Environmental Geotechnical Specialists

RGS

PHASE 1 ENVIRONMENTAL
DESK STUDY
REPORT

job number	C3598/23/E/5458
date	20/06/2023
site address	Gorton Education Village, 50 Wembley Road, Gorton, Manchester, Greater Manchester, M18 7DT
written by	T. Merry
checked by	E. Lewis
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Report on a Phase One Desk Study

Location:	Gorton Education Village 50 Wembley Road, Gorton, Manchester, Greater Manchester, M18 7DT	
For:	Black Cat Building Consultancy Limited	
Consultants:	Bright Futures Educational Trust	
Report No.	C3598/23/E/5458	Report date: June 2023

For and on behalf of **Rogers Geotechnical Services Ltd**

Tobias Merry MSci (Hons), FGS Graduate Geo-environmental Engineer	**Emma Lewis** LLB ACIEH Managing Director

1. Introduction

The site comprises an area of brownfield land located behind a school building off Wembley Road, Gorton, Manchester, M18 7DT. The site is approximately 0.37 hectares in size and its National Grid reference is centred around 388406 394848.

It is understood that the development proposals currently comprise the construction of a new sports pitch with associated hard-standing and soft landscaped areas. In order to assist with this decision-making process, and any planning and construction aspects of the development, a phase one environmental desk study has been commissioned and is the subject of this report.

In accordance with issued guidance, a site walkover was conducted on the 13th June 2023 and the following observations were made:

General site description/current site use
The site comprises a soft landscaped area utilised for social/informal soft play.

Site boundaries/access
The site is accessible via footpaths from the school car park situated adjacent to Wembley Road.

Topography
The boundaries of the site slope toward the north of the site whereas the site is flat.

Surface cover of site
The site is covered by grass vegetation and asphalt.

Visible evidence of contamination/ contaminative sources
No visible signs of contamination present during the time of the walkover.

Presence of vegetation and wildlife
None visible at time of site visit.

Services
Manhole covers present on the site. There were no overhead services present within the site at the time of the walkover.

Site neighbours
The site is located within a residential area, with a school present immediately to the east of the site.

In order to ensure that the site is fully characterised and to comply with the Environment Act 1995[1], a Phase One Desk Study has been commissioned by Black Cat Building Consultancy Limited. The desk study is intended to assess the environmental impact of historical, current and future factors on the development. This report will present the data obtained and provide a conceptual ground model and preliminary risk assessment as well as discussing the scope of any intrusive investigation that may be required. This report does not consider ecological impacts (e.g. bats) or botanical risks (e.g. Japanese Knotweed).

2. Review and Summary of Published Data

As a part of this desk study the following data has been considered.

- Site Plan - Appendix 1
- Historical maps - Appendix 2
- Groundsure Reports - Appendix 3
- Photographs - Appendix 4

The data obtained from the above-mentioned sources has been summarised below[2].

[1]S57 of the Environment Act 1995 inserted the contaminated land regime into the Environmental Protection Act 1990 (Part 2A). The regime **'provides a risk-based approach to the identification and remediation of land where contamination poses an unacceptable risk to human health or the environment'** See http://www.environment-agency.gov.uk/research/planning/40405.aspx. This places a duty on local authorities to inspect their areas for contaminated land and require its remediation using the 'suitable for use' approach. Much of this duty is discharged via the planning regime under the Town and Country Planning Act 1990 as historical land contamination is a 'material planning consideration.' The local authorities are required to secure the removal of unacceptable risks via remediation of the land, to therefore ensure the site is suitable for its new use. This is fulfilled via completion of a Phase One Environmental Desk Study, Phase Two Intrusive Investigation, Phase Three Remediation Strategy and Phase Four Validation Report. Therefore, as a minimum, once a site has been developed it should not be capable of being designated as 'contaminated land' under Part 2A of the Environmental Protection Act 1990, as inserted by the Environment Act 1995 (see also PPS 23 Planning and Pollution Control Section 8)

[2] This report is a summary only and reference must be made in full to the information provided in the Groundsure Report.

2.1 Historical Land Use

Table 1: Historical Land Use[3]

HISTORICAL MAPPING SUMMARY		
Map Dates	**On site**	**Within 250m**
1848 - 1849	The area is noted as Pink Banks Plantation, assumed to be soft landscaping and farmed trees/plants.	Pink Bank Cottage – 120m SE Track running N-S – 140m NE Road running E-W – 190m S, 230m W Levenshulme Print Works – 210m SW
1890 - 1893	The site is no longer noted as a plantation and assumed to be soft landscaping.	Old Clay Pit – 100m SW Print Works Farm – 220m SW
1899 - 1908	The site appears to remain largely unchanged.	The surrounding area appears to remain largely unchanged.
1922 - 1923	The site appears to remain largely unchanged.	Sports grounds – 20m W, 160m N Pavilion – 110m SW, 200m N Bowling green – 160m SW Allotments – 240m NE
1933	Site noted as a 'playing field'.	Sports Grounds – 90m S, 120m S Pavilion removed – 110m SW Pavilion – 150m NE Housing Estate – 160 NE, 250m W Small Building – 170m NW Clubhouse – 200m W
1934 - 1938	The site appears to remain largely unchanged.	Pavilion – 110m SW
1950 - 1958	The site appears to remain largely unchanged.	Building – 70m SW, 95m SE, 140m E Building Estate – 100m S Tennis Courts – 100m S Pavilion removed – 150m NE, 200m N Housing estate expanded – 160m NE Building cluster – 180m E
1965 - 1968	The site appears to remain largely unchanged.	Building removed – 140m E
1972 - 1974	Footpath running NE-SW crosses the site in the South Eastern corner. There are now a number or areas (E &SW) that are labelled as woodland.	Woodland – 20m N, 20m E Engineering Works – 120m S Building cluster demolished and replaced with SS Peter & Paul RC School – 130m E Depot – 150m S Sports buildings combined – 200m SW
1976 - 1981	The site appears to remain largely unchanged.	Tennis Courts removed – 100m S Building Estate removed - 100m S Clubhouse – 130 SW
1983 - 1991	The site appears to remain largely unchanged.	SS Peter & Paul RC School extended – 130m E Melland School – 150m E
1991 - 1995	The site appears to remain largely unchanged.	Building – 120m S, 180m E SS Peter & Paul RC School extended – 130m E Refuse Tip – 150m S Building removed – 200m E
2001 - 2003	The site appears to remain largely unchanged.	Building – 120m S
2010	Site is now utilised as a playing field for the adjacent schools.	Gorton Education Village – 10m E Building – 20m N Building removed – 120m S SS Peter & Paul RC School Demolished and replaced with Housing Estate – 130m E Depot demolished – 150m S Melland School demolished – 150m E
2023	The site appears to remain largely unchanged.	Gorton Education Village extension – 10m E Housing Estate – 20m W

NB. All distances given are approximate only.

[3] See Appendix 3

2.2 Published Geology and Geological Hazards

Table 2: Geological Data for the Site

BGS MAPPING DATA			
Strata Type	**Strata Name**[4]	**Previous Name**[4]	**Description**[5]
Made Ground/Fill	N/A	N/A	Not indicated on site although previous construction may have resulted in the presence of made ground.
Superficial Geology	Till	Glacial till	Till is unsorted and unstratified drift, generally over-consolidated, deposited directly by and underneath a glacier without subsequent reworking by water from the glacier. It consists of a heterogenous mixture of clay, sand, gravel, and boulders varying widely in size and shape (diamicton).
Solid Geology	Chester Formation	Chester Pebble Beds Formation	The formation shows a progressive change in lithology northwards, from a coarse-grained, typically well-cemented proximal facies to a fine-grained, less well-cemented distal facies. Northwards into Cheshire, the formation comprises conglomerates and reddish brown, cross-bedded, pebbly sandstones with subordinate beds of red-brown mudstone.
GEOLOGICAL FEATURES			
Type	**Location**	**Features**	**Comments**
Mining Activity	On site	Coal mining	The study site is located outside the specified search distance of an identified mining area.
		Non-coal Mining	Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
Faults	197m E	Fault	Normal fault, displacement unknown. This fault is not anticipated to affect the site.
Landslip Deposits	None	None	None.
BGS BOREHOLE DATA			
Reference[6]	**Location**	**Strata Description**	**Depth**
SJ89SE168	127m SE	Made ground (fill) Grey silty clay Loose Peat Stiff brown boulder clay (silty) Sand and gravel Bunter sandstone	0.0m 1.0m 4.0m 10.0m 27.0m 37.0m

[4] Sources: British Geological Survey (NERC) Map Sheets 85; Manchester; Solid and Drift Edition, and Geology of Britain Viewer [*online resource from www.bgs.ac.uk*]
[5] Sources: British Geological Survey (NERC) Lexicon of Named Rock Units [*online resource from www.bgs.ac.uk*]
[6] http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html

NATURAL GROUND SUBSIDENCE & HAZARDS[7]	
Type	**Risk Rating**
Potential for shrinking or swelling clay ground stability	Very low.
Potential for running sand ground stability	Very low.
Potential for compressible ground stability	Negligible.
Potential for collapsible ground stability hazards	Very low.
Potential for landslide ground stability	Very low.
Potential for ground dissolution stability	Negligible.
Radon	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level. No radon protective measures are necessary.

2.3 Construction Issues

2.3.1 Sub-base Construction

On the basis of the prevailing superficial geology and assuming that there are no areas of significantly filled ground, it is anticipated that moderately shallow excavation and installation of a type 1 material could be utilised at this site. It should be appreciated that an intrusive investigation will be required to validate this opinion. As the prevailing superficial geology is expected to be Till, it is considered that such soils could be sensitive to soil moisture variations and thus be susceptible to desiccation as result of tree root action. In light of this, it is possible that these excavations and subsequent upfilling within the zone of influence of trees (existing or previously removed), may need to founded at extended depths in excess of 1m.

2.3.2 Site Won Materials

Should sandstone or siltstone outcrop, it is possible that the resulting soil may provide a suitable bulk granular fill and may prove suitable for re-compaction.

2.3.3 Disposal of Site Materials

If made ground is present, then contamination/WAC testing will be required to establish the nature of the underlying soil before disposal to a licensed landfill site. However, it is anticipated that the naturally occurring soils would not be significantly contaminated, thus would probably be accepted by a waste disposal site catering for inert material.

2.4 Mining and Natural Cavities

2.4.1 Coal Mining

The Groundsure Report states that the site is not within an area that may be affected by coal mining.

[7] See Groundsure report

2.4.2 Non-Coal Mining

Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

2.5 Waste Management and Gas Monitoring

Table 3: Landfill Data and Artificial Ground, Recorded and Anticipated

ENVIRONMENT AGENCY, LOCAL AUTHORITY, BGS & HISTORIC LANDFILLS			
Waste Type	**Location**	**Comments**	**Monitoring Requirement**
Active Landfill	Within 250m	None recorded within 250m	N
Historic Landfill	248m S	Industrial Waste (dated 1984)	N
Historic waste sites	129m S	Type: Metal Recycling Facility (mixed MRS's) Size: Unknown	N
	129m S	Type: Recycling Centre (mixed RS's) Size: Unknown	
	209m S	Type: Recycling Facility (Conversion) (mixed RS's) Size: Unknown	
	231m SW	Type: Utilities Contractor/Recycling Yard (mixed RS's) Size: Unknown	
	238m S	Type: Waste Transfer Station (mixed RS's) Size: Unknown	
	246m S	Type: Recycling Site (mixed RS's) Size: Unknown	
Licenced waste sites	113m S	Type: Metal Recycling, vehicle storage and depollution Size: 25000 tonnes	N
	113m S	Type: 75kte Vehicle Depollution Facility Size: 25000 tonnes	
	183m S	Type: Household, Commercial & Industrial Waste T Stn Size: ≥25000 tonnes, 75000 tonnes	
	184m S	Type: Treatment of waste to produce soil 75,000 tpy Size: ≥75000 tonnes	
	244m S	Type: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes	
Waste Exemptions	164m SW	Use of waste in construction, storage of waste in a secure place	N
	183m SW	Storage of waste in a secure place	
	217m SW	Use of waste in construction	
	218m SW	Use of waste in construction	
	240m S	Screening and blending of waste	
MADE GROUND & INFILLED GROUNDWORKINGS			
Description	**Location**	**Comments**	**Monitoring Requirement**
Records of Potentially Infilled Features	164m SW	Infilled Ground	N
	180m SE	Made Ground (Undivided)	N
	248m N	Made Ground (Undivided)	N
	250m S	Infilled Ground	N

2.6 Hydrogeology, Hydrology

Table 4: Ground/Controlled Water Sensitivity and Flooding

ENVIRONMENT AGENCY AQUIFER DESIGNATION[8]		
Strata	**Designation**	**Description**
Superficial Geology on Site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.
Solid Geology On Site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers.
GROUNDWATER SENSITIVITY[9]		
Description	**Location**	**Details**
Source Protection Zone	-	None recorded within 250m.
Abstraction Licences	129m SE	General use relating to Secondary Category (medium Loss), Annual Volume (m^3): 117835
Records of Part A(2) and Part B Activities and Enforcements	-	None recorded within 250m.
Records of Licensed Discharge Consents	-	None recorded within 250m.
High Soil Leaching Potential	-	None recorded within 250m.
CONTROLLED WATERS[10]		
Description	**Location**	**Details**
River Network Entries	-	None recorded within 250m.
Surface Water Features	Within 250m.	5 surface water records present within 250m. Inland river (narrower than 5m)..

POLLUTION INCIDENTS[11]			
Pollutant	**Receptor**	**Location**	**Date**
Specific Water Materials	Water Category 4 (No impact) Land Category 3 (Minor)	175m S	August 2001
Contaminated Water Oils and Fuel	Water Category 2 (Significant) Land Category 4 (No Impact)	180m SW	February 2014
Atmospheric Pollutants and Effects	Water Category 4 (No impact) Land Category 3 (Minor)	181m SW	July 2003
Atmospheric Pollutants and Effects	Water Category 3 (Minor) Land Category 3 (Minor)	193m SW	September 2010
Inert Materials and Wastes	Water Category 4 (No impact) Land Category 3 (Minor)	200m SW	April 2003
Atmospheric Pollutants and Effects	Water Category 4 (No impact) Land Category 3 (Minor)	200m S	July 2003
Specific Waste Materials	Water Category 3 (Minor) Land Category 3 (Minor)	236m S	November 2002

ENVIRONMENT AGENCY FLOOD RISK[12]		
Description	**Location**	**Details**
Zone 2	-	The site is not situated within a Zone 2 flood plain.

[8] See Appendix 2
[9] See Appendix 2
[10] See Appendix 2
[11] See Appendix 2
[12] See Appendix 2

Zone 3	-	The site is not situated within a Zone 3 flood plain.
Flood Defences	-	None recorded within 250m.
Groundwater Flooding Area	-	Limited potential for groundwater flooding to occur.

2.7 Sensitive Land Use

Table 5: Sensitive Land Uses within 250m

REGISTERED SENSITIVE LAND USES [13]		
Description	**Location**	**Details**
Nitrate Vulnerable Zone	-	None recorded within 250m.
Green Belt Land	-	None recorded within 250m.

2.8 Industrial Land Use and Potential Sources of Contamination

In order for a conceptual site model and preliminary risk assessment to be completed the historical maps and Groundsure data requires analysis to identify any past or present activities on the site and in the area that may have the potential to cause contamination on the site. Guidance has been issued by the Environment Agency, NHBC and Chartered Institute of Environmental Health.[14] Within this document, annex 3 provides examples of important contaminants that are associated with individual uses of land. This data assists in the formulation of any chemical testing regime.

Those that we consider potentially contaminative according to the guidance are given below:

Table 6: Potentially Contaminative Sources

HISTORICAL		
Land Use	**Location**	**Classification**
Unspecified Works	84m SE 190m SW 202m SW	Unspecified
Unspecified Pit	94m S	Artificial/made ground.
Unspecified Depot	131m SW 150m S	Unspecified
Print Works	176m SW 193m SW 202m SW 247m S	Printing and bookbinding works.
Electricity Substation	227m E 236m S 237m SE	Unspecified
Garage	160m SE	Road vehicle servicing and repair: garages and filling stations.

[13] See Appendix 2
[14] Guidance for the Safe Development of Housing on Land Affected by Contamination, R&D Publication 66: 2008 Volume 1 and 2.

	213m SW	
CURRENT		
Land Use	**Location**	**Classification**
Electricity Sub-station	61m SE 155m NE 161m NE 245m S	Infrastructure and Facilities
Waste Storage, Processing and Disposal	170m S	Infrastructure and Facilities
Unspecified Works	185m SE 203m SW	Unspecified
Refuse Tip (Public)	188m S	Refuse Disposal Facilities
Distribution and Haulage	206m S	Transport, Storage and Delivery
Industrial Products	213m SW	General Construction Supplies
Motoring	219m S	Vehicle Parts and Accessories
Scrap Metal Merchants	223m SW	Recycling Services
TANKS (Buried and Above Ground)		
Land Use	**Location**	**Classification**
Underground Storage Tanks	-	-
Overground Storage Tanks	120m SE 228m S	Unspecified Tanks

3. Preliminary Qualitative Risk Assessment

The potential of contamination hazards on the land has been identified and the risks associated with them are assessed in the following preliminary risk assessment in accordance with industry practice and the 'suitable for use' approach. This has been conducted using the source-pathway-receptor approach. This method dictates that there must be a risk contaminant produced at a 'source' in sufficient concentration to cause harm and there must be a 'pathway' for the contaminant to reach an identifiable 'receptor' for the linkage to be proved and a contamination hazard to be considered present. Not all substances are contaminants and not all contaminants are considered to be a risk. Indeed, DEFRA and The Environment Agency state that **'a contaminant is a substance which has the potential to cause harm, while a risk itself is considered to exist if such a substance is present in sufficient concentration to cause harm and a pathway exists for a receptor to be exposed to the substance.**'

R&D Publication 66: 2008 states that the groups at risk of harm (receptors) can be identified by the following categorisation:

1. Humans: site personnel, end users, visitors and adjacent land users.
2. The water environment – receptors: groundwater, surface water, coastal waters and artificial drainage.
3. Ecosystems: plants and animals.

4. Construction/building materials/services

In order to complete a conceptual site model and therefore a preliminary risk assessment, an appraisal of the sources of contamination, potential and actual, on and in the area of the site has therefore been completed with reference to this pollution linkage.[15]

3.1 Conceptual Ground Model & Preliminary Qualitative Risk Assessment

It is understood that the development proposals currently comprise the construction of a new sports facility with associated hard-standing and soft landscaped areas. In view of the sensitivity of the end users it is considered that the soil screening values (SSVs) for a public open space end use should be employed.

The preliminary risk assessment has been evaluated with reference to the following ratings and definitions:

N/A - A source-pathway-receptor linkage is not considered to exist and therefore a risk assessment is not required.

Low - A pollution linkage is unlikely and/or the likelihood of harm occurring is low and of minor consequence.

Moderate - The linkage exists but further field or laboratory data is required to confirm that the contaminant has reached the receptor and the levels of contaminant are harmful.

High - The linkage exists and the available data indicates that significant harm may be caused and remedial action could be necessary.

[15] This assessment has been based on the information as to the proposed development that has been provided by the client. If the plans should change, the assessment should be re-evaluated.

Table 8: Conceptual Site Model and Preliminary Qualitative Risk Assessment				
CONCEPTUAL SITE MODEL			**PRELIMINARY RISK ASSESSMENT**	
Pathways	**Receptor**	**Linkage Present?**	**Risk Rating**	**Notes**
Direct contact/dermal absorption/soil ingestion	Operative	Yes – operatives are likely to come in contact with the soil.	Low – moderate	There are potential off-site sources of contamination that may have caused contamination of the site. Any on site sources of contamination could migrate to neighbouring properties. Further testing required to reach a firm conclusion.
	End User	No – end users are not likely to come in contact with the soil.	Low	
	Neighbours	Yes – possible source on site and immediate neighbours are present.	Low	
Inhalation of Dust/Vapours	Operative	Yes – contact with soil likely during works and vapours may accumulate in any potential enclosed spaces.	Low	There are potential off-site sources of contamination that may have caused contamination of the site. Any on site sources of contamination could migrate to neighbouring properties. Construction activities may create dust on and off site, which, if contaminated, could adversely affect operatives, end users and neighbours. In the event that harmful vapours are present they may accumulate in enclosed spaces, affecting operatives. Further testing required to reach a firm conclusion.
	End User	No – end use is an open space.	N/A	
	Neighbours	Yes – neighbouring properties present and possible inhalation of dust during the works.	Low – moderate	
Ingestion of fruit/vegetables and/or waters	Operative	No – no edible plants or contained water sources in the area of the proposed new works.	N/A	There are potential off-site sources of contamination that may have caused contamination of the site. Further testing required to reach a firm conclusion.
	End User	No – soft landscaping proposed as part of the new development is to be grassed only.	N/A	
	Neighbours	Yes – residential dwellings present within 250m of the proposed development.	Moderate	

Migration of hazardous gases via permeable strata	Operative	No – possible off-site sources associated with historical construction, though permeable strata not expected to be revealed on site.	Low	Possible source within 250m but unlikely that permeable strata will create a pathway for migration. No enclosed spaces likely during construction and no linkage present.
	End User		Low	
	Neighbours	No – unlikely to be a possible source on site due to lack of historical construction.	Low	It is not considered likely that any made ground that has been brought onto site presenting a diminished risk of harm to this receptor. This should be re-assessed during any intrusive works should this be proven to the contrary.
Spillage/loss/run off direct to receiving water	Controlled Waters	No – unlikely to be a source on site and no controlled waters within 250m.	N/A	There are potential off-site sources of contamination that may have caused contamination of the site. No controlled waters within 250m. Principal aquifer underlies the site. Permeability of underlying geology should be assessed. Further testing required to reach a firm conclusion.
Migration via permeable unsaturated strata	Controlled Waters	Yes – unlikely to be a source on site and, however there is a principal aquifer beneath the site.	Low to Moderate	
Run off via drainage/sewers etc	Controlled Waters	No – unlikely to be a source on site.	N/A	
Direct contact with contaminated soils	Plants	No – soft landscaping areas will be present only as maintained grassed areas as part of the proposed development.	N/A	
Uptake via root system				
Direct contact with contaminated soils/	Building Materials	Yes – possible source off site and and service installation materials may be affected by any contaminated site soil.	Low	There are potential off-site sources of contamination that may have caused contamination of the site. Further testing required to reach a firm conclusion.
Direct contact with contaminated groundwater				

Migration of mine gas via permeable strata	Operative End User	No – not in an area affected by coal mining activity.	N/A	
Exposure to Radon	Operative End User	No – not in a radon affected area.	N/A	The publication BR211 states that no protection measures are necessary.
Mining Instability	End User	No – not in an area affected by coal mining activity.	N/A	No further action required.
Unexploded Ordinance (UXO) Risk	Operative	Yes – the Zetica[16] online maps indicate that the site is at low risk from UXO.	Low	Unlikely to be affected by UXO.

Notes:

1. The above data and table is a qualitative assessment of the probable risks identified at this site, based on the information made available to us from the client, third party professional data and walkover survey.

2. Should any additional or new data come to light, the risk assessment should be revisited and any necessary changes made to any recommendations resulting from this study.

3. Where further testing is recommended as part of the risk assessment, this is in order to provide a quantitative assessment of any contamination issues. It should at all times be considered that uncertainties may remain, and therefore any testing regime and ground investigation philosophy should be ready to accommodate any necessary alterations should any data come to light or it become evident that it has not been previously considered.

[16] Pre-desk study assessment [*online resource from www.zeticauxo.com*].

4. Intrusive Investigation

4.1 Site Investigation Philosophy

The information from the Phase 1 Desk Study shows there are potential sources of contamination in the surrounding area. In view of the above, any intrusive investigation should be undertaken in accordance with the sampling strategies given in BS10175: 2011 +A2:2017 and CLR4:1994. These two sampling strategies may be classified as:

- Non-Targeted – using a defined sampling pattern (BS10175)
- Targeted – based on prior knowledge and professional judgement (CLR4)

These sampling strategies are considered in more detail below. However, it is emphasised that they can be used individually or in combination depending on the depth of site knowledge.

Non-Targeted Sampling

If no obvious 'hot spots' of contamination have been identified on a site, it would be recommended that a stratified random pattern of sampling points be considered. This work should be undertaken with reference to BS10175: 2011 +A2: 2017 *Investigation of potentially contaminated sites – Code of practice*: 7.6, and BS5930 2015 + A1:2020, *Code of practice for ground investigations.*

Targeted Sampling

If a possible 'hot spot' of contamination has been identified on a site, it is recommended that a herringbone pattern of sampling points be considered in the immediate vicinity. If strong evidence of contamination has then been identified, it is recommended that sampling be highly focused to reflect that evidence and the investigator's experience. This work should be undertaken with reference to CLR4, *Sampling Strategies for Contaminated Land, 1994*.

The density of sampling required is defined in BS10175: 2011: +A2: 2017: 7.7.2.2.3, which indicates that an *exploratory* investigation usually requires a lower density sample spacing than does a *main* investigation. The BS goes on to state that *the actual density should depend upon the confidence and robustness required of decisions that will be based on the information obtained. Thus, the area and depth of interest will be related to the contaminants present, the pathways and the receptors. Typical densities of sampling grids can vary from 25m to 50m centres for exploratory investigations, and 10m to 25m centres for main investigations.*

4.2 Site Specific Investigation

In view of the information provided above it is considered that an investigation of the site should include the following main elements.

4.2.1 Contamination Assessment

It may be appreciated that BS 10175 clause 7.7.2.2.3 suggests that the number of sampling points at the site should be based on a minimum of three testing locations or the size of the site with respect to the appropriate grid spacing, whichever the greater. On the basis of the site area being 0.37ha, the number of sampling points at the site should be considered with respect to the table below.

Table 9: Summary of Sampling Strategy

	NUMBER OF SAMPLING POINTS				
	Soil	**Water**	**Asbestos**	**Standpipes**	**Standpipe Readings**
Exploratory Investigation 50m x 50m grid	3	-	3	-	-
Target Areas	Should be assessed during any investigation.				

Chemical testing should be undertaken on the above grid spacing and the following standard testing regime should be undertaken:

- **Metals** – Cd, Cr, Cu, Hg, Ni, Pb, Zn, V.
- **Semi Metals and Non-Metals** – As, Se, Free Cyanide and Phenols.
- **Hydrocarbons –** Polycyclic aromatic hydrocarbons (PAH EPA16), Total petroleum hydrocarbons (TPH CWG).
- **Others** – pH, Organic Content.
- **Asbestos**

Sampling Method

Investigation should include collection of soils chemical sampling. The sampling strategy should employ the non-targeted strategy given above in the first instance, i.e. at least three sampling points, if it is anticipated that made ground is significant across the site. However, if the made ground at the site is thought to be localised to specific areas, then the targeted strategy should be used.

It should be possible to carry out the above work with a windowless sampling drilling rig, however, it may be more pragmatic to employ hand-held digging tools for a targeted strategy.

4.2.2 Geotechnical Assessment

In addition to the above contamination assessment which is likely to be required by planning authorities and insurance providers, the following investigation strategy could be considered:

Sampling Method

It is anticipated that an excavator, excavating a trial pit will be able to gain sufficient data in regard to the near surface soils. In addition to this, a TRL probe will be able to determine the strength of underlying soils.

Soakaway Design

Should soakaway data be required for drainage design, trialpits could be excavated and infiltration tests conducted. Alternatively, these tests could be undertaken within boreholes.

Geotechnical Testing

An allowance for geotechnical testing of the soils should be included in any ground investigation.

4.2.3 Reporting

The above data will need to be formulated into a formal assessment that should include the following:

- Geotechnical recommendations, particularly if existing loads are to increase.
- Contamination assessment.
- Contamination remediation strategy.
- Any recommendations for further work, if required and including validation reports where site remediation is necessary.

As soon is as practicable, and prior to the above, this Phase 1 report should be forwarded to the relevant authorities, in order to ensure they have sufficient time to review and discuss any issues.

5. References

- British Standards Institution (2015), BS5930 2015 + A1:2020: *Code of practice for site investigations*, B.S.I., London.
- British Standards Institution (2007), Amendment No 1 to BS5930: *Code of practice for ground investigations*, B.S.I., London.
- British Standards Institution (2011) +A2:2017, BS 10175: *Investigation of potentially contaminated sites – Code of Practice,* British Standards Institute.
- British Standards Institution (2013), BS 8576 Guidance on Investigations for Ground Gas – Permanent Gases and Volatile Organic Compounds.
- Department for Environment, Food and Rural Affairs and the Environment Agency, DEFRA R&D Publications, Environment Agency, Bristol.
- CLR 2, 1994, *Guidance on preliminary site inspection of contaminated land*, Volume 1.
- CLR 4, 1994, *Sampling Strategies for contaminated land*.
- R&D Publication 66: 2008 Guidance for the Safe Development of Housing on Land Affected by Contamination.
- CIRIA Report C665 (2007), Assessing risks posed by ground gasses in buildings.
- The Environment Agency: Groundwater source protection.

Appendix 1

Site Plans

N

Key

Line indicates site ownership boundary

Hatch indicates existing buildings on the site

Hatch indicates hardstanding used for carparks/roads and vehical access roads

Hatch indicates hardstanding used for PE/informal and social play

Hatch indicates hardstanding used for footpath and pedestrian access

Hatch indicates Artificial Grass MUGA used for PE

Hatch indicates Soft landscaping used for PE/Playingfield

Hatch indicates soft landscaping used for informal and social play

Hatch indicates soft landscaping for general areas including planting

Hatch indicates other areas landscaping for habitat etc

949

394900000

388860m

Gorton Education Village

Field
Social/Informal Soft Play

Building

Social/Informal Hard Play

Social/Informal Soft Play

Carpark

Road

Footpath

Pond

Field
Social/Informal Soft Play

MUGA
PE

Field
Playing Field

MUGA
PE/Social/Informal Hard Play

Bldg

ESS

General soft landscape

63.7m

Drain

WEMBLEY ROAD

RAWSTHORNE AVENUE

El Sub Sta

Ppg Sta

SHILLINGFORD ST

BRATTON DRIVE

NUTMEG DRIVE

FLEMISH CRESCENT

Sandfold Lane (Path)

68.9m

Weld Bdy

884

885

947

0 5m 10m 20m

1:500

Rev	Description	Date

Client
Bright Futures Educational Trust

Contract
Gorton Education Village - Proposed MUGA

Drawing
Existing Site Plan

Project Ref	2886-BFET-GEV	Scale	1 : 500 @A0
Drawing No	01-90-001	Drawn	RB
Revision		Checked	AMcG
Date	15.05.2023	Status	Planning

File Path
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Existing playing field remains un altered

Key

Line indicates site ownership boundary

Hatch indicates existing buildings on the site

Line indicates area of works

Hatch indicates hardstanding used for carparks/roads and vehical access roads

Hatch indicates hardstanding used for PE/informal and social play

Hatch indicates hardstanding used for footpath and pedestrian access

Hatch indicates Artificial Grass MUGA used for PE

Hatch indicates Soft landscaping used for PE/Playingfield

Hatch indicates soft landscaping used for informal and social play

Hatch indicates soft landscaping for general areas including planting

Hatch indicates other areas landscaping for habitat etc

Rev	Description	Date

Client: Bright Futures Educational Trust

Contract: Gorton Education Village - Proposed MUGA

Drawing: Proposed Site Plan

Project Ref	2886-BFET-GEV	Scale	1 : 500 @A0
Drawing No	02-90-001	Drawn	RB
Revision		Checked	AMcG
Date	15.05.2023	Status	

File Path: C:\Users\Richard Bayley\OneDrive - Black Cat Building Consultancy Limited\Cad Files\Bright Futures Educational Trust\Gorton Educational Village\PPM Works 2023\DESIGN\BPM\P2886-BFET-GEV-MUGA-16.05.23.rvt

0 5m 10m 20m

1:500

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N

Key

Line indicates site ownership boundary

Hatch indicates existing buildings on the site

Line indicates existing fencing and gates type as noted on plan

Gorton Education Village

Grass
Trees
Grass
Trees
Grass
Footpath
Building
Grass
Footpath
Grass
Concrete post and timber panel fencing
Concrete post and timber panel fencing
Concrete post and timber panel fencing
Concrete post and timber panel fencing
Trees
Grass
Trees
Grass
Trees
Weldmesh Fencing
Weldmesh Fencing
Weldmesh Fencing
Double Gate
Weldmesh Fencing
Single Gate
Double Gate
Weldmesh Fencing
Weldmesh Fencing
Footpath
Shelter
Double Gate
Weldmesh Fencing
Weldmesh Fencing
MUGA
Weldmesh Fencing
Weldmesh Fencing
Weldmesh Fencing
Weldmesh Fencing
Weldmesh Fencing
Grass
Footpath
Grass
Trees
Concrete panel fencing
Concrete panel fencing
09
31
50

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0 1m 2m 4m 10m

1:200

Rev	Description	Date

Client
Bright Futures Educational Trust

Contract
Gorton Education Village - Proposed MUGA

Drawing
Existing Landscape Plan

Project Ref	2886-BFET-GEV	Scale	1 : 200@A0
Drawing No	01-90-002	Drawn	RB
Revision		Checked	AMcG
Date	15.05.2023	Status	Planning

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BUILDING CONSULTANCY

N

Key

Line indicates site ownership boundary

Hatch indicates existing buildings on the site

Line indicates existing fencing and gates type as noted on plan

Line indicates new 3m high weldmesh sports/rebound fencing and gates.

Hatch indicates new permeable macadam surfacing complete with concrete edgings to new MUGA

Hatch indicates new permeable macadam surfacing complete with concrete edgings to new footpaths

Line indicates new football line markings

Line indicates new netball line markings

Line indicates new tennis line markings

Hatch indicates new existing grass areas to be made good

Trees
Grass
Trees
Grass
Footpath
Building
Concrete post and timber panel fencing
16306
7447
16302
2650
2600
Weldmesh Fencing
Double Gate
MUGA- 2615m²
New Footpath - 115m²
Footpath
Grass
Grass
Weldmesh Fencing
16426
7437
16422
New Footpath - 195m²
Double Gate
Single Gate
Double Gate
Footpath
Shelter
Double Gate
Weldmesh Fencing
Trees
MUGA
Grass
Footpath
Grass
Trees
Trees
Concrete panel fencing
09
31
50

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0 1m 2m 4m 10m

1:200

Rev	Description	Date

Client
Bright Futures Educational Trust

Contract
Gorton Education Village - Proposed MUGA

Drawing
Proposed Landscape Plan

Project Ref	2886-BFET-GEV	Scale	1 : 200@A0
Drawing No	02-90-002	Drawn	RB
Revision		Checked	AMcG
Date	15.05.2023	Status	

File Path
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N

Key

Line indicates site ownership boundary

Line indicates other land under ownership boundary not forming part of the application site.

Hatch indicates existing buildings on the site

Location of works

0 5m 10m 20m

1:500

Rev	Description	Date

Client
Bright Futures Educational Trust

Contract
Gorton Education Village - Proposed MUGA

Drawing
Block Plan

Project Ref	2886-BFET-GEV	Scale	1 : 500@A1
Drawing No	01-98-002	Drawn	RB
Revision		Checked	AMcG
Date	15.05.2023	Status	Planning

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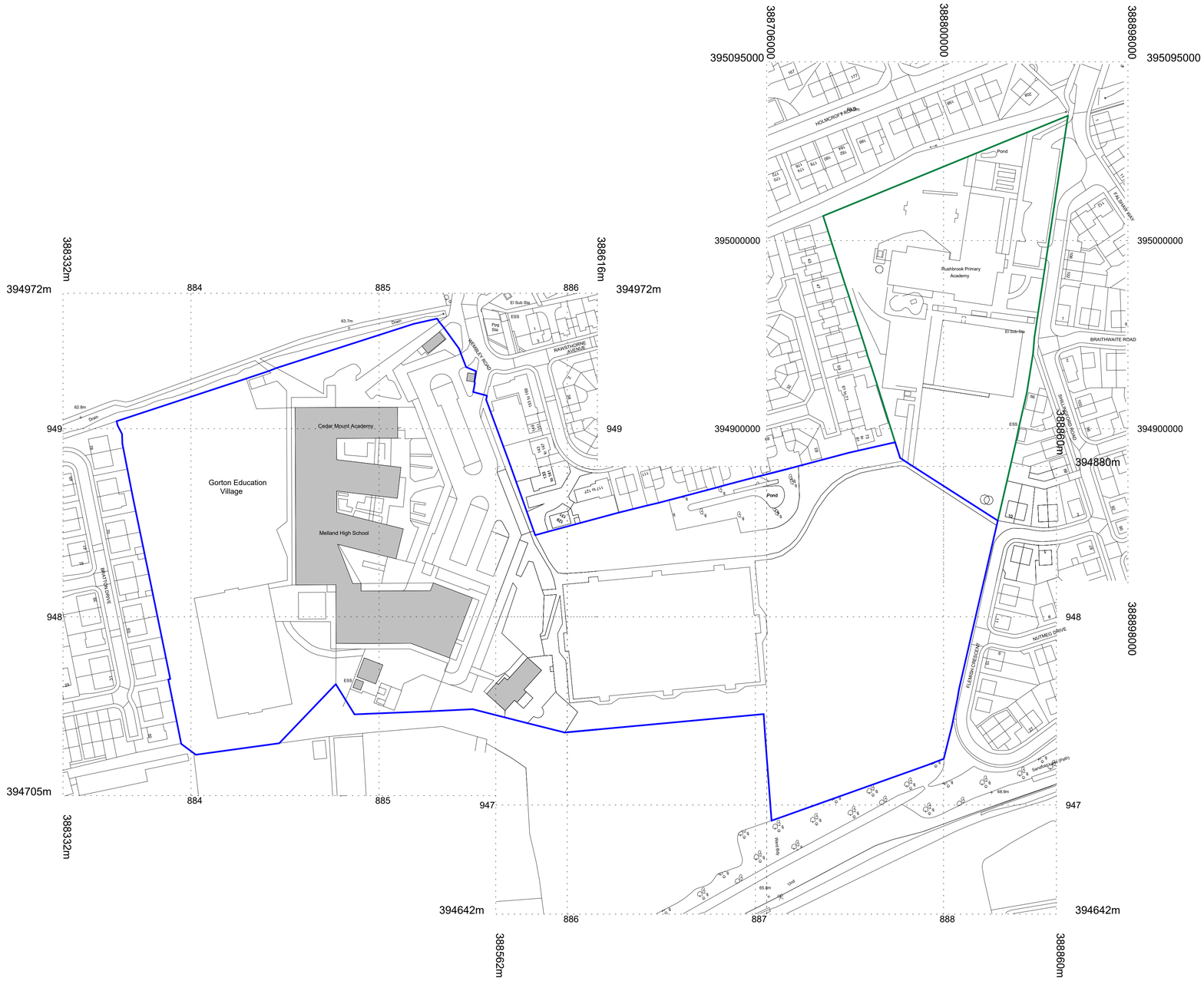
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Key

Line indicates site ownership boundary

Line indicates other land under ownership boundary not forming part of the application site.

Hatch indicates existing buildings on the site

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0 10m 20m 50m

1:1250

Rev	Description	Date

Client
Bright Futures Educational Trust

Contract
Gorton Education Village - Proposed MUGA

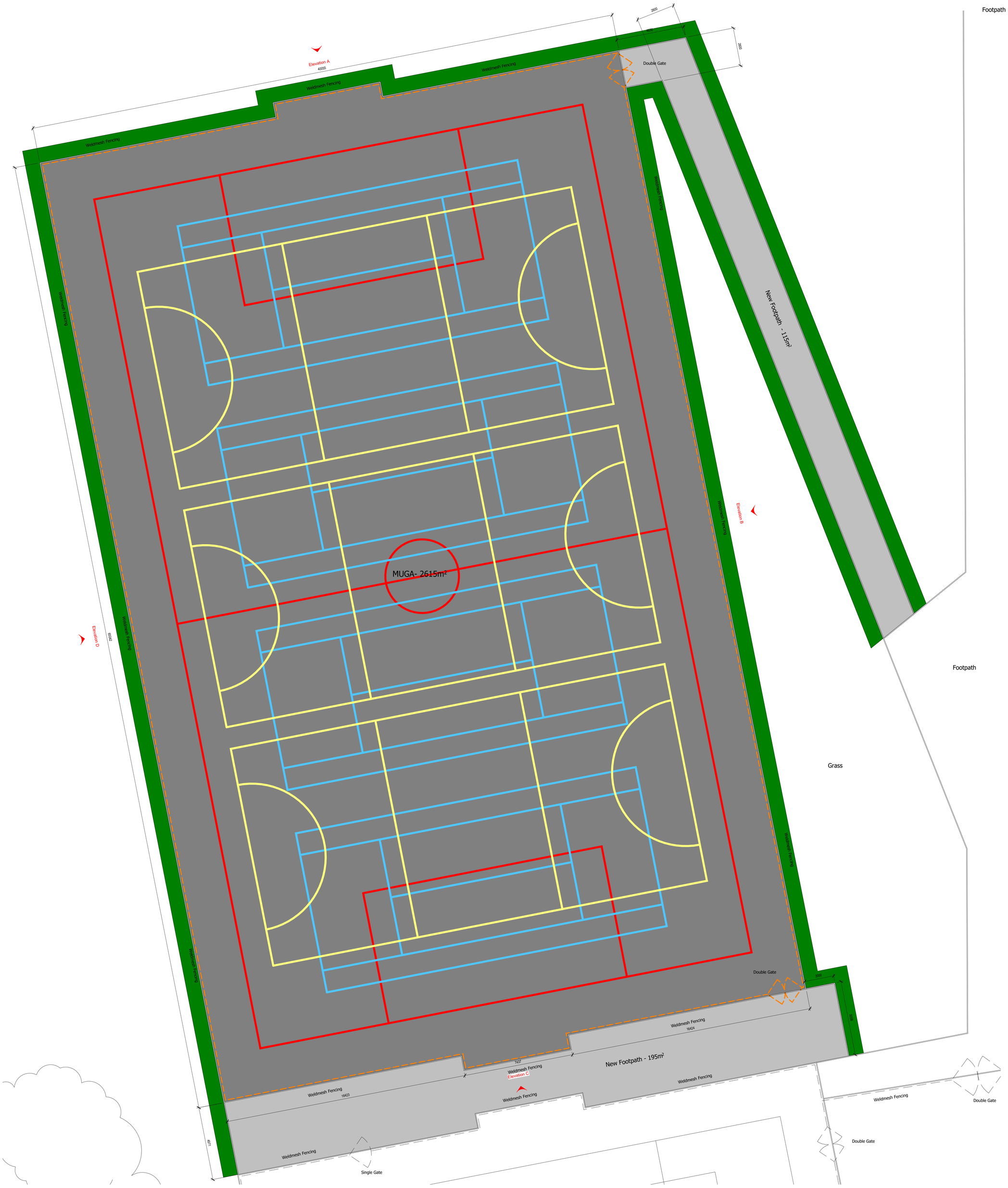
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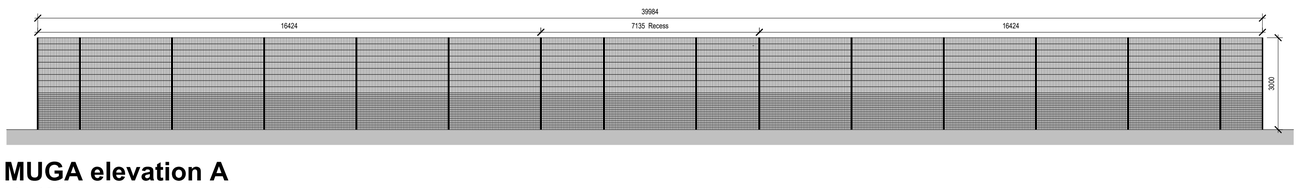
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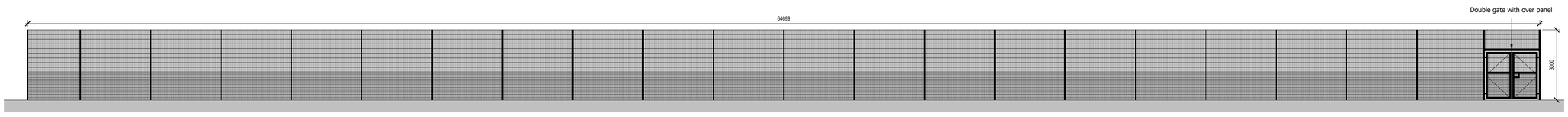
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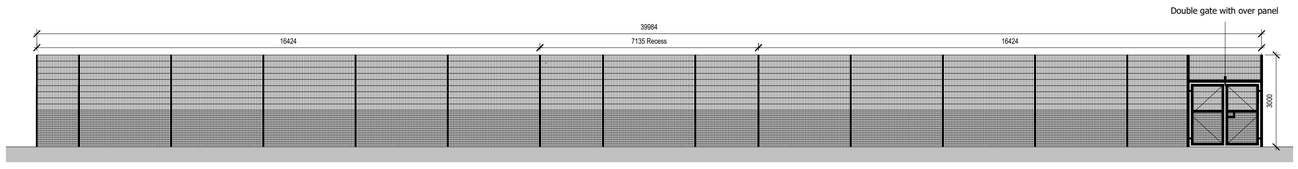
MUGA Plan
1 : 100



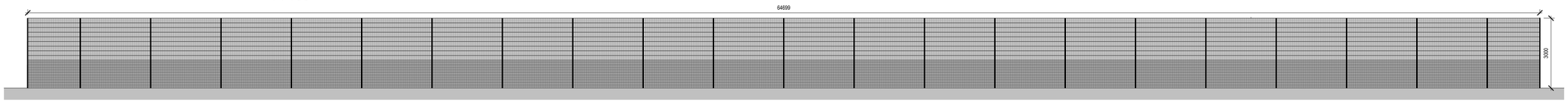
MUGA elevation A
1 : 100



MUGA elevation B
1 : 100



MUGA elevation C
1 : 100



MUGA elevation D
1 : 100

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N

Key

Line indicates new 3m high weldmesh sports/rebound fencing and gates.

Hatch indicates new permeable macadam surfacing complete with concrete edgings to new MUGA

Hatch indicates new permeable macadam surfacing complete with concrete edgings to new footpaths

Line indicates new football line markings

Line indicates new netball line markings

Line indicates new tennis line markings

Hatch indicates new existing grass areas to be made good

0 0.5m 1m 2m 5m

1:100

Rev	Description	Date

Client
Bright Futures Educational Trust

Contract
Gorton Education Village - Proposed MUGA

Drawing
Proposed MUGA Plan and Elevations

Project Ref	2886-BFET-GEV	Scale	1 : 100 @A0
Drawing No	02-90-003	Drawn	RB
Revision		Checked	AMcG
Date	15.05.2023	Status	Planning

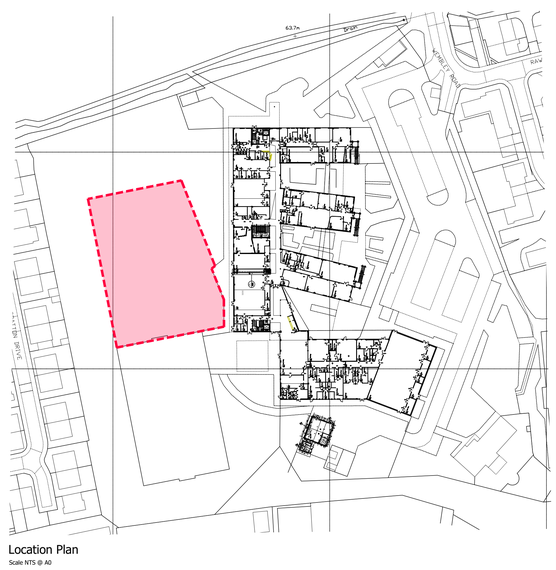
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MUGA Plan
Scale 1:100 @ A0



Location Plan
Scale NTS @ A0

0 0.51m 2m 5m
1:100

Rev	Description	Date

Client
Bright Futures Educational Trust

Contract
2023 PPM Works
Gorton Educational Village

Drawing
Proposed MUGA Plan

Project Ref	
Drawing No	BCBC-BFET-GEV-02-90-002
Revision	
Date	26.04.2023
Scale	As Indicated @A0
Drawn	RB
Checked	AMcG
Status	Tender

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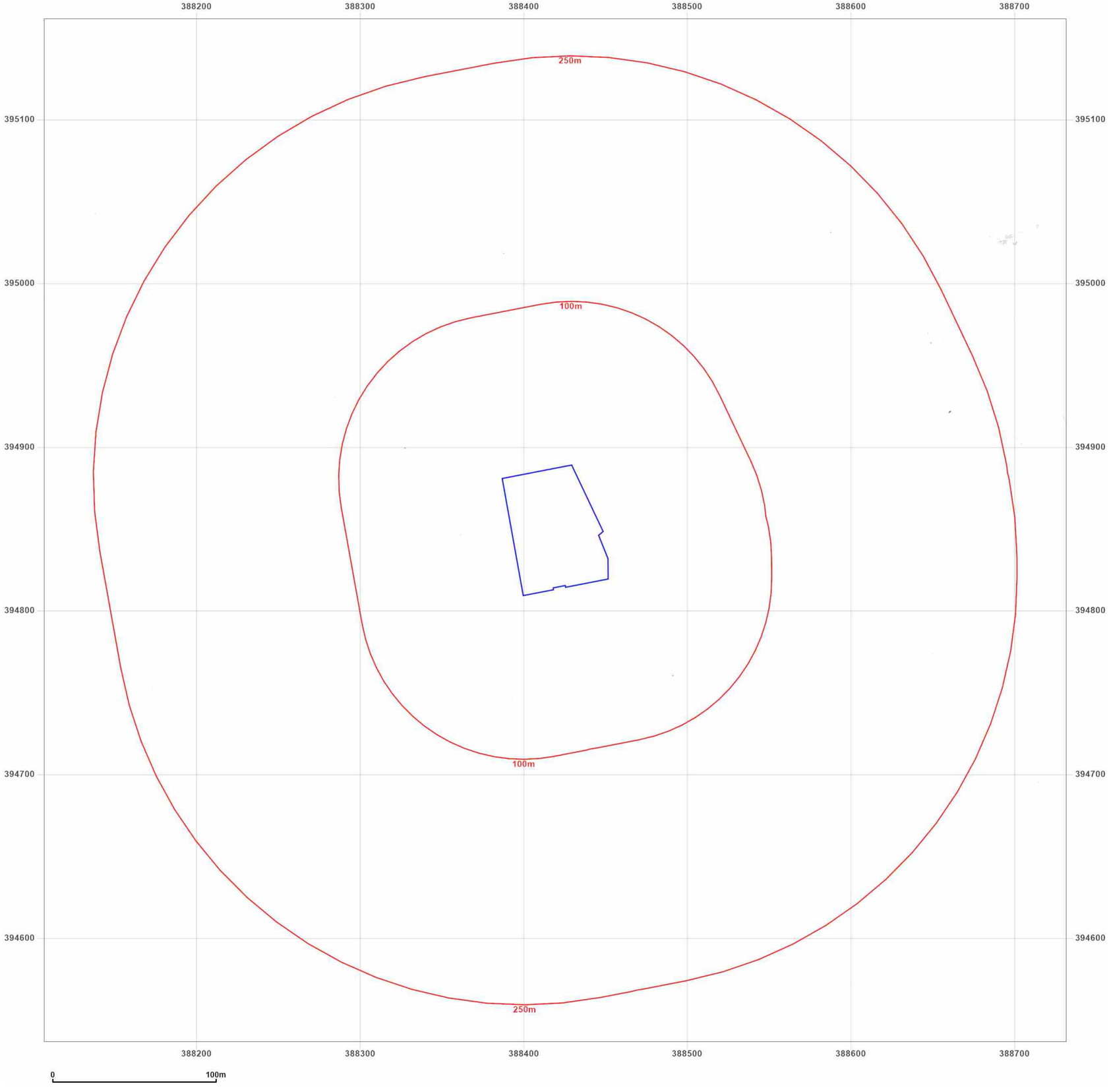
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Drain
Field
Social/Informal Soft Play
MUGA
PE/Social/Informal Hard Play
Footpath
Building
Social/Informal
Hard Play
Social/Informal
Soft Play
Carpark
Road
BRATTON DRIVE
78
70
39
60
31
Social/Informal
Hard Play
Building
MUGA
PE/Social/Informal Hard Play
Bldg

Appendix 2

Historical Maps



Groundsure INSIGHTS

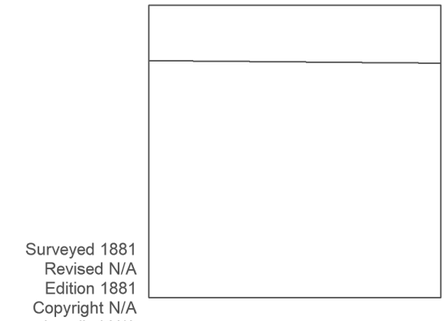
Site Details:

GORTON EDUCATION VILLAGE,
50 GORTON EDUCATION
VILLAGE, WEMBLEY ROAD,
MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: County Series
Map date: **1881**
Scale: 1:2,500
Printed at: 1:2,500

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Surveyed 1881
Revised N/A
Edition 1881
Copyright N/A
Levelled N/A

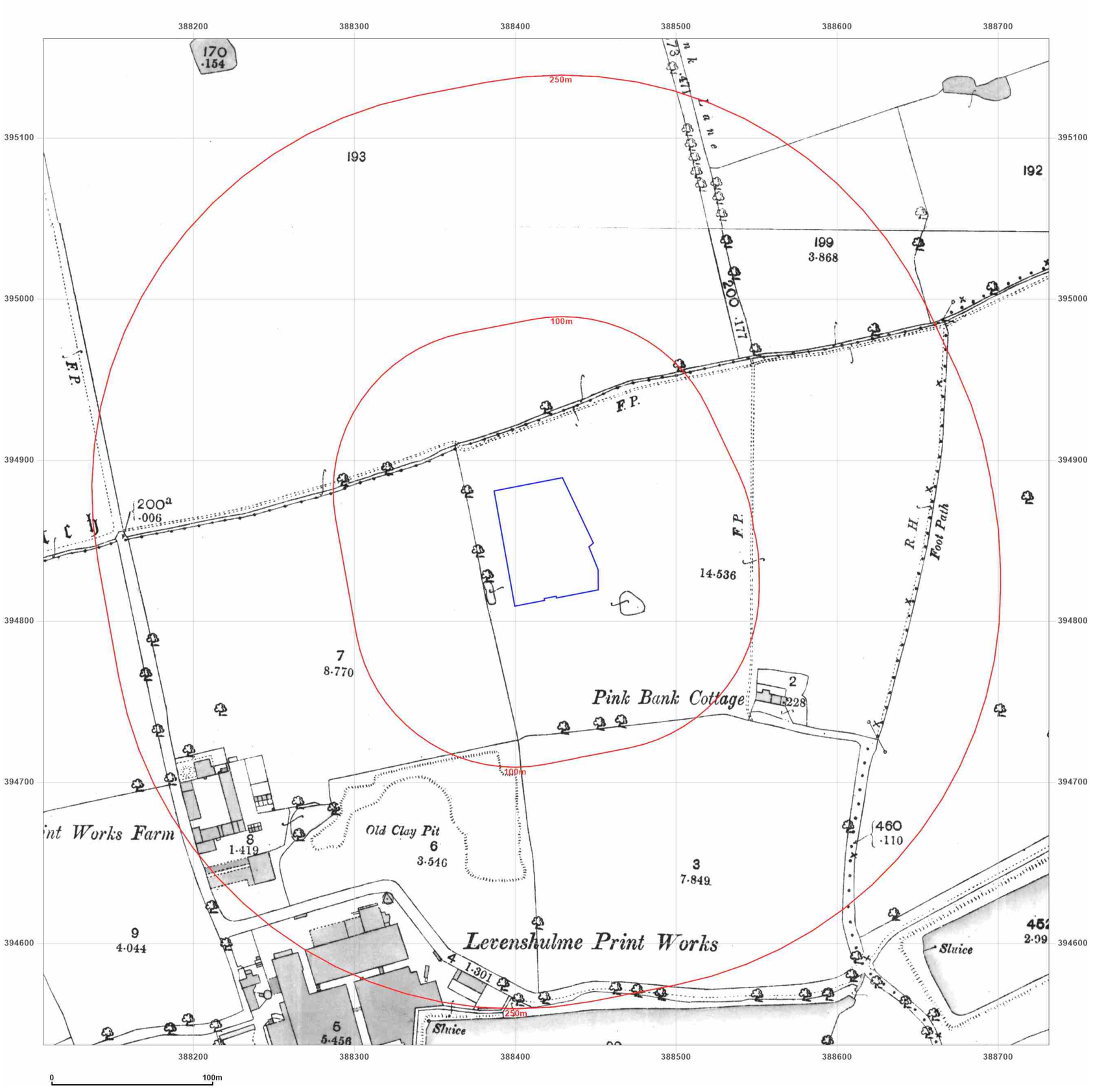
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E: info@groundsure.com
W: www.groundsure.com

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Production date: 13 June 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

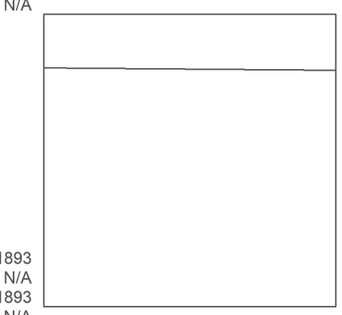
GORTON EDUCATION VILLAGE,
50 GORTON EDUCATION
VILLAGE, WEMBLEY ROAD,
MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

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

N
W E
S

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



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

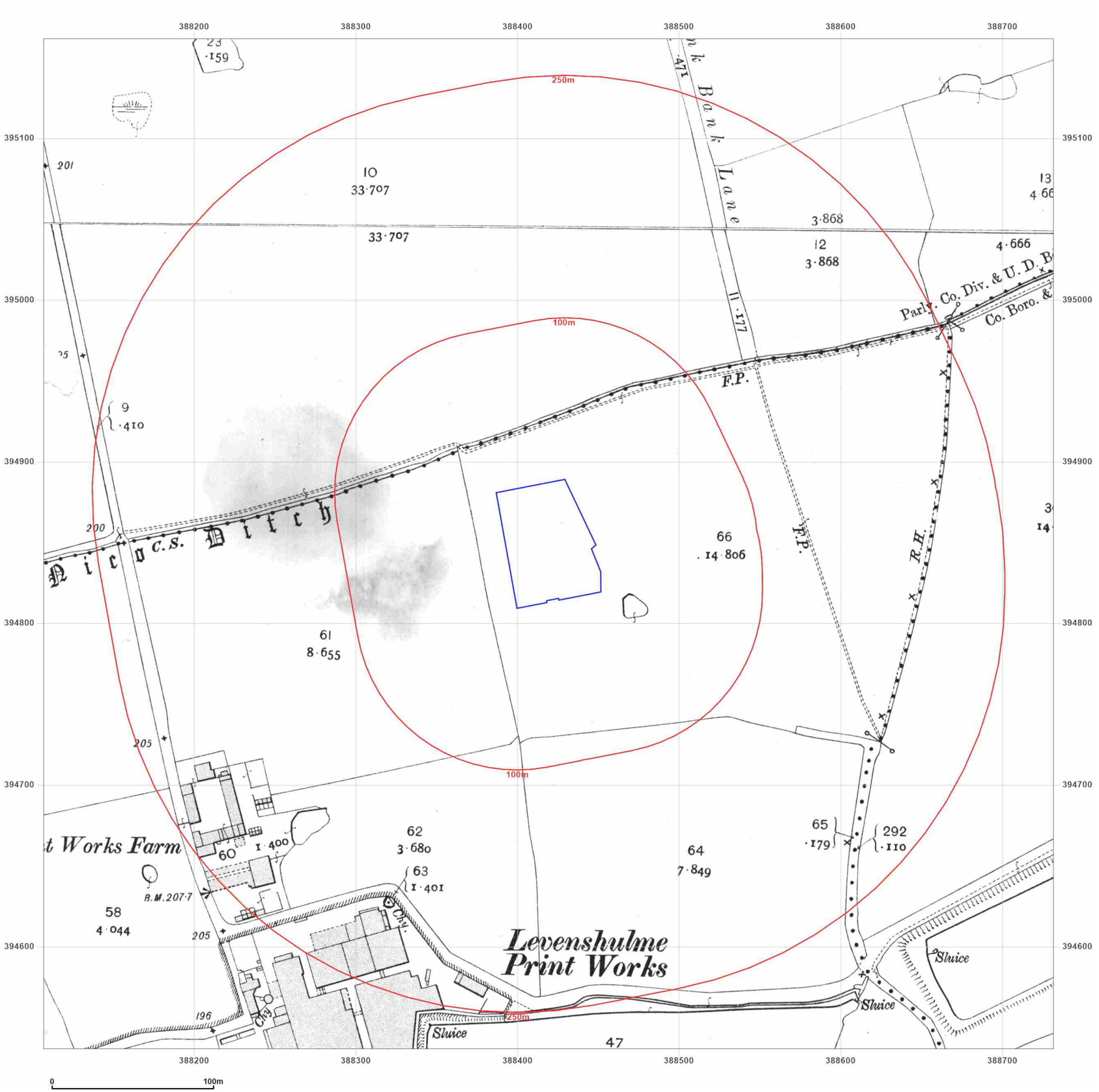
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Groundsure INSIGHTS

Site Details:

GORTON EDUCATION VILLAGE,
50 GORTON EDUCATION
VILLAGE, WEMBLEY ROAD,
MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: County Series

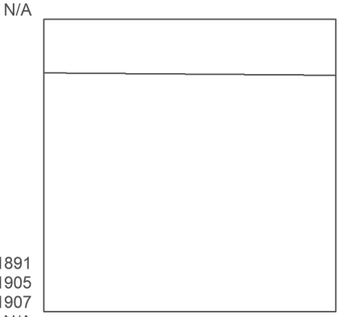
Map date: **1907-1908**

Scale: 1:2,500

Printed at: 1:2,500

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



Surveyed 1891
Revised 1905
Edition 1907
Copyright N/A
Levelled N/A

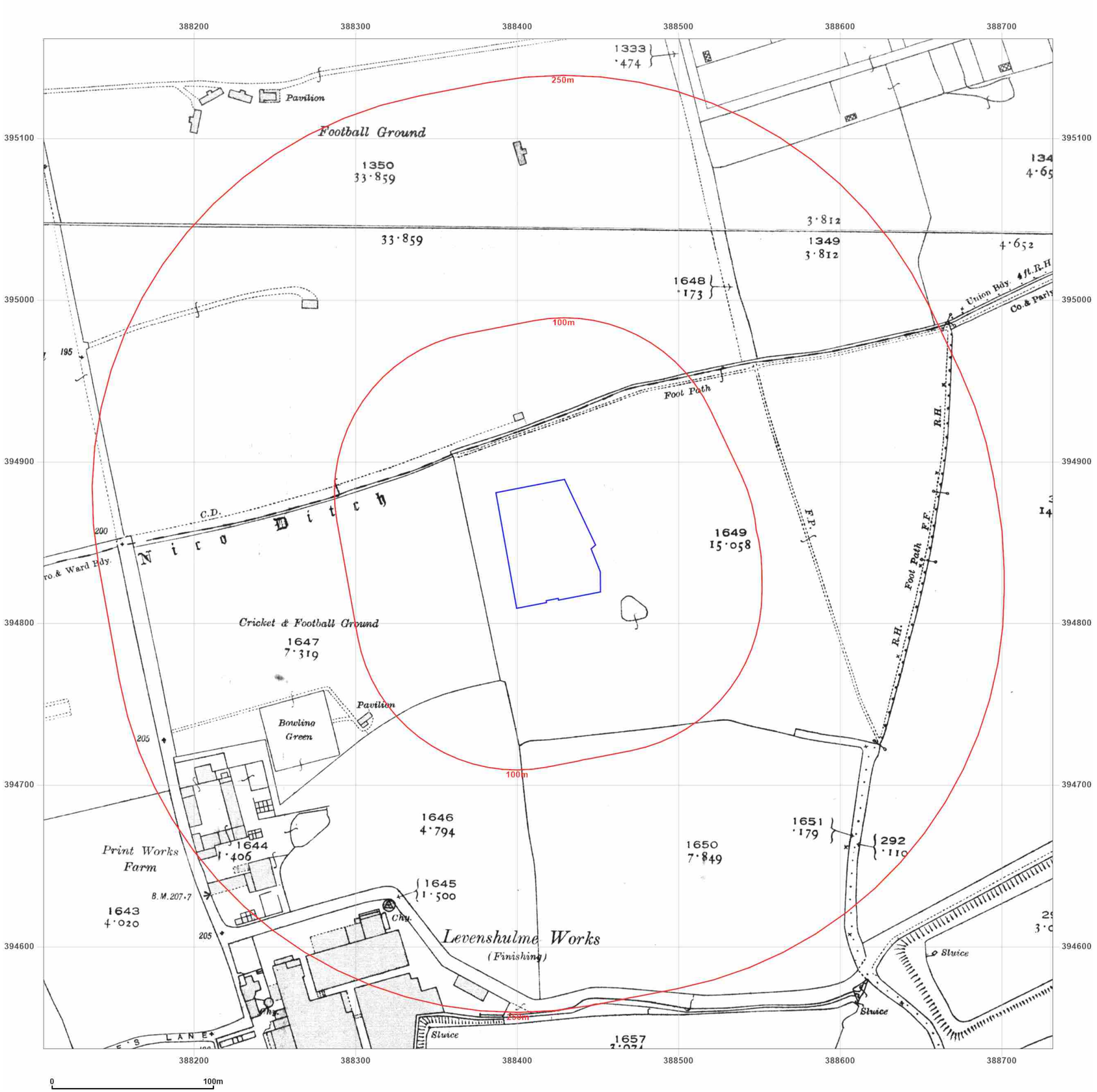
Powered by OS

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Production date: 13 June 2023

Map legend available at:
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Groundsure INSIGHTS

Site Details:

GORTON EDUCATION VILLAGE,
50 GORTON EDUCATION
VILLAGE, WEMBLEY ROAD,
MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: County Series
Map date: 1922
Scale: 1:2,500
Printed at: 1:2,500

N
W E
S

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

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

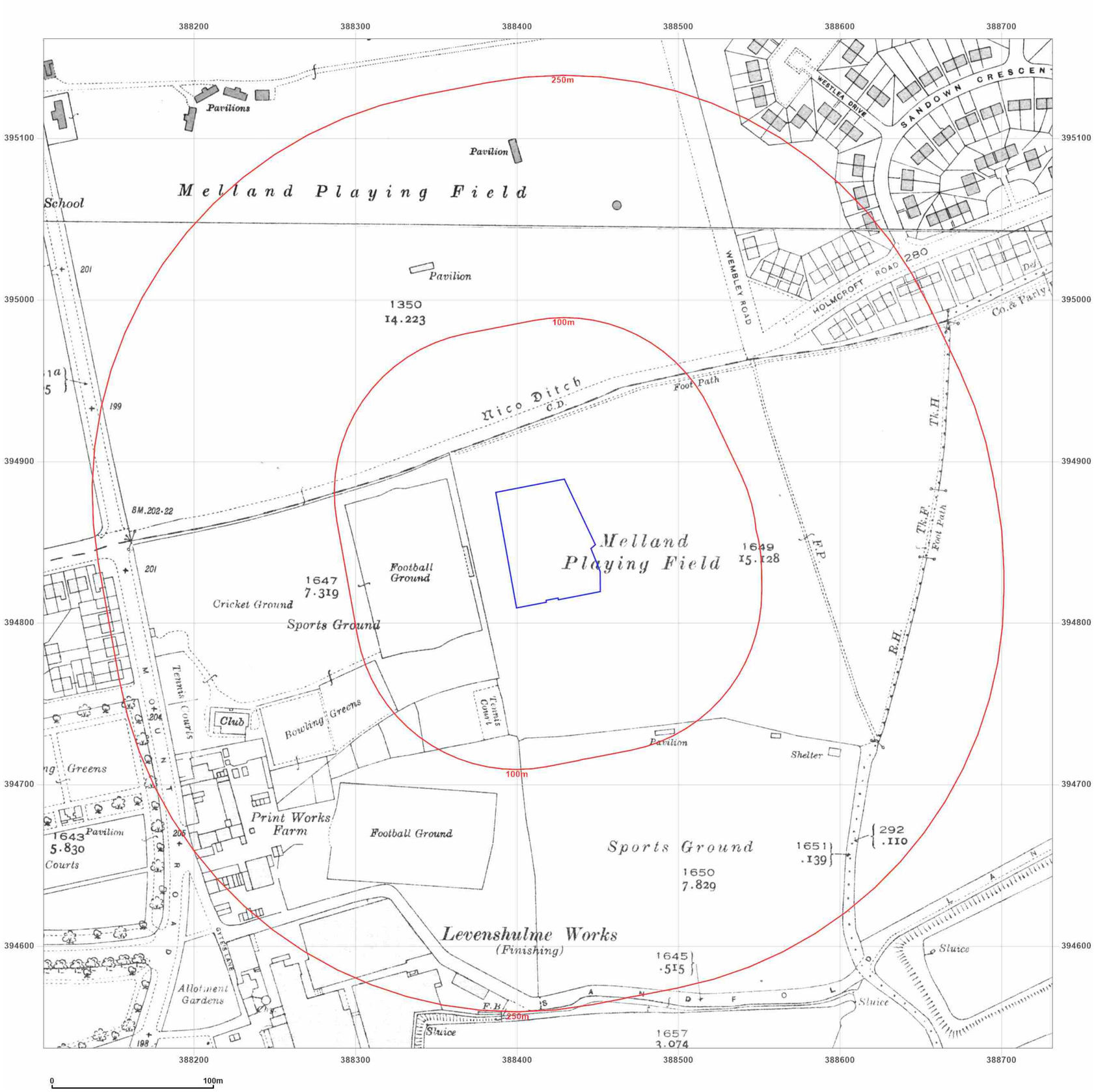
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Site Details:

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50 GORTON EDUCATION
VILLAGE, WEMBLEY ROAD,
MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: County Series

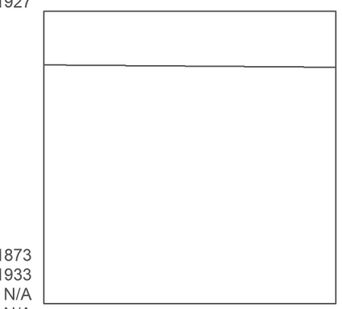
Map date: **1933**

Scale: 1:2,500

Printed at: 1:2,500

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



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

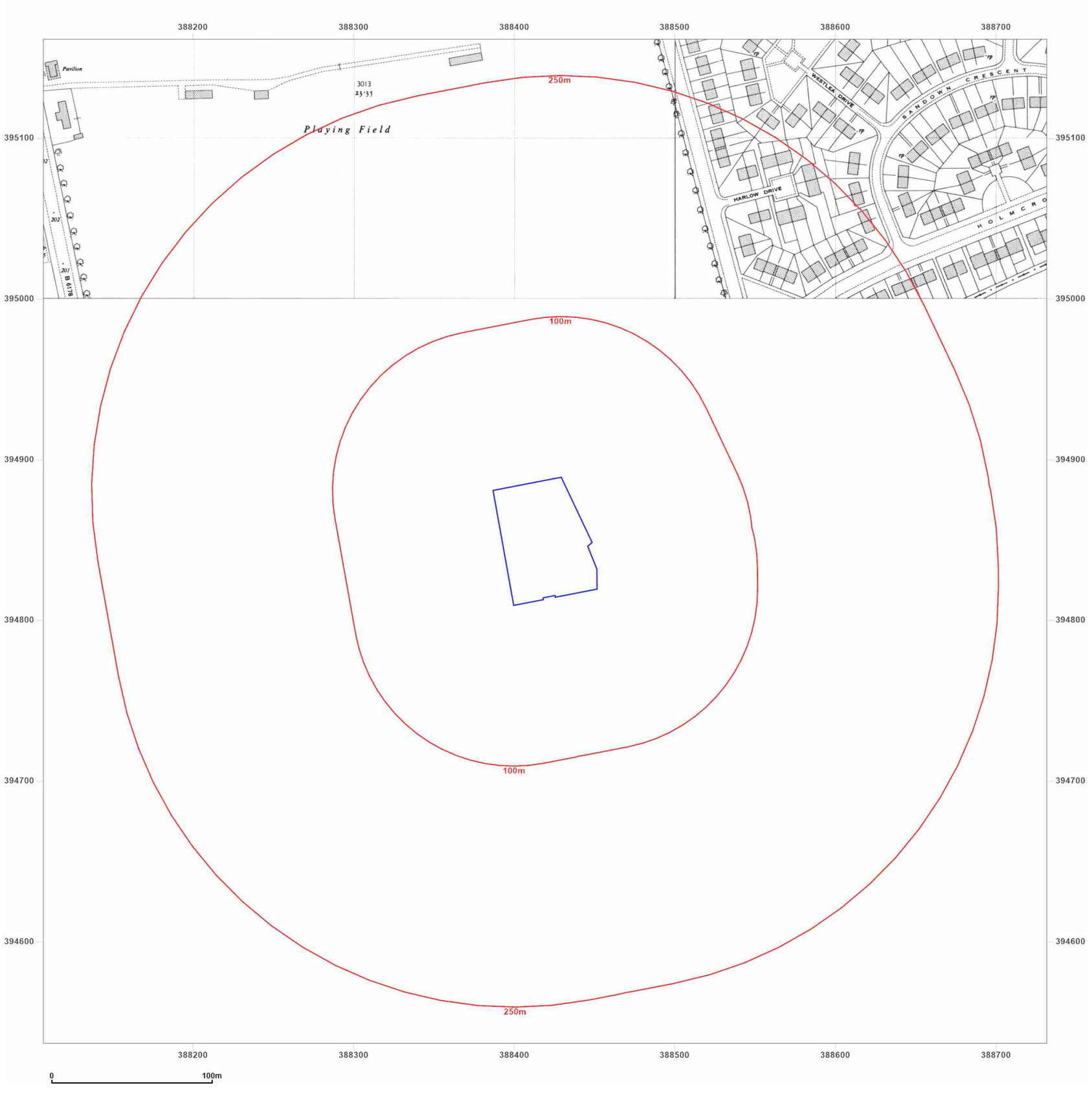
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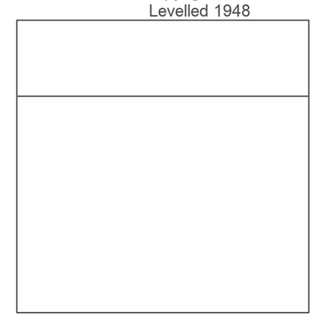
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50 GORTON EDUCATION
VILLAGE, WEMBLEY ROAD,
MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: National Grid
Map date: **1950**
Scale: 1:2,500
Printed at: 1:2,500

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



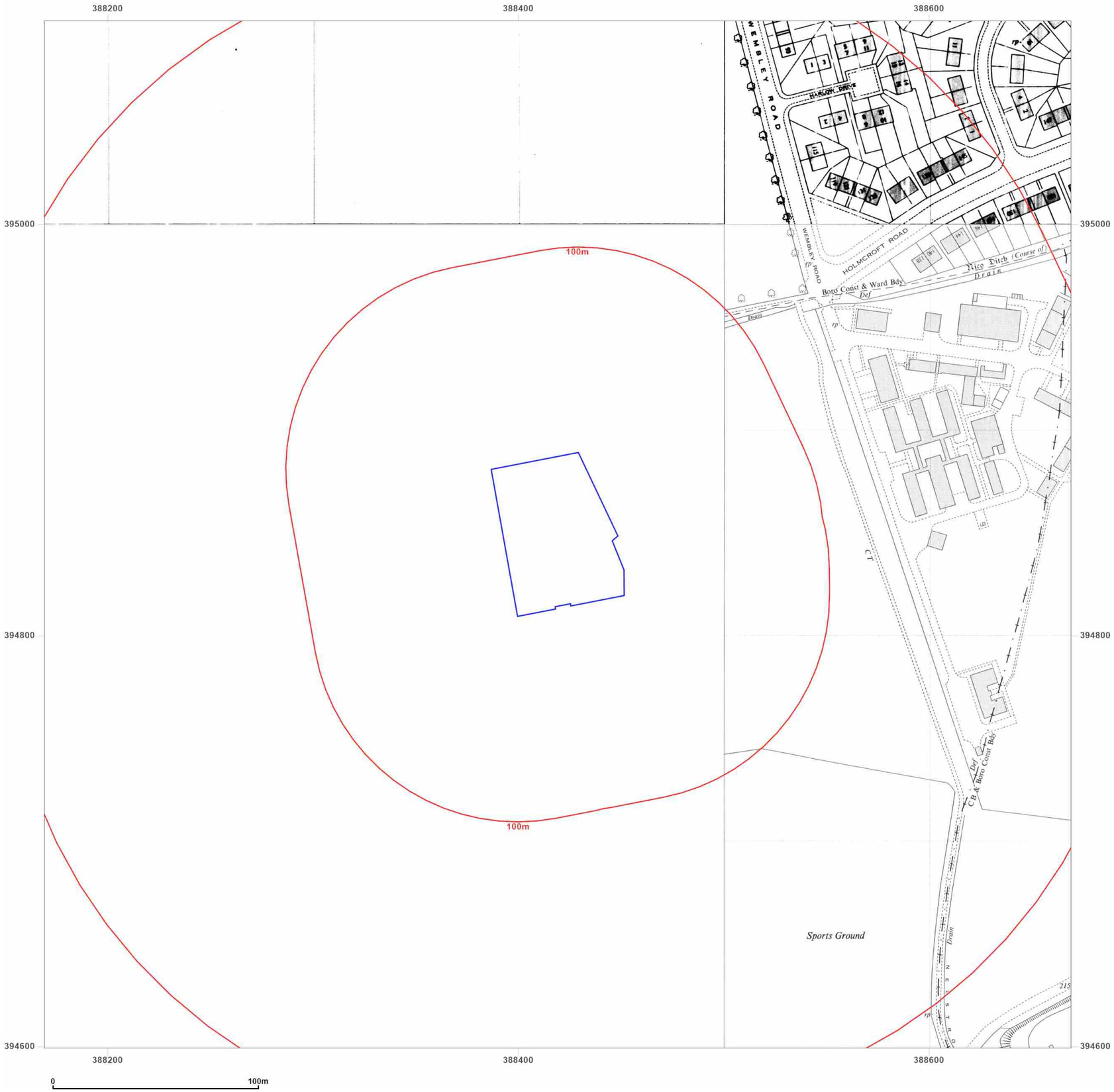
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Site Details:

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50 GORTON EDUCATION
VILLAGE, WEMBLEY ROAD,
MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: National Grid
Map date: **1951-1956**
Scale: 1:1,250
Printed at: 1:2,000

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

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

Surveyed 1956
Revised 1956
Edition N/A
Copyright N/A
Levelled 1948

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MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: National Grid
Map date: **1957-1958**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed 1957	Surveyed N/A
Revised 1957	Revised N/A
Edition N/A	Edition N/A
Copyright 1957	Copyright N/A
Levelled 1948	Levelled N/A

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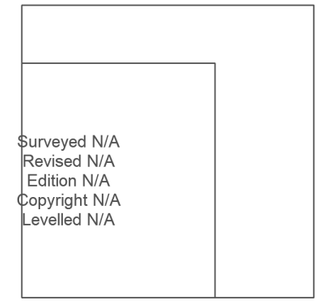
Site Details:

GORTON EDUCATION VILLAGE,
50 GORTON EDUCATION
VILLAGE, WEMBLEY ROAD,
MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: National Grid
Map date: **1958**
Scale: 1:1,250
Printed at: 1:2,000

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MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: National Grid

Map date: **1958**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1957
Revised 1957
Edition N/A
Copyright 1958
Levelled 1948

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VILLAGE, WEMBLEY ROAD,
MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: National Grid

Map date: **1972-1974**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1950
Revised 1971
Edition N/A
Copyright 1972
Levelled 1964

Surveyed 1950
Revised 1971
Edition N/A
Copyright 1972
Levelled 1964

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

Surveyed 1956
Revised 1971
Edition N/A
Copyright 1972
Levelled 1959

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MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: National Grid
Map date: **1974**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed 1957 Revised 1974 Edition N/A Copyright 1974 Levelled 1963	Surveyed N/A Revised N/A Edition N/A Copyright 1974 Levelled N/A

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Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: National Grid
Map date: **1985-1989**
Scale: 1:1,250
Printed at: 1:2,000

N
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Surveyed 1964
Revised 1985
Edition N/A
Copyright 1985
Levelled 1964

Surveyed 1959
Revised 1989
Edition N/A
Copyright 1989
Levelled 1959

Surveyed 1959
Revised 1988
Edition N/A
Copyright 1988
Levelled 1959

Surveyed 1959
Revised 1986
Edition N/A
Copyright 1986
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MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: National Grid
Map date: **1991-1992**
Scale: 1:1,250
Printed at: 1:2,000

N
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Surveyed 1964
Revised 1991
Edition N/A
Copyright 1991
Levelled 1964

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

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

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

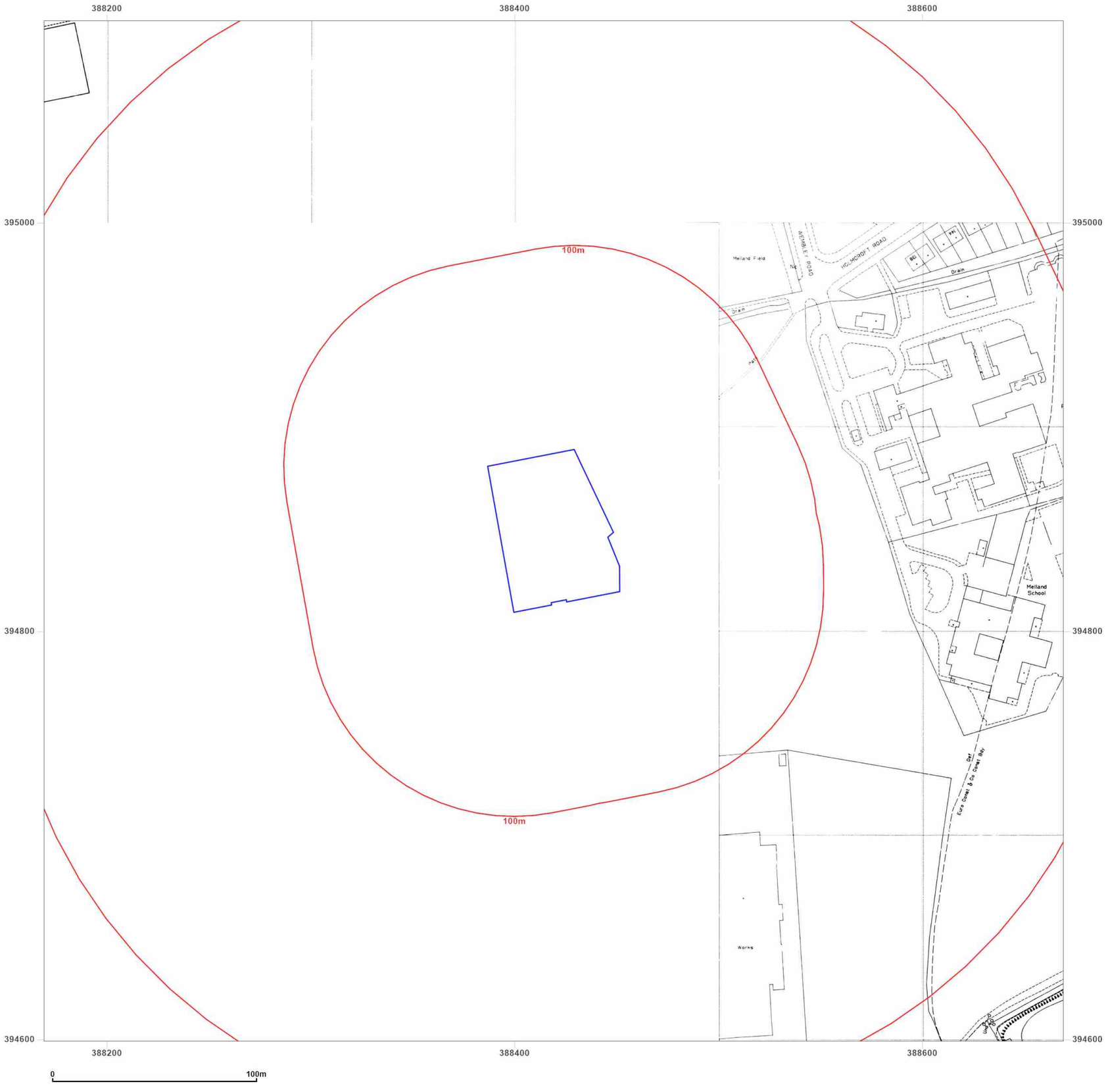
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Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: National Grid
Map date: **1992-1995**
Scale: 1:1,250
Printed at: 1:2,000

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

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

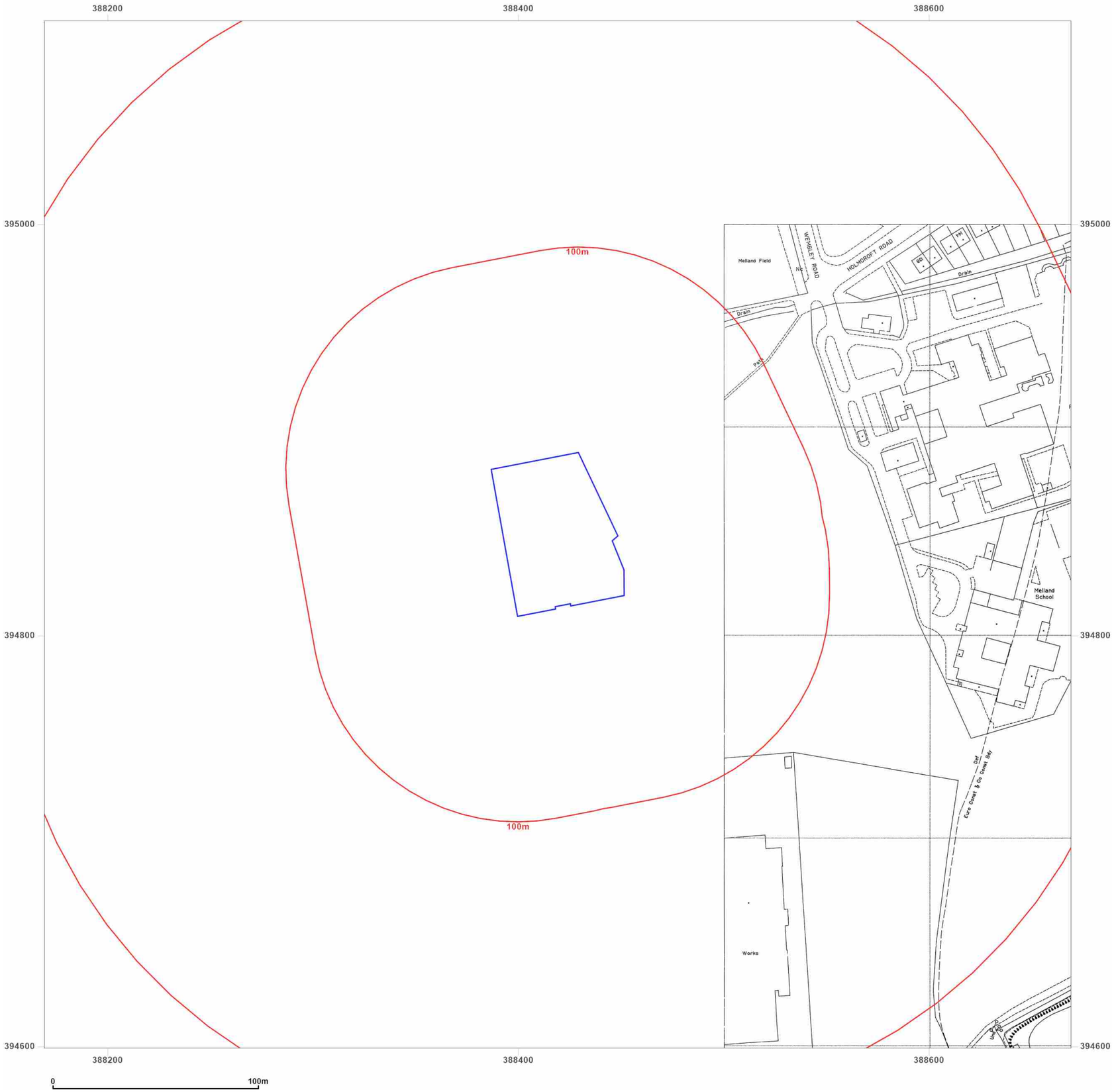
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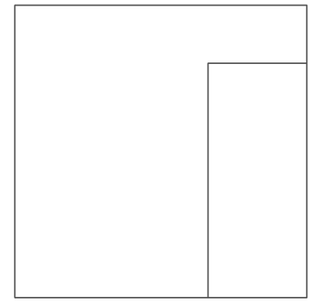
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50 GORTON EDUCATION
VILLAGE, WEMBLEY ROAD,
MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: National Grid
Map date: **1995**
Scale: 1:1,250
Printed at: 1:2,000

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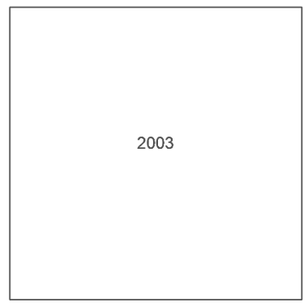
Site Details:

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50 GORTON EDUCATION
VILLAGE, WEMBLEY ROAD,
MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

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

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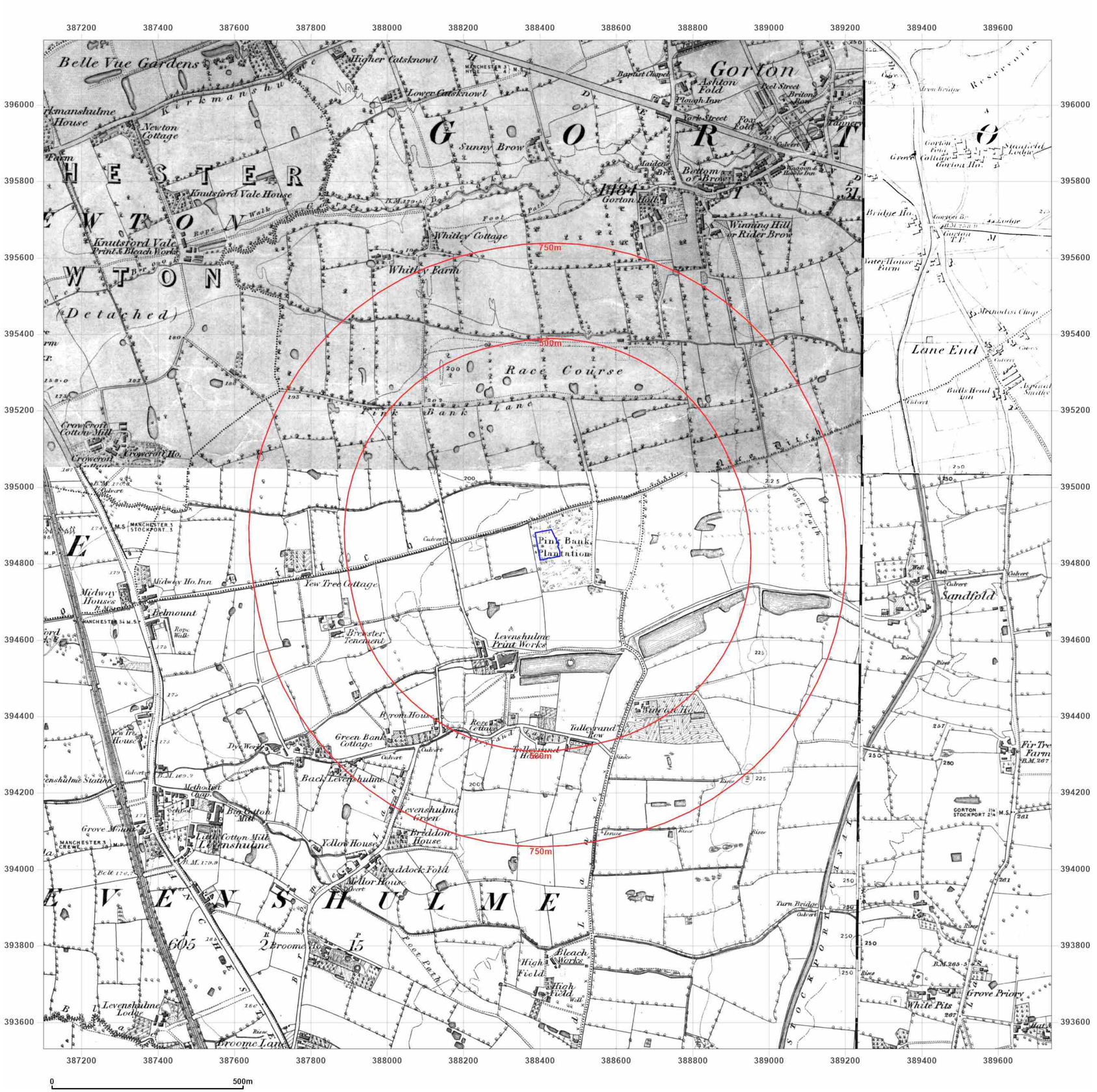
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Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: County Series
Map date: **1848-1849**
Scale: 1:10,560
Printed at: 1:10,560

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

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

Surveyed 1845
Revised 1849
Edition 1849
Copyright N/A
Levelled N/A

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

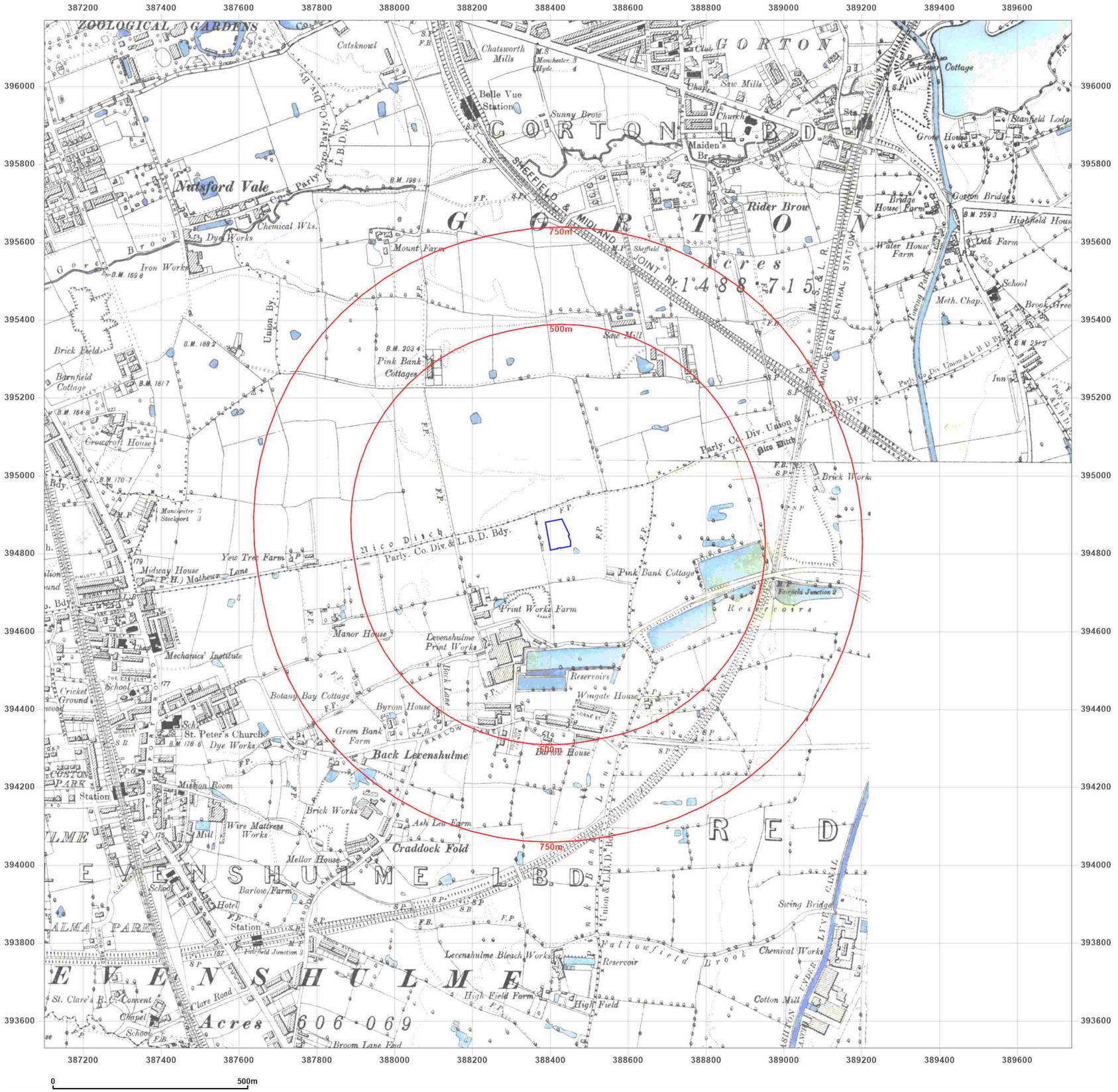
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MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: County Series

Map date: **1890-1892**

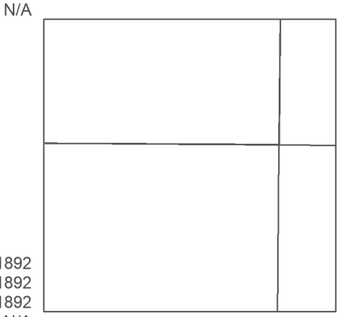
Scale: 1:10,560

Printed at: 1:10,560

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

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



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

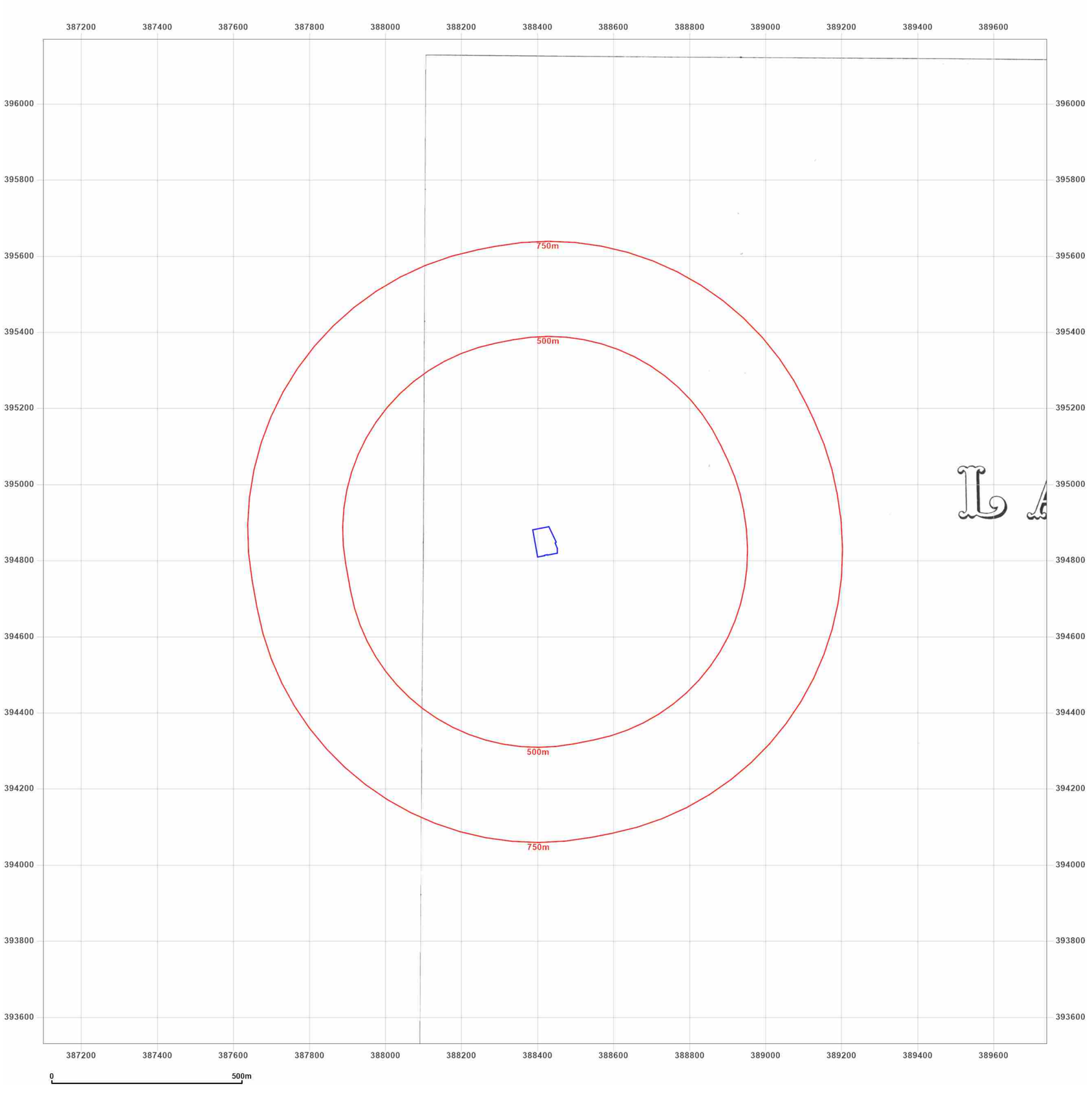
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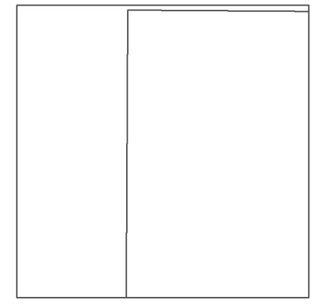
Site Details:

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50 GORTON EDUCATION
VILLAGE, WEMBLEY ROAD,
MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: County Series
Map date: **1899**
Scale: 1:10,560
Printed at: 1:10,560

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Surveyed 1872
Revised 1899
Edition 1899
Copyright N/A
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MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: County Series
Map date: **1905-1906**
Scale: 1:10,560
Printed at: 1:10,560

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

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

Surveyed 1892
Revised 1905
Edition 1905
Copyright N/A
Levelled N/A

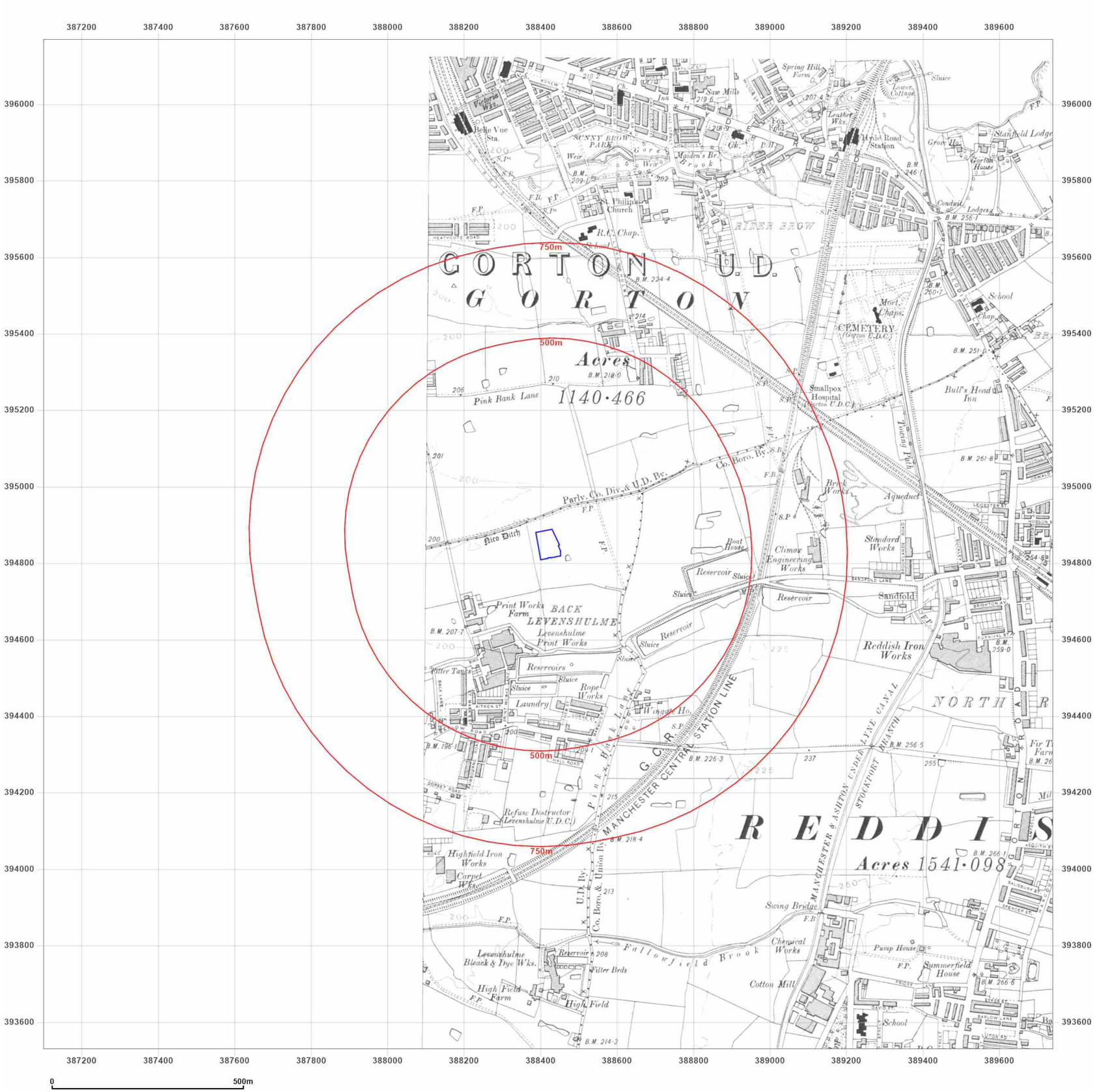
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VILLAGE, WEMBLEY ROAD,
MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

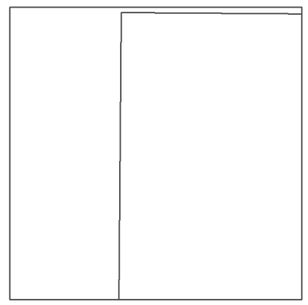
Map Name: County Series

Map date: **1907**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1871
Revised 1907
Edition 1907
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VILLAGE, WEMBLEY ROAD,
MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: County Series

Map date: **1923**

Scale: 1:10,560

Printed at: 1:10,560

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

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

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

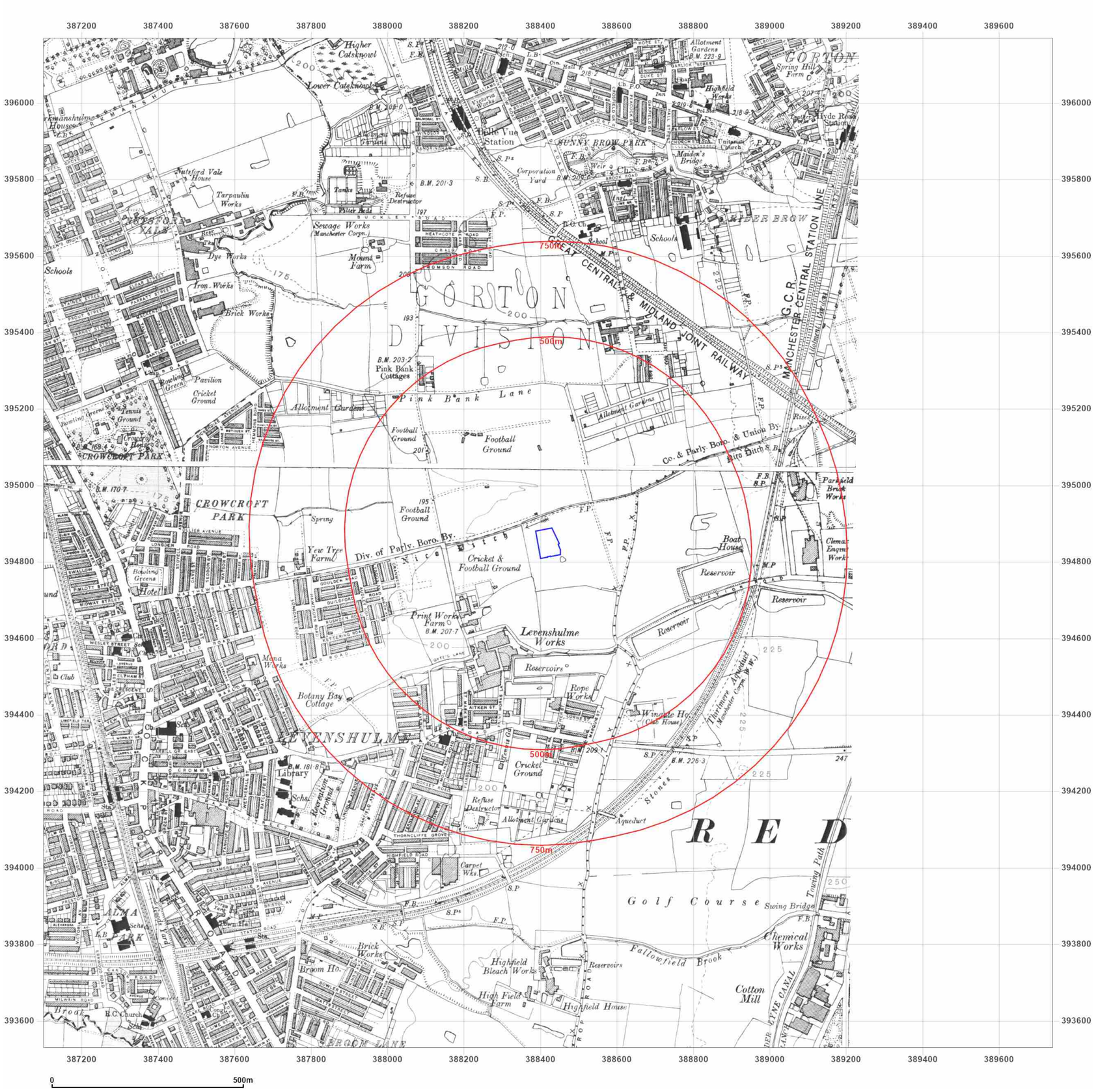
Surveyed 1845
Revised 1923
Edition N/A
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Map legend available at:
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Groundsure INSIGHTS

Site Details:

GORTON EDUCATION VILLAGE,
50 GORTON EDUCATION
VILLAGE, WEMBLEY ROAD,
MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: County Series

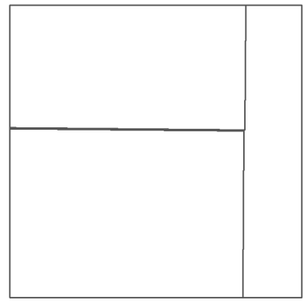
Map date: **1923**

Scale: 1:10,560

Printed at: 1:10,560

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



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

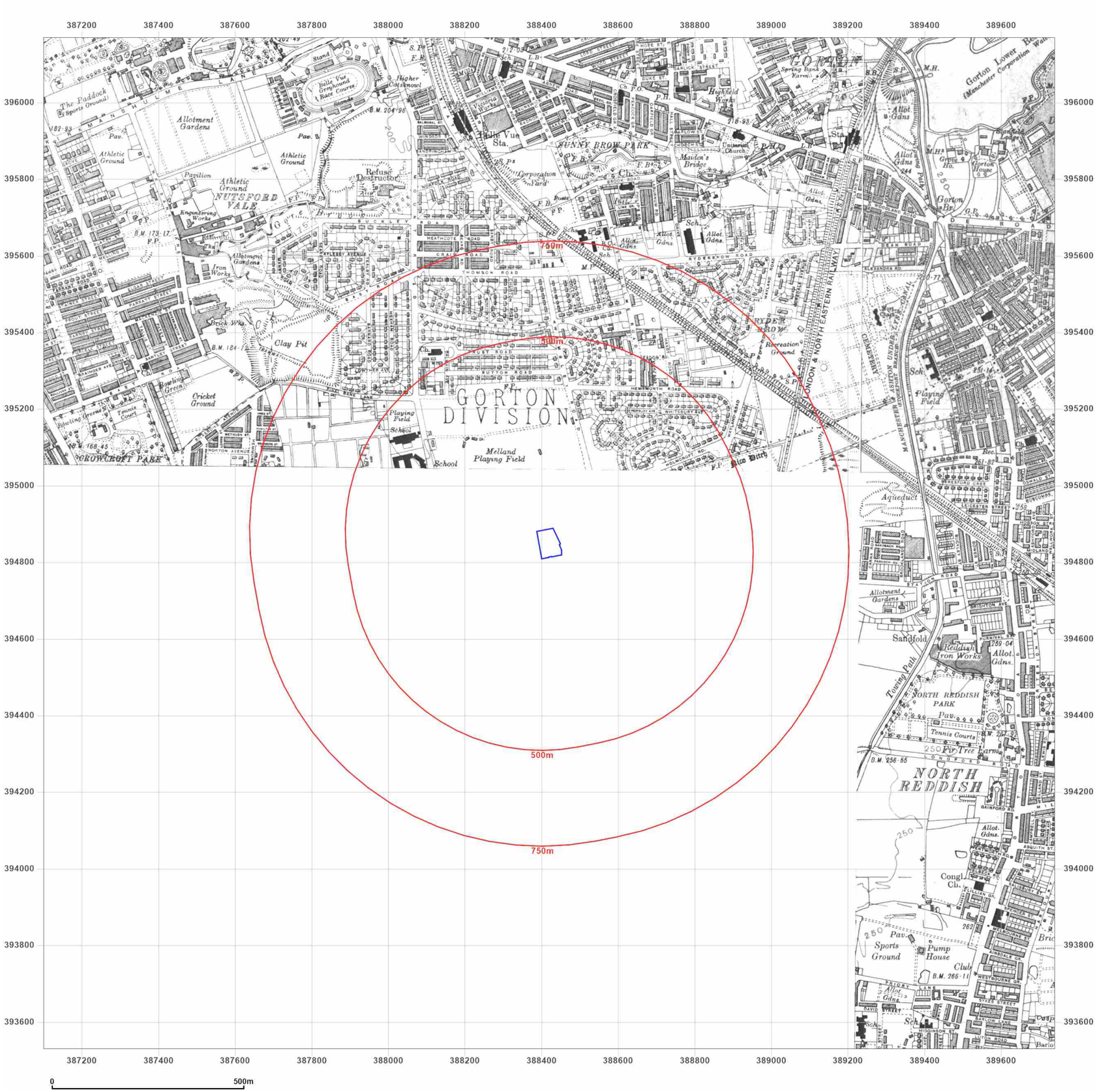
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MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: County Series

Map date: **1934**

Scale: 1:10,560

Printed at: 1:10,560

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

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

Surveyed 1845
Revised 1934
Edition N/A
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Groundsure INSIGHTS

Site Details:

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50 GORTON EDUCATION VILLAGE, WEMBLEY ROAD,
MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: County Series

Map date: **1934-1938**

Scale: 1:10,560

Printed at: 1:10,560

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

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

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

Surveyed 1877
Revised 1938
Edition N/A
Copyright N/A
Levelled 1928

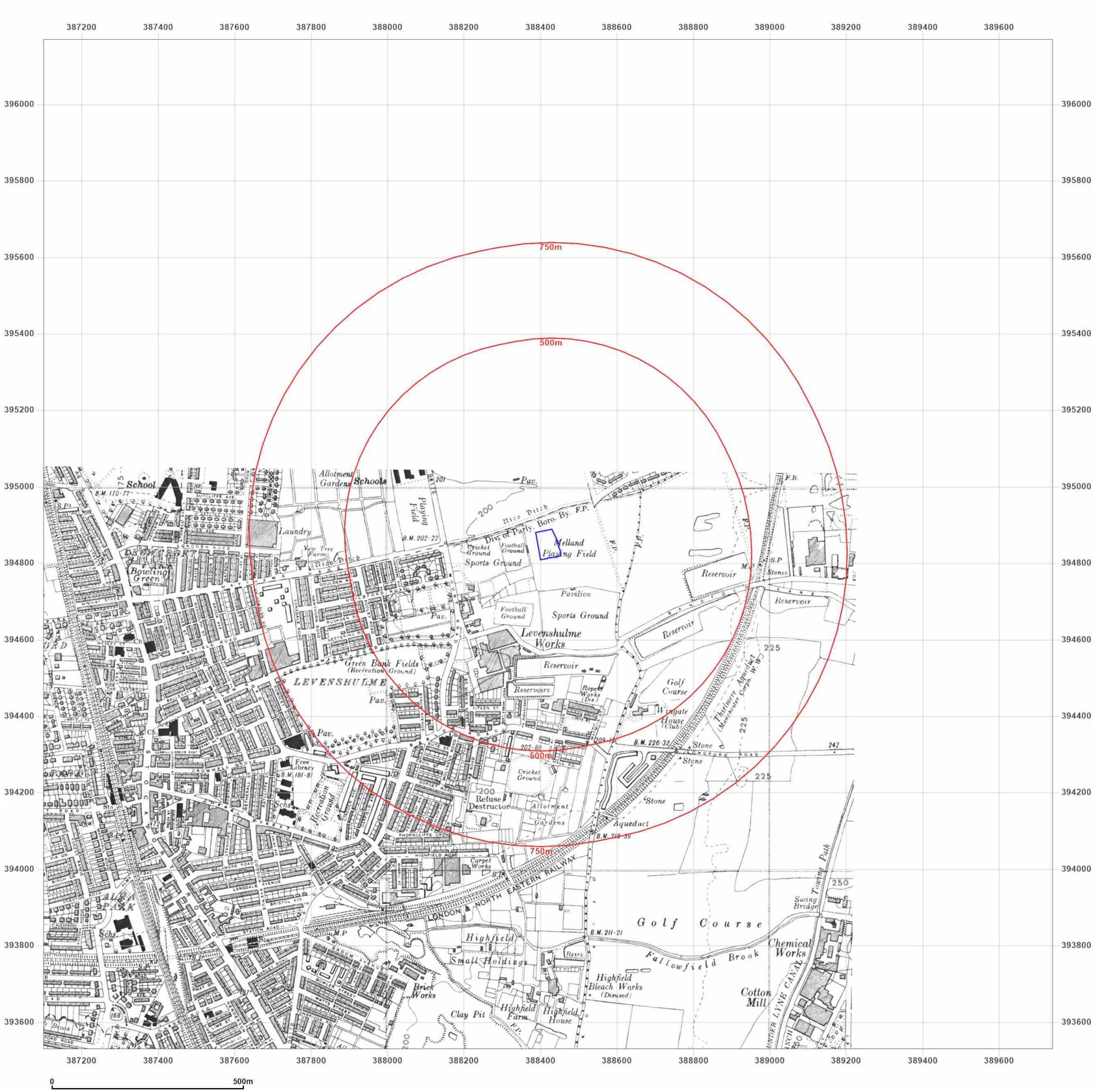
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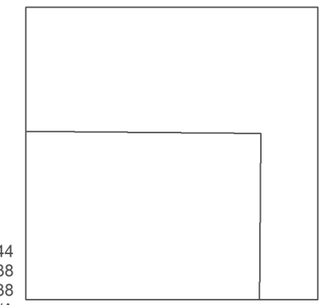
Site Details:

GORTON EDUCATION VILLAGE,
50 GORTON EDUCATION VILLAGE, WEMBLEY ROAD,
MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: County Series
Map date: **1938**
Scale: 1:10,560
Printed at: 1:10,560

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

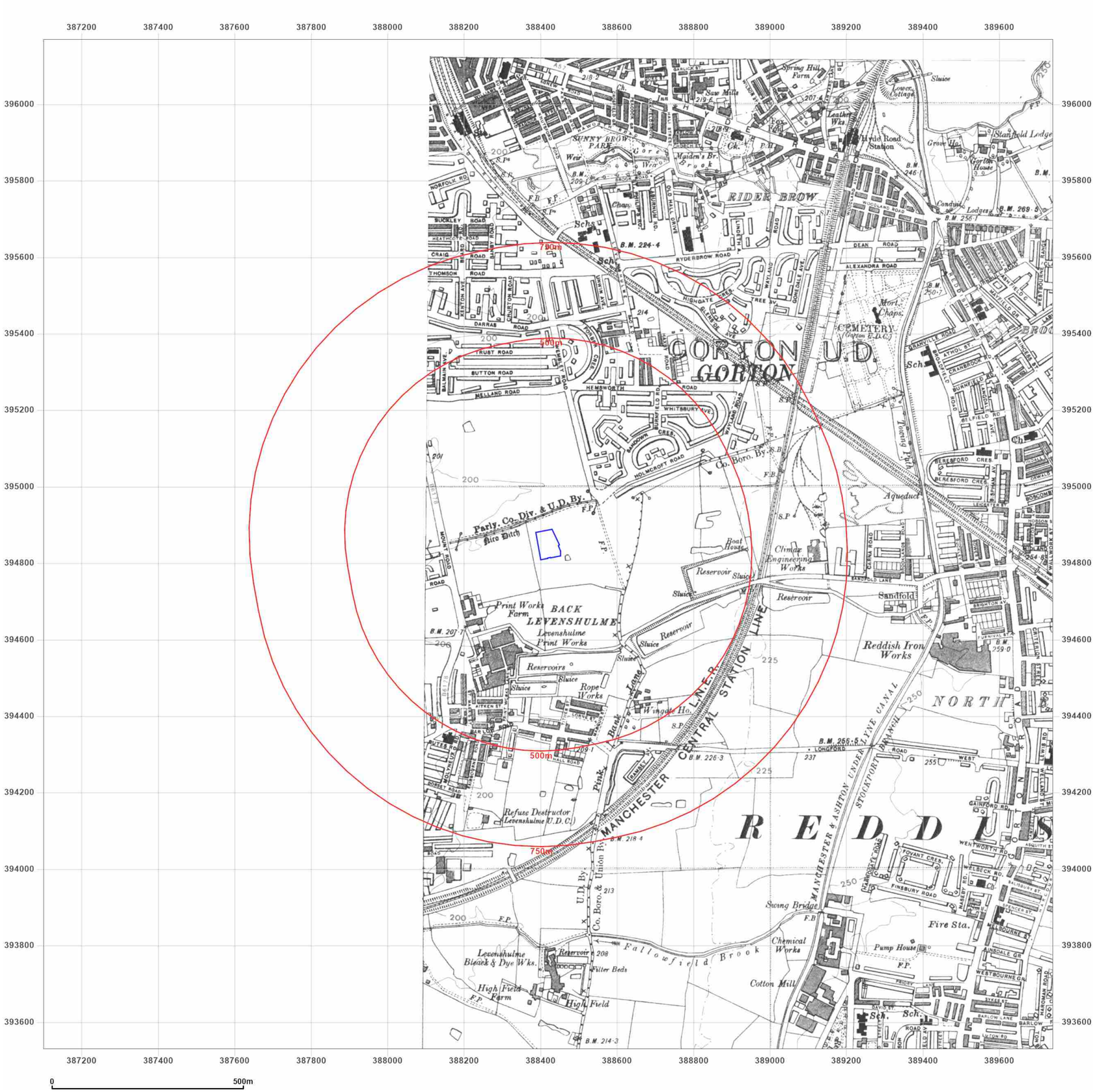
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Groundsure INSIGHTS

Site Details:

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50 GORTON EDUCATION VILLAGE, WEMBLEY ROAD,
MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

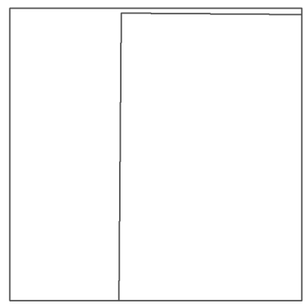
Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1871
Revised 1907
Edition 1938
Copyright N/A
Levelled N/A

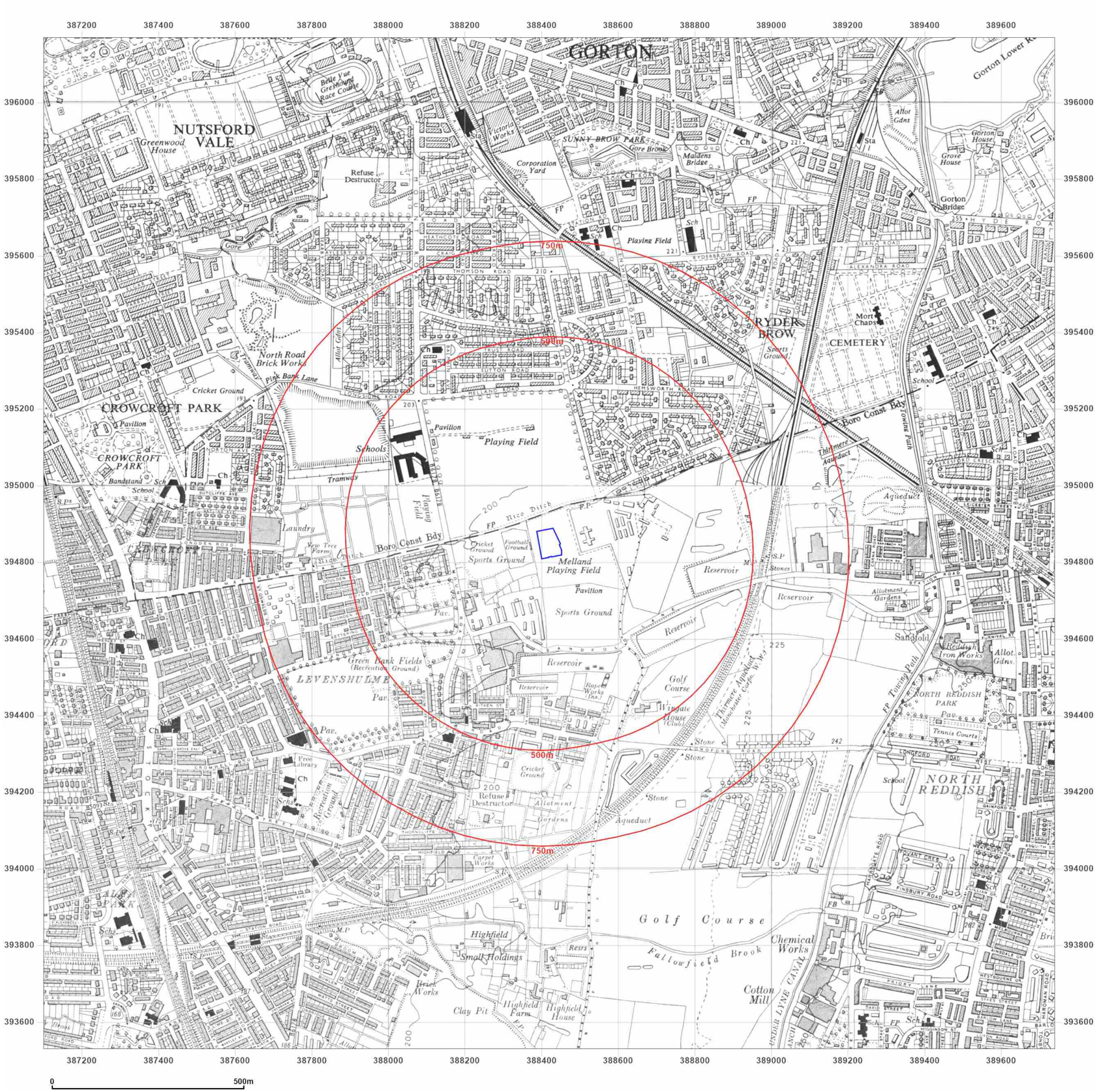
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Groundsure INSIGHTS

Site Details:

GORTON EDUCATION VILLAGE,
50 GORTON EDUCATION
VILLAGE, WEMBLEY ROAD,
MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: Provisional

Map date: **1955-1956**

Scale: 1:10,560

Printed at: 1:10,560

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

Surveyed N/A
Revised 1955
Edition N/A
Copyright 1955
Levelled N/A

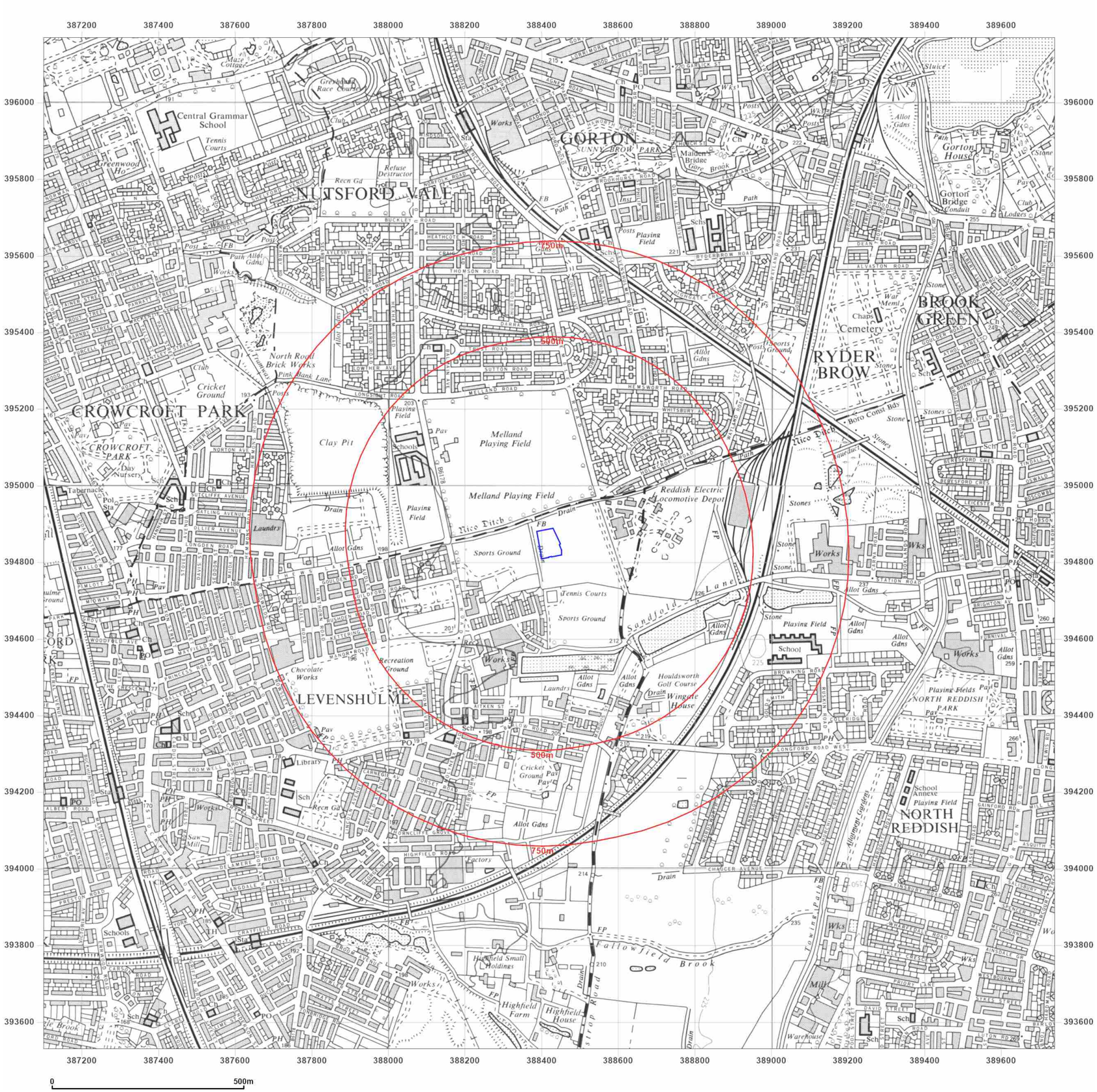
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Site Details:

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VILLAGE, WEMBLEY ROAD,
MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: Provisional
Map date: **1965-1968**
Scale: 1:10,560
Printed at: 1:10,560

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

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

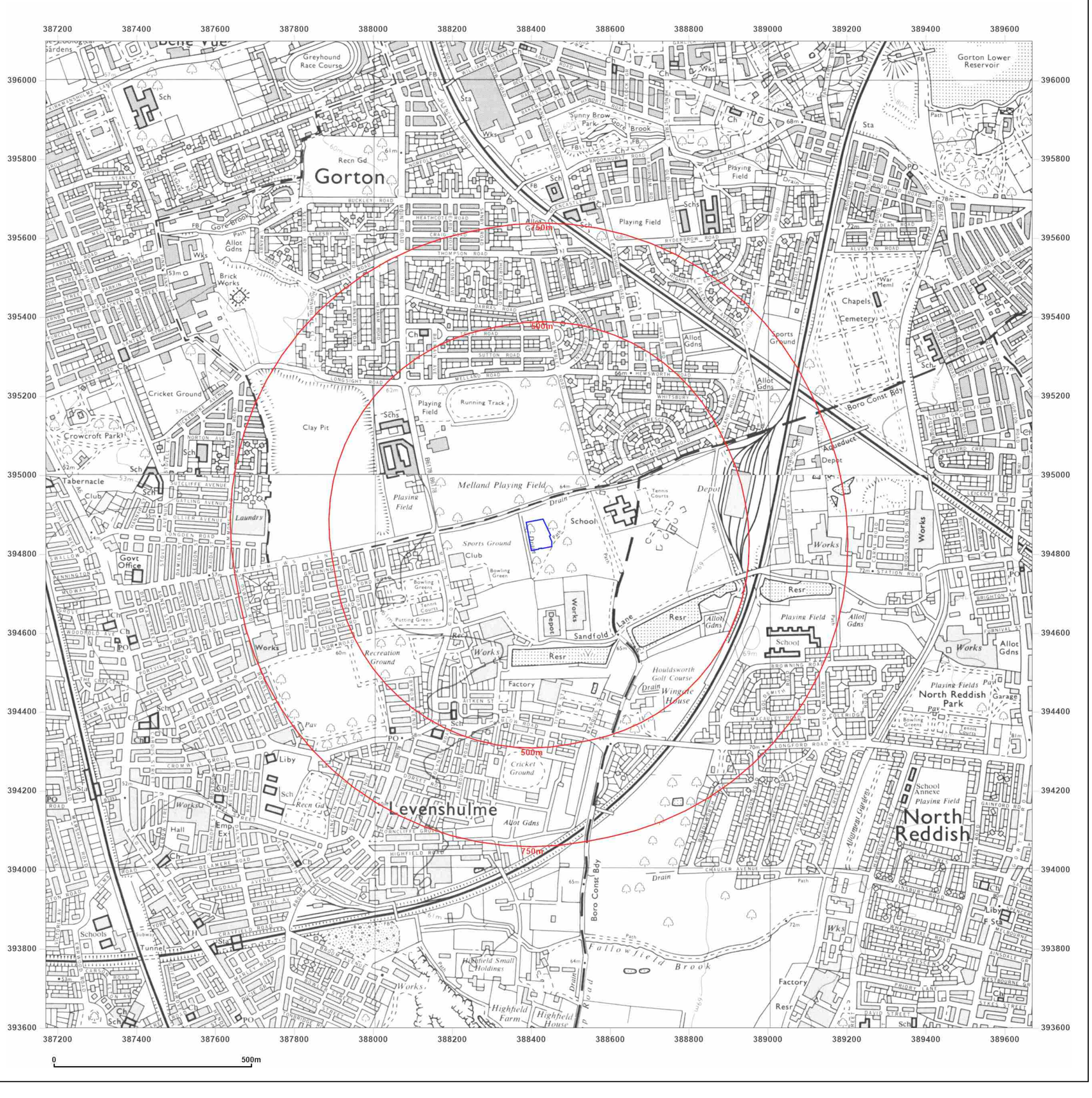
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Groundsure INSIGHTS

Site Details:

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VILLAGE, WEMBLEY ROAD,
MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: National Grid

Map date: **1976-1981**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1976
Revised 1980
Edition N/A
Copyright 1981
Levelled 1976

Surveyed 1974
Revised 1975
Edition N/A
Copyright 1976
Levelled 1964

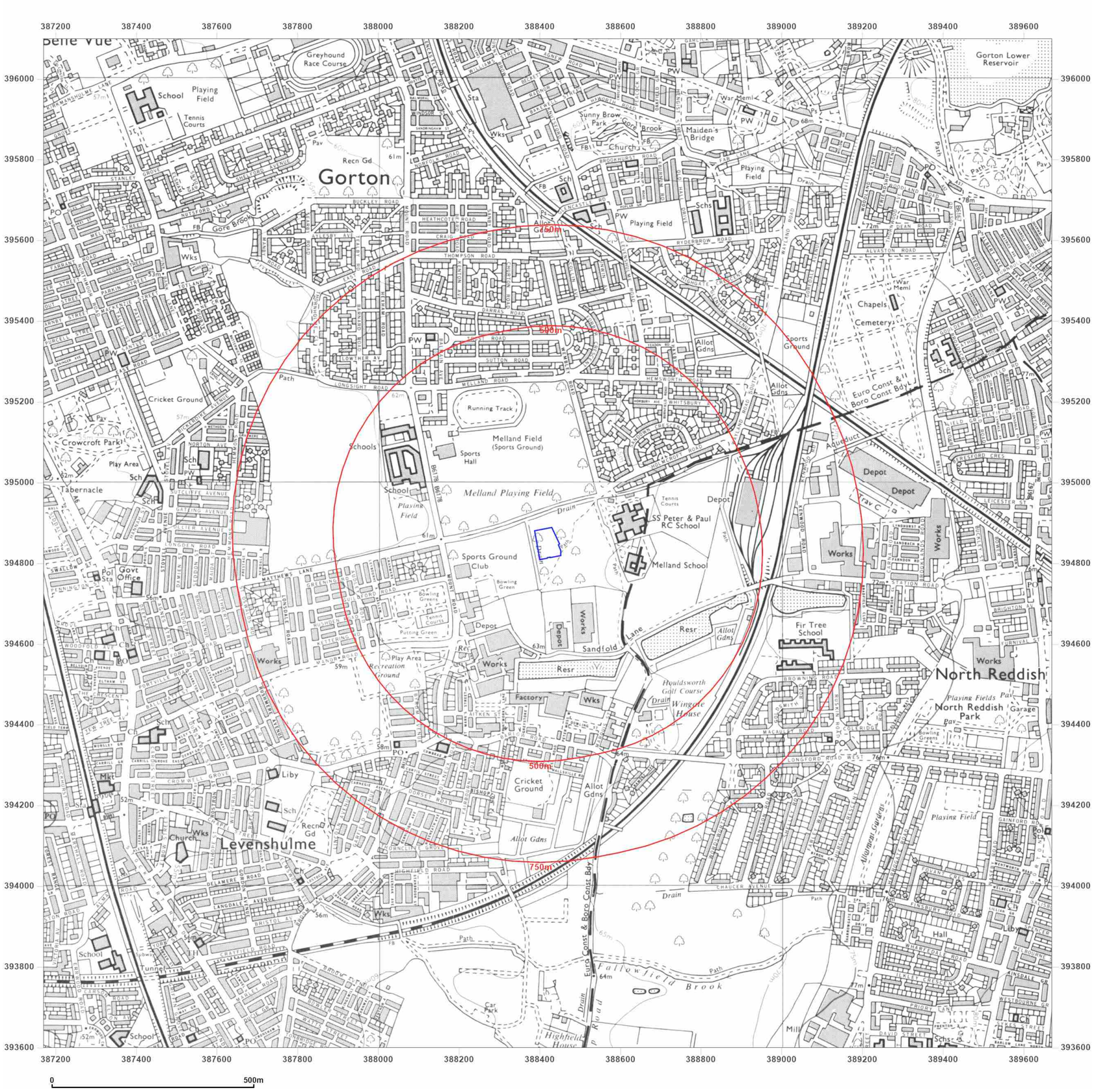
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Groundsure INSIGHTS

Site Details:

GORTON EDUCATION VILLAGE,
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VILLAGE, WEMBLEY ROAD,
MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: National Grid

Map date: **1983-1985**

Scale: 1:10,000

Printed at: 1:10,000

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

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

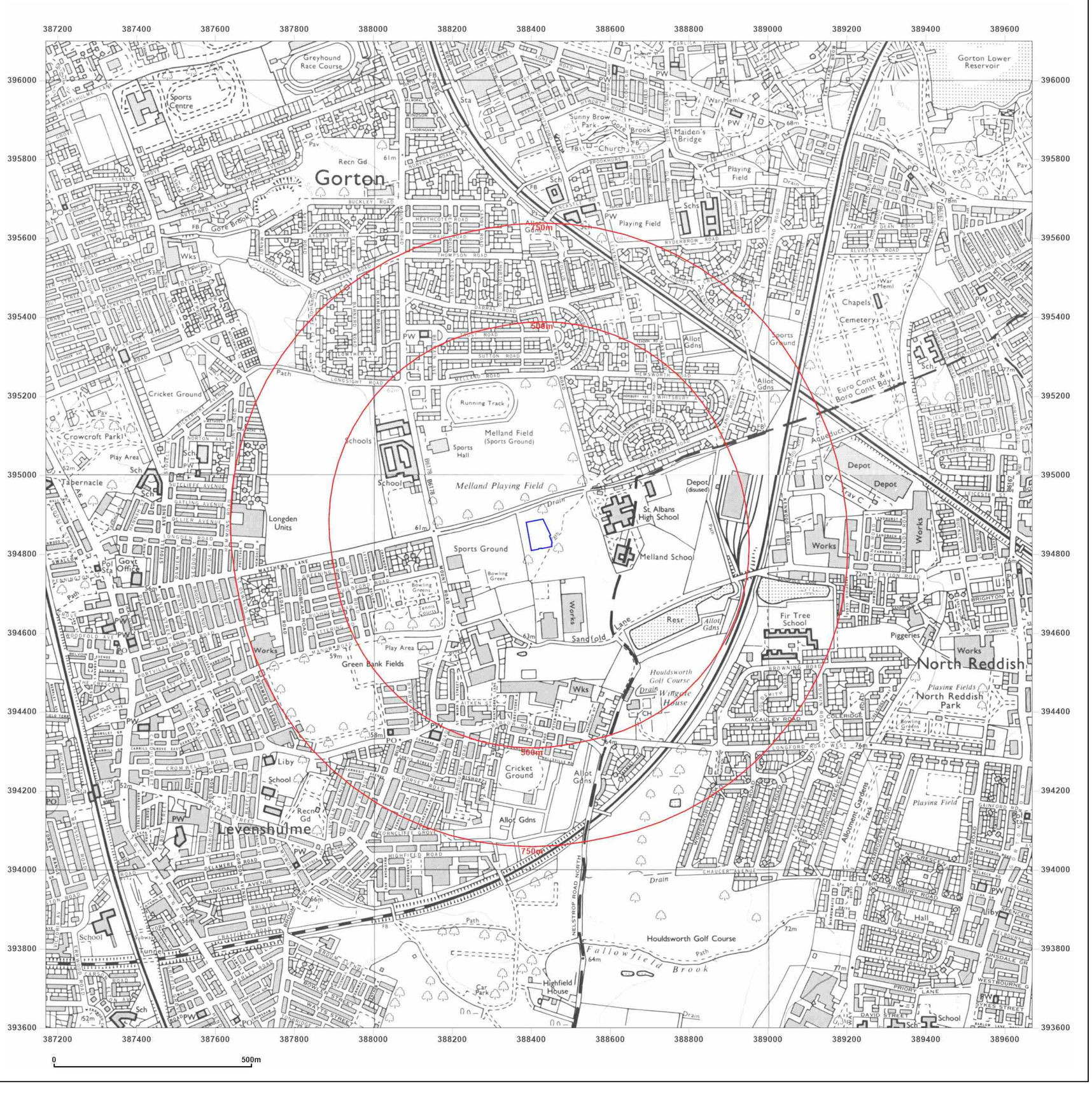
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Groundsure INSIGHTS

Site Details:

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50 GORTON EDUCATION
VILLAGE, WEMBLEY ROAD,
MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: National Grid

Map date: **1989-1991**

Scale: 1:10,000

Printed at: 1:10,000

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

Surveyed 1986
Revised 1989
Edition N/A
Copyright 1989
Levelled 1981

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Groundsure INSIGHTS

Site Details:

GORTON EDUCATION VILLAGE,
50 GORTON EDUCATION
VILLAGE, WEMBLEY ROAD,
MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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Groundsure INSIGHTS

Site Details:

GORTON EDUCATION VILLAGE,
50 GORTON EDUCATION
VILLAGE, WEMBLEY ROAD,
MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: National Grid
Map date: **2010**
Scale: 1:10,000
Printed at: 1:10,000

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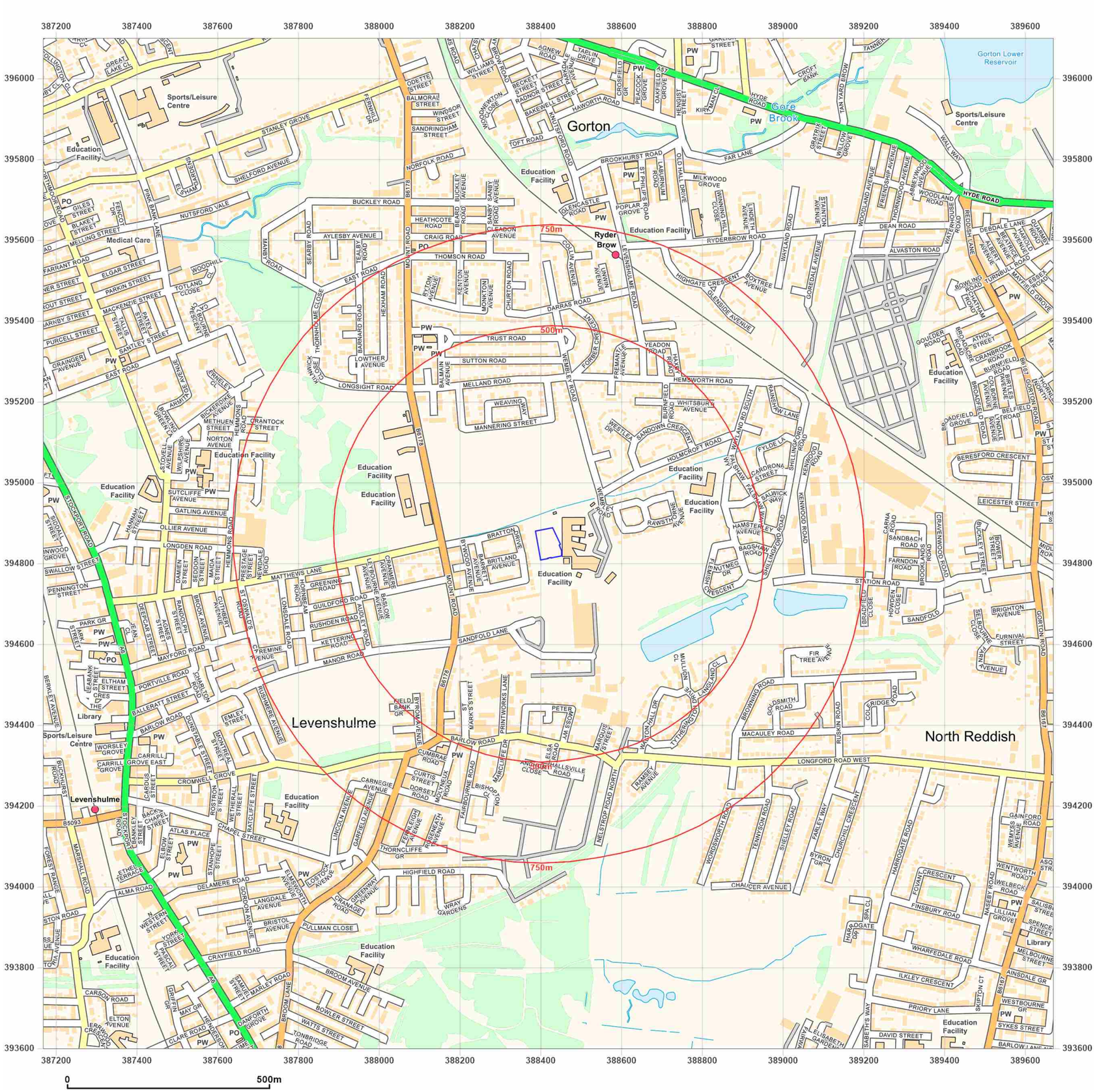
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Groundsure INSIGHTS

Site Details:

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MANCHESTER, M18 7DT

Client Ref: C3598_23_E_5458_PO-2639
Report Ref: GS-2R7-XEN-LQ9-PEW
Grid Ref: 388419, 394849

Map Name: National Grid

Map date: **2023**

Scale: 1:10,000

Printed at: 1:10,000

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2023

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Appendix 3

Groundsure Reports

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

GORTON EDUCATION VILLAGE, 50 GORTON EDUCATION VILLAGE, WEMBLEY ROAD, MANCHESTER, M18 7DT

Order Details

Date: 13/06/2023

Your ref: C3598_23_E_5458_PO-2639

Our Ref: GS-AG3-HER-8QU-ZOG

Site Details

Location: 388406 394848

Area: 0.37 ha

Authority: Manchester City Council ↗



Summary of findings p. 2 >

OS MasterMap site plan p.13 >

Aerial image p. 9 >

groundsure.com/insightuserguide ↗

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

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
14 >	1.1 >	Historical industrial land uses >	0	0	15	39	-
17 >	1.2 >	Historical tanks >	0	0	4	5	-
17 >	1.3 >	Historical energy features >	0	0	3	3	-
18	1.4	Historical petrol stations	0	0	0	0	-
18 >	1.5 >	Historical garages >	0	0	2	3	-
19	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
20 >	2.1 >	Historical industrial land uses >	0	0	20	49	-
23 >	2.2 >	Historical tanks >	0	0	5	6	-
24 >	2.3 >	Historical energy features >	0	0	3	3	-
24	2.4	Historical petrol stations	0	0	0	0	-
24 >	2.5 >	Historical garages >	0	0	3	5	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
26	3.1	Active or recent landfill	0	0	0	0	-
26	3.2	Historical landfill (BGS records)	0	0	0	0	-
27	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
27 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	1	1	-
27 >	3.5 >	Historical waste sites >	0	0	6	1	-
30 >	3.6 >	Licensed waste sites >	0	0	11	11	-
37 >	3.7 >	Waste exemptions >	0	0	9	34	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
41 >	4.1 >	Recent industrial land uses >	0	0	15	-	-
42 >	4.2 >	Current or recent petrol stations >	0	0	0	1	-
43	4.3	Electricity cables	0	0	0	0	-
43	4.4	Gas pipelines	0	0	0	0	-
43	4.5	Sites determined as Contaminated Land	0	0	0	0	-

43	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
43	4.7	Regulated explosive sites	0	0	0	0	-
44	4.8	Hazardous substance storage/usage	0	0	0	0	-
44	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
44	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
44 >	**4.11 >**	**Licensed pollutant release (Part A(2)/B) >**	0	0	0	2	-
45	4.12	Radioactive Substance Authorisations	0	0	0	0	-
45	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
45	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
45	4.15	Pollutant release to public sewer	0	0	0	0	-
45	4.16	List 1 Dangerous Substances	0	0	0	0	-
46	4.17	List 2 Dangerous Substances	0	0	0	0	-
46 >	**4.18 >**	**Pollution Incidents (EA/NRW) >**	0	0	9	5	-
47	4.19	Pollution inventory substances	0	0	0	0	-
48	4.20	Pollution inventory waste transfers	0	0	0	0	-
48	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
49 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
51 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
53 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
54	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
54	5.5	Groundwater vulnerability- local information	None (within 0m)				
55 >	**5.6 >**	**Groundwater abstractions >**	0	0	3	0	7
58	5.7	Surface water abstractions	0	0	0	0	0
58	5.8	Potable abstractions	0	0	0	0	0
59	5.9	Source Protection Zones	0	0	0	0	-
59	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
60 >	**6.1 >**	**Water Network (OS MasterMap) >**	0	1	4	-	-

61 >	6.2 >	Surface water features >	0	2	2	-	-
61 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
62 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
62 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
63	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
63	7.2	Historical Flood Events	0	0	0	-	-
63	7.3	Flood Defences	0	0	0	-	-
64	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
64	7.5	Flood Storage Areas	0	0	0	-	-
65	7.6	Flood Zone 2	None (within 50m)				
65	7.7	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding >	
66 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)

Page	Section	Groundwater flooding >	
68 >	9.1 >	Groundwater flooding >	Moderate (within 50m)

Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
69	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
70	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
70	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
70	10.4	Special Protection Areas (SPA)	0	0	0	0	0
70	10.5	National Nature Reserves (NNR)	0	0	0	0	0
71 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
71	10.7	Designated Ancient Woodland	0	0	0	0	0
71	10.8	Biosphere Reserves	0	0	0	0	0
71	10.9	Forest Parks	0	0	0	0	0
72	10.10	Marine Conservation Zones	0	0	0	0	0
72 >	10.11 >	Green Belt >	0	0	0	0	1
72	10.12	Proposed Ramsar sites	0	0	0	0	0

72	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
73	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
73	10.15	Nitrate Sensitive Areas	0	0	0	0	0
73	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
74 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
75	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
76	11.1	World Heritage Sites	0	0	0	-	-
76	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
76	11.3	National Parks	0	0	0	-	-
76	11.4	Listed Buildings	0	0	0	-	-
77	11.5	Conservation Areas	0	0	0	-	-
77	11.6	Scheduled Ancient Monuments	0	0	0	-	-
77	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
78 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
79	12.2	Open Access Land	0	0	0	-	-
79	12.3	Tree Felling Licences	0	0	0	-	-
79	12.4	Environmental Stewardship Schemes	0	0	0	-	-
79	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
80	13.1	Priority Habitat Inventory	0	0	0	-	-
80	13.2	Habitat Networks	0	0	0	-	-
80	13.3	Open Mosaic Habitat	0	0	0	-	-
80	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
81 >	14.1 >	10k Availability >	Identified (within 500m)				
82 >	14.2 >	Artificial and made ground (10k) >	0	0	4	7	-
84 >	14.3 >	Superficial geology (10k) >	1	0	1	1	-

85	14.4	Landslip (10k)	0	0	0	0	-
86 >	14.5 >	Bedrock geology (10k) >	1	0	1	0	-
87 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	1	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
88 >	15.1 >	50k Availability >	Identified (within 500m)				
89 >	15.2 >	Artificial and made ground (50k) >	0	0	0	1	-
90	15.3	Artificial ground permeability (50k)	0	0	-	-	-
91 >	15.4 >	Superficial geology (50k) >	1	0	0	1	-
92 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
92	15.6	Landslip (50k)	0	0	0	0	-
92	15.7	Landslip permeability (50k)	None (within 50m)				
93 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
94 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
94 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	1	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
95 >	16.1 >	BGS Boreholes >	0	0	1	-	-
Page	Section	Natural ground subsidence >					
96 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
97 >	17.2 >	Running sands >	Very low (within 50m)				
98 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
99 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
100 >	17.5 >	Landslides >	Very low (within 50m)				
101 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
103	18.1	BritPits	0	0	0	0	-
104 >	18.2 >	Surface ground workings >	0	1	5	-	-
104	18.3	Underground workings	0	0	0	0	0
104	18.4	Underground mining extents	0	0	0	0	-
105 >	18.5 >	Historical Mineral Planning Areas >	0	0	0	1	-

105	18.6	Non-coal mining	0	0	0	0	0
105 >	**18.7 >**	**JPB mining areas >**	Identified (within 0m)				
106	18.8	The Coal Authority non-coal mining	0	0	0	0	-
106	18.9	Researched mining	0	0	0	0	-
106	18.10	Mining record office plans	0	0	0	0	-
106	18.11	BGS mine plans	0	0	0	0	-
107	18.12	Coal mining	None (within 0m)				
107	18.13	Brine areas	None (within 0m)				
107	18.14	Gypsum areas	None (within 0m)				
107	18.15	Tin mining	None (within 0m)				
107	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
108	19.1	Natural cavities	0	0	0	0	-
108	19.2	Mining cavities	0	0	0	0	0
108	19.3	Reported recent incidents	0	0	0	0	-
108	19.4	Historical incidents	0	0	0	0	-
109	19.5	National karst database	0	0	0	0	-
Page	Section	**Radon >**					
110 >	**20.1 >**	**Radon >**	Less than 1% (within 0m)				
Page	Section	**Soil chemistry >**	On site	0-50m	50-250m	250-500m	500-2000m
112 >	**21.1 >**	**BGS Estimated Background Soil Chemistry >**	1	1	-	-	-
112 >	**21.2 >**	**BGS Estimated Urban Soil Chemistry >**	2	5	-	-	-
113	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
114	22.1	Underground railways (London)	0	0	0	-	-
114	22.2	Underground railways (Non-London)	0	0	0	-	-
114	22.3	Railway tunnels	0	0	0	-	-
114	22.4	Historical railway and tunnel features	0	0	0	-	-
114	22.5	Royal Mail tunnels	0	0	0	-	-

115	22.6	Historical railways	0	0	0	-	-
115	22.7	Railways	0	0	0	-	-
115	22.8	Crossrail 1	0	0	0	0	-
115	22.9	Crossrail 2	0	0	0	0	-
115	22.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 22/04/2019

Site Area: 0.37ha

Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 0.37ha

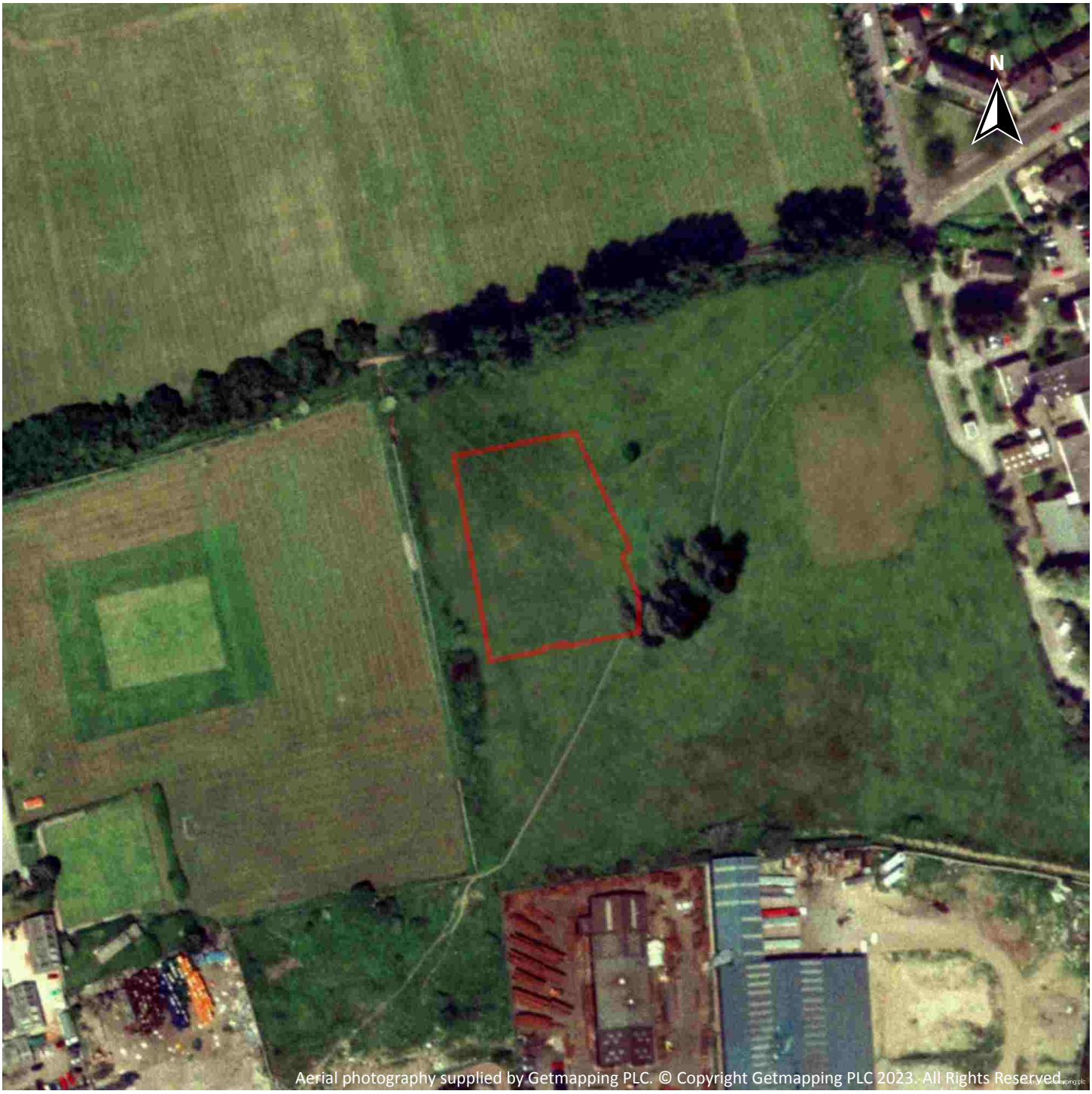
Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 0.37ha

Recent site history - 2000 aerial photograph



Capture Date: 19/06/2000

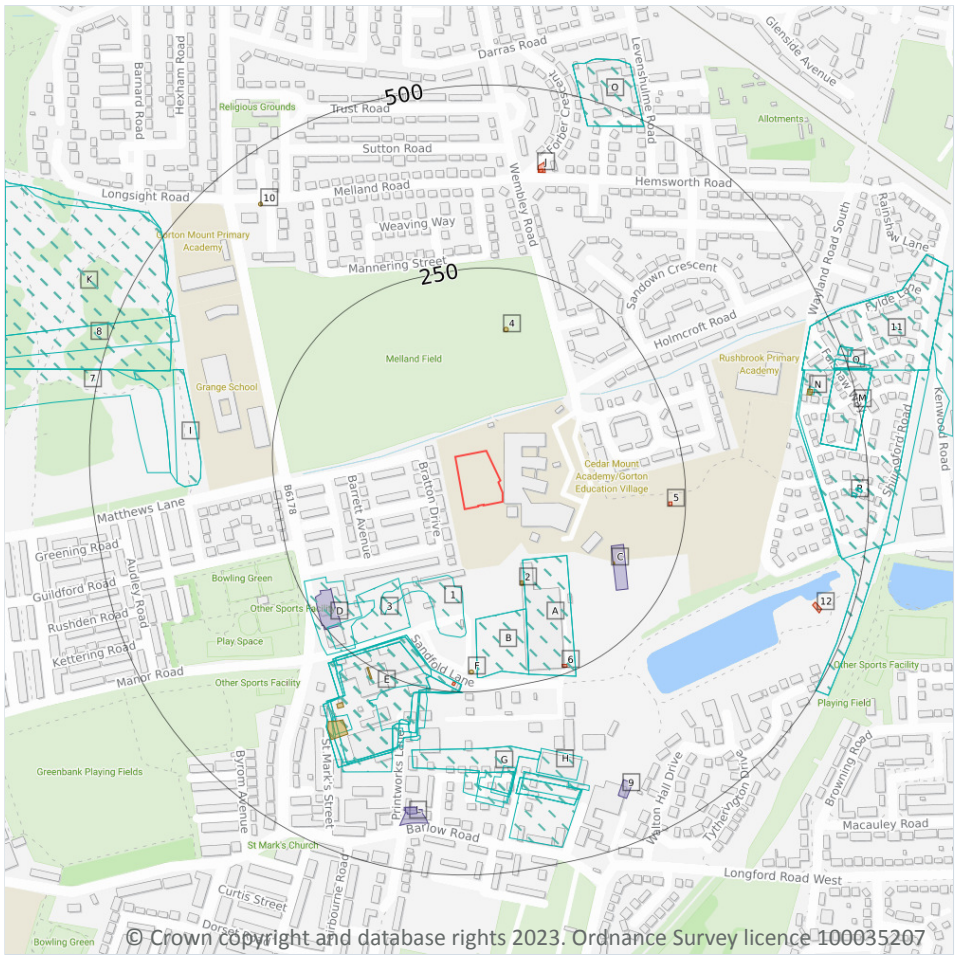
Site Area: 0.37ha

OS MasterMap site plan



Site Area: 0.37ha

1 Past land use



Site Outline

Search buffers in metres (m)

- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

1.1 Historical industrial land uses

Records within 500m	54

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

Features are displayed on the Past land use map on **page 14 >**

ID	Location	Land use	Dates present	Group ID
A	84m SE	Unspecified Works	1974	898931

ID	Location	Land use	Dates present	Group ID
A	84m SE	Unspecified Works	1983 - 1989	964298
1	94m S	Unspecified Pit	1892	840568
3	131m SW	Unspecified Depot	1983	818453
B	150m S	Unspecified Depot	1983	868184
B	150m S	Unspecified Depot	1974	908467
D	176m SW	Print Works	1923	832283
E	190m SW	Unspecified Works	1983	903823
E	190m SW	Unspecified Works	1965 - 1974	966706
E	193m SW	Print Works	1938	905674
E	193m SW	Print Works	1907	966416
E	202m SW	Print Works	1892	847583
E	202m SW	Print Works	1905	950911
E	202m SW	Unspecified Works	1916 - 1938	983622
E	247m S	Print Works	1851	925436
E	323m SW	Filler Tanks	1907	794087
G	328m S	Unspecified Factory	1974	847043
G	328m S	Unspecified Factory	1983	912682
H	341m S	Unspecified Works	1983 - 1989	869840
I	348m W	Unspecified Ground Workings	1974	800642
I	348m W	Unspecified Pit	1965	840545
G	355m S	Laundry	1965	959309
G	360m S	Disused Rope Works	1955	811076
G	361m S	Laundry	1905 - 1907	918631
H	367m S	Rope Works	1938	874374
H	369m S	Rope Works	1907	938143
H	374m S	Disused Rope Works	1934 - 1938	870323
H	374m S	Disused Rope Works	1905	933667
H	374m S	Rope Works	1916 - 1923	983581

ID	Location	Land use	Dates present	Group ID
7	390m W	Railway Sidings	1965	794673
K	407m W	Clay Pit	1968	896276
K	407m W	Clay Pit	1978	934170
8	409m NW	Tramway Sidings	1956	821582
M	413m E	Railway Sidings	1978	844993
M	413m E	Railway Sidings	1983 - 1989	868070
M	417m E	Railway Sidings	1915 - 1968	967994
K	429m NW	Unspecified Pit	1956	840543
N	437m E	Railway Building	1983 - 1989	856723
11	439m E	Railway Sidings	1956	844323
M	439m E	Locomotive Depot	1965	817741
M	439m E	Unspecified Disused Depot	1989	837423
M	439m E	Unspecified Depot	1974	960032
M	439m E	Unspecified Depot	1983	978320
O	465m N	Sawmill	1890	808367
O	465m N	Unspecified Commercial/Industrial	1905	848423
O	465m N	Unspecified Commercial/Industrial	1923	890936
P	477m E	Boat House	1905	868614
P	477m E	Boat House	1916 - 1923	991522
Q	480m E	Railway Building	1985	862189
Q	480m E	Railway Building	1978	918971
P	483m E	Boat House	1938	989703
P	484m E	Boat House	1907	891811
Q	492m E	Railway Building	1985	872746
Q	492m E	Railway Building	1968 - 1978	900939

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	9

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

Features are displayed on the Past land use map on **page 14 >**

ID	Location	Land use	Dates present	Group ID
2	111m SE	Unspecified Tank	1974 - 1992	126808
4	165m N	Unspecified Tank	1933	116901
C	172m SE	Unspecified Tank	1986	116899
F	220m S	Unspecified Tank	1992	116895
E	253m SW	Tanks	1974	107197
E	312m SW	Tanks	1974	107196
E	333m SW	Filter Tanks	1907	120773
10	433m NW	Unspecified Tank	1933	116505
N	435m E	Tanks	1972 - 1986	126235

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	6

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

Features are displayed on the Past land use map on **page 14 >**

ID	Location	Land use	Dates present	Group ID
5	227m E	Electricity Substation	1985	62303
F	236m S	Electricity Substation	1992	62161

ID	Location	Land use	Dates present	Group ID
6	237m SE	Electricity Substation	1986	62305
J	387m N	Electricity Substation	1992	62162
J	387m N	Electricity Transformer	1989	63780
12	446m E	Electricity Substation	1986	62304

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	5

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

Features are displayed on the Past land use map on **page 14 >**

ID	Location	Land use	Dates present	Group ID
C	160m SE	Garage	1986	20304
D	213m SW	Garage	1974 - 1992	25623
L	413m S	Garage	1982 - 1986	25441
L	413m S	Garage	1968	21027
9	414m SE	Garage	1988 - 1995	25165

This data is sourced from Ordnance Survey / Groundsure.

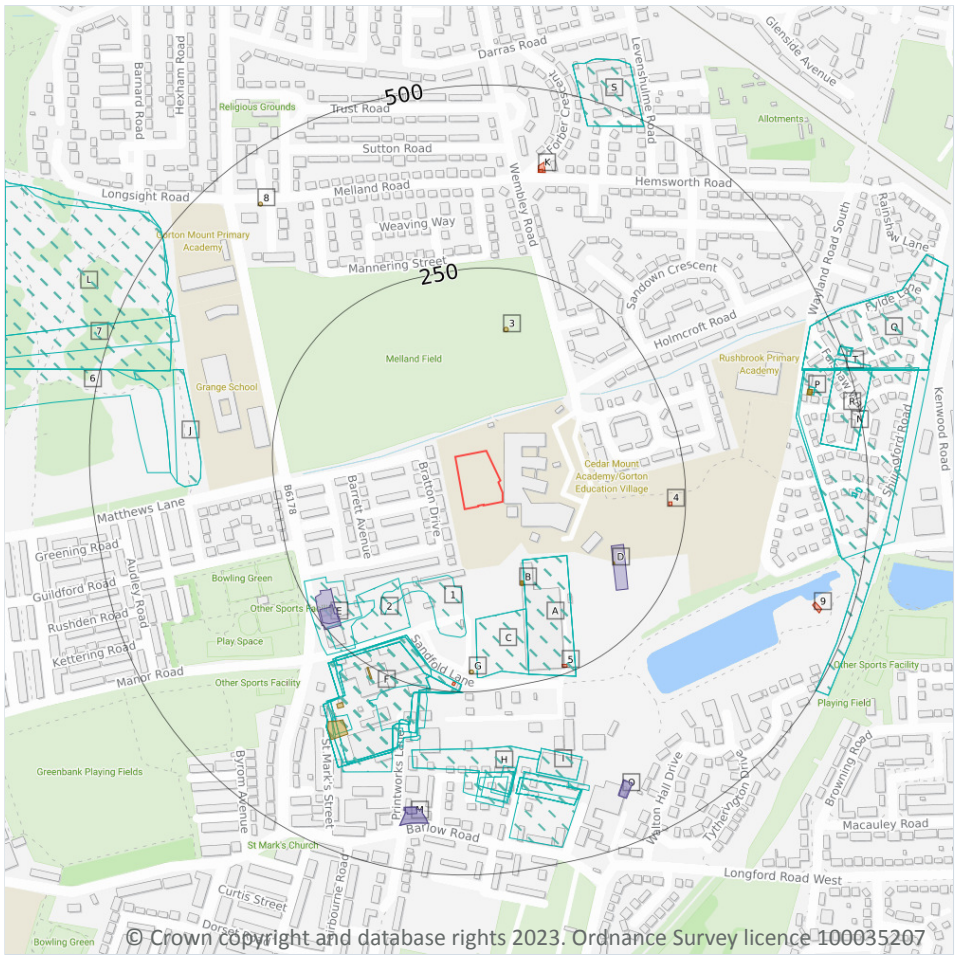
1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

2.1 Historical industrial land uses

Records within 500m	69

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 20 >**

ID	Location	Land Use	Date	Group ID
A	84m SE	Unspecified Works	1974	898931
A	84m SE	Unspecified Works	1983	964298
A	84m SE	Unspecified Works	1989	964298

ID	Location	Land Use	Date	Group ID
1	94m S	Unspecified Pit	1892	840568
2	131m SW	Unspecified Depot	1983	818453
C	150m S	Unspecified Depot	1974	908467
C	150m S	Unspecified Depot	1983	868184
E	176m SW	Print Works	1923	832283
F	190m SW	Unspecified Works	1974	966706
F	190m SW	Unspecified Works	1983	903823
F	190m SW	Unspecified Works	1965	966706
F	193m SW	Print Works	1938	905674
F	193m SW	Print Works	1907	966416
F	202m SW	Unspecified Works	1938	983622
F	202m SW	Unspecified Works	1934	983622
F	202m SW	Unspecified Works	1916	983622
F	202m SW	Print Works	1905	950911
F	202m SW	Print Works	1892	847583
F	202m SW	Unspecified Works	1923	983622
F	247m S	Print Works	1851	925436
F	323m SW	Filler Tanks	1907	794087
H	328m S	Unspecified Factory	1974	847043
H	328m S	Unspecified Factory	1983	912682
I	341m S	Unspecified Works	1983	869840
I	341m S	Unspecified Works	1989	869840
J	348m W	Unspecified Ground Workings	1974	800642
J	348m W	Unspecified Pit	1965	840545
H	355m S	Laundry	1965	959309
H	360m S	Disused Rope Works	1955	811076
H	361m S	Laundry	1907	918631
I	367m S	Rope Works	1938	874374

ID	Location	Land Use	Date	Group ID
H	367m S	Laundry	1905	918631
I	369m S	Rope Works	1907	938143
I	374m S	Disused Rope Works	1938	870323
I	374m S	Disused Rope Works	1934	870323
I	374m S	Rope Works	1916	983581
I	374m S	Disused Rope Works	1905	933667
I	374m S	Rope Works	1923	983581
6	390m W	Railway Sidings	1965	794673
L	407m W	Clay Pit	1978	934170
L	407m W	Clay Pit	1968	896276
7	409m NW	Tramway Sidings	1956	821582
N	413m E	Railway Sidings	1983	868070
N	413m E	Railway Sidings	1989	868070
N	417m E	Railway Sidings	1965	967994
L	429m NW	Unspecified Pit	1956	840543
P	437m E	Railway Building	1983	856723
P	437m E	Railway Building	1989	856723
Q	439m E	Railway Sidings	1956	844323
Q	439m E	Railway Sidings	1985	868070
Q	439m E	Railway Sidings	1978	844993
Q	439m E	Railway Sidings	1968	967994
R	439m E	Unspecified Depot	1974	960032
R	439m E	Unspecified Depot	1983	978320
R	439m E	Unspecified Disused Depot	1989	837423
R	439m E	Locomotive Depot	1965	817741
S	465m N	Unspecified Commercial/Industrial	1905	848423
S	465m N	Sawmill	1890	808367
S	465m N	Unspecified Commercial/Industrial	1923	890936

ID	Location	Land Use	Date	Group ID
N	477m E	Boat House	1916	991522
N	477m E	Boat House	1905	868614
N	477m E	Boat House	1923	991522
T	480m E	Railway Building	1985	862189
T	480m E	Railway Building	1978	918971
N	483m E	Boat House	1938	989703
N	484m E	Boat House	1907	891811
T	492m E	Railway Building	1985	872746
T	492m E	Railway Building	1978	900939
T	494m E	Railway Building	1968	900939

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**11**

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

Features are displayed on the Past land use - un-grouped map on **page 20 >**

ID	Location	Land Use	Date	Group ID
B	111m SE	Unspecified Tank	1992	126808
B	111m SE	Unspecified Tank	1974	126808
3	165m N	Unspecified Tank	1933	116901
D	172m SE	Unspecified Tank	1986	116899
G	220m S	Unspecified Tank	1992	116895
F	253m SW	Tanks	1974	107197
F	312m SW	Tanks	1974	107196
F	333m SW	Filter Tanks	1907	120773
8	433m NW	Unspecified Tank	1933	116505
P	435m E	Tanks	1972	126235

ID	Location	Land Use	Date	Group ID
P	436m E	Tanks	1986	126235

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	6

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

Features are displayed on the Past land use - un-grouped map on **page 20 >**

ID	Location	Land Use	Date	Group ID
4	227m E	Electricity Substation	1985	62303
G	236m S	Electricity Substation	1992	62161
5	237m SE	Electricity Substation	1986	62305
K	387m N	Electricity Substation	1992	62162
K	387m N	Electricity Transformer	1989	63780
9	446m E	Electricity Substation	1986	62304

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	8

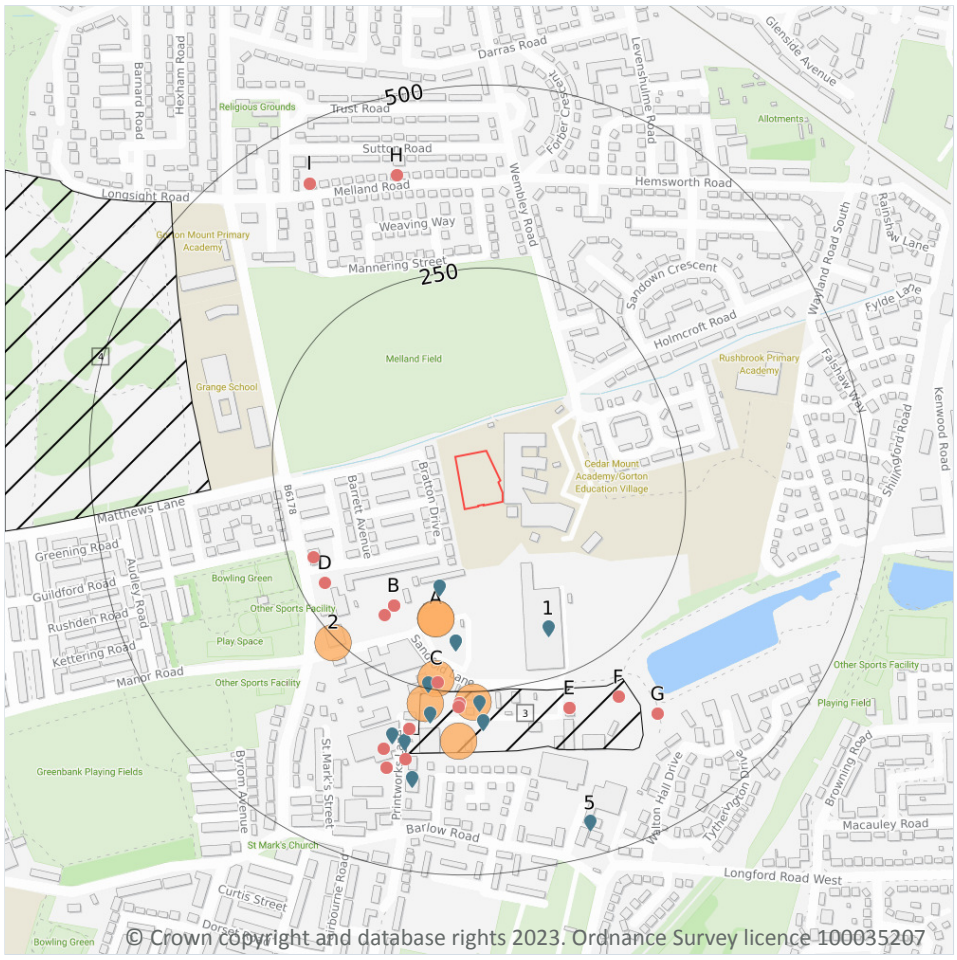
Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 20 >**

ID	Location	Land Use	Date	Group ID
D	160m SE	Garage	1986	20304
E	213m SW	Garage	1992	25623
E	223m SW	Garage	1974	25623
M	413m S	Garage	1986	25441
M	413m S	Garage	1982	25441
M	413m S	Garage	1968	21027
O	414m SE	Garage	1988	25165
O	416m SE	Garage	1995	25165

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



Site Outline

Search buffers in metres (m)

Historical landfill (EA/NRW)

Historical waste sites

Licensed waste sites

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	2

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

Features are displayed on the Waste and landfill map on **page 26 >**

ID	Location	Details		
3	248m S	Site Address: Levenshulme Trading Estate, Sandford Lane, Printowork Lane, Levenshulme, Greater Manchester Licence Holder Address: Printowork Lane, Levenshulme	Waste Licence: Yes Site Reference: F050, RD/LIC/244/82 Waste Type: Industrial, Special Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 03/05/1984 Licence Surrender: -	Operator: - Licence Holder: Greensite Limited First Recorded - Last Recorded: -
4	337m W	Site Address: Matthews Lane, Longsight, Greater Manchester Licence Holder Address: -	Waste Licence: Yes Site Reference: F009 Waste Type: Inert, Industrial, Commercial, Household, Special, Liquid sludge Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 01/01/1974 Licence Surrender: -	Operator: Manchester Corporation Cleansing Department Licence Holder: Greater Manchester Waste Disposal Authority First Recorded 31/12/1969 Last Recorded: 11/07/1978

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

3.5 Historical waste sites

Records within 500m	7

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

Features are displayed on the Waste and landfill map on **page 26 >**

ID	Location	Address	Further Details	Date
A	129m S	Site Address: Sandfold Lane, Levenshulme, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Metal Recycling Facility Planning application reference: 094018/FO/2010/N2 Description: Scheme comprises demolition of the existing buildings and comprises use of land as a scrap metal recycling centre and end of life vehicle processing centre involving construction of detached buildings including offices, vehicle service units, non-ferro storage units and vehicle de-pollution units and associated plant including grabbing arm, associated 3 metre high acoustic fence and landscape buffer zone. Construction - fencing site works. An application (ref: 094018/FO/2010/N2) for detailed planning permission was granted by Manchester C.C. The start date, contract period and project value are for guideline only. Detailed plans approved. Data source: Historic Planning Application Data Type: Point	12/12/2011
A	129m S	Site Address: Sandfold Lane, Levenshulme, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Recycling Centre Planning application reference: 083803/FO/2007/N2 Description: Scheme comprises refurbishment of household waste recycling centre. An application (ref: 083803/FO/2007/N2) for detailed planning permission was granted by Manchester C.C. This is part of the PFI waste management scheme, lead 05087716 This scheme is now complete. Data source: Historic Planning Application Data Type: Point	11/05/2009
C	209m S	Site Address: Wilkinson Skip Hire, 20 Sandfold Lane, Levenshulme, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Recycling Facility (Conversion) Planning application reference: 082926/FO/2007/N2 Description: Scheme comprises change of use to recycling facility for commercial use and mixed builder waste and storage of segregated material. An application (ref: 082926/FO/2007/N2) for detailed planning permission was granted by Manchester C.C. Planning decision obtained Data source: Historic Planning Application Data Type: Point	-

ID	Location	Address	Further Details	Date
2	231m SW	Site Address: C B A House,Sandfold Lane, Levenshulme, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Utilities Contractors/Recycling Yard Planning application reference: 083364/FU/2007/N2 Description: Scheme comprises change of use from factory to mixed use including utilities contractors/recycling yard with associated processing operator to provide secondary aggregates. An application (ref: 083364/FU/2007/N2) for detailed planning permission was gran ted by Manchester C.C. Planning decision obtained Data source: Historic Planning Application Data Type: Point	-
C	238m S	Site Address: Sandfold Lane, Sandfold Lane, Gorton, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Waste Transfer Station Planning application reference: 52891 Description: An application (ref: 52891) for Detailed Planning permission was submitted to Manchester C.C. on 12th September 1997. Data source: Historic Planning Application Data Type: Point	-
C	246m S	Site Address: 19a,Sandfold Lane, Levenshulme, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Recycling Centre Planning application reference: 080230/FO/2006/N2 Description: Scheme comprises proposed use of site as a recycling centre for processing of industrial, commercial and household (HCI) waste. An application (ref: 080230/FO/2006/N2) for detailed planning permission was granted by Manchester C.C. Planning decision obta ined Data source: Historic Planning Application Data Type: Point	-
C	292m S	Site Address: 17,Sandfold Lane, Gorton, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Waste Recycling Centre Planning application reference: 092407/WST/2010/N2 Description: Scheme comprises change of use to waste recycling centre. An application (ref: 092407/WST/2010/N2) for detailed planning permission was granted by Manchester C.C. A detailed planning application has been granted. Data source: Historic Planning Application Data Type: Point	20/03/2011

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

3.6 Licensed waste sites

Records within 500m	22

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

Features are displayed on the Waste and landfill map on **page 26 >**

ID	Location	Details		
A	113m S	Site Name: I J Kayes Scrap Metal Site Address: Unit, 1a, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Metal recycling, vehicle storage & depollution Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: COR137 EPR reference: EA/EPR/UP3399VG/V002 Operator: Cornbrook Metal Recycling Ltd Waste Management licence No: 102497 Annual Tonnage: 24999	Issue Date: 30/03/2011 Effective Date: - Modified: 10/11/2017 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
A	113m S	Site Name: Land To The North East Of Site Address: Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: 75kte Vehicle Depollution Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: COR137 EPR reference: EA/EPR/UP3399VG/A001 Operator: Cornbrook Metal Recycling Ltd Waste Management licence No: 102497 Annual Tonnage: 74999	Issue Date: 30/03/2011 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
A	183m S	Site Name: Sandfold Lane Civic Amenity Site Site Address: Land/premises At, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SUE025 EPR reference: EA/EPR/GB3907XN/T001 Operator: Suez Recycling And Recovery U K Ltd Waste Management licence No: 53679 Annual Tonnage: 3943	Issue Date: 01/02/1995 Effective Date: 01/06/2019 Modified: 04/06/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred

ID	Location	Details		
A	183m S	Site Name: Sandfold Lane Civic Amenity Site Site Address: Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW022 EPR reference: - Operator: G M Waste Ltd Waste Management licence No: 53679 Annual Tonnage: 3943.33	Issue Date: 01/02/1995 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
A	183m S	Site Name: Sandfold Lane Civic Amenity Site Site Address: Land/premises At, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW022 EPR reference: EA/EPR/LP3396CY/V003 Operator: Viridor Waste (Greater Manchester) Ltd Waste Management licence No: 53679 Annual Tonnage: 3943.333	Issue Date: 01/02/1995 Effective Date: - Modified: 04/06/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
A	183m S	Site Name: Sandfold Lane Civic Amenity Site Site Address: Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW022 EPR reference: LP3396CY/V Operator: Viridor Waste (Greater Mancester) Ltd Waste Management licence No: 53679 Annual Tonnage: 3943	Issue Date: 01/02/1995 Effective Date: - Modified: 04/06/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified

ID	Location	Details		
A	183m S	Site Name: Sandfold Lane Civic Amenity Site Site Address: Land/premises At, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SUE025 EPR reference: EA/EPR/GB3907XN/T001 Operator: Suez Recycling And Recovery U K Ltd Waste Management licence No: 53679 Annual Tonnage: 3943.333	Issue Date: 01/02/1995 Effective Date: 01/06/2019 Modified: 04/06/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
A	183m S	Site Name: Sandfold Lane Civic Amenity Site Site Address: Land/premises At, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW022 EPR reference: EA/EPR/LP3396CV/V003 Operator: Viridor Waste (Greater Manchester) Ltd Waste Management licence No: 53679 Annual Tonnage: 3943.333	Issue Date: 01/02/1995 Effective Date: - Modified: 04/06/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
A	183m S	Site Name: Sandfold Lane Civic Amenity Site Site Address: Land/premises At, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SUE025 EPR reference: EA/EPR/GB3907XN/T001 Operator: S U E Z Recycling And Recovery U K Ltd Waste Management licence No: 53679 Annual Tonnage: 3943.333	Issue Date: 01/02/1995 Effective Date: 01/06/2019 Modified: 04/06/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred

ID	Location	Details		
1	184m SE	Site Name: Utility Recycling North West Limited Site Address: Sandfold House, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Treatment of waste to produce soil 75,000 tpy Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: UTI001 EPR reference: EA/EPR/KB3105KT/V002 Operator: Utility Recycling North West Limited Waste Management licence No: 407512 Annual Tonnage: 75000	Issue Date: 26/04/2021 Effective Date: - Modified: 27/09/2022 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
C	244m S	Site Name: Wilkinson Contractors Site Address: Gate 20, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WIL112 EPR reference: EA/EPR/TP3195EB/V002 Operator: Wilkinson Alan Waste Management licence No: 100031 Annual Tonnage: 4999	Issue Date: 28/03/2008 Effective Date: - Modified: 02/12/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked
C	267m S	Site Name: Cornbrook Metal Recycling Ltd Site Address: 6, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: COR006 EPR reference: EA/EPR/HP3594CW/S002 Operator: Cornbrook Metal Recycling Ltd Waste Management licence No: 50337 Annual Tonnage: 0	Issue Date: 28/02/2005 Effective Date: - Modified: - Surrendered Date: 12/08/2014 Expiry Date: - Cancelled Date: - Status: Surrendered

ID	Location	Details		
C	285m S	Site Name: Skip It Waste Management Ltd Site Address: 19a, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SKI001 EPR reference: EA/EPR/JP3694CY/A001 Operator: Skip It Waste Management Waste Management licence No: 50479 Annual Tonnage: 25000	Issue Date: 31/07/2007 Effective Date: - Modified: - Surrendered Date: - Expiry Date: 13/10/2009 Cancelled Date: - Status: Expired
C	285m S	Site Name: Skip It Waste Management Ltd Site Address: 19a, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SKI001 EPR reference: EA/EPR/JP3694CY/A001 Operator: Skip It Waste Management Waste Management licence No: 50479 Annual Tonnage: 25000	Issue Date: 31/07/2007 Effective Date: - Modified: - Surrendered Date: - Expiry Date: 13/10/2009 Cancelled Date: - Status: Expired
C	292m S	Site Name: Unit 17 Sandfold Lane Site Address: Unit 17, Sandfold Lane, Gorton, Manchester, M19 3BJ Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: RYA005 EPR reference: EA/EPR/XP3296ET/A001 Operator: Ryan's Skip Hire Ltd Waste Management licence No: 102719 Annual Tonnage: 74999	Issue Date: 11/07/2011 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked

ID	Location	Details		
C	292m S	Site Name: Unit 17 Sandfold Lane Site Address: Unit 17, Sandfold Lane, Gorton, Manchester, Lancs, M19 3BJ Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: RYA005 EPR reference: EA/EPR/XP3296ET/A001 Operator: Ryans Skip Hire Ltd Waste Management licence No: 102719 Annual Tonnage: 74999	Issue Date: 11/07/2011 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
C	292m S	Site Name: Unit 17 Sandfold Lane Site Address: Unit 17, Sandfold Lane, Gorton, Manchester, M19 3BJ Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: RYA005 EPR reference: EA/EPR/XP3296ET/A001 Operator: Ryan's Skip Hire Ltd Waste Management licence No: 102719 Annual Tonnage: 74999	Issue Date: 11/07/2011 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked
C	325m S	Site Name: Kwik Skip Site Address: Yard 9, Printworks Lane, Levenshulme, Manchester, M19 3JP Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GCO001 EPR reference: EA/EPR/RP3692CB/A001 Operator: Connor Gary Waste Management licence No: 53599 Annual Tonnage: 524	Issue Date: 10/07/1996 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired

ID	Location	Details		
C	328m S	Site Name: Pink Skips Waste Transfer Station Site Address: Unit 9 Levenshulme Trading Est, Levenshulme, Manchester, M19 3JP Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: PIN032 EPR reference: EA/EPR/DB3502SC/T001 Operator: Pink Skips Holdings Ltd Waste Management licence No: 50320 Annual Tonnage: 24999	Issue Date: 30/09/2004 Effective Date: 23/10/2015 Modified: 01/11/2012 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
C	376m S	Site Name: Kwikskip Waste Management Ltd Transfer Station Site Address: Yards 8 And 9, Printworks Lane, Levenshulme, Manchester, M19 3JP Correspondence Address: Printworks Lane, Levenshulme, Manchester, M19 3JP	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: KWI001 EPR reference: - Operator: Kwikskip Waste Management Ltd Waste Management licence No: 50320 Annual Tonnage: 0	Issue Date: 30/09/2004 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
C	376m S	Site Name: Pink Skips Site Address: Unit 9 Levenshulme Trading Est, Levenshulme, Manchester, M19 3JP Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: PIN017 EPR reference: EA/EPR/EP3098LY/V002 Operator: Pink Skips (North Wales) Ltd Waste Management licence No: 50320 Annual Tonnage: 24999	Issue Date: 30/09/2004 Effective Date: 30/07/2009 Modified: 01/11/2012 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified

ID	Location	Details		
5	455m S	Site Name: Parts Line Site Address: 8, Marquis Street, Levenshulme, Manchester, M19 3JZ Correspondence Address: -	Type of Site: ELV Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WIL203 EPR reference: EA/EPR/UP3694CK/A001 Operator: Wilson Anthony Waste Management licence No: 50280 Annual Tonnage: 2500	Issue Date: 14/05/2004 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked

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

3.7 Waste exemptions

Records within 500m	**43**

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

Features are displayed on the Waste and landfill map on **page 26 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
B	164m SW	-	WEX243573	Using waste exemption	Not on a farm	Use of waste in construction
B	164m SW	-	WEX243573	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	164m SW	-	WEX101670	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	164m SW	-	WEX101670	Using waste exemption	Not on a farm	Use of waste in construction
B	183m SW	Redgate Holdings Ltd Sandfold Lane Gtr Manchester M19 3BH	EPR/EF0736AE/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
D	217m SW	301 Mount Road MANCHESTER M19 3ET	EPR/NH0411RL/A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste in construction
D	218m SW	Rear of 301 Mount Road, Bratton Drive, Branley Building Site, Manchester, M19 3ET	WEX100638	Using waste exemption	Not on a farm	Use of waste in construction

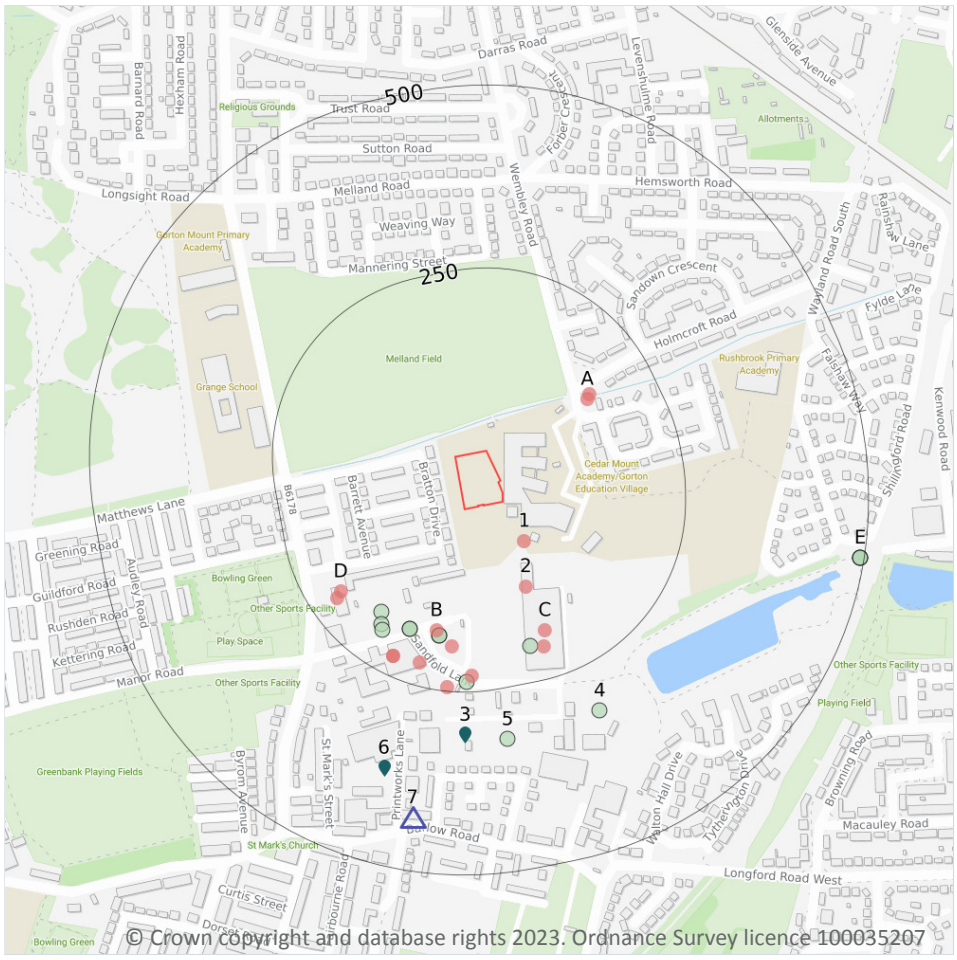
ID	Location	Site	Reference	Category	Sub-Category	Description
C	240m S	UNIT 20, SANDFOLD LANE, MANCHESTER, M19 3BJ	WEX280665	Treating waste exemption	Not on a farm	Screening and blending of waste
C	240m S	UNIT 20, SANDFOLD LANE, MANCHESTER, M19 3BJ	WEX138663	Treating waste exemption	Not on a farm	Screening and blending of waste
C	266m S	UNIT 10, SANDFOLD LANE, MANCHESTER, M19 3BJ	WEX094682	Storing waste exemption	Not on a farm	Storage of waste in secure containers
C	266m S	UNIT 10, SANDFOLD LANE, MANCHESTER, M19 3BJ	WEX094682	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	266m S	CBA House, Sandfold Lane, Levenshulme, Manchester, M193BJ	WEX057713	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	266m S	1A SANDFOLD LANE, MANCHESTER, M19 3BJ	WEX003732	Treating waste exemption	Not on a farm	Recovery of scrap metal
C	270m S	Unit 1 Sandfold Lane MANCHESTER M19 3BJ	EPR/QH0411YZ/A001	Treating waste exemption	Non-Agricultural Waste Only	Recovery of scrap metal
C	271m S	CORNBROOK METAL RECYCLING LTD, 1A SANDFOLD LANE, LEVENSHULME, MANCHESTER, M19 3BJ	WEX165890	Treating waste exemption	Not on a farm	Recovery of scrap metal
C	271m S	Sandfold Lane Recycling Centre, Sandfold Lane, Manchester, M19 3BJ	WEX127152	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	297m S	-	WEX263743	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	297m S	-	WEX263743	Storing waste exemption	Not on a farm	Storage of waste in secure containers
E	297m S	CORNBROOK METAL RECYCLING LTD, 1A SANDFOLD LANE, LEVENSHULME, MANCHESTER, M19 3BJ	WEX300701	Treating waste exemption	Not on a Farm	Recovery of scrap metal
E	297m S	UNIT 10, SANDFOLD LANE, MANCHESTER, M19 3BJ	WEX124058	Storing waste exemption	Not on a farm	Storage of waste in secure containers
E	297m S	UNIT 10, SANDFOLD LANE, MANCHESTER, M19 3BJ	WEX124058	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	297m S	UNIT 10, SANDFOLD LANE, MANCHESTER, M19 3BJ	WEX125335	Storing waste exemption	Not on a farm	Storage of waste in secure containers

ID	Location	Site	Reference	Category	Sub-Category	Description
E	297m S	UNIT 10, SANDFOLD LANE, MANCHESTER, M19 3BJ	WEX125335	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	311m SE	Unit 10 Sandfold Lane MANCHESTER M19 3BJ	EPR/DF0700XJ/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in secure containers
F	311m SE	Unit 10 Sandfold Lane MANCHESTER M19 3BJ	EPR/DF0700XJ/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
C	311m S	Unit 8 Printworks Lane M19 3JP	EPR/QF0105NQ/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in secure containers
C	311m S	Unit 8 Printworks Lane M19 3JP	EPR/QF0105NQ/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
C	311m S	Unit 8 Printworks Lane M19 3JP	EPR/QF0105NQ/A001	Treating waste exemption	Non-Agricultural Waste Only	Preparatory treatments (baling, sorting, shredding etc)
C	347m S	Unit 5B & 6, Printworks Lane, Levenshulme, Manchester, M19 3JP	WEX275422	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	347m S	Unit 5B & 6, Printworks Lane, Levenshulme, Manchester, M19 3JP	WEX275422	Storing waste exemption	Not on a farm	Storage of waste in secure containers
C	352m S	Plastics Unit Frontage Printworks Lane MANCHESTER M19 3JP	EPR/QF0405NU/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in secure containers
C	352m S	Plastics Unit Frontage Printworks Lane MANCHESTER M19 3JP	EPR/QF0405NU/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
G	359m SE	Access Track Nelstrop Road M19 3ZF	EPR/ZH0415YX/A001	Treating waste exemption	Non-Agricultural Waste Only	Screening and blending of waste
G	359m SE	Access Track Nelstrop Road M19 3ZF	EPR/ZH0415YX/A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste in construction
C	369m S	LEVENSHULME TRADING ESTATE, PRINTWORKS LANE, MANCHESTER, M19 3JP	WEX141895	Treating waste exemption	Not on a farm	Sorting mixed waste

ID	Location	Site	Reference	Category	Sub-Category	Description
C	369m S	LEVENSHULME TRADING ESTATE, PRINTWORKS LANE, MANCHESTER, M19 3JP	WEX141895	Storing waste exemption	Not on a farm	Storage of waste in secure containers
C	369m S	LEVENSHULME TRADING ESTATE, PRINTWORKS LANE, MANCHESTER, M19 3JP	WEX141895	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	369m S	LEVENSHULME TRADING ESTATE, PRINTWORKS LANE, MANCHESTER, M19 3JP	WEX141895	Treating waste exemption	Not on a farm	Recovery of scrap metal
H	392m N	Melland Road, Melland Road, Gorton, Manchester, M18 7QA	WEX106616	Treating waste exemption	Not on a farm	Screening and blending of waste
H	392m N	Melland Road, Melland Road, Gorton, Manchester, M18 7QA	WEX106616	Using waste exemption	Not on a farm	Use of waste in construction
I	423m NW	Bemus Construction Services Limited, Melland Road, Gorton, Manchester, M187QA	WEX195970	Using waste exemption	Not on a farm	Use of waste in construction
I	423m NW	Bemus Construction Services Limited, Melland Road, Gorton, Manchester, M187QA	WEX197079	Using waste exemption	Not on a farm	Use of waste in construction
I	423m NW	c/o Seddon, Melland Road, Gorton, Manchester, M187QA	WEX230980	Using waste exemption	Not on a Farm	Use of waste in construction

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Recent industrial land uses

Current or recent petrol stations

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

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	15

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 41 >**

ID	Location	Company	Address	Activity	Category
1	61m SE	Electricity Sub Station	Greater Manchester, M19	Electrical Features	Infrastructure and Facilities
2	120m SE	Tank	Greater Manchester, M19	Tanks (Generic)	Industrial Features
A	155m NE	Electricity Sub Station	Greater Manchester, M18	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
A	161m NE	Electricity Sub Station	Greater Manchester, M18	Electrical Features	Infrastructure and Facilities
B	170m S	Viridor Ltd	Sandfold Lane, -, Manchester, Greater Manchester, M19 3BJ	Waste Storage, Processing and Disposal	Infrastructure and Facilities
C	185m SE	Works	Greater Manchester, M19	Unspecified Works Or Factories	Industrial Features
B	188m S	Refuse Tip (Public)	Greater Manchester, M19	Refuse Disposal Facilities	Infrastructure and Facilities
D	203m SW	Works	Greater Manchester, M19	Unspecified Works Or Factories	Industrial Features
C	206m S	A S T Express Ltd	Sandfold House, Sandfold Lane, Manchester, Greater Manchester, M19 3BJ	Distribution and Haulage	Transport, Storage and Delivery
D	213m SW	F E Jones Builders	303, Mount Road, Manchester, Greater Manchester, M19 3ET	General Construction Supplies	Industrial Products
B	219m S	Nearly New Tyres	Unit F Levenshulme Trading Estate, Sandfold Lane, Manchester, Greater Manchester, M19 3BJ	Vehicle Parts and Accessories	Motoring
B	223m SW	Cornbrook Metal Recycling Ltd	Unit 1, Sandfold Lane, Manchester, Greater Manchester, M19 3BJ	Scrap Metal Merchants	Recycling Services
B	223m SW	Sina Auto Repair	Unit 1, Sandfold Lane, Manchester, Greater Manchester, M19 3BJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
B	228m S	Tank	Greater Manchester, M19	Tanks (Generic)	Industrial Features
B	245m S	Electricity Sub Station	Greater Manchester, M19	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m **1**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 41 >**

ID	Location	Company	Address	LPG	Status
7	427m S	OBSOLETE	295, Barlow Road, Levenshulme, Manchester, Greater Manchester, M19 3HQ	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

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

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

Records within 500m	2

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on **page 41 >**

ID	Location	Address	Details	
3	308m S	Mallatite Ltd, Sandford Lane, M19 3FT	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
6	370m S	British Cement Corporation Ltd, Unit M5, Levenshulme Trading Estate, Printworks Lane, Levenshulme M19 3JP	Process: Use of Bulk Cement Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	0

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

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

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

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.17 List 2 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	14

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

Features are displayed on the Current industrial land use map on **page 41 >**

ID	Location	Details	
B	175m S	Incident Date: 21/08/2001 Incident Identification: 25649 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
B	175m S	Incident Date: 21/08/2001 Incident Identification: 25649 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
B	180m SW	Incident Date: 25/02/2014 Incident Identification: 1212017 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
B	180m SW	Incident Date: 25/02/2014 Incident Identification: 1212017 Pollutant: Oils and Fuel Pollutant Description: Mixed/Waste Oils	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
B	181m SW	Incident Date: 14/07/2003 Incident Identification: 173342 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
B	193m SW	Incident Date: 13/09/2010 Incident Identification: 821916 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 2 (Significant)

ID	Location	Details	
B	200m SW	Incident Date: 04/04/2003 Incident Identification: 148446 Pollutant: Inert Materials and Wastes Pollutant Description: Other Inert Material or Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
C	200m S	Incident Date: 05/07/2003 Incident Identification: 171391 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
B	236m S	Incident Date: 24/11/2002 Incident Identification: 122664 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
4	314m SE	Incident Date: 07/07/2003 Incident Identification: 171467 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
5	319m S	Incident Date: 05/12/2002 Incident Identification: 124860 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
E	494m E	Incident Date: 11/06/2007 Incident Identification: 502158 Pollutant: Inorganic Chemicals/Products Pollutant Description: Acids	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
E	494m E	Incident Date: 11/06/2007 Incident Identification: 502158 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
E	494m E	Incident Date: 11/06/2007 Incident Identification: 502158 Pollutant: Organic Chemicals/Products Pollutant Description: Surfactants and Detergents	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m	**0**

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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

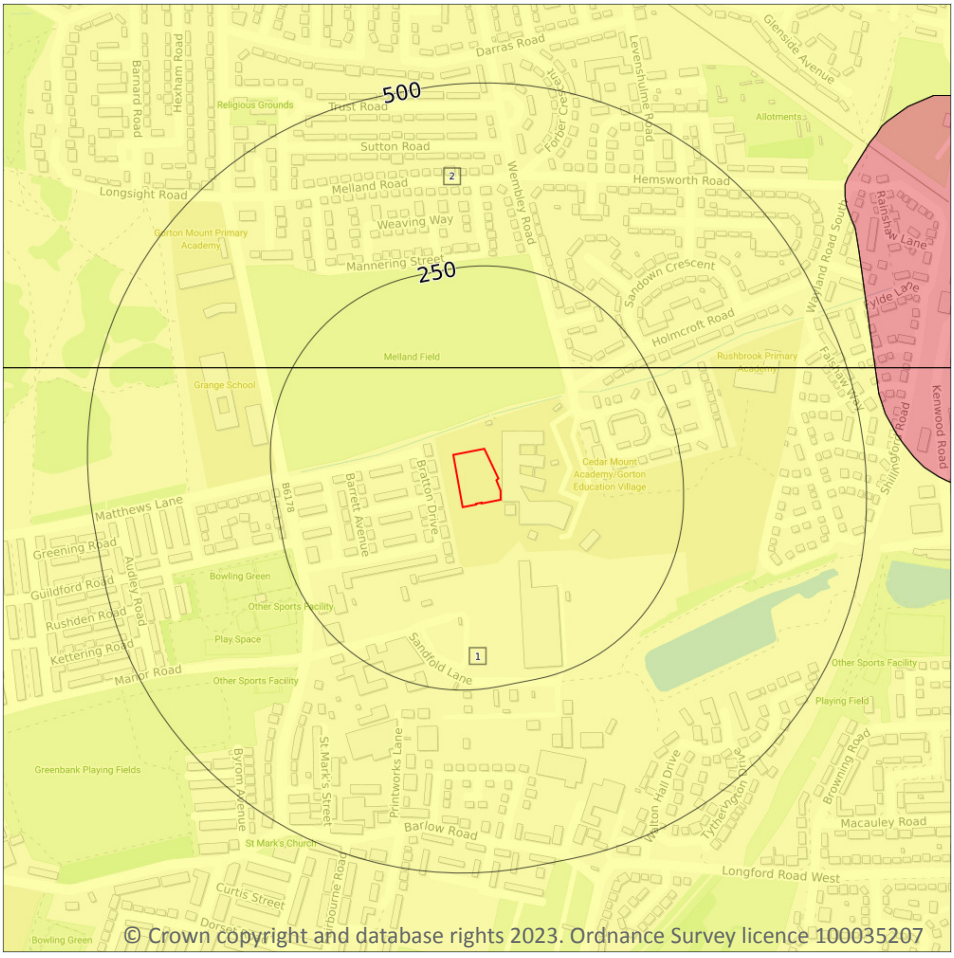
4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	2

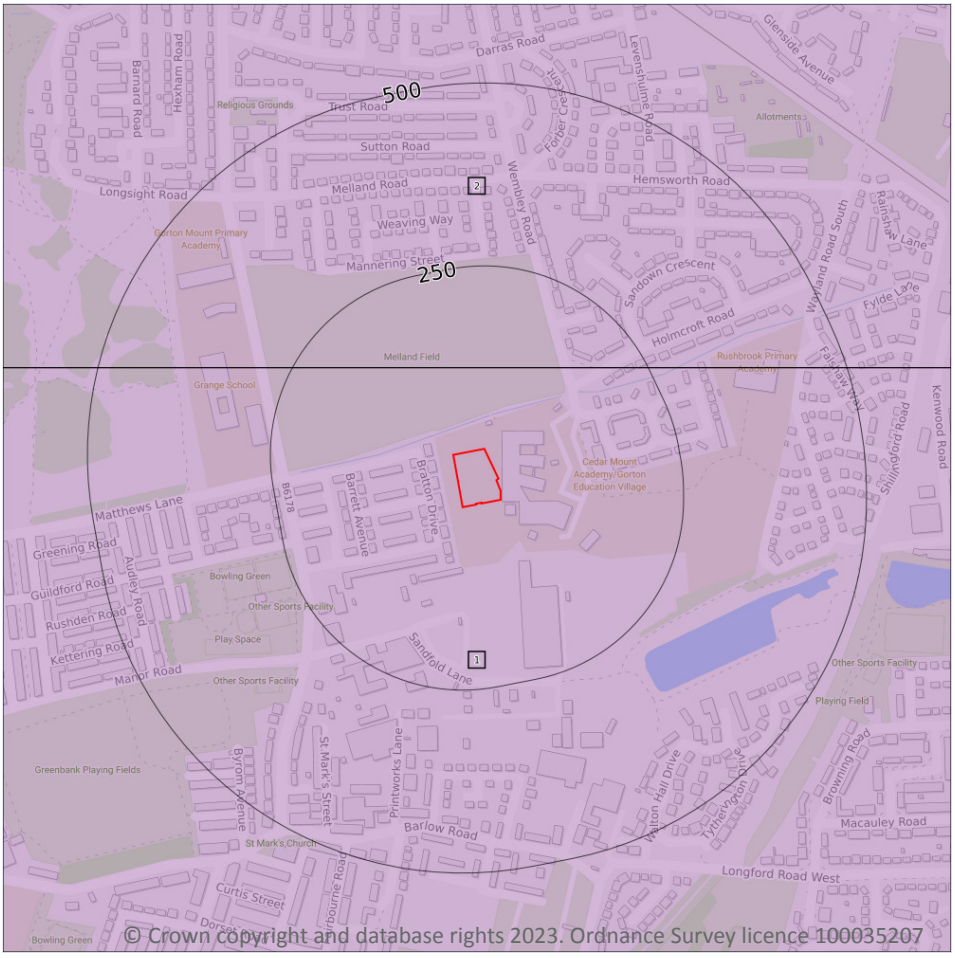
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 49 >**

ID	Location	Designation	Description
1	**On site**	**Secondary Undifferentiated**	**Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type**
2	111m N	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m	2

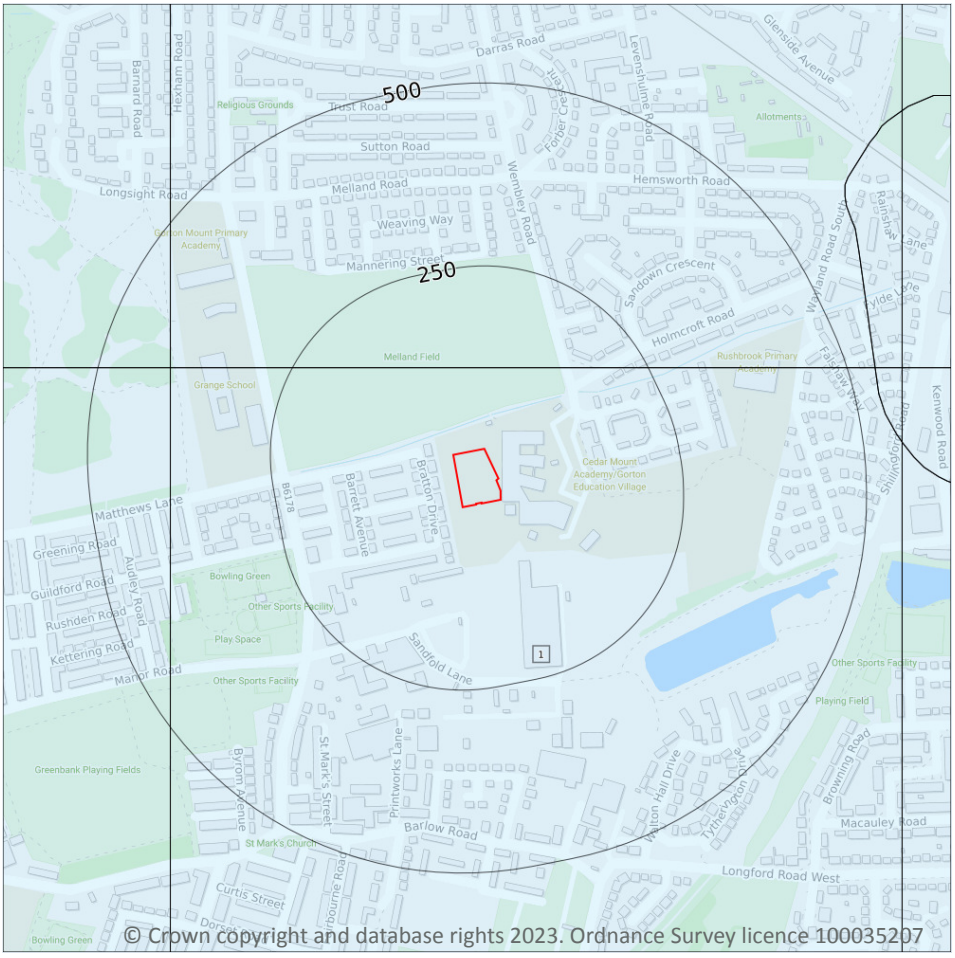
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 51 >**

ID	Location	Designation	Description
1	**On site**	**Principal**	**Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers**
2	111m N	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

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

Bedrock vulnerability

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

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	1

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

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

Features are displayed on the Groundwater vulnerability map on **page 53 >**

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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

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

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

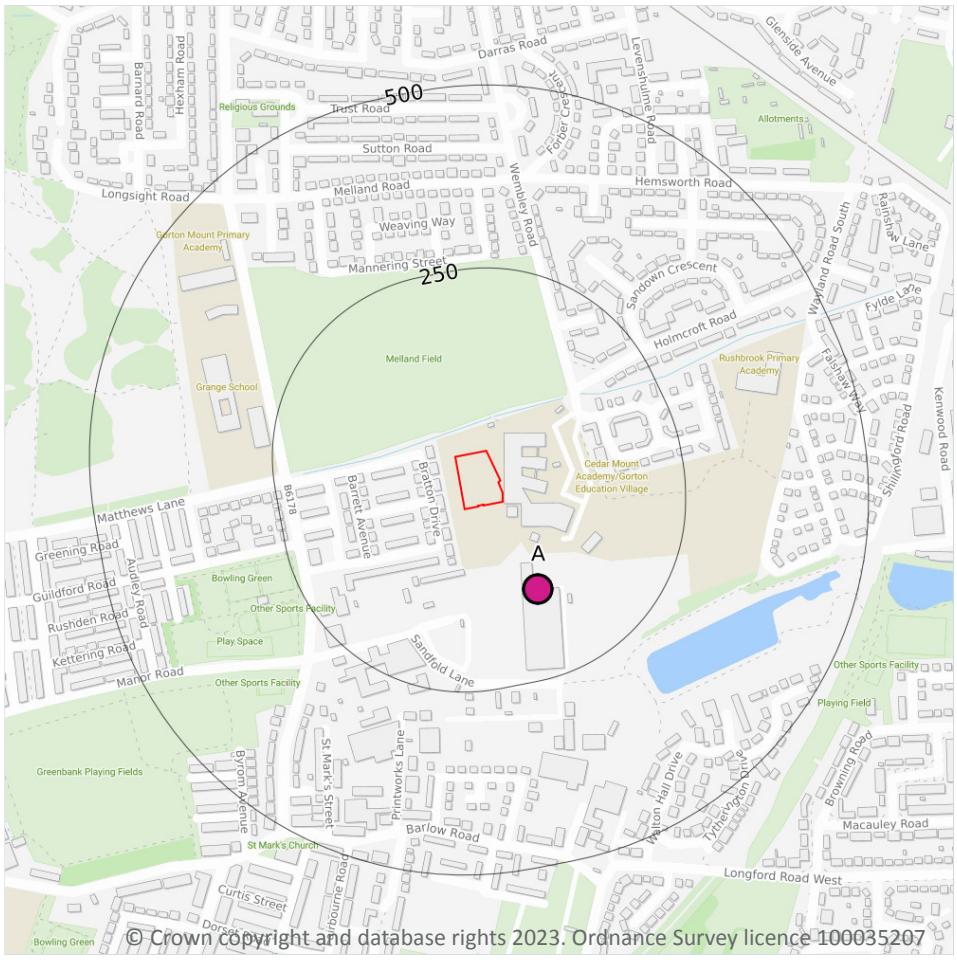
5.5 Groundwater vulnerability- local information

Records on site	0

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

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

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

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

5.6 Groundwater abstractions

Records within 2000m	10

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 55 >**

ID	Location	Details	
A	129m SE	Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT SANDFOLD LANE, LEVENSHULME, MANCHESTER" Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -
A	129m SE	Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT SANDFOLD LANE, LEVENSHULME, MANCHESTER Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -
A	129m SE	Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT SANDFOLD LANE LEVENSHULME MANCHESTER Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700	Annual Volume (m^3): 117835 Max Daily Volume (m^3): 409 Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -
-	1285m NW	Status: Historical Licence No: 2569006042 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: CLIVE BACK Easting: 387590 Northing: 395890	Annual Volume (m^3): 15000 Max Daily Volume (m^3): 276 Original Application No: - Original Start Date: 11/07/2002 Expiry Date: 31/03/2014 Issue No: 3 Version Start Date: 04/02/2009 Version End Date: -

ID	Location	Details	
-	1285m NW	Status: Historical Licence No: 2569006042 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: CLIVE BACK Easting: 387591 Northing: 395891	Annual Volume (m^3): 10000 Max Daily Volume (m^3): 276 Original Application No: - Original Start Date: 11/07/2002 Expiry Date: 31/03/2014 Issue No: 4 Version Start Date: 29/02/2012 Version End Date: -
-	1285m NW	Status: Historical Licence No: NW/069/0006/006 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: The Chief Operating Officer of the Eastlands Trust Easting: 387591 Northing: 395891	Annual Volume (m^3): 8000 Max Daily Volume (m^3): 276 Original Application No: - Original Start Date: 16/05/2014 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 16/05/2014 Version End Date: -
-	1294m N	Status: Historical Licence No: 2569006043 Details: Dust Suppression Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE, MANCHESTER Data Type: Point Name: G R A LIMITED Easting: 387950 Northing: 396100	Annual Volume (m^3): 4000 Max Daily Volume (m^3): 22 Original Application No: - Original Start Date: 20/06/2003 Expiry Date: 31/03/2014 Issue No: 2 Version Start Date: 01/04/2008 Version End Date: -
-	1429m SE	Status: Historical Licence No: 2569012134 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT LH'S PREMISES, REDDISH, STOCKPORT" Data Type: Point Name: OCTRAN LIMITED Easting: 389000 Northing: 393500	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 29/11/1983 Expiry Date: - Issue No: 101 Version Start Date: 15/11/2001 Version End Date: -

ID	Location	Details	
-	1429m SE	Status: Historical Licence No: 2569012134 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT LH'S PREMISES, REDDISH, STOCKPORT Data Type: Point Name: OCTRAN LIMITED Easting: 389000 Northing: 393500	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 29/11/1983 Expiry Date: - Issue No: 101 Version Start Date: 15/11/2001 Version End Date: -
-	1429m SE	Status: Historical Licence No: 2569012134 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT LH S PREMISES REDDISH STOCKPORT Data Type: Point Name: MILLSHOMES LTD Easting: 389000 Northing: 393500	Annual Volume (m^3): 13638 Max Daily Volume (m^3): 72.73 Original Application No: - Original Start Date: 29/11/1983 Expiry Date: - Issue No: 102 Version Start Date: 01/04/2008 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	**0**

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

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

5.8 Potable abstractions

Records within 2000m	**0**

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

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

5.9 Source Protection Zones

Records within 500m	0

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

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

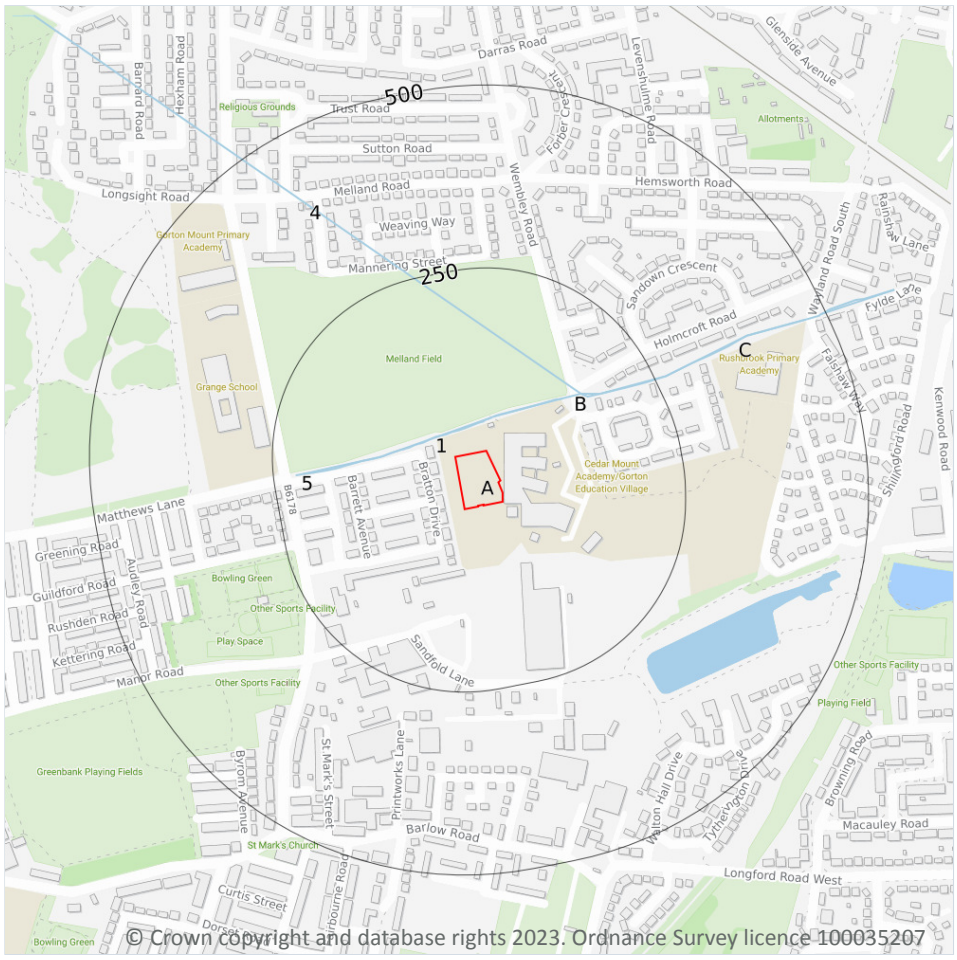
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	5

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

Features are displayed on the Hydrology map on **page 60 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
1	33m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
B	127m NE	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
4	137m NE	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
C	151m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
5	209m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	**4**

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

Features are displayed on the Hydrology map on **page 60 >**

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	**1**

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on **page 60 >**

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

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

6.4 WFD Surface water bodies

Records identified	1

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

Features are displayed on the Hydrology map on **page 60 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	914m N	River	Platt Brook (Source to Fallowfield Bk)	GB112069061060 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	1

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

Features are displayed on the Hydrology map on **page 60 >**

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

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding



Site Outline
Search buffers in metres (m)

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

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

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

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

8.1 Surface water flooding

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

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

Features are displayed on the Surface water flooding map on **page 66 >**

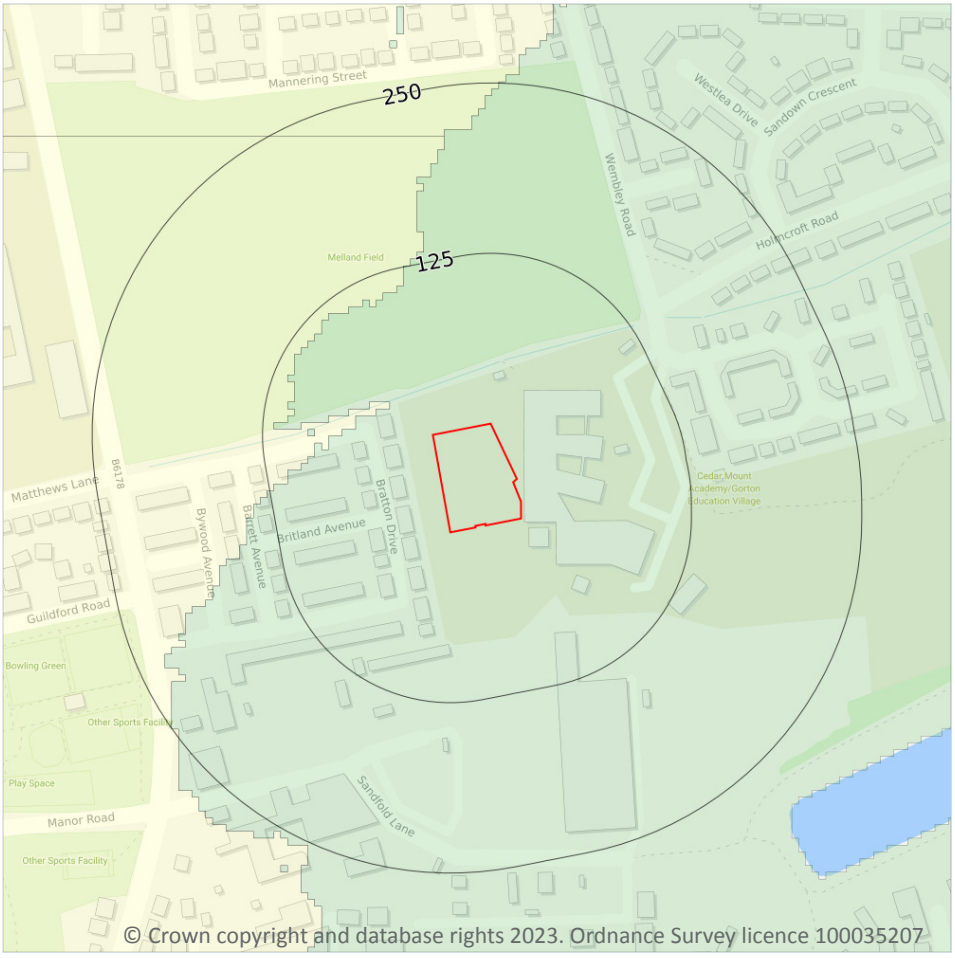
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

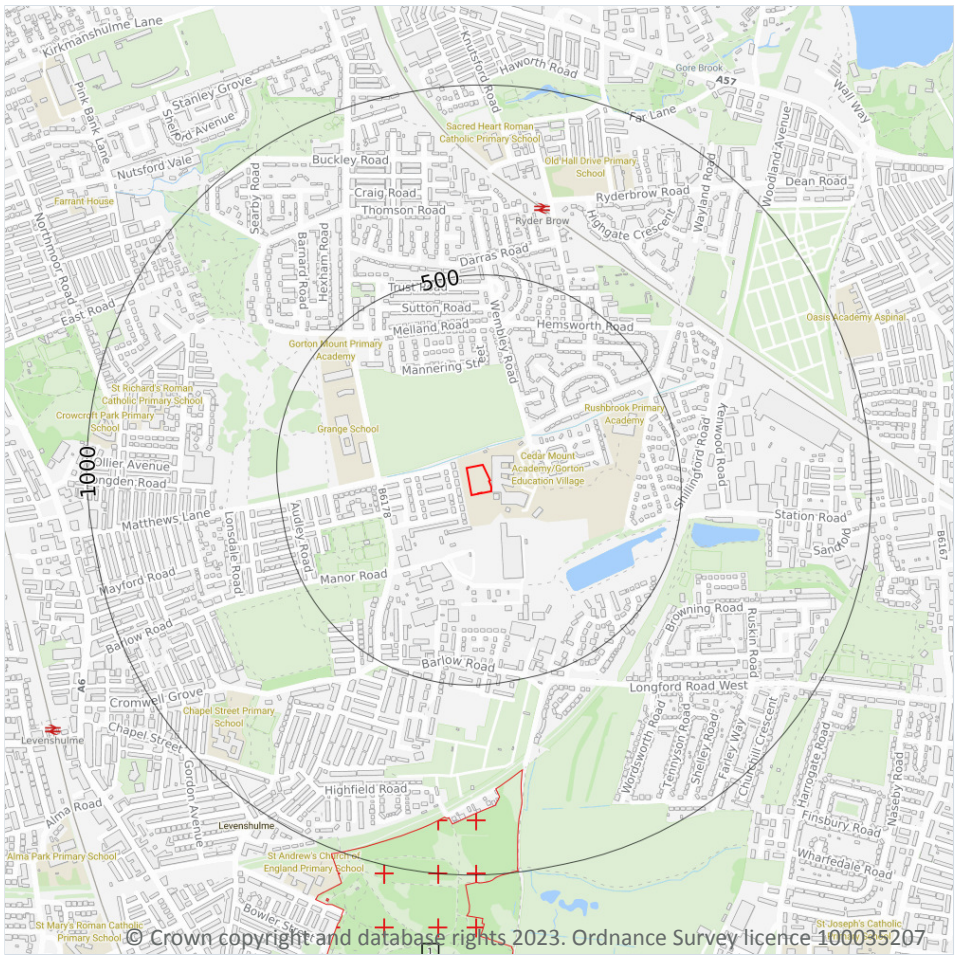
Highest risk on site	**Low**
Highest risk within 50m	**Moderate**

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

Features are displayed on the Groundwater flooding map on **page 68 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	1

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

Features are displayed on the Environmental designations map on **page 69 >**

ID	Location	Name	Data source
1	736m S	Highfield Country Park	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m	0

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

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	1

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

Features are displayed on the Environmental designations map on **page 69 >**

ID	Location	Name	Local Authority name
-	1908m SE	Merseyside and Greater Manchester	Stockport

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

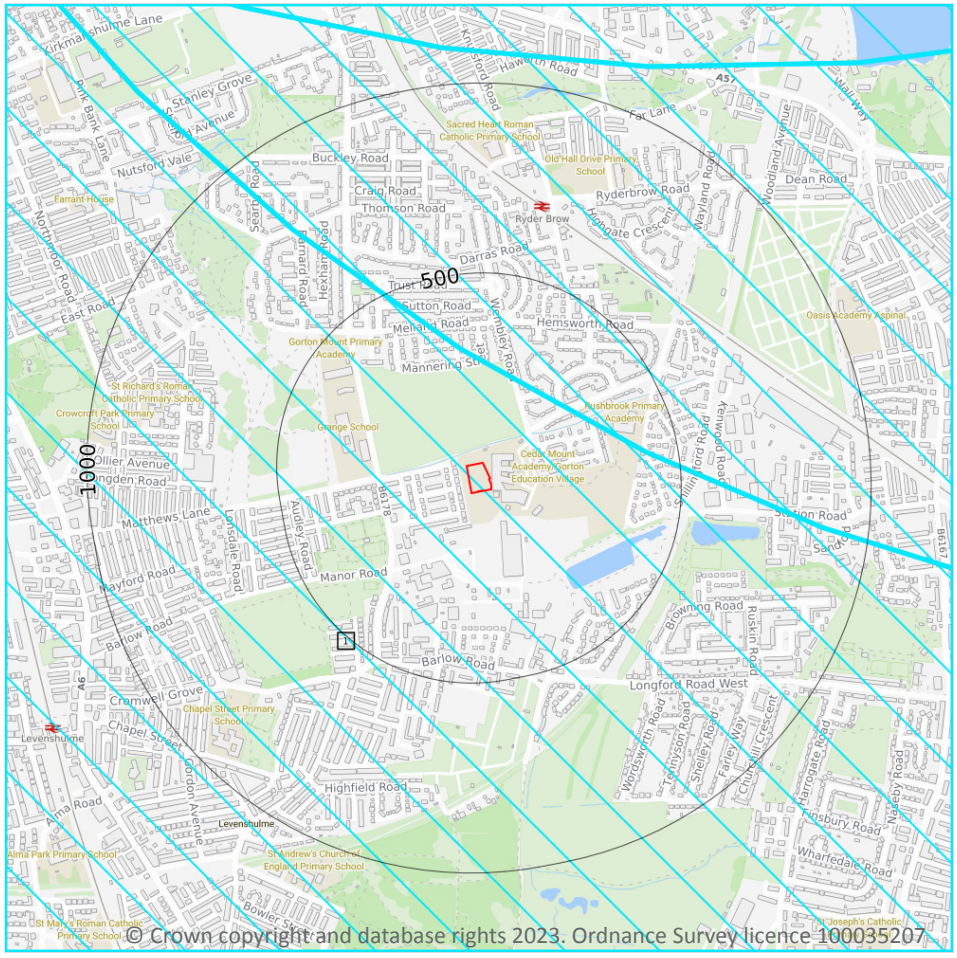
10.16 Nitrate Vulnerable Zones

Records within 2000m	0

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

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

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site	1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 74 >**

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

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0

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

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

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	0

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

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

11.5 Conservation Areas

Records within 250m	0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

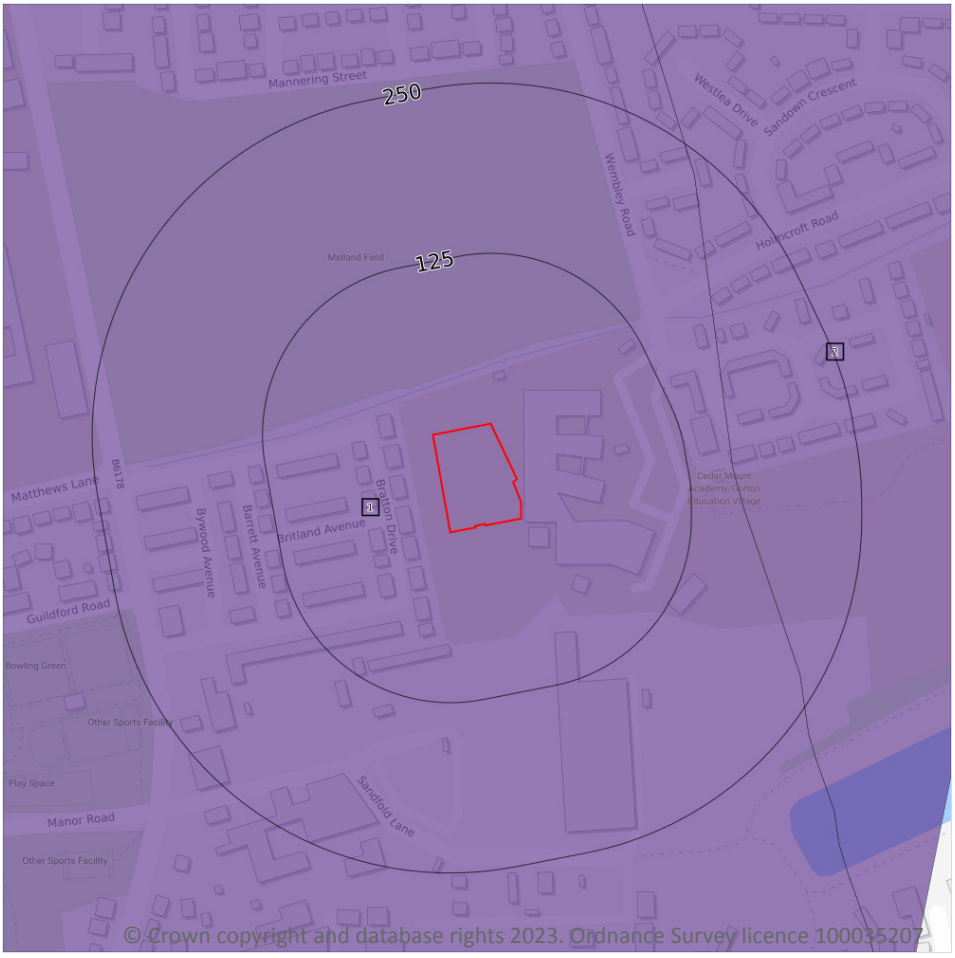
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	2

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

Features are displayed on the Agricultural designations map on **page 78 >**

ID	Location	Classification	Description
1	**On site**	**Urban**	**-**
2	157m E	Urban	-

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

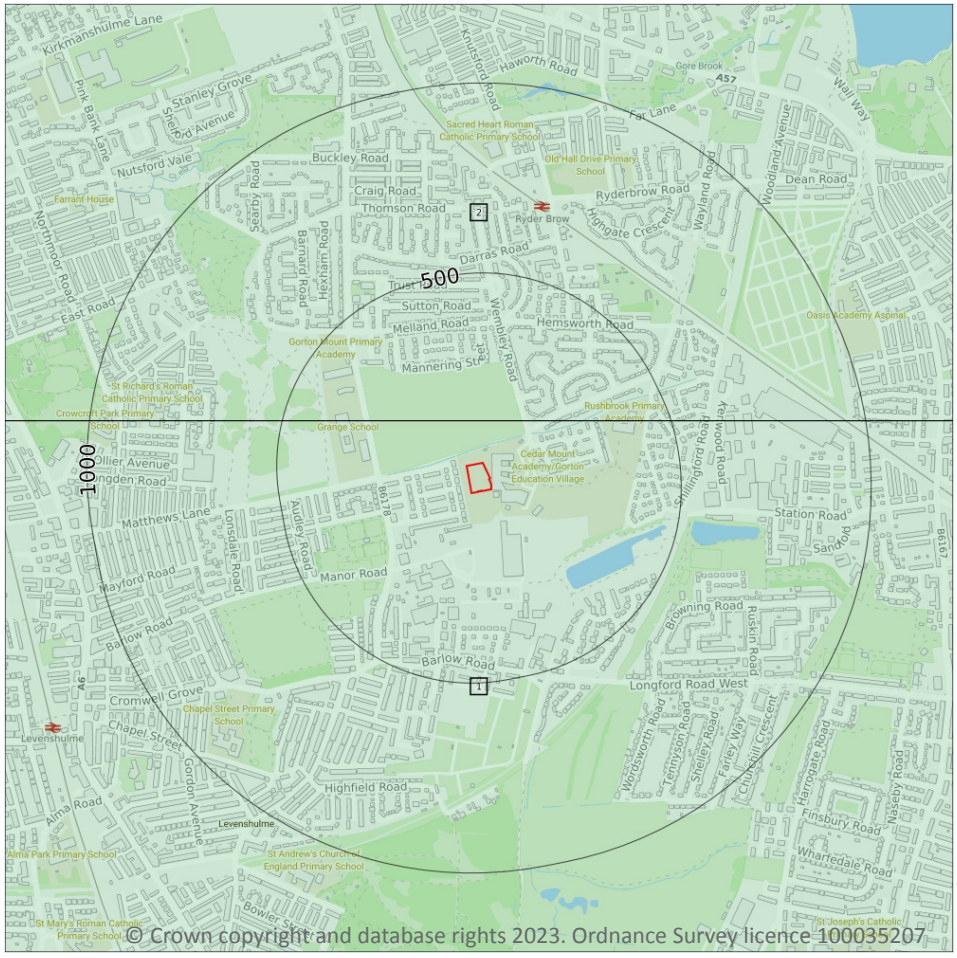
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



14.1 10k Availability

Records within 500m **2**

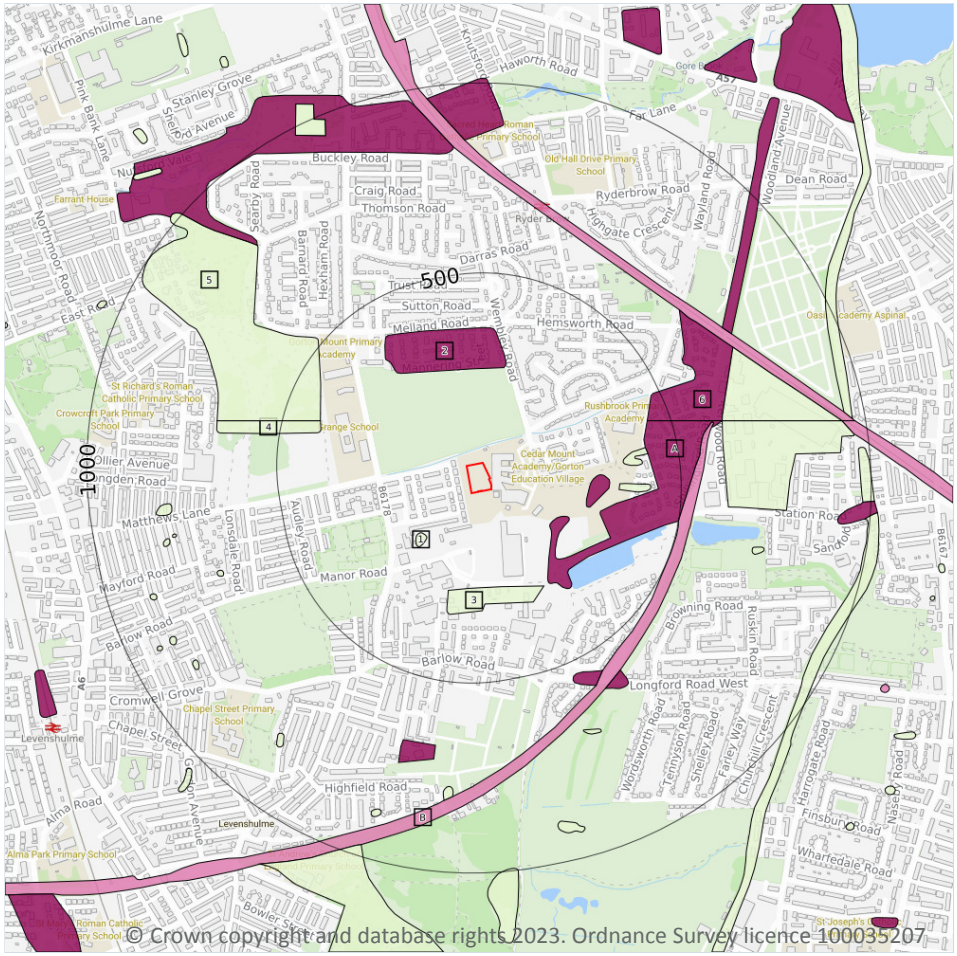
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 81 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**SJ89SE**
2	111m N	Full	Full	Full	Full	SJ89NE

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Artificial and made ground



Site Outline

Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m	11

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

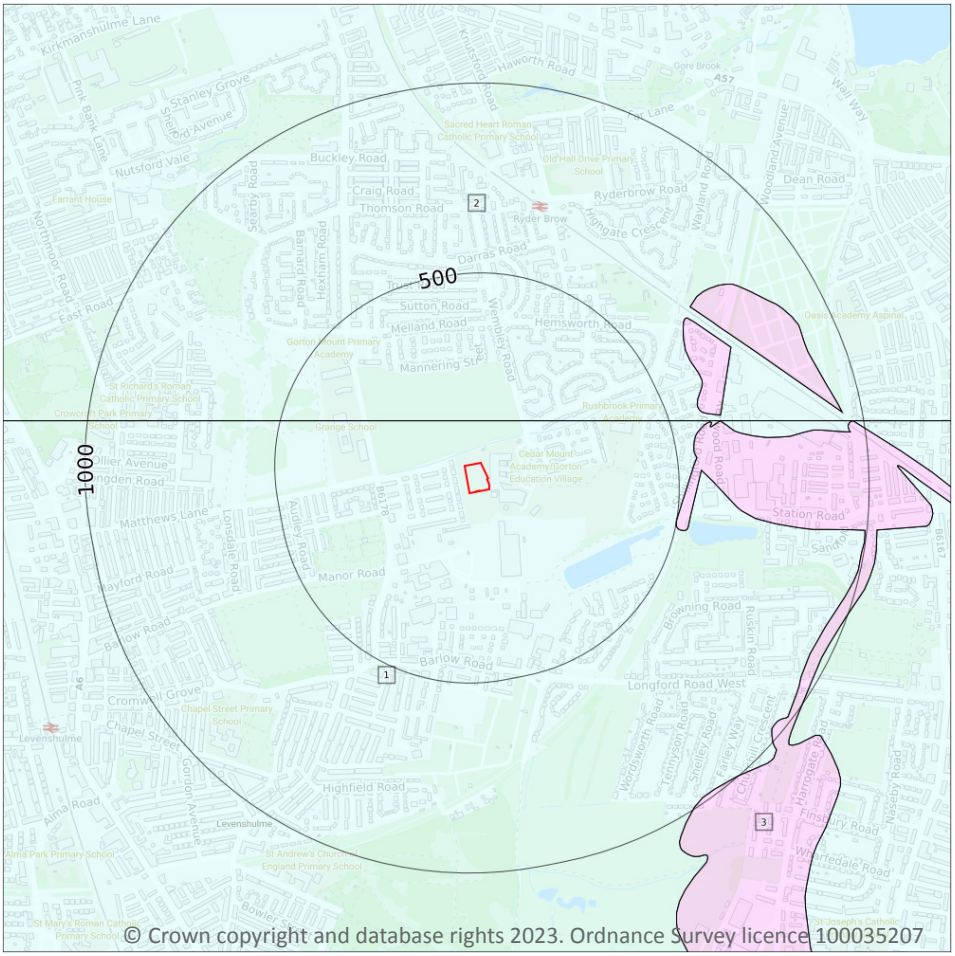
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 82 >**

ID	Location	LEX Code	Description	Rock description
1	164m SW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
A	180m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	248m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	250m S	WMGR-ARTDP	Infilled Ground	Artificial Deposit

ID	Location	LEX Code	Description	Rock description
A	252m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	337m E	WMGR-ARTDP	Infilled Ground	Artificial Deposit
A	352m E	WMGR-ARTDP	Infilled Ground	Artificial Deposit
4	395m W	WMGR-ARTDP	Infilled Ground	Artificial Deposit
5	403m W	WMGR-ARTDP	Infilled Ground	Artificial Deposit
6	440m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
B	500m E	WGR-VOID	Worked Ground (Undivided)	Void

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



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Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m **3**

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 84 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**Till, Devensian - Diamicton**	**Diamicton**
2	111m N	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
3	500m E	GFICD-XSV	Glaciofluvial Ice Contact Deposits, Devensian - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

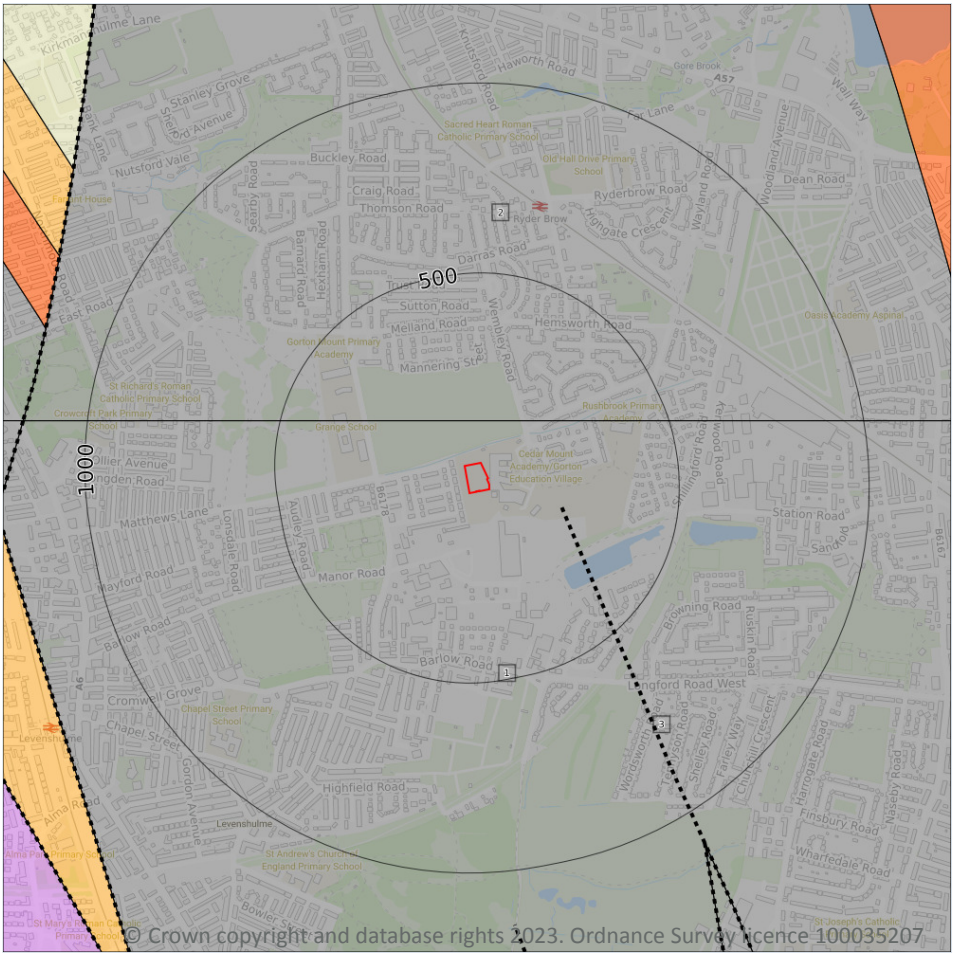
14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



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Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m **2**

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 86 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CPB-SDST**	**Chester Pebble Beds Formation - Sandstone**	**Early Triassic Epoch**
2	111m N	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	1

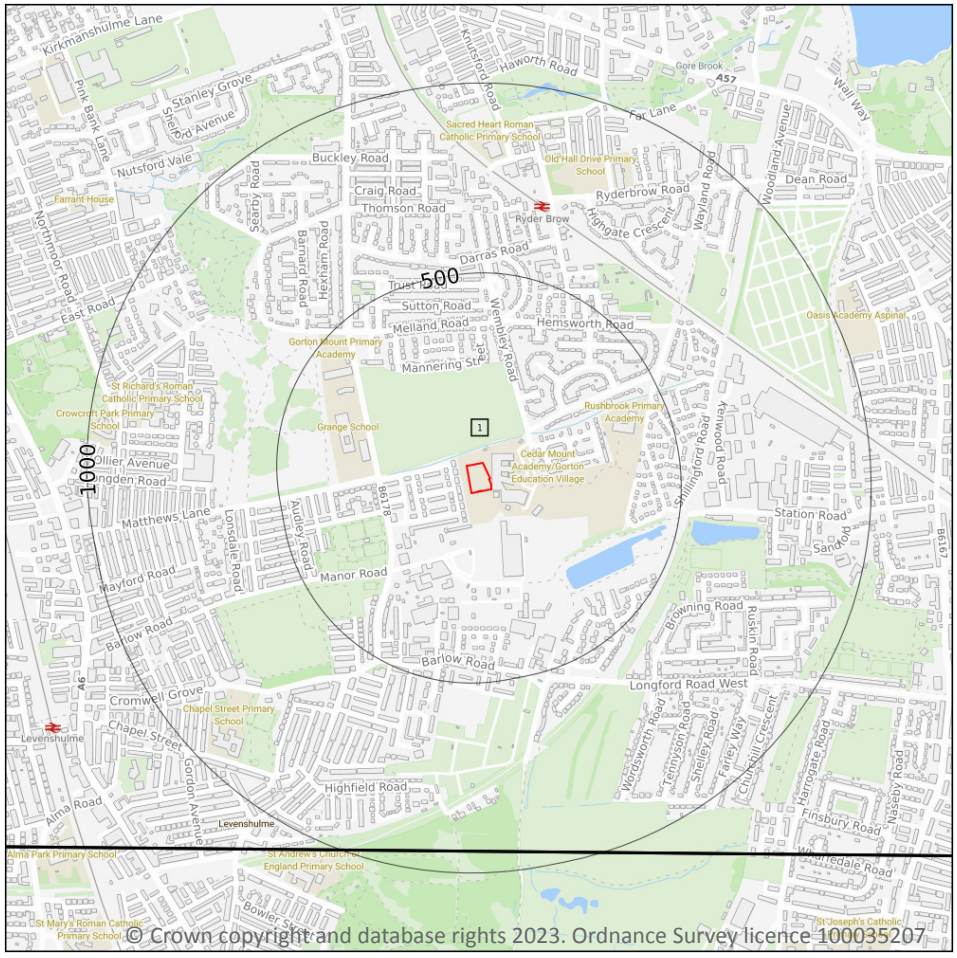
Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 86 >**

ID	Location	Category	Description
3	197m E	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



15.1 50k Availability

Records within 500m	1

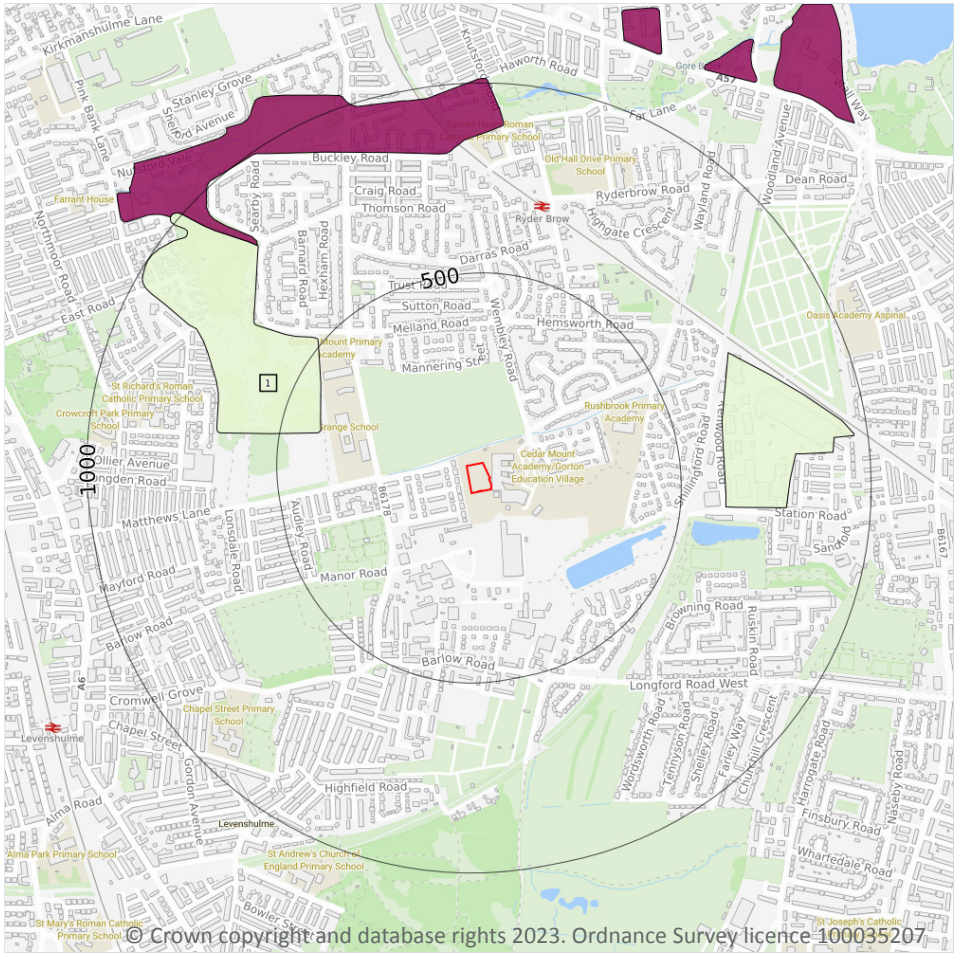
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 88 >**

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

This data is sourced from the British Geological Survey.

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



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Site Outline

Search buffers in metres (m)

- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 89 >**

ID	Location	LEX Code	Description	Rock description
1	395m W	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

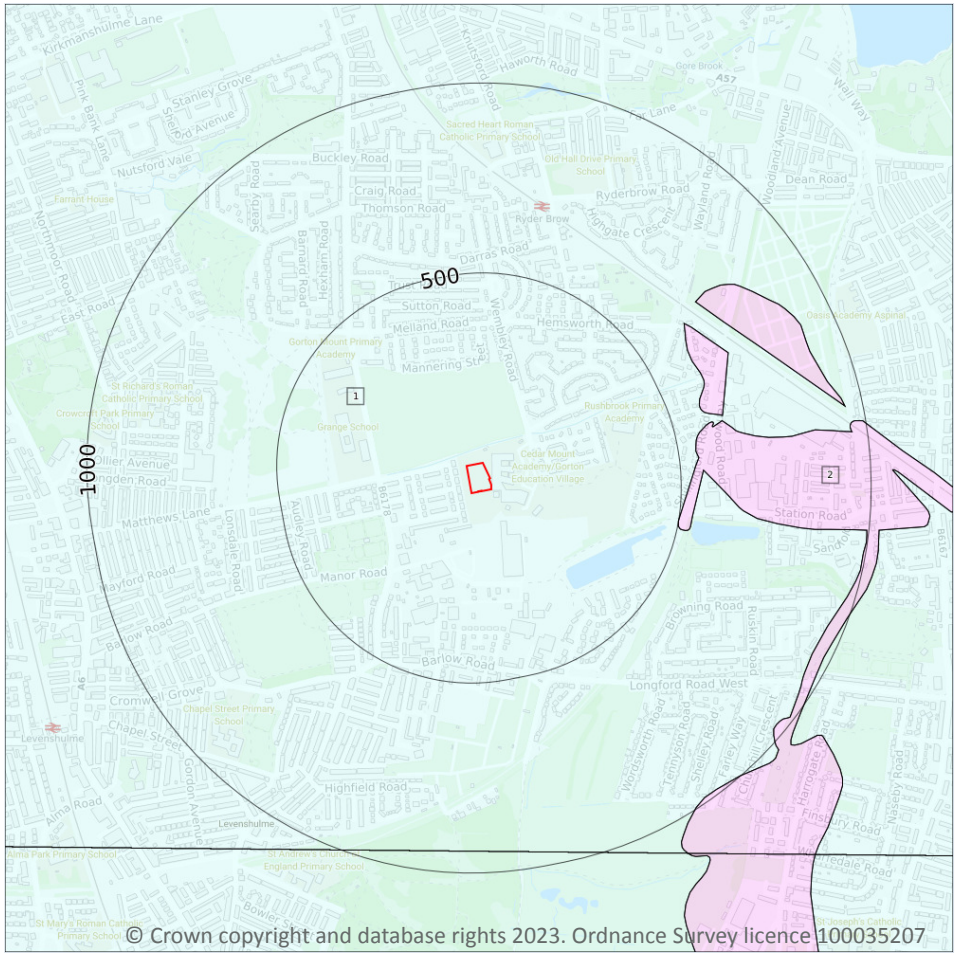
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



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Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m **2**

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 91 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**TILL, DEVENSIAN**	**DIAMICTON**
2	500m E	GFICD-XSV	GLACIOFLUVIAL ICE CONTACT DEPOSITS, DEVENSIAN	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

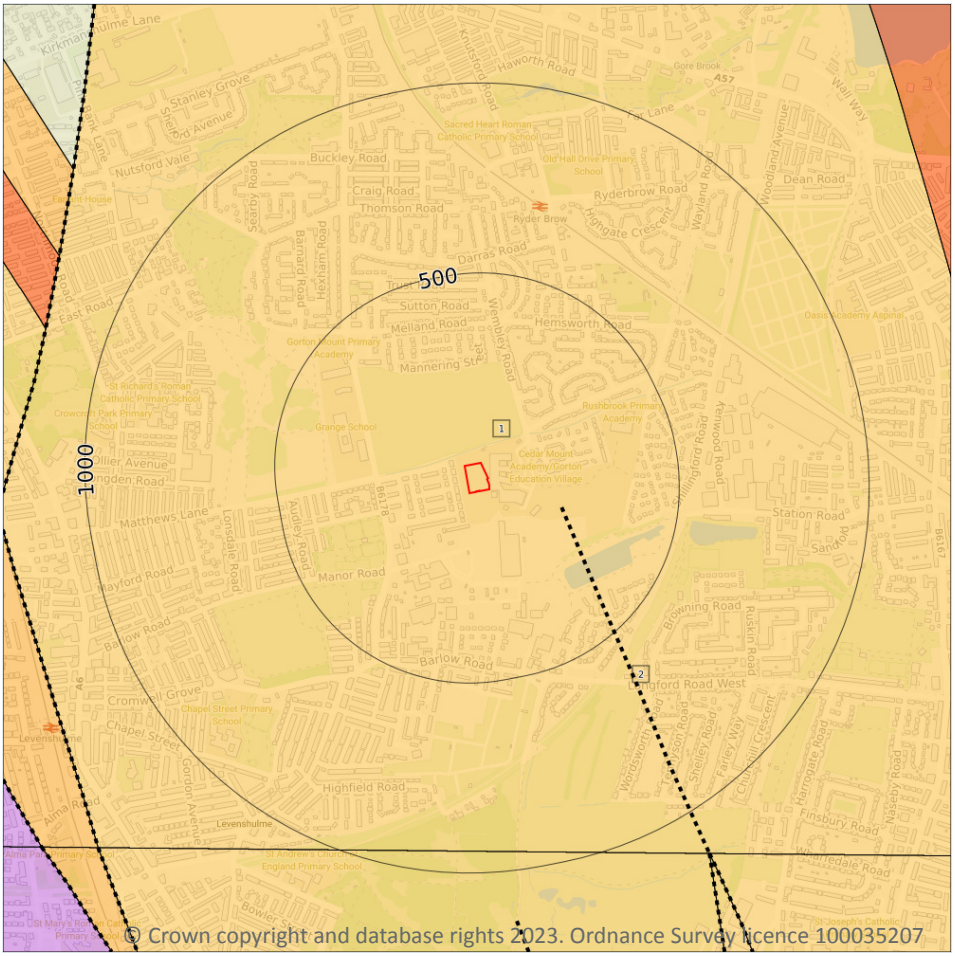
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 93 >**

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

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 93 >**

ID	Location	Category	Description
2	197m E	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.

16 Boreholes



Site Outline

Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m	1

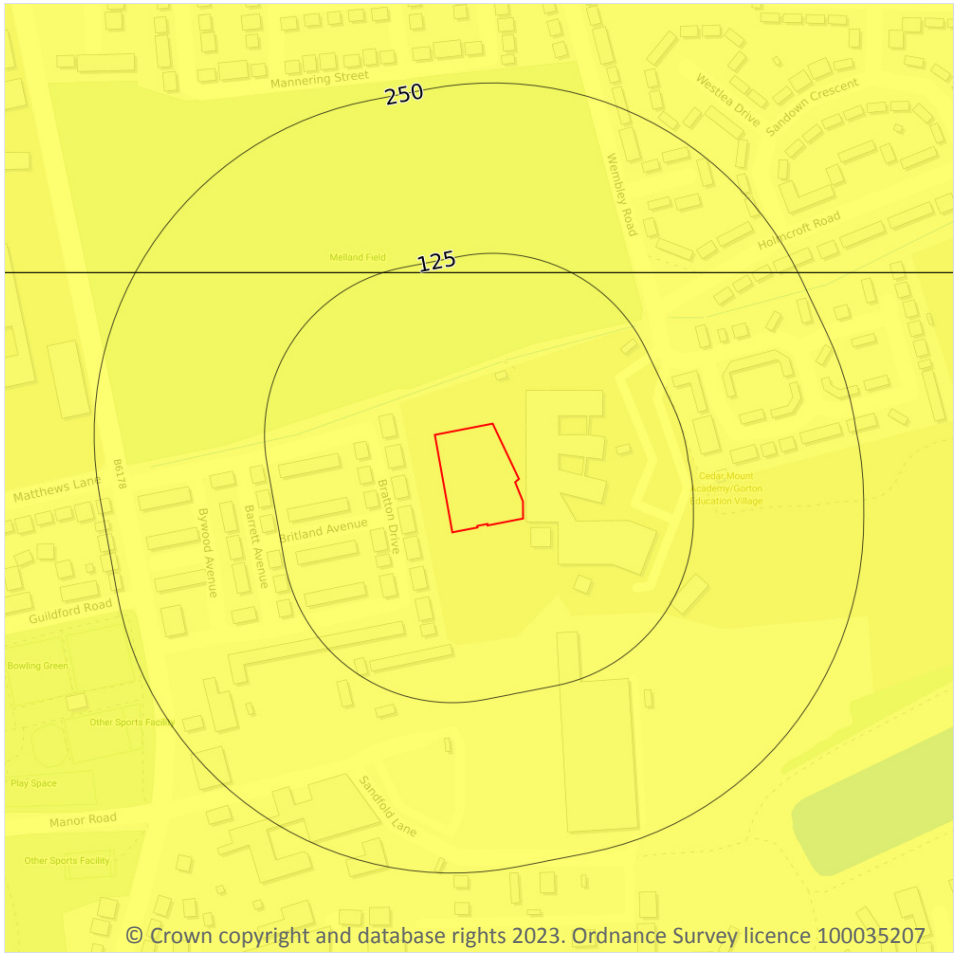
The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on **page 95 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	127m SE	388550 394740	SANDFOLD LANE LEVENSHULME	73.0	N	865848 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	1

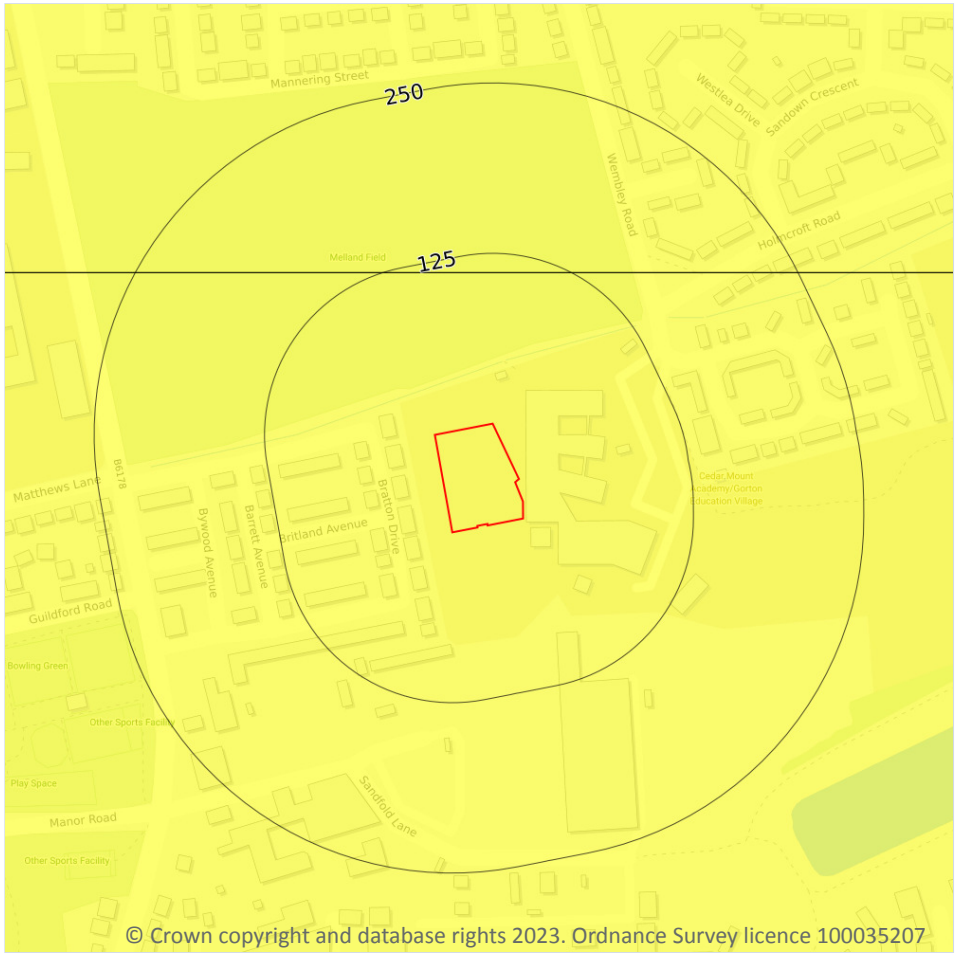
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 96 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	1

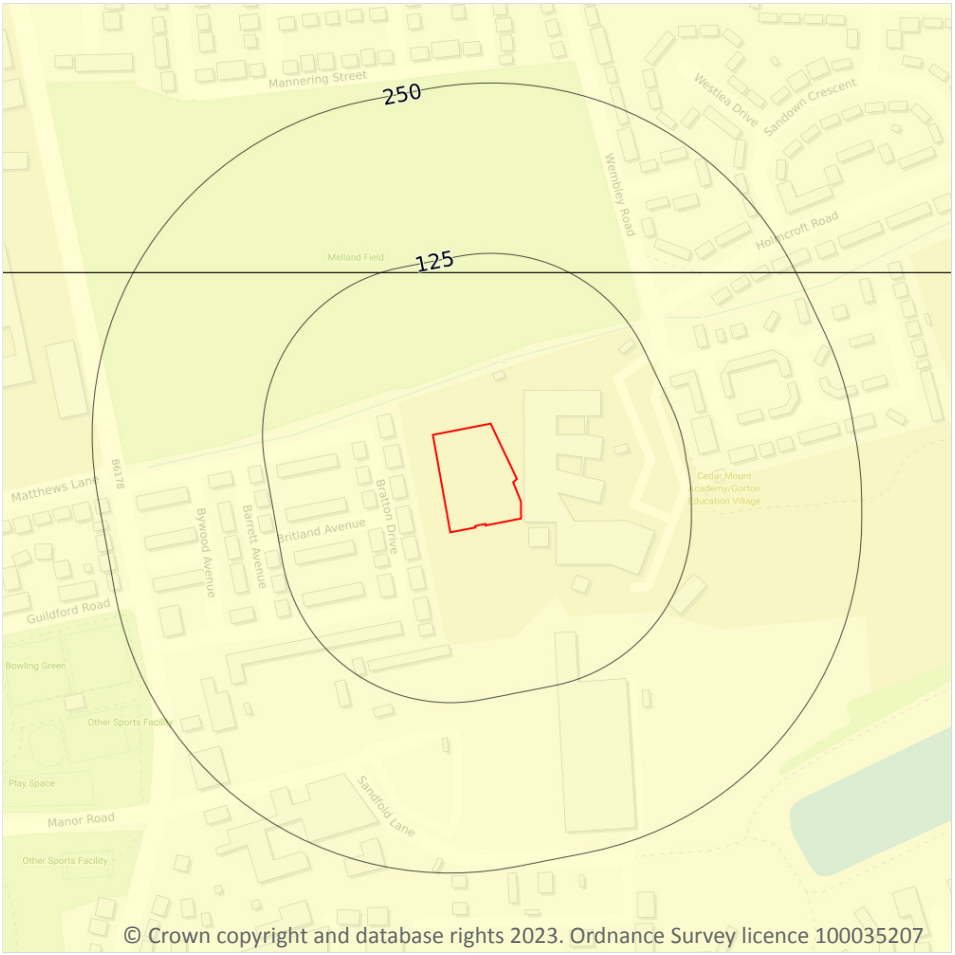
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 97 >**

Location	Hazard rating	Details
On site	**Very low**	**Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

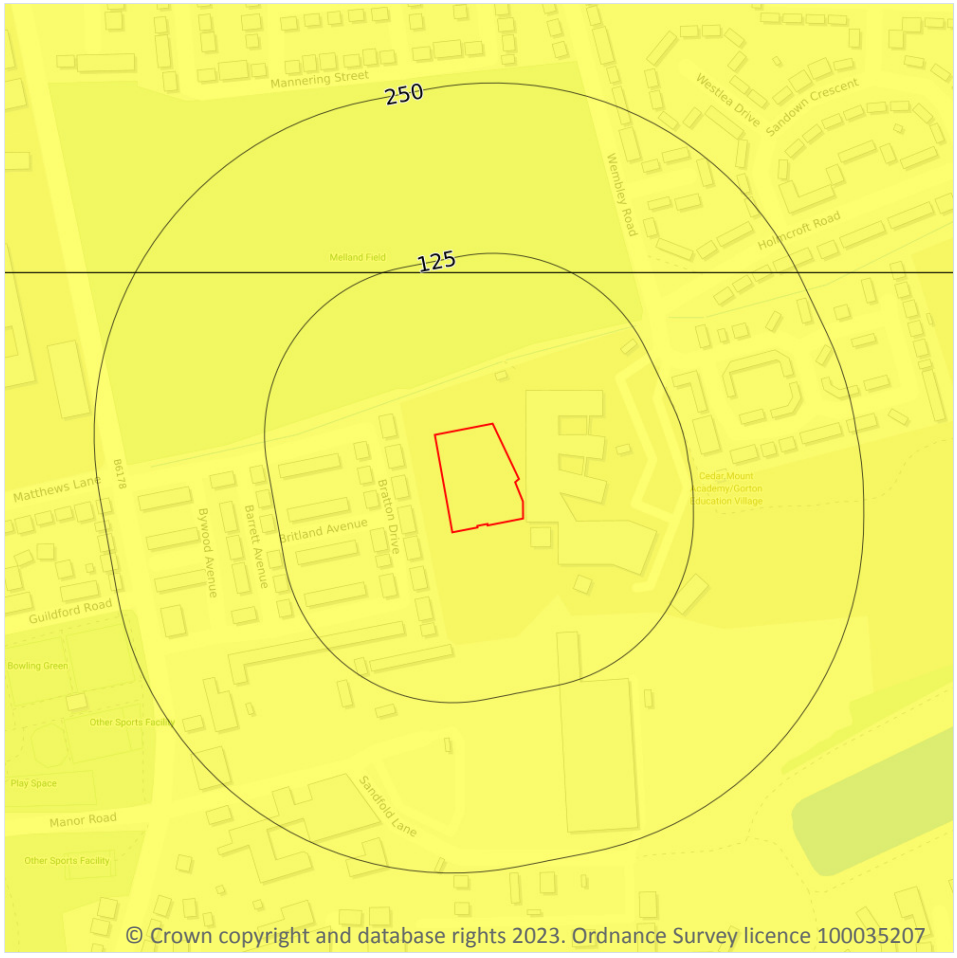
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 98 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

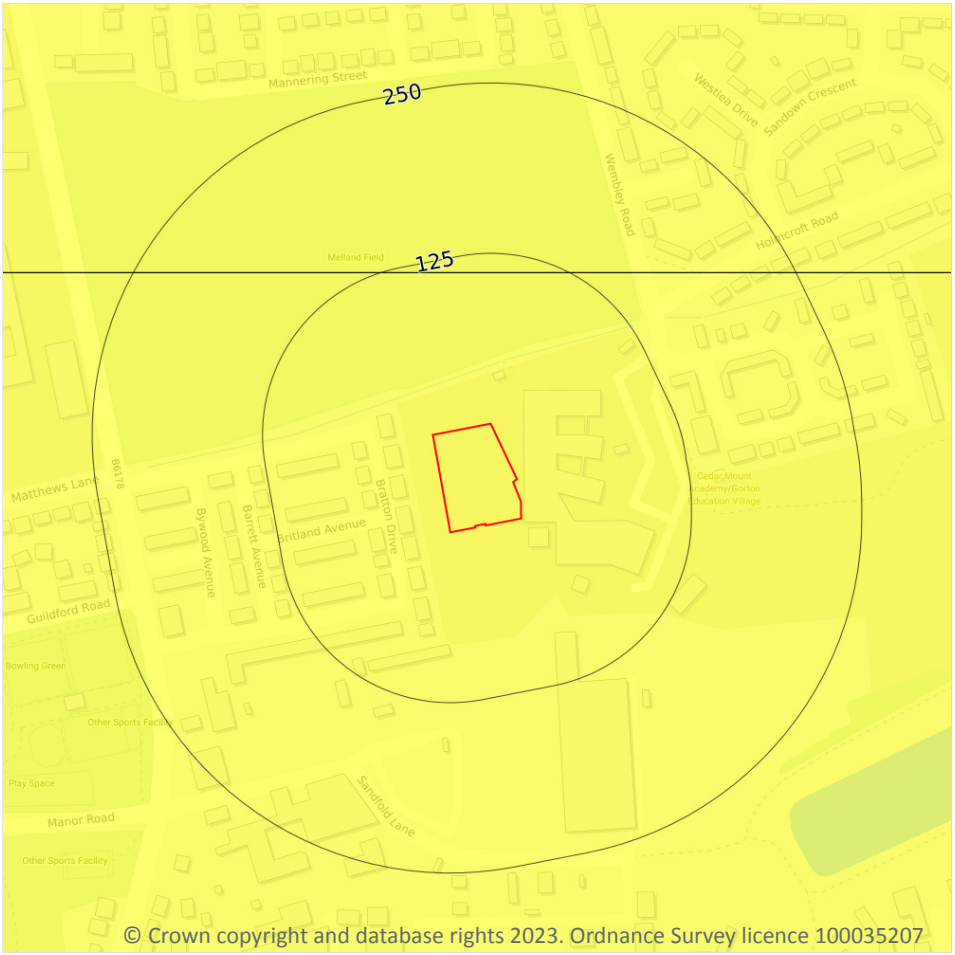
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 99 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	1

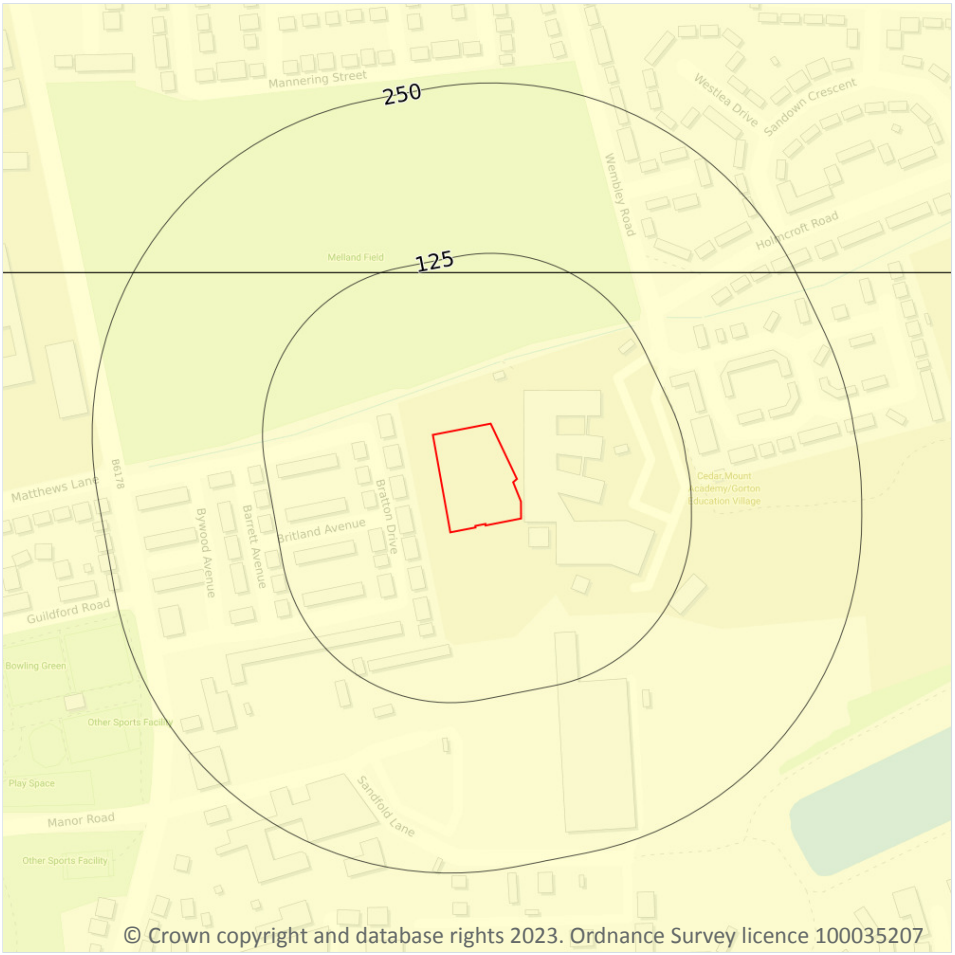
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 100 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

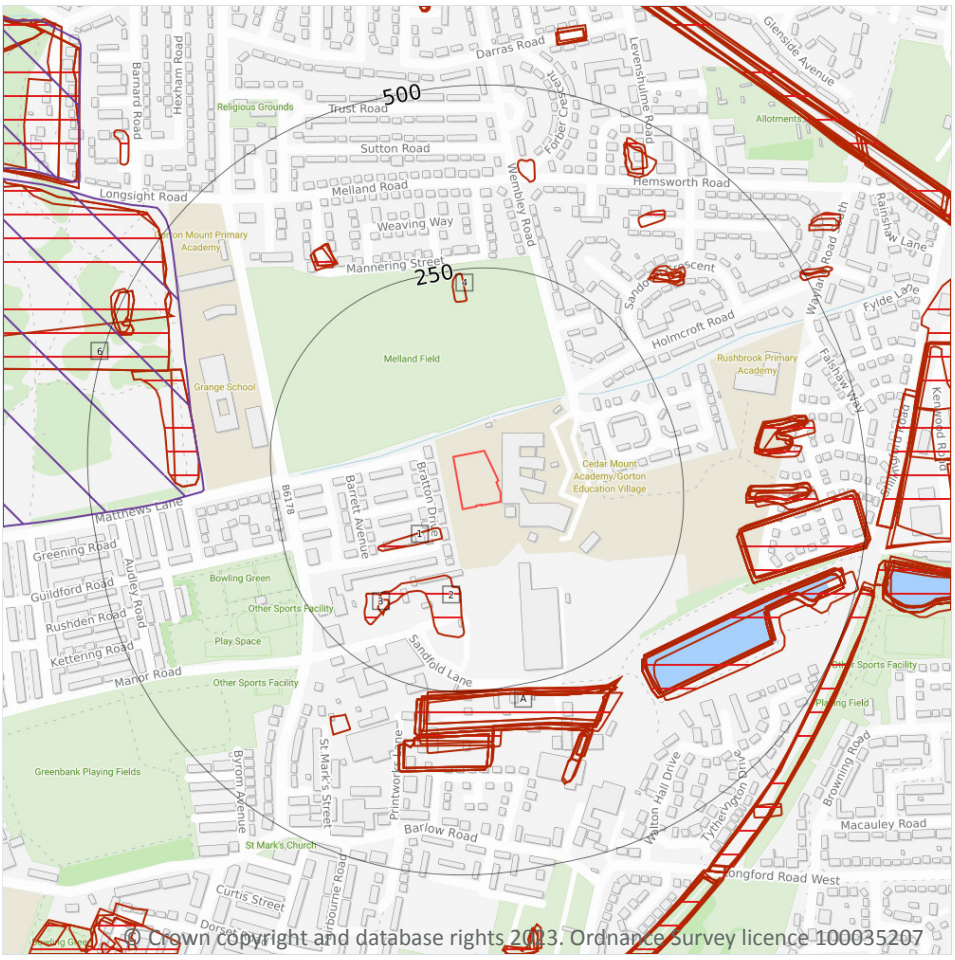
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 101 >**

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



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Site Outline

Search buffers in metres (m)

- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining

Non Coal Mining

- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	6

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

Features are displayed on the Mining and ground workings map on **page 103 >**

ID	Location	Land Use	Year of mapping	Mapping scale
1	42m SW	Ponds	1851	1:10560
2	94m S	Unspecified Pit	1892	1:10560
3	161m SW	Pond	1851	1:10560
4	206m N	Pond	1851	1:10560
A	248m S	Reservoir	1974	1:10000
A	248m S	Reservoir	1983	1:10000

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	1

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

Features are displayed on the Mining and ground workings map on **page 103 >**

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
6	344m W	Nelstrop Road	Brick clay	Surface mineral working	Valid	21/10/47

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	1

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

Location	Details
On site	**Whilst outside of an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) may have information such as mining plans and maps held within their archive that have occurred within 1km of this property. Please note, the plans held by JPB may also relate to non-mining records. Further details and a quote for services (if appropriate) can be obtained by emailing this report to enquiries.gs@jpb.co.uk ↗.**

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m	0

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

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

This data is sourced from Groundsure.

19.5 National karst database

Records within 500m	0

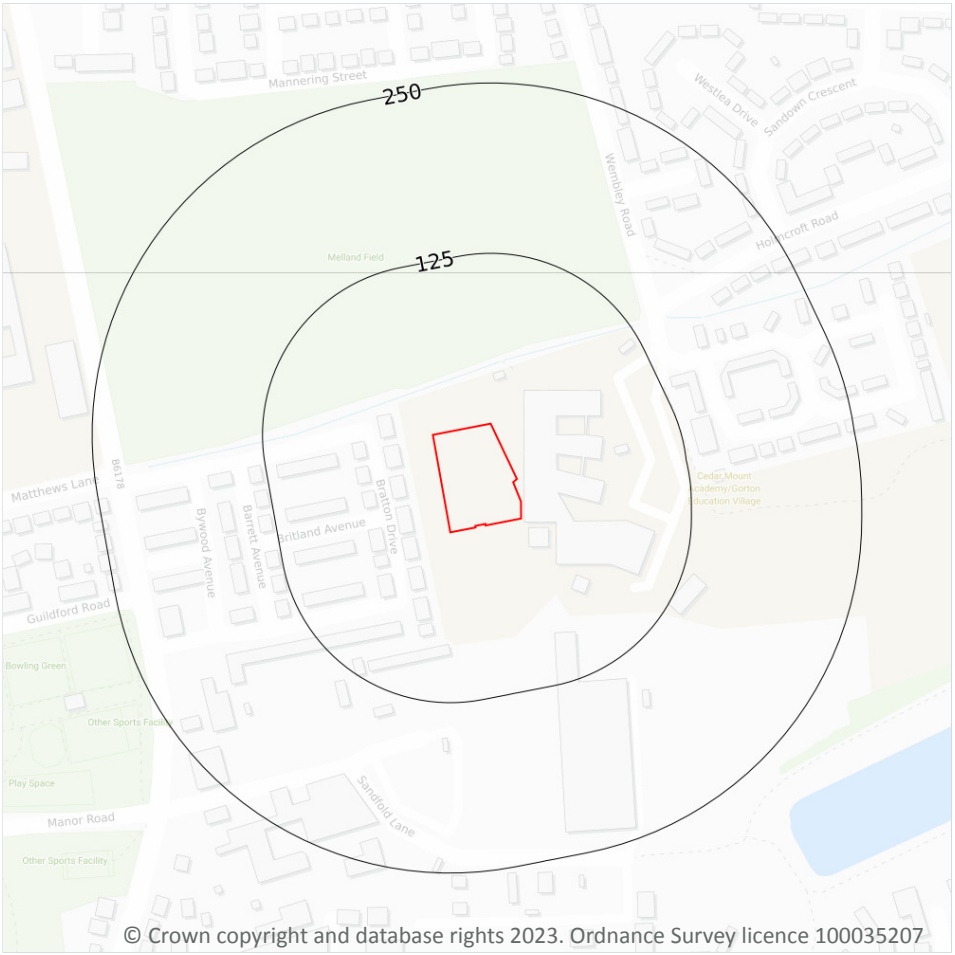
This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

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

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

This data is sourced from the British Geological Survey.

20 Radon



Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

20.1 Radon

Records on site	1

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

Features are displayed on the Radon map on **page 110 >**

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

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m **2**

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
49m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m **7**

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km^2).

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	**35**	**6.1**	**77**	**53**	**0.3**	**90**	**23**	**45**	**15**
On site	**37**	**6.5**	**76**	**52**	**0.3**	**92**	**25**	**48**	**6**
9m S	33	5.8	87	60	0.3	90	28	45	7
9m S	32	5.6	78	54	0.3	88	23	44	17
11m N	39	6.8	67	46	0.3	92	20	48	9
16m N	42	7.3	68	47	0.3	96	23	52	5

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
49m E	31	5.4	70	48	0.3	84	28	40	8

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	**0**

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km^2.

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

Terms and conditions

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

Appendix 4

Photographs



Photo 1: Large tree adjacent to site at North—adjacent to potential site entry



Photo 2: Looking from site North to North-western boundary



Photo 3: Looking from site North to Western boundary—Site area to left of picture



Photo 4: Manhole cover adjacent to West of site



Photo 5: Looking from South of site South to North



Photo 6: Looking from south of site South to site—Current sports area