









EARTH ENVIRONMENTAL & GEOTECHNICAL

GeoEnvironmental Desk Study

Laystall Street

Manchester

August 2020

On behalf of

McCauls

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LAYSTALL STREET

MANCHESTER

PHASE I GEOENVIRONMENTAL DESK STUDY

FOR

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1.0 INTRODUCTION

Appointment

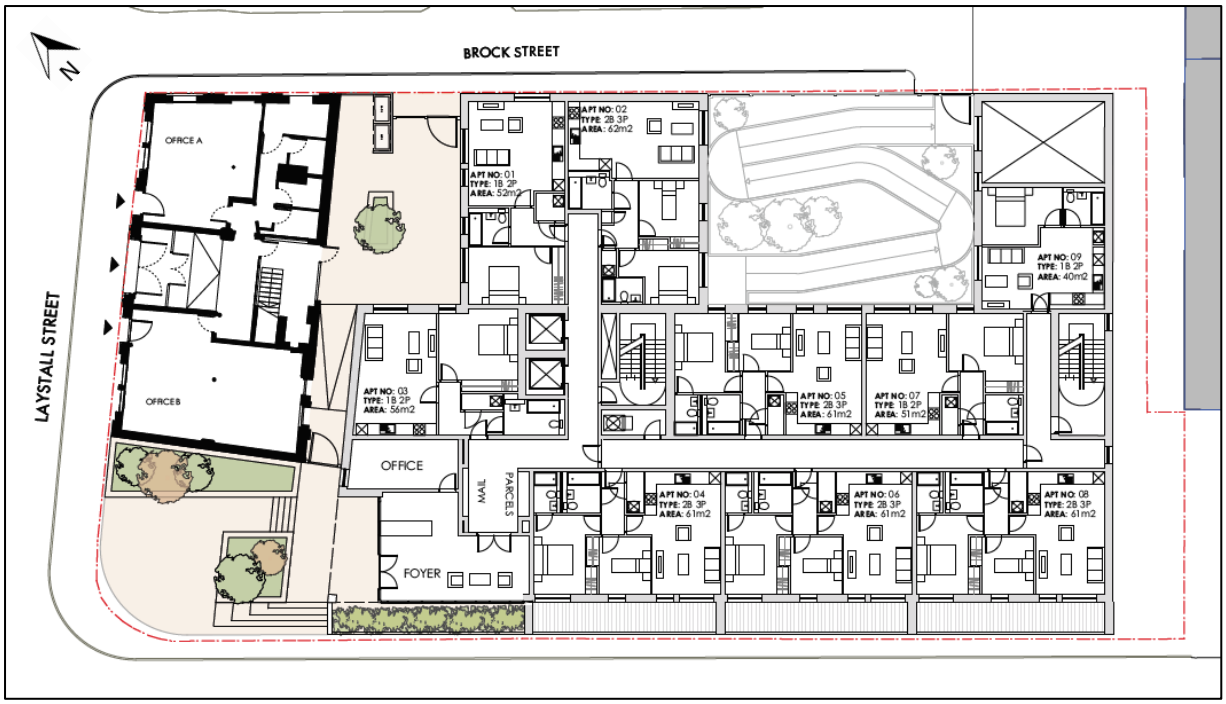
1.1 Earth Environmental & Geotechnical Ltd has been commissioned by McCauls (the Client) to undertake a Phase I GeoEnvironmental Desk Study for the proposed development on land south of Laystall Street, Manchester.

1.2 It is understood that the Client wishes to convert the existing building on site into offices whilst demolishing the surrounding buildings on site to construct a new 8-floor apartment block. Both buildings will have basements.

1.3 No vehicle access will be retained.

1.4 A proposed development plan for the site is shown in Figure 1 below.

Figure 1 Proposed Development Plan



Objective

1.5 The purpose of the Desk Study is to collate available geological and environmental data for the site (and its environment) and provide a preliminary geotechnical and geo-environmental appraisal, with a site-specific conceptual model. This enables a preliminary assessment of geo-environmental risks to be undertaken and, if necessary, provides information for the design of a Phase 2 Ground Investigation.

Scope

1.6 The Phase I Environmental Desk Study comprises of a site reconnaissance visit and a review of the following information sources, some of which was provided by the client.

- British Geological Survey online maps.
- Google Earth imagery.
- Environment Agency online mapping data.
- Historical Ordnance Survey maps.
- The site and surrounding areas environmental, geological and mining data presented in the site specific GroundSure Reports (Appendix 1).
- Coal Authority Interactive Viewer.
- Manchester City Council Planning Portal.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The site is located in Ancoats, less than 1km from Manchester City Centre. The approximate National Grid Reference for the centre of the site is SJ 84978 98263 (X: 384978, Y: 398263) with the closest postcode being M1 2JZ.

2.2 The site is a near rectangular shaped parcel of land with current access via Pigeon Street to the west. The maximum dimensions of the proposed site are 42m north to south and 28.5m west to east. The site occupies an area of approximately 0.11ha.

2.3 The site is currently occupied by several warehouse buildings with a small car park on the west side of the site.

2.4 The general surrounding area comprises predominantly of industrial warehouses with some residential dwellings to the west.

2.5 A location plan is shown below as Figure 2, together with a recent site photograph as Figure 3 (overleaf).

Figure 2 Site Location Plan

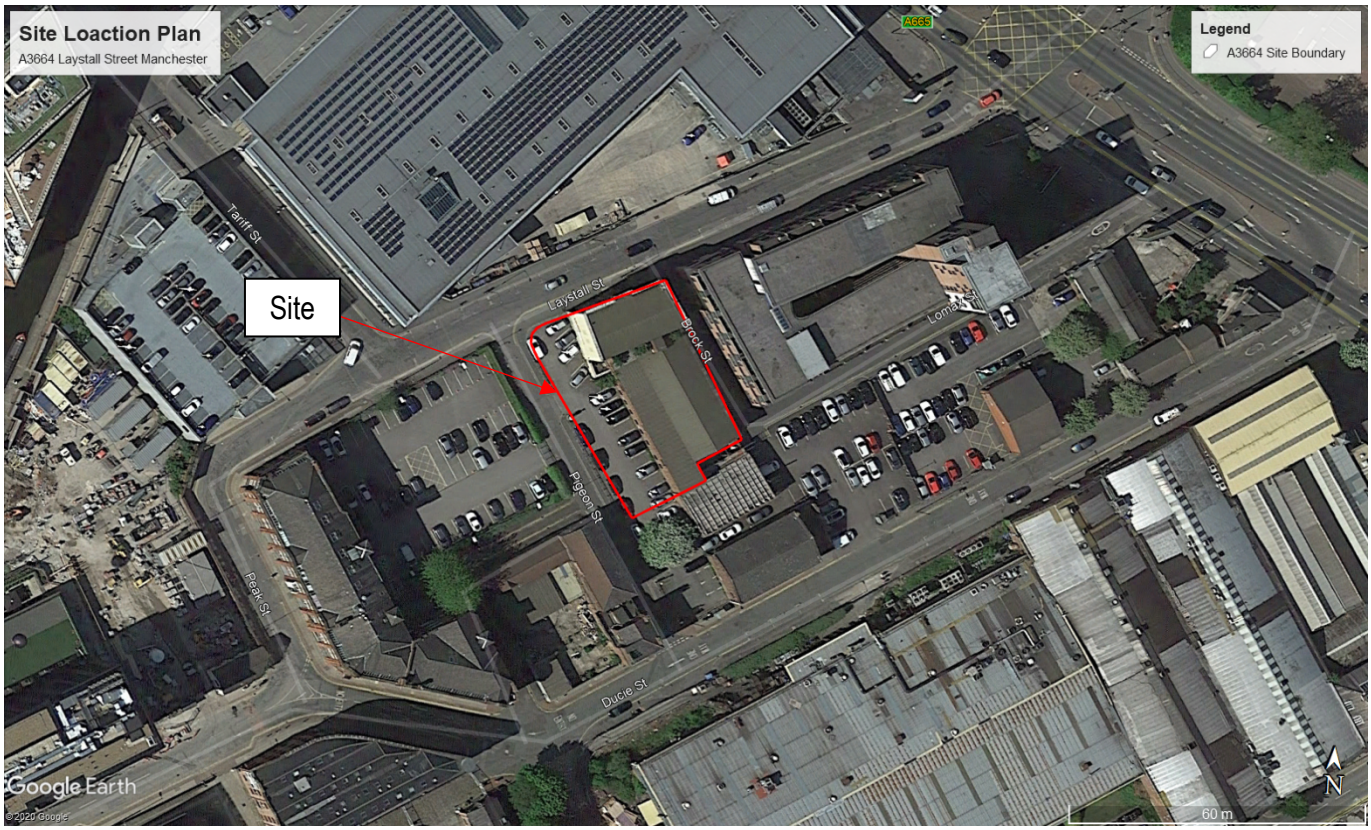


Figure 3 Site Photograph



Site Utility Services

2.6 Site service plans have not been obtained for the site on behalf of the client. The status of all services should be checked prior to any development (including site investigation) commencing.

3.0 ENVIRONMENTAL SETTING

3.1 The geology of the site is covered by British Geological Survey (BGS) online data and the site specific GroundSure Enviro+Geo Insight report (Appendix 1).

3.2 Environmental conditions are covered by Environment Agency (EA) and British Geological Survey (BGS) online data, and the site specific GroundSure Enviro+Geo Insight report (Appendix 1).

Geology

3.3 The BGS states that the site is not underlain by artificial deposits.

3.4 The site is underlain by superficial deposits of glacial deposits, comprising Diamicton, commonly known as Boulder Clay.

3.5 The solid geology beneath the site is shown to be the Triassic Chester Pebble Beds Formation, comprising of sandstone.

3.6 There are 2 records of linear features within 500m of the site boundary. The closest record refers to a fault located 228m southwest of the site.

3.7 There are no records of landslips within 500m of the site boundary.

3.8 There are 38 borehole records identified within 250m of the site. The closest record is located 105m west of the site (BGS Reference: SJ89NW364), drilled in 1987 is summarised below:

- Brick and clay fill to 3m
- Stiff and very stiff brown grey mottled boulder clay to 15m.

3.9 The site is in an area where the hazard rating is very low with regard to shrink swell clays, collapsible deposits, landslides and running sands and negligible with regard to compressible deposits and dissolution of soluble rocks.

Ground Workings

3.10 There are 62 records of historical surface ground working features identified within 250m of the site boundary. The closest record refers to an unspecified wharf located 67m to the southwest of the site, dated 1923. Other records in the vicinity refer to other unspecified wharves, canal, water bodies, unspecified ground workings, a pond and disused canal.

3.11 According to the BGS, there are no records of a British Pit within 500m of the site.

Mining and Other Underground Workings

3.12 The site is located within the specified search distance (1km) of an identified coal mining area. Reference to the Coal Authority Interactive viewer shows the site is not located within a Development High Risk Area.

3.13 There are 2 records for non-coal mining areas located within 1km of the site. The closest record refers to a vein mineral located 734m northeast of the site. The BGS states:

> *'Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered'.*

3.14 There are no areas of brine extraction, gypsum extraction, tin mining or clay mining within 1km of the site.

3.15 There are no records for non-coal cavities or natural cavities identified within 1km of the site.

3.16 There are no records for historical underground working features identified within 1km of the site.

Radon Potential

3.17 The site is not located in a Radon Affected Area, as less than 1% of the properties are above the Action Level. Therefore, no radon protection measures are necessary.

Hydrogeology and Hydrology

3.18 The superficial deposits are classified by the Environment Agency (EA) as a Secondary Undifferentiated Aquifer. The glacial deposits of Diamicton have a mixed flow type and a low to high permeability. The BGS states the following:

> ***Secondary Undifferentiated Aquifer*** *'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.'*

3.19 The Chester Formation is classified by the Environment Agency (EA) as a Principal Aquifer with a mixed flow type and a moderate to high permeability. The BGS states the following:

> ***Principal Aquifer*** *'Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers.*

3.20 The groundwater vulnerability and soil leaching potential of the site has been classified as a low vulnerability. The BGS states:

> *'Low vulnerability- 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.'*

3.21 There are 42 ground water abstraction licence records within 2km of the site. The closest record refers to a historical ground water source at Ardwick, Manchester 750m south of the site.

3.22 There are no surface water abstraction licence records within 2km of the site.

3.23 There are 10 potable water abstraction licence records within 2km of the site. The closest record refers to a historical ground water source in Strangeways, Manchester 1.4km northwest of the site.

3.24 The site is not located within 500m of a Source Protection Zone or Source Protection Zone within a confined aquifer.

3.25 There are 9 water network entries within 250m of the site. The closest record refers to the Rochdale Canal located 96m west of the site.

3.26 There are 7 surface water features identified within 250m of the site.

3.27 There is 1 record of a Water Framework Directive (WDF) surface water body located on site. The record refers to River WB catchment in the Medlock (Lumb Brook to Irwell) of. The water body was a good chemical rating and moderate ecological rating in 2016.

3.28 There is 1 record of a Water Framework Directive (WDF) groundwater body located on-site. The record refers to Manchester and East Cheshire Permo-Triassic Sandstone Aquifer which was a poor chemical rating in 2015.

Landfill & Waste Management Activity

3.29 There are no records for current Environment Agency/Natural Resource Wales landfill records within 500m of the site.

3.30 There are no records of historic Environment Agency/Natural Resource Wales landfill sites within 500m of the site.

3.31 There are no records of BGS/DoE non-operational landfill sites within 500m of the study site.

3.32 There are 7 records of historical waste sites from the Local Authority and Historical Mapping Records within 500m of the site. The closest record refers to a waste paper mill located on site, dated 1932. The closest record off-site refers to a waste paper mill located 10m northeast of the site, dated 1931.

3.33 There are 7 records of a waste treatment, transfer or disposal site within 500m of the study site. The closest record refers to a treating waste exemption site located 250m to the northwest of the site. The site is described as screening and blending of waste.

3.34 There are no records of current Environment Agency/Natural Resources Wales licensed waste sites within 500m of the site.

Industrial Land Use Information

3.35 There are 255 records of potentially contaminative historical land uses identified within 500m of the site, the closest record being for a clothing factory 38m southeast of the site dated 1938. Other records in the vicinity refer to other clothing factories, unspecified factories, sawmills, an unspecified disused foundry, unspecified warehouses, unspecified wharves, unspecified mills, unspecified ground workings, unspecified workshops, goods stations, railway sidings, disused canal, grain stores, corporation yards, unspecified depots, vulcan works, etc.

3.36 There are 38 records of current potentially contaminative land uses identified within 250m of the site. The closest record refers to a factory located on-site. The closest record off-site refers to an electricity substation located 21m to the west of the site. Other records in the vicinity refer to consumer products, published goods, industrial products and features, marketing, hire services, moorings and unloading facilities, travelling cranes and gantries, electrical features, etc.

3.37 There are 112 records of historical tanks identified within 500m of the site. The closest records refer to 5 unspecified tanks located 5m southwest of the site, dated 1953-1967.

3.38 There are 67 records of historical energy features identified within 500m of the site. The closest record refers to an electricity substation located 176m to the southeast of the site, dated 1997.

3.39 There is 1 record for current petrol or fuel sites within 500m of the site. The record refers to a site located 381m to the northwest of the site with an obsolete status.

3.40 There is 1 record of historical petrol or fuel sites within 500m of the site. The record refers to a service garage located 166m northwest of the site, dated 1948.

3.41 There are 91 historical garage and motor vehicle repair site records identified within 500m of the site. The closest record refers to a garage located 7m east of the site, dated 1991-1992.

3.42 There are no National Grid high voltage underground electricity transmission cables within 500m of the site.

3.43 There are no National Grid high-pressure gas transmission pipelines within 500m of the site.

3.44 There are 26 historical railway and tunnel features identified within 250m of the site. The closest record refers to railway sidings located 86m north of the site, dated 1953.

3.45 There are no historical railway lines identified within 250m of the site.

3.46 There are no current active railway line records identified within 250m of the site.

3.47 There are no underground railway lines or tunnels identified within 250m of the site.

3.48 The site lies within 500m of the route of the High Speed 2 rail project. The closest track will be a bridge/viaduct located 306m south of the site on the current preferred consultation route.

Environmental Permits, Incidents and Registers

3.49 The Groundsure Report includes records of environmental permits, incidents and registers within 500m of the site, which are summarised in Table 1 overleaf.

Table 1: Environmental Permits, Incidents and Registers within 500m of the Site

Permit/Incident/Register	Number
Historical Licensed Industrial Activities (IPC)	0
Part A (1) and IPPC Authorised Activities	0
Pollutant Release to Surface Waters (Red List)	0
List 1 Dangerous Substances Inventory Sites	0
List 2 Dangerous Substances Inventory Sites	0
Part A (2) and Part B Activities and Enforcements	3
Category 3 or 4 Radioactive Substance Authorisations	0
Licensed Discharge Consents	6
Planning Hazardous Substance Consents and Enforcements	0
Dangerous or Hazardous (COMAH and NIHHS) Sites	0
Sites Determined as Contaminated Land under Part 2A EPA 1990	0
Regulated Explosive Sites	0
Pollutant Release to Public Sewer	0
Substantiated Pollution Incidents (Category 1 and 2)	9
Pollution Inventory Substances, Wastes and Radioactive Wastes	0

3.50 There are 3 records of Part (2) and Part B Activities and Enforcements within 500m of the study site. The closest record refers to a current Part B Permit for non-ferrous metal foundry processes located 80m southeast of the site.

3.51 There are 6 records of Licensed Discharge Consents within 500m of the site. The closest record refers to sewage discharges – sewer storm overflow, located 142m south of the site.

3.52 There are 9 records of Substantiated Pollution Incidents (Category 1 and 2) within 500m of the site. The closest record refers 'other pollutant' released 80m to the southwest of the site. The pollutant was a category 3 (minor) impact on water and a category 4 (no impact) on land and air.

Environmentally Sensitive Sites

3.53 There are 4 records of Nitrate Vulnerable Zones (NVZ) within 2km of the study site. The closest refers to the existing River Irk (Moston Brook to River Irwell) NVZ located 407m northeast of the site.

3.54 There are no other records of Environmentally Sensitive Sites located within 2km of the site.

Ecology

3.55 An ecological assessment of the site falls outside the brief of this report. Where considered necessary, advice should be sought from an ecological specialist in this respect.

3.56 However, the site is classified as urban land.

Archaeology

3.57 An archaeological assessment falls outside the brief of this report. Where considered necessary, advice should be sought from an archaeological specialist in this respect.

3.58 However, there are 11 records of Listed Buildings within 250m of the site. The closest record refers to 32 to 34 Laystall Street, Manchester which is a Grade II Listed Building located on-site.

3.59 There are no records of World Heritage Sites and Scheduled Ancient Monuments with 250m of the site.

Potential Flood Risks

3.60 Detailed assessment of flood risks is outside the scope of this report. However, the site does not lie within 50m of an Environment Agency Zone 2 or Zone 3 floodplain.

3.61 There is no risk of flooding from rivers and sea (RoFRaS) within 50m of the site.

3.62 There are no records of flood defences located within 250m of the site.

3.63 There are no records of areas benefitting from flood defences within 250m of the site.

3.64 There are no records of areas used for flood storage within 250m of the site.

3.65 The highest risk of surface water flooding occurring on-site is 1 in 1000 year, 0.3 - 1.0m.

3.66 The highest risk of groundwater flooding occurring on-site is low.

Previous Site Investigations

3.67 Earth Environmental & Geotechnical Ltd are not aware of any previous site investigations carried out for the site.

4.0 SITE HISTORY

4.1 The historical development of the site has been determined by reference historical plans and Google Earth imagery. The reviewed historical plans comprise only readily available records and may be limited; however, the information available to date indicates that additional searches are unlikely to add to our understanding of the site. The earliest available historical mapping covering the site dates back to 1848.

4.2 The site history is summarised in Table 2, below, followed by selected extracts from maps and aerial photographs.

Table 2: Summary of Site History

Date	On-Site History	Surrounding Land Use History
1848, 1890-1894 1:10,560 1889-1893 1:2,500 1851, 1891 1:1,056	The site comprises of residential dwellings and a public house (Welsh Harp).	The site is bounded by more residential properties to the south of the site with Bank Street, Lees Street and Pidgeon Street to the east, north and west of the site. More residential dwellings are located to the east, south, west and northeast. A machine manufacturing site is located 10m south of the site. 2 wire mills with associated boiler house are located 20m east of the site. Harrington Timber Wharf is located 30m north of the site. Ince Hall Coal Wharf is located 40m northwest of the site. A disused foundry is located 40m southeast of the site. A tin plate manufacturing site is located 50m south of the site. A colliery wharf is located 50m northeast of the site. Browns Field Coal and Kings Coal Wharves are located 60m north of the site. Lead mills are located 80m southwest of the site. Warehouses are located 80m southwest of the site. An iron works and timber yard are located 90m southeast of the site. A sand yard is located 90m west of the site. Great Ancoats Street is located 90 northeast of the site, orientated NW-SE A boiler yard is located 100m southeast of the site. City coal wharf is located 100m north of the site. Lock 85 and lock house are located 110m northwest of the site.

Date	On-Site History	Surrounding Land Use History
		The canal is located 100-120m north and south of the site. Piccadilly Basin is located 230m west of the site. A corporation yard is located 250m northeast of the site. London Road Station (will become Piccadilly Station) is located 500m south of the site. Ancoats Hospital is located 500m east of the site.
1905-1906 1:10,560 1908, 1922 1:2,500	No significant change.	The disused foundry is now a clothing factory and iron and steel works. The Piccadilly Basin is now Dale Street basin.
1930-1931 1:2,500	No significant change.	Ducie House is located 60m west of the site. Junction works is located 80m southwest of the site.
1948-1953, 1965 1:2,500 1948-1953, 1952-1954, 1951-1955 1:1,250	Clothing factory now located on site.	An embroidering works are located 10m east of the site. A tank is located 10m west of the site. The wire mills are no longer present. Large wharves to the north are now sawmills or engineering works. A garage is located 90m east of the site.
1968-1971, 1971-1978 1:1,250	Residential properties located on west side of the site have now been demolished.	Lees Street is now Laystall Street. Packing works, warehouse and depot located 20m north of the site (no longer sawmills). A garage is located 50m north of the site. Part of the Rochdale canal (north) is now disused. A builder's yard is now located 100m north of the site.
1988-1991 1:10,000 1987-1990, 1988-1992, 1992-1994 1:1,250	No significant change.	Rochdale canal now disused. A retail park is located 100m east of the site.
2001 1:10,000 2003 1:1,250 2003, 2005 Aerial Photo	The vacant part of the site is used for car parking.	The buildings located east of the site are now demolished. The packing works, warehouse and depot north of the site are now demolished and replaced with car park. This was replaced with a retail complex by 2005. Garage to the north has been replaced with car parking. The buildings in between the site and Ducie House are now demolished and land used for car parking.

Date	On-Site History	Surrounding Land Use History
2020 1:10,000 2016 Aerial Photograph	No significant change.	No significant change.

Figure 4 OS Map Extract 1851

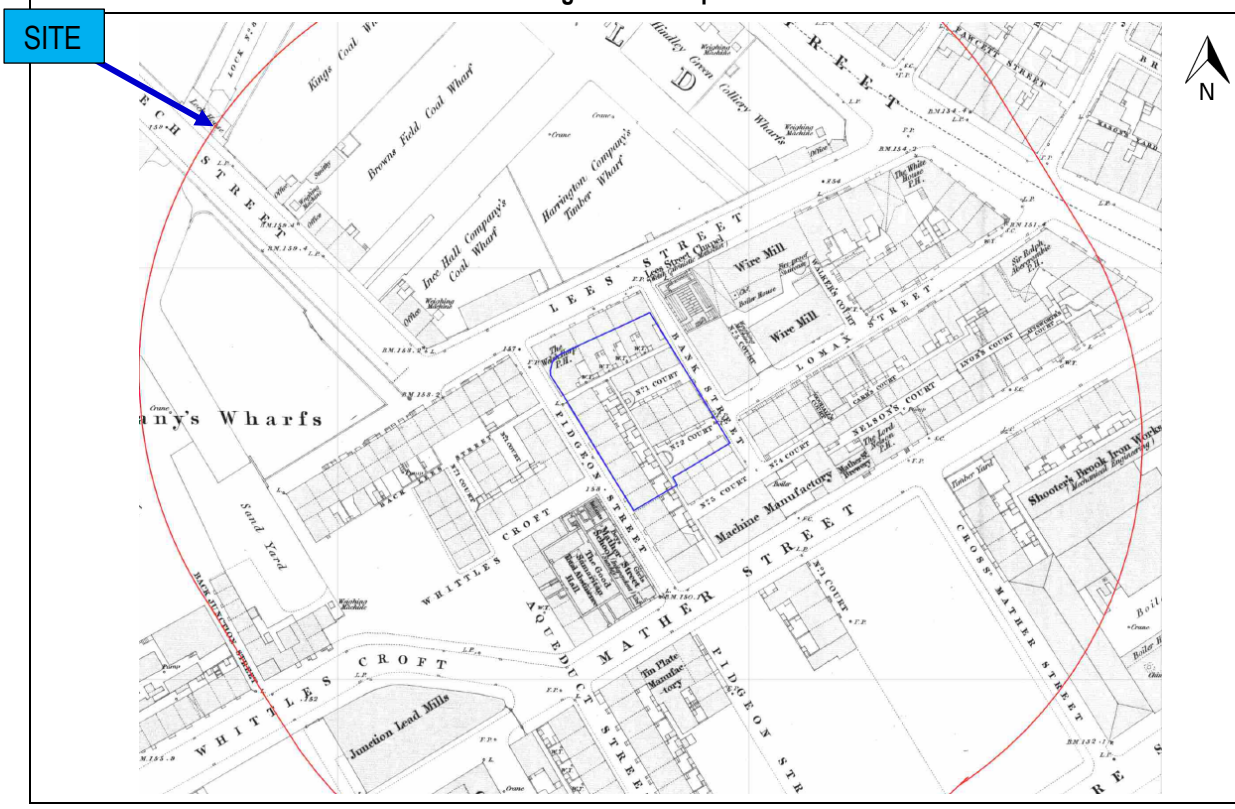


Figure 5 OS Map Extract 1908

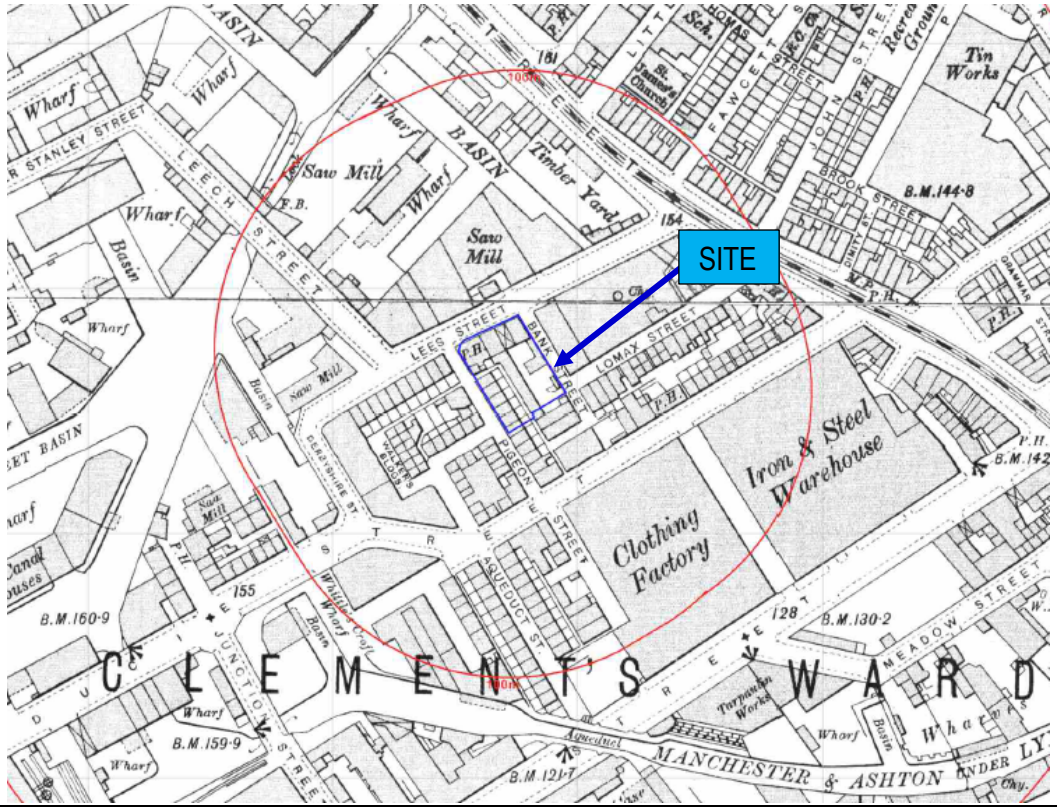


Figure 6 OS Map Extract 1965

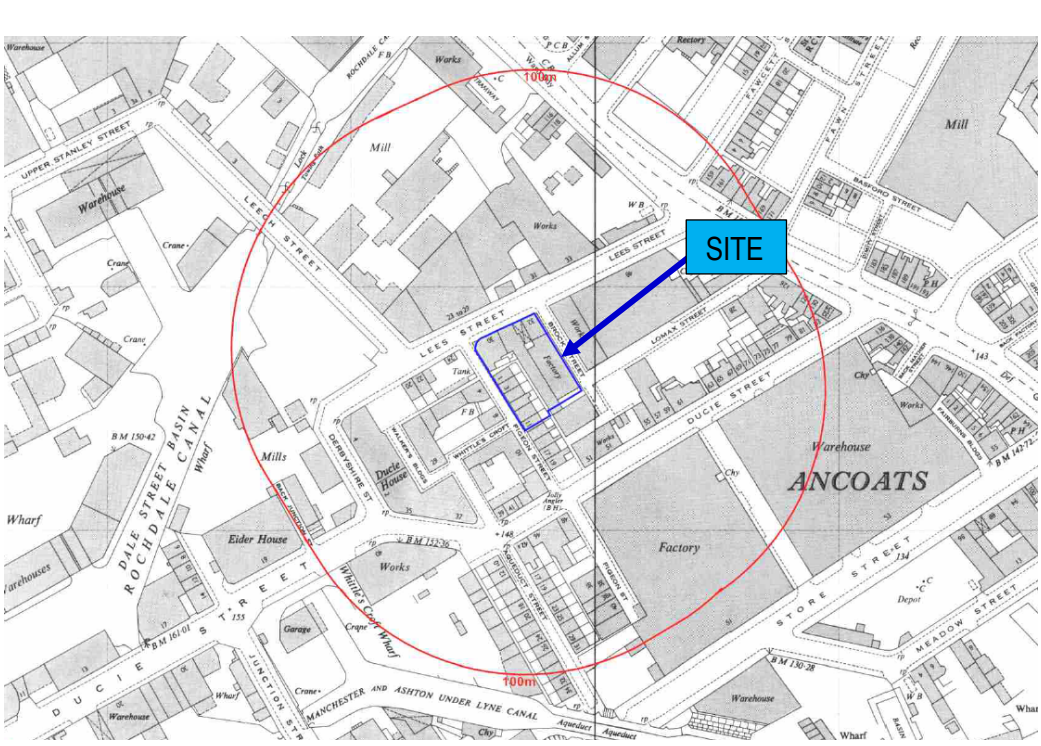


Figure 7 OS Map Extract 1988-1992

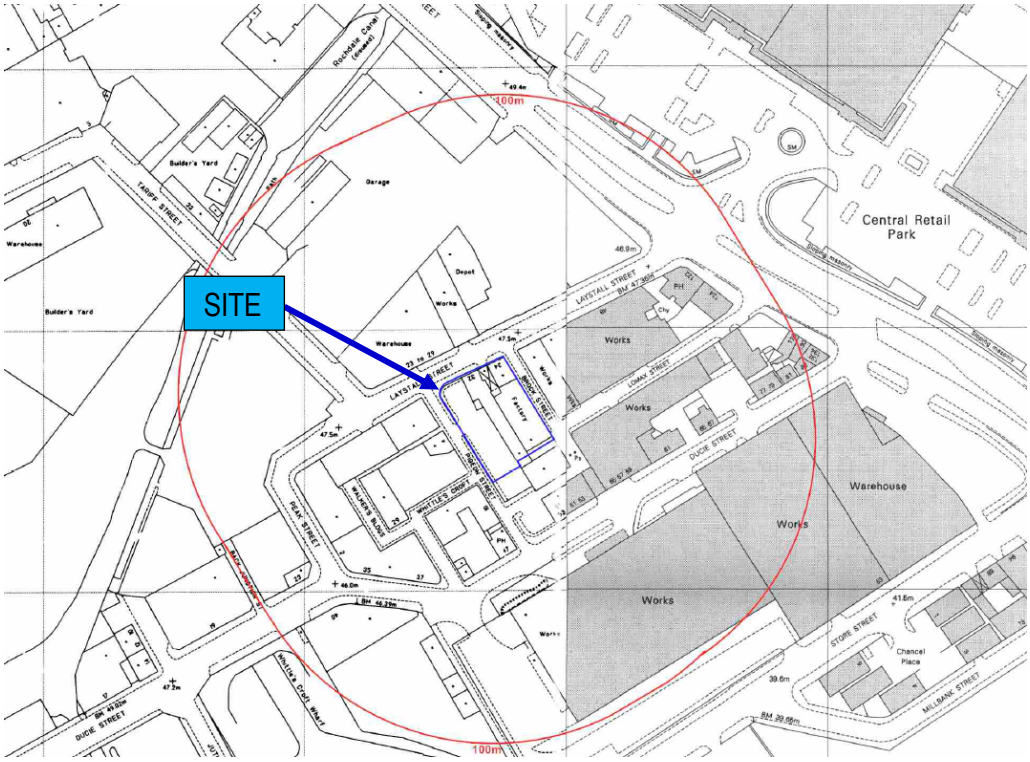
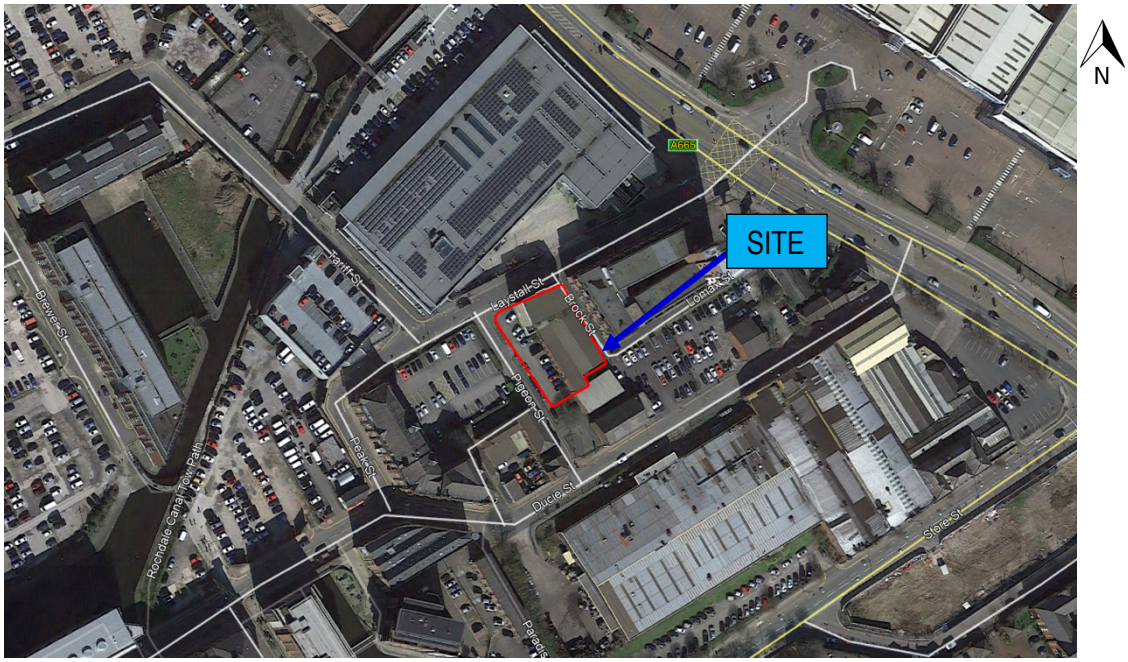


Figure 8 Aerial Photograph 2017



5.0 WALKOVER SURVEY

5.1 A walkover survey was completed on 14th August 2020. The photographs and notes from this survey are appended to this report as Appendix 2 and Appendix 3 respectively.

5.2 The site comprises an old textiles factory building and presumed associated warehouse. There is a car park to the west of the site that is still in use.

5.3 The site is accessed via the car park entrance on Pigeon Street to the west of the site. The site currently comprises of two disused buildings and a car parking area.

5.4 There is a gentle gradient to the south of the site.

5.5 There are small vents at the base of both buildings. As well as numerous pipes exiting both buildings along the eastern and northern boundary.

5.6 There are no overhead cables located on site.

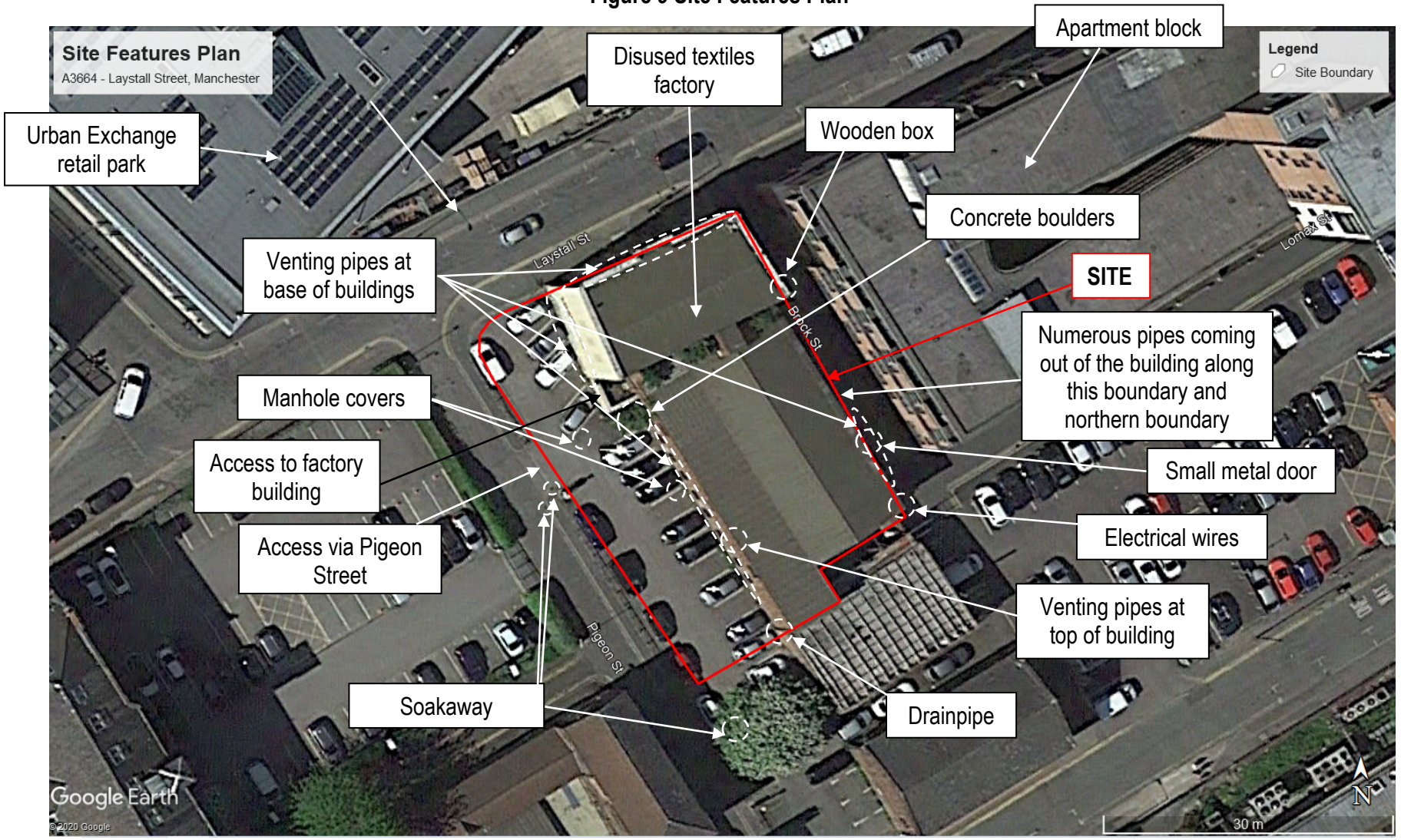
5.7 A wooden box is located on the eastern boundary of the site with unknown contents.

5.8 The site is demarcated by a raised pavement and bollards (some of which are missing) along the western boundary and part of the northern boundary. The other boundaries are demarcated by the edges of buildings on site.

5.9 To the west, north and east, roads are adjacent to the site with another warehouse building to the south of the site. The surrounding area comprises predominantly industrial usage with a car park to the south east and an apartment block to the east. The Urban Exchange retail park is located north of the site.

5.10 A site features plan is presented as Figure 9 overleaf.

Figure 9 Site Features Plan



6.0 PRELIMINARY CONTAMINATION RISK ASSESSMENT

Introduction

6.1 The following paragraphs outline a Preliminary Risk Assessment (PRA) for the site based on the above desk study information as defined by DEFRA and the EA Model Procedures for the Management of Land Contamination, CLR11(2004).

6.2 Table 5 provides a Preliminary Conceptual Model (PCM) which considers the source-pathway-receptor linkages present alongside the likelihood, severity and risk level as defined within Table 3 and Table 4 below. The assessment of probability, a modified risk table, and certain consequence definitions are based on CIRIA C552 and CLR11.

6.3 Table 5 considers whether a pollution linkage is potentially present and provides a preliminary qualitative assessment of risk based on the information currently available. 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.

6.4 The PCM/PRA is based on a proposed residential end use.

Table 3: Consequence, Probability and Risk

Probability	Consequence,	Risk
High Likelihood- There is a pollution linkage and an event 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	Very High – acute risk to the human health likely to result in significant harm. Risk of severe or irreversible effect on ground/surface water quality. Catastrophic damage to buildings / property.	Very High – there is a high potential that the source-pathway-receptor scenarios may give rise to harm to human health or the environment and remedial action is likely to be required.
Likely – there is a pollution linkage and all the elements are present, which means that it is probable 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.	High – Severe or irreversible effect on human health. Temporary severe or irreversible effect on ground/surface water quality. Reduction of water quality rendering groundwater or surface water unfit to drink and/or substantial adverse impact on groundwater dependant environmental receptors.	High – it is likely that the source-pathway-receptor scenarios may give rise to an impact on human health or the environment, which may require remediation and/or control measures to mitigate risks
Low likelihood– there is a pollutant linkage and circumstances are possible for an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term	Moderate – Long term or short-term moderate effect on human health. Moderate effect on ground/surface water quality, reversible with time. Reduced reliability of a supply at a groundwater or surface water abstraction source	Moderate – it is possible that the source-pathway-receptor scenarios may give rise to an impact on human health or the environment, however it is either relatively unlikely that such are would be severe, or if any harm were to occur it is more likely that harm would be mild.
Unlikely – there is a pollution linkage, but circumstances are such that it is doubtful that an event would occur even in the very long term.	Low – Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc.) Slight effect on ground/surface water quality, reversible with time. Marginal reduced reliability of a supply at a groundwater or surface water abstraction source.	Low – it is possible that harm could arise at the source, however it is likely that this would at worst be mild.
		Very Low – it is unlikely that the source-pathway-receptor scenarios will give rise to an impact on human health or the environment.

Table 4: Estimation of Level of Risk by Comparison of Consequence and Probability

		Consequence			
		High	**Moderate**	**Low**	**Very low**
Probability	**High Likelihood**	Very High	High risk	Moderate risk	Moderate to low risk
	Likely	High risk	Moderate risk	Moderate to low risk	Low risk
	Low Likelihood	Moderate risk	Moderate to low risk	Low risk	Very low risk
	Unlikely	Moderate to low risk	Low risk	Very low risk	Very low risk

Potential Sources

6.5 Historically the site comprised residential dwellings from the 1840s until the 1940s when it became a clothing factory on the eastern side of the site. In the 1970s the rest of the housing was demolished leaving the western part of the site vacant. Since 2003 the vacant part of the site has been used as a car park.

6.6 Potential off-site sources of contamination include the numerous factories and works surrounding the site, including the canal, wharves, garages, builder's yards, depots and warehouses and associated constructions and demolitions.

6.7 There is potential for the presence of contamination associated with the following:

- Large areas of Made Ground from various phases of on-site and off-site development
- Asbestos containing materials (ACM) from former and present structures
- Ground gas associated with any nearby infilled land.

6.8 Contaminants may therefore include heavy metals, polycyclic aromatic hydrocarbons (PAH), total petroleum hydrocarbons (TPH), asbestos and ground gases (carbon dioxide, methane), radon gas.

Potential Receptors

6.9 The following receptors have been considered for the construction and operational stages of the proposed redevelopment.

- Current site users;
- Adjacent land users;
- Future land users;
- Construction workers during site development works;
- Surface water and Groundwater within the underlying aquifer

Potential Pathways

6.10 The following pathways have been considered for the construction and operational stages of the proposed redevelopment.

- Dermal contact, ingestion, inhalation pathways of potentially contaminated soils;
- Downward vertical migration of leachate to surface waters and shallow groundwater;
- Vertical or lateral migration of ground gas.

- **Table 5: Preliminary Conceptual Model**

Source	Pathway	Receptor	Probability	Consequence	Risk	Comment
Potential soil contamination E.g. Heavy Metals, PAH, TPH, BTEX and ground gases.	Dermal contact, ingestion and inhalation of soils dust	Current Site Users	Unlikely	Moderate	Low	The site is currently a disused factory and warehouse with hardstanding car park. The risk is therefore considered to be **LOW**.
		Adjacent land users	Unlikely	Moderate	Low	The site is predominantly surrounded by industrial works/warehouses with a residential apartment block to the east and a commercial unit to the north. Usual dust control measures should be implemented as part of good site working practices during construction to reduce dust generation. Therefore, the risk is considered **LOW.**
		Future land users	Low Likelihood	Moderate	Moderate to Low	The proposed development consists of converting the listed building onsite into offices and then demolishing other buildings to build an 8-storey apartment block with basement. The risk to future site users via direct exposure is considered to be **MODERATE to LOW.** This assessment is based on the potential for contamination to be present beneath the site.
		Construction Workers	Low Likelihood	Moderate	Moderate to Low	Construction workers may be exposed to potentially contaminated soils during construction works, however exposure duration will be short-term only. The risk to construction workers is considered **MODERATE** to **LOW.** Appropriate health and safety measures (in line with CDM and other relevant health and safety guidance) will reduce the risk to **LOW.**
	Downward vertical migration of leachate to shallow groundwater	Groundwater within the Underlying Aquifer	Low Likelihood	Moderate	Moderate to Low	The underlying superficial soils are anticipated to be cohesive with a low permeability. There are 52 abstraction licences within 2km. The risk to groundwater is therefore considered **LOW.**
	Lateral migration in surface waters	Surface water	Unlikely	Moderate	Low	There are several surface water features are located within 250m of the site however the closest record is 96m north. Therefore, the perceived risk to surface waters is considered to be **LOW.**
	Vertical or lateral migration of ground gas	Current Site Users	Low Likelihood	Moderate	Moderate to Low	The site is currently a disused factory and warehouse with hardstanding car park. Large areas of Made Ground associated with former structures are anticipated. The site is not located in a radon affected area. The risk to current site users from ground gas is therefore considered **LOW.**

Source	Pathway	Receptor	Probability	Consequence	Risk	Comment
		Adjacent land users	Unlikely	Moderate	Low	The site is predominantly surrounded by industrial works/warehouses with a residential apartment block to the east and a commercial unit to the north. Large areas of Made Ground associated with former structures are anticipated. There is no potential for radon gas. The risk to adjacent site users from ground gas is therefore considered **LOW.**
		Future land users	Low Likelihood	Moderate	Moderate to Low	The proposed development consists of converting the listed building onsite into offices and then demolishing other buildings to build an 8-storey apartment block with basement. There is no potential for radon gas and therefore the risk if considered **LOW**.
		Construction Workers	Low Likelihood	Moderate	Moderate to Low	Construction workers may be exposed to ground gas/depleted oxygen conditions in confined spaces and excavations; however, the duration will be short term. The risk to construction workers from ground gas is considered **MODERATE** to **LOW**
Asbestos Containing Material (ACM)		Current Site Users	Unlikely	Moderate	Low	The site is currently a disused factory and warehouse with hardstanding car park. Asbestos may be present in small areas of the site associated with former and present structures, albeit unlikely. Asbestos is only harmful when disturbed. The risk to current site users is considered to be **LOW.**
		Adjacent land users	Unlikely	Moderate	Low	The site is predominantly surrounded by industrial works/warehouses with a residential apartment block to the east and a commercial unit to the north. Asbestos may be present in small areas of the site associated with former and present structures, albeit unlikely. Disturbance of soil during the construction phase may allow fibres to become airborne. Dust control measures (dampening down) should be implemented as part of good site working practices. Therefore, the risk is considered **LOW**.
		Future land users	Low Likelihood	Moderate	Moderate to Low	The proposed development consists of converting the listed building onsite into offices and then demolishing other buildings to build an 8-storey apartment block with basement. The risk is therefore considered **MODERATE** to **LOW.** A contamination assessment of the existing on-site soils would be required to determine the level of risk and necessary mitigation measures.

Source	Pathway	Receptor	Probability	Consequence	Risk	Comment
		Construction Workers	Low Likelihood	Moderate	Moderate to Low	Construction workers may be exposed to potential asbestos in Made Ground soils associated with former structures. However, this potential area is small. The risk is considered **MODERATE** to **LOW.** A contamination assessment of the existing on-site soils would be required to determine the level of risk and necessary mitigation measures.

7.0 CONCLUSIONS & RECOMMENDATIONS

Conclusions

7.1 The site was historically residential dwellings from the 1840s to the 1940s, when the eastern part of the site became a clothing factory. In the 1970s the rest of the housing was demolished which left the western part of the site vacant land and from 2003 this and has been used as a carpark. The Factory is now disused.

7.2 Potential on-site sources of contamination were identified to be Made Ground, ground gases and asbestos associated with former and present structures. Potential off-site sources include made ground from constant development of the area and associated ground gases.

7.3 The proposed development consists of converting the listed building located on site in the northern corner, into offices and then demolishing current factory and associated warehouse to build an 8-storey apartment block with basement.

7.4 The site is underlain by glacial deposits, comprising Diamicton (Secondary Undifferentiated Aquifer) and the solid geology of the Chester Pebble Beds Formation (Principal Aquifer).

7.5 The property is not located in a Radon Affected Area, as less than 1% of the properties are above the Action Level.

7.6 Given the potential contaminative land uses, the overall risk from soil contamination to end users and construction workers is concluded to be **MODERATE** to **LOW**.

7.7 The risk to controlled waters is concluded to be **MODERATE** to **LOW** based on the underlying superficial soils.

7.8 The risk from ground gas to end users and construction workers is considered to be **MODERATE** to **LOW** given the anticipated extent of Made Ground.

7.9 The site is not located within a Zone 2 or Zone 3 floodplain. The highest risk of groundwater flooding is **LOW**.

Recommendations

7.10 An intrusive investigation should be undertaken to establish geotechnical parameters for the design of foundations, floor slabs and pavement construction for the proposed new structures and surrounding area.

7.11 As part of the geotechnical investigation, it is recommended that samples of soil are recovered for contamination testing and to confirm whether there are any potential risks.

APPENDIX 1

GROUNDSURE REPORTS

APPENDIX 2

SITE PHOTOGRAPHS

Earth Environmental & Geotechnical Ltd

Tel: 0161 975 6088
Email: info@earthenvironmental.co.uk
Web: www.earthenvironmental.co.uk

SITE PHOTOGRAPHS

EARTH ENVIRONMENTAL & GEOTECHNICAL

Job No.: A3664/20

Site: Laystall Street, Manchester

Plate 1 Viewing southeast showing the site entrance off Pigeon Street and car park located on site.



Date: 14th August 2020

Plate 2 Viewing south showing the front of the listed building located on site.



Date: 14th August 2020

Plate 3 Viewing east showing access door to the factory building, blocked by a metal bar. Note presence and location of vegetation.



Date: 14th August 2020

Plate 4 Viewing north showing the western side of the building. Note the ventilation pipes towards the top of the wall.



Date: 14th August 2020

Earth Environmental & Geotechnical Ltd

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SITE PHOTOGRAPHS

EARTH ENVIRONMENTAL & GEOTECHNICAL

Job No.: A3664/20

Site: Laystall Street, Manchester

Plate 5 Viewing northwest showing eastern boundary of the site. Note multiple pipes exiting the building and exposed electrical wires. Also note wooden box and metal door with padlock at the base of the wall.



Date: 14th August 2020

Plate 6 Viewing northwest showing closed up access door, pipes and wooden box – contents unknown but pipe not attached.



Date: 14th August 2020

Plate 7 Viewing west showing small metal door with padlock and ventilation. Note ventilation at base of wall.



Date: 14th August 2020

Plate 8 Viewing south showing ventilation and pipes along the northern boundary.



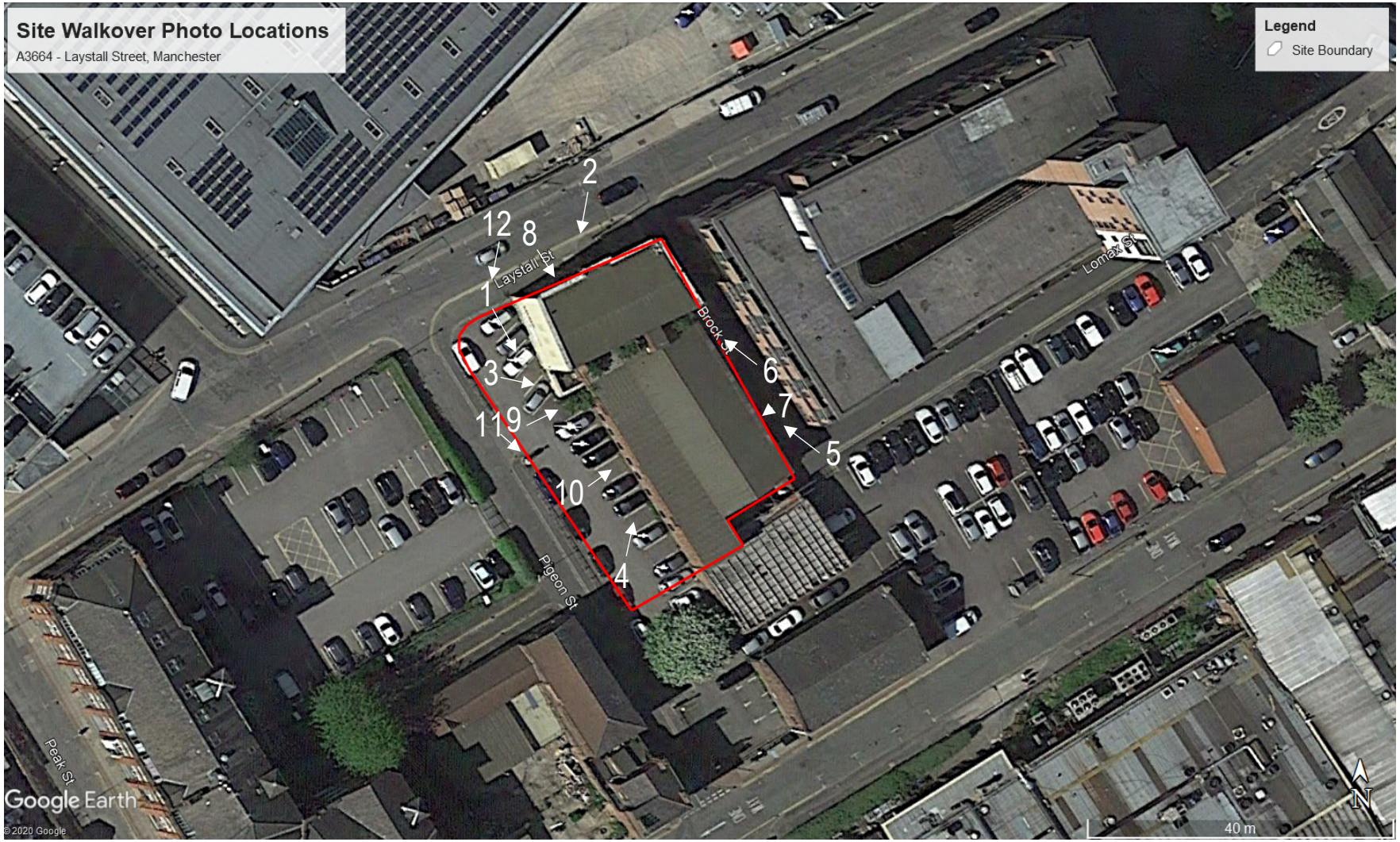
Date: 14th August 2020

<table>
<tr><td>Earth Environmental & Geotechnical Ltd

Tel: 0161 975 6088
Email: info@earthenvironmental.co.uk
Web: www.earthenvironmental.co.uk</td><td>SITE PHOTOGRAPHS

EARTH ENVIRONMENTAL & GEOTECHNICAL</td></tr>
<tr><td>Job No.: A3664/20</td><td>Site: Laystall Street, Manchester</td></tr>
<tr><td>Plate 9 Viewing southeast showing 1 of 2 manholes located in the northern part of the car park. Note location of concrete boulders.</td><td>Plate 10 Viewing east showing the second manhole cover along the western boundary of the building. Note ventilation present in western side of building also.</td></tr>
<tr><td>  </td><td>  </td></tr>
<tr><td>Date: 14th August 2020</td><td>Date: 14th August 2020</td></tr>
<tr><td>Plate 11 Viewing south showing soakaway located on western boundary of the site.</td><td>Plate 12 Viewing south showing northwest corner of the site, demarcated by raised pavement and bollards. Note several bollards are missing.</td></tr>
<tr><td>  </td><td>  </td></tr>
<tr><td>Date: 14th August 2020</td><td>Date: 14th August 2020</td></tr>
</table>

Figure 10 Site Walkover Photo Locations



APPENDIX 3

SITE WALKOVER NOTES

EARTH ENVIRONMENTAL & GEOTECHNICAL

WALK OVER SURVEY REPORT

Site: Laystall Street, Manchester **Date:** 14/08/20

Job No: A3664/20 **Undertaken By:** A Ellams

Purpose of Site Walkover:
1) Provide further information for the Desk Study Report;
2) Identify potential contamination sources, pathways and receptors;
3) Identify geotechnical features and potential geohazards;
4) Determine locations for exploratory boreholes.

Desk Study features checked during site visit	**Feature and Information required**	**Present**	**Description / Comments**
Site Setting	Description required for: Town/Country/Suburb Setting Industrial/Residential/Retail Usage Current Site use (if undertaking security and access to the site)		City Centre Industrial The site is currently a disused factory and warehouse with an operational car park.
Evidence of Past Activities	Are there: Any relevant street names in area? Features or relics which indicate past history?	Yes/~~No~~ Yes/~~No~~	The site is located to the south of Laystall Street with Pigeon Street to the west, and Brock Street to the east The industrial buildings are still present on site.
Geographic Setting	Description required for: Low lying flood plain/dry valley/rolling hills etc.		The site is low lying
Ground Conditions	Is there any evidence of: Mining, Mine entries Subsidence Landslip/slope erosion Former investigation works	 ~~Yes~~/No ~~Yes~~/No ~~Yes~~/No ~~Yes~~/No	N/A

Desk Study features checked during site visit	**Feature and Information required**	**Present**	**Description / Comments**
Topography	Description required for: Are there apparent differences between site and surrounding area? (If yes describe the presence of retaining walls, and slopes). Is there evidence of Made Ground / Fill on site?	~~Yes~~/No ~~Yes~~/No	No difference to surrounding area Site gently slopes to the south No evidence of Made Ground was visible on the site walkover. However, two large boulders are located on the site and the site is covered with hardstanding.
Site Boundaries and Neighbours	Description required for: Type of boundary demarcation (if any) on each side of site, usage of adjacent land and name of industrial/commercial occupiers. Note any adjacent features such as water course and other potentially environmentally sensitive uses (residential, school, infirmary, SSSI etc)		The site is demarcated by a raised pavement and bollards (some of which are missing) along the western boundary and part of the northern boundary. Other boundaries are demarcated by the edges of buildings on site. An apartment block is located east of the site on the other side of Brock Street
Vegetation	Are there any vegetation/trees on or close to site (if yes describe locations, type, maturity, etc) Is there any evidence of poor health / distress?	Yes/~~No~~ ~~Yes~~/No	Shrubs are growing out of the buildings located on site.
Ground Surface	Are there areas of hardstanding and estimate the split between hard and soft cover? (If yes describe locations, types and conditions). Is the any evidence of any spillages or staining?	Yes/~~No~~ ~~Yes~~/No	100% Hardstanding None visible on the site walkover.

Desk Study features checked during site visit	Feature and Information required	Present	Description / Comments
Site Drainage	Are there any drain covers / soakaways (if yes describe locations)	Yes/~~No~~	1 soakaway is located on site, in the entrance to the car park and 2 are located off site, one on Pigeon Street close to the car park entrance and a second in the southwest corner of the car park.
	Are there any outfalls/water courses on site (note the condition of water courses in open water courses. discolouration, odour, eutrophication, oily sheen, gas bubbling water, clear or cloudy)	~~Yes~~/No	N/A
	Where a watercourse runs alongside or crosses a site are there any differences in visible water quality upstream and downstream of the site?	~~Yes~~/No	N/A
Electrical Equipment	Are there any electricity sub stations on or adjacent to the site? Are there any electrical transformers, capacitors, pylons etc on site?	~~Yes~~/No	N/A
Buildings	Is there any evidence of asbestos construction materials e.g. roofing, insulation materials.	~~Yes~~/No	None visible on the site walkover but presence of old buildings indicates that it may be present.
	Do any buildings have basements?	~~Yes~~/No	None observed on site walkover
	Do any buildings have a boiler room (if yes, describe fuel type and storage arrangements)?	~~Yes~~/No	None observed on site walkover

Desk Study features checked during site visit	Feature and Information required	Present	Description / Comments
Landfilling	Is there any evidence of gas protection measures (gas membrane, gravel-filled trenches, venting pipes, etc)?	Yes/~~No~~	Small vents are located around the base of both buildings on site.
Process Air Emissions	Point Source: Are there any stacks / vents / cooling towers / abatement equipment?	Yes/~~No~~	There are venting pipes located towards the top of the warehouse on both the east and west side
	Fugitive Source: is there any stockpiled material / windblown dust / vapour process?	~~Yes~~/No	N/A
Storage of fuels & Chemicals	Are there any drums / containers (if yes, describe quantity, full /empty, stored on hard standing / soft landscaping, bunding)?	~~Yes~~/No	N/A
	Are there any above ground fuel tanks (if yes, describe locations, volumes, how many, bunding, used / disused, condition?)	~~Yes~~/No	Possible storage on the western side of the building within a wooden box, unable to see inside
	Is there any evidence of underground fuel tanks (fuel pumps, covers, vent pipes, how many and how large, fill point, used / disused, and condition)?	~~Yes~~/No	
Accidents	In the event of a large spillage would runoff affect any vulnerable watercourse/culverts?	~~Yes~~/No	
	Are emergency procedures / equipment in place?	~~Yes~~/No	

Desk Study features checked during site visit	**Feature and Information required**	**Present**	**Description / Comments**
Waste	Are there any waste skips present on site? Are waste storage facilities adequate? Is there any litter/fly tipped material?	~~Yes~~/No Yes/~~No~~ Yes/~~No~~	 N/A Minimal household waste litter
Atmospheric	Are there any fumes, odours originating from site or affecting site from neighbouring sites?	~~Yes~~/No	
Access / Further Investigations	If a Phase 2 Investigation is likely to be required, describe any access problems including headroom where relevant, services, overhead cables, restricted access areas, confined spaces, trafficked areas, etc that are likely to affect investigation scope/techniques. Identify possible site office and storage locations. Identify possible water supply		Access to buildings and set up within may be a problem as access doors are small On the car park Possibly within the building
Site Environs	Are there any local features that could have a harmful influence e.g. landfill, industrial processes, railway land? Are there any sensitive water features/courses near to the site?	~~Yes~~/No ~~Yes~~/No	N/A
Local Knowledge / Anecdotal Evidence			N/A
Site Dimensions	Describe shape of Site in plan and measure dimensions.		The maximum dimensions of the proposed site are 42m north to south and 28.5m west to east. The site occupies an area of approximately 0.11Ha.

APPENDIX 4

REPORT LIMITATIONS

LIMITATIONS

This contract was completed by Earth Environmental & Geotechnical Ltd on the basis of a defined programme and scope of works and terms and conditions agreed with the client. This report was compiled with all reasonable skill, and care, bearing in mind the project objectives, the agreed scope of works, the prevailing site conditions, the budget and staff resources allocated to the project.

Other than that, expressly contained in the above paragraph, Earth Environmental & Geotechnical Ltd provides no other representation or warranty whether express or implied, is made in relation to the services. Unless otherwise agreed this report has been prepared exclusively for the use and reliance of the client in accordance with generally accepted consulting practices and for the intended purposes as stated in the agreement under which this work was completed. This report may not be relied upon, or transferred to, by any other party without the written agreement of a Director of Earth Environmental & Geotechnical Ltd.

If a third party relies on this report, it does so wholly at its own and sole risk and Earth Environmental & Geotechnical Ltd disclaims any liability to such parties.

It is Earth Environmental & Geotechnical Ltd understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was an important factor in determining the scope and level of the services. Should the purpose for which the report is used, or the proposed use of the site change, this report will no longer be valid and any further use of, or reliance upon the report in those circumstances by the client without Earth Environmental & Geotechnical Ltd review and advice shall be at the client's sole and own risk.

The report was written in 2020 and should be read in light of any subsequent changes in legislation, statutory requirements and industry best practices. Ground conditions can also change over time and further investigations or assessment should be made if there is any significant delay in acting on the findings of this report. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of Earth Environmental & Geotechnical Ltd. In the absence of such written advice of Earth Environmental & Geotechnical Ltd, reliance on the report in the future shall be at the client's own and sole risk. Should Earth Environmental & Geotechnical Ltd be requested to review the report in the future, Earth Environmental & Geotechnical Ltd shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between Earth Environmental & Geotechnical Ltd and the client.

The observations and conclusions described in this report are based solely upon the services that were provided pursuant to the agreement between the client and Earth Environmental & Geotechnical Ltd. Earth Environmental & Geotechnical Ltd has not performed any observations, investigations, studies or testing not specifically set out or mentioned within this report.

Earth Environmental & Geotechnical Ltd is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, Earth Environmental & Geotechnical Ltd did not seek to evaluate the presence on or off the site of electromagnetic fields, lead paint, radon gas or other radioactive materials.

The services are based upon Earth Environmental & Geotechnical Ltd observations of existing physical conditions at the site gained from a walkover survey of the site together with Earth Environmental & Geotechnical Ltd interpretation of information including documentation, obtained from third parties and from the client on the history and usage of the site. The findings and recommendations contained in this report are based in part upon information provided by third parties, and whilst Earth Environmental & Geotechnical Ltd have no reason to doubt the accuracy and that it has been provided in full from those it was requested from, the items relied on have not been verified.

No responsibility can be accepted for errors within third party items presented in this report. Further Earth Environmental & Geotechnical Ltd was not authorised and did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the services. Earth Environmental & Geotechnical Ltd is not liable for any inaccurate information, misrepresentation of data or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to Earth Environmental & Geotechnical Ltd and including the doing of any independent investigation of the information provided to Earth Environmental & Geotechnical Ltd save as otherwise provided in the terms of the contract between the client and Earth Environmental & Geotechnical Ltd.

Where field investigations have been carried out these have been restricted to a level of detail required to achieve the stated objectives of the work. Ground conditions can also be variable and as investigation excavations only allow examination of the ground at discrete locations. The potential exists for ground conditions to be encountered which are different to those considered in this report. The extent of the limited area depends on the soil and groundwater conditions, together with the position of any current structures and underground facilities and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters [as stipulated in the contract between the client and Earth Environmental & Geotechnical Ltd] based on an understanding of the available operational and historical information, and it should not be inferred that other chemical species are not present.

The groundwater conditions entered on the exploratory hole records are those observed at the time of investigation. The normal speed of investigation usually does not permit the recording of an equilibrium water level for any one water strike. Moreover, groundwater levels are subject to seasonal variation or changes in local drainage conditions and higher groundwater levels may occur at other times of the year than were recorded during this investigation.

Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan but is (are) used to present the general relative locations of features on, and surrounding, the site.

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo
Insight

LAYSTALL STREET, MANCHESTER, M1 2JZ

Order Details

Date: 12/08/2020

Your ref: A3664

Our Ref: GS-6962373

Client: Earth Environmental & Geotechnical Ltd

Site Details

Location: 384983 398251

Area: 0.11 ha

Authority: Manchester City Council



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Summary of findings p. 2

OS MasterMap site plan p.12

Aerial image p. 8

groundsure.com/insightuserguide

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
13	1.1	Historical industrial land uses	0	7	49	127	-
20	1.2	Historical tanks	0	3	4	65	-
23	1.3	Historical energy features	0	0	3	20	-
24	1.4	Historical petrol stations	0	0	1	0	-
25	1.5	Historical garages	0	5	21	34	-
27	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
28	2.1	Historical industrial land uses	0	8	68	179	-
38	2.2	Historical tanks	0	8	8	96	-
42	2.3	Historical energy features	0	0	10	57	-
45	2.4	Historical petrol stations	0	0	1	0	-
45	2.5	Historical garages	0	7	35	49	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
49	3.1	Active or recent landfill	0	0	0	0	-
49	3.2	Historical landfill (BGS records)	0	0	0	0	-
50	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
50	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
50	3.5	Historical waste sites	1	1	4	15	-
53	3.6	Licensed waste sites	0	0	0	0	-
53	3.7	Waste exemptions	0	0	2	5	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
54	4.1	Recent industrial land uses	1	1	36	-	-
57	4.2	Current or recent petrol stations	0	0	0	1	-
57	4.3	Electricity cables	0	0	0	0	-
57	4.4	Gas pipelines	0	0	0	0	-
57	4.5	Sites determined as Contaminated Land	0	0	0	0	-

58	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
58	4.7	Regulated explosive sites	0	0	0	0	-
58	4.8	Hazardous substance storage/usage	0	0	0	0	-
58	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
58	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
59	**4.11**	**Licensed pollutant release (Part A(2)/B)**	0	0	1	2	-
59	4.12	Radioactive Substance Authorisations	0	0	0	0	-
59	**4.13**	**Licensed Discharges to controlled waters**	0	0	3	3	-
61	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
61	4.15	Pollutant release to public sewer	0	0	0	0	-
61	4.16	List 1 Dangerous Substances	0	0	0	0	-
61	4.17	List 2 Dangerous Substances	0	0	0	0	-
61	**4.18**	**Pollution Incidents (EA/NRW)**	0	0	4	5	-
63	4.19	Pollution inventory substances	0	0	0	0	-
63	4.20	Pollution inventory waste transfers	0	0	0	0	-
63	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
64	**5.1**	**Superficial aquifer**	Identified (within 500m)				
66	**5.2**	**Bedrock aquifer**	Identified (within 500m)				
68	**5.3**	**Groundwater vulnerability**	Identified (within 50m)				
69	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
69	5.5	Groundwater vulnerability- local information	None (within 0m)				
70	**5.6**	**Groundwater abstractions**	0	0	0	0	42
81	5.7	Surface water abstractions	0	0	0	0	0
81	**5.8**	**Potable abstractions**	0	0	0	0	10
84	5.9	Source Protection Zones	0	0	0	0	-
84	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
85	**6.1**	**Water Network (OS MasterMap)**	0	0	9	-	-

86	**6.2**	**Surface water features**	0	0	7	-	-
87	**6.3**	**WFD Surface water body catchments**	1	-	-	-	-
87	**6.4**	**WFD Surface water bodies**	0	0	0	-	-
87	**6.5**	**WFD Groundwater bodies**	1	-	-	-	-

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
89	7.1	Risk of Flooding from Rivers and Sea (RoFRaS)	None (within 50m)				
90	**7.2**	**Historical Flood Events**	0	0	1	-	-
90	7.3	Flood Defences	0	0	0	-	-
90	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
90	7.5	Flood Storage Areas	0	0	0	-	-
91	7.6	Flood Zone 2	None (within 50m)				
91	7.7	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding	
92	**8.1**	**Surface water flooding**	1 in 1000 year, 0.3m - 1.0m (within 50m)

Page	Section	Groundwater flooding	
94	**9.1**	**Groundwater flooding**	Moderate-High (within 50m)

Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
95	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
95	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
95	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
95	10.4	Special Protection Areas (SPA)	0	0	0	0	0
96	10.5	National Nature Reserves (NNR)	0	0	0	0	0
96	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
96	10.7	Designated Ancient Woodland	0	0	0	0	0
96	10.8	Biosphere Reserves	0	0	0	0	0
97	10.9	Forest Parks	0	0	0	0	0
97	10.10	Marine Conservation Zones	0	0	0	0	0
97	10.11	Green Belt	0	0	0	0	0
97	10.12	Proposed Ramsar sites	0	0	0	0	0

97	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
98	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
98	10.15	Nitrate Sensitive Areas	0	0	0	0	0
98	**10.16**	**Nitrate Vulnerable Zones**	0	0	0	1	3
99	**10.17**	**SSSI Impact Risk Zones**	1	-	-	-	-
100	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
101	11.1	World Heritage Sites	0	0	0	-	-
102	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
102	11.3	National Parks	0	0	0	-	-
102	**11.4**	**Listed Buildings**	1	0	10	-	-
103	**11.5**	**Conservation Areas**	0	0	2	-	-
103	11.6	Scheduled Ancient Monuments	0	0	0	-	-
104	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
105	**12.1**	**Agricultural Land Classification**	Urban (within 250m)				
106	12.2	Open Access Land	0	0	0	-	-
106	12.3	Tree Felling Licences	0	0	0	-	-
106	12.4	Environmental Stewardship Schemes	0	0	0	-	-
106	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
107	13.1	Priority Habitat Inventory	0	0	0	-	-
107	13.2	Habitat Networks	0	0	0	-	-
108	**13.3**	**Open Mosaic Habitat**	0	0	1	-	-
108	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
109	**14.1**	**10k Availability**	Identified (within 500m)				
110	**14.2**	**Artificial and made ground (10k)**	0	0	0	3	-
111	**14.3**	**Superficial geology (10k)**	1	1	0	0	-

112	14.4	Landslip (10k)	0	0	0	0	-
113	**14.5**	**Bedrock geology (10k)**	1	1	1	2	-
114	**14.6**	**Bedrock faults and other linear features (10k)**	0	0	1	1	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
115	**15.1**	**50k Availability**	Identified (within 500m)				
116	**15.2**	**Artificial and made ground (50k)**	0	0	0	1	-
117	15.3	Artificial ground permeability (50k)	0	0	-	-	-
118	**15.4**	**Superficial geology (50k)**	1	0	0	0	-
119	**15.5**	**Superficial permeability (50k)**	Identified (within 50m)				
119	15.6	Landslip (50k)	0	0	0	0	-
119	15.7	Landslip permeability (50k)	None (within 50m)				
120	**15.8**	**Bedrock geology (50k)**	1	0	1	1	-
121	**15.9**	**Bedrock permeability (50k)**	Identified (within 50m)				
121	**15.10**	**Bedrock faults and other linear features (50k)**	0	0	1	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
122	**16.1**	**BGS Boreholes**	0	0	38	-	-
Page	Section	Natural ground subsidence					
125	**17.1**	**Shrink swell clays**	Very low (within 50m)				
126	**17.2**	**Running sands**	Very low (within 50m)				
128	**17.3**	**Compressible deposits**	Negligible (within 50m)				
129	**17.4**	**Collapsible deposits**	Very low (within 50m)				
130	**17.5**	**Landslides**	Very low (within 50m)				
132	**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
134	18.1	Natural cavities	0	0	0	0	-
135	18.2	BritPits	0	0	0	0	-
135	**18.3**	**Surface ground workings**	0	0	62	-	-
137	18.4	Underground workings	0	0	0	0	0
138	18.5	Historical Mineral Planning Areas	0	0	0	0	-

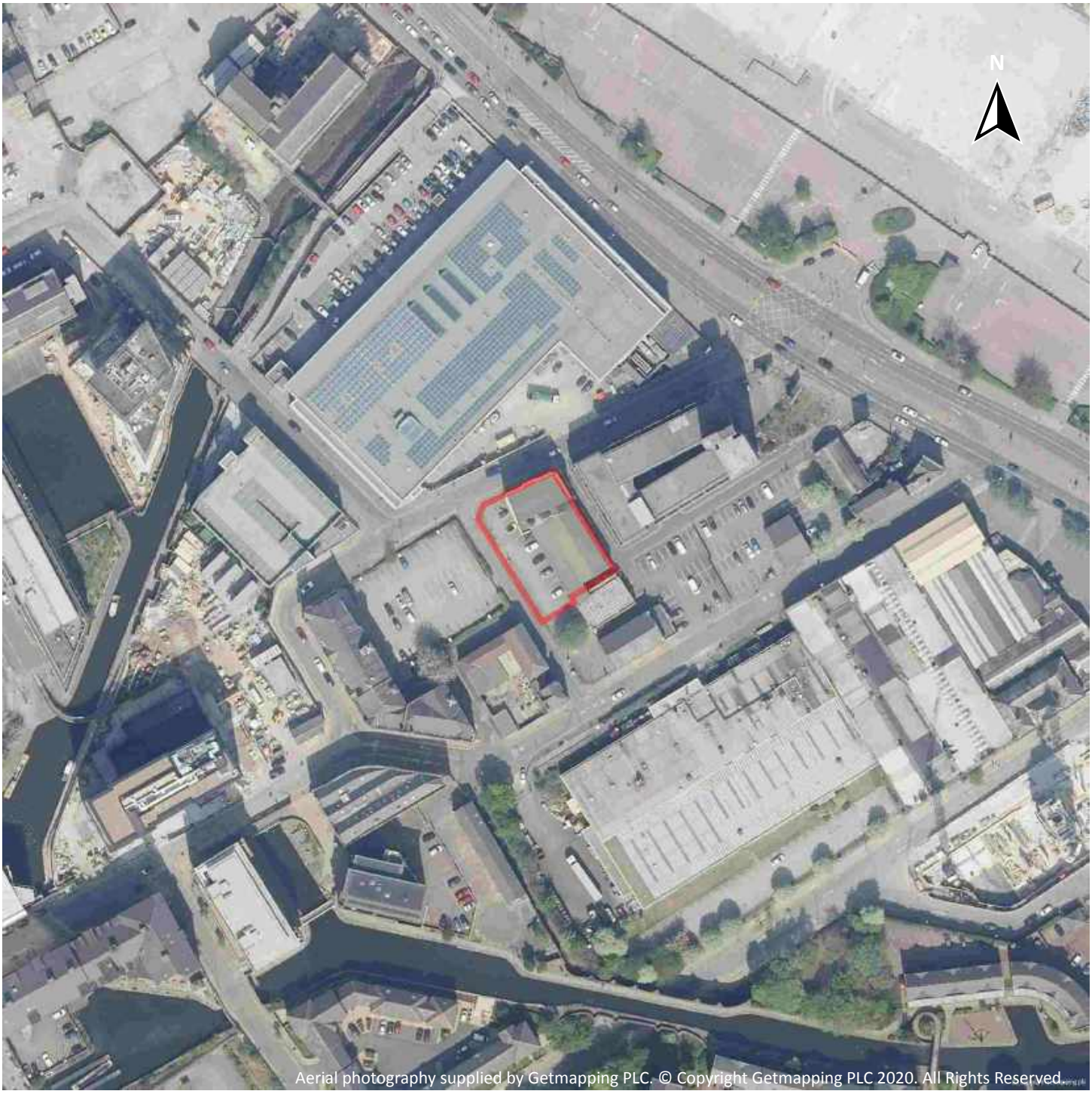
138	**18.6**	**Non-coal mining**	0	0	0	0	2
138	18.7	Mining cavities	0	0	0	0	0
139	**18.8**	**JPB mining areas**	Identified (within 0m)				
139	**18.9**	**Coal mining**	Identified (within 0m)				
139	18.10	Brine areas	None (within 0m)				
139	18.11	Gypsum areas	None (within 0m)				
140	18.12	Tin mining	None (within 0m)				
140	18.13	Clay mining	None (within 0m)				

Page	Section	Radon	
141	**19.1**	**Radon**	Less than 1% (within 0m)

Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
142	**20.1**	**BGS Estimated Background Soil Chemistry**	1	2	-	-	-
142	**20.2**	**BGS Estimated Urban Soil Chemistry**	1	5	-	-	-
143	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
144	21.1	Underground railways (London)	0	0	0	-	-
144	21.2	Underground railways (Non-London)	0	0	0	-	-
145	21.3	Railway tunnels	0	0	0	-	-
145	**21.4**	**Historical railway and tunnel features**	0	0	26	-	-
146	21.5	Royal Mail tunnels	0	0	0	-	-
146	21.6	Historical railways	0	0	0	-	-
146	21.7	Railways	0	0	0	-	-
147	21.8	Crossrail 1	0	0	0	0	-
147	21.9	Crossrail 2	0	0	0	0	-
147	**21.10**	**HS2**	0	0	0	3	-

Recent aerial photograph



Capture Date: 22/04/2019

Site Area: 0.11ha

Recent site history - 2015 aerial photograph



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Capture Date: 11/06/2015

Site Area: 0.11ha

Recent site history - 2009 aerial photograph

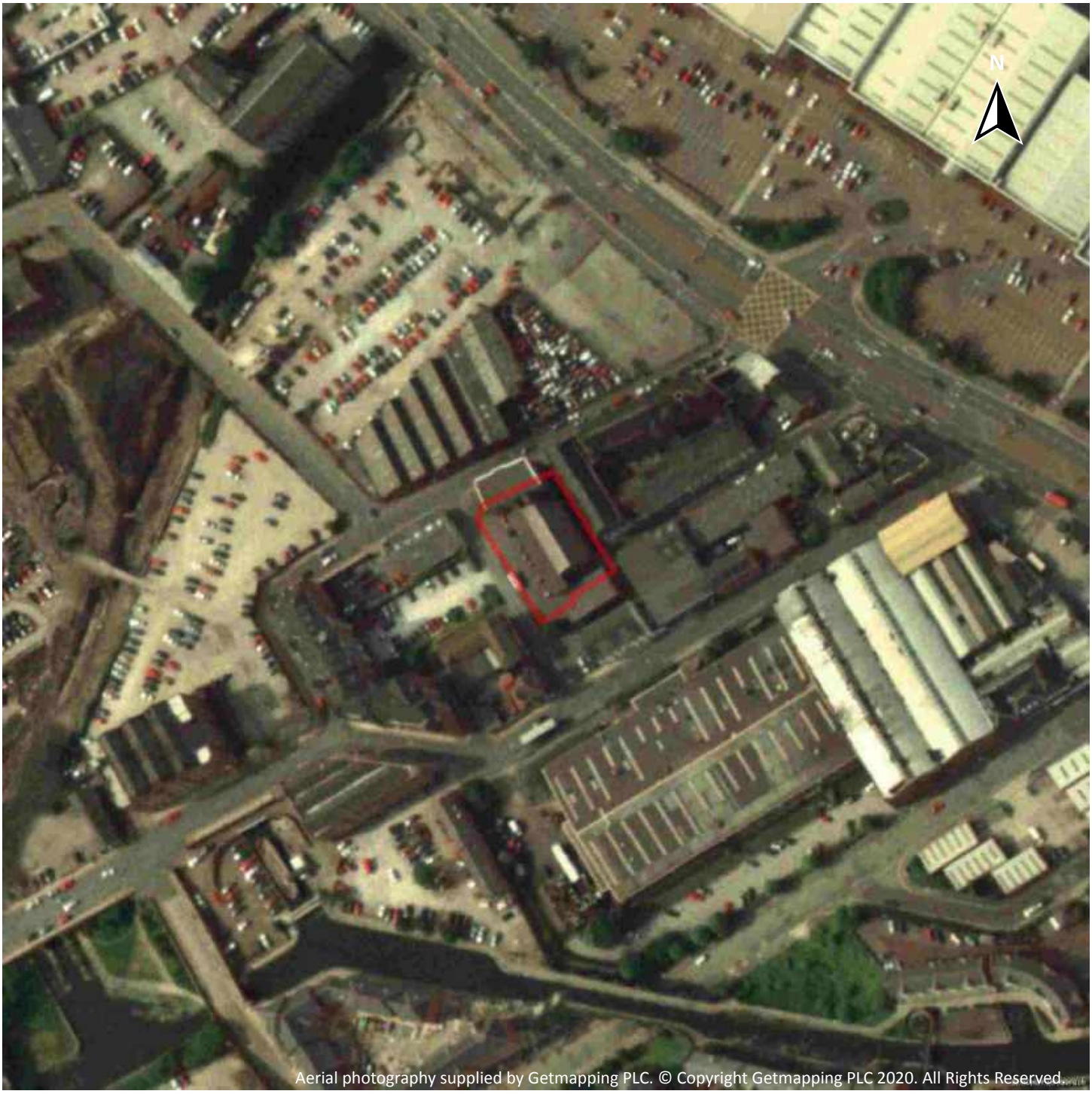


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Capture Date: 02/06/2009

Site Area: 0.11ha

Recent site history - 2000 aerial photograph

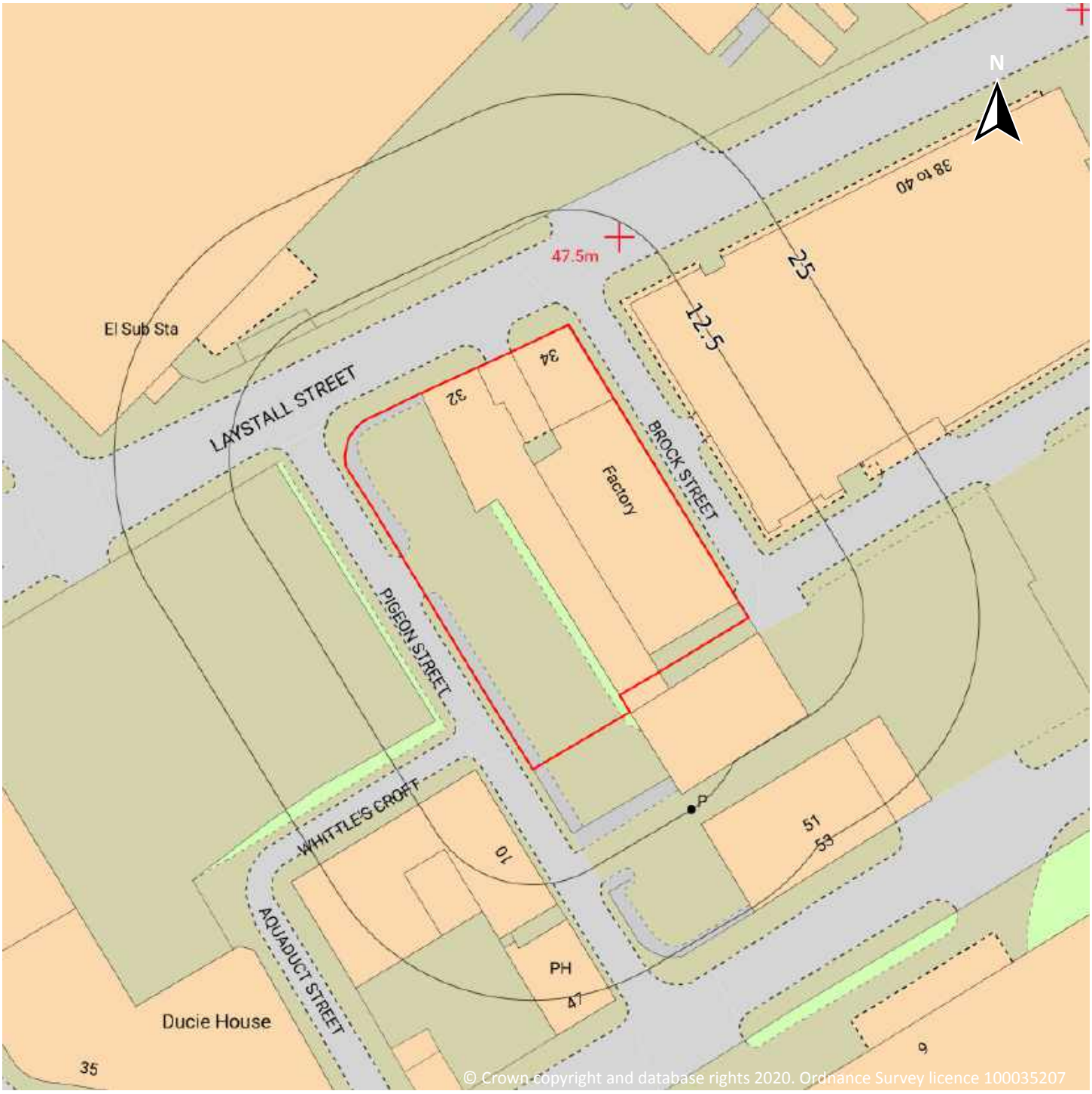


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Capture Date: 19/06/2000

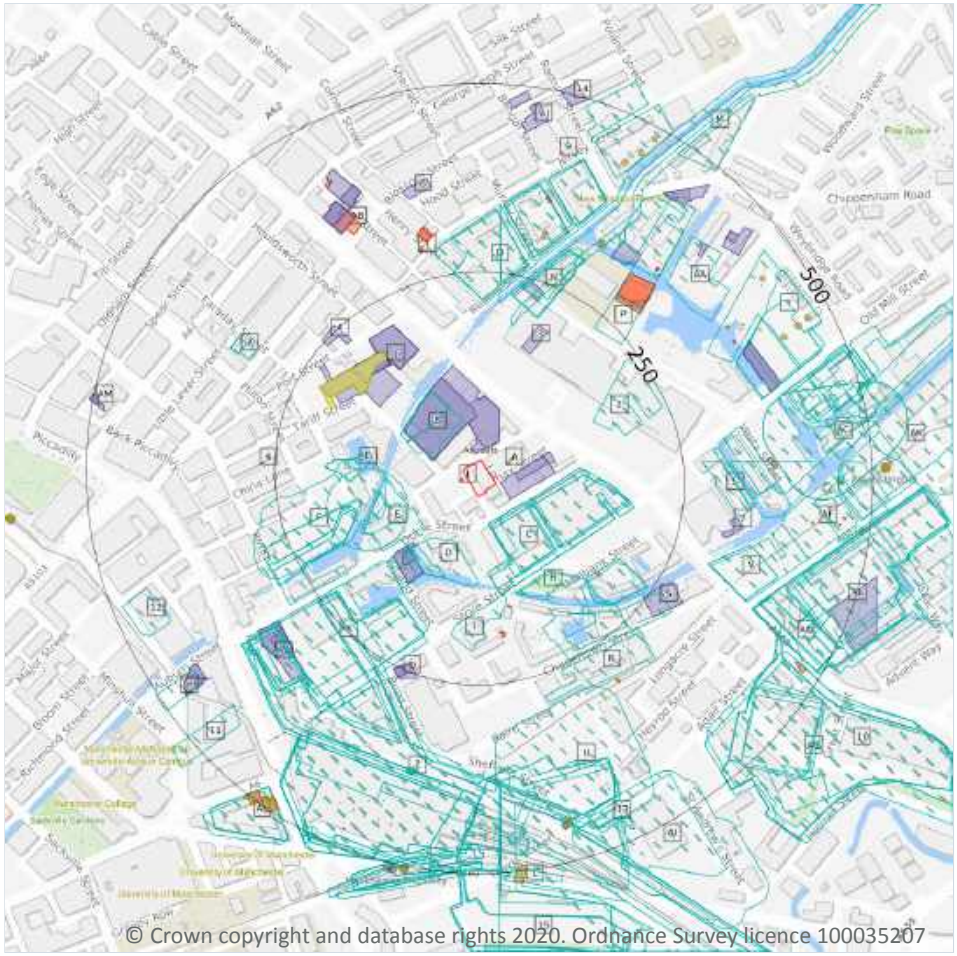
Site Area: 0.11ha

OS MasterMap site plan



Site Area: 0.11ha

1 Past land use



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Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical petrol stations

Historical garages

1.1 Historical industrial land uses

Records within 500m	183

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 13**

ID	Location	Land use	Dates present	Group ID
C	38m SE	Clothing Factory	1934 - 1938	898959

ID	Location	Land use	Dates present	Group ID
C	38m SE	Clothing Factory	1915	930283
C	38m SE	Unspecified Factory	1968	821377
B	39m NW	Sawmills	1923	813168
C	41m SE	Clothing Factory	1923	871590
C	46m SE	Unspecified Disused Foundry	1890	794069
C	46m SE	Clothing Foundry	1905	817104
C	50m SE	Unspecified Warehouse	1934 - 1938	871212
C	50m SE	Unspecified Warehouse	1915	961707
C	54m SE	Unspecified Warehouse	1923	896333
D	67m SW	Unspecified Wharf	1923	938827
B	70m NW	Sawmill	1921	895554
B	70m NW	Sawmill	1933 - 1938	936555
E	81m SW	Unspecified Mills	1915 - 1923	891864
E	82m W	Unspecified Wharf	1923	869878
E	95m SW	Unspecified Wharf	1934 - 1938	892116
F	103m W	Unspecified Wharf	1956	971868
D	103m SW	Unspecified Wharf	1915	900362
D	103m SW	Unspecified Wharf	1934 - 1938	933593
E	109m SW	Unspecified Wharf	1915	974633
G	124m W	Unspecified Wharf	1923	851439
H	133m SE	Unspecified Works	1915	830439
I	135m S	Unspecified Ground Workings	1851	800647
G	136m W	Unspecified Wharf	1934	875206
G	136m W	Unspecified Wharf	1915	936033
G	136m W	Unspecified Wharf	1938	991516
H	136m SE	Unspecified Workshop	1923	811070
F	140m W	Unspecified Wharf	1890 - 1923	976213
F	141m W	Unspecified Wharf	1934	971276

ID	Location	Land use	Dates present	Group ID
K	146m SW	Unspecified Commercial/Industrial	1956	796797
F	150m W	Unspecified Warehouse	1923	807197
F	150m W	Unspecified Warehouses	1915	933374
F	150m W	Unspecified Warehouses	1934 - 1938	964840
2	153m NE	Unspecified Mill	1968	810291
K	172m SW	Goods Station	1890 - 1938	979048
L	172m SW	Railway Sidings	1915	849007
L	172m SW	Railway Sidings	1934 - 1938	899923
L	172m SW	Railway Sidings	1923	879517
H	173m SE	Unspecified Wharves	1934 - 1938	857499
H	173m SE	Unspecified Wharves	1915	985290
L	174m SW	Railway Sidings	1956	950162
H	176m SE	Unspecified Works	1923	970752
H	179m SE	Unspecified Wharves	1923	956711
M	183m N	Disused Canal	1991	849130
H	199m SE	Unspecified Works	1968	872464
N	203m N	Sawmill	1933 - 1938	905698
N	203m N	Sawmill	1921	903562
N	203m N	Sawmill	1923	932999
M	210m N	Disused Canal	1985	2367192
O	210m N	Unspecified Mills	1923	954294
O	213m N	Unspecified Mills	1921	878606
O	213m N	Unspecified Mills	1933 - 1938	900882
L	228m SW	Railway Sidings	1890 - 1905	979002
N	231m N	Unspecified Mill	1968	810293
P	231m NE	Unspecified Mill	1968	810292
N	238m N	Unspecified Works	1968	830441
R	255m SE	Unspecified Works	1968	830437

ID	Location	Land use	Dates present	Group ID
S	274m E	Unspecified Wharf	1915	854827
N	275m N	Unspecified Mill	1923	960726
N	278m N	Unspecified Mill	1933 - 1938	910742
N	278m N	Unspecified Mill	1921	958771
P	282m NE	Unspecified Works	1968	830440
L	286m SW	Grain Store	1915 - 1923	946860
L	288m SW	Railway Building	1938	820435
S	292m E	Unspecified Wharf	1923	917487
U	292m SE	Unspecified Depot	1991	962321
S	299m E	Unspecified Works	1923	982336
V	301m E	Corporation Yard	1915	937912
V	301m E	Corporation Yard	1934 - 1938	938193
V	306m E	Corporation Yard	1923	916320
S	307m E	Unspecified Works	1968	957976
S	312m E	Unspecified Works	1915	888993
W	316m SW	Goods Shed	1905	923774
W	316m SW	Goods Shed	1923	979300
X	317m NW	Police Station	1985 - 1994	882735
W	320m SW	Goods Shed	1915	885654
W	320m SW	Goods Shed	1934 - 1938	924820
W	325m SW	Railway Building	1890	820433
P	328m NE	Coal Wharf	1851	794093
Y	330m NE	Glass Works	1921 - 1923	903107
X	333m NW	Police Station	1971	967676
X	333m NW	Police Station	1978	984168
N	334m N	Unspecified Mills	1923	957445
N	335m N	Unspecified Mills	1921	849304
N	335m N	Unspecified Mills	1933 - 1938	900155

ID	Location	Land use	Dates present	Group ID
L	338m S	Railway Sidings	1851	923729
AA	339m NE	Unspecified Works	1968	830474
Y	355m NE	Bedstead and Safe Works	1921 - 1923	988994
U	356m S	Goods Yard	1915 - 1923	898838
Y	358m NE	Unspecified Commercial/Industrial	1933	796758
AC	360m E	Unspecified Wharf	1906	879975
AC	360m E	Unspecified Wharf	1921	971613
U	362m S	Goods Yard	1934 - 1938	929364
L	368m SW	Railway Building	1905 - 1938	893315
Z	369m S	Railway Building	1905 - 1923	924355
L	371m S	Railway Station	1985 - 1994	890876
L	371m S	Railway Station	1971	897274
L	371m S	Railway Station	1978	897926
L	371m S	Railway Station	1956	935665
Z	372m S	Railway Building	1934 - 1938	893266
L	375m S	Railway Station	1851	942543
L	378m S	Railway Sidings	1994	844263
L	378m S	Railway Sidings	1985 - 1988	878187
L	378m S	Railway Sidings	1971	884730
L	378m S	Railway Sidings	1978	900007
AD	378m SE	Grain Store	1915	945610
AE	378m SE	Vulcan Works	1915	918761
AE	378m SE	Vulcan Works	1934 - 1938	930130
AD	380m SE	Grain Store	1923	849549
AD	380m SE	Grain Store	1905	904364
Y	380m NE	Unspecified Works	1968	830476
L	381m S	Railway Stations	1915	887476
L	381m S	Railway Stations	1934 - 1938	900032

ID	Location	Land use	Dates present	Group ID
AE	382m SE	Unspecified Commercial/Industrial	1956	796795
AF	384m E	Unspecified Works	1915 - 1923	892569
AD	384m SE	Unspecified Warehouse	1968	893418
L	385m S	Railway Sidings	1968	889807
L	385m S	Railway Station	1923	941202
L	385m S	Railway Station	1890 - 1905	959335
AC	391m E	Hospital	1956 - 1968	937930
AC	400m E	Unspecified Works	1968	830477
AC	405m E	Hospital	1978	988199
AE	407m E	Vulcan Works	1905	883538
AC	408m E	Hospital	1923	891870
AE	408m E	Vulcan Works	1923	923425
L	409m S	Railway Sidings	1985 - 1991	932616
M	415m NE	Glass Works	1851	797986
AE	418m E	Unspecified Mills	1890	808185
AC	419m E	Hospital	1985 - 1991	926141
AG	423m SE	Railway Sidings	1934	857332
AG	423m SE	Railway Sidings	1915	905447
AG	423m SE	Railway Sidings	1905	943711
AG	423m SE	Railway Sidings	1938	947526
AG	423m SE	Railway Sidings	1923	964887
10	424m SE	Railway Sidings	1956 - 1968	845148
AE	424m E	Unspecified Warehouse	1968	908490
AF	424m E	Unspecified Depot	1985 - 1991	858910
AC	424m E	Unspecified Wharf	1923	854227
AE	426m E	Unspecified Warehouse	1985 - 1991	945086
11	426m SW	Unspecified Mill	1915 - 1923	946972
AG	427m SE	Goods Station	1956	897884

ID	Location	Land use	Dates present	Group ID
L	429m S	Railway Station	1978	851643
L	429m S	Railway Station	1968	921332
L	430m S	Railway Building	1923	820444
12	433m SW	Infirmary	1915 - 1923	975872
U	434m S	Railway Building	1923	820447
AG	434m SE	Goods Station	1905 - 1938	920838
AG	436m SE	Railway Sidings	1890	860700
AI	436m SE	Unspecified Depot	1985	849011
AG	437m SE	Goods Station	1968	941668
L	439m S	Railway Buildings	1923	833663
AC	439m E	Hospital	1921	885106
U	440m S	Smithy	1915	843312
AH	441m SW	Unspecified Works	1915 - 1923	898319
AG	445m SE	Goods Station	1890	970801
AI	446m SE	Goods Yard	1968	811695
L	447m S	Railway Building	1956	820448
AD	448m SE	Railway Building	1938	820434
M	452m N	Unspecified Works	1968	830454
13	452m SE	Smithy	1923	843313
AF	454m E	Unspecified Mill	1915	977947
AF	454m E	Unspecified Mill	1923	975402
AF	455m E	Unspecified Tank	1915	857486
AF	456m E	Unspecified Tank	1923	861167
AC	458m E	Unspecified Tank	1923	825272
AC	458m E	Machine Works	1921 - 1923	953970
AK	460m E	Unspecified Mill	1978	916152
AC	467m E	Hospital	1891	962056
AL	475m SW	Fire Station	1985 - 1994	864327

ID	Location	Land use	Dates present	Group ID
AL	475m SW	Fire Station	1978	872224
AL	475m SW	Fire Station	1956 - 1971	924791
M	482m NE	Unspecified Works	1968	830462
AL	484m SW	Fire Station	1934 - 1938	857211
L	488m S	Railway Building	1985 - 1994	978063
L	488m S	Railway Building	1978	955370
L	488m S	Railway Building	1971	985873
L	489m S	Railway Building	1956	917214
AK	491m E	Unspecified Mills	1938	917952
L	496m S	Railway Building	1915 - 1938	865882
15	496m S	Railway Station	1923	871349
L	497m S	Railway Building	1968 - 1978	934108
L	497m S	Railway Building	1923	820449
AL	498m SW	Police Station	1934 - 1938	903287

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**72**

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 13**

ID	Location	Land use	Dates present	Group ID
1	5m SW	Unspecified Tank	1953 - 1967	137797
A	26m NE	Unspecified Tank	1891	115978
A	33m NE	Unspecified Tank	1891	115977
I	149m S	Unspecified Tank	1908	115909

ID	Location	Land use	Dates present	Group ID
I	152m S	Unspecified Tank	1889	132358
J	172m NW	Unspecified Tank	1953 - 1965	148454
H	191m SE	Unspecified Tank	1891	115907
6	264m W	Unspecified Tank	1891	115967
R	301m SE	Unspecified Tank	1908	115862
N	304m N	Unspecified Tank	1908	115970
R	305m SE	Unspecified Tank	1889	115863
N	311m N	Unspecified Tank	1965	115971
P	324m NE	Unspecified Tank	1948	133167
Z	333m S	Unspecified Tank	1948 - 1965	147696
Y	366m NE	Tanks	1891	106805
Y	368m NE	Unspecified Tank	1891	115979
L	374m S	Unspecified Tank	1889	115910
Y	384m NE	Unspecified Tank	1891	115980
Y	389m NE	Unspecified Tank	1891	115975
Y	405m NE	Tanks	1891	106804
L	418m S	Unspecified Tank	1950	137983
L	418m S	Unspecified Tank	1955	134554
L	418m S	Unspecified Tank	1955	139148
L	419m S	Unspecified Tank	1952	145936
L	419m S	Unspecified Tank	1948	146075
9	421m N	Unspecified Tank	1891	115972
AF	421m E	Unspecified Tank	1889	115908
L	422m S	Unspecified Tank	1891	115918
L	422m SW	Unspecified Tank	1891	115911
L	423m S	Unspecified Tank	1891	115919
Y	425m NE	Unspecified Tank	1893	115981
L	429m S	Unspecified Tank	1891	115917

ID	Location	Land use	Dates present	Group ID
L	429m SW	Unspecified Tank	1891	115914
L	430m S	Unspecified Tank	1891	115920
AF	435m E	Tanks	1908	106802
M	435m NE	Unspecified Tank	1893 - 1908	128641
AF	441m E	Tanks	1908 - 1932	132347
Y	441m NE	Unspecified Tank	1893	115976
U	442m S	Unspecified Tank	1948	139263
AF	442m E	Unspecified Tank	1908 - 1922	143306
L	446m S	Unspecified Tank	1891	115924
L	446m S	Unspecified Tank	1891	115921
L	446m SW	Unspecified Tank	1891	115922
L	446m S	Unspecified Tank	1955	145130
L	447m S	Unspecified Tank	1950	138252
L	447m S	Unspecified Tank	1891	115928
L	447m S	Unspecified Tank	1952	132557
L	447m S	Unspecified Tank	1948	148859
U	448m S	Unspecified Tank	1889 - 1891	148142
Y	448m NE	Unspecified Tank	1893	115974
L	449m S	Unspecified Tank	1891	115932
L	449m SW	Unspecified Tank	1891	115915
L	449m S	Unspecified Tank	1891	115923
L	449m S	Unspecified Tank	1891	115925
L	451m S	Unspecified Tank	1891	115927
L	451m S	Unspecified Tank	1891	115933
L	452m S	Unspecified Tank	1891	115929
L	453m SW	Unspecified Tank	1891	115916
L	454m S	Unspecified Tank	1891	115930
L	455m S	Unspecified Tank	1891	115931

ID	Location	Land use	Dates present	Group ID
AF	456m E	Unspecified Tank	1908 - 1922	128680
M	456m NE	Unspecified Tank	1893 - 1908	132899
AF	457m E	Unspecified Tank	1908 - 1932	148442
L	458m S	Unspecified Tank	1891	115935
AF	462m E	Unspecified Tank	1948 - 1967	126201
Y	465m NE	Unspecified Tank	1893	115973
L	475m S	Unspecified Tank	1891	115926
L	479m S	Unspecified Tank	1891	115934
M	481m NE	Unspecified Tank	1893 - 1908	148194
L	482m S	Unspecified Tank	1891	115936
AL	482m SW	Gas Meter Testing Station	1948	120722
L	491m S	Unspecified Tank	1889 - 1948	131020

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	**23**

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 13**

ID	Location	Land use	Dates present	Group ID
H	176m SE	Electricity Substation	1991 - 1997	69001
I	182m S	Electricity Substation	1992 - 1997	71274
P	237m NE	Electricity Substation	1988 - 1997	64799
P	278m NE	Hydraulic Power Station	1908 - 1931	72594
P	284m NE	Corporation Hydraulic Power Station	1948 - 1951	66629
P	285m NE	Hydraulic Power Station	1948 - 1951	65750

ID	Location	Land use	Dates present	Group ID
T	287m N	Electricity Substation	1953	62191
P	288m NE	Hydraulic Power Station	1948 - 1955	84311
T	298m N	Electricity Substation	1984 - 1995	66129
T	298m N	Electricity Substation	1953	76304
P	342m NE	Electricity Substation	1978 - 1994	70177
P	342m NE	Electricity Substation	1987	64729
AB	343m NW	Electricity Substation	1988 - 1995	73444
AB	351m NW	Electricity Substation	1953 - 1984	66121
AB	352m NW	Electricity Substation	1953	79102
N	353m N	Electricity Substation	1983 - 1994	67631
S	362m E	Electricity Substation	1988 - 1997	81397
AB	414m NW	Electricity Substation	1995	62190
AB	417m NW	Electricity Substation	1988	62189
AD	462m SE	Electricity Substation	1948 - 1978	69011
AD	469m SE	Electricity Substation	1981	62187
AL	482m SW	Gas Meter Testing Station	1948	63684
AF	486m E	Electricity Substation	1948 - 1997	65447

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	**1**

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'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
J	166m NW	Service Garage	1948	1532

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	**60**

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 13**

ID	Location	Land use	Dates present	Group ID
A	7m E	Garage	1991 - 1992	24800
B	11m NW	Garage	1996	22785
B	17m N	Garage	1990	22515
A	28m NE	Garage	1997	22282
B	37m NW	Garage	1971	27725
A	74m NE	Garage	1948	21756
D	106m SW	Garage	1953 - 1967	27482
D	115m SW	Garage	1971	22847
D	116m SW	Garage	1960	22202
D	116m SW	Garage	1971	20877
J	137m NW	Garage	1965	21679
3	155m NE	Garage	1948	24546
J	157m NW	Garage	1971 - 1990	25753
J	157m NW	Garage	1971	23646
J	165m NW	Garage	1971	27039
J	166m NW	Service Garage	1948	20587
J	166m NW	Garage	1960	23455
J	166m NW	Garage	1953	23454
J	169m NW	Garage	1971	26371
J	170m NW	Garage	1990	23312

ID	Location	Land use	Dates present	Group ID
N	225m N	Garage	1951	20319
4	226m NW	Garage	1971	27030
Q	237m S	Garage	1971	22068
Q	239m S	Garage	1971	23059
5	245m SE	Garage	1948	20317
Q	247m SW	Garage	1953 - 1967	26856
7	306m E	Garage	1948	20325
W	311m SW	Garage	1971	20840
W	313m SW	Garage	1990	23753
W	314m SW	Garage	1971	21466
P	319m NE	Garage	1951	20322
AB	351m NW	Garage	1965 - 1967	24701
8	360m N	Garage	1988 - 1995	25375
AB	365m NW	Garage	1953	26539
AB	365m NW	Garage	1988	23595
AB	365m NW	Garage	1995	21222
AB	365m NW	Garage	1963	22668
Y	370m NE	Corporation Cleansing Department Garage	1948 - 1955	25856
Y	371m NE	Corporation Cleansing Department Garage	1948	21128
Y	371m NE	Garage	1965 - 1967	27438
AB	377m NW	Garage	1953 - 1988	27234
AB	377m NW	Garage	1995	22436
AB	377m NW	Garage	1953 - 1984	27263
AA	396m NE	Garage	1951	20323
AA	427m NE	Garage	1965	21074
M	428m NE	Garage	1963	21004
M	428m NE	Garage	1965	23113
M	428m NE	Garage	1967	22827

ID	Location	Land use	Dates present	Group ID
AH	432m SW	Garage	1948	24212
AH	434m SW	Garage	1971	22467
AH	434m SW	Garage	1971	23089
AH	434m SW	Garage	1948 - 1971	25009
AA	438m NE	Garage	1963	22256
AJ	440m N	Garages	1948 - 1951	25993
AJ	469m N	Garages	1948 - 1951	26623
AE	472m E	Co-operation Garage and Workshops	1948	20539
AM	482m W	Garage	1953	21528
14	483m N	Garage	1948 - 1951	26710
AM	490m W	Garage	1965	23515
AM	490m W	Garage	1953	25567

This data is sourced from Ordnance Survey / Groundsure.

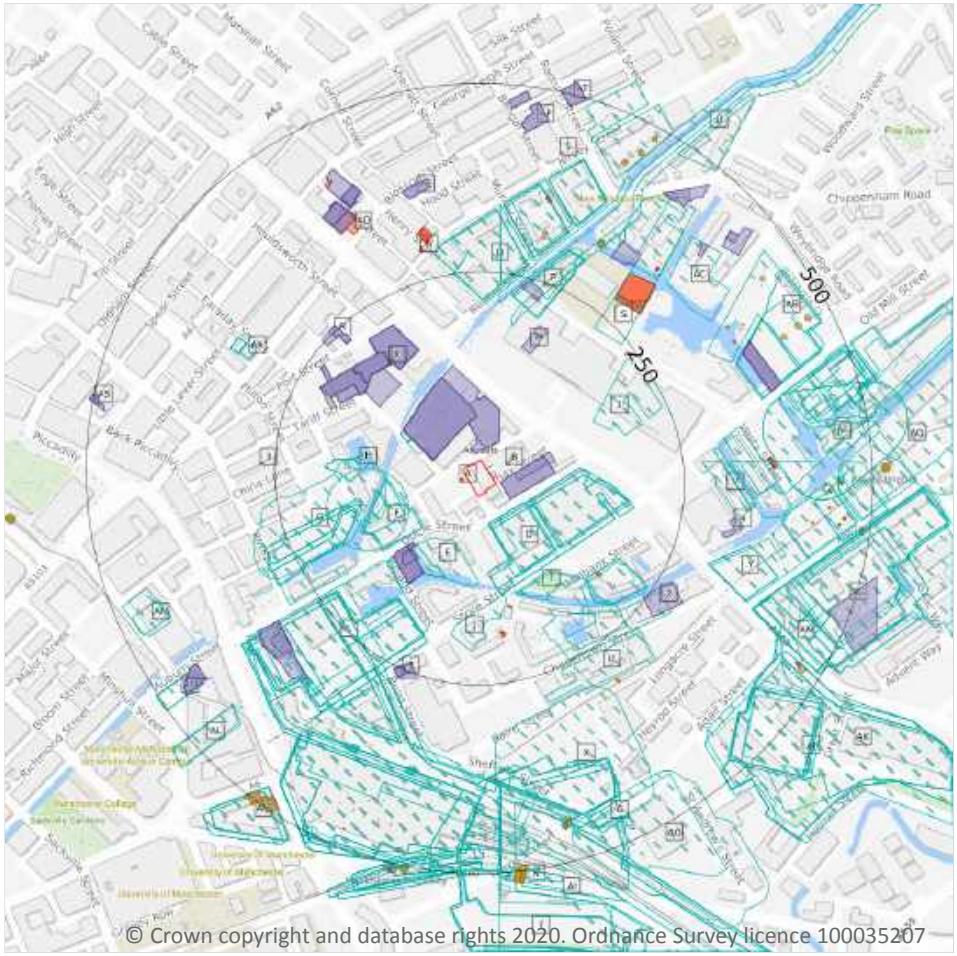
1.6 Historical military land

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



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Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical petrol stations

Historical garages

2.1 Historical industrial land uses

Records within 500m	255

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 28**

ID	Location	Land Use	Date	Group ID
D	38m SE	Clothing Factory	1938	898959
D	38m SE	Clothing Factory	1934	898959
D	38m SE	Clothing Factory	1915	930283

ID	Location	Land Use	Date	Group ID
D	38m SE	Unspecified Factory	1968	821377
C	39m NW	Sawmills	1923	813168
D	41m SE	Clothing Factory	1923	871590
D	46m SE	Clothing Foundry	1905	817104
D	46m SE	Unspecified Disused Foundry	1890	794069
D	50m SE	Unspecified Warehouse	1938	871212
D	50m SE	Unspecified Warehouse	1934	871212
D	50m SE	Unspecified Warehouse	1915	961707
D	54m SE	Unspecified Warehouse	1923	896333
E	67m SW	Unspecified Wharf	1923	938827
C	70m NW	Sawmill	1921	895554
C	70m NW	Sawmill	1938	936555
C	70m NW	Sawmill	1933	936555
F	81m SW	Unspecified Mills	1915	891864
F	82m W	Unspecified Wharf	1923	869878
F	85m SW	Unspecified Mills	1923	891864
F	95m SW	Unspecified Wharf	1938	892116
F	95m SW	Unspecified Wharf	1934	892116
G	103m W	Unspecified Wharf	1956	971868
E	103m SW	Unspecified Wharf	1938	933593
E	103m SW	Unspecified Wharf	1934	933593
E	103m SW	Unspecified Wharf	1915	900362
F	109m SW	Unspecified Wharf	1915	974633
H	124m W	Unspecified Wharf	1923	851439
I	133m SE	Unspecified Works	1915	830439
J	135m S	Unspecified Ground Workings	1851	800647
H	136m W	Unspecified Wharf	1938	991516
H	136m W	Unspecified Wharf	1934	875206

ID	Location	Land Use	Date	Group ID
H	136m W	Unspecified Wharf	1915	936033
I	136m SE	Unspecified Workshop	1923	811070
G	140m W	Unspecified Wharf	1915	976213
G	141m W	Unspecified Wharf	1934	971276
G	143m W	Unspecified Wharf	1905	976213
G	143m W	Unspecified Wharf	1890	976213
G	143m W	Unspecified Wharf	1923	976213
L	146m SW	Unspecified Commercial/Industrial	1956	796797
G	150m W	Unspecified Warehouse	1923	807197
G	150m W	Unspecified Warehouses	1938	964840
G	150m W	Unspecified Warehouses	1934	964840
G	150m W	Unspecified Warehouses	1915	933374
1	153m NE	Unspecified Mill	1968	810291
L	172m SW	Goods Station	1938	979048
L	172m SW	Goods Station	1934	979048
L	172m SW	Goods Station	1915	979048
N	172m SW	Railway Sidings	1938	899923
N	172m SW	Railway Sidings	1934	899923
N	172m SW	Railway Sidings	1915	849007
N	172m SW	Railway Sidings	1923	879517
I	173m SE	Unspecified Wharves	1938	857499
I	173m SE	Unspecified Wharves	1934	857499
I	173m SE	Unspecified Wharves	1915	985290
N	174m SW	Railway Sidings	1956	950162
I	176m SE	Unspecified Works	1923	970752
I	179m SE	Unspecified Wharves	1923	956711
L	179m SW	Goods Station	1905	979048
L	179m SW	Goods Station	1890	979048

ID	Location	Land Use	Date	Group ID
L	179m SW	Goods Station	1923	979048
O	183m N	Disused Canal	1991	849130
I	199m SE	Unspecified Works	1968	872464
P	203m N	Sawmill	1921	903562
P	203m N	Sawmill	1938	905698
P	203m N	Sawmill	1933	905698
P	203m N	Sawmill	1923	932999
O	210m N	Disused Canal	1985	2367192
Q	210m N	Unspecified Mills	1923	954294
Q	213m N	Unspecified Mills	1921	878606
Q	213m N	Unspecified Mills	1938	900882
Q	213m N	Unspecified Mills	1933	900882
N	228m SW	Railway Sidings	1905	979002
N	228m SW	Railway Sidings	1890	979002
P	231m N	Unspecified Mill	1968	810293
S	231m NE	Unspecified Mill	1968	810292
P	238m N	Unspecified Works	1968	830441
U	255m SE	Unspecified Works	1968	830437
V	274m E	Unspecified Wharf	1915	854827
P	275m N	Unspecified Mill	1923	960726
P	278m N	Unspecified Mill	1921	958771
P	278m N	Unspecified Mill	1938	910742
P	278m N	Unspecified Mill	1933	910742
S	282m NE	Unspecified Works	1968	830440
N	286m SW	Grain Store	1923	946860
N	288m SW	Railway Building	1938	820435
N	288m SW	Grain Store	1915	946860
V	292m E	Unspecified Wharf	1923	917487

ID	Location	Land Use	Date	Group ID
X	292m SE	Unspecified Depot	1991	962321
V	299m E	Unspecified Works	1923	982336
Y	301m E	Corporation Yard	1938	938193
Y	301m E	Corporation Yard	1934	938193
Y	301m E	Corporation Yard	1915	937912
Y	306m E	Corporation Yard	1923	916320
V	307m E	Unspecified Works	1968	957976
V	312m E	Unspecified Works	1915	888993
Z	316m SW	Goods Shed	1905	923774
Z	316m SW	Goods Shed	1923	979300
AA	317m NW	Police Station	1988	882735
AA	317m NW	Police Station	1994	882735
Z	320m SW	Goods Shed	1938	924820
Z	320m SW	Goods Shed	1934	924820
Z	320m SW	Goods Shed	1915	885654
Z	325m SW	Railway Building	1890	820433
S	328m NE	Coal Wharf	1851	794093
AB	330m NE	Glass Works	1923	903107
AA	333m NW	Police Station	1971	967676
AA	333m NW	Police Station	1978	984168
AA	333m NW	Police Station	1985	882735
P	334m N	Unspecified Mills	1923	957445
P	335m N	Unspecified Mills	1921	849304
P	335m N	Unspecified Mills	1938	900155
P	335m N	Unspecified Mills	1933	900155
N	338m S	Railway Sidings	1851	923729
AC	339m NE	Unspecified Works	1968	830474
AB	355m NE	Bedstead and Safe Works	1923	988994

ID	Location	Land Use	Date	Group ID
X	356m S	Goods Yard	1923	898838
AB	358m NE	Unspecified Commercial/Industrial	1933	796758
AB	358m NE	Bedstead and Safe Works	1921	988994
AF	360m E	Unspecified Wharf	1921	971613
AF	360m E	Unspecified Wharf	1906	879975
X	362m S	Goods Yard	1938	929364
X	362m S	Goods Yard	1934	929364
X	364m S	Goods Yard	1915	898838
N	368m SW	Railway Building	1915	893315
N	368m SW	Railway Building	1905	893315
N	368m SW	Railway Building	1923	893315
N	369m S	Railway Building	1915	924355
N	369m S	Railway Building	1905	924355
N	369m S	Railway Building	1923	924355
N	370m SW	Railway Building	1938	893315
N	370m SW	Railway Building	1934	893315
N	371m S	Railway Station	1971	897274
N	371m S	Railway Station	1988	890876
N	371m S	Railway Station	1978	897926
N	371m S	Railway Station	1985	890876
N	371m S	Railway Station	1994	890876
N	371m S	Railway Station	1956	935665
N	372m S	Railway Building	1938	893266
N	372m S	Railway Building	1934	893266
N	375m S	Railway Station	1851	942543
N	378m S	Railway Sidings	1971	884730
N	378m S	Railway Sidings	1988	878187
N	378m S	Railway Sidings	1978	900007

ID	Location	Land Use	Date	Group ID
N	378m S	Railway Sidings	1985	878187
N	378m S	Railway Sidings	1994	844263
AG	378m SE	Vulcan Works	1938	930130
AG	378m SE	Vulcan Works	1934	930130
AG	378m SE	Vulcan Works	1915	918761
AH	378m SE	Grain Store	1915	945610
AH	380m SE	Grain Store	1905	904364
AH	380m SE	Grain Store	1923	849549
AB	380m NE	Unspecified Works	1968	830476
N	381m S	Railway Stations	1938	900032
N	381m S	Railway Stations	1934	900032
N	381m S	Railway Stations	1915	887476
AG	382m SE	Unspecified Commercial/Industrial	1956	796795
AG	384m E	Unspecified Works	1915	892569
AG	384m E	Unspecified Works	1923	892569
AH	384m SE	Unspecified Warehouse	1968	893418
AI	385m S	Railway Sidings	1956	950162
AI	385m S	Railway Sidings	1968	889807
N	385m S	Railway Station	1905	959335
N	385m S	Railway Station	1890	959335
N	385m S	Railway Station	1923	941202
AF	391m E	Hospital	1956	937930
AI	399m S	Railway Sidings	1978	900007
AF	400m E	Unspecified Works	1968	830477
AF	405m E	Hospital	1978	988199
AG	407m E	Vulcan Works	1905	883538
AF	408m E	Hospital	1923	891870
AG	408m E	Vulcan Works	1923	923425

ID	Location	Land Use	Date	Group ID
AI	409m S	Railway Sidings	1985	932616
AI	409m S	Railway Sidings	1991	932616
AB	415m NE	Glass Works	1921	903107
O	415m NE	Glass Works	1851	797986
AG	418m E	Unspecified Mills	1890	808185
AF	419m E	Hospital	1985	926141
AF	419m E	Hospital	1991	926141
AJ	423m SE	Railway Sidings	1938	947526
AJ	423m SE	Railway Sidings	1934	857332
AJ	423m SE	Railway Sidings	1915	905447
AJ	423m SE	Railway Sidings	1905	943711
AJ	423m SE	Railway Sidings	1923	964887
AK	424m SE	Railway Sidings	1968	845148
AG	424m E	Unspecified Warehouse	1968	908490
AG	424m E	Unspecified Depot	1985	858910
AG	424m E	Unspecified Depot	1991	858910
AF	424m E	Unspecified Wharf	1923	854227
AG	426m E	Unspecified Warehouse	1985	945086
AG	426m E	Unspecified Warehouse	1991	945086
AL	426m SW	Unspecified Mill	1915	946972
AJ	427m SE	Goods Station	1956	897884
AL	429m SW	Unspecified Mill	1923	946972
N	429m S	Railway Station	1978	851643
N	429m S	Railway Station	1968	921332
N	430m S	Railway Building	1923	820444
AN	433m SW	Infirmary	1915	975872
X	434m S	Railway Building	1923	820447
AJ	434m SE	Goods Station	1938	920838

ID	Location	Land Use	Date	Group ID
AJ	434m SE	Goods Station	1934	920838
AJ	434m SE	Goods Station	1915	920838
AN	435m SW	Infirmary	1923	975872
AJ	436m SE	Railway Sidings	1890	860700
AO	436m SE	Unspecified Depot	1985	849011
AJ	437m SE	Goods Station	1968	941668
AJ	437m SE	Goods Station	1905	920838
AJ	437m SE	Goods Station	1923	920838
AK	438m SE	Railway Sidings	1956	845148
N	439m S	Railway Buildings	1923	833663
AF	439m E	Hospital	1921	885106
X	440m S	Smithy	1915	843312
AM	441m SW	Unspecified Works	1915	898319
AM	443m SW	Unspecified Works	1923	898319
AF	444m E	Hospital	1968	937930
AJ	445m SE	Goods Station	1890	970801
AO	446m SE	Goods Yard	1968	811695
N	447m S	Railway Building	1956	820448
AH	448m SE	Railway Building	1938	820434
O	452m N	Unspecified Works	1968	830454
6	452m SE	Smithy	1923	843313
AG	454m E	Unspecified Mill	1915	977947
AG	454m E	Unspecified Mill	1923	975402
AG	455m E	Unspecified Tank	1915	857486
AG	456m E	Unspecified Tank	1923	861167
AF	458m E	Unspecified Tank	1923	825272
AF	458m E	Machine Works	1923	953970
AQ	460m E	Unspecified Mill	1978	916152

ID	Location	Land Use	Date	Group ID
AF	467m E	Hospital	1891	962056
AR	475m SW	Fire Station	1971	924791
AR	475m SW	Fire Station	1956	924791
AR	475m SW	Fire Station	1988	864327
AR	475m SW	Fire Station	1978	872224
AR	475m SW	Fire Station	1985	864327
AR	475m SW	Fire Station	1994	864327
AF	478m E	Machine Works	1921	953970
O	482m NE	Unspecified Works	1968	830462
AR	484m SW	Fire Station	1938	857211
AR	484m SW	Fire Station	1934	857211
N	488m S	Railway Building	1971	985873
N	488m S	Railway Building	1988	978063
N	488m S	Railway Building	1978	955370
N	488m S	Railway Building	1985	978063
N	488m S	Railway Building	1994	978063
N	489m S	Railway Building	1956	917214
AQ	491m E	Unspecified Mills	1938	917952
N	496m S	Railway Building	1938	865882
N	496m S	Railway Building	1934	865882
N	496m S	Railway Building	1915	865882
7	496m S	Railway Station	1923	871349
N	497m S	Railway Building	1978	934108
N	497m S	Railway Building	1968	934108
N	497m S	Railway Building	1923	820449
N	498m S	Railway Building	1923	865882
AR	498m SW	Police Station	1938	903287
AR	498m SW	Police Station	1934	903287

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**112**

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 28**

ID	Location	Land Use	Date	Group ID
A	5m SW	Unspecified Tank	1953	137797
A	5m SW	Unspecified Tank	1965	137797
A	5m SW	Unspecified Tank	1967	137797
A	5m SW	Unspecified Tank	1953	137797
A	5m SW	Unspecified Tank	1953	137797
A	6m SW	Unspecified Tank	1960	137797
B	26m NE	Unspecified Tank	1891	115978
B	33m NE	Unspecified Tank	1891	115977
J	149m S	Unspecified Tank	1908	115909
J	152m S	Unspecified Tank	1889	132358
J	152m S	Unspecified Tank	1889	132358
K	172m NW	Unspecified Tank	1960	148454
K	172m NW	Unspecified Tank	1953	148454
K	172m NW	Unspecified Tank	1965	148454
K	172m NW	Unspecified Tank	1953	148454
I	191m SE	Unspecified Tank	1891	115907
3	264m W	Unspecified Tank	1891	115967
U	301m SE	Unspecified Tank	1908	115862
P	304m N	Unspecified Tank	1908	115970
U	305m SE	Unspecified Tank	1889	115863
P	311m N	Unspecified Tank	1965	115971
S	324m NE	Unspecified Tank	1948	133167
S	324m NE	Unspecified Tank	1948	133167

ID	Location	Land Use	Date	Group ID
N	333m S	Unspecified Tank	1955	147696
N	333m S	Unspecified Tank	1950	147696
N	333m S	Unspecified Tank	1964	147696
N	333m S	Unspecified Tank	1952	147696
N	333m S	Unspecified Tank	1948	147696
N	334m S	Unspecified Tank	1965	147696
N	334m S	Unspecified Tank	1965	147696
AB	366m NE	Tanks	1891	106805
AB	368m NE	Unspecified Tank	1891	115979
N	374m S	Unspecified Tank	1889	115910
AB	384m NE	Unspecified Tank	1891	115980
AB	389m NE	Unspecified Tank	1891	115975
AB	405m NE	Tanks	1891	106804
N	418m S	Unspecified Tank	1950	137983
N	418m S	Unspecified Tank	1955	139148
N	418m S	Unspecified Tank	1955	134554
N	419m S	Unspecified Tank	1952	145936
N	419m S	Unspecified Tank	1948	146075
5	421m N	Unspecified Tank	1891	115972
AG	421m E	Unspecified Tank	1889	115908
N	422m S	Unspecified Tank	1891	115918
N	422m SW	Unspecified Tank	1891	115911
N	423m S	Unspecified Tank	1891	115919
AB	425m NE	Unspecified Tank	1893	115981
N	429m S	Unspecified Tank	1891	115917
N	429m SW	Unspecified Tank	1891	115914
N	430m S	Unspecified Tank	1891	115920
AG	435m E	Tanks	1908	106802

ID	Location	Land Use	Date	Group ID
O	435m NE	Unspecified Tank	1893	128641
O	435m NE	Unspecified Tank	1908	128641
AG	441m E	Tanks	1908	132347
AG	441m E	Tanks	1922	132347
AG	441m E	Tanks	1932	132347
AB	441m NE	Unspecified Tank	1893	115976
X	442m S	Unspecified Tank	1948	139263
AG	442m E	Unspecified Tank	1908	143306
AG	442m E	Unspecified Tank	1922	143306
X	442m S	Unspecified Tank	1948	139263
N	446m S	Unspecified Tank	1891	115924
N	446m S	Unspecified Tank	1891	115921
N	446m SW	Unspecified Tank	1891	115922
N	446m S	Unspecified Tank	1955	145130
N	447m S	Unspecified Tank	1950	138252
N	447m S	Unspecified Tank	1952	132557
N	447m S	Unspecified Tank	1948	148859
N	447m S	Unspecified Tank	1891	115928
X	448m S	Unspecified Tank	1891	148142
AB	448m NE	Unspecified Tank	1893	115974
N	449m S	Unspecified Tank	1891	115932
N	449m SW	Unspecified Tank	1891	115915
N	449m S	Unspecified Tank	1891	115923
N	449m S	Unspecified Tank	1891	115925
N	451m S	Unspecified Tank	1891	115927
X	451m S	Unspecified Tank	1889	148142
N	451m S	Unspecified Tank	1891	115933
N	452m S	Unspecified Tank	1891	115929

ID	Location	Land Use	Date	Group ID
N	453m SW	Unspecified Tank	1891	115916
N	454m S	Unspecified Tank	1891	115930
N	455m S	Unspecified Tank	1891	115931
AG	456m E	Unspecified Tank	1908	128680
AG	456m E	Unspecified Tank	1922	128680
O	456m NE	Unspecified Tank	1893	132899
O	456m NE	Unspecified Tank	1908	132899
AG	457m E	Unspecified Tank	1908	148442
AG	457m E	Unspecified Tank	1922	148442
AG	457m E	Unspecified Tank	1932	148442
N	458m S	Unspecified Tank	1891	115935
AG	462m E	Unspecified Tank	1955	126201
AG	462m E	Unspecified Tank	1948	126201
AG	463m E	Unspecified Tank	1965	126201
AG	463m E	Unspecified Tank	1967	126201
AG	463m E	Unspecified Tank	1951	126201
AG	463m E	Unspecified Tank	1948	126201
AG	463m E	Unspecified Tank	1967	126201
AB	465m NE	Unspecified Tank	1893	115973
N	475m S	Unspecified Tank	1891	115926
N	479m S	Unspecified Tank	1891	115934
O	481m NE	Unspecified Tank	1893	148194
O	481m NE	Unspecified Tank	1908	148194
N	482m S	Unspecified Tank	1891	115936
AR	482m SW	Gas Meter Testing Station	1948	120722
N	491m S	Unspecified Tank	1948	131020
N	491m S	Unspecified Tank	1948	131020
N	498m S	Unspecified Tank	1891	131020

ID	Location	Land Use	Date	Group ID
N	499m S	Unspecified Tank	1889	131020
N	499m S	Unspecified Tank	1889	131020
N	499m S	Unspecified Tank	1908	131020
N	499m S	Unspecified Tank	1922	131020
N	499m S	Unspecified Tank	1932	131020

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m **67**

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 28**

ID	Location	Land Use	Date	Group ID
I	176m SE	Electricity Substation	1997	69001
I	177m SE	Electricity Substation	1991	69001
I	177m SE	Electricity Substation	1992	69001
J	182m S	Electricity Substation	1997	71274
J	183m S	Electricity Substation	1992	71274
S	237m NE	Electricity Substation	1988	64799
S	237m NE	Electricity Substation	1991	64799
S	237m NE	Electricity Substation	1992	64799
S	238m NE	Electricity Substation	1989	64799
S	239m NE	Electricity Substation	1997	64799
S	278m NE	Hydraulic Power Station	1908	72594
S	278m NE	Hydraulic Power Station	1922	72594
S	278m NE	Hydraulic Power Station	1931	72594
S	284m NE	Corporation Hydraulic Power Station	1948	66629
S	284m NE	Corporation Hydraulic Power Station	1951	66629

ID	Location	Land Use	Date	Group ID
S	285m NE	Hydraulic Power Station	1951	65750
S	285m NE	Hydraulic Power Station	1948	65750
W	287m N	Electricity Substation	1953	62191
S	288m NE	Hydraulic Power Station	1955	84311
S	288m NE	Hydraulic Power Station	1948	84311
W	298m N	Electricity Substation	1988	66129
W	298m N	Electricity Substation	1953	76304
W	299m N	Electricity Substation	1953	76304
W	299m N	Electricity Substation	1995	66129
W	301m N	Electricity Substation	1984	66129
S	342m NE	Electricity Substation	1978	70177
S	342m NE	Electricity Substation	1983	70177
S	342m NE	Electricity Substation	1991	70177
S	342m NE	Electricity Substation	1987	64729
AD	343m NW	Electricity Substation	1995	73444
S	343m NE	Electricity Substation	1994	70177
AD	351m NW	Electricity Substation	1953	66121
AD	351m NW	Electricity Substation	1988	73444
AD	352m NW	Electricity Substation	1953	66121
AD	352m NW	Electricity Substation	1953	79102
P	353m N	Electricity Substation	1994	67631
AD	353m NW	Electricity Substation	1984	66121
P	354m N	Electricity Substation	1987	67631
P	355m N	Electricity Substation	1983	67631
P	355m N	Electricity Substation	1991	67631
V	362m E	Electricity Substation	1988	81397
V	362m E	Electricity Substation	1991	81397
V	362m E	Electricity Substation	1992	81397

ID	Location	Land Use	Date	Group ID
V	363m E	Electricity Substation	1997	81397
V	364m E	Electricity Substation	1989	81397
AD	414m NW	Electricity Substation	1995	62190
AD	417m NW	Electricity Substation	1988	62189
AH	462m SE	Electricity Substation	1978	69011
AH	463m SE	Electricity Substation	1967	69011
AH	463m SE	Electricity Substation	1951	69011
AH	463m SE	Electricity Substation	1948	69011
AH	463m SE	Electricity Substation	1967	69011
AH	463m SE	Electricity Substation	1955	69011
AH	463m SE	Electricity Substation	1948	69011
AH	469m SE	Electricity Substation	1981	62187
AR	482m SW	Gas Meter Testing Station	1948	63684
AG	486m E	Electricity Substation	1978	65447
AG	486m E	Electricity Substation	1988	65447
AG	486m E	Electricity Substation	1991	65447
AG	486m E	Electricity Substation	1992	65447
AG	486m E	Electricity Substation	1997	65447
AG	486m E	Electricity Substation	1951	65447
AG	486m E	Electricity Substation	1948	65447
AG	486m E	Electricity Substation	1955	65447
AG	486m E	Electricity Substation	1989	65447
AG	486m E	Electricity Substation	1981	65447
AG	486m E	Electricity Substation	1948	65447

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	1

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'.

Features are displayed on the Past land use - un-grouped map on **page 28**

ID	Location	Land Use	Date	Group ID
K	166m NW	Service Garage	1948	1532

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	91

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 28**

ID	Location	Land Use	Date	Group ID
B	7m E	Garage	1991	24800
B	7m E	Garage	1992	24800
C	11m NW	Garage	1996	22785
C	17m N	Garage	1990	22515
B	28m NE	Garage	1997	22282
C	37m NW	Garage	1971	27725
C	38m NW	Garage	1971	27725
B	74m NE	Garage	1948	21756
E	106m SW	Garage	1953	27482
E	106m SW	Garage	1953	27482
E	106m SW	Garage	1953	27482
E	106m SW	Garage	1965	27482
E	106m SW	Garage	1967	27482

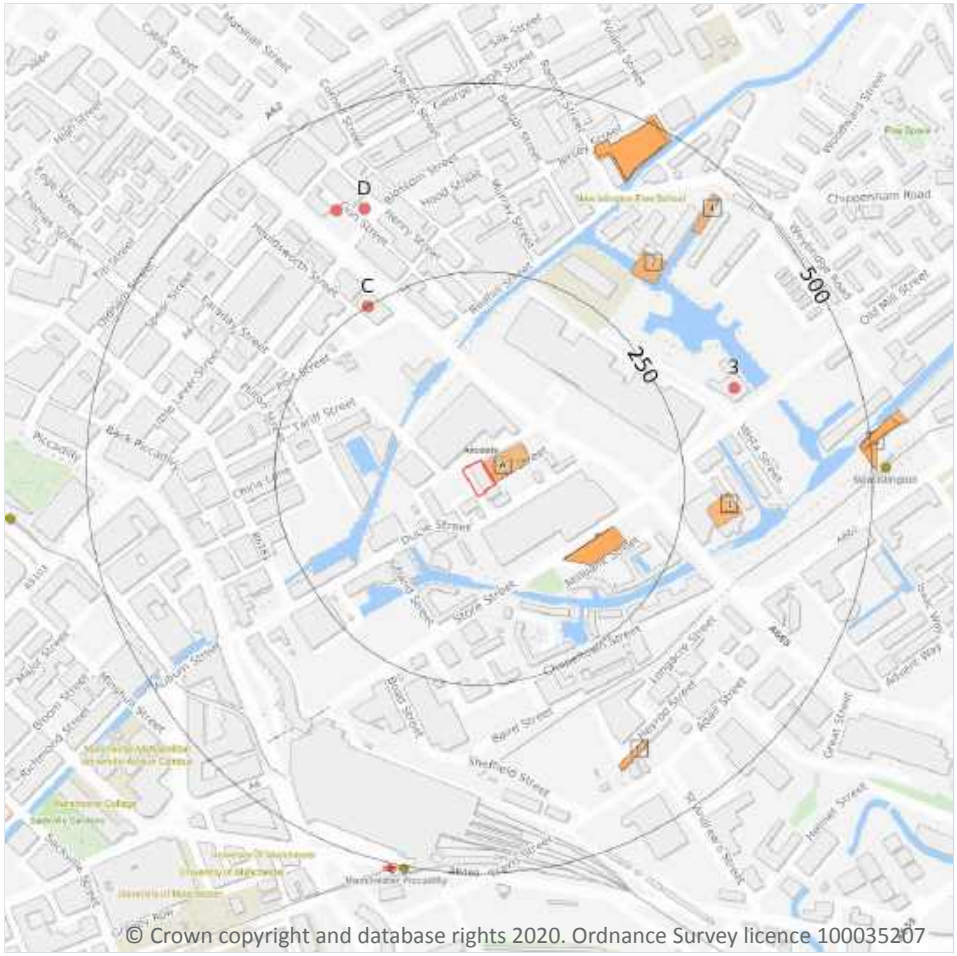
ID	Location	Land Use	Date	Group ID
E	115m SW	Garage	1971	22847
E	116m SW	Garage	1960	22202
E	116m SW	Garage	1971	20877
K	137m NW	Garage	1965	21679
M	155m NE	Garage	1948	24546
K	157m NW	Garage	1971	25753
K	157m NW	Garage	1990	25753
K	157m NW	Garage	1971	23646
K	165m NW	Garage	1971	27039
K	166m NW	Garage	1960	23455
K	166m NW	Service Garage	1948	20587
K	166m NW	Garage	1971	27039
K	166m NW	Garage	1953	23454
K	169m NW	Garage	1971	26371
K	170m NW	Garage	1990	23312
K	170m NW	Garage	1971	26371
M	181m NE	Garage	1948	24546
P	225m N	Garage	1951	20319
R	226m NW	Garage	1971	27030
R	227m NW	Garage	1971	27030
T	237m S	Garage	1971	22068
T	239m S	Garage	1971	23059
2	245m SE	Garage	1948	20317
T	247m SW	Garage	1953	26856
T	247m SW	Garage	1953	26856
T	247m SW	Garage	1953	26856
T	247m SW	Garage	1965	26856
T	247m SW	Garage	1967	26856

ID	Location	Land Use	Date	Group ID
T	247m SW	Garage	1960	26856
4	306m E	Garage	1948	20325
Z	311m SW	Garage	1971	20840
Z	313m SW	Garage	1990	23753
Z	314m SW	Garage	1971	21466
S	319m NE	Garage	1951	20322
AD	351m NW	Garage	1965	24701
AD	351m NW	Garage	1967	24701
AE	360m N	Garage	1995	25375
AE	360m N	Garage	1988	25375
AD	365m NW	Garage	1953	26539
AD	365m NW	Garage	1988	23595
AD	365m NW	Garage	1995	21222
AD	365m NW	Garage	1963	22668
AD	365m NW	Garage	1953	26539
AB	370m NE	Corporation Cleansing Department Garage	1955	25856
AB	370m NE	Corporation Cleansing Department Garage	1948	25856
AB	371m NE	Garage	1965	27438
AB	371m NE	Garage	1967	27438
AB	371m NE	Corporation Cleansing Department Garage	1948	21128
AD	377m NW	Garage	1988	27234
AD	377m NW	Garage	1963	27234
AD	377m NW	Garage	1953	27234
AD	377m NW	Garage	1995	22436
AD	377m NW	Garage	1953	27263
AD	377m NW	Garage	1965	27263
AD	377m NW	Garage	1967	27263
AD	378m NW	Garage	1984	27263

ID	Location	Land Use	Date	Group ID
AC	396m NE	Garage	1951	20323
AC	427m NE	Garage	1965	21074
O	428m NE	Garage	1963	21004
O	428m NE	Garage	1965	23113
O	428m NE	Garage	1967	22827
AM	432m SW	Garage	1948	24212
AM	434m SW	Garage	1971	22467
AM	434m SW	Garage	1971	23089
AM	434m SW	Garage	1971	25009
AM	434m SW	Garage	1948	25009
AC	438m NE	Garage	1963	22256
AP	440m N	Garages	1948	25993
AP	440m N	Garages	1951	25993
AP	469m N	Garages	1948	26623
AP	469m N	Garages	1951	26623
AG	472m E	Co-operation Garage and Workshops	1948	20539
AS	482m W	Garage	1953	21528
AT	483m N	Garage	1948	26710
AT	483m N	Garage	1951	26710
AS	490m W	Garage	1965	23515
AS	490m W	Garage	1953	25567
AS	490m W	Garage	1953	25567

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



Site Outline

Search buffers in metres (m)

Historical waste sites

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	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	21

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

Features are displayed on the Waste and landfill map on **page 49**

ID	Location	Address	Further Details	Date
A	**On site**	**Site Address: N/A**	**Type of Site: Waste Paper Mills** **Planning application reference: N/A** **Description: N/A** **Data source: Historic Mapping** **Data Type: Polygon**	**1932**
A	10m NE	Site Address: N/A	Type of Site: Waste Paper Mills Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1931
B	133m SE	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1978

ID	Location	Address	Further Details	Date
B	133m SE	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1980
B	133m SE	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1955
B	134m SE	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1967
1	281m E	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1980
2	317m NE	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1967
E	390m SE	Site Address: N/A	Type of Site: Scrap Metal Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1948
E	390m SE	Site Address: N/A	Type of Site: Scrap Metal Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1948
4	413m NE	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1967
F	414m NE	Site Address: N/A	Type of Site: Waste Paper Factory Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1931

ID	Location	Address	Further Details	Date
F	417m NE	Site Address: N/A	Type of Site: Waste Paper Factory Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1948
F	417m NE	Site Address: N/A	Type of Site: Waste Paper Factory Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1951
F	418m NE	Site Address: N/A	Type of Site: Waste Paper Factory Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1951
F	418m NE	Site Address: N/A	Type of Site: Waste Paper Factory Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1948
G	484m E	Site Address: N/A	Type of Site: Waste Paper Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1955
G	484m E	Site Address: N/A	Type of Site: Waste Paper Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1948
G	486m E	Site Address: N/A	Type of Site: Waste Paper Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1931
G	490m E	Site Address: N/A	Type of Site: Waste Paper Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1951
G	490m E	Site Address: N/A	Type of Site: Waste Paper Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1948

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	7

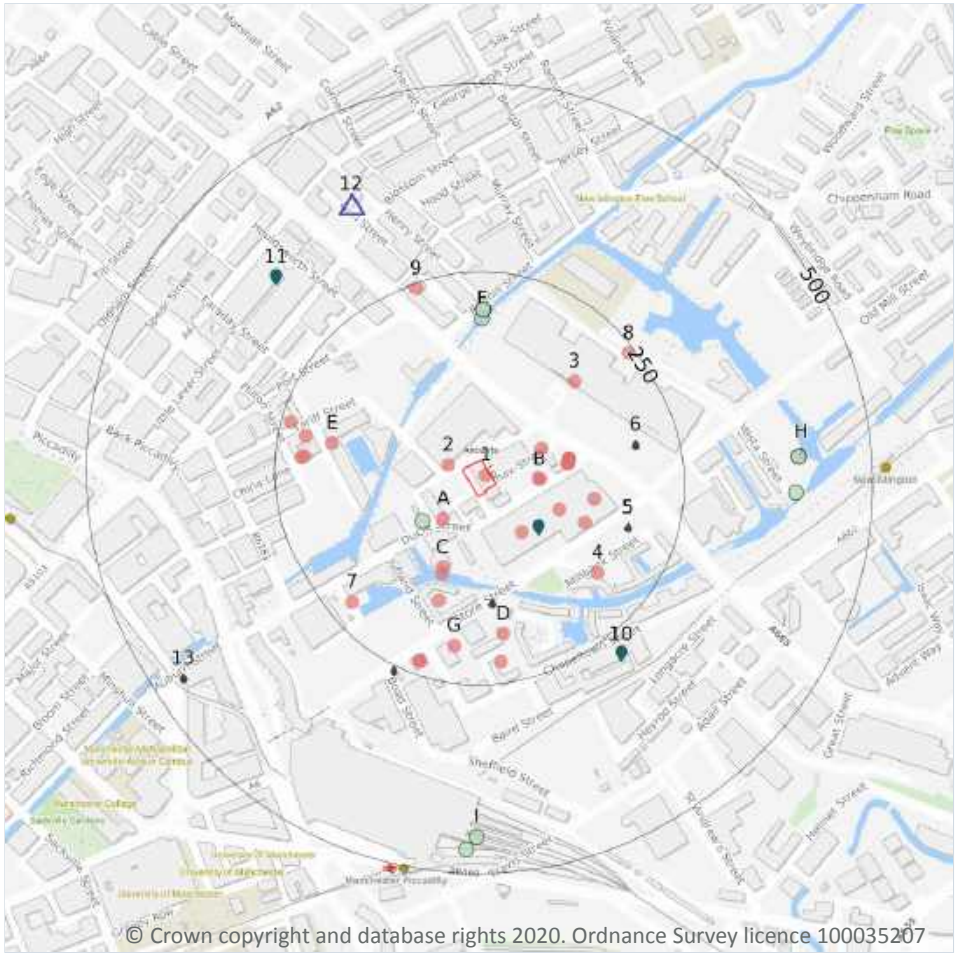
Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 49**

ID	Location	Site	Reference	Category	Sub-Category	Description
C	250m NW	-	WEX007769	Treating waste exemption	Not on a farm	Screening and blending of waste
C	250m NW	-	WEX007769	Using waste exemption	Not on a farm	Use of waste in construction
3	341m E	OLD MILL STREET, MANCHESTER, M4 6EE	WEX234237	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
D	368m NW	11-13 Blossom Street, Blossom Street, Manchester, M4 5AF	WEX105958	Treating waste exemption	Not on a farm	Screening and blending of waste
D	368m NW	11-13 Blossom Street, Blossom Street, Manchester, M4 5AF	WEX105958	Using waste exemption	Not on a farm	Use of waste in construction
D	382m NW	41-45, GREAT ANCOATS STREET, MANCHESTER, M4 5AE	WEX105955	Using waste exemption	Not on a farm	Use of waste in construction
D	382m NW	41-45, GREAT ANCOATS STREET, MANCHESTER, M4 5AE	WEX105955	Treating waste exemption	Not on a farm	Screening and blending of waste

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Recent industrial land uses

Current or recent petrol stations

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

Licensed Discharges to controlled waters

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	38

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 54**

ID	Location	Company	Address	Activity	Category
1	**On site**	**Factory**	**Greater Manchester, M1**	**Unspecified Works Or Factories**	**Industrial Features**
2	21m W	Electricity Sub Station	Greater Manchester, M4	Electrical Features	Infrastructure and Facilities
A	55m SW	Leesa Sleep Ltd	Unit 201 Ducie House 37, Ducie Street, Manchester, Greater Manchester, M1 2JW	Beds and Bedding	Consumer Products

ID	Location	Company	Address	Activity	Category
B	58m E	A&M Labels	65-67, Ducie Street, Manchester, Greater Manchester, M1 2JQ	Published Goods	Industrial Products
B	58m E	A & M Labels	65-67, Ducie Street, Manchester, Greater Manchester, M1 2JQ	Stationery, Stamps, Tags and Labels	Industrial Products
B	71m SE	Works	Greater Manchester, M4	Unspecified Works Or Factories	Industrial Features
B	76m NE	Vulcan Recordings	Advantage Business Centre, 124 Great Ancoats Street, Manchester, Greater Manchester, M4 6DE	Recording Studios and Record Companies	IT, Advertising, Marketing and Media Services
B	91m E	Works	Greater Manchester, M1	Unspecified Works Or Factories	Industrial Features
B	99m E	Acdc Mobile Welding Manchester	83, Ducie Street, Manchester, Greater Manchester, M1 2JQ	Metals Manufacturers, Fabricators and Stockholders	Industrial Products
B	100m E	M B Energy	83, Ducie Street, Manchester, Greater Manchester, M1 2JQ	Fuel Distributors and Suppliers	Household, Office, Leisure and Garden
B	100m E	123 Leasing Ltd	83, Ducie Street, Manchester, Greater Manchester, M1 2JQ	Vehicle Hire and Rental	Hire Services
B	100m E	A R C Window Films Ltd	83, Ducie Street, Manchester, Greater Manchester, M1 2JQ	Industrial Coatings and Finishings	Industrial Products
B	100m E	Tradeskips	83, Ducie Street, Manchester, Greater Manchester, M1 2JQ	Construction and Tool Hire	Hire Services
B	100m E	Investravel	83, Ducie Street, Manchester, Greater Manchester, M1 2JQ	Vehicle Hire and Rental	Hire Services
B	102m E	Sky Lighting	132-134, Great Ancoats Street, Manchester, Greater Manchester, M4 6DE	Aeroplanes	Industrial Products
B	103m E	Yourtowndirectory	132-134, Great Ancoats Street, Manchester, Greater Manchester, M4 6DE	Published Goods	Industrial Products
B	103m E	Ocean Design UK	132-134, Great Ancoats Street, Manchester, Greater Manchester, M4 6DE	Published Goods	Industrial Products
B	103m E	Castle Comfort Stairlifts Ltd	132-134, Great Ancoats Street, Manchester, Greater Manchester, M4 6DE	Disability and Mobility Equipment	Consumer Products
C	106m SW	Paradise Wharf	Greater Manchester, M1	Moorings and Unloading Facilities	Water
C	113m SW	Paradise Wharf	Greater Manchester, M1	Moorings and Unloading Facilities	Water

ID	Location	Company	Address	Activity	Category
B	129m SE	Presbar Diecastings	Store Street, Manchester, Greater Manchester, M1 2WD	Moulds, Dies and Castings	Industrial Products
B	132m E	Warehouse	Greater Manchester, M4	Container and Storage	Transport, Storage and Delivery
C	147m S	Paradise Wharf	Greater Manchester, M1	Moorings and Unloading Facilities	Water
3	162m NE	Crane	Greater Manchester, M4	Travelling Cranes and Gantries	Industrial Features
E	178m W	Electricity Sub Station	Greater Manchester, M1	Electrical Features	Infrastructure and Facilities
4	179m SE	Electricity Sub Station	Greater Manchester, M1	Electrical Features	Infrastructure and Facilities
D	185m S	Electricity Sub Station	Greater Manchester, M1	Electrical Features	Infrastructure and Facilities
G	200m S	Gateway Industrial Estate	Greater Manchester, M1	Business Parks and Industrial Estates	Industrial Features
E	211m W	Lacamanda Ltd	Fourways House 57, Hilton Street, Manchester, Greater Manchester, M1 2EJ	Clothing, Components and Accessories	Consumer Products
E	214m W	Basement Complex	Fourways House 18, Tariff Street, Manchester, Greater Manchester, M1 2FN	Saunas and Sunbeds	Consumer Products
E	215m W	Oscillate Recordings	Fourways House 57, Hilton Street, Manchester, Greater Manchester, M1 2EJ	Recording Studios and Record Companies	IT, Advertising, Marketing and Media Services
7	218m SW	Landing Stage	Greater Manchester, M1	Moorings and Unloading Facilities	Water
D	221m S	Electricity Sub Station	Greater Manchester, M1	Electrical Features	Infrastructure and Facilities
G	232m S	Budget Rent A Car	26-32, Store Street, Manchester, Greater Manchester, M1 2WD	Vehicle Hire and Rental	Hire Services
G	232m S	Avis Rent A Car	26-32, Store Street, Manchester, Greater Manchester, M1 2WD	Vehicle Hire and Rental	Hire Services
E	237m W	B Y Form	3, Tariff Street, Manchester, Greater Manchester, M1 2FF	Office and Shop Equipment	Industrial Products
8	241m NE	Electricity Sub Station	Greater Manchester, M4	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
9	244m N	Electricity Sub Station	Greater Manchester, M4	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	**1**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 54**

ID	Location	Company	Address	LPG	Status
12	381m NW	OBSOLETE	27, Gun Street, Ancoats, Manchester, Greater Manchester, M4 5DN	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	**0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	**0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	**0**

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

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

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

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

Records within 500m	3

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

Features are displayed on the Current industrial land use map on **page 54**

ID	Location	Address	Details	
B	80m SE	Presbar Diecastings Ltd, Store Street, Piccadilly Village, Ancoats, Manchester, M1 2WD	Process: Non-ferrous Metal Foundry Processes Status: Current Permit Permit Type: Part B	Enforcement: 2 Enforcement Notified Date of enforcement: 12/09/2013, 09/01/2014 Comment: Statutory noise nuisance
10	279m SE	Central Taxi Spares Ltd, Chapletown Street, Ancoats, M1 2NN	Process: Waste Oil Burner 0.4 MW Status: New Legislation Applies Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
11	356m NW	Express Printers Manchester Ltd, Hery Street, Ancoats, M60 4HB	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	6

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 54**

ID	Location	Address	Details	
D	142m S	STORE STREET, ANCOATS, MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982994 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 23/06/1995 Revocation Date: -
5	183m E	GREAT ANCOATS STREET, SSO, MANCHESTER	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 01MAN0023 Permit Version: 1 Receiving Water: SHOOTERS BROOK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 15/09/1993 Revocation Date: 15/09/1993
6	192m E	GREAT ANCOATS STREET, SSO, MANCHESTER	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 01MAN0024 Permit Version: 1 Receiving Water: SHOOTERS BROOK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 15/09/1993 Revocation Date: 15/09/1993
G	256m SW	STORE STREET, ANCOATS, MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0371 Permit Version: 1 Receiving Water: -	Status: SURRENDERED UNDER EPR 2010 Issue date: - Effective Date: 01/01/1995 Revocation Date: 05/12/2014
H	406m E	SOHO WORKS SITE SWO, POLLARD STREET, ANCOATS	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 016991041 Permit Version: 1 Receiving Water: MANCHESTER & ASHTON CANAL	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 30/09/1985 Revocation Date: 01/07/1991
13	460m SW	AYTOUN ST/AUBURN ST, MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0370 Permit Version: 1 Receiving Water: -	Status: SURRENDERED UNDER EPR 2010 Issue date: - Effective Date: 01/01/1995 Revocation Date: 27/03/2015

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	9

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

Features are displayed on the Current industrial land use map on **page 54**

ID	Location	Details	
A	80m SW	Incident Date: 22/02/2003 Incident Identification: 138638 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
F	187m N	Incident Date: 22/05/2001 Incident Identification: 6328 Pollutant: Contaminated Water Pollutant Description: Other Contaminated Water	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
F	199m N	Incident Date: 17/05/2001 Incident Identification: 5825 Pollutant: Contaminated Water Pollutant Description: Other Contaminated Water	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
F	199m N	Incident Date: 17/05/2001 Incident Identification: 5825 Pollutant: Contaminated Water Pollutant Description: Other Contaminated Water	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
H	397m E	Incident Date: 11/03/2002 Incident Identification: 63079 Pollutant: Oils and Fuel Pollutant Description: Mixed/Waste Oils	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
H	403m E	Incident Date: 22/07/2002 Incident Identification: 93360 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
H	403m E	Incident Date: 22/07/2002 Incident Identification: 93360 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
I	451m S	Incident Date: 30/05/2001 Incident Identification: 6998 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
I	468m S	Incident Date: 08/03/2001 Incident Identification: 96 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m	0

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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

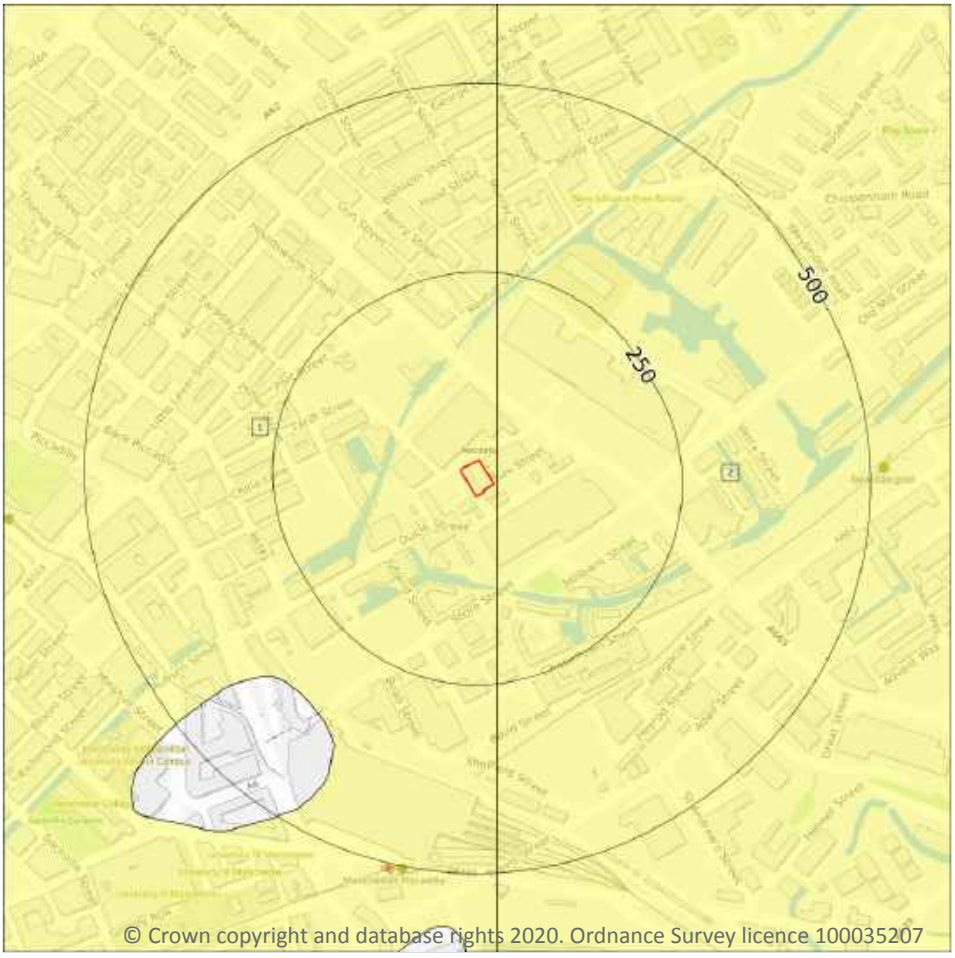
4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	2

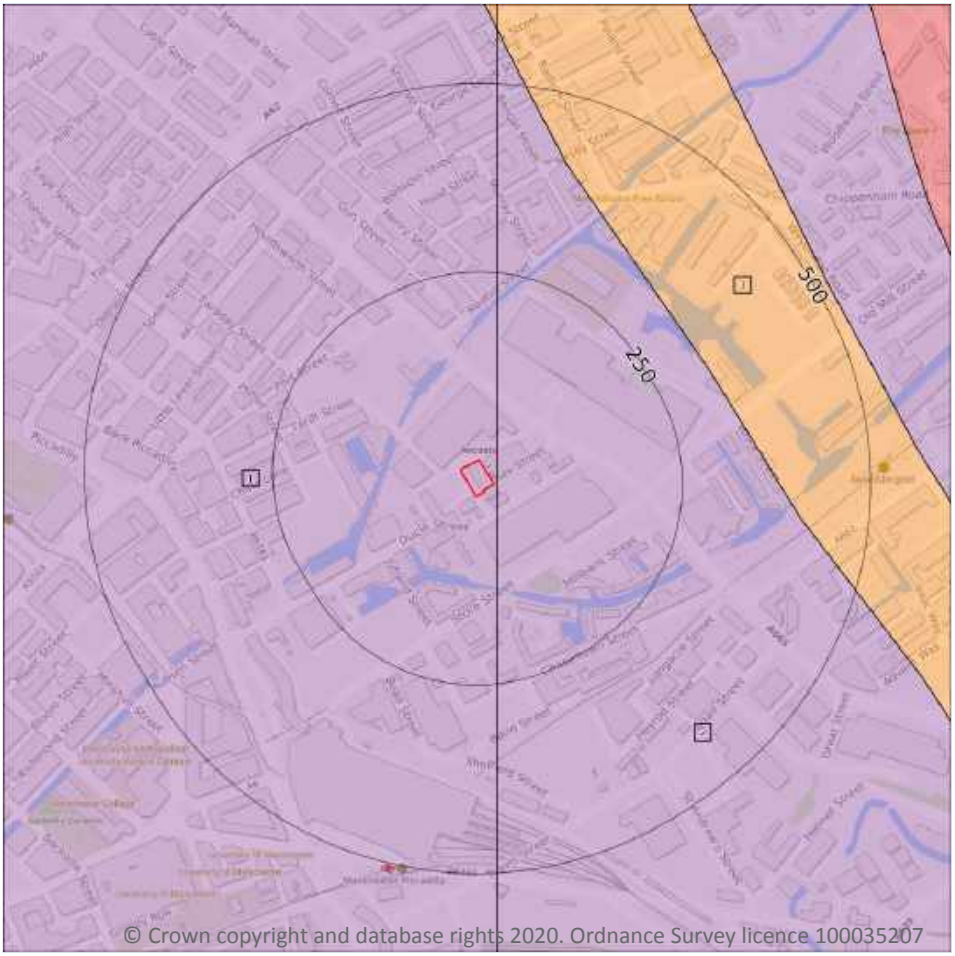
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 64**

ID	Location	Designation	Description
1	**On site**	**Secondary Undifferentiated**	**Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type**
2	5m E	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	**3**

Aquifer status of groundwater held within bedrock geology.

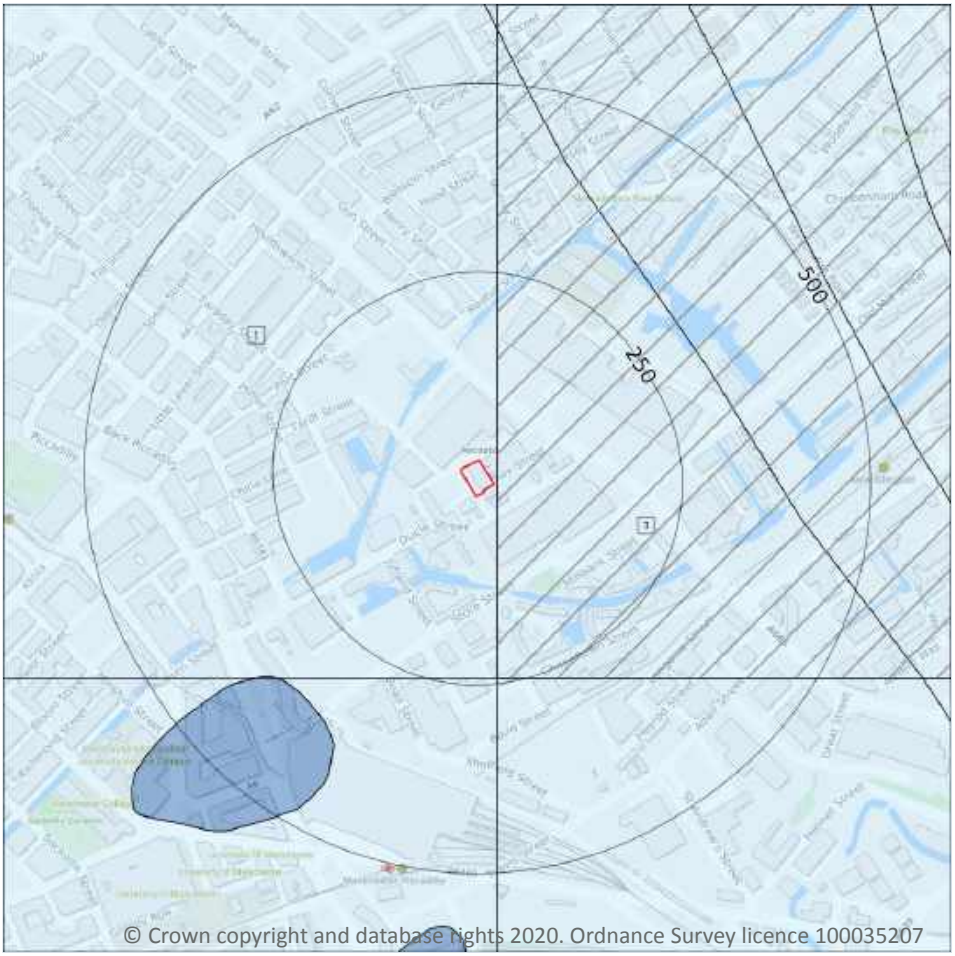
Features are displayed on the Bedrock aquifer map on **page 66**

ID	Location	Designation	Description
1	**On site**	**Principal**	**Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers**
2	5m E	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

ID	Location	Designation	Description
3	319m NE	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	2

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 68**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	**On site**	**Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer**	**Leaching class: Low Infiltration value: <40% Dilution value: 300-550mm/year**	**Vulnerability: Low Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low**	**Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures**
3	4m E	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300-550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: 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



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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	42

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 70**

ID	Location	Details	
-	750m S	Status: Historical Licence No: 2569006001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, BROADIE ST, ARDWICK, MANCHESTER" Data Type: Point Name: MOSELEY RUBBER CO LTD Easting: 385240 Northing: 397540	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 08/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/02/1966 Version End Date: -
-	750m S	Status: Historical Licence No: 2569006001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, BROADIE ST, ARDWICK, MANCHESTER Data Type: Point Name: MOSELEY RUBBER CO LTD Easting: 385240 Northing: 397540	Annual Volume (m^3): 331858 Max Daily Volume (m^3): 909.2 Original Application No: - Original Start Date: 08/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/02/1966 Version End Date: -
B	781m SW	Status: Historical Licence No: NW0690006001 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: BOREHOLES AT ORIGIN DEVELOPMENTS, MANCHESTER Data Type: Point Name: West Contracting Easting: 384378 Northing: 397733	Annual Volume (m^3): 139128 Max Daily Volume (m^3): 1010 Original Application No: - Original Start Date: 19/01/2009 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 19/01/2009 Version End Date: -
B	781m SW	Status: Historical Licence No: NW/069/0006/001 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: BOREHOLES AT ORIGIN DEVELOPMENTS, MANCHESTER Data Type: Point Name: West Contracting Easting: 384378 Northing: 397733	Annual Volume (m^3): 139128 Max Daily Volume (m^3): 1010 Original Application No: - Original Start Date: 19/01/2009 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 19/01/2009 Version End Date: -

ID	Location	Details	
-	894m W	Status: Historical Licence No: 2569007069 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT GEORGE ST, MANCHESTER" Data Type: Point Name: BRITISH TELECOM Easting: 384100 Northing: 398000	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 27/01/1971 Expiry Date: - Issue No: 100 Version Start Date: 27/01/1971 Version End Date: -
-	894m W	Status: Historical Licence No: 2569007069 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT GEORGE ST, MANCHESTER Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC Easting: 384100 Northing: 398000	Annual Volume (m^3): 1100 Max Daily Volume (m^3): 860 Original Application No: - Original Start Date: 01/04/1984 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2007 Version End Date: -
-	1321m W	Status: Historical Licence No: 2569007070 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT DIAL HOUSE, CHAPEL ST, SALFORD" Data Type: Point Name: BRITISH TELECOM Easting: 383700 Northing: 398700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 27/01/1971 Expiry Date: - Issue No: 100 Version Start Date: 27/01/1971 Version End Date: -
-	1321m W	Status: Historical Licence No: 2569007070 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT DIAL HOUSE, CHAPEL ST, SALFORD Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC Easting: 383700 Northing: 398700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 27/01/1971 Expiry Date: - Issue No: 101 Version Start Date: 01/04/1984 Version End Date: -

ID	Location	Details	
-	1321m W	Status: Active Licence No: 2569007070 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT DIAL HOUSE CHAPEL STREET SALFORD Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC Easting: 383700 Northing: 398700	Annual Volume (m^3): 45 Max Daily Volume (m^3): 30 Original Application No: - Original Start Date: 27/01/1971 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2007 Version End Date: -
-	1396m SW	Status: Active Licence No: NW/069/0006/003 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE 1 AT LOWER CHATHAM STREET Data Type: Point Name: Manchester Metropolitan University Easting: 384180 Northing: 397091	Annual Volume (m^3): 283,240 Max Daily Volume (m^3): 1,532 Original Application No: - Original Start Date: 04/04/2014 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 04/04/2014 Version End Date: -
-	1396m SW	Status: Active Licence No: NW/069/0006/003 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE 1 AT LOWER CHATHAM STREET Data Type: Point Name: Manchester Metropolitan University Easting: 384180 Northing: 397091	Annual Volume (m^3): 283,240 Max Daily Volume (m^3): 1,532 Original Application No: - Original Start Date: 04/04/2014 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 04/04/2014 Version End Date: -
-	1454m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -

ID	Location	Details	
-	1454m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1454m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1454m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1454m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 2 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -

ID	Location	Details	
-	1454m NW	Status: Historical Licence No: 2569004023 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 2 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1465m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1465m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1465m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -

ID	Location	Details	
-	1465m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1465m NW	Status: Historical Licence No: 2569004023 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 3 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1465m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 3 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1470m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -

ID	Location	Details	
-	1470m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1470m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1470m NW	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1470m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 1 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -

ID	Location	Details	
-	1470m NW	Status: Historical Licence No: 2569004023 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 1 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1617m W	Status: Historical Licence No: 2569007089 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: 2 BOREHOLES AT GARTSIDE STREET MANCHESTER Data Type: Line Name: HER MAJESTY'S COURT SERVICE Easting: 383335 Northing: 398310	Annual Volume (m^3): 200000 Max Daily Volume (m^3): 1179 Original Application No: - Original Start Date: 26/01/2005 Expiry Date: 31/03/2011 Issue No: 2 Version Start Date: 10/07/2008 Version End Date: -
-	1647m SE	Status: Historical Licence No: NW/069/0004/005 Details: Heat Pump Direct Source: Ground Water - North West Region Point: AREA OF ABSTRACTION - LOWER CARBONIFEROUS LIMESTONE Data Type: Poly4 Name: G T Energy UK Limited Easting: 385729 Northing: 396778	Annual Volume (m^3): 2,049,840 Max Daily Volume (m^3): 8640 Original Application No: - Original Start Date: 17/01/2013 Expiry Date: 16/01/2037 Issue No: 2 Version Start Date: 11/06/2013 Version End Date: -
-	1657m NW	Status: Historical Licence No: 2569004011 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3" Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -

ID	Location	Details	
-	1657m NW	Status: Historical Licence No: 2569004011 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3" Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -
-	1657m NW	Status: Active Licence No: 2569004011 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3 Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m^3): 45,460 Max Daily Volume (m^3): 181.84 Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -
-	1657m NW	Status: Active Licence No: 2569004011 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3 Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m^3): 45,460 Max Daily Volume (m^3): 181.84 Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -
-	1808m W	Status: Active Licence No: NW/069/0004/019 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: Ground Water - North West Region Point: ST JOHNS MANCHESTER Data Type: Poly4 Name: Manchester Quays Development (MGY) Ltd Easting: 383094 Northing: 398099	Annual Volume (m^3): 543,120 Max Daily Volume (m^3): 1,488 Original Application No: - Original Start Date: 13/09/2019 Expiry Date: 31/12/2020 Issue No: 1 Version Start Date: 13/09/2019 Version End Date: -

ID	Location	Details	
-	1811m N	Status: Historical Licence No: 2569005015 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "B/HOLE, LITTLE GREEN WORKS, COLLYHURST RD, MANCHESTER 10" Data Type: Point Name: PACKAGING PRODUCTS LTD Easting: 385000 Northing: 400100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 16/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 21/02/1995 Version End Date: -
-	1811m N	Status: Active Licence No: 2569005015 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: B/HOLE, LITTLE GREEN WORKS, COLLYHURST RD, MANCHESTER 10 Data Type: Point Name: Packaging Products (Coatings) Ltd Easting: 385000 Northing: 400100	Annual Volume (m^3): 438,689 Max Daily Volume (m^3): 1,636.56 Original Application No: - Original Start Date: 16/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/02/2011 Version End Date: -
-	1850m NW	Status: Historical Licence No: 2569004021 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, DERBY STREET, CHEETHAM, MANCHESTER Data Type: Point Name: LANCASHIRE DAIRIES LTD Easting: 383900 Northing: 399800	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1993 Version End Date: -
-	1850m NW	Status: Historical Licence No: 2569004021 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, DERBY STREET, CHEETHAM, MANCHESTER Data Type: Point Name: LANCASHIRE DAIRIES LTD Easting: 383900 Northing: 399800	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1993 Version End Date: -

ID	Location	Details	
-	1953m SW	Status: Active Licence No: NW/069/0004/003 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT MANCHESTER METROPOLITAN UNIVERSITY Data Type: Point Name: Manchester Metropolitan University Easting: 383715 Northing: 396746	Annual Volume (m^3): 274,115 Max Daily Volume (m^3): 751 Original Application No: - Original Start Date: 20/09/2013 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/01/2015 Version End Date: -
-	1953m SW	Status: Active Licence No: NW/069/0004/003 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE AT MANCHESTER METROPOLITAN UNIVERSITY Data Type: Point Name: Manchester Metropolitan University Easting: 383715 Northing: 396746	Annual Volume (m^3): 274,115 Max Daily Volume (m^3): 751 Original Application No: - Original Start Date: 20/09/2013 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/01/2015 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	**10**

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.

Features are displayed on the Abstractions and Source Protection Zones map on **page 70**

ID	Location	Details	
-	1454m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1454m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1454m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 2 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1465m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -

ID	Location	Details	
-	1465m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1465m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 3 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1470m NW	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	1470m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -

ID	Location	Details	
-	1470m NW	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 1 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	1850m NW	Status: Historical Licence No: 2569004021 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, DERBY STREET, CHEETHAM, MANCHESTER Data Type: Point Name: LANCASHIRE DAIRIES LTD Easting: 383900 Northing: 399800	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1993 Version End Date: -

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	**9**

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 85**

ID	Location	Type of water feature	Ground level	Permanence	Name
A	96m W	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Rochdale Canal

ID	Location	Type of water feature	Ground level	Permanence	Name
3	113m NW	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Rochdale Canal
B	113m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
4	114m S	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ashton Canal
5	133m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
6	134m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	134m S	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ashton Canal
D	178m SW	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Rochdale Canal
E	204m SE	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ashton Canal

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	**7**

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 85**

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 85**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
2	**On site**	**River WB catchment**	**Medlock (Lumb Brook to Irwell)**	**GB112069061152**	**Roch Irk Medlock**	**Irwell**

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 85**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	639m S	River	Medlock (Lumb Brook to Irwell)	GB112069061152	Moderate	Good	Moderate	2016

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

6.5 WFD Groundwater bodies

Records on site	1

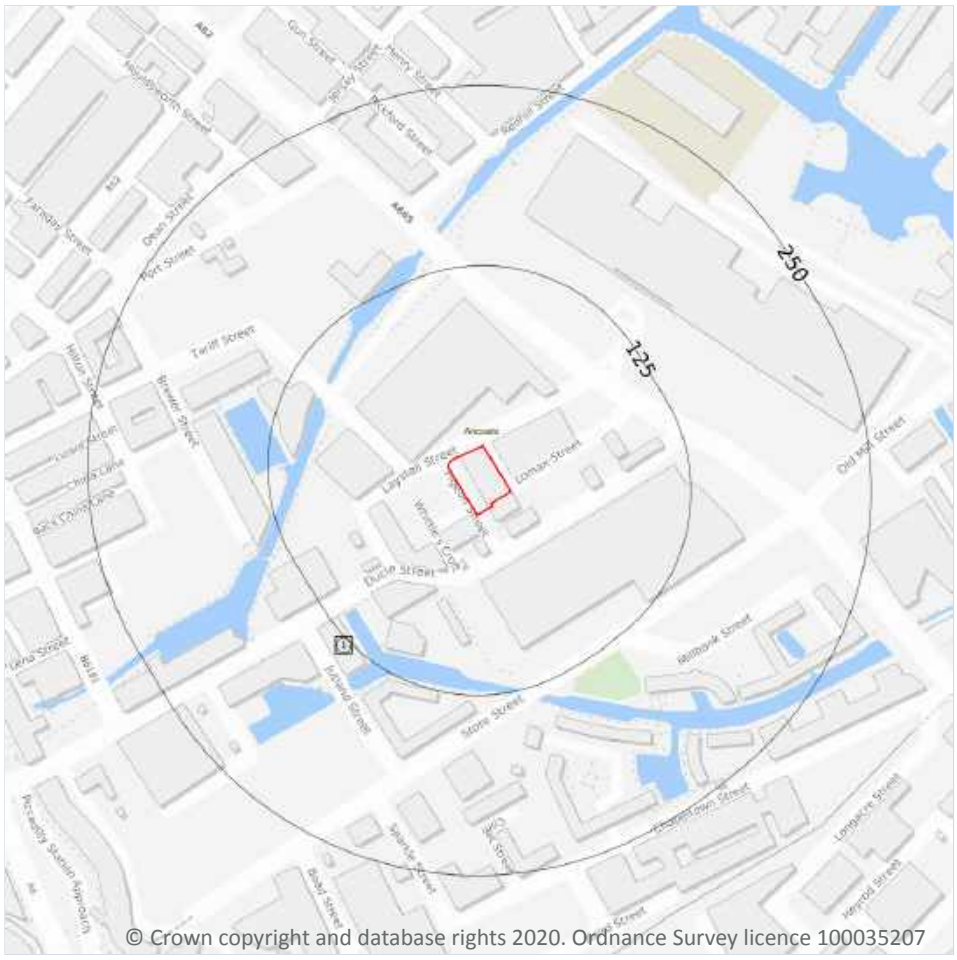
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 85**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
1	**On site**	**Manchester and East Cheshire Permo-Triassic Sandstone Aquifers**	**GB41201G101100**	**Poor**	**Poor**	**Poor**	**2015**

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

7 River and coastal flooding



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7.1 Risk of Flooding from Rivers and Sea (RoFRaS)

Records within 50m	0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition; 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).

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

7.2 Historical Flood Events

Records within 250m	1

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.

Features are displayed on the River and coastal flooding map on **page 89**

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
1	124m SW	01326_25 September 2007_Ashtoncanal_Ancoats	2007-09-25 2007-09-25	Other	Unknown	No data

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.

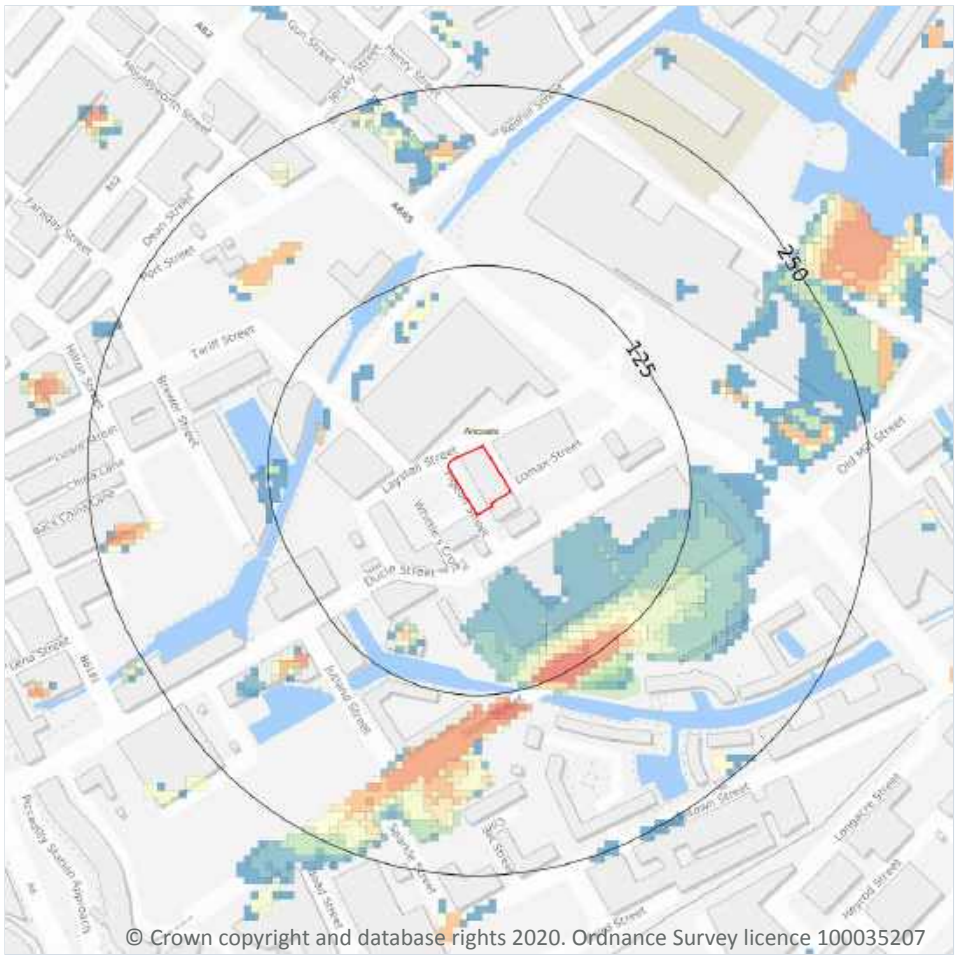
7.7 Flood Zone 3

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 1000 year, 0.3m - 1.0m**

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

Features are displayed on the Surface water flooding map on **page 92**

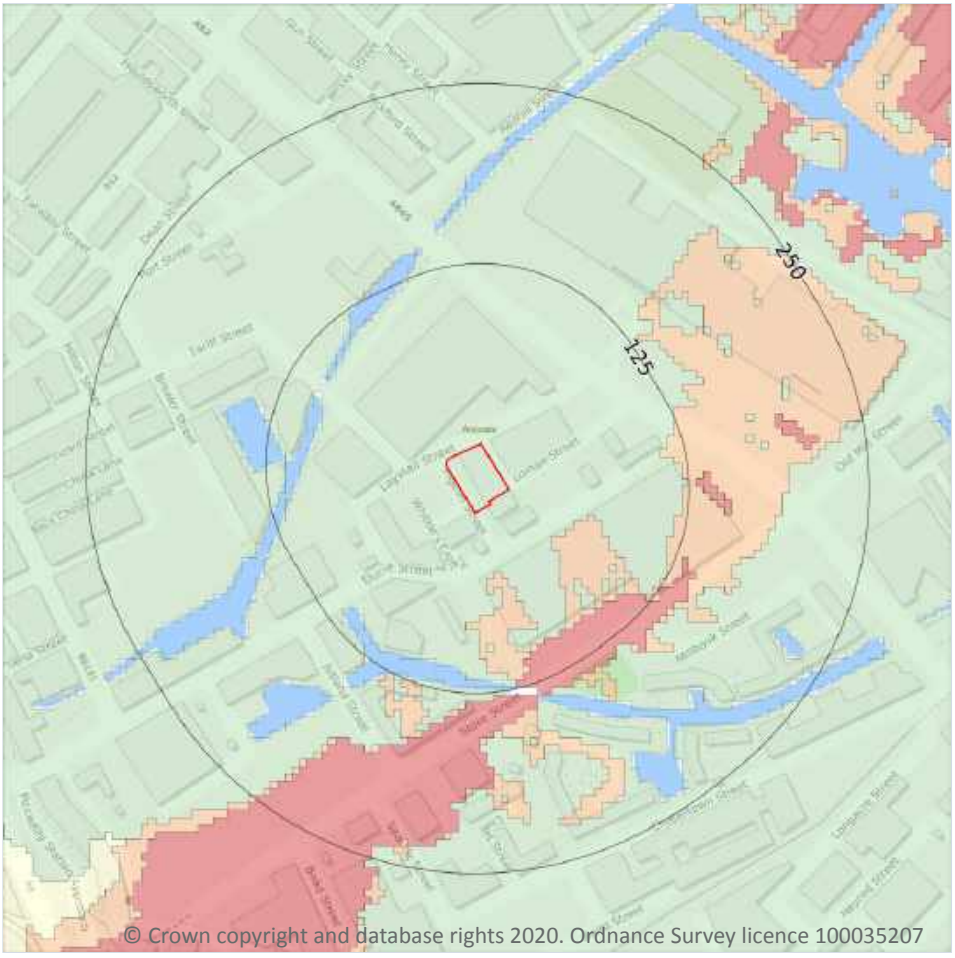
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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

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

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

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

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 94**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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.

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

10.7 Designated Ancient Woodland

Records within 2000m	0

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

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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	4

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.

Location	Name	Type	NVZ ID	Status
407m NE	River Irk (Moston Brook to River Irwell) NVZ	Surface Water	S638	Existing
919m N	River Irk (Moston Brook to River Irwell) NVZ	Surface Water	S638	Existing
1286m NW	Irwell / Man. Ship Canal (Kearsley to Irlam Locks) NVZ	Surface Water	S643	Existing
1573m N	Irwell / Man. Ship Canal (Kearsley to Irlam Locks) NVZ	Surface Water	S643	Existing

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 99**

ID	Location	Type of developments requiring consultation
1	**On site**	**Infrastructure - Airports, helipads and other aviation proposals.** **Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons > 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.

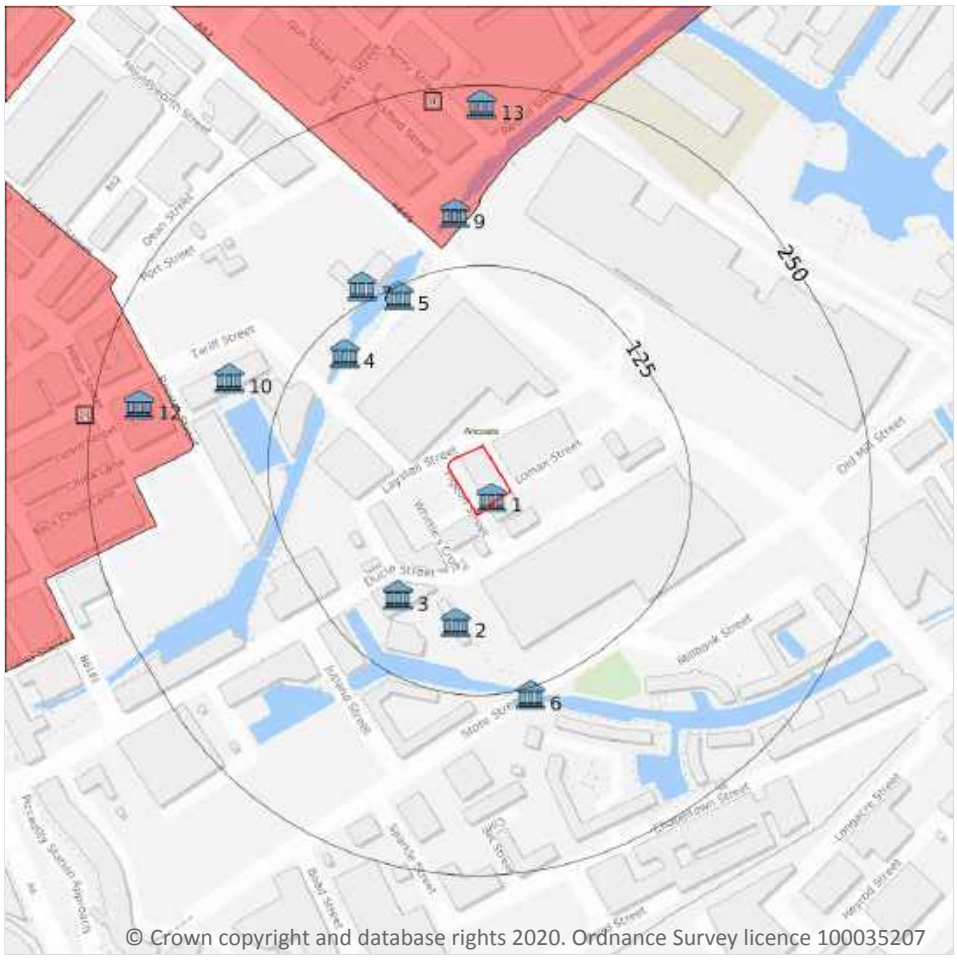
10.18 SSSI Units

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



Site Outline

Search buffers in metres (m)

Listed buildings

Conservation areas

Conservation areas - no data

National Parks

Areas of Outstanding Natural Beauty

Registered parks and gardens

Scheduled Monuments

World Heritage Sites

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	11

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.

Features are displayed on the Visual and cultural designations map on **page 101**

ID	Location	Name	Grade	Reference Number	Listed date
1	**On site**	**32 And 34 Laystall Street, Manchester, M1**	**II**	**1282990**	**06/06/1994**
2	76m S	Stable Block To South East Of Junction Works At Paradise Wharf, Manchester, M1	II	1200857	06/06/1994
3	78m SW	Former Junction Works At Paradise Wharf, Manchester, M1	II	1217852	06/06/1994
4	105m NW	Rochdale Canal Lock Number 83, To The East Of Tariff Street, Manchester, M1	II	1247479	06/06/1994

ID	Location	Name	Grade	Reference Number	Listed date
5	119m NW	Rochdale Canal Towpath Footbridge And Associated Ramps Opposite Brownsfield Mill, Manchester, M1	II	1270859	06/06/1994
6	130m S	Store Street Aqueduct, Manchester, M1	II*	1270666	06/06/1994
7	136m NW	Brownsfield Mill, Manchester, M1	II*	1207994	11/11/1988
9	162m N	Rochdale Canal Lock Number 82, To East Of Great Ancoats Street, Manchester, M4	II	1247485	06/06/1994
10	163m W	Former Rochdale Canal Warehouse, Manchester, M1	II*	1254689	03/10/1974
12	219m W	Fourways House, Manchester, M1	II	1380335	01/06/2000
13	237m N	Royal Mill, Manchester, M4	II*	1247474	11/11/1988

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

11.5 Conservation Areas

Records within 250m	**2**

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.

Features are displayed on the Visual and cultural designations map on **page 101**

ID	Location	Name	District	Date of designation
8	140m N	Ancoats	Manchester	01/06/1989
11	177m W	Stevenson Square	Manchester	01/02/1987

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

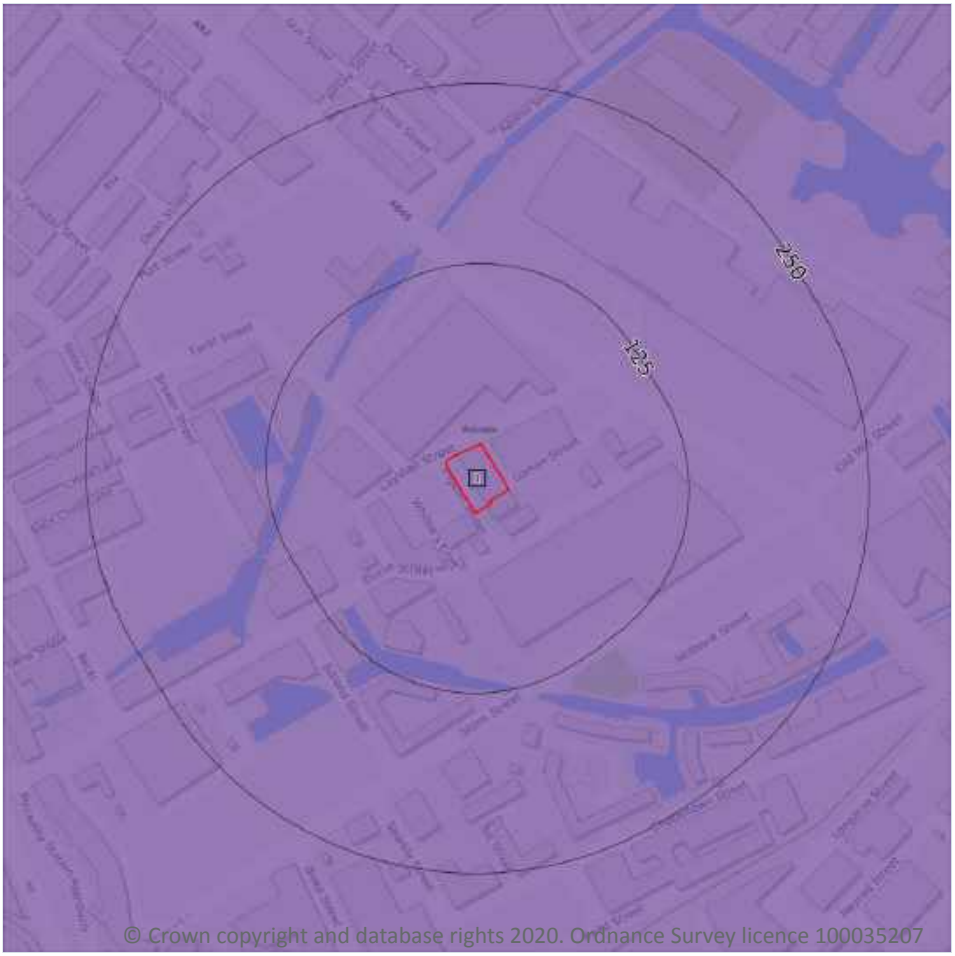
11.7 Registered Parks and Gardens

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 English Heritage, 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 105**

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.

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	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	1

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.

Features are displayed on the Habitat designations map on **page 107**

ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
1	227m NE	NLUD Ref: 421501470	Low	National Land Use Database - Previously Developed Land	UK Perspectives Aerial Photography	-

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	2

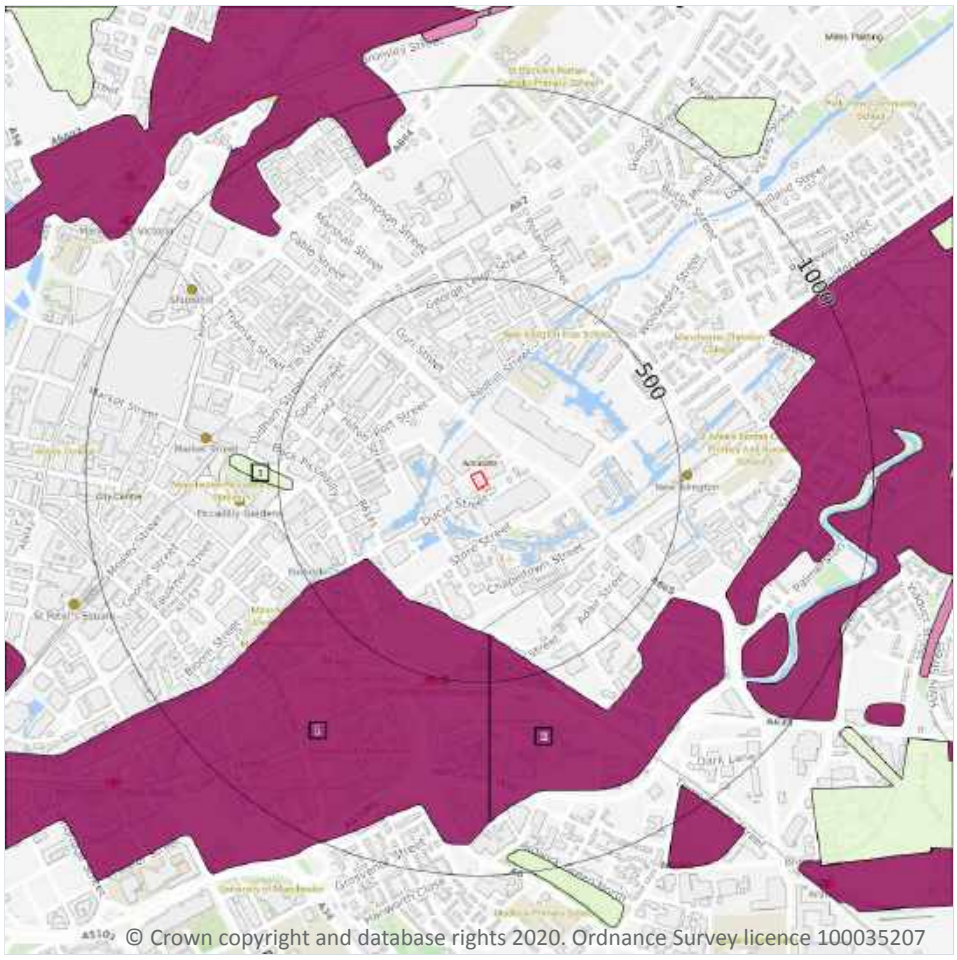
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 109**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**SJ89NW**
2	5m E	Full	Full	Full	Full	SJ89NE

This data is sourced from the British Geological Survey.

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



Site Outline

Search buffers in metres (m)

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

14.2 Artificial and made ground (10k)

Records within 500m	3

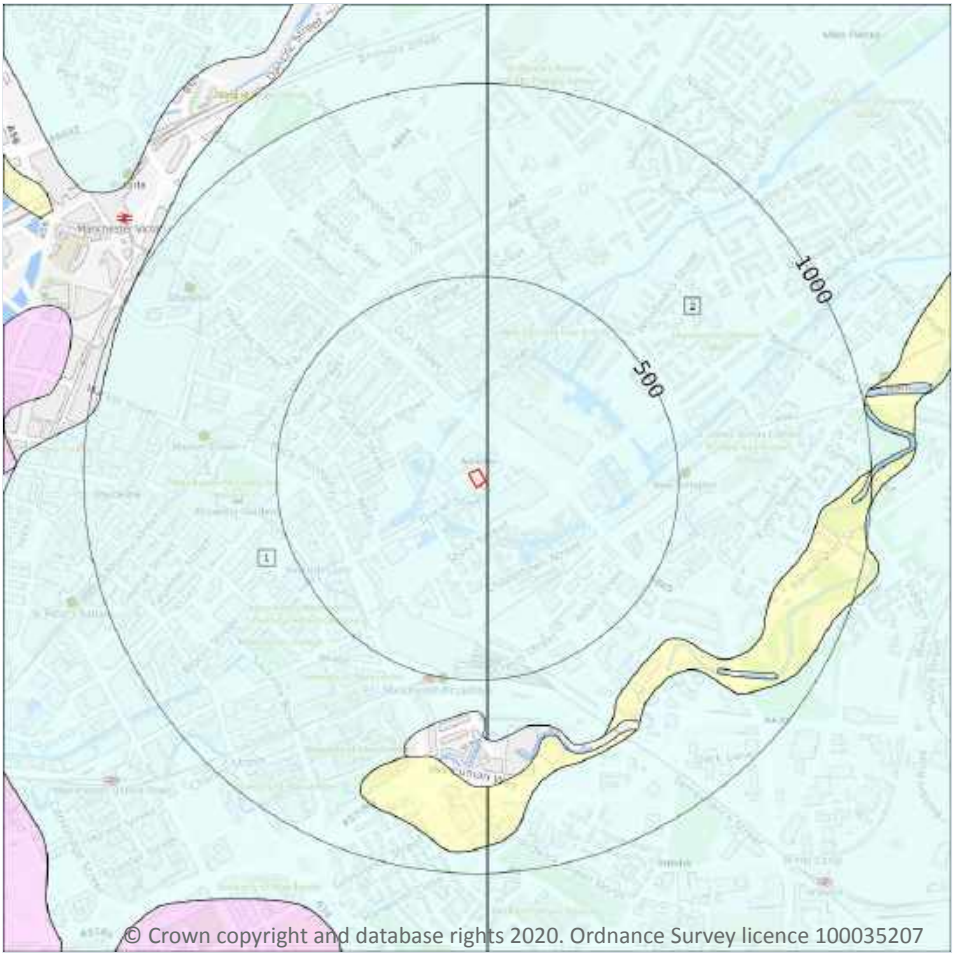
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 110**

ID	Location	LEX Code	Description	Rock description
1	329m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	378m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	462m W	WMGR-ARTDP	Infilled Ground	Artificial Deposit

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	2

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 111**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**Till, Devensian - Diamicton**	**Diamicton**
2	5m E	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton

This data is sourced from the British Geological Survey.

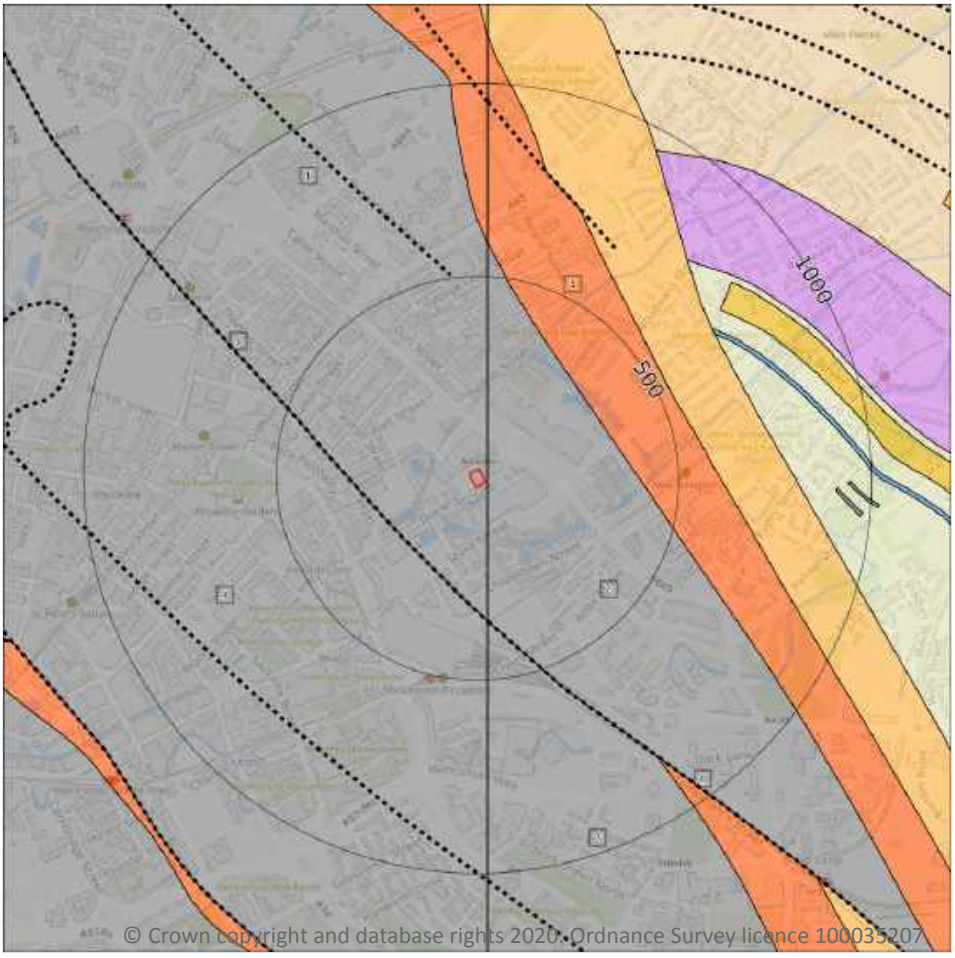
14.4 Landslip (10k)

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	5

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 113**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CPB-SDST**	**Chester Pebble Beds Formation - Sandstone**	**Early Triassic Epoch**
2	5m E	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
4	228m SW	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch

ID	Location	LEX Code	Description	Rock age
5	331m NE	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]
7	347m S	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	**2**

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 113**

ID	Location	Category	Description
3	228m SW	FAULT	Normal fault, inferred; crossmarks on downthrow side
6	347m S	FAULT	Normal fault, inferred; crossmarks on downthrow side

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

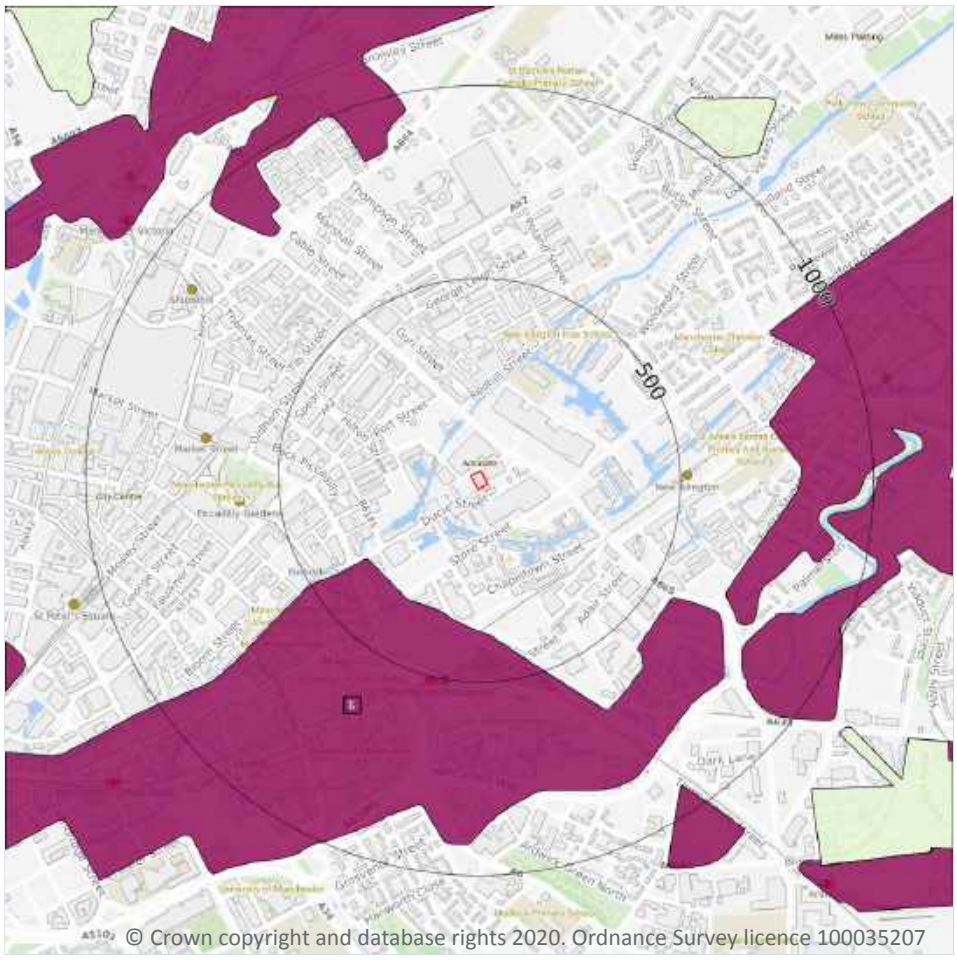
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 115**

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

This data is sourced from the British Geological Survey.

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



Site Outline

Search buffers in metres (m)

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

15.2 Artificial and made ground (50k)

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 116**

ID	Location	LEX Code	Description	Rock description
1	328m S	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

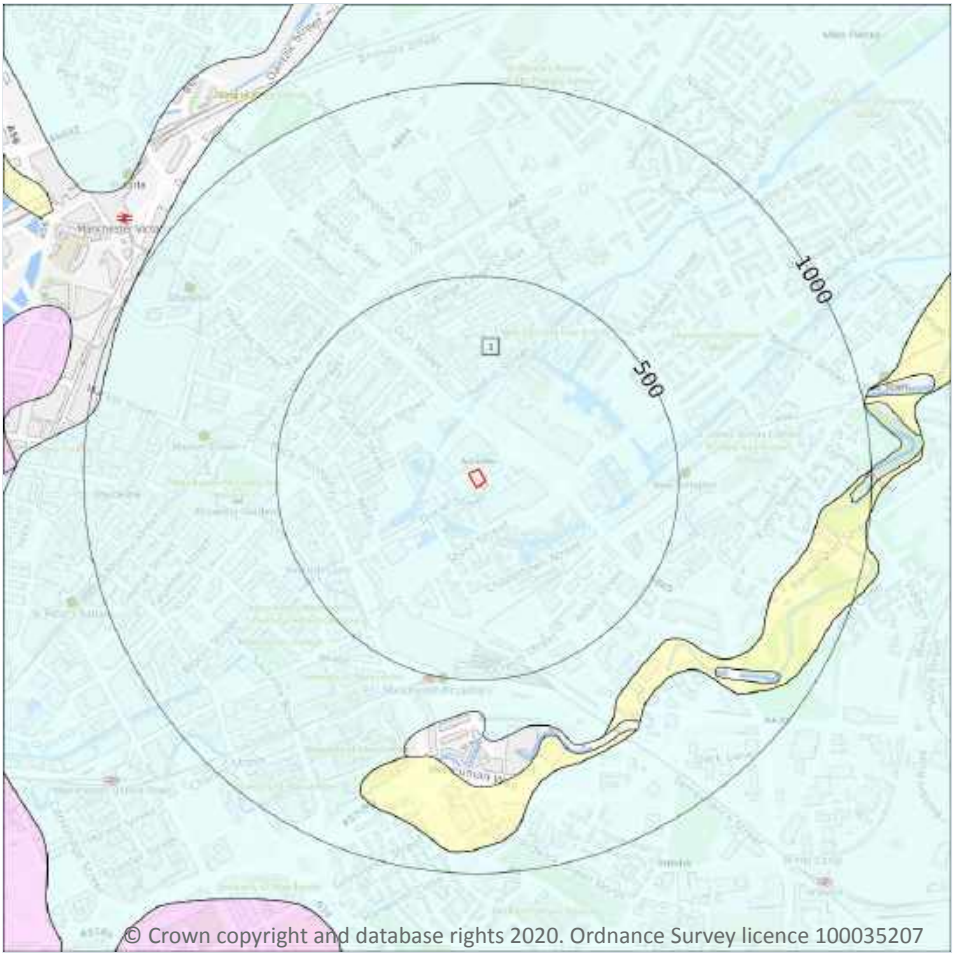
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



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 118**

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	2

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**
5m NE	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.

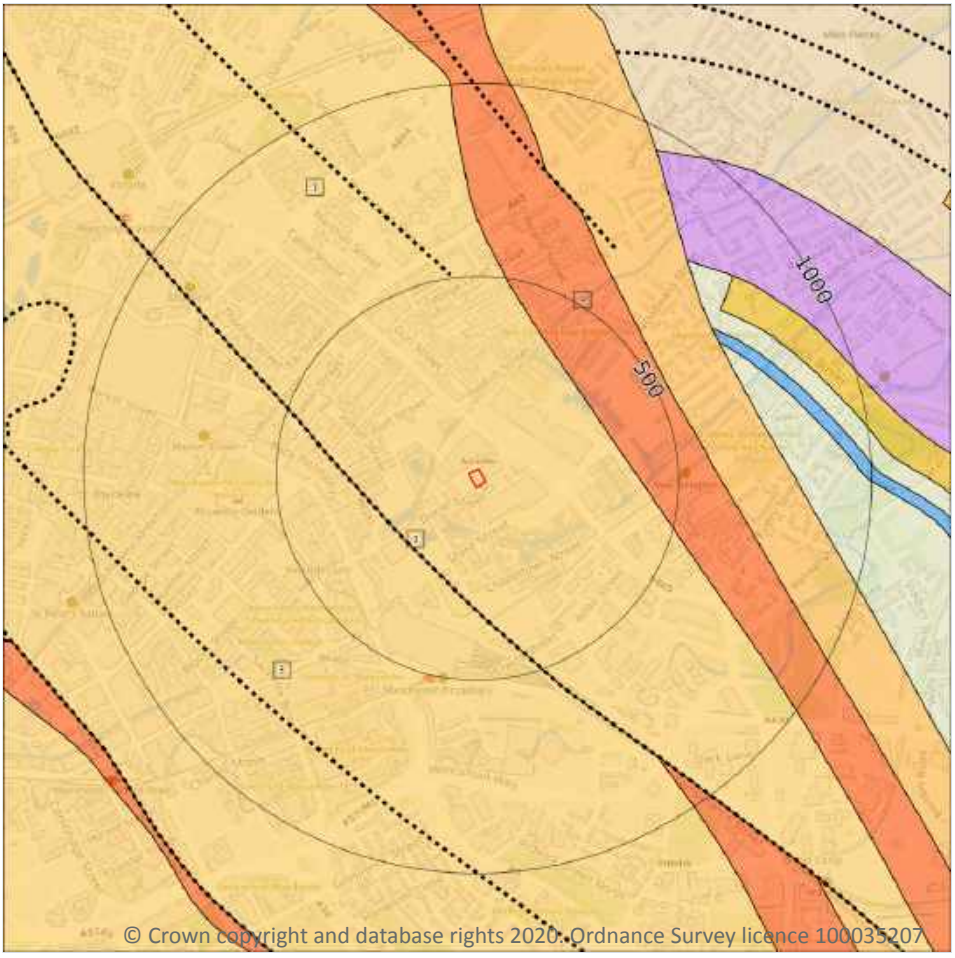
15.7 Landslip permeability (50k)

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



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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 **3**

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 120**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CHES-SDST**	**CHESTER FORMATION - SANDSTONE**	**OLENEKIAN**
3	228m SW	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN
4	331m NE	MM-MDST	MANCHESTER MARLS FORMATION - MUDSTONE	-

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	2

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Mixed**	**High**	**Moderate**
5m SE	Mixed	High	Moderate

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	1

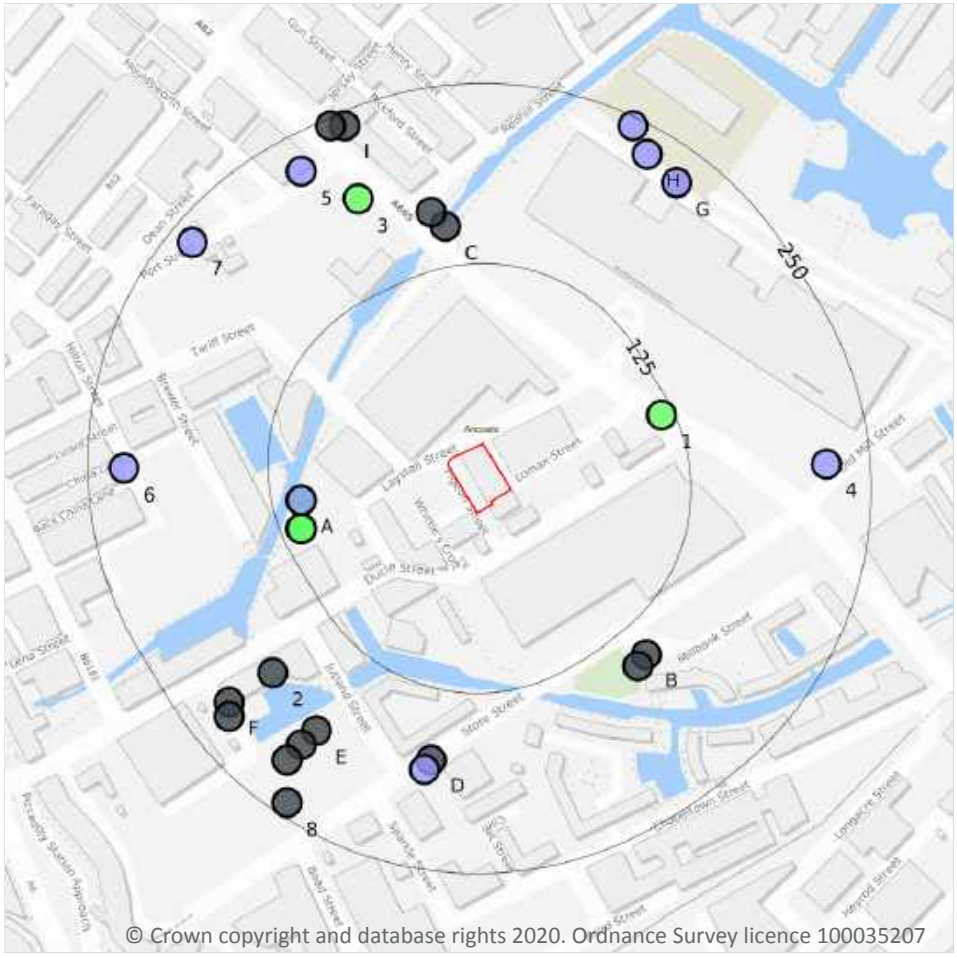
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 120**

ID	Location	Category	Description
2	228m SW	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.

16 Boreholes



16.1 BGS Boreholes

Records within 250m	38

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 122**

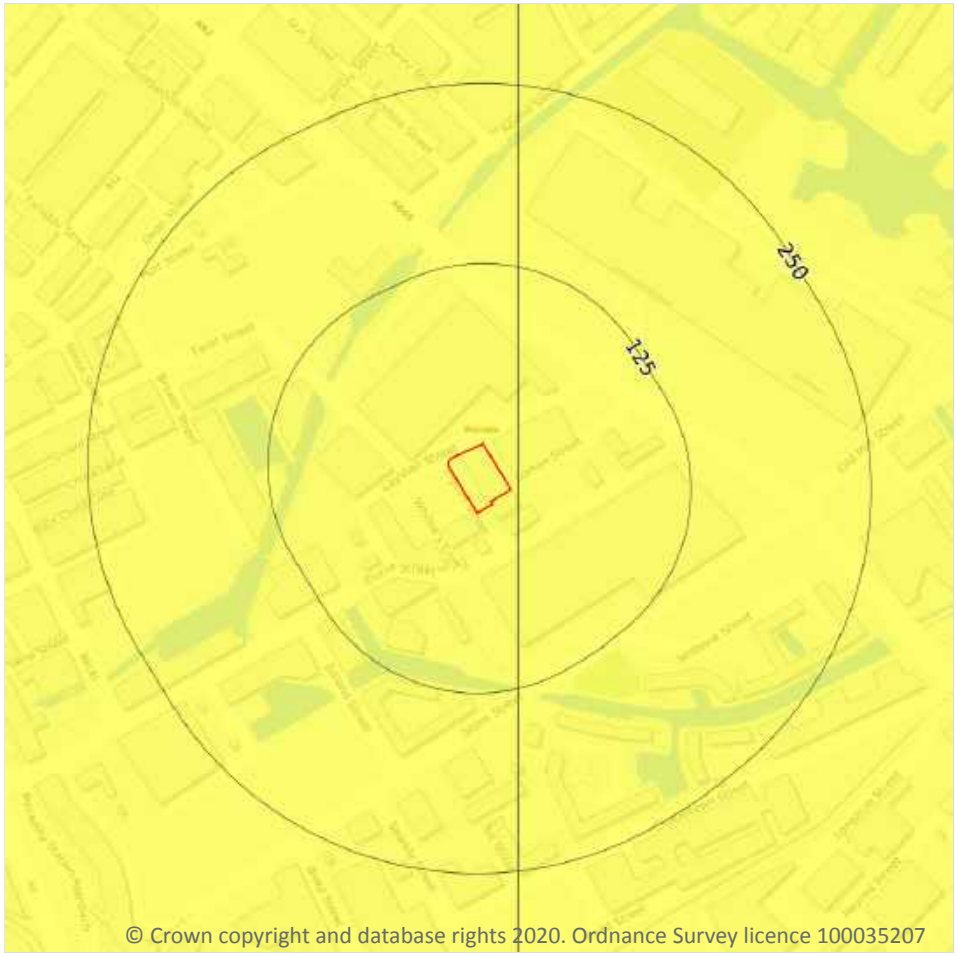
ID	Location	Grid reference	Name	Length	Confidential	Web link
A	105m W	384850 398250	CENTRAL RETAIL PARK GREAT ANCOATS STREET 12	15.0	N	1042558
A	105m W	384850 398250	CENTRAL RETAIL PARK GREAT ANCOATS STREET 11	15.0	N	1042557

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	105m W	384850 398250	CENTRAL RETAIL PARK GREAT ANCOATS STREET 13	15.0	N	1042559
A	105m W	384850 398250	CENTRAL RETAIL PARK GREAT ANCOATS STREET 10	10.0	N	1042556
A	111m SW	384850 398230	CENTRAL RETAIL PARK GREAT ANCOATS STREET 2	15.0	N	1042548
A	111m SW	384850 398230	CENTRAL RETAIL PARK GREAT ANCOATS STREET 9	10.0	N	1042555
A	111m SW	384850 398230	CENTRAL RETAIL PARK GREAT ANCOATS STREET 1	15.0	N	1042547
A	111m SW	384850 398230	CENTRAL RETAIL PARK GREAT ANCOATS STREET 6	15.0	N	1042552
A	111m SW	384850 398230	CENTRAL RETAIL PARK GREAT ANCOATS STREET 3	15.0	N	1042549
A	111m SW	384850 398230	CENTRAL RETAIL PARK GREAT ANCOATS STREET 7	15.0	N	1042553
A	111m SW	384850 398230	CENTRAL RETAIL PARK GREAT ANCOATS STREET 5	10.0	N	1042551
A	111m SW	384850 398230	CENTRAL RETAIL PARK GREAT ANCOATS STREET 8	15.0	N	1042554
A	111m SW	384850 398230	CENTRAL RETAIL PARK GREAT ANCOATS STREET 4	15.0	N	1042550
1	117m NE	385100 398309	MANCHESTER CORP. GREAT ANCOATS STREET	23.16	N	936487
B	148m SE	385089 398143	PICCADILLY VILLAGE MANCHESTER 100	-	Y	N/A
B	151m SE	385083 398135	PICCADILLY VILLAGE MANCHESTER 101	-	Y	N/A
C	153m N	384950 398440	GREAT ANCOATS STREET 5	-	Y	N/A
C	165m N	384940 398450	ANCOATS PR2 GREATER MANCHESTER 1	-	Y	N/A
D	174m S	384940 398070	MANCHESTER INTERNATIONAL TRADE CENTRE 4	-	Y	N/A
2	180m SW	384830 398130	MANCHESTER INTERNATIONAL TRADE CENTRE TP 1	-	Y	N/A
D	182m S	384935 398063	MANCHESTER CORP. NEAR LONDON ROAD STATION	9.45	N	1042147
E	188m SW	384860 398090	MANCHESTER INTERNATIONAL TRADE CENTRE 3	-	Y	N/A
3	191m NW	384889 398459	MANCHESTER CORP. ROCHDALE ROAD SEWER	28.65	N	1042173
E	202m SW	384850 398080	MANCHESTER INTERNATIONAL TRADE CENTRE TT 7	-	Y	N/A
E	216m SW	384840 398070	MANCHESTER INTERNATIONAL TRADE CENTRE TP 5	-	Y	N/A
F	216m SW	384800 398110	MANCHESTER INTERNATIONAL TRADE CENTRE TP 2	-	Y	N/A
4	219m E	385214 398275	MANCHESTER CORP. MILL STREET	9.45	N	936488

ID	Location	Grid reference	Name	Length	Confidential	Web link
F	222m SW	384800 398100	MANCHESTER INTERNATIONAL TRADE CENTRE 6	-	Y	N/A
5	225m NW	384850 398478	PORT STREET HILTON STREET DALE STREET STAGE II SEWER REPLACEMENT SCHEME 4	4.2	N	15637495
6	225m W	384727 398272	PORT STREET HILTON STREET DALE STREET STAGE II SEWER REPLACEMENT SCHEME 7	5.2	N	15637498
G	225m NE	385110 398470	ST JUDES SCHOOL ANCOATS MANCHESTER TP25A	1.0	N	17722650
G	225m NE	385110 398470	ST JUDES SCHOOL ANCOATS MANCHESTER TP25	0.91	N	17722648
H	231m NE	385090 398490	ST JUDES SCHOOL ANCOATS MANCHESTER TP28	4.0	N	17722658
7	234m NW	384774 398429	PORT STREET HILTON STREET DALE STREET STAGE II SEWER REPLACEMENT SCHEME 3	5.3	N	15637494
8	241m SW	384840 398040	MANCHESTER INTERNATIONAL TRADE CENTRE TP 4	-	Y	N/A
I	241m NW	384880 398510	GREAT ANCOATS STREET 4	-	Y	N/A
H	244m NE	385080 398510	ST JUDES SCHOOL ANCOATS MANCHESTER TP30	2.24	N	17722660
I	245m NW	384870 398510	HOULDSWORTH STREET/LITTLE ANCOATS STREET 2	-	Y	N/A

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	2

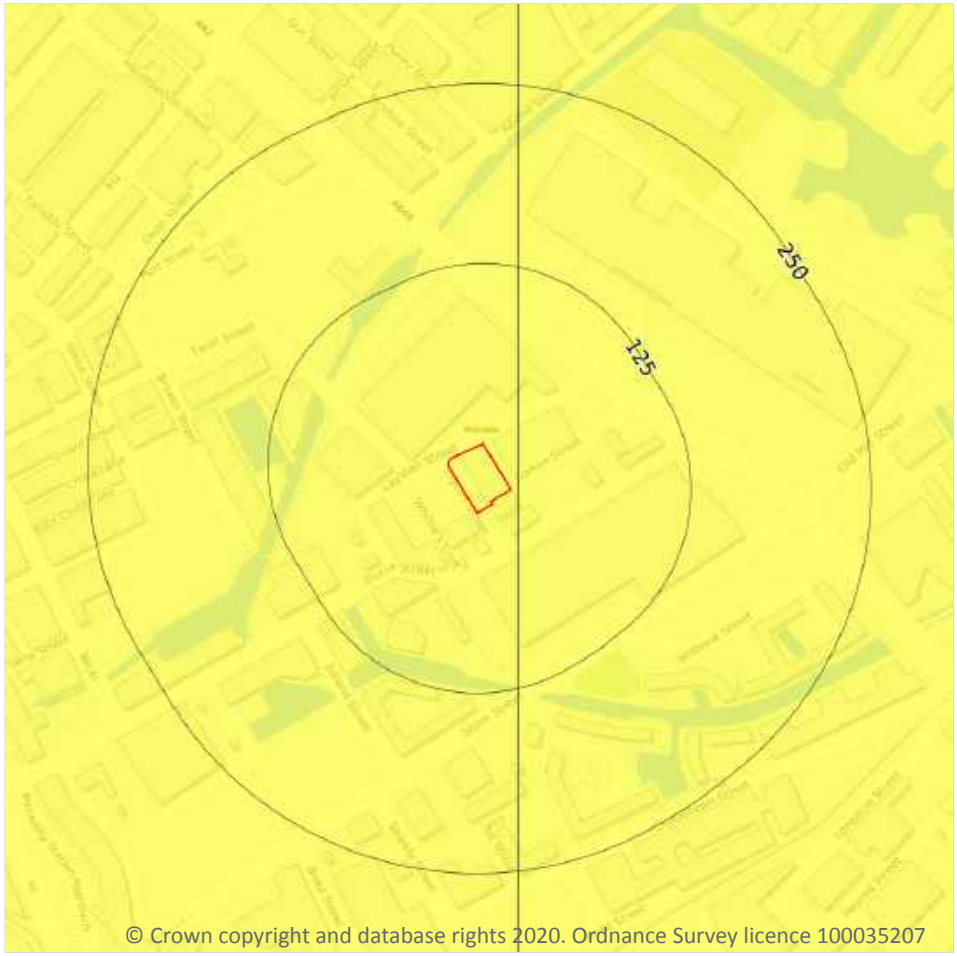
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 125**

Location	Hazard rating	Details
On site	**Very low**	**Ground conditions predominantly low plasticity.**
5m E	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	2

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.

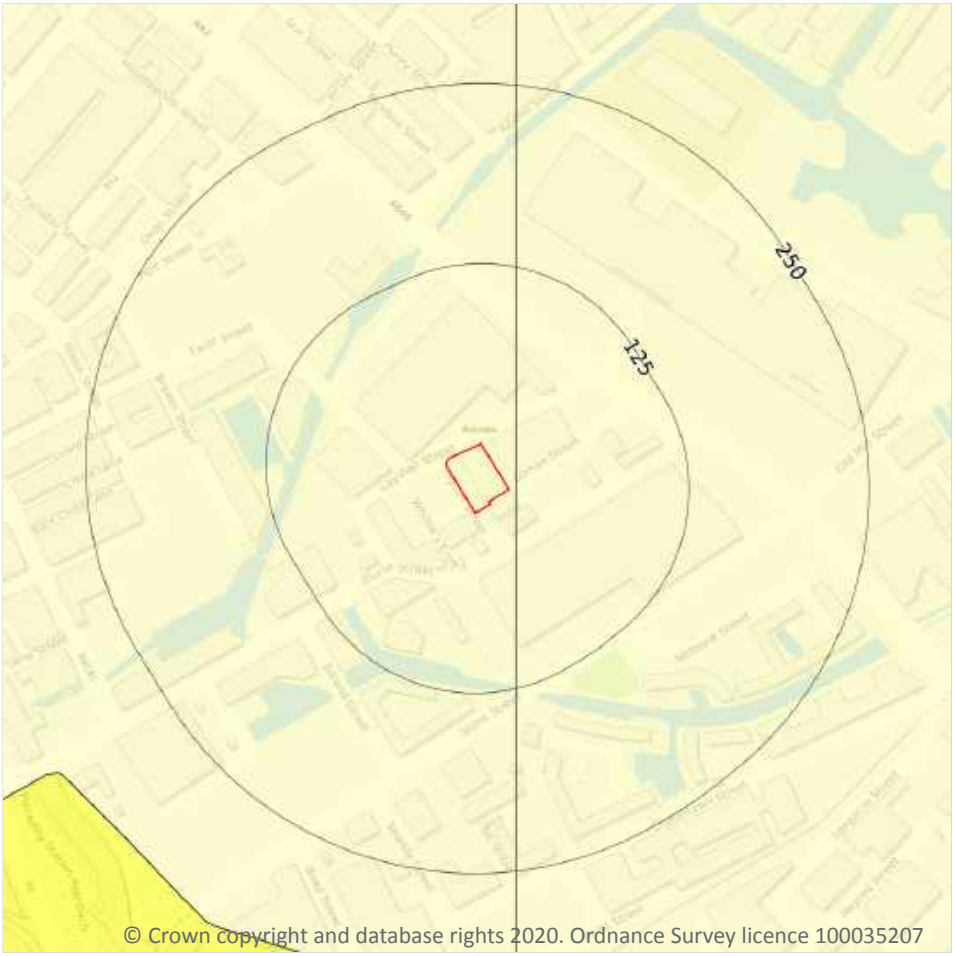
Features are displayed on the Natural ground subsidence - Running sands map on **page 126**

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.**

Location	Hazard rating	Details
5m E	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	2

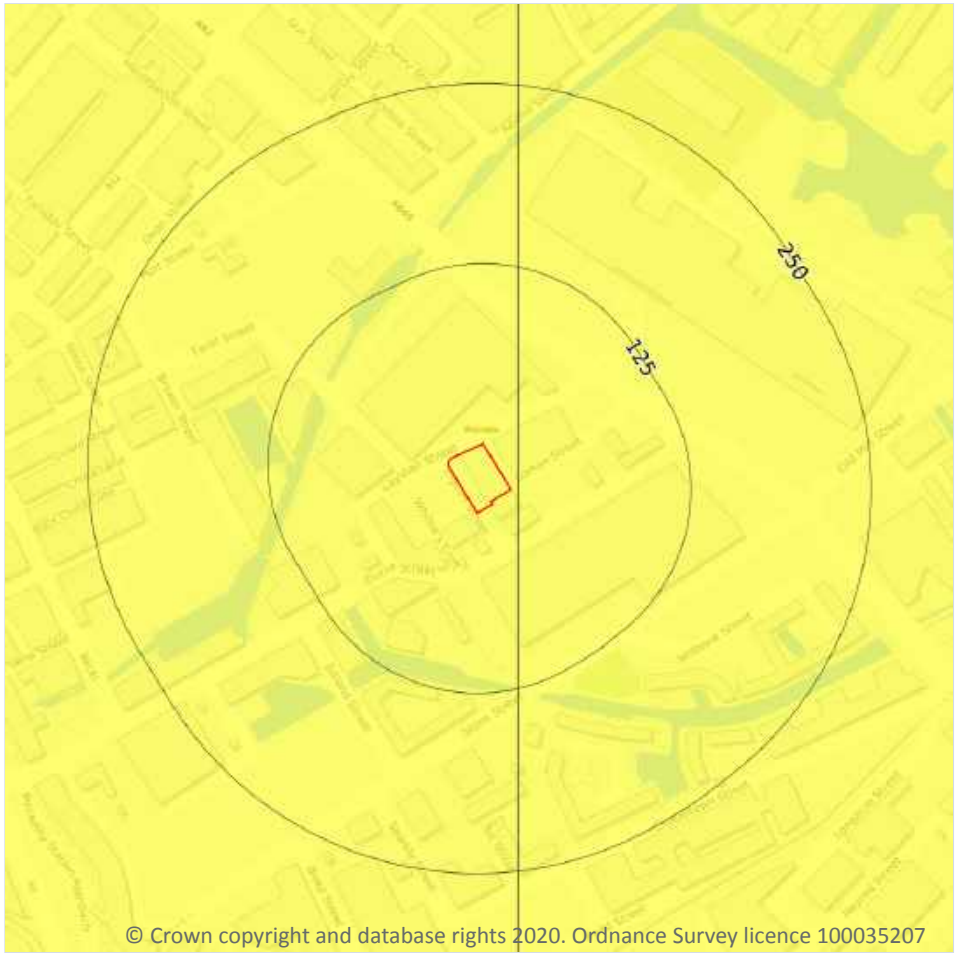
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 128**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**
5m E	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	2

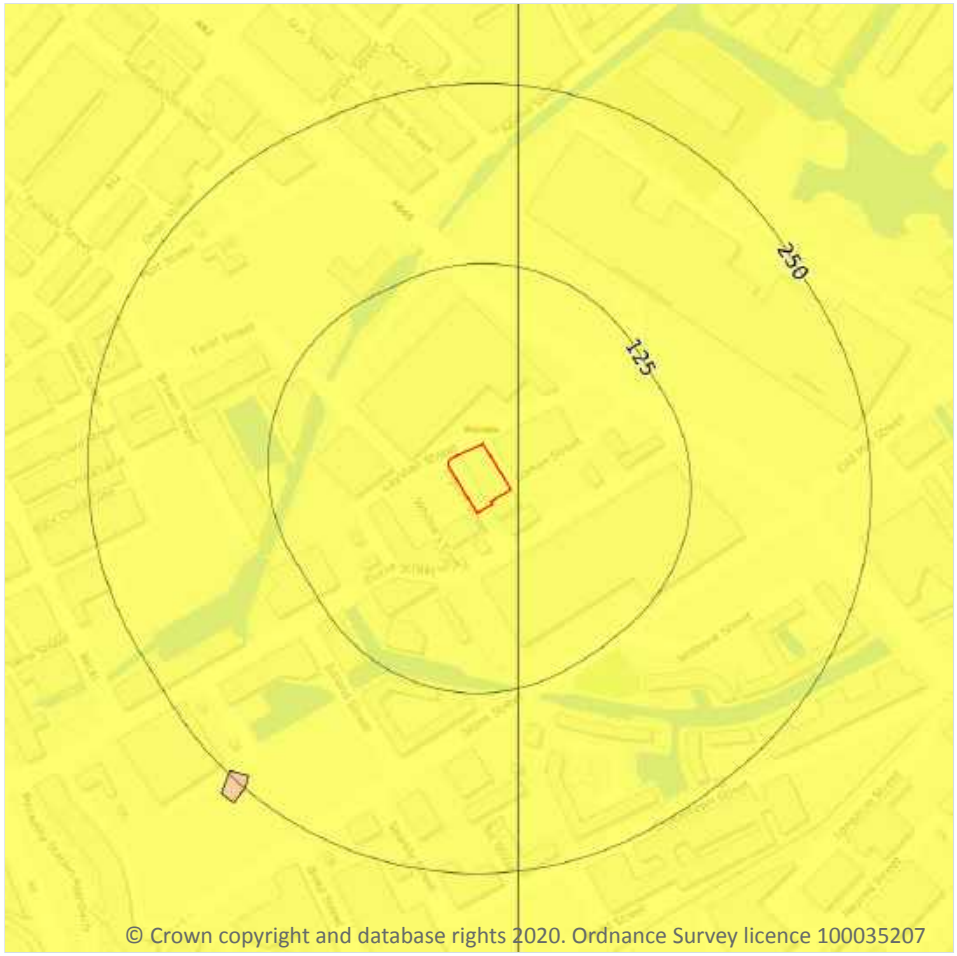
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 129**

Location	Hazard rating	Details
On site	**Very low**	**Deposits with potential to collapse when loaded and saturated are unlikely to be present.**
5m E	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	2

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.

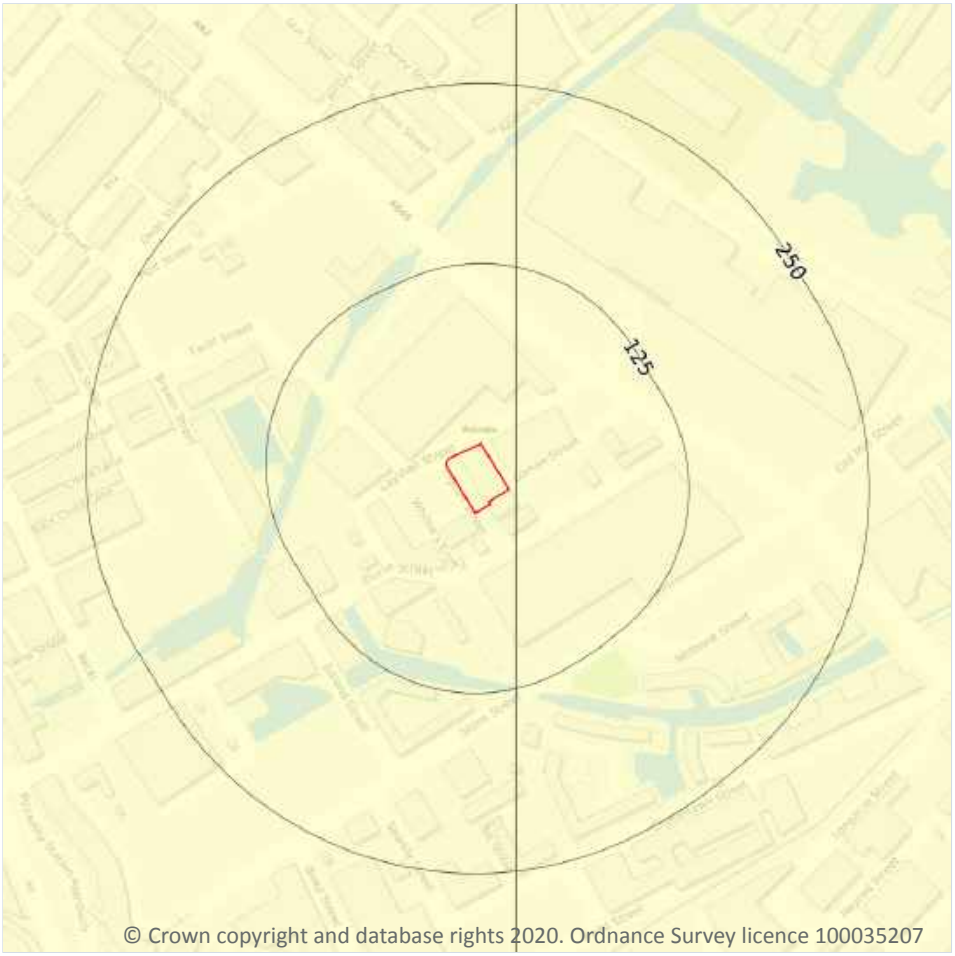
Features are displayed on the Natural ground subsidence - Landslides map on **page 130**

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.**

Location	Hazard rating	Details
5m E	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	2

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 132**

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.**

Location	Hazard rating	Details
5m E	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 Peter Brett Associates (PBA).

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	62

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 134**

ID	Location	Land Use	Year of mapping	Mapping scale
A	67m SW	Unspecified Wharf	1923	1:10560
B	82m W	Unspecified Wharf	1923	1:10560
C	84m W	Canal	1938	1:10560
C	84m W	Canal	1934	1:10560
C	84m W	Canal	1915	1:10560
C	86m SW	Water Body	1905	1:10560
C	87m SW	Canal	1890	1:10560
D	92m NW	Canal	1971	1:10000
D	92m NW	Canal	1988	1:10000
D	92m NW	Canal	1978	1:10000
D	92m NW	Canal	1985	1:10000
D	92m NW	Canal	1994	1:10000
C	92m W	Canal	1956	1:10560
E	94m W	Canal	1938	1:10560
E	94m W	Canal	1933	1:10560
E	94m W	Canal	1921	1:10560
E	94m W	Canal	1906	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
E	94m W	Canal	1891	1:10560
E	94m W	Canal	1923	1:10560
B	95m SW	Unspecified Wharf	1938	1:10560
B	95m SW	Unspecified Wharf	1934	1:10560
C	103m W	Unspecified Wharf	1956	1:10560
A	103m SW	Unspecified Wharf	1938	1:10560
A	103m SW	Unspecified Wharf	1934	1:10560
A	103m SW	Unspecified Wharf	1915	1:10560
A	105m SW	Canal	1971	1:10000
A	105m SW	Canal	1988	1:10000
A	105m SW	Canal	1978	1:10000
A	105m SW	Canal	1985	1:10000
A	105m SW	Canal	1994	1:10000
B	109m SW	Unspecified Wharf	1915	1:10560
F	114m SW	Water Body	1905	1:10560
F	115m S	Canal	1938	1:10560
F	115m S	Canal	1934	1:10560
F	115m S	Canal	1915	1:10560
F	115m S	Water Body	1890	1:10560
1	115m SW	Canal	1923	1:10560
G	118m S	Canal	1985	1:10000
G	118m S	Canal	1978	1:10000
D	124m W	Unspecified Wharf	1923	1:10560
G	127m S	Canal	1956	1:10560
G	127m S	Canal	1968	1:10560
2	135m S	Unspecified Ground Workings	1851	1:10560
D	136m W	Unspecified Wharf	1938	1:10560
D	136m W	Unspecified Wharf	1934	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
D	136m W	Unspecified Wharf	1915	1:10560
G	136m S	Canal	1991	1:10000
C	140m W	Unspecified Wharf	1915	1:10560
C	141m W	Unspecified Wharf	1934	1:10560
C	143m W	Unspecified Wharf	1905	1:10560
C	143m W	Unspecified Wharf	1890	1:10560
C	143m W	Unspecified Wharf	1923	1:10560
F	173m SE	Unspecified Wharves	1938	1:10560
F	173m SE	Unspecified Wharves	1934	1:10560
F	173m SE	Unspecified Wharves	1915	1:10560
3	175m SW	Pond	1905	1:10560
F	179m SE	Unspecified Wharves	1923	1:10560
H	183m N	Disused Canal	1991	1:10000
H	206m N	Canal	1956	1:10560
H	206m N	Canal	1968	1:10560
H	210m N	Disused Canal	1985	1:10000
H	210m N	Canal	1978	1:10000

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	2

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).

Features are displayed on the Mining, ground workings and natural cavities map on **page 134**

ID	Location	Name	Commodity	Class	Likelihood
10	734m NE	Not available	Vein Mineral	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered
-	905m E	Ardwick	Limestone - Ardwick	D	Underground mining is known or considered likely to have occurred within or close to the area. Potential for difficult ground conditions are at a level where they should be considered

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 Peter Brett Associates (PBA).

18.8 JPB mining areas

Records on site	1

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

Location	Details
On site	**In addition to being located inside an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) have information such as mining plans and maps held within their archive of mining activities that have occurred within 1km of this property which may supplement this information. Further details and a quote for services can be obtained by emailing this report to enquiries.gs@jpb.co.uk.**

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site	1

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

Location	Details
On site	**The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider.**

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 Mining Searches UK.

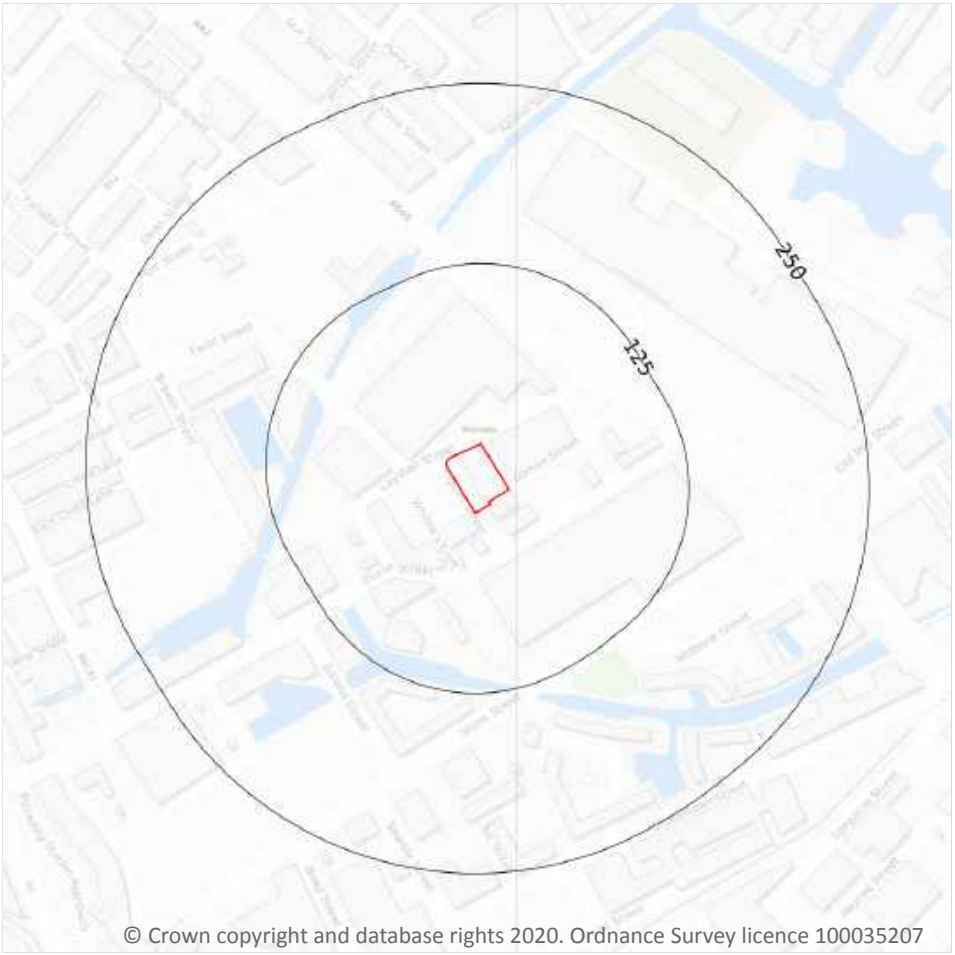
18.13 Clay mining

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 141**

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	3

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
5m SE	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
5m E	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m	6

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

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	**17**	**3**	**41**	**28**	**0.3**	**79**	**26**	**23**	**5**
5m E	24	4.2	45	31	0.3	88	26	29	4
11m N	15	2.6	45	31	0.3	74	27	22	5
26m NE	22	3.8	42	29	0.3	82	26	27	5

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
41m S	17	3	44	30	0.3	80	26	23	4
50m SE	22	3.8	46	32	0.3	84	26	27	4

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 1 Worksites
- 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	26

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.

Features are displayed on the Railway infrastructure and projects map on **page 144**

Location	Land Use	Year of mapping	Mapping scale
86m N	Railway Sidings	1953	2500
86m N	Tramway Sidings	1967	2500
88m N	Tramway Sidings	1960	1250
88m N	Tramway Sidings	1948	1250
89m N	Tramway Sidings	1953	2500
89m N	Tramway	1953	2500
92m N	Tramway Sidings	1960	1250
92m N	Tramway Sidings	1948	1250
164m SW	Railway Sidings	1948	1250
165m SW	Railway Sidings	1953	2500
170m SW	Railway Sidings	1932	2500
172m SW	Railway Sidings	1938	10560
172m SW	Railway Sidings	1934	10560
172m SW	Railway Sidings	1915	10560
172m SW	Railway Sidings	1889	2500
172m SW	Railway Sidings	1908	2500
172m SW	Railway Sidings	1923	10560

Location	Land Use	Year of mapping	Mapping scale
174m SW	Railway Sidings	1956	10560
174m SW	Railway Sidings	1891	500
175m SW	Railway Sidings	1967	2500
175m SW	Railway Sidings	1922	2500
175m SW	Railway Sidings	1953	2500
175m SW	Railway Sidings	1965	2500
178m SW	Railway Sidings	1960	1250
228m SW	Railway Sidings	1905	10560
228m SW	Railway Sidings	1890	10560

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	0

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

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	3

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.

Features are displayed on the Railway infrastructure and projects map on **page 144**

Location	Track Type	Speed (mph)	Speed (km/h)	Status
306m S	Bridge/Viaduct	50mph	80kph	Current preferred consultation route
323m S	Bridge/Viaduct	50mph	80kph	Current preferred consultation route
327m S	Bridge/Viaduct	50mph	80kph	Current preferred consultation route

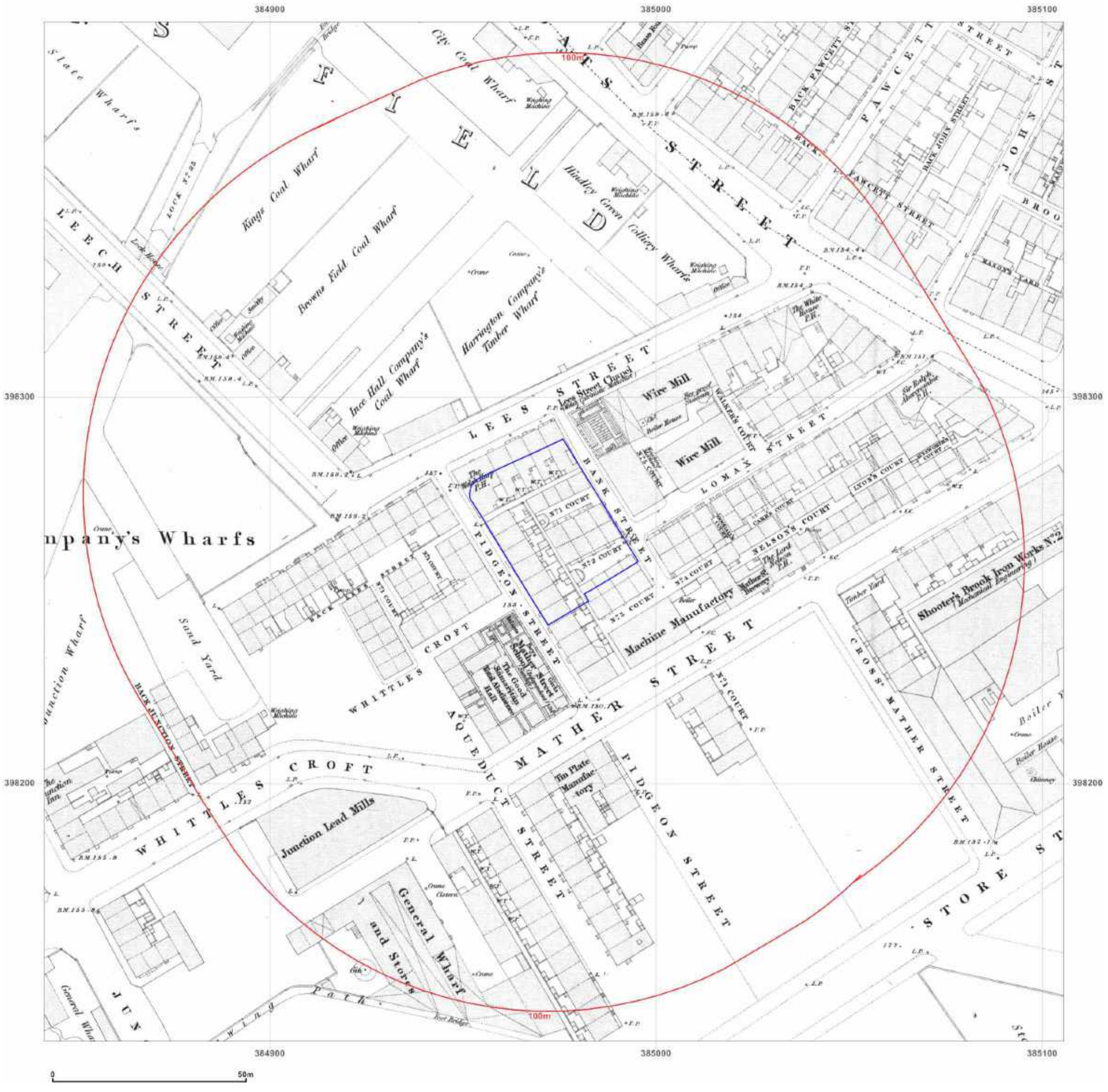
This data is sourced from HS2 ltd.

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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Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: 1056 Scale Town Plan

Map date: **1851**

Scale: 1:1,056

Printed at: 1:1,056

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Surveyed 1849
Revised N/A
Edition 1851
Copyright N/A
Levelled N/A

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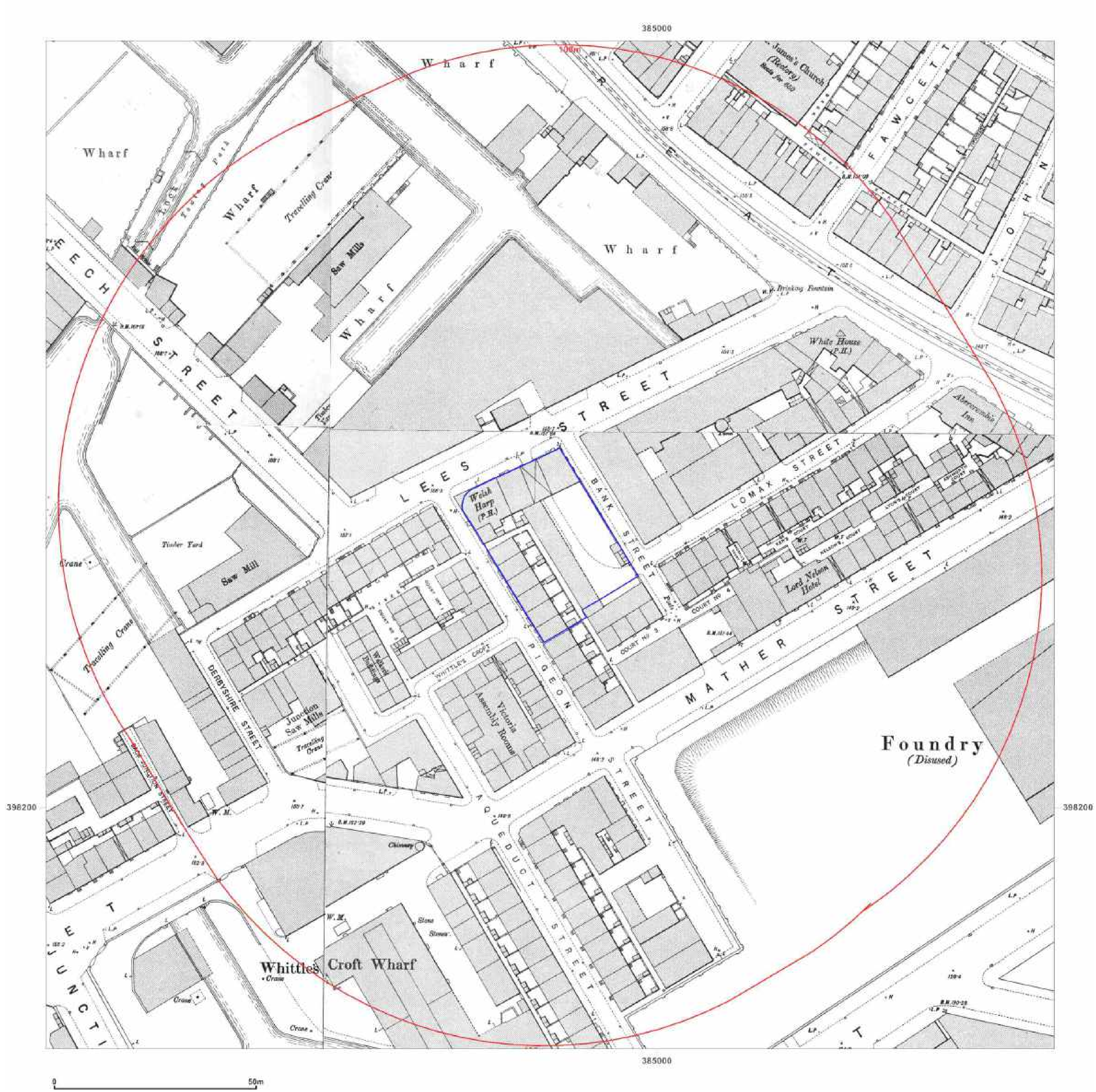
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Grid Ref: 384973, 398265

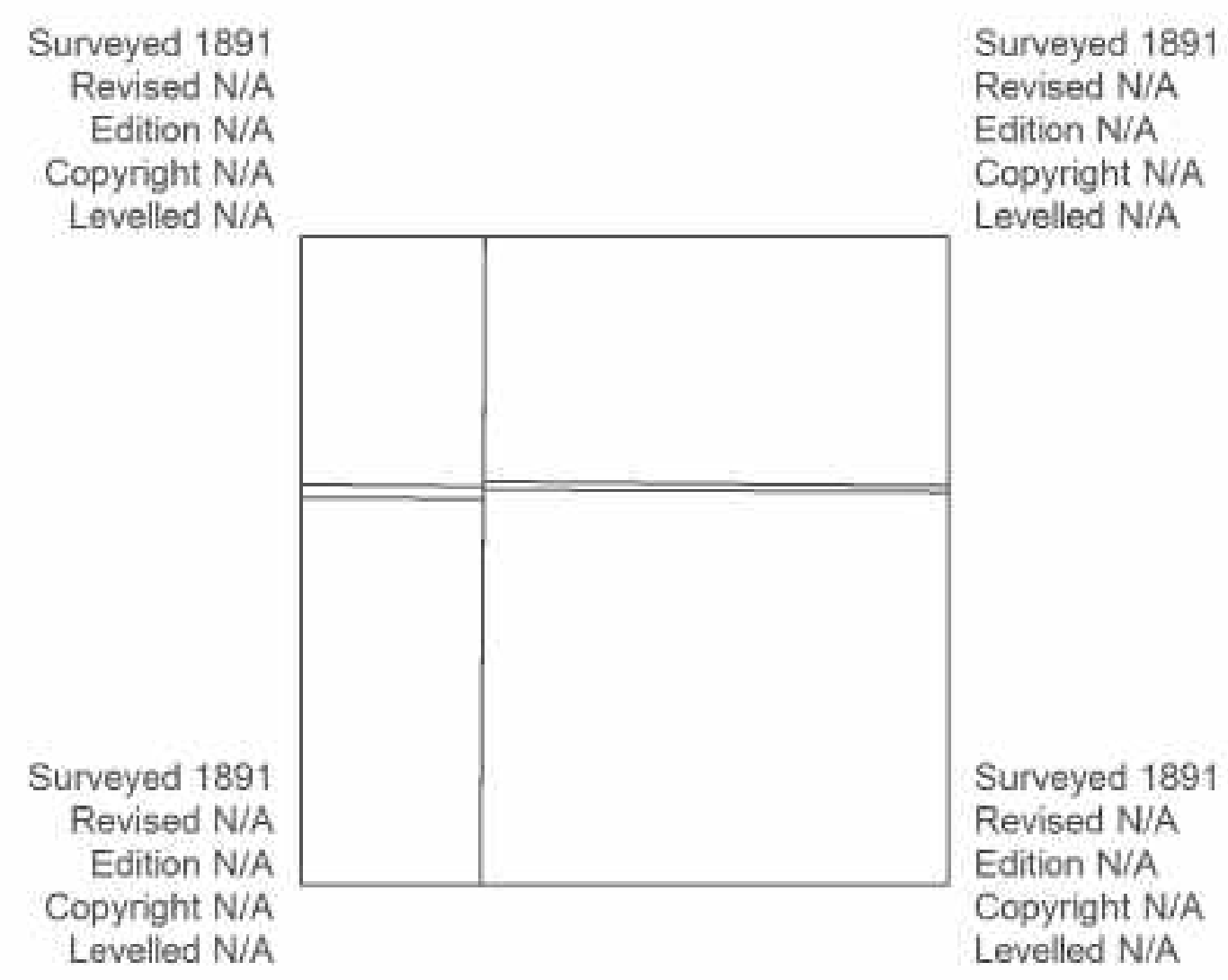
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Map date: **1891**

Scale: 1:500

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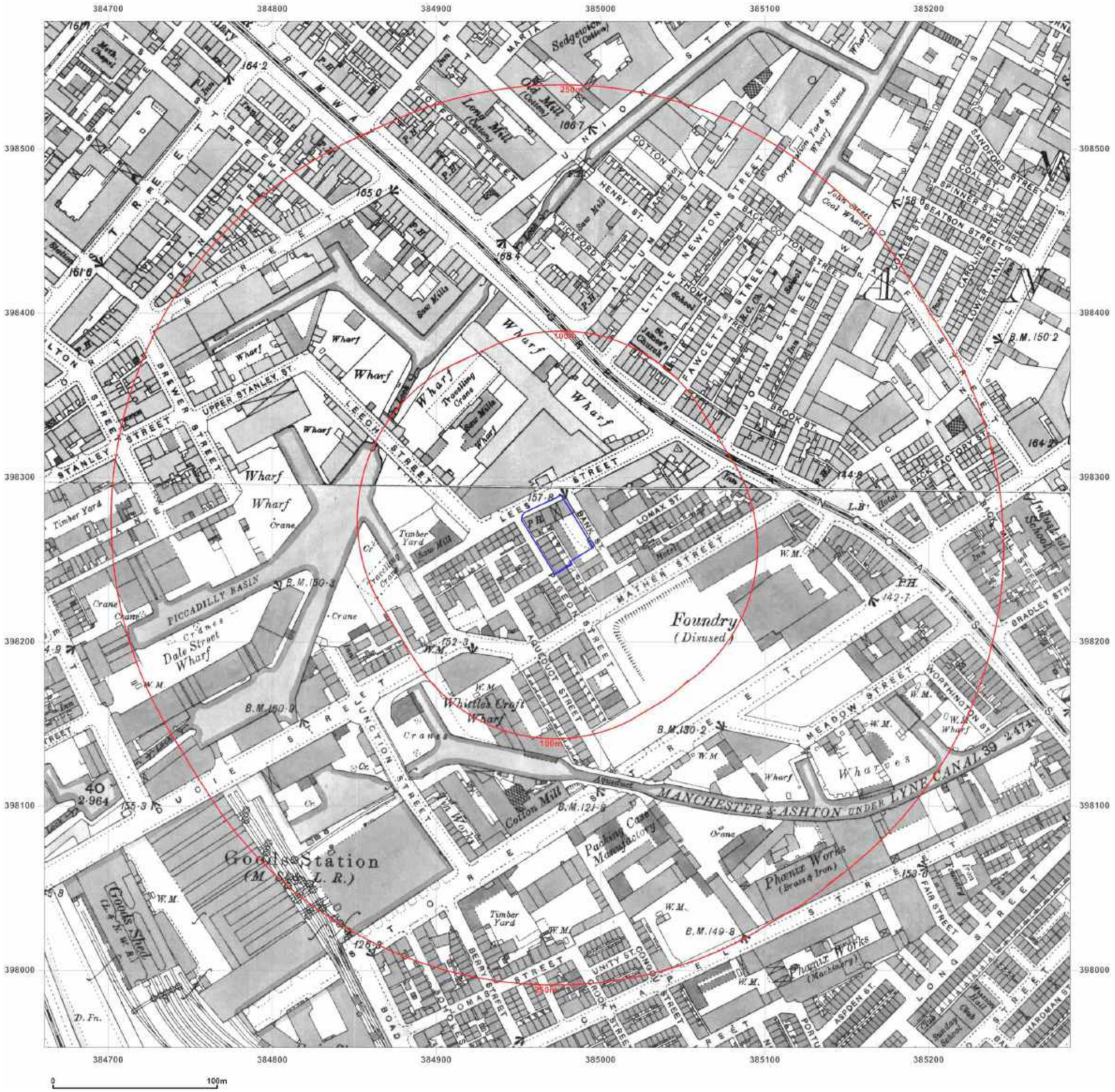
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Grid Ref: 384973, 398265

Map Name: County Series

Map date: **1889-1893**

Scale: 1:2,500

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Edition 1893
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Levelled N/A

Surveyed 1889
Revised N/A
Edition 1889
Copyright N/A
Levelled N/A

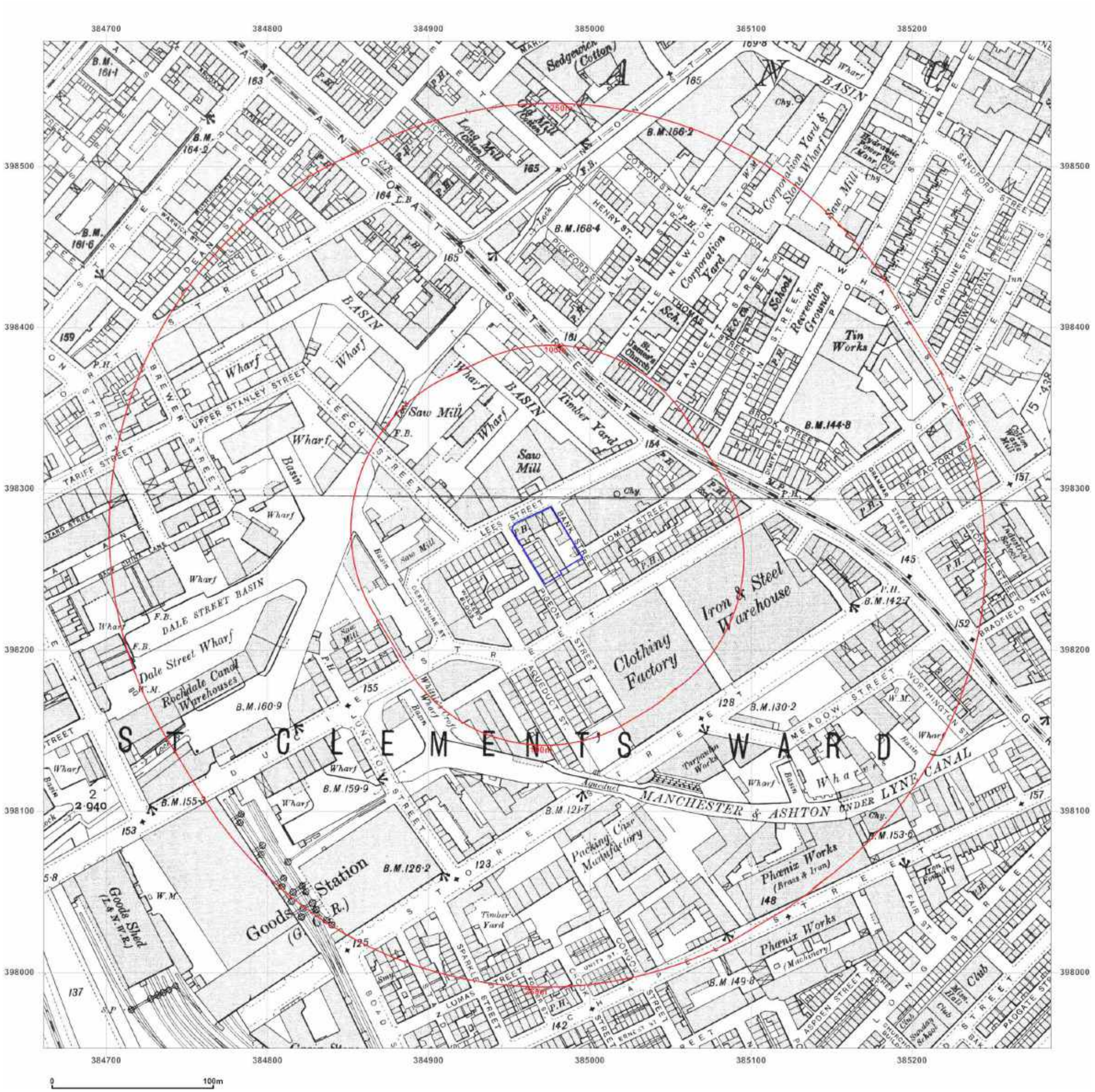
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Map Name: County Series

Map date: **1908**

Scale: 1:2,500

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Edition 1908
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Revised 1905
Edition 1908
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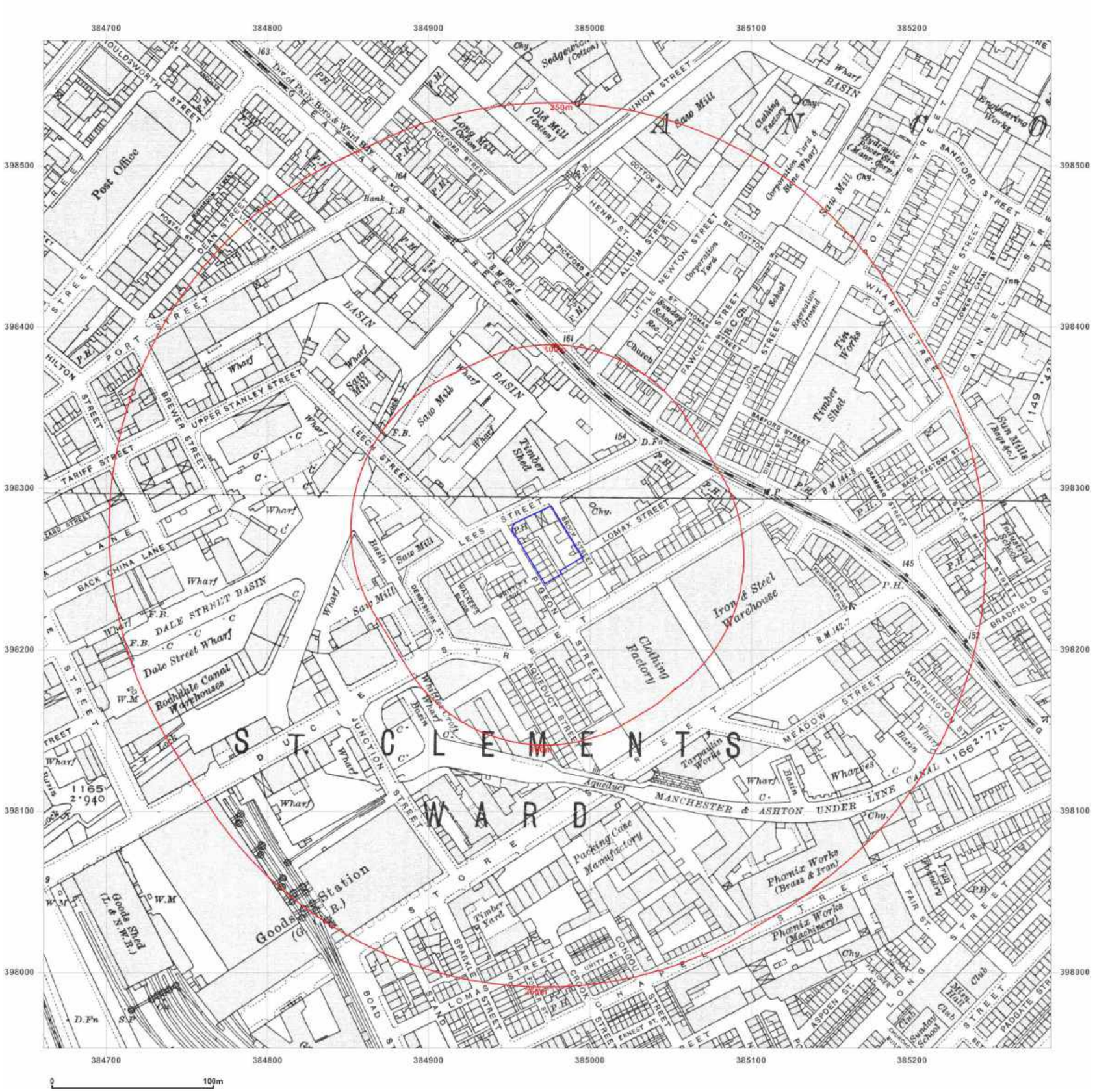
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Map Name: County Series

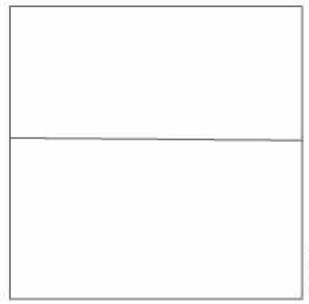
Map date: **1922**

Scale: 1:2,500

Printed at: 1:2,500

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Revised 1916
Edition 1922
Copyright N/A
Levelled 1915



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Revised 1916
Edition 1922
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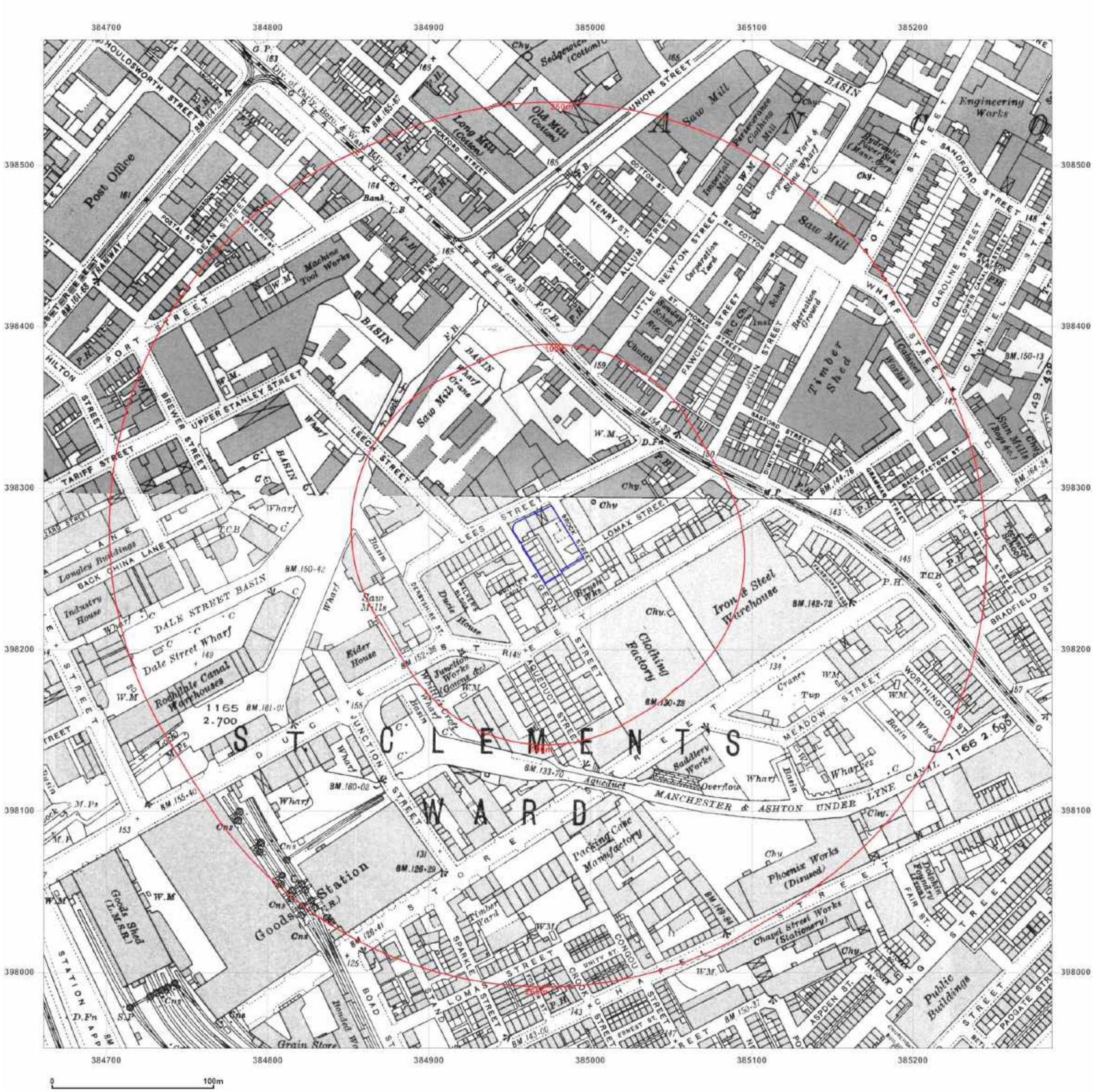
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Grid Ref: 384973, 398265

Map Name: County Series

Map date: **1931-1932**

Scale: 1:2,500

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Surveyed 1873
Revised 1932
Edition N/A
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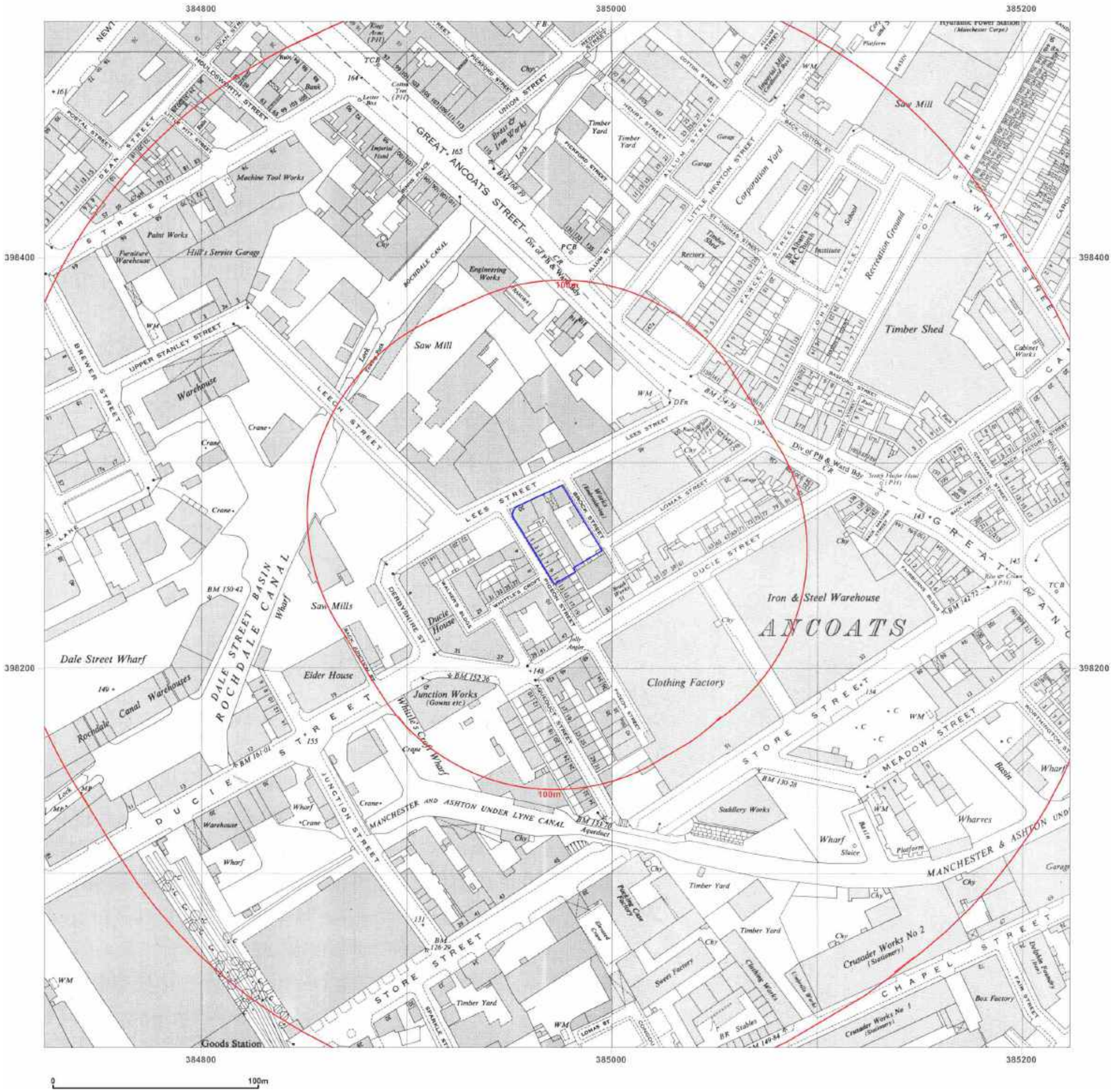
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Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: National Grid

Map date: **1948-1953**

Scale: 1:1,250

Printed at: 1:2,000

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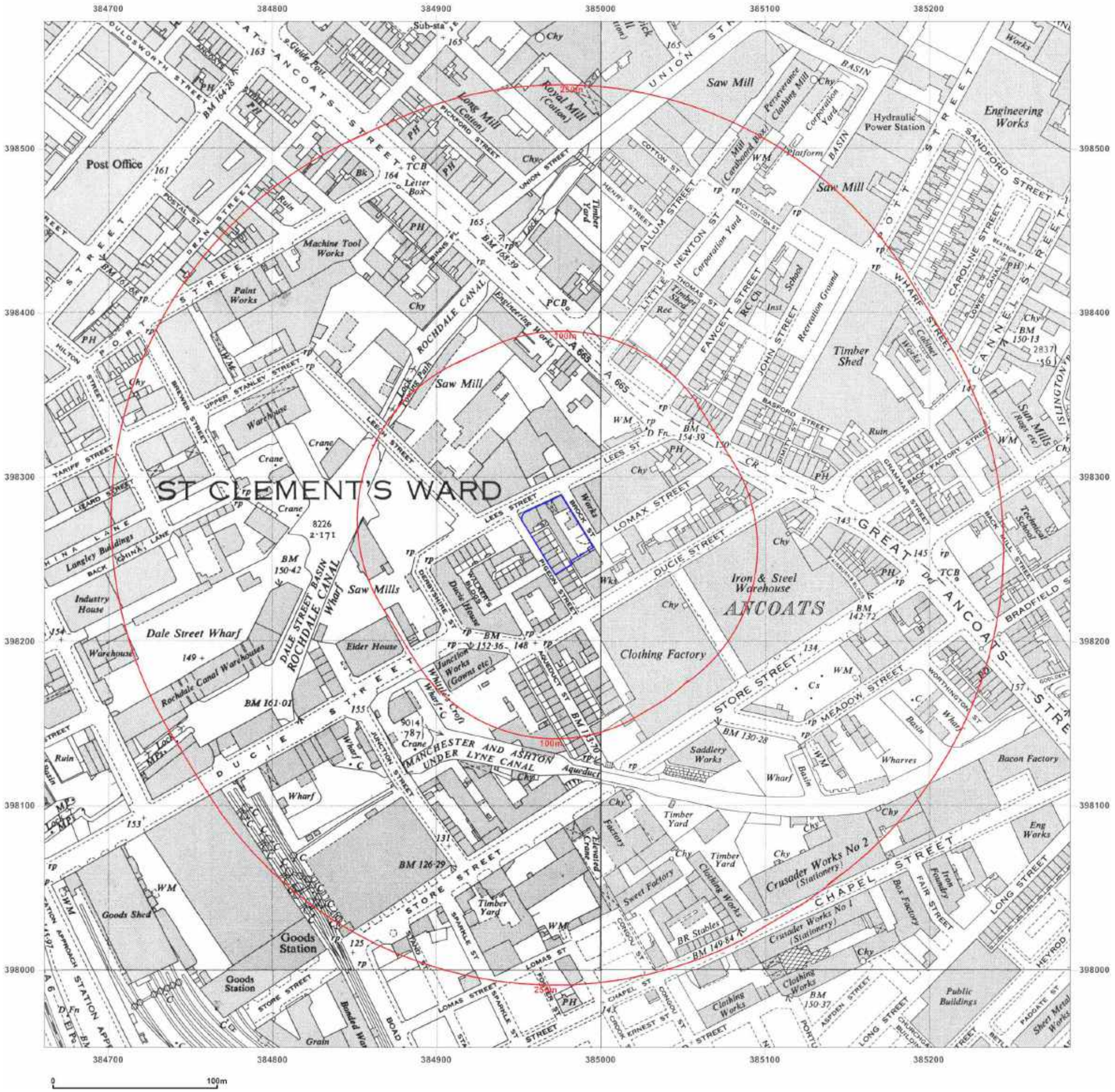
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Grid Ref: 384973, 398265

Map Name: National Grid

Map date: **1948-1953**

Scale: 1:2,500

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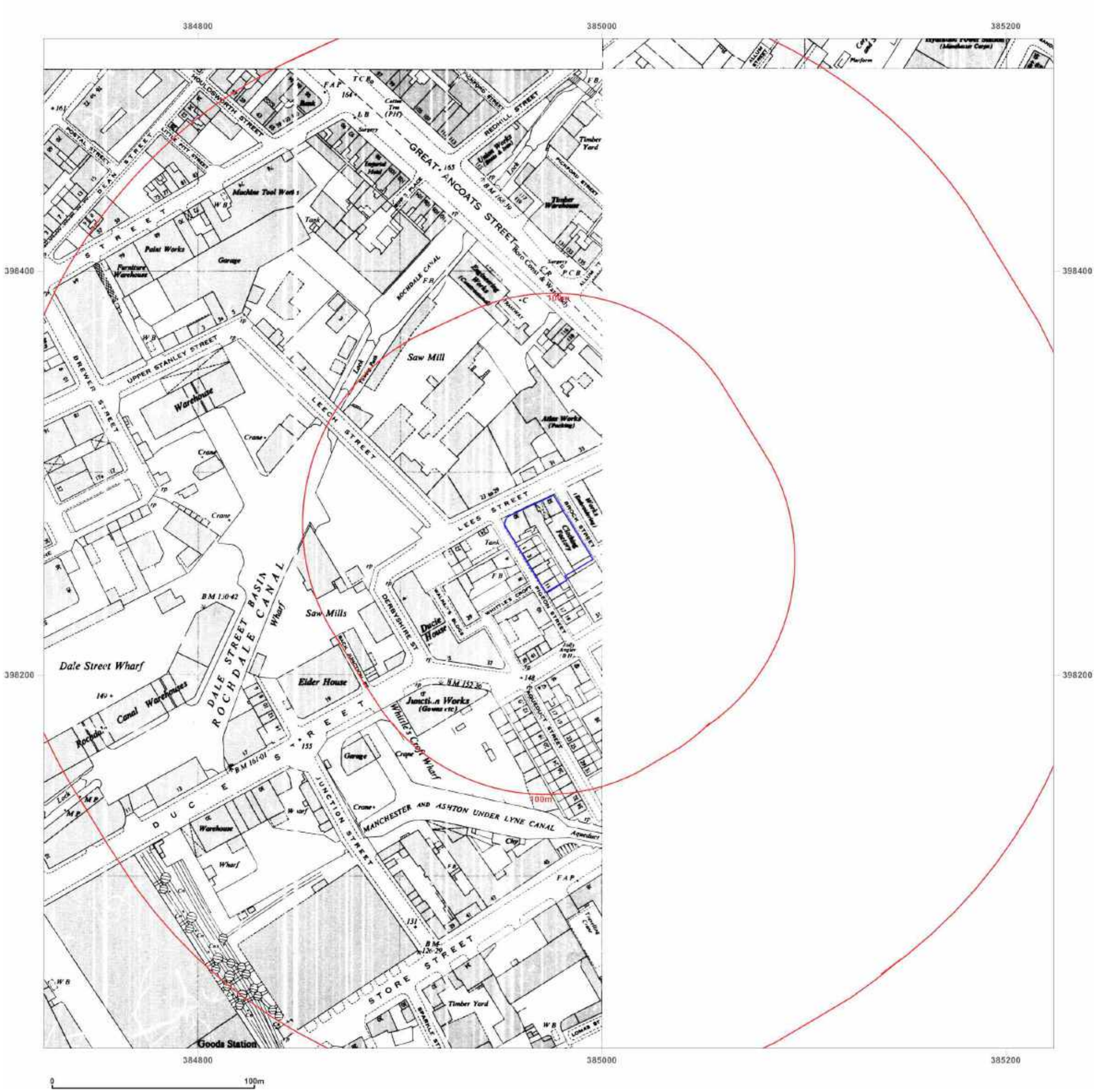
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Grid Ref: 384973, 398265

Map Name: National Grid

Map date: **1952-1954**

Scale: 1:1,250

Printed at: 1:2,000

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Edition N/A
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Revised 1953
Edition 1954
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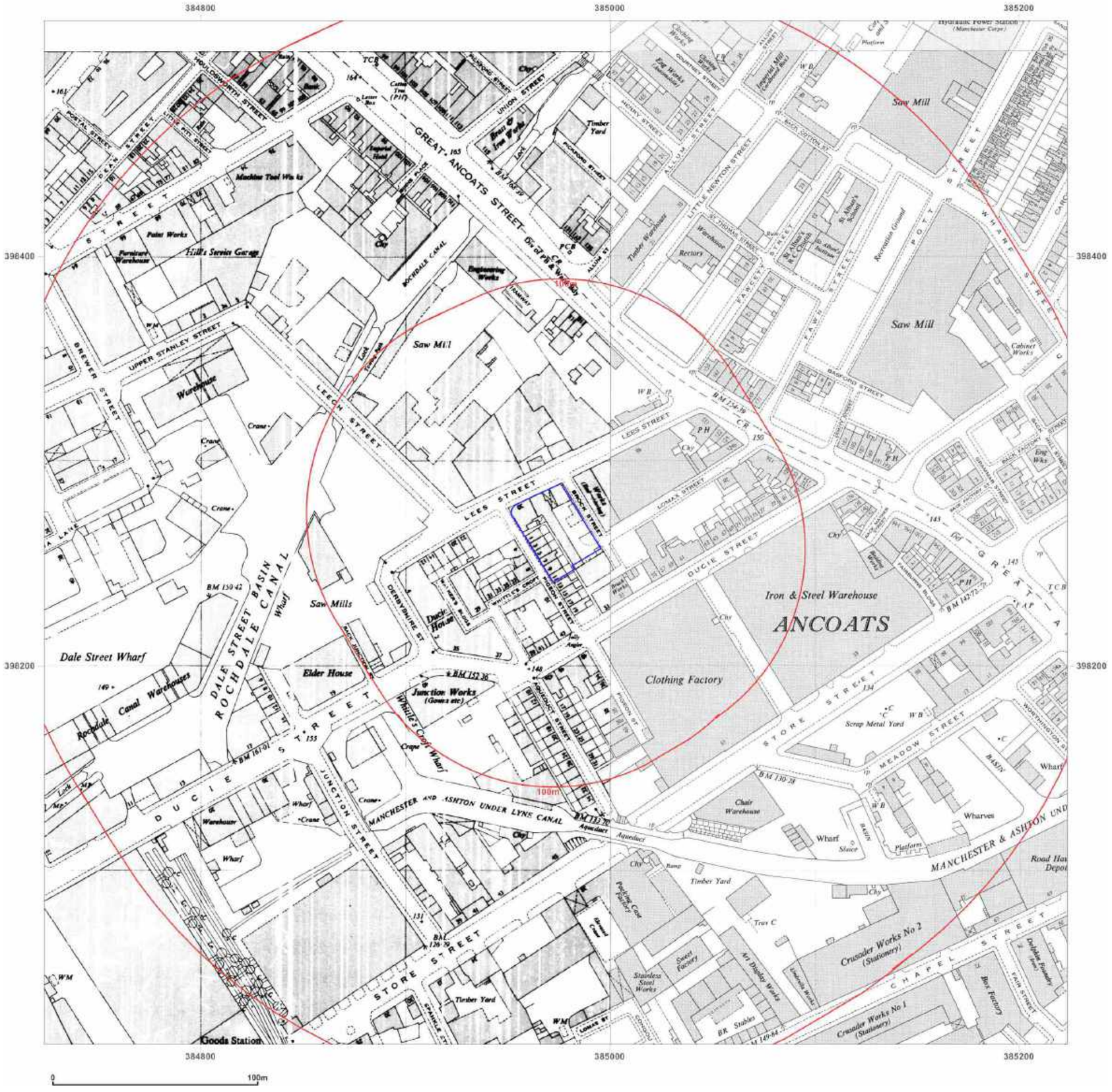
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Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: National Grid

Map date: **1951-1955**

Scale: 1:1,250

Printed at: 1:2,000

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Levelled 1929

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Revised 1953
Edition 1954
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Levelled N/A

Surveyed 1948
Revised 1955
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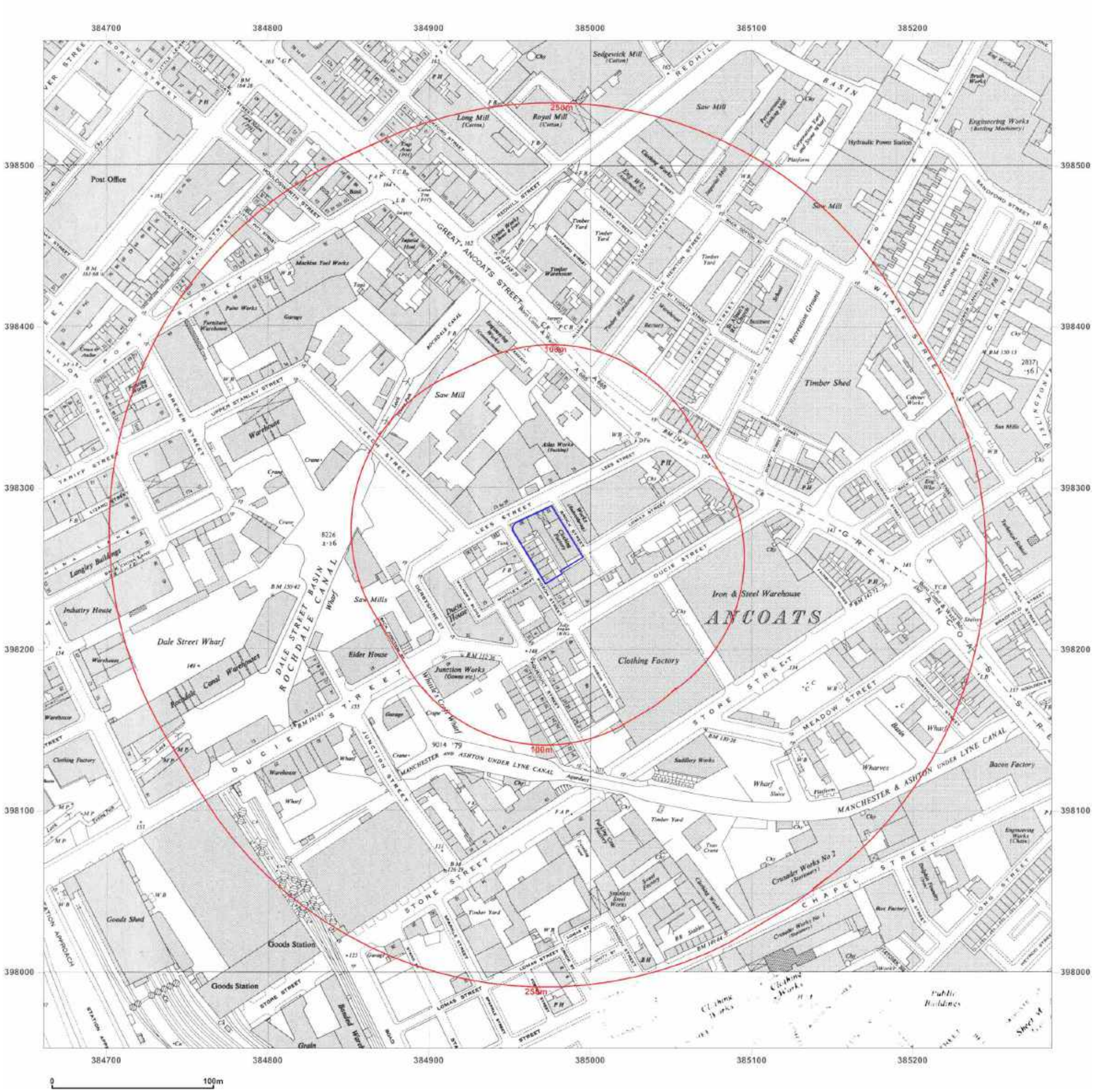
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Grid Ref: 384973, 398265

Map Name: National Grid

Map date: **1950-1955**

Scale: 1:2,500

Printed at: 1:2,500

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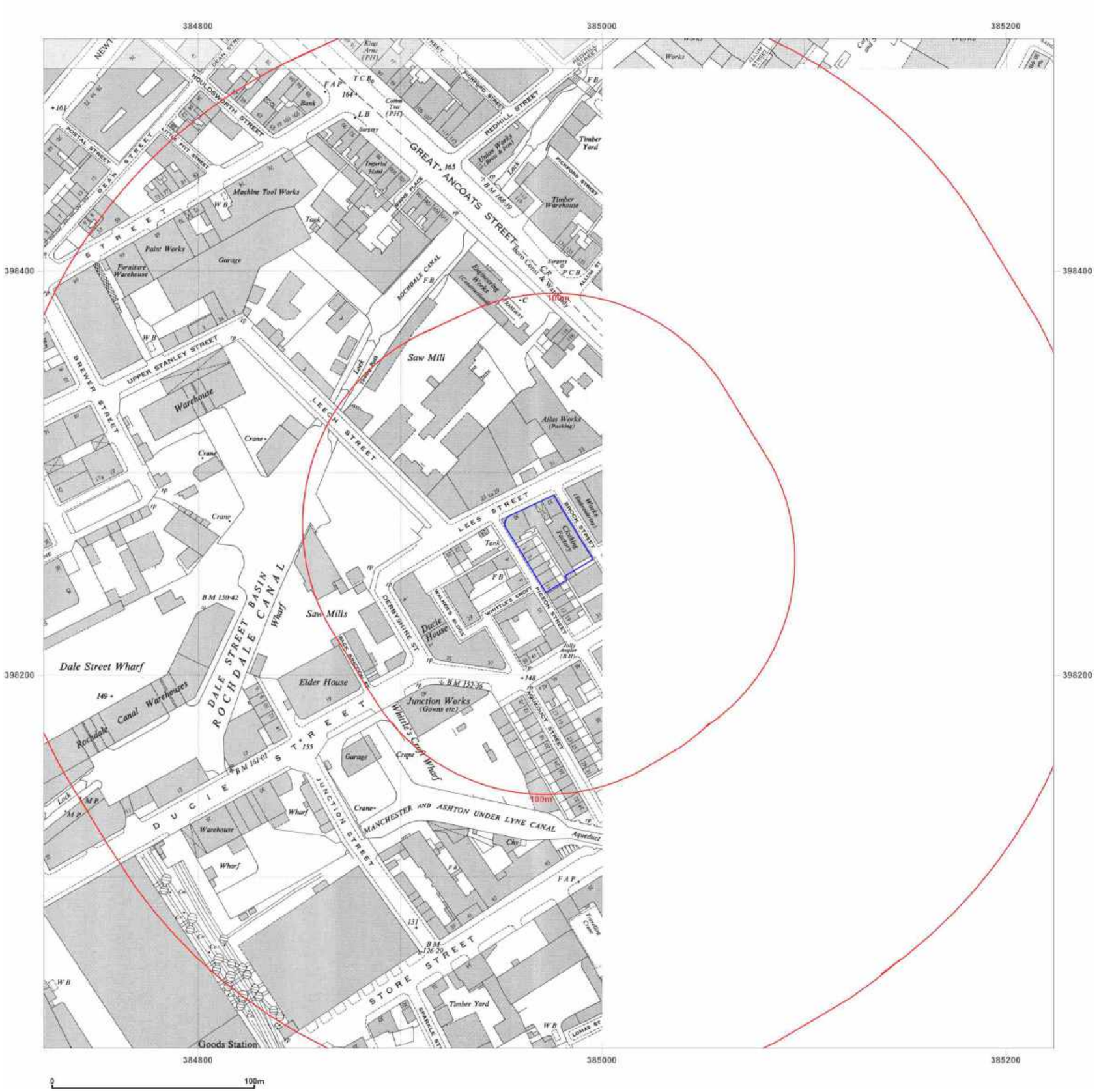
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Groundsure INSIGHTS

Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: National Grid

Map date: **1960-1963**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
S

Surveyed 1948
Revised 1962
Edition N/A
Copyright 1963
Levelled 1959

Surveyed 1948
Revised 1962
Edition N/A
Copyright 1963
Levelled 1959

Surveyed 1953
Revised 1953
Edition N/A
Copyright 1960
Levelled 1929

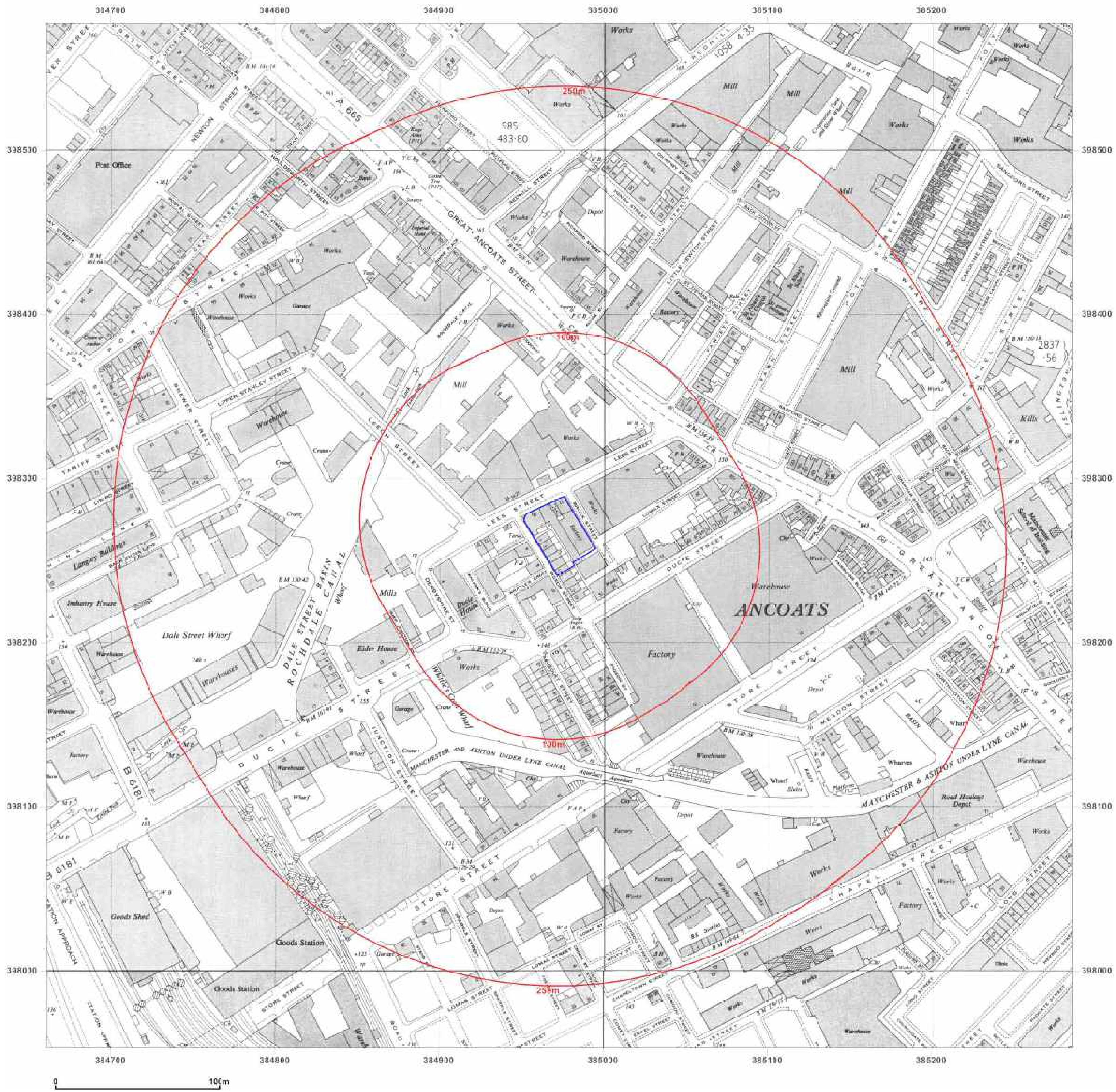
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Groundsure INSIGHTS

Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: National Grid

Map date: **1965**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed N/A
Revised 1964
Edition N/A
Copyright 1965
Levelled 1959

Surveyed 1963
Revised 1963
Edition N/A
Copyright 1965
Levelled 1959

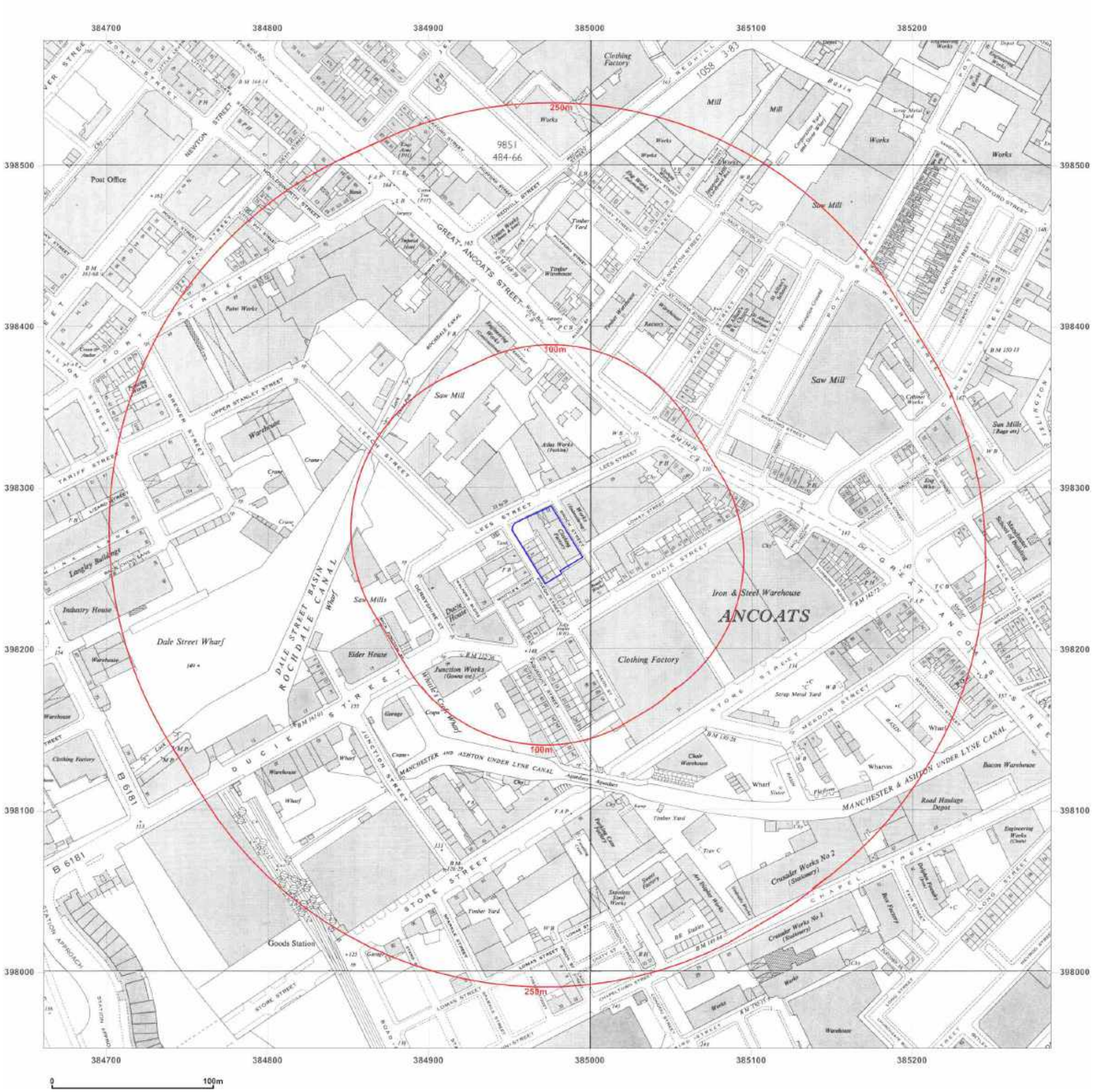
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Groundsure INSIGHTS

Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: National Grid

Map date: **1967-1968**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1967
Revised 1967
Edition N/A
Copyright 1969
Levelled 1964

Surveyed 1968
Revised 1968
Edition N/A
Copyright 1970
Levelled 1964

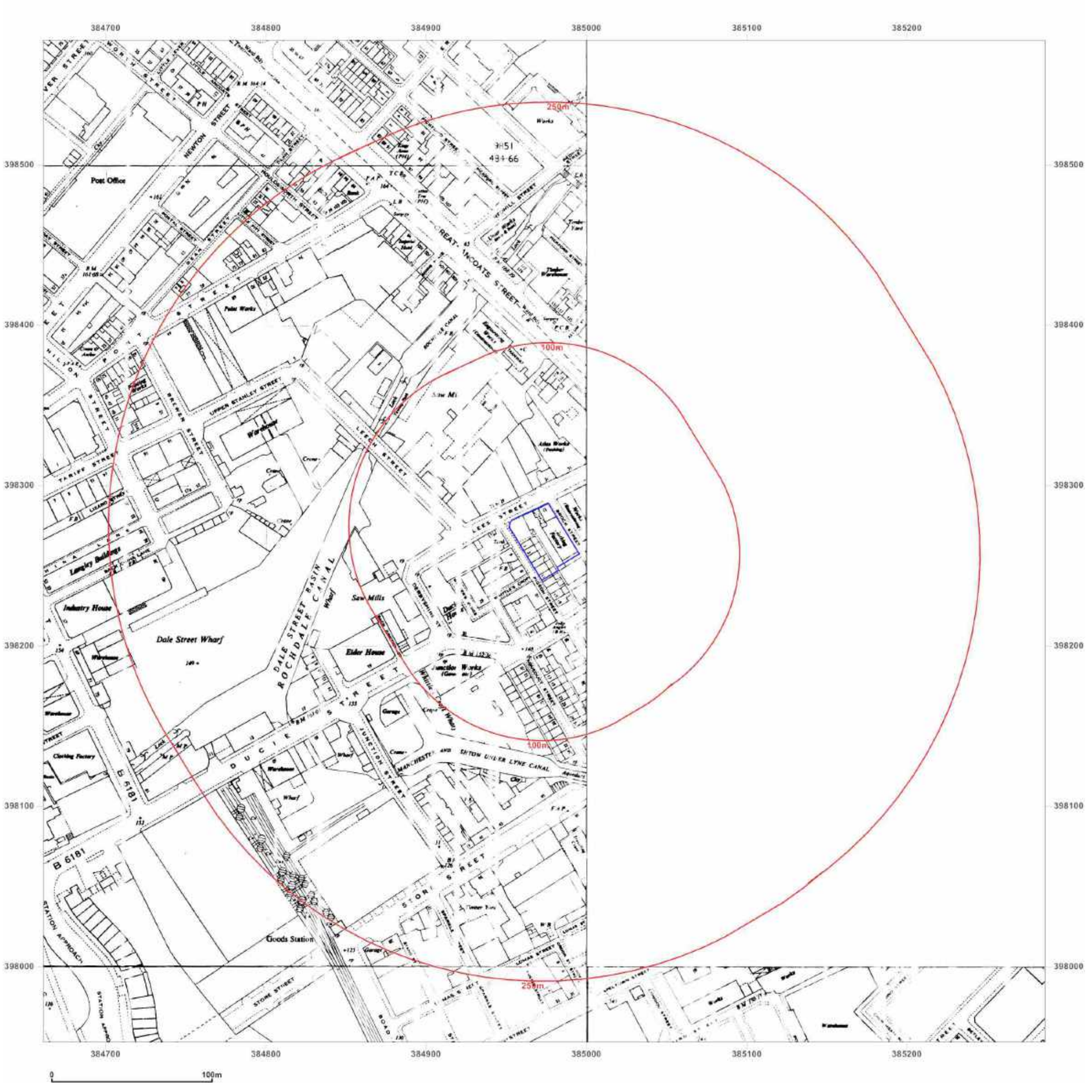
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Groundsure INSIGHTS

Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: National Grid

Map date: **1969-1970**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

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

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

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

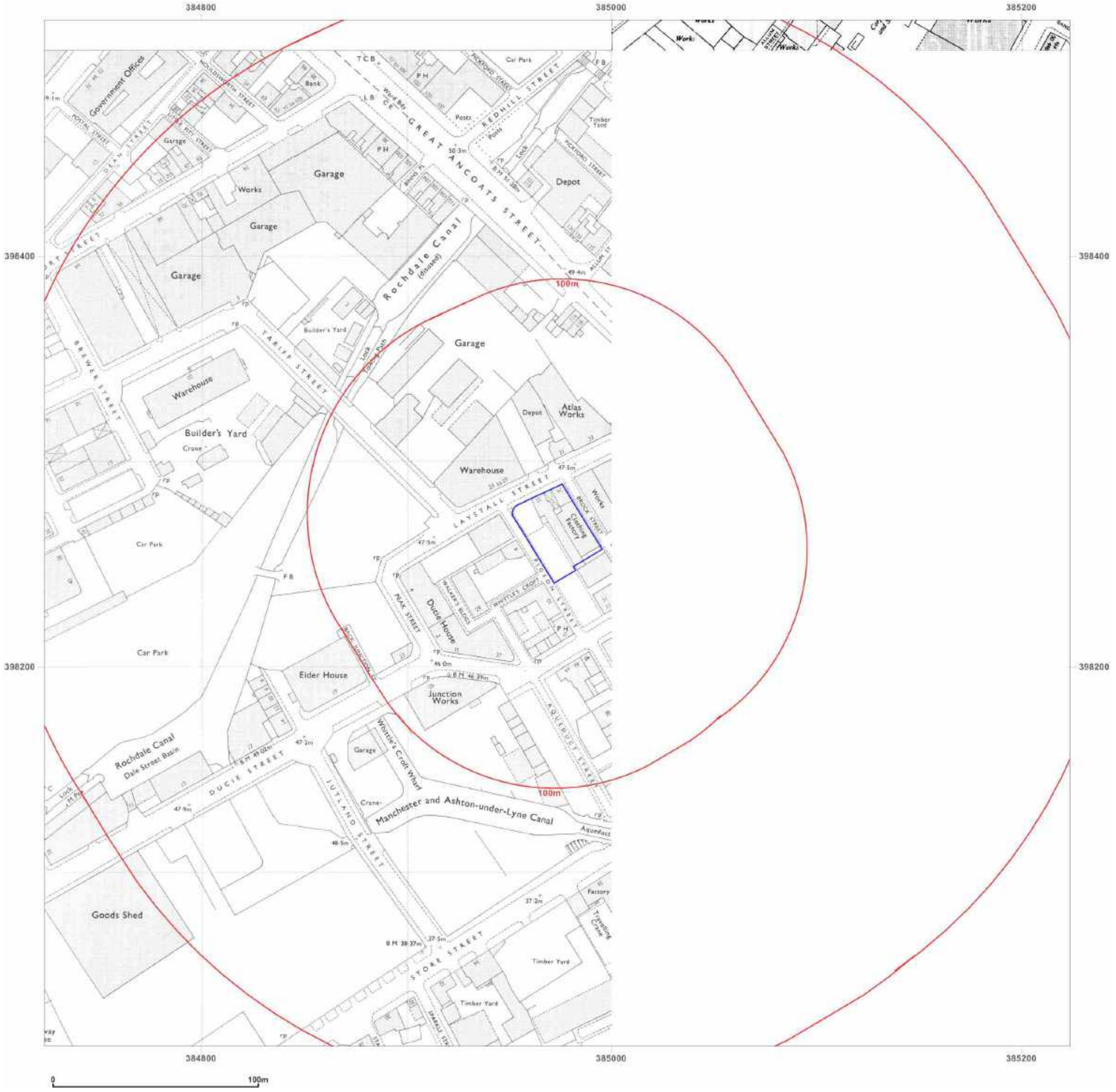
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Groundsure INSIGHTS

Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: National Grid

Map date: **1968-1971**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
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Surveyed 1948
Revised 1967
Edition N/A
Copyright 1968
Levelled 1964

Surveyed 1948
Revised 1970
Edition N/A
Copyright 1971
Levelled 1964

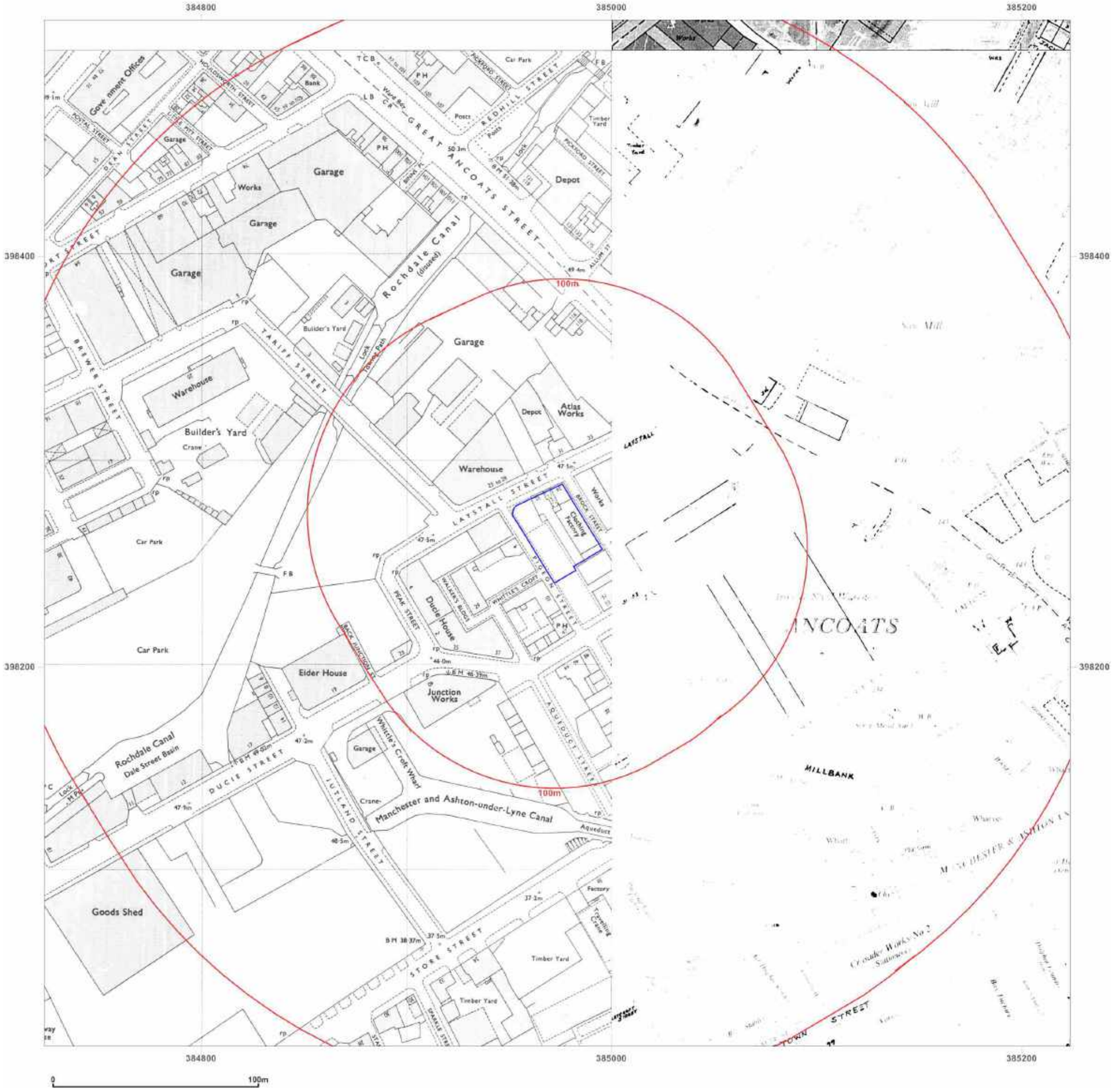
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Groundsure INSIGHTS

Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: National Grid

Map date: **1971-1978**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
S

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1978
Levelled 1964

Surveyed 1948
Revised 1970
Edition N/A
Copyright 1971
Levelled 1964

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

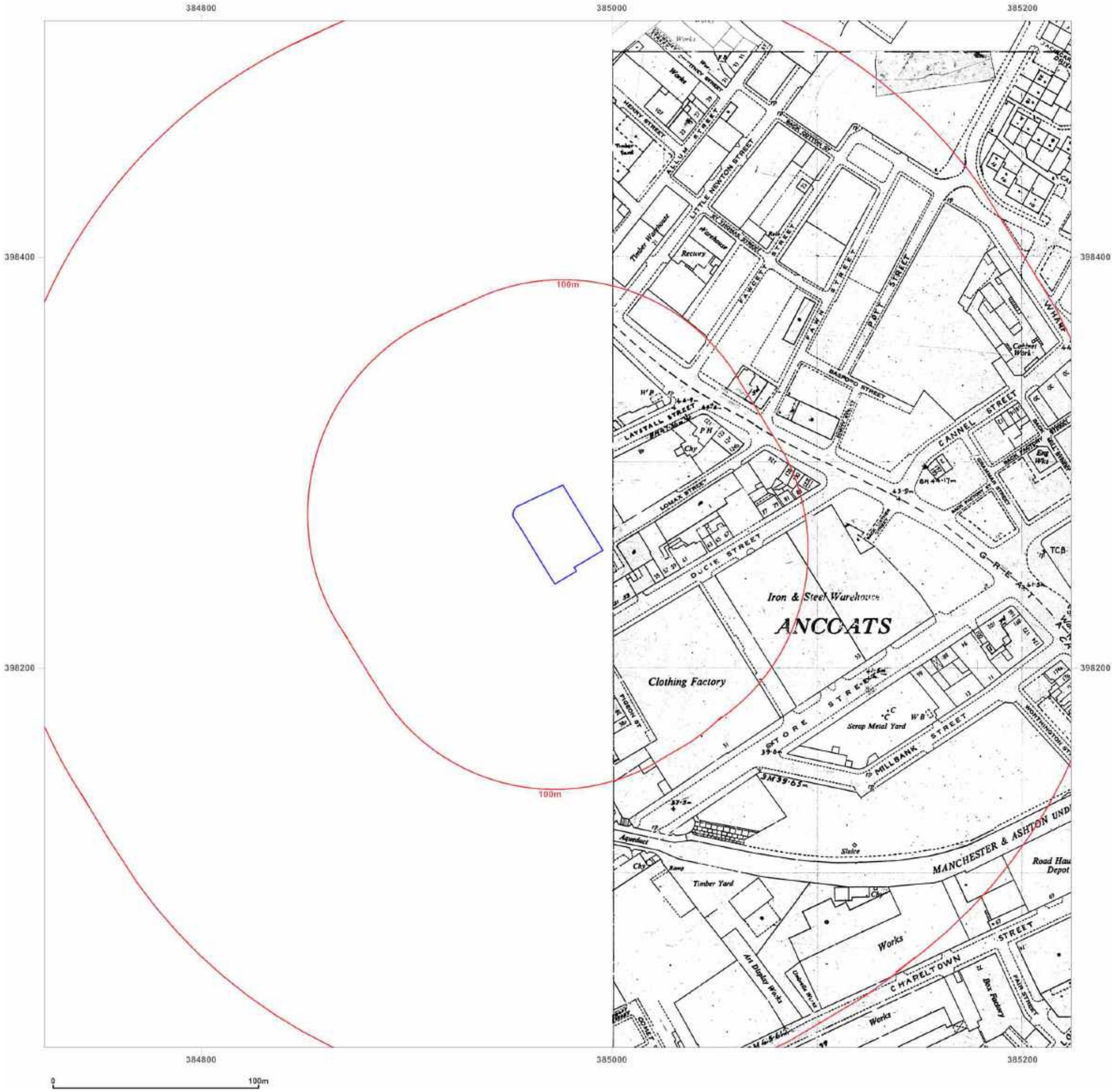
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Groundsure INSIGHTS

Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: National Grid

Map date: **1978-1983**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
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Surveyed 1964
Revised 1983
Edition N/A
Copyright 1983
Levelled 1964

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1978
Levelled 1964

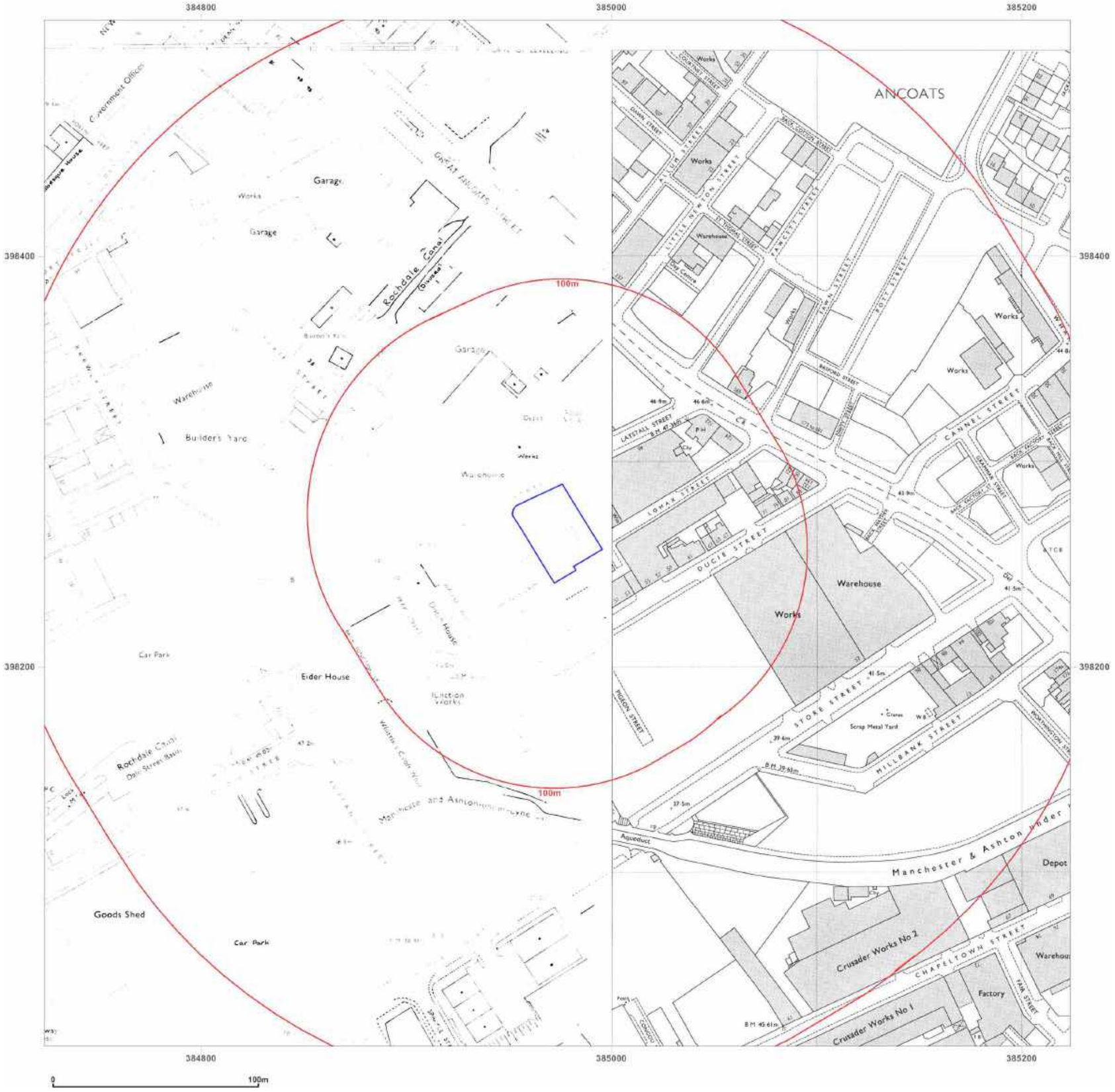
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Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: National Grid

Map date: **1981-1985**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
S

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1984
Levelled 1964

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

Surveyed 1948
Revised 1980
Edition N/A
Copyright 1981
Levelled 1964

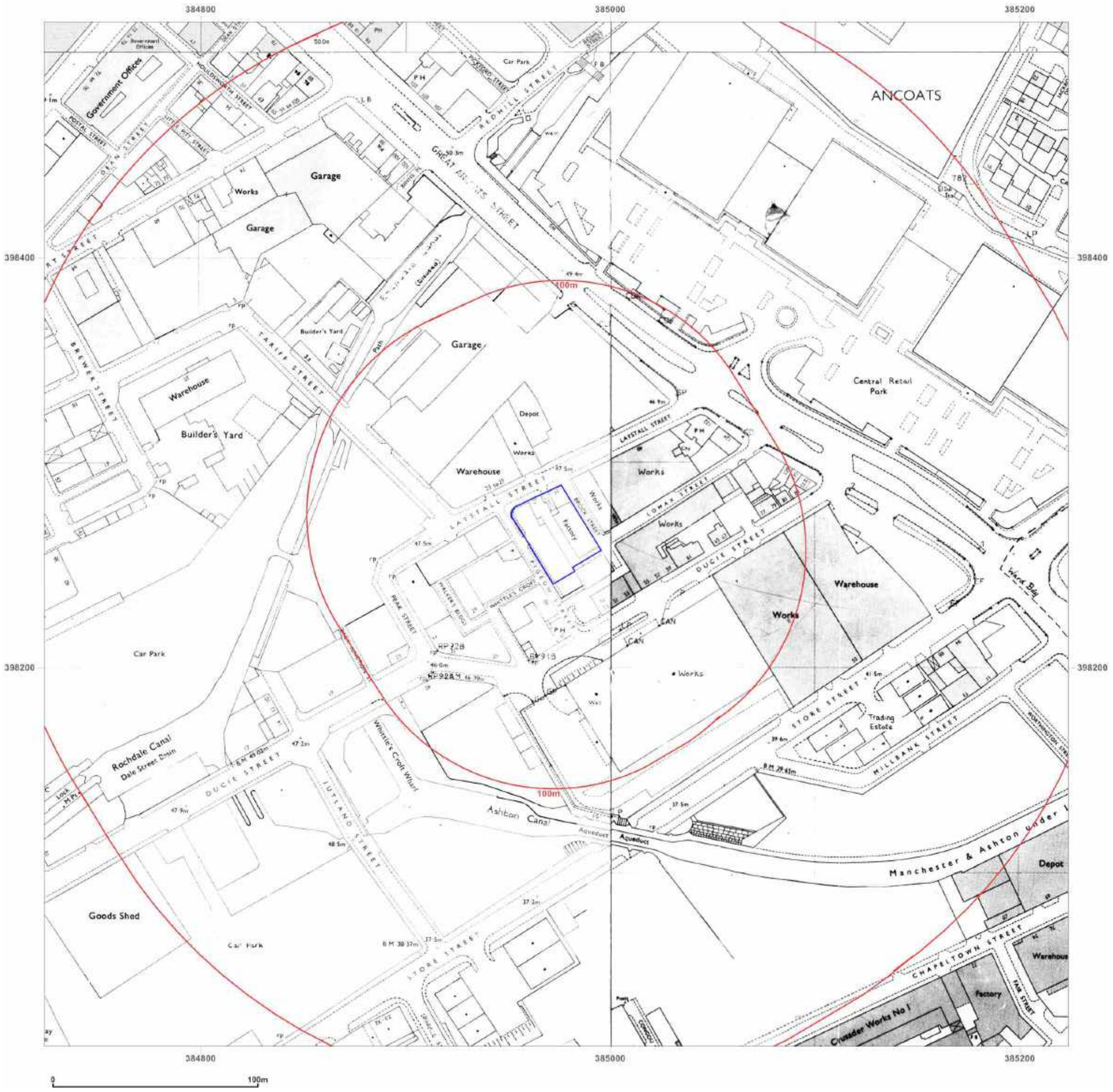
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Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: National Grid
Map date: **1987-1990**
Scale: 1:1,250
Printed at: 1:2,000

N
W E
S

Surveyed 1948
Revised 1987
Edition N/A
Copyright 1988
Levelled 1964

Surveyed 1948
Revised 1987
Edition N/A
Copyright 1988
Levelled 1964

Surveyed 1963
Revised 1990
Edition N/A
Copyright 1990
Levelled 1963

Surveyed 1964
Revised 1988
Edition N/A
Copyright 1988
Levelled 1964

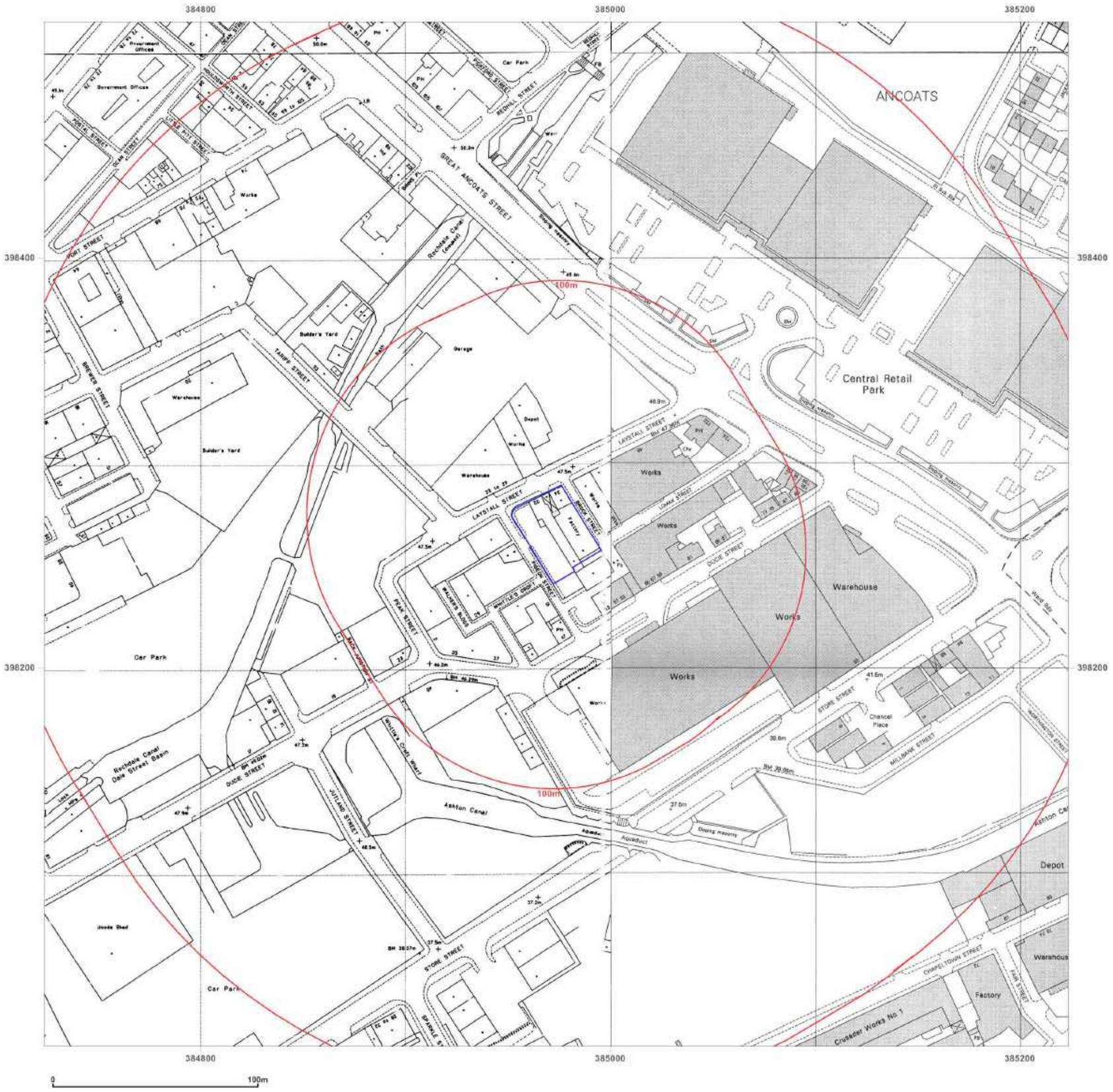
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Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: National Grid

Map date: **1988-1992**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
S

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

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

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

Surveyed 1948
Revised 1989
Edition N/A
Copyright 1989
Levelled N/A

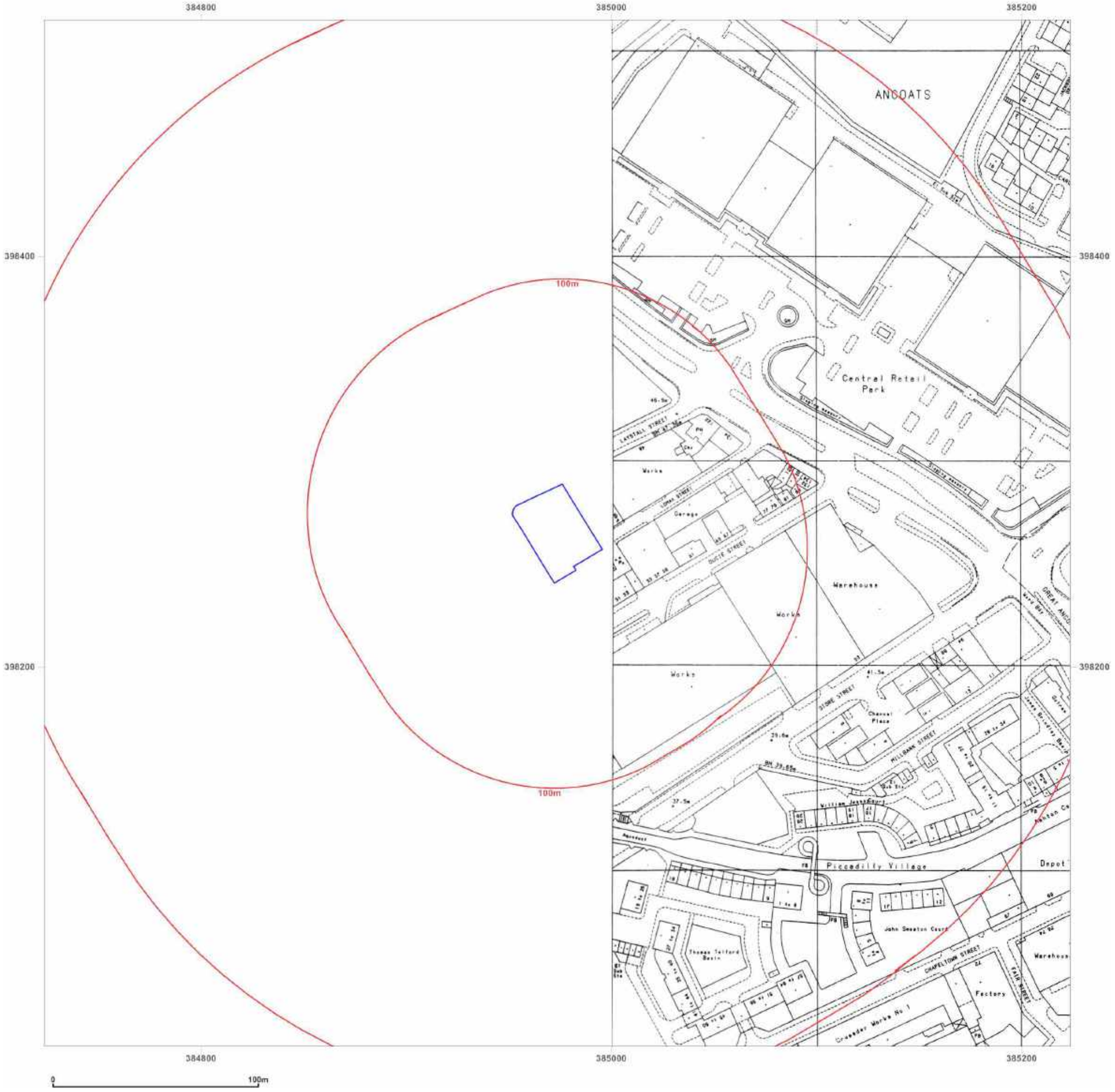
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Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: National Grid

Map date: **1992-1994**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
S

Surveyed 1994
Revised 1994
Edition N/A
Copyright 1994
Levelled N/A

Surveyed 1948
Revised 1980
Edition N/A
Copyright 1992
Levelled N/A

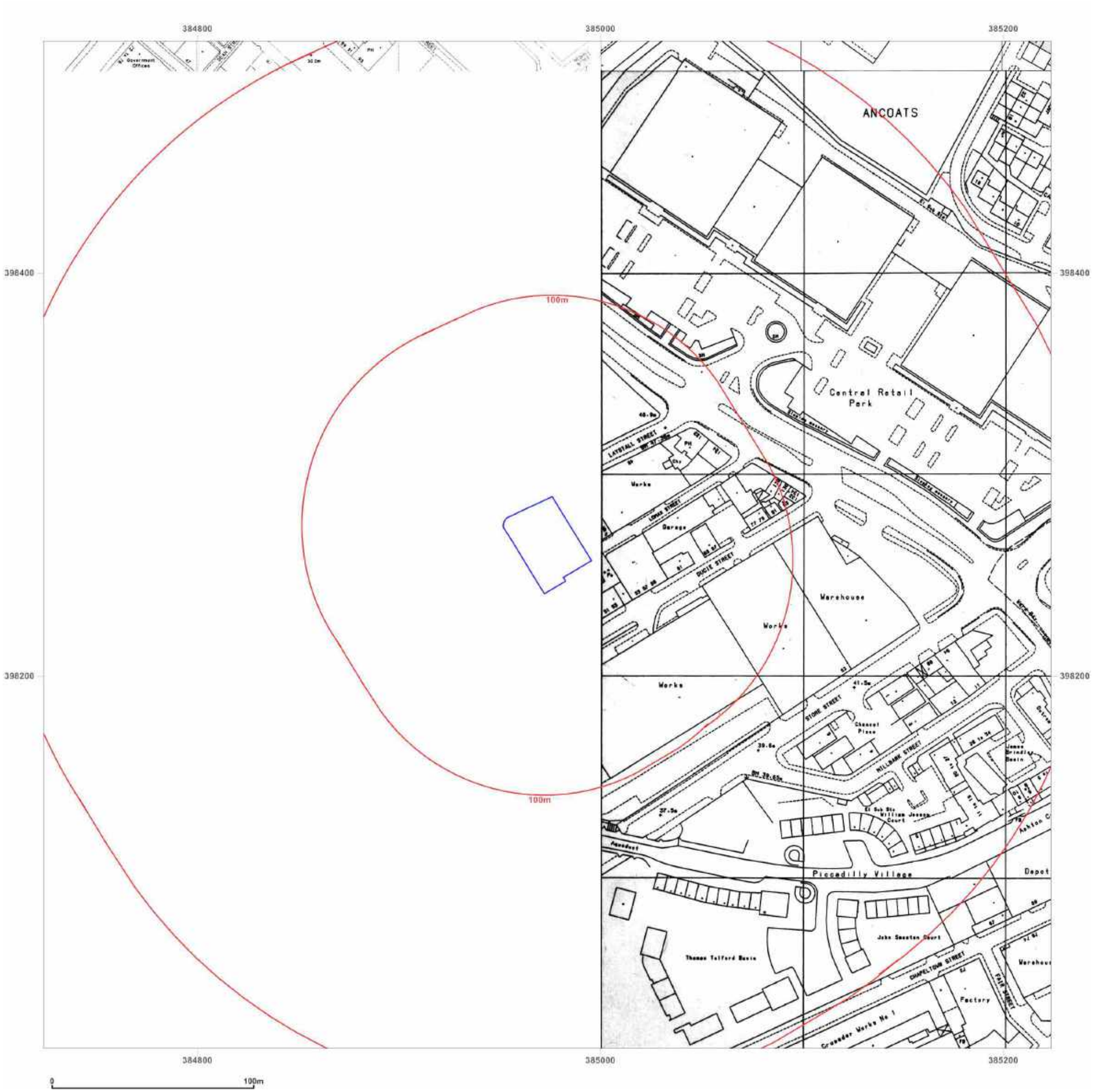
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Groundsure INSIGHTS

Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: National Grid

Map date: **1991-1995**

Scale: 1:1,250

Printed at: 1:2,000

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

Surveyed 1984
Revised 1984
Edition N/A
Copyright 1991
Levelled N/A

Surveyed 1948
Revised 1980
Edition N/A
Copyright 1991
Levelled N/A

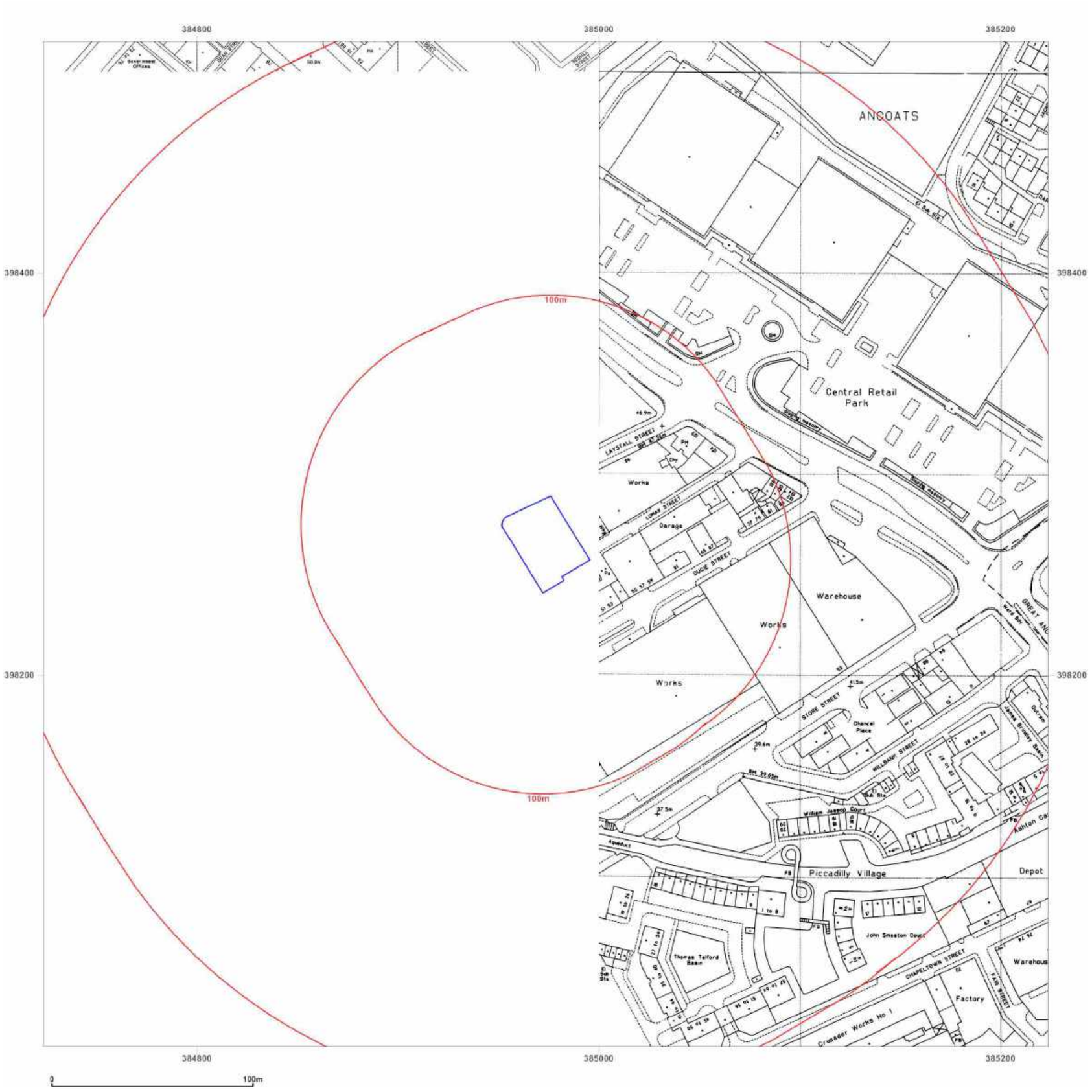
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Groundsure INSIGHTS

Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: National Grid

Map date: **1992-1995**

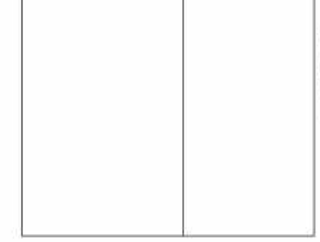
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Printed at: 1:2,000

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

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



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

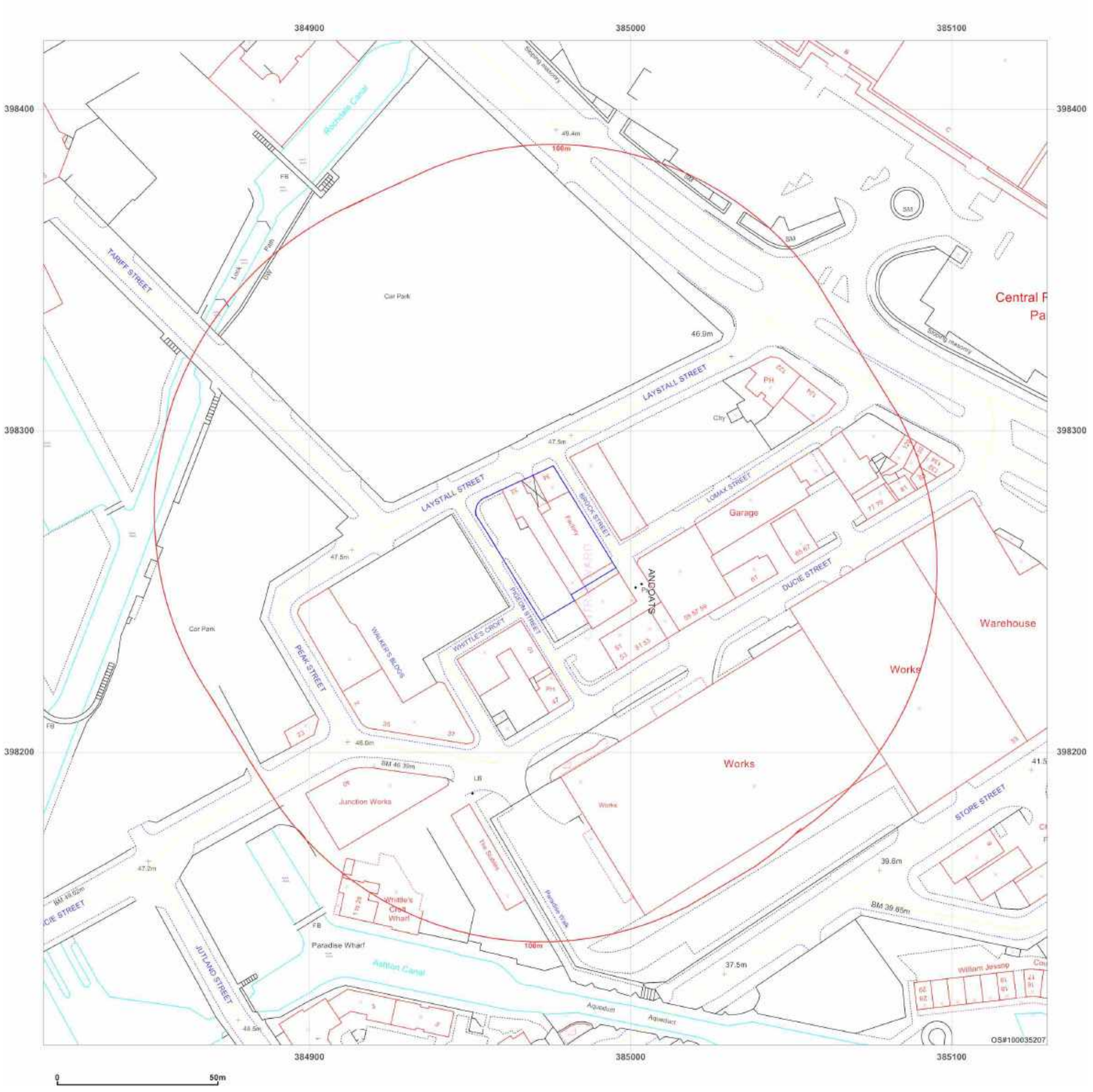
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Groundsure INSIGHTS

Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

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

N
W E
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2003

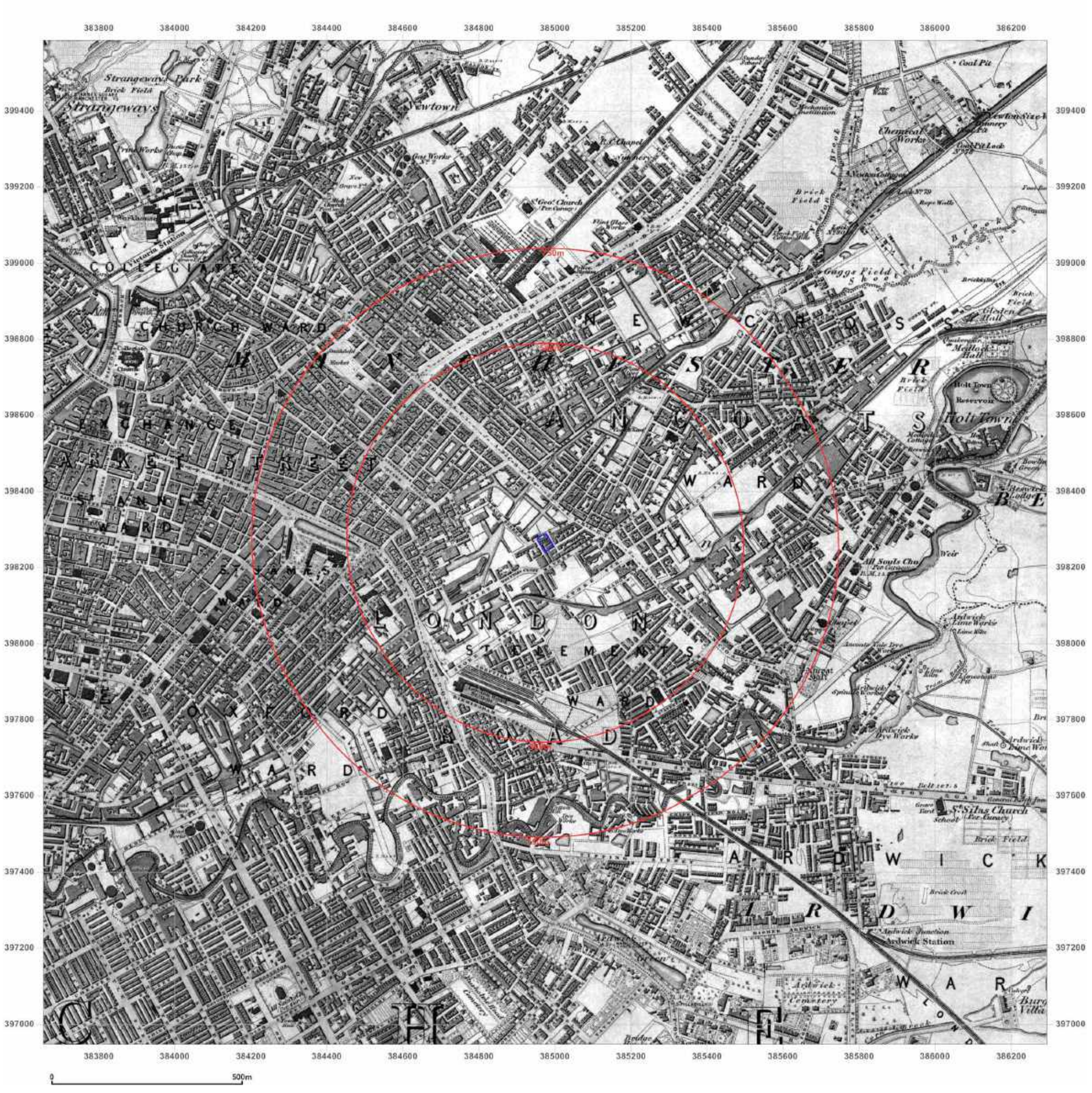
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Groundsure INSIGHTS

Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: County Series

Map date: **1848**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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

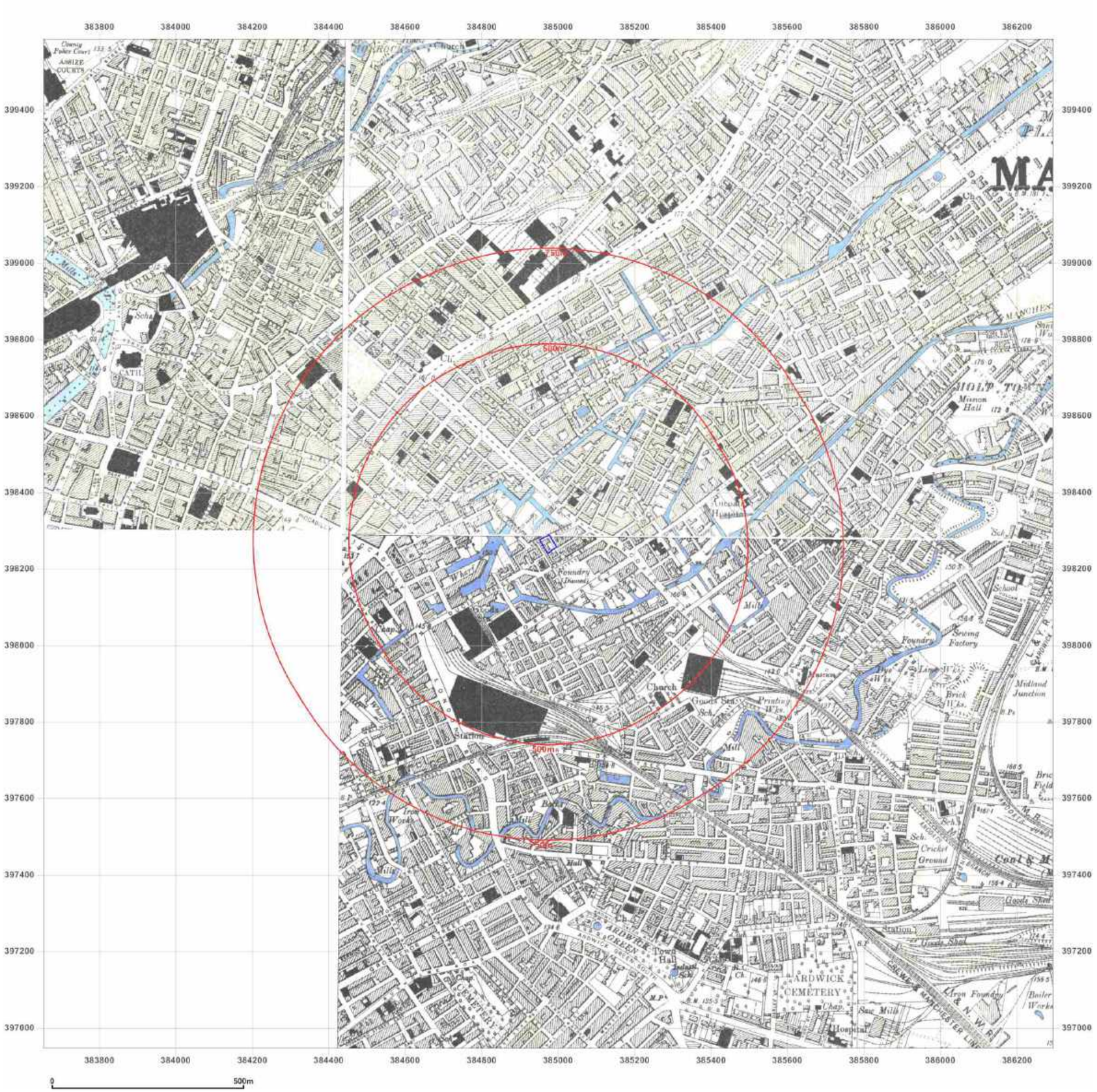
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Groundsure INSIGHTS

Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: County Series

Map date: **1890-1894**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1889
Revised 1889
Edition 1894
Copyright N/A
Levelled N/A

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

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

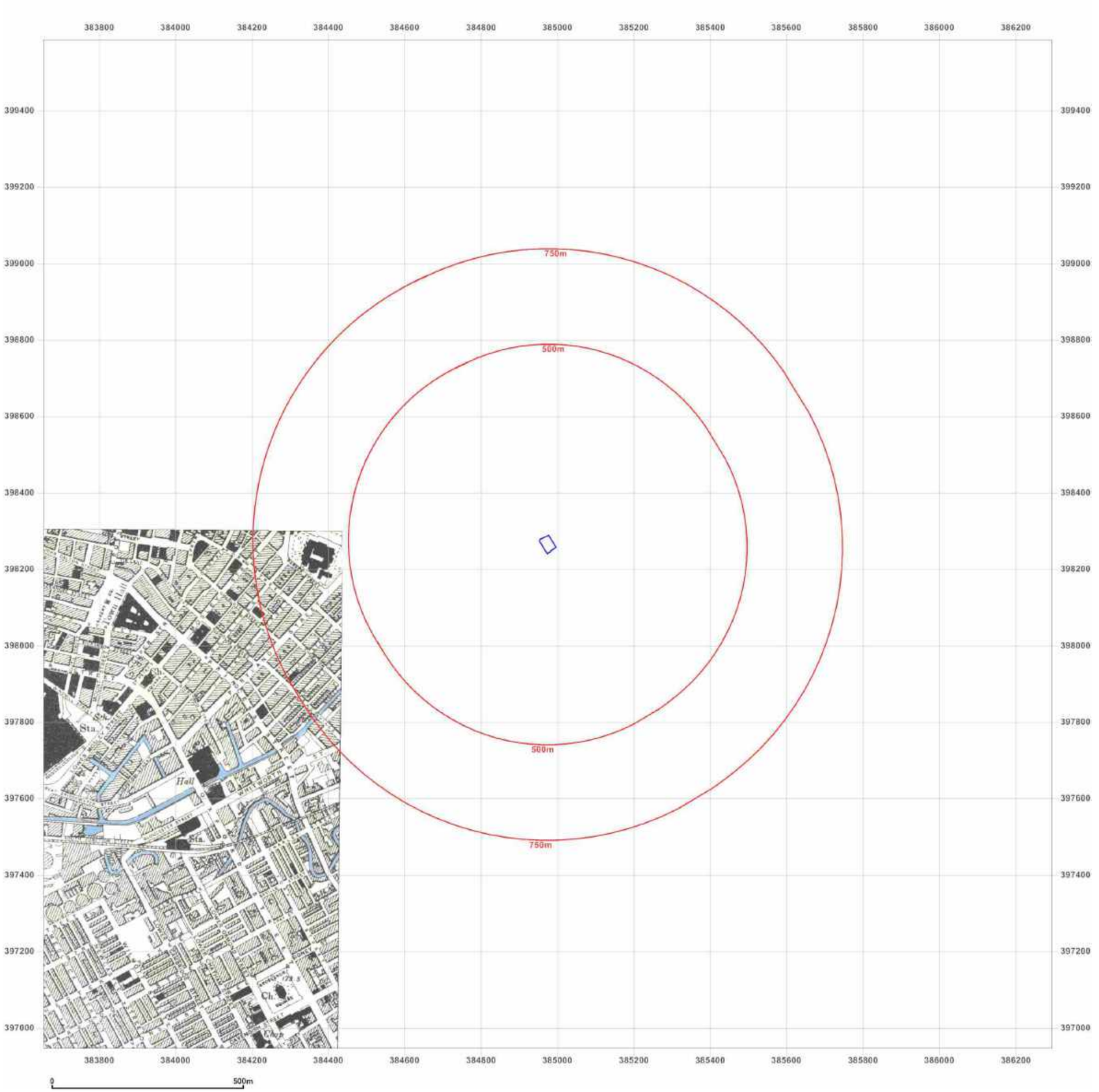
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Groundsure INSIGHTS

Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: County Series

Map date: **1896**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S



Surveyed 1894
Revised 1896
Edition 1896
Copyright N/A
Levelled N/A

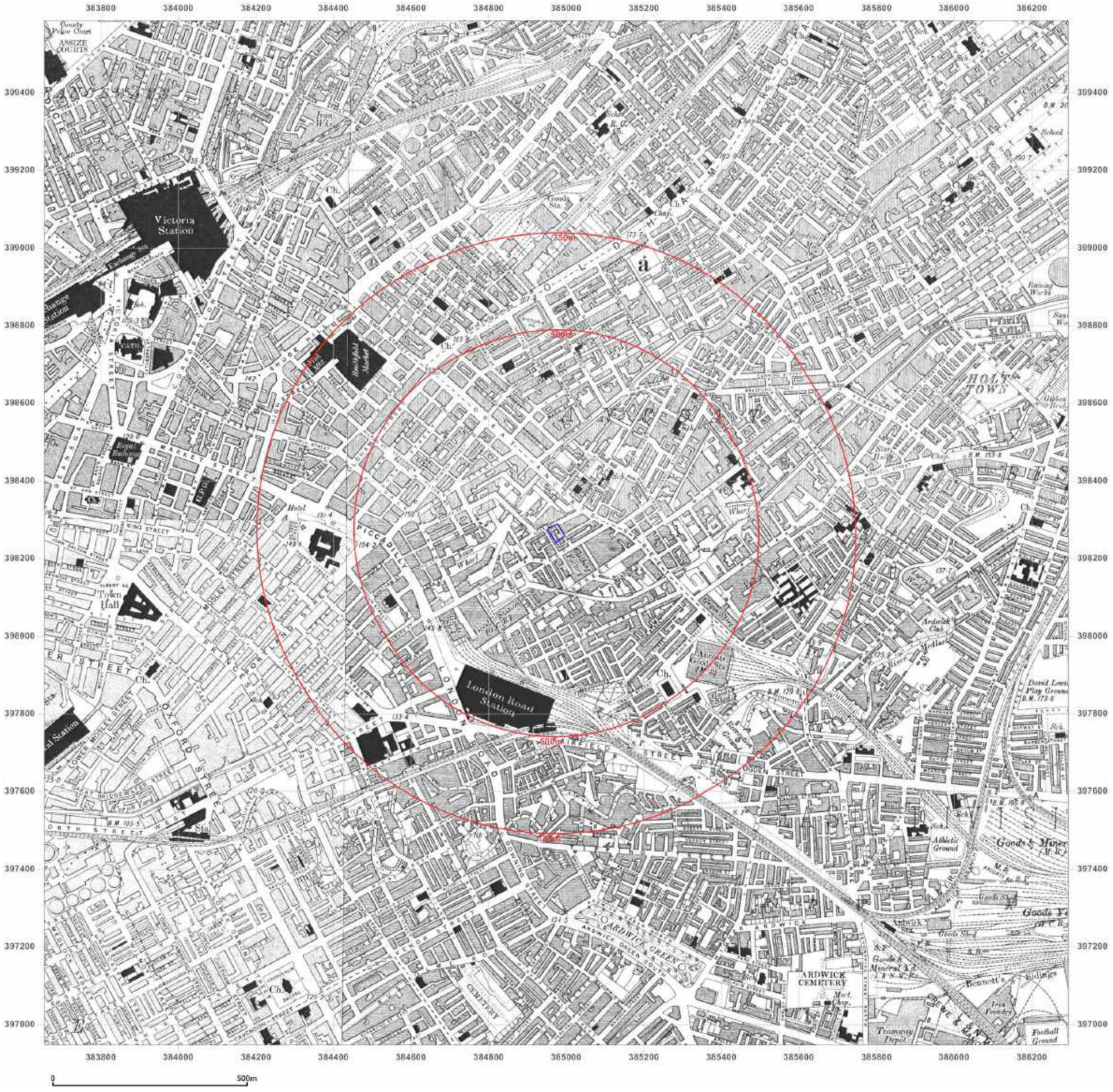
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Groundsure INSIGHTS

Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: County Series

Map date: **1905-1906**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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

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

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

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

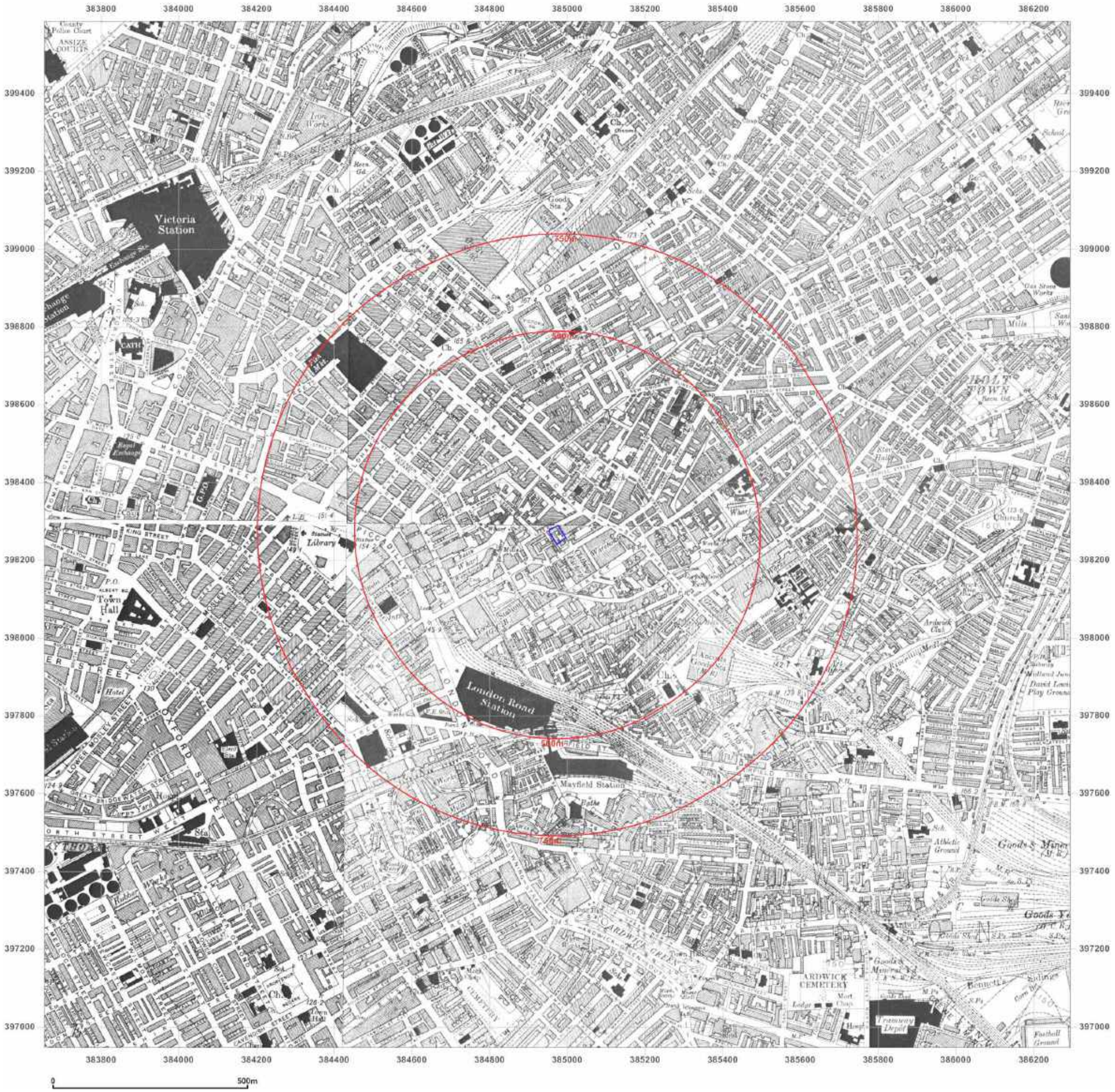
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Groundsure INSIGHTS

Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: County Series

Map date: **1923**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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

Surveyed 1844
Revised 1921
Edition 1923
Copyright N/A
Levelled 1906

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

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

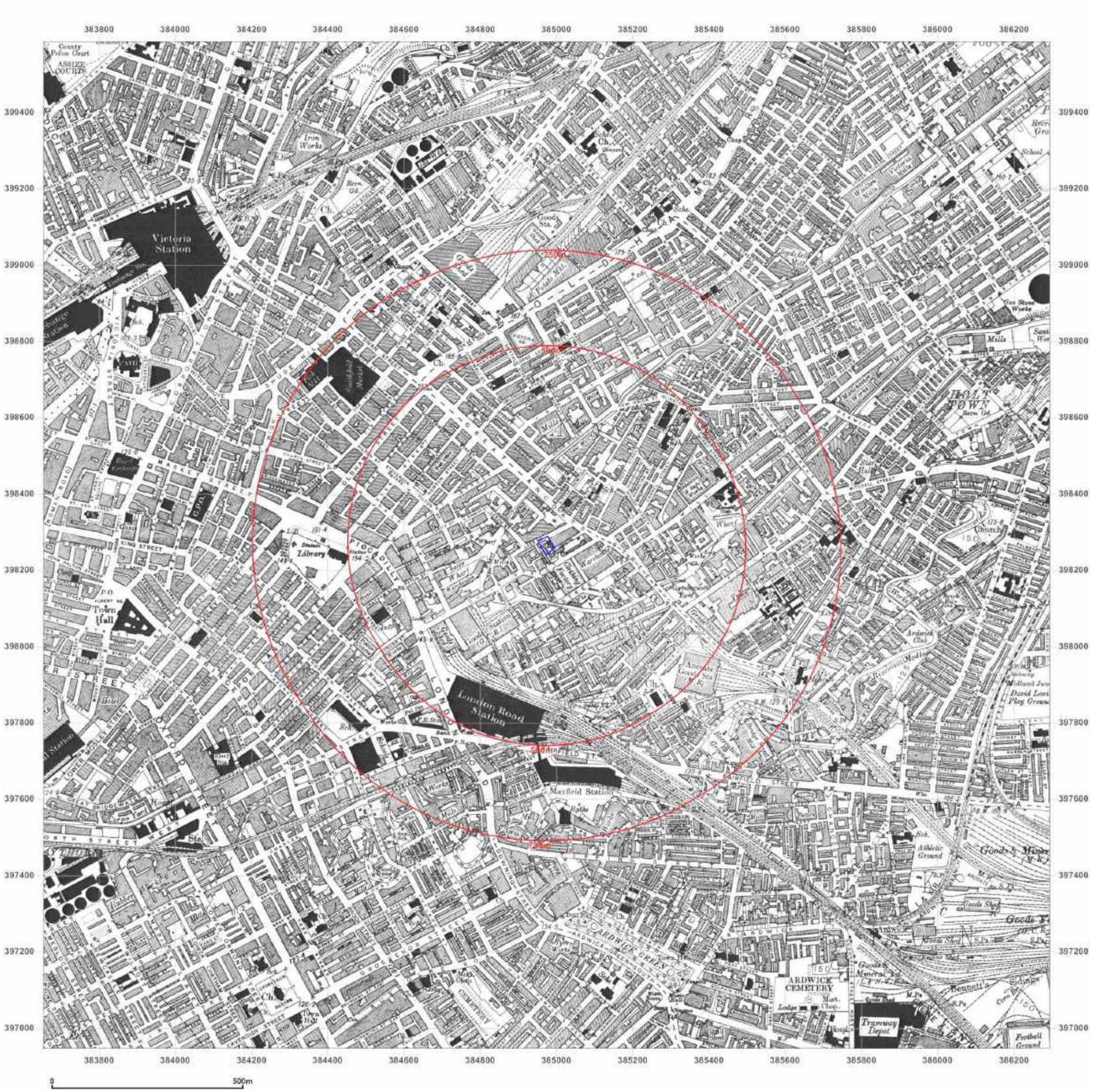
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LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: County Series

Map date: **1923**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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

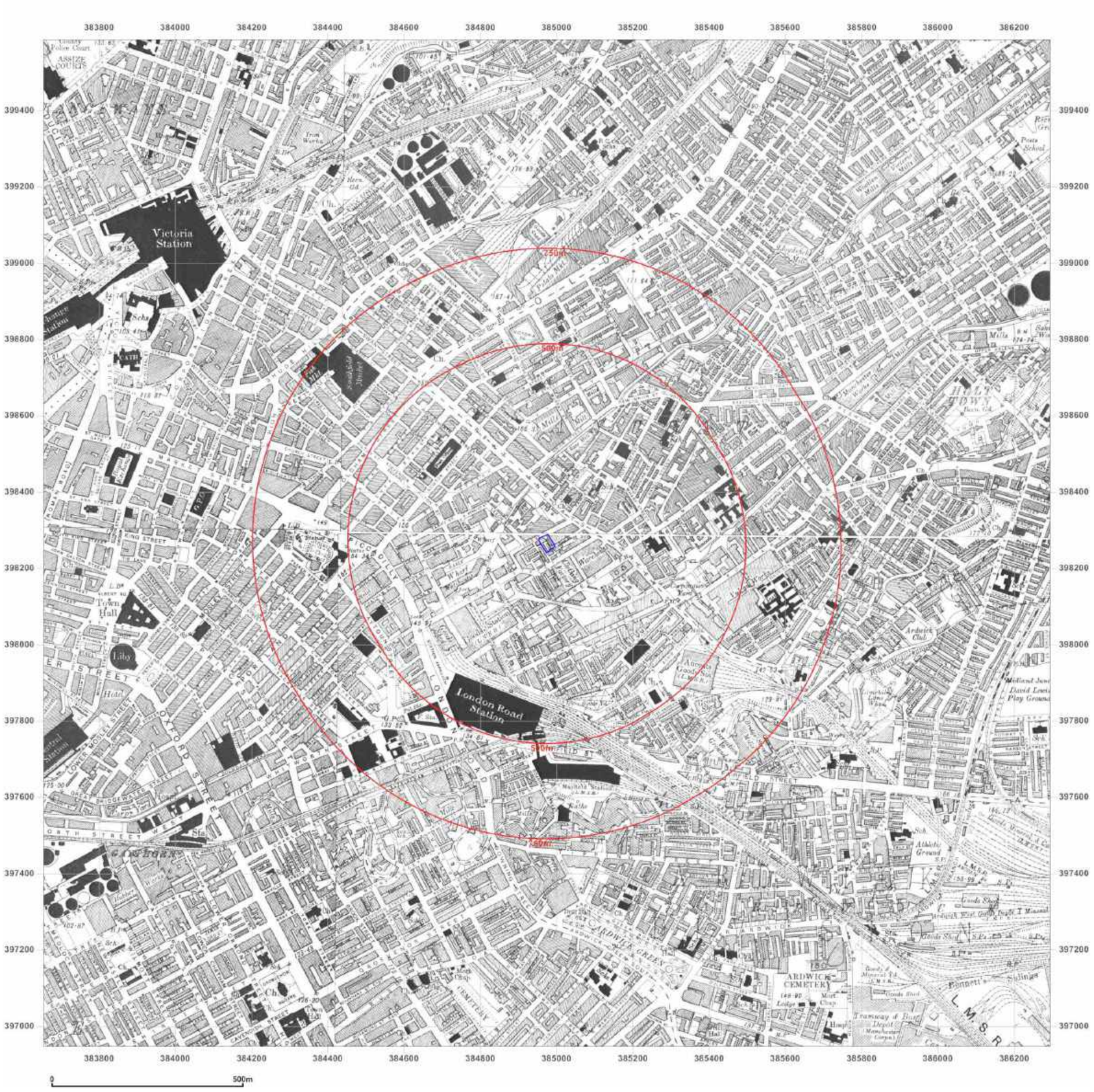
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Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: County Series

Map date: **1931-1934**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1844
Revised 1931
Edition 1931
Copyright N/A
Levelled 1927

Surveyed 1844
Revised 1933
Edition 1933
Copyright N/A
Levelled 1927

Surveyed 1844
Revised 1932
Edition 1932
Copyright N/A
Levelled 1927

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

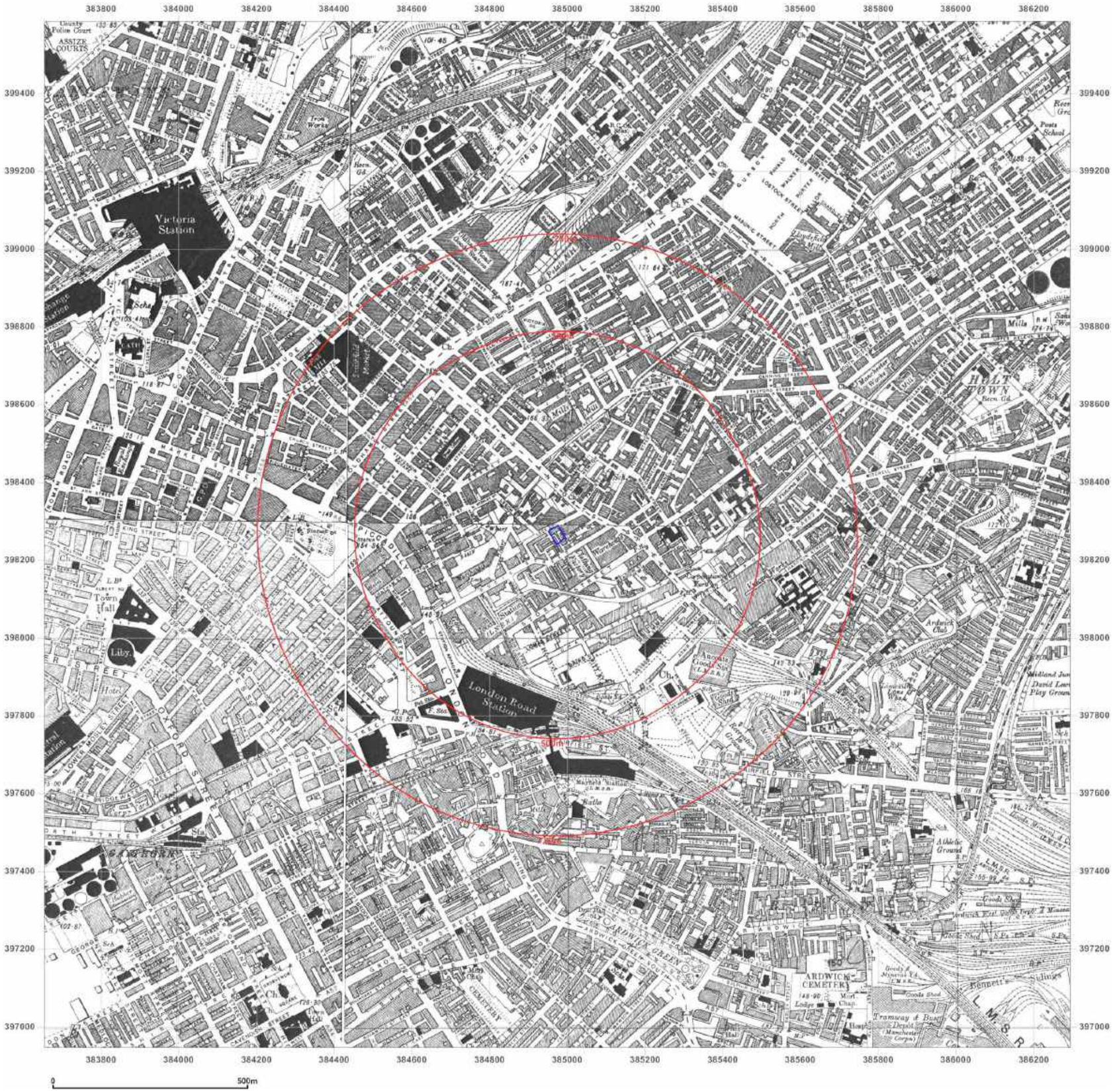
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Site Details:

LAYSTALL STREET,
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Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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

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

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

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

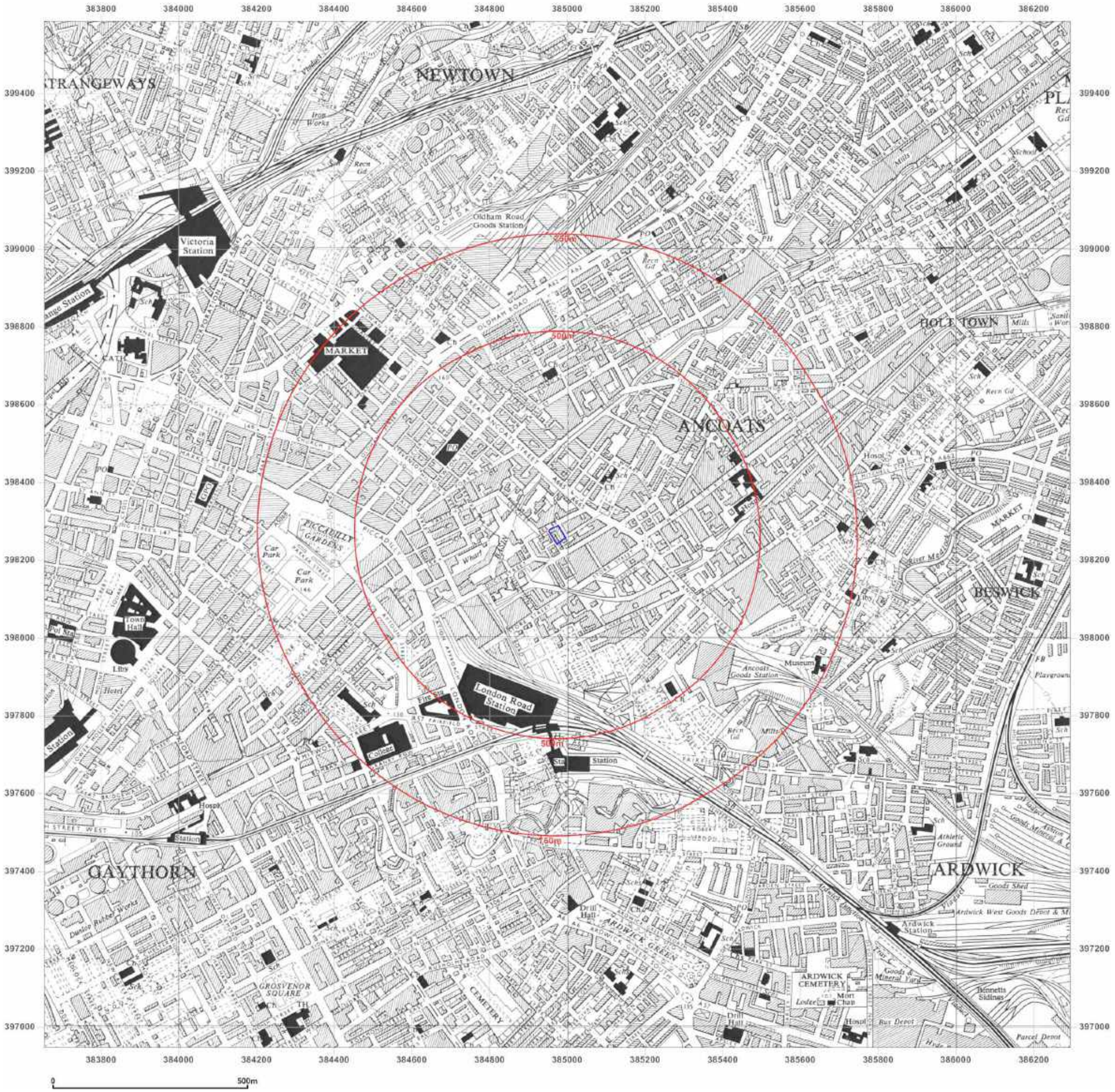
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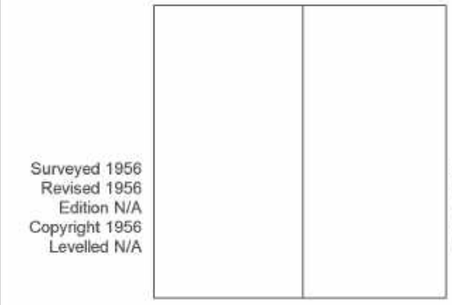
Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: Provisional
Map date: **1956**
Scale: 1:10,560
Printed at: 1:10,560

N
W E
S



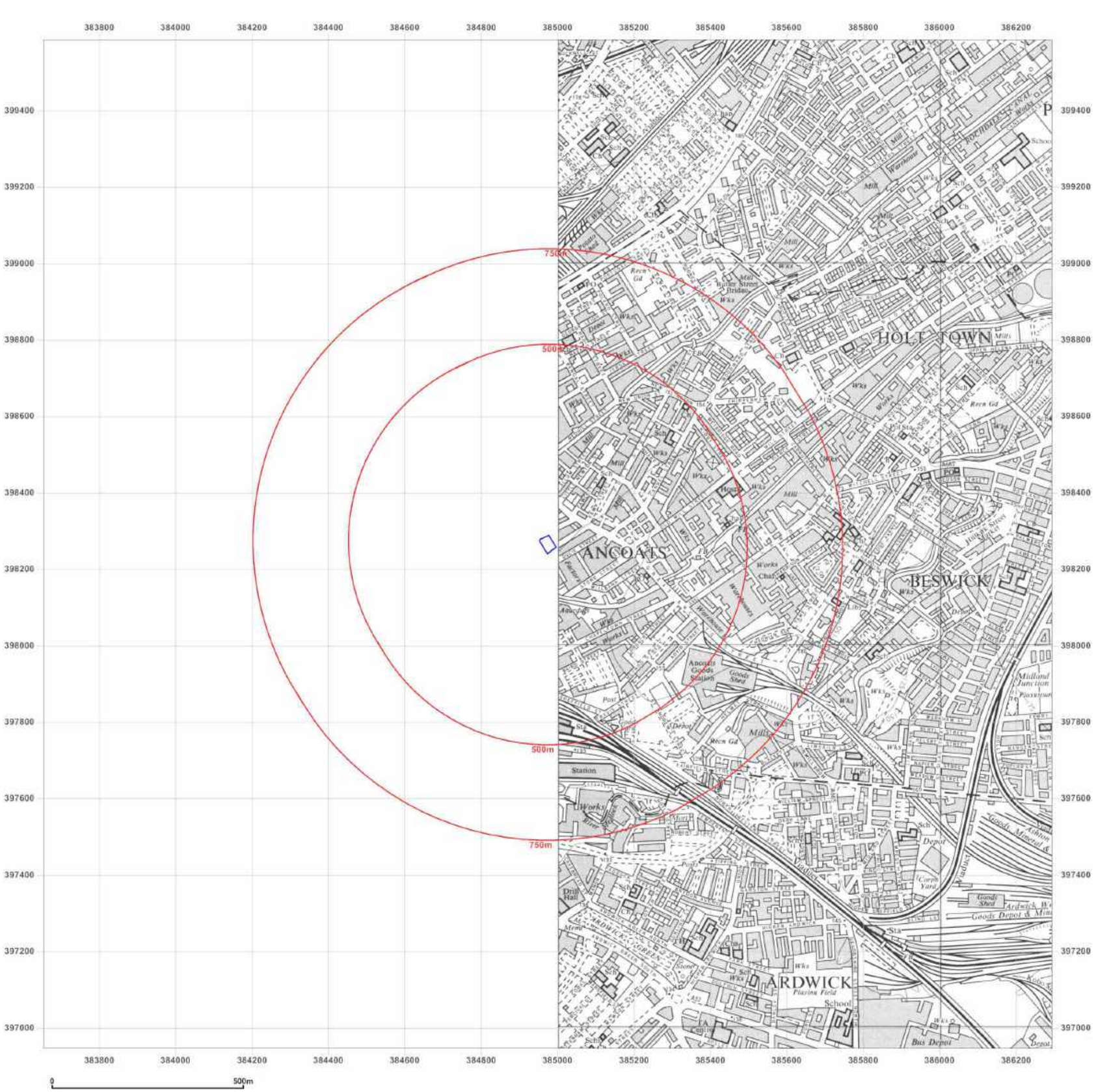
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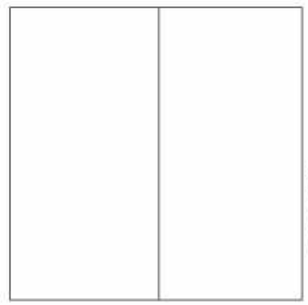
Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

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

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

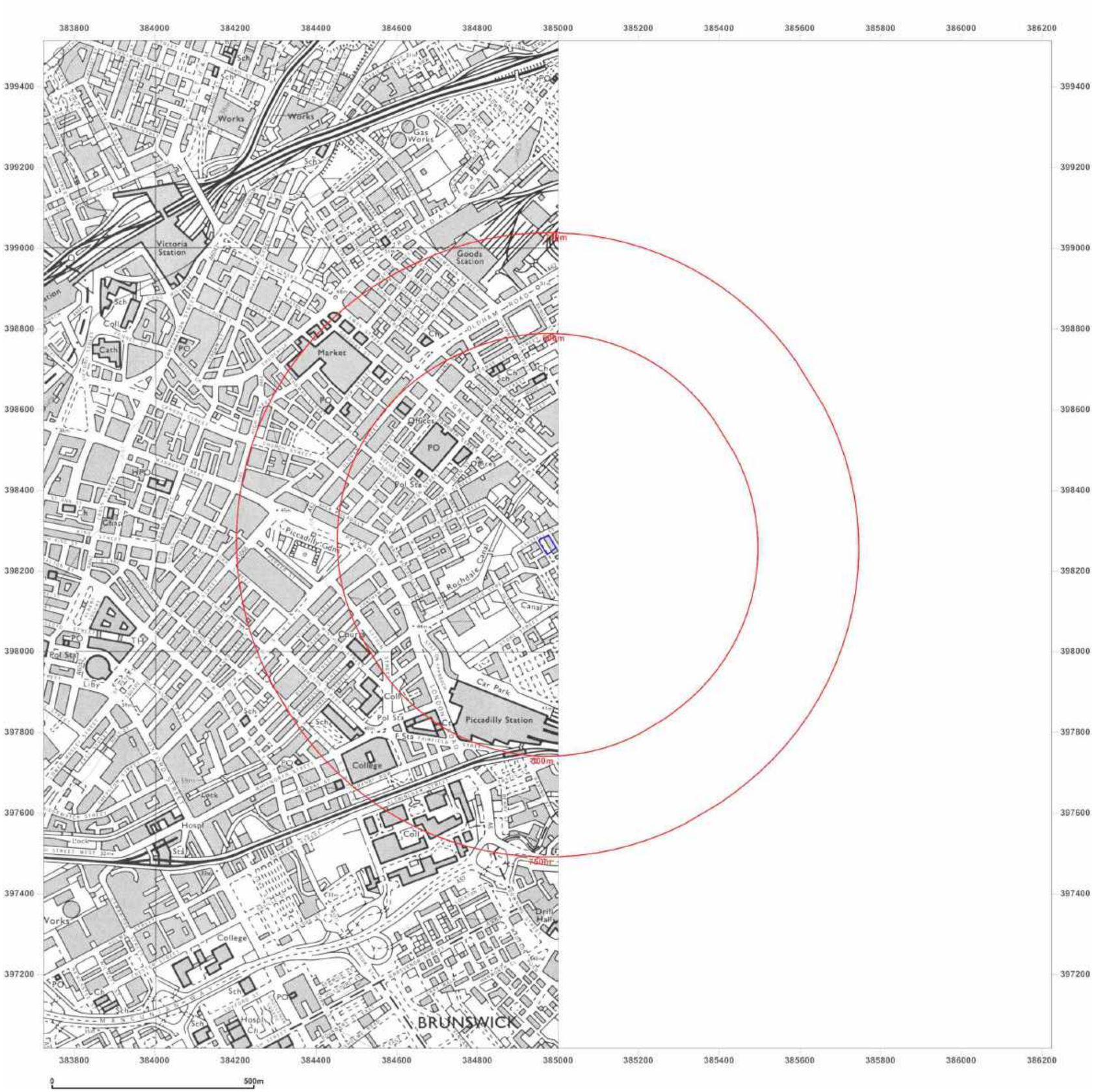
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Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: National Grid

Map date: **1972**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

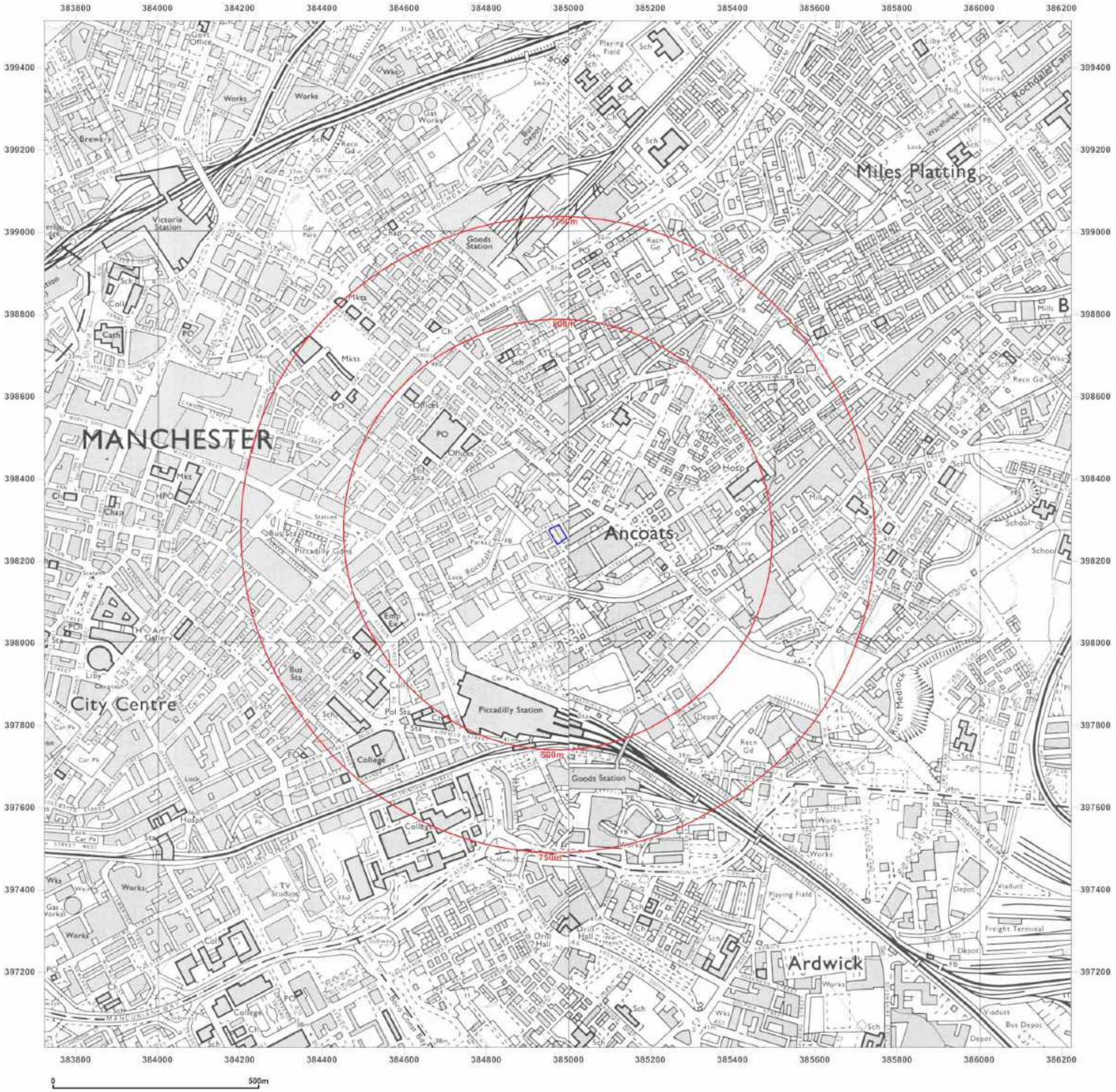
Surveyed 1971
Revised 1972
Edition N/A
Copyright 1972
Levelled 1972

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Site Details:

LAYSTALL STREET,
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Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

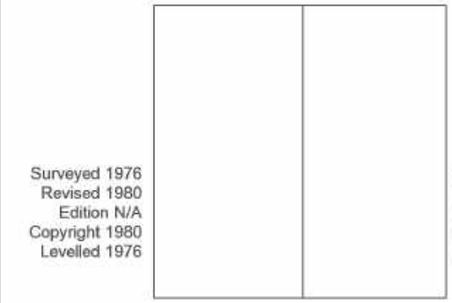
Map Name: National Grid

Map date: **1980-1981**

Scale: 1:10,000

Printed at: 1:10,000

N
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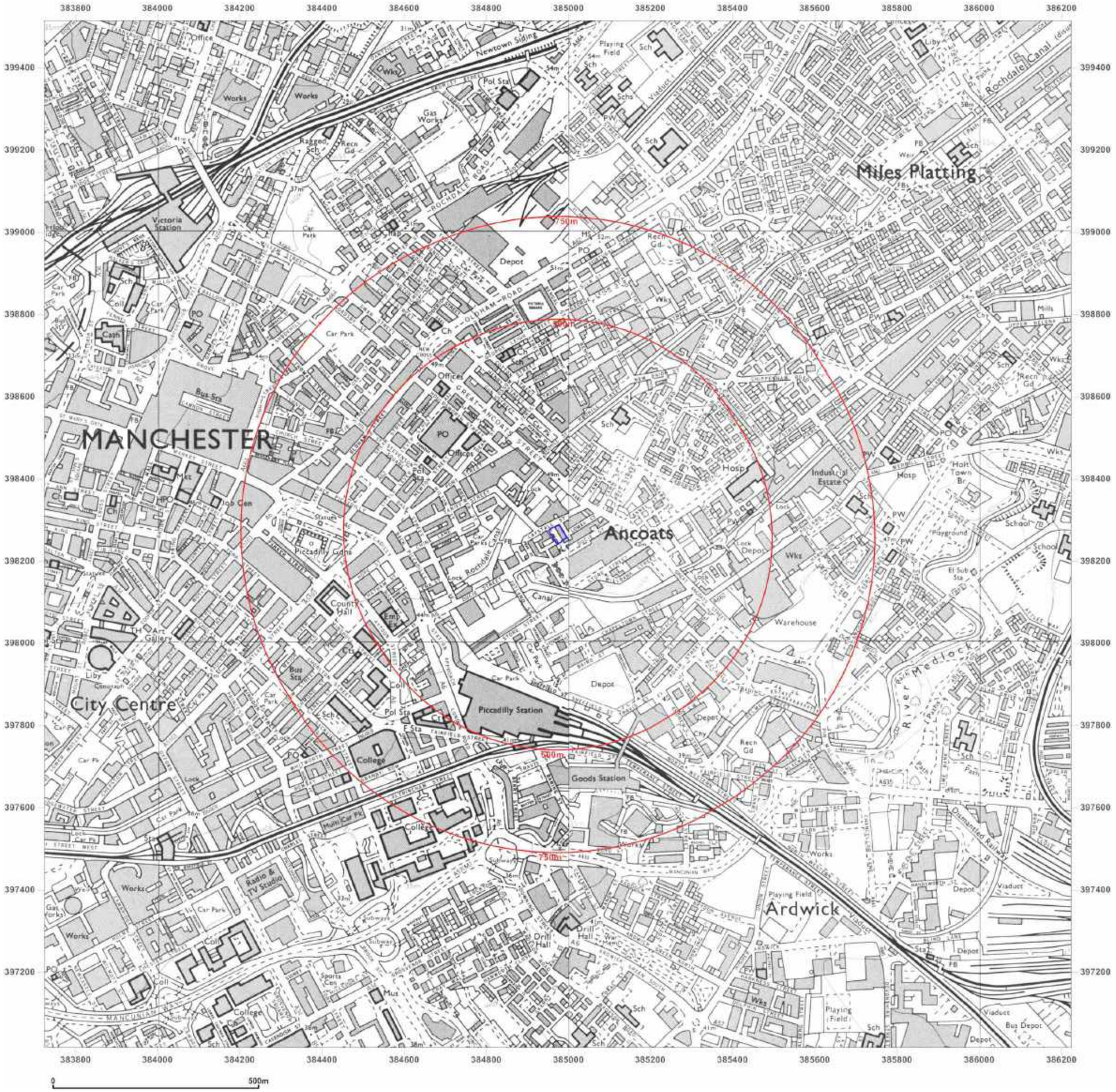
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Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: National Grid

Map date: **1985**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1983
Revised 1985
Edition N/A
Copyright 1985
Levelled 1981

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

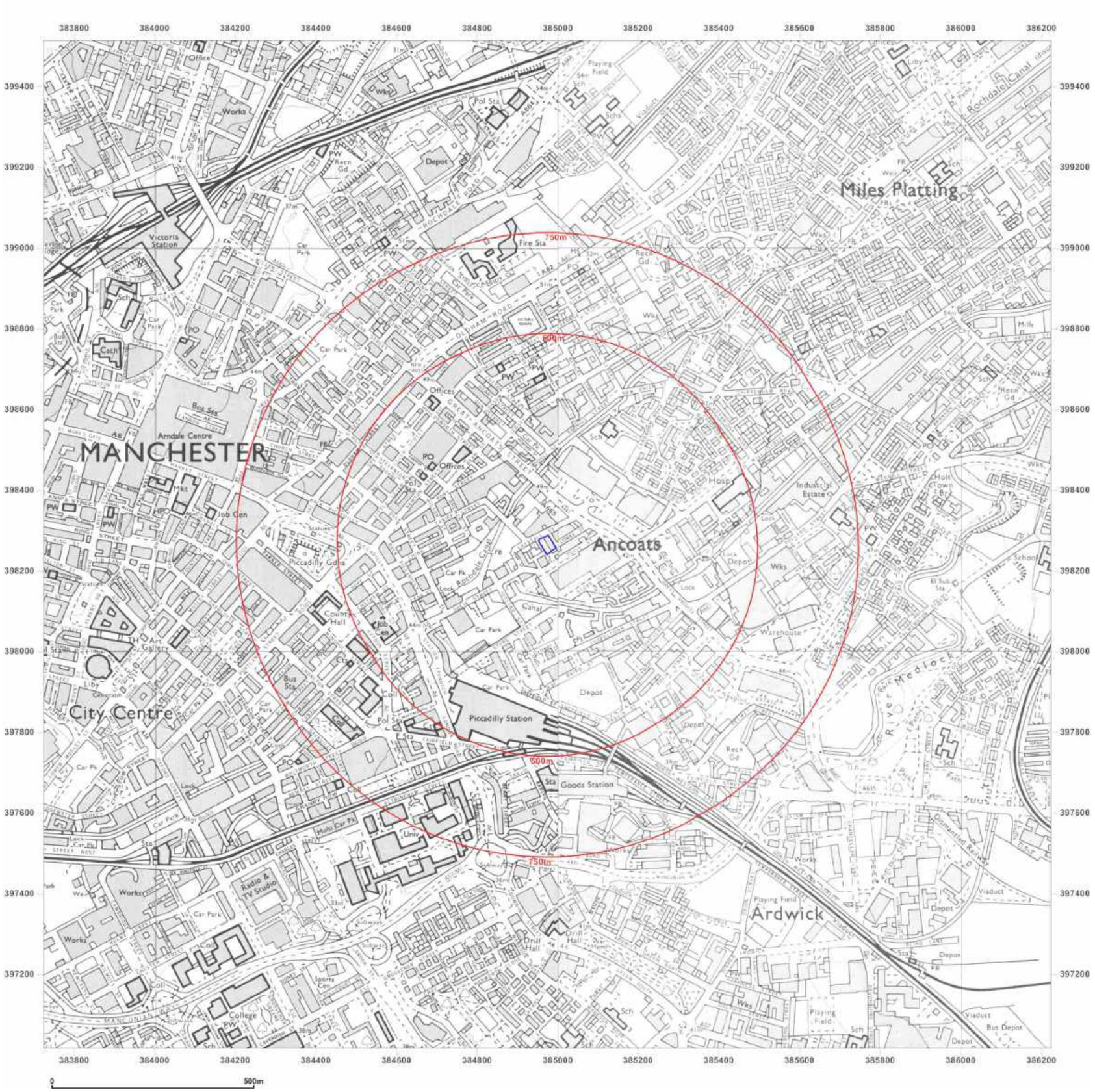
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Groundsure INSIGHTS

Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

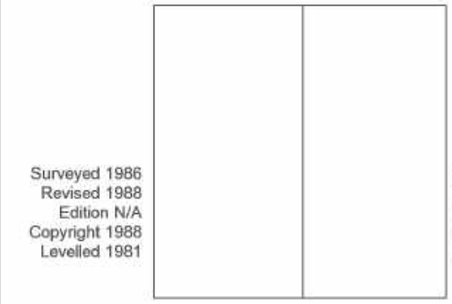
Map Name: National Grid

Map date: **1988-1991**

Scale: 1:10,000

Printed at: 1:10,000

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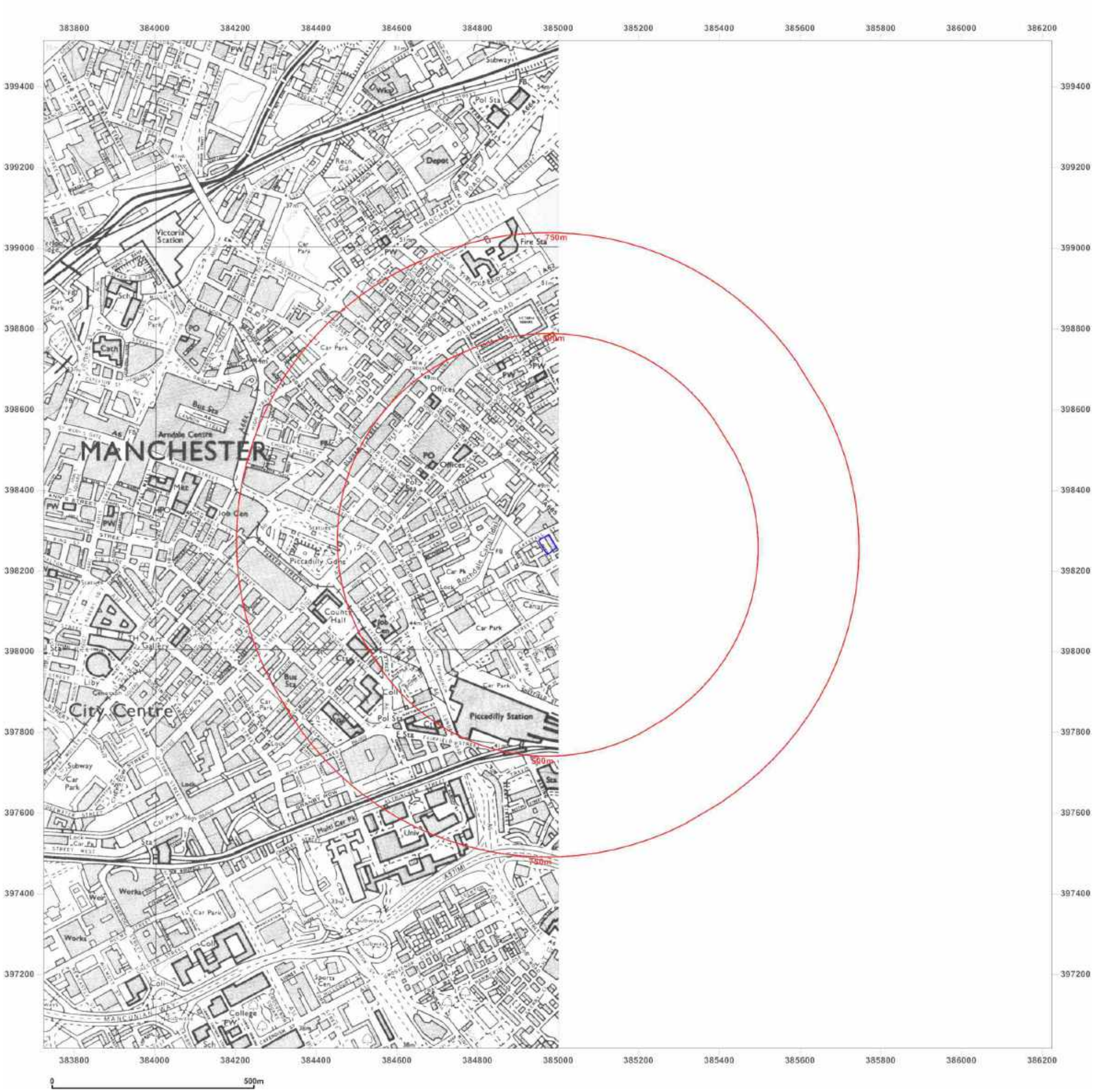
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Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: National Grid
Map date: **1994**
Scale: 1:10,000
Printed at: 1:10,000

N
W E
S

Surveyed 1986
Revised 1994
Edition N/A
Copyright 1994
Levelled 1981

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Site Details:

LAYSTALL STREET,
MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: National Grid
Map date: **2001**
Scale: 1:10,000
Printed at: 1:10,000

N
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2001

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Site Details:

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MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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2010

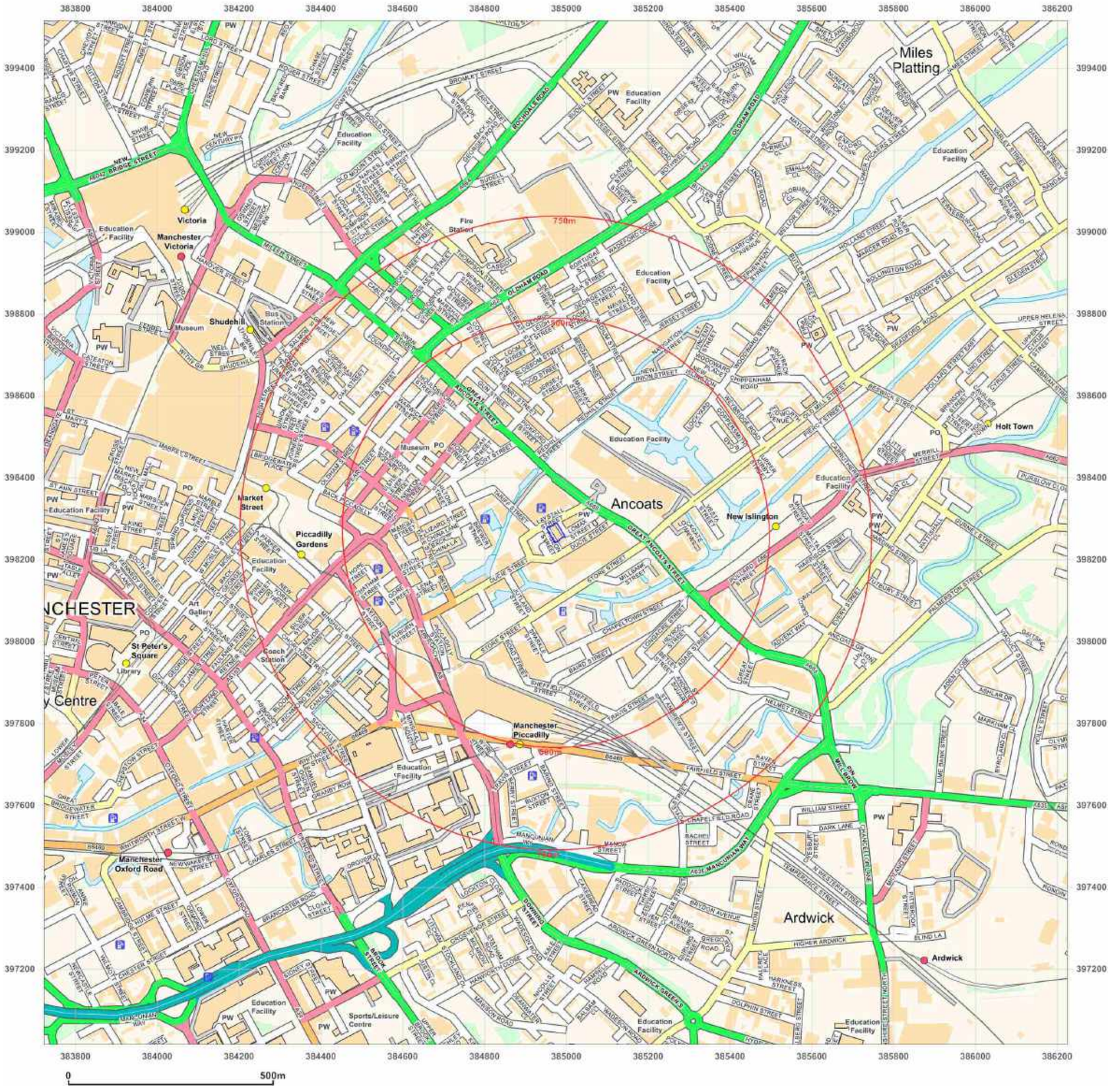
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Groundsure INSIGHTS

Site Details:

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MANCHESTER, M1 2JZ

Client Ref: A3664
Report Ref: GS-6962372
Grid Ref: 384973, 398265

Map Name: National Grid
Map date: **2020**
Scale: 1:10,000
Printed at: 1:10,000

N
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2020

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