WML CONSULTING
Civil, Structural and Geotechnical Engineers

Phase 1 Desk Study and Preliminary Geoenvironmental Assessment

For a site referred to as

Woodhouse Lane, Wythenshawe

Undertaken for

Wythenshawe Community Housing Trust

10769G-WML-XX-ZZ RP-G-0001
September 2022

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Report Title:	**Woodhouse Lane, Wythenshawe** **Phase 1 Desk Study and Preliminary Geoenvironmental Assessment**
Report Reference:	**10769G-WML-XX-ZZ-RP-G-0001**
Client:	**Wythenshawe Community Housing Trust**
Issue Date:	**26th September 2022**
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Reviewed By:	**S C Seddon**
Authorised By:	**S C Seddon**

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1.0 INTRODUCTION

Appointment

1.1 WML Consulting has been commissioned by Wythenshawe Community Housing Trust (WCHT) to undertake a Phase 1 Desk Study and Preliminary Geoenvironmental Assessment of a site located at the old British Legion off Woodhouse Lane in Wythenshawe.

Proposed Development

1.2 The project involves the construction of 7no residential structures, adjacent to the clients existing offices, for use in the future determination of carbon saving technologies. Once constructed the structures will be monitored and will be used to influence the clients new build programmes going forward.

1.3 A copy of the current proposals are included within Appendix 01.

Objective

1.4 The purpose of the desk study is to collate available geological and environmental data for the site and its environs in order to undertake a preliminary geotechnical and geoenvironmental appraisal and thus inform a site-specific conceptual model.

1.5 This enables a preliminary assessment of geo-environmental risks to be undertaken and provides information for the design of a geotechnical and geo-environmental ground investigation.

1.6 This follows current recommendations set out in the Environment Agency (EA) Model Procedures for Land Contamination Risk Management, April 2021.

Scope

1.7 The desk study includes a review of the following information sources:

- Site inspection photographs from September 2022.
- British Geological Survey (BGS) 1:50,000 scale, Sheet 98 'Stockport' (Solid & Drift editions).
- BGS Digital Geological Map of Great Britain (DiGMapGB-50; available as a web map service).
- Coal Authority interactive map viewer (available as a Web Map Service).
- The site and surrounding area's geological and environmental setting from data presented in the site specific GroundSure Environmental Insight Report (Appendix 03).
- Historical Ordnance Survey maps as provided by GroundSure (Appendix 03).
- Review of free public sector information through QGIS viewer licensed under the Open Government Licence v3.0.
- UKradon Indicative Atlas of radon in England and Wales as provided by the UK Health Security Agency.
- BRE Publication 211 (2015) "Radon: Guidance on Protective Measures for New Buildings".

2.0 SITE SETTING

Description	Comments
Site Address	Land off Woodhouse Lane Manchester M22 9TF
National Grid Reference	382799E, 387374N
Site Area	0.22ha
Site Location	The subject site is bounded by:- North - Brownwood Hall Church. East - Woodhouse Lane with mixed use beyond. South - Wythenshawe Community Housing offices and car parking facilities. West - Residential housing on Musgrave Road.
Site Description	At the time of the inspection in September 2022 the north-eastern section of the site comprised a generally level landscaped area with a picnic bench, which appears to be used by the adjacent office staff. The landscaped areas is secured with a mix of low level knee board fencing within the site and a more secure brick and metal railing fence along Woodhouse Lane. The remaining site areas are surfaced with asphalt and is currently used as parking for the adjacent office building. The site is secured with a mixture of wooden fencing to the west and mixed brick walls and metal fencing to the east and north. Photographs of the site are provided in Appendix 02.
Topography	Topographical survey information for the site was not available at the time of reporting. However, aerial imagery indicates that the development area is at a rough elevation of 56m Above Ordnance Datum (AOD).

3.0 ENVIRONMENTAL SETTING

3.1 The following sections on the environmental setting of the site are summarised from the GroundSure Enviro Insight Report and a review of the information sources outlined within Section 1.7.

Description	Comments	
Geology (1:10, 000, 1:50,000 scale Map Sheets and digital mapping)	**Artificial Deposits**	None recorded within the site.
	Superficial Deposits	The majority of the site is underlain by Glacial Till which generally comprises clay, but could include sand, gravel and silts.
	Solid Strata	Solid strata comprises the Triassic Bollin Mudstone Member.
	Geological Faults	No faults are shown on BGS mapping within influencing distance of the site.
	BGS Records	BGS Borehole (SJ88NW1) 74m north-east of the site, recorded a sandy superficial deposit up to a depth of 0.61mbgl underlain by a mudstone to depths in excess of 7.62mbgl.
Mining and Subsidence	In consideration of the indicated geology, risks to the development from subsidence relating to shallow, unrecorded abandoned mine workings are considered low and can be discounted. The risk from non-coal mining activity at the site is also considered low.	
Radon	The site is not in a Radon Affected Area as defined by the UK Health Security Agency, as less than 1% of properties are above the Action Level of exposure. Therefore, no radon protection measures are necessary for new structures as described in publication BR211 by the Building Research Establishment.	
Hydrogeology	**Superficial Aquifer**	**Secondary Undifferentiated** These are 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-aquifers.
	Bedrock Aquifer	**Secondary B** Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering.
	Source Protection Zone (SPZ) within 1km	None.
	Groundwater Abstractions within 1km	None.

<table>
<tr><th>Description</th><th colspan="2">Comments</th></tr>
<tr><td rowspan="2">Hydrology</td><td>Surface Water Features within 250m</td><td>1no northerly flowing surface watercourse, 249m east, which is indicated to be culverted at its closest point.</td></tr>
<tr><td>Surface Water Abstractions within 1km</td><td>None.</td></tr>
<tr><td rowspan="3">Landfill and Waste Management Activity</td><td>Active Landfills within 500m</td><td>None.</td></tr>
<tr><td>Historical (Environment Agency (EA)/Local Authority) Landfill within 500m</td><td>None.</td></tr>
<tr><td>Other Waste Sites within 250m</td><td>None.</td></tr>
<tr><td rowspan="3">Industrial Land Use Information</td><td colspan="2">There are 5no potentially contaminative industrial sites recorded within 250m of the subject site. The closest relate to the following:-
<table>
<tr><th>Distance (m)</th><th>Direction</th><th>Industry</th></tr>
<tr><td>110</td><td>SE</td><td rowspan="3">Electricity Sub Stations</td></tr>
<tr><td>166</td><td>S</td></tr>
<tr><td>175</td><td>NE</td></tr>
</table></td></tr>
<tr><td>Underground High Pressure Pipelines within 500m</td><td>None.</td></tr>
<tr><td>Petrol Filling Stations within 250m</td><td>None.</td></tr>
<tr><td>Environmental Permits, Incidents and Registers</td><td colspan="2">
<table>
<tr><th>Permits Incidents/Registers</th><th>Distance (m)</th><th>Comments</th></tr>
<tr><td>IPC Authorisations, Part A(1),</td><td>250</td><td>None</td></tr>
<tr><td>Part A(2) Authorised Activities</td><td>250</td><td>None</td></tr>
<tr><td>Part B IPPC Authorised Activities</td><td>250</td><td>None</td></tr>
<tr><td>List 1 or List 2 Dangerous Substances Inventory Sites</td><td>250</td><td>None</td></tr>
<tr><td>Radioactive Substance Authorisations</td><td>250</td><td>None</td></tr>
<tr><td>Recorded Pollution Incidents</td><td>250</td><td>None</td></tr>
<tr><td>Control of Major Accident Hazards (COMAH)</td><td>250</td><td>None</td></tr>
<tr><td>Contaminated Land - Section 78R of the Environmental Protection Act 1990</td><td>250</td><td>None</td></tr>
</table></td></tr>
<tr><td>Potential Flood Risk</td><td colspan="2">Detailed assessment of flood risk is outside the scope of this report. However, reference to the EA website and the Groundsure report indicates that the site is</td></tr>
</table>

Description	Comments
	within a Flood Zone 1 and the risk of flooding from rivers and the sea (RoFRaS) is currently designated as 'very low'. The site is indicated on BGS records to be within an area which is considered to have a low risk of groundwater and surface water flooding.
Environmentally Sensitive Sites	There are no designated environmentally sensitive sites within 250m of the subject site. However, an ecological assessment of the site falls outside of the brief of this report.
Archaeological Information	An archaeological assessment of the site falls outside of the brief of this report.

4.0 HISTORICAL SETTING

4.1 The historical development of the site has been determined by reference to archive Ordnance Survey (OS) map extracts obtained from the GroundSure EnviroInsight Report in Appendix 03.

4.2 The earliest map dated 1876 indicates the site to comprise undeveloped agricultural land to the immediate north of Cedars House and gardens.

4.3 By 1954 the site had been developed as the Wythenshawe British Legion Club, with the main structure in the north-eastern section. It is anticipated that the area of parking to the south and western sections became increasingly more in use as the ownerships of vehicles became more prevalent after the 1960's. The site then remained generally unmodified until around 2013 when the structure was demolished and the area landscaped in its current configuration. The former car parking areas to the south and west had been retained for use and presumably resurface at some time.

4.4 The area surrounding the site has historically comprised undeveloped land in rural / agricultural use, with localised residential structures. By the 1960's Brownwood Hall (Brownwood Hall Church) had been constructed immediately north-east of the site and Brownley Green Secondary School, to the east of Woodhouse Lane. In later years the remaining areas were developed primarily with residential housing. Between the early 1970's and around 2010, the former Cedars House and gardens, to the south, was in use as a council depot/yard. However, around 2013 the depot had been redeveloped as a multi-storey office structure and car park, currently occupied by WCHT.

4.5 In view of the sites previous development, no significant sources of ground contamination are anticipated although Asbestos Containing Materials (ACM) could be present within the near surface soils as a result of demolition activity at the site.

5.0 PRELIMINARY CONTAMINATION RISK ASSESSMENT

Introduction

5.1 The following paragraphs outline a Preliminary Risk Assessment (PRA) for the site as defined by DEFRA and the EA Model Procedures for Land Contamination Risk Management, April 2021.

5.2 The table in Paragraph 5.4 provides a Preliminary Conceptual Model (PCM) which defines the site in terms of a potential contamination linkage, that is, whether a pathway exists between a contamination source and a sensitive environmental receptor (Source-Pathway-Receptor relationship).

5.3 The table considers whether a contamination linkage is potentially present or not and provides a preliminary qualitative assessment of risk, based on the information currently available and in accordance with guidance provided in the CIRIA document C552 (2001) Contaminated Land Risk Assessment – A Guide to Good Practice. The risk evaluation process is described further in Appendix 04.

5.4 Where a possible linkage is identified, it does not necessarily mean that a significant risk exists, but indicates that further information is required through appropriate site investigation to substantiate the conceptual model.

Source	Pathway	Receptor	Probability of Linkage	Comment
The likelihood of significant ground contamination sources being present at the site due to its past use is considered low although localised sources cannot be wholly discounted at this stage. The presence of localised ACM within shallow soils is considered possible at this stage.	Direct contact, ingestion of soil, dermal contact, dust exposure pathways.	Current Site Users	Unlikely	Due to the transient nature of the site and the asphalt /grass surfacing risks to current site users from direct contact with contaminants is considered **LOW**.
		Site End Users	Low	The provision of new buildings and hard cover would maintain a break in the direct pollution linkage to a large degree, although an exposure route may remain within any proposed garden areas. However, the overall preliminary risk to site end users from direct contact with contaminated ground is considered **LOW**.
		Construction Workers	Low	Construction workers are unlikely to be exposed to significantly contaminated soils during earthworks and foundation construction. Also, the exposure time will be relatively short with any contamination risks being mitigated by adopting good site working practices including appropriate health and safety measures during the works, thus providing a **LOW** preliminary risk.

Source	Pathway	Receptor	Probability of Linkage	Comment
		Adjacent land users	Unlikely	Contact via wind-blown dust/debris, particularly during the development phase is possible although the exposure time would be relatively short. The current risk is considered **LOW**, although this could increase during construction works. Appropriate health and safety measures, including dust suppression adopted during site development, will ensure that the risk to adjacent site users remains low.
The presence of widespread and significant soluble and/or liquid and therefore mobile contaminants occurring at the site due to its past use is considered low.	Direct downward migration through leaching and/or mobile liquids.	Groundwater	Low	The site is indicated to be underlain by Secondary (Undifferentiated) Superficial Aquifers and Secondary B (Bedrock) Aquifer. However, the lack of anticipated contamination sources and contaminants provide a **LOW** preliminary risk to groundwater.
	Off-site migration in groundwater or surface water flow.	Surface water	Unlikely	The closest surface watercourse to the site is 249m east, however no significant sources of mobile contaminants are anticipated beneath the site. Therefore the preliminary risk to surface water is considered to be **LOW**.
		Groundwater and surface water abstractions	No linkage anticipated	The site is not within an EA Source Protection Zone and there are no potable water abstractions within 500m. Therefore, as no significant sources of mobile contaminants are anticipated beneath the site the risk is therefore considered to be **VERY LOW**.
		Adjacent Properties	Unlikely	No significant sources of mobile contaminants are anticipated beneath the site. Therefore, the preliminary risk to adjacent properties is considered to be **LOW**.
		Ecology	No linkage anticipated	There are no designated ecologically sensitive sites within influencing distance of the subject site. The preliminary risk to the surrounding ecology from any contamination arising from the site is therefore considered to be **VERY LOW**.
The likelihood of volatile contaminants occurring at the site due to its past use is considered low.	Inhalation of harmful vapours (indoor and outdoor airspaces)	Current Site Users	Unlikely	Significant sources of volatile contaminants at the site are not anticipated on the basis of the current and historic use of the site. Therefore the preliminary perceived risk to current site users is considered to be **LOW**.

Source	Pathway	Receptor	Probability of Linkage	Comment
		Site End Users	Low	Significant sources of volatile contaminants at the site are not anticipated on the basis of the current and historic use of the site. The preliminary perceived risk to future site users is considered to be **LOW**.
		Construction Workers	Unlikely	In the unlikely event of construction workers coming into contact with possible volatile compounds, the exposure time will be relatively short. The chronic exposure risk to construction workers, assuming that appropriate health and safety measures will be adopted, is therefore considered **LOW**.
		Adjacent Properties	Unlikely	Significant sources of volatile contaminants arising from the site's current and historic use are not anticipated. Therefore the preliminary risk to adjacent properties from volatile contaminants at the site is assessed as **LOW**.
There are no operational or historic landfills recorded within influencing distance of the site. The presence of ground gas resulting from shallow unrecorded mine workings can also be discounted.	Emissions from the ground beneath the site collecting in confined spaces and excavations	Construction/ services maintenance workers	Unlikely	The potential to generate significant volumes of toxic and/ or flammable/ explosive gas beneath or in proximity to the site is considered low. Assuming that appropriate health and safety measures will be adopted during construction, the preliminary risk is therefore considered **VERY LOW.**
	Migration of gases on/off site and collecting in confined spaces on/off site.	Adjoining site users	Unlikely	The likelihood of significantly volumes of ground gas arising from the site to migrate to adjoining properties is considered low on the basis of the historic and current use of the site. Therefore, the preliminary risk to adjacent properties from the site is considered **VERY LOW.**
		Current/future site users	Unlikely	The potential to generate significant volumes of ground gas beneath or in proximity to the site is low. The potential risk to current and future site users is therefore considered **LOW**.
The site is within an area where less than 1% of properties are affected by naturally occurring radon gas.	Natural emissions from the ground collecting in confined spaces within buildings	Site end users	No linkage envisaged	The site is not located in an area where radon protection measures are required. Therefore, the potential risk to site end users is considered **VERY LOW**.

Source	Pathway	Receptor	Probability of Linkage	Comment
Chemicals which could prove aggressive to construction materials may be present on site.	Direct contact	Construction concrete, plastic water pipes.	Unlikely	Any risks to construction materials identified after site investigation and assessment will be mitigated as part of the structural design. The perceived risk is therefore considered **LOW**.

Preliminary Risk Assessment

5.5 Under the proposed development scenario, potential pollution linkages are considered low or unlikely with associated preliminary risks being assessed as very low to low.

5.6 The approach at the Phase 1 Desk Study stage must, however, be precautionary until such time as uncertainties in the conceptual model can be verified by appropriate site investigation.

5.7 Such uncertainties relate in the main to the potential for ACM and asbestos fibres to be present within shallow associated with demolition of the former structure.

6.0 PRELIMINARY DEVELOPMENT CONSIDERATIONS

Development Consideration	Summary
Ground Obstructions	Foundations, ground floor slabs and other buried concrete obstructions associated with historical structures will need to be removed within areas that impinge upon the proposed development modifications.
Foundations and Floor Slabs	Significant thicknesses of made ground are not envisaged to be present, with foundations on the whole likely to be of traditional spread type on firm/medium dense or stronger natural glacial deposits.
Drainage and Soakaways	Due to the anticipated relatively impermeable nature of the cohesive Glacial Till which underlie the majority of the site, the use of soakaway drainage may not be feasible.
Existing Services	The locations of all existing services will need to be accurately determined across the full footprint of the development area. It cannot be ruled out that services may need to be diverted to accommodate the proposed development.

7.0 SUMMARY AND RECOMMENDATIONS

Development Considerations	Comments
Shallow Coal Mining	Very low risk.
Flood Risk	Very low risk.
Ground Obstructions	Foundations, ground floor slabs and other buried concrete obstructions associated with former structures will need to be removed.
Foundations	Any new foundations are likely to comprise shallow spread foundations, subject to confirmation of ground conditions.
Ground Contamination	Preliminary very low to low risk across the development area of the site. This will need to be confirmed through intrusive investigations.
Hazardous Ground Gas	Low risk with no anticipated precautions required, unless significant thickness of organic / degradable soils are encountered beneath the proposed structures.
Radon	No radon protection measures are required.
Soakaway Drainage	Not considered to be suitable due to the underlying cohesive soils.

Site Investigation

7.1 Site investigations will be necessary to provide information on the physical and chemical ground conditions. This will enable assumptions made in the preliminary site conceptual model to be confirmed or modified so as to assess the actual environmental risks posed by the site.

7.2 The investigation will include sampling and chemical analysis of the near surface soil and possibly groundwater.

7.3 Site investigations will be undertaken in accordance with British Standard Institution (BSI), Code of Practice for Ground Investigations – BS5930:2015 + A2:2010 and Investigation of Potentially Contaminated Sites – Code of Practice. BS 10175:2011 + A2:2017.

APPENDIX 01

Drawings

0 5 10 15 20

Scale in m. 1:500

N

British Legion Site, Wythenshawe

WCHG

Proposed Site Plan
Option Eight

5811-ARC-00-00-DR-A-05

P1 - SB SB

Arcus Consulting LLP
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APPENDIX 02

Site Photographs

Photograph 1
View from the south-east off Woodhouse Lane looking across the site.

Photograph 2
View from Woodhouse Lane across the former British Legion site.

Photograph 3
View across the landscaped northern section of the site.

Photograph 4
View south-west across grassed area.

Photograph 5
View north from car park.

Photograph 6
View south across western car parking area.

Photograph 7
Car park in southern section of the site.

Photograph 8
View north-east from the south-western corner of the car park.

APPENDIX 03

GroundSure Enviro & GeoInsight Report

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

WOODHOUSE LANE, BENCHILL, MANCHESTER, M22 9TF

Order Details

Date: 31/08/2022

Your ref: 10769G_Woodhouse

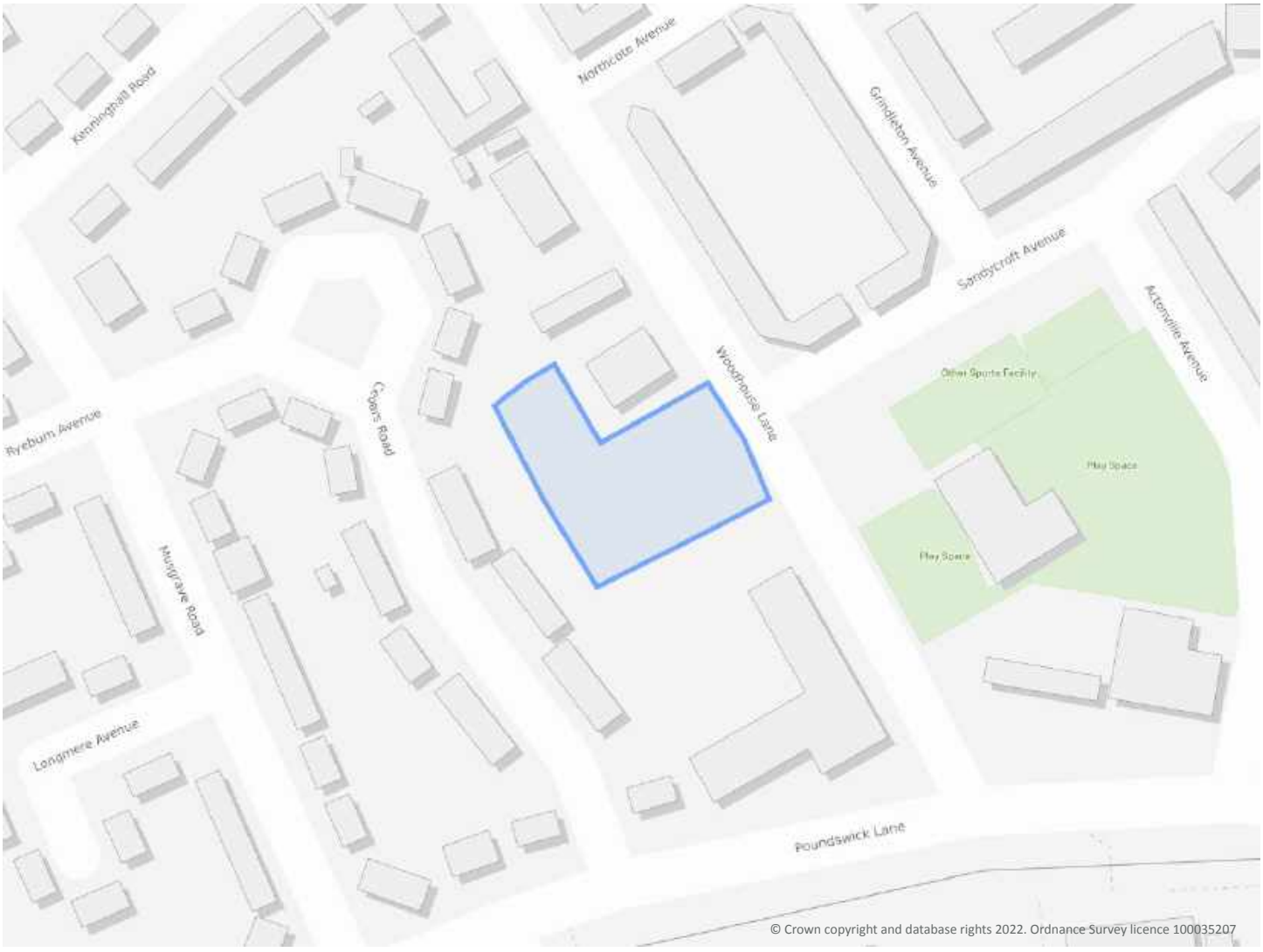
Our Ref: HMD-424-9019400

Site Details

Location: 382799 387374

Area: 0.22 ha

Authority: Manchester City Council



Summary of findings p. 2

OS MasterMap site plan p.13

Aerial image p. 8

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Contact us with any questions at:
info@groundsure.com
08444 159 000

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	7	7	-
15	1.2	Historical tanks	0	0	3	1	-
16	1.3	Historical energy features	0	0	1	5	-
16	1.4	Historical petrol stations	0	0	0	0	-
16	1.5	Historical garages	0	0	0	2	-
17	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
18	2.1	Historical industrial land uses	0	0	12	8	-
19	2.2	Historical tanks	0	0	3	1	-
20	2.3	Historical energy features	0	0	2	6	-
20	2.4	Historical petrol stations	0	0	0	0	-
21	2.5	Historical garages	0	0	0	3	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
22	3.1	Active or recent landfill	0	0	0	0	-
22	3.2	Historical landfill (BGS records)	0	0	0	0	-
23	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
23	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
23	3.5	Historical waste sites	0	0	0	0	-
23	3.6	Licensed waste sites	0	0	0	0	-
23	3.7	Waste exemptions	0	0	0	3	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
25	4.1	Recent industrial land uses	0	0	5	-	-
26	4.2	Current or recent petrol stations	0	0	0	0	-
26	4.3	Electricity cables	0	0	0	0	-
26	4.4	Gas pipelines	0	0	0	0	-
26	4.5	Sites determined as Contaminated Land	0	0	0	0	-

27	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
27	4.7	Regulated explosive sites	0	0	0	0	-
27	4.8	Hazardous substance storage/usage	0	0	0	0	-
27	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
27	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
28	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
28	4.12	Radioactive Substance Authorisations	0	0	0	0	-
28	**4.13**	**Licensed Discharges to controlled waters**	0	0	1	0	-
28	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
29	4.15	Pollutant release to public sewer	0	0	0	0	-
29	4.16	List 1 Dangerous Substances	0	0	0	0	-
29	4.17	List 2 Dangerous Substances	0	0	0	0	-
29	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
29	4.19	Pollution inventory substances	0	0	0	0	-
30	4.20	Pollution inventory waste transfers	0	0	0	0	-
30	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
31	**5.1**	**Superficial aquifer**	Identified (within 500m)				
32	**5.2**	**Bedrock aquifer**	Identified (within 500m)				
33	**5.3**	**Groundwater vulnerability**	Identified (within 50m)				
34	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
34	5.5	Groundwater vulnerability- local information	None (within 0m)				
35	**5.6**	**Groundwater abstractions**	0	0	0	0	2
36	5.7	Surface water abstractions	0	0	0	0	0
36	5.8	Potable abstractions	0	0	0	0	0
37	5.9	Source Protection Zones	0	0	0	0	-
37	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
38	**6.1**	**Water Network (OS MasterMap)**	0	0	1	-	-

39	6.2	Surface water features	0	0	1	-	-
39	6.3	WFD Surface water body catchments	1	-	-	-	-
39	6.4	WFD Surface water bodies	0	0	0	-	-
40	6.5	WFD Groundwater bodies	1	-	-	-	-

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
41	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
41	7.2	Historical Flood Events	0	0	0	-	-
41	7.3	Flood Defences	0	0	0	-	-
42	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
42	7.5	Flood Storage Areas	0	0	0	-	-
43	7.6	Flood Zone 2	None (within 50m)				
43	7.7	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding	
44	8.1	Surface water flooding	1 in 30 year, 0.1m - 0.3m (within 50m)

Page	Section	Groundwater flooding	
46	9.1	Groundwater flooding	Low (within 50m)

Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
47	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
48	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
48	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
48	10.4	Special Protection Areas (SPA)	0	0	0	0	0
48	10.5	National Nature Reserves (NNR)	0	0	0	0	0
49	10.6	Local Nature Reserves (LNR)	0	0	0	0	1
49	10.7	Designated Ancient Woodland	0	0	0	0	2
49	10.8	Biosphere Reserves	0	0	0	0	0
50	10.9	Forest Parks	0	0	0	0	0
50	10.10	Marine Conservation Zones	0	0	0	0	0
50	10.11	Green Belt	0	0	0	0	5
50	10.12	Proposed Ramsar sites	0	0	0	0	0

51	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
51	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
51	10.15	Nitrate Sensitive Areas	0	0	0	0	0
51	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
52	**10.17**	**SSSI Impact Risk Zones**	1	-	-	-	-
53	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
54	11.1	World Heritage Sites	0	0	0	-	-
54	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
54	11.3	National Parks	0	0	0	-	-
54	11.4	Listed Buildings	0	0	0	-	-
55	11.5	Conservation Areas	0	0	0	-	-
55	11.6	Scheduled Ancient Monuments	0	0	0	-	-
55	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
56	**12.1**	**Agricultural Land Classification**	Urban (within 250m)				
57	12.2	Open Access Land	0	0	0	-	-
57	12.3	Tree Felling Licences	0	0	0	-	-
57	12.4	Environmental Stewardship Schemes	0	0	0	-	-
57	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
58	**13.1**	**Priority Habitat Inventory**	0	0	3	-	-
59	13.2	Habitat Networks	0	0	0	-	-
59	13.3	Open Mosaic Habitat	0	0	0	-	-
59	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
60	**14.1**	**10k Availability**	Identified (within 500m)				
61	14.2	Artificial and made ground (10k)	0	0	0	0	-
62	**14.3**	**Superficial geology (10k)**	1	0	0	0	-

63	14.4	Landslip (10k)	0	0	0	0	-
64	**14.5**	**Bedrock geology (10k)**	1	0	0	1	-
65	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
66	**15.1**	**50k Availability**	Identified (within 500m)				
67	15.2	Artificial and made ground (50k)	0	0	0	0	-
67	15.3	Artificial ground permeability (50k)	0	0	-	-	-
68	**15.4**	**Superficial geology (50k)**	1	0	0	0	-
69	**15.5**	**Superficial permeability (50k)**	Identified (within 50m)				
69	15.6	Landslip (50k)	0	0	0	0	-
69	15.7	Landslip permeability (50k)	None (within 50m)				
70	**15.8**	**Bedrock geology (50k)**	1	0	0	1	-
71	**15.9**	**Bedrock permeability (50k)**	Identified (within 50m)				
71	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
72	**16.1**	**BGS Boreholes**	0	0	8	-	-
Page	Section	Natural ground subsidence					
74	**17.1**	**Shrink swell clays**	Very low (within 50m)				
75	**17.2**	**Running sands**	Very low (within 50m)				
76	**17.3**	**Compressible deposits**	Negligible (within 50m)				
77	**17.4**	**Collapsible deposits**	Very low (within 50m)				
78	**17.5**	**Landslides**	Very low (within 50m)				
79	**17.6**	**Ground dissolution of soluble rocks**	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
80	18.1	Natural cavities	0	0	0	0	-
81	18.2	BritPits	0	0	0	0	-
81	**18.3**	**Surface ground workings**	0	0	1	-	-
81	18.4	Underground workings	0	0	0	0	0
81	18.5	Historical Mineral Planning Areas	0	0	0	0	-

82	18.6	Non-coal mining	0	0	0	0	0
82	18.7	Mining cavities	0	0	0	0	0
82	18.8	JPB mining areas	None (within 0m)				
82	18.9	Coal mining	None (within 0m)				
82	18.10	Brine areas	None (within 0m)				
83	18.11	Gypsum areas	None (within 0m)				
83	18.12	Tin mining	None (within 0m)				
83	18.13	Clay mining	None (within 0m)				

Page	Section	Radon	
84	**19.1**	**Radon**	Less than 1% (within 0m)

Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
85	**20.1**	**BGS Estimated Background Soil Chemistry**	1	0	-	-	-
85	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
85	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-

Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
86	21.1	Underground railways (London)	0	0	0	-	-
86	21.2	Underground railways (Non-London)	0	0	0	-	-
87	21.3	Railway tunnels	0	0	0	-	-
87	21.4	Historical railway and tunnel features	0	0	0	-	-
87	21.5	Royal Mail tunnels	0	0	0	-	-
87	21.6	Historical railways	0	0	0	-	-
87	**21.7**	**Railways**	0	0	12	-	-
88	21.8	Crossrail 1	0	0	0	0	-
88	21.9	Crossrail 2	0	0	0	0	-
89	21.10	HS2	0	0	0	0	-

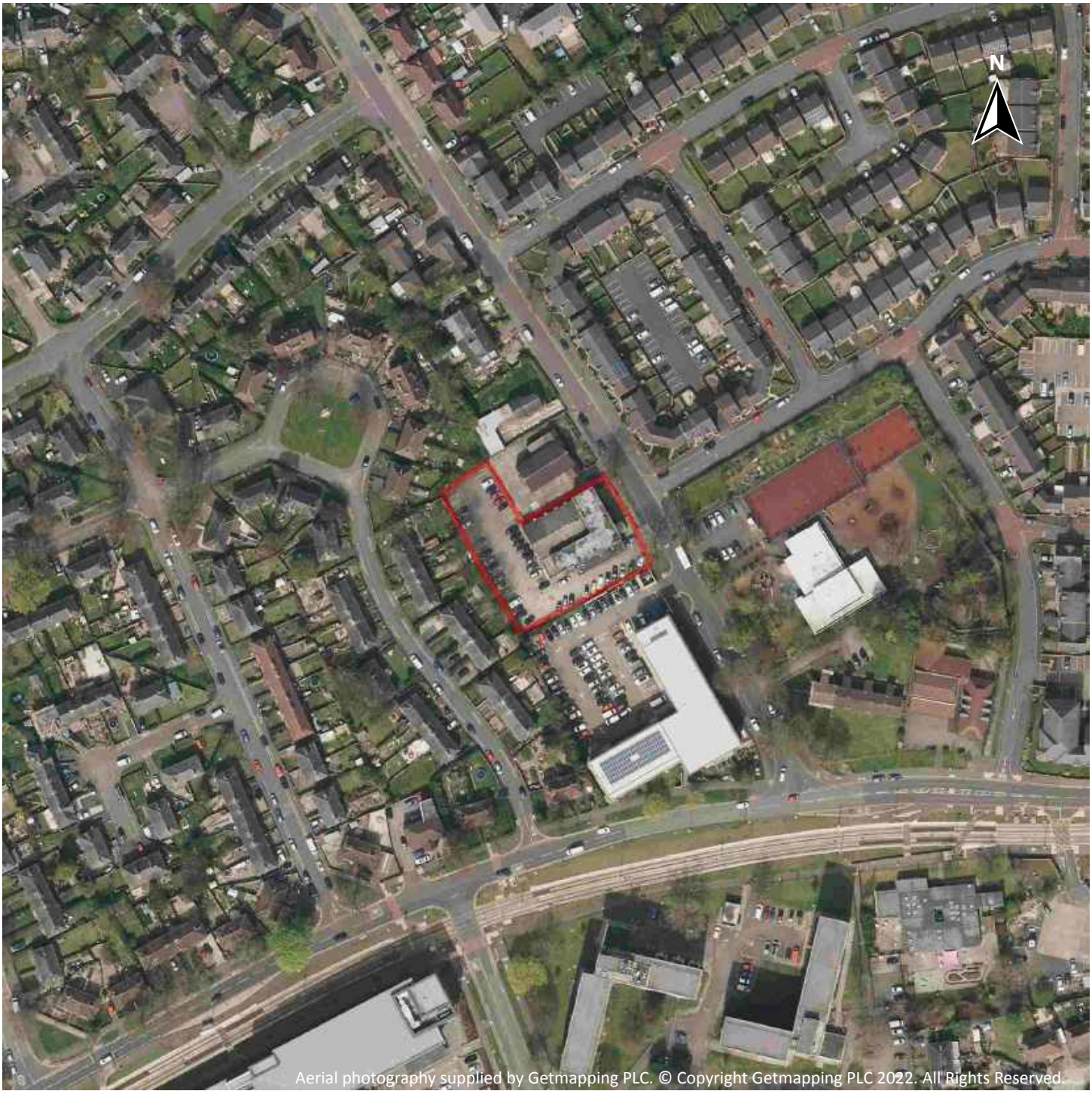
Recent aerial photograph

Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2022. All Rights Reserved.

Capture Date: 22/04/2019

Site Area: 0.22ha

Recent site history - 2016 aerial photograph



Capture Date: 21/04/2016

Site Area: 0.22ha

Recent site history - 2009 aerial photograph

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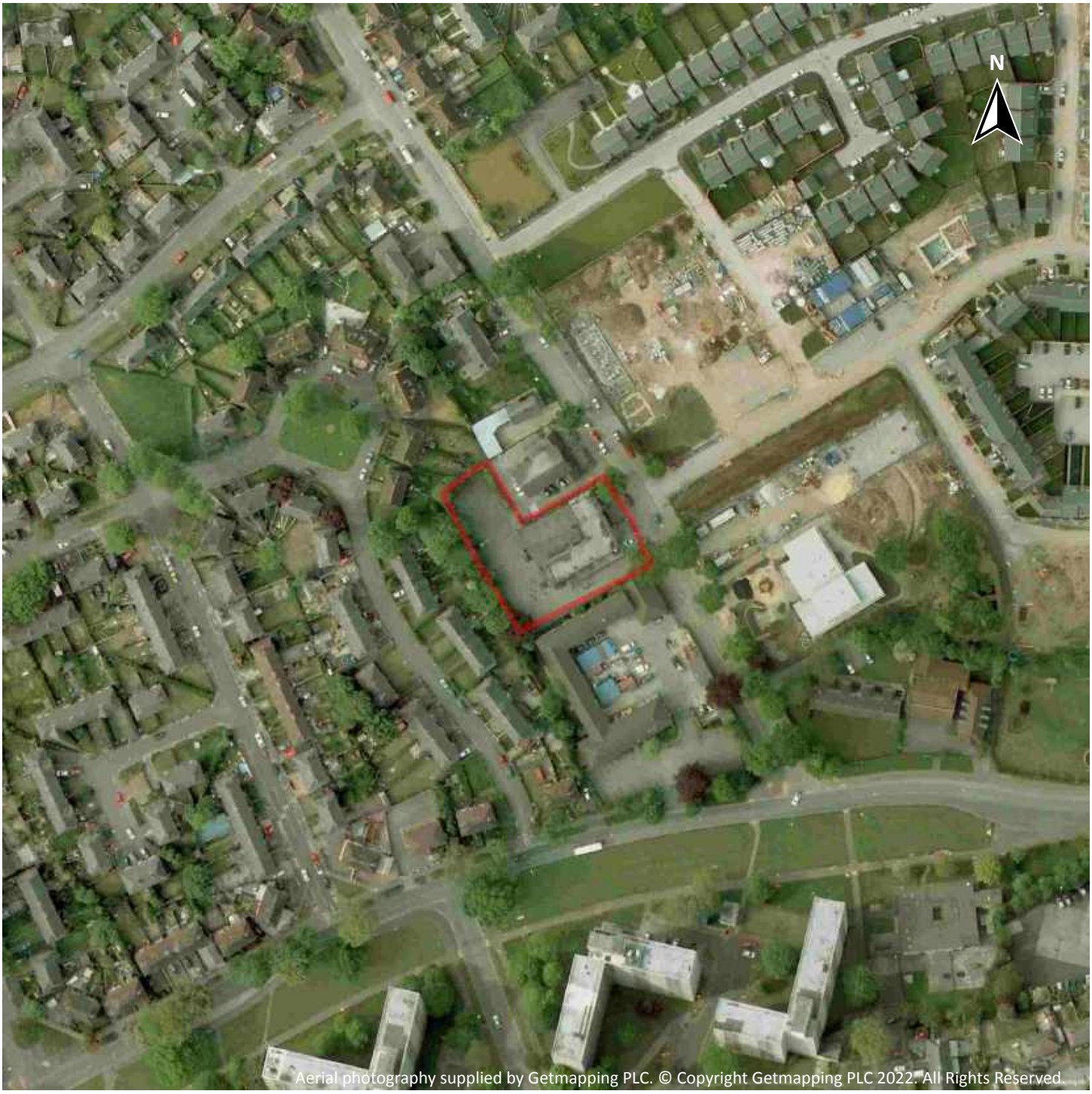
Capture Date: 24/06/2009

Site Area: 0.22ha

Recent site history - 2005 aerial photograph



Capture Date: 15/05/2005

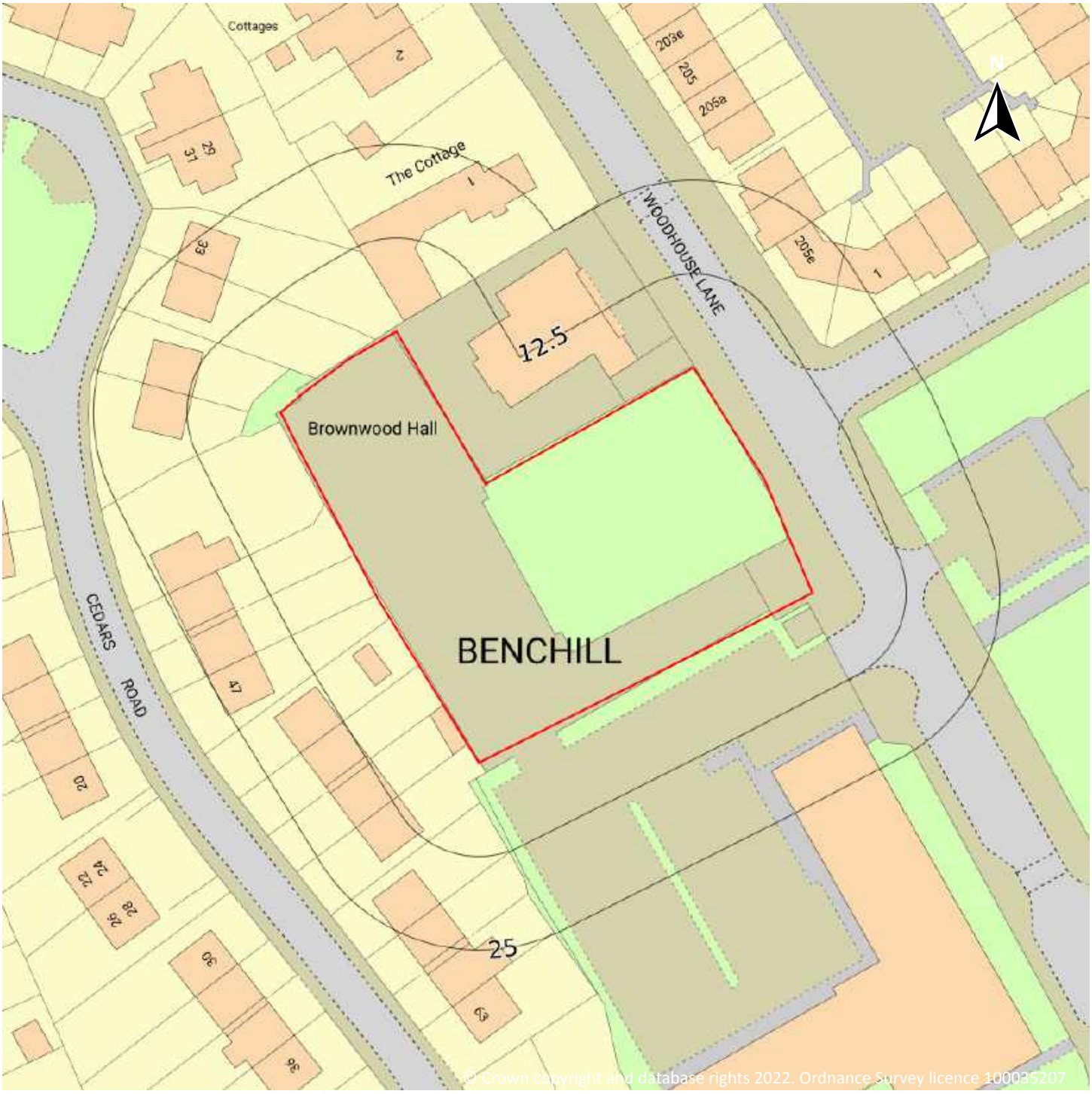
Site Area: 0.22ha

Recent site history - 2000 aerial photograph

Capture Date: 27/06/2000

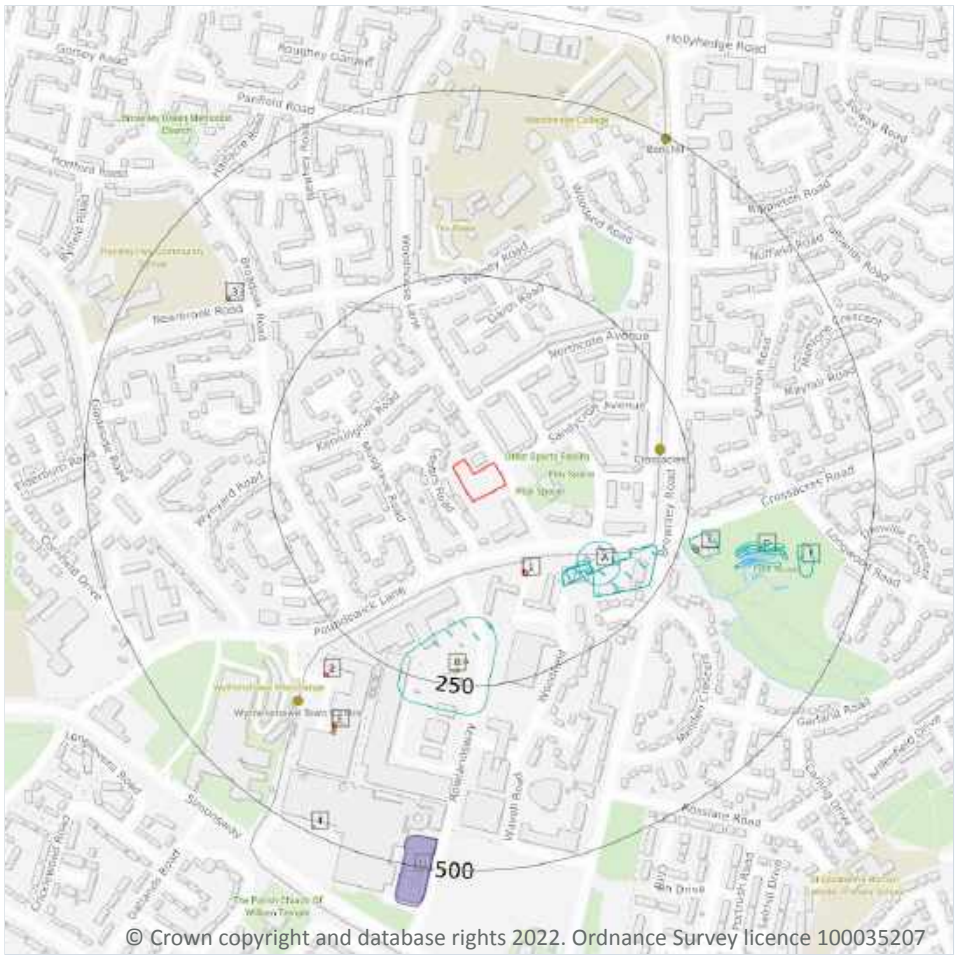
Site Area: 0.22ha

OS MasterMap site plan



Site Area: 0.22ha

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	14

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	135m SE	Smithy	1897 - 1907	921877

ID	Location	Land use	Dates present	Group ID
A	141m SE	Smithy	1938	874605
A	141m SE	Smithy	1907	928001
A	142m SE	Smithy	1954	971490
B	156m S	Bus Station	1989 - 1995	886146
A	167m SE	Fire Station	1989 - 1995	882883
A	167m SE	Fire Station	1967 - 1975	976517
C	259m E	Pump House	1989	843850
D	325m E	Unspecified Ground Workings	1967	848939
D	325m E	Unspecified Ground Workings	1989	915368
D	328m E	Unspecified Ground Workings	1975	957221
D	330m E	Unspecified Ground Workings	1995	800692
F	404m E	Unspecified Pit	1967 - 1975	948270
F	404m E	Unspecified Pit	1989	978564

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**4**

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
B	215m S	Unspecified Tank	1982	114885
B	227m S	Unspecified Tank	1982	114886
B	240m S	Unspecified Tank	1982	114882
4	489m SW	Unspecified Tank	1978	114878

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
1	114m SE	Electricity Substation	1982 - 1992	81130
C	268m E	Electricity Substation	1992	61810
2	304m SW	Electricity Substation	1982 - 1992	73113
E	352m SW	Electricity Substation	1982	61813
E	359m SW	Electricity Substation	1992	61812
3	378m NW	Electricity Substation	1985	61857

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	2

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
G	458m S	Garage	1978 - 1982	26101
G	459m S	Garage	1992	21748

This data is sourced from Ordnance Survey / Groundsure.

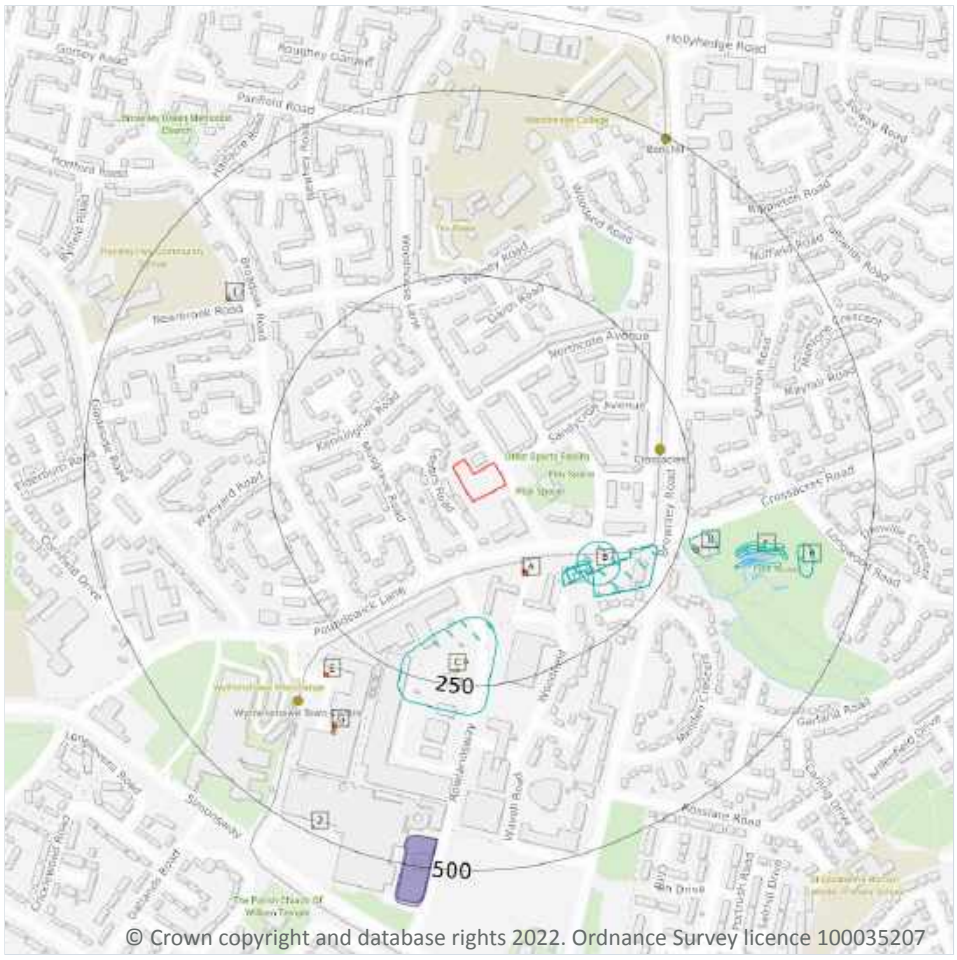
1.6 Historical military land

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	20

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 18**

ID	Location	Land Use	Date	Group ID
B	135m SE	Smithy	1897	921877
B	135m SE	Smithy	1907	921877
B	141m SE	Smithy	1938	874605

ID	Location	Land Use	Date	Group ID
B	141m SE	Smithy	1907	928001
B	141m SE	Smithy	1907	928001
B	142m SE	Smithy	1954	971490
C	156m S	Bus Station	1995	886146
C	156m S	Bus Station	1989	886146
B	167m SE	Fire Station	1995	882883
B	167m SE	Fire Station	1967	976517
B	167m SE	Fire Station	1975	976517
B	167m SE	Fire Station	1989	882883
D	259m E	Pump House	1989	843850
F	325m E	Unspecified Ground Workings	1967	848939
F	325m E	Unspecified Ground Workings	1989	915368
F	328m E	Unspecified Ground Workings	1975	957221
F	330m E	Unspecified Ground Workings	1995	800692
H	404m E	Unspecified Pit	1967	948270
H	404m E	Unspecified Pit	1975	948270
H	404m E	Unspecified Pit	1989	978564

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**4**

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 18**

ID	Location	Land Use	Date	Group ID
C	215m S	Unspecified Tank	1982	114885
C	227m S	Unspecified Tank	1982	114886
C	240m S	Unspecified Tank	1982	114882

ID	Location	Land Use	Date	Group ID
2	489m SW	Unspecified Tank	1978	114878

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**8**

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 18**

ID	Location	Land Use	Date	Group ID
A	114m SE	Electricity Substation	1982	81130
A	115m SE	Electricity Substation	1992	81130
D	268m E	Electricity Substation	1992	61810
E	304m SW	Electricity Substation	1992	73113
E	304m SW	Electricity Substation	1982	73113
G	352m SW	Electricity Substation	1982	61813
G	359m SW	Electricity Substation	1992	61812
1	378m NW	Electricity Substation	1985	61857

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	**3**

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 18**

ID	Location	Land Use	Date	Group ID
I	458m S	Garage	1978	26101
I	459m S	Garage	1992	21748
I	459m S	Garage	1982	26101

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill

Site Outline

Search buffers in metres (m)

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	0

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.

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m	0

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

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

3.7 Waste exemptions

Records within 500m	3

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 22**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	495m W	Willmott Dixon, Off Laybrook Road, Wythenshawe, M22 9QT	WEX138248	Treating waste exemption	Not on a farm	Aerobic composting and associated prior treatment
A	495m W	Willmott Dixon, Off Laybrook Road, Wythenshawe, M22 9QT	WEX138248	Using waste exemption	Not on a farm	Spreading waste on non-agricultural land to confer benefit
A	495m W	Former Playing Fields Off, Leybrook Road, Wythenshawe, m22 9qt	WEX136422	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

Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m	5

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 25**

ID	Location	Company	Address	Activity	Category
1	110m SE	Electricity Sub Station	Greater Manchester, M22	Electrical Features	Infrastructure and Facilities
3	166m S	Electricity Sub Station	Greater Manchester, M22	Electrical Features	Infrastructure and Facilities
4	175m NE	Electricity Sub Station	Greater Manchester, M22	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
5	216m SE	Wythenshawe Fire Station	Wythenshawe Fire Station, Brownley Road, Manchester, Greater Manchester, M22 5FG	Fire Brigade Stations	Central and Local Government
6	216m E	Crossacres (Manchester Metrolink)	Greater Manchester, M22	Tram, Metro and Light Railway Stations and Stops	Public Transport, Stations and Infrastructure

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

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	0

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.

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	1

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

Features are displayed on the Current industrial land use map on **page 25**

ID	Location	Address	Details	
2	112m NW	MCC COACH PARK SWO, DAWSON STREET/RIVER MEDLOCK, WATER STREET, GREATER MANCHESTER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 016991245 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/04/1993 Revocation Date: 16/04/1993

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	0

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

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.

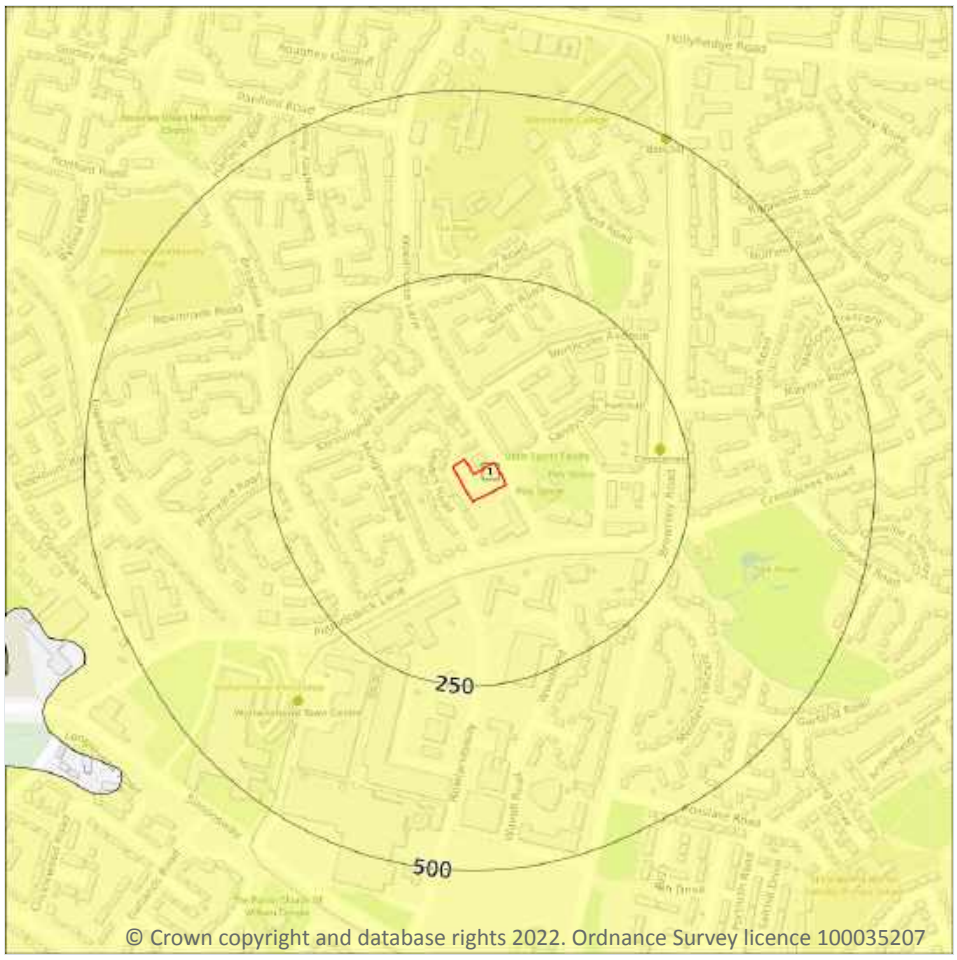
4.21 Pollution inventory radioactive waste

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	1

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 31**

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**

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	1

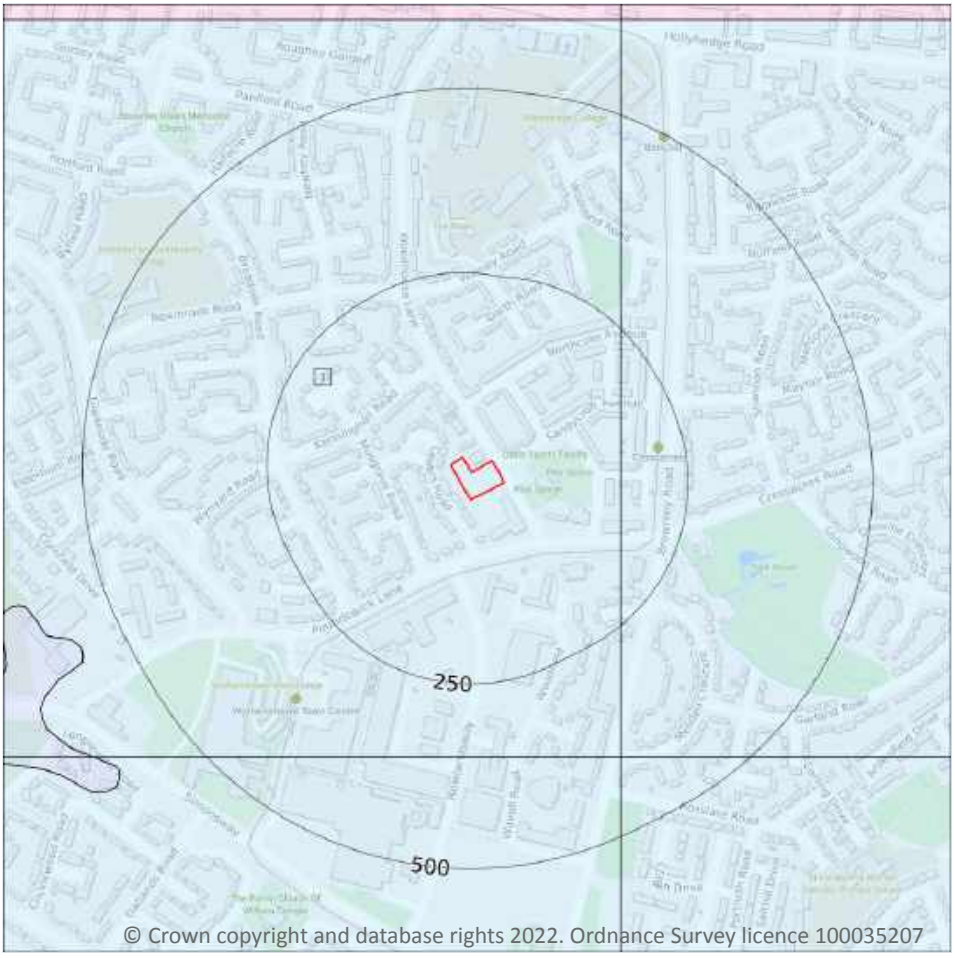
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 32**

ID	Location	Designation	Description
1	On site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeablehorizons and weathering. These are generally the water-bearing parts of the former non-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 33**

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: <3m Patchiness value: >90% Recharge potential: Low**	**Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures**

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.

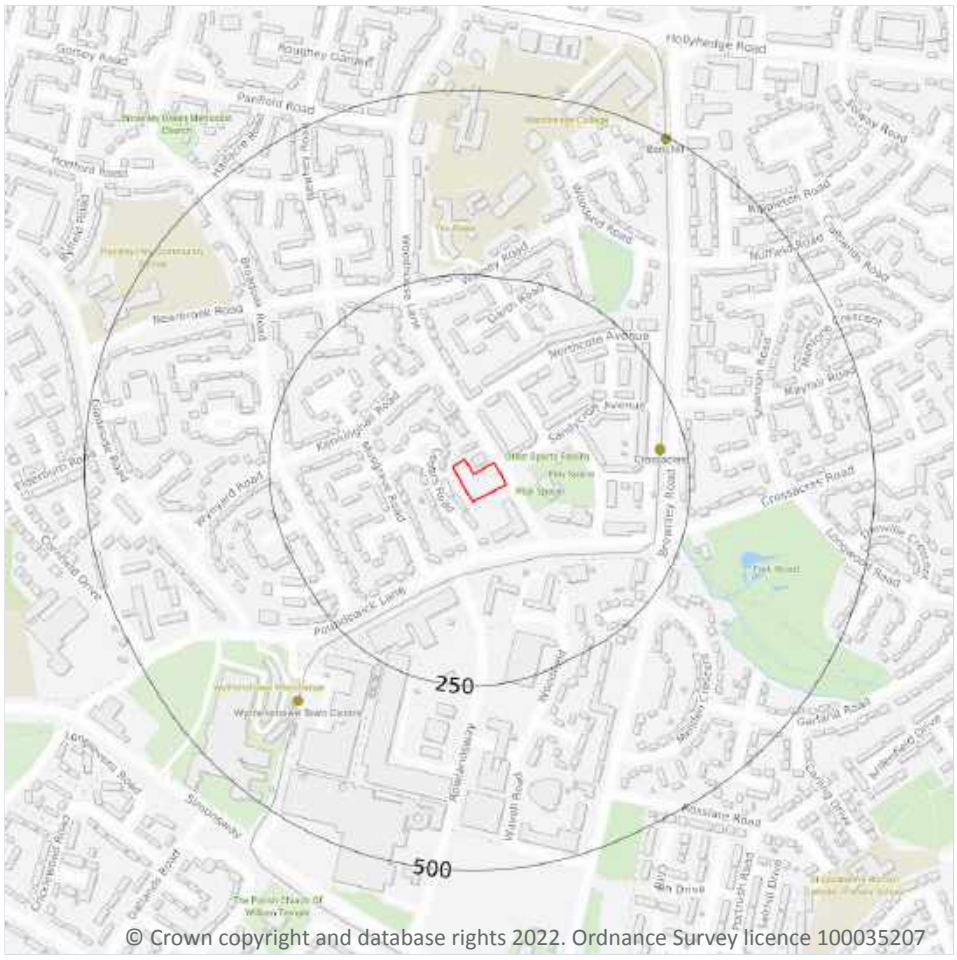
5.5 Groundwater vulnerability- local information

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	2

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 35**

ID	Location	Details	
-	1655m NE	Status: Historical Licence No: 2569014037 Details: Laundry Use Direct Source: Ground Water - North West Region Point: "UNDERGROUND STRATA: BOREHOLE AT SHARSTON, MANCHESTER" Data Type: Point Name: MR KHALID SALEEM Easting: 383610 Northing: 388860	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 15/11/2002 Expiry Date: 31-Mar-18 Issue No: 1 Version Start Date: 15/11/2002 Version End Date: -
-	1655m NE	Status: Historical Licence No: 2569014037 Details: Laundry Use Direct Source: Ground Water - North West Region Point: UNDERGROUND STRATA: BOREHOLE AT SHARSTON, MANCHESTER Data Type: Point Name: MR KHALID SALEEM Easting: 383610 Northing: 388860	Annual Volume (m^3): 20975 Max Daily Volume (m^3): 80.67 Original Application No: - Original Start Date: 15/11/2002 Expiry Date: 31/03/2018 Issue No: 1 Version Start Date: 15/11/2002 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	**1**

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 38**

ID	Location	Type of water feature	Ground level	Permanence	Name
1	249m E	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	1

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 38**

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 38**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	**On site**	**River**	**Sinderland Brook (Fairywell Bk and Baguley Bk)**	**GB112069061270**	**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 38**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	832m W	River	Sinderland Brook (Fairywell Bk and Baguley Bk)	GB112069061270	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 38**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	**On site**	**Weaver and Dane Quaternary Sand and Gravel Aquifers**	**GB41202G991700**	**Poor**	**Poor**	**Good**	**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.

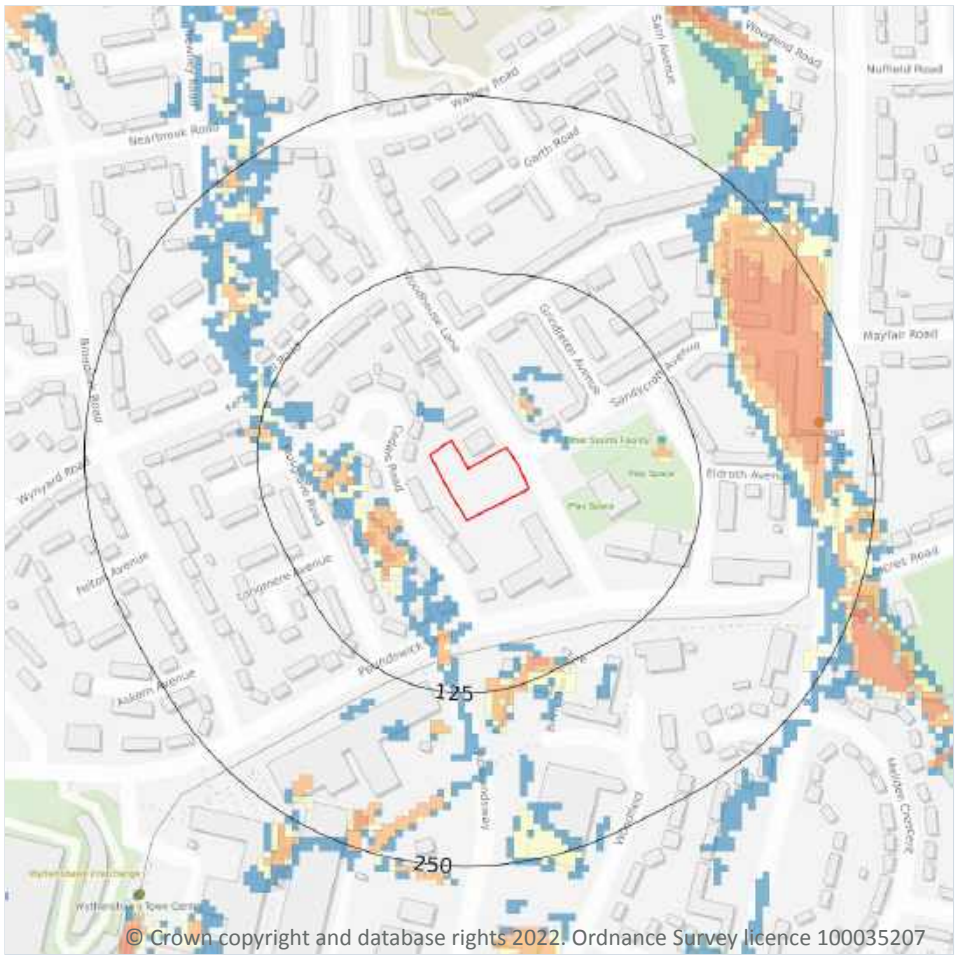
7.7 Flood Zone 3

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, 0.1m - 0.3m**

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 44**

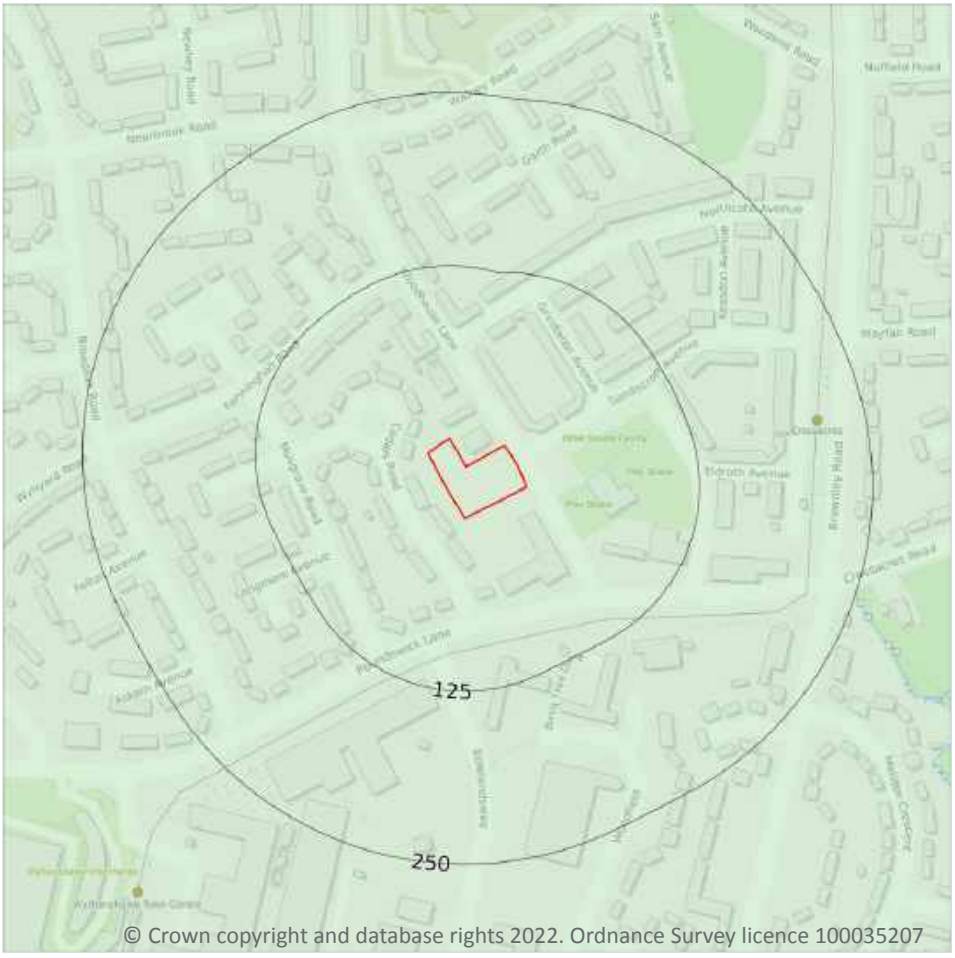
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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	**Low**

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 46**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations

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Site Outline

Search buffers in metres (m)

Local Nature Reserves (LNR)

Designated Ancient Woodland

Green Belt

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 47**

ID	Location	Name	Data source
-	1860m NE	Gatley Carrs	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m	2

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.

Features are displayed on the Environmental designations map on **page 47**

ID	Location	Name	Woodland Type
-	1681m NW	Black Carr Wood	Ancient & Semi-Natural Woodland
-	1829m N	Round's Wood	Ancient & Semi-Natural Woodland

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	5

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

Features are displayed on the Environmental designations map on **page 47**

ID	Location	Name	Local Authority name
1	953m E	Merseyside and Greater Manchester	Manchester
2	1088m E	Merseyside and Greater Manchester	Stockport
-	1705m SW	Merseyside and Greater Manchester	Manchester
-	1833m NE	Merseyside and Greater Manchester	Stockport
-	1844m N	Merseyside and Greater Manchester	Manchester

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.

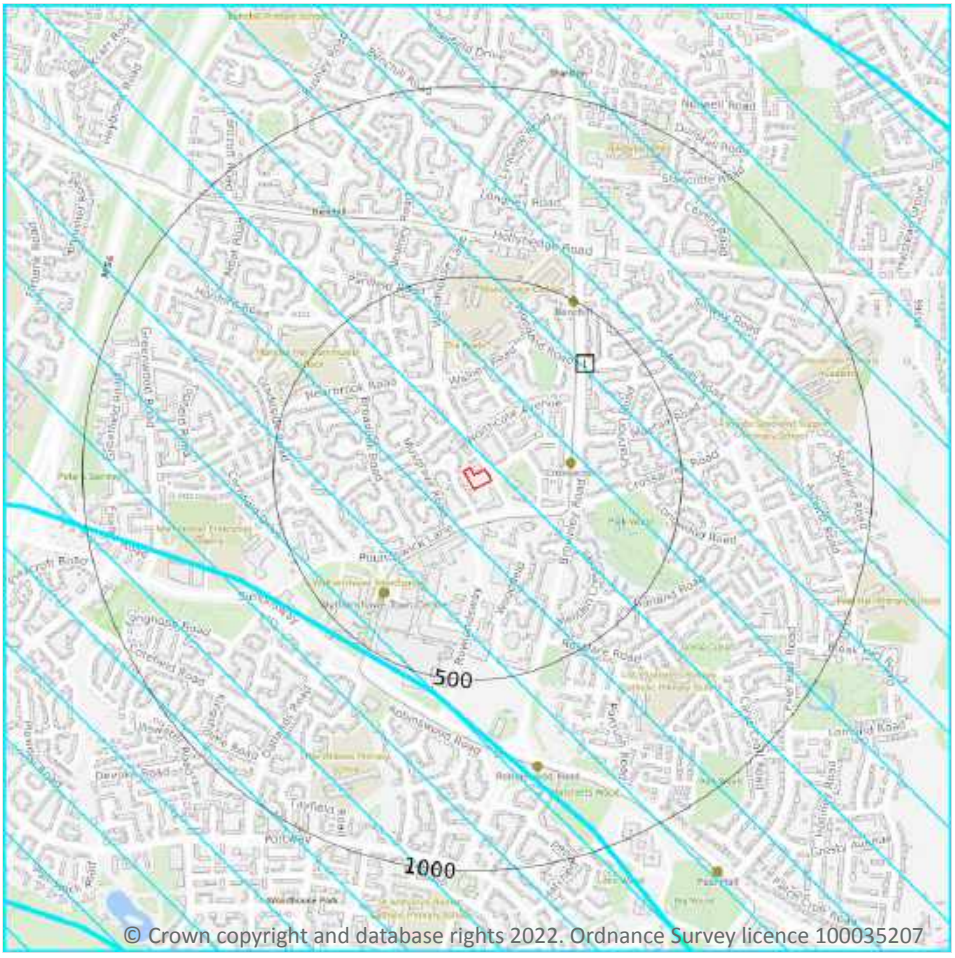
10.16 Nitrate Vulnerable Zones

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 52**

ID	Location	Type of developments requiring consultation
1	**On site**	**Infrastructure - Airports, helipads and other aviation proposals.** **Minerals, Oil and Gas - Oil & gas exploration/extraction.** **Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t.** **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	1

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

Features are displayed on the Agricultural designations map on **page 56**

ID	Location	Classification	Description
1	**On site**	**Urban**	-

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

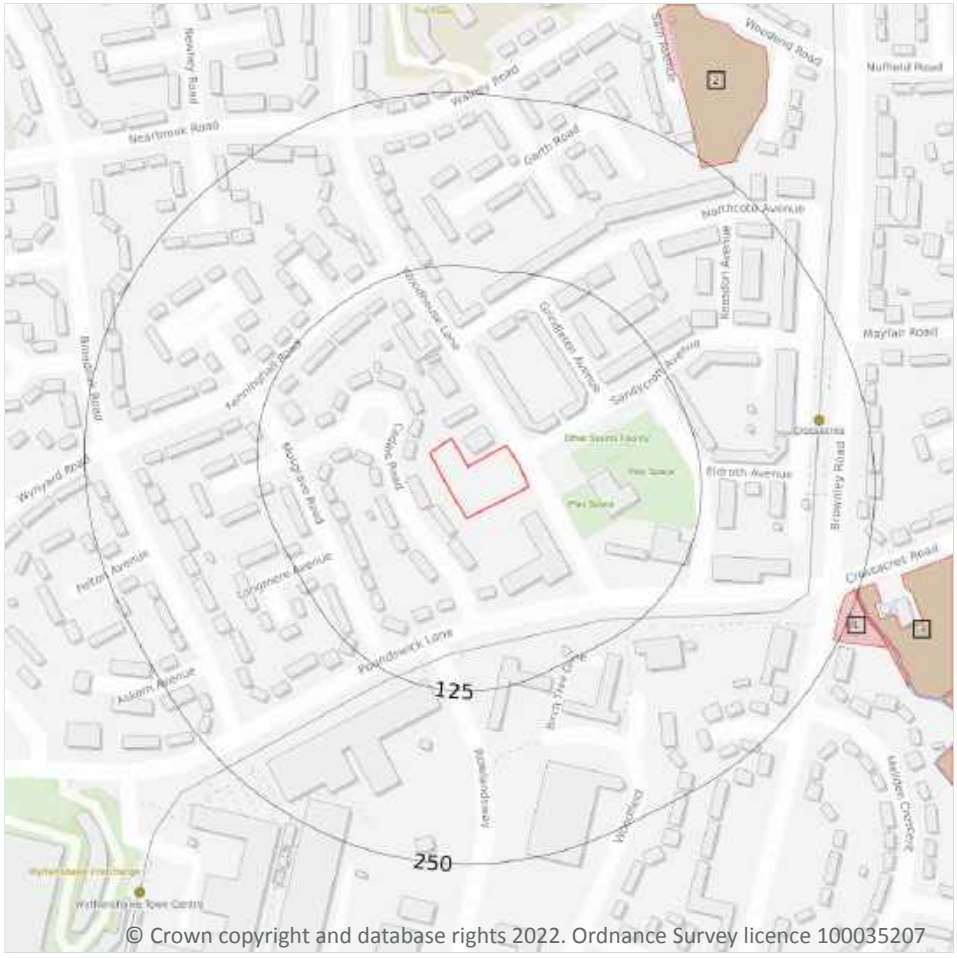
12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations



Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

Habitat Networks

Primary Habitat
Restorable Habitat
Associated Habitats
Habitat Restoration-Creation
Network Enhancement Zone 1
Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m	3

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

Features are displayed on the Habitat designations map on **page 58**

ID	Location	Main Habitat	Other habitats
1	242m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	245m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	247m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

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

Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 60**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**No coverage**	**Full**	**Full**	**No coverage**	**SJ88NW**

This data is sourced from the British Geological Survey.

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

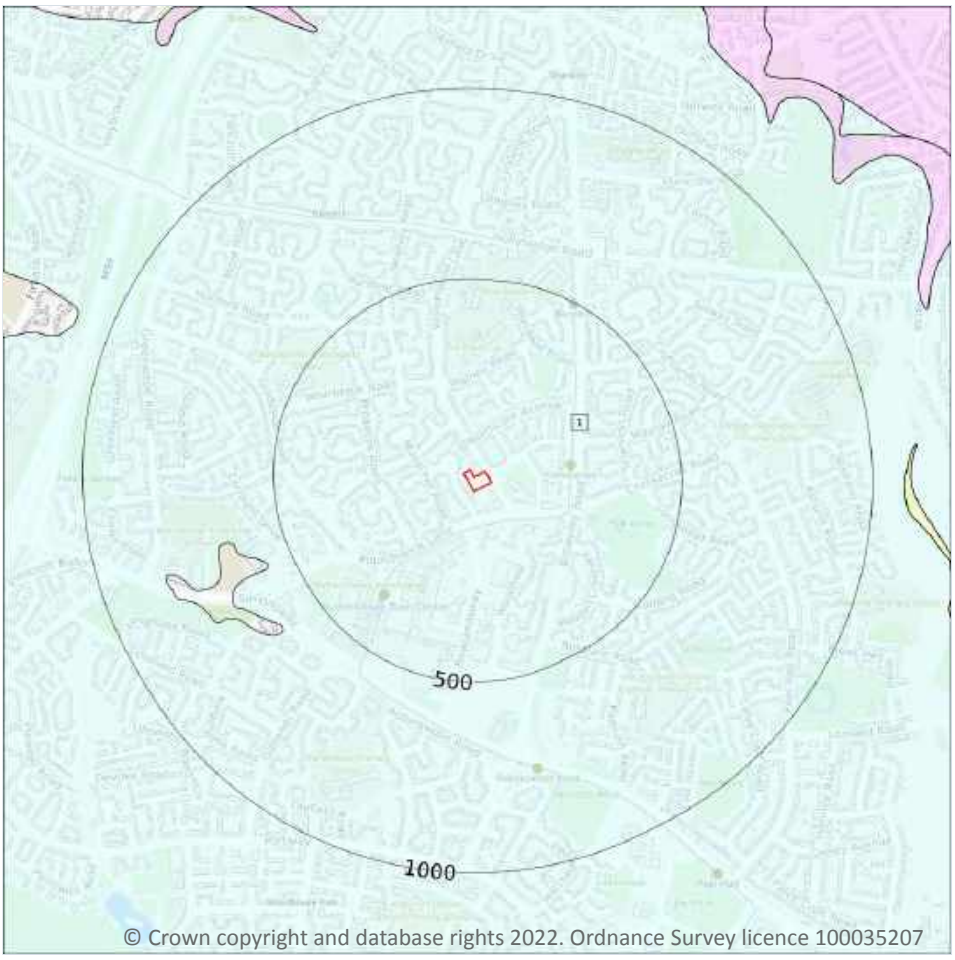
14.2 Artificial and made ground (10k)

Records within 500m	0

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.

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m	1

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 62**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**Till, Devensian - Diamicton**	**Diamicton**

This data is sourced from the British Geological Survey.

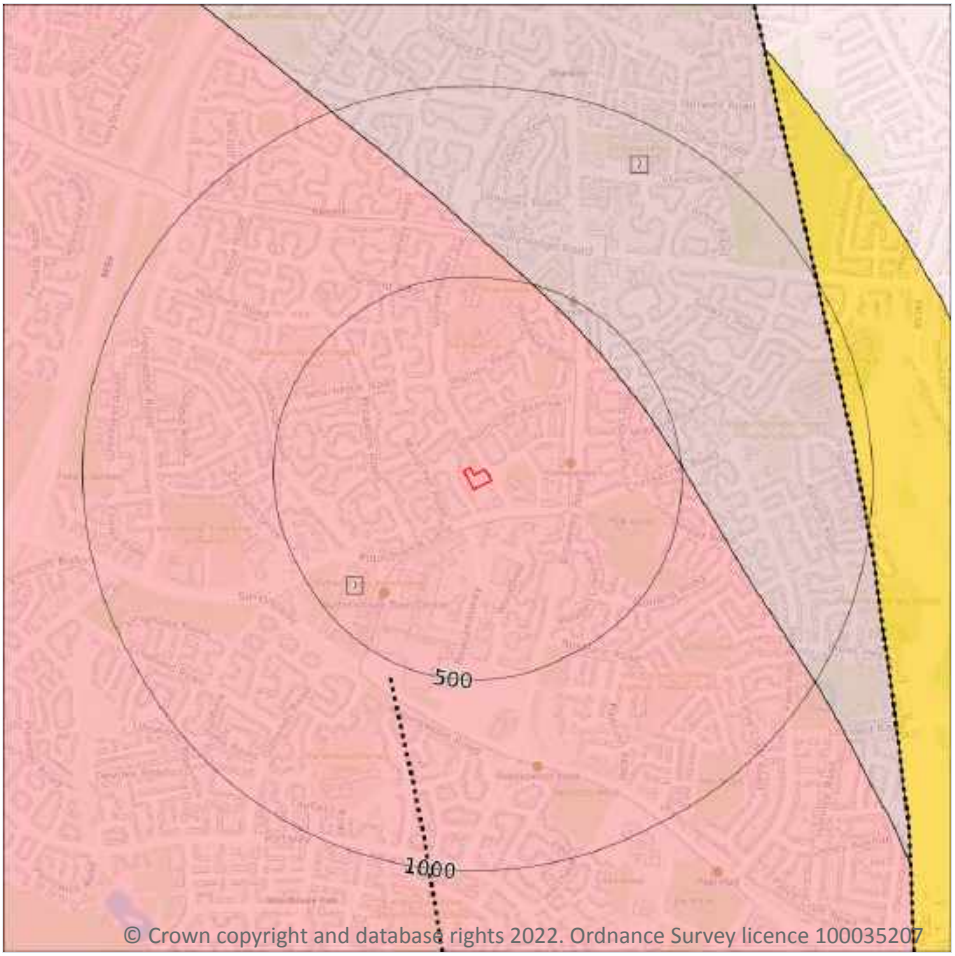
14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m **2**

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 64**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**BOM-MDST**	**Bollin Mudstone Member - Mudstone**	**Anisian Age**
2	426m NE	TPSF-SISD	Tarporley Siltstone Formation - Siltstone And Sandstone	Anisian Age - Olenekian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

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.

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability

Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 66**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**No coverage**	**Full**	**Full**	**Full**	**EW098_stockport_v4**

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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.

This data is sourced from the British Geological Survey.

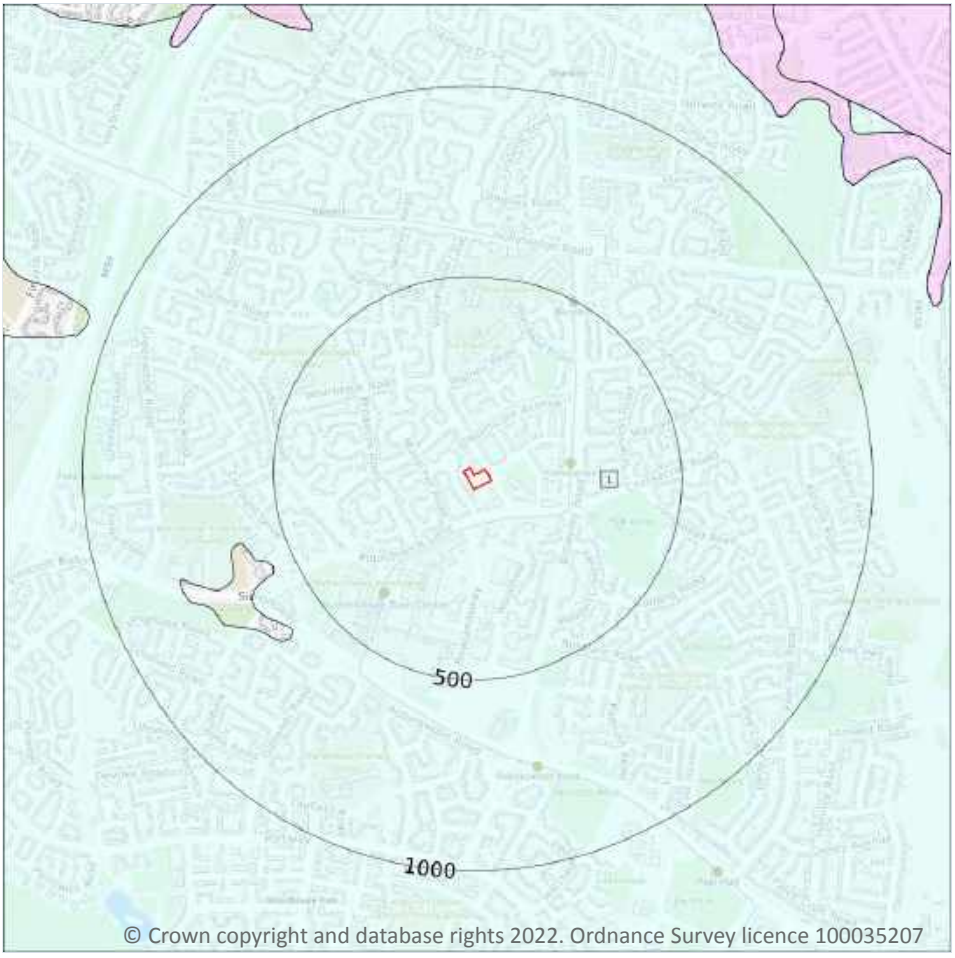
15.3 Artificial ground permeability (50k)

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



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 **1**

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 68**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**TILL, DEVENSIAN**	**DIAMICTON**

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.

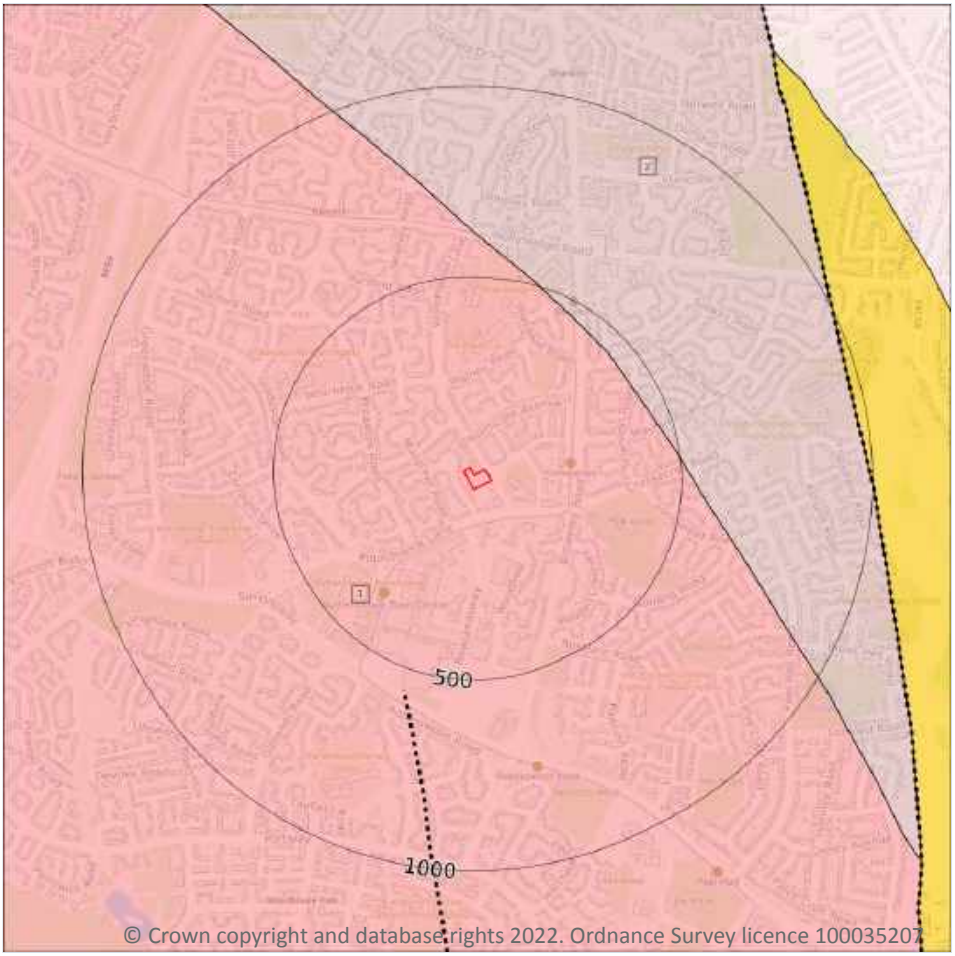
15.7 Landslip permeability (50k)

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 **2**

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 70**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**BOM-MDST**	**BOLLIN MUDSTONE MEMBER - MUDSTONE**	**ANISIAN**
2	440m NE	TPSF-SIMS	TARPORLEY SILTSTONE FORMATION - SILTSTONE, MUDSTONE AND 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	**Fracture**	**Low**	**Low**

This data is sourced from the British Geological Survey.

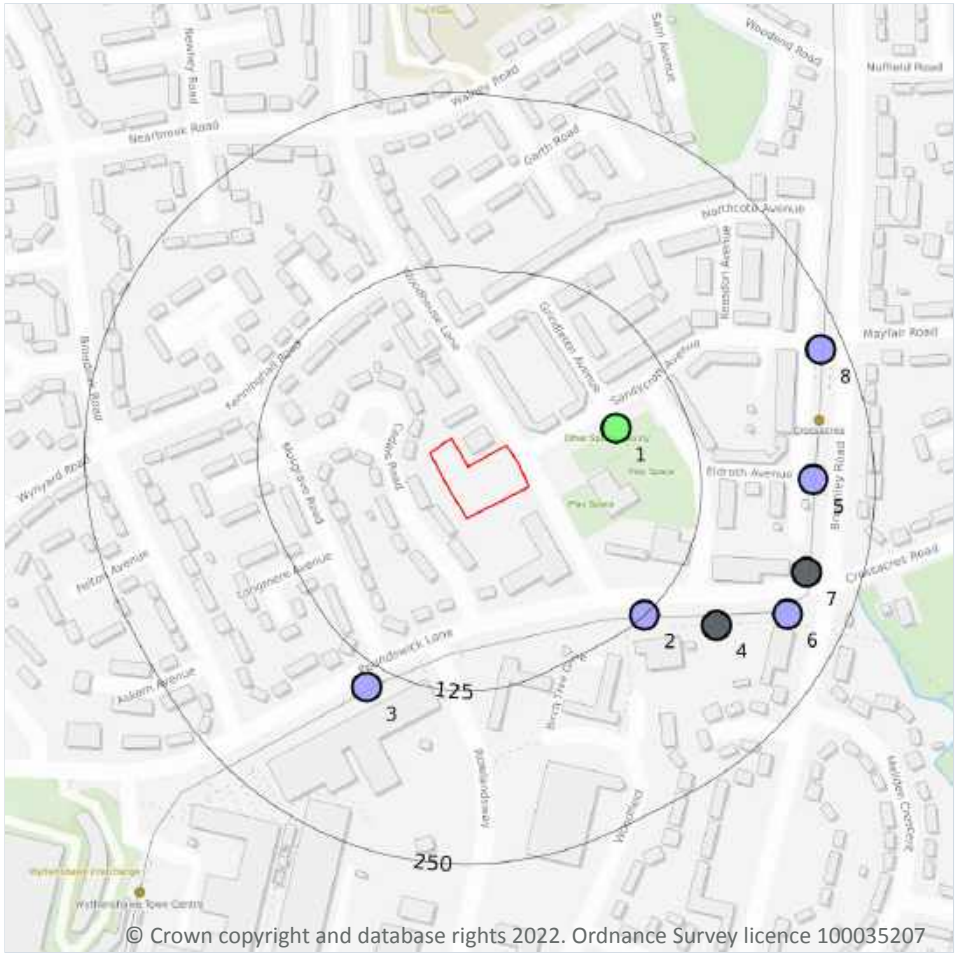
15.10 Bedrock faults and other linear features (50k)

Records within 500m	0

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.

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	8

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.

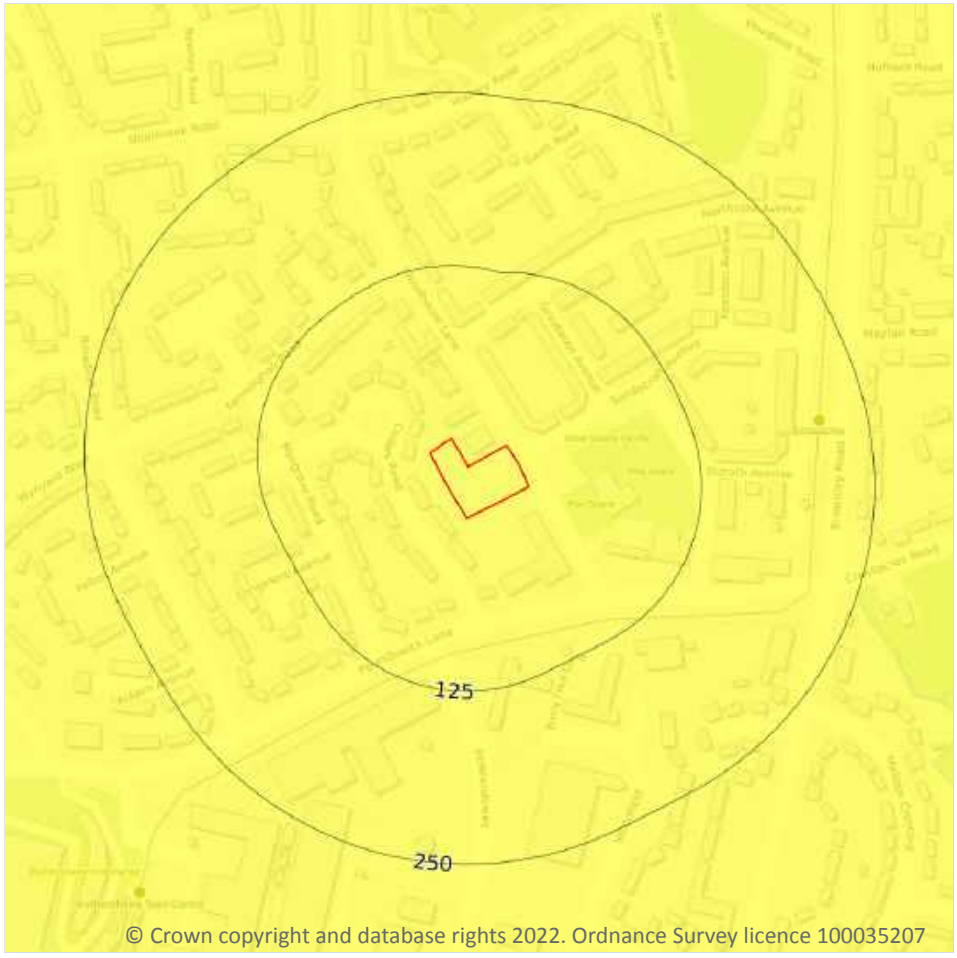
Features are displayed on the Boreholes map on **page 72**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	74m NE	382904 387414	M/C CORPORATION 4	10.67	N	914653
2	125m SE	382925 387279	MANCHESTER METROLINK PHASE 3B - AIRPORT EXTENSION TP98_AIR	3.0	N	19335951

ID	Location	Grid reference	Name	Length	Confidential	Web link
3	142m SW	382724 387227	MANCHESTER METROLINK PHASE 3B - AIRPORT EXTENSION TP99_AIR	3.3	N	19335952
4	169m SE	382977 387272	Metrolink 3B - Nonaccelerated Airport BH9203A	-	Y	N/A
5	206m E	383047 387377	MANCHESTER METROLINK PHASE 3B - AIRPORT EXTENSION WSTP96_AIR	1.85	N	19335911
6	208m SE	383028 387280	MANCHESTER METROLINK PHASE 3B - AIRPORT EXTENSION WSTP97_AIR	3.45	N	19335912
7	210m E	383042 387310	Metrolink 3B - Nonaccelerated Airport BH0204	-	Y	N/A
8	233m NE	383052 387471	MANCHESTER METROLINK PHASE 3B - AIRPORT EXTENSION WS40_AIR	3.53	N	19335127

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

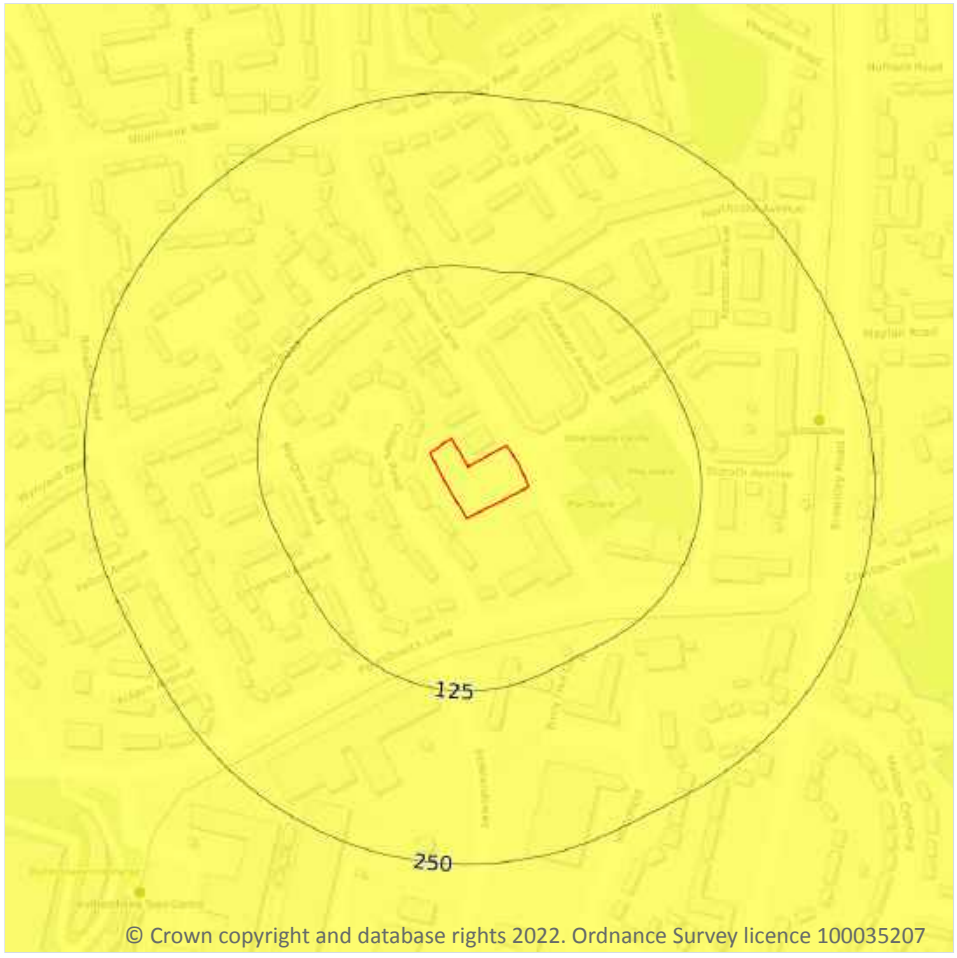
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 74**

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

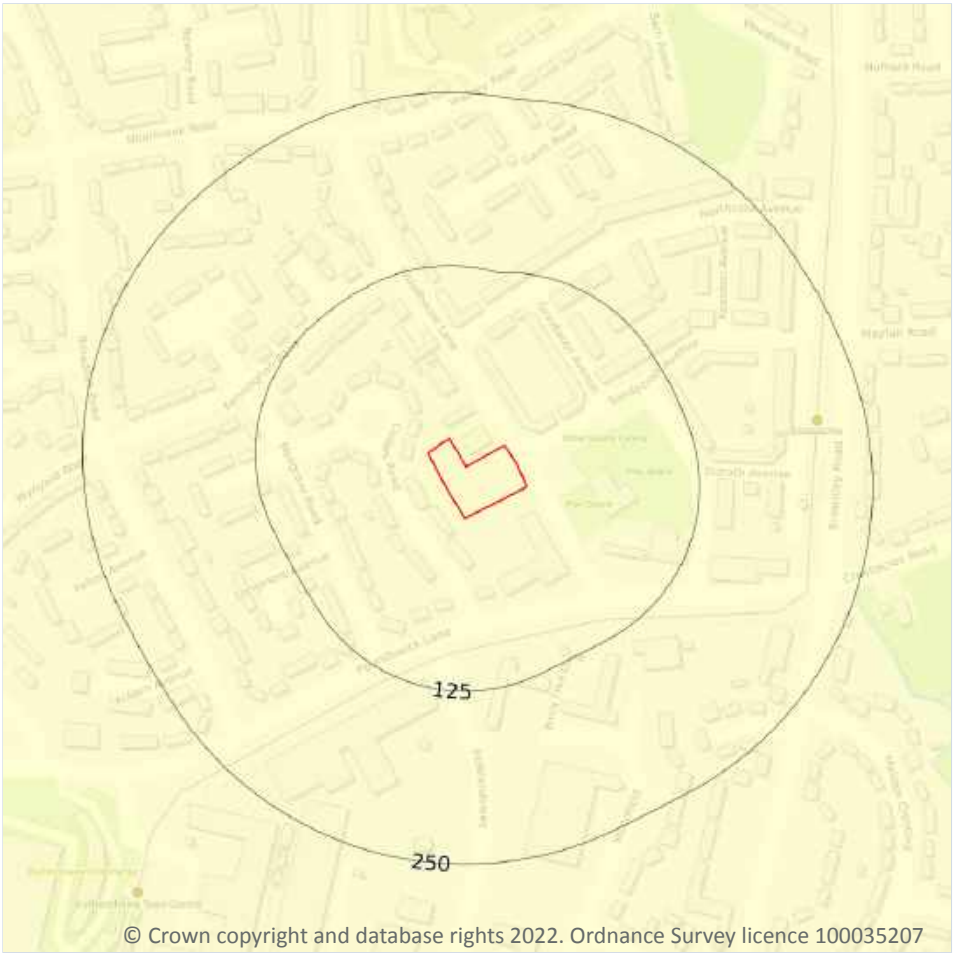
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 75**

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

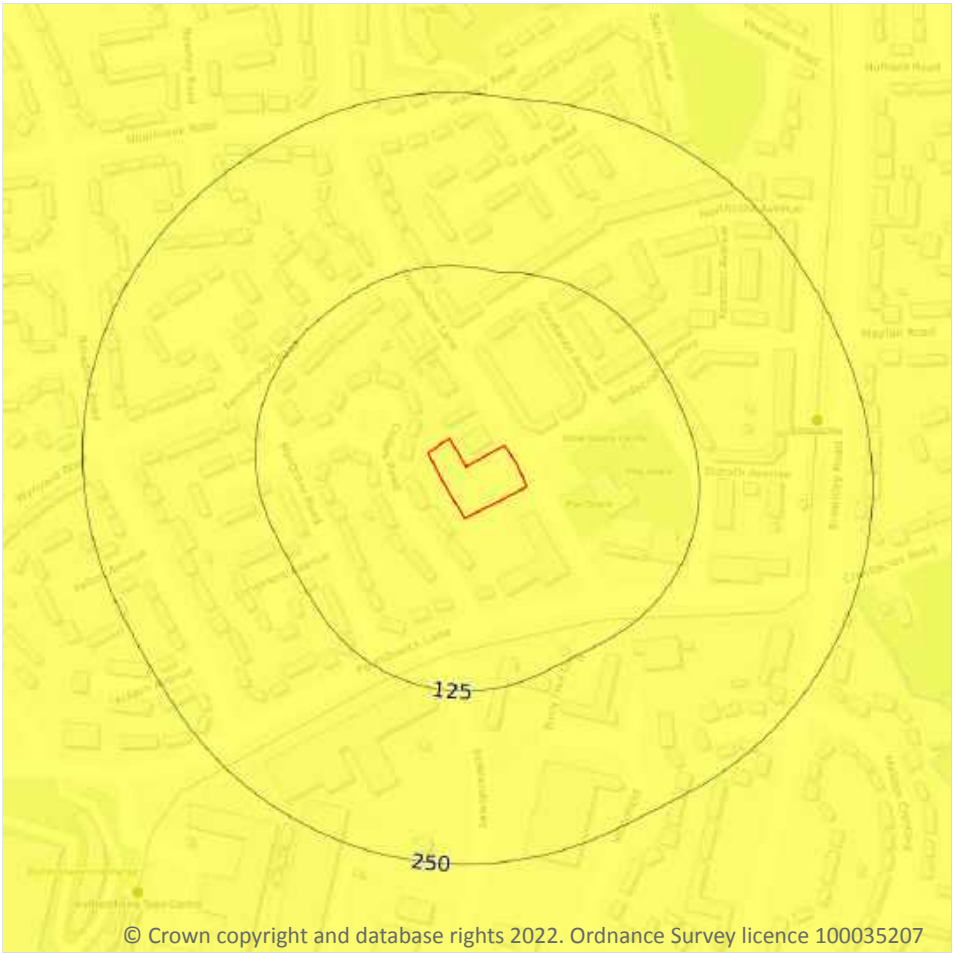
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 76**

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

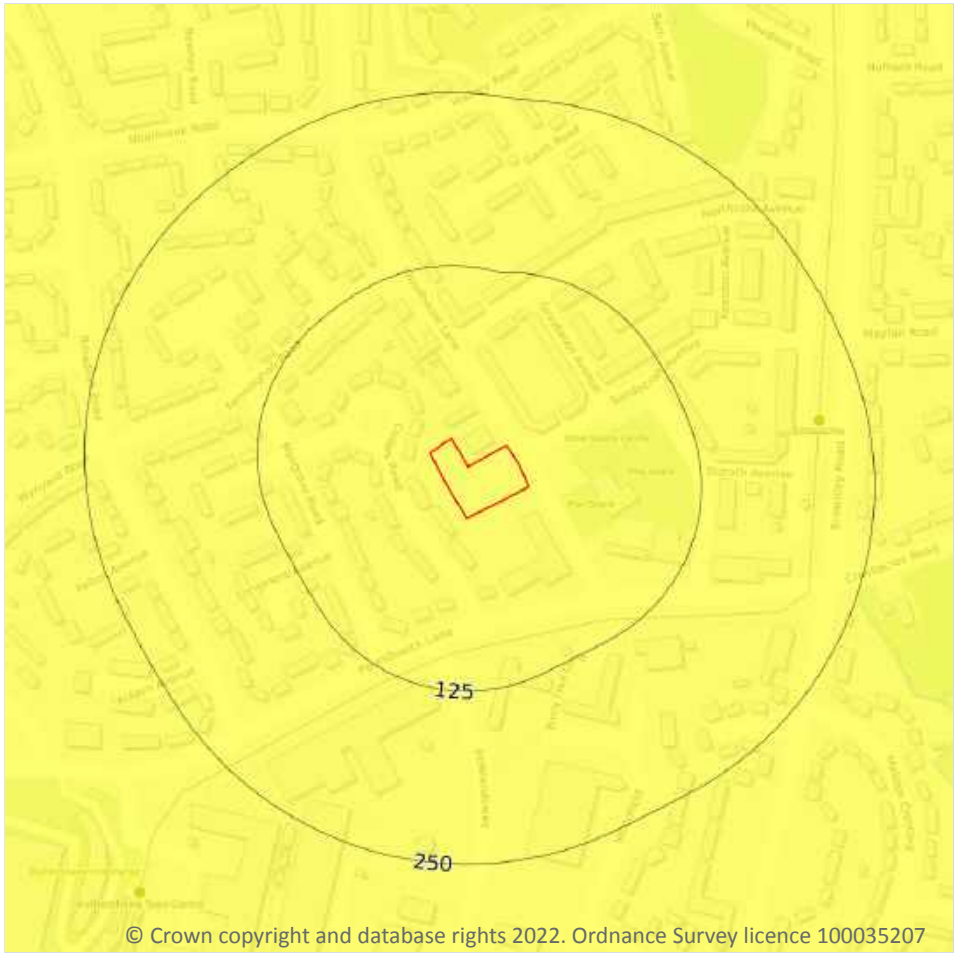
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 77**

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

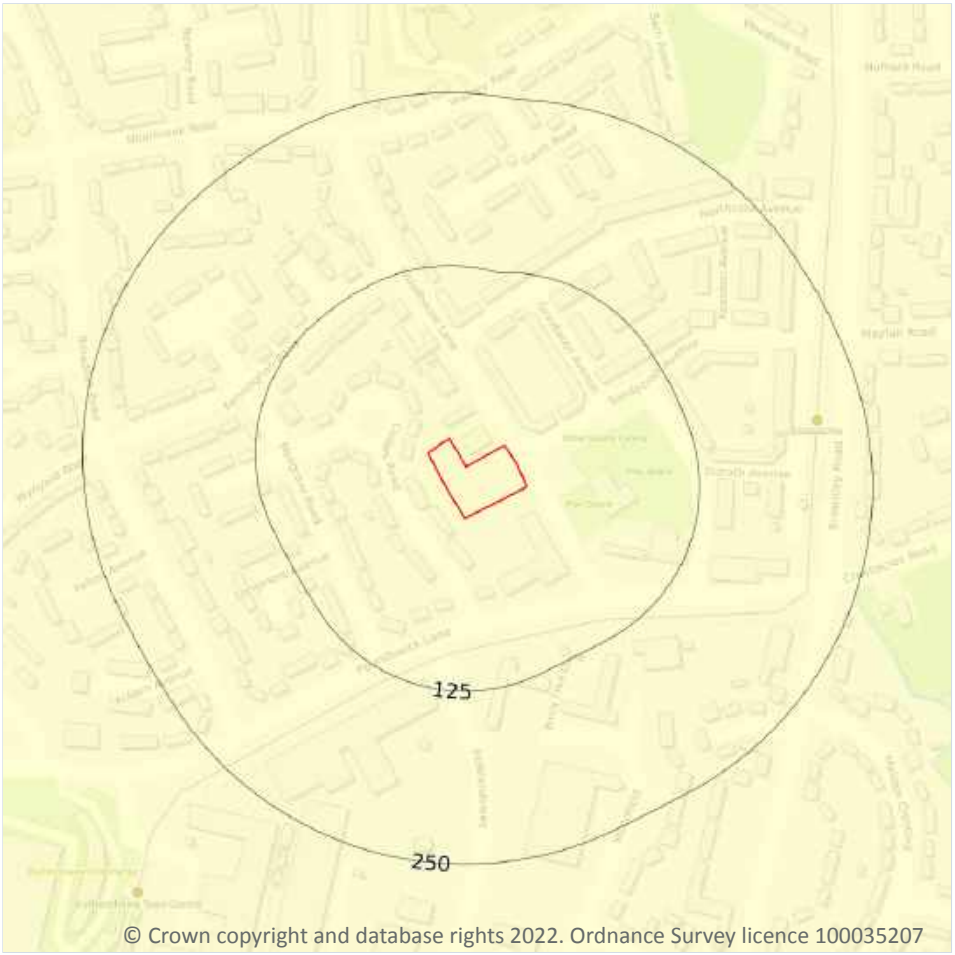
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 78**

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

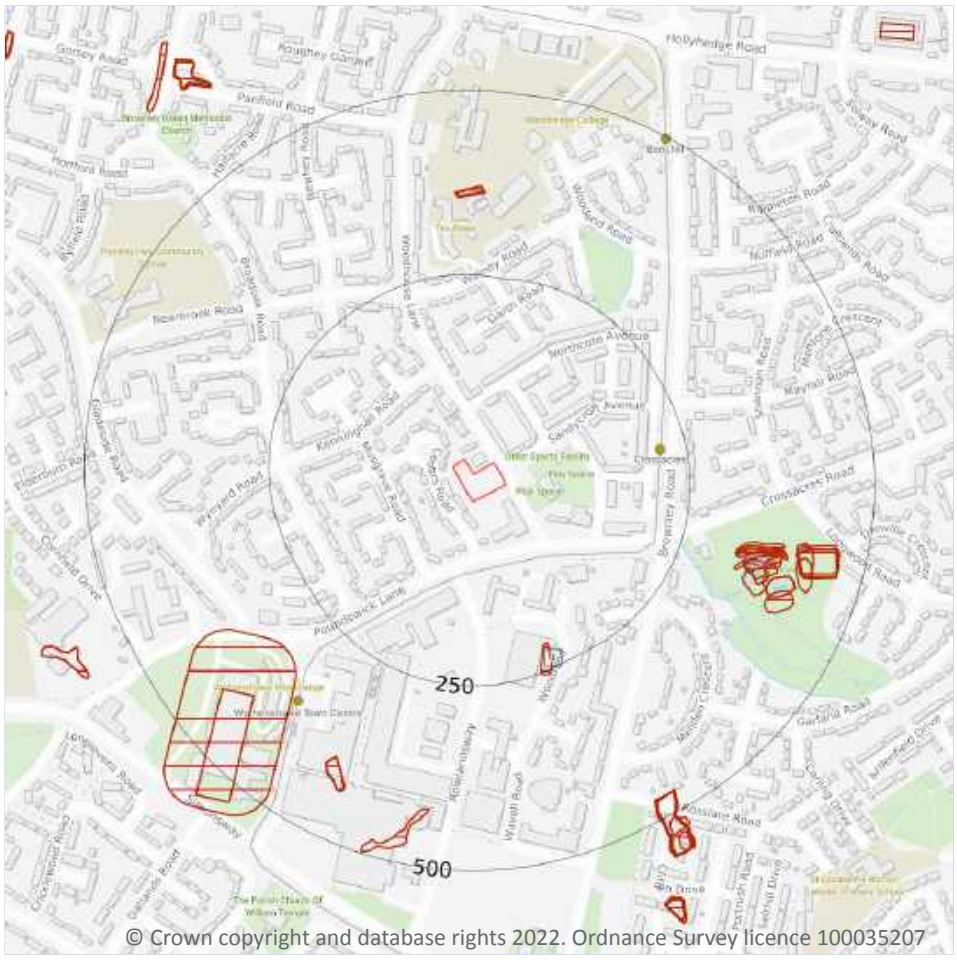
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 79**

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, ground workings and natural cavities



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Site Outline

Search buffers in metres (m)

- Natural cavities (Area)
- Natural cavities (Point)
- BritPits
- Surface ground workings
- Underground workings
- Historical Mineral Planning Areas
- Mining Cavities

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 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.

18.2 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.

18.3 Surface ground workings

Records within 250m	1

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, ground workings and natural cavities map on **page 80**

ID	Location	Land Use	Year of mapping	Mapping scale
1	216m SE	Pond	1967	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.4 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.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

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

This data is sourced from the British Geological Survey.

18.7 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.

18.8 JPB mining areas

Records on site	0

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

This data is sourced from Johnson Poole and Bloomer.

18.9 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.

18.10 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.

18.11 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

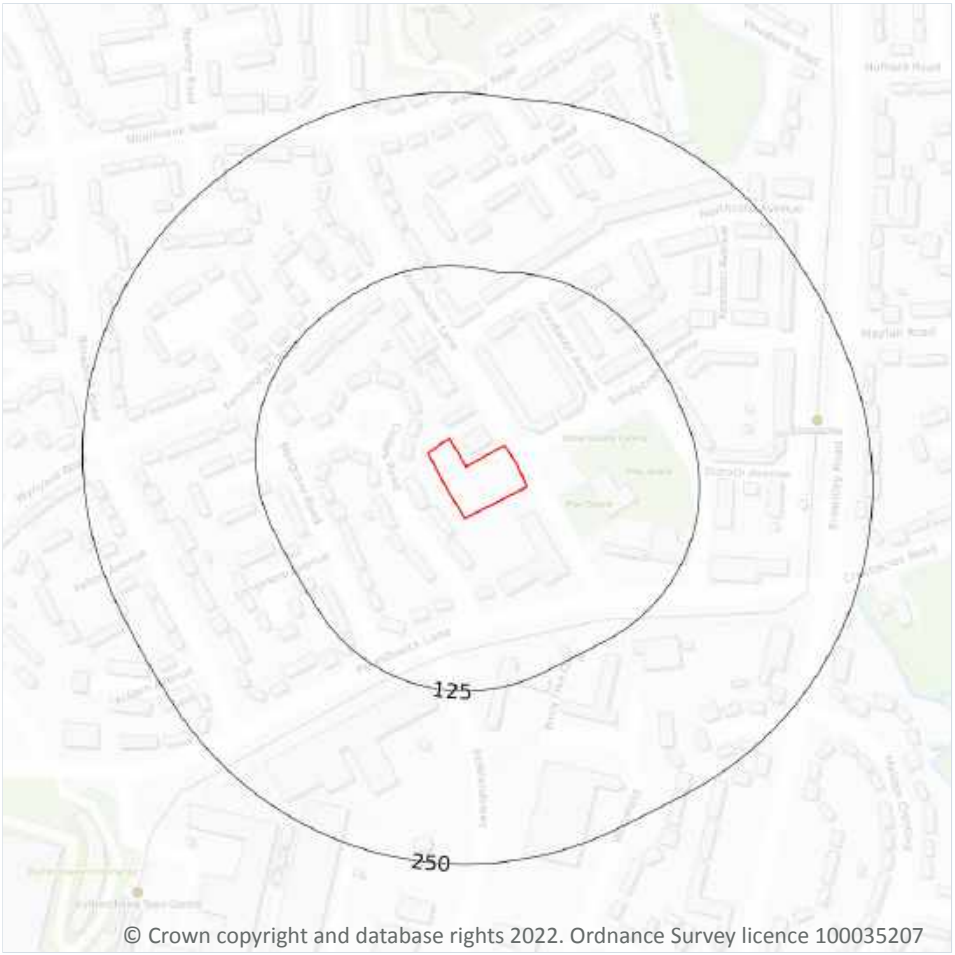
18.13 Clay mining

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 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%

19.1 Radon

Records on site	1

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on **page 84**

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

This data is sourced from the British Geological Survey and Public Health England.

20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m	1

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 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 mg/kg**

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

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).

This data is sourced from the British Geological Survey.

20.3 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.

21 Railway infrastructure and projects

Site Outline

Search buffers in metres (m)

- Crossrail 1 Stations
- Crossrail 1 Route
- Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

21.1 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.

21.2 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.

21.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 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.

21.5 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.

21.6 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.

21.7 Railways

Records within 250m	12

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

Features are displayed on the Railway infrastructure and projects map on **page 86**

Location	Name	Type
88m S	Metrolink	light_rail
90m S	Metrolink	light_rail
92m S	Metrolink	light_rail
93m S	Metrolink	light_rail
93m S	Not given	Multi Track
103m S	Not given	Multi Track
115m S	Metrolink	light_rail
116m S	Metrolink	light_rail
148m SE	Metrolink	light_rail
151m SE	Metrolink	light_rail
206m E	Metrolink	light_rail
209m E	Metrolink	light_rail

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 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.

21.9 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.

21.10 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.

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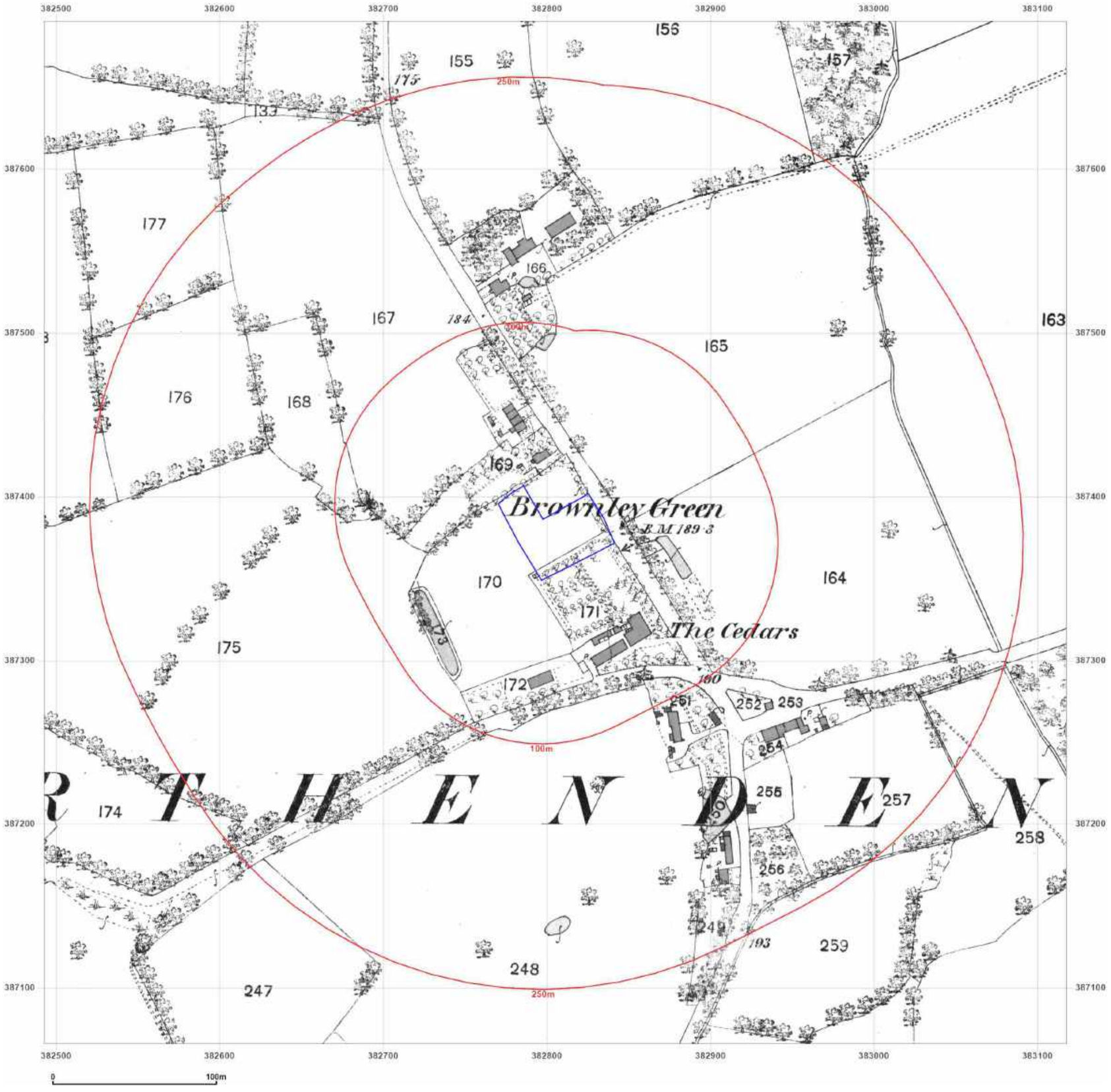

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Site Details:

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Client Ref: 10769G_Woodhouse
Report Ref: HMD-424-9019399
Grid Ref: 382805, 387378

Map Name: County Series
Map date: **1876**
Scale: 1:2,500
Printed at: 1:2,500

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Revised 1876
Edition N/A
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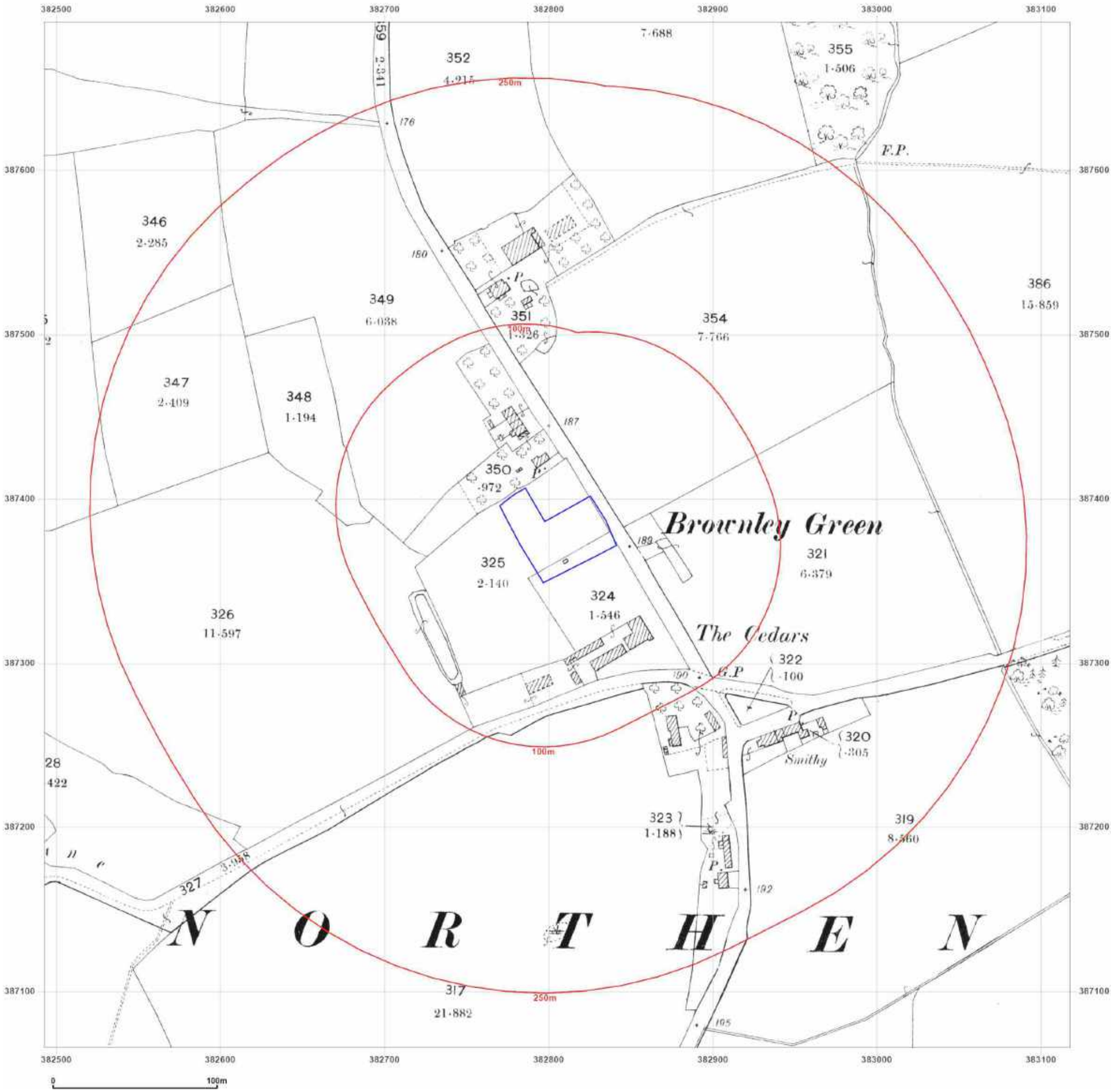

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Client Ref: 10769G_Woodhouse
Report Ref: HMD-424-9019399
Grid Ref: 382805, 387378

Map Name: County Series
Map date: **1898**
Scale: 1:2,500
Printed at: 1:2,500

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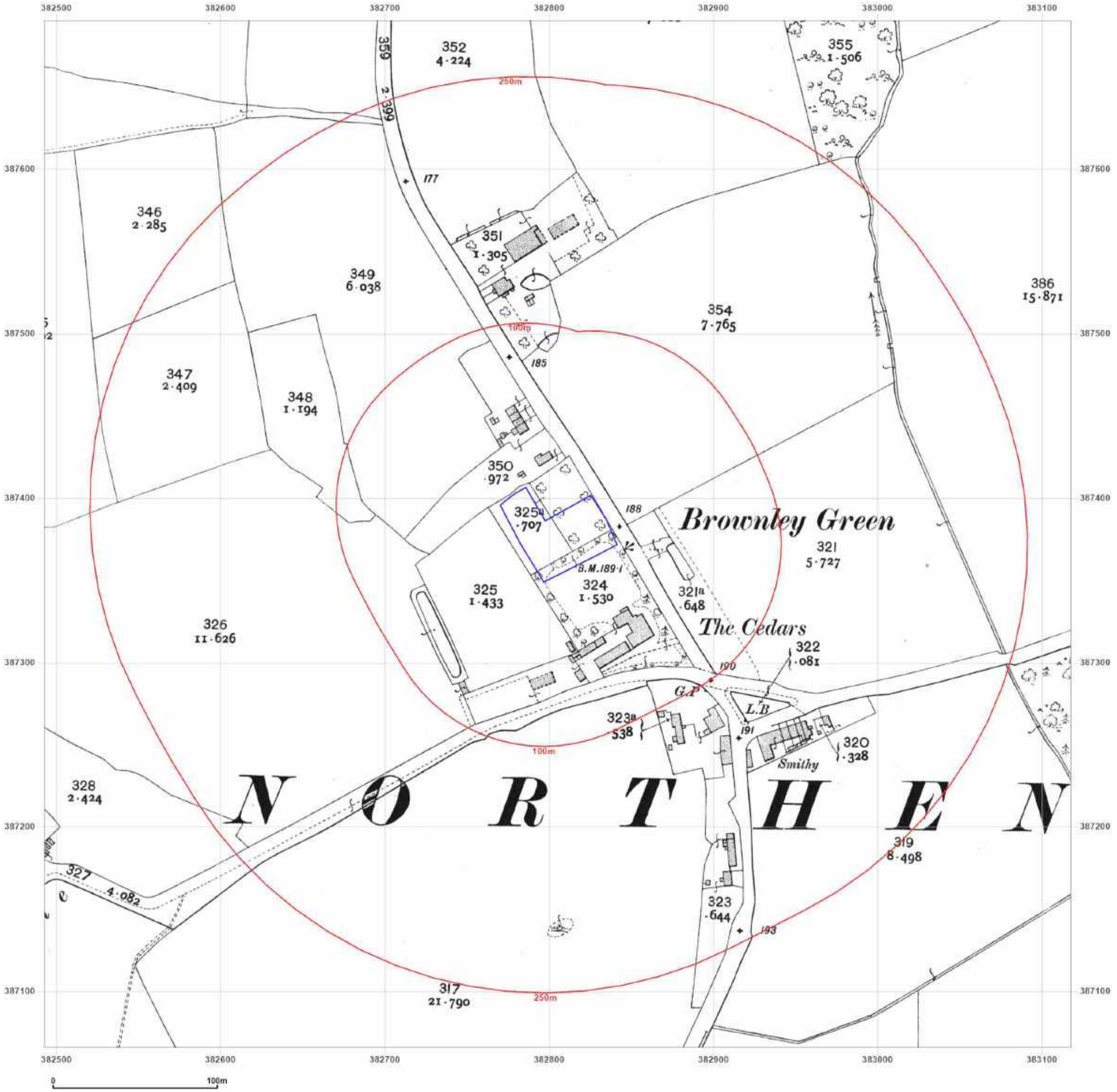

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Client Ref: 10769G_Woodhouse
Report Ref: HMD-424-9019399
Grid Ref: 382805, 387378

Map Name: County Series

Map date: **1910**

Scale: 1:2,500

Printed at: 1:2,500

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Client Ref: 10769G_Woodhouse
Report Ref: HMD-424-9019399
Grid Ref: 382805, 387378

Map Name: National Grid

Map date: **1960**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1959
Revised 1959
Edition N/A
Copyright 1960
Levelled 1949

Surveyed 1959
Revised 1959
Edition N/A
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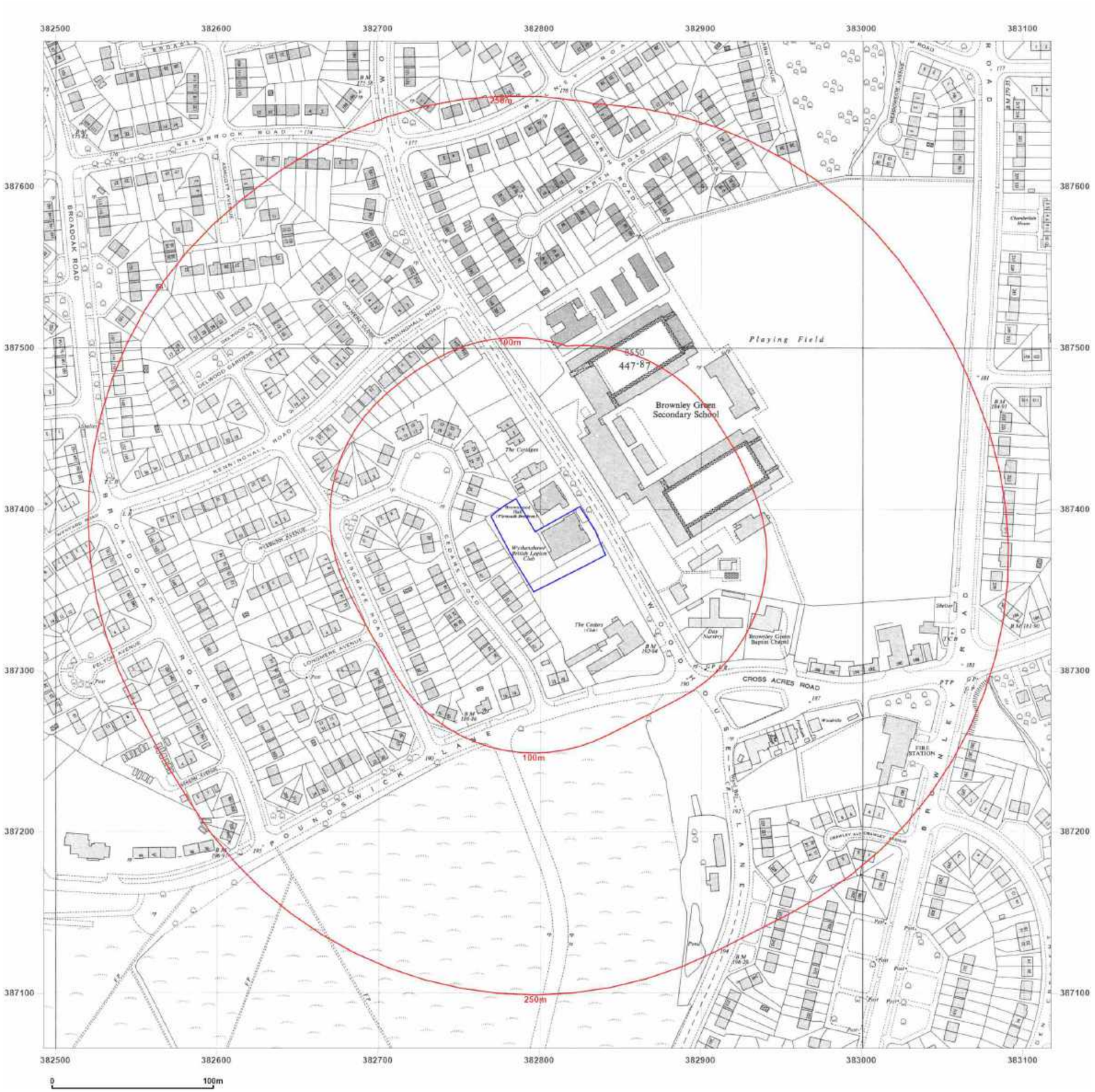

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9TF

Client Ref: 10769G_Woodhouse
Report Ref: HMD-424-9019399
Grid Ref: 382805, 387378

Map Name: National Grid

Map date: **1960**

Scale: 1:2,500

Printed at: 1:2,500

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Revised 1959
Edition N/A
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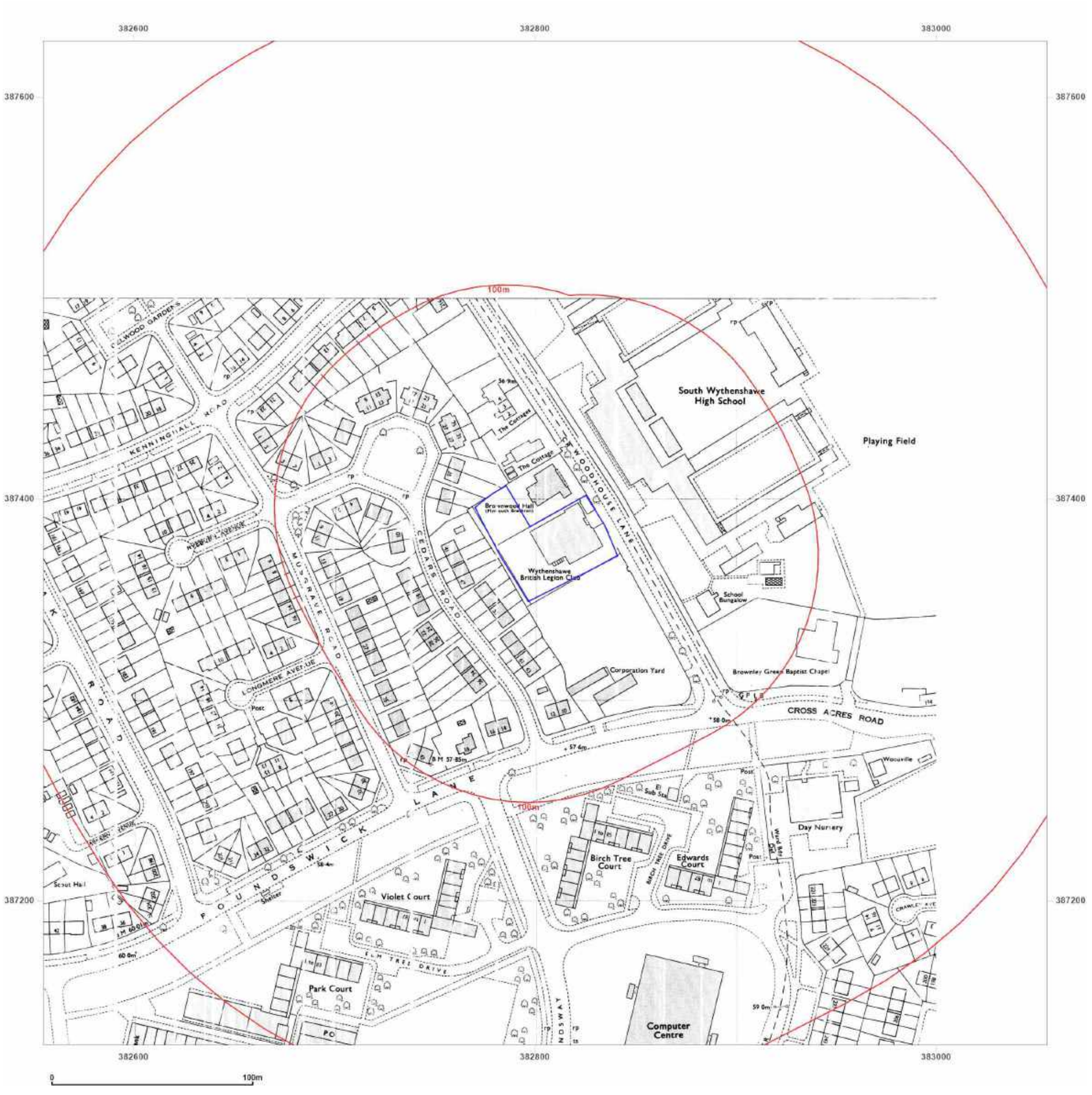

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BENCHILL, MANCHESTER, M22 9TF

Client Ref: 10769G_Woodhouse
Report Ref: HMD-424-9019399
Grid Ref: 382805, 387378

Map Name: National Grid
Map date: **1971**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed N/A
Revised N/A
Edition N/A
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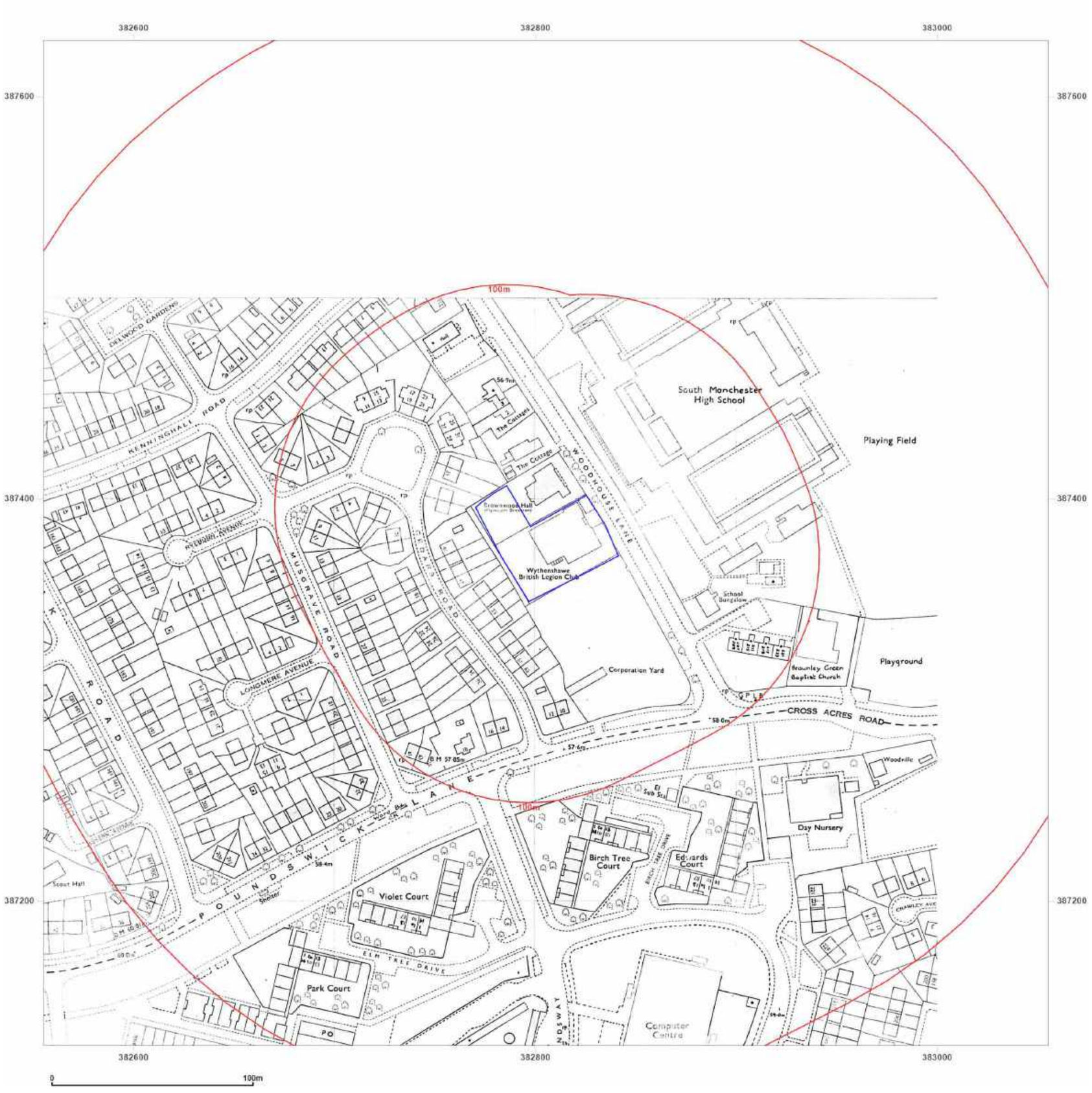

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Site Details:

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BENCHILL, MANCHESTER, M22 9TF

Client Ref: 10769G_Woodhouse
Report Ref: HMD-424-9019399
Grid Ref: 382805, 387378

Map Name: National Grid

Map date: **1982**

Scale: 1:1,250

Printed at: 1:2,000

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Revised N/A
Edition N/A
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Client Ref: 10769G_Woodhouse
Report Ref: HMD-424-9019399
Grid Ref: 382805, 387378

Map Name: National Grid

Map date: **1992**

Scale: 1:1,250

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Report Ref: HMD-424-9019399
Grid Ref: 382805, 387378

Map Name: National Grid

Map date: **1992-1994**

Scale: 1:1,250

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Client Ref: 10769G_Woodhouse
Report Ref: HMD-424-9019399
Grid Ref: 382805, 387378

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

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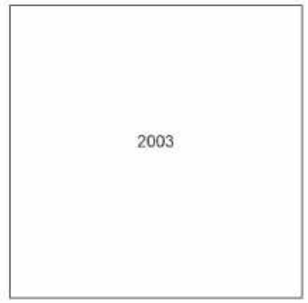

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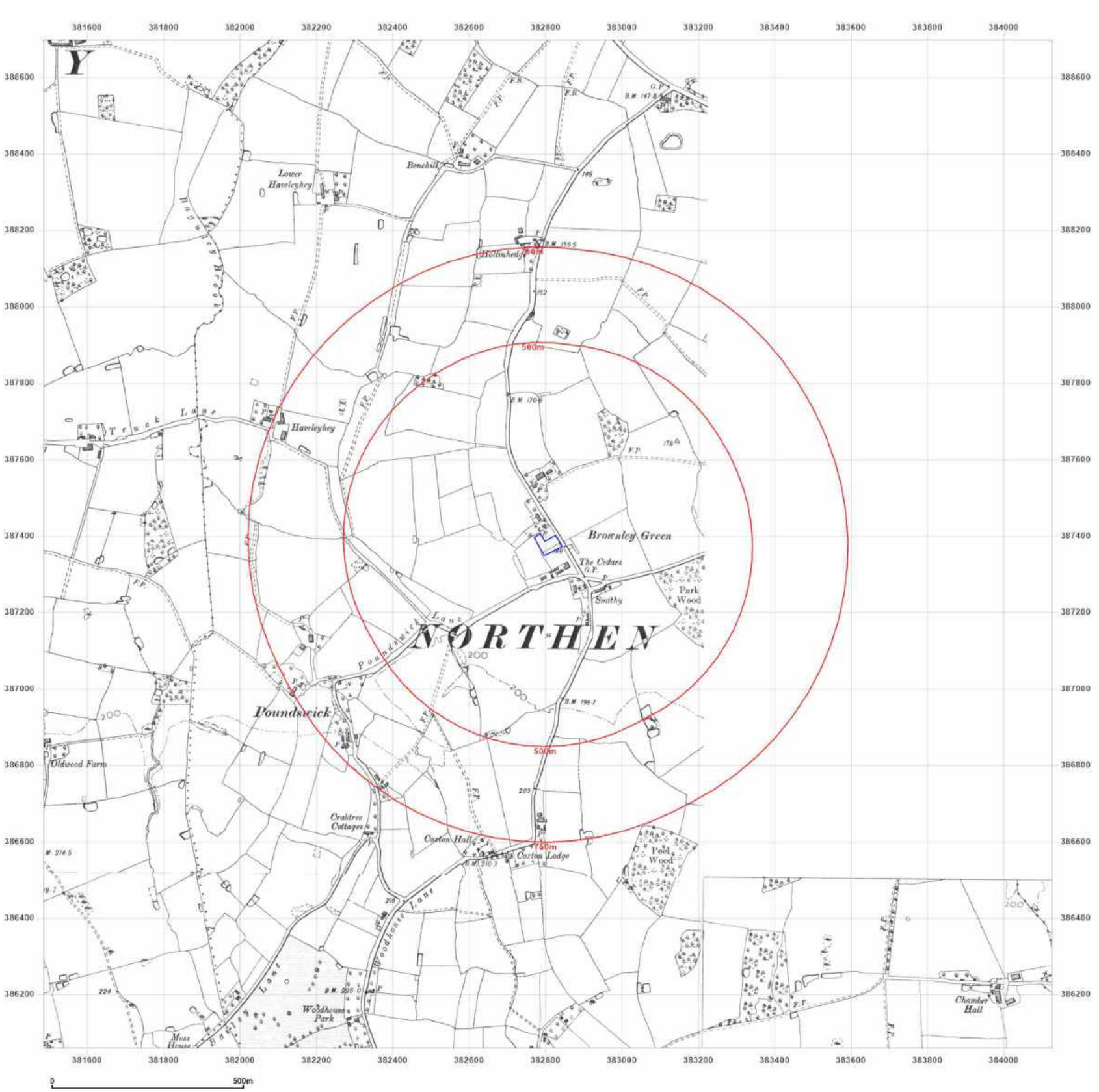

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9TF

Client Ref: 10769G_Woodhouse
Report Ref: HMD-424-9019399
Grid Ref: 382805, 387378

Map Name: County Series

Map date: **1897-1899**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1876
Revised 1897
Edition 1897
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1897
Edition 1899
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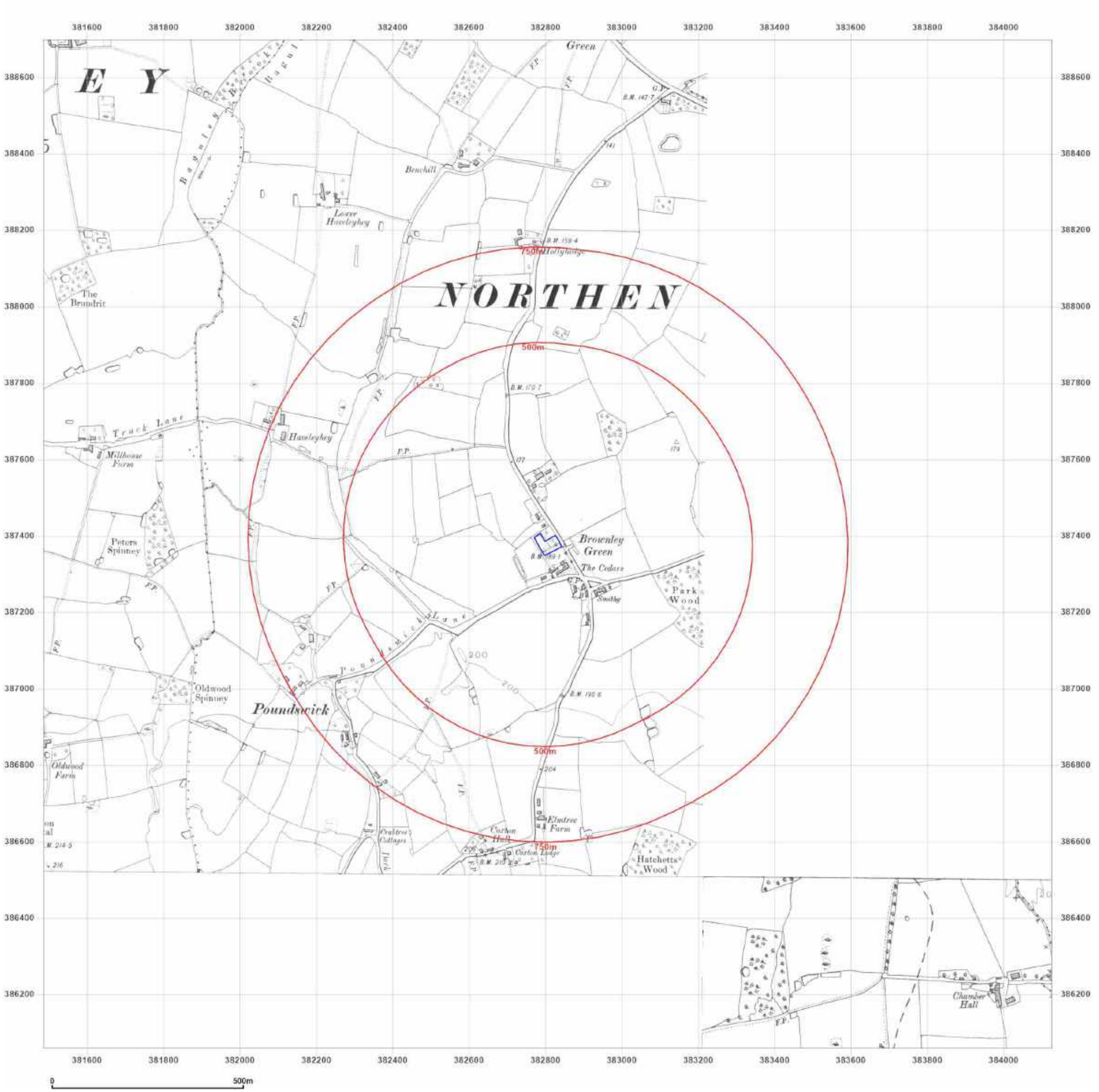

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9TF

Client Ref: 10769G_Woodhouse
Report Ref: HMD-424-9019399
Grid Ref: 382805, 387378

Map Name: County Series
Map date: **1907**
Scale: 1:10,560
Printed at: 1:10,560

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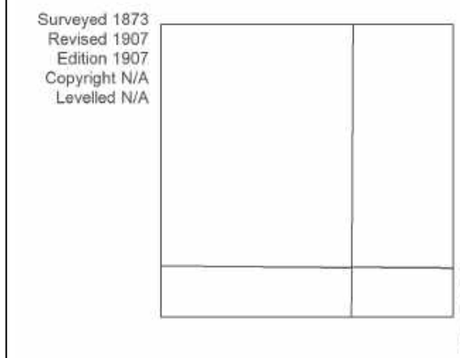

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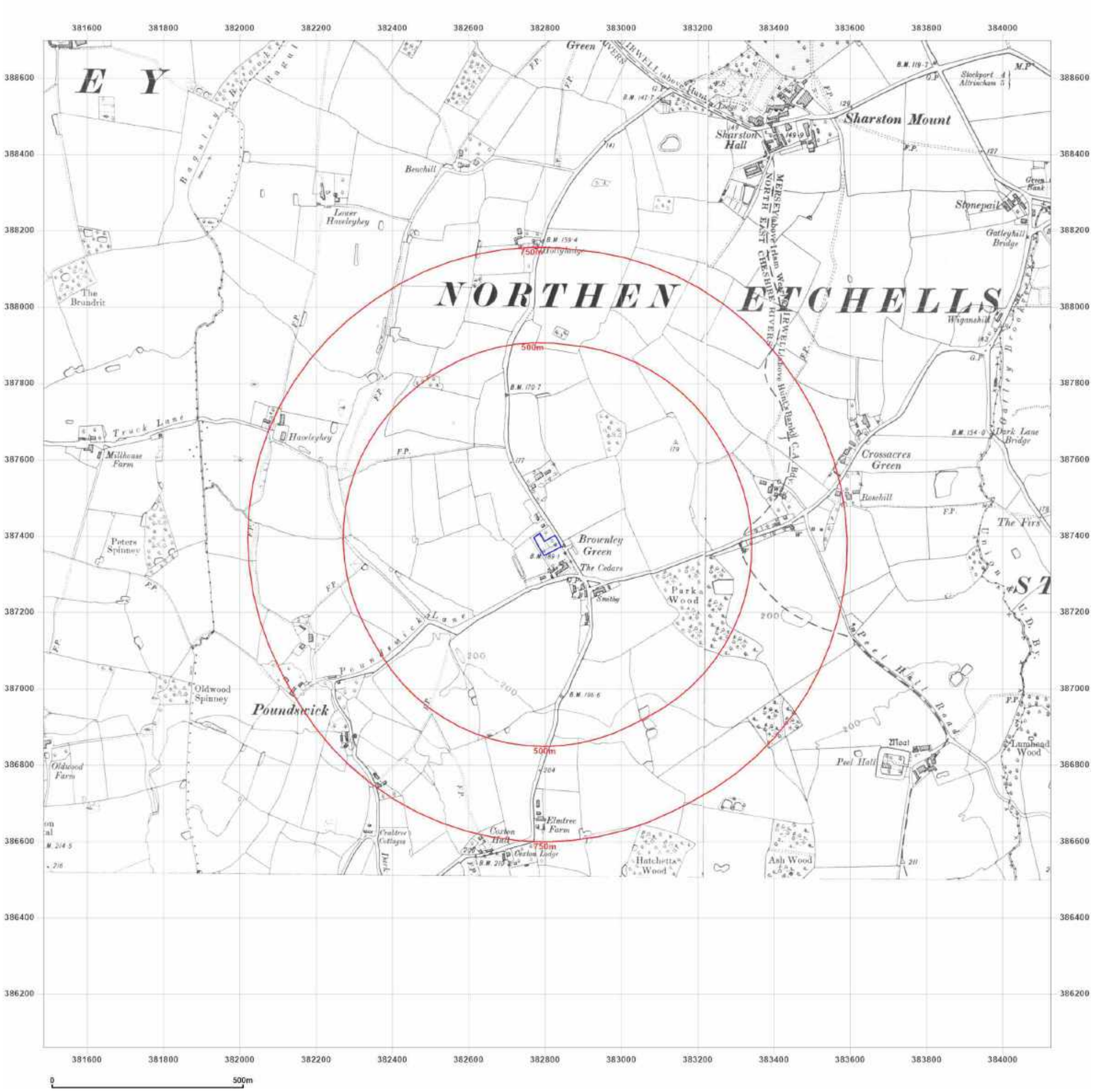

Groundsure INSIGHTS

Site Details:

WOODHOUSE LANE,
BENCHILL, MANCHESTER, M22
9TF

Client Ref: 10769G_Woodhouse
Report Ref: HMD-424-9019399
Grid Ref: 382805, 387378

Map Name: County Series

Map date: **1907-1908**

Scale: 1:10,560

Printed at: 1:10,560

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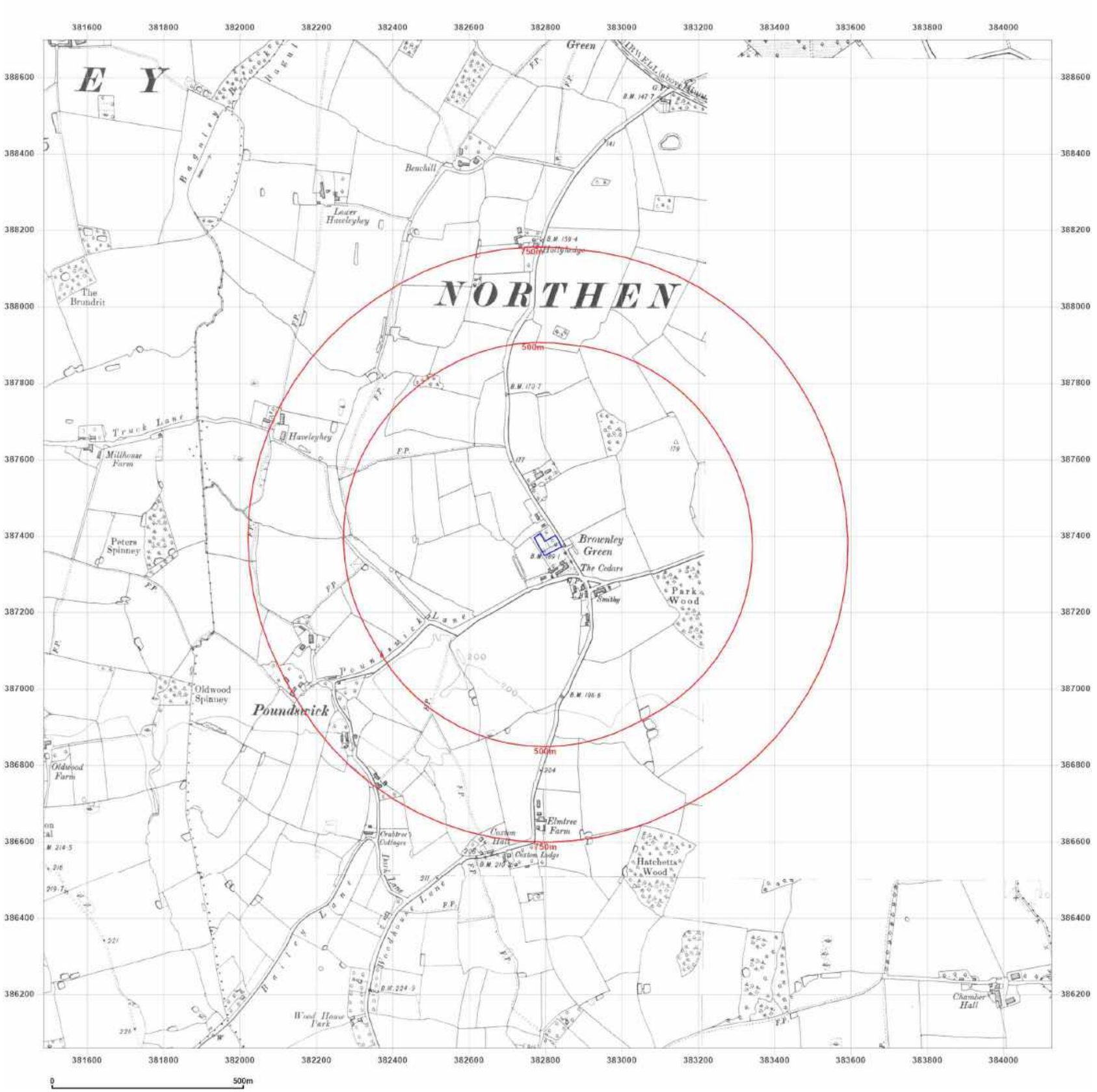

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Client Ref: 10769G_Woodhouse
Report Ref: HMD-424-9019399
Grid Ref: 382805, 387378

Map Name: County Series
Map date: **1905-1910**
Scale: 1:10,560
Printed at: 1:10,560

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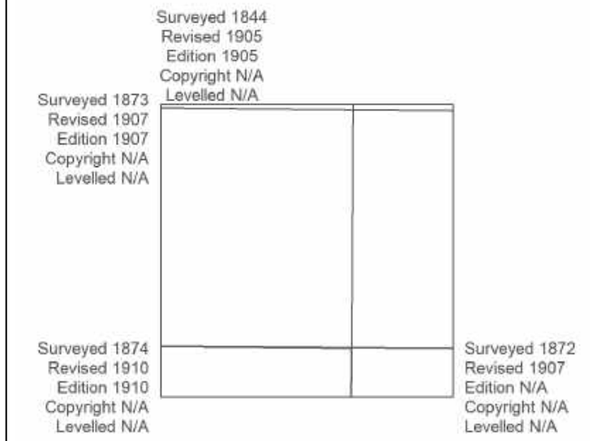

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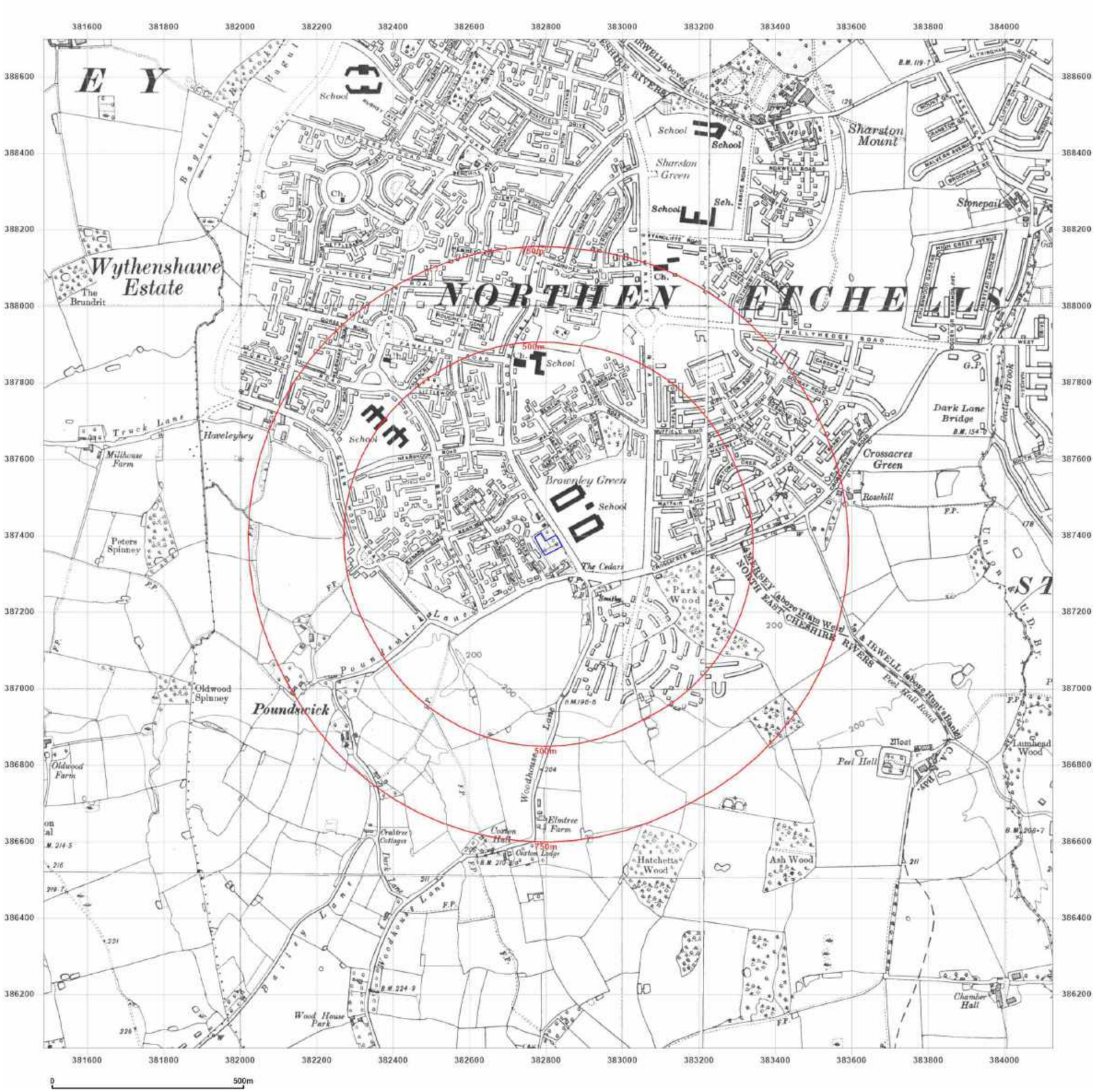

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Client Ref: 10769G_Woodhouse
Report Ref: HMD-424-9019399
Grid Ref: 382805, 387378

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

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Surveyed 1873 Revised 1938 Edition 1938 Copyright N/A Levelled N/A			Surveyed 1872 Revised 1938 Edition 1938 Copyright N/A Levelled N/A
Surveyed 1874 Revised 1938 Edition 1938 Copyright N/A Levelled N/A			Surveyed 1872 Revised 1938 Edition 1938 Copyright N/A Levelled N/A

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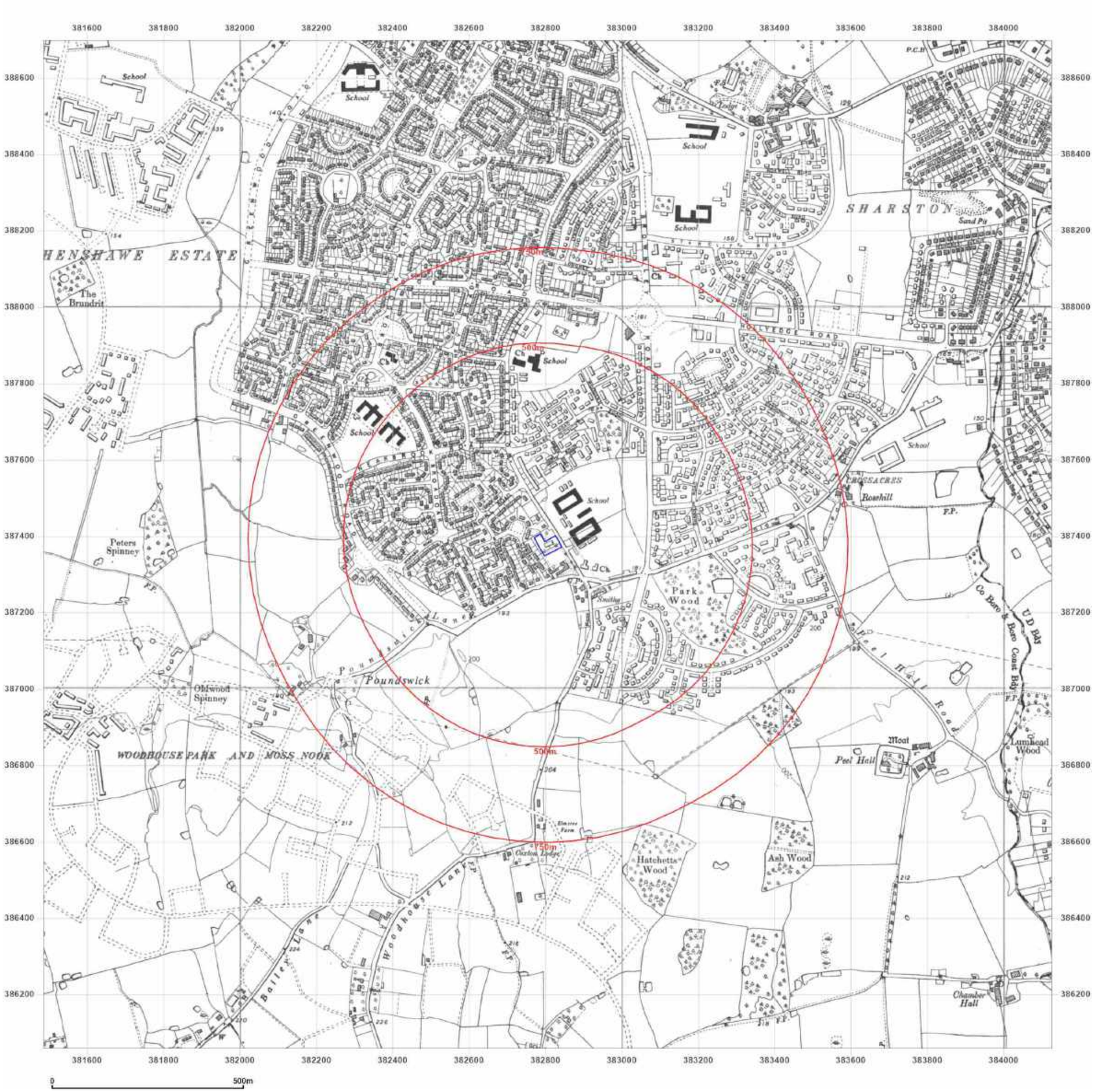

Groundsure INSIGHTS

Site Details:

WOODHOUSE LANE,
BENCHILL, MANCHESTER, M22
9TF

Client Ref: 10769G_Woodhouse
Report Ref: HMD-424-9019399
Grid Ref: 382805, 387378

Map Name: Provisional

Map date: **1954**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1949
Revised 1954
Edition N/A
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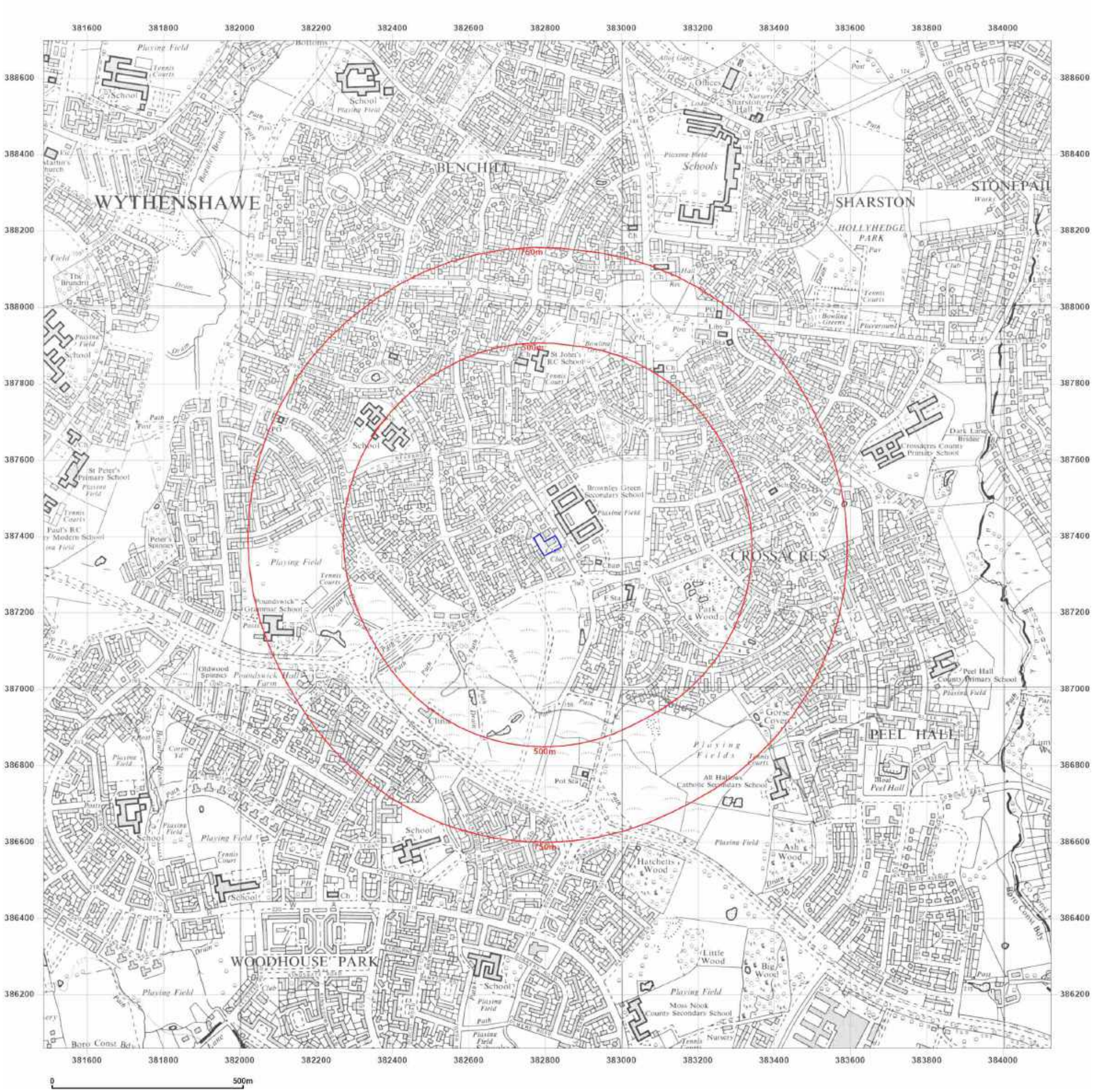

Groundsure INSIGHTS

Site Details:

WOODHOUSE LANE,
BENCHILL, MANCHESTER, M22
9TF

Client Ref: 10769G_Woodhouse
Report Ref: HMD-424-9019399
Grid Ref: 382805, 387378

Map Name: Provisional

Map date: **1967**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1967
Revised 1967
Edition N/A
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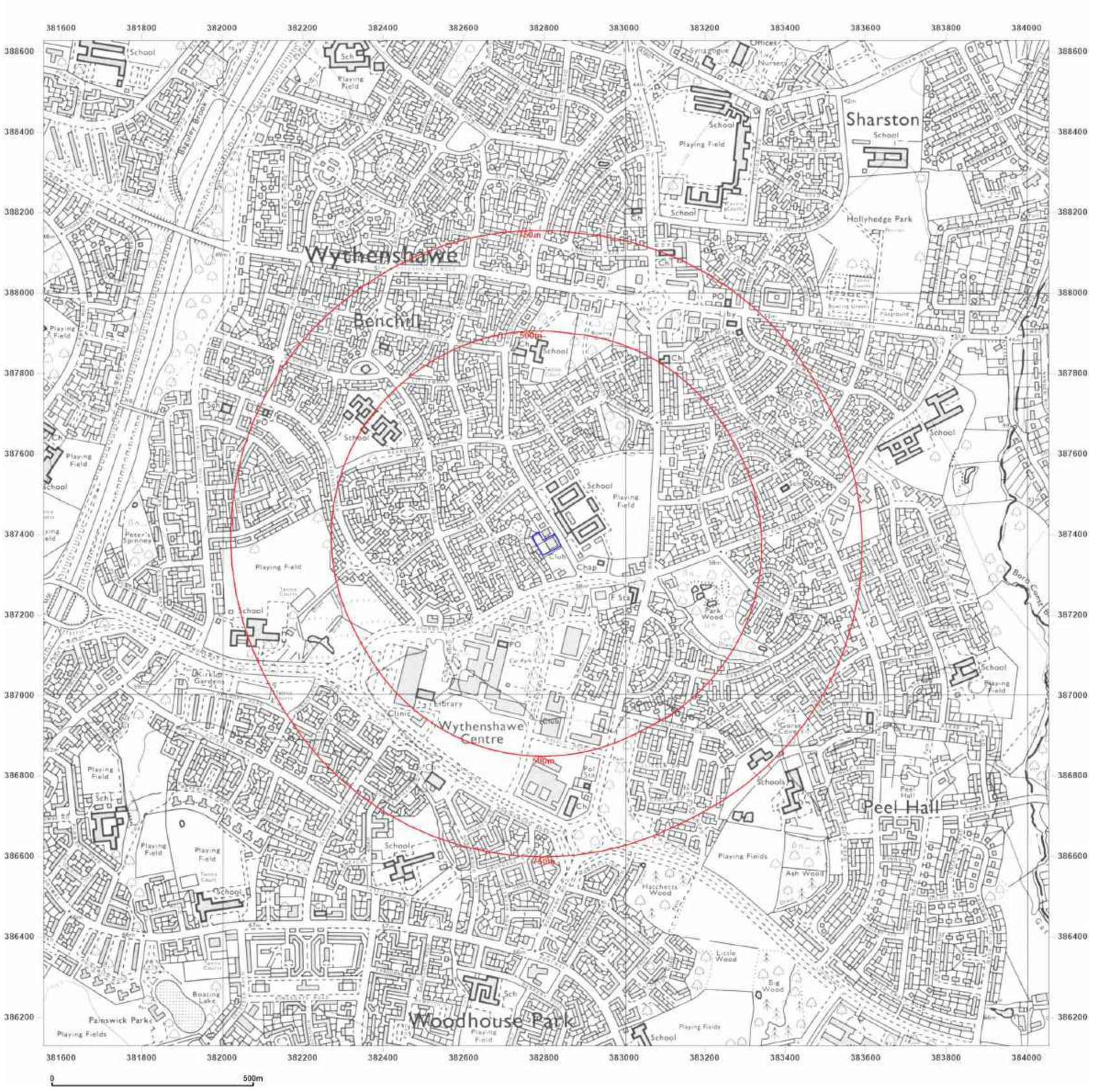

Groundsure INSIGHTS

Site Details:

WOODHOUSE LANE,
BENCHILL, MANCHESTER, M22
9TF

Client Ref: 10769G_Woodhouse
Report Ref: HMD-424-9019399
Grid Ref: 382805, 387378

Map Name: National Grid

Map date: **1977**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1975
Revised 1977
Edition N/A
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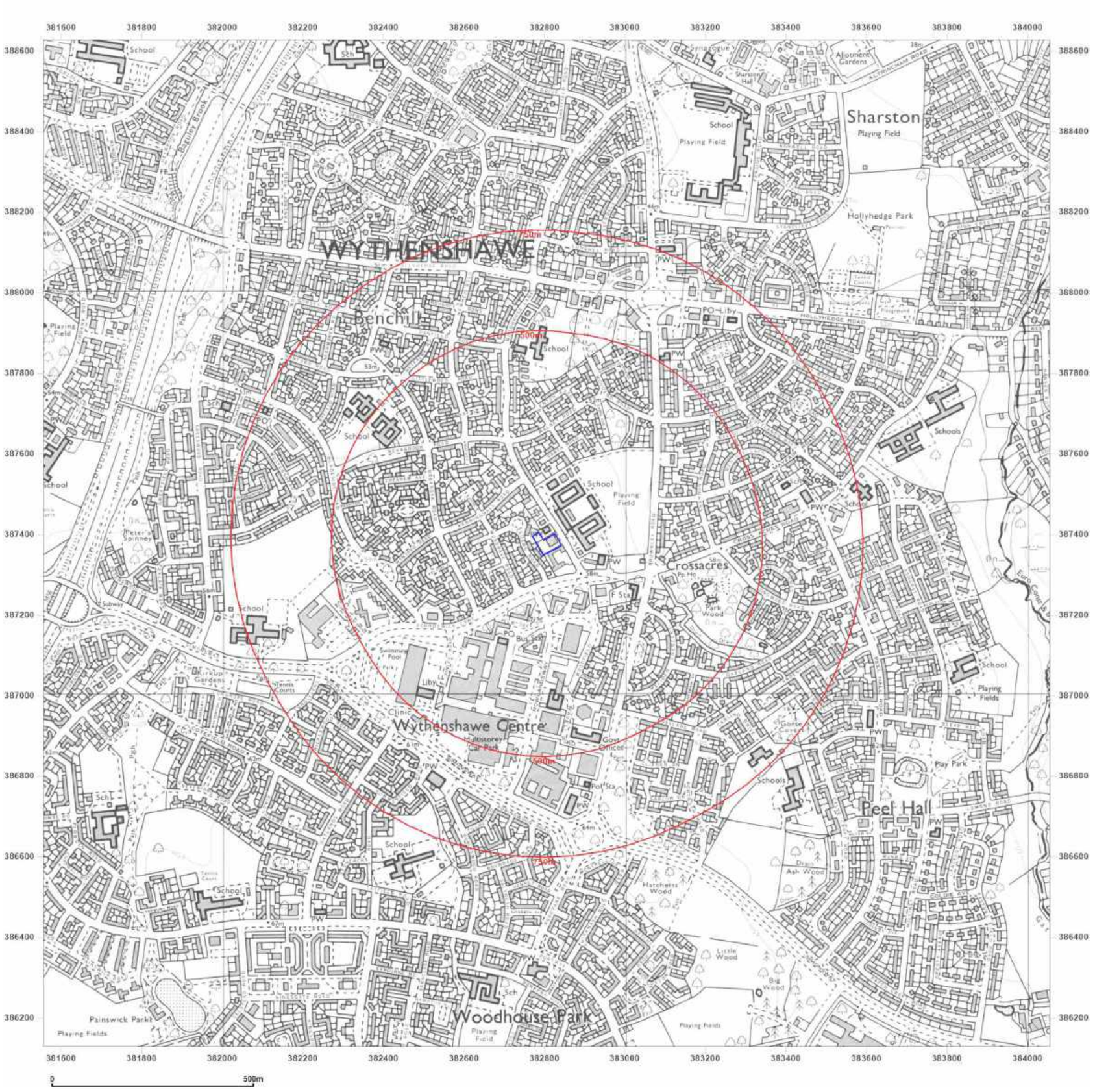

Groundsure INSIGHTS

Site Details:

WOODHOUSE LANE,
BENCHILL, MANCHESTER, M22 9TF

Client Ref: 10769G_Woodhouse
Report Ref: HMD-424-9019399
Grid Ref: 382805, 387378

Map Name: National Grid

Map date: **1989**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1984
Revised 1989
Edition N/A
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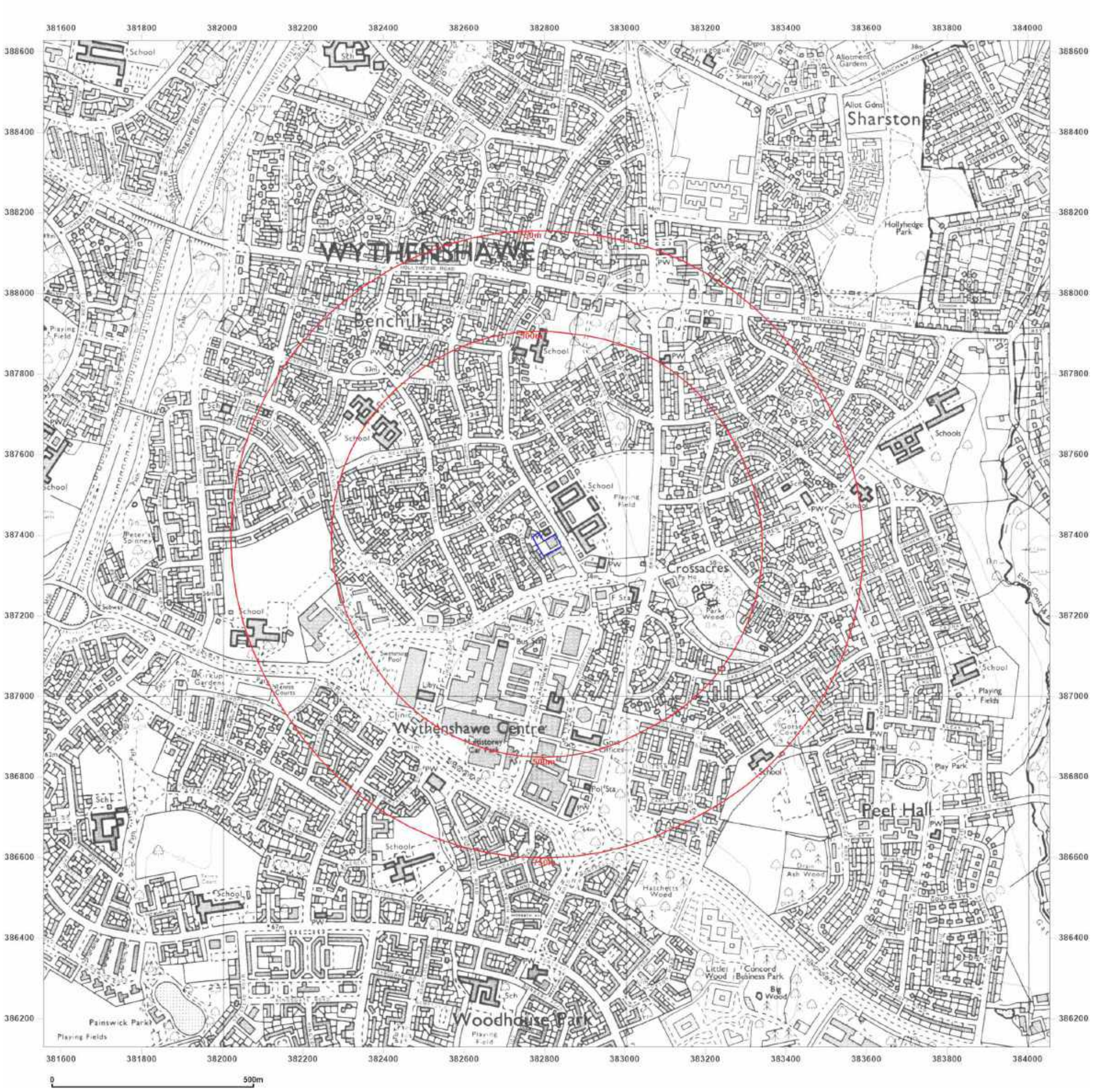

Groundsure INSIGHTS

Site Details:

WOODHOUSE LANE,
BENCHILL, MANCHESTER, M22 9TF

Client Ref: 10769G_Woodhouse
Report Ref: HMD-424-9019399
Grid Ref: 382805, 387378

Map Name: National Grid

Map date: **1995**

Scale: 1:10,000

Printed at: 1:10,000

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Revised 1995
Edition N/A
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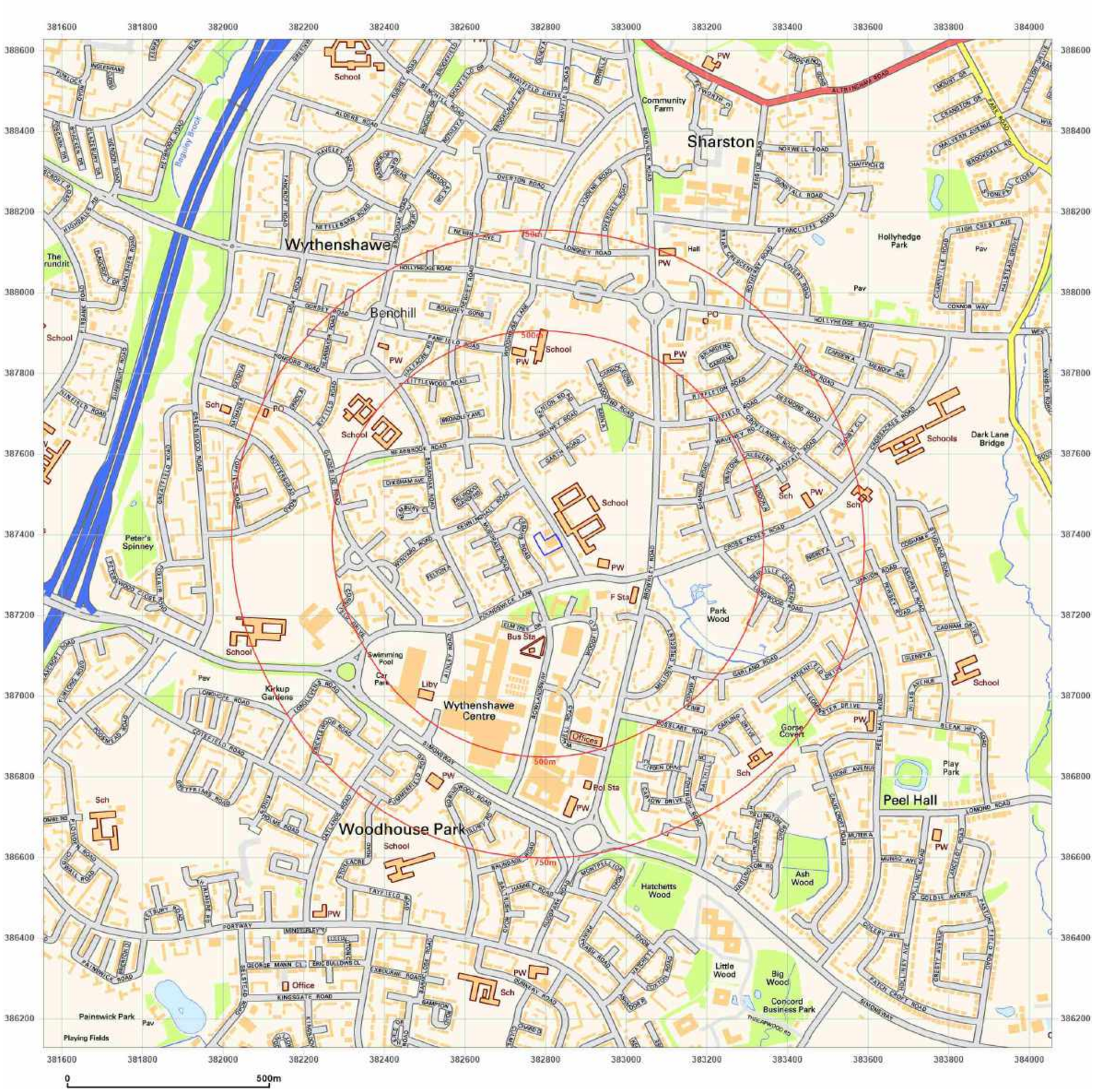

Groundsure INSIGHTS

Site Details:

WOODHOUSE LANE,
BENCHILL, MANCHESTER, M22
9TF

Client Ref: 10769G_Woodhouse
Report Ref: HMD-424-9019399
Grid Ref: 382805, 387378

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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9TF

Client Ref: 10769G_Woodhouse
Report Ref: HMD-424-9019399
Grid Ref: 382805, 387378

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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2010

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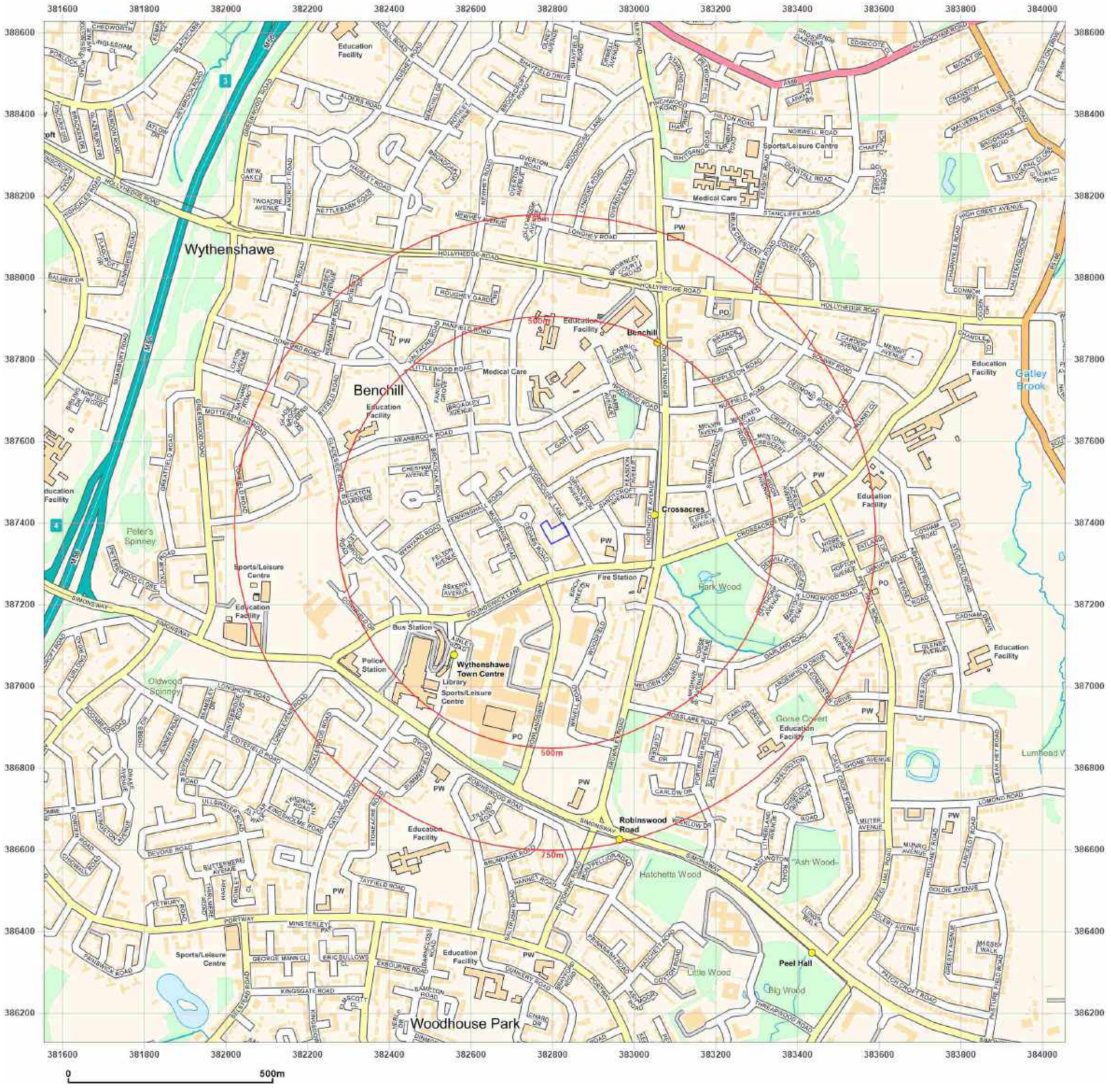

Groundsure INSIGHTS

Site Details:

WOODHOUSE LANE,
BENCHILL, MANCHESTER, M22
9TF

Client Ref: 10769G_Woodhouse
Report Ref: HMD-424-9019399
Grid Ref: 382805, 387378

Map Name: National Grid

Map date: **2022**

Scale: 1:10,000

Printed at: 1:10,000

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APPENDIX 04

Qualitative Risk Assessment Guidance

Qualitative Risk Assessment Guidance

The Preliminary Contamination Risk Assessment methodology within the Phase 1 Desk Study Report is undertaken with reference to the following CIRIA guidance.

- Contaminated Land Risk Assessment - A Guide to Good Practice CIRIA C552:2001.

In practical terms, risk evaluation is undertaken in order to ascertain if potential risks are considered to be acceptable via classification following factors.

- The magnitude of the potential **consequences** (severity) of the risk occurring.
- The magnitude of the **probability** (likelihood) of the risks occurring.
- The potential consequences of contamination risks occurring at the Site should be classified in accordance with the following table which is adapted from Table 6.3 in the CIRIA guidance.

Table 1 Classification of Consequence

Classification	Definition
Severe	Short term (acute) risk to human health likely to result in 'significant harm' as defined by the *Environment Protection Act 1990*, Part IIA. Short term risk of (significant) pollution of sensitive water resource or ecosystem. Catastrophic damage to building/property. Short term risk to a particular ecosystem, or organism forming part of such an ecosystem.
Medium	Chronic damage to human health (significant harm). Pollution of sensitive water resources. A significant change in a particular ecosystem, or an organism forming part of such an ecosystem.
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services. Damage to sensitive buildings/structures/services or the environment.
Minor	Harm, although not necessarily significant harm, which may results in a financial loss, or expenditure to resolve. Non-permanent, easily preventable effects to human health. Easily repairable damage to buildings, structures and services.

The probability or likelihood of a risk occurring is then classified in accordance with Table 6.4 in the CIRIA Guidance which is also reproduced in Table 2 below.

Table 2 Classification of Probability

Classification / Likelihood	Definition
High	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution.
Likely	There is a pollutant linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period that such an event would take place and is even less likely in the shorter term.
Unlikely	There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

These classifications are then compared to indicate the risk to each pollution linkage. For each likelihood scenario, it will be assumed that a pollution linkage exists between the source and any potential receptors. The classification is not applied if no active pollution linkage is perceived to exist.

Upon classification of both the consequences and probability, the two can be compared in Table 6.5 within the guidance, in order to produce a risk category rating. The risk categories range from 'Very High Risk' to 'Very Low Risk' and should be determined for each potential pollutant linkage as oppose to each receptor or hazard as indicated above.

The matrix table is reproduced in Table 3 below.

Table 3 Consequence Vs Probability Matrix

		Consequence			
		Severe	**Medium**	**Mild**	**Minor**
Probability	**High Likelihood**	Very High Risk	High Risk	Moderate Risk	Moderate / Low Risk
	Likely	High Risk	Moderate Risk	Moderate / Low Risk	Low Risk
	Low Likelihood	Moderate Risk	Moderate / Low Risk	Low Risk	Very Low Risk
	Unlikely	Moderate / Low Risk	Low Risk	Very Low Risk	Very Low Risk

The outcome of the Consequence vs Probability matrix should be compared to the risk definitions and likely actions required in Table 4 (Table 6.6 in CIRIA C552).

The outcome will then determine the overall risk category for the site and should form the basis for any proposed investigation work and remedial actions to be determined. The assessment is based on a qualitative approach at the initial Phase 1 Desk Study, and should be updated following the results of any subsequent ground investigation results.

Table 4 Definitions of Classified Risks and Likely Required Actions

Risk Category	Definition
Very High	There is a high probability that severe harm could arise to a designated receptor from an identified hazard OR, there is evidence that severe harm to a designated receptor is currently happening. This risk (if realised) is likely to result in a substantial liability. *Required Actions* *Urgent investigation (if not undertaken already) and remediation are likely to be required.*
High	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. *Required Actions* *Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term.*
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, if it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is likely that the harm would be relatively mild. *Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.*
Low	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very Low	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.