GeoSmart Information

Executive Summary

The purpose of this EnviroSmart report is to provide clear and pragmatic advice regarding the nature and potential significance of contaminated land hazards which may be present at the study site. GeoSmart are providing consultancy and professional opinion based upon our collation, interpretation and assessment of information contained within an Envirocheck report, and other sources where expressly stated (i.e. site visits, photographs, and anecdotal evidence). It is acknowledged that the risk assessment findings are based on documentary sources of information alone.

Site analysis

1. **Probability/likelihood** of a contaminant hazard at the Site	High likelihood	
	Likely	
	Low likelihood	
	Unlikely	
2. Potential **severity/consequence** of any impacts	Severe	
	Medium	
	Mild	
	Minor	
3. **Overall land quality risks posed by the Site**	Very high	
	High	
	Moderate	
	Moderate/low	
	Low	
	Very low	

Summary of existing and proposed development

The Site is currently a vacant former public house. The proposed development is to remove recent additions to the public house and change the use of the ground floor to office space, provide 3 apartments on the upper floors (2 currently exist), and to provide family housing on the car park.

Environmental Setting

The underlying superficial geology consists of Glaciofluvial Sheet Deposits, Devensian which is classified as a Secondary (A) Aquifer and the bedrock geology consists of Wilmslow Sandstone Formation which is classified as a Principal Aquifer.

There are no significant surface water features within 250 m of the Site.

There are no environmentally sensitive land uses within 500 m of the Site.

Site History

The Site was first developed in 1893 with large building in the eastern corner matching the current Site layout. Overtime several smaller buildings have been present in the north and west of the Site which were subsequently demolished. The reported use of the Site is as a public house, residential and school. Off-Site land uses include the town/corporation yard adjacent to the north west, railway line adjacent to the east, electricity sub station c. 10 m north and garage c. 135 m north east.

Radon

The Site lies in an area where <1% of homes are at or above the UK radon action level (200 Bq/m3).

Coal Mining

The Site does not lie within an identified coal mining area and is therefore unlikely to be affected by related ground stability or mine gas issues.

Summary of Conceptual Site Model (CSM)

On-Site

Source of Contamination

Potential for inorganic and low volatility organic contaminants and asbestos containing material to be present within the subsurface soils associated with the multiple phases of construction and demolition at the Site overtime.

Receptors

Human Health, Controlled Water (Groundwater within the underlying superficial Secondary (A) Aquifer and bedrock Principal Aquifer.

Human Health (pathway)

Dermal contact, ingestion & inhalation of soils & soil dust, consumption of home grown produce, ingress into water supply pipework and subsequent water ingestion and liberation of sub surface ACMs and inhalation of asbestos fibres.

Controlled Waters (pathway)

Dissolution into pore water/shallow groundwater and subsequent migration, dissolution into aqueous phase and preferential migration via drainage structures and lateral and vertical groundwater movement via natural or artificial flow paths.

Off-Site

Source of Contamination

Potential for inorganic and low volatility organic contaminants to be present within the subsurface soils associated with the former town yard/corporation yard located adjacent to the north west.

Receptors

Human Health, Controlled Water (Groundwater within the underlying superficial Secondary (A) Aquifer and bedrock Principal Aquifer

Human Health (pathway)

Dermal contact, ingestion & inhalation of soils & soil dust, consumption of home grown produce, ingress into water supply pipework and subsequent water ingestion

Controlled Waters (pathway)

Dissolution into pore water/shallow groundwater and subsequent migration, dissolution into aqueous phase and preferential migration via drainage structures and lateral and vertical groundwater movement via natural or artificial flow paths.

Preliminary Risk Assessment

Overall, the preliminary risk classification of the Site in relation to the proposed redevelopment is considered to be Moderate/Low.

Recommendations / Next Steps

Phase 2 intrusive investigation

Given the multiple phases of construction and demolition on-Site over time and the presence of the town/corporation yard adjacent to the north west between 1893 and 1993 there is therefore the potential for contamination to be present at the Site. It is recommended that a proportionate programme of site investigation and monitoring works be undertaken in order to establish the presence or absence of contamination and to enable a quantitative assessment of the associated environmental risks.

1. Introduction

1.1 Background

The study site (from herein known as 'the Site') is situated at Summerhill in The Greenfinch, Lapwing Lane. A location plan of the Site is shown in Section 1.5. A proposed development plan of the Site is shown in Section 1.6.

GeoSmart was commissioned by Anchor Bridge Developments Ltd in January 2021 to undertake a Phase 1 Land Quality Assessment for the Site. The report has been requested in order to support a proposed planning application for the Site.

The proposed development is to remove recent additions to the public house and change the use of the ground floor to office space, provide 3 apartments on the upper floors (2 currently exist), and to provide family housing on the car park.

The EnviroSmart report has been undertaken by firstly compiling information concerning the Site and the surrounding area, including current and historical land uses, geological records and registered pollution incidents. The information which is gathered is then used to construct a 'conceptual site model', including an understanding of likely contaminant sources, pathways and receptors. Finally, a preliminary assessment of risks posed to identified receptors (i.e., people, buildings or the natural environment) from the anticipated land quality at the Site is performed. The risk assessment methodology is consistent with CIRIA C552 (2001); see Section 3.4 for details.

1.2 Purpose of this report

The purpose of this EnviroSmart report is to provide clear and pragmatic advice regarding the nature and potential significance of contamination hazards which may be present at the Site.

1.3 Report contents

This report is divided into two sections, as described below:

Section	Content	Purpose
Section 2: **LAND QUALITY ASSESSMENT**	A summary of the site history and environmental setting, the findings of the preliminary risk assessment and associated recommendations	To present a clear and concise overview of the land quality issues facing the Site, including recommendations of how to manage any land contamination which may be present
Section 3: **SUPPORTING INFORMATION**	A collection of site specific information on which the land quality assessment is based	To provide detailed information in support of the risk assessment; this section also represents a source of reference data for use in any subsequent site works/assessments

1.4 Report limitations

It is noted that the findings presented in this report are largely based on information supplied by third parties. Whilst we assume that all information is representative of past and present conditions we can offer no guarantee as to its validity.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

1.5 Site location plan

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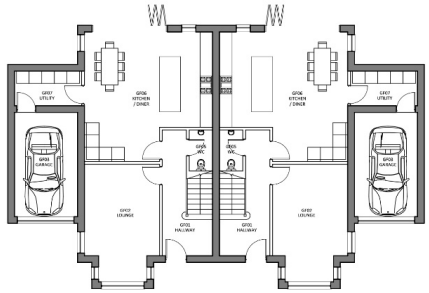
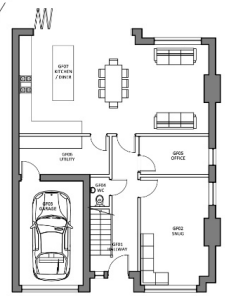
1.6 Proposed Site development plan

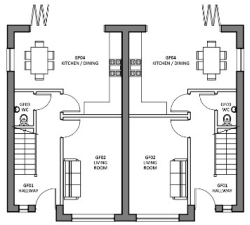
01 / 100 PROPOSED SITE PLAN
SCALE - 1:200@A1 PLAN



01 / 100 HOUSE TYPE 1 - SEMI DETACHED
SCALE - 1:100@A1 PLAN



02 / 100 HOUSE TYPE 2 - DETACHED 4 / 5 BED
SCALE - 1:100@A1 PLAN



03 / 100 HOUSE TYPE 3 - SEMI DETACHED 2/3 BED
SCALE - 1:100@A1 PLAN

NOTES ORIGINAL A1

DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE.
(DRAWING MAYBE SCALED FOR LOCAL AUTHORITY & PLANNING PURPOSE ONLY)
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FOR INFORMATION

CONSULTANT REFERENCES IN DRAWING:

STRUCTURAL - REF/REVISION

GENERAL NOTES:

THE CONTRACTOR IS NOT TO SCALE FROM THIS DRAWING BUT FOLLOW THE WRITTEN FINISHED DIMENSIONS. ANY DISCREPANCIES BETWEEN THE DRAWING AND THE OTHER CONTRACT DOCUMENTS OR ANY DISCREPANCIES WITHIN A DRAWING OR BETWEEN DRAWINGS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT.

THE CONTRACTOR IS TO INSPECT THE SITE PRIOR TO TENDER AND IS RESPONSIBLE FOR STRIPPING OUT IN ACCORDANCE WITH THE DRAWINGS ENSURING THAT THE WORK IS UNDERTAKEN SAFELY.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE SETTING OUT OF THE WORKS.

CONTRACTOR IS TO ALLOW FOR ALL FIRE STOPPING THROUGH WALLS, CEILINGS AND FLOORS.

THE ELECTRICAL INSTALLATION IS TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE IEE REGULATIONS AND ALL CABLING TO BE LSF.

THE CONTRACTOR IS RESPONSIBLE FOR THE DETAILED SERVICES DESIGN INCLUDING LOADINGS, CABLE AND PIPEWORK ROUTES AND PIPEWORK / CABLE SIZING AND SPECIFICATION. ALL CABLE TRAY, MS CONDUIT AND OTHER SERVICES ARE TO BE EXPOSED BELOW SLAB/ CEILINGS.

ANY H&V PROPOSAL IS INDICATIVE ONLY AND THE SPECIALIST CONTRACTOR IS TO BE RESPONSIBLE FOR THE DETAIL DESIGN & ALL SWITCH/ SOCKET OUTLETS TO COMPLY WITH CLIENT'S STANDARD SPECIFICATION. ANY SOCKETS IN RETAIL AREA TO BE FINISHED BRUSHED STAINLESS STEEL.

NOTE - ALL EXISTING FIRE RESISTING ENCLOSURES TO SERVICE RISERS TO BE MAINTAINED OR MADE GOOD WHERE DISTURBED. NEW AND EXISTING CABLES, PIPELAND DUCTS PASSING THROUGH ANY FIRE RESISTING CONSTRUCTION TO BE SEALED WITH AN APPROVED SYSTEM TO MAINTAIN THE FIRE RESISTANCE OF THE CONSTRUCTION PASSING THROUGH FIRE RESISTING CONSTRUCTION TO HAVE FIRE DAMPERS.

ANY WALL, CEILING LININGS TO BE TO EUROCLASS A (CLASS O EQUIVALENT).

CONTRACTOR AND SUPPLIERS OF SPECIALIST JOINERY/ EQUIPMENT TO ENSURE ALL TIMBER MATERIALS ARE TREATED WITH FIRE RETARDANT FINISH TO ACHIEVE CLASS 0 RATING. MDF TO BE ACHIEVE CLASS O RATING.

CONTRACTOR AND SUPPLIERS OF SPECIALIST EQUIPMENT TO PROVIDE FIRE RATING CERTIFICATES FOR ALL SPECIALIST LININGS AND LAMINATES TO BE USED FOR RIAPR APPROVAL.

ALL PAINTS TO BE WATER BASED

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY MANUFACTURE OR CONSTRUCTION OF EQUIPMENT, FINISH, DRAINAGE ETC.

0 0.5 1.0 2.0 3.0 4.0 5.0m
Scale 1:100

0 0.5 1.0 2.0 3.0 4.0 5.0m
Scale 1:100

REV	DATE	DESCRIPTION	DRAWN	CHECKED

AXI

ADDRESS : 41 SOUTH KING STREET, MANCHESTER, M2 6DE
TELEPHONE : +44 (0)161 879 7357
EMAIL : www.axi.studio
COMPANY No : 11847325

CLIENT

ANCHORBRIDGE DEVELOPMENTS

PROJECT

SUMMERHILL
THE GREENFINCH, LAPWING LN, DIDSBURY, MANCHESTER

DRAWING REFERENCE

SITE PLAN AND HOUSE TYPES AS PROPOSED

PROJECT REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
20-040	1:50 @ A1	23/09/20	ARB	FWE

DRAWING No	STAGE	REV
AXI - 100	2	03

2. Land quality assessment

2.1 Site details

Site name:	Summerhill, The Greenfinch	Current land cover:	Commercial buildings (25%), minimal landscaping/tree cover (5%) and associated hard standing (70%)
Current use:	Vacant former public house		
Proposed use:	Mixed residential / commercial with landscaping/garden areas.	Site area:	0.4 ha

2.2 Conceptual understanding (potential sources of contamination)

Site history
(historical land use taken within 250m radius of the Site boundary)

Date	Description of land use On-Site	Off-Site
1848	The Site appears to be undeveloped but potentially assocaited with a farm located adjacent to the south eastern boundary.	There is limited development in the surrounding area, however the north eastern boundary is bound by a road and a culvert is labelled to be present within this area.
1893 - 1894	The Site is now developed with a building in the eastern corner, matching the position of the current on-Site building. A greenhouse building is mapped adjacent to this building and there is another small structure in the north of the Site.	The farm is no longer present. There has been significant development in the surrounding area with primarily residential dwellings. Town's Yard is located adjacent to the north west. A railway line has been constructed adjacent to the Site which runs beneath the road, trending in a north west - south eastern direction. There are several nurseries labelled c. 25 m south east, c. 100 m and c. 170 m north west of the Site.
1907 - 1911	The greenhouse building is no longer present.	The nursery c. 25 m south east is no longer present.
1923	No apparent change	There has been further residential development c. 100 m east.
1933 - 1955	No apparent change	

POTENTIAL **SOURCES** OF CONTAMINATION

Source description

The land use history suggests that there is the potential for contamination to have occurred on-Site relating to the following:

Public House/School/Residential
- Miscellaneous small scale fuel or chemical spills associated with ad hoc commercial activities.
- Potential for localised/historical deposition of domestic/commercial wastes.
- Made Ground associated with former development/demolition activities.
- Asbestos containing materials (ACM) may have been incorporated within the built structures in the past; the disturbance of any such materials may have resulted in asbestos being present within the sub surface surrounding the buildings.

continued overleaf

LOW LIKELI-HOOD

PROBABILITY OF CONTAMINATION

2.2 Conceptual understanding (potential sources of contamination)

Site history
(historical land use taken within 250m radius of the Site boundary)

Date	Description of land use	
	On-Site	Off-Site
1958	The on-Site building appears to have had extensions added and there are several adjoining structures in the northern corner.	The town's yard is labelled as a corporation yard and there is a garage c. 135 m north east.
1966	No apparent change	
1974	No apparent change	There is an electricity sub station located c. 10 m north of the Site. The two nurseries to the north west are no longer present.
1981 - 1989	No apparent change	
1992	There has been further development on-Site with structures present in the west of the Site.	The railway line is labelled as being dismantled. The garage is no longer present and this area has been redeveloped as Danesmoor Court.
1993 - 1996	All on-Site buildings apart from the main building in the east are assumed to have been demolished.	The corporation yard is no longer present and this area has been redeveloped with residential housing.
1999	No apparent change	
2000 - 2009	Aerial imagery shows no apparent change	Aerial imagery shows the former railway line is vegetated.
2013	Aerial imagery shows no apparent change	Aerial imagery shows the former railway line appears to have been cleared of vegetation and is once again in use.
2016 - 2019	Aerial imagery shows there has been an extension constructed in the front of the Site.	Aerial imagery shows no apparent change.
Other Information	The client has stated that the main on-Site building has had various previous uses including residential/school as well as it's most recent use as a public house. The client provided as Asbestos Refurbishment/Demolition Survey report undertaken by AAC in 2020. The report concluded that no asbestos containing material was present inside or outside the building.	

POTENTIAL **SOURCES** OF CONTAMINATION

Source description

The land use history suggests that there is the potential for contamination to have occurred off-Site relating to the following:

Railway Line
- Herbicide residues (possibly including atrazine and simazine from historical vegetation control) .
- Fuel and engine oil spills /leakage from train engines. Lubricant residues from associated rolling stock/carriages.
- Made Ground/fill materials associated with the construction of the rail line.

Electricity Sub Station
Potential for Polychlorinated Biphenyls (PCB) contamination to have occurred.

Garage
- Miscellaneous fuel or chemical spills/leaks (i.e. fuels used for refilling and storage in UST's, oils, lubricants, greases, antifreeze residues ,etc.) associated with the former garage.
- Potential for underground tanks or other buried infrastructure including former waste oil pits, inspection pits, grease pits, drainage interceptors, etc.

Town Yard/Corporation Yard
- Potential for bulk storage of fuels and/or miscellaneous chemicals.
- Miscellaneous small scale fuel and oil spills relating to the presence of vehicles /parking
- Potential for localised/historical deposition of waste materials/effluents, given the former use.

LOW LIKELI-HOOD

PROBABILITY OF CONTAMINATION

2.2 Conceptual understanding (potential sources of contamination)

Current land use

The Site is currently a vacant former public house.

There are no known buried storage tanks at the Site.

There is no known bulk fuel or chemical storage on Site.

Neighbouring industrial land uses *(see environmental data report in Section 3.3 for full listing)*

There are one or more potentially contaminative land uses are located within 250 m of the Site:

Distance from Site	Number of active industrial land uses	Number of inactive industrial land uses
1 - 50 m	0	1
51 - 100m	0	0
101 - 250 m	0	1

Nr	Nearest distance	Land use / permitted activity / authorisation
0	NA	Fuel station entries
0	NA	Gas pipelines
0	NA	Underground electrical cables
0	NA	Control of major accident hazards sites (COMAH)
0	NA	Notification of installations handling hazardous substances (NIHHS)
0	NA	Explosives sites
0	NA	Planning hazardous substance consents
0	NA	Planning hazardous substance enforcements
0	NA	Sites determined as Contaminated Land under Part IIA of the Environmental Protection Act 1990
0	NA	Records of Licensed Discharge Consents.
0	NA	Local Authority pollution prevention and control sites
0	NA	Local Authority pollution prevention and control enforcements
0	NA	Records of Category 3 or 4 Radioactive Substance Licences

POTENTIAL **SOURCES** OF CONTAMINATION

The Site's current use is unlikely to have given rise to significant land contamination.

UNLIKELY

The potentially contaminative land uses/activities identified in close vicinity of the Site may pose a contamination hazard to the Site should relevant contaminant pathways exist.

Contemporary trade directory entries include:
Comiskey (inactive) electronic engineers c. 10 m north west.
Jigsaw Independent Hospital (inactive) hospitals c. 185 m south west.

LOW LIKELI-HOOD

PROBABILITY OF CONTAMINATION

2.2 Conceptual understanding (potential sources of contamination)

EA recorded pollution incidents *(see environmental data report in Section 3.3 for full listing)*	No Environment Agency pollution incidents have been recorded within 250 m of the Site.	POTENTIAL **SOURCES** OF CONTAMINATION	No potential for gross contamination has been identified in relation to any pollution incidents occurring near to the Site.	**NEGLIGIBLE**	**PROBABILITY** OF CONTAMINATION
Landfills / waste sites *(taken within 500m radius of the Site boundary, see environmental data report in Section 3.3 for full listing)*	There are no Environment Agency listed historical landfills located within 500 m of the Site. There are no registered landfills located within 500 m of the Site. There are no Local Authority listed historical landfills located within 500 m of the Site. The following other waste sites are registered within 500 m of the Site: 0 Records of registered waste transfer sites. 0 Records of registered waste treatment or disposal sites. 0 Records of licenced waste management facilities.		Given the absence of any historical or operational landfills within close proximity of the Site no associated contamination hazards have been identified. Given the absence of any waste treatment, transfer or disposal sites within close proximity of the Site no associated contamination hazards have been identified.	**NEGLIGIBLE**	
Radon *(see environmental data report in Section 3.3 for full listing)*	According to current UK radon mapping the Site lies in an area where <1% of homes are at or above the UK radon action level (200 Bq/m3).		<1% of homes are at or above the UK radon action level (200 Bq/m3).	**UNLIKELY**	

2.3 Conceptual understanding (environmental sensitivity / potential severity of impacts)

Geology and Groundwater *(see the environmental data report in Section 3.3 for full details)*	British Geological Survey mapping indicates that the underlying superficial geology consists of Glaciofluvial Sheet Deposits, Devensian (GFSDD) which comprises sand and gravel and is classified as a Secondary (A) Aquifer. British Geological Survey mapping indicates that the bedrock geology consists of Wilmslow Sandstone Formation (WLSF) which comprises of sandstone and is classified as a Principal Aquifer. According to the GeoSmart Groundwater Flood Risk (GW5) Map (GeoSmart, 2021). The risk of groundwater flooding at the Site is 'negligible'. The Site does not lie within a groundwater Source Protection Zone (SPZ). There are no groundwater abstraction licences within 1 km of the Site.	POTENTIAL **RECEPTORS**	A Secondary (A) Aquifer comprises permeable layers capable of supporting water supply at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. A Principal Aquifer comprises rock or drift deposits that have high permeability - meaning they usually provide a high level of water storage. They may support strategic water supply and/or river base flow. Based on the susceptibility of the Site to groundwater flooding, a groundwater flood risk assessment is not considered necessary for the Site. The depth to groundwater beneath the Site is unknown. The absence of any groundwater abstractions does not necessarily indicate a low resource potential. Small scale abstractions, such as for private water supplies, may not be listed.	**SEVERE**	**POTENTIAL SEVERITY** OF IMPACT
Geohazards *(see the environmental data report in Section 3.3 for full details)*	The Site does not lie within a 'Coal Mining Reporting Area'. There are no brine affected areas within 75 m of the Site. No or limited artificial ground / Made Ground is anticipated on Site. There are no natural hazards (with a hazard rating of moderate or above) at or within 50 m of the Site.		The Site does not lie within an identified coal mining area and is therefore unlikely to be affected by related ground stability or mine gas issues. The Site does not lie within an area of former brine working and is therefore unlikely to be affected by related ground stability issues. BGS GeoIndex Onshore mapping does not have any artificial deposits recorded at the Site.	**MILD**	

Superficial Geology and Artificial Deposits (BGS, 2021)

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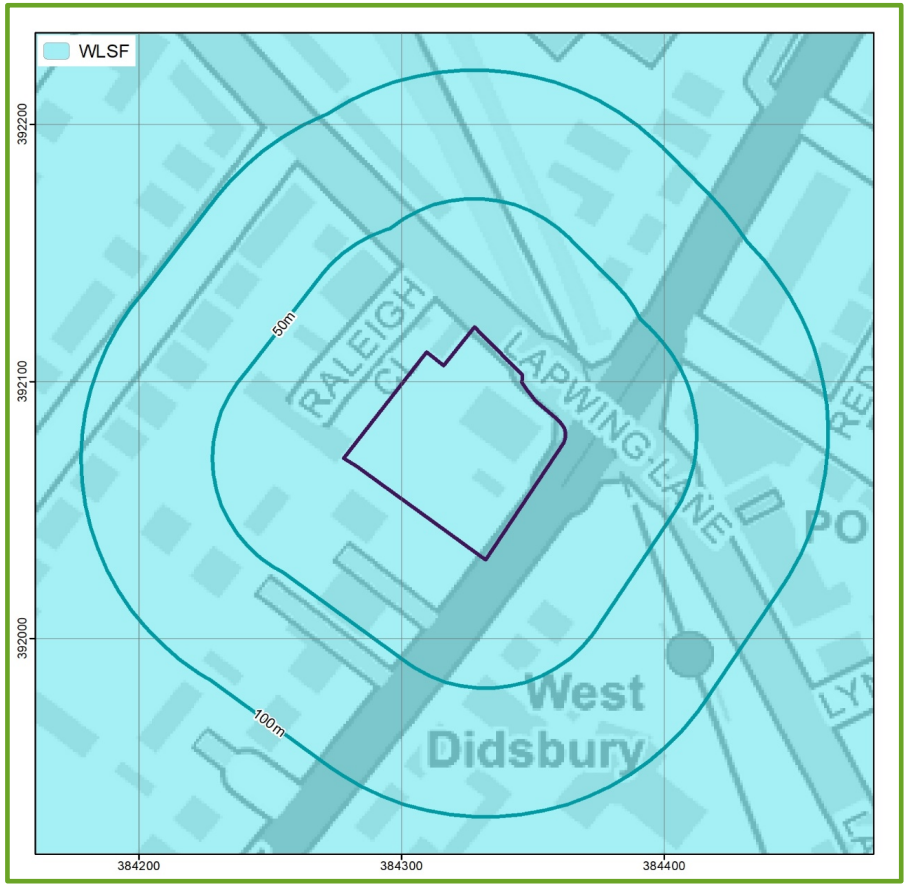
Bedrock Geology (BGS, 2021)



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2.3 Conceptual understanding (environmental sensitivity / potential severity of impacts)

Surface water *(see the environmental data report in Section 3.3 for full details)*	There are no significant surface water features within 250 m of the Site. The Site lies within a Flood Zone 1. There are no surface water abstraction licences within 1 km of the Site.	**POTENTIAL** RECEPTORS	No relevant surface water receptors have been identified.	**NEGLIGIBLE**	**POTENTIAL SEVERITY** OF IMPACT
Environmental designations *(see the environmental data report in Section 3.3 for full details)*	There are no environmentally sensitive land uses within 500 m of the Site.		No relevant environmentally designated sites/receptors have been identified.	**NEGLIGIBLE**	
Human receptors	Proposed residents/users of the Site plus neighbouring residences.		Human receptors are proposed to be present on Site.	**SEVERE**	

2.4 Regulator perspective

Consultation date	14th January 2021	Manchester City Council
GeoSmart consultant	Jessica Bayliff	Robert Willcock
Consultation outcome	The local authority replied to a consultation request by GeoSmart. The Council declined to answer any queries relating to the Site other than through formal chargeable consultation.	

2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
On-Site sources								
1	Potential for inorganic and low volatility organic contaminants to be present within the subsurface soils	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Future Site occupants	**MEDIUM**	**LOW LIKELIHOOD**	**MODERATE/LOW RISK**	There is potential for Made Ground to be present in localised areas of the Site assocaited with multiple phases of construction and demolition, which may impact future Site users, particularly in proposed landscaped/garden areas.
2		Consumption of home grown produce	HH		**MEDIUM**	**LOW LIKELIHOOD**	**MODERATE/LOW RISK**	
3		Ingress into water supply pipework and subsequent water ingestion	HH		**MEDIUM**	**LOW LIKELIHOOD**	**MODERATE/LOW RISK**	
4		Building materials in direct contact with aggressive ground	PROP	Future Site buildings	**MILD**	**UNLIKELY**	**VERY LOW RISK**	Aggressive ground conditions are not anticipated to be present.
5		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Glaciofluvial Sheet Deposits, Devensian (a Secondary (A) Aquifer)	**MEDIUM**	**LOW LIKELIHOOD**	**MODERATE/LOW RISK**	Any potential contaminants assocaited with any Made Ground could impact groundwater quality within the underlying geology.
6		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Wilmslow Sandstone Formation (a Principal Aquifer)	**MEDIUM**	**LOW LIKELIHOOD**	**MODERATE/LOW RISK**	

2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
7	Potential for **volatile organic** contaminants to be present within the subsurface **soils**	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Future Site occupants	**MEDIUM**	**UNLIKELY**	**LOW RISK**	The risk classification reflects the likely absence of any significant sources of volatile organic contamination.
8		Consumption of home grown produce	HH		**MEDIUM**	**UNLIKELY**	**LOW RISK**	
9		Ingress into water supply pipework and subsequent water ingestion	HH		**MEDIUM**	**UNLIKELY**	**LOW RISK**	
10		Migration of vapours to surface; inhalation indoors	HH		**MEDIUM**	**UNLIKELY**	**LOW RISK**	
11		Migration of vapours to surface; inhalation outdoors	HH		**MEDIUM**	**UNLIKELY**	**LOW RISK**	
12		Building materials in direct contact with aggressive ground	PROP	Future Site buildings	**MILD**	**UNLIKELY**	**VERY LOW RISK**	Aggressive ground conditions are not anticipated to be present.
13		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Glaciofluvial Sheet Deposits, Devensian (a Secondary (A) Aquifer)	**MEDIUM**	**UNLIKELY**	**LOW RISK**	The risk classification reflects the likely absence of any significant sources of volatile organic contamination.
14		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Wilmslow Sandstone Formation (a Principal Aquifer)	**MEDIUM**	**UNLIKELY**	**LOW RISK**	

2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
15	Potential for **asbestos** containing materials within the subsurface **soils**	Liberation of sub surface ACMs and inhalation of asbestos fibres	HH	Future Site occupants	**MEDIUM**	**LOW LIKELIHOOD**	**MODERATE/LOW RISK**	The demolition/refurbishment survey undertaken by AAC in September 2020 confirms there is no asbestos containing material within the current Site building. However, given the multiple phases of construction and demolition overtime and the age of these buildings, there is potential for asbestos containing material to have been present may subsequently be present within near surface soils.
16	Potential for **dissolved phase** contaminants to be present within **shallow groundwater**	Lateral and vertical groundwater movement via natural or artificial flow paths	CW	Glaciofluvial Sheet Deposits, Devensian (a Secondary (A) Aquifer)	**MEDIUM**	**LOW LIKELIHOOD**	**MODERATE/LOW RISK**	Any potential contaminants assocaited with any Made Ground could impact groundwater quality within the underlying geology.
17		Lateral and vertical groundwater movement via natural or artificial flow paths	CW	Wilmslow Sandstone Formation (a Principal Aquifer)	**MEDIUM**	**LOW LIKELIHOOD**	**MODERATE/LOW RISK**	
18	Potential for elevated **methane** to be present within the sub-surface **soils**	Lateral and vertical migration into on-Site buildings; potential to cause an explosion	HH	On-Site properties and their occupants	**SEVERE**	**NEGLIGIBLE**	**NO DISCERNABLE RISK**	The gas generation potential of on-Site materials is considered to be limited.
19		Lateral migration towards off-Site buildings; potential to cause an explosion	HH	Off-Site properties and their occupants	**SEVERE**	**NEGLIGIBLE**	**NO DISCERNABLE RISK**	
20	Potential for elevated **carbon dioxide** to be present within the subsurface **soils**	Lateral and vertical migration into on-Site buildings; potential to cause asphyxiation	HH	Occupants of on-Site buildings	**SEVERE**	**NEGLIGIBLE**	**NO DISCERNABLE RISK**	
21		Lateral migration towards off-Site buildings; potential to cause asphyxiation	HH	Occupants of off-Site buildings	**SEVERE**	**NEGLIGIBLE**	**NO DISCERNABLE RISK**	
22	Potential for **radon** within the subsurface	Lateral migration towards on-Site buildings; potential to cause long term health effects	HH	Occupants of on-Site buildings	**MEDIUM**	**UNLIKELY**	**LOW RISK**	The Site lies in an area where <1% of homes are at or above the UK radon action level (200 Bq/m3).
						OVERALL RISK RATING	**MODERATE/LOW RISK**	

2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
Off-Site sources - Town Yard/Corporation Yard adjacent to the north west (1893 - 1993)								
23	Potential for both inorganic and volatile organic contaminants to be present within the subsurface soils	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Future Site occupants	**MEDIUM**	**LOW LIKELIHOOD**	**MODERATE/LOW RISK**	Given the close proximity of the former town/corporation yard to the Site, there is potential that there may have been a variety of different material/equipment/vehicles used and stored in this area any potential contaminants assocaited with the land use as the potential to migrate and impact the future Site users particularly in garden areas. Due to the time passed since the area was redevelopment from a corporation yard, it is considered It is plausible that any source mass associated with any volatile contaminants originally present may have been significantly reduced due to the effects of volatilisation and degradation over time.
24		Consumption of home grown produce	HH		**MEDIUM**	**LOW LIKELIHOOD**	**MODERATE/LOW RISK**	
25		Ingress into water supply pipework and subsequent water ingestion	HH		**MEDIUM**	**LOW LIKELIHOOD**	**MODERATE/LOW RISK**	
26		Migration of vapours to surface; inhalation indoors	HH		**MEDIUM**	**UNLIKELY**	**LOW RISK**	
27		Migration of vapours to surface; inhalation outdoors	HH		**MEDIUM**	**UNLIKELY**	**LOW RISK**	
28		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Glaciofluvial Sheet Deposits, Devensian (a Secondary (A) Aquifer)	**MEDIUM**	**LOW LIKELIHOOD**	**MODERATE/LOW RISK**	
29		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Wilmslow Sandstone Formation (a Principal Aquifer)	**MEDIUM**	**LOW LIKELIHOOD**	**MODERATE/LOW RISK**	

2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
Off-Site sources - Railway Line adjacent to the east								
30	Potential for both inorganic and volatile organic contaminants to be present within the subsurface soils	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Future Site occupants	**MEDIUM**	**UNLIKELY**	**LOW RISK**	Despite the close proximity of the railway line to the Site, as it is located at a much lower elevation than the Site (see topography mapping in Section 3.6). It is considered unlikely that any potential contaminants assocaited with this land use with impact the Site.
31		Consumption of home grown produce	HH		**MEDIUM**	**UNLIKELY**	**LOW RISK**	
32		Ingress into water supply pipework and subsequent water ingestion	HH		**MEDIUM**	**UNLIKELY**	**LOW RISK**	
33		Migration of vapours to surface; inhalation indoors	HH		**MEDIUM**	**UNLIKELY**	**LOW RISK**	
34		Migration of vapours to surface; inhalation outdoors	HH		**MEDIUM**	**UNLIKELY**	**LOW RISK**	
35		Dissolution into pore water/shallow groundwater and subsequent migration	GW	Glaciofluvial Sheet Deposits, Devensian (a Secondary (A) Aquifer)	**MEDIUM**	**UNLIKELY**	**LOW RISK**	
36		Dissolution into pore water/shallow groundwater and subsequent migration	GW	Wilmslow Sandstone Formation (a Principal Aquifer)	**MEDIUM**	**UNLIKELY**	**LOW RISK**	

2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
Off-Site sources - Garage c. 135 m north east (1958 - 1992)								
37	Potential for both inorganic and volatile organic contaminants to be present within the subsurface soils	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Future Site occupants	**MEDIUM**	**UNLIKELY**	**LOW RISK**	Given the garage is located on the other side of the railway line, migration of any contaminants is considered unlikely. As the railway line is located at a much lower elevation, it is unlikely that there will be viable contaminant migration pathway from the garage to the Site.
38		Consumption of home grown produce	HH		**MEDIUM**	**UNLIKELY**	**LOW RISK**	
39		Ingress into water supply pipework and subsequent water ingestion	HH		**MEDIUM**	**UNLIKELY**	**LOW RISK**	
40		Migration of vapours to surface; inhalation indoors	HH		**MEDIUM**	**UNLIKELY**	**LOW RISK**	
41		Migration of vapours to surface; inhalation outdoors	HH		**MEDIUM**	**UNLIKELY**	**LOW RISK**	
42		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Glaciofluvial Sheet Deposits, Devensian (a Secondary (A) Aquifer)	**MEDIUM**	**UNLIKELY**	**LOW RISK**	
43		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Wilmslow Sandstone Formation (a Principal Aquifer)	**MEDIUM**	**UNLIKELY**	**LOW RISK**	

2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
Off-Site sources - Electricity Sub Station c. 10 m north (1974 - present)								
44	Potential contaminant: polychlorinated biphenyls (PCBs)	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Future Site occupants	**MEDIUM**	**UNLIKELY**	**LOW RISK**	Despite the close proximity of the sub station given the relatively low mobility of PCB contaminants, it is unlikely that future Site occupants would be impacted.
45		Consumption of home grown produce	HH		**MEDIUM**	**UNLIKELY**	**LOW RISK**	
46		Ingress into water supply pipework and subsequent water ingestion	HH		**MEDIUM**	**UNLIKELY**	**LOW RISK**	
47		Migration of vapours to surface; inhalation indoors	HH		**MEDIUM**	**UNLIKELY**	**LOW RISK**	
48		Migration of vapours to surface; inhalation outdoors	HH		**MEDIUM**	**UNLIKELY**	**LOW RISK**	
49		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Glaciofluvial Sheet Deposits, Devensian (a Secondary (A) Aquifer)	**MEDIUM**	**UNLIKELY**	**LOW RISK**	Although permeable deposits exist, PCBs are not readily soluble.
50		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Wilmslow Sandstone Formation (a Principal Aquifer)	**MEDIUM**	**UNLIKELY**	**LOW RISK**	
						OVERALL RISK RATING	**MODERATE/LOW RISK**	

2.6 Next Steps

✓	**Phase 2 intrusive investigation**		Given the multiple phases of construction and demolition on-Site over time and the presence of the town/corporation yard adjacent to the north west between 1893 and 1993 there is therefore the potential for contamination to be present at the Site. It is recommended that a proportionate programme of site investigation and monitoring works be undertaken in order to establish the presence or absence of contamination and to enable a quantitative assessment of the associated environmental risks. Further advice: **Please contact info@geosmartinfo.co.uk for further information regarding the need for a Phase 2 investigation.** For information on reputable site investigation companies, enquiries can be made directly to your local authority or via www.endsdirectory.com

3. Supporting Information

The following supporting information is contained in this section:

Section	Content
3.1	Referenced materials used in the EnviroSmart reporting
3.2	Site photographs
3.3	Published environmental data records (Landmark Envirocheck report Summerhill, The Greenfinch, Lapwing Lane, Manchester, M20 3ZA. REF: 271186138_1_1) including: • Aerial photographs and site map • Environmental permits, incidents and registers • Landfill and other waste sites • Current land use information • Geology • Hydrogeology and hydrology • Flooding • Designated environmentally sensitive sites • Other environmental factors
3.4	Risk assessment methodology
3.5	Historical land use maps
3.6	Topography Maps

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Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

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Please ask your search provider if you would like a copy of the search code

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Alan White
Operations Manager
GeoSmart Information Limited
Suite 9-11, 1st Floor
Old Bank Buildings, Bellstone
Shrewsbury
SY1 1HU

Tel: 01743 298100
alanwhite@geosmartinfo.co.uk

3.1 References

The following references were used to inform the conceptual site model and preliminary risk assessment:

British Geological Survey, 2021a. Geology of Britain viewer (http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html)

British Geological Survey, 2021b. GeoIndex Onshore (http://mapapps2.bgs.ac.uk/geoindex/home.html)

British Standards Institute, 2011. Investigation of potentially contaminated sites – code of practice. BS10175:2011+A1:2013.

CIRIA, 2001. Contaminated land risk assessment. A guide to good practice. Publication C552. CIRIA London. ISBN 0-86017-552 9

Environment Agency, 2020. Land Contamination Risk Management (LCRM)

GeoSmart Information Limited, 2021. National Groundwater Flood Risk Map (GW5)

Health Protection Agency, 2000. Spring 2000 Newsletter featuring; Radon: Guidance on Protective Measures for New Dwellings (BR 211).

Landmark, 2021. Landmark Envirocheck report Summerhill, The Greenfinch, Lapwing Lane, Manchester, M20 3ZA. REF: 271186138_1_1

AAC, 2020. Refurbishment/Demolition Survey Greenfinch Pub, 108 Pallatine Road, Didsbury, Manchester, M20 3ZA.

3.2 Site photographs

Photograph 1: View of the Site, facing north west

Photograph 2: View of the Site, facing west

Photograph 3: View of the on-Site building and some of the car park area, facing north east

Photograph 4: View of the on-Site building facing east

Photograph 5: View of the rear of the on-Site building in the north east of the Site.

Photograph 6: View of the car park area in the north of the Site.

3.3 Environmental data report

Readily available environmental information relating to the Site and its surrounding area has been provided by Landmark.

Envirocheck® Report:

Datasheet

Order Details:

Order Number:
271186138_1_1

Customer Reference:
74223

National Grid Reference:
384320, 392080

Slice:
A

Site Area (Ha):
0.4

Search Buffer (m):
1000

Site Details:

Summerhill
The Greenfinch
Lapwing Lane
Manchester
M20 3ZA

Client Details:

Ms J Bayliff
Geo Smart Information Limited
Suite 9-11, 1st Floor
Old Bank Buildings
Bellstone
Shrewsbury
Shropshire
SY1 1HU

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Introduction

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

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Discharge Consents	pg 1				8
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
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Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 3			Yes	
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Registered Radioactive Substances	pg 3				28
River Quality	pg 8				1
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River Quality Chemistry Sampling Points					
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Groundwater Vulnerability Map	pg 9	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 9	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 9	Yes	n/a	n/a	n/a
Source Protection Zones					
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
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Summary

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Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					
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Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					
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BGS Recorded Mineral Sites					
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 12	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 12	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 12	Yes		n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 12		Yes	n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a

Summary

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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					

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	A13NE (W)	0	1	384322 392075
1	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Burton Road Withington Cso 28056 Burton Road/Lapwing Lane, ., ., Manchester, M20 1lh Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0237 Permit Version: 5 Effective Date: 20th August 2018 Issued Date: 20th August 2018 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Mersey **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A7NW (SW)	934	2	383460 391620
1	**Discharge Consents** Operator: United Utilities Water Plc (?) Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Burton Road Withington Cso 28056 Burton Road/Lapwing Lane, ., ., Manchester, M20 1lh Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0237 Permit Version: 3 Effective Date: 25th March 2010 Issued Date: 25th March 2010 Revocation Date: 31st March 2012 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Mersey **Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A7NW (SW)	934	2	383460 391620
1	**Discharge Consents** Operator: United Utilities Water Plc (?) Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Burton Road Withington Cso 28056 Burton Road/Lapwing Lane, ., ., Manchester, M20 1lh Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0237 Permit Version: 4 Effective Date: 1st April 2012 Issued Date: 25th March 2010 Revocation Date: 19th August 2018 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Mersey **Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A7NW (SW)	934	2	383460 391620
1	**Discharge Consents** Operator: United Utilities Water Plc (?) Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Barlow Moor Rd/Palatine Rd Cso, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0236 Permit Version: 3 Effective Date: 15th October 2008 Issued Date: 15th October 2008 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Mersey **Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A7NW (SW)	934	2	383460 391620

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	**Discharge Consents** Operator: United Utilities Water Plc (?) Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Barlow Moor Rd/Palatine Rd Cso, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0236 Permit Version: 2 Effective Date: 31st March 2007 Issued Date: 16th February 2005 Revocation Date: 14th October 2008 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Mersey **Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A7NW (SW)	934	2	383460 391620
1	**Discharge Consents** Operator: United Utilities Water Plc (?) Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Burton Road Withington Cso 28056 Burton Road/Lapwing Lane, ., ., Manchester, M20 1lh Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0237 Permit Version: 2 Effective Date: 31st March 2007 Issued Date: 16th February 2005 Revocation Date: 24th March 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Mersey **Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A7NW (SW)	934	2	383460 391620
1	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Burton Road Withington Cso 28056 Burton Road/Lapwing Lane, ., ., Manchester, M20 1lh Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0237 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 30th March 2007 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Mersey **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 10m	A7NW (SW)	934	2	383460 391620
1	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Barlow Moor Rd/Palatine Rd Cso, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0236 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 30th March 2007 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Mersey **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A7NW (SW)	937	2	383460 391615

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
2	**Local Authority Pollution Prevention and Controls** Name: Didsbury Service Station Location: Barlow Moor Road, Didsbury, MANCHESTER, Lancashire, M20 8GN Authority: Manchester City Council, Environmental Health Department Permit Reference: PFS/47/98-02 Dated: 11th December 1998 Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station **Status: Authorisation revoked** Positional Accuracy: Automatically positioned to the address	A8SE (S)	651	3	384366 391381
3	**Local Authority Pollution Prevention and Controls** Name: Priory Service Station Location: 44 Fog Lane, Didsbury, MANCHESTER, Lancashire, M20 6AG Authority: Manchester City Council, Environmental Health Department Permit Reference: PFS/43/98-99 Dated: 25th March 1999 Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station **Status: Authorisation revoked** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	673	3	384884 391647
4	**Local Authority Pollution Prevention and Controls** Name: Lms Cleaners Location: 4 Whitchurch Road, Withington, Manchester Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/DC/RM/15/07 Dated: 12th February 2007 Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning **Status: Permitted** Positional Accuracy: Located by supplier to within 10m	A18NE (N)	869	3	384619 392938
5	**Local Authority Pollution Prevention and Controls** Name: Johnsons Cleaners Uk Ltd - Didsbury Location: 707-709 Wilmslow Road, Didsbury, Manchester Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/DC/RM/24/07 Dated: 17th April 2007 Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning **Status: Permitted** Positional Accuracy: Located by supplier to within 10m	A9SW (SE)	960	3	384722 391154
	Nearest Surface Water Feature	A14SW (SE)	445	-	384764 391886
6	**Pollution Incidents to Controlled Waters** Property Type: Private Sewage (Non-PLC): Sewerage Systems Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Crude Sewage Note: Tributary Bollin Incident Date: 18th September 1995 Incident Reference: 95512356 Catchment Area: Bollin Receiving Water: Not Given Cause of Incident: Blocked Sewer Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A17SW (NW)	942	2	383500 392600
7	**Registered Radioactive Substances** Name: The Christie Nhs Foundation Trust Location: Christie Hospital, Wilmslow Road, Manchester, M20 4bx Authority: Environment Agency, North West Region Permit Reference: GP3593SX Dated: Not Supplied Process Type: Not Supplied Description: Not Supplied **Status: Application has been determined by the EA** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	654	2	384876 392486
7	**Registered Radioactive Substances** Name: The University Of Manchester Location: Christie Hospital, Wilmslow Road, Manchester, M20 4bx Authority: Environment Agency, North West Region Permit Reference: AB3598DE Dated: Not Supplied Process Type: Not Supplied Description: Not Supplied **Status: Application has been determined by the EA** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	654	2	384876 392486

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
8	**Registered Radioactive Substances** Name: The University Of Manchester Location: Christie Hospital,Wilmslow Road,, MANCHESTER, M20 4BX Authority: Environment Agency, North West Region Permit Reference: Bz5698 Dated: 24th February 2016 Process Type: Not Supplied Description: Not Supplied **Status:** **Replaced** Positional Accuracy: Manually positioned to the address	A19SW (NE)	663	2	384811 392575
8	**Registered Radioactive Substances** Name: The University Of Manchester Location: Christie Hospital,Wilmslow Road,, MANCHESTER, M20 4BX Authority: Environment Agency, North West Region Permit Reference: CD6748 Dated: 24th February 2016 Process Type: Not Supplied Description: Not Supplied **Status:** **Replaced** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	664	2	384812 392576
8	**Registered Radioactive Substances** Name: Christie Nhs Foundation Trust Location: Christie Hospital,Wilmslow Road,, MANCHESTER, M20 4BX Authority: Environment Agency, North West Region Permit Reference: CC5908 Dated: 15th July 2008 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Substantial variation to authorisation under RSA **Status:** **Authorisation either revoked or cancelled** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	664	2	384812 392576
8	**Registered Radioactive Substances** Name: Christie Nhs Foundation Trust Location: Christie Hospital,Wilmslow Road,, MANCHESTER, M20 4BX Authority: Environment Agency, North West Region Permit Reference: CC5894 Dated: 14th July 2008 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Substantial variation to a registration under the Act of an open source which is also the subject of an authorisation **Status:** **Authorisation either revoked or cancelled** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	664	2	384812 392576
8	**Registered Radioactive Substances** Name: Christie Nhs Foundation Trust Location: 550, Wilmslow Road, Manchester, M20 4BX Authority: Environment Agency, North West Region Permit Reference: CB4264 Dated: 31st May 2007 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Minor variation to a registration under the Act of an open source which is also the subject of an authorisation **Status:** **Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	664	2	384812 392576
8	**Registered Radioactive Substances** Name: Christie Nhs Foundation Trust Location: 550, Wilmslow Road, Manchester, M20 4BX Authority: Environment Agency, North West Region Permit Reference: CB4272 Dated: 31st May 2007 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA **Status:** **Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	664	2	384812 392576
8	**Registered Radioactive Substances** Name: Christie Nhs Foundation Trust Location: 550, Wilmslow Road, MANCHESTER, M20 4BX Authority: Environment Agency, North West Region Permit Reference: Ca0913 Dated: 3rd February 2006 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA **Status:** **Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	664	2	384812 392576

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
8	**Registered Radioactive Substances** Name: Christie Nhs Foundation Trust Location: 550, Wilmslow Road, MANCHESTER, M20 4BX Authority: Environment Agency, North West Region Permit Reference: Ca0905 Dated: 3rd February 2006 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Minor variation to a registration under the Act of an open source which is also the subject of an authorisation **Status:** **Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	664	2	384812 392576
8	**Registered Radioactive Substances** Name: University Of Manchester Location: Christie Hospital Nhs Trust, 550 Wilmslow Road, Withington, Manchester, Greater Manchester, M20 4BX Authority: Environment Agency, North West Region Permit Reference: Bz5710 Dated: 15th September 2005 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA **Status:** **Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	664	2	384811 392576
8	**Registered Radioactive Substances** Name: Christie Nhs Foundation Trust Location: Christie Hospital Nhs Trust, 550 Wilmslow Road, Withington, Manchester, Greater Manchester, M20 4BX Authority: Environment Agency, North West Region Permit Reference: By9361 Dated: 7th April 2005 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Substantial variation to authorisation under RSA **Status:** **Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	664	2	384811 392576
8	**Registered Radioactive Substances** Name: Christie Nhs Foundation Trust Location: Christie Hospital Nhs Trust, 550 Wilmslow Road, Withington, Manchester, Greater Manchester, M20 4BX Authority: Environment Agency, North West Region Permit Reference: Bx7860 Dated: 27th April 2004 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Substantial variation to a registration under the Act of an open source which is also the subject of an authorisation **Status:** **Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	664	2	384811 392576
8	**Registered Radioactive Substances** Name: Christie Nhs Foundation Trust Location: Christie Hospital Nhs Trust, 550 Wilmslow Road, Withington, Manchester, Greater Manchester, M20 4BX Authority: Environment Agency, North West Region Permit Reference: Bw5799 Dated: 1st December 2003 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA **Status:** **Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	664	2	384811 392576
8	**Registered Radioactive Substances** Name: University Of Manchester Location: Christie Hospital Nhs Trust, 550 Wilmslow Road, Withington, Manchester, Greater Manchester, M20 4BX Authority: Environment Agency, North West Region Permit Reference: Bv6099 Dated: 8th September 2003 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA **Status:** **Authorisation either revoked or cancelled** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	664	2	384811 392576

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
8	**Registered Radioactive Substances** Name: Christie Nhs Foundation Trust Location: Christie Hospital Nhs Trust, 550 Wilmslow Road, Withington, Manchester, Greater Manchester, M20 4BX Authority: Environment Agency, North West Region Permit Reference: Bj0439 Dated: 17th August 2000 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	664	2	384811 392576
8	**Registered Radioactive Substances** Name: Christie Nhs Foundation Trust Location: Christie Hospital Nhs Trust, 550 Wilmslow Road, Withington, Manchester, Greater Manchester, M20 4BX Authority: Environment Agency, North West Region Permit Reference: BB9717 Dated: 10th November 1998 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Substantial variation to authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	664	2	384811 392576
8	**Registered Radioactive Substances** Name: Christie Nhs Foundation Trust Location: Christie Hospital Nhs Trust, 550 Wilmslow Road, Withington, Manchester, Greater Manchester, M20 4BX Authority: Environment Agency, North West Region Permit Reference: BB9849 Dated: 10th November 1998 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Substantial variation to a registration under the Act of an open source which is also the subject of an authorisation **Status: Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	664	2	384811 392576
8	**Registered Radioactive Substances** Name: Christie Nhs Foundation Trust Location: Christie Hospital Nhs Trust, 550 Wilmslow Road, Withington, Manchester, Greater Manchester, M20 4BX Authority: Environment Agency, North West Region Permit Reference: AN1955 Dated: 20th June 1994 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	664	2	384811 392576
8	**Registered Radioactive Substances** Name: Christie Hospital Nhs Trust Location: Christie Hospital Nhs Trust, 550 Wilmslow Road, Withington, Manchester, Greater Manchester, M20 4BX Authority: Environment Agency, North West Region Permit Reference: AB1479 Dated: 26th February 1993 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Registration under the Act of an open source which is not the subject of an authorisation, or an application for an authorisation **Status: Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	664	2	384811 392576
8	**Registered Radioactive Substances** Name: Christie Nhs Foundation Trust Location: Christie Hospital Nhs Trust, 550 Wilmslow Road, Withington, Manchester, Greater Manchester, M20 4BX Authority: Environment Agency, North West Region Permit Reference: AB9607 Dated: 31st March 1991 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	664	2	384811 392576

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
8	**Registered Radioactive Substances** Name: Umist Location: Wilmslow Road, MANCHESTER, M20 9BX Authority: Environment Agency, North West Region Permit Reference: AG4009 Dated: 12th February 1993 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA dated pre April 1991 **Status: Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	665	2	384812 392576
9	**Registered Radioactive Substances** Name: The University Of Manchester Location: The Wolfson Molecular Imaging Centre, The Christie Hospital Campus, Palatine Road, Manchester, M20 3lj Authority: Environment Agency, North West Region Permit Reference: Bx8513 Dated: Not Supplied Process Type: Not Supplied Description: Not Supplied **Status: Application has been determined by the EA** Positional Accuracy: Manually positioned to the road within the address or location	A19SW (NE)	669	2	384712 392667
9	**Registered Radioactive Substances** Name: The University Of Manchester Location: The Wolfson Molecular Imaging Centre, The Christie Hospital Campus, Palatine Road, Manchester, M20 3lj Authority: Environment Agency, North West Region Permit Reference: Bx8521 Dated: Not Supplied Process Type: Not Supplied Description: Not Supplied **Status: Application has been determined by the EA** Positional Accuracy: Manually positioned to the road within the address or location	A19SW (NE)	672	2	384714 392669
10	**Registered Radioactive Substances** Name: University Hospital Of South Manchester Nhs Foundation Trust Location: Withington Hospital, Nell Lane, West Didsbury, MANCHESTER, Greater Manchester, M20 2LR Authority: Environment Agency, North West Region Permit Reference: AO3589 Dated: 30th September 1994 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA **Status: Authorisation either revoked or cancelled** Positional Accuracy: Unknown	A12NW (W)	687	2	383635 392311
10	**Registered Radioactive Substances** Name: University Hospital Of South Manchester Nhs Foundation Trust Location: Withington Hospital, Nell Lane, West Didsbury, MANCHESTER, Greater Manchester, M20 2LR Authority: Environment Agency, North West Region Permit Reference: AO3562 Dated: 29th September 1994 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Minor variation to a registration under the Act of an open source which is not the subject of an authorisation, or an application for an authorisation **Status: Authorisation either revoked or cancelled** Positional Accuracy: Unknown	A12NW (W)	689	2	383635 392316
10	**Registered Radioactive Substances** Name: South Manchester University Hospitals Nhs Trust Location: Withington Hospital, Nell Lane, West Didsbury, MANCHESTER, M20 8LR Authority: Environment Agency, North West Region Permit Reference: AB2262 Dated: 14th September 1991 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Registration under the Act of multiple open sources which are also the subject of authorisations **Status: Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Automatically positioned to the address	A12NW (W)	692	2	383630 392311

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
10	**Registered Radioactive Substances** Name: University Hospital Of South Manchester Nhs Foundation Trust Location: Withington Hospital, Nell Lane, West Didsbury, MANCHESTER, M20 8LR Authority: Environment Agency, North West Region Permit Reference: AB9763 Dated: 31st March 1991 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Automatically positioned to the address	A12NW (W)	692	2	383630 392311
	River Quality Name: Mersey GQA Grade: River Quality D Reach: Stockport Stw To Princess Parkway Estimated Distance (km): 8.9 Flow Rate: Flow less than 20 cumecs Flow Type: River Year: 2000	A7NW (SW)	961	2	383416 391647
	Water Abstractions Operator: Didsbury Golf Club Ltd Licence Number: 2569015006 Permit Version: 100 Location: Borehole At Didsbury Golf Club Northenden Wythenshawe Authority: Environment Agency, North West Region Abstraction: Golf Courses: Spray Irrigation - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 68 Yearly Rate (m3): 9092 Details: Didsbury Golf Course, Northenden Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A2SE (S)	1607	2	383950 390470
	Water Abstractions Operator: Amec / Alfred Mcalpine Jv Licence Number: 2569015016 Permit Version: 1 Location: River Mersey At Trafford, Manchester Authority: Environment Agency, North West Region Abstraction: Construction: General Washing/Process Washing Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: M60 Corridor Between Junctions 5 To 8 Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 28th November 2003 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A1NW (SW)	1938	2	382650 391020
	Water Abstractions Operator: Amec / Alfred Mcalpine Jv Licence Number: 2569015016 Permit Version: 1 Location: River Mersey At Trafford, Manchester Authority: Environment Agency, North West Region Abstraction: Construction: Dust Suppression Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: M60 Corridor Between Junctions 5 To 8 Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 28th November 2003 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A1NW (SW)	1938	2	382650 391020

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - Medium Vulnerability Combined Vulnerability: Medium Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Mixed Dilution: 300-550 mm/year Baseflow Index: >70% Superficial Patchiness: >90% Superficial Thickness: 3-10m Superficial Recharge: High	A13NE (W)	0	4	384322 392075
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A13NE (W)	0	4	384322 392075
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13NE (W)	0	4	384322 392075
	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				
11	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 44.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A14SW (SE)	446	5	384765 391887
12	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 10.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A14SW (SE)	470	5	384746 391806
13	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 37.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A14SW (E)	570	5	384887 391858
14	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 34.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A14SW (E)	607	5	384921 391841

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
15	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 171.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A14SE (SE)	796	5	385087 391750
16	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 38.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Shaw Brook Catchment Name: Mersey Primacy: 1	A19NW (NE)	936	5	384961 392809
17	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 2130.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Mersey Catchment Name: Mersey Primacy: 1	A7NW (SW)	939	5	383455 391621
18	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 24.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Shaw Brook Catchment Name: Mersey Primacy: 1	A19NW (NE)	974	5	384994 392830
19	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 1.2 Watercourse Level: Underground Permanent: True Watercourse Name: Shaw Brook Catchment Name: Mersey Primacy: 1	A19NE (NE)	996	5	385017 392838
20	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 81.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Shaw Brook Catchment Name: Mersey Primacy: 1	A19NE (NE)	997	5	385019 392838

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	6	384322 392075

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Triassic Rocks (Undifferentiated)	A13NE (W)	0	1	384322 392075
	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	A13NE (W)	0	1	384322 392075
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (W)	0	1	384322 392075
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (W)	0	1	384322 392075
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (W)	0	1	384322 392075
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (W)	0	1	384322 392075
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (W)	0	1	384322 392075
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	5	1	384364 392090
	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	A13NE (W)	0	1	384322 392075
	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	A13NE (W)	0	1	384322 392075

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
21	**Contemporary Trade Directory Entries** Name: Comiskey Location: 3, Raleigh Close, Manchester, M20 2BY Classification: Electronic Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	9	-	384294 392106
22	**Contemporary Trade Directory Entries** Name: Jigsaw Independent Hospital Location: 134, Palatine Road, Manchester, M20 3ZA Classification: Hospitals **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (SW)	187	-	384193 391902
23	**Contemporary Trade Directory Entries** Name: Foresight Surgical Ltd Location: 19, Elm Road, Manchester, M20 6XD Classification: Hospitals **Status: Active** Positional Accuracy: Automatically positioned to the address	A8NE (S)	297	-	384337 391734
24	**Contemporary Trade Directory Entries** Name: Sugar Soap Clean Location: Flat 1 & 3-5, 39, Central Road, Manchester, M20 4YE Classification: Cleaning Services - Domestic **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SW (N)	310	-	384285 392426
25	**Contemporary Trade Directory Entries** Name: Excellence Domestic Cleaning Location: Flat 1, 75, Palatine Road, Manchester, M20 3LJ Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	317	-	384560 392336
26	**Contemporary Trade Directory Entries** Name: Pro Cleaners Didsbury West Location: 6, Beaufort Avenue, Manchester, M20 1LL Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	320	-	384026 392267
27	**Contemporary Trade Directory Entries** Name: The Stove Room Location: 212, Burton Road, Manchester, M20 2LW Classification: Woodburning Stoves **Status: Active** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	366	-	383951 392233
27	**Contemporary Trade Directory Entries** Name: Salford Kitchens Ltd Location: 1 Orchard Street South, Salford, Greater Manchester, M6 6FL Classification: Kitchen Furniture Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A12NE (NW)	380	-	383948 392256
28	**Contemporary Trade Directory Entries** Name: Gudrun Service Launderette Location: 162, Burton Road, Manchester, M20 1LH Classification: Laundries & Launderettes **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	378	-	384033 392368
28	**Contemporary Trade Directory Entries** Name: G T Blagg Location: 146-148, Burton Road, Manchester, M20 1LH Classification: Gas Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	386	-	384061 392406
29	**Contemporary Trade Directory Entries** Name: Wired World Location: 238, Burton Road, Manchester, M20 2LW Classification: Electrical Goods Sales, Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (W)	386	-	383905 392167
29	**Contemporary Trade Directory Entries** Name: Wired World Location: 238 Burton Rd, Manchester, Lancashire, M20 2LW Classification: Electrical Goods Sales, Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A12NE (W)	387	-	383904 392166

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
30	**Contemporary Trade Directory Entries** Name: Fuji Seal Europe Ltd Location: Flat 1, 11, Central Road, Manchester, Lancashire, M20 4YE Classification: Packaging & Wrapping Equipment & Supplies **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SW (N)	395	-	384211 392496
31	**Contemporary Trade Directory Entries** Name: W R S Wrought Iron Location: 126, Burton Road, Manchester, M20 1JQ Classification: Gate Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (NW)	412	-	384109 392470
32	**Contemporary Trade Directory Entries** Name: The Bridge Motor Co (Withington) Ltd Location: 122, Burton Road, Manchester, M20 1LP Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (NW)	446	-	384137 392521
32	**Contemporary Trade Directory Entries** Name: Rp Hygiene Location: 122, Burton Road, Manchester, M20 1LP Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (NW)	446	-	384137 392521
33	**Contemporary Trade Directory Entries** Name: Norden (Uk) Ltd Location: 23, Parkfield Road South, Manchester, M20 6DB Classification: Packaging & Wrapping Equipment & Supplies **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NE (S)	463	-	384444 391582
34	**Contemporary Trade Directory Entries** Name: M J Stevenson Services Location: 4, Brooklands Avenue, Manchester, M20 1JE Classification: Domestic Appliances - Servicing, Repairs & Parts **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (N)	469	-	384343 392588
35	**Contemporary Trade Directory Entries** Name: Mrs Mop Location: 8, Warwick Avenue, Manchester, M20 2LL Classification: Laundry & Dry Cleaning Supplies **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SE (W)	476	-	383822 391935
36	**Contemporary Trade Directory Entries** Name: Withington Community Hospital Location: Nell Lane, Manchester, M20 2LR Classification: Hospitals **Status: Active** Positional Accuracy: Automatically positioned to the address	A12SE (W)	478	-	383801 392073
37	**Contemporary Trade Directory Entries** Name: David Stafford Location: 4, Thurleigh Road, Manchester, M20 2DF Classification: Washing Machines - Servicing & Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	486	-	384705 391721
37	**Contemporary Trade Directory Entries** Name: Didsbury & Chorlton Cleaning Co Location: 6, Thurleigh Road, MANCHESTER, M20 2DF Classification: Carpet, Curtain & Upholstery Cleaners **Status: Active** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	494	-	384706 391709
38	**Contemporary Trade Directory Entries** Name: Douglas House Location: 54, Barlow Moor Road, Manchester, M20 2TR Classification: Hospitals **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NW (SW)	489	-	384091 391606
39	**Contemporary Trade Directory Entries** Name: Appliance Care Ltd Location: Nell La, Manchester, M20 2NE Classification: Domestic Appliances - Servicing, Repairs & Parts **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A12NE (W)	528	-	383764 392187

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
40	**Contemporary Trade Directory Entries** Name: 1st Call Location: Albany Ct,Redcar Av, Manchester, M20 3DY Classification: Carpet, Curtain & Upholstery Cleaners **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SE (N)	534	-	384464 392636
41	**Contemporary Trade Directory Entries** Name: Nissi Engineering Ltd Location: Flat 7-12, 99-101, Northen Grove, Manchester, M20 2JL Classification: Electrical Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SE (SW)	552	-	383802 391793
42	**Contemporary Trade Directory Entries** Name: Manor Park Garage Location: 568, Wilmslow Road, Manchester, M20 3DB Classification: Garage Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A14NW (NE)	584	-	384889 392332
42	**Contemporary Trade Directory Entries** Name: A M G 564 Location: 568, Wilmslow Road, Manchester, M20 3DB Classification: Car Dealers - Used **Status: Active** Positional Accuracy: Automatically positioned to the address	A14NW (NE)	586	-	384890 392334
43	**Contemporary Trade Directory Entries** Name: Absolute Gas Services Location: 1 Woodsend Barlow Moor Road, Manchester, Greater Manchester, M20 2PW Classification: Boilers - Servicing, Replacements & Repairs **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A7NE (SW)	599	-	383880 391624
43	**Contemporary Trade Directory Entries** Name: Pure Decon Location: 137, BARLOW MOOR ROAD, MANCHESTER, M20 2PW Classification: Commercial Cleaning Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A7NE (SW)	606	-	383848 391644
44	**Contemporary Trade Directory Entries** Name: Medes Cleaners Location: 577, Wilmslow Road, MANCHESTER, M20 3QH Classification: Dry Cleaners **Status: Active** Positional Accuracy: Automatically positioned to the address	A14NW (E)	603	-	384926 392294
45	**Contemporary Trade Directory Entries** Name: Didsbury Service Station Location: 87 Barlow Moor Rd, Manchester, M20 2GN Classification: Petrol Filling Stations - 24 Hour **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A8SE (S)	635	-	384382 391398
46	**Contemporary Trade Directory Entries** Name: The Christie Hospital Location: Christie Hospital, Wilmslow Road, Manchester, M20 4BX Classification: Hospitals **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	654	-	384876 392486
47	**Contemporary Trade Directory Entries** Name: Photopheresis Unit Location: 550, Wilmslow Road, Manchester, M20 4BX Classification: Hospitals **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	663	-	384807 392578
47	**Contemporary Trade Directory Entries** Name: Christie Hospital Location: 550, Wilmslow Road, Manchester, M20 4BX Classification: Hospitals **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	664	-	384812 392576
48	**Contemporary Trade Directory Entries** Name: Easy Wheels Location: Unit 1,20 Moorfield Rd, Manchester, Lancashire, M20 2UY Classification: Tyre Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SW (W)	673	-	383615 391957

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
49	**Contemporary Trade Directory Entries** Name: Priory Filling Station Location: 44, Fog Lane, Manchester, M20 6AG Classification: Petrol Filling Stations **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	673	-	384884 391647
50	**Contemporary Trade Directory Entries** Name: Withington Hospital Location: Nell Lane, Manchester, M20 2LR Classification: Hospitals **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	692	-	383630 392311
50	**Contemporary Trade Directory Entries** Name: Public Health Laboratory Service Location: Nell Lane, Manchester, M20 2LR Classification: Laboratories **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	692	-	383630 392311
50	**Contemporary Trade Directory Entries** Name: Duchess Of York Hospital Location: Nell Lane, Manchester, M20 2LR Classification: Hospitals **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	692	-	383630 392311
51	**Contemporary Trade Directory Entries** Name: Disablement Services Centre Location: Cavendish Rd, Manchester, M20 1LB Classification: Hospitals **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A17SE (NW)	728	-	383650 392438
52	**Contemporary Trade Directory Entries** Name: S G Electrical Location: 132, Parkville Road, Manchester, M20 4TY Classification: Electrical Engineers **Status: Active** Positional Accuracy: Automatically positioned to the address	A14NE (E)	731	-	385064 392284
53	**Contemporary Trade Directory Entries** Name: Gustav Botkai Location: 4, Victoria Avenue, Didsbury, Manchester, M20 2GZ Classification: Leather Merchants & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8SE (S)	738	-	384431 391300
54	**Contemporary Trade Directory Entries** Name: Clean Inc Location: 678, Wilmslow Road, Manchester, M20 2DN Classification: Dry Cleaners **Status: Active** Positional Accuracy: Automatically positioned to the address	A9SW (SE)	758	-	384672 391354
55	**Contemporary Trade Directory Entries** Name: Manchester Ink & Toner Cartridges Location: 540, Wilmslow Road, Manchester, M20 4BY Classification: Printers **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	788	-	384885 392677
56	**Contemporary Trade Directory Entries** Name: Hewitts Location: 16, Belfield Road, Manchester, M20 6BH Classification: Classic Car Specialists **Status: Active** Positional Accuracy: Automatically positioned to the address	A9SW (SE)	804	-	384829 391399
56	**Contemporary Trade Directory Entries** Name: Bill Hewitt Location: 16, Belfield Road, Manchester, M20 6BH Classification: Classic Car Specialists **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9SW (SE)	804	-	384829 391399
57	**Contemporary Trade Directory Entries** Name: Barlow Moor Filling Station Location: Barlow Moor Road, MANCHESTER, M20 2XQ Classification: Petrol Filling Stations **Status: Active** Positional Accuracy: Automatically positioned to the address	A12SW (W)	805	-	383489 391914

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
57	**Contemporary Trade Directory Entries** Name: K Klass Motors Ltd Location: 156, Barlow Moor Road, Manchester, M20 2XQ Classification: Car Dealers - Used **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SW (W)	805	-	383489 391914
57	**Contemporary Trade Directory Entries** Name: Parkway Auto Location: Barlow Moor Road, Manchester, M20 2XQ Classification: Garage Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A12SW (W)	805	-	383489 391914
57	**Contemporary Trade Directory Entries** Name: Cars Of Didsbury Ltd Location: Barlow Moor Road, Manchester, M20 2XQ Classification: Car Dealers - Used **Status: Active** Positional Accuracy: Automatically positioned to the address	A12SW (W)	805	-	383489 391914
57	**Contemporary Trade Directory Entries** Name: Best Cleaning Location: Flat 1, 156, Barlow Moor Road, Manchester, Lancashire, M20 2XQ Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SW (W)	805	-	383489 391914
58	**Contemporary Trade Directory Entries** Name: Peter Woolley Printers Location: 31, Barlow Moor Road, Manchester, M20 6TW Classification: Printers **Status: Active** Positional Accuracy: Automatically positioned to the address	A8SE (S)	807	-	384593 391268
58	**Contemporary Trade Directory Entries** Name: Mullins & Ingham Joinery Ltd Location: The Workshop, Ward Street, Didsbury, Manchester, M20 6TJ Classification: Joinery Manufacturers **Status: Active** Positional Accuracy: Automatically positioned to the address	A8SE (S)	813	-	384582 391257
58	**Contemporary Trade Directory Entries** Name: Gudrun Launerette Location: 25, Barlow Moor Road, Manchester, M20 6TN Classification: Laundries & Launderettes **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8SE (S)	826	-	384616 391256
58	**Contemporary Trade Directory Entries** Name: R C Broadbents Location: 23, Barlow Moor Road, Manchester, M20 6TN Classification: Hardware **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8SE (S)	830	-	384620 391253
59	**Contemporary Trade Directory Entries** Name: Nevyn King Carpet & Upholstery Cleaning Location: 96, Parkville Road, Manchester, M20 4TZ Classification: Carpet, Curtain & Upholstery Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	827	-	385183 392183
60	**Contemporary Trade Directory Entries** Name: Solpac Location: 1, Ogden Street, Manchester, M20 6DN Classification: Packaging Materials Manufacturers & Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9SW (SE)	840	-	384746 391301
61	**Contemporary Trade Directory Entries** Name: Sovereign Cleaning Services Ltd Location: 1, Elmstead Avenue, Manchester, M20 1EW Classification: Carpet, Curtain & Upholstery Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	863	-	384117 392955
62	**Contemporary Trade Directory Entries** Name: Lms Cleaners Location: 4, Whitchurch Road, Manchester, M20 1FX Classification: Laundries & Launderettes **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	872	-	384620 392941

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
62	**Contemporary Trade Directory Entries** Name: Ims Cleaners Location: 4, Whitchurch Road, Manchester, M20 1FX Classification: Laundries & Launderettes **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	872	-	384620 392941
62	**Contemporary Trade Directory Entries** Name: Old Moat Location: 6, Whitchurch Road, Manchester, M20 1FX Classification: Antiques - Repairing & Restoring **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	873	-	384614 392944
62	**Contemporary Trade Directory Entries** Name: Which Wood Stoves Location: 6, Whitchurch Road, Manchester, M20 1FX Classification: Woodburning Stoves **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	873	-	384614 392944
63	**Contemporary Trade Directory Entries** Name: Fan Filters Location: 6, Ferngate Drive, Manchester, M20 4AH Classification: Filter Manufacturers & Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	875	-	384968 392718
64	**Contemporary Trade Directory Entries** Name: Carebridge Ltd Location: 78, Parkville Road, Manchester, M20 4TZ Classification: Car Washing & Polishing Equipment & Supplies **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	883	-	385243 392137
65	**Contemporary Trade Directory Entries** Name: Orchard Interior Design & Gifts Location: 2, Warburton Street, Manchester, M20 6WA Classification: Soft Furnishings - Manufacturers **Status: Active** Positional Accuracy: Automatically positioned to the address	A9SW (SE)	886	-	384743 391246
65	**Contemporary Trade Directory Entries** Name: Kard Kraft Distribution Location: 8, Warburton Street, Manchester, M20 6WA Classification: Greeting Card Publishers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9SW (SE)	900	-	384763 391241
65	**Contemporary Trade Directory Entries** Name: James Chalmers Location: 683-687, Wilmslow Road, Manchester, M20 6RE Classification: Antiques - Repairing & Restoring **Status: Active** Positional Accuracy: Automatically positioned to the address	A9SW (SE)	911	-	384726 391210
65	**Contemporary Trade Directory Entries** Name: Tarameen Ltd Location: 1, Ogden Street, Manchester, M20 6DN Classification: Textile Manufacturing **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9SW (SE)	935	-	384800 391222
66	**Contemporary Trade Directory Entries** Name: Law Mining Ltd Location: Flat 1, 20, Lancaster Road, Manchester, Lancashire, M20 2QU Classification: Coal Mining **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A8SW (S)	890	-	384022 391197
67	**Contemporary Trade Directory Entries** Name: Kitchen Rescue Ltd Location: 54, Henwood Road, Manchester, M20 4XG Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	895	-	385224 392322
68	**Contemporary Trade Directory Entries** Name: Siemens Automation Location: Sir William Siemens House, Princess Road, Manchester, M20 2UR Classification: Automation Systems & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	897	-	383404 392273

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
68	**Contemporary Trade Directory Entries** Name: Siemens Communication Systems Ltd Location: Sir William Siemens House, Princess Road, Manchester, M20 2UR Classification: Telecommunications Equipment & Systems **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	897	-	383404 392273
68	**Contemporary Trade Directory Entries** Name: Power Transmission & Distribution Location: Sir William Siemens House, Princess Road, Manchester, M20 2UR Classification: Electrical Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	897	-	383404 392273
68	**Contemporary Trade Directory Entries** Name: Siemens Location: Sir William Siemens House, Princess Road, MANCHESTER, M20 2UR Classification: Automation Systems & Equipment **Status: Active** Positional Accuracy: Automatically positioned to the address	A12NW (W)	897	-	383404 392273
68	**Contemporary Trade Directory Entries** Name: Siemens Transmission & Distribution Ltd Location: Sir William Siemens House, Princess Road, Manchester, M20 2UR Classification: Power Transmission Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	897	-	383404 392273
69	**Contemporary Trade Directory Entries** Name: D S Colour Labs Ltd Location: 720, Wilmslow Road, Manchester, Lancashire, M20 2DW Classification: Photographic Processors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9SW (S)	918	-	384683 391184
70	**Contemporary Trade Directory Entries** Name: Rontec (Uk) Ltd Location: Pello Ho,Francis Rd, Withington, Manchester, M20 4XP Classification: Scientific Apparatus & Instruments - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A14NE (E)	930	-	385274 392261
71	**Contemporary Trade Directory Entries** Name: Craftworks Location: 18, Burton Road, Manchester, M20 3ED Classification: Wrought Ironwork **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	941	-	384726 392972
72	**Contemporary Trade Directory Entries** Name: Loose Leaf Location: Flat 1, 1, Palatine Road, Manchester, Lancashire, M20 3LH Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	959	-	384876 392907
73	**Contemporary Trade Directory Entries** Name: Optegra Eye Hospital Manchester Location: One Didsbury Point, 2, The Avenue, Didsbury, Manchester, M20 2EY Classification: Hospitals **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	961	-	383490 392619
73	**Contemporary Trade Directory Entries** Name: Optegra Eye Hospital Manchester Location: Ground Floor, One Didsbury Point, 2, The Avenue, Manchester, M20 2EY Classification: Hospitals **Status: Active** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	961	-	383490 392619
73	**Contemporary Trade Directory Entries** Name: Bougyues Energy Services Location: One Didsbury Point,2 The Avenue, Didsbury, Manchester, Greater Manchester, M20 2EY Classification: Engineers - General **Status: Active** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	961	-	383490 392619

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
73	**Contemporary Trade Directory Entries** Name: Optegra Location: One Didsbury Point, 2, The Avenue, Didsbury, MANCHESTER, M20 2EY Classification: Hospitals **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	978	-	383477 392630
74	**Contemporary Trade Directory Entries** Name: Johnsons The Cleaners Location: 707-709, Wilmslow Road, Manchester, M20 6RE Classification: Dry Cleaners **Status: Active** Positional Accuracy: Automatically positioned to the address	A9SW (SE)	965	-	384727 391151
74	**Contemporary Trade Directory Entries** Name: Indijo Location: Hill House, 1-7, Albert Hill Street, Manchester, Lancashire, M20 6RF Classification: Children & Babywear - Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A9SW (SE)	973	-	384741 391149
75	**Fuel Station Entries** Name: Oak Garage Location: 568, Wilmslow Road , Withington , Manchester, Greater Manchester, M20 3DB Brand: Obsolete Premises Type: Not Applicable **Status: Obsolete** Positional Accuracy: Located by supplier to within 100m	A14NW (NE)	490	-	384800 392300
76	**Fuel Station Entries** Name: Didsbury Service Station Location: Barlow Moor Road , Didsbury , Manchester, Greater Manchester, M20 6TN Brand: Obsolete Premises Type: Not Applicable **Status: Obsolete** Positional Accuracy: Automatically positioned to the address	A8SE (S)	651	-	384366 391381
77	**Fuel Station Entries** Name: Priory Service Station Location: 42, Fog Lane , Didsbury , Manchester, Greater Manchester, M20 6AL Brand: Obsolete Premises Type: Not Applicable **Status: Obsolete** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	652	-	384870 391663
78	**Fuel Station Entries** Name: Barlow Moor Filling Station Location: 156, Barlow Moor Road , West Didsbury , Manchester, Greater Manchester, M20 2GE Brand: Unbranded Premises Type: Petrol Station **Status: Open** Positional Accuracy: Manually positioned to the address or location	A12SW (W)	808	-	383488 391904

Sensitive Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
79	**Areas of Adopted Green Belt** Authority: Manchester City Council Plan Name: Proposals Map **Status: Adopted** Plan Date: 11th July 2012	A7NW (SW)	916	7	383493 391600

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices		
Stockport Metropolitan Borough Council - Environment Team (Land & Water)	December 2014	Annual Rolling Update
Environment Agency - Head Office	June 2020	Annually
Salford City Council - Environmental Health Department	November 2013	Annual Rolling Update
Trafford Metropolitan Borough Council - Renewal and Environmental Protection	November 2013	Annual Rolling Update
Manchester City Council - Environmental Health Department	September 2014	Annual Rolling Update
Discharge Consents		
Environment Agency - North West Region	October 2020	Quarterly
Enforcement and Prohibition Notices		
Environment Agency - North West Region	March 2013	Annual Rolling Update
Integrated Pollution Controls		
Environment Agency - North West Region	October 2008	Variable
Integrated Pollution Prevention And Control		
Environment Agency - North West Region	October 2020	Quarterly
Local Authority Integrated Pollution Prevention And Control		
Salford City Council - Environmental Health Department	March 2015	Variable
Stockport Metropolitan Borough Council - Environmental Health Department, EEDD	October 2014	Variable
Trafford Metropolitan Borough Council - Environmental Health Department	October 2014	Variable
Manchester City Council - Environmental Health Department	September 2014	Variable
Local Authority Pollution Prevention and Controls		
Trafford Metropolitan Borough Council - Environmental Health Department	July 2015	Annual Rolling Update
Salford City Council - Environmental Health Department	March 2015	Annual Rolling Update
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		
Salford City Council - Environmental Health Department	March 2015	Variable
Stockport Metropolitan Borough Council - Environmental Health Department, EEDD	October 2014	Variable
Trafford Metropolitan Borough Council - Environmental Health Department	October 2014	Variable
Manchester City Council - Environmental Health Department	September 2014	Variable
Nearest Surface Water Feature		
Ordnance Survey	October 2020	
Pollution Incidents to Controlled Waters		
Environment Agency - North West Region	January 2000	Not Applicable
Prosecutions Relating to Authorised Processes		
Environment Agency - North West Region	March 2013	Annual Rolling Update
Prosecutions Relating to Controlled Waters		
Environment Agency - North West Region	March 2013	Annual Rolling Update
Registered Radioactive Substances		
Environment Agency - North West Region	June 2016	
River Quality		
Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points		
Environment Agency - Head Office	July 2012	Annually
River Quality Chemistry Sampling Points		
Environment Agency - Head Office	July 2012	Annually
Substantiated Pollution Incident Register		
Environment Agency - North West Region - South Area	October 2020	Quarterly
Water Abstractions		
Environment Agency - North West Region	October 2020	Quarterly
Water Industry Act Referrals		
Environment Agency - North West Region	October 2017	Quarterly

Agency & Hydrological	Version	Update Cycle
Groundwater Vulnerability Map Environment Agency - Head Office	June 2018	As notified
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Source Protection Zones Environment Agency - Head Office	October 2019	Quarterly
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	September 2020	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	September 2020	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	September 2020	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	September 2020	Quarterly
Flood Defences Environment Agency - Head Office	September 2020	Quarterly
OS Water Network Lines Ordnance Survey	September 2020	Quarterly
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	Annually
Waste	**Version**	**Update Cycle**
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Historical Landfill Sites Environment Agency - Head Office	October 2019	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	October 2020	Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - North West Region - South Area	October 2020	Quarterly
Local Authority Landfill Coverage Manchester City Council - Planning Department Salford City Council - Environmental Health Department Stockport Metropolitan Borough Council - Environmental Health Department, EEDD Trafford Metropolitan Borough Council - Environmental Health Department	 May 2000 May 2000 May 2000 May 2000	 Not Applicable Not Applicable Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Manchester City Council - Planning Department Salford City Council - Environmental Health Department Stockport Metropolitan Borough Council - Environmental Health Department, EEDD Trafford Metropolitan Borough Council - Environmental Health Department	 May 2000 May 2000 May 2000 May 2000	 Not Applicable Not Applicable 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

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	Annually
Notification of Installations Handling Hazardous Substances (NIHHS)		
Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements		
Trafford Metropolitan Borough Council	April 2016	Variable
Manchester City Council - Planning Department	February 2016	Variable
Stockport Metropolitan Borough Council - Environment and Economic Development	February 2016	Variable
Salford City Council	June 2016	Variable
Planning Hazardous Substance Consents		
Trafford Metropolitan Borough Council	April 2016	Variable
Manchester City Council - Planning Department	February 2016	Variable
Stockport Metropolitan Borough Council - Environment and Economic Development	February 2016	Variable
Salford City Council	June 2016	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	November 2020	Bi-Annually
CBSCB Compensation District		
Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011	Not Applicable
Coal Mining Affected Areas		
The Coal Authority - Property Searches	March 2014	Annual Rolling Update
Mining Instability		
Ove Arup & Partners	October 2000	Not Applicable
Non Coal Mining Areas of Great Britain		
British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	April 2020	Annually
Potential for Compressible Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Ground Dissolution Stability Hazards		
British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Landslide Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Running Sand Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	January 2019	Annually
Radon Potential - Radon Affected Areas		
British Geological Survey - National Geoscience Information Service	July 2011	Annually
Radon Potential - Radon Protection Measures		
British Geological Survey - National Geoscience Information Service	July 2011	Annually

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries		
Thomson Directories	October 2020	Quarterly
Fuel Station Entries		
Catalist Ltd - Experian	September 2020	Quarterly
Gas Pipelines		
National Grid	January 2021	
Underground Electrical Cables		
National Grid	August 2020	
Sensitive Land Use	**Version**	**Update Cycle**
Ancient Woodland		
Natural England	April 2020	Bi-Annually
Areas of Adopted Green Belt		
Manchester City Council	June 2020	As notified
Salford City Council	June 2020	As notified
Stockport Metropolitan Borough Council	June 2020	As notified
Trafford Metropolitan Borough Council	June 2020	As notified
Areas of Unadopted Green Belt		
Manchester City Council	June 2020	As notified
Salford City Council	June 2020	As notified
Stockport Metropolitan Borough Council	June 2020	As notified
Trafford Metropolitan Borough Council	June 2020	As notified
Areas of Outstanding Natural Beauty		
Natural England	June 2019	Bi-Annually
Environmentally Sensitive Areas		
Natural England	January 2017	
Forest Parks		
Forestry Commission	April 1997	Not Applicable
Local Nature Reserves		
Natural England	April 2020	Bi-Annually
Marine Nature Reserves		
Natural England	July 2019	Bi-Annually
National Nature Reserves		
Natural England	July 2019	Bi-Annually
National Parks		
Natural England	April 2017	Bi-Annually
Nitrate Sensitive Areas		
Natural England	April 2016	Not Applicable
Nitrate Vulnerable Zones		
Environment Agency - Head Office	December 2017	Bi-Annually
Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	October 2015	
Ramsar Sites		
Natural England	August 2020	Bi-Annually
Sites of Special Scientific Interest		
Natural England	May 2020	Bi-Annually
Special Areas of Conservation		
Natural England	July 2020	Bi-Annually
Special Protection Areas		
Natural England	September 2020	Bi-Annually

Data Suppliers

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	
Centre for Ecology and Hydrology	
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Stantec UK Ltd	

Useful Contacts

Contact	Name and Address	Contact Details
1	**British Geological Survey - Enquiry Service** British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	**Environment Agency - National Customer Contact Centre (NCCC)** PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	**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
4	**Environment Agency - Head Office** Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
5	**Ordnance Survey** Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
6	**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
7	**Manchester City Council** Town Hall, Albert Square, Manchester, Greater Manchester, M60 2JT	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
8	**Stockport Metropolitan Borough Council** Hygarth House, 103 Wellington Road South, Stockport, Greater Manchester, SK1 3TP	Telephone: 0161 480 4949 Fax: 0161 477 9530 Website: www.stockport.gov.uk
9	**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.