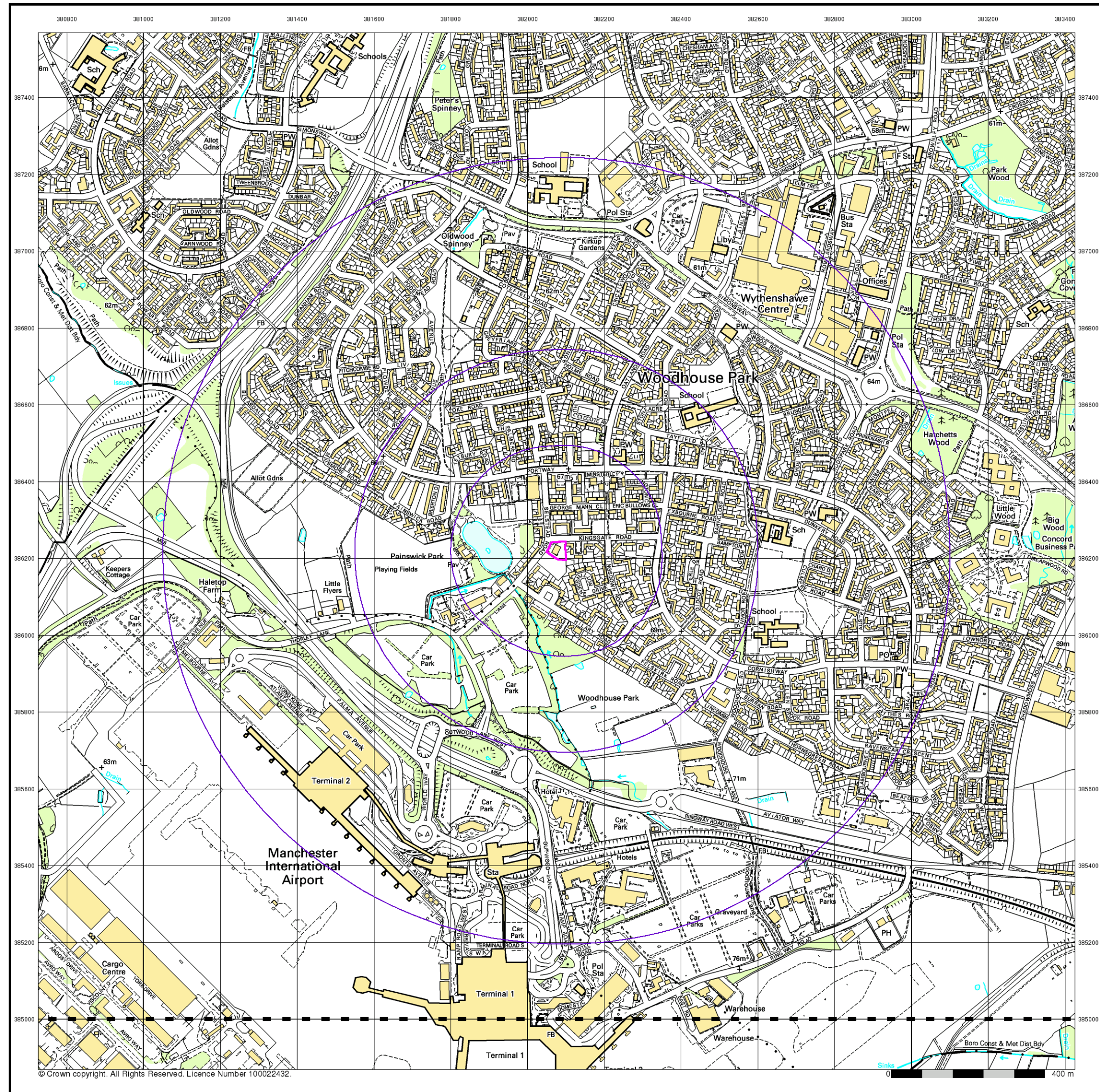




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10k Raster Mapping

Published 2006

Source map scale - 1:10,000

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

Map Name(s) and Date(s)

SJ88NW	2006	1:10,000
SJ88SW	2006	1:10,000

Historical Map - Slice A

Order Details

Order Number:	325584211_1_1
Customer Ref:	10/2348
National Grid Reference:	382080, 386220
Slice:	A
Site Area (Ha):	0.19
Search Buffer (m):	1000

Site Details

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VectorMap Local

Published 2023

Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)

SJ88NW	2023	Variable
SJ88SW	2023	Variable

Historical Map - Slice A

A21 A22 A23 A24 A25
A16 A17 A18 A19 A20
A11 A12 A13 A14 A15
A6 A7 A8 A9 A10
A1 A2 A3 A4 A5

Order Details

Order Number:	325584211_1_1
Customer Ref:	10/2348
National Grid Reference:	382080, 386220
Slice:	A
Site Area (Ha):	0.19
Search Buffer (m):	1000

Site Details

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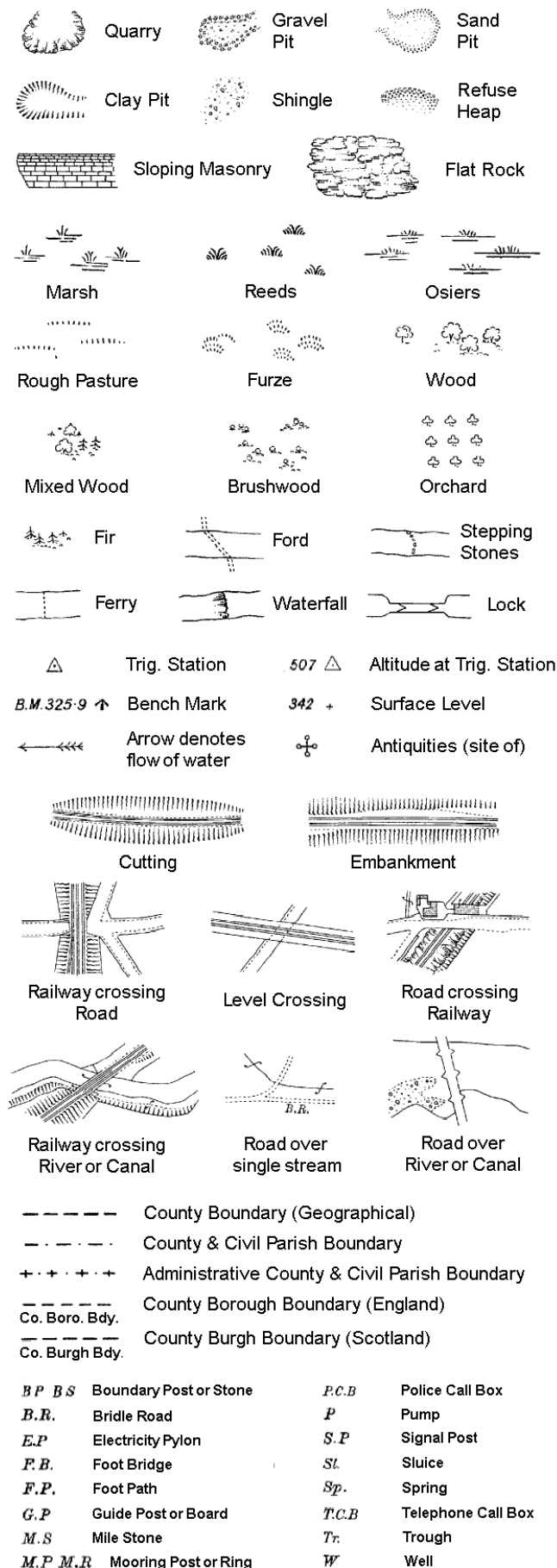
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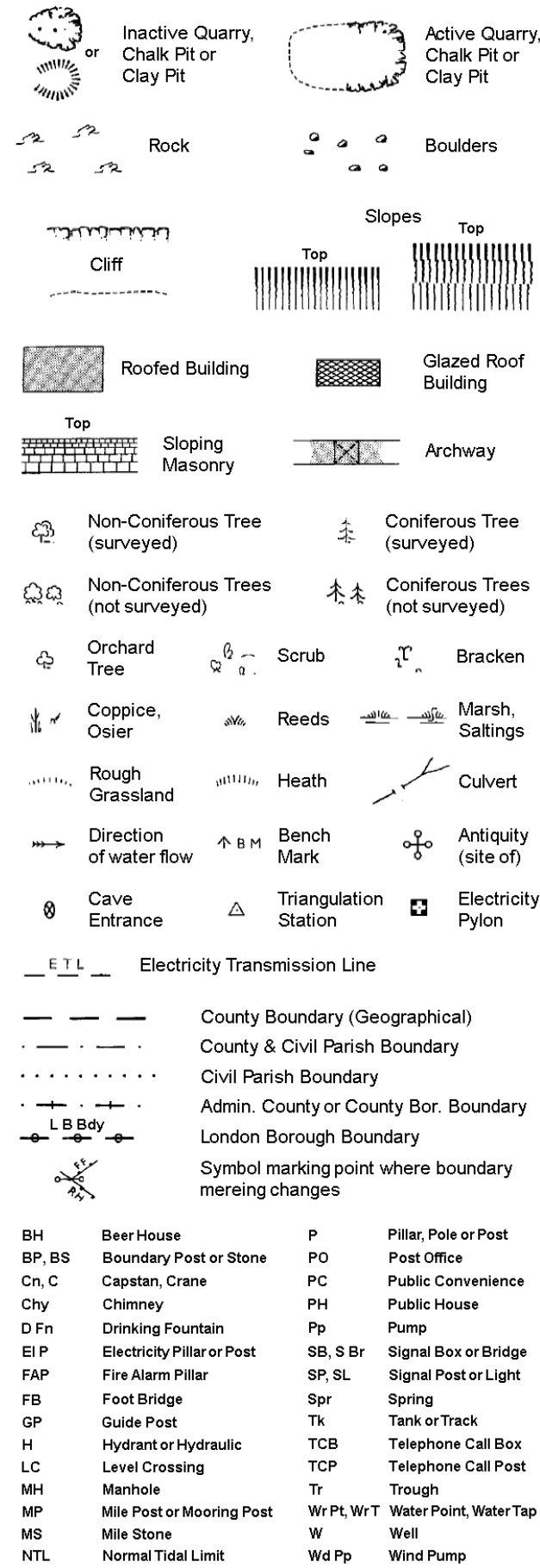
A Landmark Information Group Service v50.0 21-Nov-2023 Page 17 of 17

Historical Mapping Legends

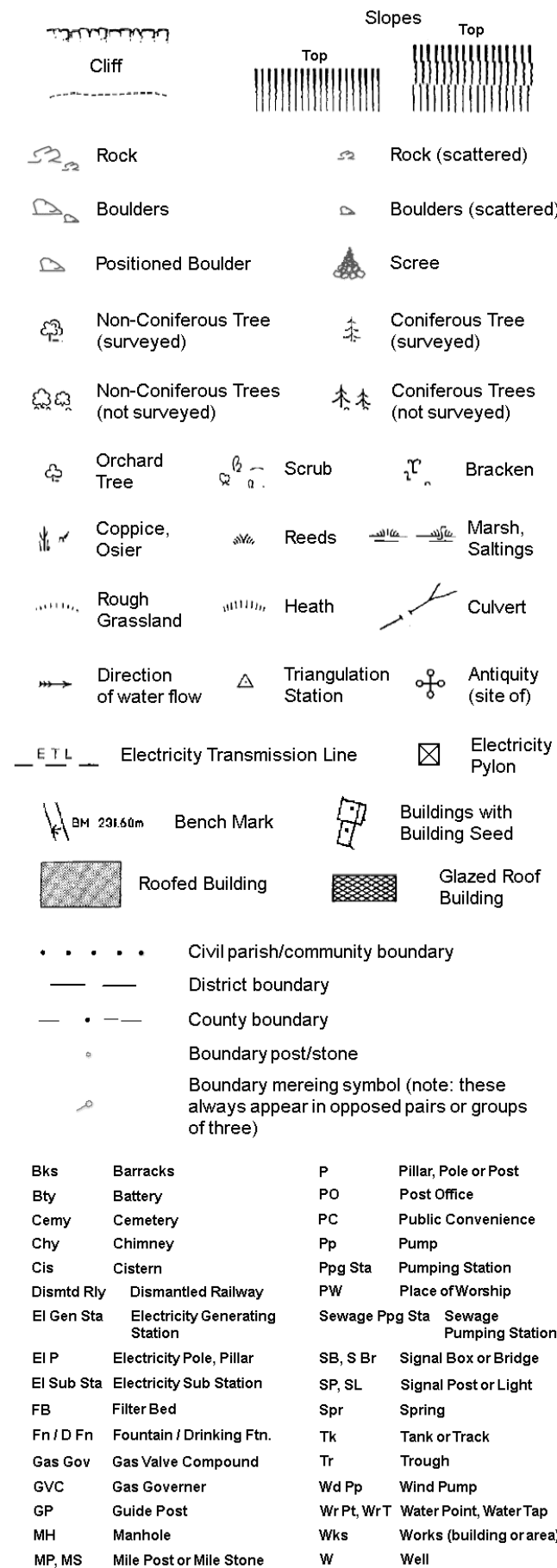
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



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



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



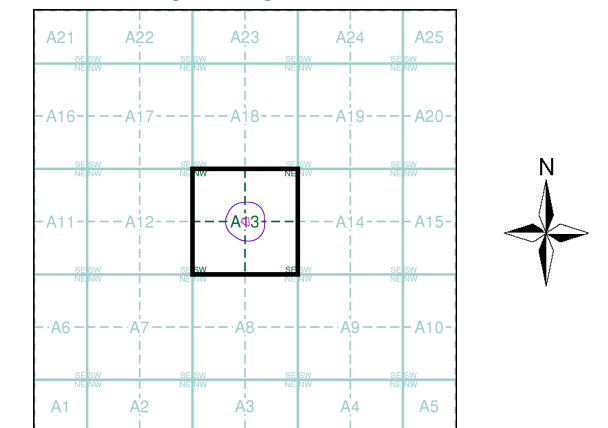
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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Cheshire	1:2,500	1872 - 1877	2
Cheshire	1:2,500	1898	3
Cheshire	1:2,500	1909 - 1910	4
Lancashire And Furness	1:2,500	1935	5
Ordnance Survey Plan	1:1,250	1960 - 1963	6
Additional SIMs	1:1,250	1960 - 1990	7
Ordnance Survey Plan	1:2,500	1961 - 1964	8
Ordnance Survey Plan	1:1,250	1974 - 1989	9
Supply of Unpublished Survey Information	1:1,250	1975	10
Additional SIMs	1:1,250	1987 - 1990	11
Large-Scale National Grid Data	1:1,250	1992	12
Large-Scale National Grid Data	1:1,250	1992 - 1995	13
Large-Scale National Grid Data	1:1,250	1995	14
Large-Scale National Grid Data	1:1,250	1996	15
Large-Scale National Grid Data	1:1,250	1996	16
Historical Aerial Photography	1:2,500	2000	17

Historical Map - Segment A13



Order Details

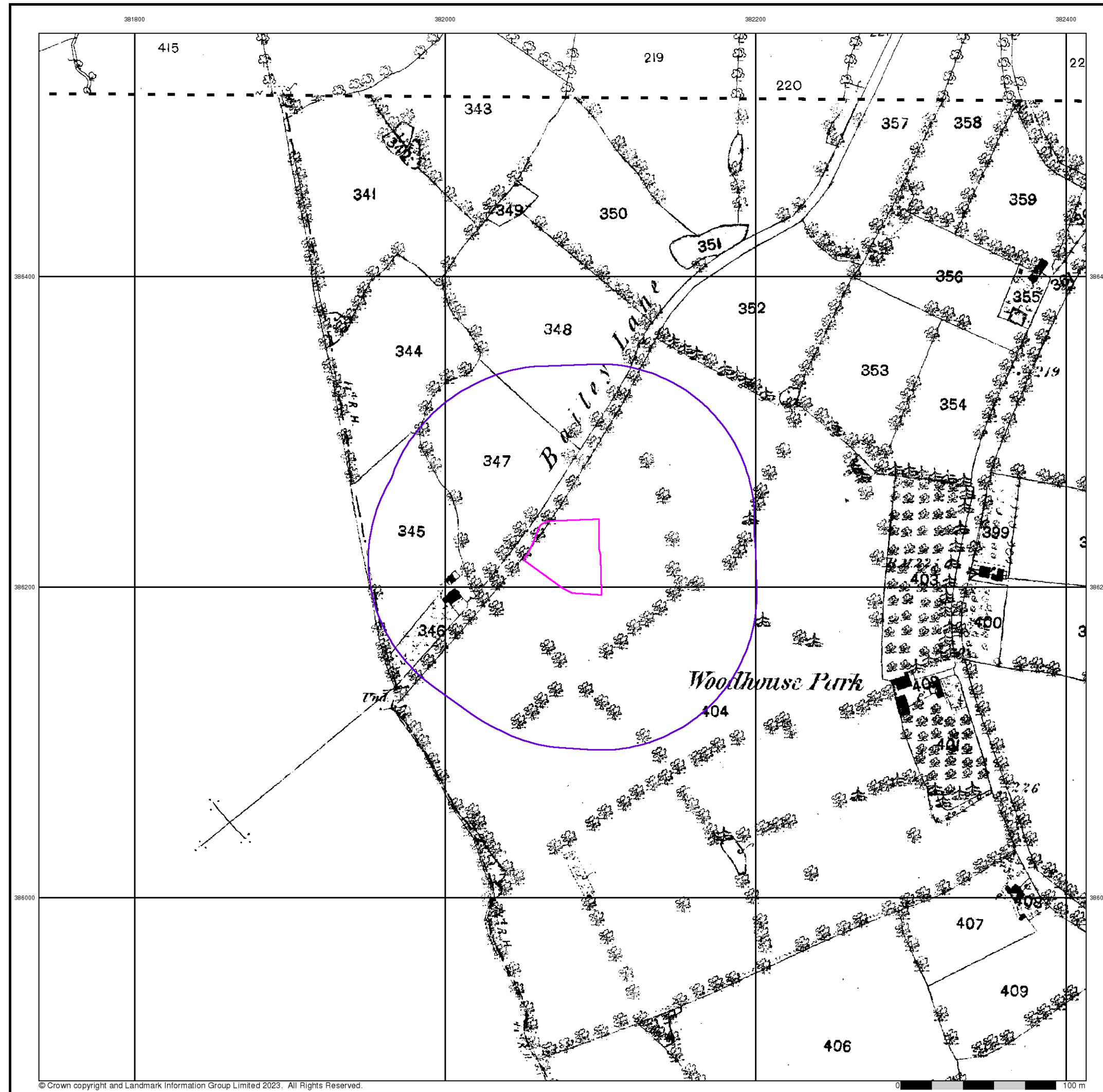
Order Number: 325584211_1_1
Customer Ref: 10/2348
National Grid Reference: 382080, 386220
Slice: A
Site Area (Ha): 0.19
Search Buffer (m): 100

Site Details

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Cheshire

Published 1872 - 1877

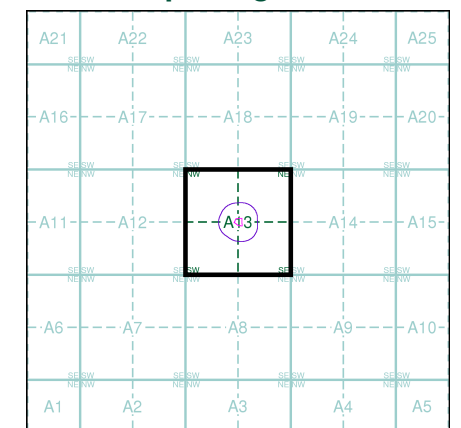
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

018_08
1877
1:2,500
018_12
1872
1:2,500

Historical Map - Segment A13



Order Details

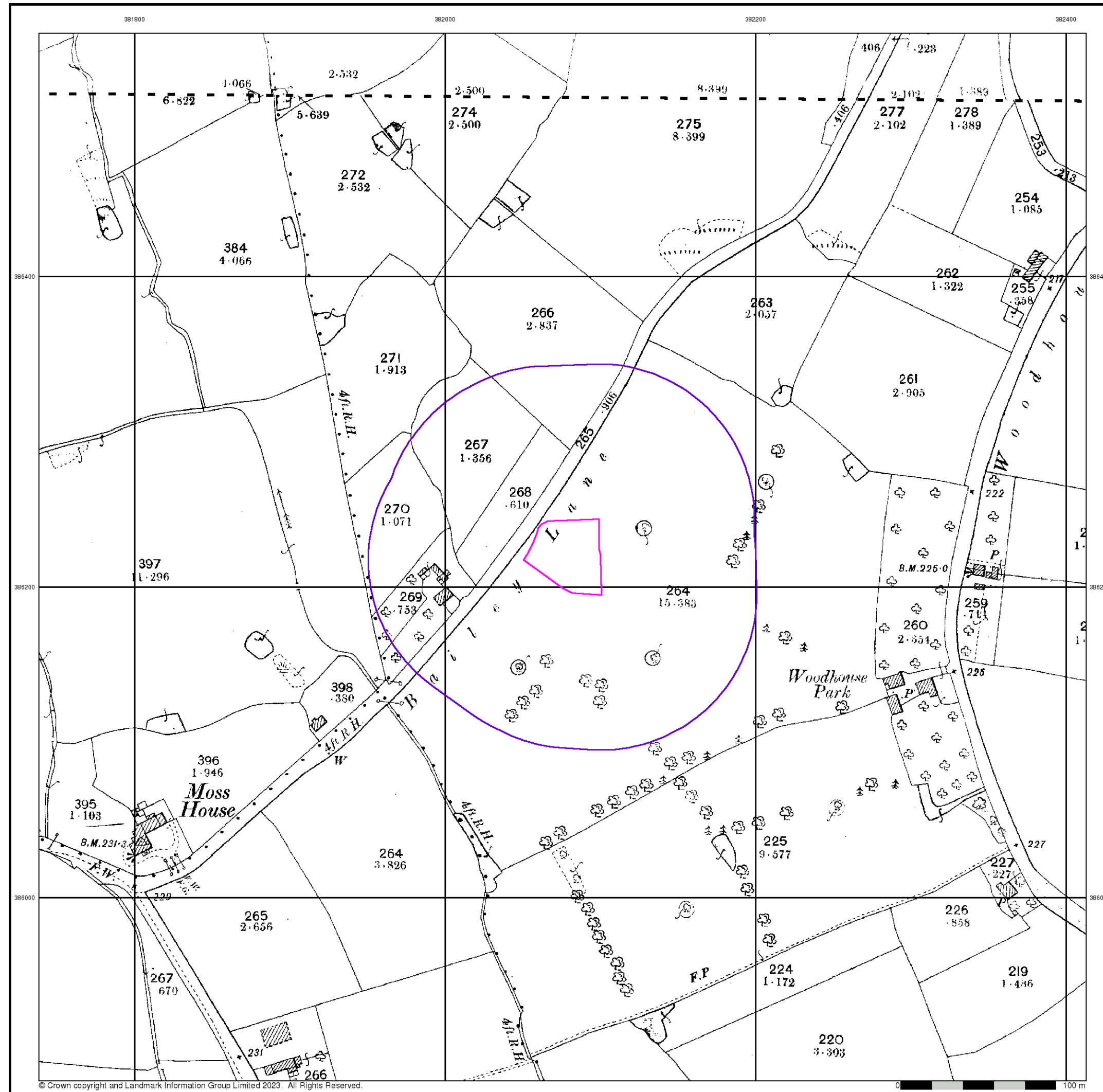
Order Number: 325584211_1_1
Customer Ref: 10/2348
National Grid Reference: 382080, 386220
Slice: A
Site Area (Ha): 0.19
Search Buffer (m): 100

Site Details

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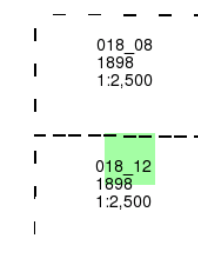
Cheshire

Published 1898

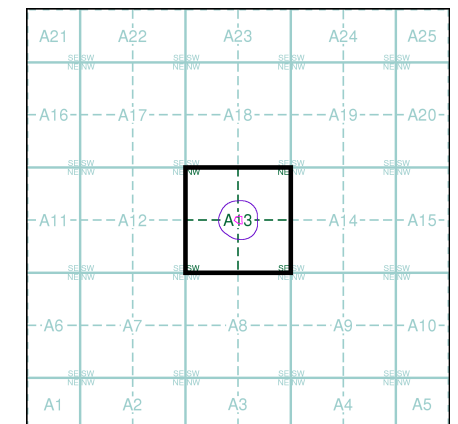
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

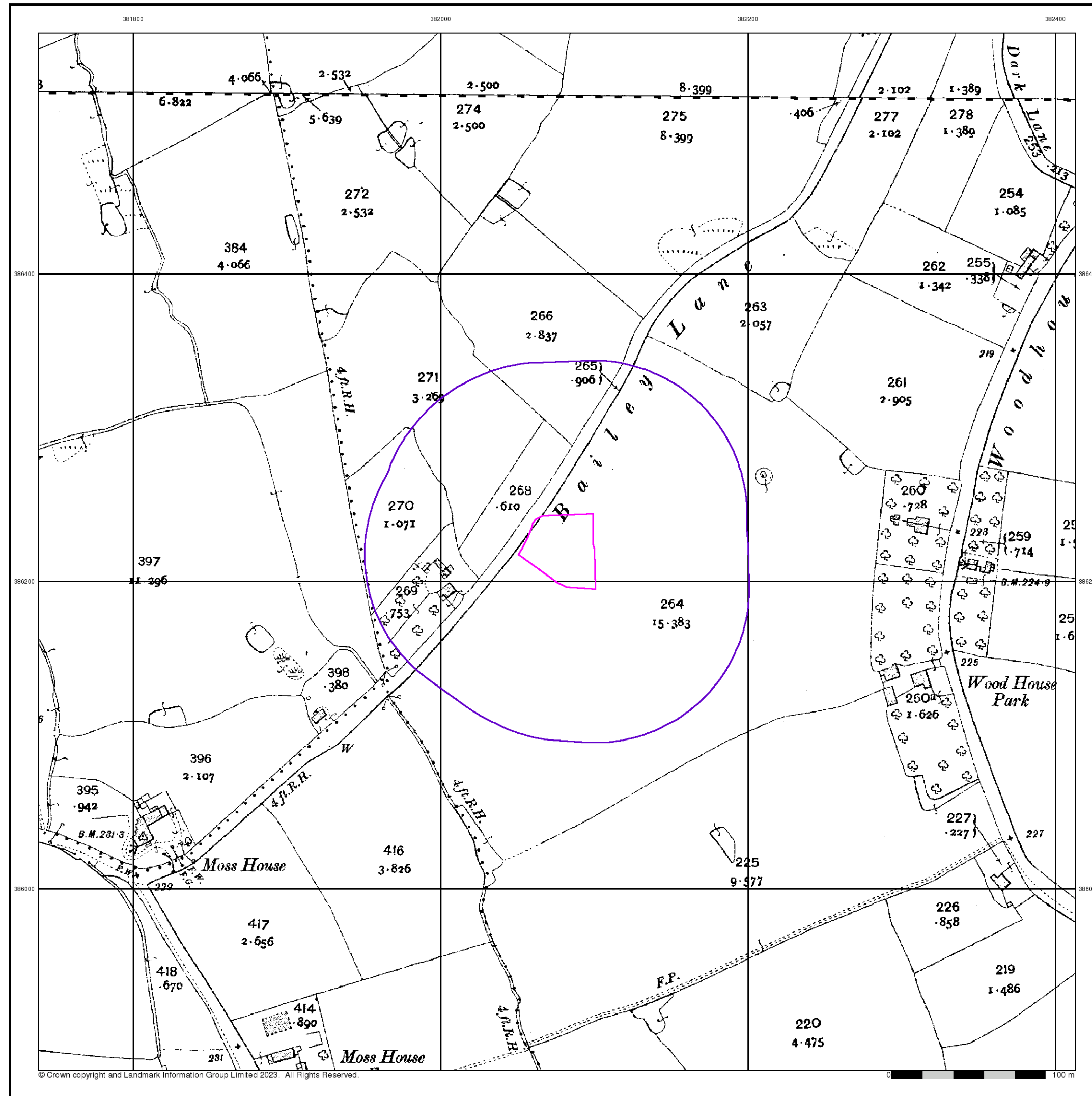
Order Number: 325584211_1_1
Customer Ref: 10/2348
National Grid Reference: 382080, 386220
Slice: A
Site Area (Ha): 0.19
Search Buffer (m): 100

Site Details

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Cheshire

Published 1909 - 1910

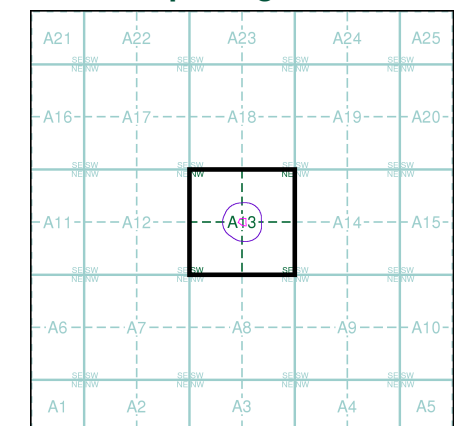
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

018_08
1910
1:2,500
018_12
1909
1:2,500

Historical Map - Segment A13



Order Details

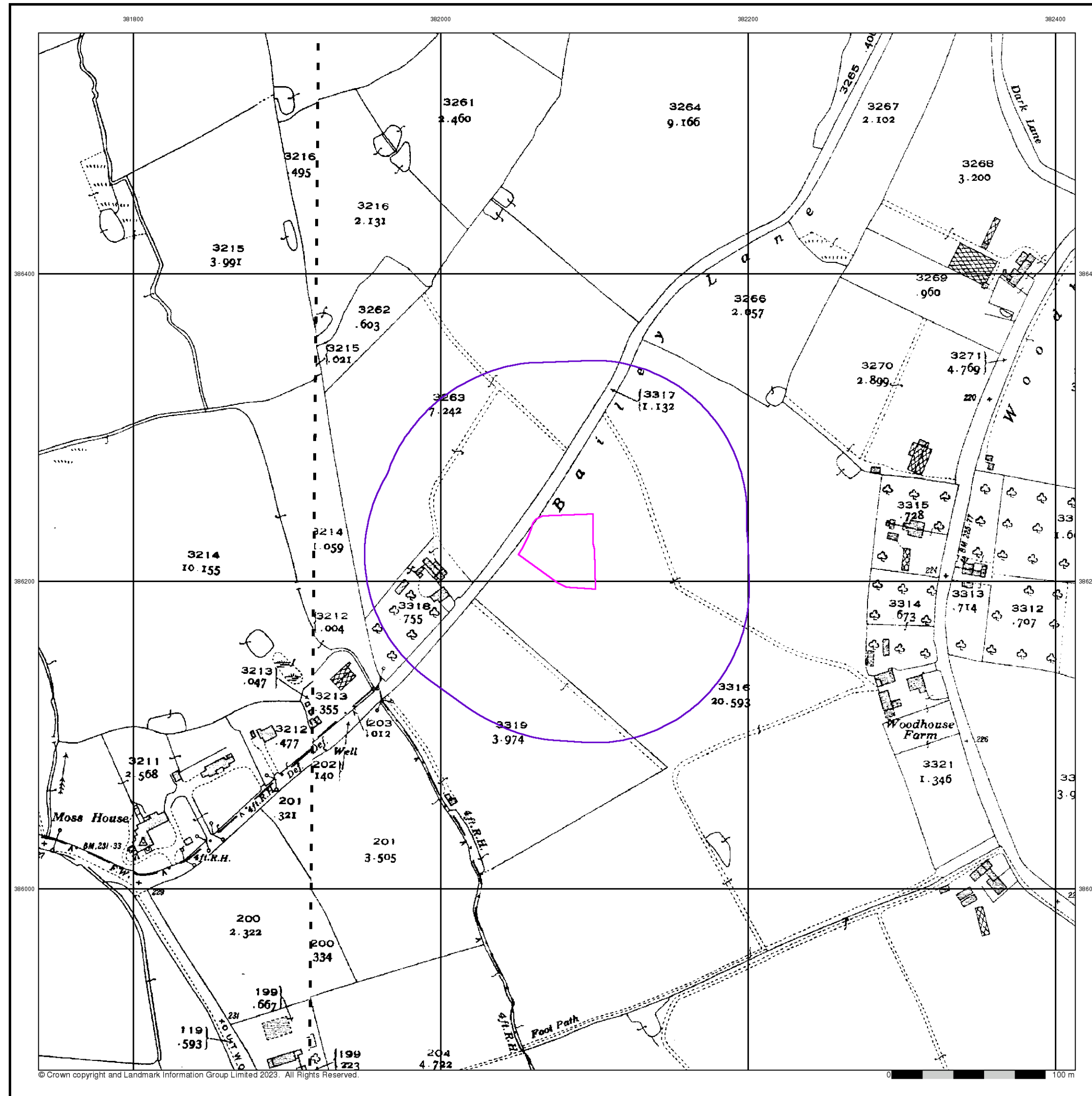
Order Number: 325584211_1_1
Customer Ref: 10/2348
National Grid Reference: 382080, 386220
Slice: A
Site Area (Ha): 0.19
Search Buffer (m): 100

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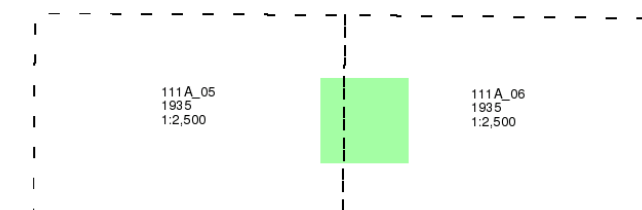
Lancashire And Furness

Published 1935

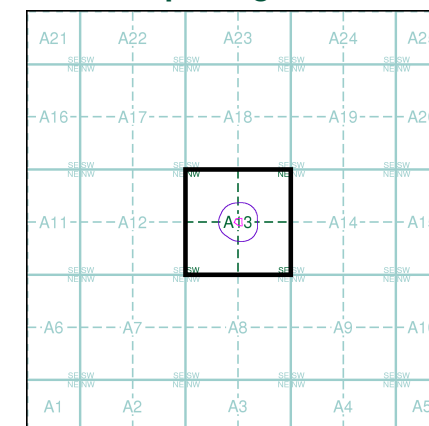
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

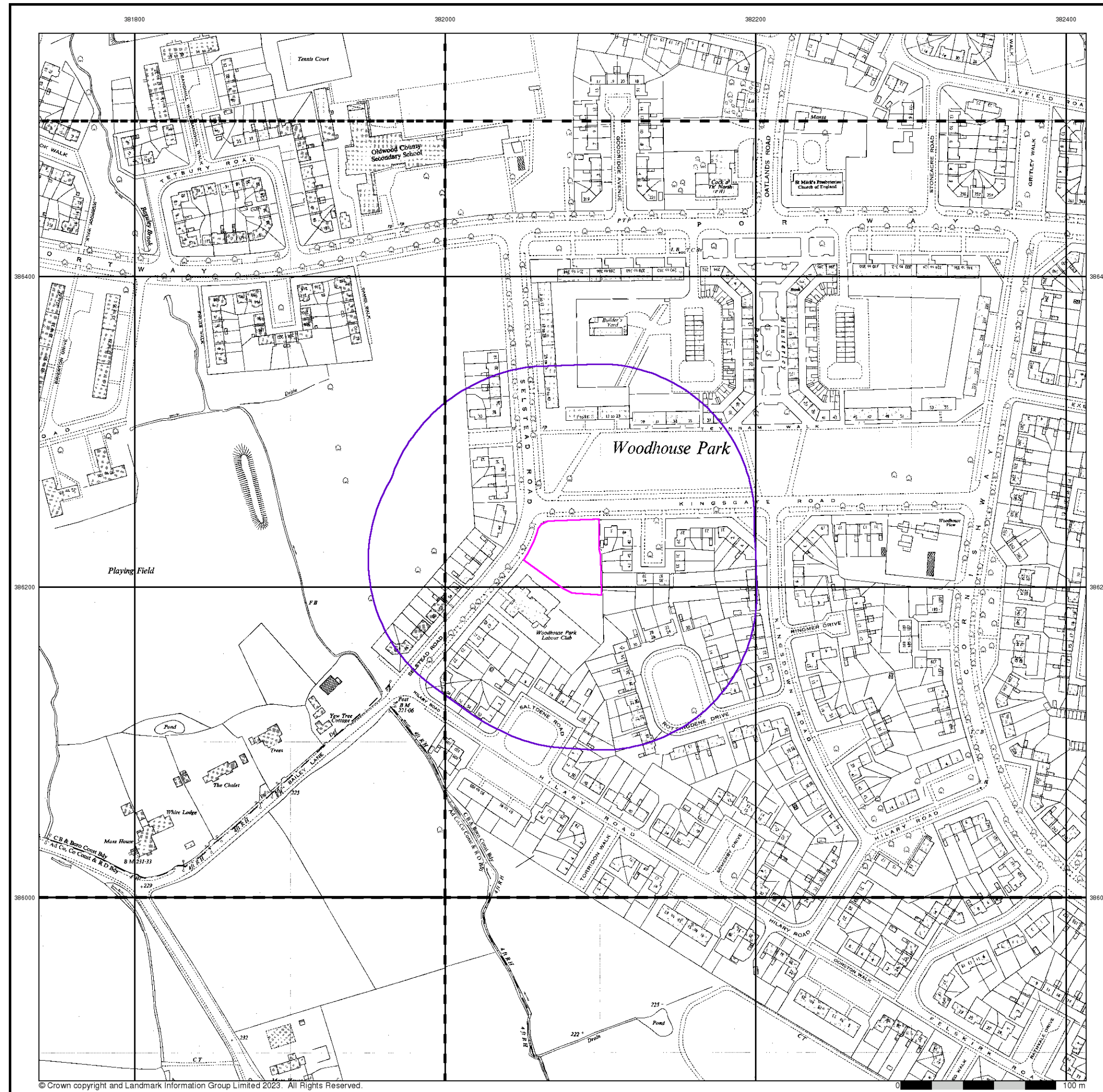
Order Number: 325584211_1_1
Customer Ref: 10/2348
National Grid Reference: 382080, 386220
Slice: A
Site Area (Ha): 0.19
Search Buffer (m): 100

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Ordnance Survey Plan

Published 1960 - 1963

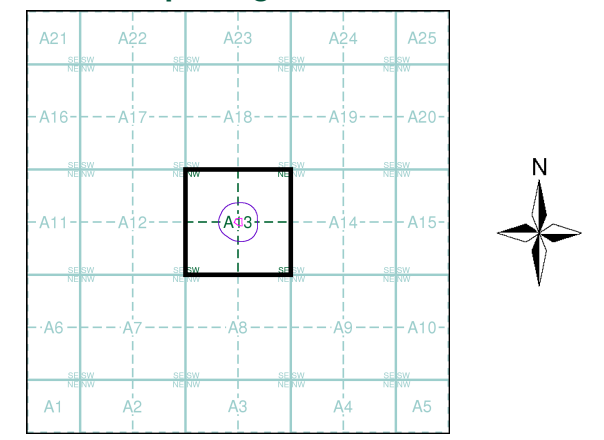
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8186NES	SJ8286NW
1960	1960
1:1,250	1:1,250
SJ8186SES	SJ8286SW
1960	1960
1:1,250	1:1,250
SJ8185NES	SJ8285NW
1963	1960
1:1,250	1:1,250

Historical Map - Segment A13

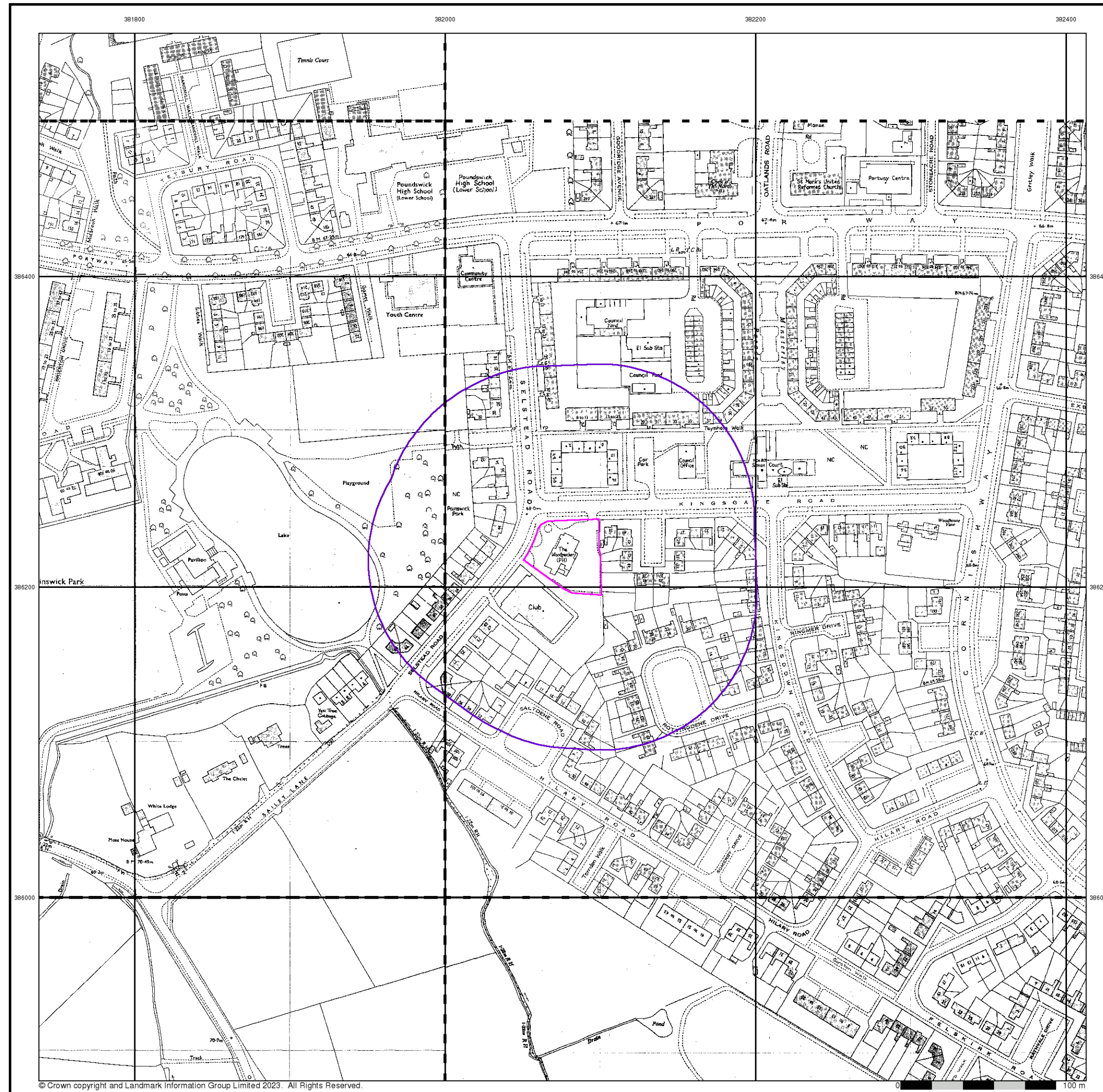


Order Details

Order Number: 325584211_1_1
Customer Ref: 10/2348
National Grid Reference: 382080, 386220
Slice: A
Site Area (Ha): 0.19
Search Buffer (m): 100

Site Details

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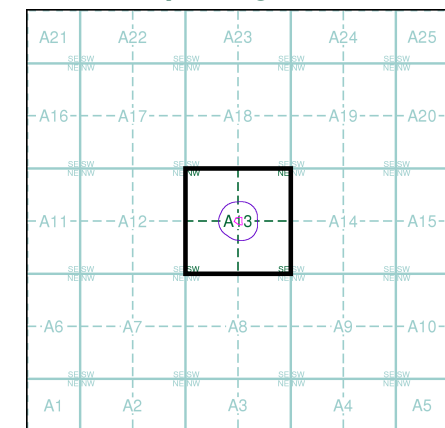
Additional SIMs
Published 1960 - 1990
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

BJ8186NE	
1960	
1:1,250	
BJ8186SE	BJ8286SW
1990	1986
1:1,250	1:1,250
BJ8185NE	BJ8285NW
1974	1986
1:1,250	1:1,250

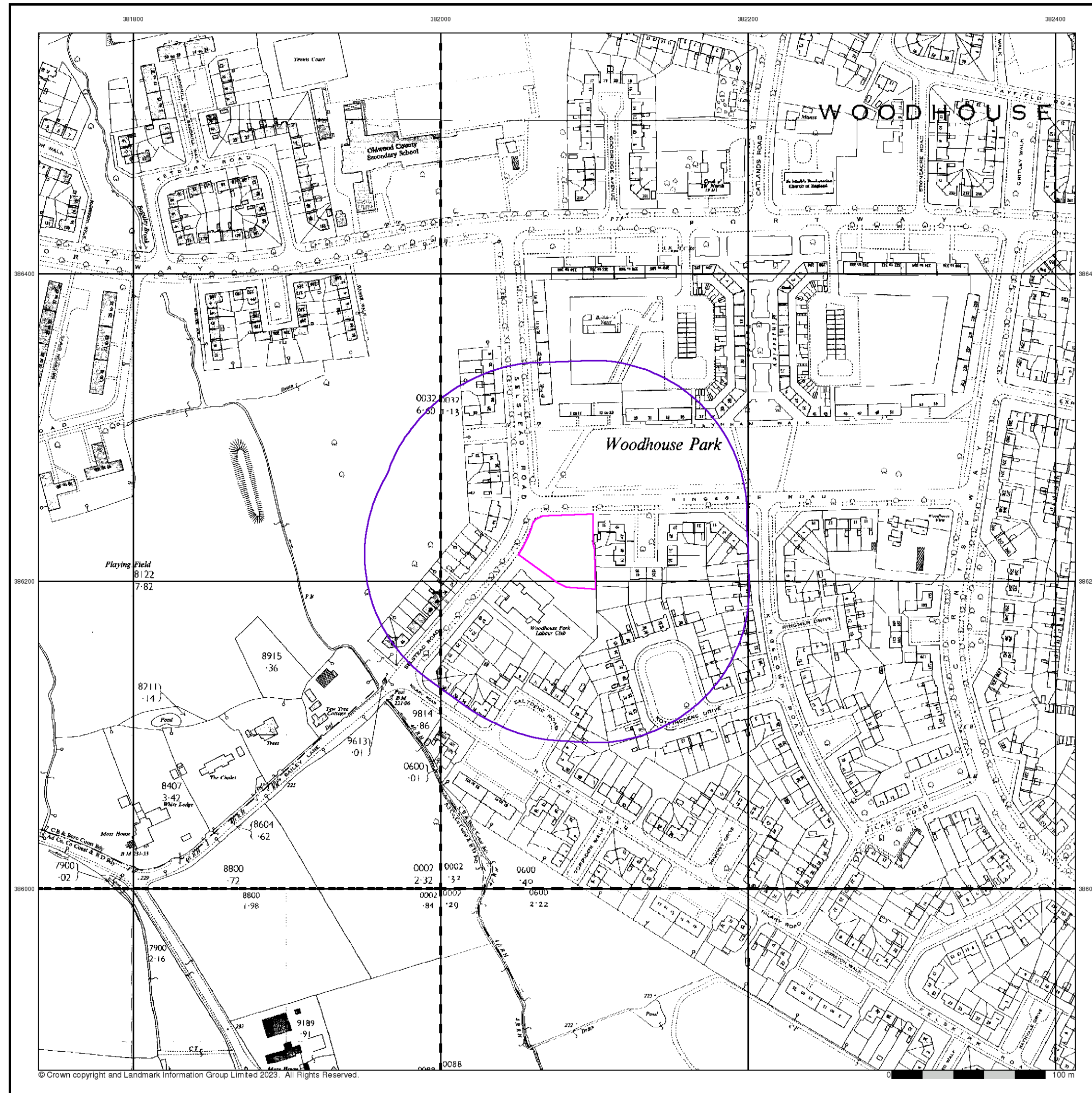
Historical Map - Segment A13



Order Details
Order Number: 325584211_1_1
Customer Ref: 10/2348
National Grid Reference: 382080, 386220
Slice: A
Site Area (Ha): 0.19
Search Buffer (m): 100

Site Details
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Ordnance Survey Plan

Published 1961 - 1964

Source map scale - 1:2,500

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

Map Name(s) and Date(s)

SJ8186 1964 12,500	SJ8286 1961 12,500
SJ8185 1964 12,500	SJ8285 1961 12,500

Historical Map - Segment A13

Order Details

Order Number: 325584211_1_1
Customer Ref: 10/2348
National Grid Reference: 382080, 386220
Slice: A
Site Area (Ha): 0.19
Search Buffer (m): 100

Site Details

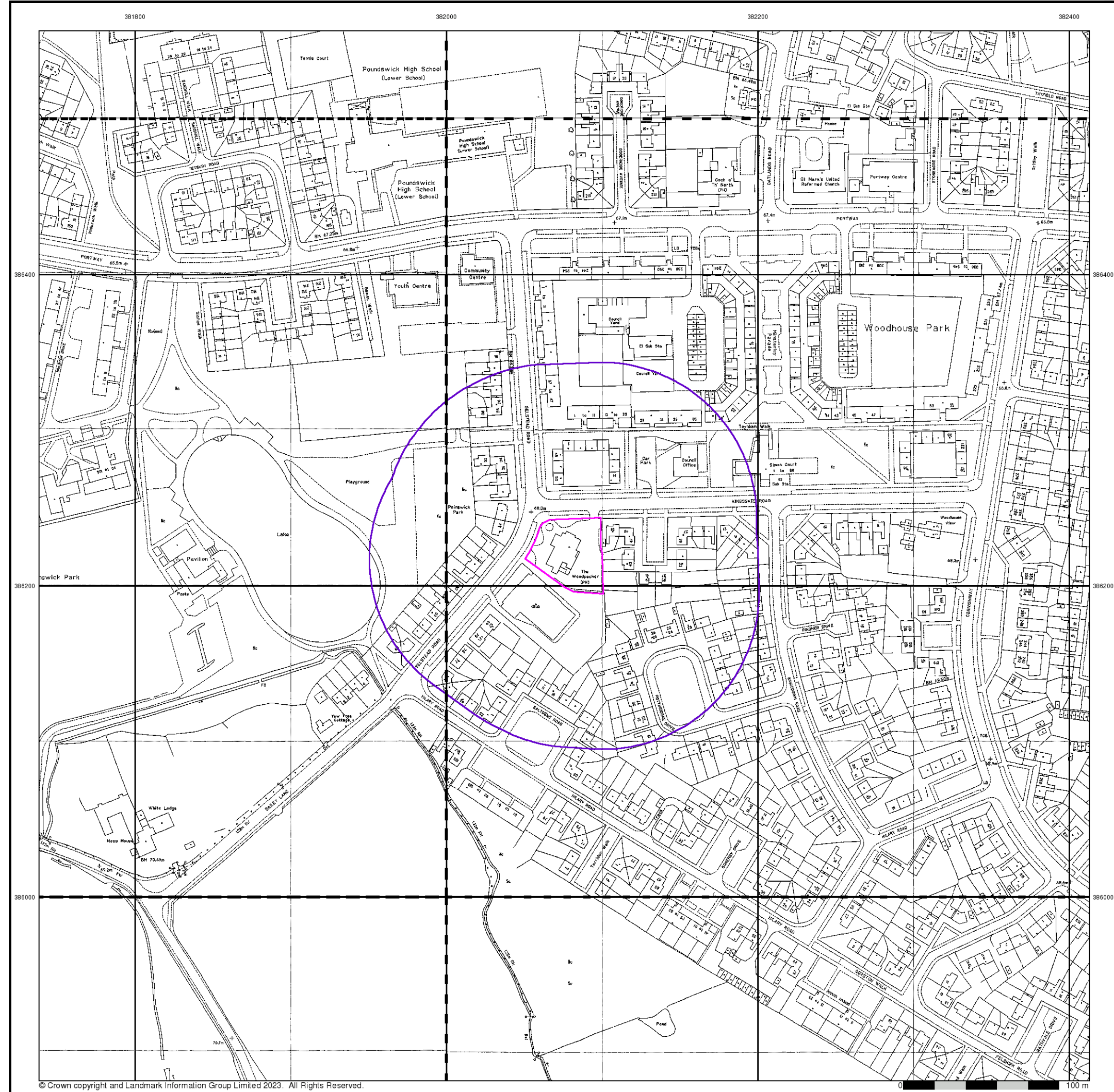
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Large-Scale National Grid Data

Published 1992

Source map scale - 1:1,250

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

Map Name(s) and Date(s)

BJ8186NEBJ8286NW	1992	1:1,250
BJ8186SEBJ8286SW	1992	1:1,250
BJ8185NEBJ8285NW	1992	1:1,250

Historical Map - Segment A13

Order Details

Order Number:	325584211_1_1
Customer Ref:	10/2348
National Grid Reference:	382080, 386220
Slice:	A
Site Area (Ha):	0.19
Search Buffer (m):	100

Site Details

53, Selstead Road, MANCHESTER, M22 1TN

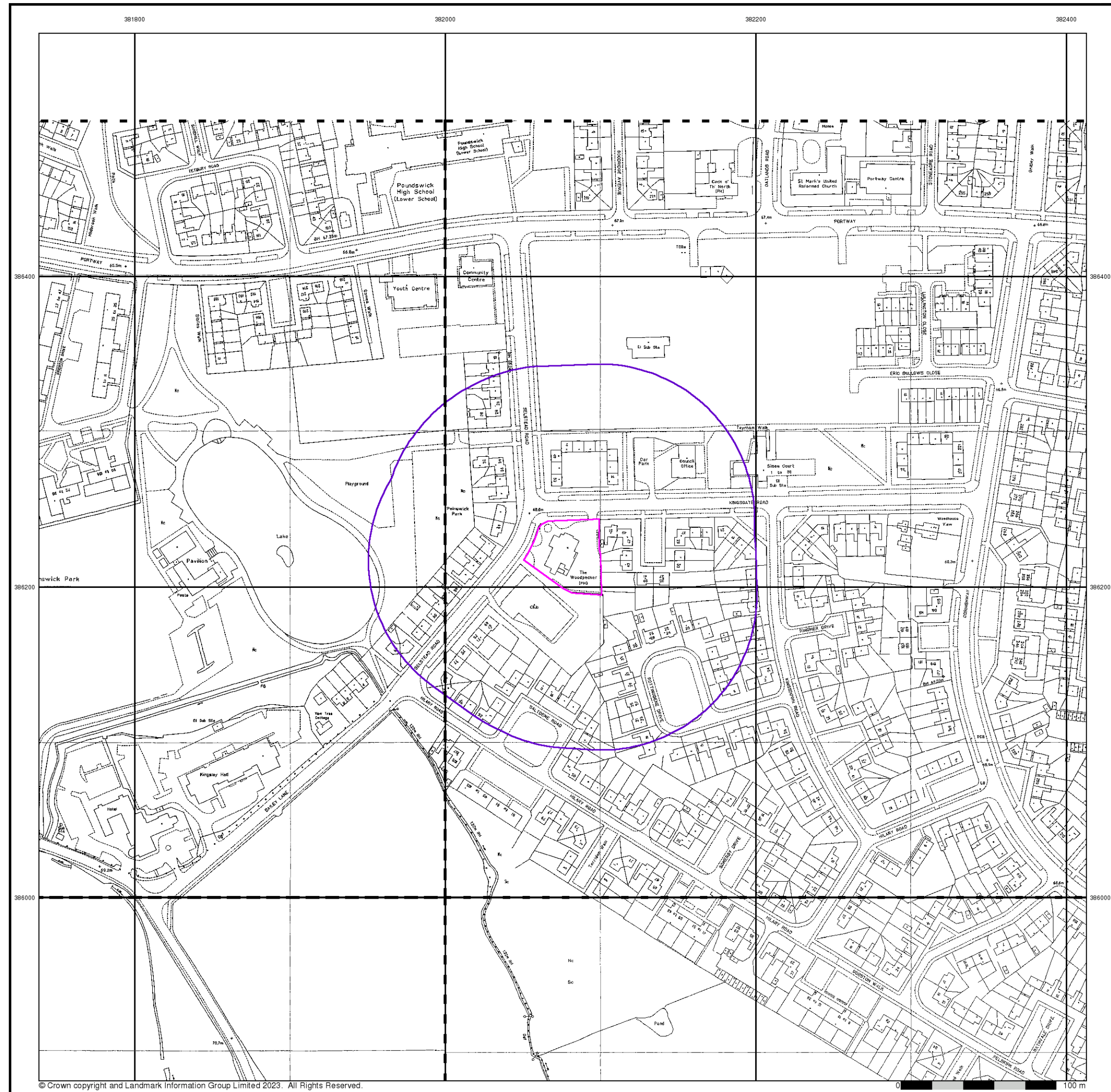
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Large-Scale National Grid Data

Published 1992 - 1995

Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8186SE 1992 1:1,250	SJ8286SW 1994 1:1,250
SJ8185NE 1993 1:1,250	SJ8285NW 1995 1:1,250

Historical Map - Segment A13

Order Details

Order Number: 325584211_1_1
Customer Ref: 10/2348
National Grid Reference: 382080, 386220
Slice: A
Site Area (Ha): 0.19
Search Buffer (m): 100

Site Details

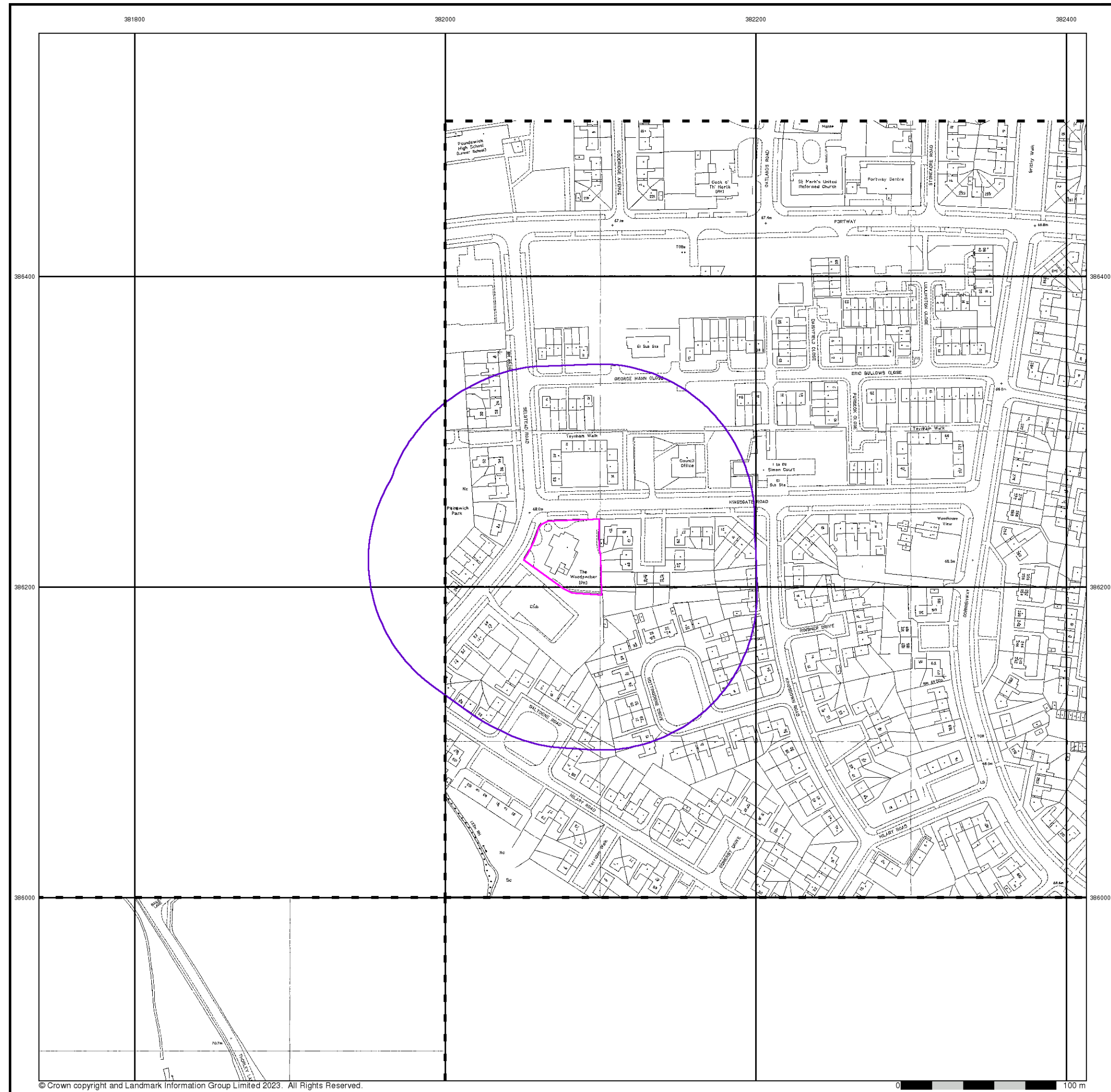
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Large-Scale National Grid Data

Published 1995

Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8286SW
1995
1:1,250

SJ8185NE
1995
1:1,250

Historical Map - Segment A13

Order Details

Order Number:	325584211_1_1
Customer Ref:	10/2348
National Grid Reference:	382080, 386220
Slice:	A
Site Area (Ha):	0.19
Search Buffer (m):	100

Site Details

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Historical Aerial Photography

Published 2000

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13

A21	A22	A23	A24	A25
-A16-	-A17-	-A18-	-A19-	-A20-
-A11-	-A12-	-A13-	-A14-	-A15-
-A6-	-A7-	-A8-	-A9-	-A10-
A1	A2	A3	A4	A5

Order Details

Order Number:	325584211_1_1
Customer Ref:	10/2348
National Grid Reference:	382080, 386220
Slice:	A
Site Area (Ha):	0.19
Search Buffer (m):	100

Site Details

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APPENDIX III
ZETICA BOMB RISK MAPPING

UNEXPLODED BOMB RISK MAP



SITE LOCATION

Location: M22 1TL,
Map Centre: 382093,386288



LEGEND

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

- military
- industry
- UXO find
- transport
- dock
- Luftwaffe targets
- utilities
- Bombing decoy
- other

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

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

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

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

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

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

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

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

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

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

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

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

If I have any questions, who do I contact?

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

email: **uxo@zetica.com**

web: **www.zeticauxo.com**

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

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

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



Pre-Desk Study Assessment

Site:	The Woodpecker Pub, Wythenshawe, Greater Manchester
Client:	Clancy
Contact:	Phil Hill
Date:	30 th November 2023
Pre-WWI Military Activity on or Affecting the Site	None identified.
WWI Military Activity on or Affecting the Site	None identified.
WWI Strategic Targets (within 5km of Site)	The following strategic targets were located in the vicinity of the Site: ■ Transport infrastructure and public utilities.
WWI Bombing	None identified on the Site.
Interwar Military Activity on or Affecting the Site	None identified.
WWII Military Activity on or Affecting the Site	None identified.
WWII Strategic Targets (within 5km of Site)	The following strategic targets were located in the vicinity of the Site: ■ Transport infrastructure and public utilities. ■ Industries important to the war effort, including engineering works. ■ Royal Air Force (RAF) Ringway. ■ Military barracks, camps, and training areas. ■ Anti-Aircraft (AA) and anti-invasion defences.
WWII Bombing Decoys (within 5km of Site)	None.

WWII Bombing	During WWII the Site was located in the County Borough (CB) of Manchester, which officially recorded 737No. High Explosive (HE) bombs with a bombing density of 27.0 bombs per 405 hectares (ha). The Manchester area was heavily bombed between the 22nd and 24th December 1940 (the 'Manchester Blitz'). Over 400No. HE bombs and more than 30,000 Incendiary Bombs (IBs) fell across the region. Bombing was concentrated on Manchester city centre, approximately 12km north from the Site. No readily available records have been found to indicate that the Site was bombed.
Post-WWII Military Activity on or Affecting the Site	None identified.
Recommendation	A detailed desk study, whilst always prudent, is not considered essential in this instance.
Further information	For information about Zetica's detailed UXO desk studies and other UXO services, please visit our website: www.zeticauxo.com. Details and downloadable resources covering the most common sources of UXO hazard affecting sites in the UK can be found here. If you have any further queries, please don't hesitate to get in contact with us at uxo@zetica.com or 01993 886 682.
This summary is based on a cursory review of readily available records. Caution is advised if you plan to action work based on this summary. It should be noted that where a potentially significant source of UXO hazard has been identified on the Site, the requirement for a detailed desk study and risk assessment has been confirmed and no further research will be undertaken at this stage. It is possible that further in-depth research as part of a detailed UXO desk study and risk assessment may identify other potential sources of UXO hazard on the Site.	

APPENDIX IV
GEOLOGICAL MAPS

Geology 1:50,000 Maps Legends

Superficial Geology

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Not Supplied - Holocene
	TILLD	Till, Devensian	Diamicton	Not Supplied - Devensian
	GFDUD	Glaciofluvial Deposits, Devensian	Sand and Gravel	Not Supplied - Devensian
	GFSDD	Glaciofluvial Sheet Deposits, Devensian	Sand and Gravel	Not Supplied - Devensian

Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	BOM	Bollin Mudstone Member	Mudstone	Not Supplied - Anisian
	HEY	Helsby Sandstone Formation	Sandstone, Pebbly (Gravelly)	Not Supplied - Anisian
	TPSF	Tarporley Siltstone Formation	Siltstone, Mudstone and Sandstone	Not Supplied - Olenekian
	WLSF	Wilmslow Sandstone Formation	Sandstone	Not Supplied - Early Triassic
		Faults		

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Geology 1:50,000 Maps

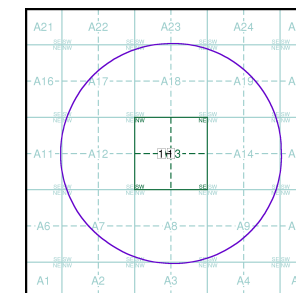
This report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:50,000 scale and is designed for users carrying out preliminary site assessments who require geological maps for the area around the site. This mapping may be more up to date than previously published paper maps.

The various geological layers - artificial and landslip deposits, superficial geology and solid (bedrock) geology are displayed in separate maps, but superimposed on the final 'Combined Surface Geology' map. All map legends feature on this page. Not all layers have complete nationwide coverage, so availability of data for relevant map sheets is indicated below.

Geology 1:50,000 Maps Coverage

Map ID: 1
Map Sheet No: 098
Map Name: Stockport
Map Date: 1962
Bedrock Geology: Available
Superficial Geology: Available
Artificial Geology: Not Available
Faults: Not Supplied
Landslip: Available
Rock Segments: Not Supplied

Geology 1:50,000 Maps - Slice A



Order Details:

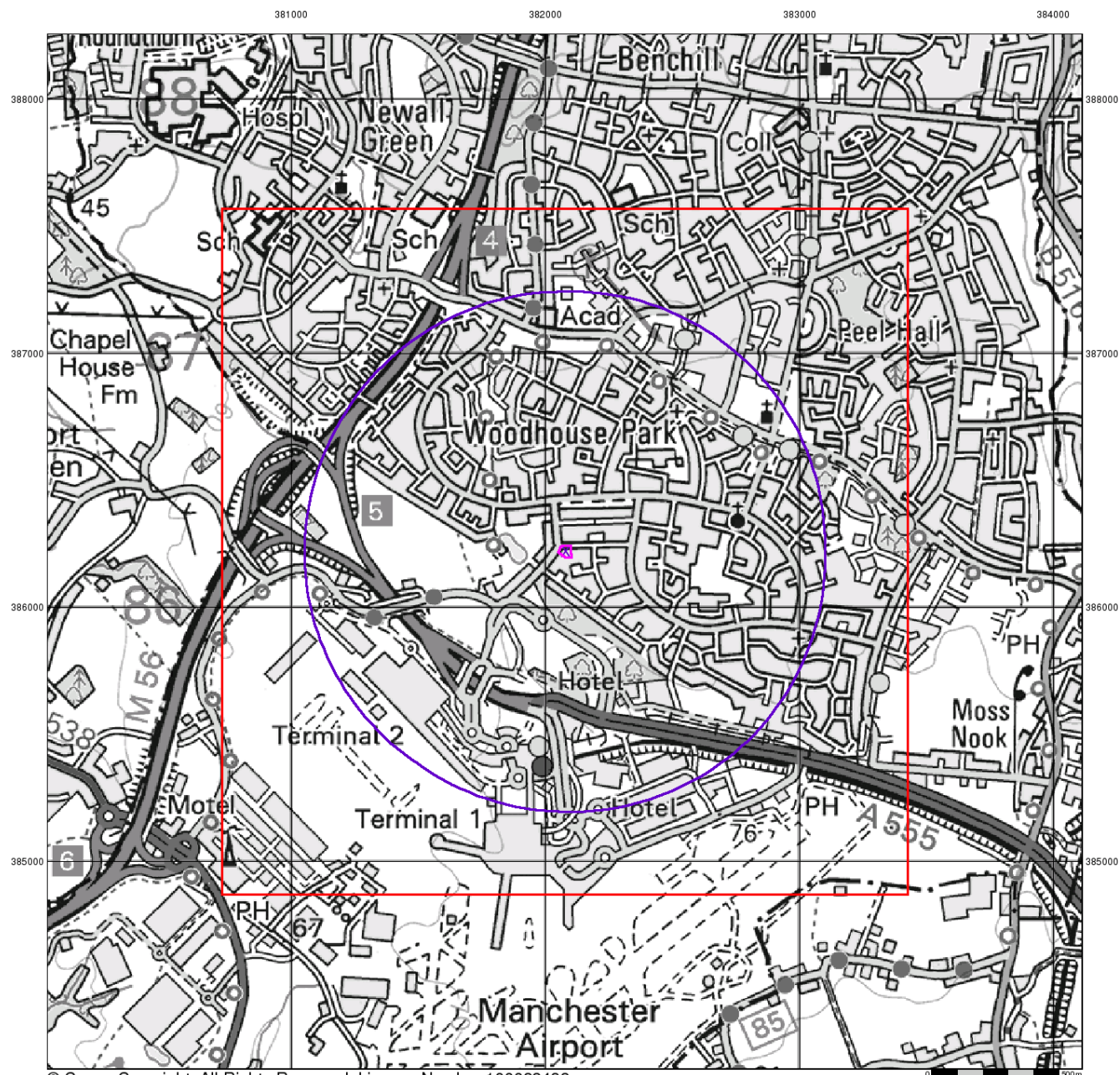
Order Number: 325584211_1_1
Customer Reference: 10/2348
National Grid Reference: 382080, 386220
Slice: A
Site Area (Ha): 0.19
Search Buffer (m): 1000

Site Details:

53, Selstead Road, MANCHESTER, M22 1TN

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Artificial Ground and Landslip

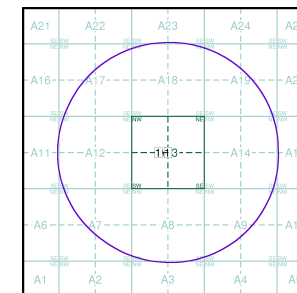
Artificial ground is a term used by BGS for those areas where the ground surface has been significantly modified by human activity. Information about previously developed ground is especially important, as it is often associated with potentially contaminated material, unpredictable engineering conditions and unstable ground.

Artificial ground includes:

- Made ground - man-made deposits such as embankments and spoil heaps on the natural ground surface.
- Worked ground - areas where the ground has been cut away such as quarries and road cuttings.
- Infilled ground - areas where the ground has been cut away then wholly or partially backfilled.
- Landscaped ground - areas where the surface has been reshaped.
- Disturbed ground - areas of ill-defined shallow or near surface mineral workings where it is impracticable to map made and worked ground separately.

Mass movement (landslip) deposits on BGS geological maps are primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground. The dataset also includes foundered strata, where the ground has collapsed due to subsidence.

Artificial Ground and Landslip Map - Slice A



Order Details:

Order Number: 325584211_1_1
 Customer Reference: 10/2348
 National Grid Reference: 382080, 386220
 Slice: A
 Site Area (Ha): 0.19
 Search Buffer (m): 1000

Site Details:

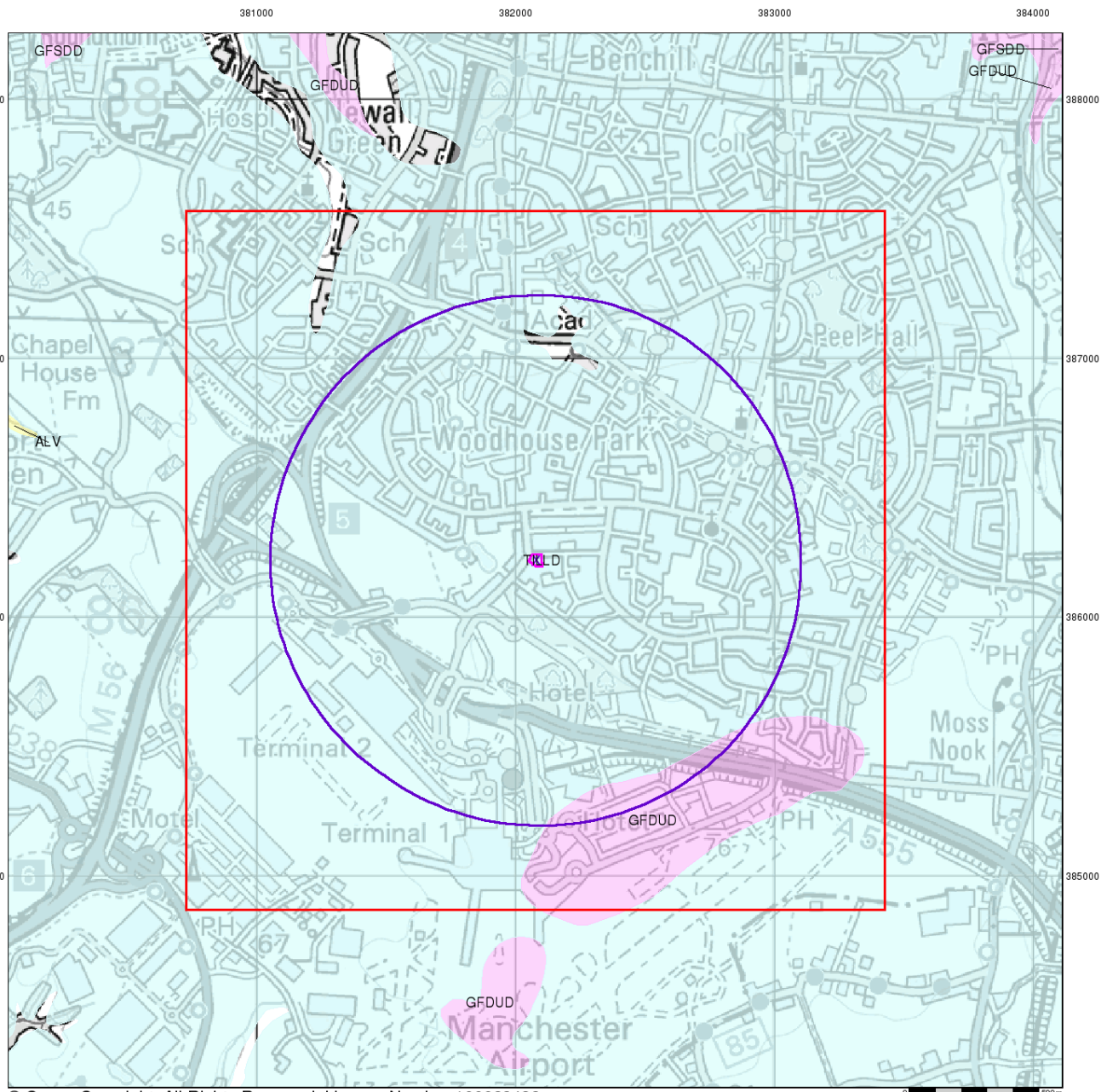
53, Selstead Road, MANCHESTER, M22 1TN

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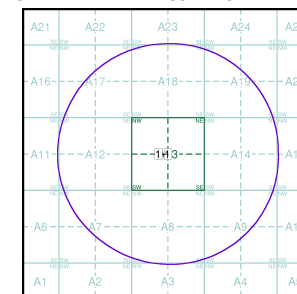
Superficial Geology

Superficial Deposits are the youngest geological deposits formed during the most recent period of geological time, the Quaternary, which extends back about 1.8 million years from the present.

They rest on older deposits or rocks referred to as Bedrock. This dataset contains Superficial deposits that are of natural origin and 'in place'. Other superficial strata may be held in the Mass Movement dataset where they have been moved, or in the Artificial Ground dataset where they are of man-made origin.

Most of these Superficial deposits are unconsolidated sediments such as gravel, sand, silt and clay, and onshore they form relatively thin, often discontinuous patches or larger spreads.

Superficial Geology Map - Slice A



Order Details:

Order Number: 325584211_1_1
 Customer Reference: 10/2348
 National Grid Reference: 382080, 386220
 Slice: A
 Site Area (Ha): 0.19
 Search Buffer (m): 1000

Site Details:

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