GeoAssist Limited

Civil, Environmental & Geotechnical

Client:
Superstan Property Ltd
433 Wilmslow Road
Manchester
M20 4AF

Consultant/Engineer:
Lee Architects Ltd
Leepark House
449 Chester Road
Manchester
M16 9HA

Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

140 Kingsway, Burnage, Manchester

Unit 4
Sheffield Street
Heaton Norris
Stockport
Cheshire
SK4 1RU
Telephone : 0161 480 8885
e-mail : info@geoassist.co.uk

Feb 2021 Site Ref: 5940/KEM V2.00 PCLRA

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Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

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Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

1. Introduction

This report is an account of a Phase I Desk Study and Preliminary Contaminated Land Risk Assessment carried out by GeoAssist Limited at the request of Lee Architects Ltd on behalf of the Client, Superstan Property Ltd for the proposed residential development at 140 Kingsway, Burnage, Manchester.

The work was commissioned following the receipt of instruction to proceed issued by Lee Architects Ltd on behalf of Superstan Property Ltd on the 19th February, 2021.

The purpose of this Phase I investigation is to provide information in order to ensure that the site is assessed in accordance with the methodology outlined in CLR11, satisfies the relevant requirements of the National Planning Policy Framework March 2012 and is suitable for the intended proposed land use. In this case, as a potential residential development.

The approximate grid reference for the centre of the site is 386260, 392970 and the total area of the site is approximately 4,500 m^2. The area of the site is outlined with a red line on the site plan in Appendix A1.

2. Description of the Site

The site is located at the junction of Kingsway and Mauldeth Road, west of the centre of Burnage and running roughly parallel with the railway access to Mauldeth Road Train Station to the west. The site forms an irregular shape and the topography is generally level with the surrounding area with a gentle incline to the north.

The site is a collection of small commercial premises with associated car parks. A vehicle repair garage is situated on the west side of the site alongside the station approach road.

The site is bounded by an access road leading to Mauldeth Road Train Station to the west. Commercial property and Mauldeth Road bound the site to the south, over which lies residential property, the east of the site is bound by Kingsway over which lies further residential property. The north of the site is bound by further commercial property including a Texaco Fuel Station outlet. A major substation which does not form part of the development site, intrudes into the site outline to the north eastern area of the site.

Apart from miscellaneous surface debris no visual or olfactory observations of contaminants were noted during the site walkover although the full extent of the vehicle repair garage was not available for accessing at the time of the site walkover. Photographs of the site walkover are given in appendix A2 to this report.

3. Historical Researches

3.1 Historical Mapping

Examination of the historical maps of the area confirms that prior to the current buildings, the site had been partially used for Mauldeth Railway Station, including embankments.

A series of historical maps and ordnance plans have been reviewed as part of this search. The following table highlights plans and maps that are of particular significance for the purpose of this report. Where possible, reference to the large scale (1:500, 1:1056, 1:1250 & 1:2,500) plans and maps has been made in preference to those at smaller scales (1:10,560 & 1:10,000) as the details on the smaller scale plans and maps are often lacking because of the lower resolution at which they were originally drafted.

Published	Source Scale	Potentially contaminative Feature within 250m of site boundary	Remarks	Direction from site	Distance from site(m)	Feature still present on 2018 edition?
1848	1:10,560		Grassland	On Site	0	Yes
1894	1:2,500		Structure	On Site	0	No
		Pond Features	Infilled 1907-1934	N & E	>58	No
1894 – 1895	1:10,560					
1907	1:2,500	Railway under construction		On Site	0	Yes
1908 – 1911	1:10,560					
1922	1:2,500	Railway Embankment		On Site	0	No
1923	1:10,560					
1934	1:2,500					
1934	1:10,560					
1938	1:10,560					
1955	1:10,000					
1958	1:1,250		Multiple Structures	On Site	0	Yes
		Coal Yard	Redeveloped into retail unit	N	20	No
1958 – 1959	1:2,500					
1965 – 1966	1:10,000					
1976	1:10,000					
1979 – 1989	1:1,250	Electricity Sub-station		S	2	No
		Vehicle Refuelling Garage		N	2	Yes
1981 – 1985	1:10,000		More Structures	On Site	0	Yes
1990	1:10,000					
1992	1:1,250	Electricity Sub-station		E	On Boundary	Yes
		Garage		NW	248	Yes
1999	1:10,000					
2018	1:10,000					

A comprehensive list of the historical maps as referred to is attached in Appendix B1 to this report.

3.2 Anecdotal Historical Information

Anecdotal historical information has not been provided as part of this investigation.

3.3 Previous Intrusive Investigation

There is no indication that previous subsurface ground investigations have been undertaken on this site. The issues to be covered in the present investigation are to provide information in respect of any potentially unacceptable geo-environmental risks arising from previous land uses in the immediate area, including from ground gas, and the

potential for these sources of contamination to impact both present and future receptors, including:

- Human
- Controlled waters via established pathways
- Property
- Adjoining land and ecological systems

3.4 Environmental Data Search

An Environmental data search report referenced 179459612_1_1, has been used for background data on this site and is included as appendix C1.

3.4.1 Historical Land uses

The Environmental data search report referenced 179459612_1_1, summarises that past and present use of the site has the potential to lead to ground contamination. The report summarises that adjacent areas up to 250m indicate potentially contaminative land uses, potentially capable of impacting the site. Data from the historical plans indicate that the site and the immediate surrounds (250m) possess the potential to be impacted by historic contamination.

3.4.2 Statutory Authorisations, Incidents and Registers

The Environmental data search report referenced 179459612_1_1, confirms that within 250m of the site boundary there is/are:

- No active discharge consents,
- No active water abstraction licences
- One active local authority pollution prevention control located 9m northeast of the site for a petrol filling station
- No historical pollution incidents to controlled waters

Given the nature of the aforementioned control and the distance from any incidents or consents it is unlikely that the proposed development will be significantly impacted

3.4.3 Landfill & Other Waste Sites

The Environmental data search report referenced 179459612_1_1, indicates that Manchester City Council had Landfill data but passed it to the relevant environment agency. The Environment Agency England and Wales have supplied the following landfill and waste site data.

Table 3.4 A summary of the landfill/waste transfer data as provided by the Environment Agency England & Wales and the environmental data search report referenced 179459612_1_1

Site name	Material deposited	Operational period	Approximate distance from site (m)	Direction from site
No registered historical or active landfill sites or waste transfers operations within 250m of the site boundary				

The potential for ground gas generation from registered landfill sources and subsequent ingress into the proposed

development is classified as low given the distance from any recorded potential sources of landfill gas.

3.4.4 In-Filled Land

Data from the County Series Surveys and the Ordnance Survey plans of the area confirms that there are likely to be areas of infilled land within, and within, 250m of the site boundary. The plans indicate that unrecorded in-filled ground is likely to be present to the north west and west of the site. The potential for ground gas generation from infilled land and subsequent ingress into the proposed development is classified as low to moderate.

4. Geologly & Hydrogeology

4.1 Site Geology

The relevant 1:10,560 Geological map of the area referenced SJ 89 SE and latest survey date 1924-32, shows the site to be underlain with Glacial Boulder Clay of the Recent and Pleistocene Period. The thickness of the drift deposits is likely to be relatively thin.

The solid geology is shown as being Bunter Pebble Bed, Sandstone of the Permo-Triassic Period.

No faults are shown as passing directly beneath the site although a roughly north south trending fault is shown as passing approximately 100m to the west of the site.

4.2 Radon Affected Area

The Environmental data search report referenced 179459612_1_1, indicates that the site is in a lower probability radon area. No radon protective measures are necessary in the construction of new dwellings or extensions.

4.3 Hydrogeology and Groundwater Vulnerability

The Bedrock Aquifer Designation as determined by the British Geological Survey is: Principal Aquifer - These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer. The Superficial Aquifer Designation as determined by the British Geological Survey is: Secondary Undifferentiated - permeable layers capable of supporting water supplies at a local rather than strategic scale,and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

4.4 Surface Water

The Environmental data search report referenced 179459612_1_1, and plans of the site indicates that the nearest surface water feature is Shaw Brook located 249m northeast of the site boundary. There is no evidence that the site in its present state, or any proposed development, will significantly impact surface water receptors and consequently the risk to surface waters is classified as low.

4.5 Subsurface Water

There is no evidence that the site in its present state or the proposed development will impact subsurface water receptors and consequently the risk to subsurface waters is classified as low.

4.6 Water Abstractions

The Environmental data search report referenced 179459612_1_1, indicates that there are no active water abstractions within 250m of the site boundary. The site does not lie within a source protection zone. The Environment Agency England and Wales has defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk.

The maps show three main zones (inner Zone I, outer Zone II and total catchment Zone III).

5. Mineworkings & Mineral Sites

The Environmental data search report referenced 179459612_1_1, indicates that the site is located in an area that might not be affected by coal mining.

The site lies outside the Cheshire Brine Compensation District.

The site is not located within a Coal Authority Development High Risk Area.

Consequently, the risk to the development on this site in respect of past, present or future coal workings or mineral extraction is classified as low.

6. Designated Environmentally Sensitive Sites

The environmental data search report referenced 179459612_1_1, indicates the site is not situated within, or within 250m of an Environmentally Sensitive Site.

7. Contemporary Trade Directory Entries

The environmental data search report referenced 179459612_1_1, indicates that Vehcle Solutions Manchester Ltd provide motor vehicle breaking, maintenance and repair on the premises to the east side of the station approach. Texaco provides Petroleum filling services on a site 12m to the north of the site. Both directory entries are potential sources of contamination.

8. Conceptual Model

The table below is the conceptual model for the site based on the information available at this time.

Table 8.1 Preliminary Conceptual model.

Potential Source /Hazard	Nature of Hazard (Risk Level to site given a residential end use)	Contaminants Associated with Source	Potential Pathway	Potential Receptor
		Previous ON SITE Land uses:		
1. Previous Land Use Railway Embankment	Ground contamination Low to Moderate Risk	See DoE Industry Profiles	Dermal Contact Ingestion Inhalation	Site Users Construction workers
	Gas from in-filled ground Low to Moderate Risk	Carbon Dioxide, Methane	Vertical and Lateral Migration	Site Users Future Buildings & Services
2. Current Land Use Commercial Buildings Vehicle repairs	Ground contamination Low to Moderate Risk	See Doe Industry Profiles	Dermal Contact Ingestion Inhalation	Site Users Construction workers
	Gas from in-filled ground Low Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
		Previous OFF SITE land uses within 250m as indicated by Historical Plans Including:		
3. Pond Features (Infilled)	Ground contamination Low Risk	See DoE Industry Profiles	Dermal Contact Ingestion Inhalation	Site Users Construction workers
	Gas from in-filled ground Low to Moderate Risk	Carbon Dioxide, Methane	Vertical and Lateral Migration	Site Users Future Buildings & Services
4. Coal Yard	Ground contamination Low Risk Redeveloped into Retail Unit	See DoE Industry Profiles	Dermal Contact Ingestion Inhalation	Site Users Construction workers
	Gas from in-filled ground Low to Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
5. Electricity Substations	Ground contamination Low Risk	Heavy Metals, PCB's	Dermal Contact Ingestion Inhalation	Site Users Construction workers
	Gas from in-filled ground Low Risk	None	None	Site Users Future Buildings & Services
6. Garage Vehicle refuelling	Ground contamination Moderate Risk	See DoE Industry Profiles	Dermal Contact Ingestion Inhalation	Site Users Construction workers
	Gas from in-filled ground Low Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
7. Coal Workings & Mineral Extraction	Geotechnical Hazard Low Risk	None	Ground Collapse Subsidence	Humans (site users) Future Buildings & Services
	Ground contamination Low Risk	None	None	Site Users Services
	Mine Gas Low Risk	None	None	Humans (site users) Future Buildings & Services

Only sources that have not been present on site in the past or currently are considered within the off site category. Unless the information is deemed to be pertinent to the analysis.

From the sources of information examined as part of this investigation a low to moderate potential for contaminated materials to be present on site has been established and a moderate potential for the presence of ground gas. There is a low likelihood of geotechnical hazards from past coal workings.

9. Conclusions & Recommendations

The evidence presented elsewhere within this report indicates a requirement for further investigation in the form of intrusive site works. The phase I report has demonstrated that there is the potential the site has been impacted by historical land use and as a consequence there is a requirement on this site for sources of potential contamination to be investigated.

Details of the exact nature and extent of the intrusive works can only be confirmed following agreement with the Local Planning Authority. However, they are likely to include the following:

- Exploration Holes to confirm the nature and type of materials underlying the site.
- The sampling and testing of a number of representative soil samples for a range of determinants as listed in the conceptual model based on the recommendations in the DoE industry profiles and experience to enable a more robust quantitative risk assessment to be made in accordance with UK best practice guidelines.
- The installation of a number of ground gas monitoring points with associated monitoring over a period of time as defined by best practice guidance.
- The preparation of a report detailing the results of the Ground Investigation, updating of the conceptual model to include the quantitative analysis and the implications of the results in terms of future development.

9.1 Supplementary Recommendations

If the proposed development is being warranted under a guarantee scheme such as that operated by the NHBC, then a basic site investigation for both geotechnical and environmental purposes will be required as part of the standard terms of the agreement and the developer should seek to obtain such services as soon as possible.

Matthew Benson MSc GMICE
Geotechnical/Environmental Engineer

Mark Richardson MSc CEng MICE
Technical Director

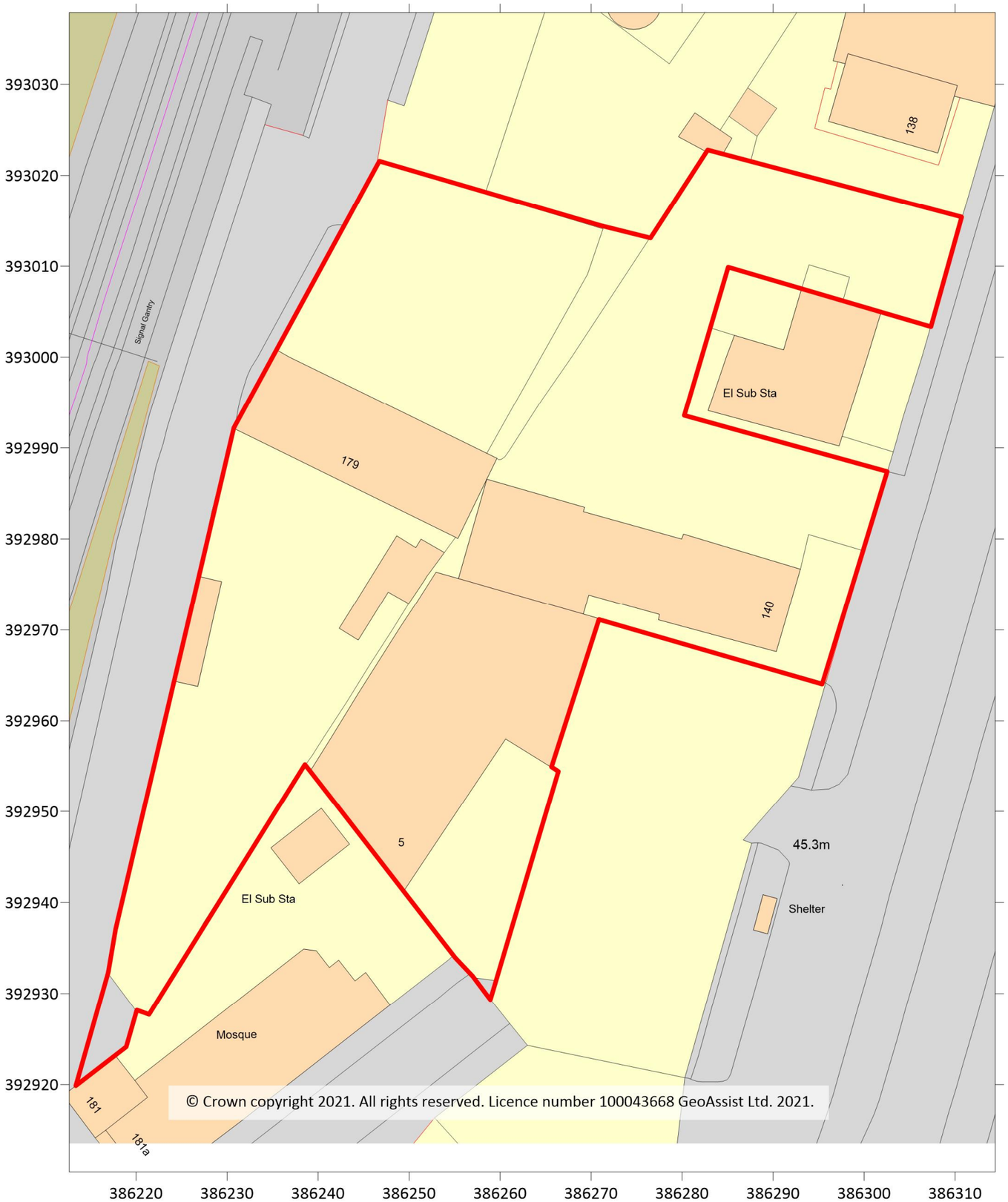
This report has been prepared by GeoAssist Limited with all reasonable professional skill, care and diligence within the terms of the contract with Superstan Property Ltd. The report is confidential to Superstan Property Ltd, their/the named persons advisors and bankers, and GeoAssist Limited accepts no responsibility of whatever nature to third parties to whom this report may be divulged. GeoAssist Limited owns the copyright in this report. All rights are reserved, and unauthorised use is prohibited. Superstan Property Ltd may use the report for their/her/his own purposes.
GeoAssist have utilised the third-party information presented in the Environmental data search in order to undertake the Preliminary Contaminated Land Risk Assessment. GeoAssist are not liable for any errors, omissions or facts that might be contained within the Environmental data search report

Appendix A

A1 Site Plan

A2 Site Photographs

5940GALv1.00



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GeoAssist Limited
Civil, Environmental & Geotechnical
Telephone: +44 (0) 161 480 8885 e-mail : info@geoassist.co.uk

A1 Site Plan

Site Name	140 Kingsway
Location	Burnage, Manchester
GeoAssist Ref	5940KEM
Client	Superstan Property Ltd
	433 Wilmslow Road Manchester M20 4AF
Planning Consultant	Lee Architects Ltd
NGR (centre of site)	386260,392970
Production Date	Feb 2021
Survey Method	
Surveyor	Others
Status	Final v2.00
Base Survey	OSGB36

ace
consultancy engineering business environment

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A2 Site Photos

Site Name	140 Kingsway
Location	Burnage, Manchester
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Production Date	Feb 2021
Survey Method	
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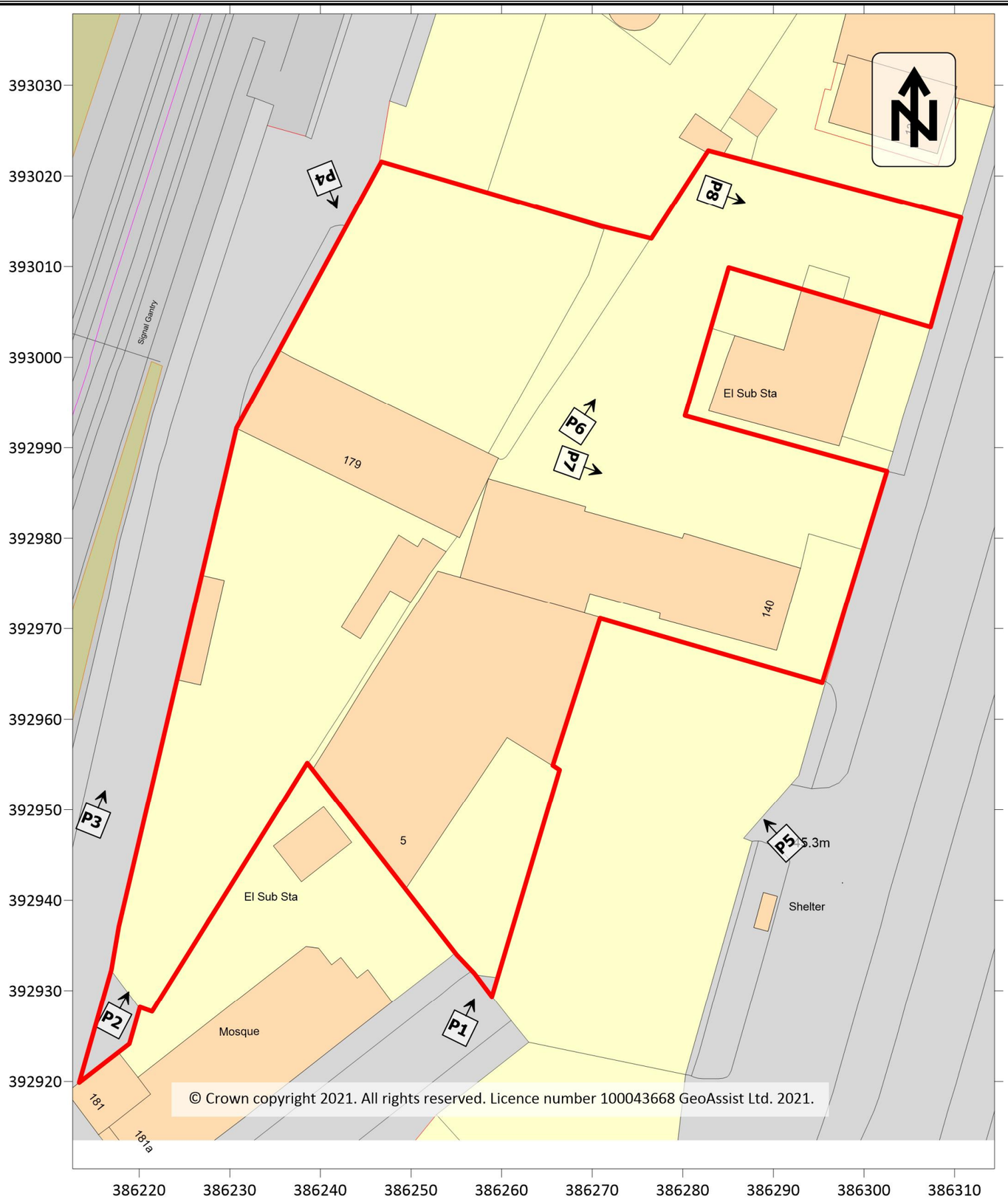

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A2. Site Photo Plan

Site Name	140 Kingsway
Location	Burnage, Manchester
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Planning Consultant	Lee Architects Ltd
NGR (centre of site)	386260,392970
Production Date	Feb 2021
Survey Method	
Surveyor	Others
Status	Final v2.00
Base Survey	OSGB36

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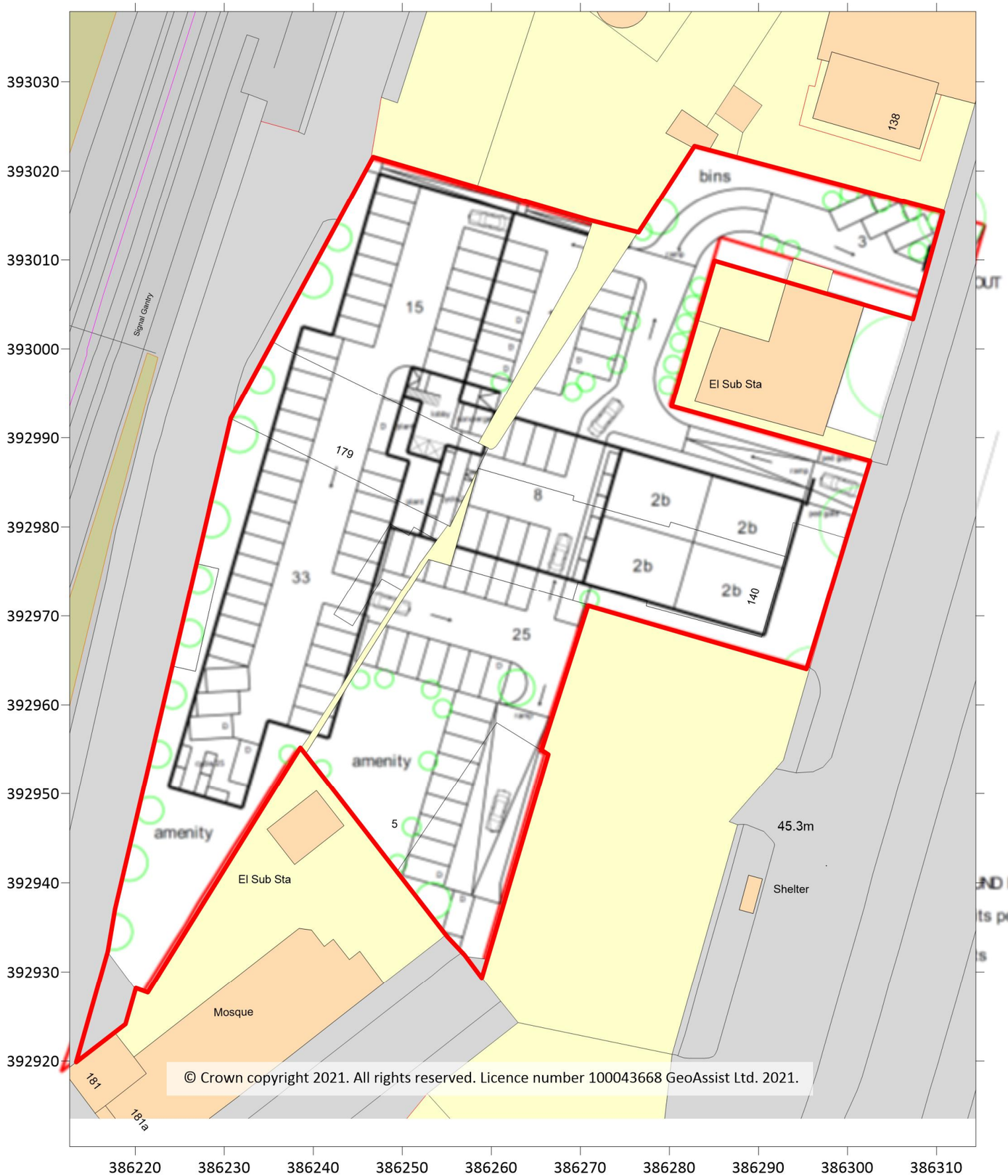
5940GALv1.00



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A3 Proposed Plan

Site Name	140 Kingsway
Location	Burnage, Manchester
GeoAssist Ref	5940KEM
Client	Superstan Property Ltd
	433 Wilmslow Road Manchester M20 4AF
Planning Consultant	Lee Architects Ltd
NGR (centre of site)	386260,392970
Production Date	Feb 2021
Survey Method	
Surveyor	Others
Status	Final v2.00
Base Survey	OSGB36

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Appendix B

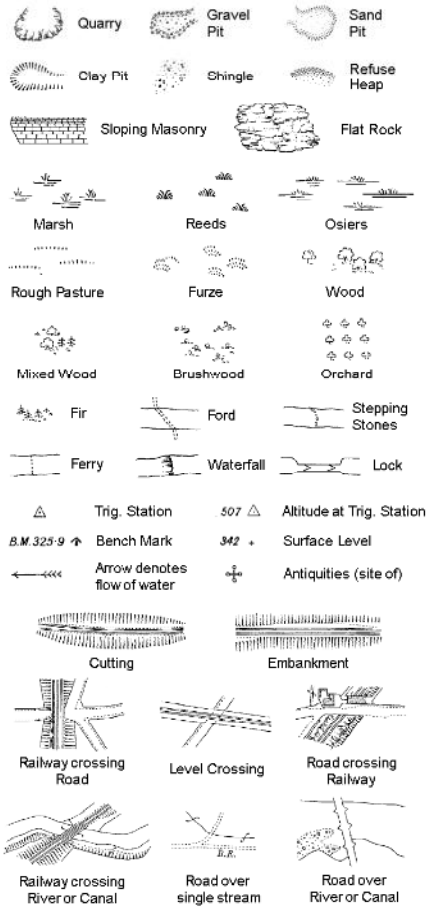
B1 Reference List of OS Historical Plans

Appendix B1 Continued

Map Series Name	Published	Source Scale
Lancashire And Furness	1894	1:2,500
Lancashire And Furness	1907	1:2,500
Lancashire And Furness	1922	1:2,500
Lancashire And Furness	1934	1:2,500
Ordnance Survey Plan	1958	1:1,250
Ordnance Survey Plan	1958-1959	1:2,500
Ordnance Survey Plan	1975-1987	1:1,250
Additional SIMs	1979-1989	1:1,250
Additional SIMs	1982-1990	1:1,250
Large-Scale National Grid Data	1992	1:1,250
Large-Scale National Grid Data	1996	1:1,250

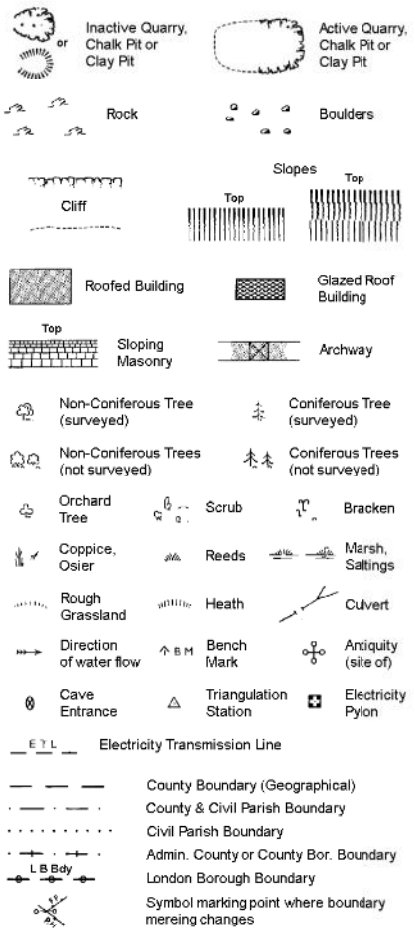
Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



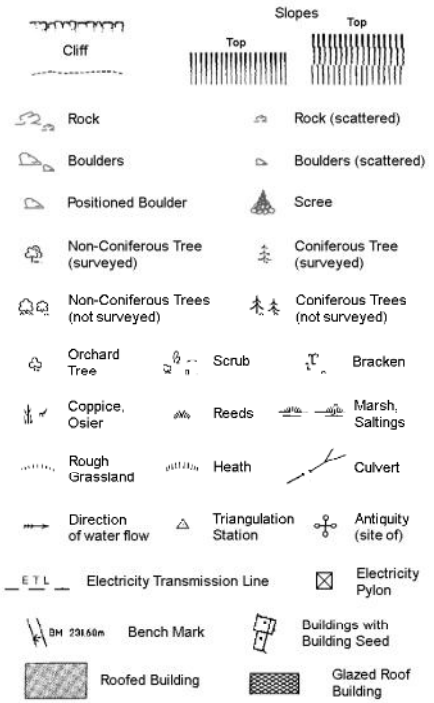
B P B S	Boundary Post or Stone	*P.C.B*	Police Call Box
B.R.	Bridle Road	*P*	Pump
E.P	Electricity Pylon	*S.P*	Signal Post
F.B.	Foot Bridge	*Sl.*	Sluice
F.P.	Foot Path	*Sp.*	Spring
G.P	Guide Post or Board	*T.C.B*	Telephone Call Box
M.S	Mile Stone	*Tr.*	Trough
M.P M.R	Mooring Post or Ring	*W*	Well

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



BH	Beer House	P	Pillar, Pole or Post
BP, BS	Boundary Post or Stone	PO	Post Office
Cn, C	Capstan, Crane	PC	Public Convenience
Chy	Chimney	PH	Public House
D Fn	Drinking Fountain	Pp	Pump
El P	Electricity Pillar or Post	SB, S Br	Signal Box or Bridge
FAP	Fire Alarm Pillar	SP, SL	Signal Post or Light
FB	Foot Bridge	Spr	Spring
GP	Guide Post	Tk	Tank or Track
H	Hydrant or Hydraulic	TCB	Telephone Call Box
LC	Level Crossing	TCP	Telephone Call Post
MH	Manhole	Tr	Trough
MP	Mile Post or Mooring Post	Wr Pt, Wr T	Water Point, Water Tap
MS	Mile Stone	W	Well
NTL	Normal Tidal Limit	Wd Pp	Wind Pump

Large-Scale National Grid Data 1:2,500 and 1:1,250



Bks	Barracks	P	Pillar, Pole or Post
Bty	Battery	PO	Post Office
Cemy	Cemetery	PC	Public Convenience
Chy	Chimney	Pp	Pump
Cis	Cistern	Ppg Sta	Pumping Station
Dismtd Rly	Dismantled Railway	PW	Place of Worship
El Gen Sta	Electricity Generating Station	Sewage Ppg Sta	Sewage Pumping Station
El P	Electricity Pole, Pillar	SB, S Br	Signal Box or Bridge
El Sub Sta	Electricity Sub Station	SP, SL	Signal Post or Light
FB	Filter Bed	Spr	Spring
Fn / D Fn	Fountain / Drinking Ftn.	Tk	Tank or Track
Gas Gov	Gas Valve Compound	Tr	Trough
GVC	Gas Governer	Wd Pp	Wind Pump
GP	Guide Post	Wr Pt, Wr T	Water Point, Water Tap
MH	Manhole	Wks	Works (building or area)
MP, MS	Mile Post or Mile Stone	W	Well

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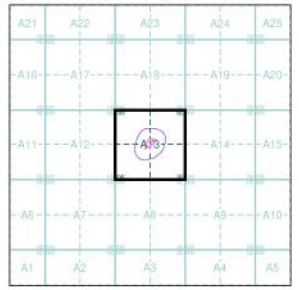
Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:2,500	1894	2
Lancashire And Furness	1:2,500	1907	3
Lancashire And Furness	1:2,500	1922	4
Lancashire And Furness	1:2,500	1934	5
Ordnance Survey Plan	1:1,250	1958	6
Ordnance Survey Plan	1:2,500	1958 - 1959	7
Ordnance Survey Plan	1:1,250	1975 - 1987	8
Additional SIMs	1:1,250	1979 - 1989	9
Additional SIMs	1:1,250	1982 - 1990	10
Large-Scale National Grid Data	1:1,250	1992	11
Large-Scale National Grid Data	1:1,250	1996	12

Historical Map - Segment A13



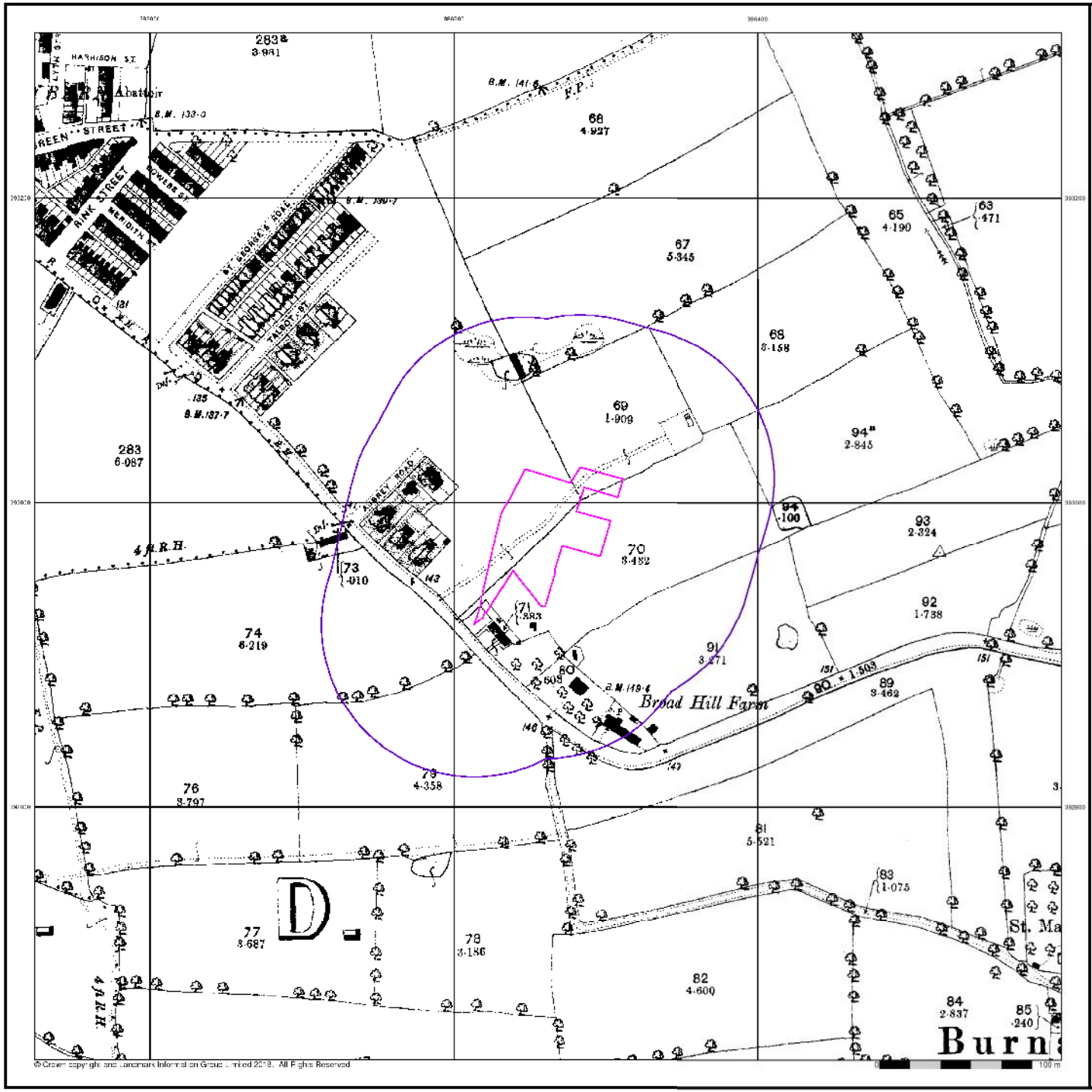
Order Details

Order Number:	179459612_1_1
Customer Ref:	5940 KBM
National Grid Reference:	386260, 392970
Slice:	A
Site Area (Ha):	0.45
Search Buffer (m):	100

Site Details

140 Kingsway, Burnage, Manchester, M19 1BB

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



GeoAssist Limited
Civil, Environmental & Geotechnical
Telephone: +44 (0) 161 480 8885 e-mail : info@geoassist.co.uk

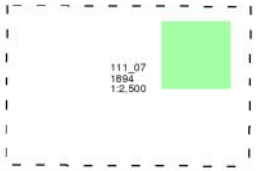
Lancashire And Furness

Published 1894

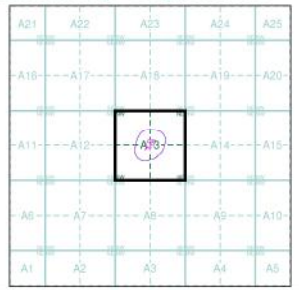
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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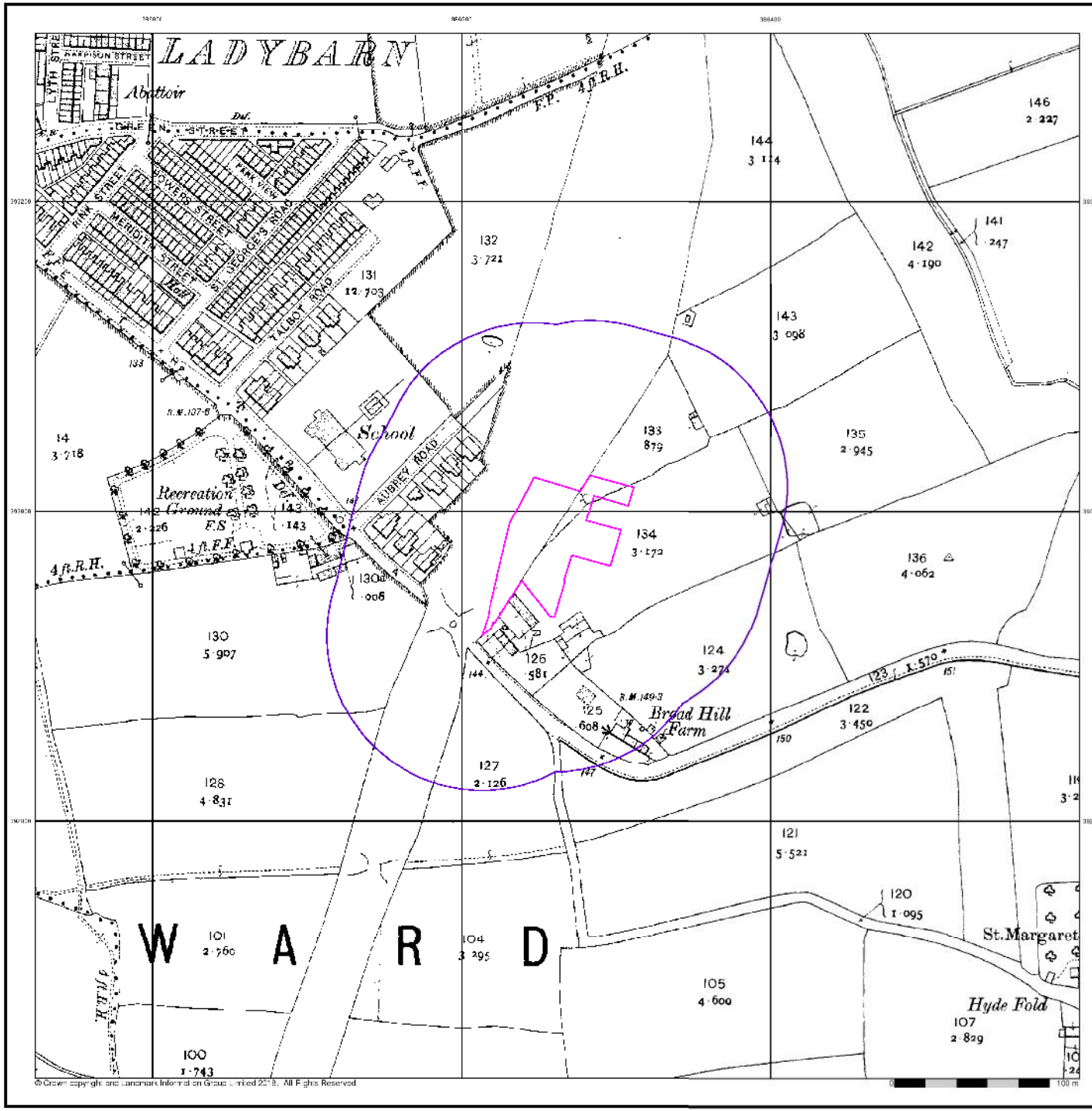
Customer Ref:	5940 KBM
National Grid Reference:	386260, 392970
Slice:	A
Site Area (Ha):	0.45
Search Buffer (m):	100

Site Details

140 Kingsway, Burnage, Manchester, M19 1BB



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Lancashire And Furness

Published 1907

Source map scale - 1:2,500

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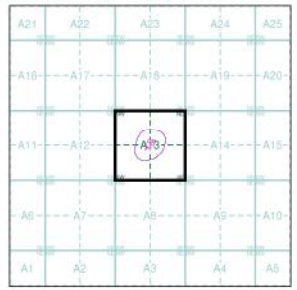
Map Name(s) and Date(s)

Historical Map - Segment A13



Order Details

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National Grid Reference:	386260, 392970
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Search Buffer (m):	100

Site Details

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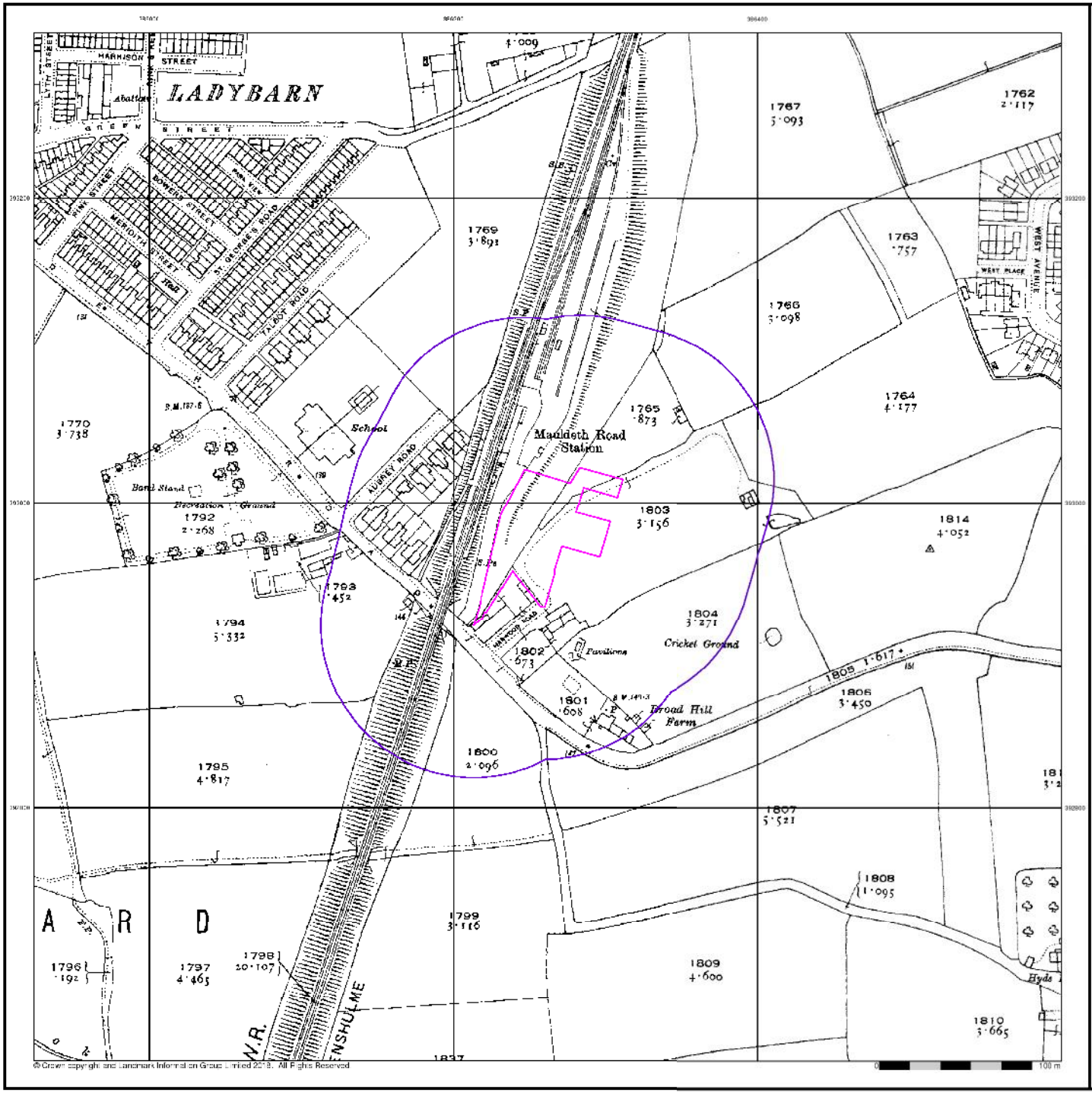

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Lancashire And Furness

Published 1922

Source map scale - 1:2,500

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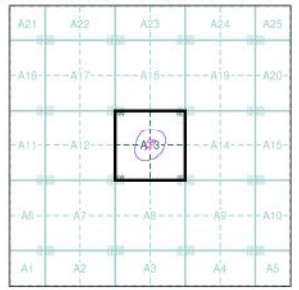
Map Name(s) and Date(s)

Historical Map - Segment A13



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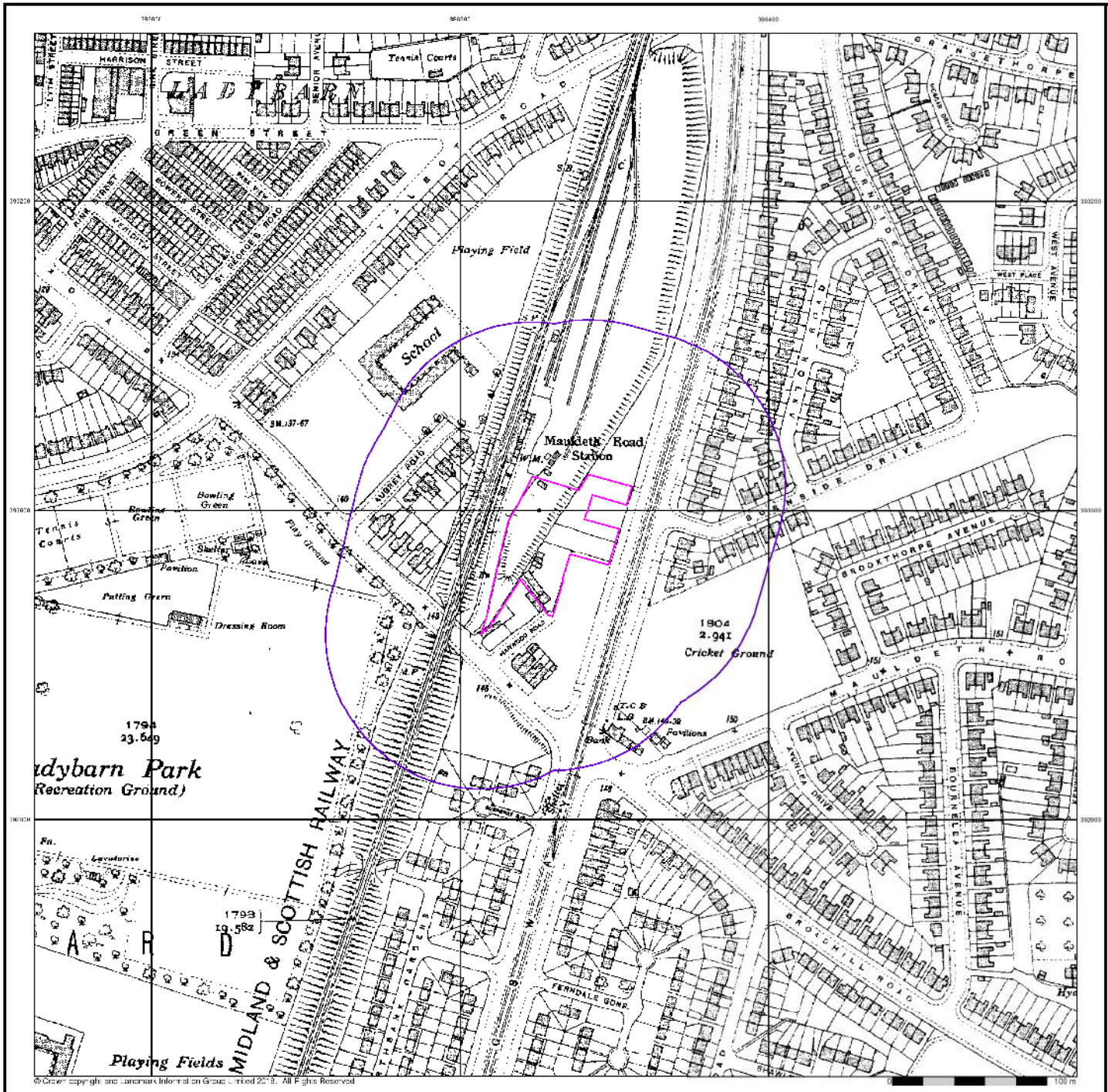
Site Details

140 Kingsway, Burnage, Manchester, M19 1BB



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Lancashire And Furness

Published 1934

Source map scale - 1:2,500

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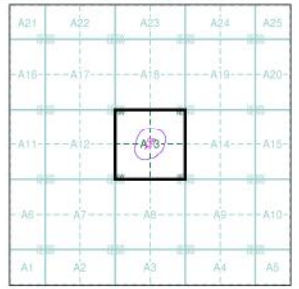
Map Name(s) and Date(s)

Historical Map - Segment A13



Order Details

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National Grid Reference:	386260, 392970
Slice:	A
Site Area (Ha):	0.45
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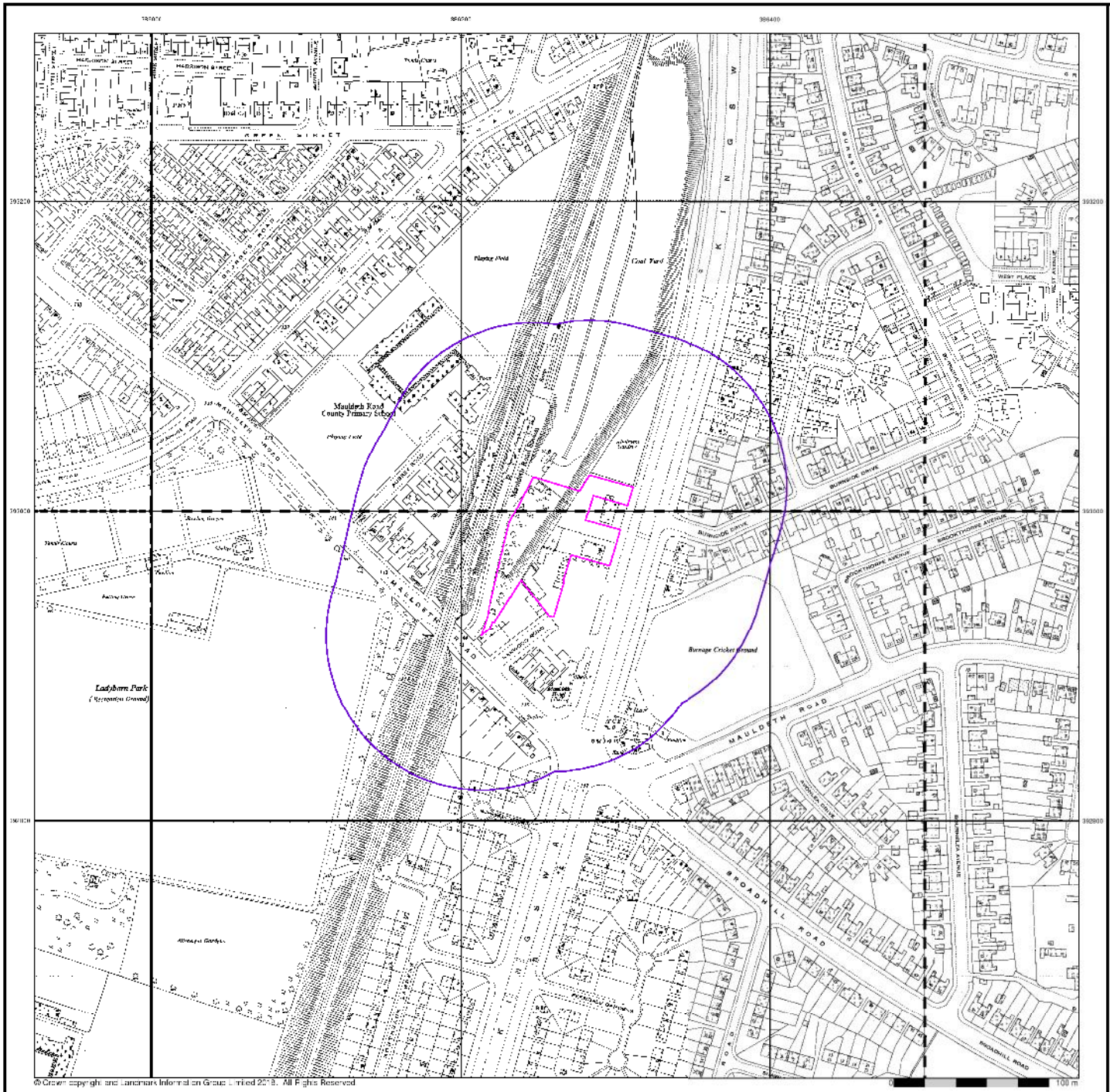

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Ordnance Survey Plan
Published 1958
Source map scale - 1:1,250

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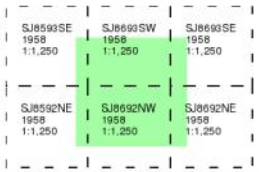
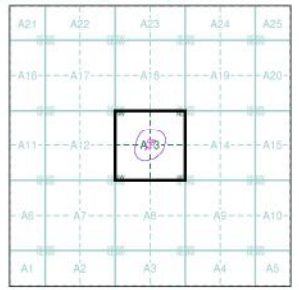
Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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Site Details

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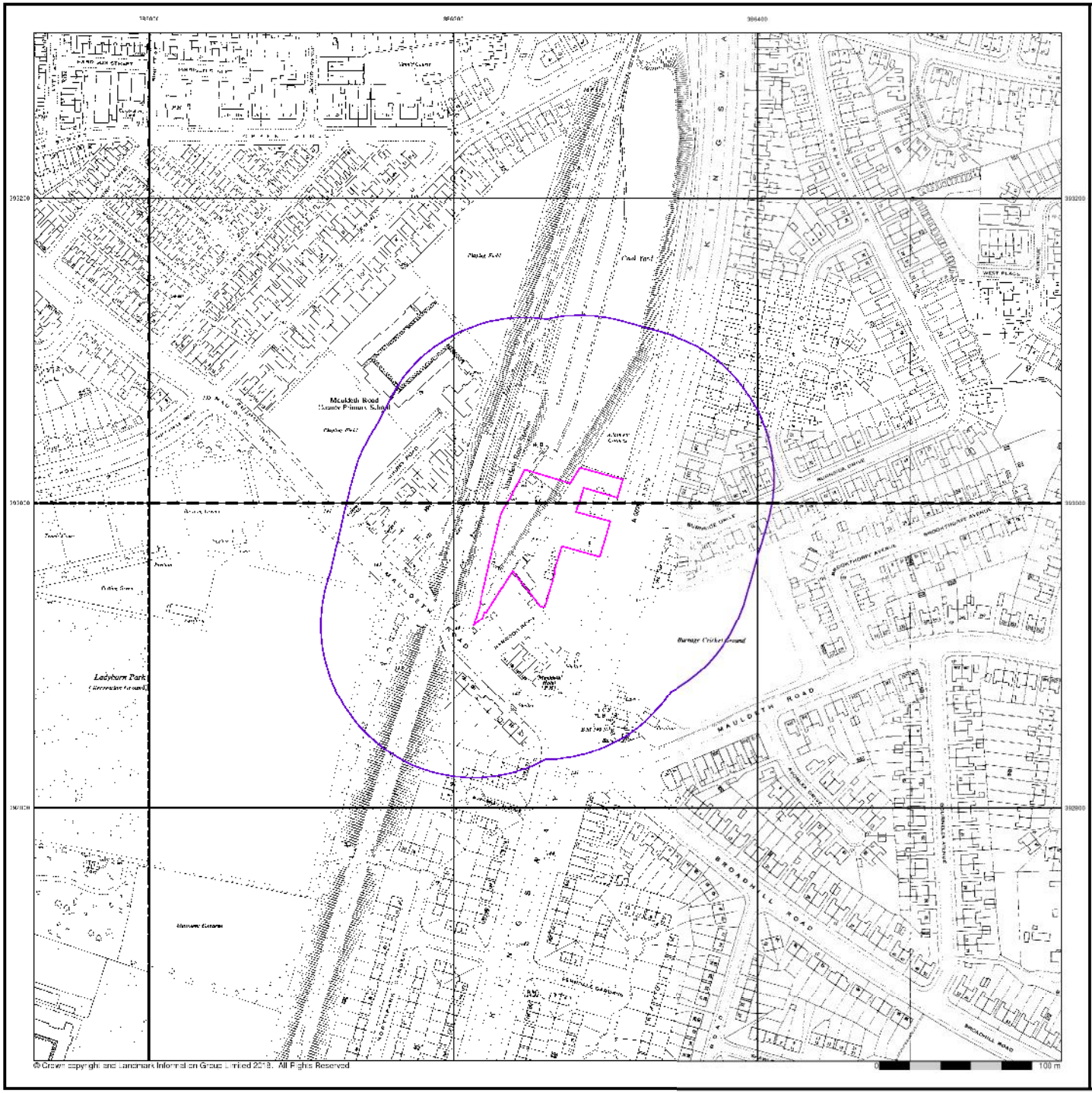

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Ordnance Survey Plan

Published 1958 - 1959

Source map scale - 1:2,500

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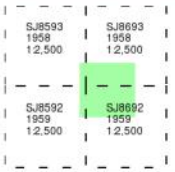
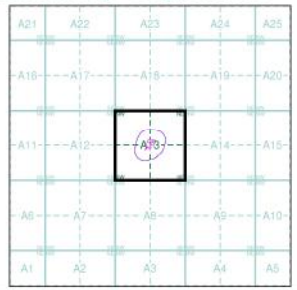
Map Name(s) and Date(s)



Historical Map - Segment A13



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Slice:	A
Site Area (Ha):	0.45
Search Buffer (m):	100

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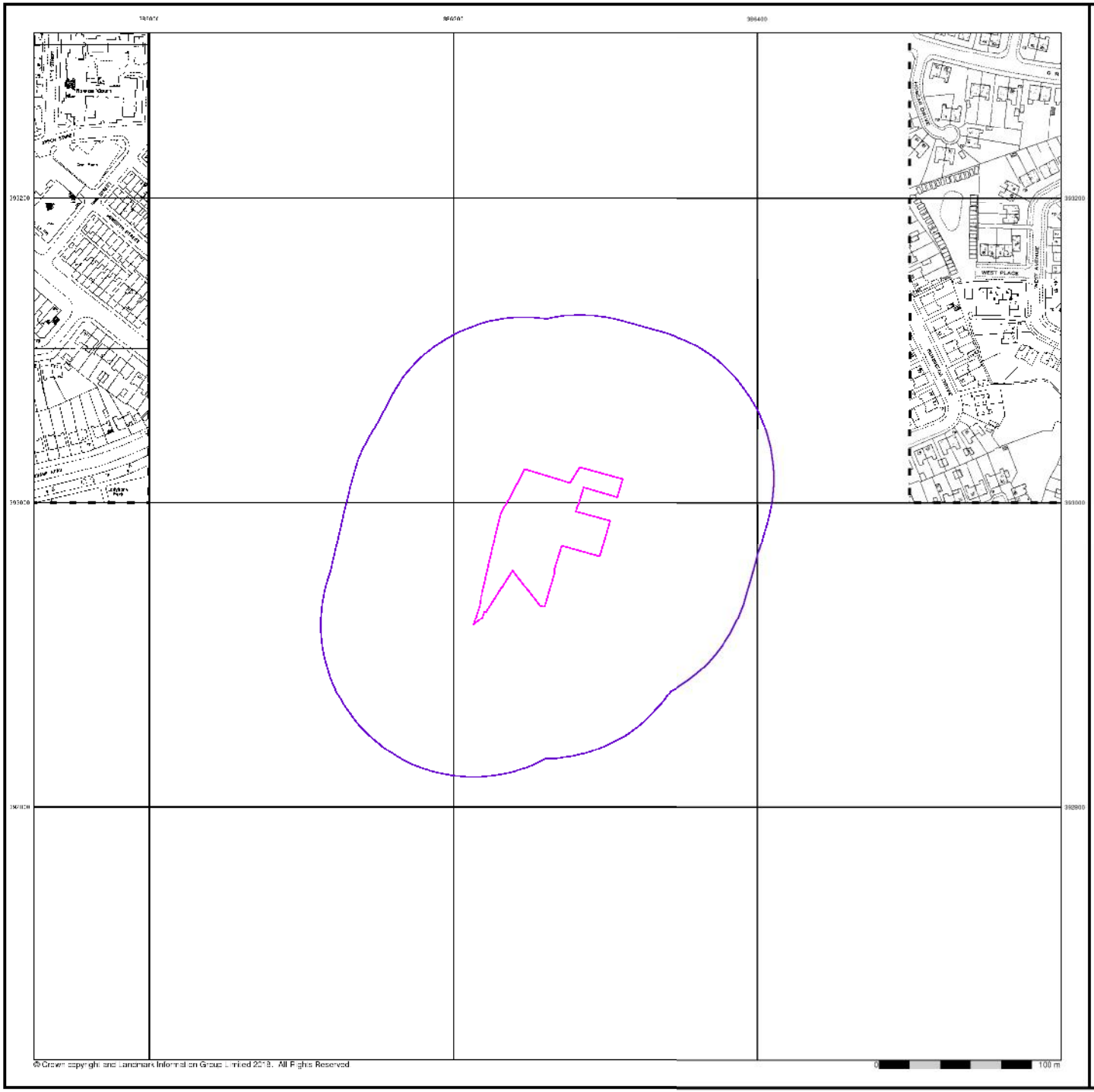

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Ordnance Survey Plan

Published 1975 - 1987

Source map scale - 1:1,250

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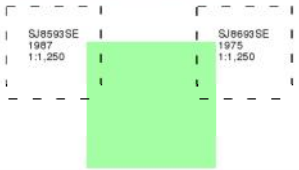
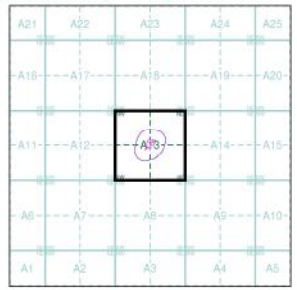
Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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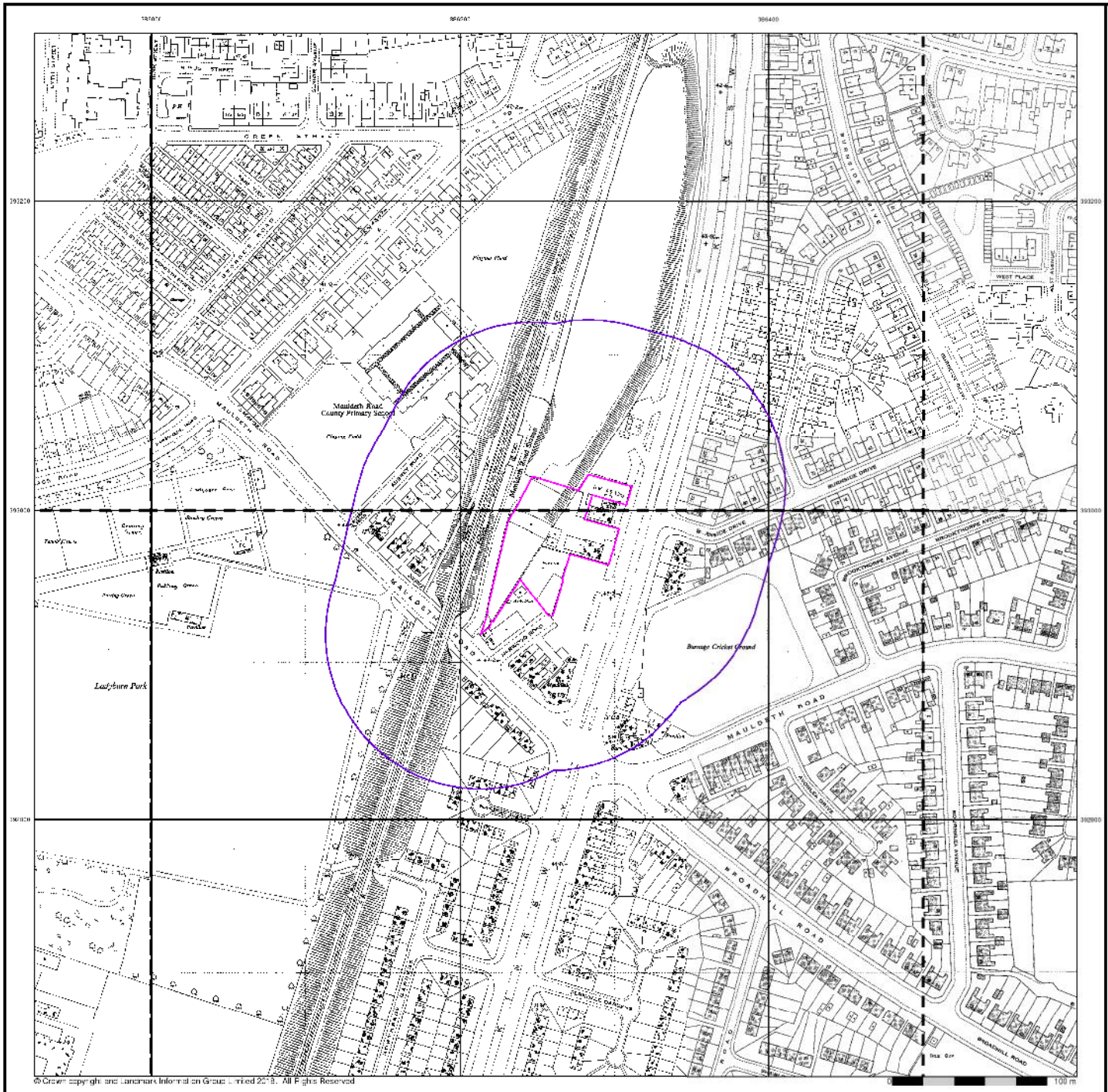
Site Details

140 Kingsway, Burnage, Manchester, M19 1BB



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Additional SIMs

Published 1979 - 1989

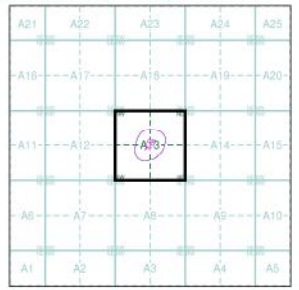
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8593SE 1979 1:1,250	SJ8693SW 1988 1:1,250	SJ8693SE 1988 1:1,250
SJ8592NE 1988 1:1,250	SJ8692NW 1989 1:1,250	SJ8692NE 1984 1:1,250

Historical Map - Segment A13



Order Details

Order Number:	179459612_1_1
Customer Ref:	5940 KBM
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Slice:	A
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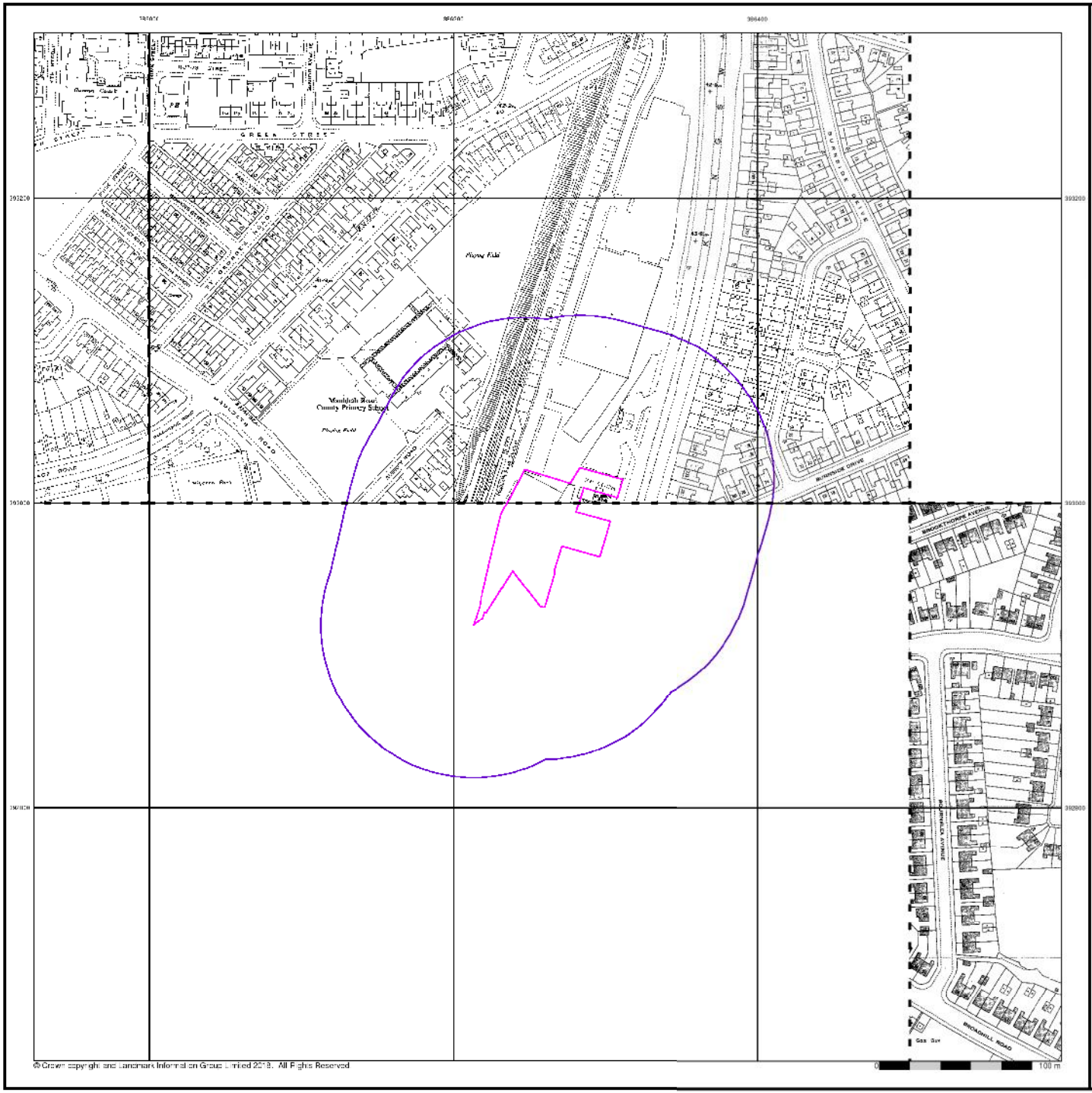
Search Buffer (m):	100

Site Details

140 Kingsway, Burnage, Manchester, M19 1BB



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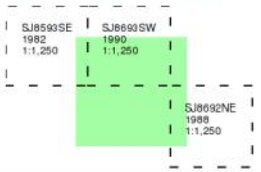
Additional SIMs

Published 1982 - 1990

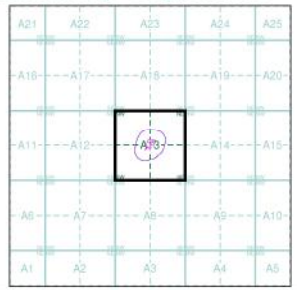
Source map scale - 1:1,250

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

Map Name(s) and Date(s)



Historical Map - Segment A13



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National Grid Reference:	386260, 392970
Slice:	A
Site Area (Ha):	0.45
Search Buffer (m):	100

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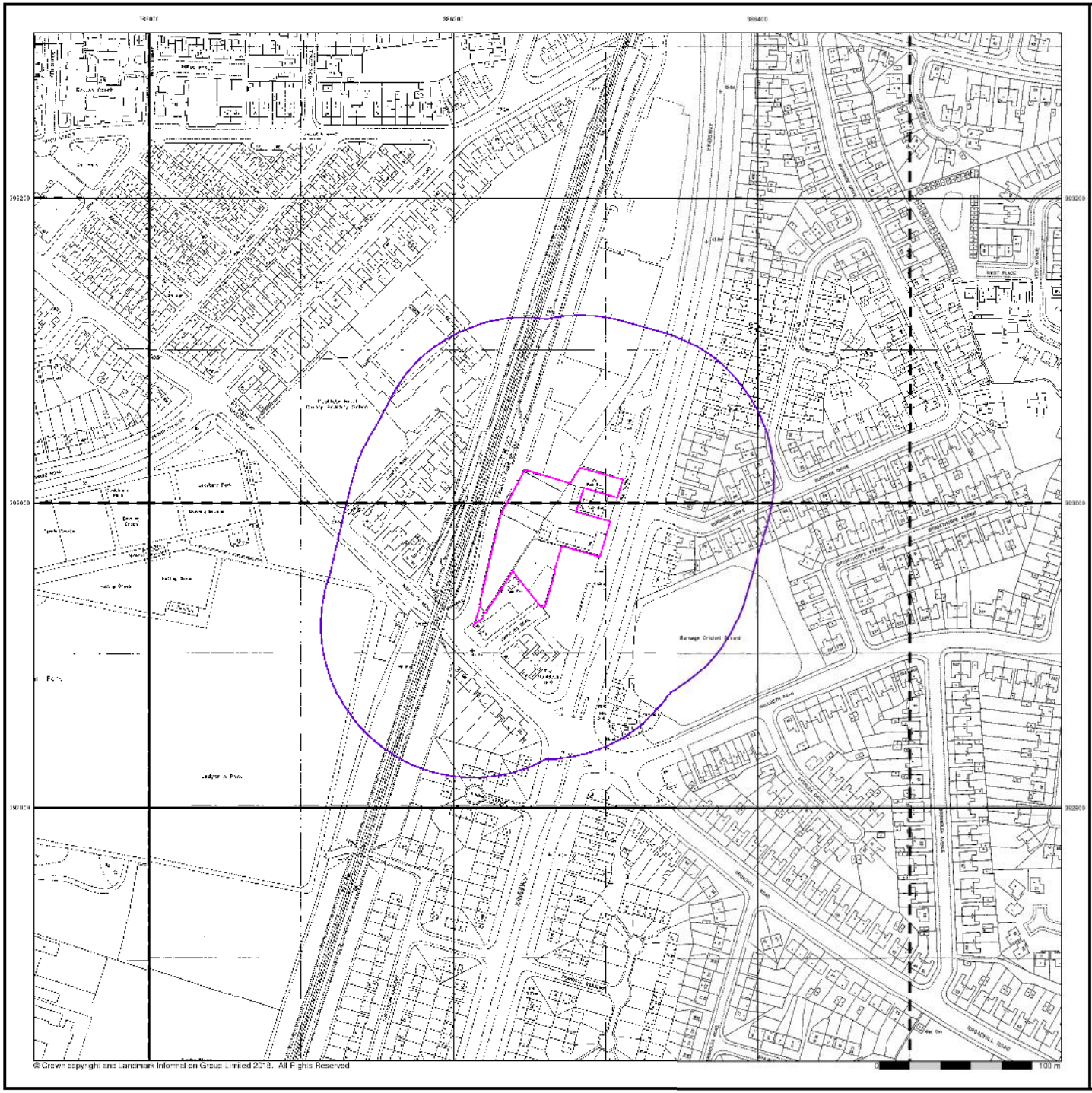

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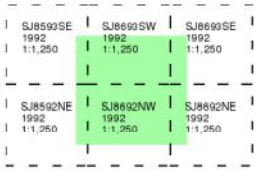
Large-Scale National Grid Data

Published 1992

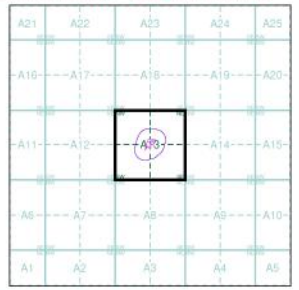
Source map scale - 1:1,250

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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Customer Ref:	5940 KBM
National Grid Reference:	386260, 392970
Slice:	A
Site Area (Ha):	0.45
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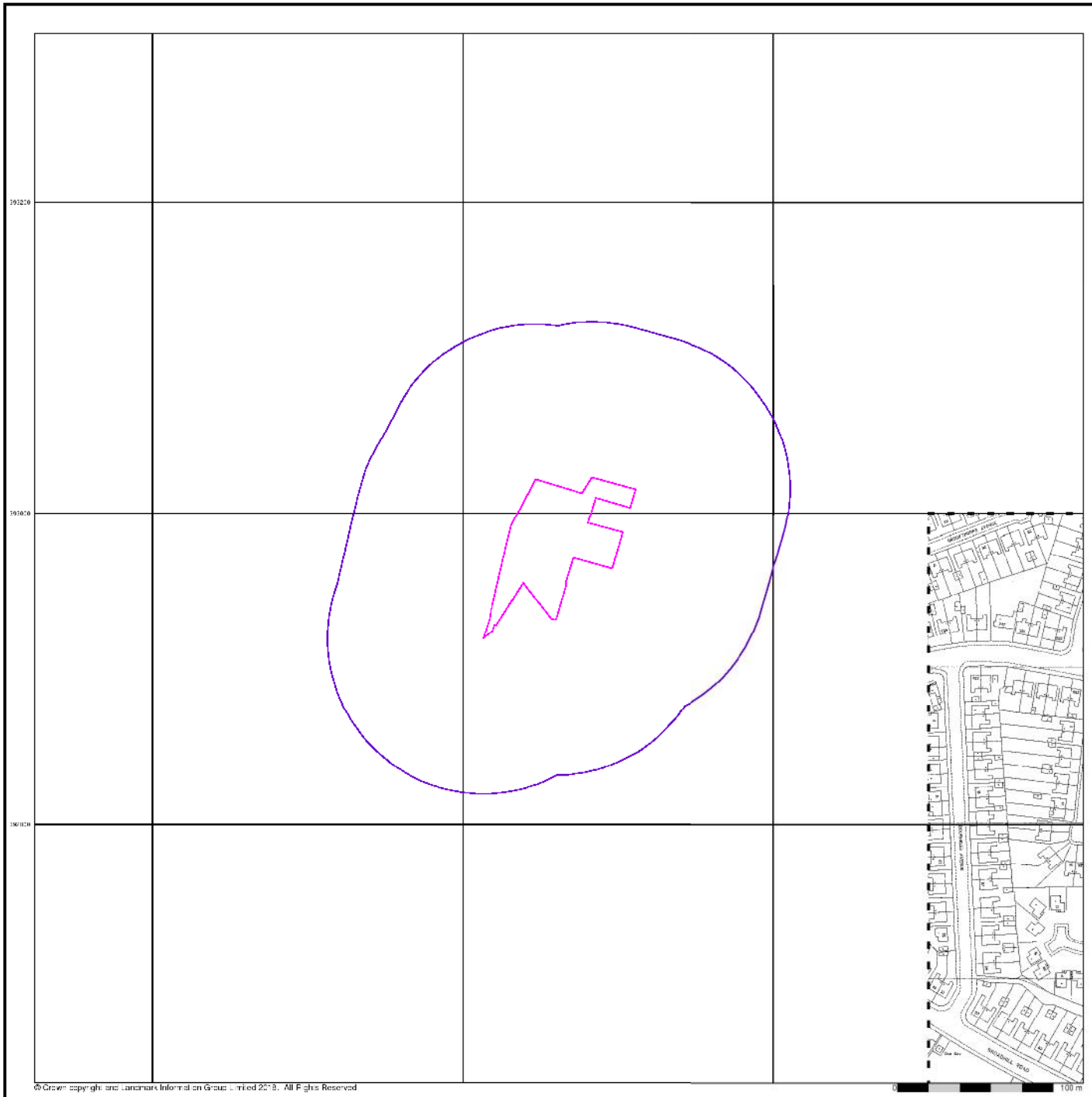

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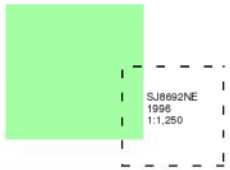
Large-Scale National Grid Data

Published 1996

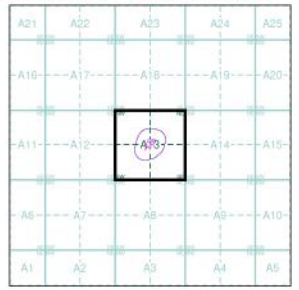
Source map scale - 1:1,250

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

Map Name(s) and Date(s)



Historical Map - Segment A13



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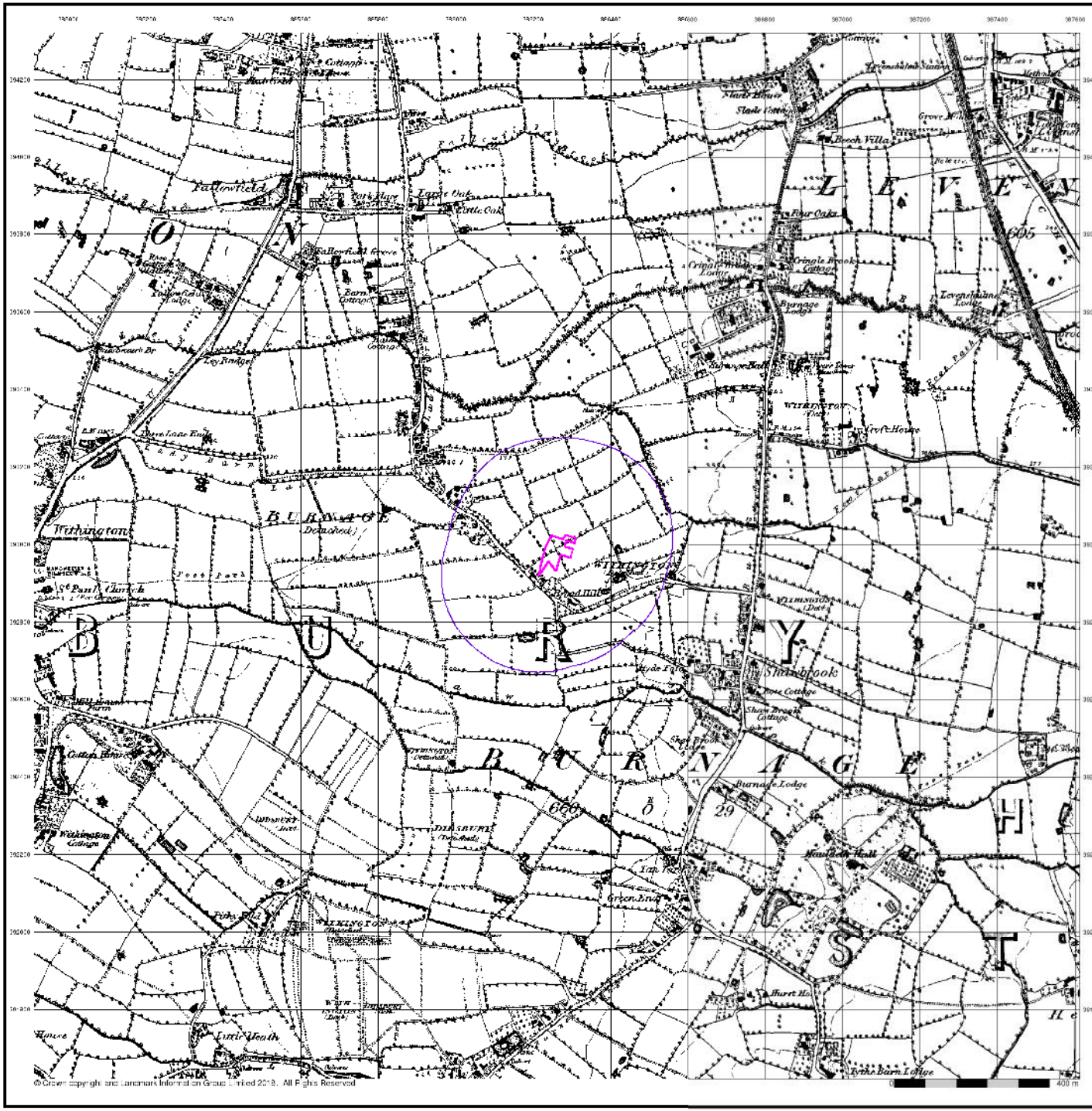

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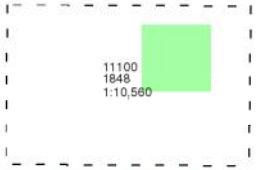
Lancashire And Furness

Published 1848

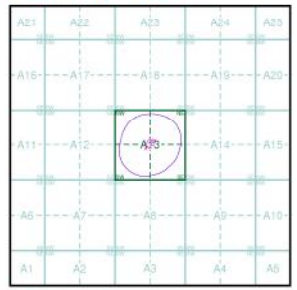
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

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Slice:	A
Site Area (Ha):	0.45
Search Buffer (m):	250

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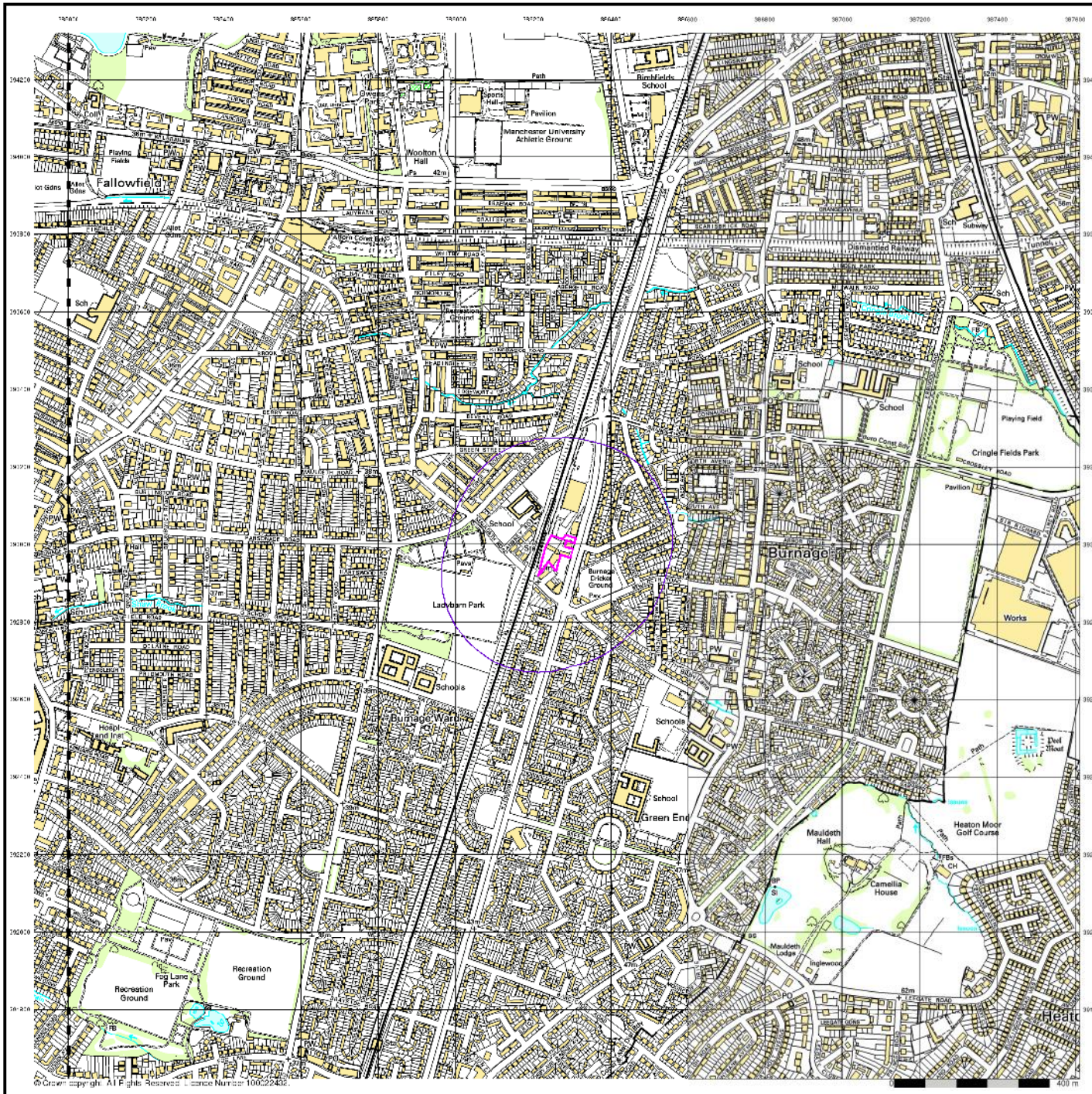

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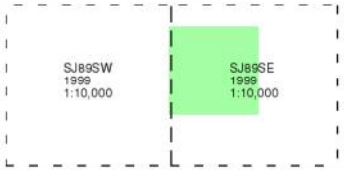
10k Raster Mapping

Published 1999

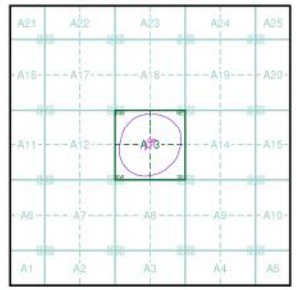
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number:	179459612_1_1
Customer Ref:	5940 KBM
National Grid Reference:	386260, 392970
Slice:	A
Site Area (Ha):	0.45
Search Buffer (m):	250

Site Details

140 Kingsway, Burnage, Manchester, M19 1BB

Appendix C

C1 Environmental Data Search

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Envirocheck® Report:

Datasheet

Order Details:

Order Number:
179459612_1_1

Customer Reference:
5940 KBM

National Grid Reference:
386260, 392970

Slice:
A

Site Area (Ha):
0.45

Search Buffer (m):
250

Site Details:

140 Kingsway
Burnage
Manchester
M19 1BB

Client Details:

Mr M Richardson
GeoAssist Ltd
Unit 4
Sheffield Street
Heaton Norris
Stockport
Cheshire
SK4 1RU

GeoAssist Limited
Civil, Environmental & Geotechnical
Telephone: +44 (0) 161 480 8885 e-mail : info@geoassist.co.uk

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Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	3
Hazardous Substances	-
Geological	4
Industrial Land Use	5
Sensitive Land Use	-
Data Currency	6
Data Suppliers	10
Useful Contacts	11

Introduction

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

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Contents

Report Version v53.0

GeoAssist Limited
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Summary

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

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Telephone: +44 (0) 161 480 8885 e-mail : info@geoassist.co.uk

Summary

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Waste			
BGS Recorded Landfill Sites			
Historical Landfill Sites			
Integrated Pollution Control Registered Waste Sites			
Licensed Waste Management Facilities (Landfill Boundaries)			
Licensed Waste Management Facilities (Locations)			
Local Authority Landfill Coverage	pg 3	1	n/a
Local Authority Recorded Landfill Sites			
Registered Landfill Sites			
Registered Waste Transfer Sites			
Registered Waste Treatment or Disposal Sites			
Hazardous Substances			
Control of Major Accident Hazards Sites (COMAH)			
Explosive Sites			
Notification of Installations Handling Hazardous Substances (NIHHS)			
Planning Hazardous Substance Consents			
Planning Hazardous Substance Enforcements			
Geological			
BGS 1:625,000 Solid Geology	pg 4	Yes	n/a
BGS Recorded Mineral Sites			
CBSCB Compensation District			n/a
Coal Mining Affected Areas			n/a
Mining Instability			n/a
Man-Made Mining Cavities			
Natural Cavities			
Non Coal Mining Areas of Great Britain			
Potential for Collapsible Ground Stability Hazards	pg 4	Yes	
Potential for Compressible Ground Stability Hazards			
Potential for Ground Dissolution Stability Hazards			
Potential for Landslide Ground Stability Hazards	pg 4	Yes	
Potential for Running Sand Ground Stability Hazards	pg 4	Yes	
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 4	Yes	
Radon Potential - Radon Affected Areas			n/a
Radon Potential - Radon Protection Measures			n/a

Summary

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Industrial Land Use			
Contemporary Trade Directory Entries	pg 5	2	8
Fuel Station Entries	pg 5		1
Gas Pipelines			
Underground Electrical Cables			
Sensitive Land Use			
Ancient Woodland			
Areas of Adopted Green Belt			
Areas of Unadopted Green Belt			
Areas of Outstanding Natural Beauty			
Environmentally Sensitive Areas			
Forest Parks			
Local Nature Reserves			
Marine Nature Reserves			
National Nature Reserves			
National Parks			
Nitrate Sensitive Areas			
Nitrate Vulnerable Zones			
Ramsar Sites			
Sites of Special Scientific Interest			
Special Areas of Conservation			
Special Protection Areas			
World Heritage Sites			

Agency & Hydrological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (W)	0	1	386258 392974
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NE (E)	144	1	386450 393050
1	**Local Authority Pollution Prevention and Controls** Name: Kingsway Service Station Location: 138 Kingsway, Burnage, MANCHESTER, Lancashire, M19 1BB Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/PFS/RM/016/05 Dated: 7th December 1998 Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station **Status: Authorised** Positional Accuracy: Manually positioned to the address or location	A13NE (NE)	9	2	386301 393027
	Nearest Surface Water Feature	A13NE (NE)	249	-	386547 393094
	River Quality Name: Cringle Bk GQA Grade: River Quality B Reach: Qsl At Heaton Chapel To Platt Bk Estimated Distance (km): 4.8 Flow Rate: Flow less than 0.31 cumecs Flow Type: River Year: 2000	A13NE (N)	126	3	386294 393148
	Water Abstractions Operator: Ocs Group Uk Ltd T/A Cannon Licence Number: 2569013021 Permit Version: 2 Location: Burnage Lane , Levenshulme, Manchester Authority: Environment Agency, North West Region Abstraction: Industrial; Commercial And Public Services: Laundry Use Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Burnage Lane, Levenshulme Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 17th January 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A14SW (E)	445	3	386720 392830
	Water Abstractions Operator: Cannon Hygiene Limited Licence Number: 2569013021 Permit Version: 1 Location: Burnage Lane , Levenshulme, Manchester Authority: Environment Agency, North West Region Abstraction: Industrial; Commercial And Public Services: Laundry Use Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Burnage Lane, Levenshulme Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 19th March 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A14SW (E)	445	3	386720 392830
	Groundwater Vulnerability Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise Map Sheet: Sheet 17 Derbyshire & North Staffordshire Scale: 1:100,000	A13NW (W)	0	3	386258 392974
	Drift Deposits Drift Deposit: Low permeability drift deposits occuring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium Map Sheet: Sheet 17 Derbyshire & North Staffordshire Scale: 1:100,000	A13NW (W)	0	3	386258 392974

Agency & Hydrological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A13NW (W)	0	1	386258 392974
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - Undifferentiated	A13NW (W)	0	1	386258 392974
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
2	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 42.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Shaw Brook Catchment Name: Mersey Primacy: 1	A13NE (E)	250	4	386548 393093

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: Manchester City Council - Had landfill data but passed it to the relevant environment agency		0	5	386258 392974

Geological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Permian Rocks (Undifferentiated)	A13NE (NE)	0	1	386301 392992
	BGS 1:625,000 Solid Geology Description: Triassic Rocks (Undifferentiated)	A13NW (W)	0	1	386258 392974
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	0	1	386258 392974
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	0	1	386258 392974
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	0	1	386258 392974
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	0	1	386258 392974
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	0	1	386258 392974
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	0	1	386258 392974
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	0	1	386258 392974
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	0	1	386258 392974

Industrial Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
3	**Contemporary Trade Directory Entries** Name: Kingsway Car Centre Location: 140, Kingsway, Manchester, M19 1BB Classification: Car Dealers - Used **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NE (E)	0	-	386280 392975
3	**Contemporary Trade Directory Entries** Name: Printessentials.Co.Uk Location: 140, Kingsway, Manchester, M19 1BB Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (E)	0	-	386280 392975
4	**Contemporary Trade Directory Entries** Name: Vehicle Solutions Manchester Ltd Location: 1a Station Approach,Mauldeth Road, Manchester, Greater Manchester, M19 1BA Classification: Garage Services **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A13SW (SW)	11	-	386223 392914
5	**Contemporary Trade Directory Entries** Name: Texaco Location: 138, Kingsway, Manchester, M19 1BB Classification: Petrol Filling Stations **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	12	-	386301 393029
6	**Contemporary Trade Directory Entries** Name: Khan Zada Food Location: 1a Mauldeth Rd, Manchester, Lancashire, M19 1BA Classification: Frozen Food Processors & Distributors **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A13SW (W)	42	-	386176 392940
7	**Contemporary Trade Directory Entries** Name: K K Damp Proofing Location: 251, Kingsway, Manchester, M19 1AL Classification: Damp & Dry Rot Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SE (SE)	92	-	386310 392855
7	**Contemporary Trade Directory Entries** Name: 999print Location: 251, Kingsway, Manchester, Lancashire, M19 1AL Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SE (SE)	92	-	386310 392855
8	**Contemporary Trade Directory Entries** Name: Epos G-Tech Ltd Location: 202, Mauldeth Road, Manchester, M19 1AJ Classification: Cash Registers & Check-Out Equipment **Status: Active** Positional Accuracy: Automatically positioned to the address	A13SE (SE)	156	-	386375 392828
9	**Contemporary Trade Directory Entries** Name: Talbot Road Garage Location: 1, Talbot Road, Fallowfield, Manchester, M14 6TA Classification: Breakdown and Recovery **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	207	-	386055 393101
9	**Contemporary Trade Directory Entries** Name: R R S Location: 1, Talbot Road, Fallowfield, Manchester, M14 6TA Classification: Car Breakdown & Recovery Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	207	-	386055 393101
10	**Fuel Station Entries** Name: Kingsway Burnage Service Station Location: 138, Kingsway , Burnage , Manchester, Greater Manchester, M19 1BB Brand: TEXACO Premises Type: Petrol Station **Status: Open** Positional Accuracy: Manually positioned to the address or location	A13NE (NE)	12	-	386304 393029

Data Currency

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices		
Stockport Metropolitan Borough Council - Environment Team (Land & Water)	December 2014	Annual Rolling Update
Manchester City Council - Environmental Health Department	September 2014	Annual Rolling Update
Discharge Consents		
Environment Agency - North West Region	July 2018	Quarterly
Enforcement and Prohibition Notices		
Environment Agency - North West Region	March 2013	As notified
Integrated Pollution Controls		
Environment Agency - North West Region	October 2008	Variable
Integrated Pollution Prevention And Control		
Environment Agency - North West Region	July 2018	Quarterly
Local Authority Integrated Pollution Prevention And Control		
Stockport Metropolitan Borough Council - Environmental Health Department, EEDD	October 2014	Variable
Manchester City Council - Environmental Health Department	September 2014	Variable
Local Authority Pollution Prevention and Controls		
Stockport Metropolitan Borough Council - Environmental Health Department, EEDD	October 2014	Annual Rolling Update
Manchester City Council - Environmental Health Department	September 2014	Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements		
Stockport Metropolitan Borough Council - Environmental Health Department, EEDD	October 2014	Variable
Manchester City Council - Environmental Health Department	September 2014	Variable
Nearest Surface Water Feature		
Ordnance Survey	September 2017	
Pollution Incidents to Controlled Waters		
Environment Agency - North West Region	January 2000	Not Applicable
Prosecutions Relating to Authorised Processes		
Environment Agency - North West Region	March 2013	As notified
Prosecutions Relating to Controlled Waters		
Environment Agency - North West Region	March 2013	As notified
Registered Radioactive Substances		
Environment Agency - North West Region	January 2015	
River Quality		
Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points		
Environment Agency - Head Office	July 2012	Annually
River Quality Chemistry Sampling Points		
Environment Agency - Head Office	July 2012	Annually
Substantiated Pollution Incident Register		
Environment Agency - North West Region - South Area	July 2018	Quarterly
Water Abstractions		
Environment Agency - North West Region	July 2018	Quarterly
Water Industry Act Referrals		
Environment Agency - North West Region	October 2017	Quarterly
Groundwater Vulnerability		
Environment Agency - Head Office	April 2015	Not Applicable
Drift Deposits		
Environment Agency - Head Office	January 1999	Not Applicable
Bedrock Aquifer Designations		
British Geological Survey - National Geoscience Information Service	August 2015	As notified
Superficial Aquifer Designations		
British Geological Survey - National Geoscience Information Service	August 2015	As notified

Data Currency

Agency & Hydrological	Version	Update Cycle
Source Protection Zones Environment Agency - Head Office	January 2018	Quarterly
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	May 2018	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	May 2018	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	May 2018	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	May 2018	Quarterly
Flood Defences Environment Agency - Head Office	May 2018	Quarterly
OS Water Network Lines Ordnance Survey	May 2018	Quarterly
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	As notified
Waste	**Version**	**Update Cycle**
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Historical Landfill Sites Environment Agency - Head Office	April 2018	Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - North West Region	October 2008	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - North West Region - South Area	April 2018	Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - North West Region - South Area	July 2018	Quarterly
Local Authority Landfill Coverage Manchester City Council - Planning Department Stockport Metropolitan Borough Council - Environmental Health Department, EEDD	May 2000 May 2000	Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Manchester City Council - Planning Department Stockport Metropolitan Borough Council - Environmental Health Department, EEDD	May 2000 May 2000	Not Applicable Not Applicable
Registered Landfill Sites Environment Agency - North West Region - South Area	March 2003	Not Applicable
Registered Waste Transfer Sites Environment Agency - North West Region - South Area	March 2003	Not Applicable
Registered Waste Treatment or Disposal Sites Environment Agency - North West Region - South Area	March 2003	Not Applicable

Data Currency

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	April 2018	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	Variable
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements Manchester City Council - Planning Department Stockport Metropolitan Borough Council - Environment and Economic Development	February 2016 February 2016	Variable Variable
Planning Hazardous Substance Consents Manchester City Council - Planning Department Stockport Metropolitan Borough Council - Environment and Economic Development	February 2016 February 2016	Variable Variable
Geological	**Version**	**Update Cycle**
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	Not Applicable
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	May 2018	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011	Not Applicable
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	As notified
Mining Instability Ove Arup & Partners	October 2000	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	As notified
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	As notified
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	As notified

Data Currency

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	May 2018	Quarterly
Fuel Station Entries Catalist Ltd - Experian	August 2018	Quarterly
Gas Pipelines National Grid	July 2014	
Underground Electrical Cables National Grid	December 2015	
Sensitive Land Use	**Version**	**Update Cycle**
Ancient Woodland Natural England	August 2018	Bi-Annually
Areas of Adopted Green Belt Manchester City Council Stockport Metropolitan Borough Council	August 2018 August 2018	As notified As notified
Areas of Unadopted Green Belt Manchester City Council Stockport Metropolitan Borough Council	August 2018 August 2018	As notified As notified
Areas of Outstanding Natural Beauty Natural England	August 2018	Bi-Annually
Environmentally Sensitive Areas Natural England	January 2017	
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	August 2018	Bi-Annually
Marine Nature Reserves Natural England	January 2018	Bi-Annually
National Nature Reserves Natural England	August 2018	Bi-Annually
National Parks Natural England	April 2017	Bi-Annually
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	October 2015	
Ramsar Sites Natural England	August 2018	Bi-Annually
Sites of Special Scientific Interest Natural England	February 2018	Bi-Annually
Special Areas of Conservation Natural England	August 2018	Bi-Annually
Special Protection Areas Natural England	August 2018	Bi-Annually

Data Suppliers

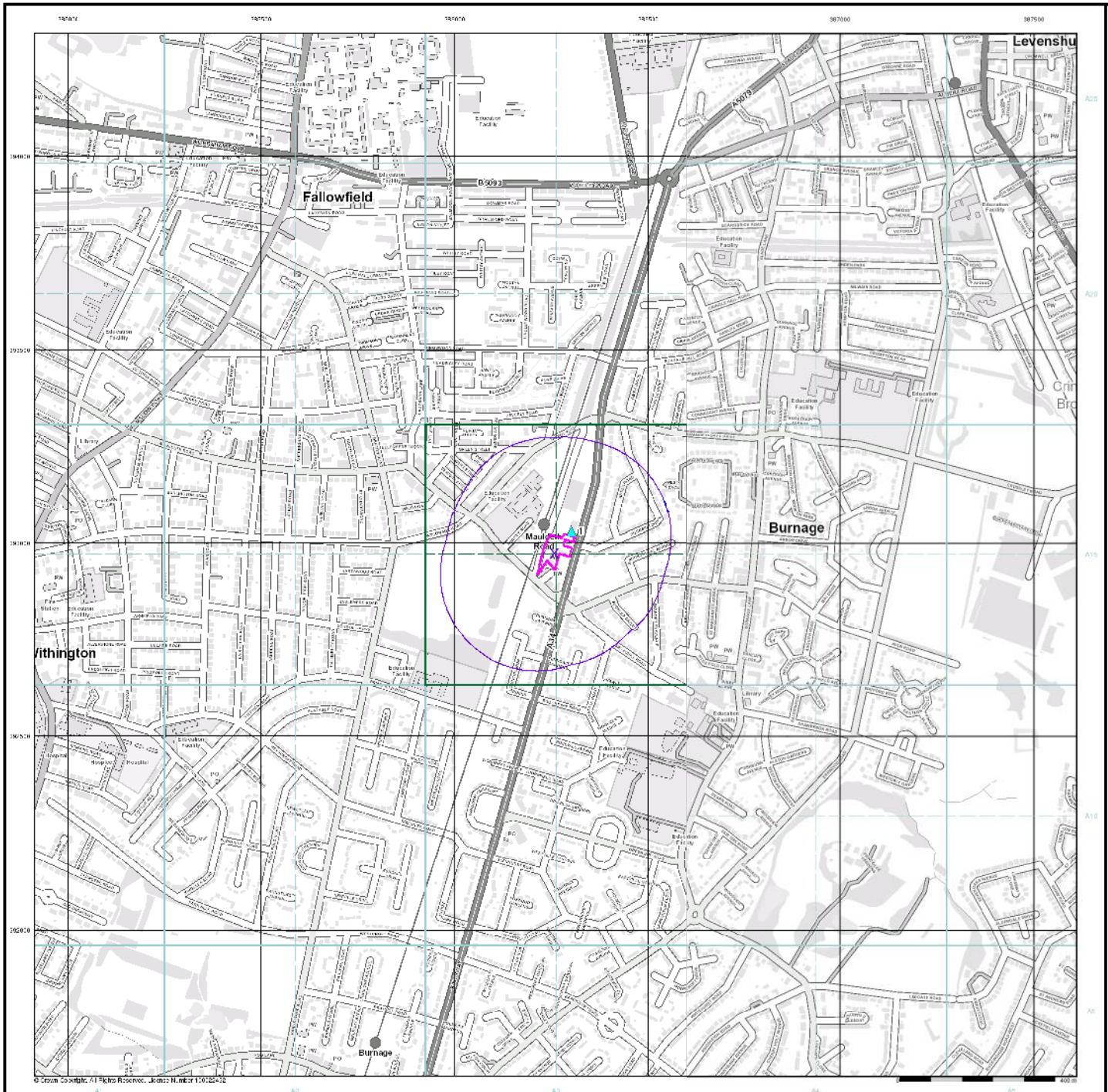
A selection of organisations who provide data within this report

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

Useful Contacts

Contact	Name and Address	Contact Details
1	**British Geological Survey - Enquiry Service** British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	**Manchester City Council - Environmental Health Department** PO Box 463, Town Hall Extension, Albert Square, Manchester, Greater Manchester, M60 3NY	Telephone: 0161 234 4884 / 234 4873. Fax: 0161 234 4508 Website: www.manchester.gov.uk
3	**Environment Agency - National Customer Contact Centre (NCCC)** PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
4	**Ordnance Survey** Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
5	**Manchester City Council - Planning Department** Town Hall, Manchester, Greater Manchester, M60 2LA	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
6	**Natural England** County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
-	**Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards** Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	**Landmark Information Group Limited** Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

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



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General
Specified Site | Specified Buffer(s) | Bearing Reference Point | Map ID
Several of Type at Location

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

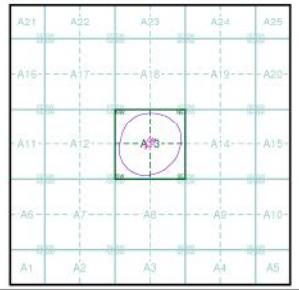
Waste
- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)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

Geological
- BGS Recorded Mineral Site

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

Industrial Land Use
- Contemporary Trade Directory Entry
- Fuel Station Entry

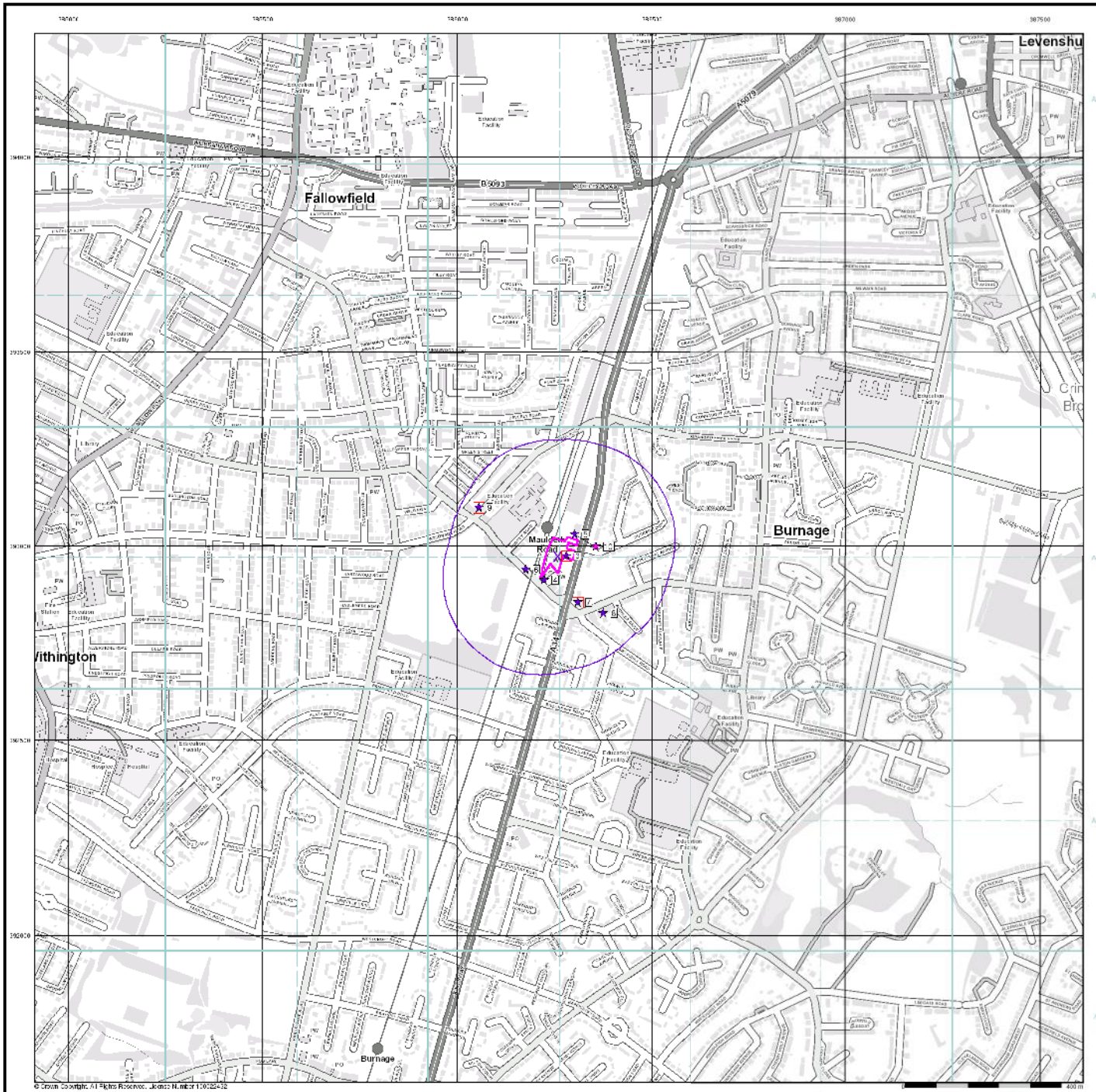
Site Sensitivity Map - Slice A



Order Details

Order Number:	179459612_1_1
Customer Ref:	5940 KBM
National Grid Reference:	386260, 392970
Slice:	A
Site Area (Ha):	0.45
Search Buffer (m):	250

Site Details
140 Kingsway, Burnage, Manchester, M19 1BB



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Industrial Land Use Map

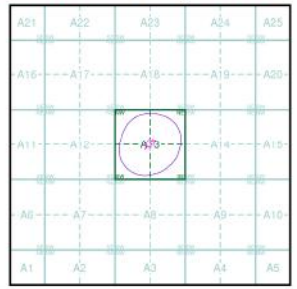
General

Specified Site | Specified Buffer(s) | Bearing Reference Point
Slice | Map ID

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- Gas Pipeline
- Underground Electrical Cables

Industrial Land Use Map - Slice A



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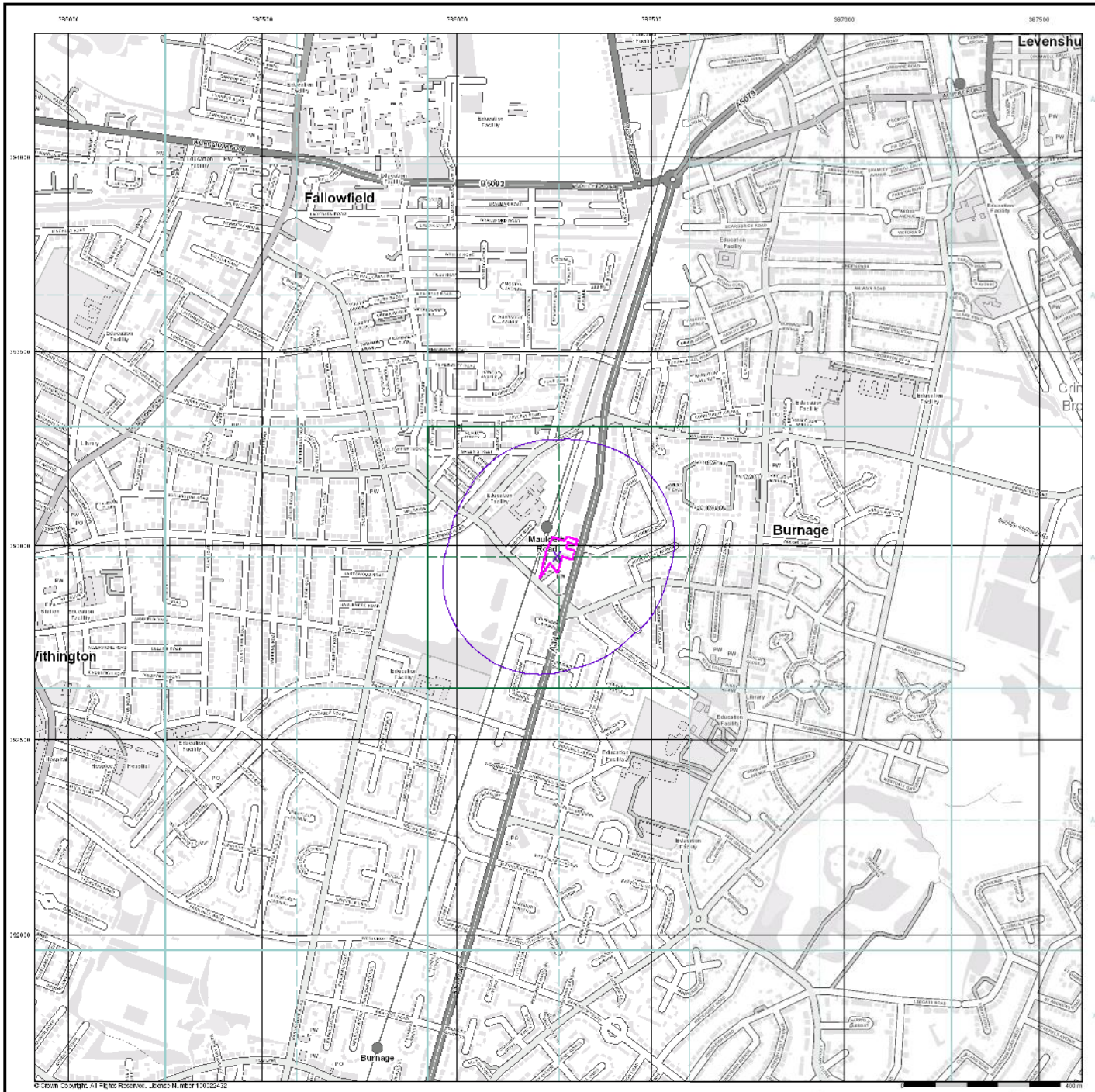
Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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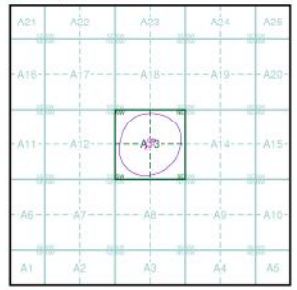
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice A



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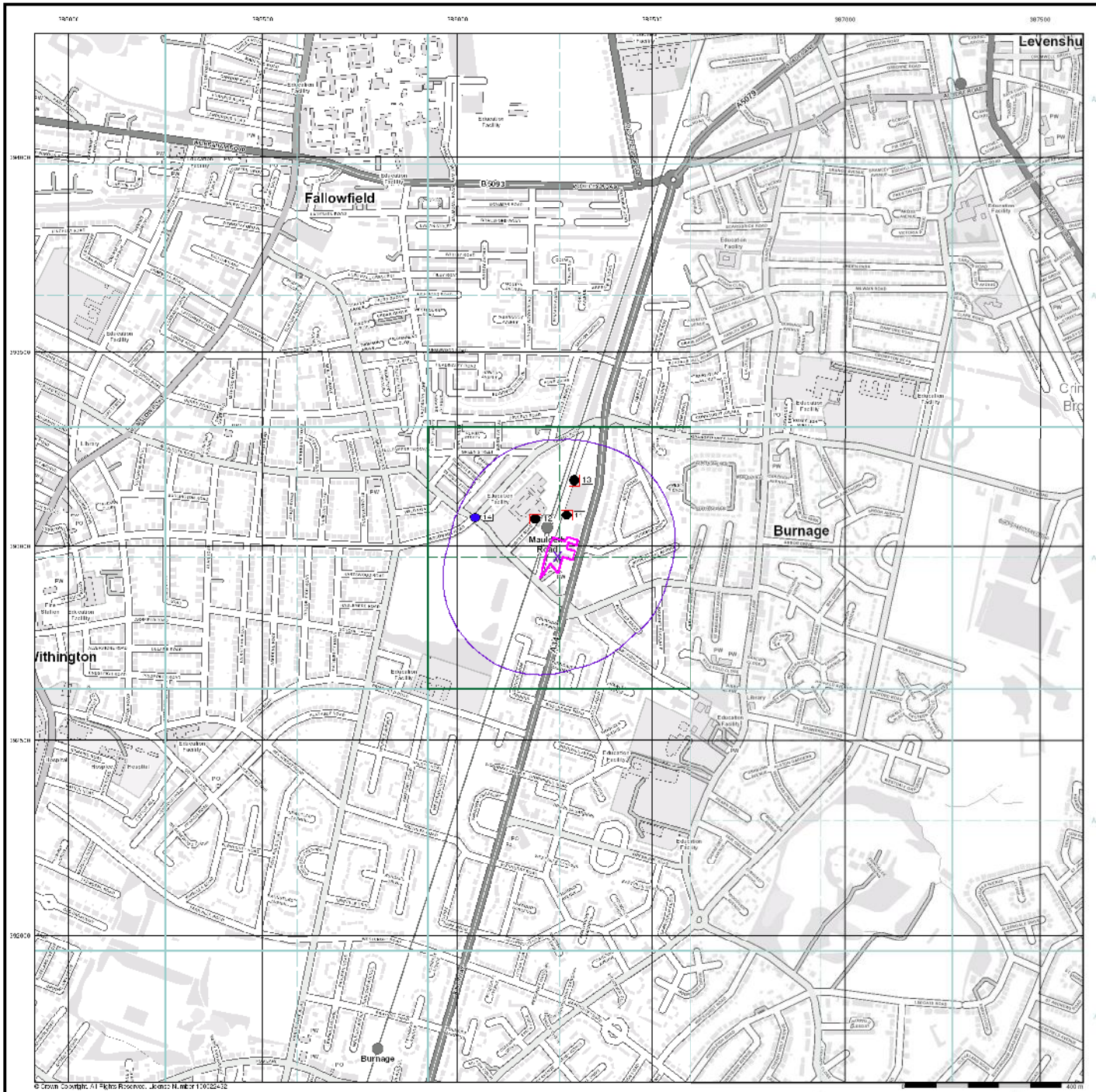

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General

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

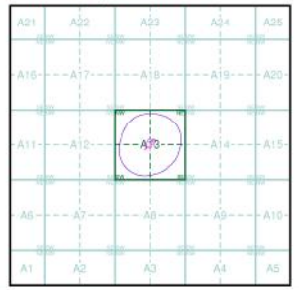
Agency and Hydrological (Boreholes)

- BGS Borehole Depth 0 - 10m
- BGS Borehole Depth 10 - 30m
- BGS Borehole Depth 30m +
- Confidential
- Other

For Borehole information please refer to the Borehole .csv file which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Borehole Map - Slice A



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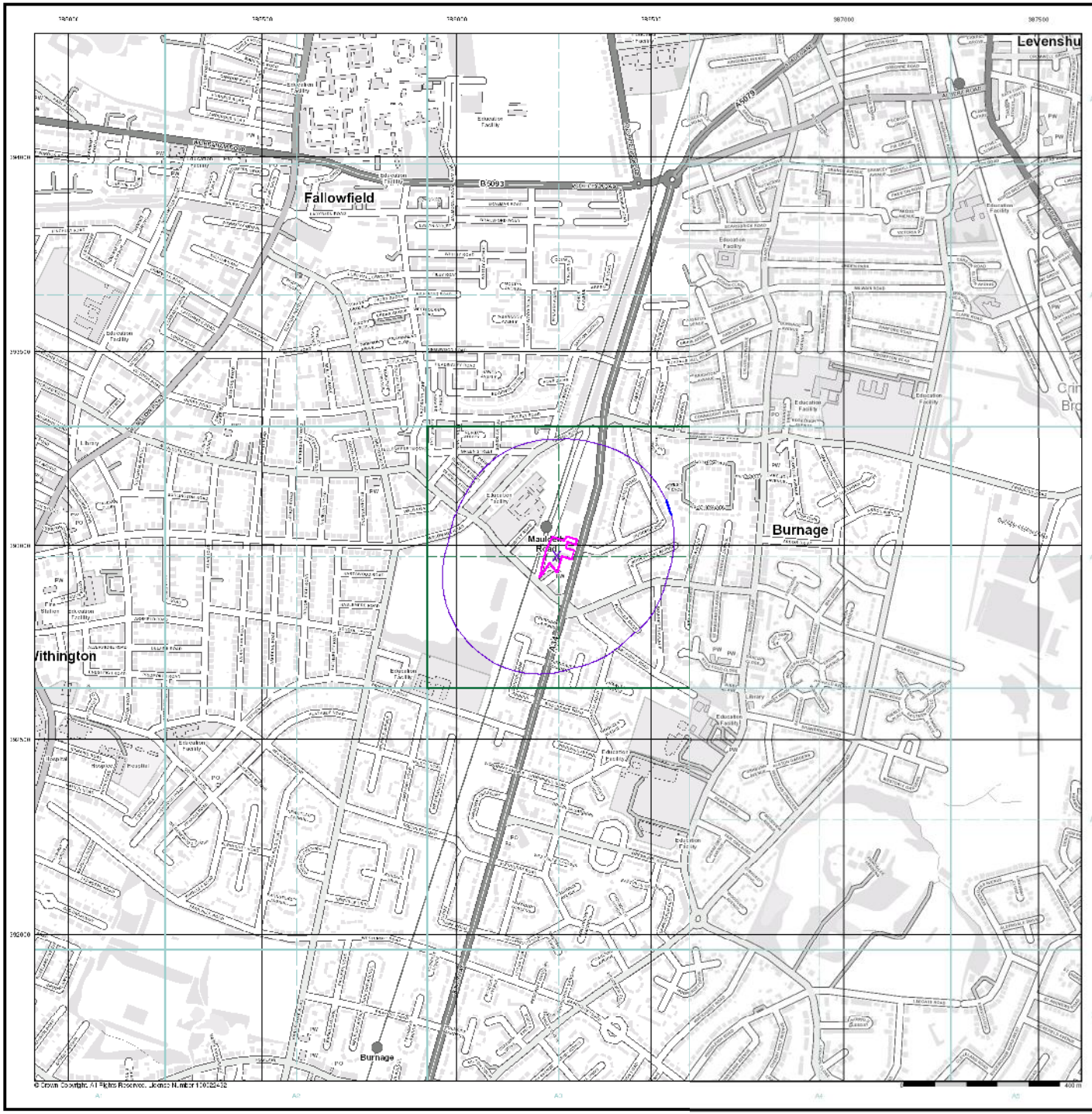

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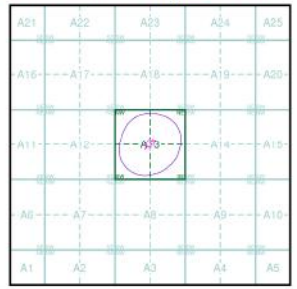
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

OS Water Network Data

- Canal
- Reservoir
- Foreshore
- Marsh
- Tidal River
- Inland River
- Drain
- Other
- Lake
- Transfer
- Lock Or Flight Of Locks
- Sea

OS Water Network Map - Slice A



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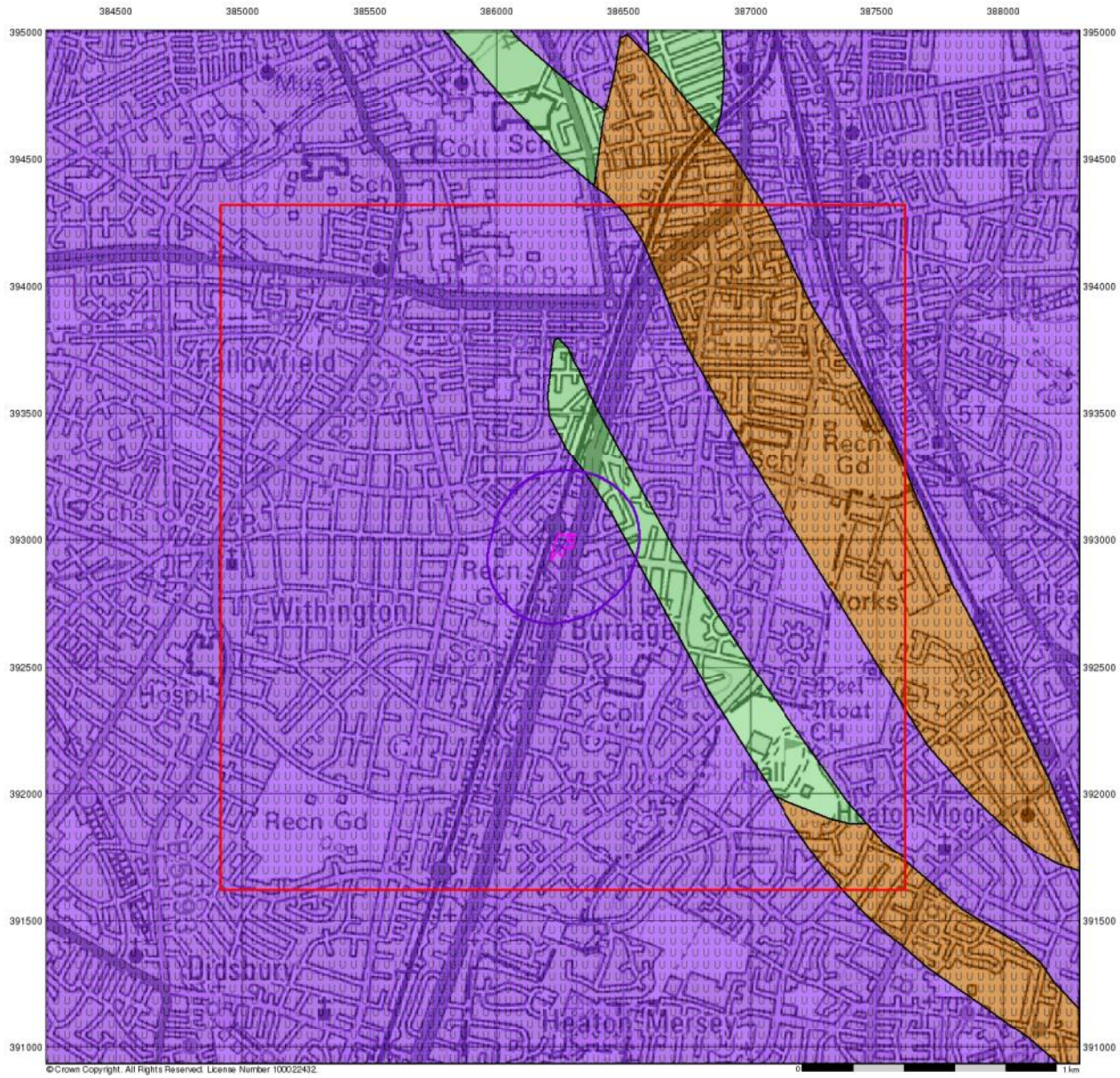

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Groundwater Vulnerability

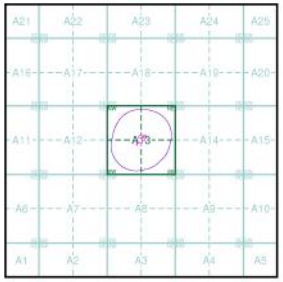
General

Specified Site | Specified Buffer(s) | Bearing Reference Point
Slice | Map ID

Agency and Hydrological

Geological Classes	Soil Classes
Major Aquifer (Highly Permeable)	High (H) 1, 2, 3, U
	Intermediate (I) 1, 2
	Low
Minor Aquifer (Variably Permeable)	High (H) 1, 2, 3, U
	Intermediate (I) 1, 2
	Low
Non Aquifer (Negligibly Permeable)	
Water or Sea	
Drift Deposit	

Site Sensitivity Context Map - Slice A



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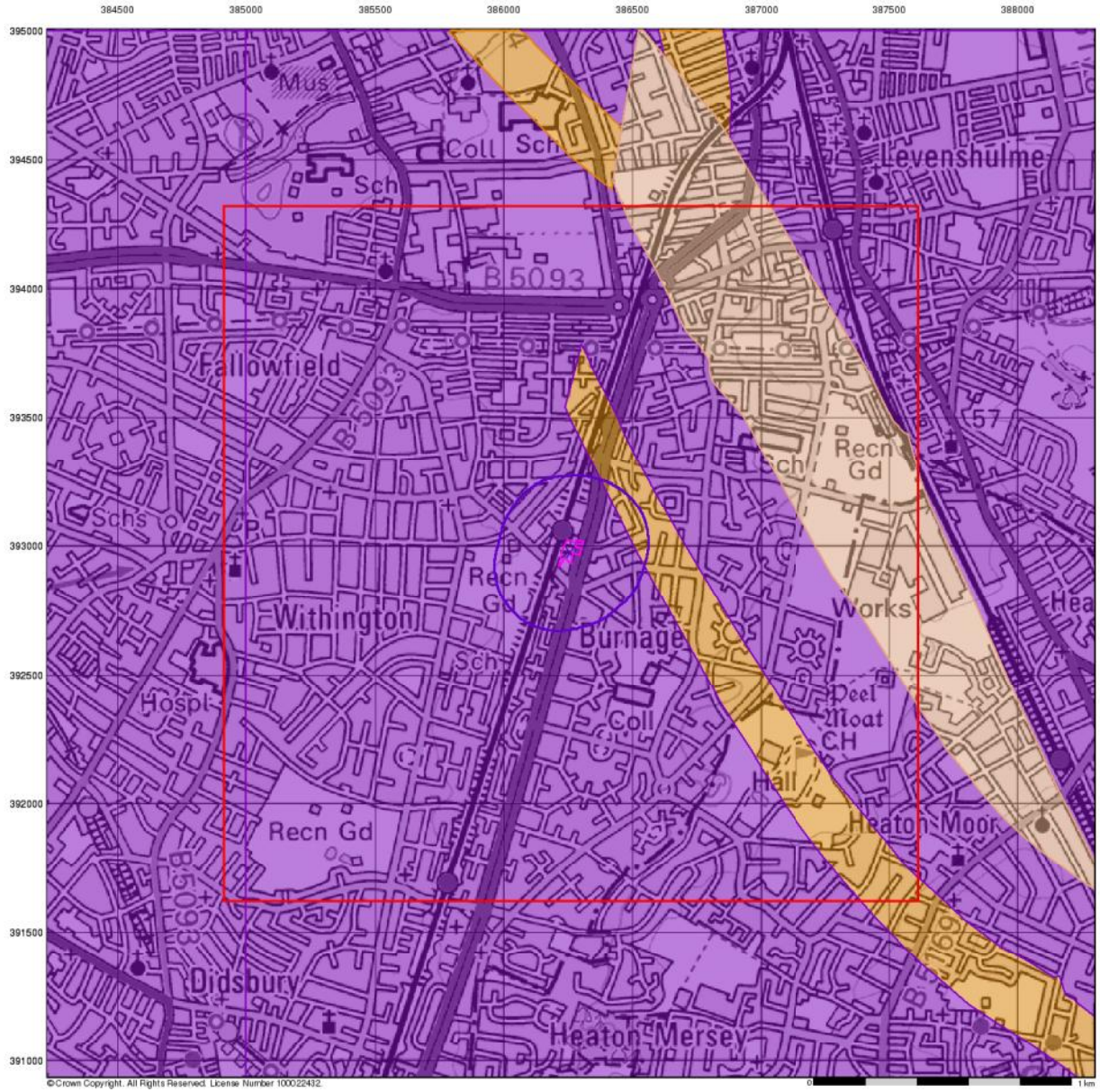

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Bedrock Aquifer Designation

General

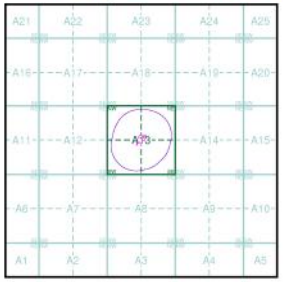
Specified Site | Specified Buffer(s) | Bearing Reference Point
Slice | Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



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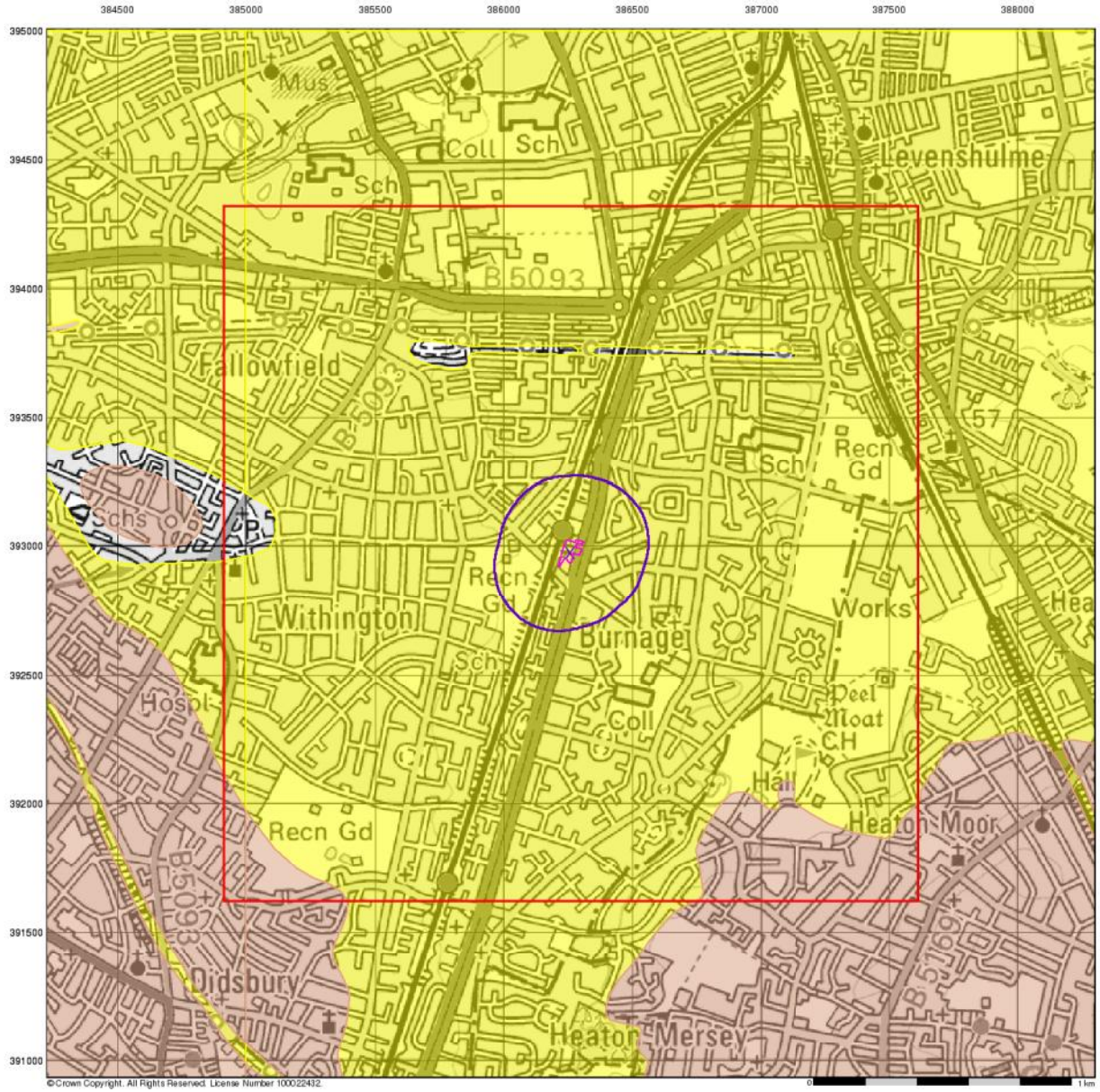

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Superficial Aquifer Designation

General

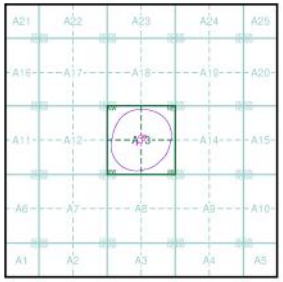
Specified Site | Specified Buffer(s) | Bearing Reference Point
Slice | Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



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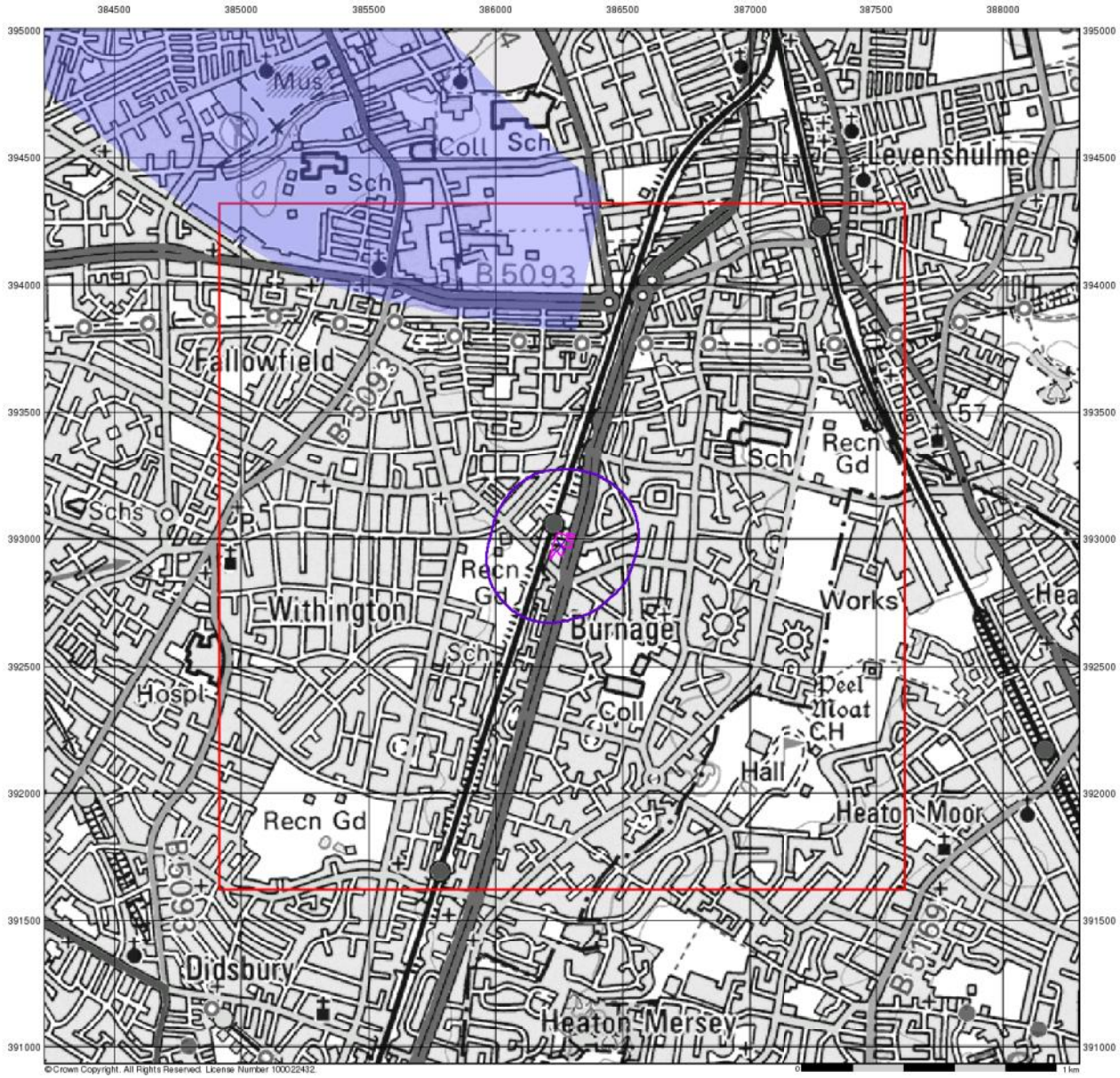

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Source Protection Zones

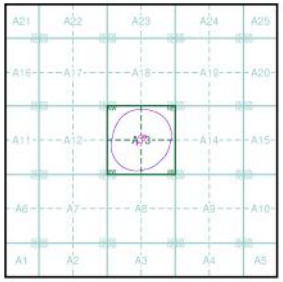
General

Specified Site | Specified Buffer(s) | Bearing Reference Point
Slice | Map ID

Agency and Hydrological

- Inner zone (Zone 1)
- Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- Total catchment - subsurface activity only (Zone 3c)
- Special interest (Zone 4)

Site Sensitivity Context Map - Slice A



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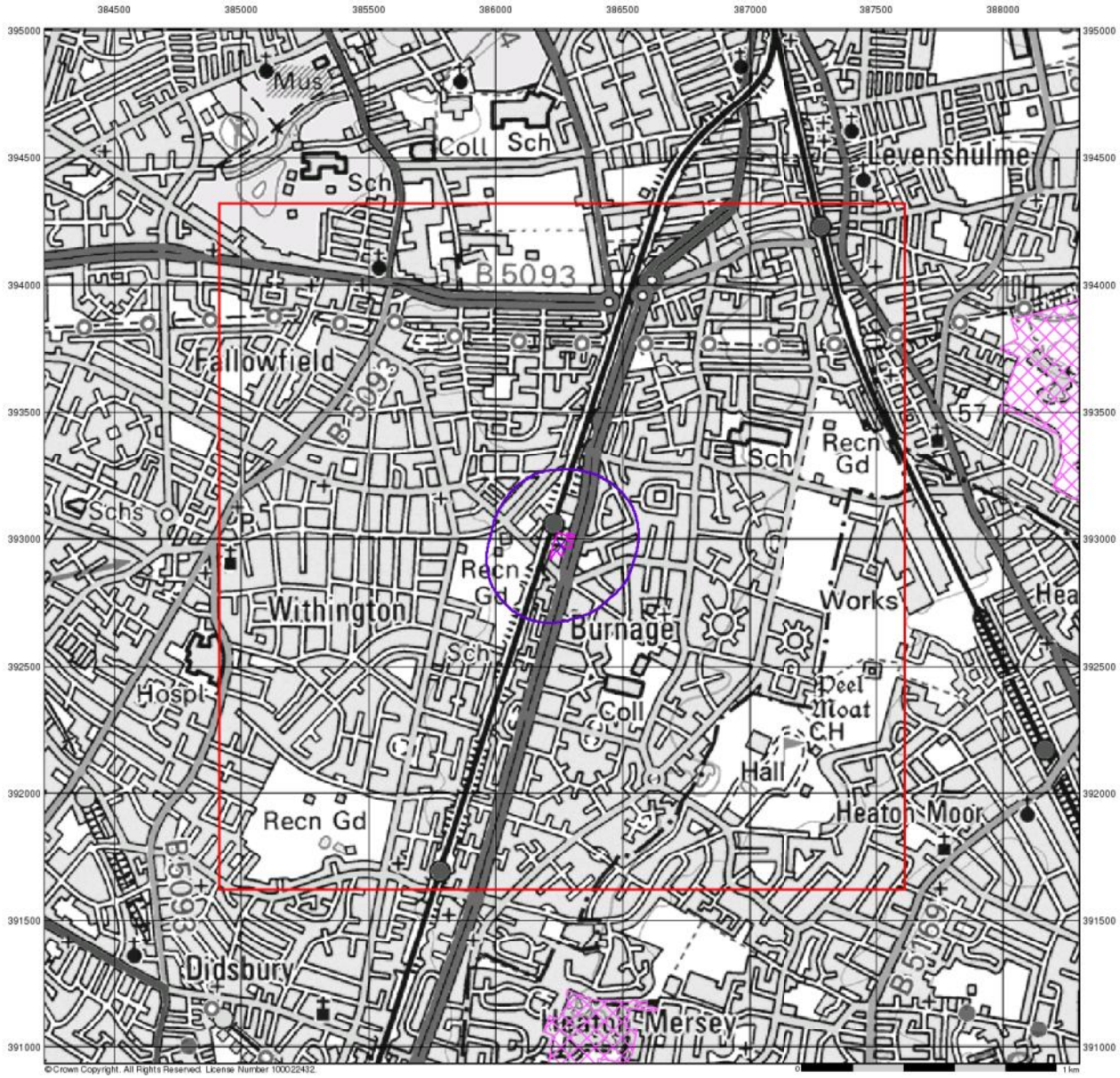

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Sensitive Land Uses

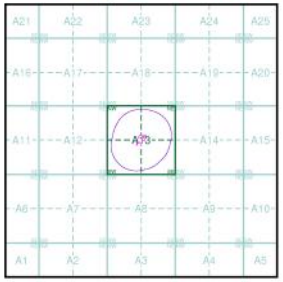
General

Specified Site | Specified Buffer(s) | Bearing Reference Point
Slice | Map ID

Sensitive Land Uses

- Ancient Woodland
- Area of Adopted Green Belt
- Area of Unadopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- World Heritage Sites

Site Sensitivity Context Map - Slice A



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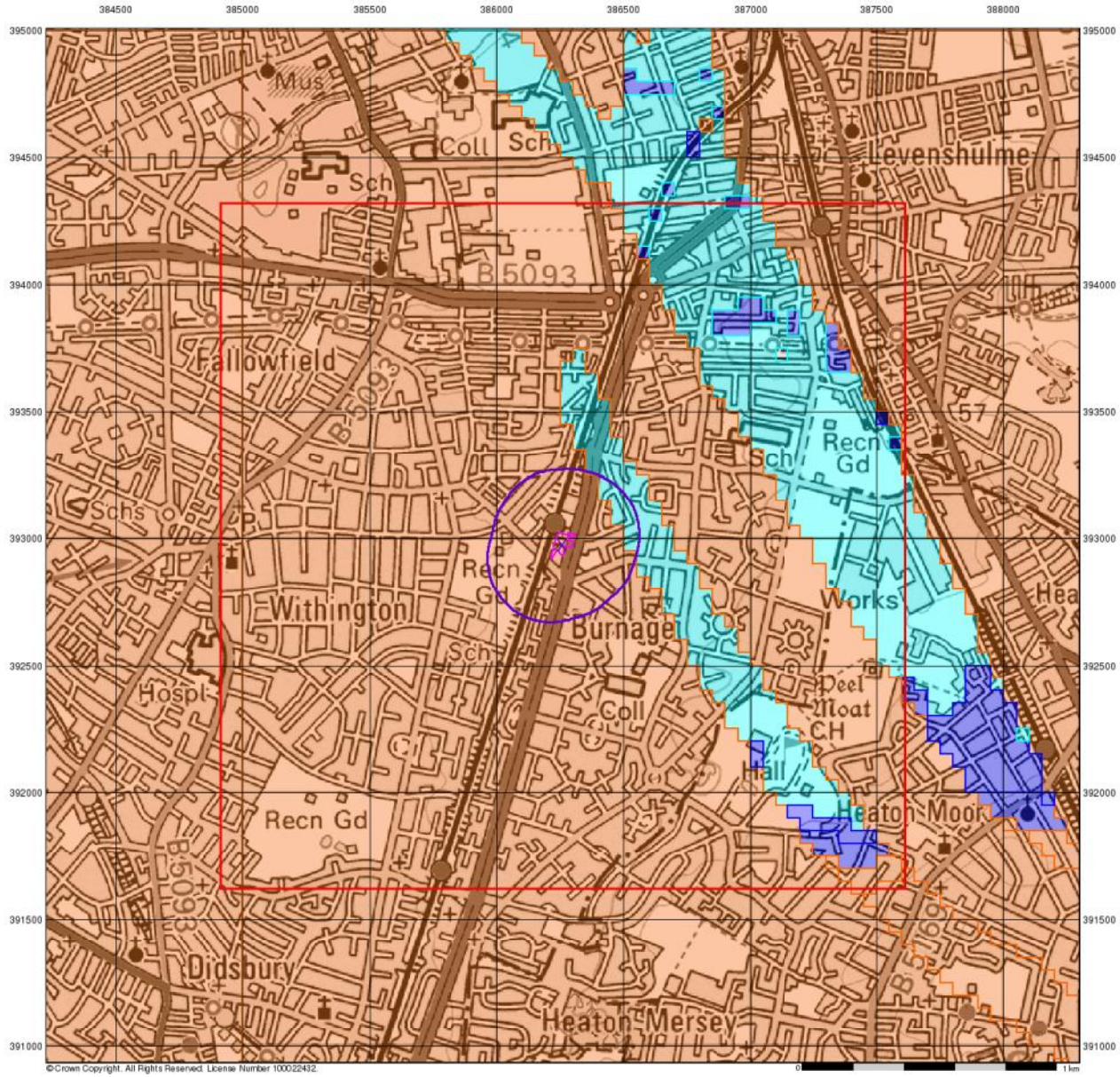

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BGS Flood GFS Data

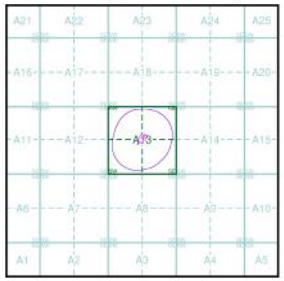
General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice

Agency and Hydrological (Flood)

- Limited Potential for Groundwater Flooding to Occur
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding to Occur at Surface

Site Sensitivity Context Map - Slice A



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