the wider area of the site, substantial development has taken place including the development of roadways and residential properties to the north and east of the site.
Was the area subject to bombing during WWII?	During WWII, the site was situated within the County Borough of Manchester, which according to official Home Office bombing statistics sustained an overall low density of bombing with an average of 27.1 incidents recorded per 1,000 acres. A borough of 27,255 acres, Manchester was subject to 712 high explosive (HE) bombs, 18 parachute mines, seven oil bombs, and one V-1 flying bomb; a total of 738 incidents. No bombs were recorded within or adjacent to the site boundary on Manchester bomb and damage mapping. It is however worth noting that this bomb map is not considered comprehensive.

[1] https://modernmooch.com/2020/05/01/mellands-playing-fields-mount-road/

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Is there any evidence of bomb damage on/close to the site?	Post-war aerial imagery dated 1948 was available for consultation on this occasion. No major signs of bomb damage such as cratering, scattered earth, or indentations in the ground were visible within this source. This corroborates with the lack of damage recorded on/around the site within Manchester bomb and damage mapping.
To what degree would the site have been subject to access?	The site area was labelled as football pitch in historical OS mapping and anticipated to have been used by members of the public at the start of WWII. The site is anticipated to have retained this access throughout WWII owing to the presence of the local Home Guard on/adjacent to the site thereby increasing the likelihood of potential incidents being noted.
To what degree has the site been developed post-WWII?	A comparison of recent aerial imagery and historical OS mapping indicates that the site area itself has sustained minimal development post-war.
What is the nature and extent of the intrusive works proposed?	The nature and extent of works proposed was not available at the time of writing.

Summary and Conclusions

Anecdotal evidence indicates that 48th Battalion Manchester Home Guard utilized Melland Field during WWII, possibly to test weapons and armaments.[2] However the site is not considered likely to have been suitable for any extensive exercises or live weapons training by the Home Guard, given its proximity to a school, residential housing, and roadways during wartime. Additionally, an in-house geo data-set indicates that a POW camp and an HAA (Heavy Anti-Aircraft) battery were situated 95m and 160m south of the site respectively during WWII. Given the distances however, these are not considered likely sources of UXO contamination.

During WWII, the site was situated within the County Borough of Manchester, which according to official Home Office bombing statistics sustained an overall low density of bombing with an average of 27.1 incidents recorded per 1,000 acres. No bombs or damage were recorded within or adjacent to the site boundary on Manchester bomb and damage mapping although it should be noted that this source is not considered comprehensive. Nonetheless, the lack of damage in this source corroborates with the lack of major signs of damage, such as cratering, scattered earth, or indentations in the ground, visible within available post-war imagery. Given the Home Guard presence on/adjacent to the site, there is considered to be an increased likelihood of on-site incidents being noted and reported.

[2] https://modernmooch.com/2020/05/01/mellands-playing-fields-mount-road/

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Recommendations
Due to the presence of a number of Allied installations to the south and evidence of Home Guard activity in the area, it is not possible to entirely reduce the possibility of on-site UXO contamination. However, given the findings of this preliminary report, neither is the risk considered to be higher than the 'background risk' of finding UXO within this part of the country. As a result, **no further action** is recommended for this site. Whilst it would be possible to conduct a Detailed UXO Risk Assessment for this site, it is not anticipated that any further findings would significantly alter these findings. It is recommended however that **UXO Awareness Briefings** are considered by the client for any ground staff undertaking intrusive works, as a minimum precaution. If the client has any anecdotal or empirical evidence of UXO risk on site, please contact 1st Line Defence.

It should be noted that although the risk from unexploded ordnance on this site has been assessed as low/minimal, this does not mean there is 'no' risk of encountering UXO. This preliminary report has been undertaken with due diligence, and all reasonable care has been taken to access and analyse relevant historical information. By necessity, when dealing with historical evidence, and when making assessments of UXO risk, various assumptions have to be made which we have discussed and justified within this report. Our reports take a common-sense and practical approach to the assessment of UXO risk, and we strive to be reasonable and pragmatic in our conclusions. As referenced, it would be possible to undertake further research into this site, but based on the evidence to hand, this is not deemed strictly necessary, and no reasonably justifiable requirement for proactive on-site mitigation has been identified.

It should however be stressed that if any suspect items are encountered during the proposed works, 1st Line Defence should be contacted for advice/assistance, and to re-assess the risk as necessary. Furthermore, we would recommend that ground personnel are always made aware of the potential for encountering UXO, what to look out for and what to do in the unlikely event that a suspect item is encountered, and that a UXO Risk Management Plan is put together for the proposed works. We would be happy to provide a template and guidance for this – contact us on 01992 245020. Should the scope of works change or additional works be proposed, 1st Line Defence should be contacted to re-evaluate the risk.

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APPENDIX E

Mining Report

The Coal Authority

CON29M
coal mining report

15 MANNERING STREET, MANCHESTER, M18 7SU

Known or potential coal mining risks

Future underground coal mining Page 3

Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit www.groundstability.com

Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. It is unlikely that these features will impact on the stability of the enquiry boundary.

Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is **on the coalfield**

Map data

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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.

Accessibility

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email communications@coal.gov.uk.

Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

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1 Past underground coal mining

The property is not within a surface area that could be affected by any past recorded underground coal 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 received an application for, and is currently considering whether to grant a licence to remove or work coal by 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 recorded coal mine entries known to the Coal Authority 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 of the enquiry boundary, 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 Coal 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.

Statutory cover



Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.
www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form



Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call 0800 288 4242. Further information can be found on our website: www.gov.uk/coalauthority.

Glossary

Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings

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