



Cornbrook Residential Phase I Geo-Environmental Assessment Report

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CONTENTS

1.0	INTRODUCTION	1
1.1	CONTEXT.....	1
1.2	PROPOSED DEVELOPMENT.....	1
1.3	OBJECTIVES AND SCOPE	1
1.4	LIMITATIONS.....	1
2.0	THE SITE.....	3
2.1	LOCATION	3
2.2	SITE DESCRIPTION	3
3.0	GEO-ENVIRONMENTAL SETTING.....	4
3.1	HISTORICAL SETTING	4
3.2	PUBLISHED GEOLOGY	6
3.3	BGS EXPLORATORY HOLE RECORDS	7
3.4	MINING AND MINERAL EXTRACTION.....	7
3.5	HYDROGEOLOGY.....	7
3.6	HYDROLOGY	7
3.7	LANDFILL AND WASTE MANAGEMENT SITES	8
3.8	ENVIRONMENTAL REGULATORY DATA.....	8
3.9	RADON	9
3.10	UXO RISK	9
4.0	PHASE 1 SUMMARY AND RISK ASSESSMENT	10
4.1	INTRODUCTION.....	10
4.2	POTENTIAL CONTAMINATIVE SOURCES	10
4.3	PATHWAYS	10
4.4	RECEPTORS.....	12
4.5	PRELIMINARY CONCEPTUAL SITE MODEL.....	12
5.0	PRELIMINARY GEOTECHNICAL ASSESSMENT	18
5.1	HAZARD IDENTIFICATION	18
5.2	FOUNDATION AND GEOTECHNICAL DESIGN	18
5.3	SUSTAINABLE DRAINAGE SYSTEMS (SUDS).....	18
6.0	OTHER DEVELOPMENT CONSTRAINTS	19
6.1	CONSTRAINTS IDENTIFICATION.....	19
7.0	CONCLUSIONS AND RECOMMENDATIONS	20
7.1	GEO-ENVIRONMENTAL	20
7.2	GEOTECHNICAL.....	20
7.3	FURTHER WORK	20
8.0	REFERENCES	21

DRAWINGS

Drawing Number	Rev	Title
8353-LRW-ZZ-ZZ-DR-A-00-100	P08	Proposed Site Plan
8353-LRW-ZZ-00-DR-A-00-178	P09	Proposed Ground Floor Plan – Option 2
8353-LRW-ZZ-01-DR-A-00-179	P07	Proposed First Floor Plan – Option 2
8353-LRW-ZZ-ZZ-DR-A-00-180	P08	Proposed Second to Fifth Floor Plan – Option 2
8353-LRW-ZZ-ZZ-DR-A-00-181	P05	Proposed Sixth to Nineteenth Floor Plan – Option 2
8353-LRW-ZZ-ZZ-DR-A-00-182	P05	Proposed Twentieth To Twenty-First Floor Plan – Option2
8353-LRW-ZZ-22-DR-A-00-183	P05	Proposed Twenty-Second Floor Plan – Option 2
8353-LRW-ZZ-23-DR-A-00-184	P05	Proposed Twenty-Third Floor Plan – Option 2
8353-LRW-ZZ-RF-DR-A-00-185	P04	Proposed Roof Plan – Option 2
C5031/01	-	Site Location Plan
C5031/02	-	Site Features Plan

APPENDICES

Photographs	Site Walkover Photographs
Appendix A	Methodology and Guidance
Appendix B	Historical Maps
Appendix C	Geo-Environmental Data Report
Appendix D	BGS Exploratory Hole Records
Appendix E	Mining Search Report
Appendix F	UXO Screening Map

1.0 INTRODUCTION

1.1 Context

This report describes a desk-based Phase I Geo-Environmental Assessment Report carried out by Renaissance Associates Ltd on a site off Cornbrook Road, Manchester 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.

Definitions of terms and acronyms used within this report is presented in Section 8.0.

1.2 Proposed Development

“Erection of a 24-storey mixed use building incorporating 224 residential apartments (Use Class C3), 87 apart-hotel studios (Use Class C1), amenity space, flexible commercial space (Use Class E), and café (Use Class E(b)), together with infrastructure, landscaping, and other associated works”

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, renaissance have assumed this information is correct and reliable. Nevertheless, renaissance cannot and does not guarantee the authenticity or reliability of the information it has relied upon.

Renaissance 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.

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party comes into possession of this report, then they rely on it at their own risk and renaissance 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 Cornbrook Road, Manchester, M15 4WB, centred on National Grid Reference 382409, 397044 as shown on the Site Location Plan, Drawing No. C5540/01.

2.2 Site Description

A site reconnaissance survey was carried out at the site on 5th October 2023. The main site features and potential issues identified during this survey are detailed below and are shown on the Site Features Plan, Drawing No. C5540/02. A selection of photographs from the site walkover are presented to the rear of this report.

Feature	Description
Site Area	0.23 hectares.
Site Access	Access to the site is gained off Dinton Street to the north-west, with padlocked temporary fencing.
Current Land Use and Site Features	The site comprises a linear cobbled road trending north-west to south-east, edged with asphalt pavement. The cobbled road is enclosed by a red brick wall to the south and wooden and concrete fencing to the north. Two drains are present along the road to the south-east. The north-east part of the site comprises a combination of gravel and concrete slab surfacing and the south-west part of the site comprises intermittent asphalt surfacing with dense vegetation.
Potential Sources of Gross Contamination	Localised areas of fly tipping were noted across the site, which could contain unknown contaminants, although no visible asbestos or hydrocarbons were noted during the walkover.
Vegetation	Vegetation is present across the majority of the site, including shrubs, grasses and small trees, with denser coverage to the south and east which restricted access to an extent.
Topography	The site is generally flat, although the cobbled road lies approximately 150-200mm below adjacent areas.
Site Boundaries	Steel palisade fencing and temporary heras fencing encloses the site to the north and north-east. The south and west of the site is bound by wooden hoarding.
Surrounding Area	The site is set within a mixed residential and commercial area with residential plots to the east and south-east. The site is bordered by a high-rise apartment building to the north-east. A metro line and canal are within 150m to the north to north-west of the site, beyond which is the Manchester Ship Canal circa 200m away from the site.

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	Years Present	Description
Track	Onsite	1851	Historical mapping from 1851 indicates a track was present onsite trending roughly north-east to south-west but is not seen on subsequent mapping.
Runcorn Street	Onsite	1891-Present	Runcorn Street is first shown running through the centre of the site from north-west to south-east on mapping dated 1891 and is still present today as a cobbled road identified during the walkover.
Unspecified Works	Onsite	1963-2019	Mapping from 1976 indicates an unspecified works to be present onsite that remains unchanged until 2003 mapping. Satellite imagery indicates it remained present until at least 2019, but imagery dated October 2022 indicates the works was demolished at this point.
Previous Development – residential, beer houses and public toilets	Onsite	1891-Present	Historical mapping from 1891 indicates previous development to be present onsite presumably comprising terraced houses until 1932. Mapping dated 1948 shows the houses immediately adjacent to Runcorn Street had been demolished, and two beer houses are present in the south-western and south-eastern corner of the site. A new building was constructed immediately south-east of Runcorn Street by 1963, subsequently labelled as a works in 1976 when further commercial buildings had been constructed in the eastern part of the site. A public toilet is first present on mapping from 1963 alongside the beer houses and commercial works. The pubs and toilet were demolished between circa 2009 and 2015.
Breakers Yards / Builder's Yards	From circa 10m NW	1982-2020	Mapping from 1982 indicates a large breakers yard to be present 10m north-west of the site that remains present until 2003 mapping. Satellite imagery indicates the breakers yard remains present until 2020. Further breakers yards are present between 70 and 100m north-west of the site, adjacent to the canals in the vicinity.
Railway	30m NW	1850-Present	Historical mapping indicates a railway is present circa 30m north-west of the site, trending north-east to south-west. Apart from an expansion by 1908 the railway remained mostly unchanged until mapping from 1982 indicates the tracks furthest north-west were dismantled and by 1992 mapping they have been rebuilt and remain present until 2003 mapping. Satellite imagery indicates they are still present and now form part of the metrolink.
Sheet Metal Works	30m S	1949-1955	Mapping from 1949 indicates a sheet metal works to be present circa 30m south that remains unchanged until mapping 1955. Mapping 1955 indicates the works has reduced in size from the west, and is not seen on subsequent mapping.
Unspecified Warehous	50m NE	1982-2021	Mapping from 1982 indicates a large unspecified warehouse circa 50m north-east of the site to be present until 1993 mapping, after this it is no longer labelled but the building remains present until 2003 mapping, and satellite imagery indicates it to be present until 2021, by 2022 it has been demolished.

Commercial Mills (Dyeing and Finishing, paint and varnish)	60m NW	1851-1976	Historical mapping from 1851 indicates Commercial Mills to be present circa 60m north-west of the site, with associated tanks, boiler and later chimneys. The usage of the Commercial Mills is indicated to vary from dyeing, finishing paints and varnish. The mill remains largely unchanged between 1851 and 1963, but by 1976 has reduced in size and disappears altogether by 2003.
Tanks and Chimneys	From circa 70m NW and 90m NE	1891 - 1949	Historical mapping from 1891 indicates a number of chimneys and tanks associated with the various mills and a brewery in proximity to the site. The chimneys are associated with the Commercial Mills (dyeing, paint and varnishing works), which also features numerous tanks. A tank is also shown adjacent to a Brewery circa 90m north-east.
Trentham St Mills (Packing and Storage Mills)	60m N	1891-1932	Mapping from 1891 indicates Trentham St Mills (packing and storage mills) and associated chimney to be present circa 60m north of the site that remain mostly unchanged until 1932 mapping, after this they are no longer shown.
Spread Eagle Mills (smallwares)	60m N	1891 - 1964	The Spread Eagle Mills are first shown in 1891, by 1932 labelled as the Cornbrook Spice Mills, before being demolished at some stage between 1964 and 1976.
Stone Yard	70m E	1851	Mapping dated 1851 indicates a stone yard to be present circa 70m east of the site, but is not seen on subsequent mapping with redevelopment into housing having taken place by 1893.
Pant Works	70m W	1908-1922	Mapping from 1908 indicates a paint works to be present circa 70m west of the site, this remains present and unchanged until mapping 1922. After this it appears to become part of the Commercial Mills slightly to the north.
Motor Body Building Works, then garage	70m SE	1949-2003	Mapping from 1949 indicates motor body building works to be present circa 70m south that remains unchanged until 1971 mapping. From 1981 mapping it is labelled as works until 1989 mapping where it is labelled as a garage until 2003 mapping. Satellite imagery indicates it remained present until 2018, after this it is seen to have been demolished and a high-rise building built in its place.
Pomona Depot (Road Haulage Works)/Depot	80m S	1949-1995	Mapping from 1949 indicates a Pomona Depot (road haulage works) to be present circa 80m south of the site until 1968 mapping. Mapping from 1981 indicates the structure is then referred to as an unspecified depot until 1995 mapping.
Electrical Sub-Station	90m NE	1976-Present	1976 mapping indicates an electrical sub-station is present circa 90m north-east of the site and is still present based on satellite imagery.
Kkovah Works (Jams and Jellies)	90m S	1908-1995	1908 mapping shows a works labelled Kkovah Works, which on mapping dated 1955 is indicated to produce jams and jellies, subsequently labelled as a 'works' until 1995, after which it was demolished to make way for new road infrastructure.
Brass Foundry	95m S	1932-1981	Mapping from 1932 indicates a brass foundry to be present circa 95m south of the site that remains present until 1981 mapping, after this it is no longer present.
Hygeia Works (Sanitary Engineers)	95m SW	1922-1969	Mapping from 1922 indicates Hygeia Works to have been extended to lie within 95m south of the site, this remains present until 1969 mapping, after this it is no longer present.
Unspecified Factory	100m S	1981-1995	Mapping from 1981 indicates an unspecified factory to be present circa 100m south of the site, it remains unchanged on the mapping until 1995, after this it is no longer present.

In summary, the map evidence indicates that the site has included various uses from pre-1891 up until the present day, initially covered with terraced housing and public houses. Runcorn Street was constructed prior to 1891 and remains on site as the cobbled street observed during the

walkover. An unspecified works, now believed to have been demolished, was present in the centre of the site between approximately 1976 and 2020.

Historical land use in the surrounding area has been predominantly industrial with numerous works, factories and warehouses with associated tanks and chimneys within the vicinity of the site, in addition to railway sidings and several tracks located to the north-west of the site.

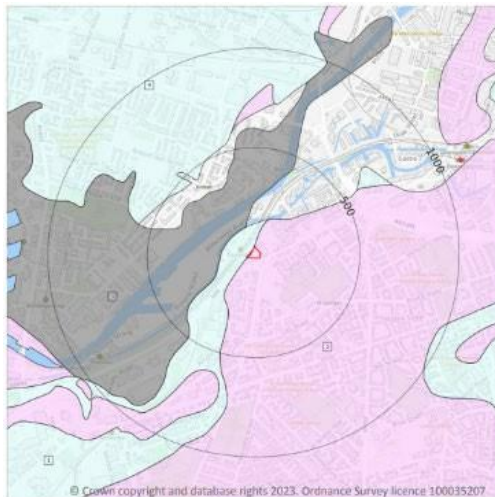
3.2 Published Geology

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 85 Manchester. 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 does not display any made ground deposits on site, however based on the historical mapping and the development that has taken place, made ground deposits are highly likely to be present. Information from the Geo-Environmental Data Report presented in Appendix B indicates onsite previous development.

Superficial Deposits

The majority of the site is indicated to be underlain by Glaciofluvial Sheet Deposits, typically comprising sand and gravel. The far western corner of the site and the land to the west is underlain by glacial Till, which typically comprises clay with small quantities of silt, sand and gravel.

Solid Geology

The deeper solid geology is indicated to be part of the Chester 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 8 within a relevant distance of the site (assumed as an approximate 50m radius). However, all of these are confidential. The closest non-confidential borehole is a series of limited borehole records 84m NE, which indicate either Alluvium or ballast over sandstone bedrock present a depths between 5.8m and 12.2m (19 to 40 feet).

3.4 Mining and Mineral Extraction

As 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	The property does not lie within the potential zone of influence of any recorded underground coal workings.
Present Underground Mining	No	-
Future Underground Mining	No	-
Mine Entries	No	There are no known coal mine entries within, or within 20 metres of, the boundary of the property.
Past, present and future opencast coal mining	No	-
Coal mining subsidence	No	-
Mine gas	No	-
Withdrawal of support	No	-

3.5 Hydrogeology

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

Stratum	Coverage	Secondary (A) Aquifer. These are 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.
Glaciofluvial Sheet Deposits	Full Site	Secondary (A) Aquifer. These are 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.
Chester 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	1253m SW	Licence No: NW/069/0007/017 Details: dewatering Direct Source: ground water – North West Region Point: CORNBROOK PUMPS STATION Annual Volume (m3): 63072 Original Start Date: 29/03/2022
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	55m SW	Corn Brook - Inland river not influenced by normal tidal action.
Nearest Surface Water Abstraction	-	None within 2000m.
Closest Active Licenced Discharge Consent	209m N	Effluent type: SEWAGE Discharges: final/treated Permit number: 0168/800 Status: REVOKED - UNSPECIFIED Effective date: 01/04/1991

Information obtained from the Environment Agency (EA) Risk of Flooding from Rivers and the Sea (RoFRaS) database indicates there is no RoFRaS data for the site, suggesting that the risk of flooding from rivers and/or the sea is negligible across the site. The site is not located within EA Flood Zone 2 or 3.

The British Geological Survey indicate there is a potential for groundwater flooding at the subject site, with a moderate to high risk rating.

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 are no active or recent landfill sites recorded within 500m.

There are two recorded historic landfill sites within 500m. The closest was located 165m west at Pomona Dock registered to the Manchester Ship Canal Company and accepted inert and household waste from 1978. No dates for first and last recorded waste intake are given.

There are four licenced waste sites located within 500m of the site, the closest being two records on site which appear to be duplicates. Both refer to 'Afos Car Dismantlers' which is described as a vehicle depollution facility with an annual tonnage of 2500.

There are 34 historical waste management sites within 500m, largely pertaining to the various breakers yards evident from historical mapping, the closest recorded being 7m to the north 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	0	1	20	The closest is the metrolink 46m north-west.
Current or Recent Fuel Stations	0	0	1	This is obsolete located 235m to the south east.
Licensed Industrial Activities (Part A(1))	0	0	0	
Licensed Pollutant Release (Part A(2)/B)	0	0	1	The nearest is Williams Moto Co for respraying of road vehicles circa 181m SW.

Radioactive Substances	0	0	0	
Pollution Incidents (EA/NRW)	0	0	1	The closest record was in 2003 and was 237m to the north-east, the pollutant is recorded as 'other' and the incident had a Category 4 (no impact) to water and air and a category 3 impact (minor) to land.

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

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' 2023 Edition.

3.10 UXO Risk

In accordance with CIRIA Report C681, renaissance 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, but is within very close proximity of a high risk area. A copy of the map is presented in Appendix F.

In addition, the 1949-1954 Historical OS mapping shows areas of "ruins" in the areas surrounding the site, suggesting bomb damage. This is most likely as a result of WWII bombing. Whilst no ruins are shown on site, pre-WWII terraced housing adjacent to Runcorn Street was no longer present on mapping dated 1948, potentially indicative of bomb damage.

A detailed risk assessment in accordance with CIRIA Report C681 is recommended because of the site history and bombing density in the vicinity.

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

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

- Made ground associated with previous developments including housing and the former works, possibly associated with a former End of Life Vehicle (ELV) centre / vehicle depollution activities on site.

Off-Site

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

- Breakers / Builders Yards (closest circa 10m NW).
- Railway (circa 30m NW).
- Various works (Sheet metal works, paint, dye, varnishing works, warehouses, mills, haulage, factories, brass foundry).
- Tanks and chimneys (closest circa 50m NW).
- Garage (circa 70m S).
- Electricity substation (circa 90m NE).
- Historical landfill site (165m W).

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 - associated with previous developments	Road vehicle fuelling, service and repair AGS Guides BS8576	Heavy metals, polycyclic aromatic hydrocarbons (PAHs), TPH, asbestos, ground gases (carbon dioxide and methane).
Off Site		
Breaker's Yard / Builder's Yard	Timber products manufacturing	Oils, heavy metals, organic compounds, PAH, TPH, asbestos.
Railway	Railway land Engineering works- Railway	Asbestos, heavy metals, PAHs, TPH, organic compounds, PCBs.
Various mills / works	Textile and dye manufacturing Engineering Works Chemical Works Coatings Land Contamination at Foundry Sites Transport and Haulage	Heavy metals, asbestos, PAHs, TPH, detergents, organic compounds, inorganic compounds, solvents, pesticides., VOCs, SVOCs.
Tanks and Chimneys	Textile and dye manufacturing	Heavy metals, PCB, oils, organic compounds (VOCs, SVOCs), detergents, Petroleum Hydrocarbons.
Garage	Engineering works, Road vehicle fuelling, service and repair	Heavy metals, asbestos, TPH, detergents, degreasers.
Electrical Sub-Station	Electrical works	PCB, oils.
Historical Landfill	BS8576	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	<ul style="list-style-type: none"> • 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 - Surfacewater	<ul style="list-style-type: none"> • Surface run-off /over land flow. • Drainage discharge. • Base flow from groundwater.
Pathways in respect to Controlled Waters - Groundwater	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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 and commercial end users (human health).
- Structures/Property/Potable water supply pipes.
- Nearest watercourse. Corn Brook 55m SW (Controlled waters).
- Superficial Secondary A Aquifer - Glaciofluvial Sheet Deposits (Controlled waters).
- Bedrock Principal Aquifer - Chester 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

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 renaissance 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, asbestos	Ingestion, direct contact, inhalation of dusts	End-users	Low likelihood	Medium	Moderate / Low	Previous developments onsite have included residential housing (unlikely to have had significant contaminants) and an unspecified works. A diverse range of contaminants are potentially present in the vicinity of the site. However, the proposed development indicates the site will be almost entirely surfaced in hardstanding, which would break the pathway between any potential contaminants and the end users. Limited areas of soft landscaping are likely to be present at ground floor level, presenting a limited pathway, therefore the risk is considered moderate to low at this stage. Further investigation and assessment will be required to confirm the risk.
On site Made ground Ground gases (carbon dioxide and methane).	Migration into confined spaces, inhalation and asphyxiation/explosion	End-users / property / structures	Likely	Medium	Moderate	<p>The site was formerly occupied by terraced housing and two pubs, increasing the potential for infilled basements associated with the previous usage, and several metres of made ground may be present. However, any fill materials are likely to be largely inert and non-putrescible, likely comprising crushed demolition materials, therefore the potential to produce high concentrations of methane from made ground is relatively limited. The presence of a basement as part of the proposed development increases the potential for ground gas accumulation, although some or all of the made ground could be removed from site to accommodate this.</p> <p>Nevertheless, the overall risk is considered to be moderate at this stage and further investigation and assessment will be required to confirm the risk.</p>
On site Made Ground Metals and organic contamination	Migration into confined spaces, inhalation and asphyxiation/explosion	Water Pipelines / End users	Likely	Medium	Moderate	Previous developments onsite have included an unspecified works, therefore a diverse range of contaminants are potentially present in the vicinity of the site. The new water supply pipe will be located below ground, therefore a potential pathway is likely to exist. Contaminants within the soil/groundwater could potentially attack the clean potable water supply pipe, contaminants should be assessed to determine the correct pipe material and level of precautions required.
Off site Breaker's Yard / Builder's Yard Oils, heavy metals, organic compounds, PAH, TPH, asbestos.	Migration, direct contact, inhalation of dusts	End-users	Unlikely	Medium	Low	Several breaker's yards, one of which was previously a builders yard, are indicated between circa 10m-90m of the site. However, superficial deposits to the west of the site are indicated to comprise glacial Till, i.e. clays which have low permeability, and are likely to reduce migration of off-site contaminants onto the site. Any hydraulic gradient would likely encourage migration towards Corn Brook to the south. In addition, the site will be mostly surfaced in buildings

						and hard standing with only limited areas of soft landscaping, therefore minimal potential for exposure is present. The overall risk is considered to be low at this stage, but further investigation and assessment will be required to confirm the risk.
Off site Railway Asbestos, heavy metals, organic compounds, PCB.	Migration, direct contact, inhalation of dusts	End-users	Low likelihood	Medium	Low	<p>Despite the fact the railway is within close proximity to the site, exposure to contaminants from the railway to site users is considered unlikely. As stated above this is due to the presence of superficial glacial Till underlying the railway land and the majority of the site will be surfaced in hardstanding, breaking the pathway to end users.</p> <p>The overall risk is considered to be low at this stage, but further investigation and assessment will be required to confirm the risk.</p>
Off site Various Mills, Works etc Heavy metals, PAH, TPH, asbestos, organic compounds, VOCs, SVOCs, solvents	Migration, direct contact, inhalation of dusts	End-users	Unlikely	Medium	Low	<p>Despite the presence of numerous historical works within proximity to the site, the overall risk to human health is considered to be low at this stage. This is due to the distance over which contaminants would need to migrate onto the site, as well as the age of the majority of the works. The largest and closest, the former Commercial Mills – paint and dye works – were located to the west of the site, which is underlain by low-permeability glacial Till, further reducing the potential for migration onto site.</p> <p>In addition, the developed site will be almost entirely covered in buildings and/or hard standing, with only limited areas of soft landscaping in parking areas at ground floor level, significantly limiting the potential for exposure to any contaminants.</p> <p>The overall risk is considered to be low at this stage, but further investigation and assessment will be required to confirm the risk.</p>
Off site Tanks and chimneys Heavy metals, PCBs, oils, organic compounds, VOCs/SVOCs, detergents, Petroleum Hydrocarbons.	Migration, direct contact, inhalation of dusts	End users	Unlikely	Medium	Low	<p>There were numerous former tanks and chimneys within proximity to the site, however the overall risk to human health is considered to be low at this stage. This is due to the distance over which contaminants would need to migrate onto the site, as well as the age of the majority of the tanks. The majority of the tanks identified on historical mapping were associated with the former Commercial Mills – a paint and dye works – located to the west of the site, which is underlain by low-permeability glacial Till, further reducing the potential for migration onto site.</p> <p>In addition, the developed site will be almost entirely covered in buildings and/or hard standing, with only limited areas of soft landscaping in parking areas at ground floor level, significantly limiting the potential for exposure to any contaminants.</p> <p>The overall risk is considered to be low at this stage.</p>
Off site Garage Heavy metals, asbestos, TPH, detergents, degreasers.	Migration, direct contact, inhalation of dusts	End-users	Unlikely	Medium	Low	<p>The garage is located circa 70m south of the site, which is a considerable distance over which contaminant migration and attenuation could occur. In addition, the hydraulic gradient is likely to be towards Corn Brook, the culverted watercourse which passes to the south of the garage, further reducing the potential for contaminant migration north towards the site.</p> <p>In addition, the developed site will be almost entirely covered in buildings and/or hard standing, with only limited areas of soft landscaping in parking areas at ground floor level, significantly limiting the potential for exposure to</p>

						any contaminants. The overall risk is considered to be low at this stage.
Off site Electrical Sub- Station PCB, oils.	Migration, direct contact, inhalation of dusts	End-users	Unlikely	Medium	Low	The electricity substation located circa 90m north-east appears to have been constructed before 1976, and so pre-dates the ban on PCBs in 1986 which is the primary contaminant of concern, therefore presenting an elevated risk. However, PCBs are highly immobile and were generally used in very small quantities, therefore it is considered unlikely that contaminants from the substation could migrate onto the site. In addition, the developed site will be almost entirely covered in buildings and/or hard standing, with only limited areas of soft landscaping in parking areas at ground floor level, significantly limiting the potential for exposure to any contaminants. The overall risk is considered to be low at this stage.
Off site Historical Landfill Site 165m away Ground gases (carbon dioxide and methane)	Migration onto site, migration into confined spaces, inhalation and asphyxiation/ explosion	End-users / property / structures	No Linkage	Severe	No Linkage	A former landfill site is recorded associated with Pomona Docks, registered to the Manchester Ship Canal Company, accepting inert and household waste from circa 1978. The landfill site is indicated to have been located 165m away; between the presumed location of the landfill and the subject site are a railway (active and dismantled) and the Bridgewater Canal. The canal especially is known to be sited within a clay-lined cutting which would likely prevent ground gas migration towards the site. In addition, the land to the west of the site is indicated to be underlain by glacial Till, which typically comprises low-permeability clays, further reducing the potential for ground gas migration. In addition, the surface area indicated to comprise the former landfill site is not surfaced in hard standing known to be capped, therefore any ground gases generated by the landfill are highly unlikely to be driven laterally, and would preferentially migrate vertically to the atmosphere. Based on the above, there is not considered to be any viable pathway for landfill gas migration onto the subject site, and no further consideration of the landfill is required.

Controlled Waters						
Potential Source	Potential Pathway	Potential Receptor	Likelihood	Severity	Level of Risk	Justification
Made Ground PAH's, Metals	Overland flow, / migration through saturated zone	Inland River – Corn Brook (Surface waters)	Low likelihood	Medium	Moderate / Low	It is considered contaminants associated with the made ground and other past industrial uses have a low likelihood of impacting Corn Brook. However, due to the relatively high permeability of the sand and gravel underlying the area, lateral migration is possible, although due to the distance this would allow some degree of degradation and attenuation of contaminants. Made ground is currently exposed at the surface which may be contributing to some leaching etc, however the redevelopment will result in increased building cover, hard surfacing, new drainage system and limited surface water infiltration is envisaged under this scenario. Therefore by virtue of the development taking place, this should contribute to an overall “betterment” of groundwater quality At this stage the overall risk is considered to be moderate /low and should be confirmed following intrusive investigation and further assessment.
	Leaching through unsaturated zone / Migration through saturated zone	Secondary A Aquifer (Ground- water)	Low Likelihood	Medium	Moderate / Low	Made ground is likely to be present, although the presence and nature of the made ground is unknown and may comprise relatively immobile contaminants associated with demolitions materials, which should be confirmed by intrusive investigation. If contaminants are present in the made ground, based on the preliminary ground model this likely directly overlies natural sands and gravels and a pathway may exist to the Secondary A Aquifer. However, the redevelopment will result in increased building cover, hard surfacing, new drainage system and limited surface water infiltration is envisaged under this scenario. Therefore by virtue of the development taking place, this should contribute to an overall “betterment” of groundwater quality At this stage the overall risk is considered to be moderate / low and should be confirmed following intrusive investigation and further assessment.
	Migration through saturated zone	Principal Aquifer (Ground-water)	Low Likelihood	Medium	Moderate / Low	As previously stated the underlying geology comprises permeable sands, which would theoretically allow vertical migration of any contaminants within the made ground. However, there are no groundwater abstraction licences or Source Protection Zones near the site, and the redevelopment will result in increased building cover, hard surfacing, new drainage system and limited surface water infiltration is envisaged under this scenario. As stated above, by virtue of the development taking place, this should contribute to an overall “betterment” of groundwater quality At this stage the overall risk is considered to be moderate / low and should be confirmed following intrusive investigation and further assessment.

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

A potential on-site gas source has been identified associated with made ground. Off site potential sources include various works. Potentially viable linkages are considered to exist and the preliminary CSM considers these sources to be of **moderate** 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 very low. The sensitivity of the development is moderate on account of the proposed high rise apartments/residential use (likely commercial present on ground floor, but a moderate sensitivity has been selected for conservatism).

In line with current guidance, it is recommended that ground gas monitoring should comprise 6 visits over a 2 month period. Ground gas monitoring should also include use of a Photo Ionisation Detector (PID) given the potential for volatile hydrocarbons associated with the former usage of the site as an End of Life Vehicle Centre.

Controlled Waters Risk - Summary

Based on the preliminary CSM, renaissance believes the overall risk to controlled waters at the site is **low/ moderate**.

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, basements etc) 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.
- Shrink / swell of clay; settlement / heave of foundations and floor slabs when located within the influence of trees and vegetation.
- UXO; the site lies within an area of moderate risk and is within very close proximity to a high risk area from unexploded ordnance.

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.

5.2 Foundation and Geotechnical Design

The proposed development will comprise a 24-storey building including a basement level. In light of the imposed loads, it is likely that a deep foundation solution, such as piles, will be required. However, the exact type of foundation solution should be informed by an onsite intrusive investigation to confirm ground conditions.

5.3 Sustainable Drainage Systems (SUDS)

Drainage to SuDS is a potentially viable option for the site, given the indicated presence of permeable glaciofluvial deposits, subject to the depth to the groundwater, depth of made ground and test results.

Viability would need to be confirmed by an onsite intrusive investigation to confirm ground conditions and infiltration rates. Testing should be carried out in general accordance with BRE Digest 365 "Soakaway design" and CIRIA C753 "The SuDS Manual".

6.0 OTHER DEVELOPMENT CONSTRAINTS

6.1 Constraints 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 known services on site, these 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.

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 Geo-Environmental

The site has had previous development including an unspecified works which, based on waste permits within the geo-environmental data report, was likely to be an end-of-life vehicle centre / depollution facility. Earlier developments included extensive terraced housing, two pubs and a cobbled road which is still present.

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

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

The risk from permanent ground gases is considered to be moderate.

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

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

7.2 Geotechnical

In light of the imposed loads from the proposed 24-storey building, it is likely that a deep foundation solution such as piles will be required. Intrusive investigations will be required to confirm the most suitable foundation solution and to obtain parameters for concrete classification and floor slab design.

Drainage to SuDS is potentially viable, subject to intrusive investigation and testing.

7.3 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:

- Topographical survey / utility mapping.
- Obtain Detailed UXO Desk Study.
- Intrusive site investigations comprising:
 - Trial pitting, cable percussive drilling and rotary core drilling into bedrock for deep pile design.
 - Installation of standpipes in boreholes to allow gas concentrations and groundwater levels to be monitored.
 - The undertaking of soil infiltration rate testing.
 - Geotechnical testing of soils and rock.
 - Contamination analyses of soil.
- Assessment and recommendations based on the above, including requirements for further work, if necessary..

8.0 REFERENCES

BS 5930+A1:2020: 'Code of Practice for Site Investigations'. 2020.

BS 10175:2011+A2:2017 'Investigation of Potentially Contaminated sites - code of practice'. 2017.

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CL:AIRE RB17 'A Pragmatic Approach to Ground Gas Risk Assessment'. 2012.

Department of the Environment. 'Industry Profiles' - 48 separate publications available from The Stationery Office, London. 1995.

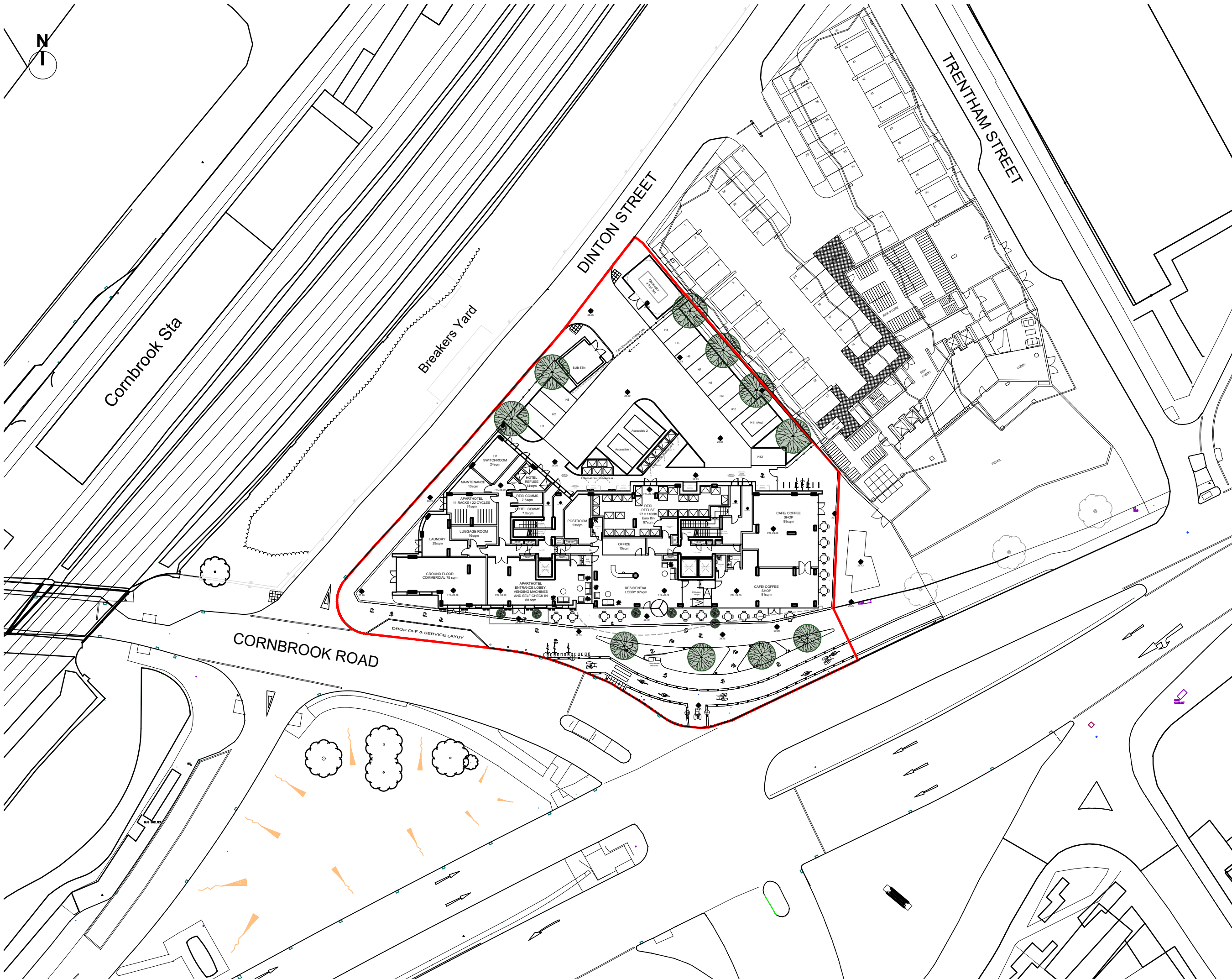
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Environment Agency (EA) - Land Contamination Risk Management (LCRM). 2019. Health and Safety Executive (HSE). Control of Asbestos Regulations (CAR). 2012. Highways England. CD 622, 'Managing geotechnical risk'. 2020.

National Planning Policy Framework (NPPF). 2021.

National Planning Policy Framework - Technical Guidance. March 2012. Water Framework Directive, 2000.

DRAWINGS



GENERAL NOTES:

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P08	LANDSCAPING UPDATED	JDC	C.JG	25.01.24
P07	BOUNDARY FENCE AROUND PARKING ADDED	JDC	C.JG	17.01.24
P06	PLANNING APPLICATION BOUNDARY ADDED	JDC	C.JG	15.12.23
P05	BREAKERS YARD EXISTING LAYOUT SHOWN	JDC	C.JG	13.12.23
P04	UPDATED LAYOUT	EB	C.JG	09.11.23
P03	UPDATED LAYOUT	EB	C.JG	26.10.23
P02	UPDATED LAYOUT	EB	DL	18.10.23
P01	FIRST ISSUED	DL	DL	29.03.23
REV	DESCRIPTION	DATE	BY	DATE

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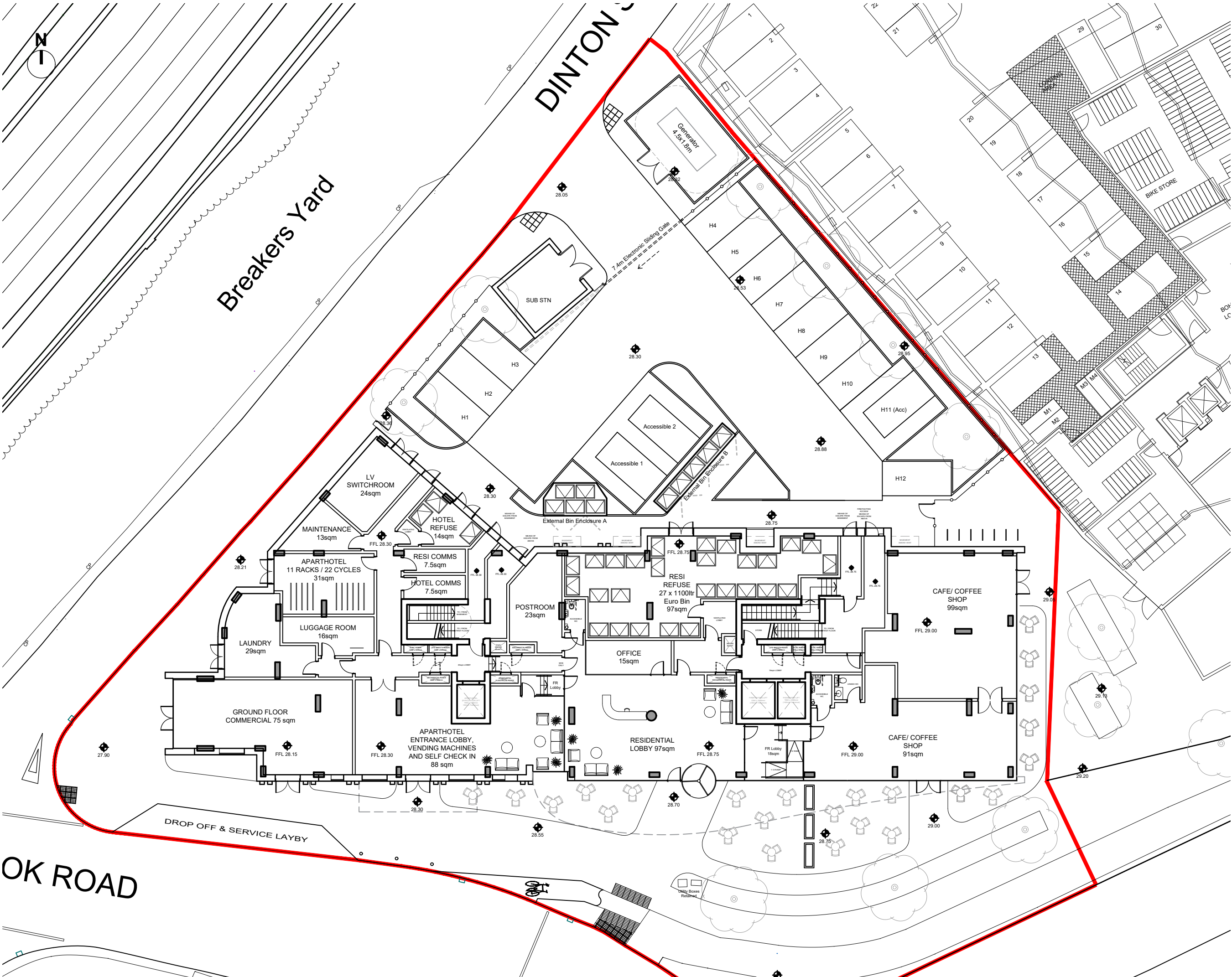
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CLIENT	FORSHAW GROUP
PROJECT	CORNBROOK RESIDENTIAL
DOCUMENT NAME	8353-LRW-ZZ-ZZ-DR-A-00-100
DESCRIPTION	PROPOSED SITE PLAN
REVISION	P08
SCALE	1:500@ A3
LRW PROJECT No.	8353
DATE CREATED	29.03.23
CREATED BY	EB
AUTHORISED BY	DL



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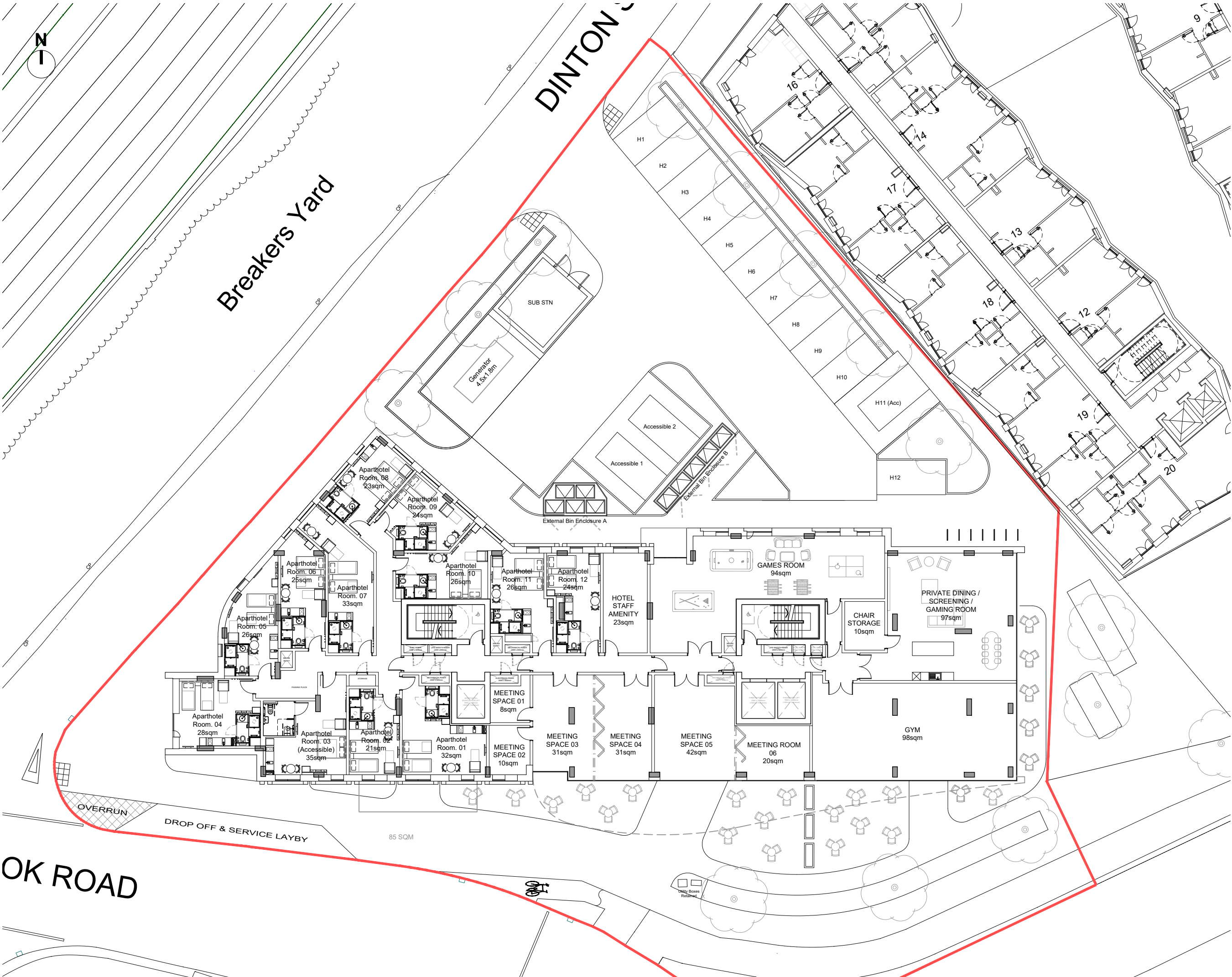
P09	GENERATOR & SUBSTATION POSITIONS AMENDED. PARKING ADJUSTED.	JDC	C/JG	19.01.24
P08	BOUNDARY FENCE ADDED TO PARKING AREA.	JDC	C/JG	17.01.24
P07	COMMERCIAL UNIT ADDED & ENTRANCE LOBBIES/ BOH RECONFIGURED.	JDC	C/JG	09.01.24
P06	RED LINE UPDATED. ISSUED FOR PLANNING.	JDC	C/JG	19.12.23
P05	BREAKERS YARD SHOWN AS EXISTING.	JDC	C/JG	13.12.23
P04	CYCLES & BOH LAYOUT AMENDED. EXTERNAL & FFL LEVELS ADDED.	JDC	C/JG	05.12.23
P03	UPDATED STRUCTURE & LAYOUT.	EB	C/JG	10.11.23
P02	CYCLE STORE AMENDMENT.	EB	C/JG	02.11.23
P01	FIRST ISSUED.	EB	C/JG	26.10.23
REV	DESCRIPTION	DATE	BY	DATE

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CLIENT	FORSHAW GROUP
PROJECT	CORNBROOK RESIDENTIAL
DOCUMENT NAME	8353-LRW-ZZ-00-DR-A-00-178
DESCRIPTION	PROPOSED GROUND FLOOR PLAN
REVISION	P09
SCALE	1:250@ A3
LRW PROJECT No.	8353
DATE CREATED	26.10.23
CREATED BY	EB
AUTHORISED BY	DL



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P07	ADDITIONAL APARTHOTEL UNITS ADDED	JDC	C/J	09.01.24
P06	RED LINE UPDATED. ISSUED FOR PLANNING	JDC	C/J	19.12.23
P05	SMOKE SHAFT ADDED TO CORE.	JDC	C/J	05.12.23
P04	UPDATED AMENITY SPACES	AW	C/J	24.11.23
P03	UPDATED STRUCTURE & LAYOUT	EB	C/J	10.11.23
P02	CYCLE STORE AMENDMENT	EB	C/J	02.11.23
P01	FIRST ISSUED	EB	C/J	26.10.23
REV	description	drawn	auth	date

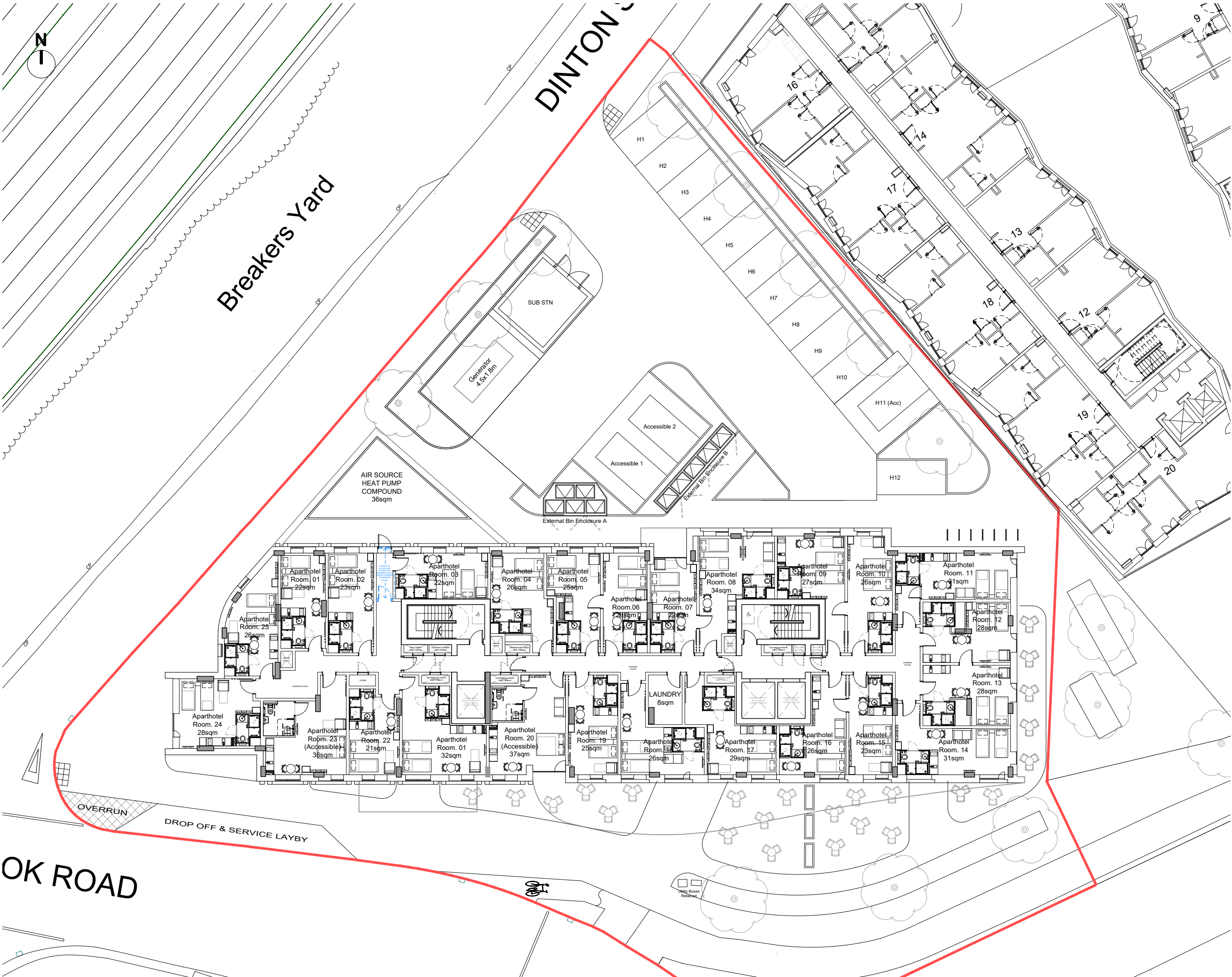
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client	FORSHAW GROUP
project	CORNBROOK RESIDENTIAL
document name	8353-LRW-ZZ-01-DR-A-00-179
LRW project no	8353
rev	P07
description	PROPOSED FIRST FLOOR PLAN OPTION 2
scale	1:250 @ A3
date drawn	26.10.23
drawn by	EB
authorised by	DL
purpose of issue	planning ☐ building regs ☐ tender ☐ comment ☒ approval ☐ construction ☐



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P08	RED LINE UPDATED. ISSUED FOR PLANNING	JDC	CJG	19.12.23
P07	SMOKE SHAFT OMITTED	JDC	CJG	08.12.23
P06	SVP APARTMENT STACKING ADDED	AW	CJG	24.11.23
P05	UPDATED STRUCTURE & LAYOUT	EB	CJG	10.11.23
P04	FURNITURE OMITTED	EB	CJG	02.11.23
P03	FURNITURE OMITTED	EB	CJG	02.11.23
P02	UPDATED LAYOUT	EB	CJG	02.11.23
P01	FIRST ISSUE	EB	CJG	26.10.23
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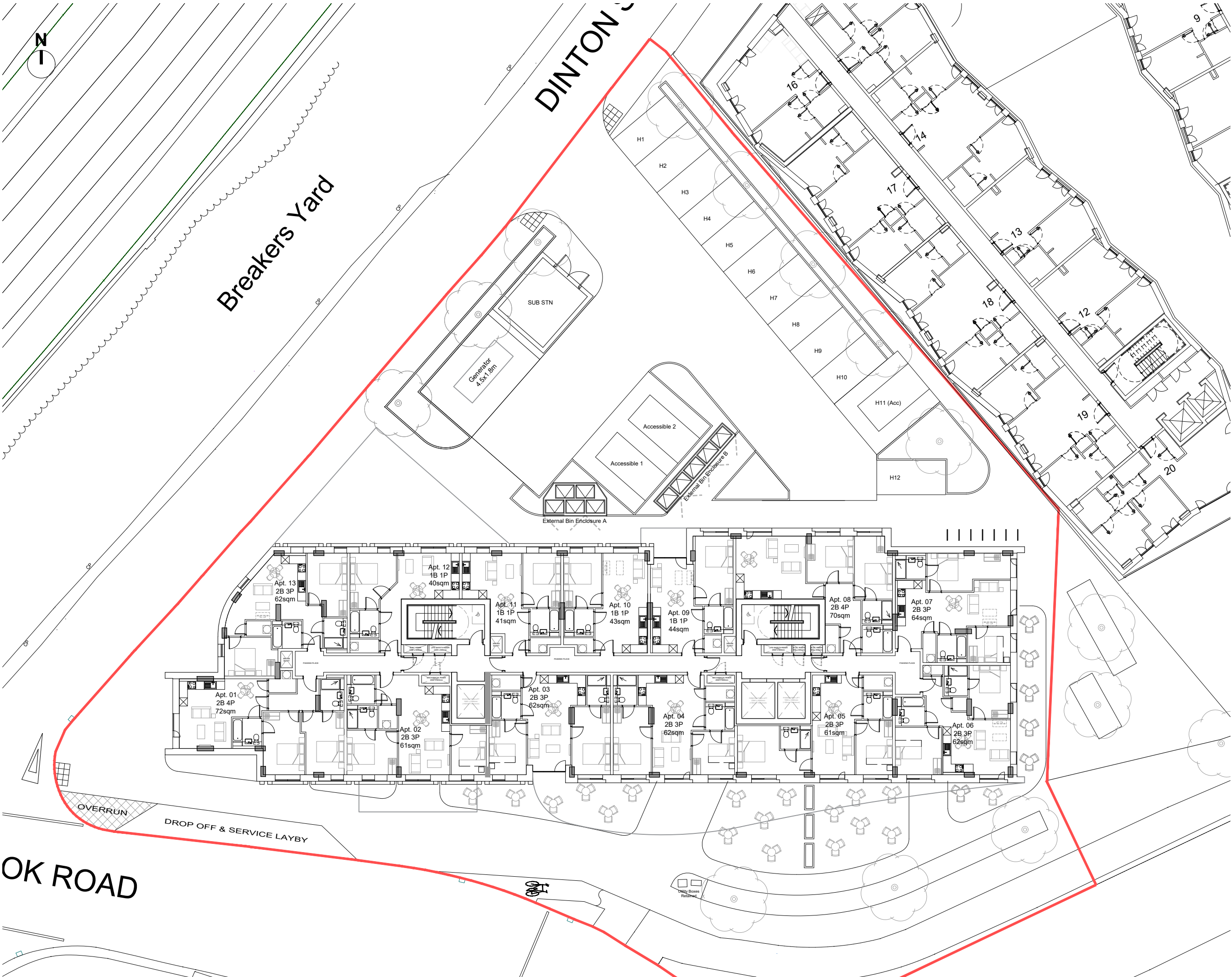
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LRW project no	8353
rev	P08
description	PROPOSED 2ND TO 5TH FLOOR PLAN OPTION 2
scale	1:250 @ A3
date drawn	26.10.23
drawn by	EB
authorised by	DL
purpose of issue	planning ☒ building regs ☐ tender ☐ comment ☐ approval ☐ construction ☐



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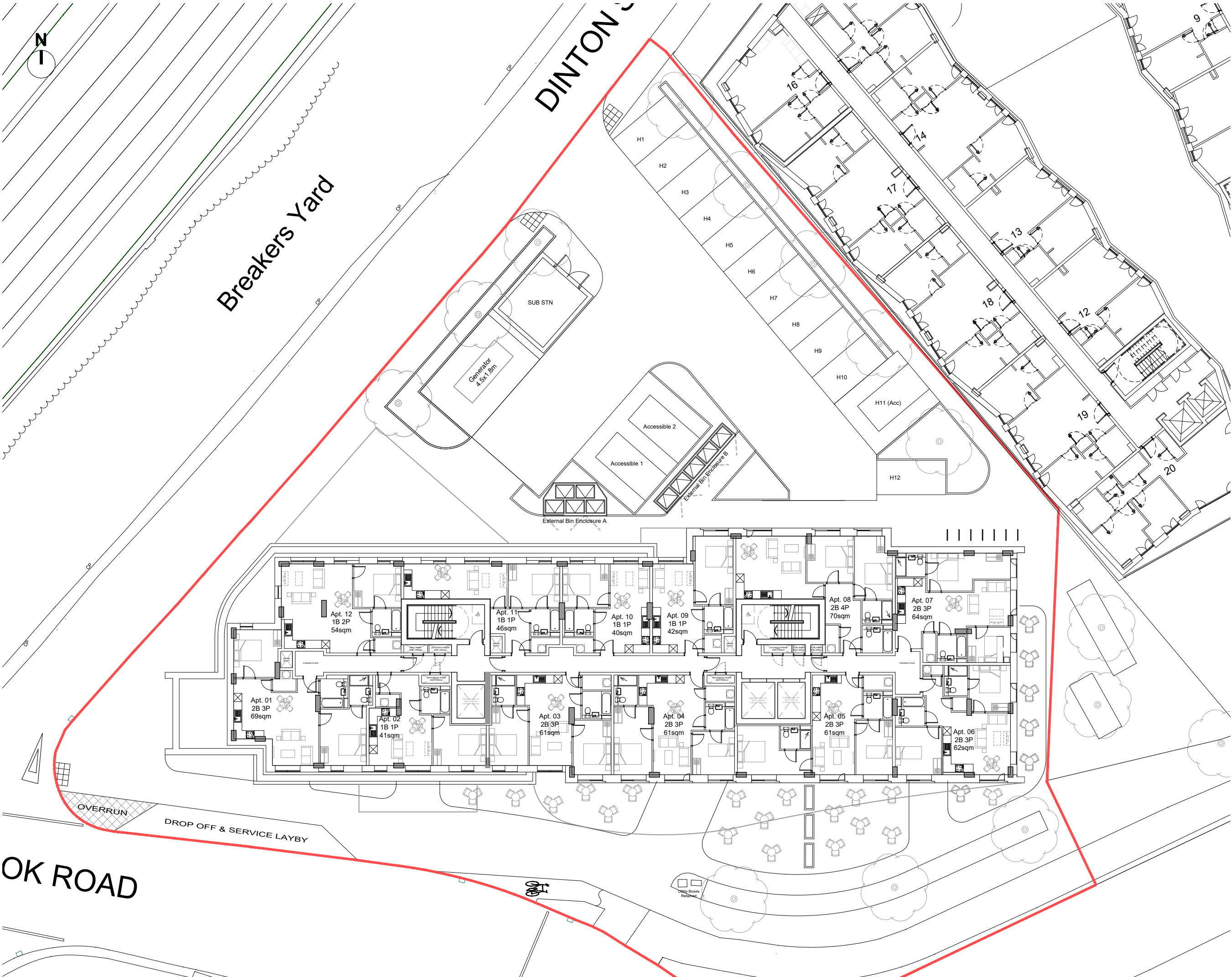
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client	FORSHAW GROUP
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document name	8353-LRW-ZZ-DR-A-00-181
LRW project no	8353
rev	P05
description	PROPOSED 6TH TO 19TH FLOOR PLAN OPTION 2
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authorised by	CJG
purpose of issue	planning building regs tender comment approval construction



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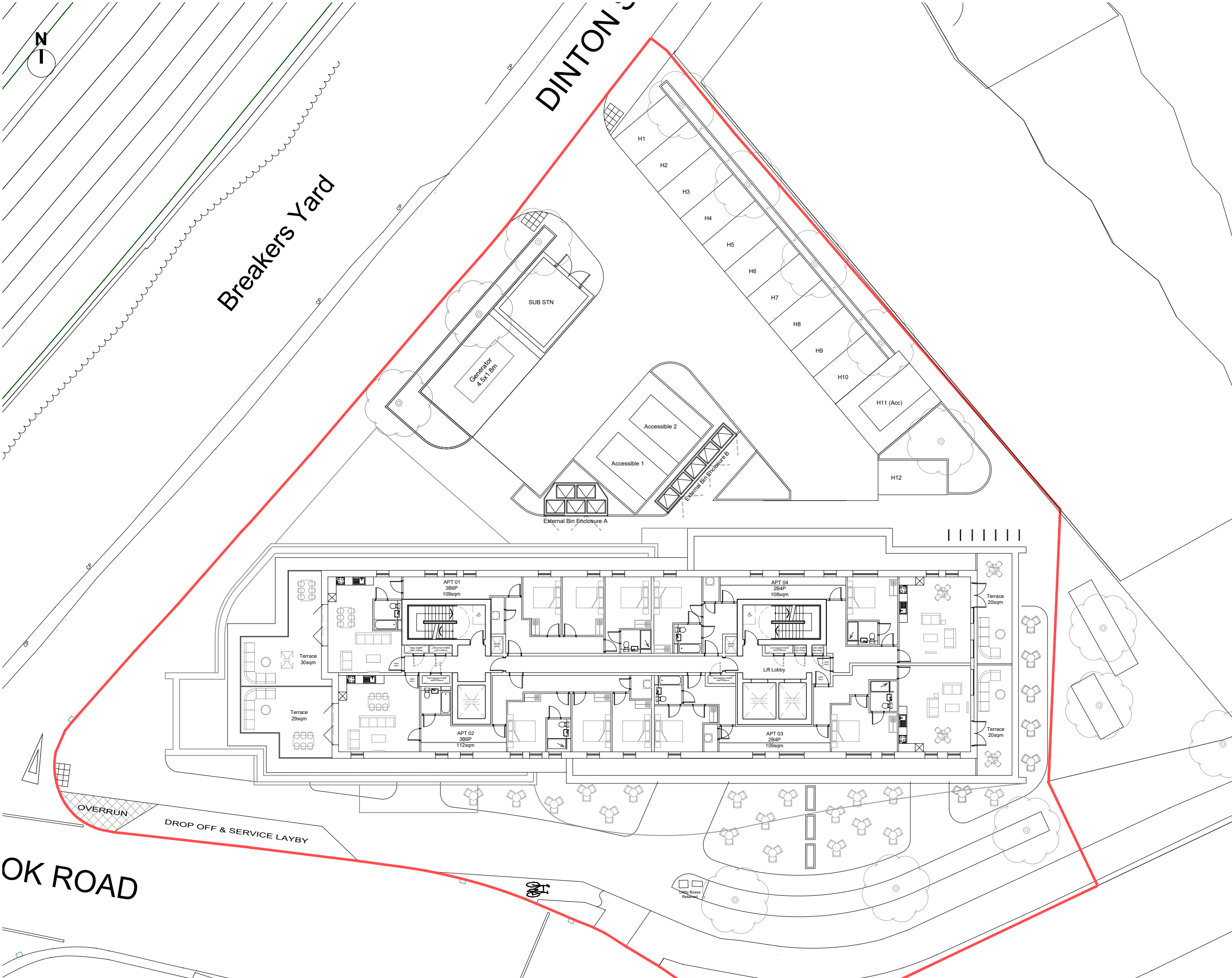
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client	FORSHAW GROUP
project	CORNBROOK RESIDENTIAL
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LRW project no	8353
rev	P05
description	PROPOSED 20TH - 21ST FLOOR PLAN OPTION 2
scale	1:250@ A3
date drawn	26.10.23
drawn by	EB
authorised by	DL
purpose of issue	planning building regs tender comment approval construction



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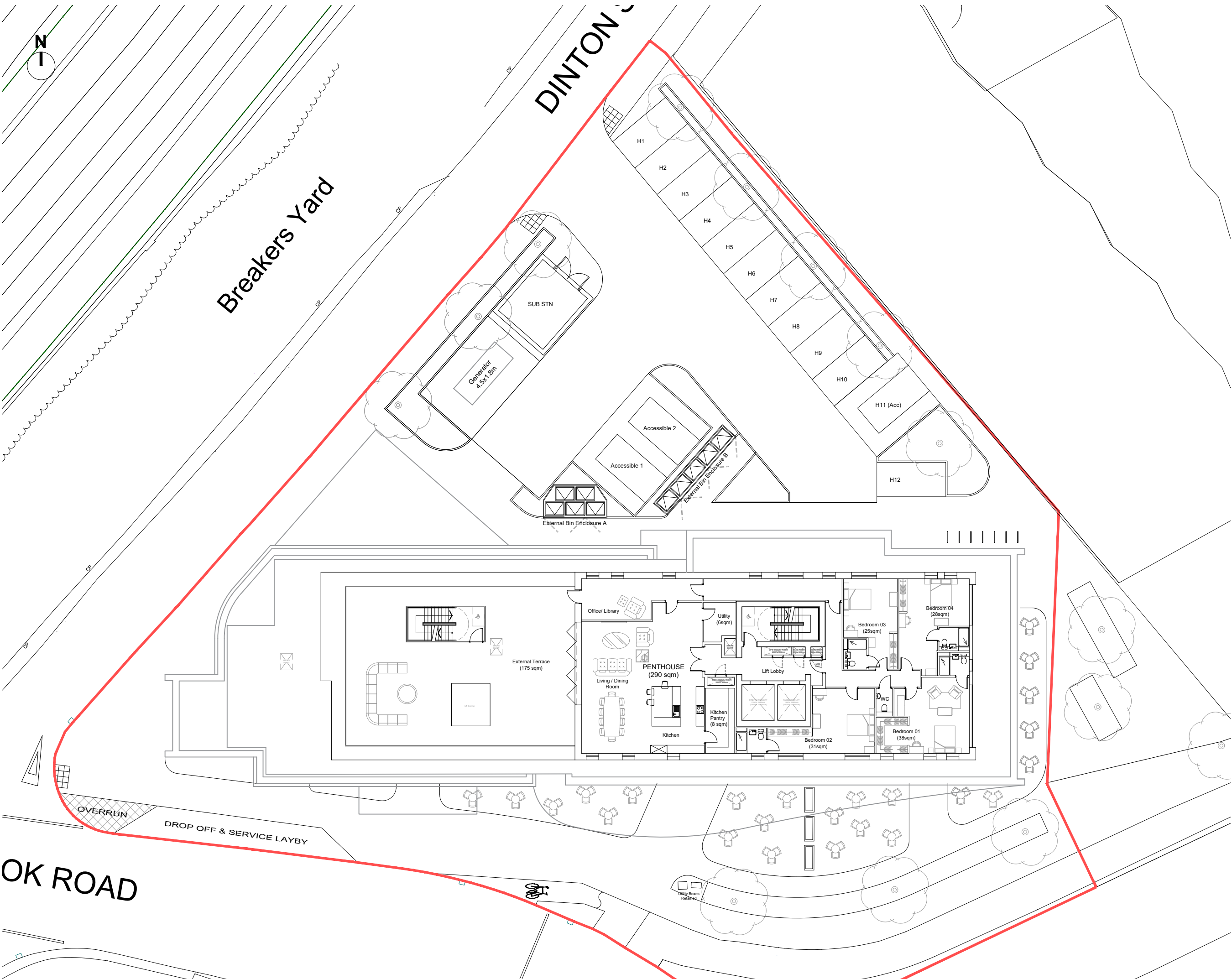
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project	CORNBROOK RESIDENTIAL
document name	8353-LRW-ZZ-22-DR-A-00-183
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rev	P05
description	PROPOSED 22ND FLOOR PLAN OPTION 2
scale	1:250@ A3
date drawn	26.10.23
drawn by	EB
authorised by	DL
purpose of issue	planning ● building regs ○ tender ○ comment ○ approval ○ construction ○



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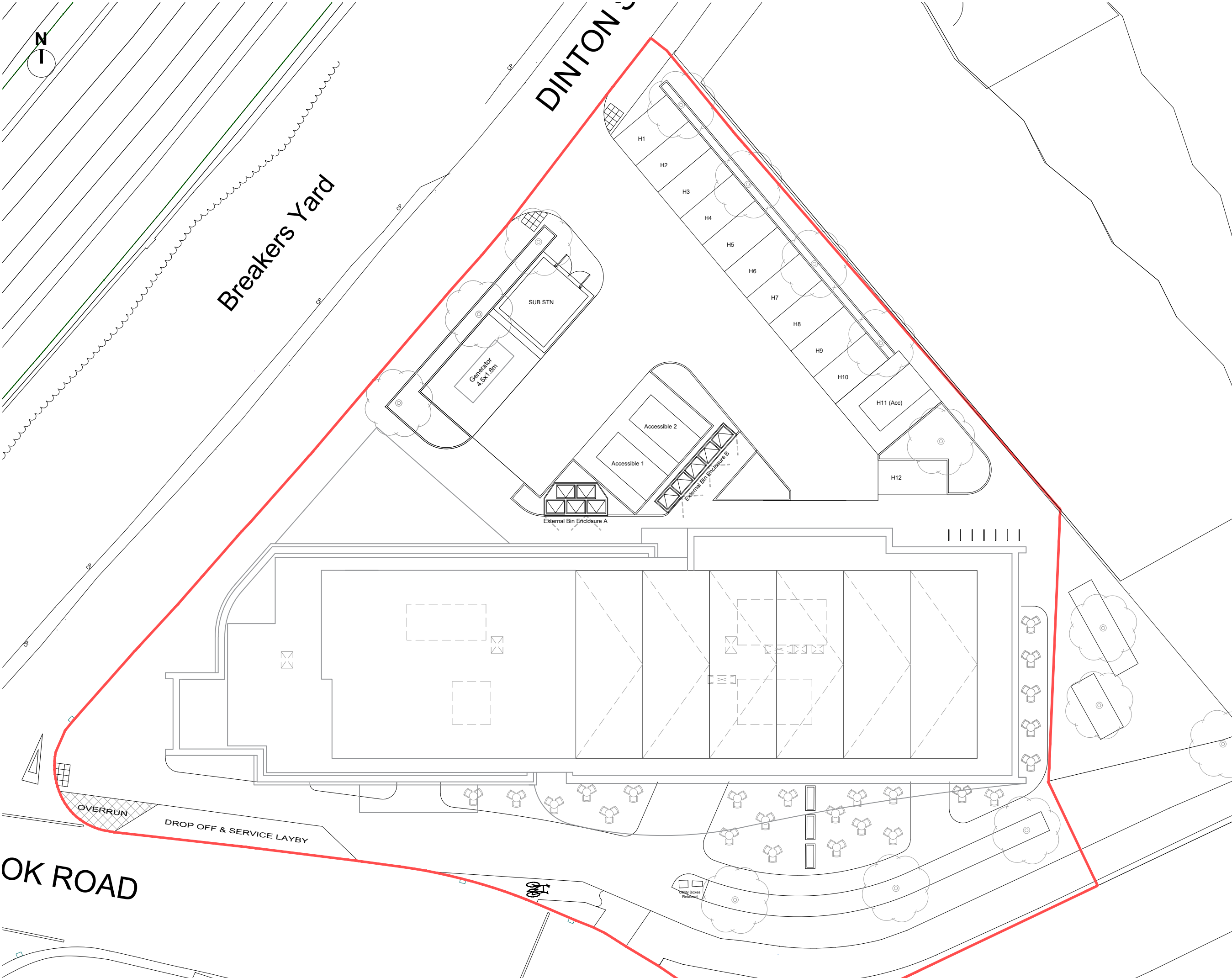
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project	CORNBROOK RESIDENTIAL
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scale	1:250@ A3
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drawn by	EB
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purpose of issue	planning ☒ building regs ☐ tender ☐ comment ☐ approval ☐ construction ☐



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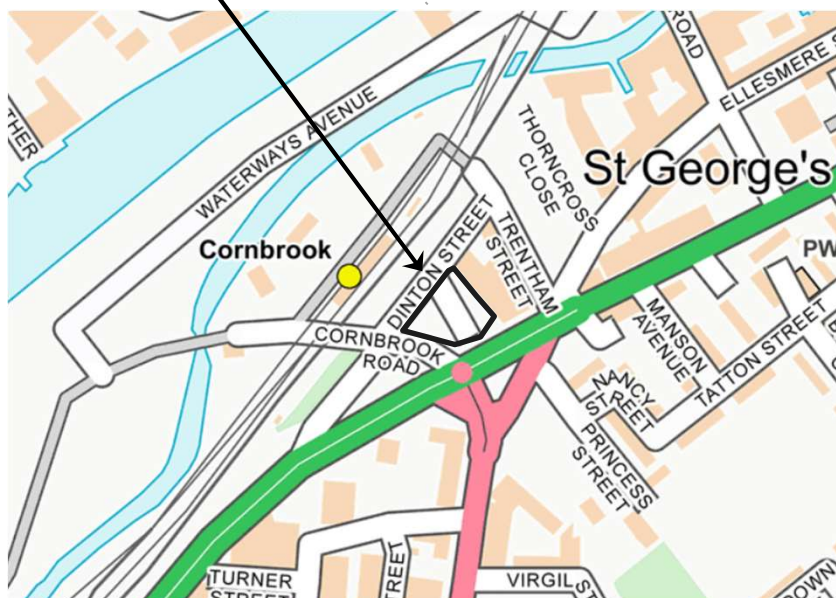
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scale	1:250@ A3	date drawn	30.10.23
		drawn by	EB
		authorised by	DL
purpose of issue			
planning	building regs	tender	comment
approval	construction		



SITE LOCATION

NEAREST POSTCODE: M15 4WB

SITE ENTRANCE WHAT3WORDS:
///HERO.ANKLE.FITS



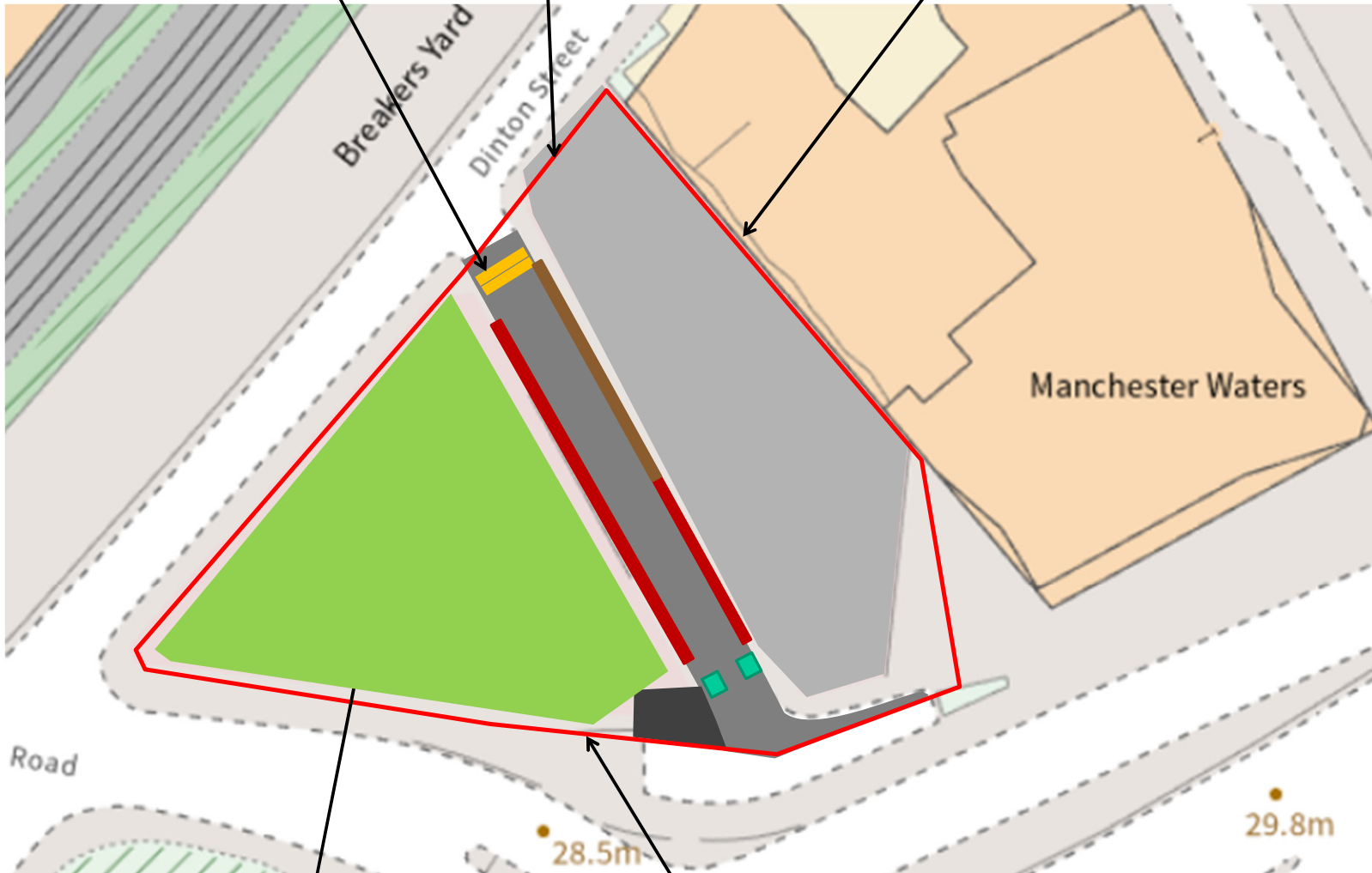
REV	DATE	DESCRIPTION	BY	CKD
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CLIENT				
FORSHAW GROUP				
PROJECT TITLE				
CORNBROOK RESIDENTIAL, MANCHESTER				
DRAWING TITLE				
SITE LOCATION PLAN				
DRAWING No. C5540/01	REVISION -	SCALE NTS	DATE 02/10/23	
DRAWN BY SD		CHECKED BY TM		



SITE ACCESS

TEMPORARY METAL FENCING

METAL PALICADE FENCING



DENSE VEGETATION, SMALL TREES,
SHRUBS AND GRASSES – LIMITED
ACCESS

WOODEN FENCING

Manchester Waters

KEY

- APPROXIMATE SITE BOUNDARY
- GATE
- CONCRET SLAB / GRAVEL
- COBBLED ROAD
- ASPHALT SURFACING
- BRICK WALL
- CONCRETE POST WOOD PANNEL FENCING
- DRAINAGE COVERS
- DENSE VEGETATION

REV	DATE	DESCRIPTION	BY	CKD



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CLIENT

FORSHAW GROUP

PROJECT TITLE

CORNBROOK RESIDENTIAL,
MANCHESTER

DRAWING TITLE

SITE FEATURES PLAN

DRAWING No.	REVISION	SCALE	DATE
C5540/02	-	NTS	05/10/23

DRAWN BY	CHECKED BY
AH	TM

PHOTOGRAPHS



Photograph 1: Site Entrance



Photograph 2: old cobbled road, dense vegetation



Photograph 3: drainage evident



Photograph 4: south part of the site, dense vegetation and fly tipping



Photograph 5: area of asphalt in the south-east and fly tipping



Photograph 6: concrete slab and gravel surfacing in the north



Photograph 7: area to the north



Photograph 8: brick wall to the south of cobbled road



Photograph 9: concrete and wooden fencing to the north of cobbled road

APPENDIX A
Methodology and Guidance

Desk Study Methodology and Guidance

This Appendix provides information on the approaches, methods and guidance used by renaissance 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. In the case of the geotechnical hazard identification, this is referred to as the **Ground Model**.

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.

The second stage is the Ground Investigation, Generic Risk Assessment and Geotechnical Interpretation. This represents the further assessment mentioned above. The Ground Investigation comprises field work and laboratory testing based on the findings of the Preliminary Risk Assessment, to reduce uncertainty in the geotechnical and geo- environmental hazard identification. This may include an exploratory, a detailed or/and supplementary Investigations as described in BS 10175:2011+A2:2017. Phase II Assessments are produced in general accordance with the recommendations for a Tier 2 Generic Quantitative Risk Assessment as described in LCRM guidance and are also intended to fulfil the requirements of a Ground Investigation Report (GIR) as detailed in BS EN 1997-2:2007.

Legislative Background

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

- The 1995 Environment Act.
- The Contaminated Land 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) – latest version.

Contaminated Land Risk Assessment

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

Hazard Identification → Hazard Assessment → Risk Estimation → Risk Evaluation

CLR11 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 CLR11, three tiers of risk assessment exist - Preliminary, Generic Quantitative and Detailed Quantitative.

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

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

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

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

- **High likelihood:** There is a pollution linkage and an event appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution;
- **Likely:** There is a pollution linkage and all the elements are present and in the right place, which means it is probable that an event will occur. Circumstances are such that the event is not inevitable, but possible in the short term and likely over the long term;

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

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

- **Severe:** Short term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resources. Catastrophic damage to buildings or property. A short-term risk to a particular ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000); *Examples – High concentrations of contaminant on surface of recreation area, major spillage of contaminants from site into controlled waters, explosion causing building to collapse;*
- **Medium:** Chronic damage to human health ('significant harm' as defined in DETR 2000). Pollution of sensitive water resources. A significant change in a particular ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000); *Examples - Concentrations of contaminants exceed the generic assessment criteria, leaching of contaminants from a site to a Principal or Secondary Aquifer, death of species within a designated nature reserve;*
- **Mild:** Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000). Damage to sensitive buildings, structures, services or the environment; *Examples – Pollution of non-classified groundwater or damage to buildings rendering it unsafe to occupy.*
- **Minor:** harm, not necessarily significant harm, which may result in financial loss or expenditure to resolve. Non-permanent health effects to human health (easily prevented by use of personal protective clothing etc). Easily repairable effects of damage to buildings, structures and services. *Examples – Presence of contaminants at such concentrations PPE is required during site work, loss of plants in landscaping scheme or discolouration of concrete.*

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

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

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 'negligible risk' and 'no linkage' in the summary table, which give rise to an overall **negligible** risk category and no further action is required.

Ground Gas Guidance

BS8485:2015+A1:2019, BS 8576:2013, CL:AIRE RB17, and NHBC 'Hazardous Ground Gas - An essential guide for housebuilders' 2023, are the current guidance which gives up-to-date advice on all aspects of permanent ground gas risk. BS8576 alongside CIRIA C682 also provides guidance on assessment of hydrocarbon vapour intrusion.

The CL:AIRE publication 'Good Practice for Coal Mine Gas Emissions' 2021 provides guidance on the assessment of risks from mine gas sources.

The above all outline good practice in investigation, the collection of relevant data and monitoring programmes in a risk-based approach to ground gas contamination. 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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").
High	<ul style="list-style-type: none"> Landfill mid 1960s to early 1990s. Mine workings – unflooded – less than 50 years since last worked.
Very High	<ul style="list-style-type: none"> Municipal landfill sites. Landfill early 1990s onward.

Frequency and Duration of Monitoring

BS8576 notes to determine where and how to monitor ground gases requires consideration of credible pathways of possible exposure of the receptors, taking into account what is known about the geology and hydrogeology, building construction and services layout, foreseeable events such as flooding, changes in groundwater level, climate change, extreme weather conditions, the closure of mines, and possible changes to the gas regime caused by future development.

The monitoring period for a specific site should cover 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 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 ground 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.

		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 (Flats)	2 months	3 months	6 months	12 months	24 months
	High (Residential with Gardens)	3 months	6 months	6 months	12 months	24 months

Typical/idealised frequency of monitoring /Number of Visits Required

		Generation of Potential Source				
		Very Low	Low	Moderate	High	Very High
Sensitivity of Development	Low (Commercial)	4	6	6	12	12
	Moderate (Flats)	6	6	9	12	24
	High (Residential with Gardens)	6	9	12	24	24

Notes:

- Generation potential of sources based on descriptions within BS 8576:2013.
- 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).

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).

Radon

Advice on radon protection in England is provided by the UK Health Security Agency, <https://www.ukradon.org/information/ukmaps> and by the BRE (BR 211 (Scivyer 2023)).

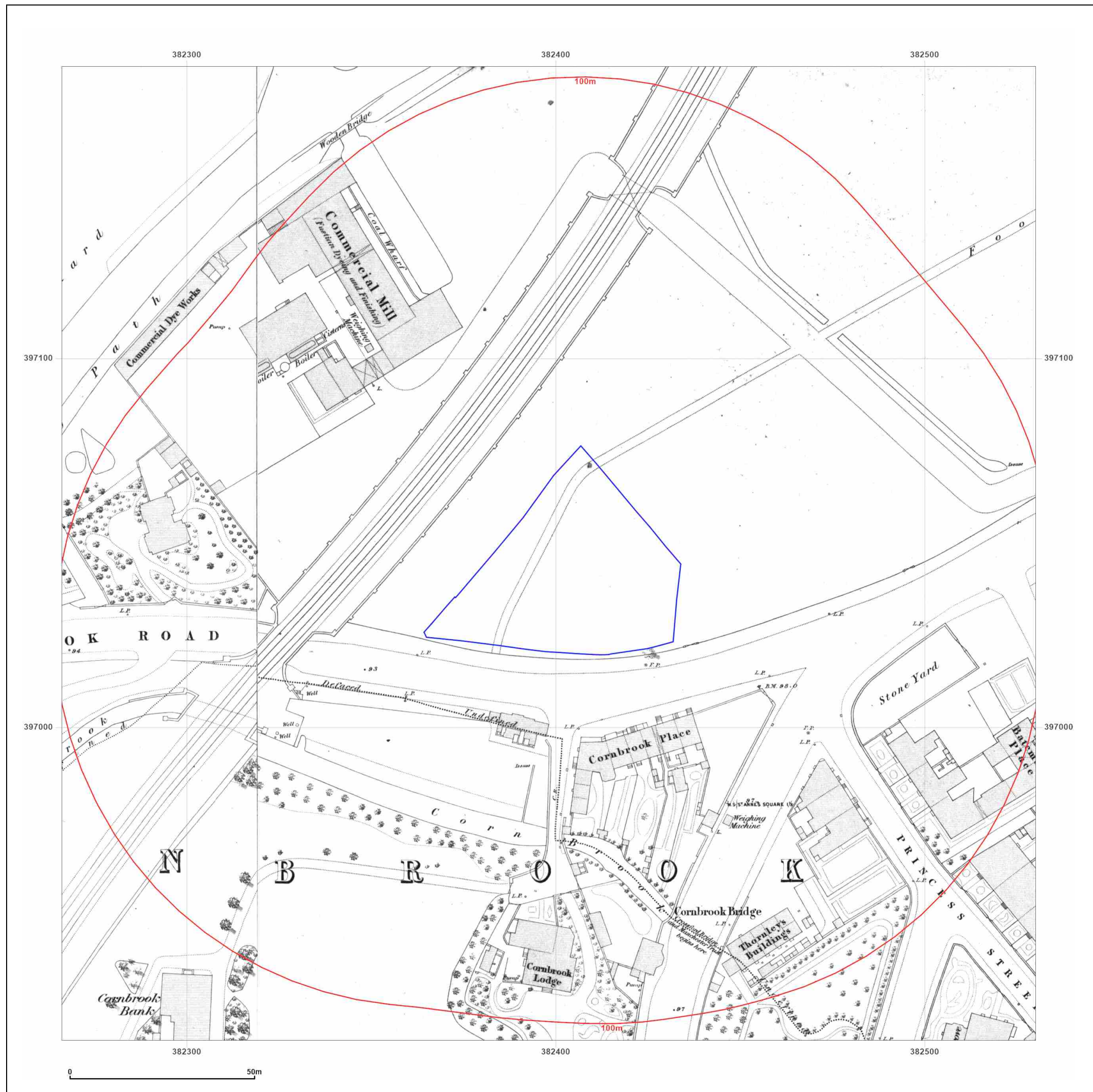
Areas of the country can be categorised according to the percentage of existing homes where radon is present above the Action Level:

- 0-1% lower probability.
- 1-3% and 3-10% intermediate probability.
- >10% higher probability.

Basic radon protection measures are required in new buildings and extensions in areas of England and Wales where

3-10% of properties exceed the Action Level and full radon protection measures where >10% exceed the Action Level.

APPENDIX B
Historical Maps



Site Details:

CORNBROOK ROAD, OLD
TRAFFORD, M15 4WB

Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: 1056 Scale Town Plan

Map date: 1850-1851

Scale: 1:1,056

Printed at: 1:1,056



Surveyed N/A
Revised N/A
Edition 1850
Copyright N/A
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Surveyed 1849
Revised N/A
Edition 1851
Copyright N/A
Levelled N/A

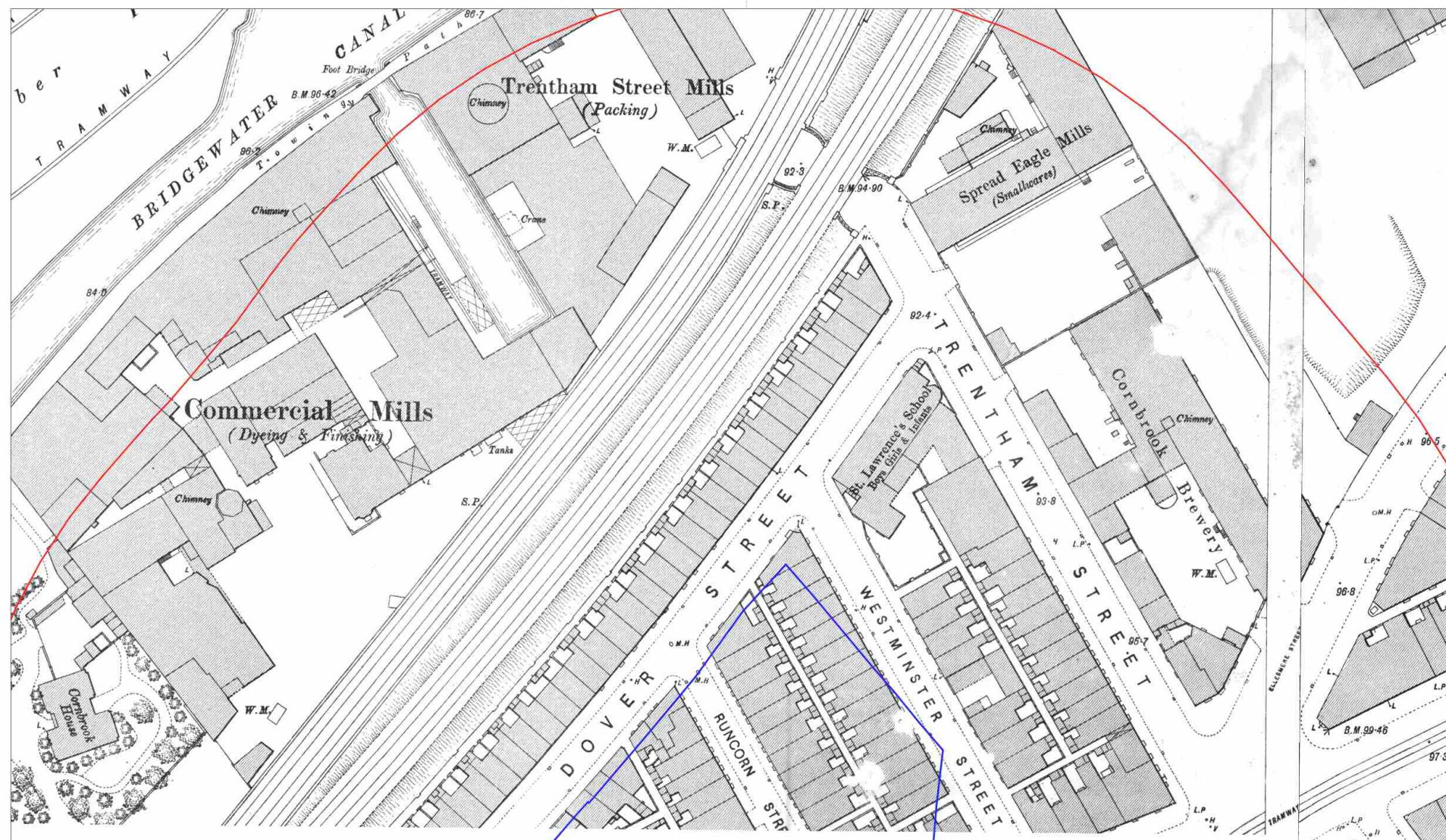
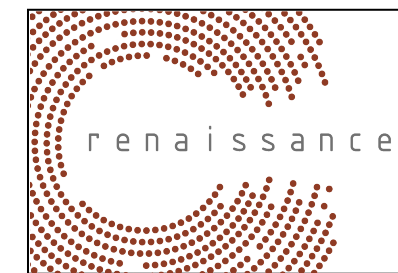


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Site Details:

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TRAFFORD, M15 4WB

Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: County Series Town Plan

Map date: 1891

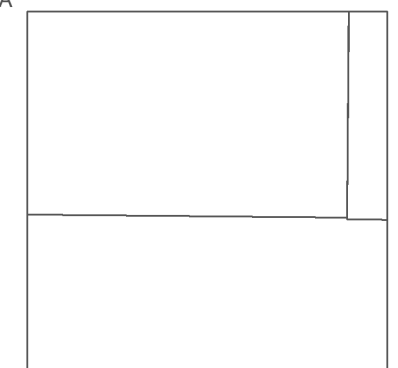
Scale: 1:500

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Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: County Series
Map date: 1893
Scale: 1:2,500
Printed at: 1:2,500

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Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: County Series

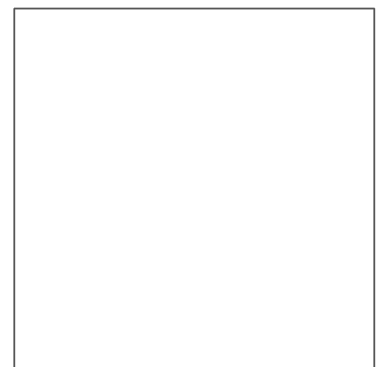
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Report Ref: BRO-NHR-H4P-HGL-SMR
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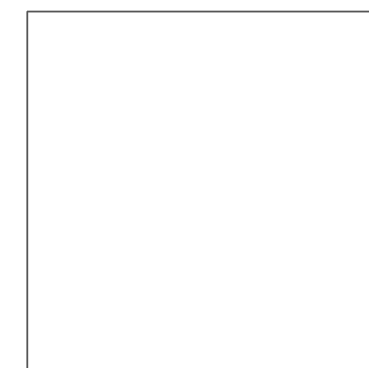
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Edition 1922
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Levelled 1915

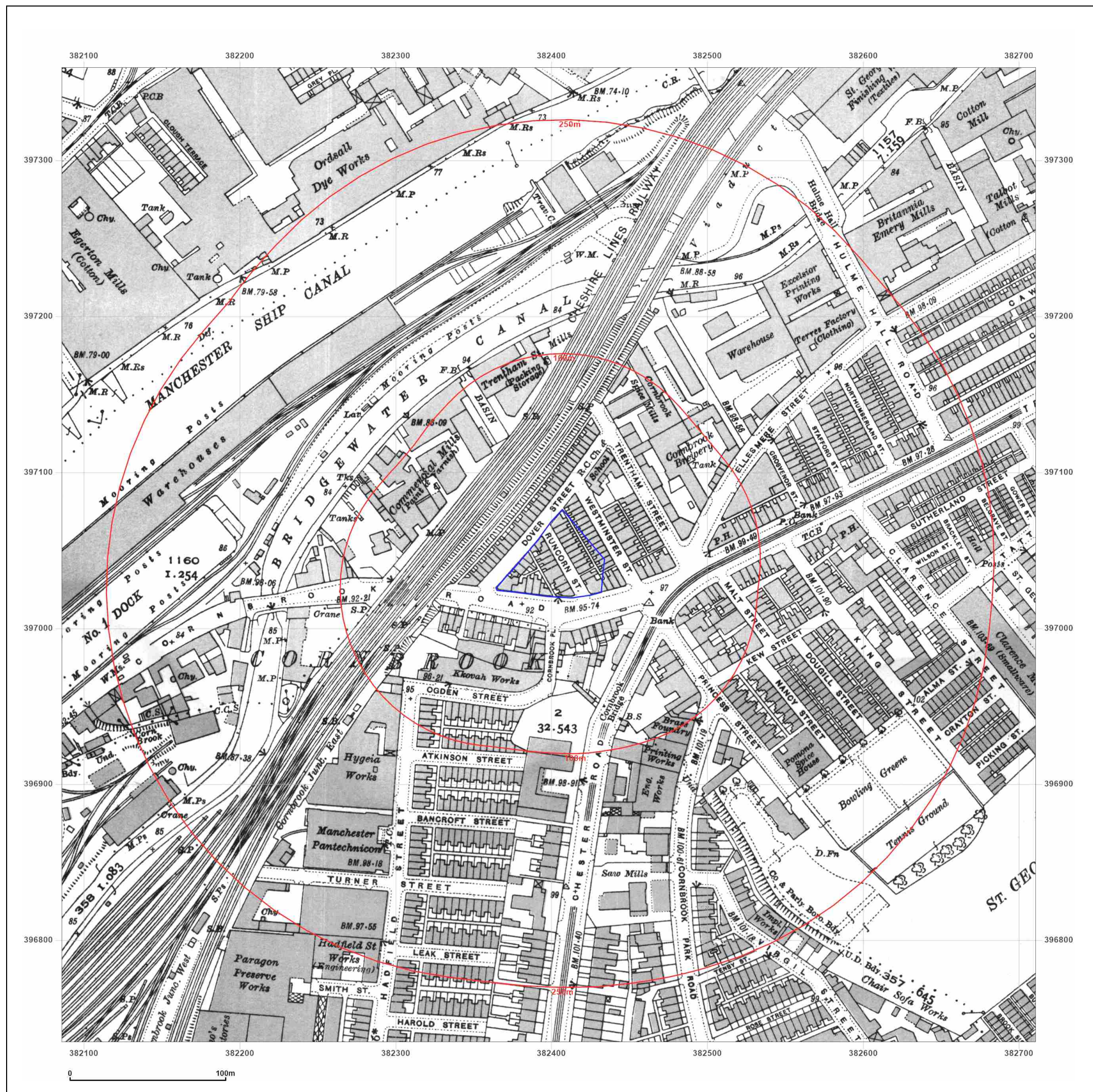


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Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: County Series
Map date: 1932
Scale: 1:2,500
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Surveyed 1873
Revised 1932
Edition N/A
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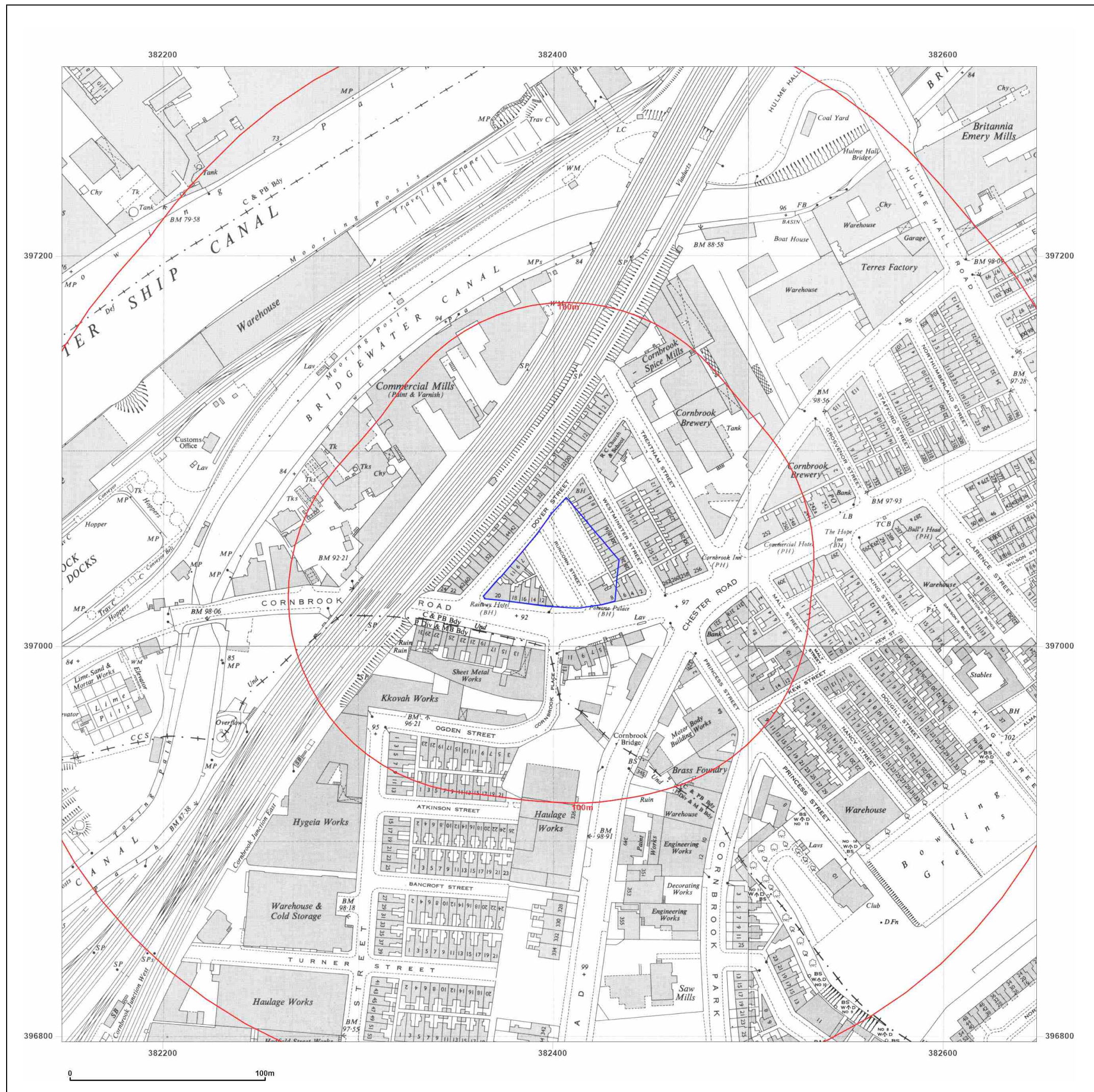
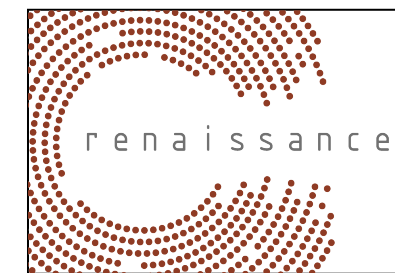
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Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: National Grid

Map date: 1948-1949

Scale: 1:1,250

Printed at: 1:2,000



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Revised 1949
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Copyright N/A
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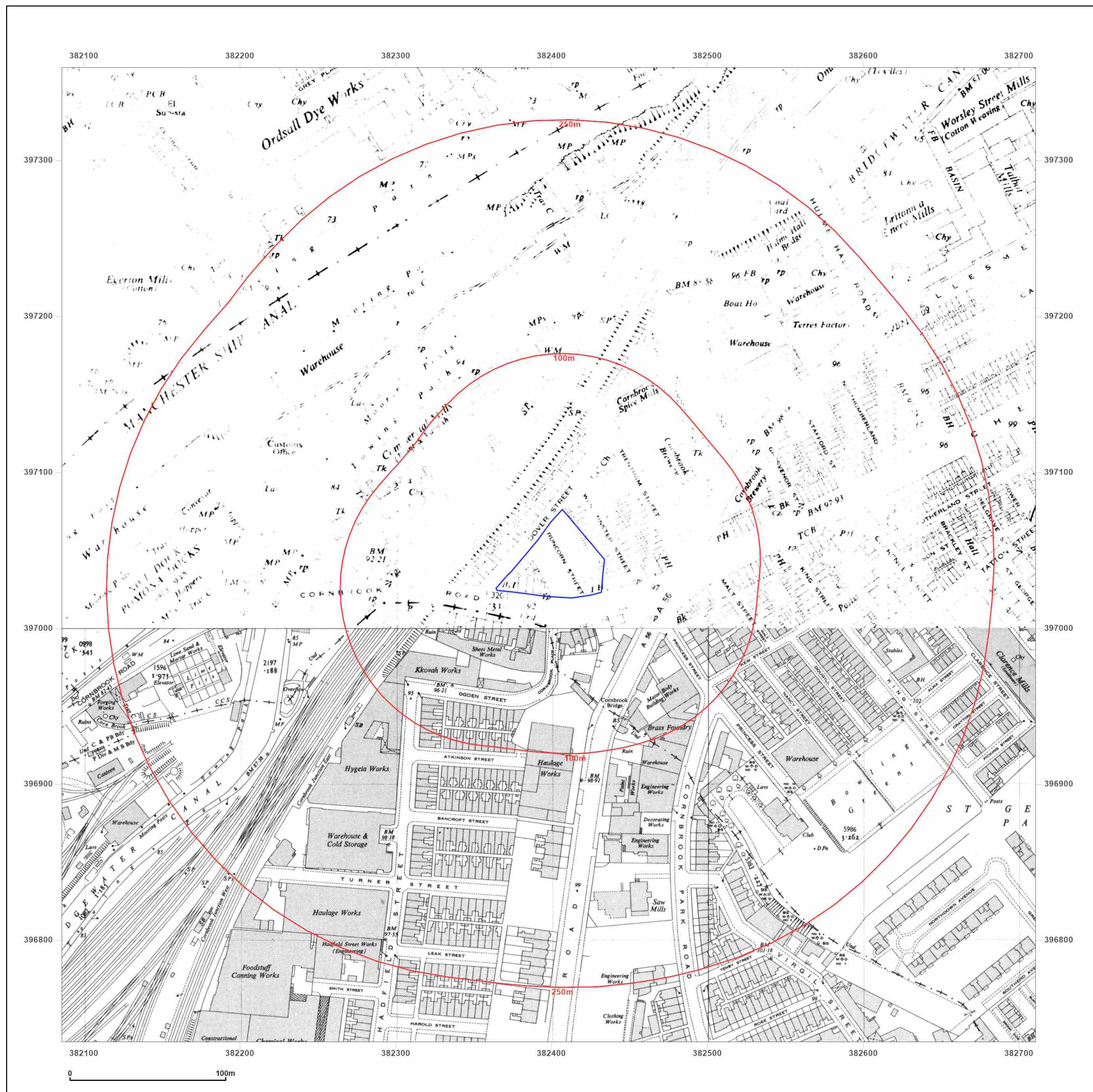
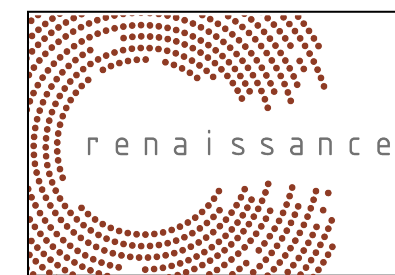


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Grid Ref: 382398, 397047

Map Name: National Grid

Map date: 1949-1950

Scale: 1:2,500

Printed at: 1:2,500



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Edition N/A
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Levelled 1948

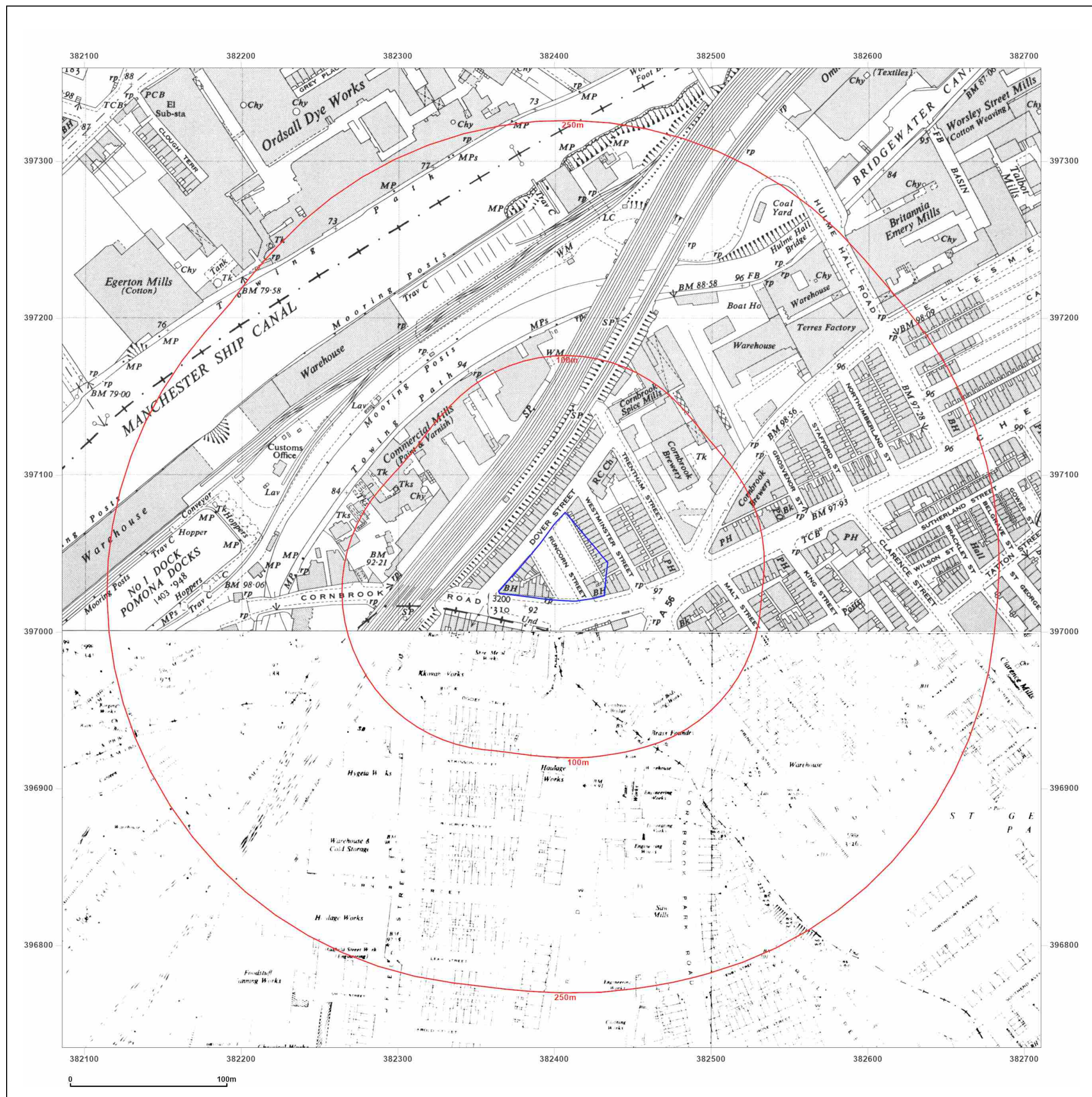
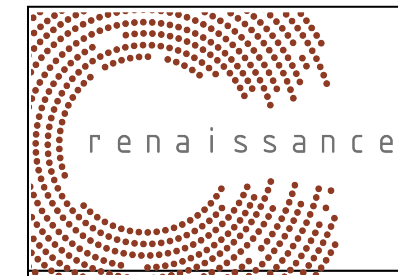


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Grid Ref: 382398, 397047

Map Name: National Grid

Map date: 1949-1951

Scale: 1:2,500

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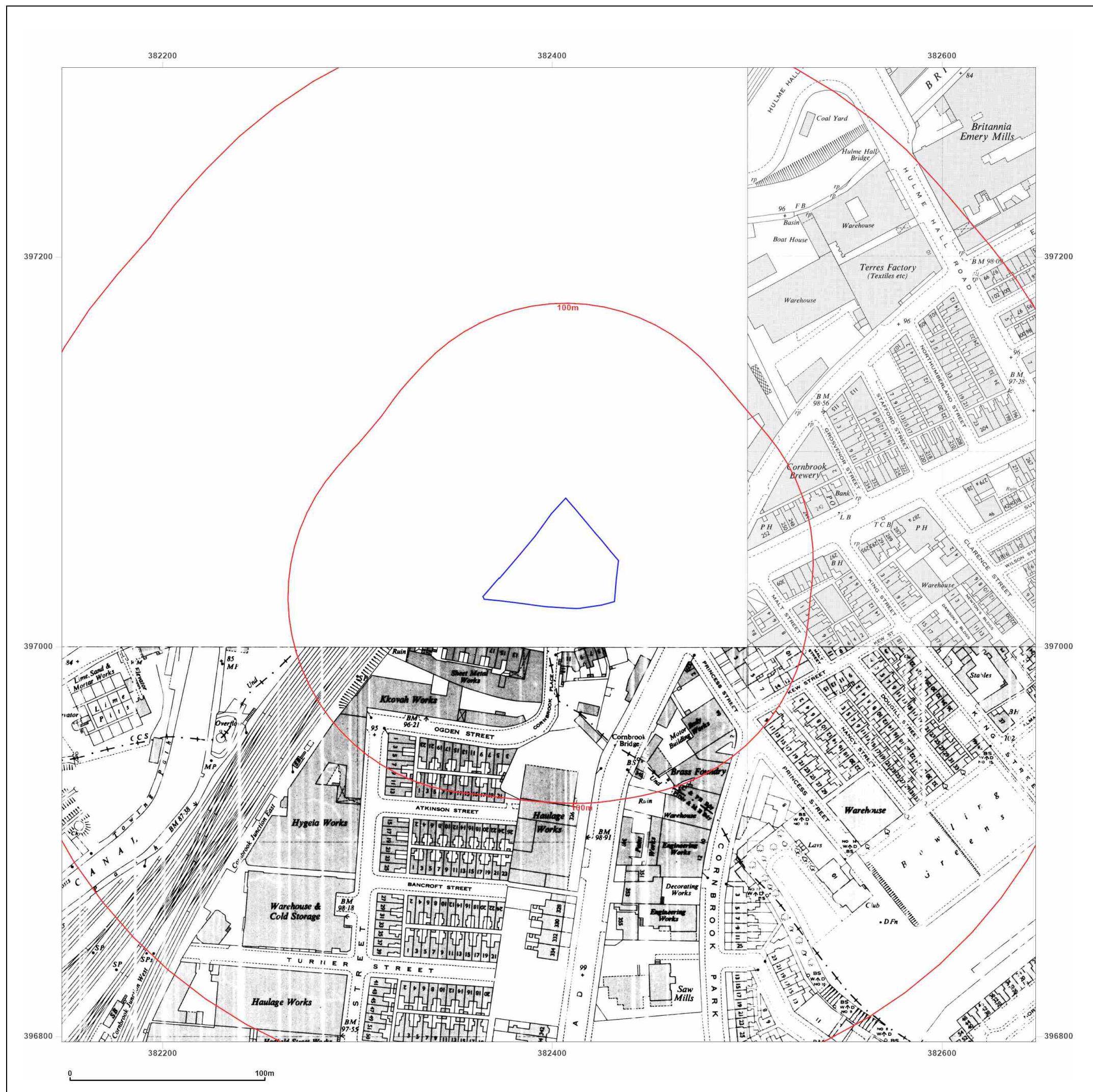


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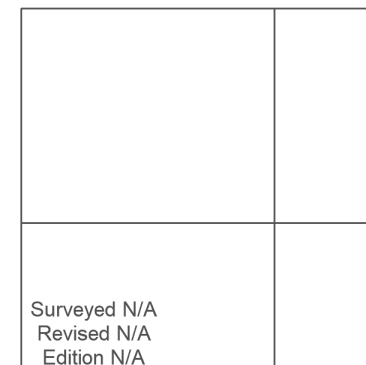
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Map date: 1950-1954

Scale: 1:1,250

Printed at: 1:2,000



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Levelled 1948

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Revised N/A
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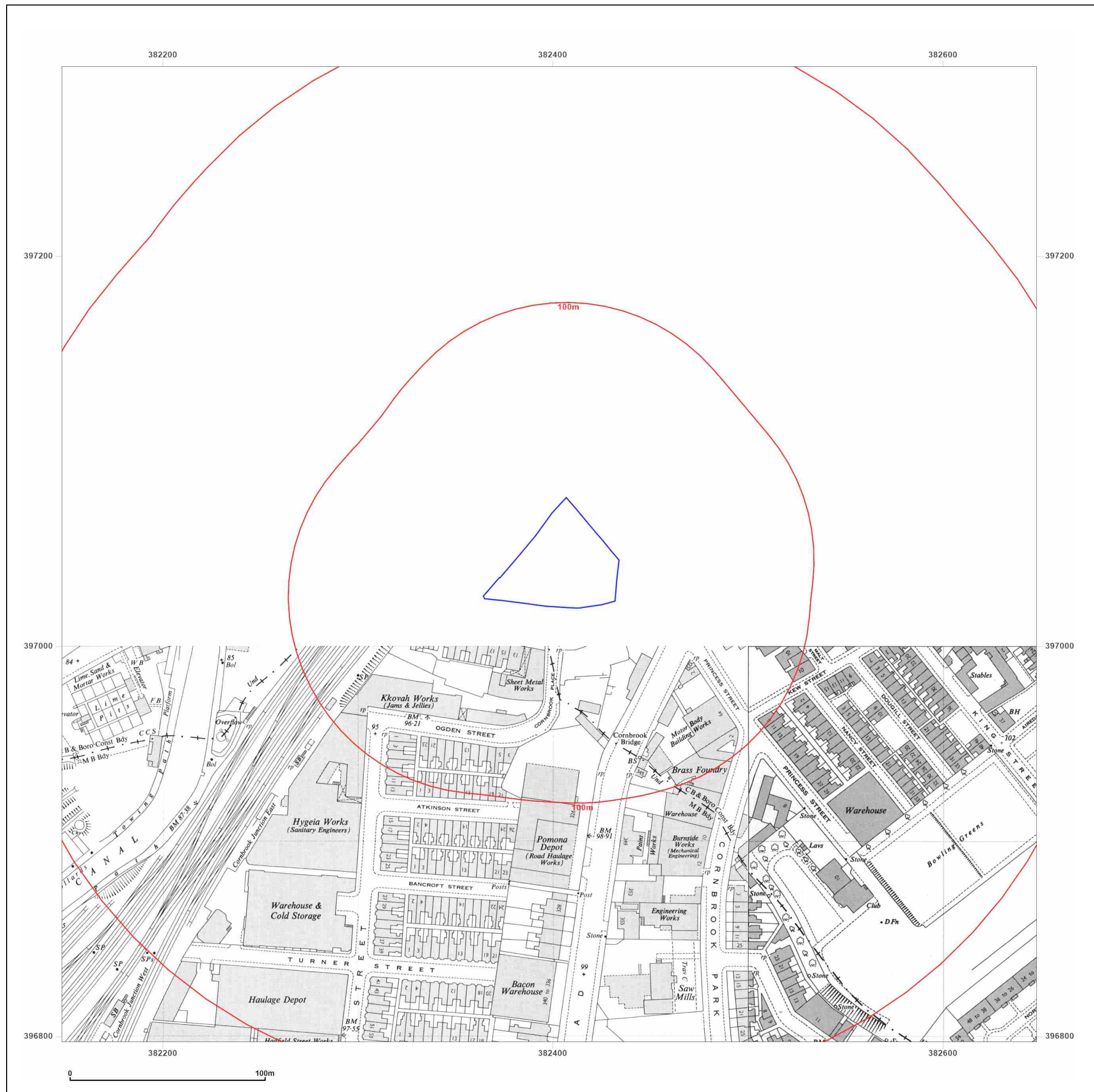


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Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: National Grid

Map date: 1954-1955

Scale: 1:1,250

Printed at: 1:2,000



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

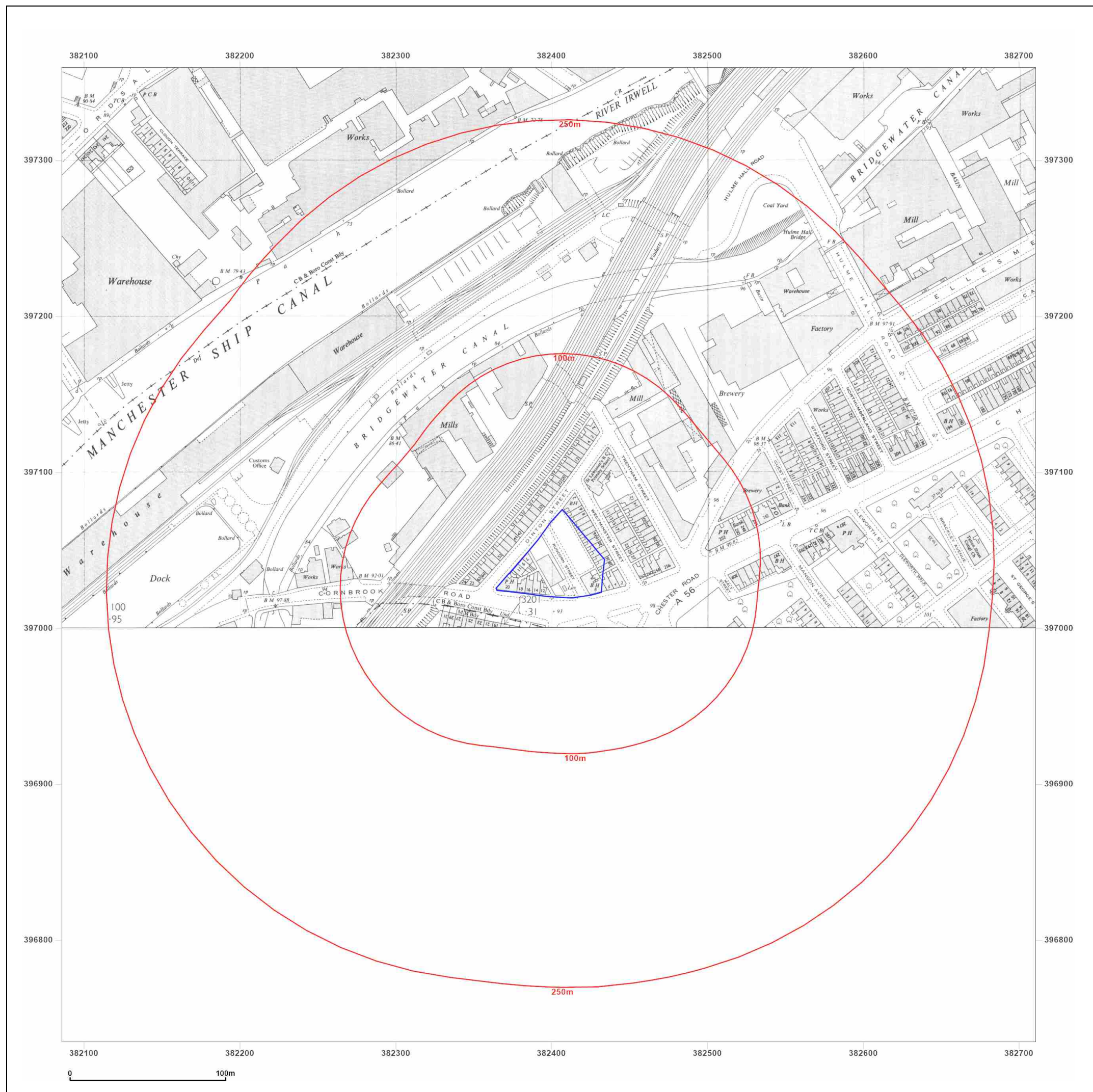
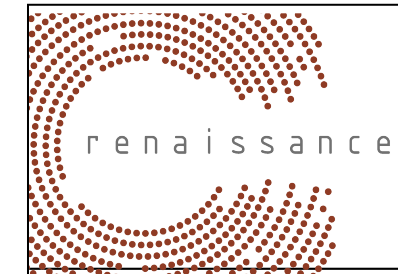


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Report Ref: BRO-NHR-H4P-HGL-SMR
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Map Name: National Grid

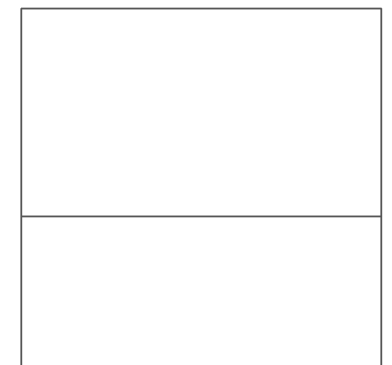
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Revised 1963
Edition N/A
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Levelled 1958

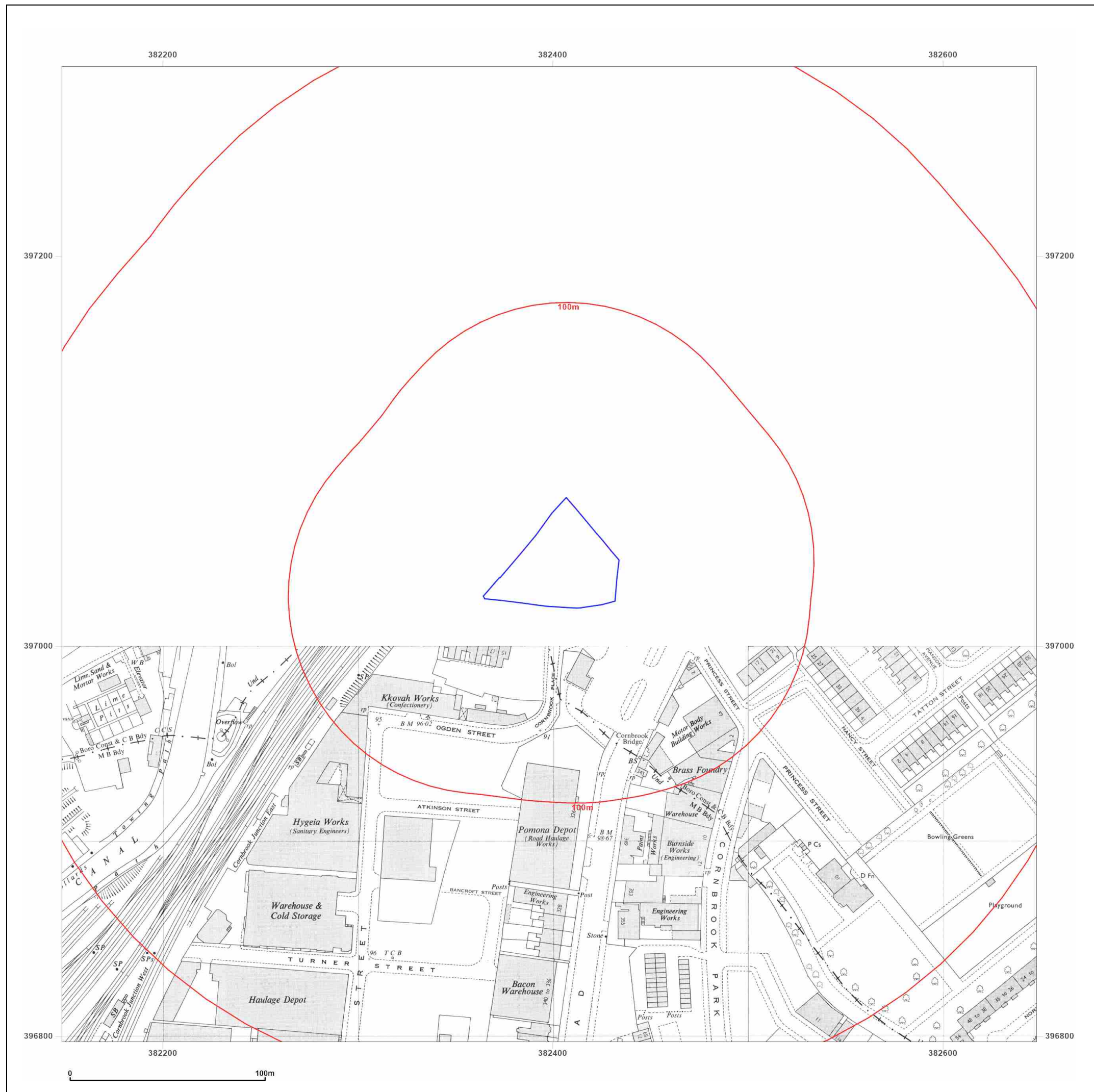


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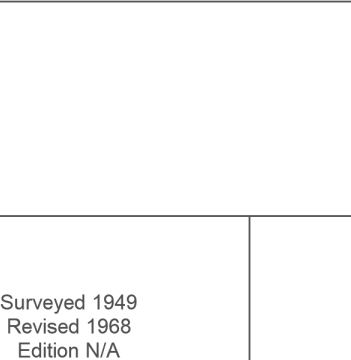
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Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: National Grid

Map date: 1969-1971

Scale: 1:1,250

Printed at: 1:2,000

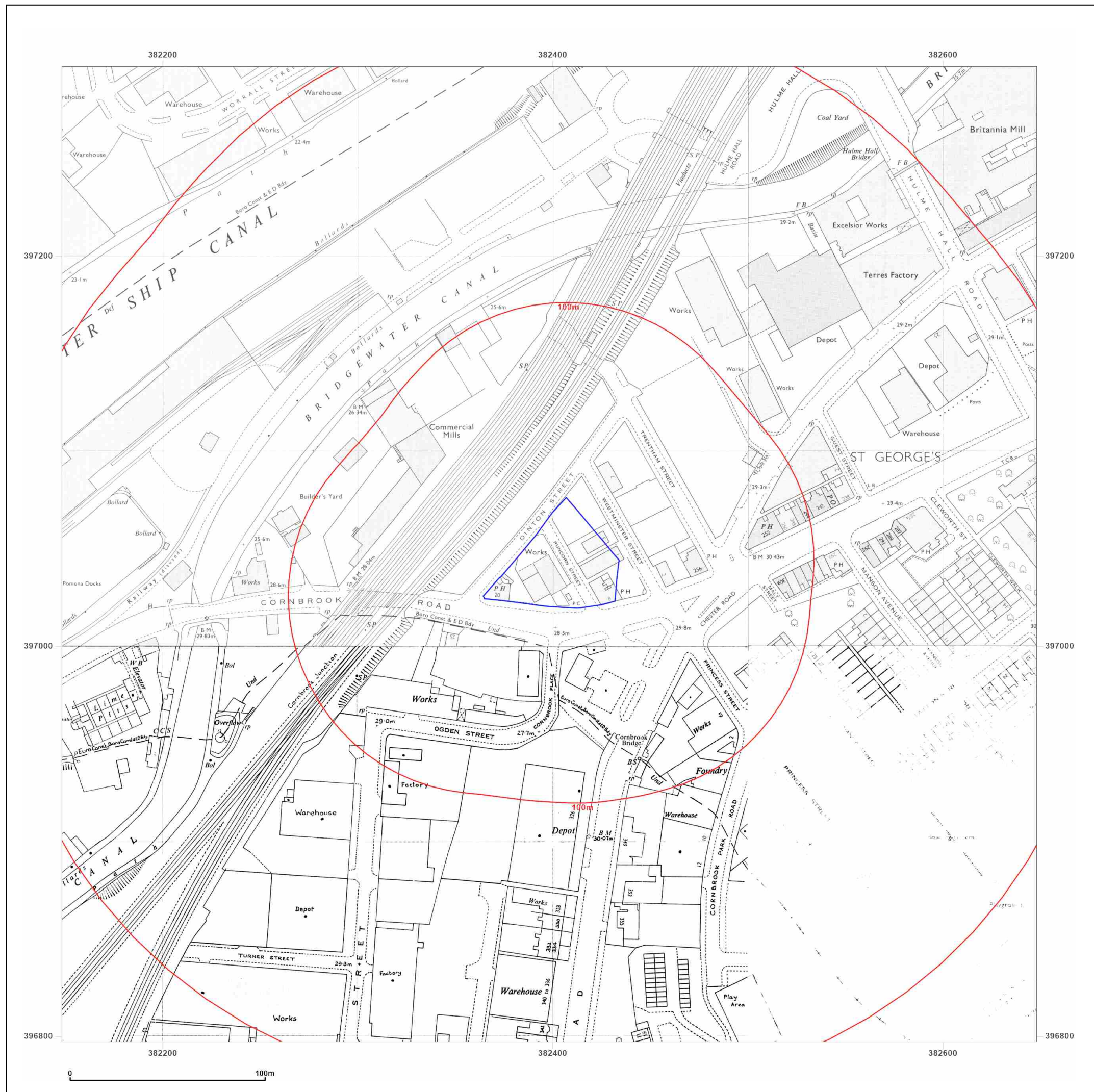


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Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: National Grid

Map date: 1976-1981

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
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Surveyed 1948
Revised 1976
Edition N/A
Copyright 1977
Levelled 1963

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1981
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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1976
Levelled N/A

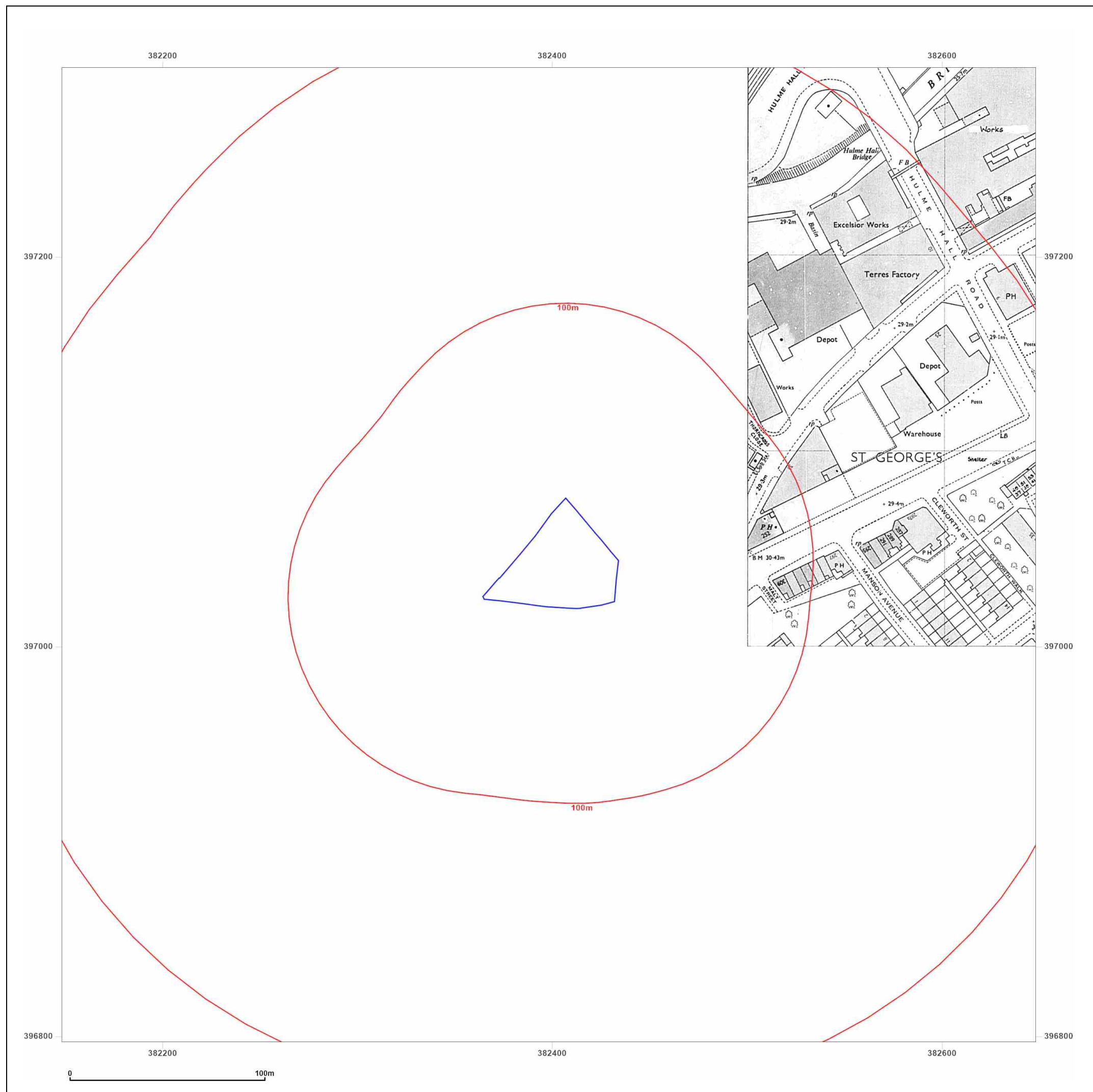
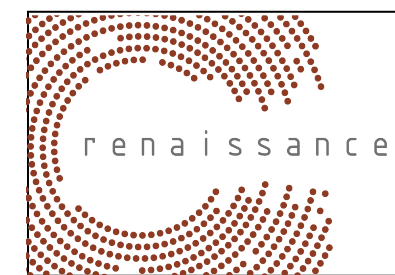


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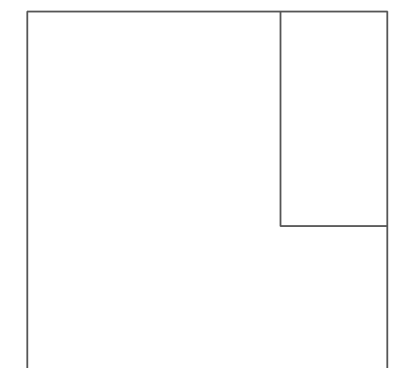
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Map Name: National Grid

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Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1982
Levelled 1963

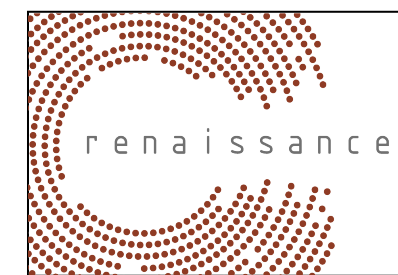


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Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: National Grid

Map date: 1977-1982

Scale: 1:1,250

Printed at: 1:2,000



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Revised N/A
Edition N/A
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Levelled 1958

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1982
Levelled 1963

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1977
Levelled N/A

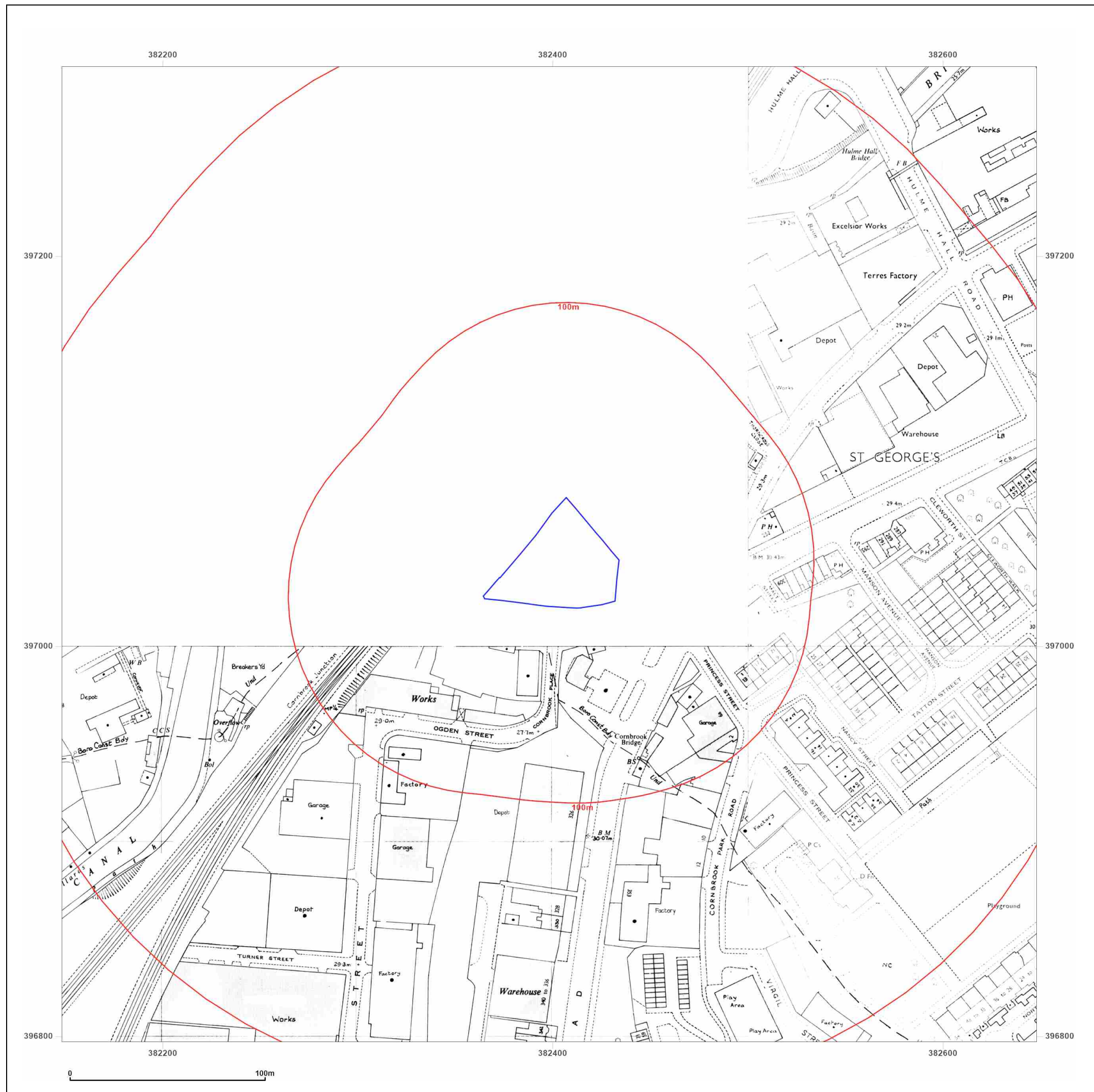
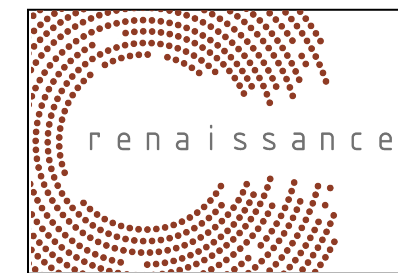


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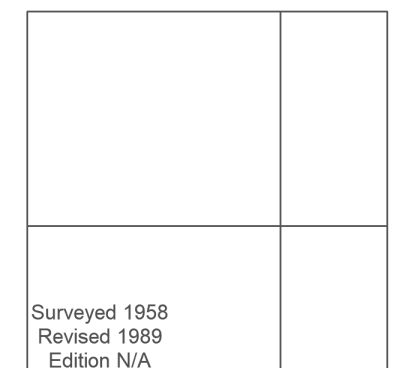
Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: National Grid

Map date: 1984-1989

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1963
Revised 1984
Edition N/A
Copyright 1984
Levelled 1963

Surveyed 1958
Revised 1989
Edition N/A
Copyright 1989
Levelled 1958

Surveyed 1958
Revised 1986
Edition N/A
Copyright 1986
Levelled 1958

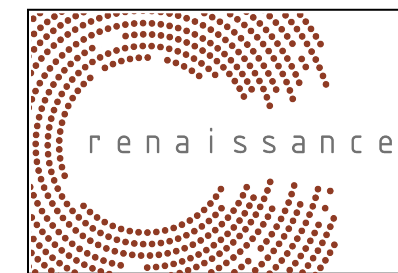


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Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: National Grid

Map date: 1988-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1958
Revised 1990
Edition N/A
Copyright 1990
Levelled 1958

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

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

Surveyed 1949
Revised 1988
Edition N/A
Copyright 1988
Levelled 1958

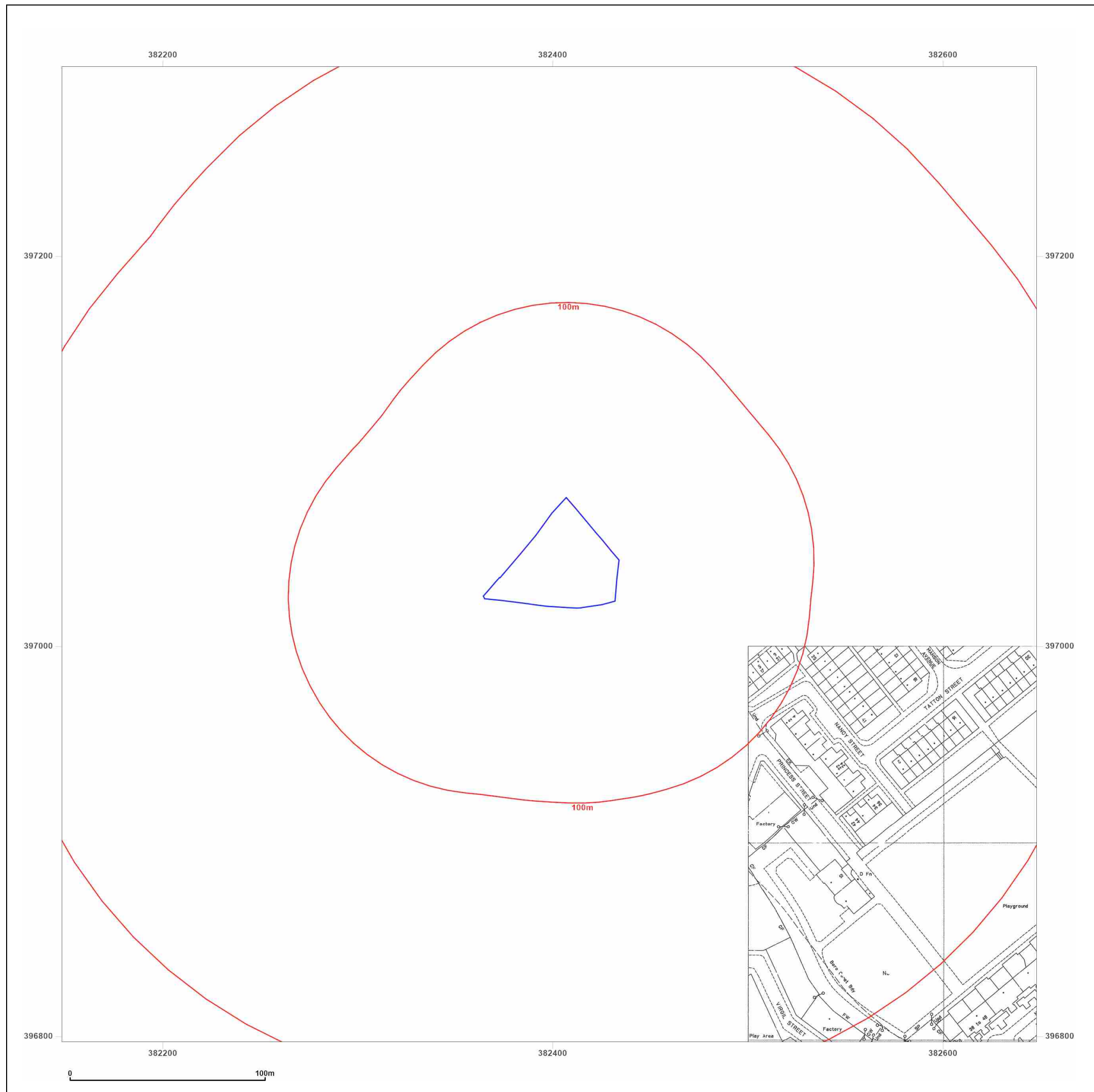


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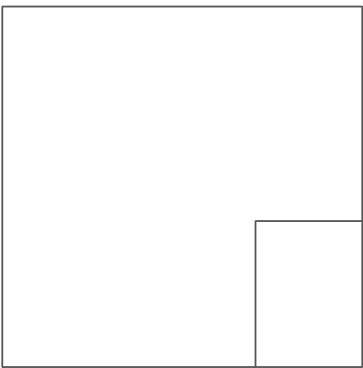
Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: National Grid

Map date: 1994

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1994
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Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: National Grid

Map date: 1992-1995

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1995 Levelled N/A
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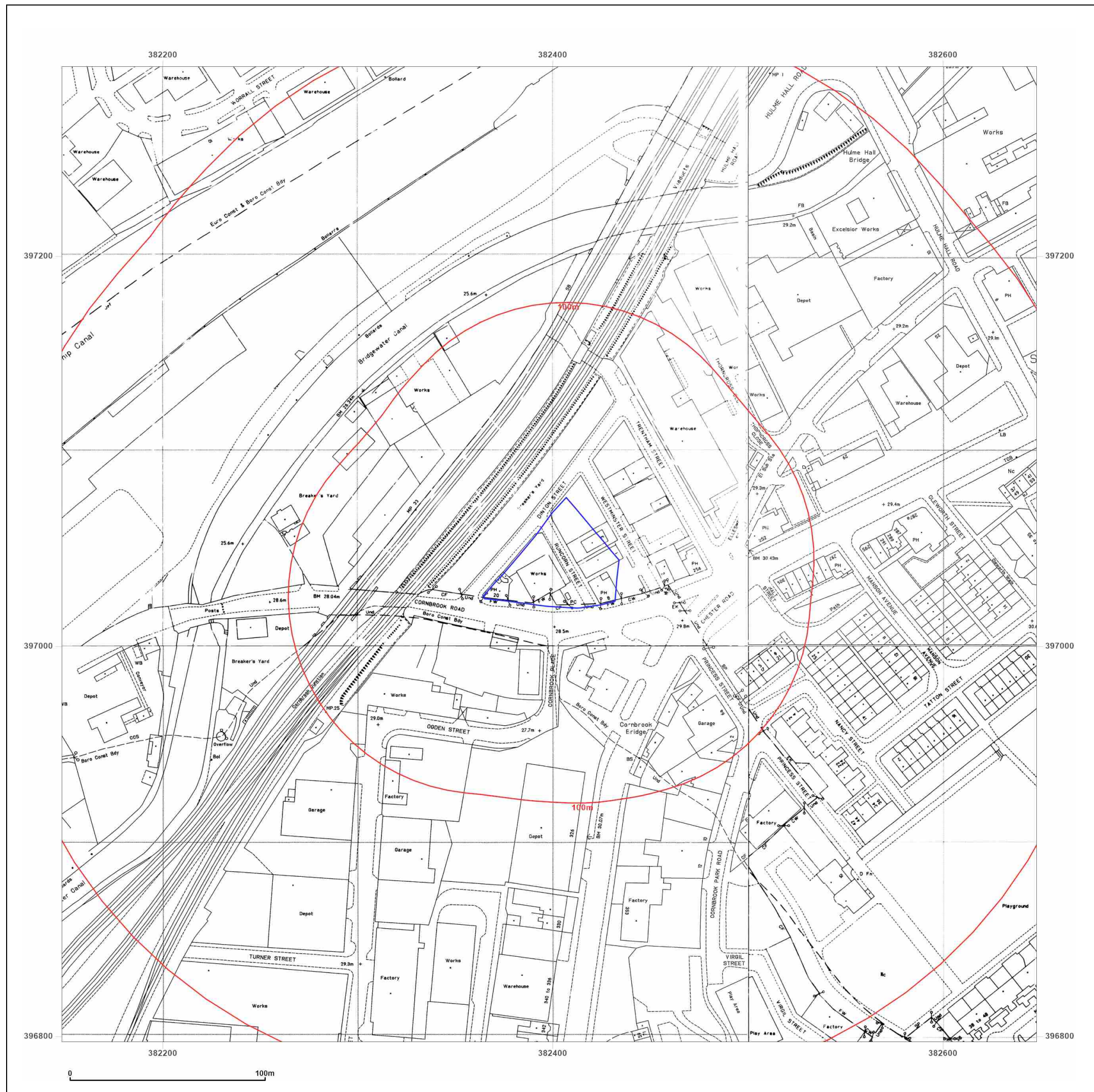
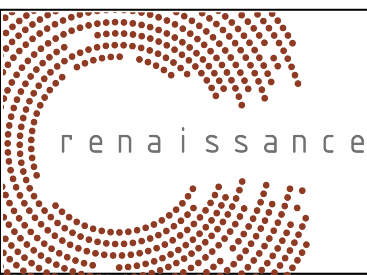


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Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: National Grid

Map date: 1993-1995

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

Surveyed N/A
Revised 1993
Edition N/A
Copyright 1995
Levelled N/A

Surveyed 1994
Revised 1994
Edition N/A
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Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: National Grid

Map date: 1993-1995

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1993
Revised 1993
Edition N/A
Copyright 1993
Levelled N/A

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

Surveyed 1993
Revised 1993
Edition N/A
Copyright 1993
Levelled N/A

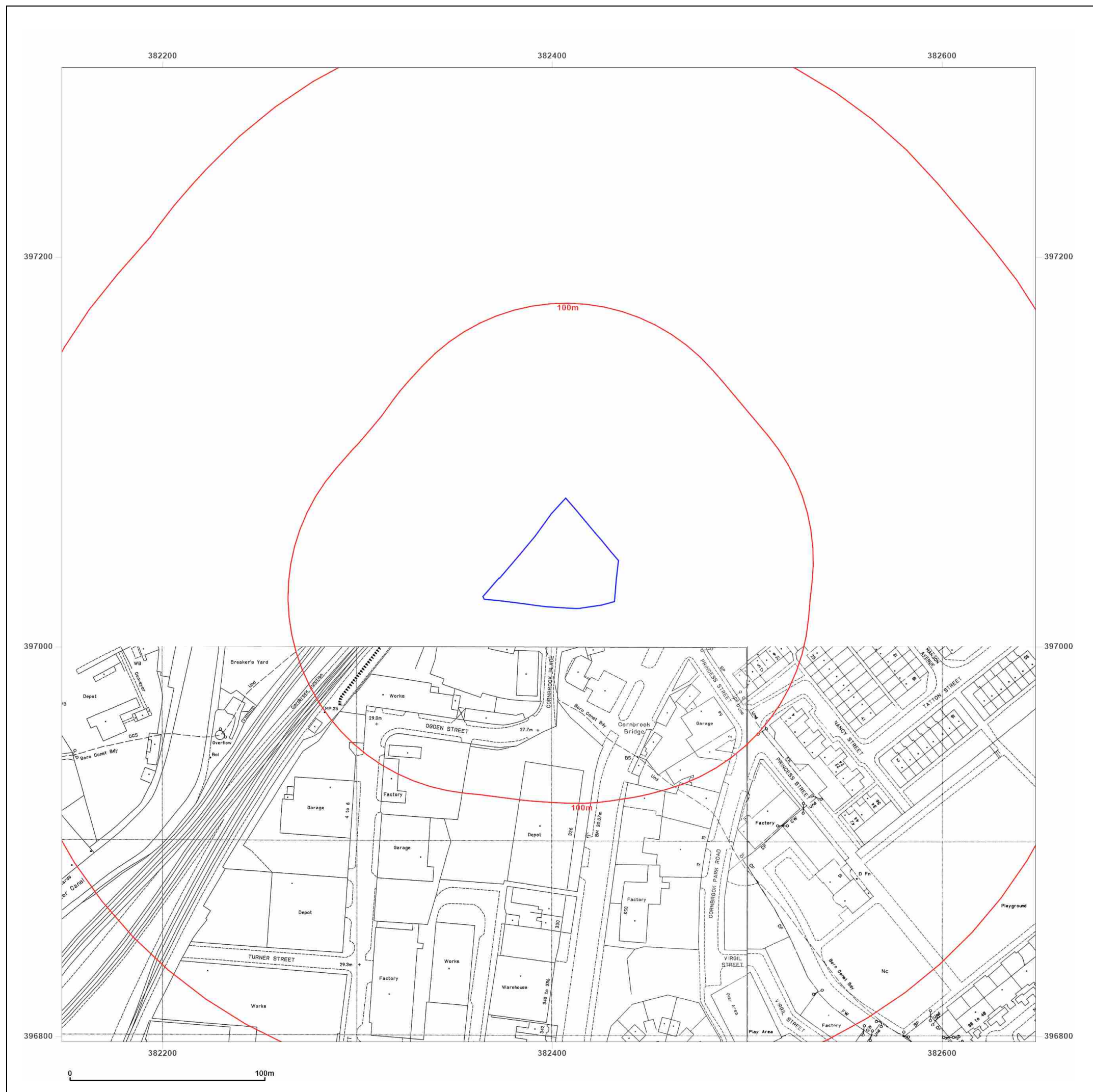


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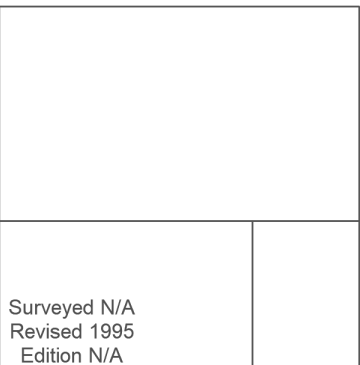
Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: National Grid

Map date: 1994-1995

Scale: 1:1,250

Printed at: 1:2,000



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

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

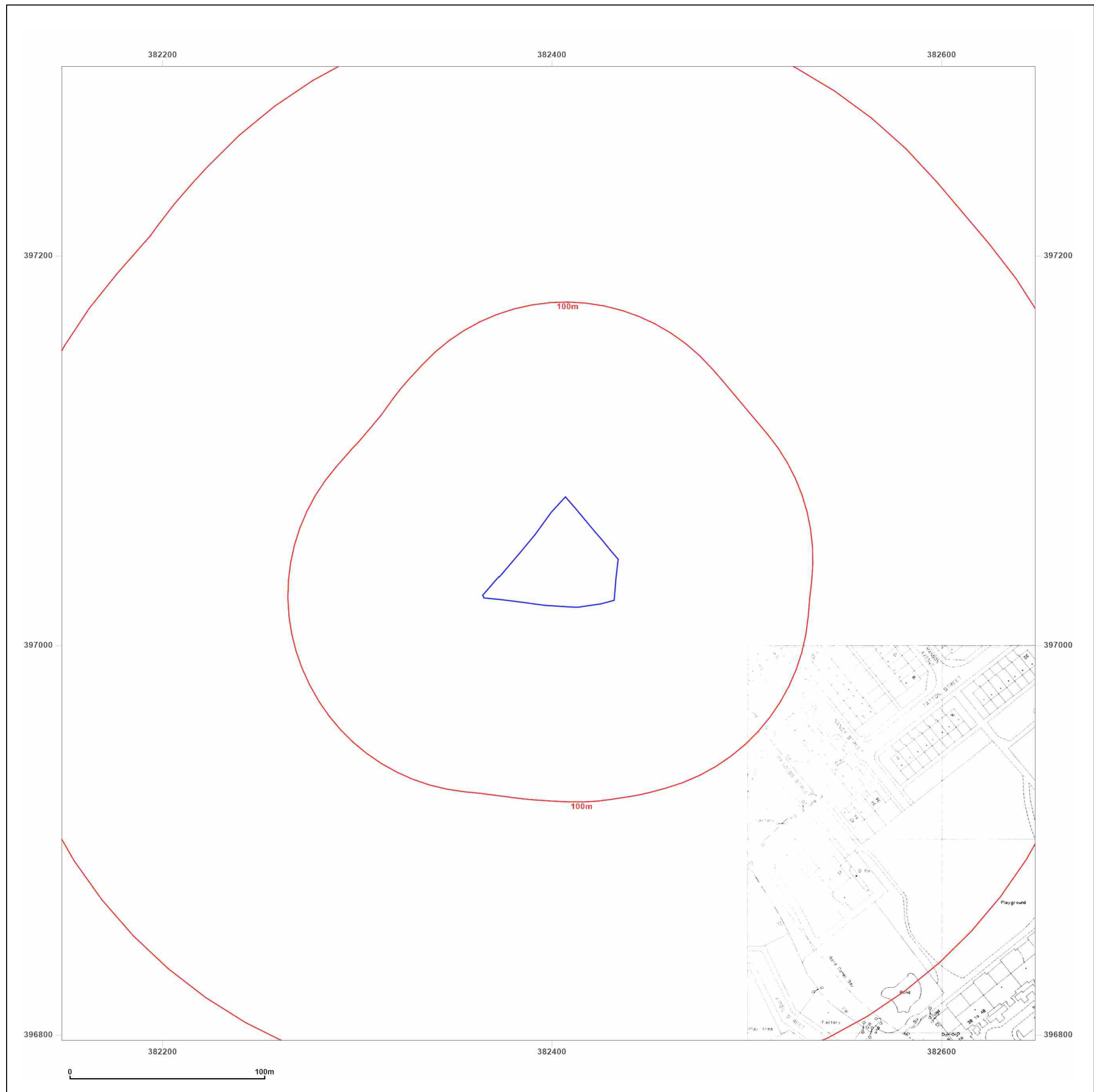


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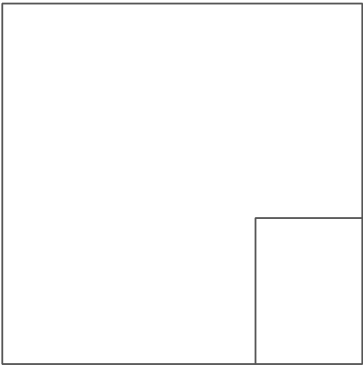
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Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: National Grid

Map date: 1995

Scale: 1:1,250

Printed at: 1:2,000



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

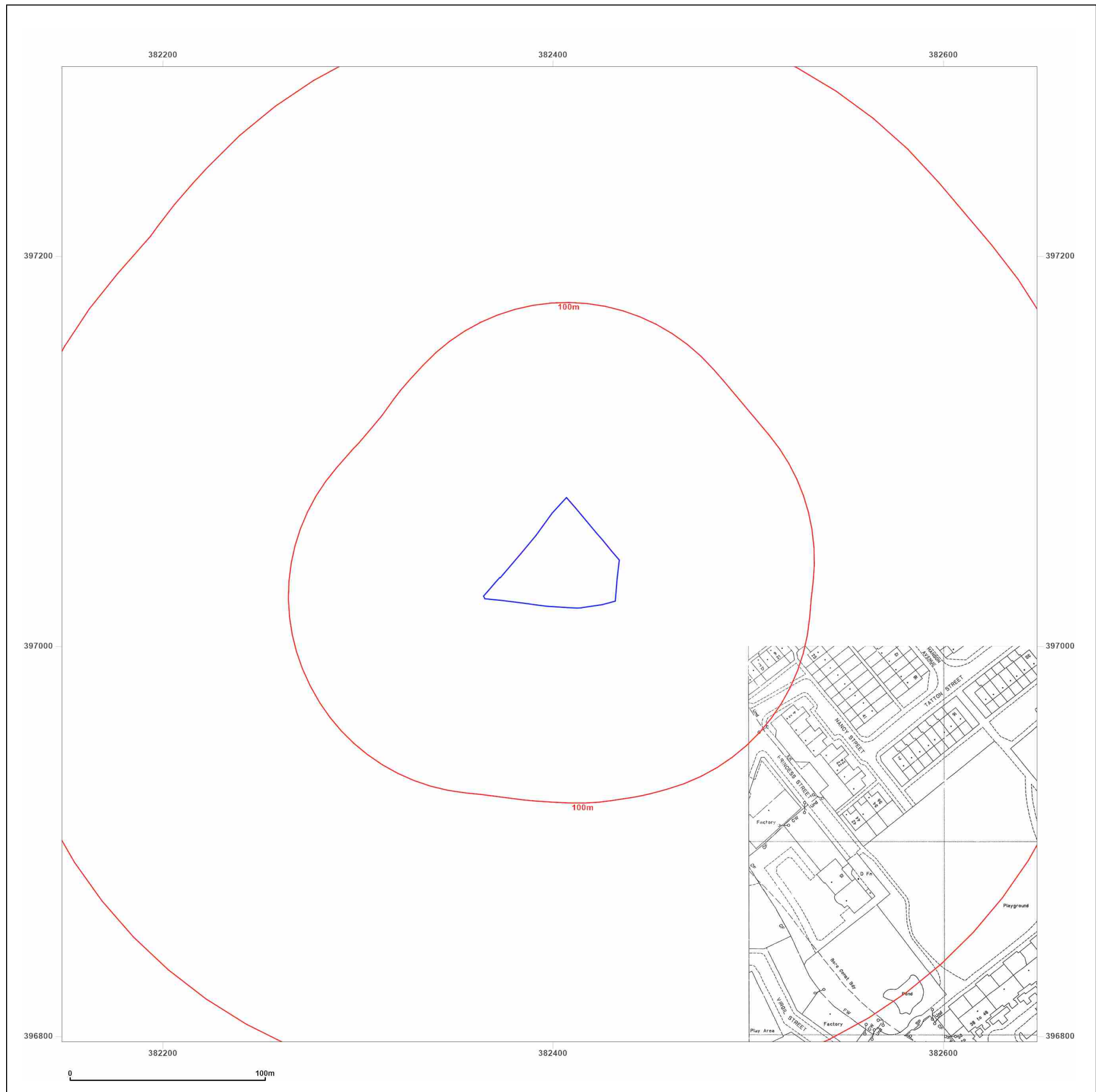


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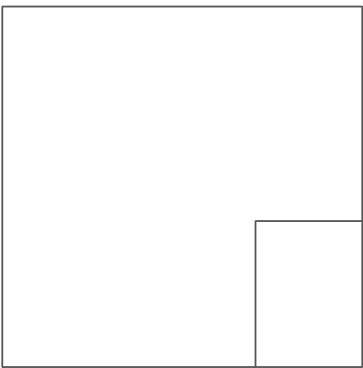
Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: National Grid

Map date: 1995

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
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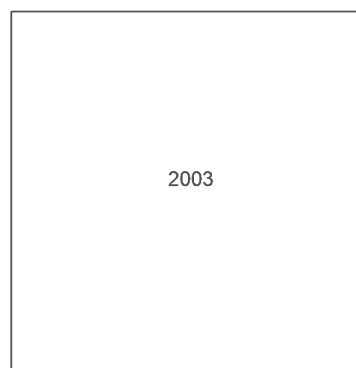
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Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

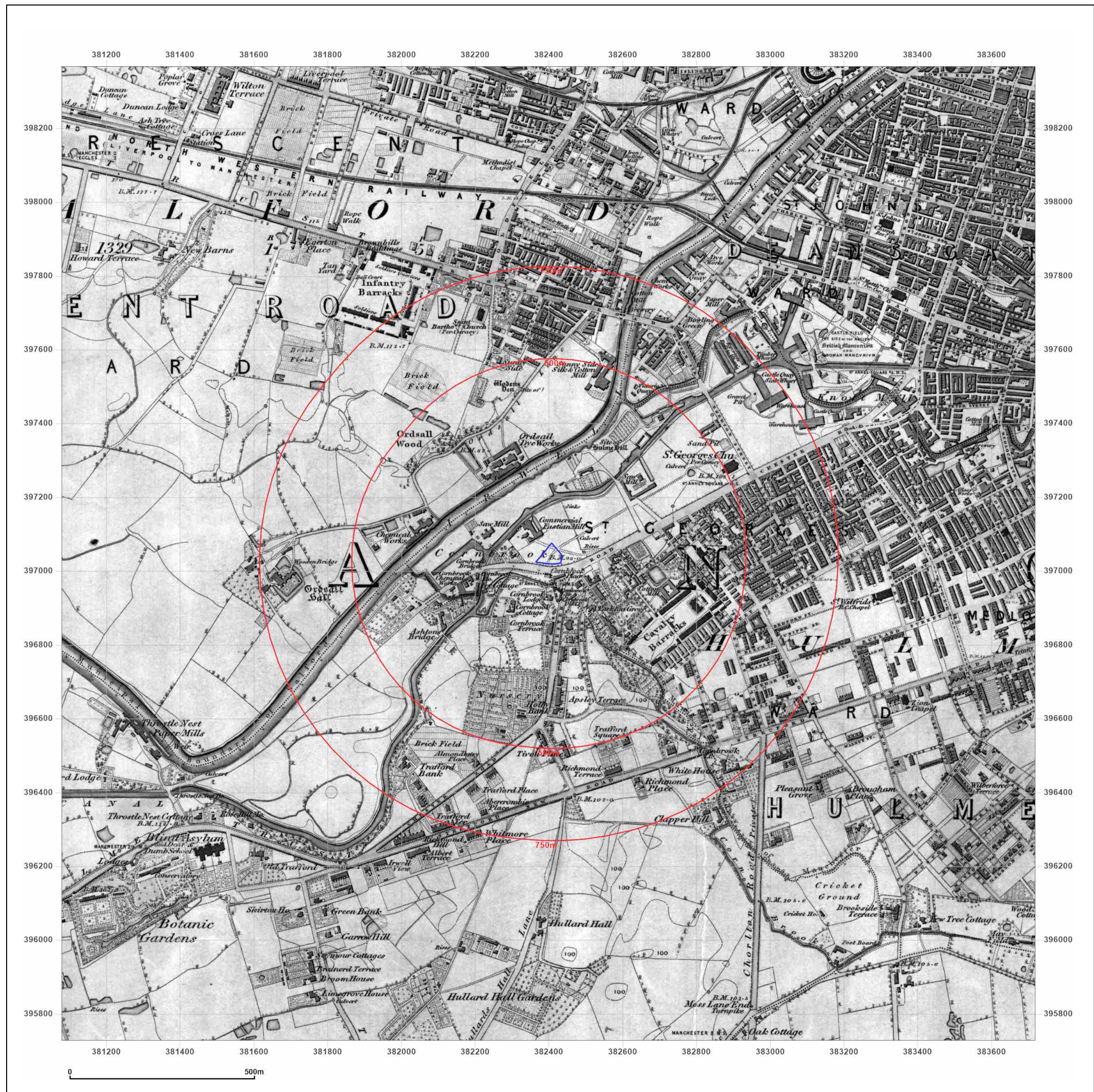


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Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: County Series

Map date: 1848

Scale: 1:10,560

Printed at: 1:10,560



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

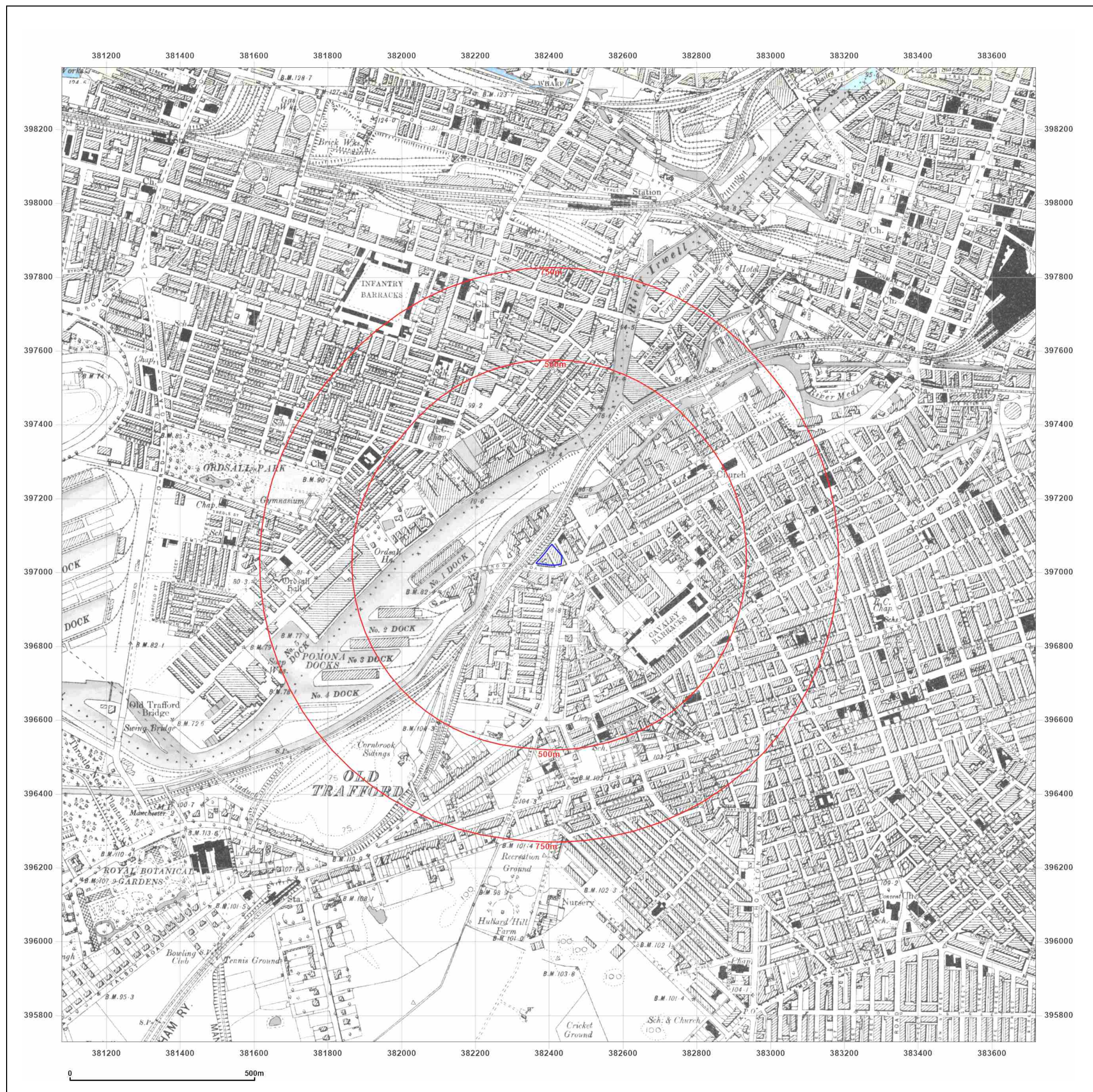


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Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: County Series
Map date: 1894-1896
Scale: 1:10,560
Printed at: 1:10,560

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

Surveyed 1894
Revised 1896
Edition 1896
Copyright N/A
Levelled N/A



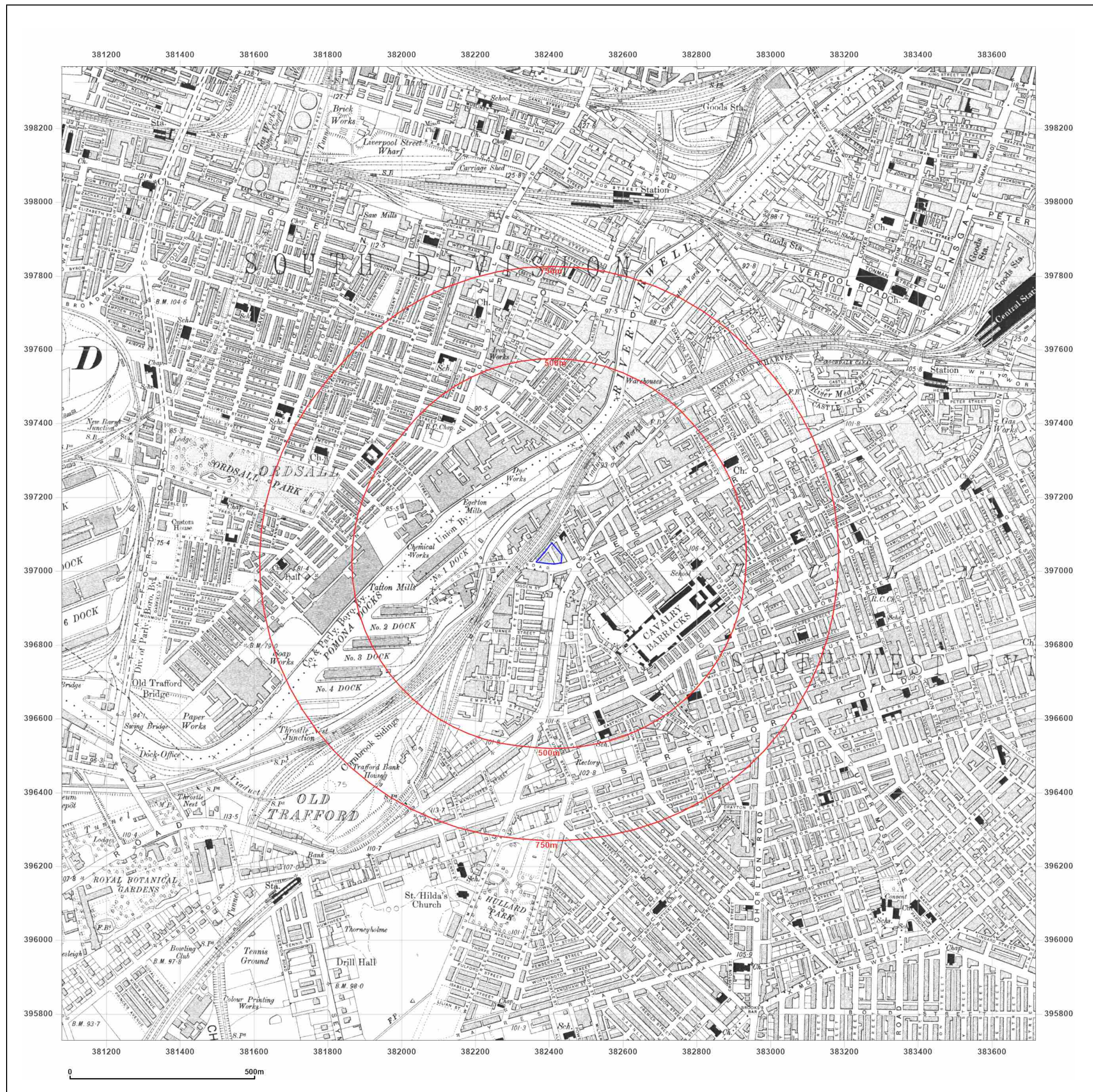


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Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: County Series

Map date: 1905-1906

Scale: 1:10,560

Printed at: 1:10,560



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

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

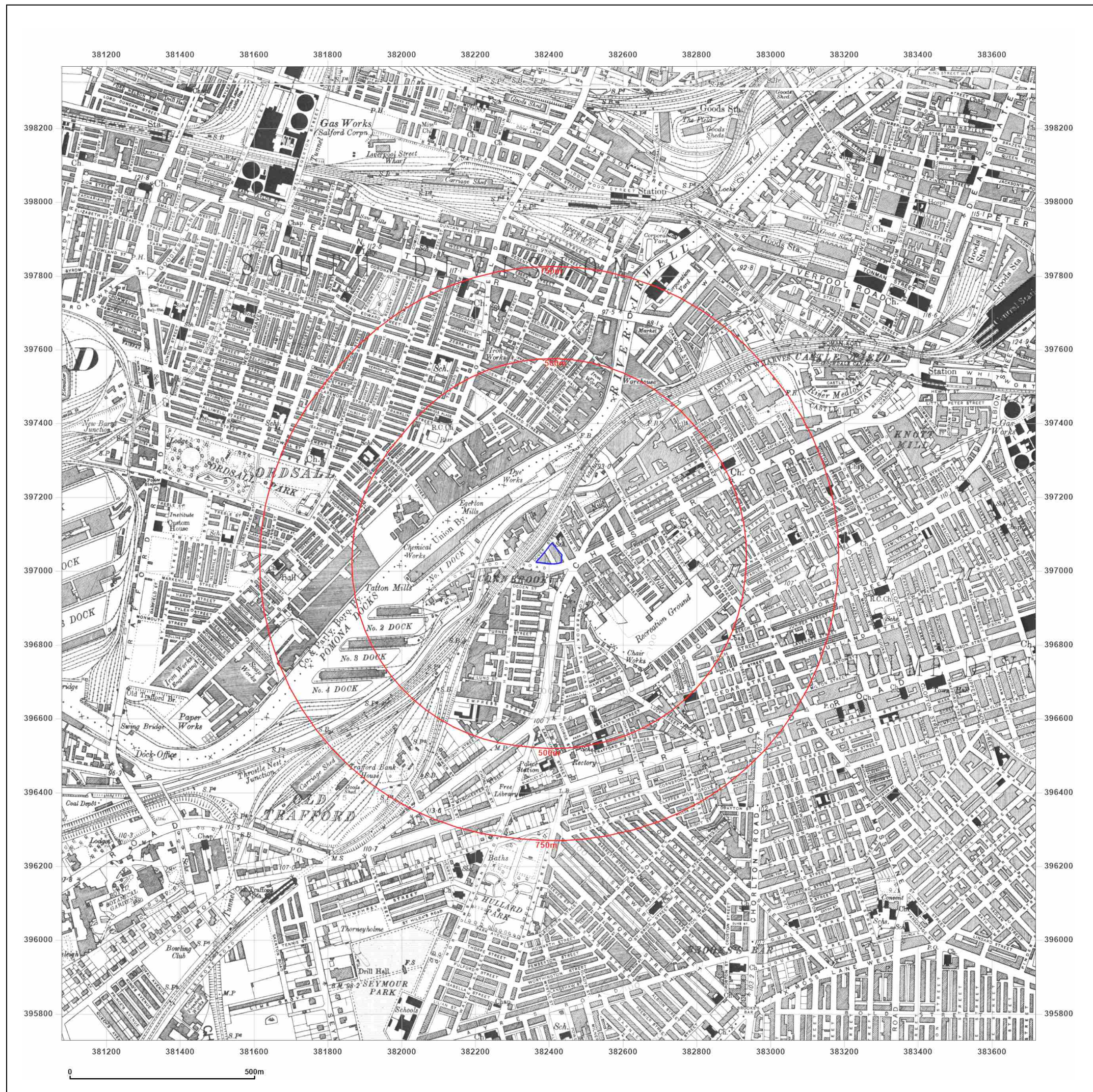


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Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1916
Edition 1923
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Levelled 1915

Surveyed 1844
Revised 1916
Edition 1923
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Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



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

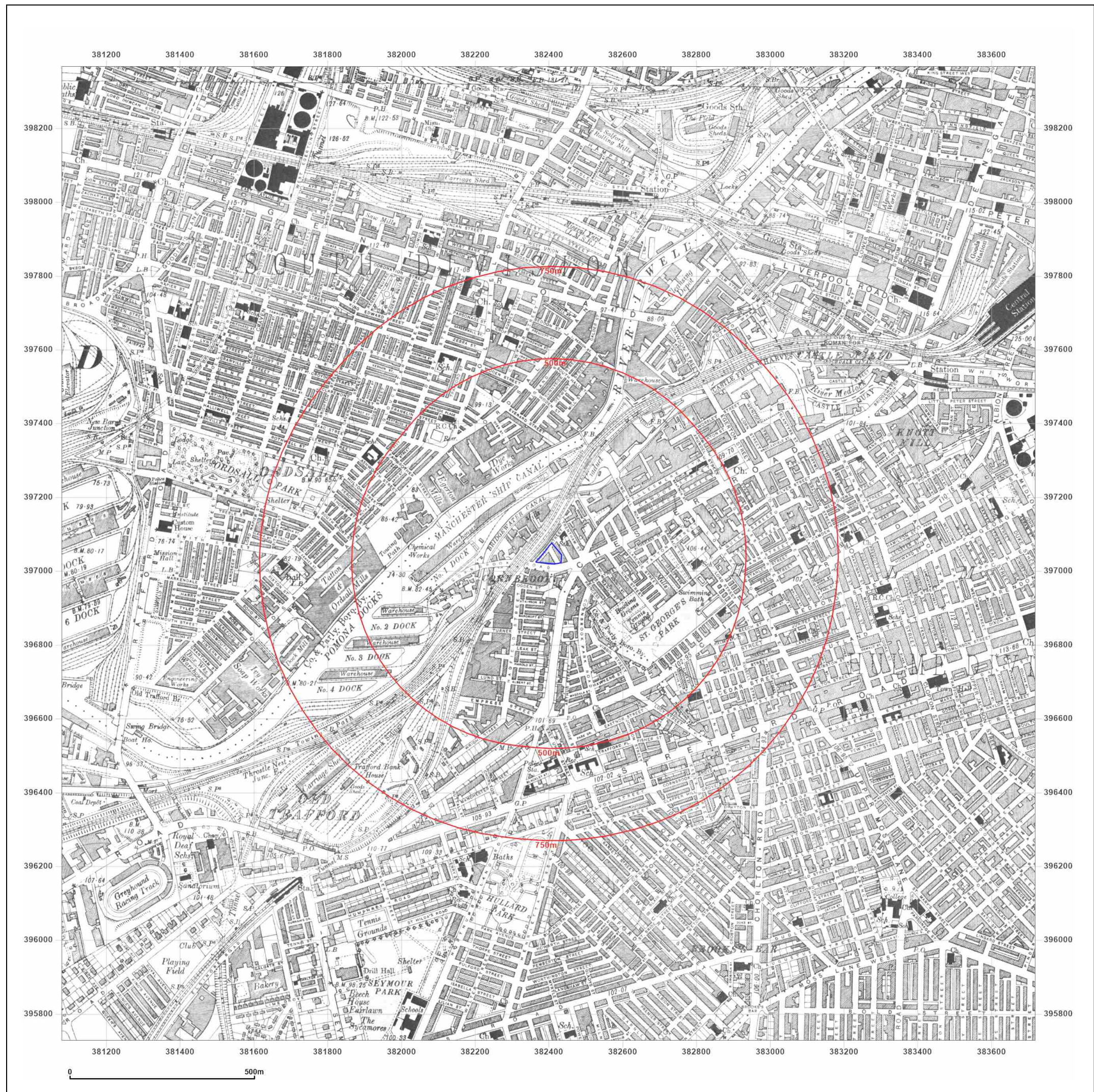
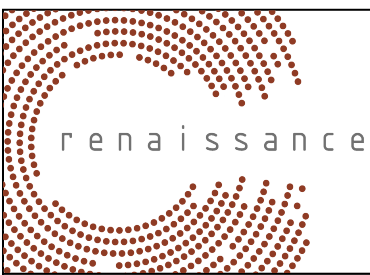


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Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: County Series

Map date: 1931-1932

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1844
Revised 1932
Edition 1932
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Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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

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

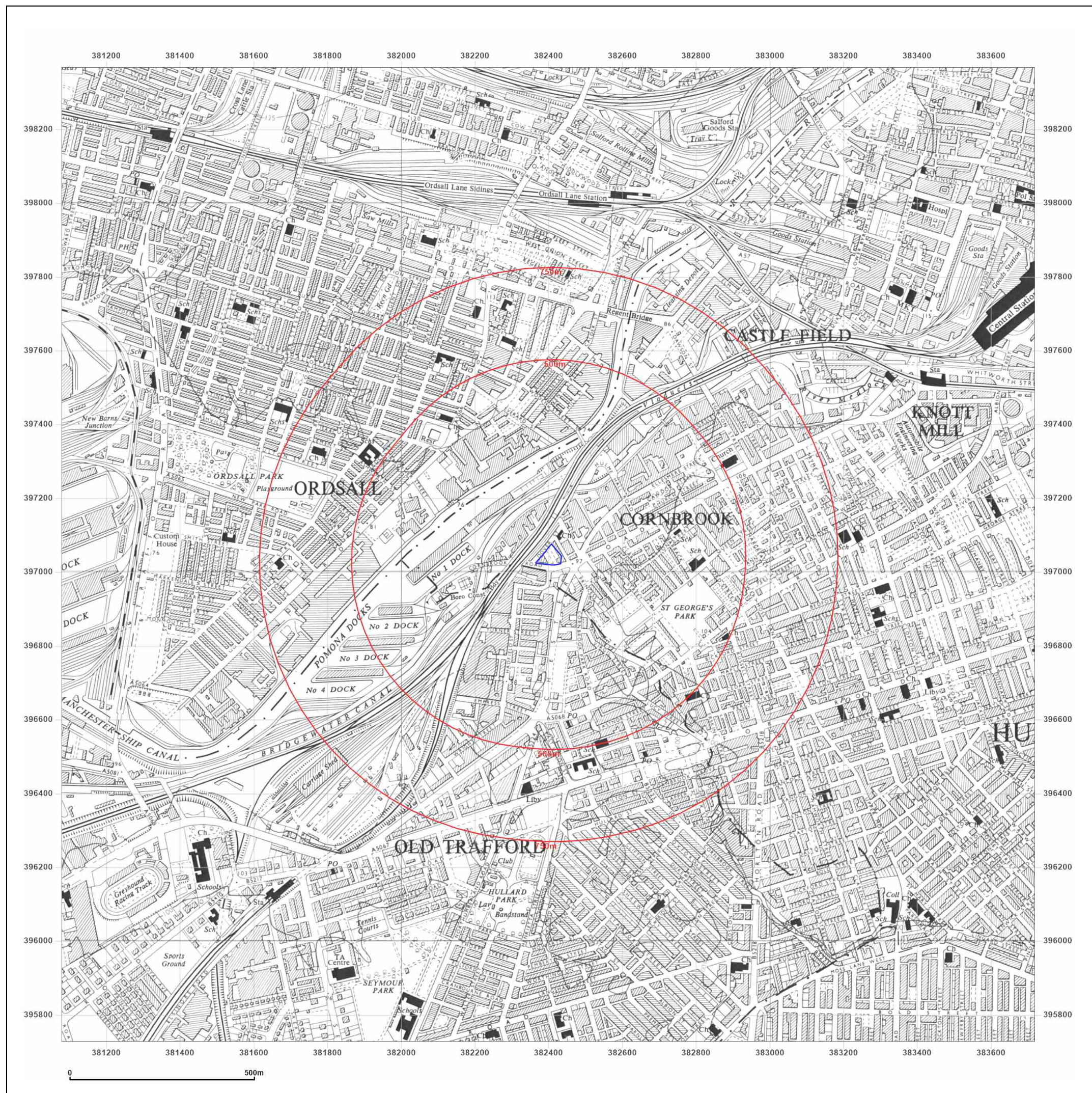


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Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: Provisional

Map date: 1956

Scale: 1:10,560

Printed at: 1:10,560



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

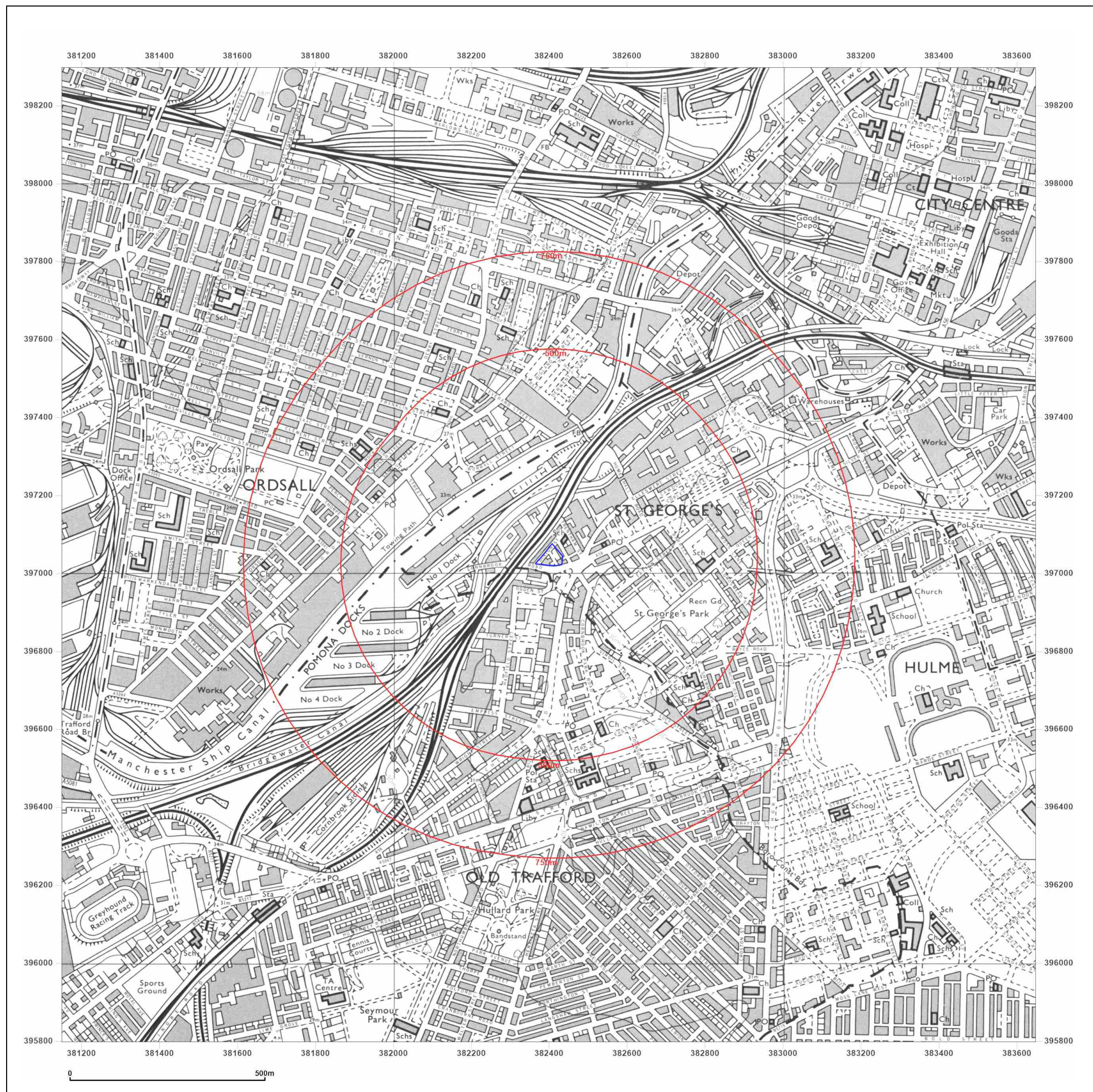


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Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: National Grid

Map date: 1972

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1971
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Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: National Grid

Map date: 1980

Scale: 1:10,000

Printed at: 1:10,000



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

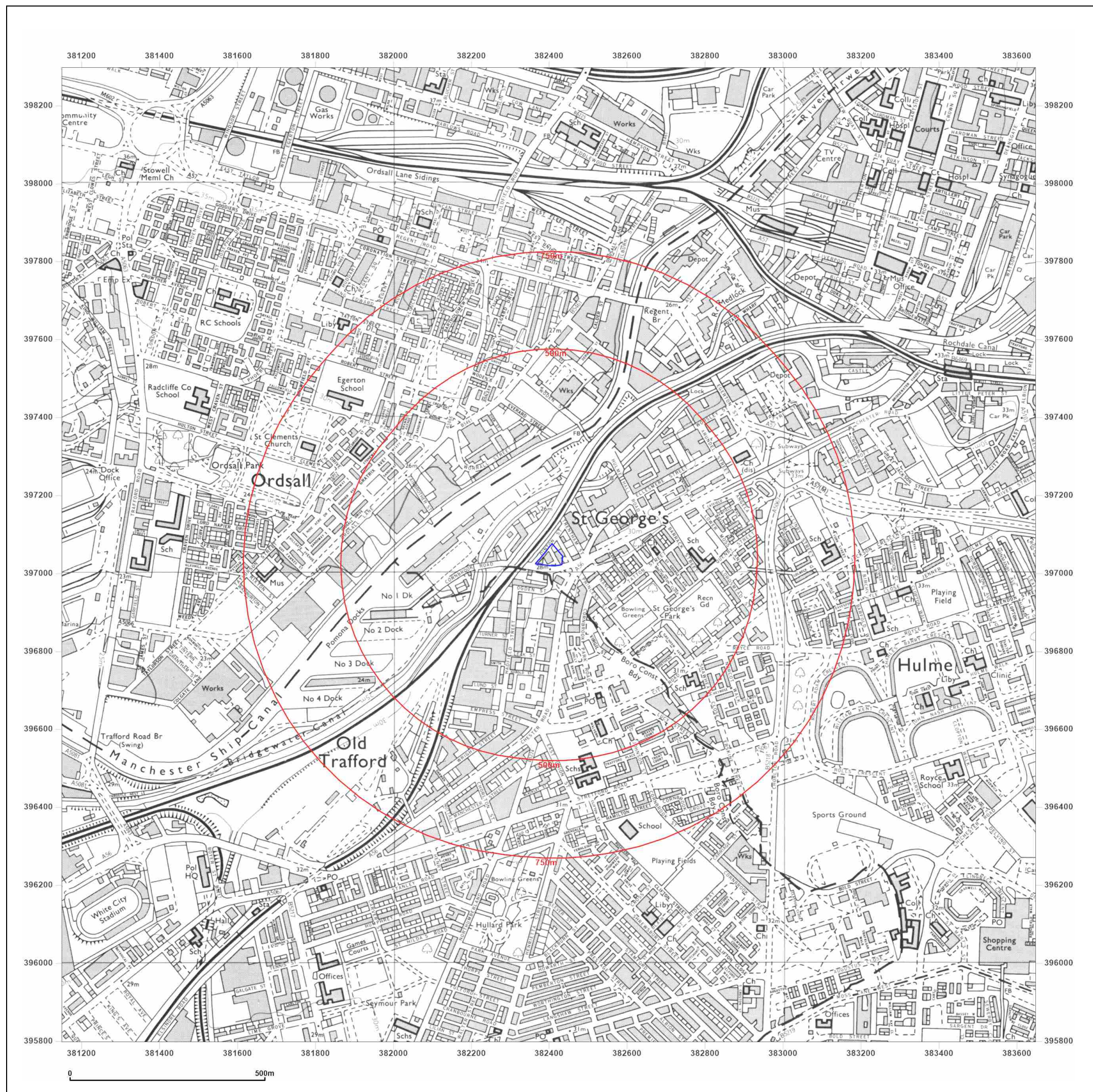


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Site Details:

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Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: National Grid

Map date: 1985

Scale: 1:10,000

Printed at: 1:10,000



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

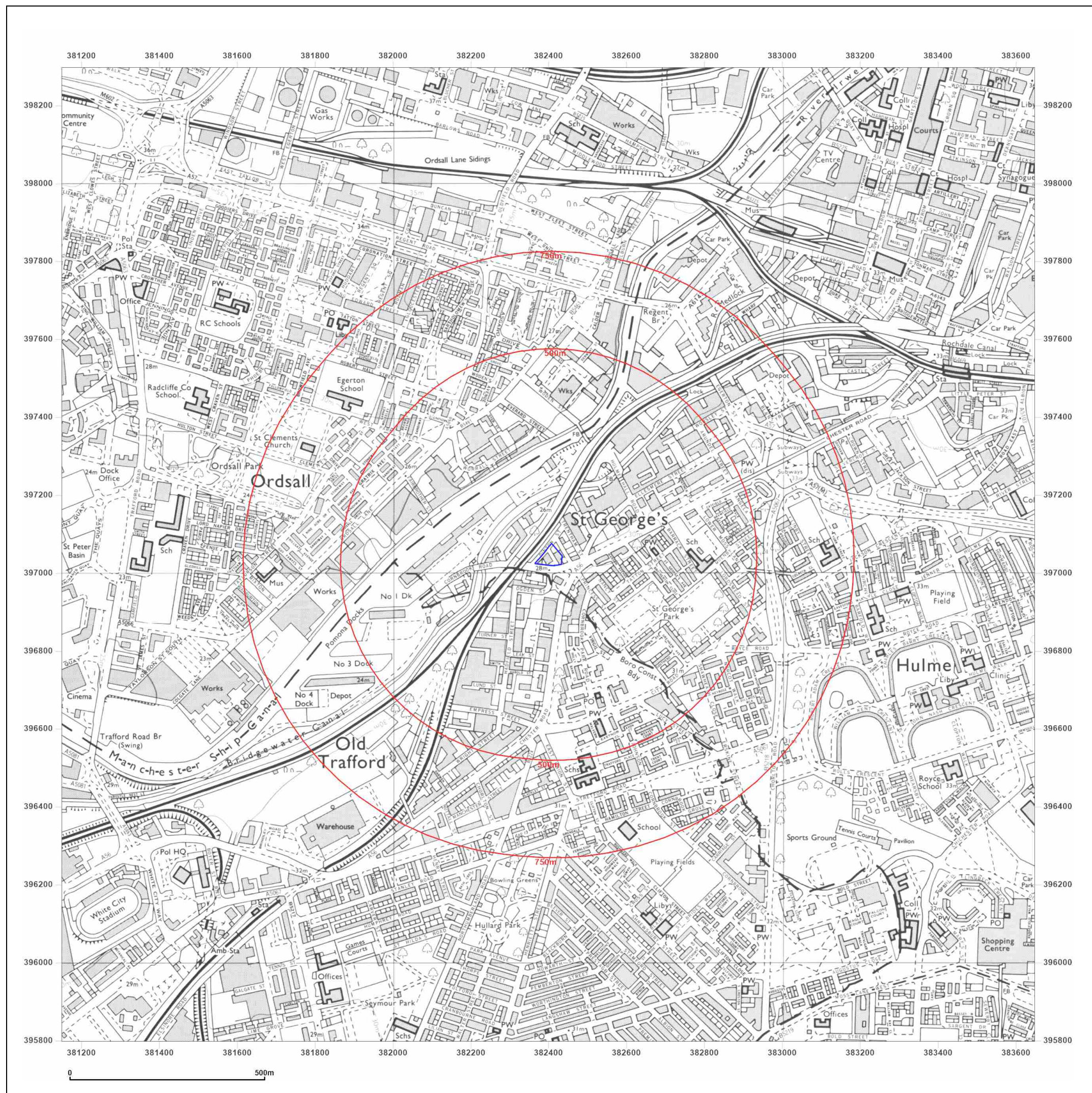
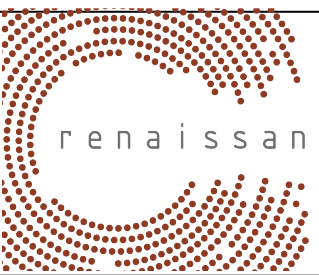


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Site Details:

CORNBROOK ROAD, OLD
TRAFFORD, M15 4WB

Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: National Grid

Map date: 1988

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1986
Revised 1988
Edition N/A
Copyright 1988
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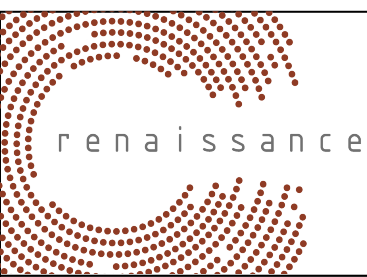


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Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: National Grid

Map date: 1994

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1986
Revised 1994
Edition N/A
Copyright 1994
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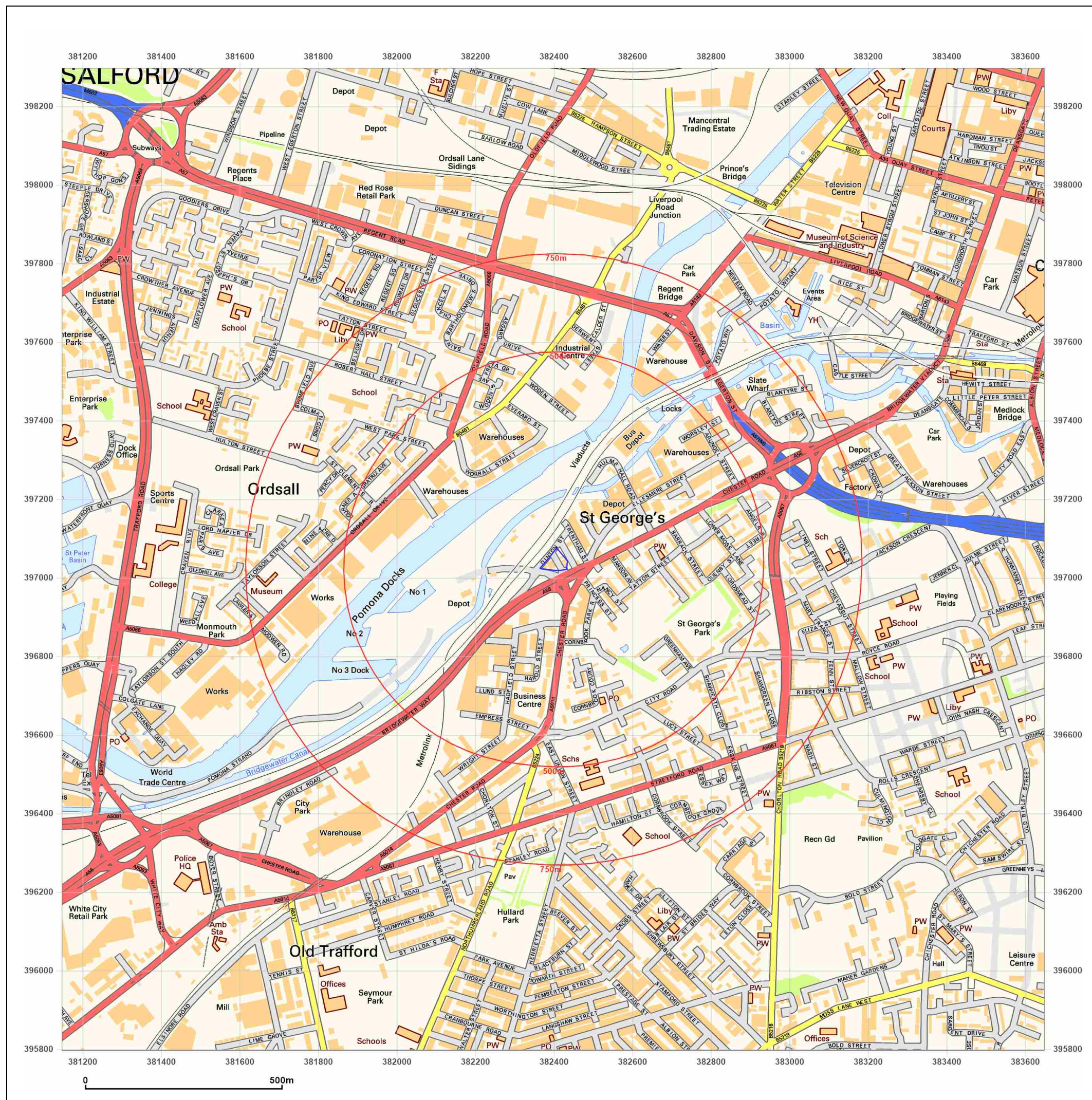
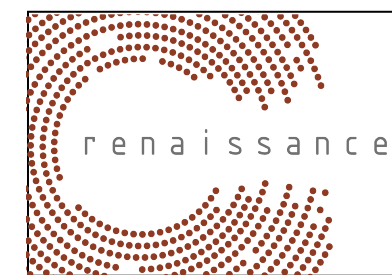


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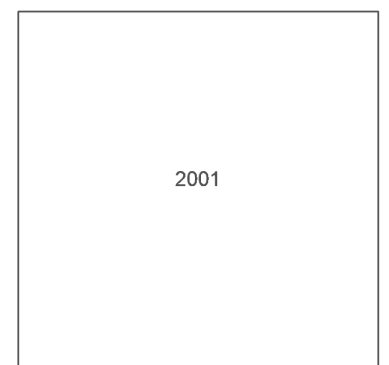
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Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

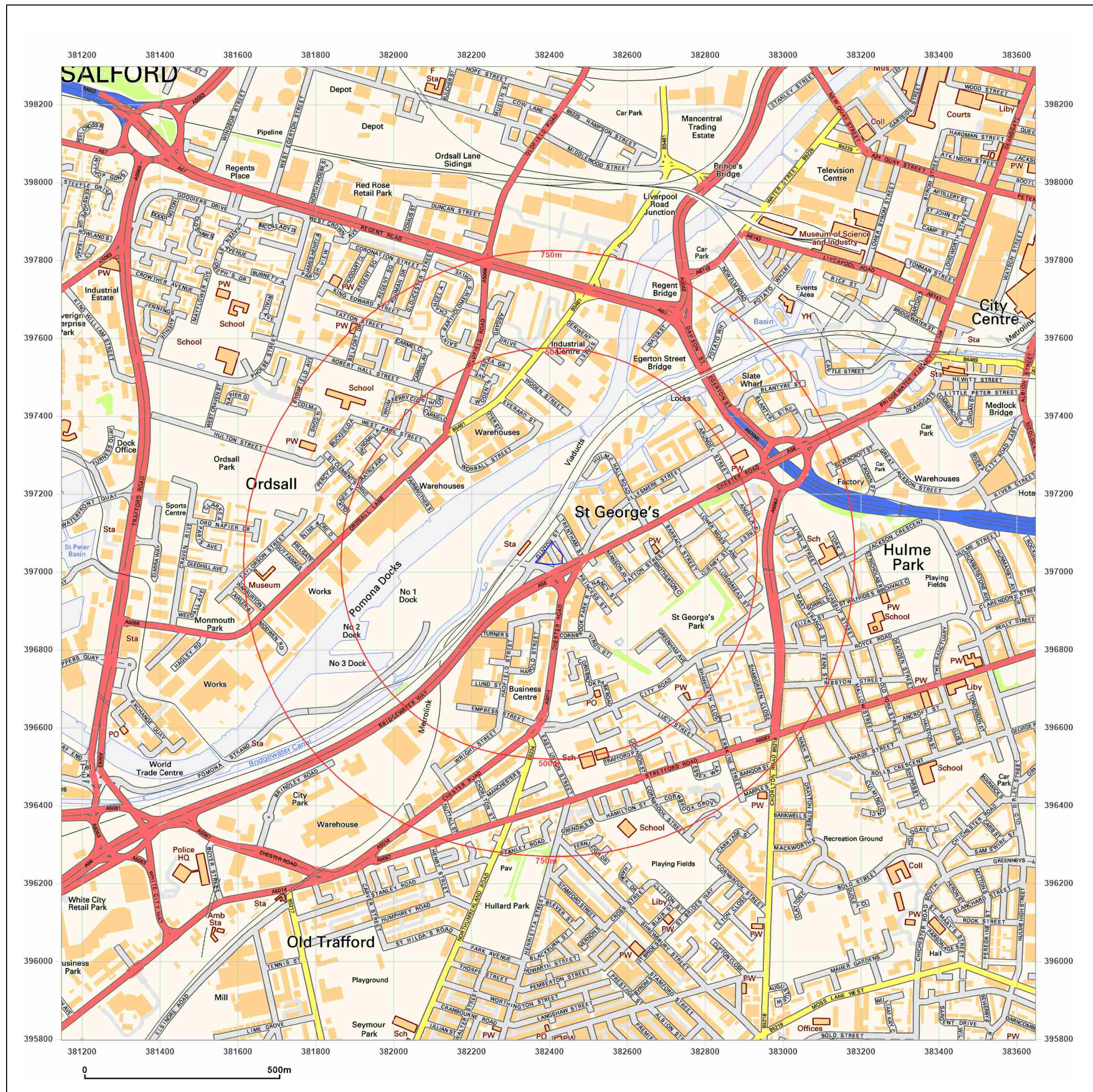


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Site Details:

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TRAFFORD, M15 4WB

Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010

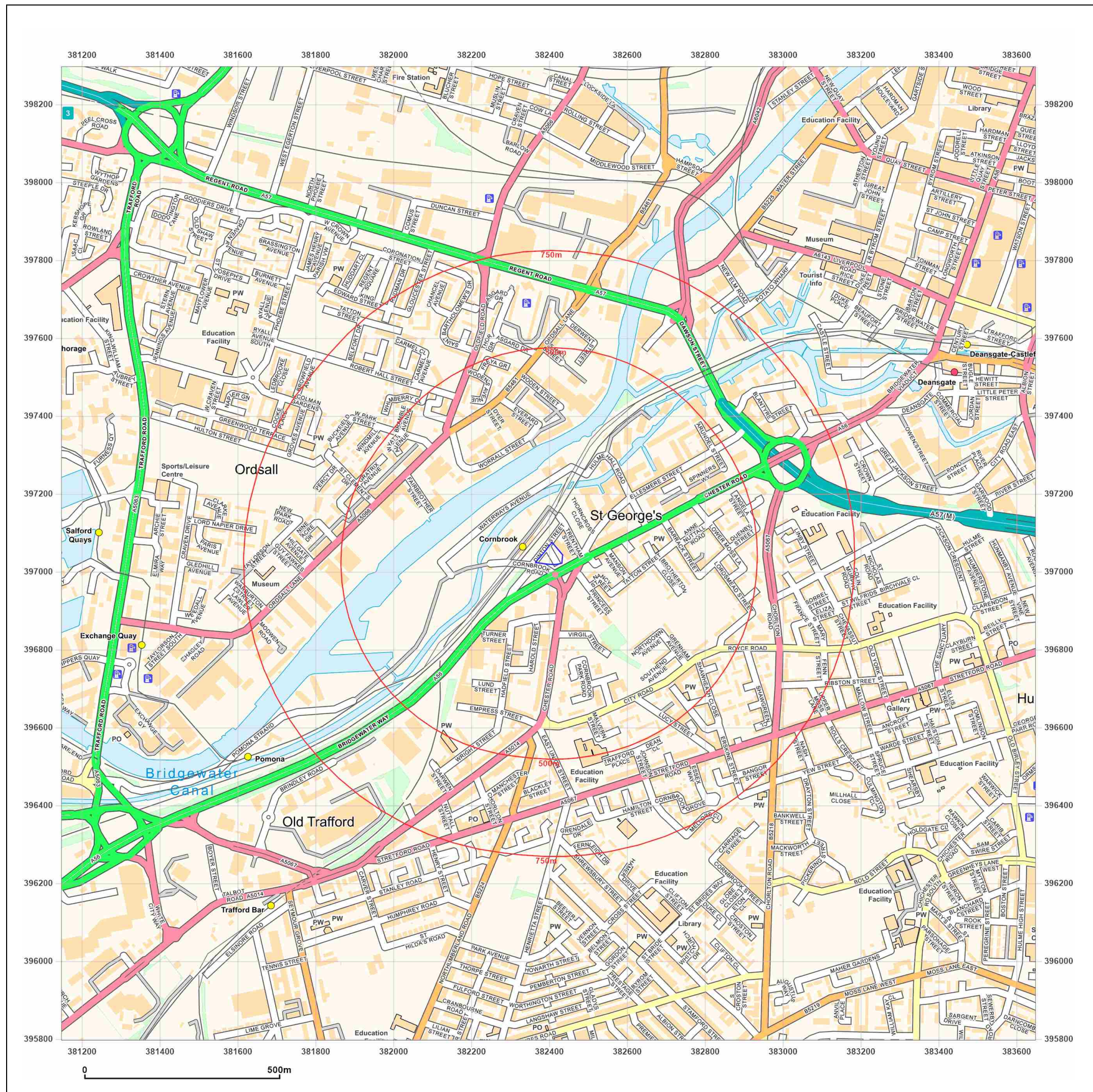
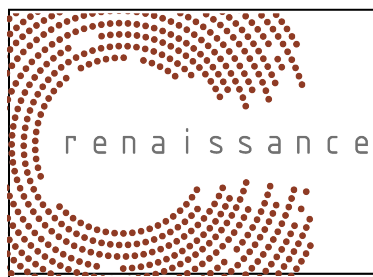


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Site Details:

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TRAFFORD, M15 4WB

Client Ref: C5540-4608-SD
Report Ref: BRO-NHR-H4P-HGL-SMR
Grid Ref: 382398, 397047

Map Name: National Grid

Map date: 2023

Scale: 1:10,000

Printed at: 1:10,000



2023



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APPENDIX C
Geo-Environmental Data Report

CORNBROOK ROAD, OLD TRAFFORD, M15 4WB**Order Details**

Date: 02/10/2023
Your ref: C5540-4608-SD
Our Ref: BRO-OR9-8RQ-ZJU-G83

Site Details

Location: 382409 397044
Area: 0.23 ha
Authority: [Manchester City Council](#) ↗, [Trafford Metropolitan Borough Council](#) ↗

[Summary of findings](#)[p. 2 >](#) [Aerial image](#)[p. 9 >](#)[OS MasterMap site plan](#)[p.14 >](#) groundsure.com/insightuserguide ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	1	45	58	-
19 >	1.2 >	Historical tanks >	0	0	22	47	-
22 >	1.3 >	Historical energy features >	0	0	2	15	-
23	1.4	Historical petrol stations	0	0	0	0	-
23 >	1.5 >	Historical garages >	0	1	4	9	-
24	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
25 >	2.1 >	Historical industrial land uses >	0	1	69	98	-
32 >	2.2 >	Historical tanks >	0	0	27	88	-
36 >	2.3 >	Historical energy features >	0	0	8	52	-
38	2.4	Historical petrol stations	0	0	0	0	-
39 >	2.5 >	Historical garages >	0	4	8	23	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
41	3.1	Active or recent landfill	0	0	0	0	-
41	3.2	Historical landfill (BGS records)	0	0	0	0	-
42 >	3.3 >	Historical landfill (LA/mapping records) >	0	0	0	2	-
42 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	1	1	-
43 >	3.5 >	Historical waste sites >	0	6	11	17	-
47 >	3.6 >	Licensed waste sites >	2	0	1	1	-
48 >	3.7 >	Waste exemptions >	0	3	27	3	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
52 >	4.1 >	Recent industrial land uses >	0	1	20	-	-
54 >	4.2 >	Current or recent petrol stations >	0	0	1	0	-
54	4.3	Electricity cables	0	0	0	0	-
54	4.4	Gas pipelines	0	0	0	0	-
55	4.5	Sites determined as Contaminated Land	0	0	0	0	-



55	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
55	4.7	Regulated explosive sites	0	0	0	0	-
55	4.8	Hazardous substance storage/usage	0	0	0	0	-
55	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
56	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
56 >	4.11 >	Licensed pollutant release (Part A(2)/B) >	0	0	1	2	-
56 >	4.12 >	Radioactive Substance Authorisations >	0	0	0	2	-
57 >	4.13 >	Licensed Discharges to controlled waters >	0	0	2	13	-
60	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
60	4.15	Pollutant release to public sewer	0	0	0	0	-
60	4.16	List 1 Dangerous Substances	0	0	0	0	-
60	4.17	List 2 Dangerous Substances	0	0	0	0	-
60 >	4.18 >	Pollution Incidents (EA/NRW) >	0	0	1	5	-
61	4.19	Pollution inventory substances	0	0	0	0	-
62	4.20	Pollution inventory waste transfers	0	0	0	0	-
62	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
63 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
65 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
66 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
67	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
67	5.5	Groundwater vulnerability- local information	None (within 0m)				
68 >	5.6 >	Groundwater abstractions >	0	0	0	0	44
79 >	5.7 >	Surface water abstractions >	0	0	0	2	6
82	5.8	Potable abstractions	0	0	0	0	0
82	5.9	Source Protection Zones	0	0	0	0	-
82	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
83 >	6.1 >	Water Network (OS MasterMap) >	0	0	11	-	-



84 >	6.2 >	Surface water features >	0	0	5	-	-
85 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
85 >	6.4 >	WFD Surface water bodies >	0	0	2	-	-
86 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
87	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
87	7.2	Historical Flood Events	0	0	0	-	-
87	7.3	Flood Defences	0	0	0	-	-
88	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
88	7.5	Flood Storage Areas	0	0	0	-	-
89	7.6	Flood Zone 2	None (within 50m)				
89	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
90 >	8.1 >	Surface water flooding >	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
92 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
93	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
93	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
93	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
93	10.4	Special Protection Areas (SPA)	0	0	0	0	0
94	10.5	National Nature Reserves (NNR)	0	0	0	0	0
94	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
94	10.7	Designated Ancient Woodland	0	0	0	0	0
94	10.8	Biosphere Reserves	0	0	0	0	0
95	10.9	Forest Parks	0	0	0	0	0
95	10.10	Marine Conservation Zones	0	0	0	0	0
95	10.11	Green Belt	0	0	0	0	0
95	10.12	Proposed Ramsar sites	0	0	0	0	0



95	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
96	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
96	10.15	Nitrate Sensitive Areas	0	0	0	0	0
96 >	10.16 >	Nitrate Vulnerable Zones >	0	0	0	0	1
97 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
98	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
99	11.1	World Heritage Sites	0	0	0	-	-
100	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
100	11.3	National Parks	0	0	0	-	-
100 >	11.4 >	Listed Buildings >	0	0	5	-	-
101 >	11.5 >	Conservation Areas >	0	0	2	-	-
101	11.6	Scheduled Ancient Monuments	0	0	0	-	-
101	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
102 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
103	12.2	Open Access Land	0	0	0	-	-
103	12.3	Tree Felling Licences	0	0	0	-	-
103	12.4	Environmental Stewardship Schemes	0	0	0	-	-
103	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
104	13.1	Priority Habitat Inventory	0	0	0	-	-
104	13.2	Habitat Networks	0	0	0	-	-
105 >	13.3 >	Open Mosaic Habitat >	0	0	2	-	-
105	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
106 >	14.1 >	10k Availability >	Identified (within 500m)				
107 >	14.2 >	Artificial and made ground (10k) >	0	1	3	4	-
109 >	14.3 >	Superficial geology (10k) >	2	0	1	1	-

110	14.4	Landslip (10k)	0	0	0	0	-
111 >	14.5 >	Bedrock geology (10k) >	1	0	1	0	-
112 >	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
113 >	15.1 >	50k Availability >	Identified (within 500m)				
114 >	15.2 >	Artificial and made ground (50k) >	0	1	0	0	-
115 >	15.3 >	Artificial ground permeability (50k) >	0	1	-	-	-
116 >	15.4 >	Superficial geology (50k) >	2	0	1	1	-
117 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
117	15.6	Landslip (50k)	0	0	0	0	-
117	15.7	Landslip permeability (50k)	None (within 50m)				
118 >	15.8 >	Bedrock geology (50k) >	1	0	1	0	-
119 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
119 >	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
120 >	16.1 >	BGS Boreholes >	0	8	45	-	-
Page	Section	Natural ground subsidence >					
124 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
125 >	17.2 >	Running sands >	Very low (within 50m)				
126 >	17.3 >	Compressible deposits >	Very low (within 50m)				
128 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
129 >	17.5 >	Landslides >	Very low (within 50m)				
130 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
132	18.1	BritPits	0	0	0	0	-
133 >	18.2 >	Surface ground workings >	0	0	38	-	-
134 >	18.3 >	Underground workings >	0	0	0	0	10
135	18.4	Underground mining extents	0	0	0	0	-
135	18.5	Historical Mineral Planning Areas	0	0	0	0	-



135	18.6	Non-coal mining	0	0	0	0	0
136 >	18.7 >	JPB mining areas >	Identified (within 0m)				
136	18.8	The Coal Authority non-coal mining	0	0	0	0	-
136	18.9	Researched mining	0	0	0	0	-
137	18.10	Mining record office plans	0	0	0	0	-
137	18.11	BGS mine plans	0	0	0	0	-
137 >	18.12 >	Coal mining >	Identified (within 0m)				
137	18.13	Brine areas	None (within 0m)				
138	18.14	Gypsum areas	None (within 0m)				
138	18.15	Tin mining	None (within 0m)				
138	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
139	19.1	Natural cavities	0	0	0	0	-
140 >	19.2 >	Mining cavities >	0	0	0	1	0
140	19.3	Reported recent incidents	0	0	0	0	-
140	19.4	Historical incidents	0	0	0	0	-
141	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
142 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
144 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	2	-	-	-
144 >	21.2 >	BGS Estimated Urban Soil Chemistry >	2	4	-	-	-
145	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
146	22.1	Underground railways (London)	0	0	0	-	-
146	22.2	Underground railways (Non-London)	0	0	0	-	-
147	22.3	Railway tunnels	0	0	0	-	-
147 >	22.4 >	Historical railway and tunnel features >	0	10	42	-	-
149	22.5	Royal Mail tunnels	0	0	0	-	-



149 >	22.6 >	Historical railways >	0	0	1	-	-
150 >	22.7 >	Railways >	0	10	30	-	-
151	22.8	Crossrail 1	0	0	0	0	-
151	22.9	Crossrail 2	0	0	0	0	-
152	22.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 18/10/2022

Site Area: 0.23ha



Recent site history - 2019 aerial photograph



Capture Date: 22/04/2019

Site Area: 0.23ha



Recent site history - 2015 aerial photograph

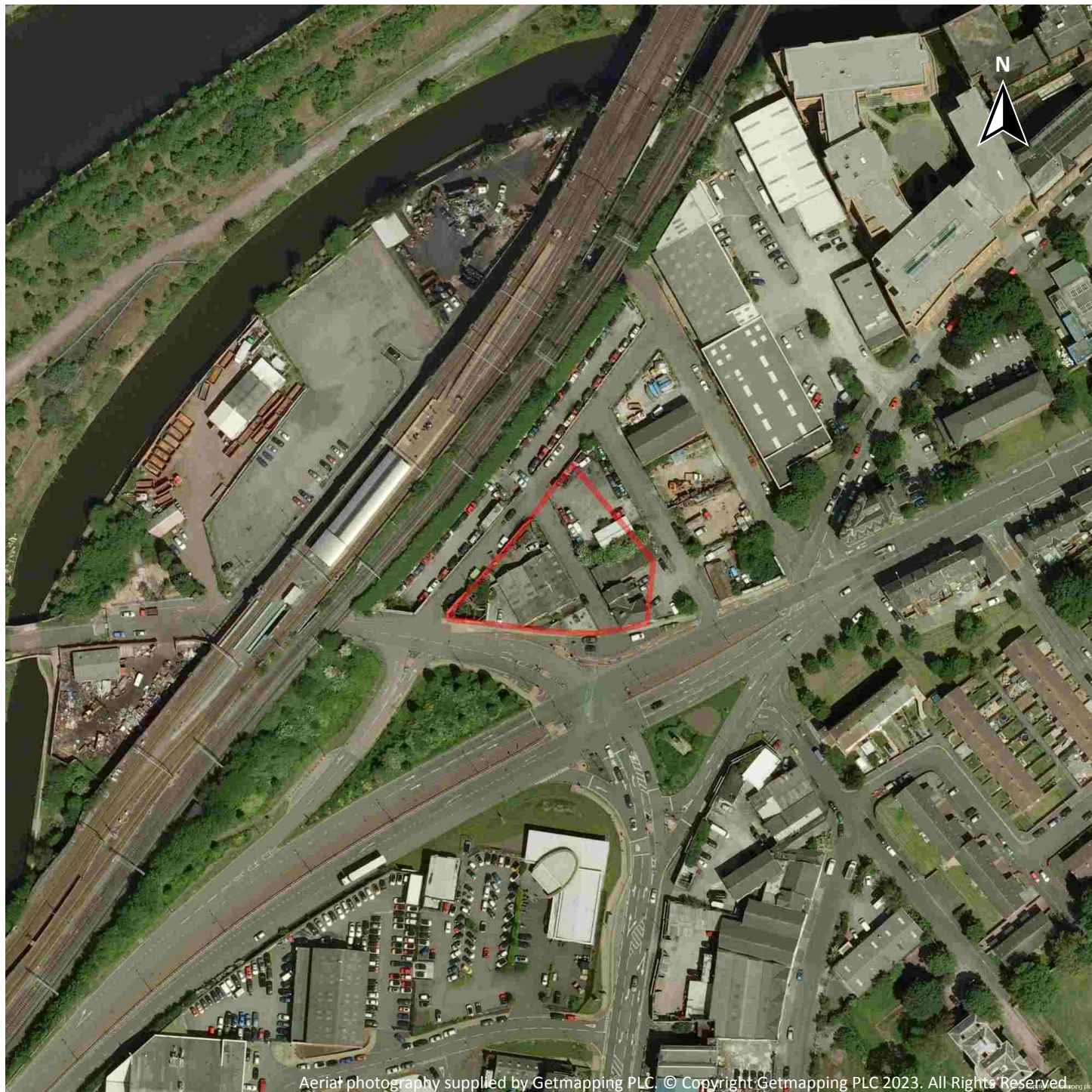


Capture Date: 11/06/2015

Site Area: 0.23ha



Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 0.23ha



Recent site history - 2000 aerial photograph



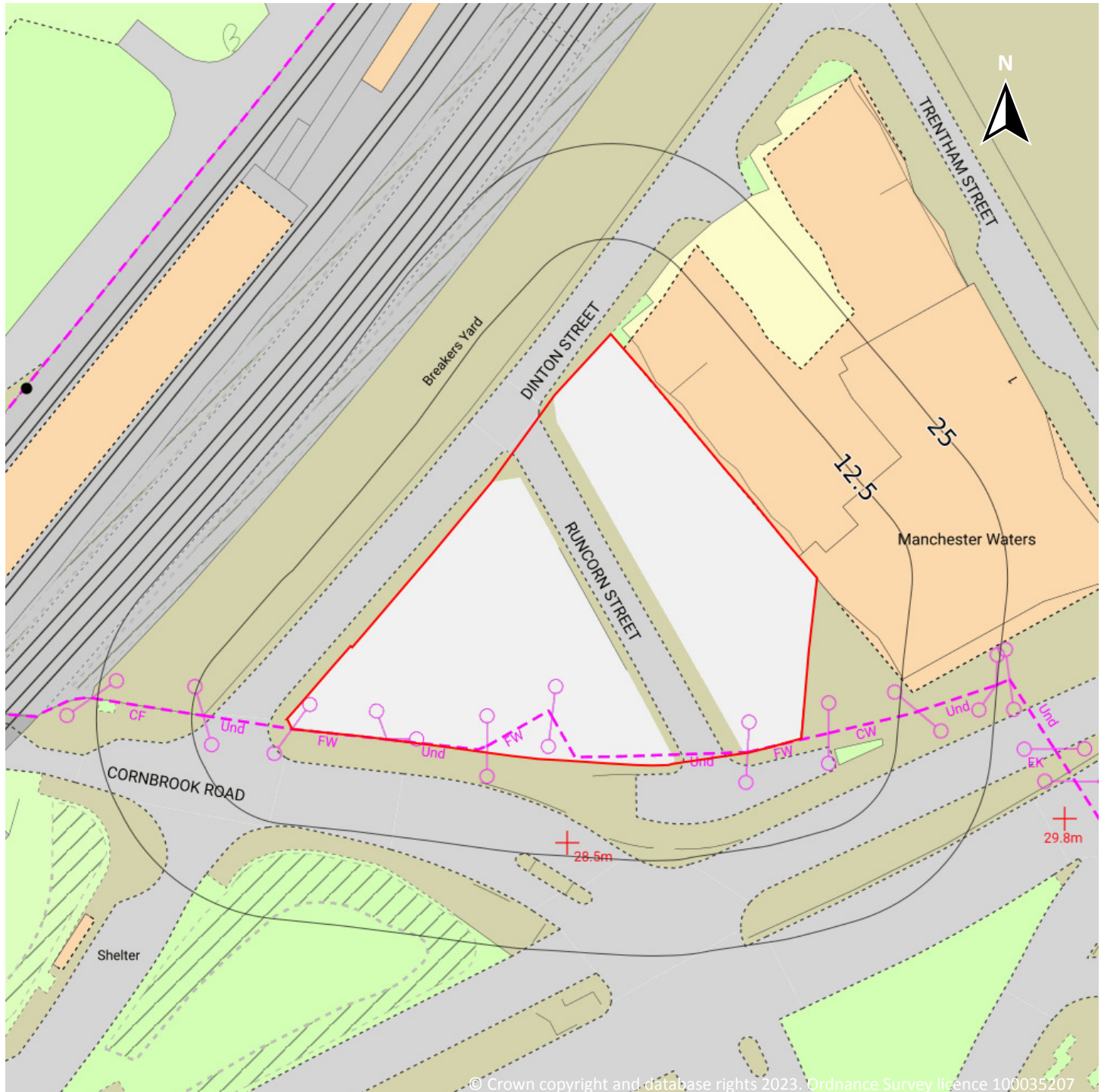
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Capture Date: 27/06/2000

Site Area: 0.23ha



OS MasterMap site plan

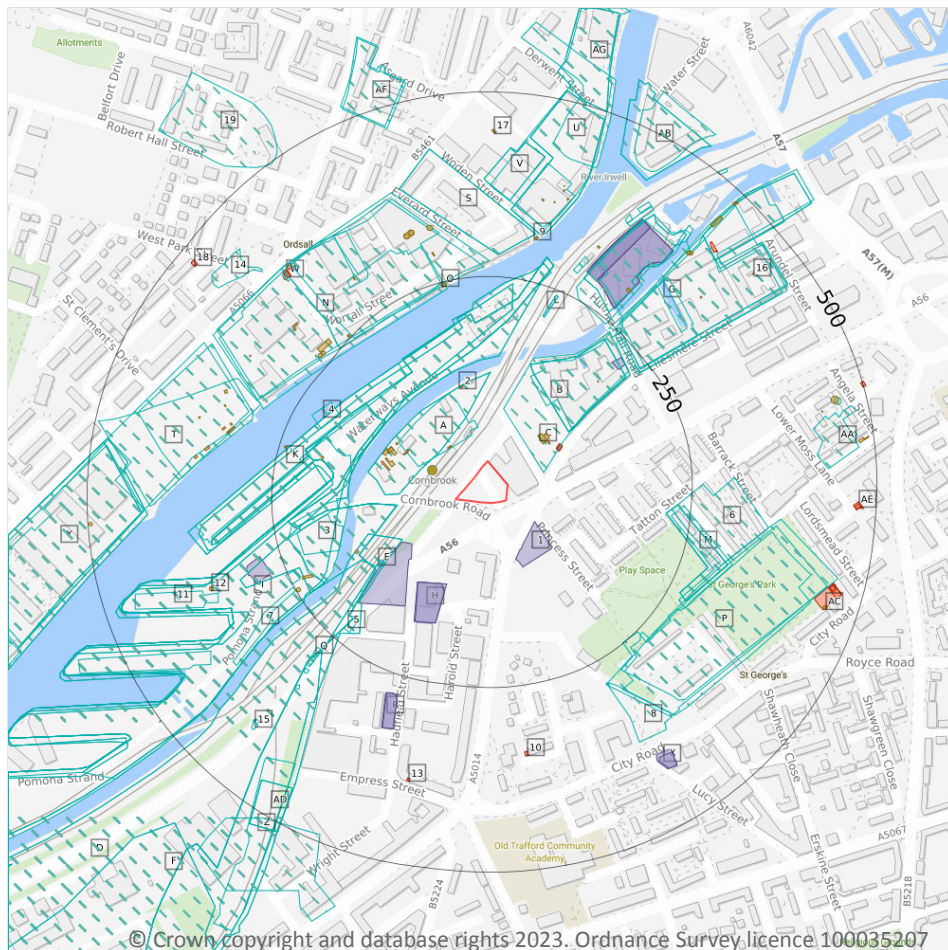


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Site Area: 0.23ha



1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

1.1 Historical industrial land uses

Records within 500m

104

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
A	41m N	Fustian Mills	1851	806839



ID	Location	Land use	Dates present	Group ID
B	50m NE	Unspecified Commercial/Industrial	1956 - 1971	952195
A	58m NW	Unspecified Commercial/Industrial	1905	796716
A	58m NW	Unspecified Mills	1916 - 1938	882675
D	81m W	Docks	1956 - 1971	847093
D	81m W	Docks	1988	876412
D	81m W	Railway Sidings	1971	927627
D	81m W	Railway Sidings	1977	933048
D	81m W	Railway Sidings	1956 - 1959	945210
F	91m SW	Railway Sidings	1905 - 1916	857474
F	91m SW	Railway Sidings	1932 - 1938	872906
G	109m NE	Unspecified Mills	1978	870292
B	109m NE	Unspecified Commercial/Industrial	1938	897464
B	109m NE	Unspecified Mills	1916 - 1923	960036
B	109m NE	Unspecified Commercial/Industrial	1905	967266
I	128m NW	Railway Sidings	1905 - 1938	908250
I	128m NW	Docks	1905 - 1938	930741
E	129m SW	Railway Building	1916	957129
E	131m SW	Railway Building	1932 - 1938	939704
D	138m NW	Docks	1896	887061
D	138m NW	Railway Sidings	1896	986088
J	139m NW	Docks	1978	928772
J	139m NW	Docks	1994	974950
J	146m W	Docks	1985	881463
3	158m W	Chemical Works	1851	834554
K	159m NW	Unspecified Warehouses	1932 - 1938	967494
4	195m NW	Sawmill	1851	808363
L	210m N	Railway Building	1905	878479
L	210m N	Railway Building	1923	892827



ID	Location	Land use	Dates present	Group ID
5	214m SW	Railway Building	1916	820274
M	217m E	Unspecified Commercial/Industrial	1905	796715
M	217m E	Unspecified Mills	1916	885649
M	217m E	Unspecified Mills	1932 - 1938	985403
M	225m E	Unspecified Mills	1923	907773
6	225m E	Cotton Mill	1851	797882
N	227m NW	Unspecified Commercial/Industrial	1896	966213
G	230m NE	Unspecified Commercial/Industrial	1923	965943
G	235m NE	Unspecified Commercial/Industrial	1896	861626
N	235m NW	Dye Works	1851	916137
N	236m NW	Dye Works	1905 - 1938	911990
I	238m SW	Cuttings	1916	795819
G	239m NE	Unspecified Commercial/Industrial	1956 - 1971	923803
N	239m NW	Unspecified Commercial/Industrial	1956 - 1971	948457
G	245m NE	Unspecified Commercial/Industrial	1896	974596
G	246m NE	Sawmill	1851	808364
P	249m SE	Cavalry Barracks	1905	920635
N	251m NW	Unspecified Mills	1905 - 1938	864933
7	251m SW	Unspecified Ground Workings	1916	800606
P	257m SE	Barracks	1896	843605
G	260m NE	Iron Works	1905	822792
G	260m NE	Unspecified Commercial/Industrial	1916 - 1923	850018
P	268m SE	Cavalry Barracks	1851	888908
Q	273m SW	Railway Building	1905	856602
S	280m N	Unspecified Works	1978	830430
S	280m N	Unspecified Commercial/Industrial	1956 - 1971	927269
G	282m NE	Railway Building	1932 - 1938	911580
8	283m SE	Chair Works	1916 - 1923	961580



ID	Location	Land use	Dates present	Group ID
Q	283m SW	Railway Building	1916	907802
Q	287m SW	Railway Building	1932 - 1938	919583
T	294m W	Chemical Works	1851	845444
T	296m W	Unspecified Commercial/Industrial	1896	796717
N	297m NW	Unspecified Ground Workings	1851	800607
T	304m W	Chemical Works	1905 - 1938	937000
Q	306m SW	Railway Building	1923	820258
U	314m N	Iron Works	1916 - 1923	873229
U	314m N	Unspecified Commercial/Industrial	1932 - 1938	846750
U	314m N	Unspecified Commercial/Industrial	1905	870019
U	324m N	Unspecified Commercial/Industrial	1956 - 1971	941987
U	325m N	Unspecified Works	1978	830431
Q	329m SW	Railway Building	1923	820259
11	347m W	Unspecified Warehouse	1932 - 1938	929069
V	354m N	Unspecified Works	1978	845316
V	354m N	Unspecified Works	1985 - 1988	941424
G	372m NE	Railway Buildings	1923	833632
G	373m NE	Railway Building	1932 - 1938	845151
J	391m SW	Unspecified Warehouse	1932 - 1938	888146
G	395m NE	Railway Building	1932 - 1938	920704
14	399m NW	Unspecified Ground Workings	1851	800611
15	402m SW	Railway Building	1916 - 1923	883417
G	411m NE	Unspecified Commercial/Industrial	1905	894637
G	411m NE	Unspecified Mills	1916 - 1938	928073
Y	419m W	Unspecified Works	1971	909346
Y	419m W	Unspecified Commercial/Industrial	1956	979396
Z	419m SW	Cuttings	1956	922199
AA	421m E	Dye Works	1851	833956



ID	Location	Land use	Dates present	Group ID
Y	422m W	Unspecified Works	1988 - 1994	890248
U	423m N	Silk and Cotton Mill	1851	810085
Y	424m W	Unspecified Commercial/Industrial	1896	888241
Y	427m W	Unspecified Mills	1932 - 1938	870863
Y	427m W	Unspecified Mills	1905 - 1923	905799
AB	437m NE	Unspecified Warehouses	1905	812726
AB	437m NE	Unspecified Warehouse	1916 - 1938	867773
AB	449m NE	Quay	1851	808069
AD	450m SW	Cuttings	1978	947655
AD	450m SW	Cuttings	1985 - 1994	952792
AD	450m SW	Cuttings	1971	960062
AA	456m E	Unspecified Tank	1971	825226
AF	470m N	Iron Works	1905 - 1923	962223
AF	474m N	Unspecified Commercial/Industrial	1932 - 1938	935038
Z	490m SW	Brick Field	1851	817968
19	498m NW	Brick Field	1851	817944
G	500m NE	Railway Building	1923	820273
AG	500m N	Unspecified Commercial/Industrial	1916 - 1938	919087
AG	500m N	Unspecified Commercial/Industrial	1905	980628

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

69

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 ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)



ID	Location	Land use	Dates present	Group ID
A	50m NW	Tanks	1891	107103
C	72m NE	Unspecified Tank	1922 - 1932	129532
C	78m NE	Unspecified Tank	1949	144881
A	90m NW	Tanks	1949	107131
A	91m NW	Tanks	1949	136730
A	91m NW	Tanks	1949	126050
A	95m W	Tanks	1949	143406
A	98m W	Tanks	1932	107135
A	101m W	Tanks	1949	140346
2	105m N	Unspecified Tank	1891	115667
A	108m W	Tanks	1949	141041
A	108m NW	Unspecified Tank	1949	127948
A	108m NW	Unspecified Tank	1949	134601
A	110m W	Tanks	1932	141612
E	150m SW	Unspecified Tank	1994 - 1995	145679
B	183m NE	Unspecified Tank	1891	115661
K	188m W	Unspecified Tank	1949	143316
I	221m SW	Tanks	1922	107134
K	235m W	Unspecified Tank	1891	115669
K	240m W	Unspecified Tank	1891	115670
O	243m N	Tanks	1891	107128
I	244m SW	Unspecified Tank	1893	115668
N	252m NW	Unspecified Tank	1949	127060
N	252m NW	Unspecified Tank	1949	133158
N	262m NW	Unspecified Tank	1949 - 1963	145144
N	263m NW	Unspecified Tank	1932	140196
N	265m NW	Unspecified Tank	1949	134173
O	287m N	Unspecified Tank	1891	115657



ID	Location	Land use	Dates present	Group ID
G	297m NE	Unspecified Tank	1982 - 1998	122775
N	304m NW	Unspecified Tank	1891	115658
9	308m N	Unspecified Tank	1891	115656
N	313m NW	Unspecified Tank	1891	115671
T	315m W	Tanks	1949	148898
N	316m NW	Unspecified Tank	1932	115672
T	319m W	Unspecified Tank	1891	115687
T	319m W	Tanks	1949	133188
O	320m N	Unspecified Tank	1963 - 1977	138267
O	320m N	Tanks	1963 - 1982	138147
O	322m N	Unspecified Tank	1963 - 1982	140444
O	323m N	Unspecified Tank	1963 - 1977	134128
G	325m NE	Unspecified Tank	1948 - 1963	128267
T	327m W	Unspecified Tank	1891	115685
T	336m W	Tanks	1949	107132
N	338m NW	Unspecified Tank	1891	115688
T	341m W	Tanks	1949	142119
T	341m W	Unspecified Tank	1949	122315
12	351m W	Unspecified Tank	1989 - 1994	127802
T	355m W	Tanks	1949	127350
U	360m N	Unspecified Tank	1891	115654
U	361m N	Unspecified Tank	1891	115655
G	363m NE	Unspecified Tank	1891	115660
T	363m W	Unspecified Tank	1891	115689
U	369m N	Unspecified Tank	1891	115650
U	379m N	Unspecified Tank	1891	115653
U	381m N	Unspecified Tank	1891	115651
U	386m N	Unspecified Tank	1891	115652



ID	Location	Land use	Dates present	Group ID
G	389m NE	Unspecified Tank	1893 - 1922	147499
G	391m NE	Unspecified Tank	1908	125058
AA	436m E	Unspecified Tank	1891	115662
16	438m NE	Unspecified Tank	1891	115659
G	440m NE	Unspecified Tank	1948 - 1949	123558
17	444m N	Tanks	1977 - 1985	126256
AA	453m E	Unspecified Tank	1963	127413
AC	453m E	Unspecified Tank	1908	115666
AA	479m E	Unspecified Tank	1948 - 1954	126405
G	481m NE	Tanks	1948 - 1998	149178
G	482m NE	Tanks	1949	140617
AA	486m E	Unspecified Tank	1949	135351
Y	494m W	Unspecified Tank	1922	115686

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

17

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 ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
C	82m NE	Electricity Substation	1982 - 1984	80985
C	83m NE	Electricity Substation	1977 - 1998	84066
10	339m S	Electricity Substation	1969 - 1995	80196
W	366m NW	Electricity Substation	1977	68525
W	366m NW	Electricity Substation	1949	72806



ID	Location	Land use	Dates present	Group ID
W	366m NW	Electricity Substation	1982	78891
W	373m NW	Electricity Substation	1990 - 1998	64004
13	383m S	Electricity Substation	1994 - 1995	65712
G	417m NE	Electricity Substation	1948 - 1949	73349
AC	438m E	Electricity Substation	1949 - 1986	80495
AC	452m E	Electricity Substation	1993 - 1995	78425
AC	454m E	Electricity Substation	1988	78415
AC	454m E	Electricity Substation	1971	82567
AE	469m E	Electricity Substation	1995 - 1998	83750
AE	471m E	Electricity Substation	1982 - 1995	68671
18	473m NW	Electricity Substation	1982 - 1998	77657
AA	497m E	Electricity Substation	1977 - 1998	77866

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 ungrouped 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

14

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 ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)



ID	Location	Land use	Dates present	Group ID
1	48m SE	Garage	1989 - 1995	26995
E	85m SW	Garage	1994 - 1995	24344
H	115m S	Garage	1989	20712
H	116m SW	Garage	1994 - 1995	26022
B	215m NE	Garage	1948	20266
G	268m NE	Omnibus Garage	1977	21743
G	268m NE	Bus Garage	1982 - 1984	27058
I	270m W	Garage	1989	20267
R	276m SW	Garage	1981 - 1989	27658
R	276m SW	Garage	1994 - 1995	27747
G	286m NE	Omnibus Garage	1949 - 1963	25395
G	286m NE	Omnibus Garage	1948 - 1963	24746
X	400m SE	Garage	1986	23167
X	405m SE	Garage	1971 - 1995	27505

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

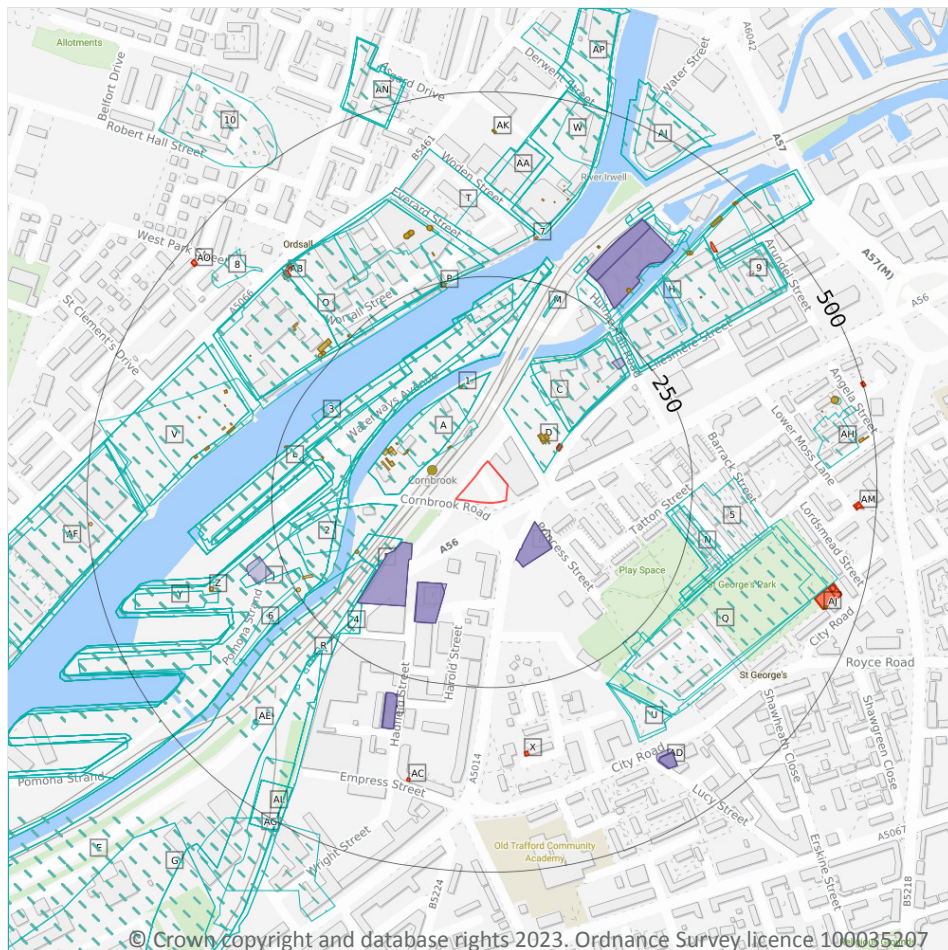
0

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

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



2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

2.1 Historical industrial land uses

Records within 500m

168

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 25 >](#)

ID	Location	Land Use	Date	Group ID
A	41m N	Fustian Mills	1851	806839
C	50m NE	Unspecified Commercial/Industrial	1971	952195
C	50m NE	Unspecified Commercial/Industrial	1956	952195



ID	Location	Land Use	Date	Group ID
A	58m NW	Unspecified Mills	1938	882675
A	58m NW	Unspecified Mills	1932	882675
A	58m NW	Unspecified Mills	1916	882675
A	58m NW	Unspecified Commercial/Industrial	1905	796716
A	58m NW	Unspecified Mills	1923	882675
E	81m W	Railway Sidings	1971	927627
E	81m W	Docks	1971	847093
E	81m W	Railway Sidings	1956	945210
E	81m W	Docks	1956	847093
E	81m W	Docks	1988	876412
G	91m SW	Railway Sidings	1938	872906
G	91m SW	Railway Sidings	1932	872906
G	91m SW	Railway Sidings	1916	857474
G	91m SW	Railway Sidings	1905	857474
H	109m NE	Unspecified Mills	1978	870292
C	109m NE	Unspecified Commercial/Industrial	1938	897464
C	109m NE	Unspecified Mills	1916	960036
C	109m NE	Unspecified Commercial/Industrial	1905	967266
C	109m NE	Unspecified Mills	1923	960036
J	128m NW	Docks	1938	930741
J	128m NW	Docks	1932	930741
J	128m NW	Docks	1916	930741
J	128m NW	Docks	1905	930741
J	128m NW	Railway Sidings	1938	908250
J	128m NW	Railway Sidings	1932	908250
J	128m NW	Railway Sidings	1916	908250
J	128m NW	Railway Sidings	1905	908250
J	128m NW	Railway Sidings	1923	908250



ID	Location	Land Use	Date	Group ID
J	128m NW	Docks	1923	930741
F	129m SW	Railway Building	1916	957129
F	131m SW	Railway Building	1938	939704
F	131m SW	Railway Building	1932	939704
E	138m NW	Railway Sidings	1896	986088
E	138m NW	Docks	1896	887061
K	139m NW	Docks	1978	928772
K	139m NW	Docks	1994	974950
K	146m W	Docks	1985	881463
2	158m W	Chemical Works	1851	834554
L	159m NW	Unspecified Warehouses	1938	967494
L	159m NW	Unspecified Warehouses	1932	967494
3	195m NW	Sawmill	1851	808363
M	210m N	Railway Building	1905	878479
M	210m N	Railway Building	1923	892827
4	214m SW	Railway Building	1916	820274
N	217m E	Unspecified Mills	1938	985403
N	217m E	Unspecified Mills	1932	985403
N	217m E	Unspecified Mills	1916	885649
N	217m E	Unspecified Commercial/Industrial	1905	796715
N	225m E	Unspecified Mills	1923	907773
5	225m E	Cotton Mill	1851	797882
O	227m NW	Unspecified Commercial/Industrial	1896	966213
H	230m NE	Unspecified Commercial/Industrial	1923	965943
H	235m NE	Unspecified Commercial/Industrial	1896	861626
O	235m NW	Dye Works	1851	916137
O	236m NW	Dye Works	1938	911990
O	236m NW	Dye Works	1932	911990



ID	Location	Land Use	Date	Group ID
O	236m NW	Dye Works	1916	911990
O	236m NW	Dye Works	1905	911990
O	236m NW	Dye Works	1923	911990
J	238m SW	Cuttings	1916	795819
H	239m NE	Unspecified Commercial/Industrial	1971	923803
H	239m NE	Unspecified Commercial/Industrial	1956	923803
O	239m NW	Unspecified Commercial/Industrial	1971	948457
O	239m NW	Unspecified Commercial/Industrial	1956	948457
H	245m NE	Unspecified Commercial/Industrial	1896	974596
H	246m NE	Sawmill	1851	808364
Q	249m SE	Cavalry Barracks	1905	920635
O	251m NW	Unspecified Mills	1938	864933
O	251m NW	Unspecified Mills	1932	864933
O	251m NW	Unspecified Mills	1916	864933
O	251m NW	Unspecified Mills	1905	864933
O	251m NW	Unspecified Mills	1923	864933
6	251m SW	Unspecified Ground Workings	1916	800606
Q	257m SE	Barracks	1896	843605
H	260m NE	Unspecified Commercial/Industrial	1916	850018
H	260m NE	Iron Works	1905	822792
H	260m NE	Unspecified Commercial/Industrial	1923	850018
Q	268m SE	Cavalry Barracks	1851	888908
R	273m SW	Railway Building	1905	856602
T	280m N	Unspecified Commercial/Industrial	1971	927269
T	280m N	Unspecified Commercial/Industrial	1956	927269
T	280m N	Unspecified Works	1978	830430
H	282m NE	Railway Building	1938	911580
H	282m NE	Railway Building	1932	911580



ID	Location	Land Use	Date	Group ID
U	283m SE	Chair Works	1923	961580
U	283m SE	Chair Works	1916	961580
R	283m SW	Railway Building	1916	907802
R	287m SW	Railway Building	1938	919583
R	287m SW	Railway Building	1932	919583
V	294m W	Chemical Works	1851	845444
V	296m W	Unspecified Commercial/Industrial	1896	796717
O	297m NW	Unspecified Ground Workings	1851	800607
V	304m W	Chemical Works	1938	937000
V	304m W	Chemical Works	1932	937000
V	304m W	Chemical Works	1916	937000
V	304m W	Chemical Works	1905	937000
V	304m W	Chemical Works	1923	937000
R	306m SW	Railway Building	1923	820258
W	314m N	Unspecified Commercial/Industrial	1938	846750
W	314m N	Unspecified Commercial/Industrial	1932	846750
W	314m N	Iron Works	1916	873229
W	314m N	Unspecified Commercial/Industrial	1905	870019
W	314m N	Iron Works	1923	873229
W	324m N	Unspecified Commercial/Industrial	1971	941987
W	324m N	Unspecified Commercial/Industrial	1956	941987
W	325m N	Unspecified Works	1978	830431
R	329m SW	Railway Building	1923	820259
Y	347m W	Unspecified Warehouse	1938	929069
Y	347m W	Unspecified Warehouse	1932	929069
AA	354m N	Unspecified Works	1988	941424
AA	354m N	Unspecified Works	1978	845316
AA	354m N	Unspecified Works	1985	941424



ID	Location	Land Use	Date	Group ID
H	372m NE	Railway Buildings	1923	833632
H	373m NE	Railway Building	1938	845151
H	373m NE	Railway Building	1932	845151
K	391m SW	Unspecified Warehouse	1938	888146
K	391m SW	Unspecified Warehouse	1932	888146
H	395m NE	Railway Building	1938	920704
H	395m NE	Railway Building	1932	920704
8	399m NW	Unspecified Ground Workings	1851	800611
AE	402m SW	Railway Building	1916	883417
AE	407m SW	Railway Building	1923	883417
H	411m NE	Unspecified Mills	1938	928073
H	411m NE	Unspecified Mills	1932	928073
H	411m NE	Unspecified Mills	1916	928073
H	411m NE	Unspecified Commercial/Industrial	1905	894637
H	411m NE	Unspecified Mills	1923	928073
AF	419m W	Unspecified Works	1971	909346
AF	419m W	Unspecified Commercial/Industrial	1956	979396
AG	419m SW	Cuttings	1956	922199
AH	421m E	Dye Works	1851	833956
AF	422m W	Unspecified Works	1988	890248
W	423m N	Silk and Cotton Mill	1851	810085
AF	424m W	Unspecified Commercial/Industrial	1896	888241
AF	427m W	Unspecified Mills	1938	870863
AF	427m W	Unspecified Mills	1932	870863
AF	427m W	Unspecified Mills	1916	905799
AF	427m W	Unspecified Mills	1905	905799
AF	427m W	Unspecified Mills	1923	905799
AI	437m NE	Unspecified Warehouses	1905	812726



ID	Location	Land Use	Date	Group ID
AI	437m NE	Unspecified Warehouse	1938	867773
AI	437m NE	Unspecified Warehouse	1932	867773
AI	437m NE	Unspecified Warehouse	1916	867773
AI	437m NE	Unspecified Warehouse	1923	867773
AI	449m NE	Quay	1851	808069
AL	450m SW	Cuttings	1971	960062
AL	450m SW	Cuttings	1988	952792
AL	450m SW	Cuttings	1978	947655
AL	450m SW	Cuttings	1985	952792
AL	450m SW	Cuttings	1994	952792
AH	456m E	Unspecified Tank	1971	825226
AF	463m W	Unspecified Works	1994	890248
AN	470m N	Iron Works	1916	962223
AN	470m N	Iron Works	1905	962223
AN	470m N	Iron Works	1923	962223
AN	474m N	Unspecified Commercial/Industrial	1938	935038
AN	474m N	Unspecified Commercial/Industrial	1932	935038
AG	490m SW	Brick Field	1851	817968
10	498m NW	Brick Field	1851	817944
H	500m NE	Railway Building	1923	820273
AP	500m N	Unspecified Commercial/Industrial	1938	919087
AP	500m N	Unspecified Commercial/Industrial	1932	919087
AP	500m N	Unspecified Commercial/Industrial	1916	919087
AP	500m N	Unspecified Commercial/Industrial	1905	980628
AP	500m N	Unspecified Commercial/Industrial	1923	919087

This data is sourced from Ordnance Survey / Groundsure.



2.2 Historical tanks

Records within 500m

115

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 25 >](#)

ID	Location	Land Use	Date	Group ID
A	50m NW	Tanks	1891	107103
D	72m NE	Unspecified Tank	1922	129532
D	72m NE	Unspecified Tank	1932	129532
D	78m NE	Unspecified Tank	1949	144881
D	80m NE	Unspecified Tank	1949	144881
A	90m NW	Tanks	1949	107131
A	91m NW	Tanks	1949	136730
A	91m NW	Tanks	1949	126050
A	95m W	Tanks	1949	143406
A	95m W	Tanks	1949	143406
A	98m W	Tanks	1932	107135
A	101m W	Tanks	1949	140346
1	105m N	Unspecified Tank	1891	115667
A	108m W	Tanks	1949	141041
A	108m NW	Unspecified Tank	1949	127948
A	108m NW	Unspecified Tank	1949	134601
A	110m W	Tanks	1932	141612
F	150m SW	Unspecified Tank	1994	145679
F	150m SW	Unspecified Tank	1995	145679
C	183m NE	Unspecified Tank	1891	115661
L	188m W	Unspecified Tank	1949	143316
L	188m W	Unspecified Tank	1949	143316
J	221m SW	Tanks	1922	107134



ID	Location	Land Use	Date	Group ID
L	235m W	Unspecified Tank	1891	115669
L	240m W	Unspecified Tank	1891	115670
P	243m N	Tanks	1891	107128
J	244m SW	Unspecified Tank	1893	115668
O	252m NW	Unspecified Tank	1949	127060
O	252m NW	Unspecified Tank	1949	133158
O	262m NW	Unspecified Tank	1963	145144
O	262m NW	Unspecified Tank	1949	145144
O	262m NW	Unspecified Tank	1963	145144
O	262m NW	Unspecified Tank	1949	145144
O	263m NW	Unspecified Tank	1932	140196
O	265m NW	Unspecified Tank	1949	134173
O	265m NW	Unspecified Tank	1949	134173
P	287m N	Unspecified Tank	1891	115657
H	297m NE	Unspecified Tank	1984	122775
H	297m NE	Unspecified Tank	1982	122775
H	297m NE	Unspecified Tank	1982	122775
H	298m NE	Unspecified Tank	1997	122775
H	298m NE	Unspecified Tank	1995	122775
H	298m NE	Unspecified Tank	1998	122775
H	298m NE	Unspecified Tank	1995	122775
O	304m NW	Unspecified Tank	1891	115658
7	308m N	Unspecified Tank	1891	115656
O	313m NW	Unspecified Tank	1891	115671
V	315m W	Tanks	1949	148898
V	315m W	Tanks	1949	148898
O	316m NW	Unspecified Tank	1932	115672
V	319m W	Unspecified Tank	1891	115687



ID	Location	Land Use	Date	Group ID
V	319m W	Tanks	1949	133188
P	320m N	Unspecified Tank	1963	138267
P	320m N	Unspecified Tank	1977	138267
P	320m N	Tanks	1963	138147
P	321m N	Tanks	1982	138147
P	322m N	Unspecified Tank	1963	140444
P	322m N	Unspecified Tank	1963	140444
P	322m N	Unspecified Tank	1977	140444
P	322m N	Unspecified Tank	1982	140444
P	323m N	Unspecified Tank	1963	134128
P	323m N	Unspecified Tank	1977	134128
H	325m NE	Unspecified Tank	1954	128267
H	325m NE	Unspecified Tank	1963	128267
H	325m NE	Unspecified Tank	1948	128267
H	325m NE	Unspecified Tank	1963	128267
H	325m NE	Unspecified Tank	1949	128267
V	327m W	Unspecified Tank	1891	115685
V	336m W	Tanks	1949	107132
O	338m NW	Unspecified Tank	1891	115688
V	341m W	Tanks	1949	142119
V	341m W	Tanks	1949	142119
V	341m W	Unspecified Tank	1949	122315
V	342m W	Unspecified Tank	1949	122315
Z	351m W	Unspecified Tank	1994	127802
Z	351m W	Unspecified Tank	1989	127802
V	355m W	Tanks	1949	127350
V	355m W	Tanks	1949	127350
W	360m N	Unspecified Tank	1891	115654



ID	Location	Land Use	Date	Group ID
W	361m N	Unspecified Tank	1891	115655
H	363m NE	Unspecified Tank	1891	115660
V	363m W	Unspecified Tank	1891	115689
W	369m N	Unspecified Tank	1891	115650
W	379m N	Unspecified Tank	1891	115653
W	381m N	Unspecified Tank	1891	115651
W	386m N	Unspecified Tank	1891	115652
H	389m NE	Unspecified Tank	1893	147499
H	389m NE	Unspecified Tank	1922	147499
H	391m NE	Unspecified Tank	1908	125058
AH	436m E	Unspecified Tank	1891	115662
9	438m NE	Unspecified Tank	1891	115659
H	440m NE	Unspecified Tank	1949	123558
H	440m NE	Unspecified Tank	1948	123558
AK	444m N	Tanks	1982	126256
AK	444m N	Tanks	1977	126256
AK	445m N	Tanks	1979	126256
AK	445m N	Tanks	1985	126256
AH	453m E	Unspecified Tank	1963	127413
AH	453m E	Unspecified Tank	1963	127413
AJ	453m E	Unspecified Tank	1908	115666
AH	479m E	Unspecified Tank	1954	126405
AH	479m E	Unspecified Tank	1948	126405
H	481m NE	Tanks	1984	149178
H	481m NE	Tanks	1982	149178
H	481m NE	Tanks	1982	149178
H	481m NE	Tanks	1954	149178
H	481m NE	Tanks	1977	149178



ID	Location	Land Use	Date	Group ID
H	481m NE	Tanks	1963	149178
H	481m NE	Tanks	1948	149178
H	482m NE	Tanks	1995	149178
H	482m NE	Tanks	1998	149178
H	482m NE	Tanks	1995	149178
H	482m NE	Tanks	1949	140617
AH	486m E	Unspecified Tank	1949	135351
AF	494m W	Unspecified Tank	1922	115686

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

60

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 25 >](#)

ID	Location	Land Use	Date	Group ID
D	82m NE	Electricity Substation	1984	80985
D	82m NE	Electricity Substation	1982	80985
D	82m NE	Electricity Substation	1982	80985
D	83m NE	Electricity Substation	1997	84066
D	83m NE	Electricity Substation	1995	84066
D	83m NE	Electricity Substation	1998	84066
D	83m NE	Electricity Substation	1995	84066
D	83m NE	Electricity Substation	1977	84066
X	339m S	Electricity Substation	1981	80196
X	339m S	Electricity Substation	1989	80196
X	339m S	Electricity Substation	1994	80196
X	339m S	Electricity Substation	1995	80196



ID	Location	Land Use	Date	Group ID
X	339m S	Electricity Substation	1995	80196
X	340m S	Electricity Substation	1969	80196
AB	366m NW	Electricity Substation	1977	68525
AB	366m NW	Electricity Substation	1949	72806
AB	366m NW	Electricity Substation	1982	78891
AB	367m NW	Electricity Substation	1949	72806
AB	373m NW	Electricity Substation	1990	64004
AB	374m NW	Electricity Substation	1993	64004
AB	374m NW	Electricity Substation	1996	64004
AB	374m NW	Electricity Substation	1998	64004
AB	374m NW	Electricity Substation	1992	64004
AC	383m S	Electricity Substation	1994	65712
AC	383m S	Electricity Substation	1995	65712
AC	383m S	Electricity Substation	1995	65712
H	417m NE	Electricity Substation	1948	73349
H	418m NE	Electricity Substation	1949	73349
AJ	438m E	Electricity Substation	1986	80495
AJ	439m E	Electricity Substation	1954	80495
AJ	439m E	Electricity Substation	1949	80495
AJ	439m E	Electricity Substation	1949	80495
AJ	452m E	Electricity Substation	1994	78425
AJ	452m E	Electricity Substation	1993	78425
AJ	452m E	Electricity Substation	1995	78425
AJ	452m E	Electricity Substation	1993	78425
AJ	452m E	Electricity Substation	1995	78425
AJ	454m E	Electricity Substation	1971	82567
AJ	454m E	Electricity Substation	1988	78415
AM	469m E	Electricity Substation	1997	83750



ID	Location	Land Use	Date	Group ID
AM	469m E	Electricity Substation	1995	83750
AM	469m E	Electricity Substation	1998	83750
AM	471m E	Electricity Substation	1995	68671
AM	472m E	Electricity Substation	1984	68671
AM	472m E	Electricity Substation	1982	68671
AM	472m E	Electricity Substation	1982	68671
AO	473m NW	Electricity Substation	1982	77657
AO	473m NW	Electricity Substation	1990	77657
AO	473m NW	Electricity Substation	1993	77657
AO	473m NW	Electricity Substation	1996	77657
AO	473m NW	Electricity Substation	1998	77657
AO	473m NW	Electricity Substation	1992	77657
AH	497m E	Electricity Substation	1984	77866
AH	497m E	Electricity Substation	1982	77866
AH	497m E	Electricity Substation	1982	77866
AH	498m E	Electricity Substation	1997	77866
AH	498m E	Electricity Substation	1995	77866
AH	498m E	Electricity Substation	1998	77866
AH	498m E	Electricity Substation	1995	77866
AH	498m E	Electricity Substation	1977	77866

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

35

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 25 >](#)

ID	Location	Land Use	Date	Group ID
B	48m SE	Garage	1989	26995
B	48m SE	Garage	1995	26995
B	48m SE	Garage	1995	26995
B	48m SE	Garage	1994	26995
F	85m SW	Garage	1995	24344
F	85m SW	Garage	1995	24344
F	85m SW	Garage	1994	24344
I	115m S	Garage	1989	20712
I	116m SW	Garage	1995	26022
I	116m SW	Garage	1995	26022
I	116m SW	Garage	1994	26022
C	215m NE	Garage	1948	20266
H	268m NE	Omnibus Garage	1977	21743
H	268m NE	Bus Garage	1984	27058
H	268m NE	Bus Garage	1982	27058
H	268m NE	Bus Garage	1982	27058
J	270m W	Garage	1989	20267
S	276m SW	Garage	1981	27658
S	276m SW	Garage	1989	27658
S	276m SW	Garage	1995	27747
S	276m SW	Garage	1995	27747
S	276m SW	Garage	1994	27747
H	286m NE	Omnibus Garage	1963	25395

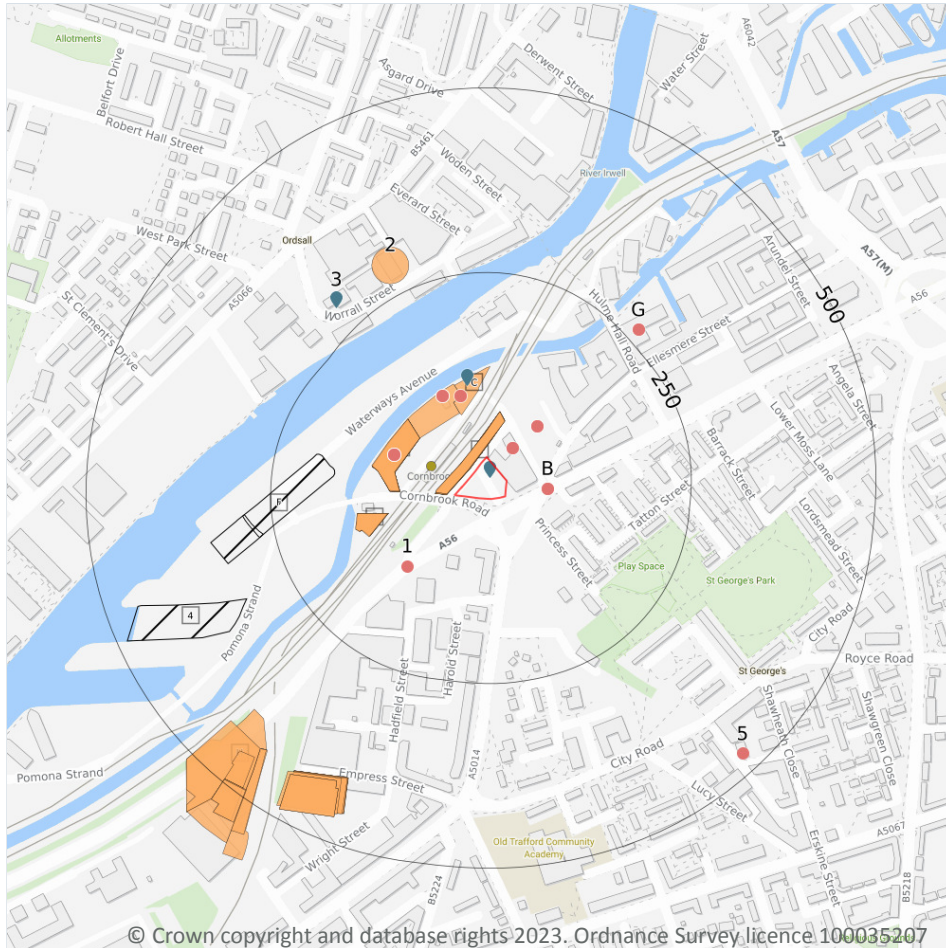


ID	Location	Land Use	Date	Group ID
H	286m NE	Omnibus Garage	1949	25395
H	286m NE	Omnibus Garage	1954	24746
H	286m NE	Omnibus Garage	1963	24746
H	286m NE	Omnibus Garage	1948	24746
AD	400m SE	Garage	1986	23167
AD	405m SE	Garage	1971	27505
AD	405m SE	Garage	1988	27505
AD	406m SE	Garage	1995	27505
AD	406m SE	Garage	1993	27505
AD	406m SE	Garage	1995	27505
AD	406m SE	Garage	1994	27505
AD	406m SE	Garage	1993	27505

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 (LA/OS)
- 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

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

2

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

Features are displayed on the Waste and landfill map on [page 41 >](#)

ID	Location	Site address	Source	Data type
F	266m W	Refuse Tip	1981 mapping	Polygon
F	266m W	Refuse Tip	1989 mapping	Polygon

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

2

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 41 >](#)

ID	Location	Details		
F	165m W	Site Address: Pomona Dock No 1, Pomona Dock Estate, Off Trafford Road, Stretford Licence Holder Address: Port of Manchester, Ship Canal House, King Street, Manchester	Waste Licence: Yes Site Reference: RD/LIC/036/76, H028, F039 Waste Type: Inert, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 21/03/1978 Licence Surrender: -	Operator: Manchester Ship Canal Company Licence Holder: Manchester Ship Canal Company First Recorded - Last Recorded: -
4	315m SW	Site Address: Pomona Dock No 2, Pomona Dock Estate, Off Trafford Road, Stretford Licence Holder Address: Port of Manchester, Ship Canal House, King Street, Manchester	Waste Licence: Yes Site Reference: RD/LIC/036/76, H028 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 21/03/1978 Licence Surrender: 08/07/1985	Operator: Manchester Ship Canal Company Licence Holder: Manchester Ship Canal Company First Recorded 31/07/1976 Last Recorded: 31/12/1984

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



3.5 Historical waste sites

Records within 500m

34

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 41](#) >

ID	Location	Address	Further Details	Date
A	7m N	Site Address: N/A	Type of Site: Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1993
A	7m N	Site Address: N/A	Type of Site: Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1996
A	7m N	Site Address: N/A	Type of Site: Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1998
A	7m N	Site Address: N/A	Type of Site: Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1992
A	8m N	Site Address: N/A	Type of Site: Breakers Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1982
A	8m N	Site Address: N/A	Type of Site: Breakers Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1990
C	66m N	Site Address: N/A	Type of Site: Breakers Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1982



ID	Location	Address	Further Details	Date
C	69m N	Site Address: N/A	Type of Site: Breakers Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1982
D	74m W	Site Address: N/A	Type of Site: Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1993
D	74m W	Site Address: N/A	Type of Site: Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1996
D	74m W	Site Address: N/A	Type of Site: Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1998
D	74m W	Site Address: N/A	Type of Site: Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1992
D	75m W	Site Address: N/A	Type of Site: Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1990
E	94m W	Site Address: N/A	Type of Site: Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1994
E	94m W	Site Address: N/A	Type of Site: Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1995
E	94m W	Site Address: N/A	Type of Site: Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1995



ID	Location	Address	Further Details	Date
E	95m W	Site Address: N/A	Type of Site: Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1989
2	265m NW	Site Address: Unit 9, Worrall Street, SALFORD, Greater Manchester, M5 4TH	Type of Site: Waste Transfer Station (Cou) Planning application reference: 94/32143/TPDC Description: An application (ref: 94/32143/TPDC) for Detailed Planning permission was submitted to Salford C.C. on 17th January 1994. Data source: Historic Planning Application Data Type: Point	-
H	397m SW	Site Address: N/A	Type of Site: Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1994
I	408m SW	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1949
I	409m SW	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1968
I	409m SW	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1955
I	409m SW	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1949
I	410m SW	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1908



ID	Location	Address	Further Details	Date
I	413m SW	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1908
I	418m SW	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1922
I	418m SW	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1932
H	428m SW	Site Address: N/A	Type of Site: Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1994
H	429m SW	Site Address: N/A	Type of Site: Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1989
H	430m SW	Site Address: N/A	Type of Site: Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1989
H	447m SW	Site Address: N/A	Type of Site: Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1981
H	489m SW	Site Address: N/A	Type of Site: Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1994
H	489m SW	Site Address: N/A	Type of Site: Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1981



ID	Location	Address	Further Details	Date
H	490m SW	Site Address: N/A	Type of Site: Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1989

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

3.6 Licensed waste sites

Records within 500m	4
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Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

Features are displayed on the Waste and landfill map on [page 41 >](#)

ID	Location	Details		
A	On site	Site Name: Afos Car Dismantlers Site Address: Land/premises At, Dinton Street, Cornbrook, Manchester, M15 4WA Correspondence Address: -	Type of Site: ELV Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WSK001 EPR reference: EA/EPR/TP3994CZ/A001 Operator: Wilfred Smith & Arthur Kirk Waste Management licence No: 50325 Annual Tonnage: 2500	Issue Date: 19/05/2005 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
A	On site	Site Name: Afos Car Dismantlers Site Address: Mr Arthur Kirk And Mr Wilfred Smith, Afos Car Dismantlers, Dinton Street, Cornbrook, Manchester, Manchester, M15 4WA Correspondence Address: -	Type of Site: Vehicle Depollution Facility 5000 tps Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 640962 EPR reference: EA/EPR/TP3994CZ Operator: Mr Arthur Kirk And Mr Wilfred Smith Waste Management licence No: 50325 Annual Tonnage: 2499	Issue Date: 19/05/2005 Effective Date: 19/05/2005 Modified: 19/05/2005 Surrendered Date: - Expiry Date: - Cancelled Date: 19/05/2005 Status: Issued



ID	Location	Details		
C	111m N	Site Name: Bennett Bros (metals) Recycling Site Address: P A Bennett, B Bennett, R J Bennett, J A Pesticcio, Land/premises At, Trentham Street, Cornbrook, Manchester, Manchester, M15 4LW Correspondence Address: -	Type of Site: Metal Recycling Site (Vehicle Dismantler) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 649634 EPR reference: EA/EPR/LP3294CE Operator: P A Bennett, B Bennett, R J Bennett, J A Pesticcio Waste Management licence No: 50251 Annual Tonnage: 2500	Issue Date: 16/07/2004 Effective Date: 16/07/2004 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: 16/07/2004 Status: Issued
3	294m NW	Site Name: Manchester Tippers & Aggregates Ltd Site Address: - Correspondence Address: -	Type of Site: Physical Treatment Facility Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MTA001 EPR reference: - Operator: Manchester Tippers & Aggregates Ltd Waste Management licence No: 53487 Annual Tonnage: 6250	Issue Date: 17/08/1998 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

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

3.7 Waste exemptions

Records within 500m

33

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 41](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
A	34m NE	Bennett Bros Metals Recycling, Pomona Works, Trentham Street, Manchester, M15 4LW	WEX097923	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
A	34m NE	Bennett Bros Metals Recycling, Pomona Works, Trentham Street, Manchester, M15 4LW	WEX097923	Storing waste exemption	Not on a farm	Storage of waste in a secure place



ID	Location	Site	Reference	Category	Sub-Category	Description
A	34m NE	Bennett Bros Metals Recycling, Pomona Works, Trentham Street, Manchester, M15 4LW	WEX097923	Treating waste exemption	Not on a farm	Recovery of scrap metal
B	56m E	Bennett Bros Metals Recycling, Pomona Works, Trentham Street, Manchester, M15 4LW	WEX240967	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
B	56m E	Bennett Bros Metals Recycling, Pomona Works, Trentham Street, Manchester, M15 4LW	WEX240967	Treating waste exemption	Not on a farm	Recovery of scrap metal
B	56m E	Bennett Bros Metals Recycling, Pomona Works, Trentham Street, Manchester, M15 4LW	WEX240967	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	78m NE	-	WEX108690	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	78m NE	-	WEX108690	Using waste exemption	Not on a farm	Use of waste in construction
A	78m NE	-	WEX335613	Using waste exemption	Not on a farm	Use of waste in construction
A	78m NE	-	WEX272245	Using waste exemption	Not on a farm	Use of waste in construction
C	89m N	Pomona Works Trentham Street Manchester Lancashire M15 4LW	EPR/UF0835Y G/A001	Storing waste exemption	Both agricultural and non-agricultural waste	Storage of waste in a secure place
C	89m N	Pomona Works Trentham Street Manchester Lancashire M15 4LW	EPR/UF0835Y G/A001	Treating waste exemption	Both agricultural and non-agricultural waste	Preparatory treatments (baling, sorting, shredding etc)
C	89m N	Pomona Works Trentham Street Manchester Lancashire M15 4LW	EPR/UF0835Y G/A001	Treating waste exemption	Both agricultural and non-agricultural waste	Recovery of scrap metal
D	99m W	Bennett Bros Metals Recycling, CORNBROOK ROAD, MANCHESTER, M15 4WB	WEX150752	Treating waste exemption	Not on a farm	Recovery of scrap metal
D	99m W	Bennett Bros Metals Recycling, CORNBROOK ROAD, MANCHESTER, M15 4WB	WEX150752	Storing waste exemption	Not on a farm	Storage of waste in a secure place



ID	Location	Site	Reference	Category	Sub-Category	Description
D	99m W	Bennett Bros Metals Recycling, CORNBROOK ROAD, MANCHESTER, M15 4WB	WEX150752	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
D	99m W	Bennett Bros. Metals Recycling Cornbrook Road Manchester Lancashire M15 4WB	EPR/WF0901N Z/A001	Storing waste exemption	Both agricultural and non-agricultural waste	Storage of waste in a secure place
D	99m W	Bennett Bros. Metals Recycling Cornbrook Road Manchester Lancashire M15 4WB	EPR/WF0901N Z/A001	Treating waste exemption	Both agricultural and non-agricultural waste	Preparatory treatments (baling, sorting, shredding etc)
D	99m W	Bennett Bros. Metals Recycling Cornbrook Road Manchester Lancashire M15 4WB	EPR/WF0901N Z/A001	Treating waste exemption	Both agricultural and non-agricultural waste	Recovery of scrap metal
D	99m W	Bennett Bros Metals Recycling, CORNBROOK ROAD, MANCHESTER, M15 4WB	WEX288124	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	99m W	Bennett Bros Metals Recycling, CORNBROOK ROAD, MANCHESTER, M15 4WB	WEX288124	Treating waste exemption	Not on a farm	Recovery of scrap metal
D	99m W	Bennett Bros Metals Recycling, CORNBROOK ROAD, MANCHESTER, M15 4WB	WEX288124	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
C	102m NW	-	WEX348352	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
C	102m NW	-	WEX348352	Treating waste exemption	Not on a farm	Recovery of scrap metal
C	102m NW	-	WEX348352	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	102m NW	CORNBROOK ROAD, MANCHESTER, M15 4WB	WEX288140	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
C	102m NW	CORNBROOK ROAD, MANCHESTER, M15 4WB	WEX288140	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	102m NW	CORNBROOK ROAD, MANCHESTER, M15 4WB	WEX288140	Treating waste exemption	Not on a farm	Recovery of scrap metal

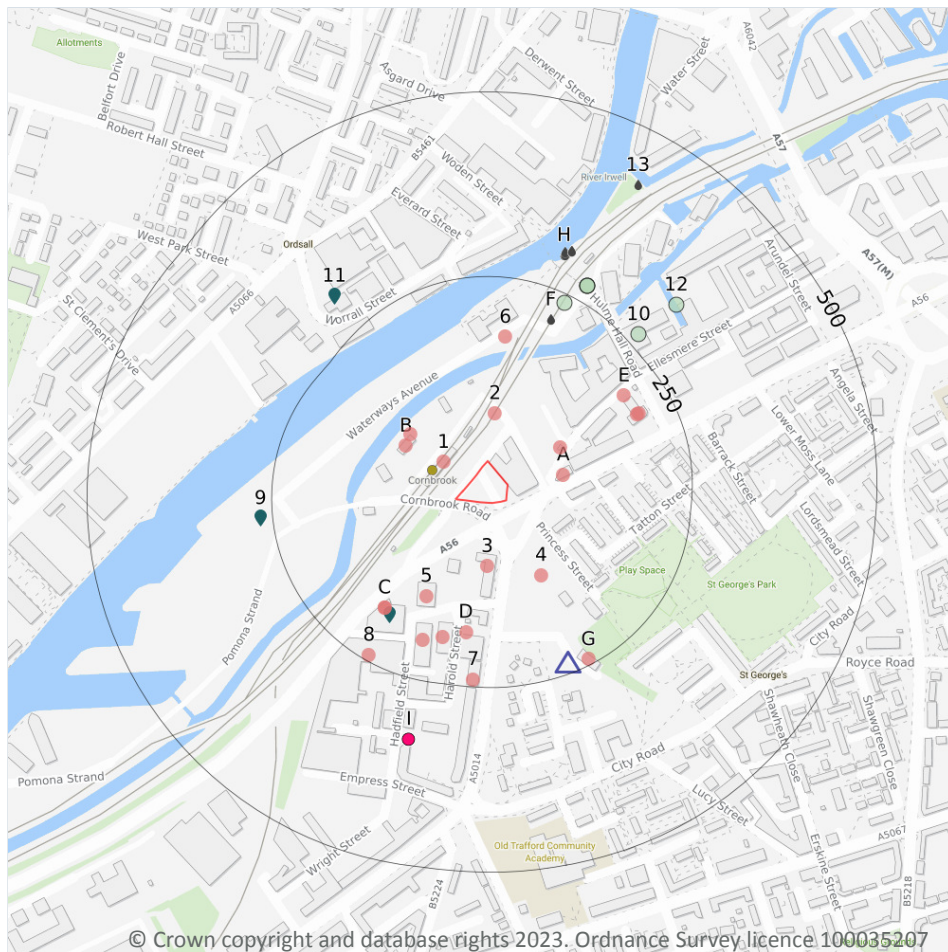


ID	Location	Site	Reference	Category	Sub-Category	Description
C	102m NW	CORNBROOK ROAD, MANCHESTER, M15 4WB	WEX318103	Treating waste exemption	Not on a farm	Recovery of scrap metal
1	117m SW	PARK INDUSTRIAL ESTATE, LIVERPOOL ROAD, ASHTON-IN-MAKERFIELD, WIGAN, WN4 0YU	WEX094313	Treating waste exemption	Not on a farm	Screening and blending of waste
G	268m NE	Former Excelsior Mill, Hulme Hall Road, Manchester, M15 4LA	WEX125363	Treating waste exemption	Not on a farm	Screening and blending of waste
G	268m NE	Former Excelsior Mill, Hulme Hall Road, Manchester, M15 4LA	WEX125363	Using waste exemption	Not on a farm	Use of waste in construction
5	475m SE	St Lawrence Pharmacy, Shawheath Close, Manchester, M15 4BQ	WEX331633	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- Licensed pollutant release (Part A(2)/B)
- Radioactive Substance Authorisations
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

21

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 52 >](#)

ID	Location	Company	Address	Activity	Category
1	46m NW	Cornbrook (Manchester Metrolink)	Greater Manchester, M15	Tram, Metro and Light Railway Stations and Stops	Public Transport, Stations and Infrastructure
2	66m N	M D Motors	Arch 72, Trentham Street, Manchester, Greater Manchester, M15 4LW	Vehicle Repair, Testing and Servicing	Repair and Servicing



ID	Location	Company	Address	Activity	Category
A	77m E	Insitu Architectural Salvage	252, Chester Road, Manchester, Greater Manchester, M15 4EX	Clearance and Salvage Dealers	Recycling Services
3	86m S	Williams Motorcycles	326, Chester Road, Old Trafford, Greater Manchester, M16 9EZ	New Vehicles	Motoring
A	87m NE	Electricity Sub Station	Greater Manchester, M15	Electrical Features	Infrastructure and Facilities
B	98m NW	Bennett Bros Metals Recycling	Cornbrook Road, -, Manchester, Greater Manchester, M15 4WB	Recycling, Reclamation and Disposal	Recycling Services
B	104m NW	Mast	Greater Manchester, M15	Telecommunications Features	Infrastructure and Facilities
4	112m SE	Tyrone Davis	6, Cornbrook Park Road, Manchester, Greater Manchester, M15 4EE	Vehicle Repair, Testing and Servicing	Repair and Servicing
5	137m SW	Chester Road M O T Centre	Unit Rear of 328 Chester Road, Old Trafford, Manchester, Greater Manchester, M16 9EZ	Vehicle Repair, Testing and Servicing	Repair and Servicing
6	170m N	Electricity Sub Station	Greater Manchester, M5	Electrical Features	Infrastructure and Facilities
C	176m SW	Williams Body Repair Centre	6, Hadfield Street, Old Trafford, Greater Manchester, M16 9FG	Vehicle Repair, Testing and Servicing	Repair and Servicing
C	176m SW	Land Rover Service Centres	Williams Manchester, 6, Hadfield Street, Manchester, Greater Manchester, M16 9FG	Vehicle Repair, Testing and Servicing	Repair and Servicing
D	177m S	Electricity Sub Station	Greater Manchester, M16	Electrical Features	Infrastructure and Facilities
D	188m S	Works	Greater Manchester, M16	Unspecified Works Or Factories	Industrial Features
D	196m S	Factory	Greater Manchester, M16	Unspecified Works Or Factories	Industrial Features
E	198m NE	Electricity Sub Station	Greater Manchester, M15	Electrical Features	Infrastructure and Facilities
E	200m NE	Halfords	200, Chester Road, Manchester, Greater Manchester, M15 4LZ	Vehicle Parts and Accessories	Motoring
E	202m NE	National Tyres and Autocare	200, Chester Road, Manchester, Greater Manchester, M15 4LZ	Vehicle Repair, Testing and Servicing	Repair and Servicing



ID	Location	Company	Address	Activity	Category
7	240m S	Strange Strange & Gardner	350, Chester Road, Old Trafford, Greater Manchester, M16 9EZ	Civil Engineers	Engineering Services
8	242m SW	Works	Greater Manchester, M16	Unspecified Works Or Factories	Industrial Features
G	242m SE	Factory	Greater Manchester, M15	Unspecified Works Or Factories	Industrial Features

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 52 >](#)

ID	Location	Company	Address	LPG	Status
G	235m SE	OBSOLETE	326, Chester Road, Manchester, Greater Manchester, M16 9EZ	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

3

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 52 >](#)

ID	Location	Address	Details	
C	181m SW	Williams Motor Co, 6 Hadfield Street, Cornbrook, Manchester, M16 9FG	Process: Respraying of Road Vehicles Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
9	266m W	Tilcon (South) Ltd, Pomona Docks, Combrook Rd, M15 4NE	Process: Use of Bulk Cement Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
11	305m NW	Concept Auto Services, Upper Wharfe St, Salford, M5 4TY	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

2

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

Features are displayed on the Current industrial land use map on [page 52 >](#)



ID	Location	Address	Details	
I	330m S	Scientific Analysis Laboratories Ltd, Hadfield House,9 Hadfield Street,cornbrook,old Trafford, Manchester, M16 9FE	Operator: Scientific Analysis Laboratories Ltd Type: Keeping And Use Of Radioactive Materials (was Rsa60 Section 1). Permission number: CC5568 Date of approval: 16/06/2008	Effective from: 16/06/2008 Last date of update: 01/01/2015 Status: Effective
I	330m S	Hadfield House, 9 Hadfield Street, Old Trafford, M16 9FE	Operator: Concept Life Sciences Analytical & Development Services Limited Type: - Permission number: GP3193SJ Date of approval: -	Effective from: 16/08/2010 Last date of update: 01/01/2020 Status: Issued

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

4.13 Licensed Discharges to controlled waters

Records within 500m

15

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 52 >](#)

ID	Location	Address	Details	
F	209m N	GARAGE AT HULME HALL RD, HULME HALL ROAD, STOCKPORT, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 0168/800 Permit Version: 1 Receiving Water: RIVER IRWELL	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/04/1991 Revocation Date: 31/12/1994
F	209m N	GARAGE AT HULME HALL RD, HULME HALL ROAD, STOCKPORT, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 0168/800 Permit Version: 2 Receiving Water: RIVER IRWELL	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/01/1995 Revocation Date: 16/04/2002
H	297m N	CITY RD CSO 288OV, 204 CITY ROAD, MANCHESTER, M15 5JQ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982954 Permit Version: 3 Receiving Water: MANCHESTER SHIP CANAL	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 29/03/2010 Effective Date: 01/01/2015 Revocation Date: 01/07/2018



ID	Location	Address	Details	
H	297m N	STRETFORD RD/UPPER MOSS LN JUNC CSO, STRETFORD RD/UPPER MOSS LN JUNC, HULME, MANCHESTER, GREATER MANCHESTER, M15 5JZ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0365 Permit Version: 3 Receiving Water: MANCHESTER SHIP CANAL	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 29/03/2010 Effective Date: 01/01/2015 Revocation Date: 28/03/2021
H	297m N	ROLLS CRESCENT/YEW STREET CSO, 39 ROLLS CRESCENT, HULME, MANCHESTER, M15 5FT	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982958 Permit Version: 4 Receiving Water: MANCHESTER SHIP CANAL	Status: VARIED UNDER EPR 2010 Issue date: 26/02/2015 Effective Date: 26/02/2015 Revocation Date: 28/03/2021
H	298m N	ROLLS CRESCENT/YEW STREET CSO, 39 ROLLS CRESCENT, HULME, MANCHESTER, M15 5FT	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982958 Permit Version: 5 Receiving Water: MANCHESTER SHIP CANAL VIA SWS	Status: VARIED UNDER EPR 2010 Issue date: 29/03/2021 Effective Date: 29/03/2021 Revocation Date: -
H	298m N	STRETFORD RD/UPPER MOSS LN JUNC CSO, STRETFORD RD/UPPER MOSS LN JUNC, HULME, MANCHESTER, GREATER MANCHESTER, M15 5JZ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0365 Permit Version: 4 Receiving Water: MANCHESTER SHIP CANAL VIA SWS	Status: VARIED UNDER EPR 2010 Issue date: 29/03/2021 Effective Date: 29/03/2021 Revocation Date: -
H	301m N	CITY RD CSO 288OV, 204 CITY ROAD, MANCHESTER, M15 5JQ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982954 Permit Version: 4 Receiving Water: VIA SWS MANCHESTER SHIP CANAL	Status: VARIED UNDER EPR 2010 Issue date: 02/07/2018 Effective Date: 02/07/2018 Revocation Date: -
H	305m N	CITY RD CSO 288OV, 204 CITY ROAD, MANCHESTER, M15 5JQ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982954 Permit Version: 1 Receiving Water: MANCHESTER SHIP CANAL	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: - Effective Date: 23/06/1995 Revocation Date: 30/03/2005



ID	Location	Address	Details	
H	305m N	MARPLE ST/ROLLS CRES CSO, HULME, GREATER MANCHESTER, M15 5FT	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982958 Permit Version: 1 Receiving Water: MANCHESTER SHIP CANAL	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: - Effective Date: 08/08/1995 Revocation Date: 30/03/2005
H	305m N	STRETFORD RD/UPPER MOSS LN JUNC CSO, STRETFORD RD/UPPER MOSS LN JUNC, HULME, MANCHESTER, GREATER MANCHESTER, M15 5JZ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0365 Permit Version: 2 Receiving Water: MANCHESTER SHIP CANAL	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 07/03/2005 Effective Date: 31/03/2005 Revocation Date: 31/12/2014
H	305m N	ROLLS CRESCENT/YEW STREET CSO, 39 ROLL CRESCENT, HULME, MANCHESTER, M15 5FT	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982958 Permit Version: 2 Receiving Water: MANCHESTER SHIP CANAL	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 14/03/2005 Effective Date: 31/03/2005 Revocation Date: 31/12/2014
H	305m N	CITY RD CSO 288OV, 204 CITY ROAD, MANCHESTER, M15 5JQ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982954 Permit Version: 2 Receiving Water: MANCHESTER SHIP CANAL	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 07/03/2005 Effective Date: 31/03/2005 Revocation Date: 31/12/2014
H	305m N	ROLLS CRESCENT/YEW STREET CSO, 39 ROLL CRESCENT, HULME, MANCHESTER, M15 5FT	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982958 Permit Version: 3 Receiving Water: MANCHESTER SHIP CANAL	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 29/03/2010 Effective Date: 01/01/2015 Revocation Date: 25/02/2015
13	425m NE	ST GEORGES ISLAND PROJECTS OFFICE, HULME HALL ROAD, MANCHESTER, M15 4LY	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: 016993598 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: CONSENT EXPIRED - TIME LIMIT Issue date: 14/09/2004 Effective Date: 14/09/2004 Revocation Date: 14/01/2005

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**6**

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 52 >](#)

ID	Location	Details	
F	237m NE	Incident Date: 22/01/2003 Incident Identification: 132648 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
10	266m NE	Incident Date: 06/06/2001 Incident Identification: 7808 Pollutant: Sewage Materials Pollutant Description: Process Effluent	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
F	273m NE	Incident Date: 03/08/2001 Incident Identification: 21600 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
F	273m NE	Incident Date: 03/08/2001 Incident Identification: 21600 Pollutant: Specific Waste Materials Pollutant Description: Vehicles and Vehicle Parts	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
F	273m NE	Incident Date: 03/08/2001 Incident Identification: 21600 Pollutant: Specific Waste Materials:Specific Waste Materials Pollutant Description: Tyres:Vehicles and Vehicle Parts	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
12	331m NE	Incident Date: 15/03/2001 Incident Identification: 362 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m	0
----------------------------	----------

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

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

4.20 Pollution inventory waste transfers

Records within 500m

0

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

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

4.21 Pollution inventory radioactive waste

Records within 500m

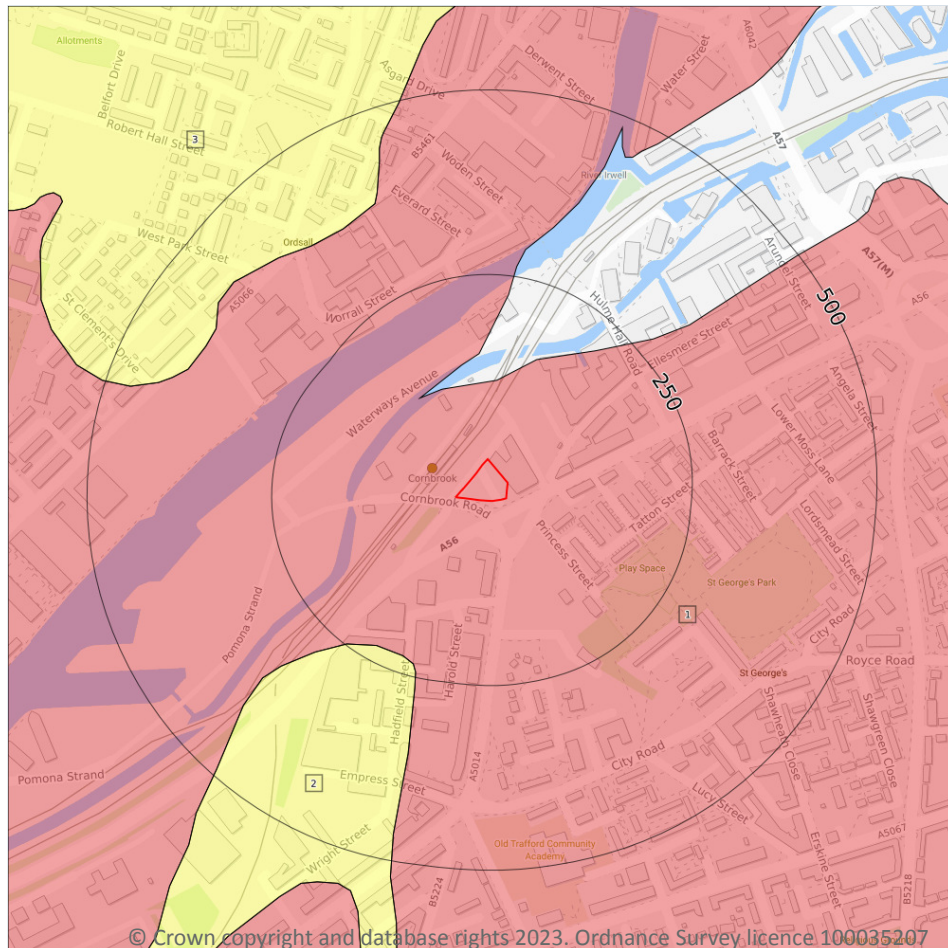
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The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for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

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



5 Hydrogeology - Superficial aquifer



- Site Outline**
- Search buffers in metres (m)**
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

5.1 Superficial aquifer

Records within 500m

3

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 63](#) >

ID	Location	Designation	Description
1	On site	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
2	226m SW	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

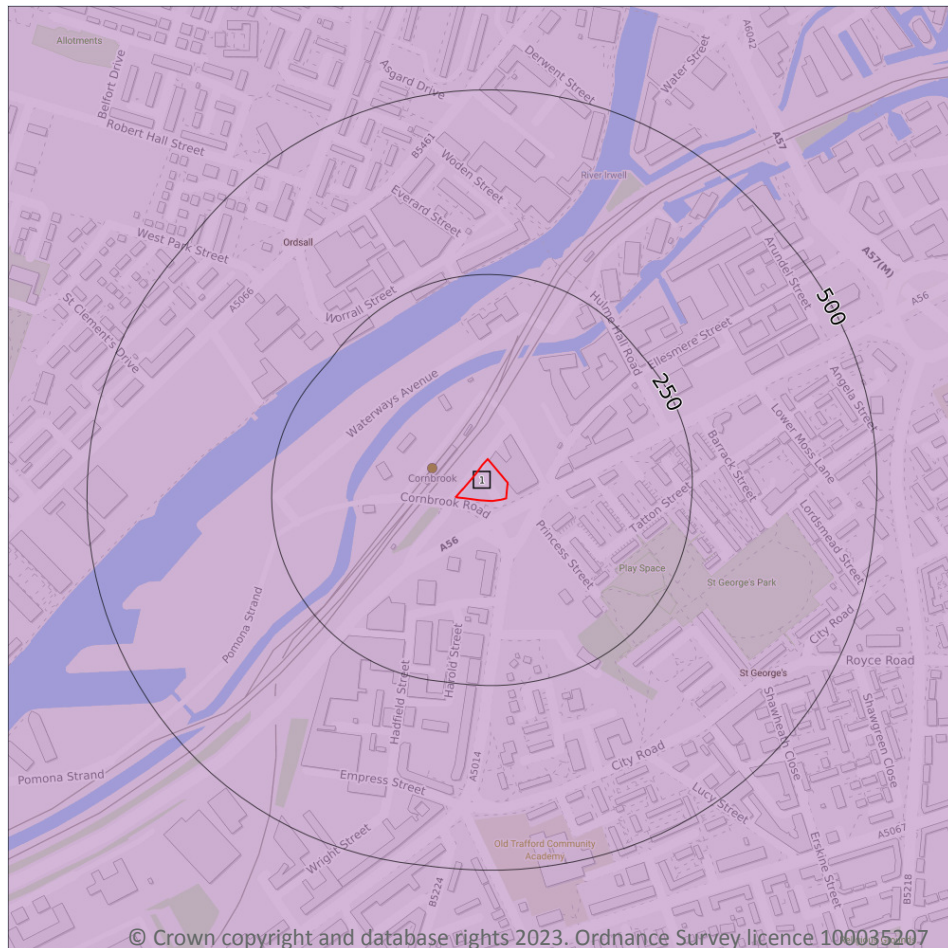


ID	Location	Designation	Description
3	368m NW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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



Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

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5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

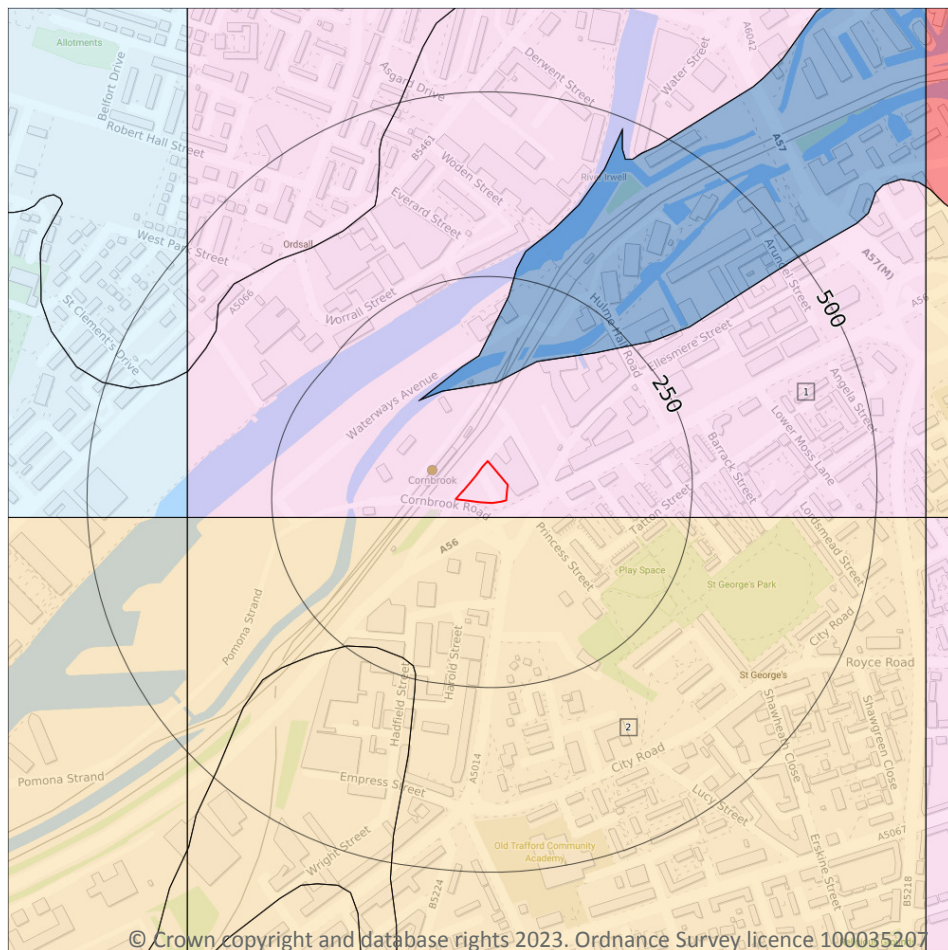
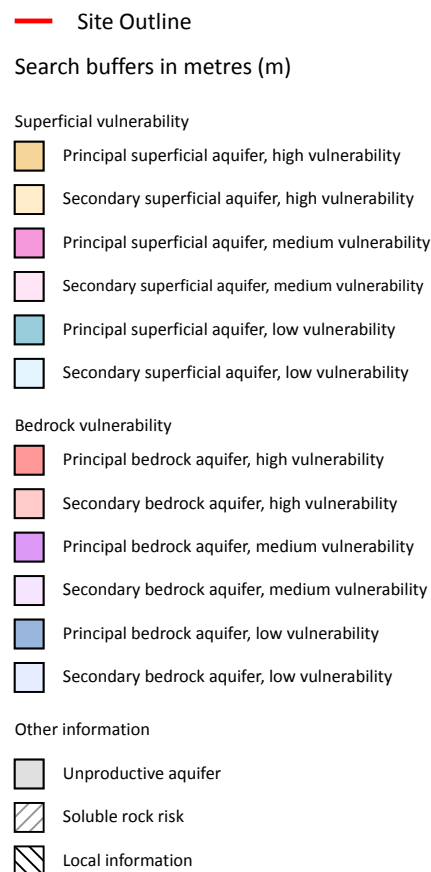
Features are displayed on the Bedrock aquifer map on [page 65 >](#)

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

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



Groundwater vulnerability



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 66](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: <40% Dilution value: 300- 550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Mixed
2	19m S	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: 300- 550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: High	Vulnerability: Low Aquifer type: Principal Flow mechanism: Mixed

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

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

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

5.5 Groundwater vulnerability- local information

Records on site

0

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

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



Abstractions and Source Protection Zones



- 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
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

44

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 68 >](#)



ID	Location	Details	
-	682m E	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW1 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383085 Northing: 397249	Annual Volume (m ³): 260172 Max Daily Volume (m ³): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	704m E	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW2 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383113 Northing: 397230	Annual Volume (m ³): 260172 Max Daily Volume (m ³): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	727m E	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW3 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383140 Northing: 397217	Annual Volume (m ³): 260172 Max Daily Volume (m ³): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	743m E	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW4 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383159 Northing: 397210	Annual Volume (m ³): 260172 Max Daily Volume (m ³): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -



ID	Location	Details	
-	766m E	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW7 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383184 Northing: 397203	Annual Volume (m ³): 260172 Max Daily Volume (m ³): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	772m E	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW6 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383171 Northing: 397275	Annual Volume (m ³): 260172 Max Daily Volume (m ³): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	781m E	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW5 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383193 Northing: 397230	Annual Volume (m ³): 260172 Max Daily Volume (m ³): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	810m E	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW8 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383224 Northing: 397225	Annual Volume (m ³): 260172 Max Daily Volume (m ³): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -



ID	Location	Details	
-	810m E	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW11 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383204 Northing: 397298	Annual Volume (m ³): 260172 Max Daily Volume (m ³): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	811m E	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW10 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383211 Northing: 397276	Annual Volume (m ³): 260172 Max Daily Volume (m ³): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	816m E	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW9 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383223 Northing: 397253	Annual Volume (m ³): 260172 Max Daily Volume (m ³): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	830m SW	Status: Historical Licence No: 2569007002 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT 371 ORDSALL LANE, MANCHESTER 5" Data Type: Point Name: COLGATE PALMOLIVE LTD Easting: 381600 Northing: 396700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 08/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 05/12/1985 Version End Date: -



ID	Location	Details	
-	830m SW	Status: Historical Licence No: 2569007002 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT 371 ORDSALL LANE, MANCHESTER 5 Data Type: Point Name: Cerep III Investment R Sarl Easting: 381600 Northing: 396700	Annual Volume (m ³): 409140 Max Daily Volume (m ³): 1636.56 Original Application No: - Original Start Date: 08/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 29/10/2009 Version End Date: -
-	1121m NE	Status: Historical Licence No: NW/069/0004/019 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: Ground Water - North West Region Point: ST JOHNS MANCHESTER Data Type: Poly4 Name: Manchester Quays Development (MGY) Ltd Easting: 383094 Northing: 398099	Annual Volume (m ³): 543120 Max Daily Volume (m ³): 1488 Original Application No: - Original Start Date: 13/09/2019 Expiry Date: 31/12/2020 Issue No: 1 Version Start Date: 13/09/2019 Version End Date: -
-	1253m SW	Status: Active Licence No: NW/069/0007/017 Details: Dewatering Direct Source: Ground Water - North West Region Point: CORNBROOK PUMPS STATION Data Type: Point Name: Network Rail Easting: 381300 Northing: 396363	Annual Volume (m ³): 63072 Max Daily Volume (m ³): 173 Original Application No: NPS/NA/001808 Original Start Date: 29/03/2022 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 29/03/2022 Version End Date: -
-	1272m N	Status: Active Licence No: 2569007085 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT HOPE STREET, SALFORD, MANCHESTER Data Type: Point Name: CEMEX UK MATERIALS LTD Easting: 382190 Northing: 398330	Annual Volume (m ³): 23000 Max Daily Volume (m ³): 115 Original Application No: NPS/WR/030716 Original Start Date: 01/11/2000 Expiry Date: - Issue No: 4 Version Start Date: 21/12/2018 Version End Date: -



ID	Location	Details	
-	1272m N	Status: Historical Licence No: 2569007085 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT HOPE STREET, SALFORD, MANCHESTER" Data Type: Point Name: READY MIXED CONCRETE (NORTH WEST) LIMITED Easting: 382190 Northing: 398330	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/11/2000 Expiry Date: - Issue No: 1 Version Start Date: 01/11/2000 Version End Date: -
-	1312m E	Status: Active Licence No: NW/069/0004/003 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT MANCHESTER METROPOLITAN UNIVERSITY Data Type: Point Name: Manchester Metropolitan University Easting: 383715 Northing: 396746	Annual Volume (m ³): 274115 Max Daily Volume (m ³): 751 Original Application No: NPS/WR/008077 Original Start Date: 20/09/2013 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/01/2015 Version End Date: -
-	1312m E	Status: Active Licence No: NW/069/0004/003 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE AT MANCHESTER METROPOLITAN UNIVERSITY Data Type: Point Name: Manchester Metropolitan University Easting: 383715 Northing: 396746	Annual Volume (m ³): 274115 Max Daily Volume (m ³): 751 Original Application No: NPS/WR/008077 Original Start Date: 20/09/2013 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/01/2015 Version End Date: -
-	1403m NE	Status: Historical Licence No: 2569007089 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: 2 BOREHOLES AT GARTSIDE STREET MANCHESTER Data Type: Line Name: HER MAJESTY'S COURT SERVICE Easting: 383335 Northing: 398310	Annual Volume (m ³): 200000 Max Daily Volume (m ³): 1179 Original Application No: - Original Start Date: 26/01/2005 Expiry Date: 31/03/2011 Issue No: 2 Version Start Date: 10/07/2008 Version End Date: -



ID	Location	Details	
-	1413m SE	Status: Historical Licence No: 2569007009 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, MOSS LANE WEST MANCHESTER" Data Type: Point Name: HYDES BREWERY LTD Easting: 383220 Northing: 395850	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 21/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 07/10/2000 Version End Date: -
-	1413m SE	Status: Historical Licence No: 2569007009 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, MOSS LANE WEST MANCHESTER" Data Type: Point Name: HYDES BREWERY LTD Easting: 383220 Northing: 395850	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 21/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 07/10/2000 Version End Date: -
-	1413m SE	Status: Historical Licence No: 2569007009 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, MOSS LANE WEST MANCHESTER Data Type: Point Name: HYDES BREWERY LTD Easting: 383220 Northing: 395850	Annual Volume (m ³): 66826.2 Max Daily Volume (m ³): 372.772 Original Application No: - Original Start Date: 21/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 07/10/2000 Version End Date: -
-	1413m SE	Status: Historical Licence No: 2569007009 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, MOSS LANE WEST MANCHESTER Data Type: Point Name: HYDES BREWERY LTD Easting: 383220 Northing: 395850	Annual Volume (m ³): 66826.2 Max Daily Volume (m ³): 372.772 Original Application No: - Original Start Date: 21/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 19/07/2018 Version End Date: -



ID	Location	Details	
-	1746m E	Status: Active Licence No: NW/069/0006/003 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE 1 AT LOWER CHATHAM STREET Data Type: Point Name: Manchester Metropolitan University Easting: 384180 Northing: 397091	Annual Volume (m ³): 283240 Max Daily Volume (m ³): 1532 Original Application No: NPS/WR/015264 Original Start Date: 04/04/2014 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 04/04/2014 Version End Date: -
-	1746m E	Status: Active Licence No: NW/069/0006/003 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE 1 AT LOWER CHATHAM STREET Data Type: Point Name: Manchester Metropolitan University Easting: 384180 Northing: 397091	Annual Volume (m ³): 283240 Max Daily Volume (m ³): 1532 Original Application No: NPS/WR/015264 Original Start Date: 04/04/2014 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 04/04/2014 Version End Date: -
-	1774m SW	Status: Historical Licence No: NW/069/0007/007 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE A - TRAFFORD TOWN HALL, MANCHESTER Data Type: Point Name: Trafford Borough Council Easting: 380999 Northing: 395892	Annual Volume (m ³): 175000 Max Daily Volume (m ³): 1440 Original Application No: - Original Start Date: 02/10/2012 Expiry Date: 31/03/2019 Issue No: 1 Version Start Date: 02/10/2012 Version End Date: -
-	1815m SE	Status: Active Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383865 Northing: 395909	Annual Volume (m ³): 227000 Max Daily Volume (m ³): 900 Original Application No: NPS/WR/015793 Original Start Date: 15/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 08/05/2014 Version End Date: -



ID	Location	Details	
-	1815m SE	Status: Active Licence No: 2569007007 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383865 Northing: 395909	Annual Volume (m ³): 227000 Max Daily Volume (m ³): 900 Original Application No: NPS/WR/015793 Original Start Date: 15/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 08/05/2014 Version End Date: -
-	1848m SE	Status: Historical Licence No: 2569007007 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER" Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/08/1995 Version End Date: -
-	1848m SE	Status: Historical Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER" Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/08/1995 Version End Date: -
-	1848m SE	Status: Historical Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/12/2003 Version End Date: -



ID	Location	Details	
-	1848m SE	Status: Historical Licence No: 2569007007 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/12/2003 Version End Date: -
-	1848m SE	Status: Historical Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383900 Northing: 395900	Annual Volume (m ³): 227000 Max Daily Volume (m ³): 900 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 23/11/2009 Version End Date: -
-	1848m SE	Status: Historical Licence No: 2569007007 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383900 Northing: 395900	Annual Volume (m ³): 227000 Max Daily Volume (m ³): 900 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 23/11/2009 Version End Date: -
-	1857m SW	Status: Historical Licence No: NW/069/0007/007 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE B - TRAFFORD TOWN HALL, MANCHESTER Data Type: Point Name: Trafford Borough Council Easting: 380940 Northing: 395833	Annual Volume (m ³): 175000 Max Daily Volume (m ³): 1440 Original Application No: - Original Start Date: 02/10/2012 Expiry Date: 31/03/2019 Issue No: 1 Version Start Date: 02/10/2012 Version End Date: -



ID	Location	Details	
-	1920m NE	Status: Historical Licence No: 2569007069 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT GEORGE ST, MANCHESTER" Data Type: Point Name: BRITISH TELECOM Easting: 384100 Northing: 398000	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 27/01/1971 Expiry Date: - Issue No: 100 Version Start Date: 27/01/1971 Version End Date: -
-	1920m NE	Status: Historical Licence No: 2569007069 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT GEORGE ST, MANCHESTER Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC Easting: 384100 Northing: 398000	Annual Volume (m ³): 1100 Max Daily Volume (m ³): 860 Original Application No: - Original Start Date: 01/04/1984 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2007 Version End Date: -
-	1931m W	Status: Historical Licence No: 2569007078 Details: Evaporative Cooling Direct Source: Ground Water - North West Region Point: "BOREHOLE AT BROADWAY, SALFORD" Data Type: Point Name: FRESHBAKE FOODS LTD Easting: 380500 Northing: 397530	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 27/02/1998 Expiry Date: 27-Feb-08 Issue No: 100 Version Start Date: 01/04/1998 Version End Date: -
-	1931m W	Status: Historical Licence No: 2569007078 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT BROADWAY, SALFORD" Data Type: Point Name: FRESHBAKE FOODS LTD Easting: 380500 Northing: 397530	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 27/02/1998 Expiry Date: 27-Feb-08 Issue No: 100 Version Start Date: 01/04/1998 Version End Date: -
-	1931m W	Status: Historical Licence No: 2569007078 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: "BOREHOLE AT BROADWAY, SALFORD" Data Type: Point Name: FRESHBAKE FOODS LTD Easting: 380500 Northing: 397530	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 27/02/1998 Expiry Date: 27-Feb-08 Issue No: 100 Version Start Date: 01/04/1998 Version End Date: -



ID	Location	Details	
-	1931m W	Status: Historical Licence No: 2569007078 Details: Evaporative Cooling Direct Source: Ground Water - North West Region Point: BOREHOLE AT BROADWAY, SALFORD Data Type: Point Name: FRESHBAKE FOODS LTD Easting: 380500 Northing: 397530	Annual Volume (m ³): 157800 Max Daily Volume (m ³): 1875 Original Application No: - Original Start Date: 27/02/1998 Expiry Date: 27/02/2008 Issue No: 100 Version Start Date: 01/04/1998 Version End Date: -
-	1931m W	Status: Historical Licence No: 2569007078 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT BROADWAY, SALFORD Data Type: Point Name: FRESHBAKE FOODS LTD Easting: 380500 Northing: 397530	Annual Volume (m ³): 157800 Max Daily Volume (m ³): 1875 Original Application No: - Original Start Date: 27/02/1998 Expiry Date: 27/02/2008 Issue No: 100 Version Start Date: 01/04/1998 Version End Date: -
-	1931m W	Status: Historical Licence No: 2569007078 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: BOREHOLE AT BROADWAY, SALFORD Data Type: Point Name: FRESHBAKE FOODS LTD Easting: 380500 Northing: 397530	Annual Volume (m ³): 157800 Max Daily Volume (m ³): 1875 Original Application No: - Original Start Date: 27/02/1998 Expiry Date: 27/02/2008 Issue No: 100 Version Start Date: 01/04/1998 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

8

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.

Features are displayed on the Abstractions and Source Protection Zones map on [page 68](#) >



ID	Location	Details	
A	336m N	Status: Historical Licence No: 2569007053 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: "Surface, Non-Tidal - North West Region" Point: "R IRWELL AT IRWELL WORKS, ORDSALL LANE, SALFORD" Data Type: Point Name: CDS COMPUTER DESIGN SYSTEMS LTD Easting: 382500 Northing: 397400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 22/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1987 Version End Date: -
A	336m N	Status: Historical Licence No: 2569007053 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: R IRWELL AT IRWELL WORKS, ORDSALL LANE, SALFORD Data Type: Point Name: CDS COMPUTER DESIGN SYSTEMS LTD Easting: 382500 Northing: 397400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 22/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1987 Version End Date: -
-	830m SW	Status: Historical Licence No: 2569007001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: "Surface, Non-Tidal - North West Region" Point: "MANCHESTER SHIP CANAL AT PREMISES, ORDSALL LANE, MANCHESTER" Data Type: Point Name: COLGATE PALMOLIVE LTD Easting: 381600 Northing: 396700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/04/1992 Version End Date: -
-	830m SW	Status: Historical Licence No: 2569007001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: MANCHESTER SHIP CANAL AT PREMISES, ORDSALL LANE, MANCHESTER Data Type: Point Name: COLGATE PALMOLIVE LTD Easting: 381600 Northing: 396700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/04/1992 Version End Date: -



ID	Location	Details	
-	830m SW	Status: Historical Licence No: 2569007001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: MANCHESTER SHIP CANAL AT PREMISES ORDSALL LANE MANCHESTER Data Type: Point Name: Cerep III Investment R Sarl Easting: 381600 Northing: 396700	Annual Volume (m ³): 1363800 Max Daily Volume (m ³): 4909.68 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 29/10/2009 Version End Date: -
-	1511m W	Status: Historical Licence No: 2569007074 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: MANCHESTER SHIP CANAL AND DOCKS AT SALFORD QUAYS Data Type: Point Name: PEEL SOUTH EAST LTD Easting: 380900 Northing: 397400	Annual Volume (m ³): 318056 Max Daily Volume (m ³): 3350.40 Original Application No: NPS/WR/036087 Original Start Date: 05/04/1990 Expiry Date: - Issue No: 106 Version Start Date: 02/09/2021 Version End Date: -
-	1961m W	Status: Historical Licence No: 2569007083 Details: Non-Evaporative Cooling Direct Source: "Surface, Non-Tidal - North West Region" Point: "MANCHESTER SHIP CANAL AT SALFORD QUAYS, MANCHESTER" Data Type: Point Name: THE LOWRY CENTRE LIMITED Easting: 380410 Northing: 397200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 1 Version Start Date: 21/01/2000 Version End Date: -
-	1961m W	Status: Historical Licence No: 2569007083 Details: Non-Evaporative Cooling Direct Source: Surface, Non-Tidal - North West Region Point: MANCHESTER SHIP CANAL AT SALFORD QUAYS, MANCHESTER Data Type: Point Name: THE LOWRY CENTRE LIMITED Easting: 380410 Northing: 397200	Annual Volume (m ³): 2995920 Max Daily Volume (m ³): 8208 Original Application No: S7456 Original Start Date: 21/01/2000 Expiry Date: - Issue No: 1 Version Start Date: 21/01/2000 Version End Date: -

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



5.8 Potable abstractions

Records within 2000m

0

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

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

5.9 Source Protection Zones

Records within 500m

0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

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

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



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

11

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 83 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
3	55m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Corn Brook



ID	Location	Type of water feature	Ground level	Permanence	Name
A	119m NW	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Bridgewater Canal
A	135m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Corn Brook
A	148m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Corn Brook
A	150m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Corn Brook
B	154m N	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Bridgewater Canal
7	154m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Corn Brook
B	160m N	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Bridgewater Canal
B	183m NE	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
9	194m NE	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Bridgewater Canal
10	199m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Manchester Ship Canal

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

5

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 83](#) >



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 83](#) >

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

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

6.4 WFD Surface water bodies

Records identified

2

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 83](#) >

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
5	111m NW	Canal	Bridgewater Canal	GB71210001 ↗	Moderate	Fail	Moderate	2019
11	206m NW	River	Irwell / Manchester Ship Canal (Irk to confluence with Upper Mers	GB112069061452 ↗	Moderate	Fail	Moderate	2019

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



6.5 WFD Groundwater bodies

Records on site

1

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

Features are displayed on the Hydrology map on [page 83](#) >

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

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m**0**

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

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

7.2 Historical Flood Events

Records within 250m**0**

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

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

7.3 Flood Defences

Records within 250m**0**

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

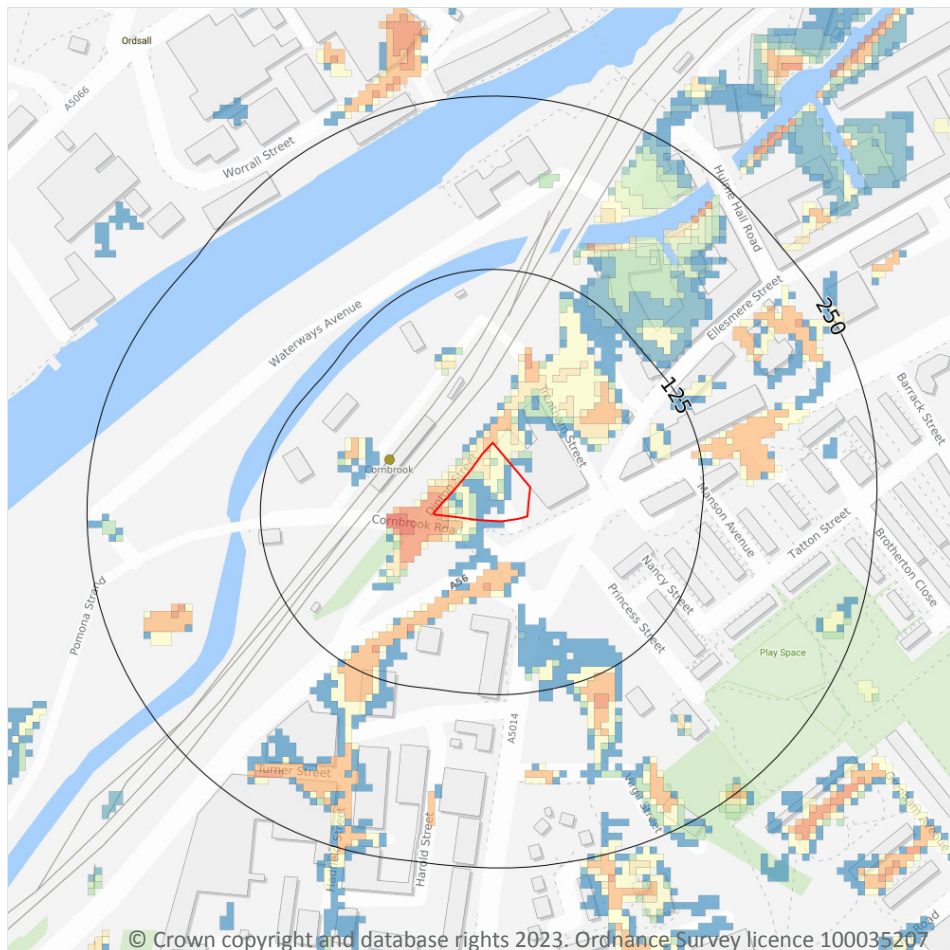
0

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

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



8 Surface water flooding



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.3m - 1.0m

Highest risk within 50m

1 in 30 year, Greater than 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 90 >](#)

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.

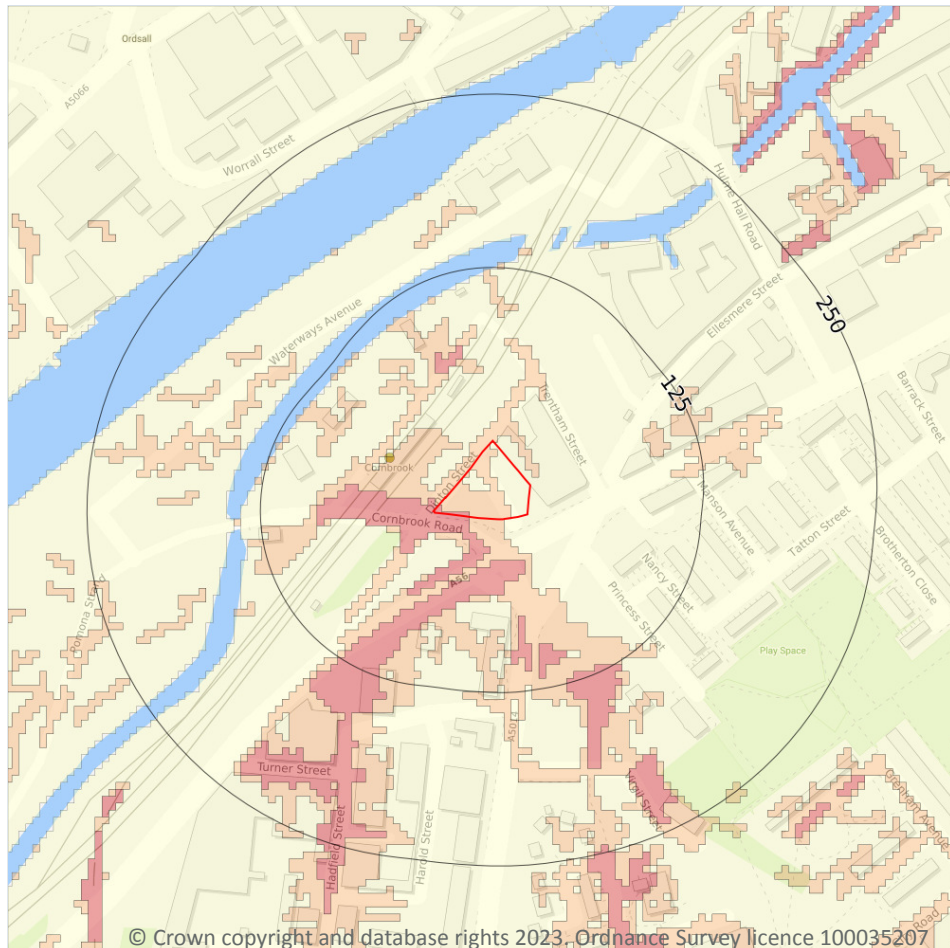
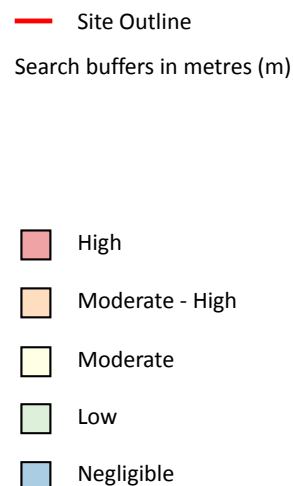
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Greater than 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 Ambiantal Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

High

Highest risk within 50m

High

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

Features are displayed on the Groundwater flooding map on [page 92 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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



10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

0

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

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m**1**

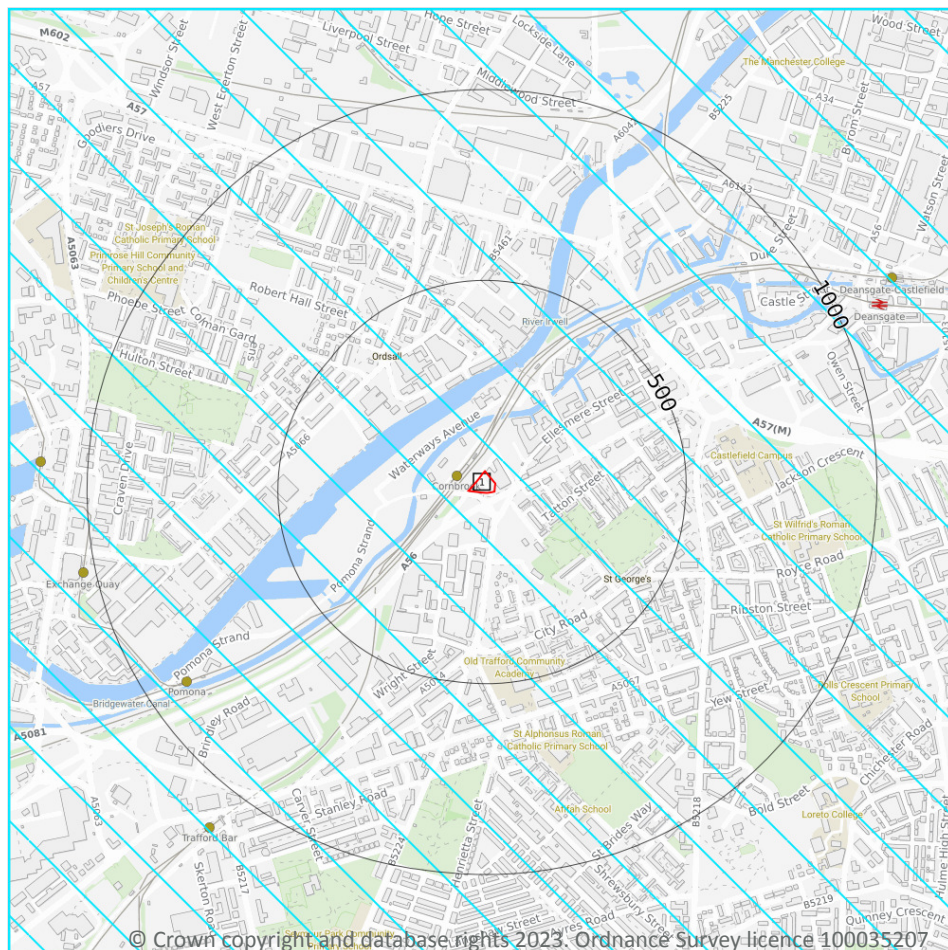
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
1175m N	Irwell / Man. Ship Canal (Kearsley to Irlam Locks) NVZ	Surface Water	643	Existing

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



SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 97](#) >

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



This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

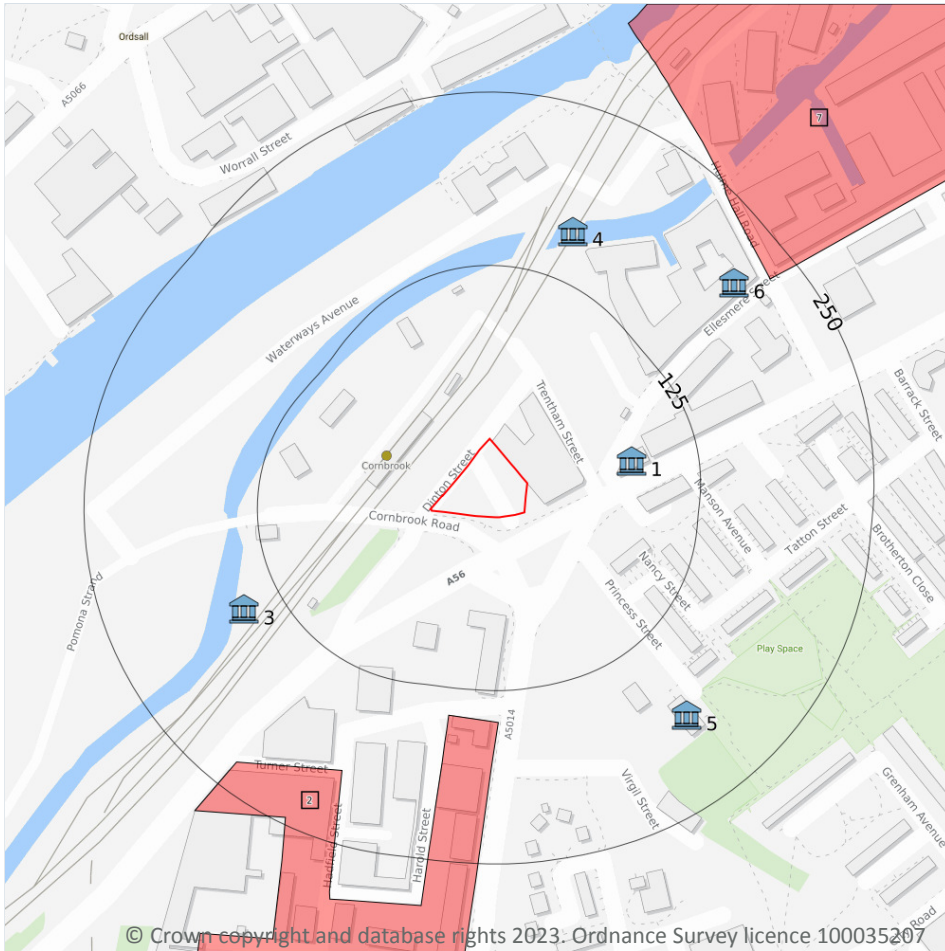
0

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

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



11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m**0**

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

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

11.3 National Parks

Records within 250m**0**

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

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

11.4 Listed Buildings

Records within 250m**5**

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 99 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	77m E	Former Turville Public House	II	1283069	06/06/1994
3	153m SW	Brindleys Weir	II	1255540	12/03/1996
4	161m N	Railway Bridge Over Canal, The East Of Two At Sj 824 972	II	1283078	06/06/1994
5	187m SE	Hulme Barracks	II	1247392	16/11/1978
6	207m NE	Former Albert Mill On West Corner Of Junction With Ellesmere Street	II	1200817	06/06/1994



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

11.5 Conservation Areas

Records within 250m

2

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

Features are displayed on the Visual and cultural designations map on [page 99](#) >

ID	Location	Name	District	Date of designation
2	145m S	Empress	Trafford	21/11/1995
7	229m NE	Castlefield	Manchester	13/10/1979

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

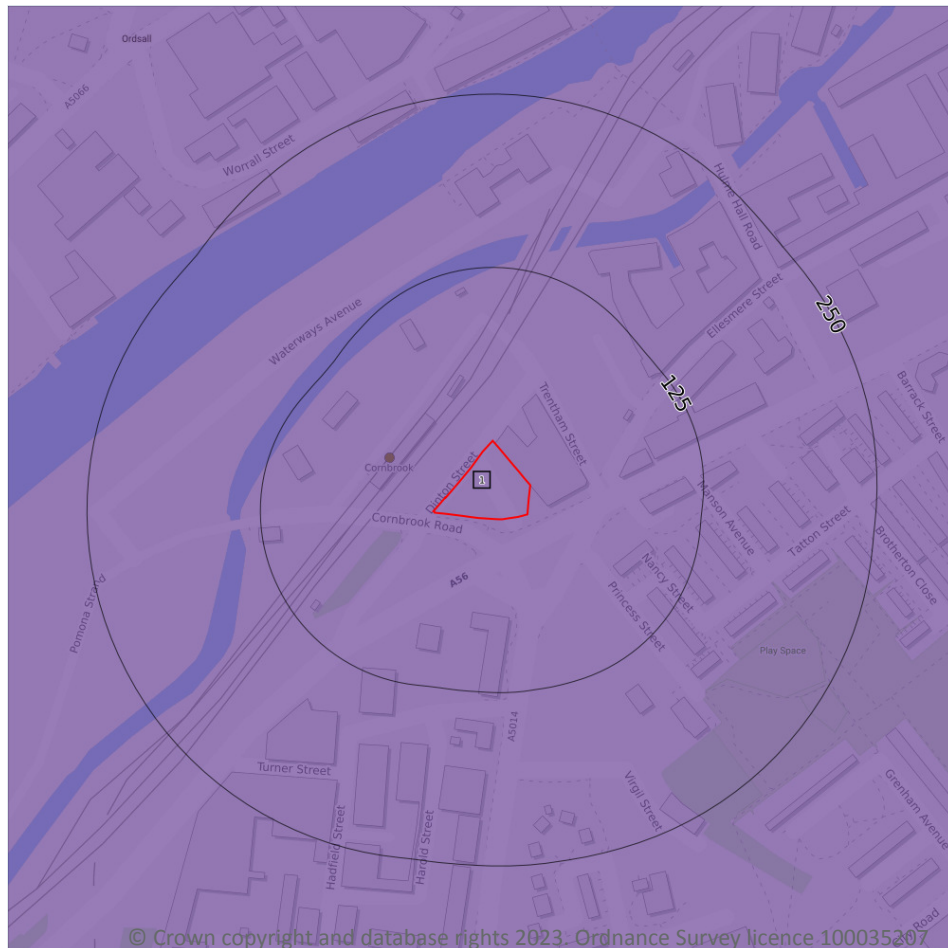
0

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

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



12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on [page 102](#) >

ID	Location	Classification	Description
1	On site	Urban	-

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.



13 Habitat designations



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

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

2

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.

Features are displayed on the Habitat designations map on [page 104](#) >

ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
1	129m NW	NLUD Ref: 424500039; HLD_refs: EAHLD16564	Low	National Land Use Database - Previously Developed Land	Environment Agency Historic Landfill Sites	UK Perspectives Aerial Photography
2	158m W	HLD_refs: EAHLD16554	Low	Environment Agency Historic Landfill Sites	UK Perspectives Aerial Photography	-

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

1

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

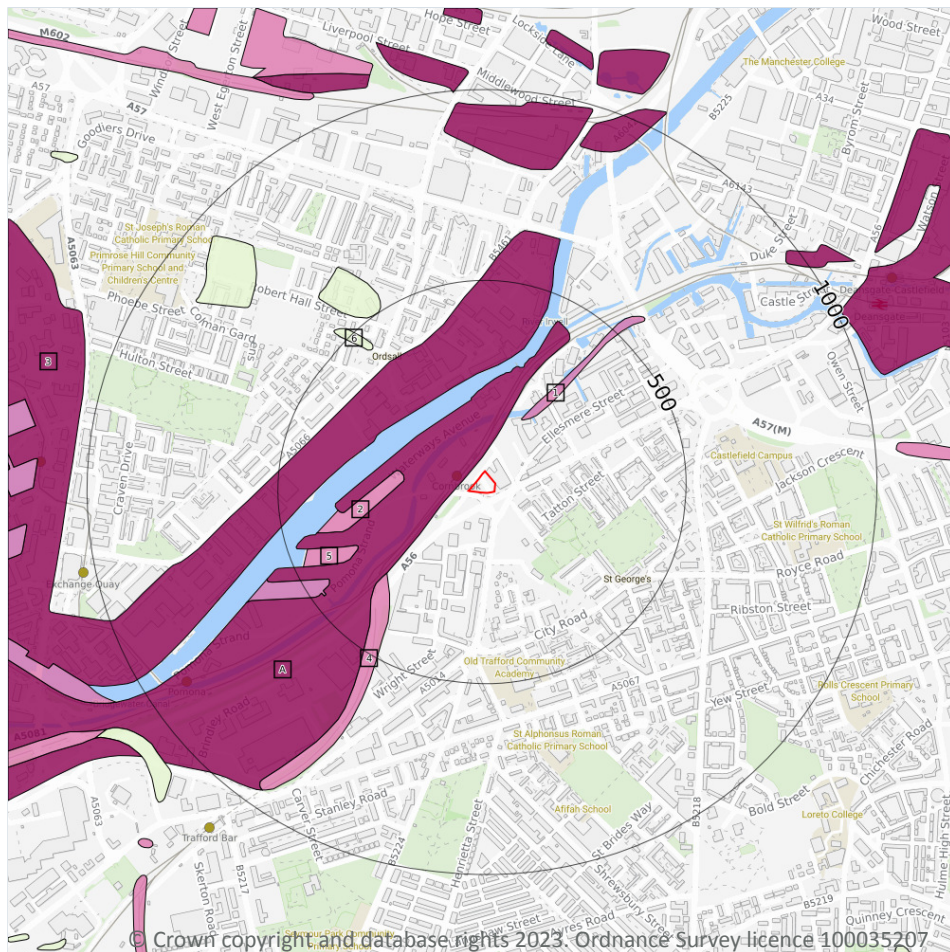
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 106](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SJ89NW

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

8

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 107](#) >

ID	Location	LEX Code	Description	Rock description
A	28m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
1	165m NE	WGR-VOID	Worked Ground (Undivided)	Void
2	172m W	WGR-VOID	Worked Ground (Undivided)	Void
3	230m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

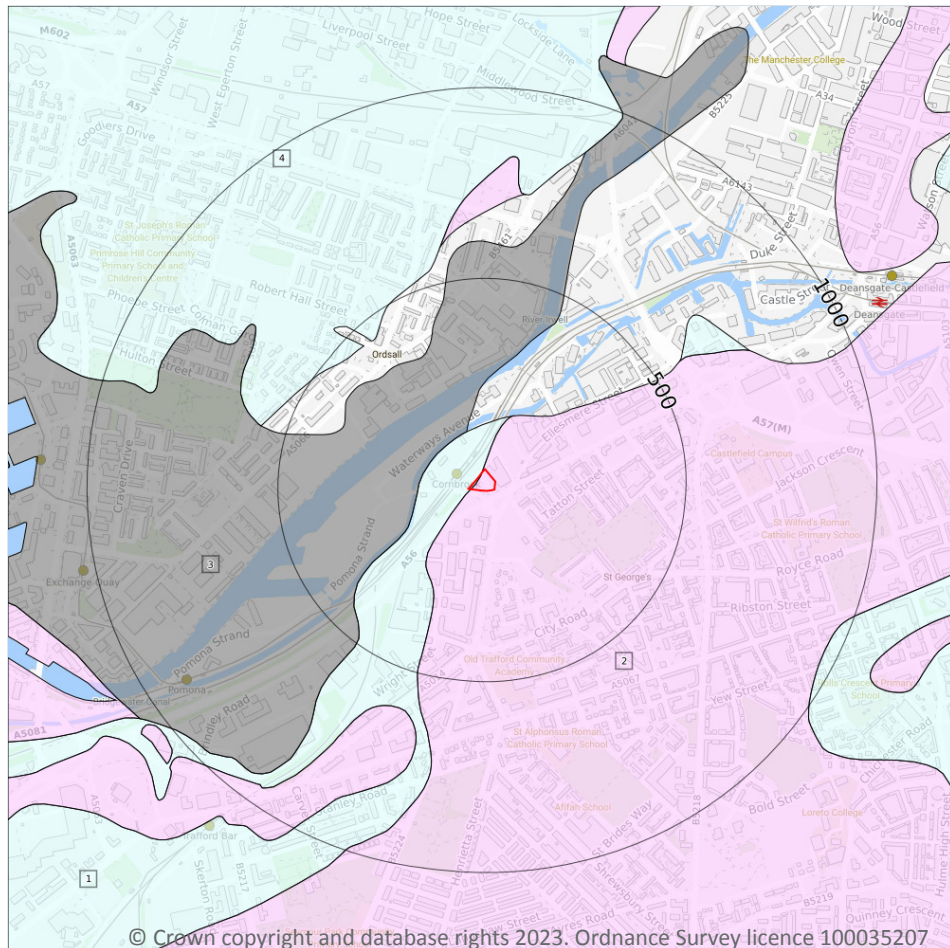


ID	Location	LEX Code	Description	Rock description
4	304m SW	WGR-VOID	Worked Ground (Undivided)	Void
5	324m SW	WGR-VOID	Worked Ground (Undivided)	Void
A	434m SW	WGR-VOID	Worked Ground (Undivided)	Void
6	435m NW	WMGR-ARTDP	Infilled Ground	Artificial Deposit

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 109](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
2	On site	GFSDDD-XSV	Glaciofluvial Sheet Deposits, Devensian - Sand And Gravel	Sand And Gravel



ID	Location	LEX Code	Description	Rock description
3	109m N	ALV-XSWCV	Alluvium - Sand With Clay And Gravel	Sand With Clay And Gravel [unlithified Deposits Coding Scheme - Extended]
4	446m NW	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

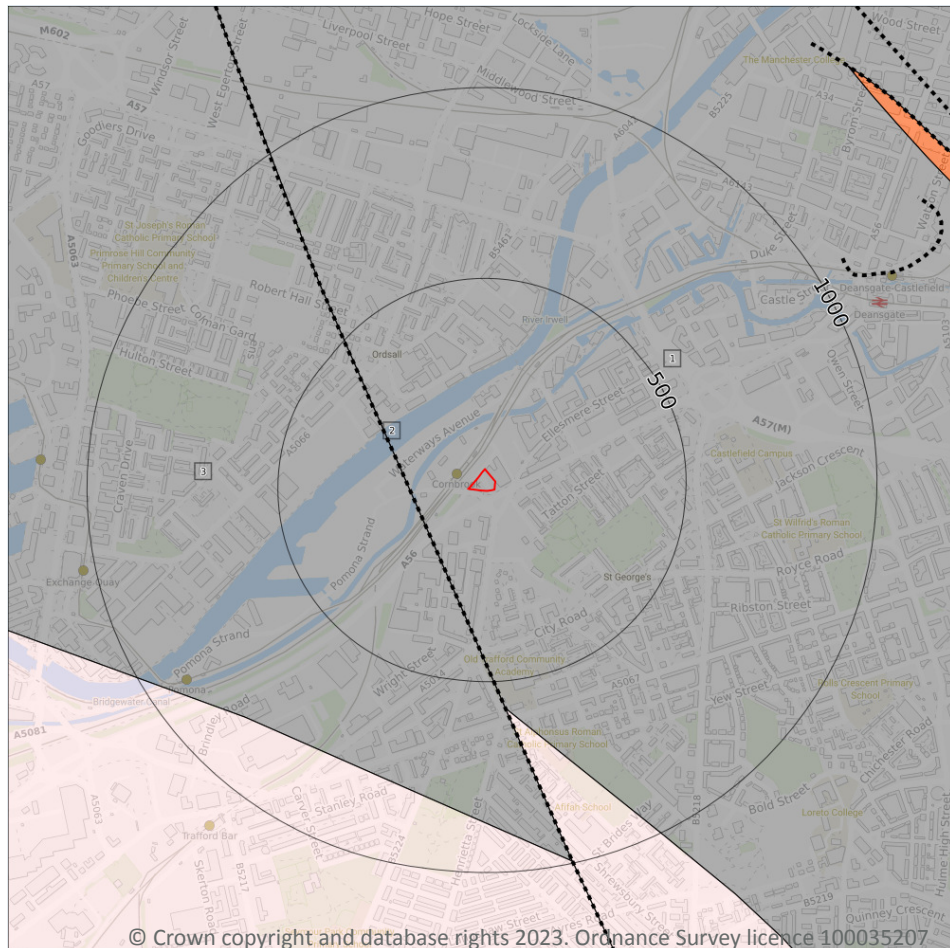
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

..... Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m

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 111](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
3	143m SW	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.

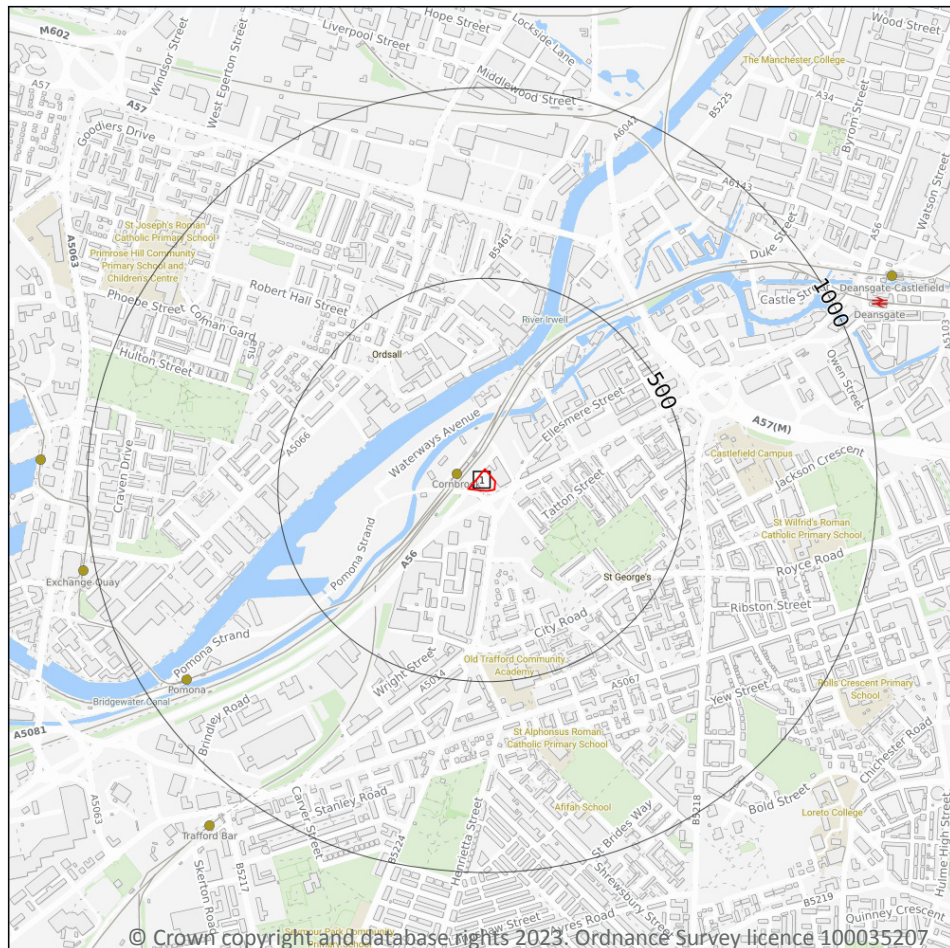
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 111](#) >

ID	Location	Category	Description
2	143m SW	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

☐ Geological map tile

15.1 50k Availability

Records within 500m

1

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

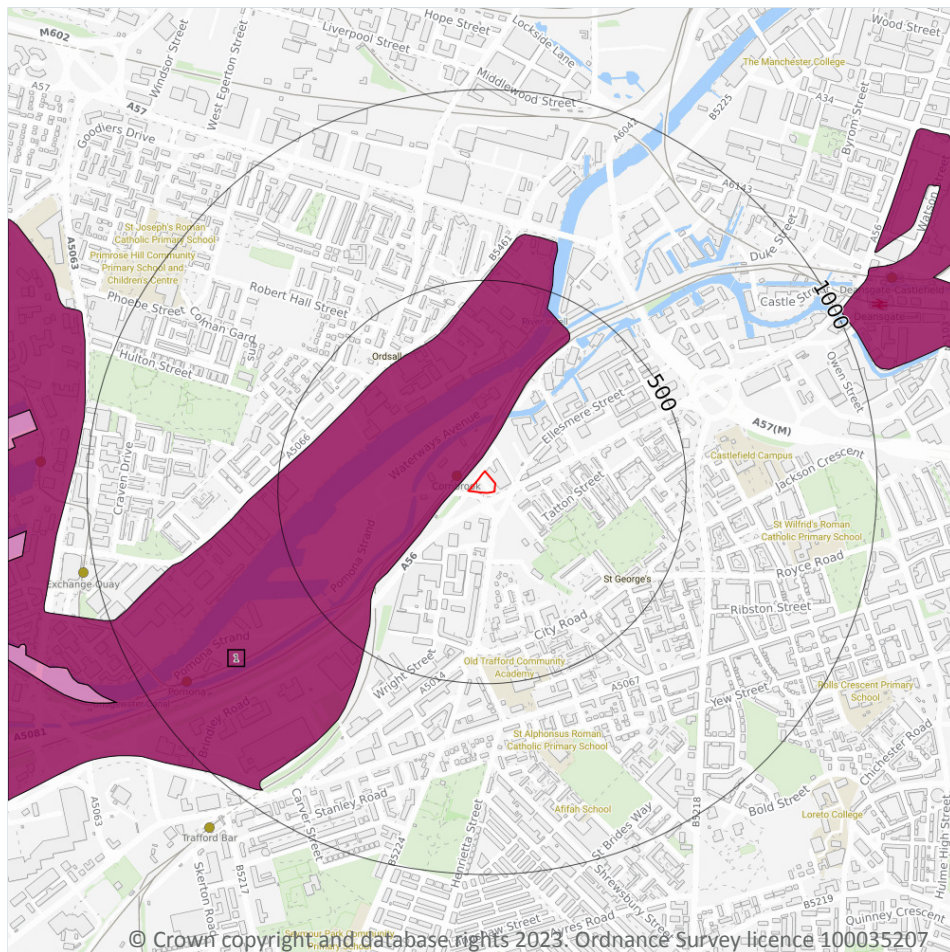
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 113](#) >

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

This data is sourced from the British Geological Survey.



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



- Site Outline**
- Search buffers in metres (m)**
- Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 114](#) >

ID	Location	LEX Code	Description	Rock description
1	28m 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

1

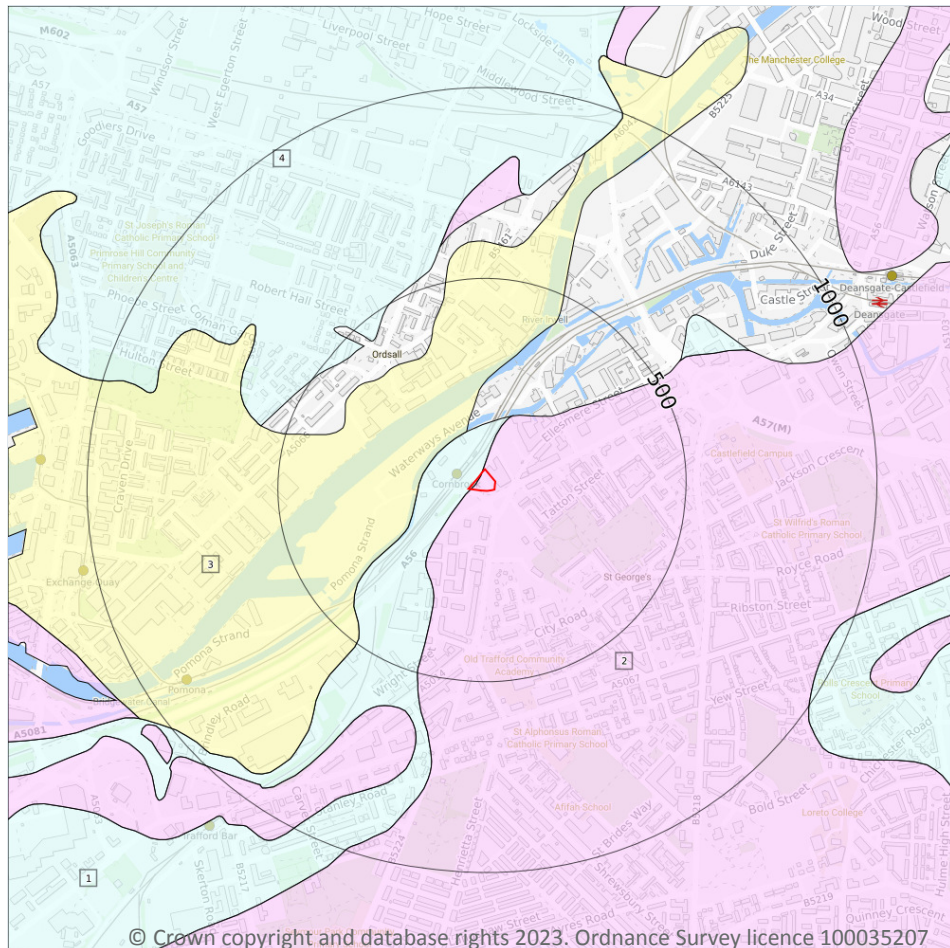
A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
28m NW	Mixed	Very High	Low

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

4

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 116](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	TILL, DEVANSIAN	DIAMICTON
2	On site	GFSDD-XSV	GLACIOFLUVIAL SHEET DEPOSITS, DEVANSIAN	SAND AND GRAVEL
3	109m N	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL



ID	Location	LEX Code	Description	Rock description
4	446m NW	TILLD-DMTN	TILL, DEVENSAN	DIAMICTON

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	Intergranular	Very High	High

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0
----------------------------	----------

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

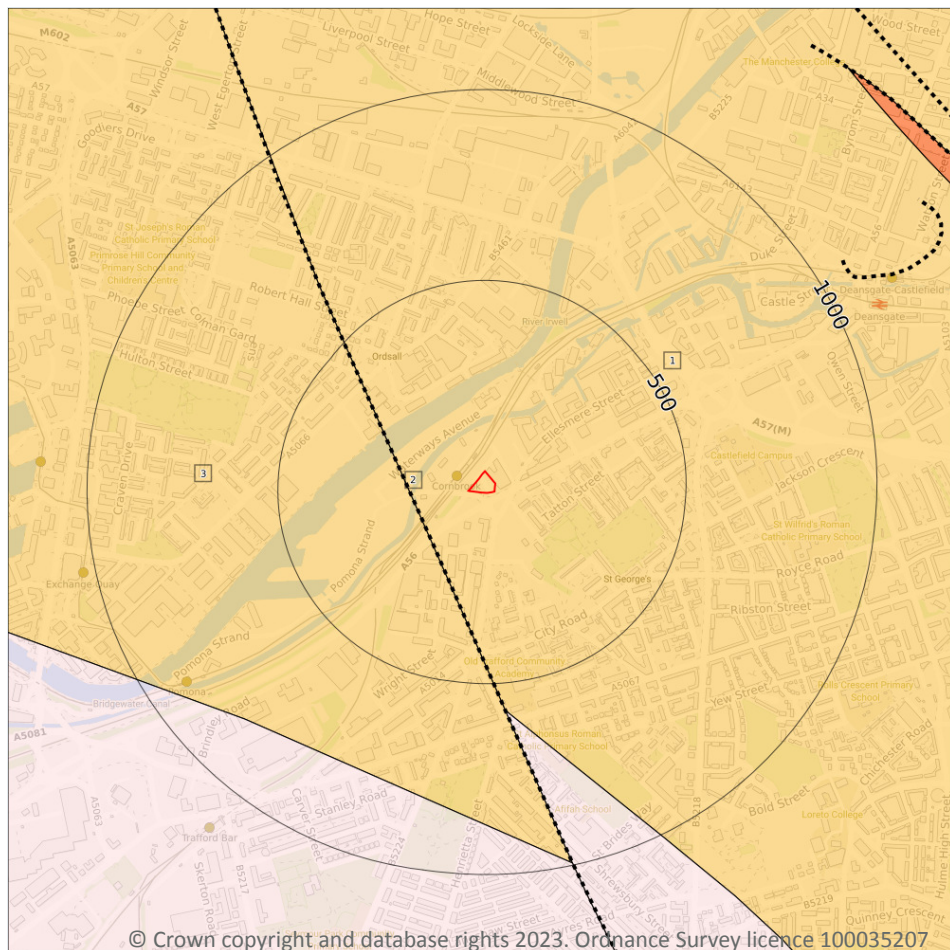
Records within 50m	0
---------------------------	----------

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

..... Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m

2

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 118](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN
3	143m SW	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m

1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

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.

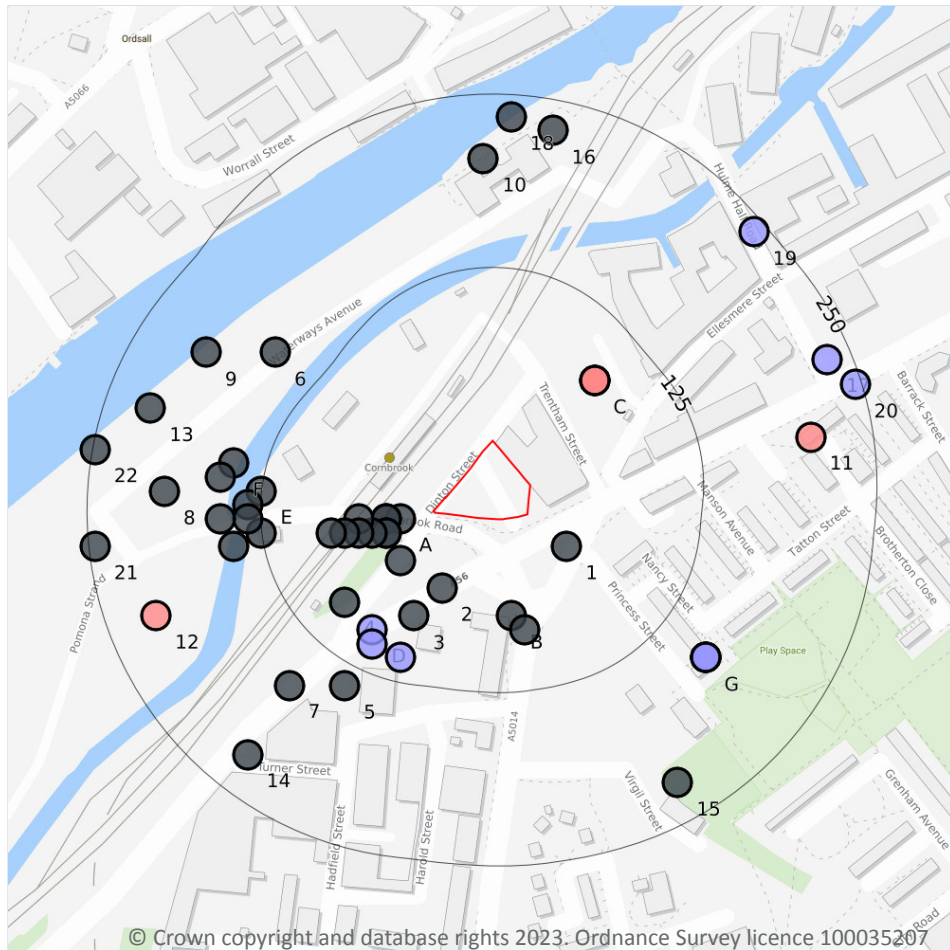
Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 118 >](#)

ID	Location	Category	Description
2	142m SW	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m

53

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 120 >](#)

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	25m W	382340 397020	POMONA DOCKS RE-DEV A22	-	Y	N/A
A	35m W	382330 397020	POMONA DOCKS RE-DEV TP 1M	-	Y	N/A
A	35m W	382330 397020	POMONA DOCKS RE-DEV TP 7H	-	Y	N/A



ID	Location	Grid reference	Name	Length	Confidential	Web link
1	37m SE	382460 397000	CITY LINK AND WHITE CITY INTERCHANGE BH25	-	Y	N/A
A	38m SW	382330 397010	POMONA DOCKS RE-DEV TP 6AH	-	Y	N/A
A	38m SW	382330 397010	POMONA DOCKS RE-DEV A23	-	Y	N/A
A	43m SW	382340 396990	CITY LINK AND WHITE CITY INTERCHANGE TP35	-	Y	N/A
A	47m W	382320 397010	POMONA DOCKS RE-DEV TP 6H	-	Y	N/A
2	54m SW	382370 396970	CORNBROOK CULVERT RENOVATION 1	-	Y	N/A
A	55m W	382310 397020	POMONA DOCKS RE-DEV TP 5H	-	Y	N/A
A	56m W	382310 397010	POMONA DOCKS RE-DEV TP 4H	-	Y	N/A
A	66m W	382300 397010	POMONA DOCKS RE-DEV TP 3MAH	-	Y	N/A
B	70m S	382420 396950	CITY LINK AND WHITE CITY INTERCHANGE TP38	-	Y	N/A
A	76m W	382290 397010	POMONA DOCKS RE-DEV TP 2M	-	Y	N/A
3	76m SW	382350 396950	CITY LINK AND WHITE CITY INTERCHANGE TP36	-	Y	N/A
B	81m S	382430 396940	CITY LINK AND WHITE CITY INTERCHANGE BH24	-	Y	N/A
C	84m NE	382480 397120	CORNBROOK BREWERY 1	89.15	N	1045827 ↗
C	84m NE	382480 397120	CORNBROOK BREWERY 2	78.64	N	1045828 ↗
C	84m NE	382480 397120	CORNBROOK BREWERY 3	99.97	N	1045829 ↗
4	91m SW	382300 396960	CITY LINK AND WHITE CITY INTERCHANGE BH22	-	Y	N/A
D	96m SW	382320 396940	HADFIELD ST STRETFORD 1	9.14	N	1042730 ↗
D	105m SW	382320 396930	HADFIELD ST STRETFORD TP 1	3.05	N	1042731 ↗
D	107m SW	382340 396920	HADFIELD ST STRETFORD TP 2	3.05	N	1042732 ↗
E	125m W	382240 397040	POMONA DOCK 21	-	Y	N/A
E	125m W	382240 397010	POMONA DOCKS RE-DEV A19	-	Y	N/A
E	134m W	382230 397030	POMONA DOCK 22	-	Y	N/A
E	134m W	382230 397020	POMONA DOCKS RE-DEV A17	-	Y	N/A
5	140m SW	382300 396900	CITY LINK AND WHITE CITY INTERCHANGE TP34	-	Y	N/A



ID	Location	Grid reference	Name	Length	Confidential	Web link
E	146m W	382220 397000	POMONA DOCKS RE-DEV A18	-	Y	N/A
F	148m W	382220 397060	POMONA DOCK 23	-	Y	N/A
E	154m W	382210 397020	POMONA DOCKS RE-DEV A16	-	Y	N/A
F	156m W	382210 397050	POMONA DOCK 24	-	Y	N/A
6	161m NW	382250 397140	POMONA DOCK TP65	-	Y	N/A
7	163m SW	382260 396900	CITY LINK AND WHITE CITY INTERCHANGE BH28	-	Y	N/A
G	165m SE	382560 396920	34 NANCY STREET, MOSSIDE 1	2.8	N	13468838 ↗
G	165m SE	382560 396920	34 NANCY STREET, MOSSIDE 2	2.6	N	13468839 ↗
G	165m SE	382560 396920	34 NANCY STREET, MOSSIDE 4	1.1	N	13468841 ↗
G	165m SE	382560 396920	34 NANCY STREET, MOSSIDE 3	2.6	N	13468840 ↗
8	195m W	382170 397040	POMONA DOCK P2	-	Y	N/A
9	200m NW	382200 397140	POMONA DOCK TP79	-	Y	N/A
10	204m N	382400 397280	POMONA DOCK TP74	-	Y	N/A
11	205m E	382636 397079	W. SUMMER & CO, BULLS HEAD BREWERY	63.7	N	1042386 ↗
12	214m W	382164 396950	ROBERTS DALE & CO. CORNBROOK WORKS	104.04	N	1042412 ↗
13	217m W	382160 397100	POMONA DOCK TP64	-	Y	N/A
14	221m SW	382230 396850	CITY LINK AND WHITE CITY INTERCHANGE BH21	-	Y	N/A
15	222m SE	382540 396830	CORNBROOK CULVERT RENOVATION 2	-	Y	N/A
16	228m N	382450 397300	POMONA DOCK TP72	-	Y	N/A
17	233m E	382648 397135	MANCHESTER CORP. IRWELL STORM RELIEF OVERFLOW	8.38	N	1042266 ↗
18	234m N	382420 397310	POMONA DOCK TP73	-	Y	N/A
19	241m NE	382595 397227	MANCHESTER CORP. IRWELL STORM RELIEF OVERFLOW	8.38	N	1042265 ↗
20	245m E	382668 397117	MANCHESTER CORP. IRWELL STORM RELIEF OVERFLOW	8.38	N	1042267 ↗

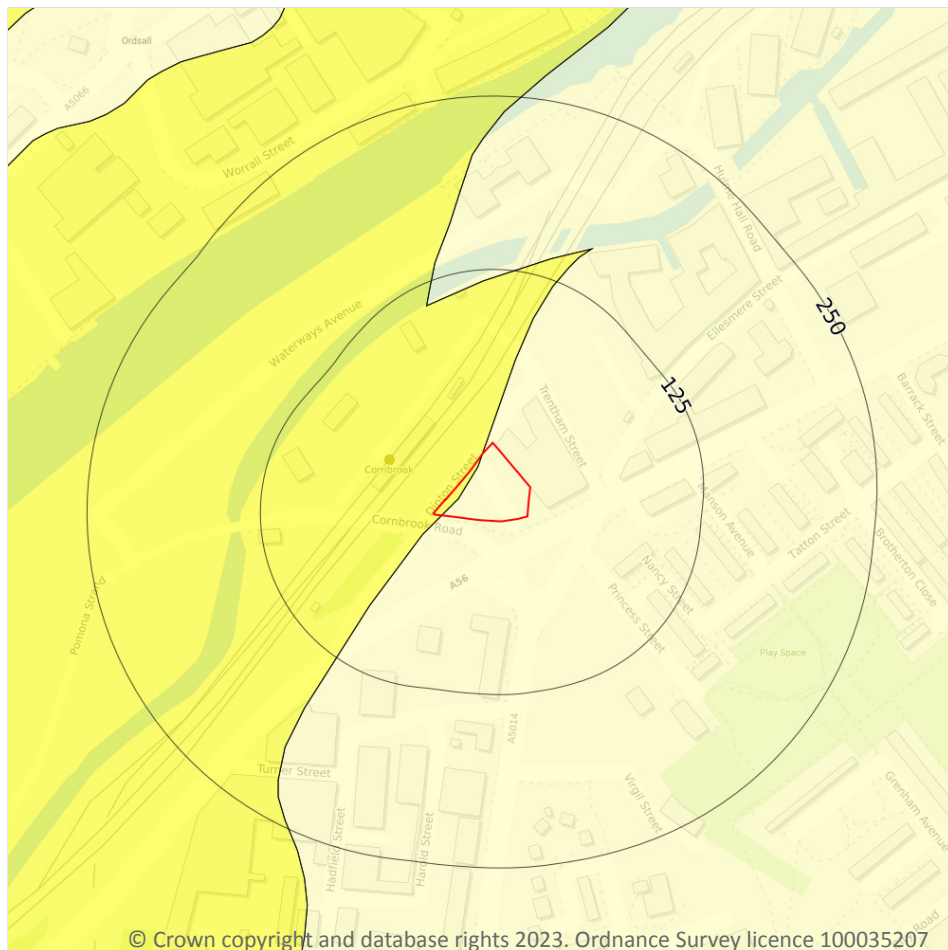


ID	Location	Grid reference	Name	Length	Confidential	Web link
21	246m W	382120 397000	POMONA DOCK P3	-	Y	N/A
22	248m W	382120 397070	POMONA DOCK TP78	-	Y	N/A

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.1 Shrink swell clays

Records within 50m

2

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).

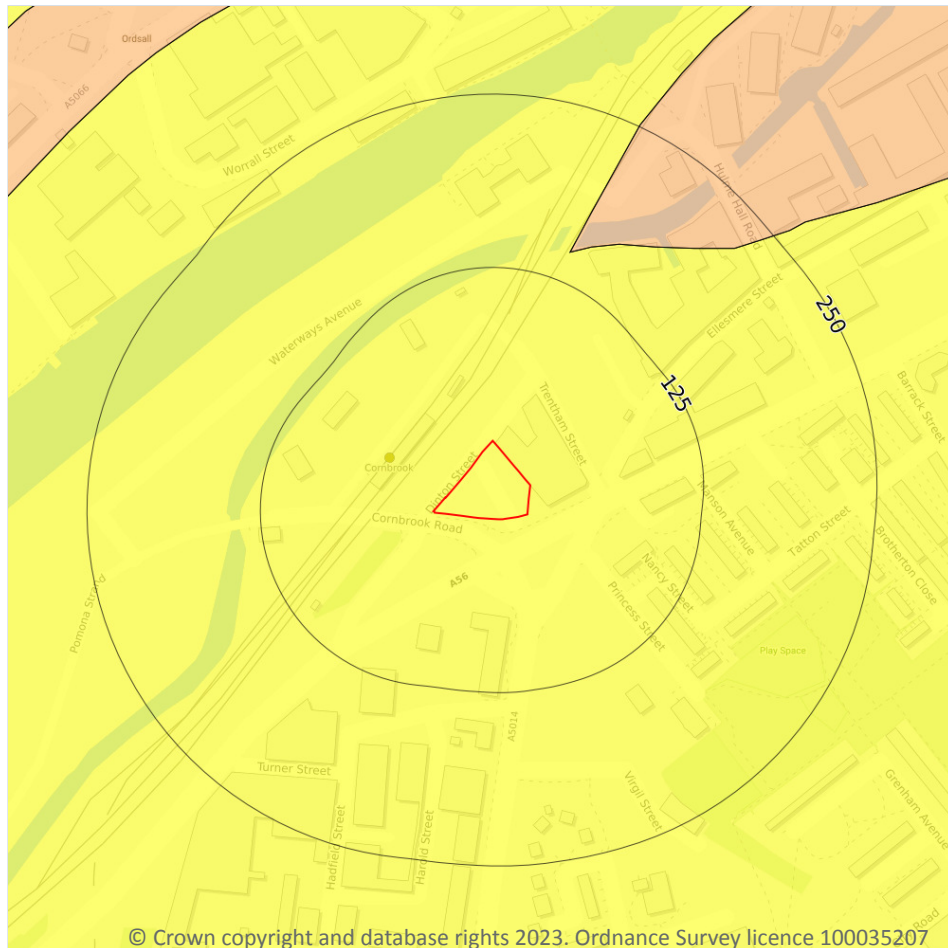
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 124 >](#)

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
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.

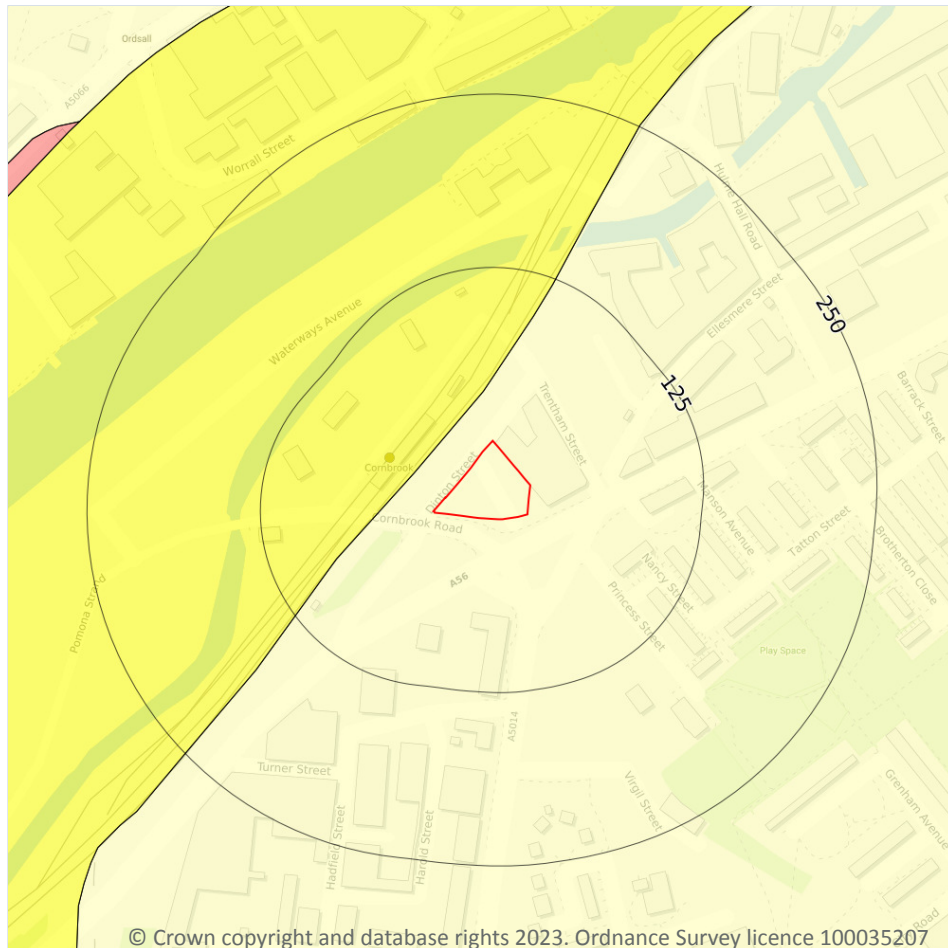
Features are displayed on the Natural ground subsidence - Running sands map on [page 125 >](#)

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



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.3 Compressible deposits

Records within 50m

2

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 126 >](#)

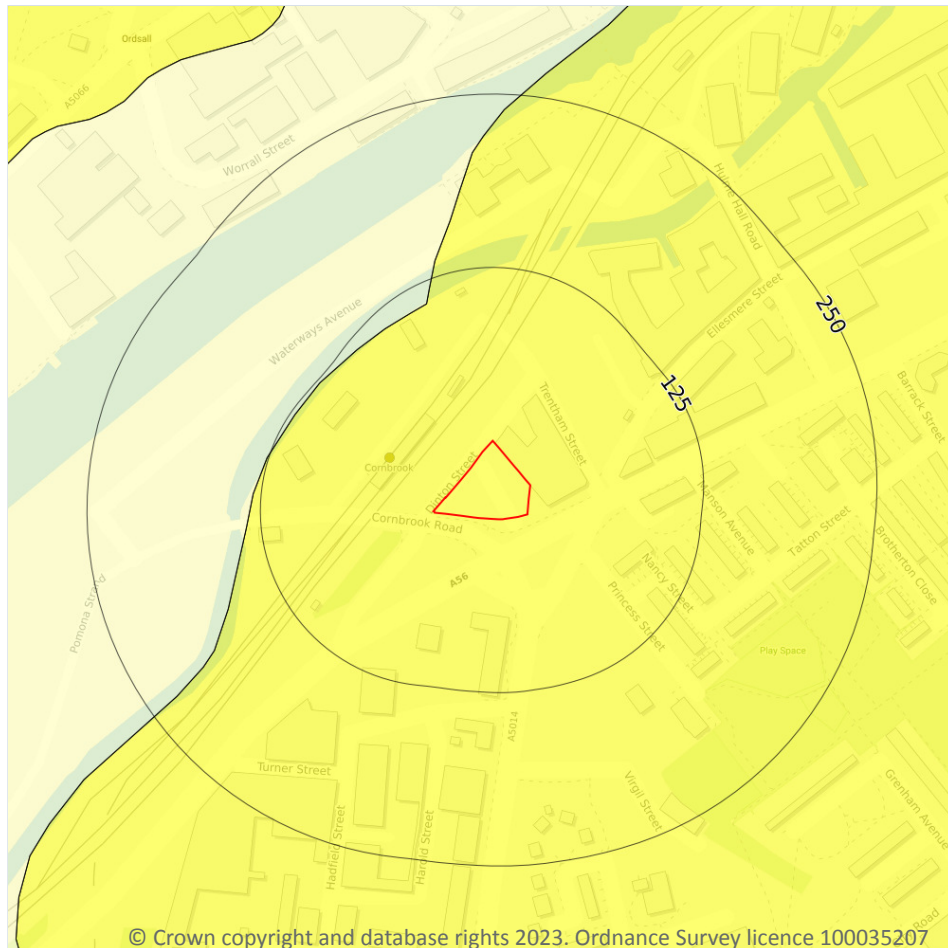
Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
28m NW	Very low	Compressibility and uneven settlement problems are not likely to be significant on the site for most land uses.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.4 Collapsible deposits

Records within 50m

1

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

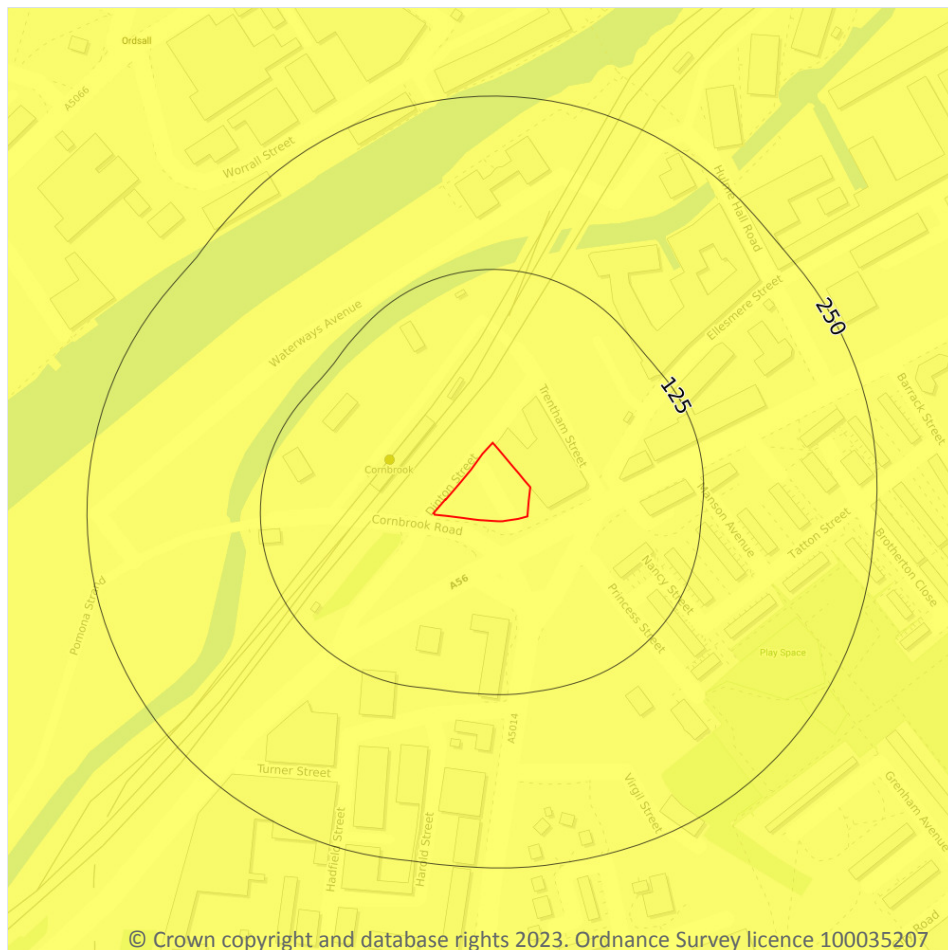
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 128 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.5 Landslides

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Landslides map on [page 129 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 130](#) >

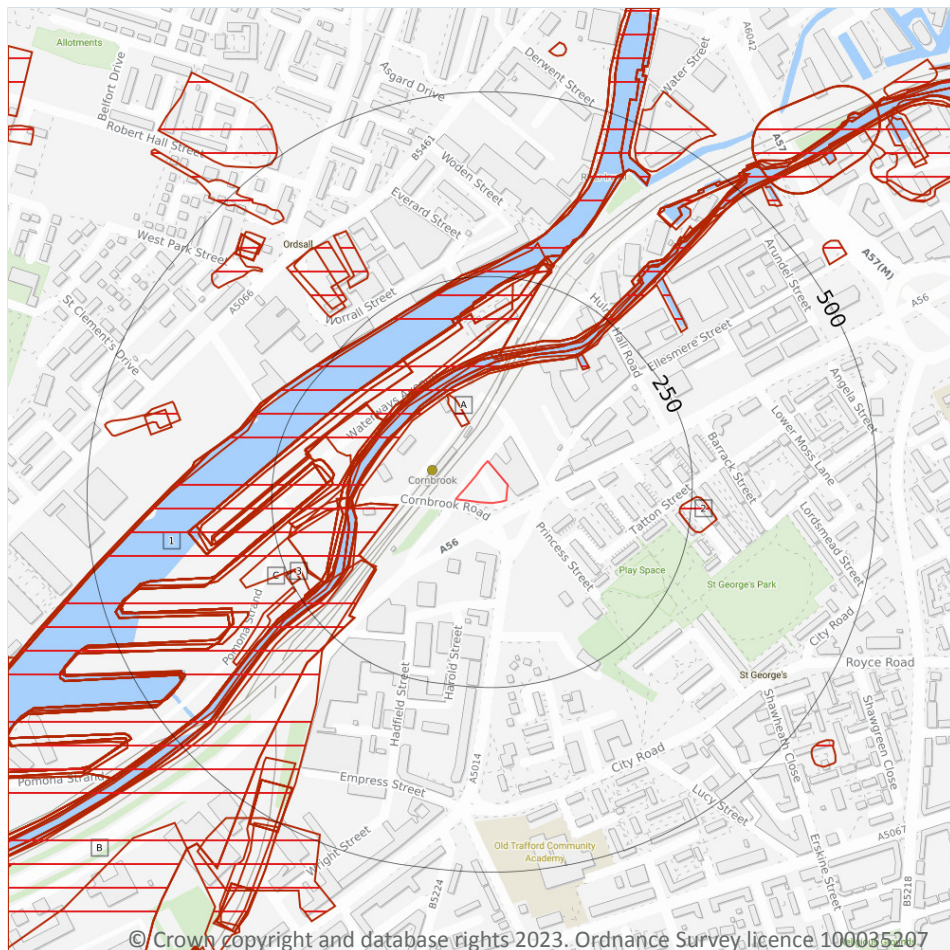
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- ▢ Surface ground workings
- ▢ Underground workings
- ▢ Underground mining extents
- ▢ Historical mineral planning areas
- ▢ TCA non-coal mining
- Non Coal Mining
- ▢ Sporadic underground mining of restricted extent possible
- ▢ Localised small scale underground mining possible
- ▢ Small scale mining possible
- ▢ Underground mining known or likely within or in close proximity
- ▢ Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.



18.2 Surface ground workings

Records within 250m

38

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

Features are displayed on the Mining and ground workings map on [page 132 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
A	57m N	Pond	1851	1:10560
B	81m W	Docks	1971	1:10000
B	81m W	Docks	1956	1:10560
B	81m W	Docks	1988	1:10000
A	104m NW	Canal	1896	1:10560
A	109m NW	Canal	1938	1:10560
A	109m NW	Canal	1932	1:10560
A	109m NW	Canal	1916	1:10560
A	109m NW	Canal	1905	1:10560
A	109m NW	Canal	1923	1:10560
A	110m NW	Canal	1988	1:10000
A	115m NW	Canal	1971	1:10000
A	115m NW	Canal	1956	1:10560
A	115m NW	Canal	1978	1:10000
A	115m NW	Canal	1985	1:10000
A	115m NW	Canal	1994	1:10000
C	128m NW	Docks	1923	1:10560
C	128m NW	Docks	1938	1:10560
C	128m NW	Docks	1932	1:10560
C	128m NW	Docks	1916	1:10560
C	128m NW	Docks	1905	1:10560
B	138m NW	Docks	1896	1:10560
D	139m NW	Docks	1978	1:10000



ID	Location	Land Use	Year of mapping	Mapping scale
D	139m NW	Docks	1994	1:10000
D	146m W	Docks	1985	1:10000
1	168m W	Canal	1896	1:10560
E	169m W	Canal	1971	1:10000
E	169m W	Canal	1956	1:10560
E	169m W	Canal	1988	1:10000
E	169m W	Canal	1978	1:10000
E	169m W	Canal	1985	1:10000
E	169m W	Canal	1994	1:10000
E	176m W	Canal	1938	1:10560
E	176m W	Canal	1932	1:10560
E	176m W	Canal	1916	1:10560
E	176m W	Canal	1905	1:10560
2	235m E	Pond	1851	1:10560
3	238m SW	Cuttings	1916	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

10

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

Features are displayed on the Mining and ground workings map on [page 132](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
-	947m SW	Tunnel	1971	1:10000
-	947m SW	Tunnel	1956	1:10560
-	947m SW	Tunnel	1988	1:10000
-	947m SW	Tunnel	1978	1:10000
-	947m SW	Tunnel	1985	1:10000



ID	Location	Land Use	Year of mapping	Mapping scale
-	947m SW	Tunnel	1994	1:10000
-	967m SW	Tunnel	1938	1:10560
-	967m SW	Tunnel	1932	1:10560
-	967m SW	Tunnel	1916	1:10560
-	967m SW	Tunnel	1905	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

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

This data is sourced from the British Geological Survey.



18.7 JPB mining areas

Records on site

1

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

Location	Details
On site	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.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

0

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

This data is sourced from Groundsure.



18.10 Mining record office plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site**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.

18.13 Brine areas

Records on site**0**

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

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



18.14 Gypsum areas

Records on site	0
-----------------	---

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0
-----------------	---

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

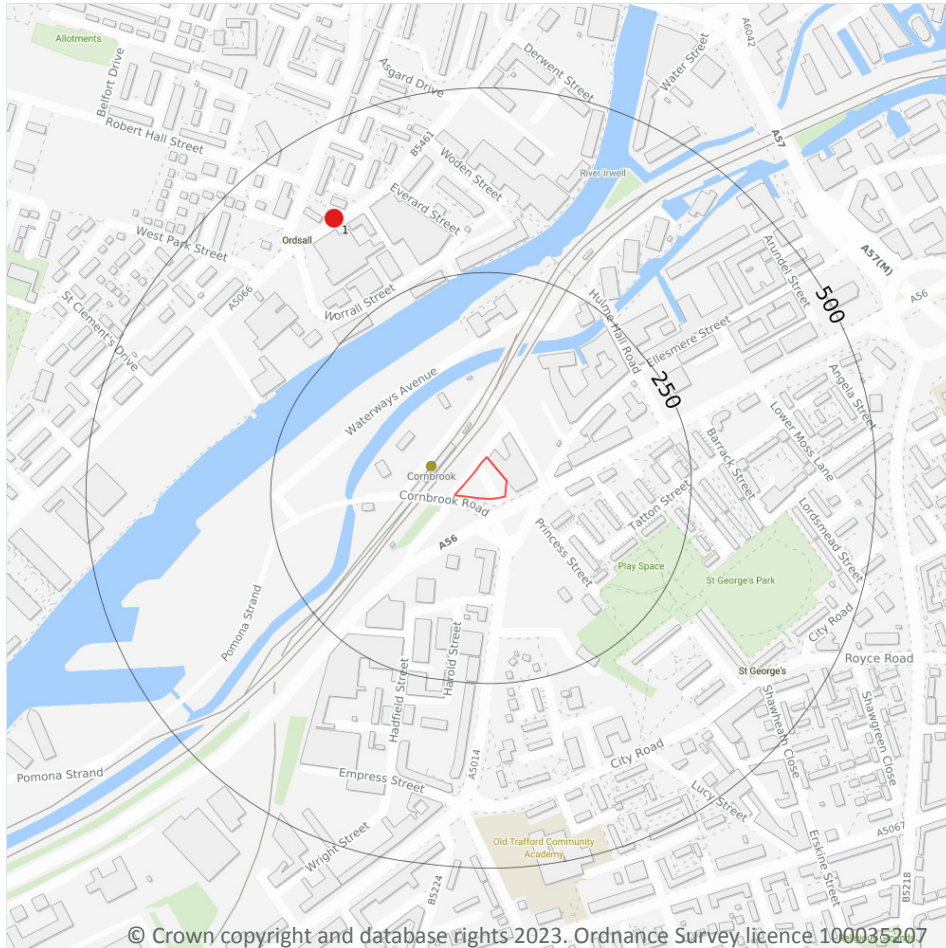
Records on site	0
-----------------	---

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

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



19 Ground cavities and sinkholes



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- Mining cavities
- Reported recent incidents
- Historical incidents
- BGS karst database (Point)
- BGS karst database (Line)
- BGS karst database (Area)

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

1

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.

Features are displayed on the Ground cavities and sinkholes map on [page 139](#) >

ID	Location	Mine Address	Mineral	Data source	Publisher
1	384m NW	Wodens Cave, Manchester, Greater Manchester	Firestone, Freestone, Hearthstone , Honestone, Ragstone, Sandstone, Scythestone , Silver Sand, Whetstone	'Underground Manchester - Secrets of the city revealed'	Willow Publishing

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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



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

This data is sourced from Groundsure.

19.5 National karst database

Records within 500m

0

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

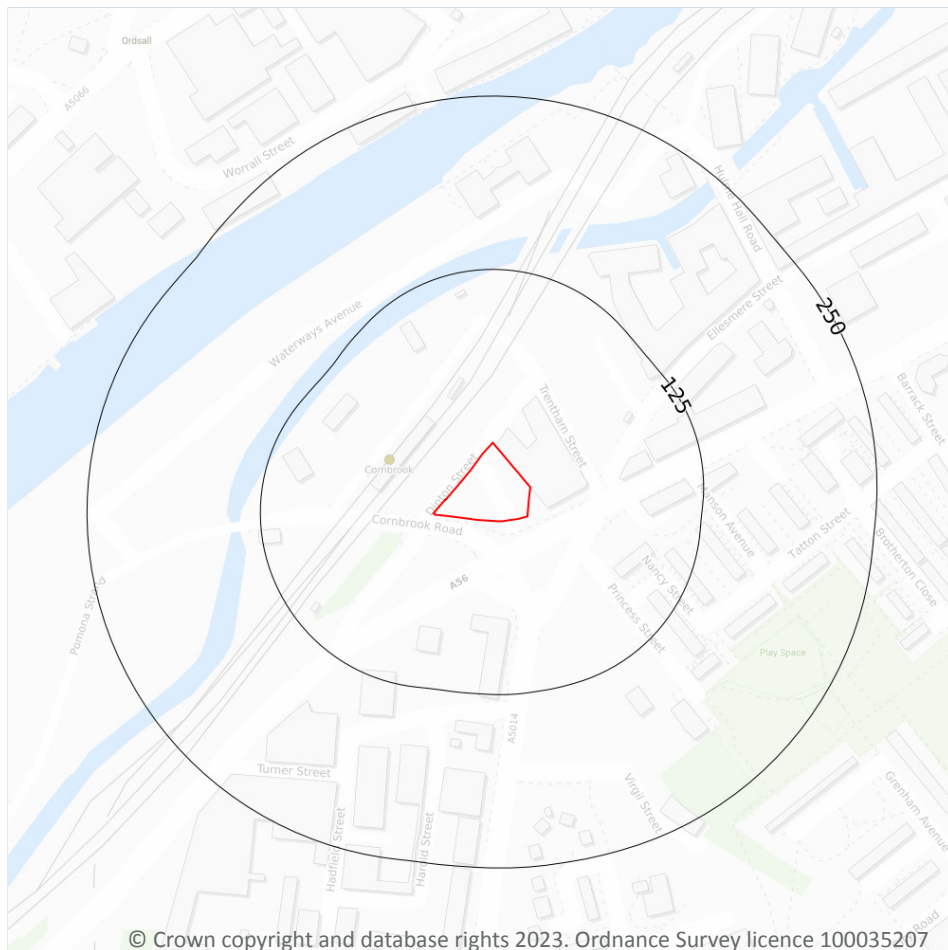
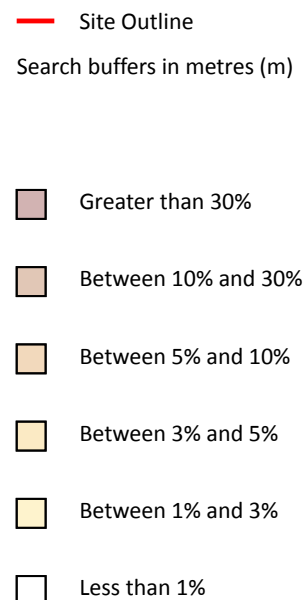
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over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

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

This data is sourced from the British Geological Survey.



20 Radon



20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 142 >](#)

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



This data is sourced from the British Geological Survey and UK Health Security Agency.



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

3

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 km². 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 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
20m S	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
20m S	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

6

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 km²).

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	15	2.6	173	119	0.3	58	37	19	18
On site	16	2.8	74	51	0.3	60	37	20	12
20m S	15	2.6	163	112	0.4	62	38	20	15
20m S	16	2.8	58	40	0.3	69	33	22	9



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)
24m N	15	2.6	183	126	0.3	56	36	19	21
25m N	15	2.6	93	64	0.2	56	40	19	18

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

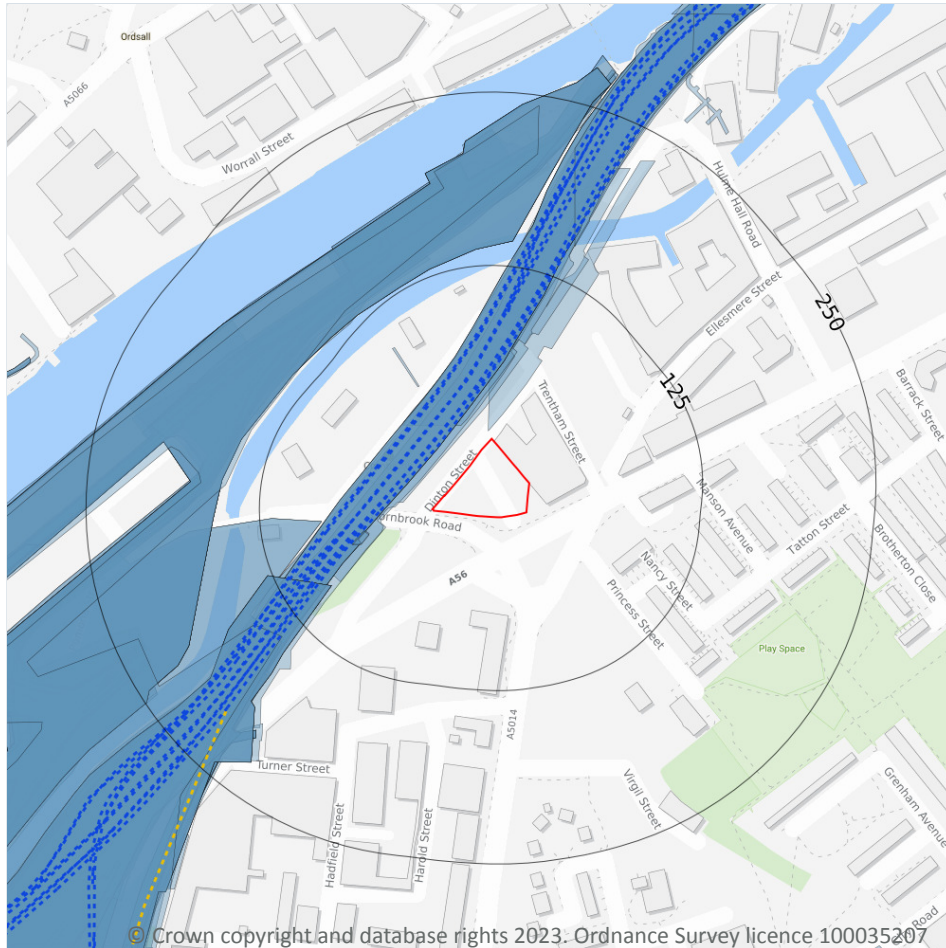
0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)
- C1 Crossrail 1 Stations
- Crossrail 1 Route
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

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



This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

52

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 146 >](#)

Location	Land Use	Year of mapping	Mapping scale
6m N	Railway	1893	-
18m NW	Railway	1908	-
20m W	Railway	1922	-
23m N	Railway	1932	-
26m NW	Railway Sidings	1893	2500
26m NW	Railway Sidings	1908	2500
26m NW	Railway Sidings	1922	2500
26m NW	Railway Sidings	1932	2500
49m W	Railway Sidings	1949	2500
50m W	Railway Sidings	1949	1250
64m NW	Tramway Sidings	1891	500
81m W	Railway Sidings	1971	10000
81m W	Railway Sidings	1956	10560
91m SW	Railway Sidings	1938	10560
91m SW	Railway Sidings	1932	10560
91m SW	Railway Sidings	1916	10560
91m SW	Railway Sidings	1905	10560



Location	Land Use	Year of mapping	Mapping scale
100m SW	Railway Sidings	1955	1250
100m SW	Railway Sidings	1969	1250
127m SW	Railway Sidings	1994	1250
127m SW	Railway Sidings	1995	1250
128m NW	Railway Sidings	1938	10560
128m NW	Railway Sidings	1932	10560
128m NW	Railway Sidings	1916	10560
128m NW	Railway Sidings	1905	10560
128m NW	Railway Sidings	1923	10560
131m NW	Tramway Sidings	1893	2500
133m NW	Tramway Sidings	1891	500
137m NW	Railway Sidings	1908	2500
137m NW	Railway Sidings	1922	2500
137m NW	Railway Sidings	1932	2500
138m NW	Railway Sidings	1896	10560
140m NW	Railway Sidings	1963	1250
140m NW	Railway Sidings	1949	1250
141m NW	Railway	1908	-
142m NW	Railway Sidings	1963	2500
142m NW	Railway Sidings	1949	2500
142m NW	Railways	1922	-
142m NW	Railway Sidings	1977	1250
143m NW	Railways	1932	-
143m NW	Railway Sidings	1982	1250
148m NW	Tramway Sidings	1893	2500
151m N	Railways	1893	-
157m SW	Railway Sidings	1949	2500
166m SW	Railway Sidings	1949	2500



Location	Land Use	Year of mapping	Mapping scale
169m SW	Railway Sidings	1949	1250
211m SW	Railway Sidings	1949	1250
211m SW	Railway Sidings	1955	1250
215m W	Railway Sidings	1949	2500
218m W	Railway Sidings	1949	1250
218m W	Railway Sidings	1969	1250
218m W	Railway Sidings	1955	1250

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

1

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

Features are displayed on the Railway infrastructure and projects map on [page 146 >](#)

Location	Description
205m SW	Dismantled

This data is sourced from OpenStreetMap.



22.7 Railways

Records within 250m
40

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways. Features are displayed on the Railway infrastructure and projects map on [page 146 >](#)

Location	Name	Type
27m NW	Manchester and Allerton Junction Line	rail
31m NW	Liverpool to Manchester Line	rail
31m NW	Not given	Multi Track
39m W	Liverpool to Manchester Line	rail
39m W	Metrolink	light_rail
39m W	Metrolink	light_rail
40m W	Not given	Single Track
42m W	Metrolink	light_rail
49m W	Not given	Single Track
50m NW	Not given	Single Track
51m W	Metrolink	light_rail
51m W	Metrolink	light_rail
51m NW	Metrolink	light_rail
51m NW		light_rail
52m W	Not given	Single Track
54m W	Not given	Single Track
61m W	Not given	Single Track
61m W	Not given	Single Track
62m W	Metrolink	light_rail
62m W	Metrolink	light_rail
73m N	Not given	Single Track
77m N	Not given	Single Track
78m W	Not given	Single Track
92m N		light_rail



Location	Name	Type
92m N	Metrolink	light_rail
92m N	Not given	Single Track
101m SW	Not given	Multi Track
104m SW	Liverpool to Manchester Line	rail
104m SW	Liverpool to Manchester Line	rail
124m SW	Not given	Multi Track
172m N	Metrolink	light_rail
178m SW	Metrolink	light_rail
180m SW	Metrolink	light_rail
205m N	Metrolink	light_rail
205m SW	Liverpool to Manchester Line	rail
206m SW	Liverpool to Manchester Line	rail
232m SW	Not given	Single Track
232m SW	Not given	Multi Track
247m SW	Metrolink	light_rail
247m SW	Metrolink	light_rail

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.



22.10 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

Terms and conditions

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



APPENDIX D
BGS Exploratory Hole Records

SJ89NW 3435.

1" N.S.

85

RECORD OF WELL (SHAFT OR BORE)

"Newcastle"

At Southbrook Brewery~~SJ89NW 285~~Town or Village Manchester

County

Six-inch quarter sheet 104 SW

Exact site

in parish of

(A rough sketch-map or a tracing from a map is very desirable)

Level of ground surface above sea-level (O.D.) ft. If well starts below ground surface, state how far ft.

Shaft 12 ft., diameter ft. Bore 3/16 ft. Diameter of bore: at top ins.; at bottom ins.Details of permanent lining tubes (internal diameters preferred) 8' x 18" from 11 1/2' b/s.100' x 13 1/2" from 5' b/s.

M/c 756

Water struck at depths of (feet)

Rest-level of water below top of well 40 feet. Suction at feet. Yield on hours' test

gallons per (with pump of capacity g.p.h.); depressing water level to feet

below top. Time of recovery hrs. Amount normally pumped daily g.p.h. for hours.

Quality (attach copy of analysis if available)

Sunk by C. Ister & Co. for Mr.Date of well 1899

Information from

(For Survey use only).
GEOLOGICAL
CLASSIFICATION.NATURE OF STRATA
(and any additional remarks).

THICKNESS

DEPTH

Feet. Inches

Feet. Inches.

Ballast
Sandstone (Red)19-309-328-? Another wellM/c WNW Lit gives 200,000 g/day
(? includes all wells at brewery)

For Survey use only

GEOLOGICAL SURVEY AND MUSEUM,
SOUTH KENSINGTON,
LONDON, S.W.7.Date
receivedG.S.M. Office
File No.Site marked
on 1" map
(use symbol)

NOV 1939

(*11815) W.L.29051/0.369 10,000 9/89
A & E.W. Ltd. Cp.486

SECTION OF Borehole

~~CONFIDENTIAL~~

Boring is about 50 yds. from M.R.S.I.R. SJ89NW 3633

Maps: One-inch 85 Six-inch 104 S.W.R. County Lancashire

Height above O.D. 95 Latitude Longitude

Communicated by Professor George Hickling Date of sinking Jan. 1882

Made by Hickling & No. 40. Dip of Strata
Trans. Inst. Min. Eng. Vol. LV. 1918. M/c 751(a)

85 / 1 45W 51
Water level about 36 feet from surface.
(1883)

Thickness.		Depth from Surface.	
7.92	26 -	7.92	26 -
81.23	266 6	89.15	292 6

Alluvium.
Red sandstone.

Hickling, App. III
Pits etc. set. in Bunker.

RECORD OF WELL (SHAFT OR BORE)

1" N.S. 85

217
ST 89 NW 235
75 (a)

At Cornbrook Brewery, Eilesworth Street.
Town or Village Cornbrook. M/C County Leics. Six-inch quarter sheet 104 SW.E.
Exact site Boring is about 50 yds. from M & S.J.R. ST 89 NW 3033 (A rough sketch-map or a tracing from a map is very desirable)
in parish of _____
Level of ground surface above sea-level (O.D.) 95 ft. If well starts below ground surface, state how far _____ ft.
Shaft _____ ft., diameter _____ ft. Bore _____ ft. Diameter of bore: at top _____ ins.; at bottom _____ ins.
Details of permanent lining tubes (internal diameters preferred) _____

Water struck at depths of (feet) _____

Rest-level of water below top of well 36 or 37 feet. Suction at _____ feet. Yield on _____ hours' test
_____ gallons per _____ (with pump of capacity _____ g.p.h.); depressing water level to _____ feet
below top. Time of recovery _____ hrs. Amount normally pumped daily _____ g.p.h. for _____ hours.

Quality (attach copy of analysis if available) _____

Sunk by Prof. G. Hickling for Mr. _____ Date of well 1882

Information from Prof. G. Hickling. No. 60. Trans. Inst. Min. Eng. Vol. LIV. 1918

(For Survey use only).
GEOLOGICAL
CLASSIFICATION.

NATURE OF STRATA
(and any additional remarks).

THICKNESS

DEPTH

Feet.

Inches.

Feet.

Inches.

Alluvium
Red sandstone

26

-

26

-

266

6

292

6

For Survey use only

GEOLOGICAL SURVEY AND MUSEUM.
SOUTH KENINGTON.
LONDON, S.W.7.

Date
received

G.S.M. Office
File No.

Site marked
on 1" map
(use symbol)

(*11815) W120051/0.819 10,000 9/89
A & E.W.Ltd. Op.686

WELL BORING at *Combrook, (Manchester) County Lanc.*

Geol. map

1 in.

Made by

Mr. P. H. (Percy) Hargreaves

Well

Sunk

36

feet.

Bored

222

feet. x *12* ins.

Communicated by

Messrs Mather & Platt, Ltd. Manchester

(Bk. B. pp. 71-5)

Height above Ordnance Datum

Rest level of water *33 ft. from surface with 70 + 216*

Yield

see below

Quality (with copy of analysis on separate sheet)

GEOLOGICAL FORMATION

NATURE OF STRATA

THICKNESS

DEPTH

Feet

Inches

Feet

Inches

<i>Combrook</i> <i>exposed</i>	<i>Well</i>	<i>Hard red sandstone with pebbles.</i>	<i>4</i>		<i>36</i>	
			<i>30</i>		<i>40</i>	
		<i>" " " " with pebbles.</i>	<i>6</i>		<i>70</i>	
		<i>Hard " " " with pebbles.</i>	<i>4</i>		<i>80</i>	
			<i>2</i>		<i>82</i>	
			<i>25</i>		<i>107</i>	
		<i>" " " " with pebbles.</i>	<i>7</i>		<i>114</i>	
			<i>10</i>		<i>124</i>	
		<i>Red marl</i>		<i>3</i>	<i>124</i>	<i>3</i>
		<i>Hard fine red sandstone.</i>		<i>9</i>	<i>125</i>	
		<i>Red marl.</i>		<i>2</i>	<i>125</i>	<i>2</i>
		<i>Hard red sandstone.</i>	<i>40</i>	<i>10</i>	<i>166</i>	
		<i>" " " " with pebbles.</i>	<i>4</i>		<i>170</i>	
		<i>" brown</i>	<i>2</i>	<i>6</i>	<i>172</i>	<i>6</i>
		<i>" red</i>		<i>6</i>	<i>173</i>	
		<i>" light brown</i>	<i>3</i>		<i>176</i>	
		<i>" red</i>	<i>14</i>		<i>190</i>	
		<i>" light brown " coarse.</i>	<i>10</i>		<i>200</i>	
		<i>" red</i>	<i>1</i>		<i>201</i>	
		<i>" light brown " coarse.</i>	<i>1</i>		<i>202</i>	
		<i>" red</i>	<i>7</i>		<i>209</i>	
		<i>" light brown</i>	<i>5</i>		<i>214</i>	
		<i>" red</i>	<i>4</i>		<i>218</i>	
		<i>" light red</i>	<i>2</i>		<i>220</i>	
		<i>" red</i>	<i>10</i>	<i>6</i>	<i>230</i>	<i>6</i>
		<i>" light brown</i>	<i>1</i>	<i>6</i>	<i>232</i>	
		<i>" red</i>	<i>1</i>		<i>233</i>	
		<i>" green</i>		<i>3</i>	<i>233</i>	<i>3</i>
		<i>" red</i>	<i>8</i>	<i>9</i>	<i>242</i>	
		<i>" " " " with pebbles.</i>	<i>6</i>		<i>248</i>	
			<i>10</i>		<i>258</i>	

Pumping test when *Bk. 220 ft.* deep to water level *37 ft. down*:-
 1st hour. 68 mins lifted 2412 galls, lowered water to 43 ft. from surface.
 2nd hour. 73 " " 2626 " " 41 " " "

The water rose back again 2 1/2 ft. in 2 minutes.

Test with *36* gallon Dip pump when *Bk. 244 ft.* + water *37 ft.*
 1st hour. 68 mins lifted 2448 galls, lowered water to 41 ft. from surface.
 6th hour. 78 " " 2808 " " 44 ft. 6 in.
 12th " 78 " " 2808 " " 44 ft. 7 in.

Total: 31968 galls. in 12 hours. At 2664 galls per hour.
 The water rose back again 5 ft. 2 in. in 2 minutes.

APPENDIX E
Mining Search Report

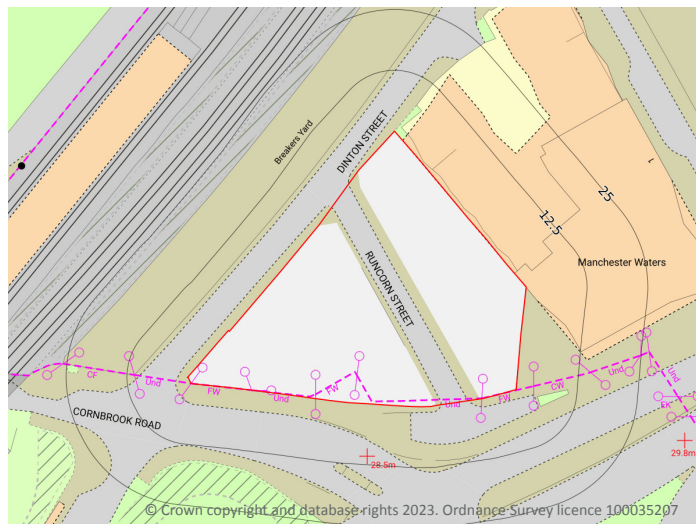
CORNBROOK ROAD, OLD TRAFFORD, M15 4WB

Professional opinion

Inc. integrated mine entry interpretive assessment



Site plan



Search results



1. Past underground coal mining
Not identified



2. Present underground coal mining
Not identified



3. Future underground coal mining
Not identified



4. Mine entries
Not identified



5. Coal mining geology
Not identified



6. Past opencast coal mining
Not identified



7. Present opencast coal mining
Not identified



8. Future opencast coal mining
Not identified



9. Coal mining subsidence claims
Not identified



10. Mine gas emissions
Not identified



11. Emergency Call Out incidents
Not identified



12. Withdrawal of support
Not identified



13. Working facilities orders
Not identified



14. Payments to copyhold owners
Not identified



Cheshire Brine
Not identified

Coal mining (CON29M) assessment

We consider the property to be acceptably free from coal mining related risk. No further action is required with regards to past coal mining.

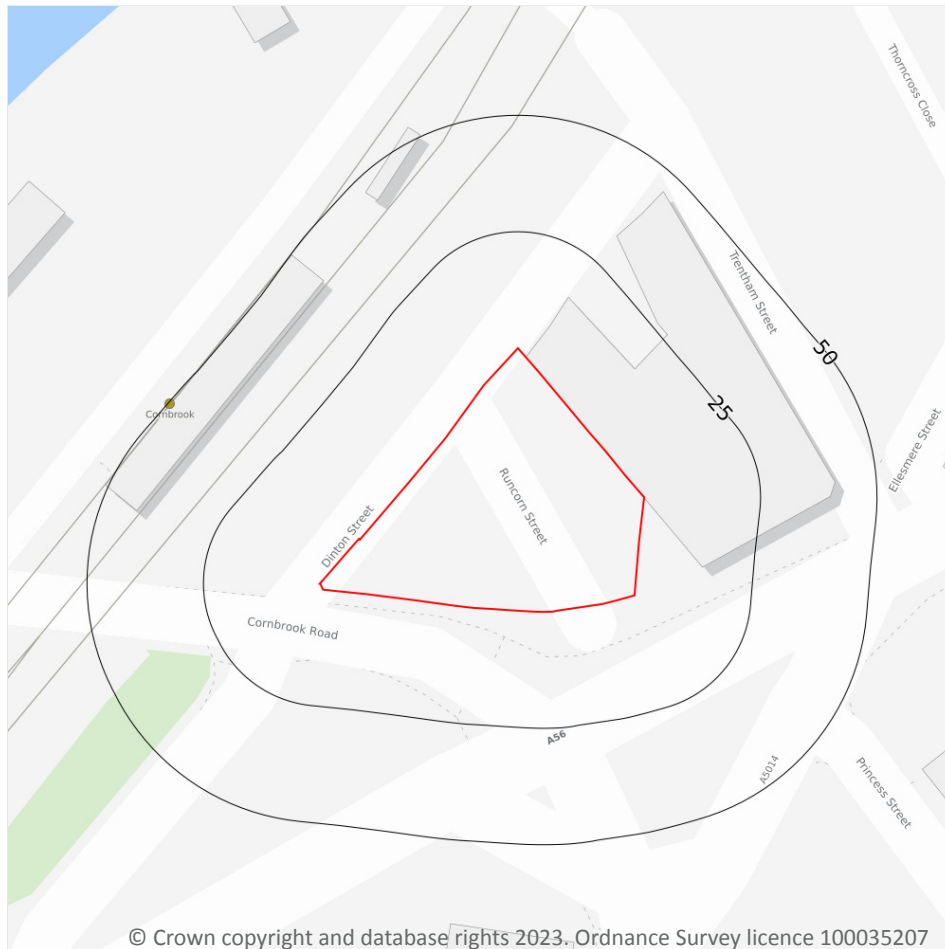


Coal mining

CON29M reports are a requirement for conveyancing and are recommended throughout the official Coal Mining Reporting Area. This is the area within which it is deemed prudent to clarify the risk presented by coal mining, using the questions laid out in the Law Society's CON29M form. The need for a CON29M does not always translate to an identification of risk, and reports will often be assessed as free from risk or 'Passed' even though they are within the official Coal Mining Reporting Area.



Coal mining (CON29M)



- Site Outline
- Search buffers in metres (m)
- Mine entries
 - Adits
 - Shafts
 - Calculated 'zone of influence'
- Subsidence claims
 - Awaiting decision
 - Rejected
 - Admitted
 - Deferred
 - Settled
 - Withdrawn
- Probable shallow coal mine workings
- Coal outcrops
- Past shallow coal mine workings

Coal mining (CON29M)

The map above shows relevant, mappable hazards identified that could constitute a risk to the property. It does not necessarily show all features or potential issues identified in this report. Further details of any features shown indicating the location of Mine Entries or Subsidence Claims can be found in the relevant sections of this report (4 and 9 respectively).

Responses to the Law Society CON29M Coal Mining search enquiries are produced using official Coal Authority data and the expert interpretation of Groundsure. This report is prepared in accordance with The Law Society CON29M (2018) Guidance Notes. Additional interpretation and calculation of mine entry zones of influence has also been carried out by Groundsure using Coal Authority and British Geological Survey data.

Please read this report carefully, and in particular any sections flagged with an amber 'i'.


[Back to Summary](#)

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

Ref: BRO-ZQS-4RH-KL9-PT3
 Your ref: C5540-4655-SD
 Grid ref: 382409 397044



The Law Society

These enquiries are The Law Society CON29M (2018) Coal Mining search enquiries and are used with permission of The Law Society. The Law Society CON29M Coal Mining search enquiries are protected by copyright owned by The Law Society of 113 Chancery Lane, London WC2A 1PL. The Law Society has no responsibility for information provided in response to CON29M (2018) Coal Mining search enquiries within this report or otherwise.

1. Past underground coal mining



Is the property within the zone of likely physical influence on the surface of past underground coal workings?

- The property does not lie within the potential zone of influence of any recorded underground coal workings.

2. Present underground coal mining



Is the property within the zone of likely physical influence on the surface of present underground coal workings?

- The property does not lie within the boundary of an underground site from which coal is being removed by underground methods.

3. Future underground coal mining



(a) Is the property within any geographical area for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods?

- The property does not lie within the boundary of an underground site for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods.

(b) Is the property within any geographical area for which a licence to remove coal by underground methods has been granted?

- The property does not lie within the boundary of an underground site for which a licence to remove coal by underground methods has been granted.

(c) Is the property within the zone of likely physical influence on the surface of planned future underground coal workings?

- The property does not lie within the zone of likely physical influence on the surface of planned future underground workings.

(d) Has any notice of proposals relating to underground coal mining operations been given under section 46 of

[Back to Summary](#)

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

Ref: BRO-ZQS-4RH-KL9-PT3
Your ref: C5540-4655-SD
Grid ref: 382409 397044

the Coal Mining Subsidence Act 1991?

- 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



Are there any shafts and adits or other entries to underground coal mine workings within the property or within 20 metres of the boundary of the property?

- No coal mine entries are recorded to lie within 20 metres of the property.

5. Coal mining geology



Is there any record of any fault or other line of weakness due to coal mining at the surface within the boundary of the property that has made the property unstable?

- No damage arising from geological faults or other lines of weakness activated by coal mining are recorded within the property.

6. Past opencast coal mining



Is the property situated within the geographical boundary of an opencast site from which coal has been removed in the past by opencast methods?

- The property does not lie within the boundary of an opencast site from which coal was removed by opencast methods.

7. Present opencast coal mining



Is the property within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods?

- 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



(a) Is the property within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods?



- The property does not lie within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods.

(b) Is the property within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted?

- The property does not lie 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 claims



(a) Has any damage notice or claim for alleged coal mining subsidence damage to the property been given, made or pursued since 31st October 1994?

- We have no evidence of a damage notice or subsidence claim for the property or within 50m of the property since 31st October 1994.

(b) In respect of any such notice or claim has the responsible person given notice agreeing that there is a remedial obligation or otherwise accepted that a claim would lie against them?

- Not applicable.

(c) In respect of any such notice or acceptance has the remedial obligation or claim been discharged?

- Not applicable.

(d) Does any current "Stop Notice" delaying the start of remedial works or repairs affect the property?

- There are no current Stop Notices delaying the start of remedial works or repairs to the property.

(e) Has any request been made under Section 33 of the 1991 Act to execute preventive works before coal is worked, which would prevent the occurrence or reduce the extent of subsidence damage to any buildings, structures or works and, if yes, has any person withheld consent or failed to comply with any such request to execute preventive works?

- There is no record of a request that has been made to carry out preventive works before coal is worked under Section 33 of the Coal Mining Subsidence Act 1991.

NB. Records of damage notices or subsidence claims before 31st October 1994 are excluded from The Coal Authority data from which this search is compiled.

10. Mine gas emissions



Does the Coal Authority have record of any mine gas emission within the boundary of the property being reported that subsequently required action by the Authority to mitigate the effects of the mine gas emission?

- No mine gas emissions are recorded within the boundary of the property.



11. Emergency Surface Hazard Call Out incidents



Have the Coal Authority carried out any work on or within the boundaries of the property following a report of an alleged hazard related to coal mining under the Authority's Emergency Surface Hazard Call Out procedures?

- **No Emergency Surface Hazard Call Out procedures are recorded against the property.**

12. Withdrawal of support



(a) Does the land lie within a geographical area in respect of which a notice of entitlement to withdraw support has been published?

- **The property does not lie in an area where the right to withdraw support has been granted.**

(b) Does the land lie within a geographical area in respect of which a revocation notice has been given under section 41 of the Coal Industry Act 1994?

- **The property does not lie within a geographical area in which a revocation notice has been given under section 41 of the Coal Industry Act 1994.**

13. Working facilities orders



Is the property within a geographical area subject to an order in respect of the working of coal under the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof?

- **The property is not in an area where a court order has been issued.**

14. Payments to owners of former copyhold land



(a) Has any relevant notice, which may affect the property, been given?

- **The property does not lie within former copyholder land.**

(b) If yes, has any notice of retained interests in coal and coal mines been given?

- **No notices of retained interests in coal and coal mines been given.**

(c) If yes, has any acceptance notice or rejection notice been served?

- **No acceptance or rejection notices have been served.**

(d) If any such acceptance notice has been served, has any compensation been paid to a claimant?

- **No compensation has been paid to a claimant.**



CON29M notes and guidance

This report is prepared in accordance with [The Law Society Guidance Notes 2018](#); under which all replies to these enquiries are made. Groundsure's Terms and Conditions are applicable at the time the report was produced.

Property owners have the benefit of statutory protection (under the Coal Mining Subsidence Act 1991). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage from disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by telephoning 0345 762 6848. Further information can be found on their website:

www.groundstability.com ↗.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries).

The Coal Authority emergency telephone number at all times is 01623 646333.

Responses to The Law Society CON29M (2018) Coal Mining Search enquiries and associated findings and recommendations relating to coal mining risk have been provided by Groundsure Ltd. Groundsure Ltd have additionally provided information relating to the Cheshire Brine Compensation Area, and have compiled all information into this report.

Queries should be made of Groundsure Ltd on 01273 257 755, or via email: info@groundsure.com ↗.

CON29M report limitations

This CON29M (2018) Coal Mining Report has been carried out with reference to all available official Coal Authority licensed data, an extensive collection of abandoned mine plans, maps and records. From this material, we have endeavoured to provide as accurate a report as possible. Any and all analysis and interpretation of licensed Coal Authority data in this report is made by Groundsure

The information provided in this report by Groundsure Ltd has been compiled in response to The Law Society CON29M (2018) Coal Mining search enquiries. The scope of the assessment is limited to interpretation of past, present and future extraction of coal, and does not consider the impact from non-coal mining hazards and/or natural ground stability hazards. The Law Society's Guidance Notes 2018 recommends separate enquiries to the appropriate sources are made with regard to other minerals.

The Report is created by a remote investigation and reviews only information provided by the client (address and site location boundaries) and from the databases of publicly available and/or licensable information that enable a desk-based assessment of the Site. The Report does not include a Site Investigation, nor does Groundsure Ltd make additional specific information requests of the regulatory authorities for any relevant information they may hold.

This report is concerned solely with the Site searched and should not be used in connection with nearby properties, as only known coal mining features that could potentially have a direct influence upon the Site searched are considered relevant; other features present in the general area may have been omitted for ease of reference.

This report is confidential to the client, the client's legal advisor and the client's Mortgage lender, as defined in the Groundsure terms & conditions, and as such may be used by them for conveyancing or related purposes. Groundsure has no liability toward any person or organisation not party to commissioning this report. This report or any part of it is not permitted to be reproduced, copied, altered or in any other way distributed by any other person or organisation.

Additional mine entry assessment is based on and limited to the data supplied by the Coal Authority at the time of production. In order to determine whether a property is within the likely zone of influence of a disused coal mine entry the following is considered: the actual or plotted position of the mine entry, its known or assumed diameter and the thickness of superficial deposits above rockhead. Where these figures are not known, assumptions based on established estimations have been made.



CON29M report licensing

This report contains Data provided by the Coal Authority. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure Limited and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure Limited prior to any re-use. Due to data collection methods and processing time, there may be a period of up to 1 week between the Coal Authority updating their data and it appearing within the Groundsure report.

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This report may contain plans and records held by the Coal Authority and made publicly available at the time of inspection which may include British Geological Survey and Ordnance Survey data.



Conveyancing Information Executive and our terms & conditions

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This search has been produced by Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com ↗. Groundsure adheres to the Conveyancing Information Executive Standards.

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- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com

↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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

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Coal Mining Report Insurance Policy



Coal Mining Report Insurance Policy

The Schedule

Policy Number: The Reference contained in the **Coal Mining Search Report**

Premium: £1.40 inclusive of Insurance Premium Tax at 12%

Property: The property which is the subject of the **Coal Mining Search Report**

Limit of Indemnity: £100,000 increasing by 10% compound per annum on each anniversary of and for the first 10 years following the **Commencement Date**

Commencement Date: The date of the **Coal Mining Search Report**

You/Your:

1. A purchaser of the **Property**
2. A lender providing a **Mortgage** in connection with a purchase of the **Property**
3. A lender providing a **Mortgage** by way of a re-mortgage of the **Property**

Definitions

Where a word is defined below or in the schedule it shall carry the same meaning wherever it appears in bold text in this policy

Insured Use: The continued use of the **Property** as a single house or flat or a single commercial premises

Market Value: The value as determined by a surveyor appointed by agreement between **You** and **Us** or (in default of agreement) the President for the time being of the Royal Institution of Chartered Surveyors

Mortgage: A mortgage or charge secured on the **Property** by an institutional mortgage lender

Coal Mining Search Report: The coal mining search report attached to this policy

Search: An official search comprising a search in form CON29M (2018) being mining searches relating to coal and brine in the area in which the **Property** is situated

We/Our/Us:

Zurich Insurance plc. A public limited company incorporated in Ireland. Registration No. 13460. Registered Office: Zurich House, Ballsbridge Park, Dublin 4, Ireland. UK Branch registered in England and Wales Registration No. BR7985. UK Branch Head Office: The Zurich Centre, 3000 Parkway, Whiteley, Fareham, Hampshire PO15 7JZ.

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Your Policy

This is a legal document and should be kept in a safe place.

This policy is an agreement between **You** and **Us** and cover is provided subject to the payment of the **Premium**.

You must read this policy and its conditions, exclusions, schedule and any endorsements as one contract. Please read all of them to make sure that they provide the cover **You** require. If they do not, please contact **Us** or **Your** insurance adviser who arranged the policy for **You**.

When **You** take out and make changes to the cover provided by this policy, **You** must take reasonable care to ensure that **You** accurately answer any questions which **We** ask of **You** and that any information **You** give **Us** is accurate. If **You** are taking out this policy for purposes which are mainly related to **Your** trade, business or profession, **You** must also let **Us** know about all facts which are material to **Our** decision to provide **You** with insurance. Failure to meet these obligations could result in this policy being invalidated, a claim not being paid, or an additional premium being charged.

Fair presentation of the risk

a) At inception of this policy and also whenever changes are made to it at **Your** request **You** must:

- i) where **You** have taken out this policy for purposes which are wholly or mainly related to **Your** trade, business or profession, disclose to **Us** all material facts in a clear and accessible manner and not misrepresent any material facts, and
- ii) where **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, take reasonable care not to misrepresent any material facts.

b) If **You** do not comply with clause a) of this condition **We** may:

- i) avoid this policy which means that **We** will treat it as if it had never existed and refuse all claims where any non-disclosure or misrepresentation by **You** is proven by **Us** to be deliberate or reckless in which case **We** will not return the premium paid by **You**; and
- ii) recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred.

c) If **You** do not comply with clause a) of this condition and the non-disclosure or misrepresentation is not deliberate or reckless this policy may be affected in one or more of the following ways depending on what **We** would have done if **We** had known about the facts which **You** failed to disclose or misrepresented:

- i) if **We** would not have provided **You** with any cover **We** will have the option to:
 1. avoid the policy which means that **We** will treat it as if it had never existed and repay the premium paid; and
 2. recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred
- ii) if **We** would have applied different terms to the cover **We** will have the option to treat this policy as if those different terms apply. **We** may recover any payments made by **Us** on claims which have already been paid to the extent that such claims would not have been payable had such additional terms been applied
- iii) if **We** would have charged **You** a higher premium for providing the cover **We** will charge **You** the additional premium which **You** must pay in full.

d) If any insured person, other than **You**, is responsible for a misrepresentation or failure to make a fair presentation of the risk, **We** will invoke the remedies available to **Us** under this condition as against that particular person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

NB: For the purposes of the duty of disclosure stated in paragraphs a) i) and ii) above the content of the **Coal Mining Search Report** will be deemed to satisfy **Your** disclosure obligations.

Cover

1. **You** are in the process of purchasing the **Property** relying on the **Coal Mining Search Report** and/or
2. **You** (being a lender) have agreed to provide a **Mortgage** in connection with **Your** borrower's purchase or re-mortgage of the **Property** relying on the **Coal Mining Search Report**.

We will pay the following losses sustained by **You** arising out of the **Property** being affected by any matter which would have been revealed by a **Search** had one been carried out on the date of the **Coal Mining Search Report** but which was not revealed by the **Coal Mining Search Report**:



1. any reduction in **Market Value** of the **Property** calculated at the date **You** become aware of the matter(s) and/or loss in connection with a **Mortgage** as a result of such reduction.
2. all other costs and expenses including out of court settlement costs incurred by **Us** or by **You** with **Our** prior written agreement.

Waiver of Breach of Policy Condition

We will not exercise **Our** right to avoid **Our** liability to **You** in respect of loss where **You** have inadvertently breached any term or condition of the policy provided that such breach does not prejudice **Our** rights and remedies under the policy or otherwise directly or indirectly result in or increase the amount of any loss.

Protection for Mortgagees and Successors in Title

We will not avoid **Our** liability to make a payment to **You** solely because another person breaches the terms and conditions of this policy, provided such breach was not committed on **Your** behalf or with **Your** agreement, and **We** will invoke the remedies available to **Us** under the Policy as against that other person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

Joint Insured

Any party insured under this policy standing in the relation of parent company, subsidiary company, associated company, branch office or joint venture partner to each other will be deemed to be joint insured for the purposes of this policy and jointly liable and responsible for any breach of any terms and conditions of this policy. If there is any inconsistency between this clause and any other term of this policy, this clause shall prevail.

Exclusions

We will not pay for any:

1. amount in excess of the **Limit of Indemnity**.
2. loss which would be recoverable under a household buildings insurance policy.
3. loss arising from any matter that **You** were aware of at the **Commencement Date**.
4. loss if the **Property** is used for any purpose other than the **Insured Use**.

Claims Conditions and How to Claim

1. **You** must:

- i) give **Us** written notice as soon as possible of any potential or actual claim or any circumstances likely to result in a claim. Please provide the policy number, **Your** name, the full address of the **Property** and a brief description of the incident that has occurred. Notifications should be sent to: Speciality Lines Claims Team, Zurich Insurance, 8th Floor, 70 Mark Lane, London, EC3R 7NQ. Email: claims@uk.zurich.com ↗, Enquiry line: telephone 0207 648 3523
- ii) pass all court documents and/or other communications to **Us** as soon as possible after receipt
- iii) not deal with, make any admission of liability or attempt to settle a claim without **Our** prior written agreement.
- iv) agree to and carry out at **Our** expense all things necessary to minimise any loss.
- v) provide all information and assistance that **We** may require to help defend and settle the claim.

2. **We** are entitled to:

- i) decide how to settle or defend a claim and may carry out proceedings in the name of any person insured under this policy, including proceedings for recovering any claim.
- ii) pay to **You** at any time, an amount equal to the **Limit of Indemnity** or any lower amount for which the claim can be settled, after deduction of any sum already paid. **We** may then give up control of and have no further liability in connection with the claim.

3. If **We** admit liability for a claim but there is a dispute as to the amount to be paid the dispute will be referred to an arbitrator. The arbitrator will be appointed jointly by **You** and **Us** in accordance with the law at the time. **You** may not take any legal action against **Us** over the dispute before the arbitrator has reached a decision.

4. If **You** or anyone acting on Your behalf:



- a) makes a fraudulent or exaggerated claim under this policy; or
- b) uses fraudulent means or devices including the submission of false or forged documents in support of a claim whether or not the claim is itself genuine; or
- c) makes a false statement in support of a claim whether or not the claim is itself genuine; or
- d) submits a claim under this policy for loss or damage which **You** or anyone acting on **Your** behalf or in connivance with **You** deliberately caused; or
- e) realises after submitting what **You** reasonably believed was a genuine claim under this policy and then fails to tell **Us** that **You** have not suffered any loss or damage; or
- f) suppresses information which **You** know would otherwise enable **Us** to refuse to pay a claim under this policy

We will be entitled to refuse to pay the whole of the claim and recover any sums that **We** have already paid in respect of the claim.

If any fraud is perpetrated by or on behalf of an insured person and not on behalf of **You** this condition should be read as if it applies only to that insured person's claim and references to this policy should be read as if they were references to the cover effected for that person alone and not to the policy as a whole.

5. If any claim is covered by any other insurance, **We** will not pay for more than **Our** share of that claim.

6. The most **We** will pay for any loss (or all losses in the aggregate), including costs and expenses agreed by **Us** is the **Limit of Indemnity**. Once **We** have paid a loss or losses equal to the amount of the **Limit of Indemnity**, **We** will have no further liability under this policy.

General Conditions

1. Neither **You** (nor anyone acting on **Your** behalf) must disclose the existence of this policy to any other party except **Your** legal and other professional advisers, prospective purchasers, lessees and tenants of the **Property**, their respective mortgagees, legal and other professional advisers.
2. In the UK the law allows both **You** and **Us** to choose the law applicable to the contract. This contract will be subject to the relevant law of England and Wales, Scotland, Northern Ireland, the Isle of Man or the Channel Islands depending upon the Property address stated in the Schedule. If there is any dispute as to which law applies it will be English law. The parties agree to submit to the exclusive jurisdiction of the English courts.
3. Notwithstanding any other terms of this policy **We** will be deemed not to provide cover nor will **We** make any payment or provide any service or benefit to **You** or any other party to the extent that such cover, payment, service, benefit and/or any business or activity of **Yours** would violate any applicable trade or economic sanctions law or regulation.

Cancellation Clause

If **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, **You** may cancel this policy within 14 days of receiving the policy by writing to **Us** and in such event **We** may, at **Our** discretion, charge **You** for the time that **You** have been on cover. Any refund will be made to the party who paid the premium. If **You** do cancel, **You** may be in breach of the terms of **Your** mortgage or the terms of the contract for the sale of **Your** property. If **You** are in doubt, **You** may wish to seek legal advice prior to cancellation.

Fair Processing and Complaints Procedure

Our Complaints Procedure

Our commitment to customer service

We are committed to providing a high level of customer service. If you feel we have not delivered this, we would welcome the opportunity to put things right for you.

Who to contact in the first instance

Many concerns can be resolved straight away. Therefore in the first instance, please get in touch with your usual contact at Zurich or your broker or insurance intermediary, as they will generally be able to provide you with a prompt response to your satisfaction.

Contact details will be provided on correspondence that we or our representatives have sent you.

Many complaints can be resolved within a few days of receipt

If we can resolve your complaint to your satisfaction within the first few days of receipt, we will do so. Otherwise, we will keep you



updated with progress and will provide you with our decision as quickly as possible.

Next steps if you are still unhappy

If you are not happy with the outcome of your complaint, you may be able to ask the Financial Ombudsman Service to review your case.

We will let you know if we believe the ombudsman service can consider your complaint when we provide you with our decision. The service they provide is free and impartial, but you would need to contact them within 6 months of the date of our decision.

More information about the ombudsman and the type of complaints they can review is available via their website www.financial-ombudsman.org.uk ↗.

You can also contact them as follows:

Post: Financial Ombudsman Service, Exchange Tower, London, E14 9SR

Telephone: 08000 234567 (free on mobile phones and landlines)

Email: complaint.info@financial-ombudsman.org.uk ↗

If the Financial Ombudsman Service is unable to consider your complaint, you may wish to obtain advice from the Citizens Advice Bureau or seek legal advice.

The Financial Services Compensation Scheme (FSCS)

We are covered by the Financial Services Compensation Scheme (FSCS) which means that you may be entitled to compensation if we are unable to meet our obligations to you. Further information is available on www.fscs.org.uk ↗ or by contacting the FSCS directly on 0800 678 1100.

How we use your information

Who controls your personal information

This notice tells you how Zurich Insurance plc ('Zurich'), as data controller, will deal with your personal information. Where Zurich introduces you to a company outside the group, that company will tell you how your personal information will be used.

You can ask for further information about our use of your personal information or complain about its use in the first instance, by contacting our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com ↗.

If you have any concerns regarding our processing of your personal information, or are not satisfied with our handling of any request by you in relation to your rights, you also have the right to make a complaint to the Information Commissioner's Office. Their address is: First Contact Team, Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, SK9 5AF.

What personal information we collect about you

We will collect and process the personal information that you give us by phone, e-mail, filling in forms, including on our website, and when you report a problem with our website. We also collect personal information from your appointed agent such as your trustee, broker, intermediary or financial adviser in order to provide you with the services you have requested and from other sources, such as credit reference agencies and other insurance companies, for verification purposes. We will also collect information you have volunteered to be in the public domain and other industry-wide sources. We will only collect personal information that we require to fulfil our contractual or legal requirements unless you consent to provide additional information. The type of personal information we will collect includes; basic personal information (i.e. name, address and date of birth), occupation and financial details, health and family information, claims and convictions information and where you have requested other individuals be included in the arrangement, personal information about those individuals.

If you give us personal information on other individuals, this will be used to provide you with a quotation and/or contract of insurance and/or provision of financial services. You agree you have their permission to do so. Except where you are managing the contract on another's behalf, please ensure that the individual knows how their personal information will be used by Zurich. More information about this can be found in the 'How we use your personal information' section.

How we use your personal information

We and our selected third parties will only collect and use your personal information (i) where the processing is necessary in connection with providing you with a quotation and/or contract of insurance and/or provision of financial services that you have requested; (ii) to meet our legal or regulatory obligations; or (iii) for our 'legitimate interests'. It is in our legitimate interests to collect



your personal information as it provides us with the information that we need to provide our services to you more effectively including providing you with information about our products and services. We will always ensure that we keep the amount of information collected and the extent of any processing to the absolute minimum to meet this legitimate interest. Examples of the purposes for which we will collect and use your personal information are:

1. to provide you with a quotation and/or contract of insurance;
2. to identify you when you contact us;
3. to deal with administration and assess claims;
4. to make and receive payments;
5. to obtain feedback on the service we provide to you;
6. to administer our site and for internal operations including troubleshooting, data analysis, testing, research, statistical and survey purposes;
7. for fraud prevention and detection purposes.

We will contact you to obtain consent prior to processing your personal information for any other purpose, including for the purposes of targeted marketing unless we already have consent to do so.

Who we share your personal information with

Where necessary, we will share the personal information you gave us for the purposes of providing you with the goods and services you requested with the types of organisations described below:

associated companies including reinsurers, suppliers and service providers;
introducers and professional advisers;
regulatory and legal bodies;
survey and research organisations;
credit reference agencies;
healthcare professionals, social and welfare organisations; and
other insurance companies

Or, in order to meet our legal or regulatory requirements, with the types of organisations described below:

regulatory and legal bodies;
central government or local councils;
law enforcement bodies, including investigators;
credit reference agencies; and
other insurance companies

How we use your personal information for websites and email communications

When you visit one of our websites we may collect information from you such as your email address or IP address. This helps us to track unique visits and monitor patterns of customer website traffic, such as who visits and why they visit.

We use cookies and/or pixel tags on some pages of our website. A cookie is a small text file sent to your computer. A pixel tag is an invisible tag placed on certain pages of our website but not on your computer. Pixel tags usually work together with cookies to assist us to provide you with a more tailored service. This allows us to monitor and improve our email communications and website. Useful information about cookies, including how to remove them, can be found on our websites.

How we transfer your personal information to other countries

Where we transfer your personal information to countries that are outside of the UK and the European Union (EU) we will ensure that it is protected and that the transfer is lawful. We will do this by ensuring that the personal information is given adequate safeguards by using 'standard contractual clauses' which have been adopted or approved by the UK and the EU, or other solutions that are in line with the requirements of European data protection laws.

A copy of our security measures for personal information transfers can be obtained from our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN, or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com ↗.

How long we keep your personal information for

We will retain and process your personal information for as long as necessary to meet the purposes for which it was originally



collected. These periods of time are subject to legal, tax and regulatory requirements or to enable us to manage our business.

Your data protection rights

You have a number of rights under the data protection laws, namely:

- to access your data (by way of a subject access request);
 - to have your data rectified if it is inaccurate or incomplete;
 - in certain circumstances, to have your data deleted or removed;
 - in certain circumstances, to restrict the processing of your data;
 - a right of data portability, namely to obtain and reuse your data for your own purposes across different services;
 - to object to direct marketing;
 - not to be subject to automated decision making (including profiling), where it produces a legal effect or a similarly significant effect on you;
 - to claim compensation for damages caused by a breach of the data protection legislation.
- if we are processing your personal information with your consent, you have the right to withdraw your consent at any time.

We will, for the purposes of providing you with a contract of insurance, processing claims, reinsurance and targeted marketing, process your personal information by means of automated decision making and profiling where we have a legitimate interest or you have consented to this.

What happens if you fail to provide your personal information to us

If you do not provide us with your personal information, we will not be able to provide you with a contract or assess future claims for the service you have requested.

Fraud prevention and detection

In order to prevent and detect fraud we may at any time:

- check your personal data against counter fraud systems
- use your information to search against various publicly available and third party resources
- use industry fraud tools including undertaking credit searches and to review your claims history
- share information about you with other organisations including but not limited to the police, the Insurance Fraud Bureau (IFB), other insurers and other interested parties.

If you provide false or inaccurate information and fraud is identified, the matter will be investigated and appropriate action taken. This may result in your case being referred to the Insurance Fraud Enforcement Department (IFED) or other police forces and fraud prevention agencies. You may face fines or criminal prosecution. In addition, Zurich may register your name on the Insurance Fraud Register, an industry-wide fraud database.

Claims history

We may pass information relating to claims or potential claims to any relevant database. We and other insurers may search these databases when you apply for insurance, when claims or potential claims are notified to us or at time of renewal to validate your claims history or that of any other person or property likely to be involved in the policy or claim.

This helps to check information provided and prevent fraudulent claims.



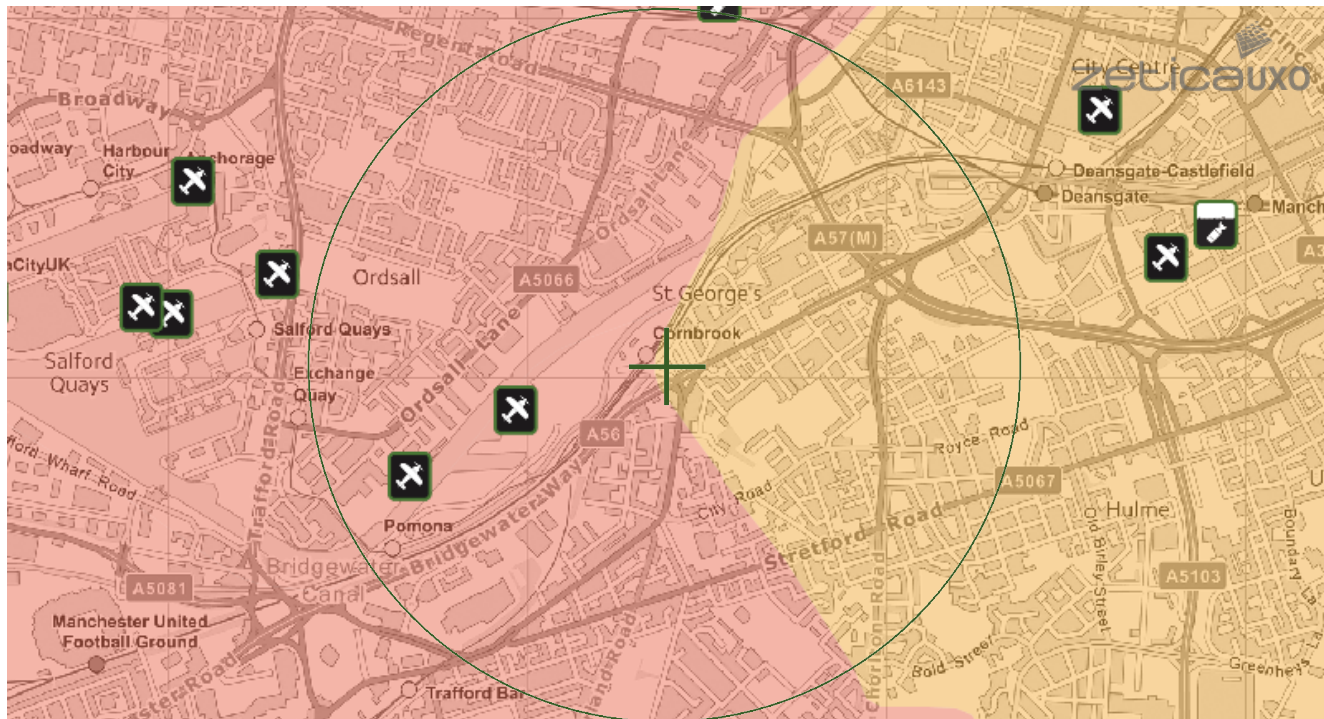
APPENDIX F
UXO Screening Map

UNEXPLODED BOMB RISK MAP



SITE LOCATION

Location: M15 4WB,
Map Centre: 382395,397035



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.

- military**
- 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'.