

Phase 1 Desk Study and Preliminary Geoenvironmental Assessment

For a site referred to as

Xaverian College, New Science Block

Undertaken for

Xaverian College c/o AA Projects

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Revision Status / History

Rev	Date	Issue / Purpose/ Comment	Prepared	Checked	Authorised
-	09/03/2023	Final	TPB	SCS	SCS

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1.0 INTRODUCTION

Appointment

- 1.1 WML Consulting has been commissioned by AA Projects on behalf of Xaverian College, to undertake a Phase 1 Desk Study and Preliminary Geoenvironmental Assessment of a site to be redeveloped within the existing Xaverian College campus.

Proposed Development

- 1.2 The project comprises the construction of a new building located on the south western corner of the existing College Campus.
- 1.3 The new build 3-storeys structure is to provide student science labs and associated accommodation. The building is to be located on the existing Sunbury Building footprint which is to be demolished as part of these works.
- 1.4 The location of the Sunbury Building (Building 2) and preliminary proposed plan are included on the unreferenced Xaverian Campus Drawing is included in Appendix 01.

Objective

- 1.5 The purpose of the desk study is to collate available geological and environmental data for the site and its environs in order to undertake a preliminary geotechnical and geoenvironmental appraisal and thus inform a site-specific conceptual model.
- 1.6 This enables a preliminary assessment of geo-environmental risks to be undertaken and provides information for the design of a geotechnical and geo-environmental ground investigation.
- 1.7 This follows current recommendations set out in the Environment Agency (EA) Model Procedures for Land Contamination Risk Management, April 2021.

Scope

- 1.8 The desk study has comprised a site walkover on 10th February 2023 and a review of the following information sources:
- British Geological Survey (BGS) 1:50,000 scale, Sheet 85 'Manchester' (Solid & Drift editions).
 - BGS Digital Geological Map of Great Britain (DiGMapGB-50; available as a web map service).
 - Coal Authority interactive map viewer (available as a Web Map Service).
 - The site and surrounding area's geological and environmental setting from data presented in the site specific GroundSure Environmental Insight Report (Appendix 03).
 - Historical Ordnance Survey maps as provided by GroundSure (Appendix 03).
 - Review of free public sector information through QGIS viewer licensed under the Open Government Licence v3.0.
 - Zetica Unexploded Bomb Risk Map (<https://zeticauxo.com/downloads-and-resources/risk-maps/>) (Appendix 04).

2.0 SITE SETTING

Description	Comments
Site Address	Xaverian College, Lower Park Road, Manchester, M14 5RB
National Grid Reference	385313E, 395378N
Site Area	0.19 hectares
Site Location	The site is bounded by:- North & East – Xaverian College Campus. South – Crescent Road with residential properties beyond. West – Crescent Range with residential properties beyond.
Site Description	At the time of the inspection in February 2023 the site was occupied by the centrally located, two to three storey Sunbury Building. It understood that a partial basement level extends beneath parts of the building. The centrally located structure was surrounded by areas of asphalt and concrete hardstanding used for access and car parking. Two mature deciduous trees are located on the south-western site boundary with a further three immature silver birch trees located in the northern part of the site. Vehicular access to site was formed by a gateway from Thurloe Street on the south-western site boundary. Photographs of the site are provided in Appendix 02.
Topography	The site is generally level and commensurate with the surrounding area at around 39mAOD. A topographic survey by Chris Partington Land Surveyors, referenced 140223JC-01, is presented in Appendix 01.

3.0 ENVIRONMENTAL SETTING

3.1 The following sections on the environmental setting of the site are summarised from the GroundSure Enviro Insight Report and a review of the information sources outlined within Section 1.8.

Description	Comments	
Geology (1:10, 000, 1:50,000 scale Map Sheets and digital mapping)	Artificial Deposits	None recorded within the site.
	Superficial Deposits	The site is underlain by the Devensian Glacial Till, indicated to mainly comprise clay locally interbedded with sands and gravels.
	Solid Strata	Triassic Chester Pebble Beds Formation, indicated to comprise sandstone.
	Geological Faults	None within 500m.
	BGS Records	None available within 100m of the site.
Mining and Subsidence	In consideration of the indicated geology, risks to the development from subsidence relating to shallow, unrecorded abandoned coal mine workings are considered low and can be discounted. The risk from non-coal mining activity at the site is also considered low.	
Radon	The site is not in a Radon Affected Area as defined by the UK Health Security Agency where less than 1% of properties are above the Action Level of exposure. Therefore, no radon protection measures are necessary for new structures as described in publication BR211 by the Building Research Establishment.	
Hydrogeology	Superficial Aquifer	Secondary Undifferentiated These layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.
	Bedrock Aquifer	Principal These comprise 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.
	Source Protection Zone (SPZ) within 500m	The site is located within a Zone 3 Total Catchment SPZ.
	Groundwater Abstractions within 500m	None.
Hydrology	Surface Water Features within 250m	None.

Description	Comments			
	Surface Water Abstractions within 500m	None.		
Landfill and Waste Management Activity	Active Landfills within 500m	None.		
	Historical (Environment Agency (EA)/Local Authority) Landfill within 250m	None.		
	Other Waste Sites within 250m	Waste exemption 246m south for sorting and denaturing of controlled drugs for disposal.		
Industrial Land Use Information	There are 13no potentially contaminative industrial sites recorded within 250m of the subject site. The nearest and most relevant of these relate to:-			
	Distance (m)	Direction	Activity	
	91	NW	Fish, Meat and Poultry Products	
	94	W	Works	
	98	E	Electricity Sub Station	
	Underground High Pressure Pipelines within 500m		None.	
	Petrol Filling Stations within 250m		Nearest 243m north-west at 10 Wilmslow Road.	
Active Environmental Permits, Incidents and Registers	Active Permits Incidents/Registers		Distance (m)	Comments
	IPC Authorisations, Part A(1),		250	None
	Part A(2) Authorised Activities		250	None
	Part B IPPC Authorised Activities		250	None
	List 1 or List 2 Dangerous Substances Inventory Sites		250	None
	Radioactive Substance Authorisations		250	None
	Recorded Pollution Incidents		250	None
	Control of Major Accident Hazards (COMAH)		250	None
	Contaminated Land - Section 78R of the Environmental Protection Act 1990		250	None
Potential Flood Risk	Detailed assessment of flood risk is outside the scope of this report. However, reference to the EA website and the Groundsure report indicates that the risk of flooding from rivers and the sea (RoFRaS) is currently designated as 'very low'.			

Description	Comments
	The site is indicated on BGS records to be within an area which is considered to have a moderate risk of groundwater flooding.
Environmentally Sensitive Sites	Other than being located within an SSSI Impact Zone there are no designated environmentally sensitive sites within 250m of the subject site. However, an ecological assessment of the site falls outside of the brief of this report and it is recommended that an ecological specialist be consulted where considered necessary.
Archaeological Information	No archaeological information has been obtained for the purpose of this report. Where considered appropriate, reference should be made to an archaeological consultant in this respect.
UXO Risk Map	The Zetica UXO Unexploded Bomb Risk Map, presented in Appendix 04, indicates the site be located in a moderate risk areas. However, it should be that this does not provide a UXO risk assessment and is for information purposes.

4.0 HISTORICAL SETTING

- 4.1 The historical development of the site has been determined by reference to archive Ordnance Survey (OS) map extracts obtained from the GroundSure EnviroInsight Report in Appendix 03.
- 4.2 The earliest map dated 1849 indicates the site to comprise undeveloped land within Rusholme Park. By 1891 the site had been developed as 'Sunbury', with a centrally located detached residential structure surrounded by gardens and glasshouses to the north-east.
- 4.3 By 1934 the structure had become part of Xaverian College and has remained roughly unchanged to present day with the exception of a small extension to the northern elevation sometime in the late 1990's or early 2000's.
- 4.4 The area surrounding the site has historically comprised undeveloped land within Rusholme Park until extensive residential development occurred in the late 19th century.
- 4.5 By 1930 the land to the north-east of the site had been developed as Xaverian College, where additional structures were constructed between the 1960's and 2000's. Localised clearance of residential terrace structures around 50m west of the site occurred between 1961 and 1979. This was followed by commercial / industrial redevelopment of the area.
- 4.6 Historical industrial development in the immediate surrounding area is limited to a Tramway Depot 250m north-west.
- 4.7 Therefore, on the basis of the previous site use, no significant widespread sources of ground contamination are envisaged. However, the potential for more localised contamination associated with the sites historical use cannot be wholly discounted at this stage.
- 4.8 This could include Asbestos Containing Materials (ACM) within near surface soils as a result of historical and unspecified works within the site.

5.0 PRELIMINARY CONTAMINATION RISK ASSESSMENT

Introduction

- 5.1 The following paragraphs outline a Preliminary Risk Assessment (PRA) for the site as defined by DEFRA and the EA Model Procedures for Land Contamination Risk Management, April 2021.
- 5.2 The table in Paragraph 5.4 provides a Preliminary Conceptual Model (PCM) which defines the site in terms of a potential contamination linkage, that is, whether a pathway exists between a contamination source and a sensitive environmental receptor (Source-Pathway-Receptor relationship).
- 5.3 The table considers whether a contamination linkage is potentially present or not and provides a preliminary qualitative assessment of risk, based on the information currently available and in accordance with guidance provided in the CIRIA document C552 (2001) Contaminated Land Risk Assessment – A Guide to Good Practice. The risk evaluation process is described further in Appendix 05.
- 5.4 Where a possible linkage is identified, it does not necessarily mean that a significant risk exists, but indicates that further information is required through appropriate site investigation to substantiate the conceptual model.

Source	Pathway	Receptor	Probability of Linkage	Comment
The likelihood of significant ground contamination sources being present at the site due to its past use is considered low although localised sources cannot be wholly discounted at this stage. The presence of ACM within existing structures and shallow soils also cannot be discounted.	Direct contact, ingestion of soil, dermal contact, dust exposure pathways.	Current Site Users	Unlikely	The site is currently primarily occupied by hard cover and buildings. Site use is also transient in nature. As such no significant long-term direct exposure scenario is considered likely. Therefore, the risk to current site users is considered LOW .
		Site End Users	Unlikely	The provision of new buildings and hard cover would continue to break any direct contamination linkage, although it cannot be discounted that such could exist within localised areas of soft landscaping. However, as the likelihood of significant ground contamination sources is low, the risk to site end users from direct contact with contaminated ground is also considered LOW .
		Construction Workers	Low	Construction workers are unlikely to be exposed to significantly contaminated soils during earthworks and foundation construction. Also, the exposure time will be relatively short with any contamination risks being mitigated by adopting good site working practices including appropriate health and safety measures during the works, thus providing a LOW preliminary risk.

Source	Pathway	Receptor	Probability of Linkage	Comment
		Adjacent land users	Unlikely	Contact via wind-blown dust/debris, particularly during the development phase is possible. The current risk is considered VERY LOW although this would increase during construction works. Appropriate health and safety measures adopted during site development will ensure that the risk remains low.
The presence of widespread and significant soluble and/or liquid and therefore mobile contaminants occurring at the site due to its past use is considered low.	Direct downward migration through leaching and/or mobile liquids.	Groundwater	Unlikely	The bedrock directly underlying the site is classified as a Principal Aquifer. However, in view of the presence of significant mobile contaminants being unlikely and the low sensitivity of the intervening Glacial Till, the preliminary risk to groundwater is considered LOW .
	Off-site migration in groundwater or surface water flow.	Surface water	No Linkage Envisaged	There are no recorded surface water features within influencing distance and no significant sources of mobile contaminants are anticipated beneath the site. Therefore the preliminary risk to surface water is considered VERY LOW .
		Groundwater and surface water abstractions	Low	The site is within an EA Source Protection Zone although there are no active water abstractions within 500m. Therefore, as no significant sources of mobile contaminants are anticipated beneath the site, the risk to groundwater/surface water abstractions is considered LOW .
		Adjacent Properties	Unlikely	No significant sources of mobile contaminants are anticipated beneath the site with no mechanism for significant lateral movement of contaminants to nearby receptors. Therefore, the preliminary risk to adjacent properties is considered LOW .
		Ecology	Unlikely	There are no designated ecologically sensitive sites within influencing distance of the subject site. The risk to any recorded sensitive ecology from the site is therefore considered LOW .
The likelihood of volatile contaminants occurring at the site due to its past use is considered low.	Inhalation of harmful vapours (indoor and outdoor airspaces)	Current Site Users	Unlikely	Significant sources of volatile contaminants at the site are not anticipated. In addition, the transient use of the site will minimise the exposure time to any volatile contamination. Therefore the preliminary perceived risk to current site users is assessed as LOW .
		Site End Users	Unlikely	Significant sources of volatile contaminants at the site are not anticipated. The preliminary risk from inhalation of indoor/outdoor air is therefore considered LOW .

Source	Pathway	Receptor	Probability of Linkage	Comment
		Construction Workers	Unlikely	In the unlikely event of construction workers coming into contact with possible volatile compounds, the exposure time will be relatively short. The chronic exposure risk to construction workers, assuming that appropriate health and safety measures will be adopted, is therefore considered LOW .
		Adjacent Properties	Unlikely	Significant sources of volatile contaminants arising from the site's past use are not anticipated. Therefore the preliminary risk to adjacent properties from volatile contaminants at the site is assessed as LOW .
There are no operational /historic landfills recorded within influencing distance of the site. The presence of ground gas within shallow mine workings beneath the site can also be discounted.	Emissions from the ground beneath the site collecting in confined spaces and excavations	Construction/ services maintenance workers	Unlikely	The potential to generate significant volumes of ground gas beneath the site is considered low. Assuming that appropriate health and safety measures will be adopted during construction, the preliminary risk is therefore considered LOW .
	Migration of gases on/off site and collecting in confined spaces on/off site.	Adjoining site users	Unlikely	The potential to generate significant volumes of ground gas beneath the site is considered low. Therefore, the preliminary risk to adjacent properties from ground gas arising from the site is considered LOW .
		Current/future site users	Unlikely	The potential to generate significant volumes of ground gas beneath the site or for such to migrate from offsite sources is considered low. Therefore, the preliminary risk to current/future sites users from ground gas is considered LOW .
The site is within an area where less than 1% of properties are affected by naturally occurring radon gas.	Natural emissions from the ground collecting in confined spaces within buildings	Site end users	No linkage envisaged	The site is not located in an area where radon protection measures are required. Therefore, the potential risk to site end users is considered VERY LOW .
Chemicals which could prove aggressive to construction materials are unlikely to be present on site.	Direct contact	Construction concrete, plastic water pipes.	Unlikely	Any risks to construction materials identified after site investigation and assessment will be mitigated as part of the structural design. The perceived risk is therefore considered LOW .

Preliminary Risk Assessment

- 5.5 Under the proposed development scenario, potential pollution linkages are generally considered low or unlikely with associated preliminary risks being assessed as low.
- 5.6 The approach at the Phase 1 Desk Study stage is, however, precautionary until such time as uncertainties in the conceptual model can be verified by appropriate site investigation.
- 5.7 Such uncertainties relate in the main to the potential for ACM and asbestos fibres to be present within existing structures and shallow soils resulting from unrecorded historical demolition. The level of historical contamination as a result of the site's brownfield status should also be established.

6.0 PRELIMINARY DEVELOPMENT CONSIDERATIONS

Geotechnical Considerations

Development Consideration	Summary
Asbestos Survey	It is assumed that no demolition will proceed until an appropriate asbestos survey of the existing sports hall has been undertaken and any ACM removed by an appropriately licensed contractor.
Ground Obstructions	Foundations, ground floor slabs and other buried concrete obstructions associated with the current structure will need to be removed where such are present.
Foundations and Floor Slabs	Significant thicknesses of made ground are not envisaged for the majority of the site, however the presence of a basement within the existing structure and the potential for volume change of the anticipated cohesive soils associated with the nearby trees may require foundations to extend to greater depths. A piled solution cannot be ruled out at this stage. Therefore foundation options will be subject to detailed ground investigation and assessment.
Soakaways	Due to the likely impermeable nature of the underlying superficial deposits the use of soakaway drainage is not anticipated to be feasible.

Other Considerations

Development Consideration	Summary
Existing Services	The locations of all existing services will need to be accurately determine across the full footprint of the development area. It cannot be ruled out that services may need to be diverted to accommodate the proposed development.
UXO	The Zetica UXO Unexploded Bomb Risk Map, presented in Appendix 04, indicates the site be located in a moderate risk area.

7.0 SUMMARY AND RECOMMENDATIONS

Development Considerations	Comments
Shallow Coal Mining	Very low risk.
Flood Risk	Low risk.
Ground Obstructions	Foundations, ground floor slabs and other buried concrete obstructions associated with existing structure will need to be removed.
Foundations	This will need to be confirmed by appropriate ground investigation.
Ground Contamination	Low preliminary risk to be confirmed by ground investigation and chemical analysis.
Hazardous Ground Gas	Low preliminary risk.
Radon	No radon protection measures are required.
Soakaway Drainage	Due to the anticipated relatively impermeable nature of the underlying deposits, the use of soakaway drainage is unlikely be feasible.
Asbestos	No demolition to take place without an asbestos survey and subsequent removal.
Underground Services	A scan survey of underground private and statutory services may be required.
UXO	In consideration of moderate bomb risk it is recommended that a UXO Threat Assessment is undertaken prior to any significant groundworks.

Site Investigation

- 7.1 Site investigations will be necessary to provide information on the physical and chemical ground conditions. This will enable assumptions made in the preliminary site conceptual model to be confirmed or modified so as to assess the actual environmental risks posed by the site.
- 7.2 The investigation will comprise sampling and chemical analysis of the near surface soil and will include analysis for the identification of ACM and asbestos fibres. Depending on the ground conditions encountered, investigations may also need to include insitu monitoring for ground gas.
- 7.3 Ground investigations will also provide parameters for the design of foundations, floor slabs and external pavements.
- 7.4 Site investigations will be undertaken in accordance with British Standard Institution (BSI), Code of Practice for Ground Investigations – BS5930:2015 + A2:2010 and Investigation of Potentially Contaminated Sites – Code of Practice. BS 10175:2011 +A2:2017.

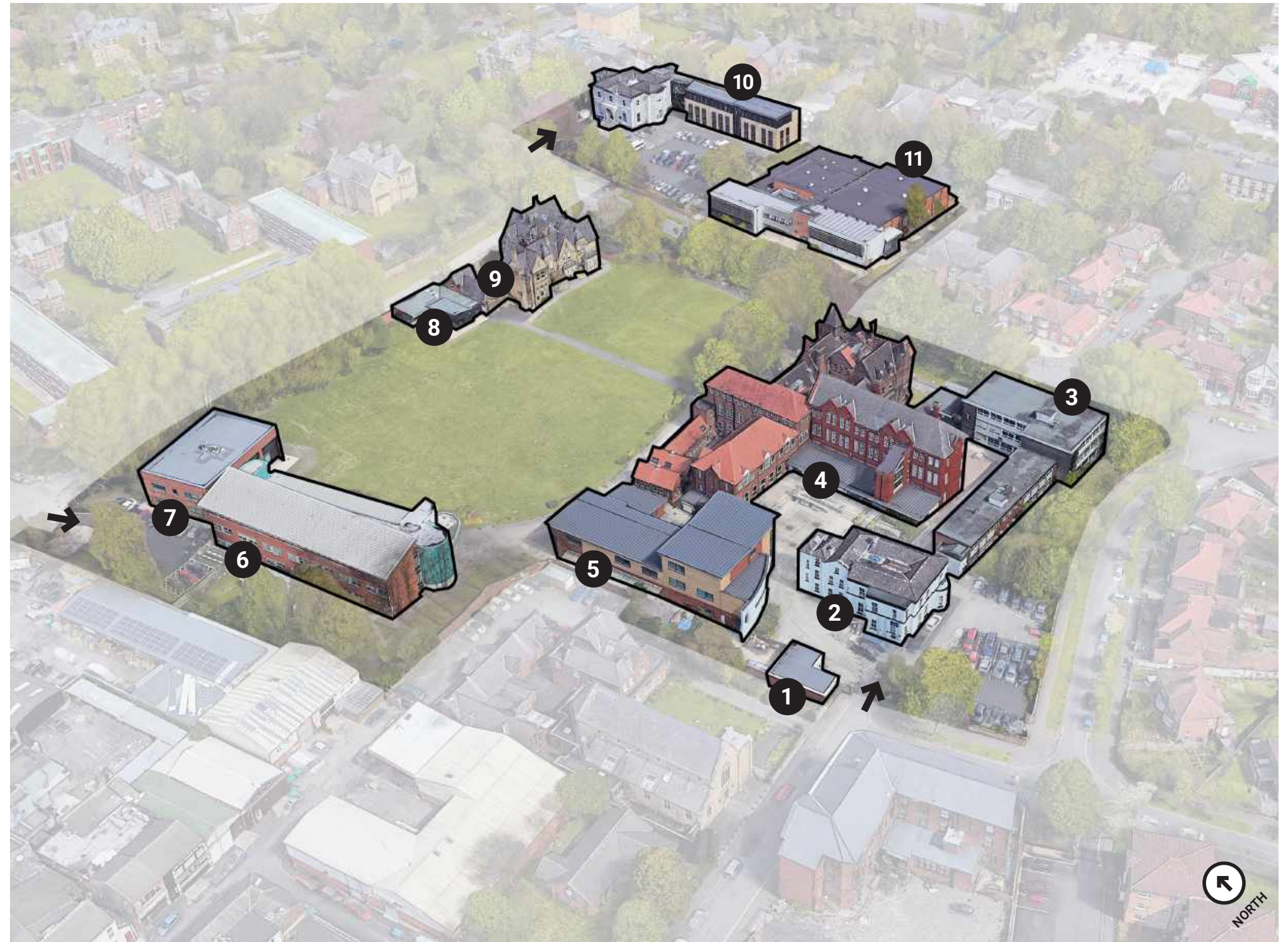
APPENDIX 01

Drawings

Existing Site.

Xaverian Campus Buildings

1. Estate Workshop / Gatehouse
Staff spaces
2. Sunbury
RE (Pastoral)
3. Xavier
Science
Lecture Theatre
4. Firwood (*Grade II Listed*)
General Teaching (main block)
Admin Spaces
Social / Dining & associated kitchens.
Chapel
5. Ryken
General Teaching
Main Reception
LRC (Library)
6. Mayfield
General Teaching
7. Theresa Quinn
General Teaching
8. The Pavilion
Social / Dining
9. Marylands (*Grade II Listed*)
General Teaching
10. Ward Hall (*Grade II Listed*)
Art / DT / Graphics
11. Birtles
Main Hall / Exams
Performing Arts
Sport



Google Earth View of Xaverian Campus

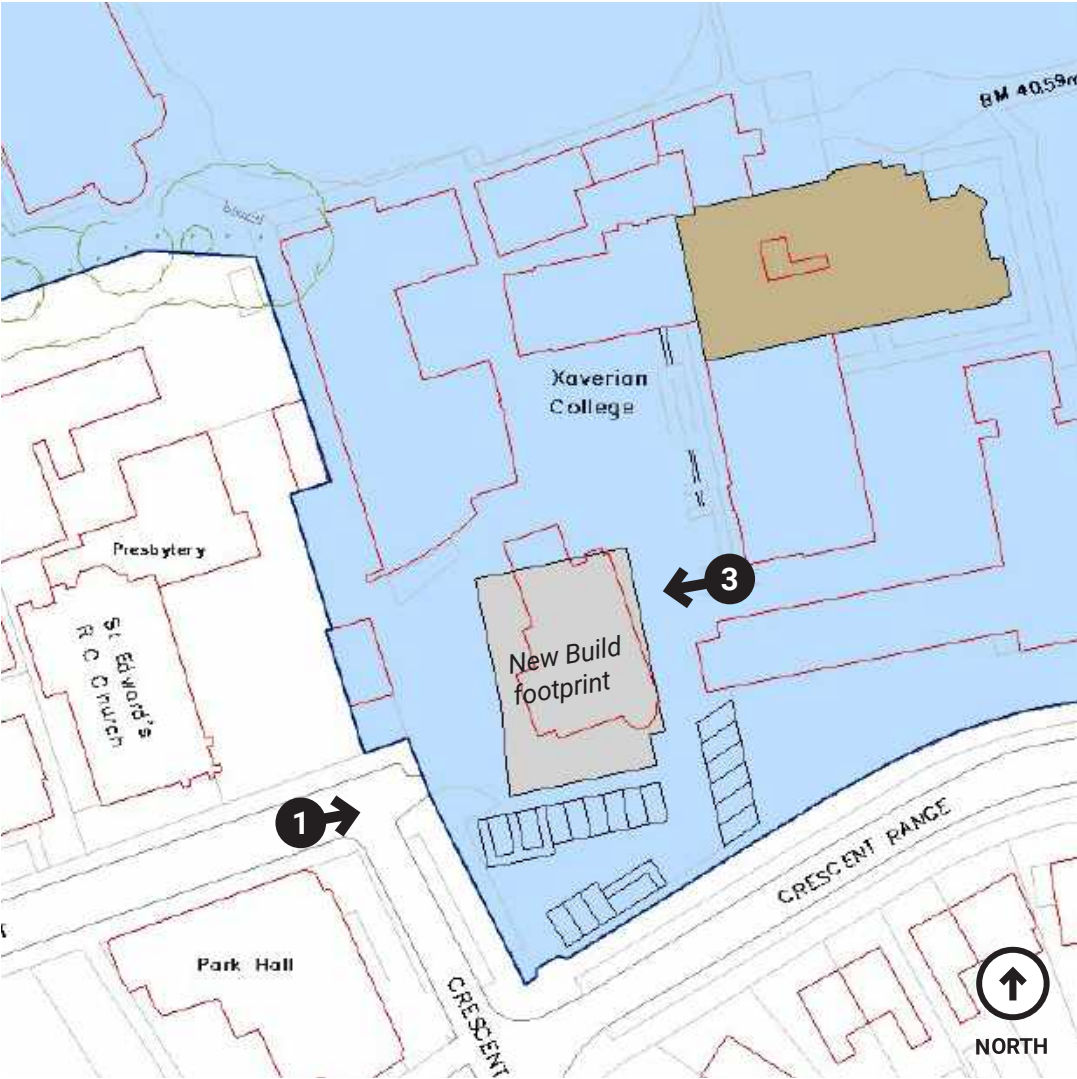
Proposed Elevations (draft).



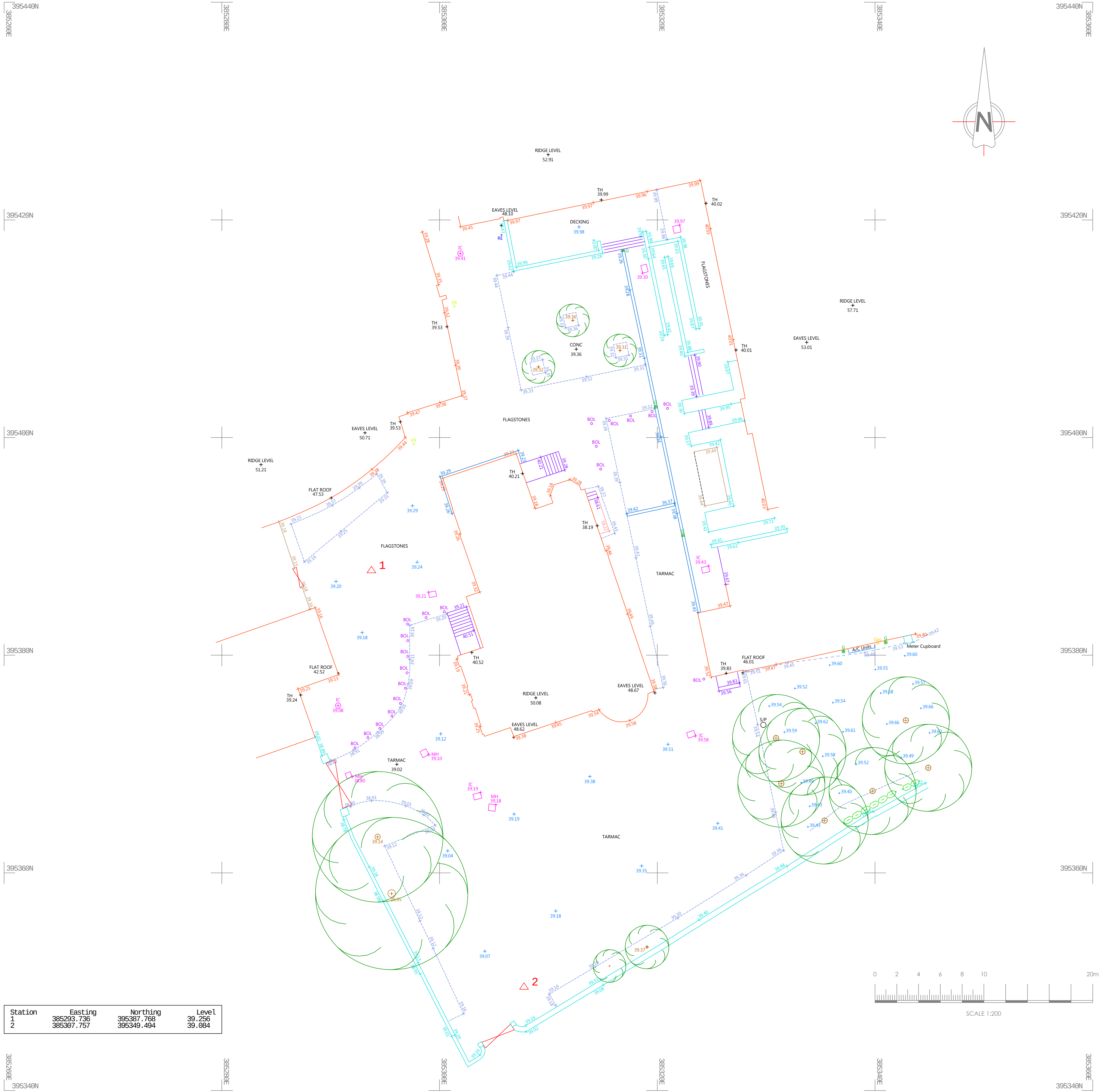
1 | Elevation - west facing
1 : 100



3 | Elevation - east facing
1 : 100



Elevation Key Plan



Station	Easting	Northing	Level
1	385293.736	395387.768	39.256
2	385387.757	395349.494	39.084

Abbreviations/Symbols (Measured Building Surveys):

C:	Window Cill Height
H:	Window Head Height
BH:	Beam Height
DH:	Door Height
COL:	Column
SVP:	Soil Vent Pipe
FL:	Floor Level
TH:	Threshold Level
FC:	Floor to Ceiling Height
VC:	Vaulted Ceiling

Line types

---	Hedge Lines
---	Drainage Runs
---	Overhead Electricity Cables
---	Overhead Telephone Cables

Symbols

○	Tree/Bush	□	Glass House
△	Control Station	↑	Osbn
●	Borehole		
⊗	Trial Hole		

Abbreviations (Topographic Survey):

AH:	Arch Height
AV:	Air Valve
BB:	Belted Beacon
BOB:	Electricity Box, Cables Box, Etc.
BOL:	Bollard
BT/IC:	British Telecom Inspection Chamber
BS:	Bus Stop
BS/LP:	Bus Stop / Lamp Post
CAIV:	CAIV Inspection Chamber
CCIV:	Closed Circuit Television
CL:	Cellar Light
C.PIL:	Catch Pit
ER:	Earth Road
EC:	Electricity Inspection Chamber
EP:	Electricity Pole
FH:	Fire Hydrant
FP:	Flag Pole
GV:	Gas Valve
G:	Gully
IC:	Inspection Chamber
KO:	Kerb Outlet
LP:	Lamp Post
LB:	Letter Box
LC:	Lighting Column
MR:	Marker
MH:	Manhole
MP:	Mooring Point
MS:	Mile Stone
NYNEX:	Nynex Inspection Chamber
O/H:	Over Hang
P:	Post
PO/IC:	Post Office Inspection Chamber
R/S:	Road Sign
RE:	Roadside Eye
RTW:	Retaining Wall
S/P:	Sign Post
SNP:	Street Name Plate
ST:	Stop Tap
SV:	Stop Valve
T:	Telecom Inspection Chamber
TCB:	Telephone Call Box
TH:	Threshold Level
TL:	Traffic Light
TP:	Telegraph Pole
TROUGH:	Trough
WO:	Water Outlet
WM:	Water Meter

Fence Descriptions:

B/W:	Barbed Wire
C/B:	Close Boarded
C/BARRIER:	Crash Barrier
C/L:	Chain Link
C/P:	Chestnut Paving
C/I:	Corrugated Iron
I/R:	Iron Rolling
MIS/C:	Miscellaneous
P/R:	Post & Rail
P/W:	Post & Wire
P/C:	Post & Chain
S/PAL:	Steel Palisade
W/M:	Wire Mesh

Survey Notes:

Coordinates and Levels related to Ordnance Survey Datum - GPS OSGB36

Revision	Date	Description



Chris Parlington Land Surveyors
44a Green Lane
Sale
Cheshire
M33 5PP
t: 0161 976 1194
www.cpls.co.uk esurvey@cpls.co.uk

Client
AA Projects

Project
Xaverian College, Rusholme
Site Survey

Scale 1:200	Surveyed By J C	Date Feb 2023
Drawing No. 140223JC-01	Checked By CPLS	Date Feb 2023
	Drawn By J C	Date Feb 2023

APPENDIX 02

Site Photographs



Photograph 1
View south-west towards the eastern elevations of the existing two / three storey Sunbury Building.



Photograph 2
View south-east towards the western elevation of the existing two / three storey Sunbury Building.



Photograph 3
View north-east towards the western elevation of the existing two / three storey Sunbury Building.



Photograph 4

View west across the northern part of the site with the northern elevation of the Sunbury Building in the left of the picture and an immature silver birch in the right of the picture. The neighbouring Ryken Building is visible in the background.



Photograph 5
View south across the eastern part of the site with the Sunbury building in the right of the picture and the neighbouring Xavier Building in the left of the picture.



Photograph 6
View west towards semi-mature to mature deciduous trees located on the south-western site boundary.

APPENDIX 03

GroundSure Enviro & Geosight Report

XAVERIAN COLLEGE, XAVERIAN COLLEGE, LOWER PARK ROAD, MANCHESTER, M14 5RB

Order Details

Date: 23/02/2023
Your ref: 10961G
Our Ref: HMD-424-9377982

Site Details

Location: 385313 395378
Area: 0.19 ha
Authority: [Manchester City Council](#)



Summary of findings

p. 2 **Aerial image**

p. 8

OS MasterMap site plan

p.12 groundsure.com/insightuserguide

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	0	3	33	-
15	1.2	Historical tanks	0	0	1	1	-
15	1.3	Historical energy features	0	0	8	8	-
16	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	1	4	19	-
18	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
19	2.1	Historical industrial land uses	0	0	3	42	-
21	2.2	Historical tanks	0	0	1	3	-
22	2.3	Historical energy features	0	0	9	14	-
23	2.4	Historical petrol stations	0	0	0	0	-
23	2.5	Historical garages	0	1	6	30	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
25	3.1	Active or recent landfill	0	0	0	0	-
25	3.2	Historical landfill (BGS records)	0	0	0	0	-
26	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
26	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
26	3.5	Historical waste sites	0	0	0	0	-
26	3.6	Licensed waste sites	0	0	0	4	-
28	3.7	Waste exemptions	0	0	1	7	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
29	4.1	Recent industrial land uses	0	0	13	-	-
30	4.2	Current or recent petrol stations	0	0	1	2	-
31	4.3	Electricity cables	0	0	0	0	-
31	4.4	Gas pipelines	0	0	0	0	-
31	4.5	Sites determined as Contaminated Land	0	0	0	0	-



31	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
32	4.7	Regulated explosive sites	0	0	0	0	-
32	4.8	Hazardous substance storage/usage	0	0	0	0	-
32	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
32	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
32	4.11	<u>Licensed pollutant release (Part A(2)/B)</u>	0	0	0	8	-
34	4.12	Radioactive Substance Authorisations	0	0	0	0	-
34	4.13	<u>Licensed Discharges to controlled waters</u>	0	0	1	2	-
34	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
35	4.15	Pollutant release to public sewer	0	0	0	0	-
35	4.16	List 1 Dangerous Substances	0	0	0	0	-
35	4.17	List 2 Dangerous Substances	0	0	0	0	-
35	4.18	<u>Pollution Incidents (EA/NRW)</u>	0	0	0	3	-
36	4.19	Pollution inventory substances	0	0	0	0	-
36	4.20	Pollution inventory waste transfers	0	0	0	0	-
36	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
37	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
39	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
41	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
42	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
42	5.5	Groundwater vulnerability- local information	None (within 0m)				
43	5.6	<u>Groundwater abstractions</u>	0	0	0	0	9
46	5.7	Surface water abstractions	0	0	0	0	0
46	5.8	Potable abstractions	0	0	0	0	0
46	5.9	<u>Source Protection Zones</u>	1	0	0	0	-
47	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
48	6.1	Water Network (OS MasterMap)	0	0	0	-	-



48	6.2	Surface water features	0	0	0	-	-
49	6.3	<u>WFD Surface water body catchments</u>	1	-	-	-	-
49	6.4	<u>WFD Surface water bodies</u>	0	0	0	-	-
50	6.5	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
51	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
51	7.2	Historical Flood Events	0	0	0	-	-
51	7.3	Flood Defences	0	0	0	-	-
52	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
52	7.5	Flood Storage Areas	0	0	0	-	-
53	7.6	Flood Zone 2	None (within 50m)				
53	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
54	8.1	<u>Surface water flooding</u>	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding					
56	9.1	<u>Groundwater flooding</u>	High (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
57	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
57	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
57	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
57	10.4	Special Protection Areas (SPA)	0	0	0	0	0
58	10.5	National Nature Reserves (NNR)	0	0	0	0	0
58	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
58	10.7	Designated Ancient Woodland	0	0	0	0	0
58	10.8	Biosphere Reserves	0	0	0	0	0
59	10.9	Forest Parks	0	0	0	0	0
59	10.10	Marine Conservation Zones	0	0	0	0	0
59	10.11	Green Belt	0	0	0	0	0
59	10.12	Proposed Ramsar sites	0	0	0	0	0



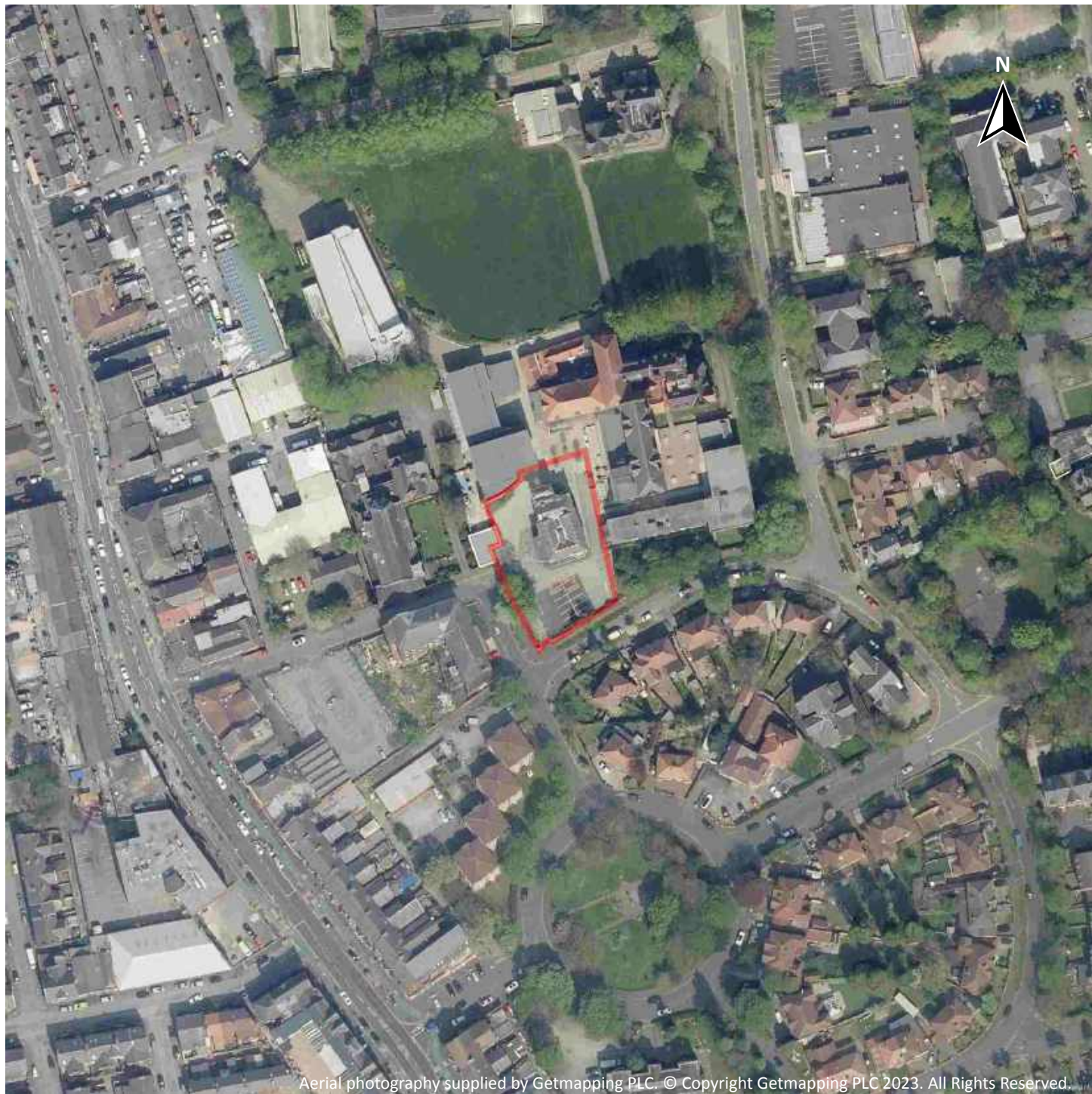
59	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
60	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
60	10.15	Nitrate Sensitive Areas	0	0	0	0	0
60	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
61	10.17	<u>SSSI Impact Risk Zones</u>	1	-	-	-	-
62	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
63	11.1	World Heritage Sites	0	0	0	-	-
64	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
64	11.3	National Parks	0	0	0	-	-
64	11.4	<u>Listed Buildings</u>	0	1	8	-	-
65	11.5	<u>Conservation Areas</u>	1	0	0	-	-
65	11.6	Scheduled Ancient Monuments	0	0	0	-	-
66	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
67	12.1	<u>Agricultural Land Classification</u>	Urban (within 250m)				
68	12.2	Open Access Land	0	0	0	-	-
68	12.3	Tree Felling Licences	0	0	0	-	-
68	12.4	Environmental Stewardship Schemes	0	0	0	-	-
68	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
69	13.1	Priority Habitat Inventory	0	0	0	-	-
69	13.2	Habitat Networks	0	0	0	-	-
69	13.3	Open Mosaic Habitat	0	0	0	-	-
69	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
70	14.1	<u>10k Availability</u>	Identified (within 500m)				
72	14.2	Artificial and made ground (10k)	0	0	0	0	-
73	14.3	<u>Superficial geology (10k)</u>	1	0	0	4	-

74	14.4	Landslip (10k)	0	0	0	0	-
75	14.5	<u>Bedrock geology (10k)</u>	1	0	1	4	-
76	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
77	15.1	<u>50k Availability</u>	Identified (within 500m)				
78	15.2	Artificial and made ground (50k)	0	0	0	0	-
78	15.3	Artificial ground permeability (50k)	0	0	-	-	-
79	15.4	<u>Superficial geology (50k)</u>	1	0	0	1	-
80	15.5	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
80	15.6	Landslip (50k)	0	0	0	0	-
80	15.7	Landslip permeability (50k)	None (within 50m)				
81	15.8	<u>Bedrock geology (50k)</u>	1	0	1	1	-
82	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
82	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
83	16.1	<u>BGS Boreholes</u>	0	0	10	-	-
Page	Section	Natural ground subsidence					
85	17.1	<u>Shrink swell clays</u>	Very low (within 50m)				
86	17.2	<u>Running sands</u>	Very low (within 50m)				
87	17.3	<u>Compressible deposits</u>	Negligible (within 50m)				
88	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
89	17.5	<u>Landslides</u>	Very low (within 50m)				
90	17.6	<u>Ground dissolution of soluble rocks</u>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
91	18.1	Natural cavities	0	0	0	0	-
91	18.2	BritPits	0	0	0	0	-
91	18.3	Surface ground workings	0	0	0	-	-
91	18.4	Underground workings	0	0	0	0	0
92	18.5	Historical Mineral Planning Areas	0	0	0	0	-



92	18.6	Non-coal mining	0	0	0	0	0
92	18.7	Mining cavities	0	0	0	0	0
92	18.8	<u>JPB mining areas</u>	Identified (within 0m)				
93	18.9	<u>Coal mining</u>	Identified (within 0m)				
93	18.10	Brine areas	None (within 0m)				
93	18.11	Gypsum areas	None (within 0m)				
93	18.12	Tin mining	None (within 0m)				
93	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
94	19.1	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
96	20.1	<u>BGS Estimated Background Soil Chemistry</u>	1	0	-	-	-
96	20.2	<u>BGS Estimated Urban Soil Chemistry</u>	4	2	-	-	-
97	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
98	21.1	Underground railways (London)	0	0	0	-	-
98	21.2	Underground railways (Non-London)	0	0	0	-	-
99	21.3	Railway tunnels	0	0	0	-	-
99	21.4	<u>Historical railway and tunnel features</u>	0	0	1	-	-
99	21.5	Royal Mail tunnels	0	0	0	-	-
99	21.6	Historical railways	0	0	0	-	-
100	21.7	Railways	0	0	0	-	-
100	21.8	Crossrail 1	0	0	0	0	-
100	21.9	Crossrail 2	0	0	0	0	-
100	21.10	HS2	0	0	0	0	-

Recent aerial photograph



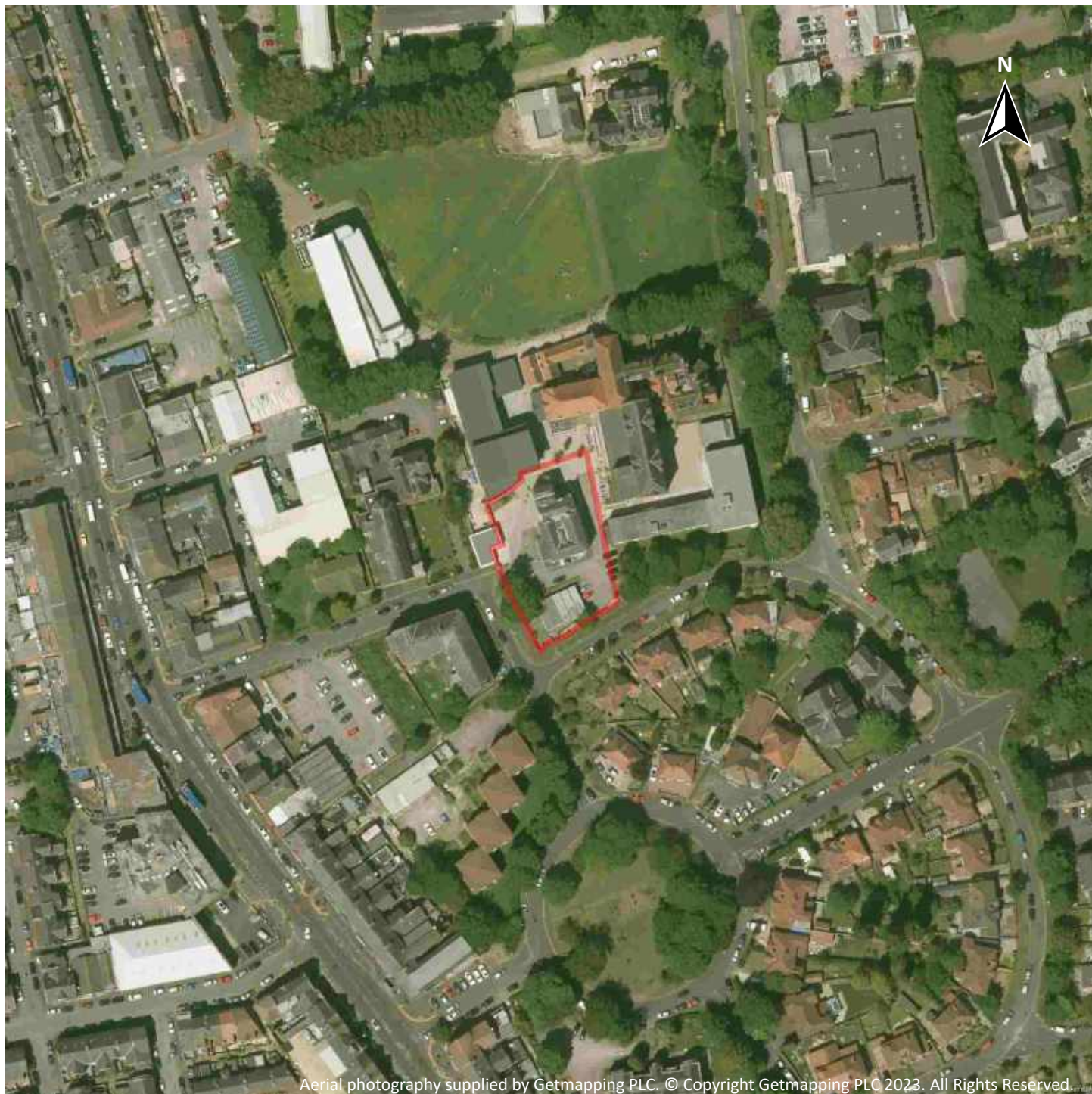
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Capture Date: 22/04/2019

Site Area: 0.19ha



Recent site history - 2015 aerial photograph



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Capture Date: 11/06/2015

Site Area: 0.19ha



Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 0.19ha



Recent site history - 2000 aerial photograph



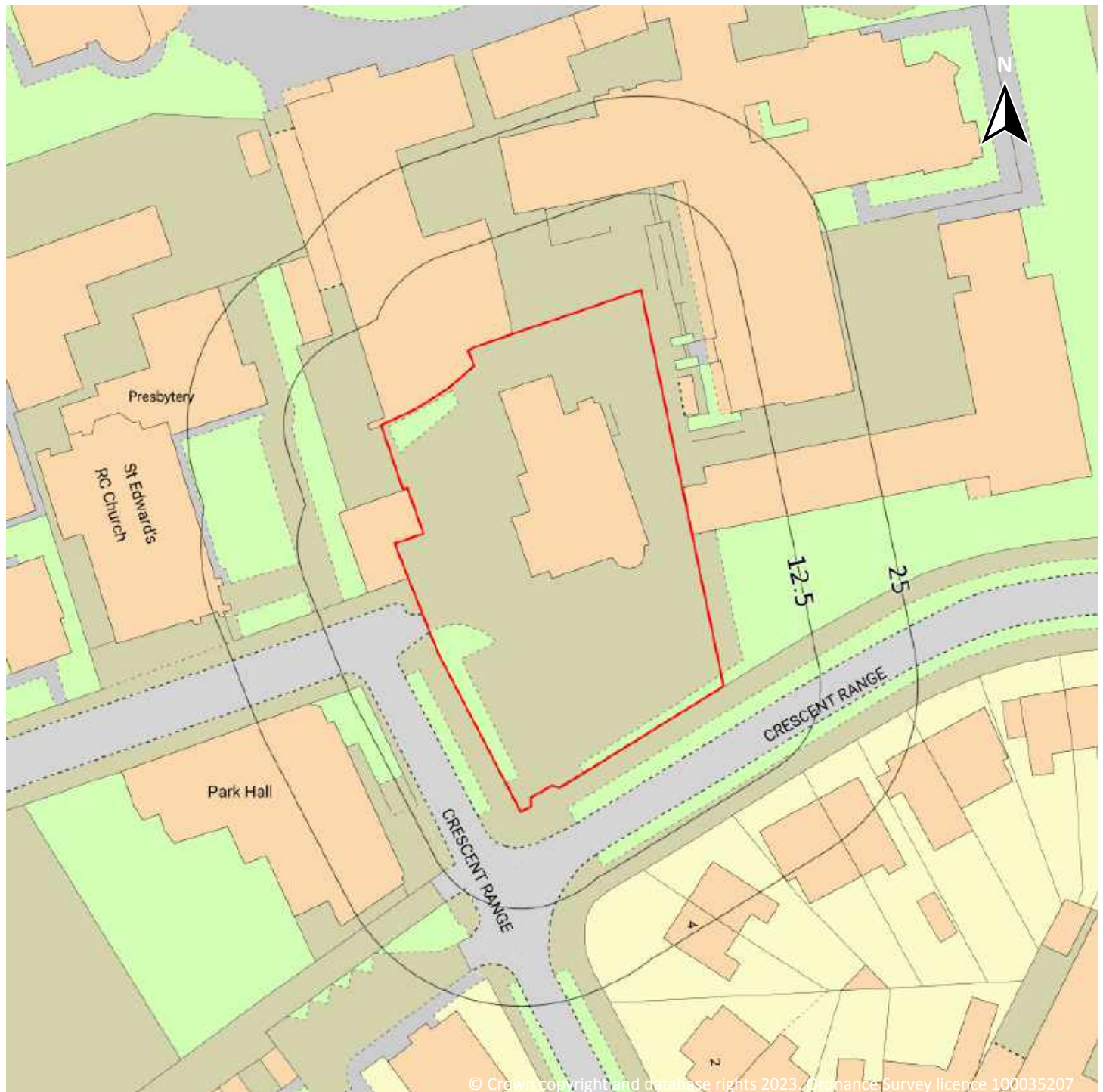
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Capture Date: 19/06/2000

Site Area: 0.19ha



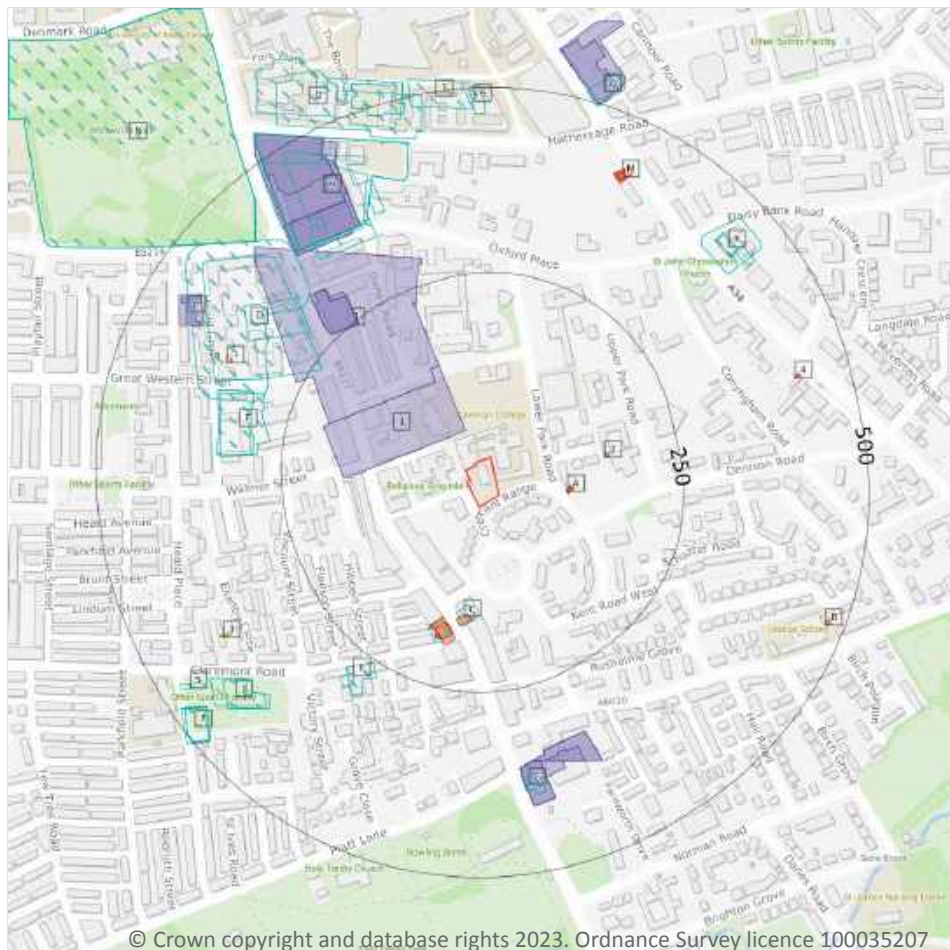
OS MasterMap site plan



Site Area: 0.19ha



1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

1.1 Historical industrial land uses

Records within 500m

36

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	132m S	Electricity Substation	1923	837774



ID	Location	Land use	Dates present	Group ID
C	163m S	Electric Substation	1915	834482
D	237m NW	Unspecified Commercial/Industrial	1934	796894
E	253m SW	Police Station	1968	941224
F	268m W	Laundry	1923	945072
D	281m NW	Depository	1923	797964
E	282m SW	Police Station	1890	982791
F	289m W	Laundry	1915	898301
F	289m W	Laundry	1934 - 1938	913000
D	290m NW	Unspecified Factory	1915 - 1923	966705
H	334m NW	Unspecified Works	1985 - 1991	913859
H	352m NW	Quilt Works	1934 - 1938	903276
H	356m NW	Unspecified Works	1978	844768
H	356m NW	Unspecified Works	1968	922782
G	368m S	Garage	1974	870236
G	368m S	Garage	1983	990406
J	381m SW	Unspecified Works	1923	944679
J	385m SW	Unspecified Works	1915	903089
K	403m NE	Hospital	1968	896340
N	420m NW	Infirmiry	1978	923267
N	420m NW	Infirmiry	1985 - 1994	924246
K	422m NE	Hospital	1978	845968
K	422m NE	Hospital	1956	968278
K	431m NE	Hospital	1985 - 1991	914208
5	442m SW	Fire Station	1890	793998
O	442m N	Hospital	1985 - 1991	847961
P	457m SW	Slaughter Houses	1916	871638
P	457m SW	Slaughter House	1923	901529
P	457m SW	Slaughter House	1905	908627



ID	Location	Land use	Dates present	Group ID
P	461m SW	Slaughter Houses	1892	977312
O	464m N	Hospital	1978	898101
6	465m N	Unspecified Laboratory	1968	834699
7	472m N	Unspecified Laboratory	1923	834698
O	479m N	Unspecified Laboratory	1934 - 1938	886827
O	479m N	Unspecified Laboratory	1915	964979
Q	495m N	Laundry	1915	798082

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

2

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 ungrouped 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
2	152m E	Unspecified Tank	1893	115794
3	377m SW	Tanks	1950 - 1951	132104

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

16

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 ungrouped 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	91m E	Electricity Substation	1983 - 1994	80218
A	95m E	Electricity Substation	1983	78251
C	145m S	Electricity Substation	1908	62143
C	156m S	Electricity Substation	1950	72939
C	162m S	Electricity Substation	1922	77168
C	171m S	Electricity Substation	1950	62144
C	180m S	Electricity Substation	1983	71456
C	180m S	Electricity Substation	1994	83004
I	348m NW	Electricity Substation	1994	62146
I	367m NW	Electricity Substation	1994	62145
M	410m NE	Electricity Substation	1950	68262
M	411m NE	Electricity Substation	1986	69658
M	411m NE	Electricity Substation	1991 - 1993	73779
M	415m NE	Electricity Substation	1950 - 1970	76712
4	425m E	Electricity Substation	1999	62147
8	474m E	Electricity Substation	1980 - 1995	84825

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



1.5 Historical garages

Records within 500m

24

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 ungrouped 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	45m N	Garage	1991	22885
B	122m NW	Garage	1991	23943
B	245m NW	Garage	1970	23123
B	246m NW	Garage	1986 - 1993	24309
B	246m NW	Garage	1991	24608
G	334m S	Garage	1994	21162
G	334m S	Garage	1980 - 1983	25774
G	347m S	Garage	1983	24108
G	350m S	Garage	1956 - 1966	26245
G	350m S	Garage	1983	24109
G	351m S	Garage	1992	21193
H	351m NW	Motor Repair Works	1933	20732
H	356m NW	Garage	1993	21659
H	356m NW	Garage	1993	23678
H	356m NW	Motor Repair Works	1950	22993
H	356m NW	Motor Repair Works	1950 - 1970	25458
H	357m NW	Garage	1986 - 1991	25010
H	395m NW	Garage	1986 - 1991	24354
H	395m NW	Motor Repair Works	1950 - 1970	25959
L	405m NW	Garage	1949 - 1951	25684
L	409m NW	Garage	1951	20799



ID	Location	Land use	Dates present	Group ID
H	435m NW	Motor Repair Works	1950	20969
Q	498m N	Garage	1991	27380
Q	498m N	Garage	1993	21264

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

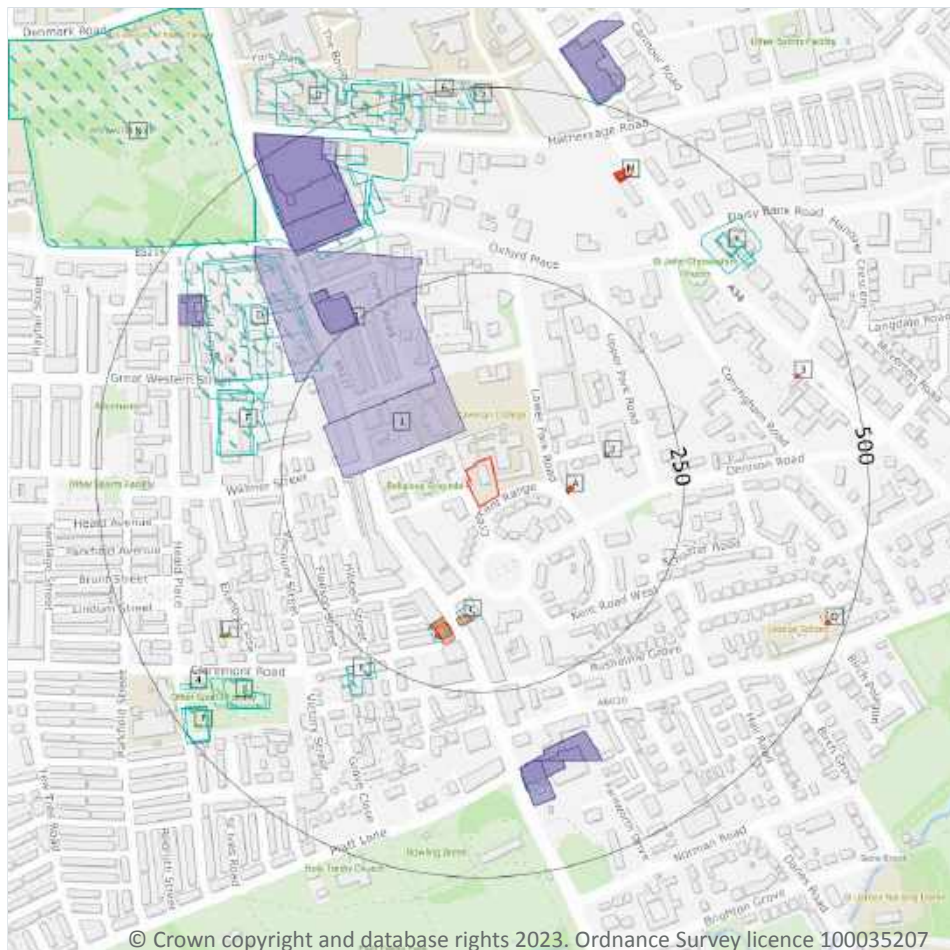
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Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

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



2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

2.1 Historical industrial land uses

Records within 500m

45

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 19**

ID	Location	Land Use	Date	Group ID
C	132m S	Electricity Substation	1923	837774
C	163m S	Electric Substation	1915	834482
D	237m NW	Unspecified Commercial/Industrial	1934	796894

ID	Location	Land Use	Date	Group ID
E	253m SW	Police Station	1968	941224
F	268m W	Laundry	1923	945072
D	281m NW	Depository	1923	797964
E	282m SW	Police Station	1890	982791
F	289m W	Laundry	1938	913000
F	289m W	Laundry	1934	913000
F	289m W	Laundry	1915	898301
D	290m NW	Unspecified Factory	1923	966705
D	314m NW	Unspecified Factory	1915	966705
H	334m NW	Unspecified Works	1985	913859
H	334m NW	Unspecified Works	1991	913859
H	352m NW	Quilt Works	1938	903276
H	352m NW	Quilt Works	1934	903276
H	356m NW	Unspecified Works	1978	844768
H	356m NW	Unspecified Works	1968	922782
G	368m S	Garage	1974	870236
G	368m S	Garage	1983	990406
J	381m SW	Unspecified Works	1923	944679
J	385m SW	Unspecified Works	1915	903089
K	403m NE	Hospital	1968	896340
N	420m NW	Infirmery	1988	924246
N	420m NW	Infirmery	1978	923267
N	420m NW	Infirmery	1985	924246
N	420m NW	Infirmery	1994	924246
K	422m NE	Hospital	1956	968278
K	422m NE	Hospital	1978	845968
K	431m NE	Hospital	1985	914208
K	431m NE	Hospital	1991	914208



ID	Location	Land Use	Date	Group ID
4	442m SW	Fire Station	1890	793998
O	442m N	Hospital	1985	847961
O	442m N	Hospital	1991	847961
P	457m SW	Slaughter Houses	1916	871638
P	457m SW	Slaughter House	1905	908627
P	457m SW	Slaughter House	1923	901529
P	461m SW	Slaughter Houses	1892	977312
O	464m N	Hospital	1978	898101
5	465m N	Unspecified Laboratory	1968	834699
6	472m N	Unspecified Laboratory	1923	834698
O	479m N	Unspecified Laboratory	1938	886827
O	479m N	Unspecified Laboratory	1934	886827
O	479m N	Unspecified Laboratory	1915	964979
R	495m N	Laundry	1915	798082

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

4

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

Features are displayed on the Past land use - un-grouped map on **page 19**

ID	Location	Land Use	Date	Group ID
2	152m E	Unspecified Tank	1893	115794
I	377m SW	Tanks	1950	132104
I	377m SW	Tanks	1951	132104
I	377m SW	Tanks	1951	132104

This data is sourced from Ordnance Survey / Groundsure.



2.3 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. 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 19**

ID	Location	Land Use	Date	Group ID
A	91m E	Electricity Substation	1983	80218
A	92m E	Electricity Substation	1994	80218
A	95m E	Electricity Substation	1983	78251
C	145m S	Electricity Substation	1908	62143
C	156m S	Electricity Substation	1950	72939
C	162m S	Electricity Substation	1922	77168
C	171m S	Electricity Substation	1950	62144
C	180m S	Electricity Substation	1983	71456
C	180m S	Electricity Substation	1994	83004
D	348m NW	Electricity Substation	1994	62146
D	367m NW	Electricity Substation	1994	62145
M	410m NE	Electricity Substation	1950	68262
M	411m NE	Electricity Substation	1986	69658
M	411m NE	Electricity Substation	1991	73779
M	411m NE	Electricity Substation	1991	73779
M	412m NE	Electricity Substation	1993	73779
M	415m NE	Electricity Substation	1950	76712
M	415m NE	Electricity Substation	1970	76712
3	425m E	Electricity Substation	1999	62147
Q	474m E	Electricity Substation	1980	84825
Q	474m E	Electricity Substation	1989	84825
Q	474m E	Electricity Substation	1992	84825
Q	475m E	Electricity Substation	1995	84825



This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

37

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 19**

ID	Location	Land Use	Date	Group ID
1	45m N	Garage	1991	22885
B	122m NW	Garage	1991	23943
B	245m NW	Garage	1970	23123
B	246m NW	Garage	1993	24309
B	246m NW	Garage	1991	24608
B	246m NW	Garage	1991	24608
B	246m NW	Garage	1986	24309
G	334m S	Garage	1994	21162
G	334m S	Garage	1980	25774
G	334m S	Garage	1983	25774
G	347m S	Garage	1983	24108
G	350m S	Garage	1966	26245
G	350m S	Garage	1956	26245
G	350m S	Garage	1983	24109
G	350m S	Garage	1956	26245

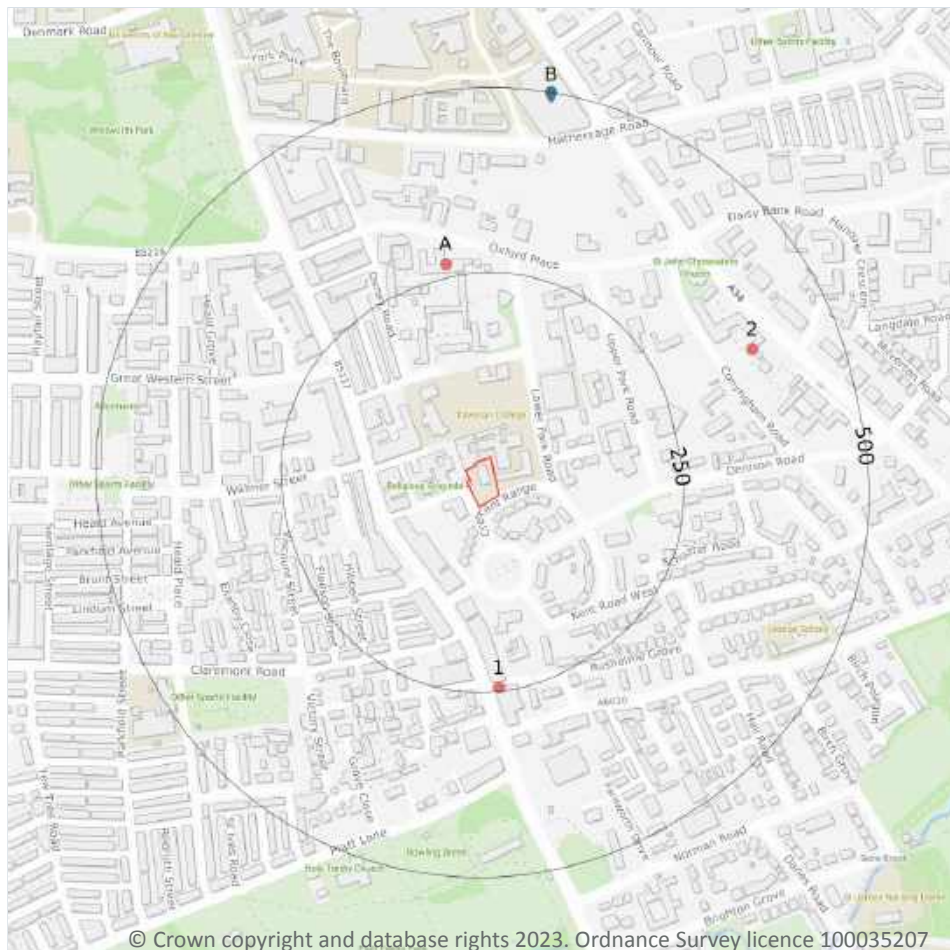


ID	Location	Land Use	Date	Group ID
G	351m S	Garage	1992	21193
H	351m NW	Motor Repair Works	1933	20732
H	356m NW	Garage	1993	21659
H	356m NW	Garage	1993	23678
H	356m NW	Motor Repair Works	1950	22993
H	356m NW	Motor Repair Works	1950	25458
H	356m NW	Motor Repair Works	1970	25458
H	357m NW	Garage	1986	25010
H	357m NW	Garage	1991	25010
H	357m NW	Garage	1991	25010
H	395m NW	Garage	1986	24354
H	395m NW	Garage	1991	24354
H	395m NW	Garage	1991	24354
H	395m NW	Motor Repair Works	1970	25959
L	405m NW	Garage	1951	25684
L	405m NW	Garage	1949	25684
L	409m NW	Garage	1951	20799
H	426m NW	Motor Repair Works	1950	25959
H	435m NW	Motor Repair Works	1950	20969
R	498m N	Garage	1991	27380
R	498m N	Garage	1991	27380
R	498m N	Garage	1993	21264

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Licensed waste sites
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

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

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

3.5 Historical waste sites

Records within 500m

0

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

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

3.6 Licensed waste sites

Records within 500m

4

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

Features are displayed on the Waste and landfill map on **page 25**

ID	Location	Details		
B	496m N	Site Name: Manchester Royal Infirmary Site Address: - Correspondence Address: Facilities Directorate, Gate 9, Oxford Road, Manchester, M13 9WL	Type of Site: Clinical Waste Transfer Station Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CMH001 EPR reference: - Operator: Central Manchester Area Health Authority Waste Management licence No: 53906 Annual Tonnage: 417	Issue Date: 18/04/1990 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

ID	Location	Details		
B	496m N	Site Name: Central Manchester & Manchester Childrens University Hospital Nhs Trust Site Address: Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL Correspondence Address: -	Type of Site: Clinical Waste Transfer Station Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CMH001 EPR reference: EA/EPR/PP3391CE/A001 Operator: Central Manchester & Manchester Childrens University Hospital Nhs Trust Waste Management licence No: 53906 Annual Tonnage: 417	Issue Date: 18/04/1990 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
B	496m N	Site Name: Central Manchester University Hospitals N H S Foundation Trust Site Address: Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL Correspondence Address: -	Type of Site: Clinical Waste Transfer Station Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CMH001 EPR reference: EA/EPR/PP3391CE/S002 Operator: Central Manchester University Hospitals N H S Foundation Trust Waste Management licence No: 53906 Annual Tonnage: 110088	Issue Date: 18/04/1990 Effective Date: - Modified: - Surrendered Date: Aug 24 2012 12:00AM Expiry Date: - Cancelled Date: - Status: Surrendered
B	496m N	Site Name: Central Manchester University Hospitals N H S Foundation Trust Site Address: Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL Correspondence Address: -	Type of Site: Clinical Waste Transfer Station Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CMH001 EPR reference: EA/EPR/PP3391CE/S002 Operator: Central Manchester University Hospitals N H S Foundation Trust Waste Management licence No: 53906 Annual Tonnage: 110088	Issue Date: 18/04/1990 Effective Date: - Modified: - Surrendered Date: Aug 24 2012 12:00AM Expiry Date: - Cancelled Date: - Status: Surrendered

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



3.7 Waste exemptions

Records within 500m

8

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.

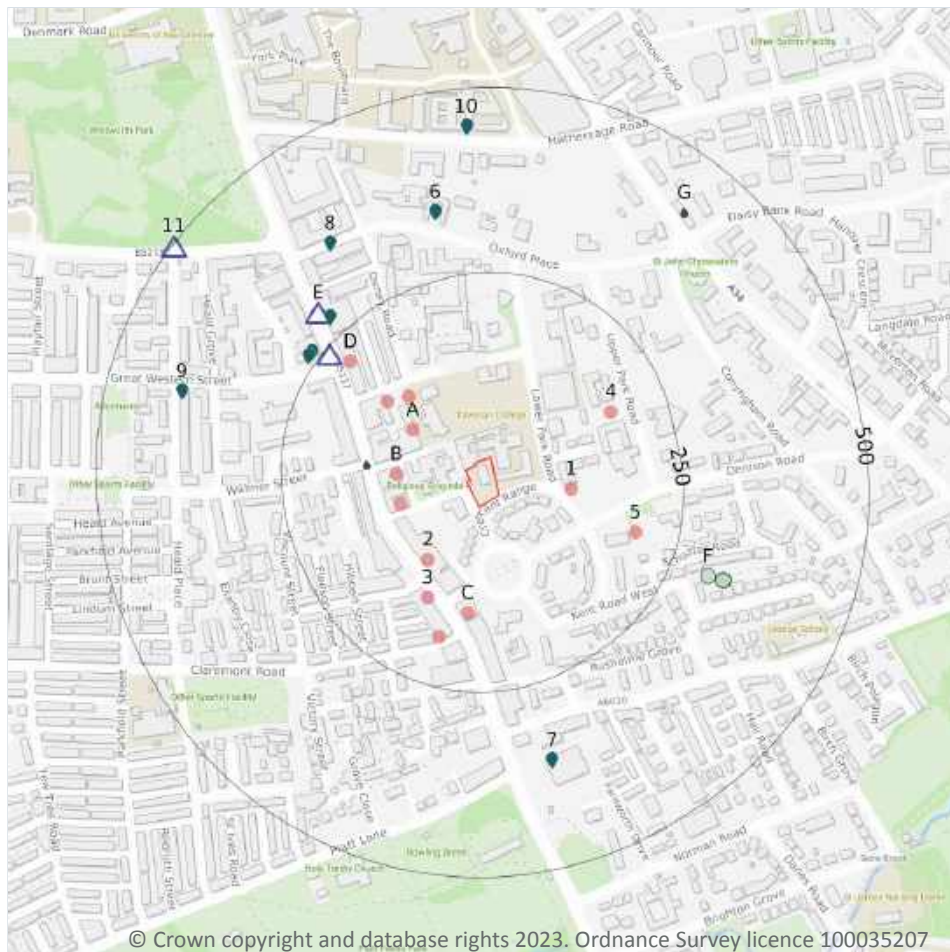
Features are displayed on the Waste and landfill map on **page 25**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	246m S	253, wilmslow road, manchester, M14 5LW	WEX242188	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	268m N	Victoria Park Campus, Oxford Place, Manchester, M14 5RR	WEX301801	Treating waste exemption	Not on a Farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	268m N	Victoria Park Campus, Oxford Place, Manchester, M14 5RR	WEX301813	Storing waste exemption	Not on a Farm	Storage of waste in a secure place
A	268m N	Victoria Park Campus, Oxford Place, Manchester, M14 5RR	WEX167801	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	268m N	Victoria Park Campus, Oxford Place, Manchester, M14 5RR	WEX167915	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	268m N	Victoria Park Campus, Oxford Place, Manchester, M14 5RR	WEX006501	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	268m N	Victoria Park, Oxford Place, Manchester, M14 5RR	WEX006663	Storing waste exemption	Not on a farm	Storage of waste in a secure place
2	381m NE	Dalton Ellis Hall Conyngham Road Manchester Lancashire M14 5RL	EPR/ZH0876N F/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place

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)

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4.1 Recent industrial land uses

Records within 250m

13

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 29**

ID	Location	Company	Address	Activity	Category
A	91m NW	Kashmir Poultry Ltd	Unit 5, Dagenham Road, Manchester, Greater Manchester, M14 5ED	Fish, Meat and Poultry Products	Foodstuffs
B	94m W	Works	Greater Manchester, M14	Unspecified Works Or Factories	Industrial Features
B	95m W	Works	Greater Manchester, M14	Unspecified Works Or Factories	Industrial Features



ID	Location	Company	Address	Activity	Category
1	98m E	Electricity Sub Station	Greater Manchester, M14	Electrical Features	Infrastructure and Facilities
2	99m SW	Eastern Gold	161, Wilmslow Road, Manchester, Greater Manchester, M14 5AP	Jewellery, Gems, Clocks and Watches	Consumer Products
A	126m NW	Electricity Sub Station	Greater Manchester, M14	Electrical Features	Infrastructure and Facilities
3	141m SW	Pan Rhythm	102a, Wilmslow Road, Manchester, Greater Manchester, M14 5AJ	Radar and Telecommunications Equipment	Industrial Products
A	142m NW	Industrial Estate	Greater Manchester, M14	Business Parks and Industrial Estates	Industrial Features
C	144m S	Graviss UK Pvt Ltd	191, Wilmslow Road, Manchester, Greater Manchester, M14 5AQ	Dairy Products	Foodstuffs
4	174m NE	Electricity Sub Station	Greater Manchester, M14	Electrical Features	Infrastructure and Facilities
C	183m S	Electricity Sub Station	Greater Manchester, M14	Electrical Features	Infrastructure and Facilities
5	191m E	Peoples Republic of China	Greater Manchester, M14	Sand, Gravel and Clay Extraction and Merchants	Extractive Industries
D	214m NW	Diamond Telecommunications	53, Wilmslow Road, Manchester, Greater Manchester, M14 5TB	Electrical Equipment Repair and Servicing	Repair and Servicing

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

3

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 29**

ID	Location	Company	Address	LPG	Status
D	243m NW	SHELL	10, Wilmslow Road, Rusholme, Manchester, Greater Manchester, M14 5TQ	No	Open
E	292m NW	OBSOLETE	25-33, Wilmslow Road, Rusholme, Manchester, Greater Manchester, M14 5TB	Not Applicable	Obsolete



ID	Location	Company	Address	LPG	Status
11	498m NW	OBSOLETE	490, Moss Lane East, Heald Place, Rusholme, Manchester, Greater Manchester, M14 4PA	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0
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High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0
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High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0
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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
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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**8**

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 29**

ID	Location	Address	Details	
D	261m NW	Rusholme Service Station, 10 Wilmslow Road, M14 5AQ	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
D	262m NW	Moss Side Service Station, Wilmslow Road, Rusholme, M14 5AQ	Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
E	276m NW	Rusholme Serv Stn, Wilmslow Rd, M14 5TB	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
6	339m N	Manchester Garages Ltd, Oxford Road, Rusholme, M13 0JD	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
7	355m S	Wilmslow Serv Stn, Wilmslow Rd, M14 5NL	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
8	355m NW	Green Bros Ltd, Condor Wks, Rusholme Place, M14 5GB	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
9	398m W	Save, Moss Lane East, M14 4PA	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
10	448m N	Manchester Royal Infirmary, Central Services Complex Off Hathersage Road, Rusholme, M13 9WL	Process: Combustion & Incineration 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

3

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 29**

ID	Location	Address	Details	
B	135m W	WALMER ST/WILMSLOW RD, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0382 Permit Version: 1 Receiving Water: -	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: -
G	421m NE	BUTLER STREET/WOODWARD STREET CSO, 112-130 BUTLER STREET, MANCHESTER, GREATER MANCHESTER, M4 7JJ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0038 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: 02/09/2010
G	421m NE	BUTLER STREET/WOODWARD STREET CSO, 112-130 BUTLER STREET, MANCHESTER, GREATER MANCHESTER, M4 7JJ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0038 Permit Version: 2 Receiving Water: RIVER MEDLOCK	Status: VARIED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 04/02/2016

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

3

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 29**

ID	Location	Details	
F	303m SE	Incident Date: 12/04/2002 Incident Identification: 71126 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
F	323m E	Incident Date: 05/04/2002 Incident Identification: 69238 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

ID	Location	Details	
F	323m E	Incident Date: 05/04/2002 Incident Identification: 69238 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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

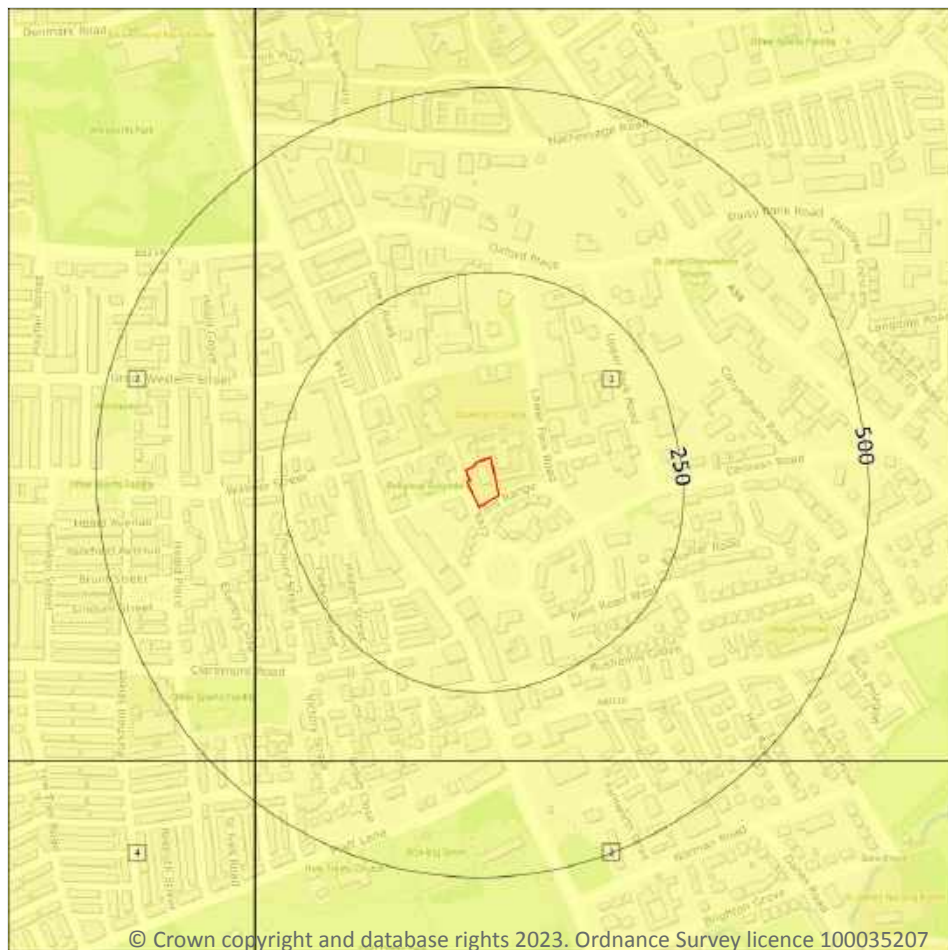
0

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

4

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 37**

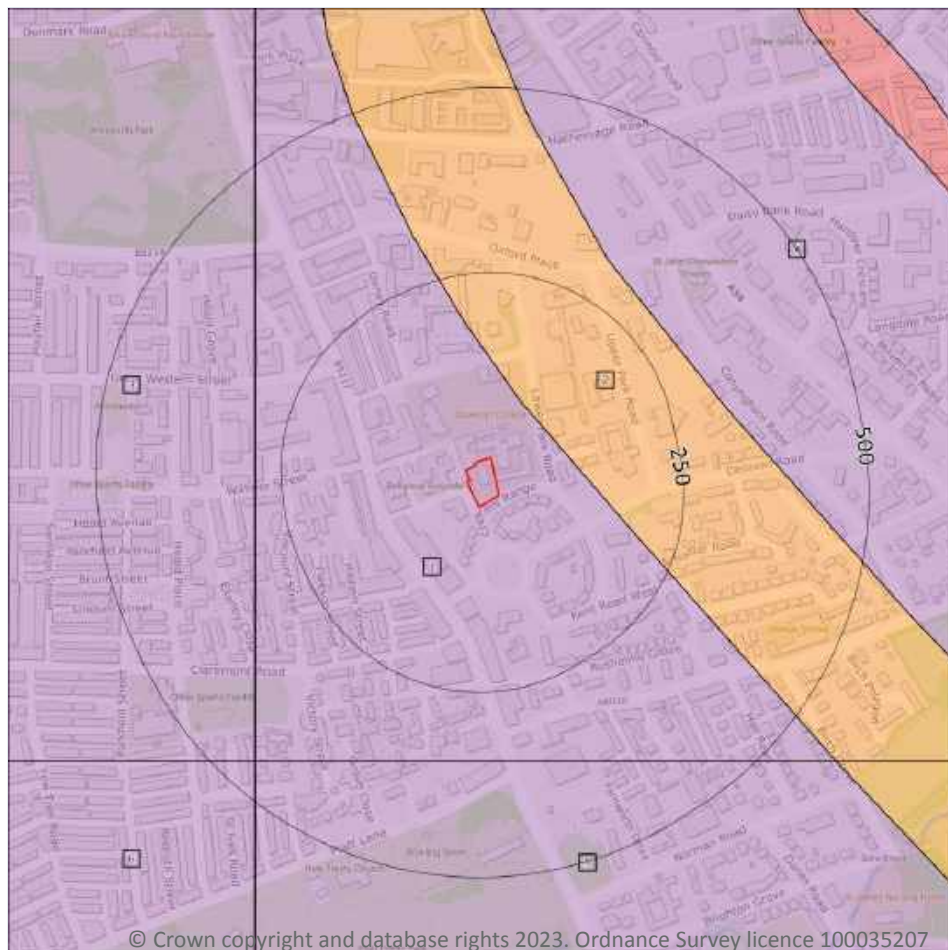
ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	285m W	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

ID	Location	Designation	Description
3	343m S	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
4	458m SW	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

6

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 39**

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	80m NE	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers

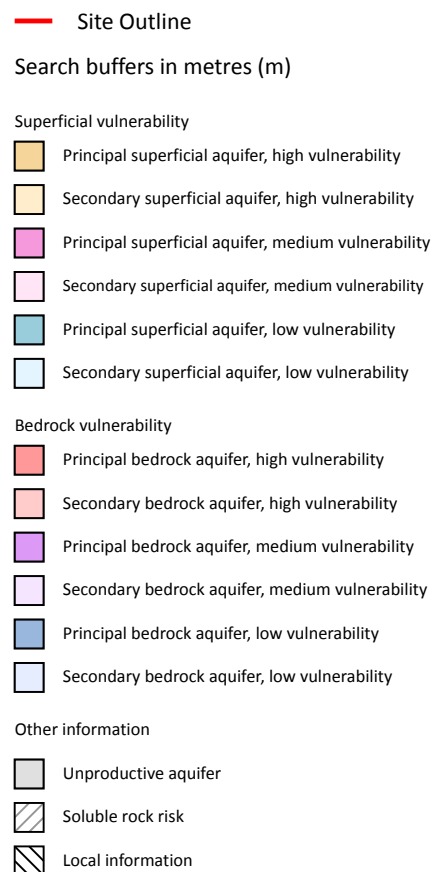
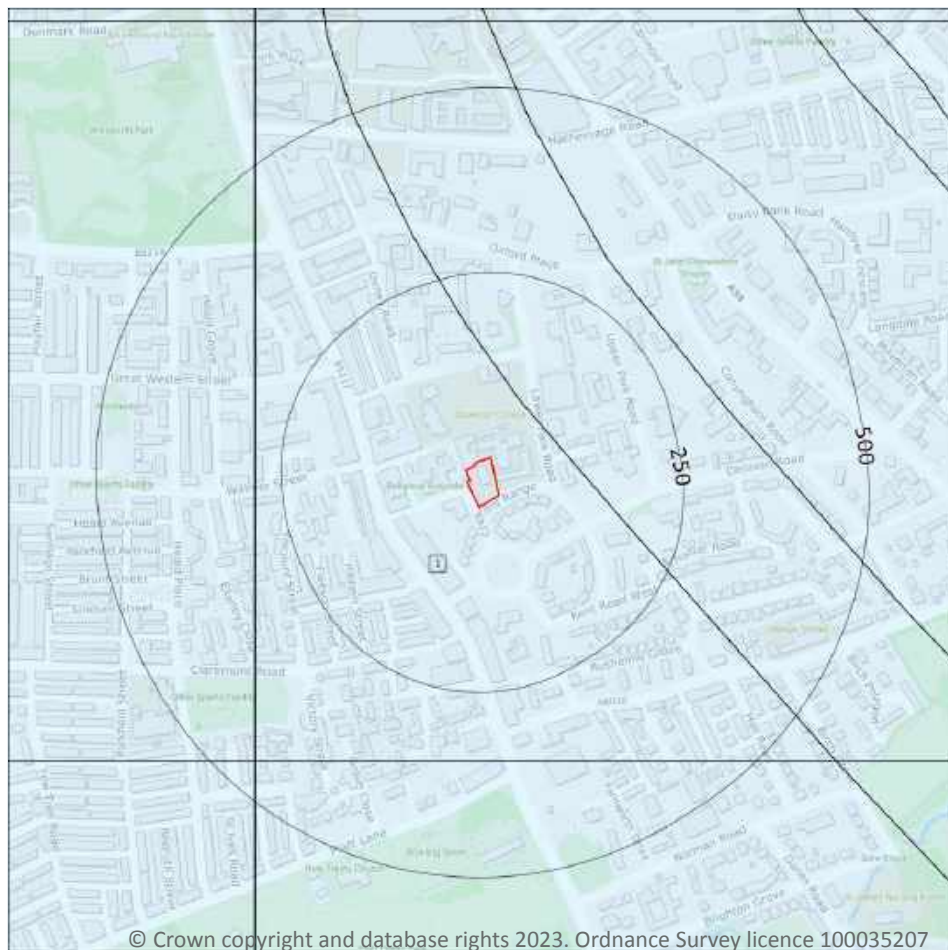


ID	Location	Designation	Description
3	285m W	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
4	290m NE	Principal	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
5	343m S	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
6	458m SW	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

1

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

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

Features are displayed on the Groundwater vulnerability map on **page 41**

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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0
------------------------	----------

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

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

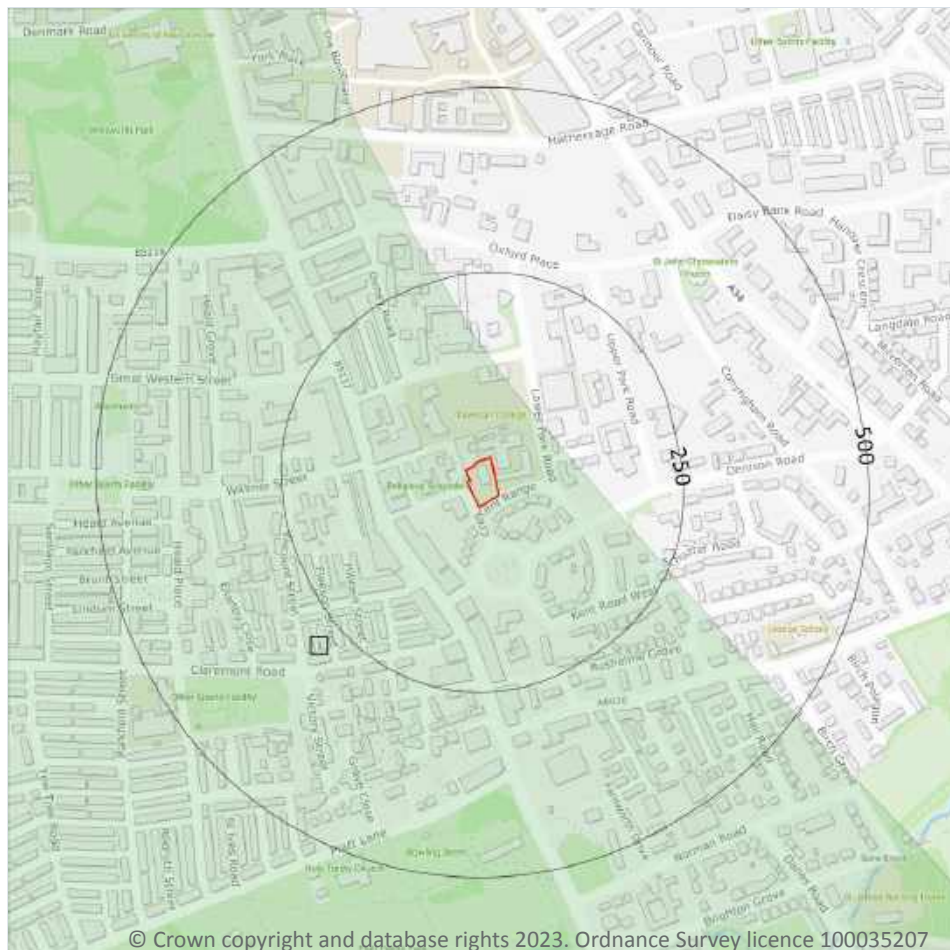
5.5 Groundwater vulnerability- local information

Records on site	0
------------------------	----------

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

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

Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
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

9

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 43**

ID	Location	Details	
-	1397m N	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: -
-	1475m W	Status: Historical Licence No: 2569007007 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER" Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/08/1995 Version End Date: -
-	1475m W	Status: Historical Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER" Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/08/1995 Version End Date: -
-	1475m W	Status: Historical Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/12/2003 Version End Date: -



ID	Location	Details	
-	1475m W	Status: Historical Licence No: 2569007007 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/12/2003 Version End Date: -
-	1475m W	Status: Historical Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383900 Northing: 395900	Annual Volume (m ³): 227000 Max Daily Volume (m ³): 900 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 23/11/2009 Version End Date: -
-	1475m W	Status: Historical Licence No: 2569007007 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383900 Northing: 395900	Annual Volume (m ³): 227000 Max Daily Volume (m ³): 900 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 23/11/2009 Version End Date: -
-	1511m W	Status: Active Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383865 Northing: 395909	Annual Volume (m ³): 227,000 Max Daily Volume (m ³): 900 Original Application No: NPS/WR/015793 Original Start Date: 15/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 08/05/2014 Version End Date: -

ID	Location	Details	
-	1511m W	Status: Active Licence No: 2569007007 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383865 Northing: 395909	Annual Volume (m ³): 227,000 Max Daily Volume (m ³): 900 Original Application No: NPS/WR/015793 Original Start Date: 15/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 08/05/2014 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	0
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Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.8 Potable abstractions

Records within 2000m	0
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Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.9 Source Protection Zones

Records within 500m	1
----------------------------	----------

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination. Features are displayed on the Abstractions and Source Protection Zones map on **page 43**

ID	Location	Type	Description
1	On site	3	Total catchment

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



5.10 Source Protection Zones (confined aquifer)

Records within 500m

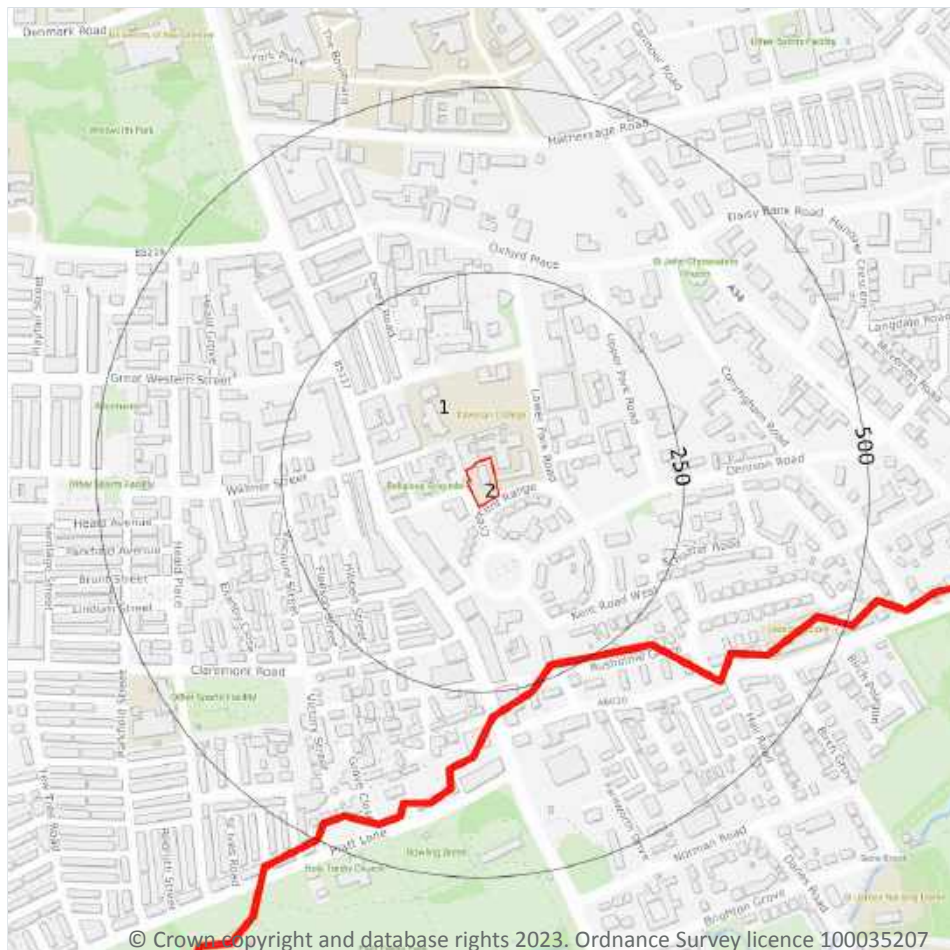
0

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

0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

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.



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 48**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Irwell / Manchester Ship Canal (Irk to confluence with Upper Mers	GB112069061452	Croal Irwell	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 48**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	3415m NW	River	Irwell / Manchester Ship Canal (Irk to confluence with Upper Mers	GB112069061452	Moderate	Fail	Moderate	2019

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



6.5 WFD Groundwater bodies

Records on site

1

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

Features are displayed on the Hydrology map on **page 48**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	On site	Manchester and East Cheshire Permo-Triassic Sandstone Aquifers	<u>GB41201G101100</u>	Poor	Poor	Poor	2019

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m**0**

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

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

7.2 Historical Flood Events

Records within 250m**0**

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

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

7.3 Flood Defences

Records within 250m**0**

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

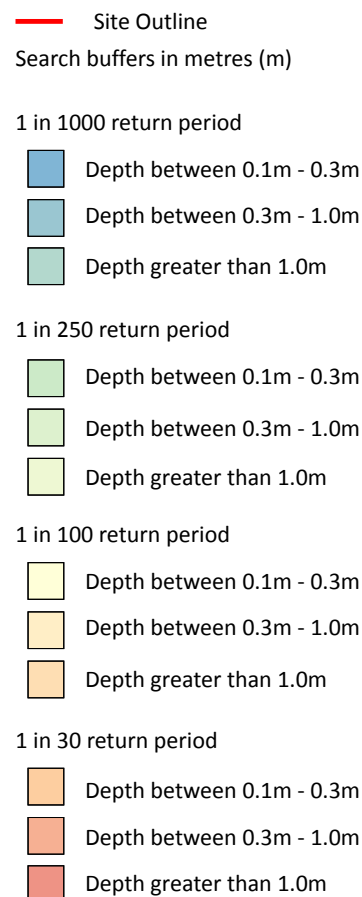
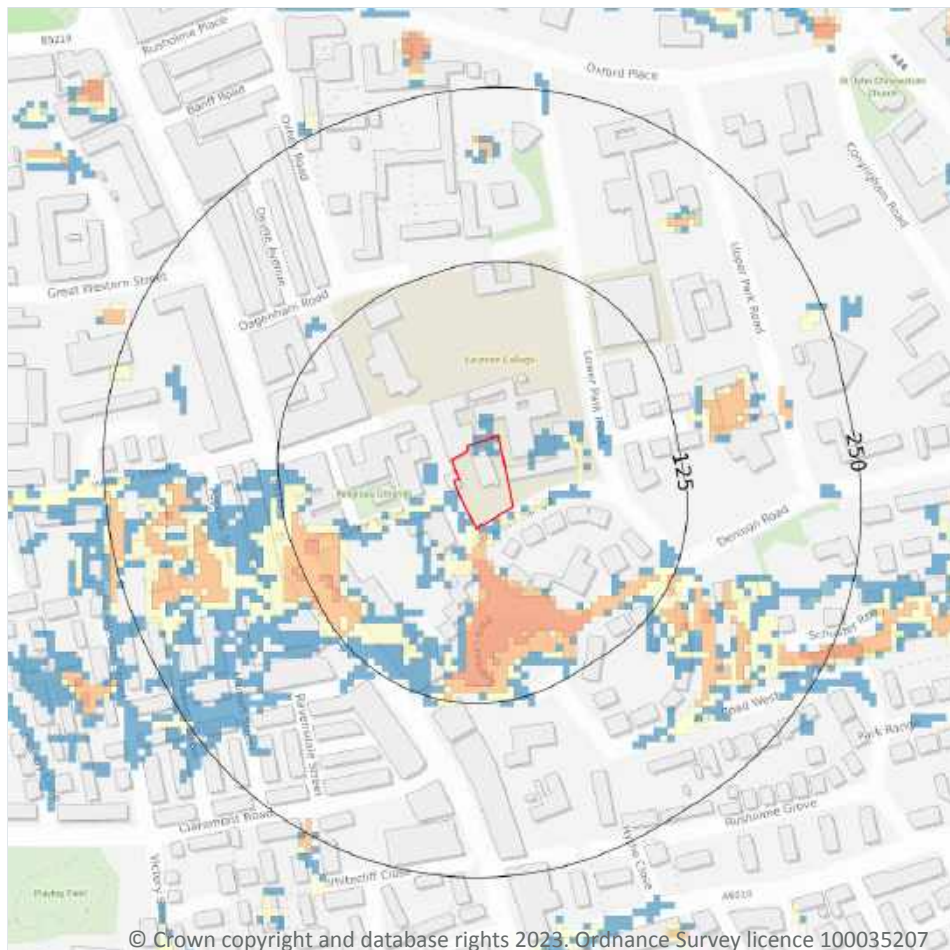
0

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

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

1 in 1000 year, 0.1m - 0.3m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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

Features are displayed on the Surface water flooding map on **page 54**

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.

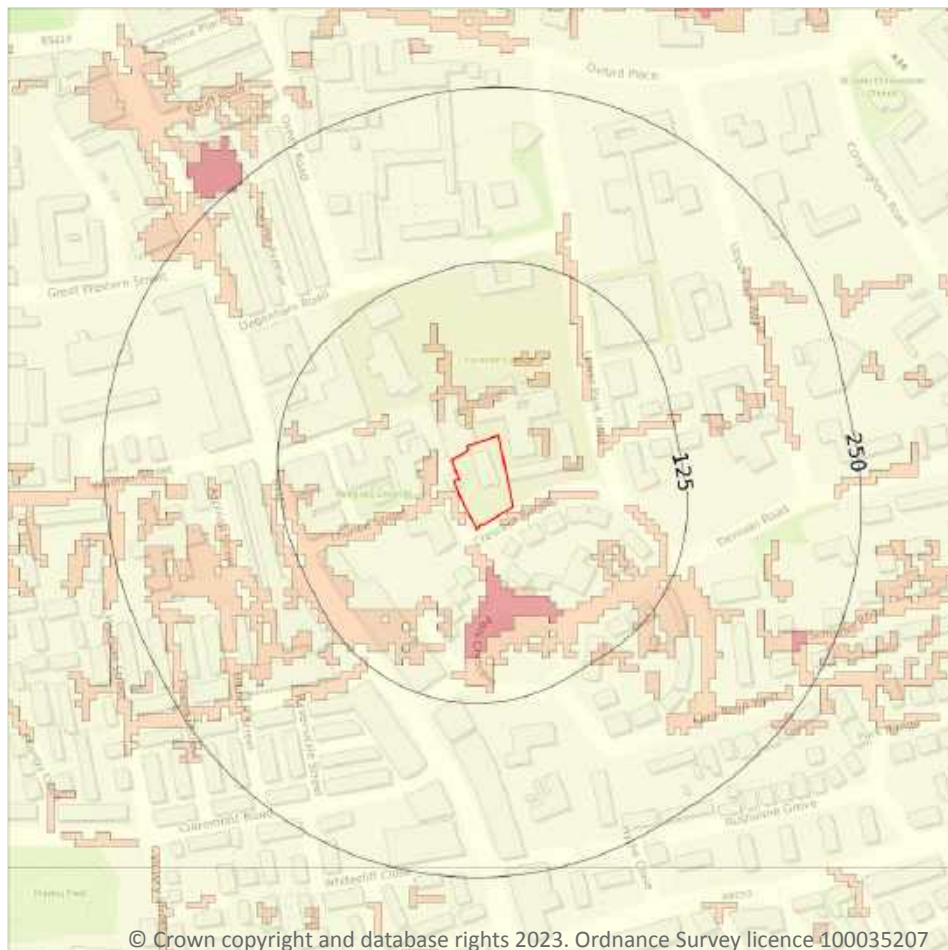
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Between 0.1m and 0.3m
1 in 250 year	Between 0.01m and 0.05m
1 in 100 year	Between 0.01m and 0.05m
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

Moderate-High

Highest risk within 50m

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 56**

This data is sourced from Ambiantal 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.

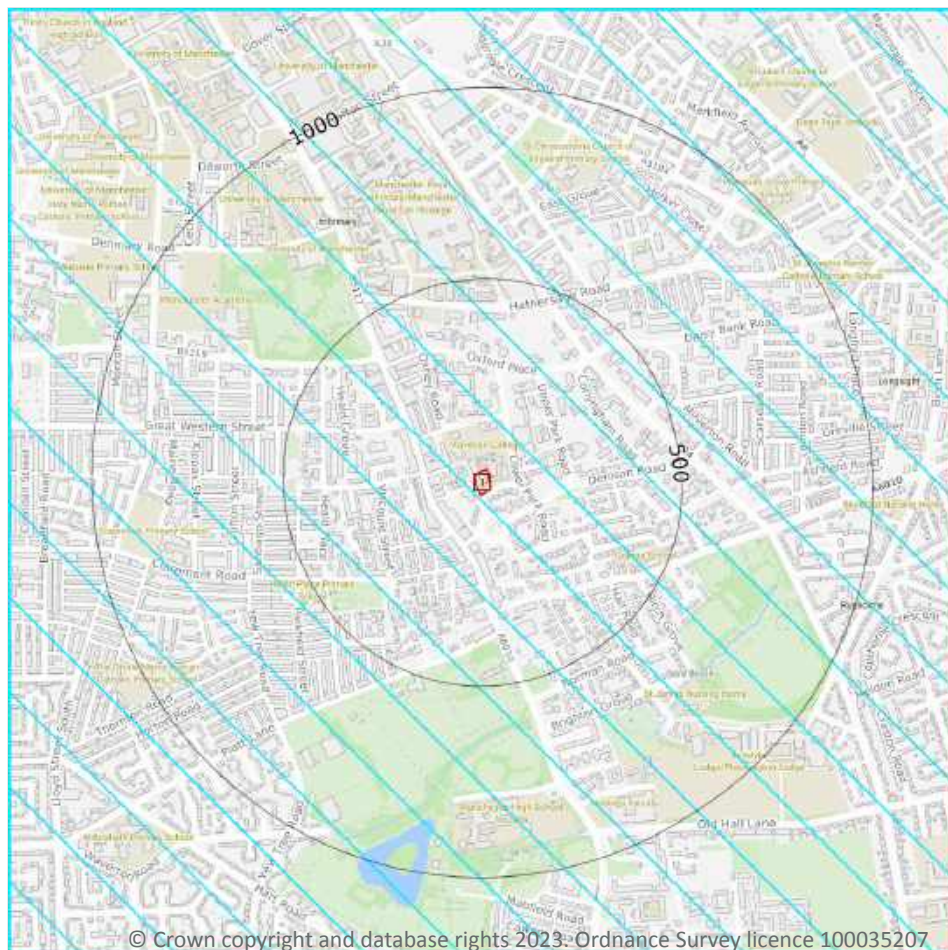
10.16 Nitrate Vulnerable Zones

Records within 2000m**0**

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

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

SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 61**

ID	Location	Type of developments requiring consultation
1	On site	Air pollution - Livestock & poultry units with floorspace > 500m ² , slurry lagoons & digestate stores > 4000m ² . 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

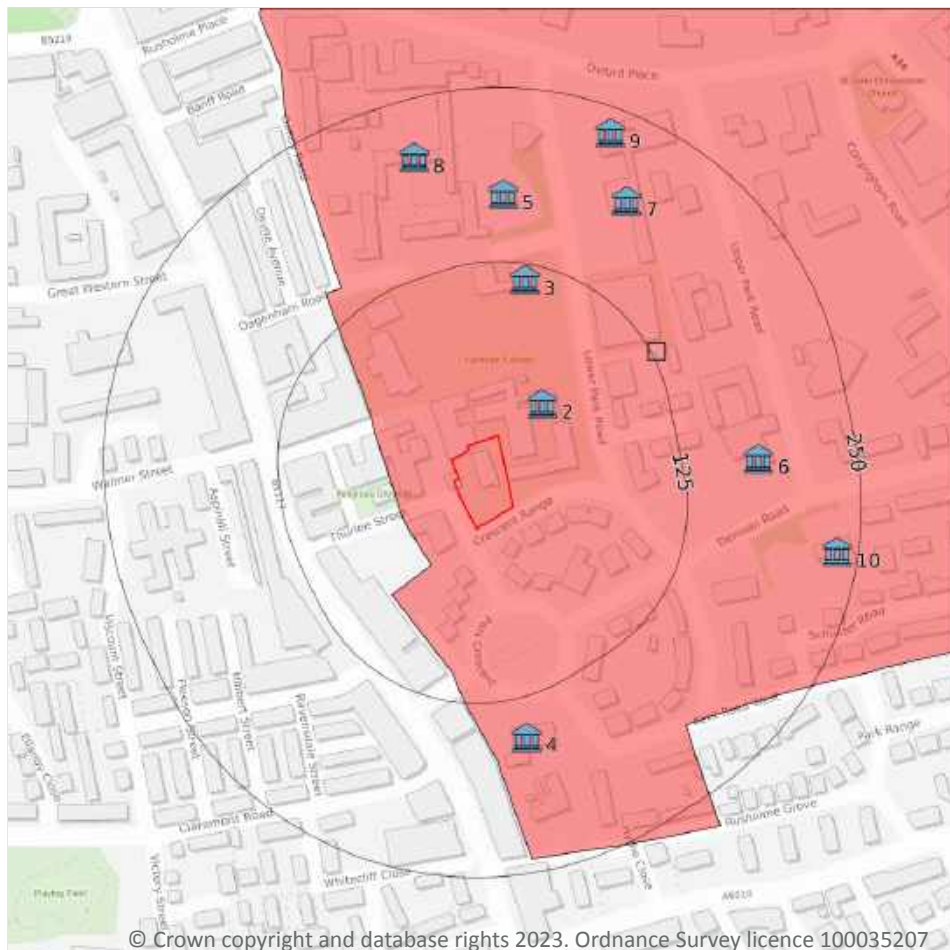
0

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

9

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 63**

ID	Location	Name	Grade	Reference Number	Listed date
2	39m NE	Xaverian College, Part of, and Attached Archway, Rusholme, Manchester, M14	II	1197923	03/10/1974
3	114m N	Marylands, Rusholme, Manchester, M14	II	1219785	06/06/1994
4	154m S	Victoria Park Hotel, Rusholme, Manchester, M14	II	1271228	03/10/1974
5	174m N	Park House, Rusholme, Manchester, M14	II	1283017	03/10/1974
6	180m E	Langdale Hall and Attached Former Coach House, Rusholme, Manchester, M14	II	1254692	03/10/1974

ID	Location	Name	Grade	Reference Number	Listed date
7	192m NE	Ward Hall, Rusholme, Manchester, M14	II	1219770	03/10/1974
8	209m N	Hume Hall, Hall of Residence, University of Manchester (original Portion), Rusholme, Manchester, M14	II	1246448	03/10/1974
9	232m N	Greygarth Hall, Rusholme, Manchester, M14	II	1291317	06/06/1994
10	235m E	Denison House, Rusholme, Manchester, M14	II	1217825	03/10/1974

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

11.5 Conservation Areas

Records within 250m	1
----------------------------	----------

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 63**

ID	Location	Name	District	Date of designation
1	On site	Victoria Park	Manchester	01/03/1972

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

11.6 Scheduled Ancient Monuments

Records within 250m	0
----------------------------	----------

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

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

11.7 Registered Parks and Gardens

Records within 250m

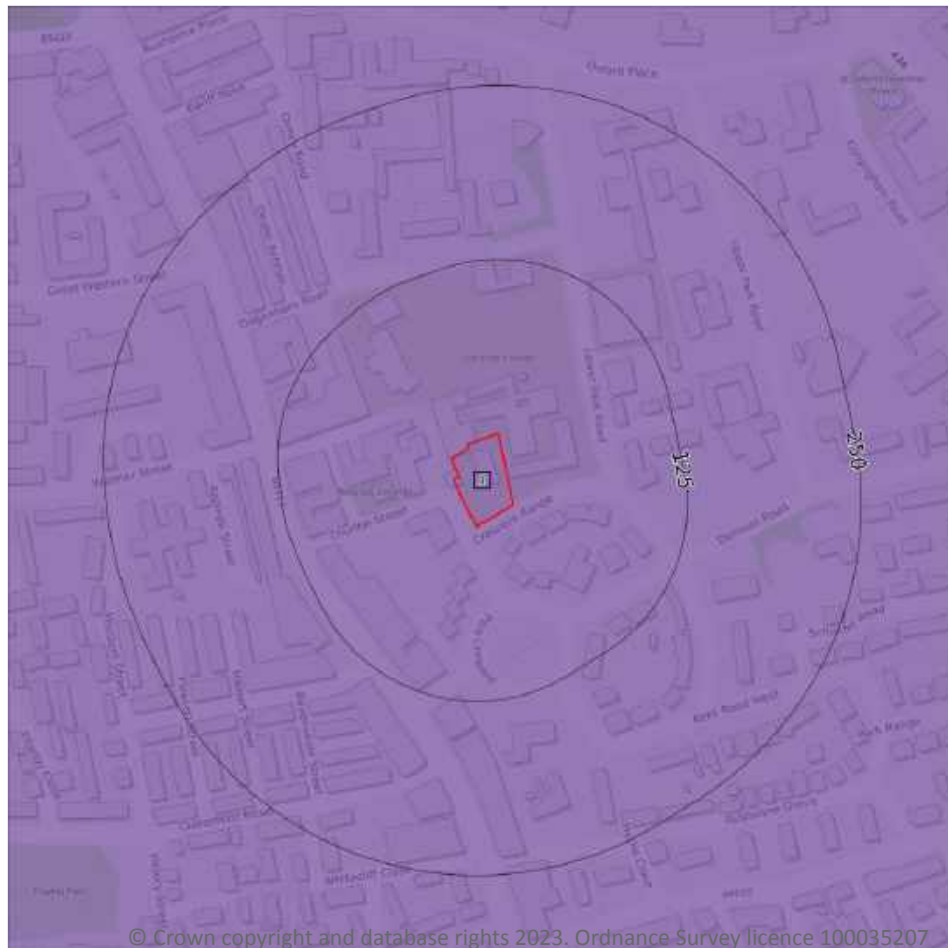
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Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process,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

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



12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on **page 67**

ID	Location	Classification	Description
1	On site	Urban	-

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m**0**

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

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

12.3 Tree Felling Licences

Records within 250m**0**

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m**0**

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m**0**

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

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m

0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

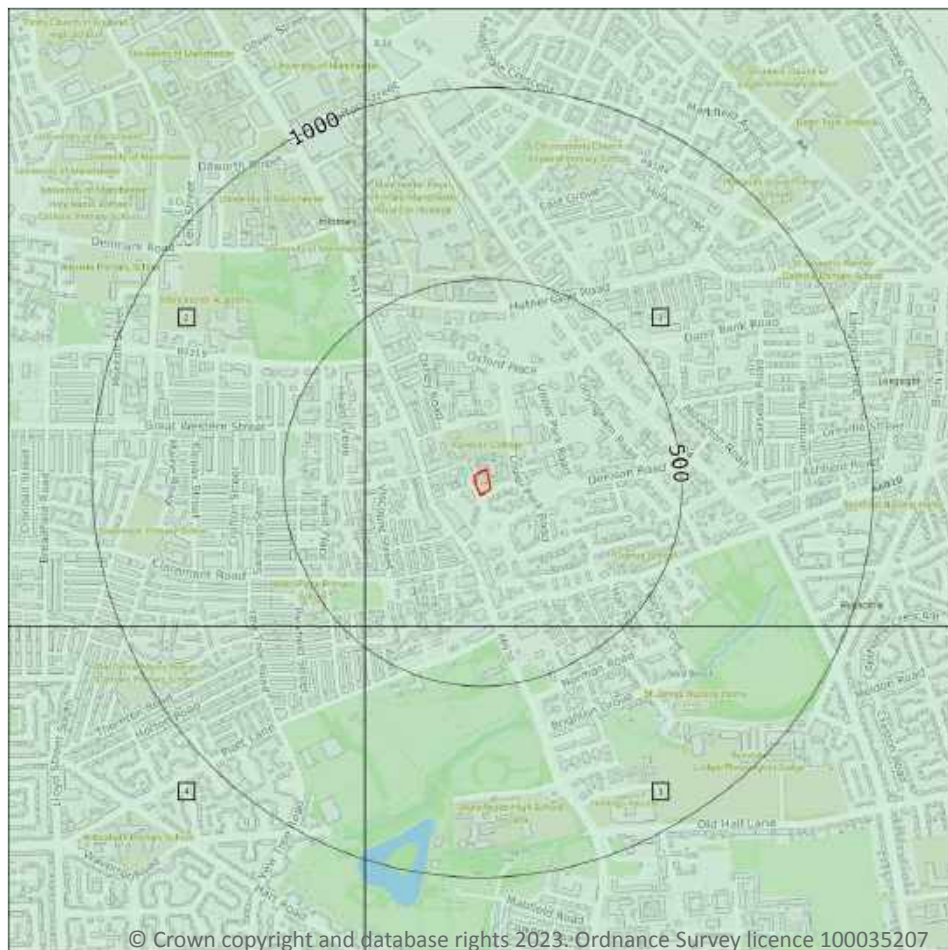
0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

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14.1 10k Availability

Records within 500m

4

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 70**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SJ89NE
2	285m W	Full	Full	Full	No coverage	SJ89NW
3	343m S	Full	Full	Full	No coverage	SJ89SE
4	458m SW	Full	Full	Full	No coverage	SJ89SW



This data is sourced from the British Geological Survey.



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

14.2 Artificial and made ground (10k)

Records within 500m

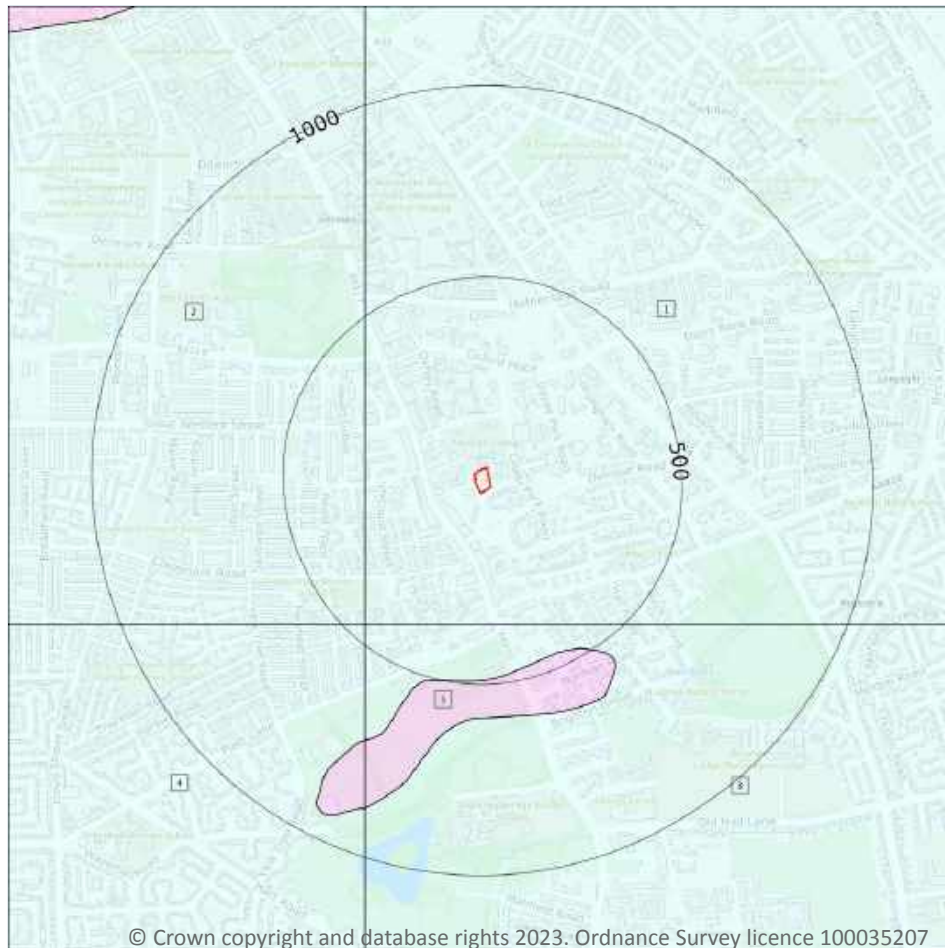
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

5

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 73**

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
2	285m W	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
3	343m S	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton



ID	Location	LEX Code	Description	Rock description
4	458m SW	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
5	462m S	GFICD-XSV	Glaciofluvial Ice Contact Deposits, Devensian - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

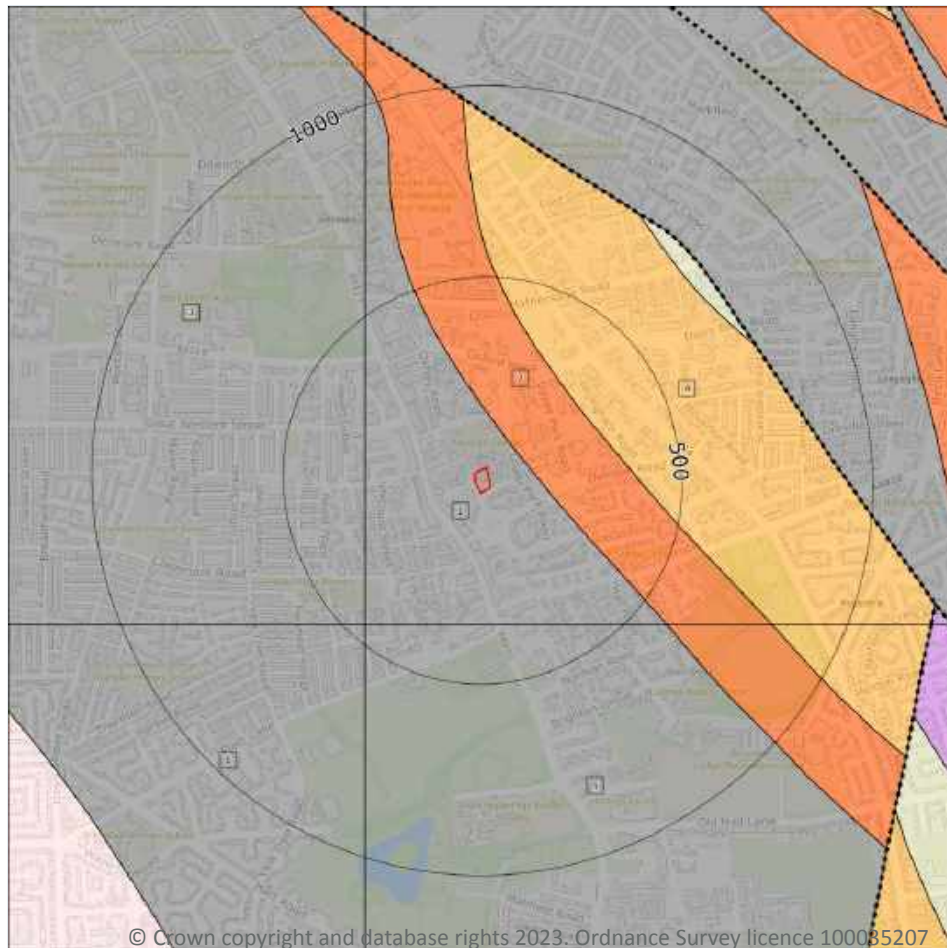
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— 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

6

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 75**

ID	Location	LEX Code	Description	Rock age
1	On site	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
2	86m NE	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]
3	285m W	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch



ID	Location	LEX Code	Description	Rock age
4	287m NE	CS-SDST	Collyhurst Sandstone Formation - Sandstone	Cisuralian Epoch
5	343m S	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
6	458m SW	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

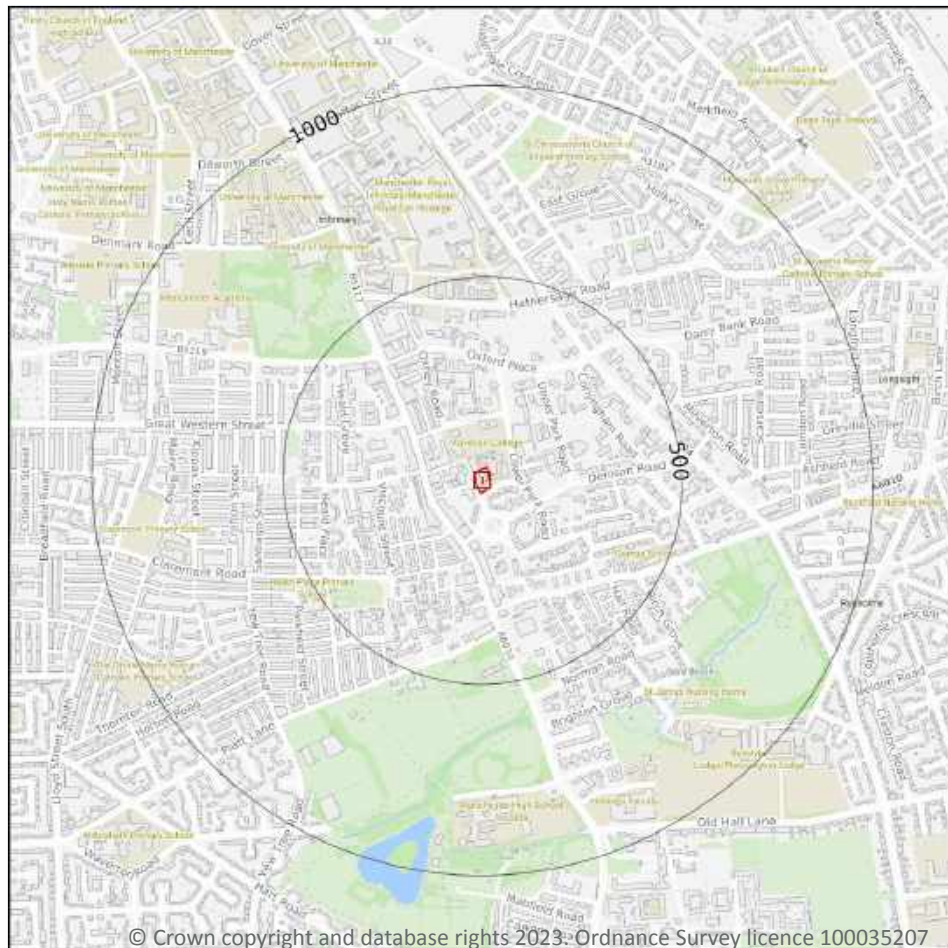
0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)
☐ Geological map tile

15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 77**

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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

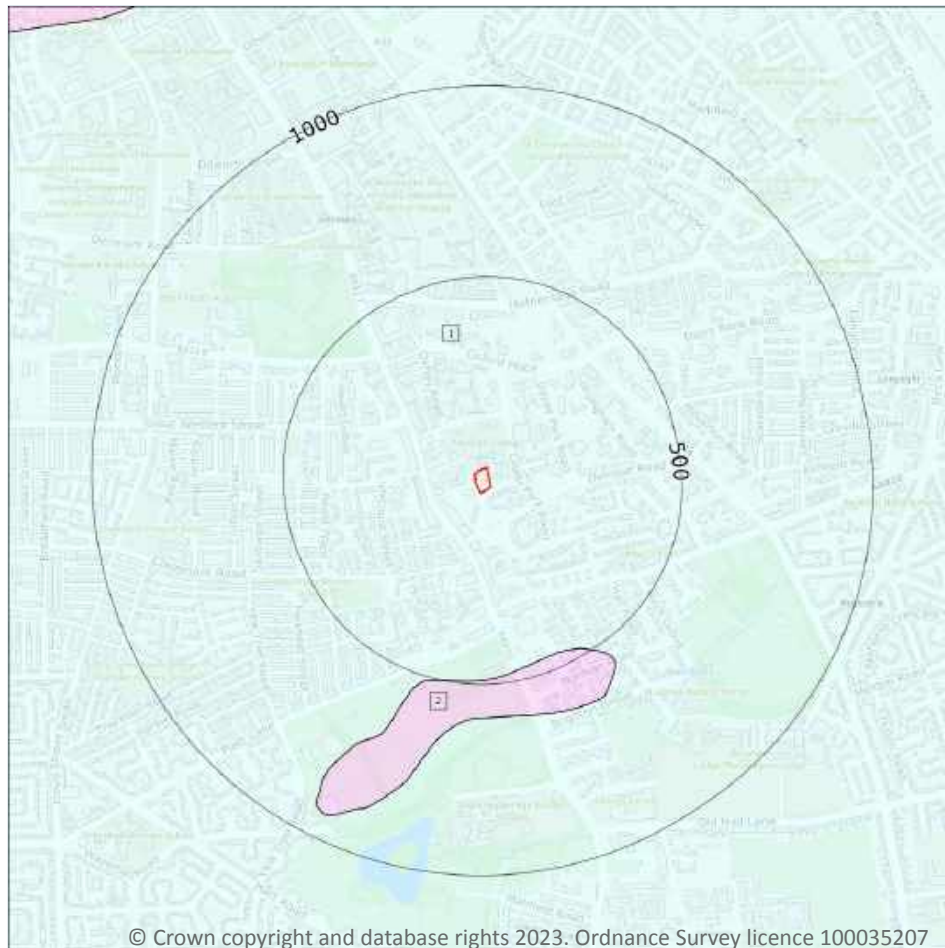
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

2

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 79**

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON
2	462m S	GFICD-XSV	GLACIOFLUVIAL ICE CONTACT DEPOSITS, DEVENSIAN	SAND AND GRAVEL

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m**1**

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m**0**

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

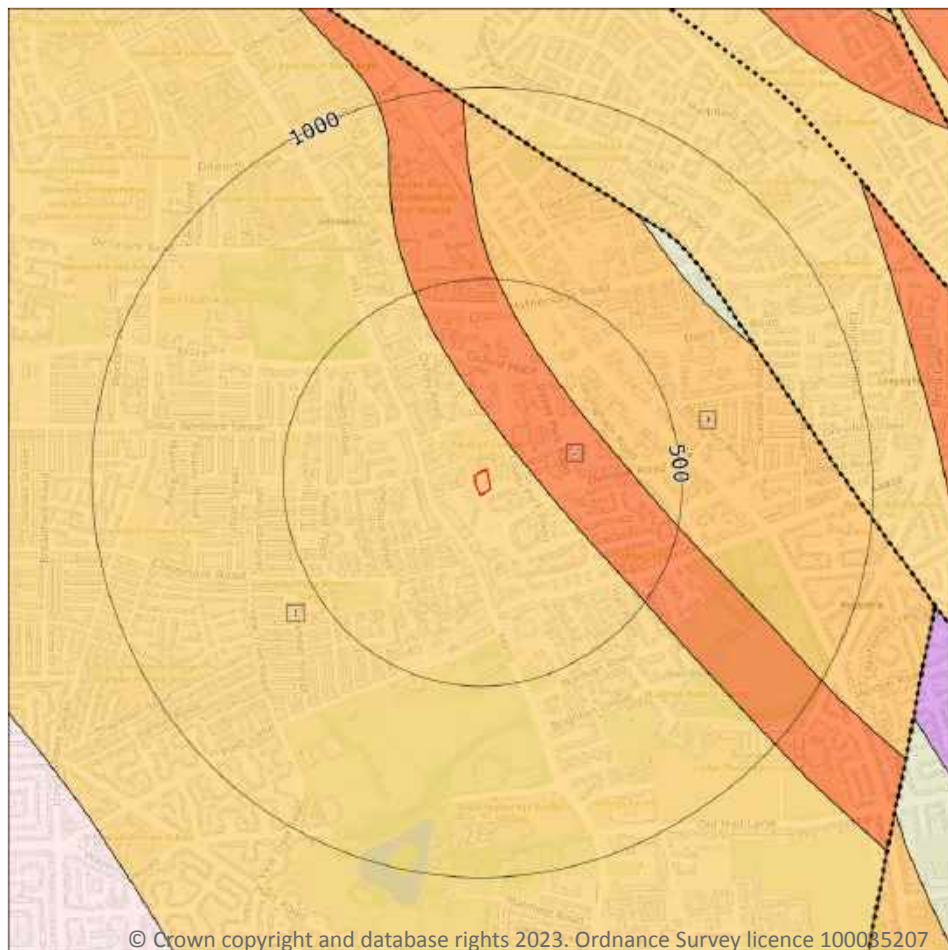
Records within 50m**0**

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m

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 81**

ID	Location	LEX Code	Description	Rock age
1	On site	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN
2	86m NE	MM-MDST	MANCHESTER MARLS FORMATION - MUDSTONE	-
3	286m NE	CS-SDST	COLLYHURST SANDSTONE FORMATION - SANDSTONE	-

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m**1**

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m**0**

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

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

10

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 83**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	181m S	385267 395165	MANCHESTER CORP. WILNSLOW ROAD	12.5	N	936440
A	215m W	385070 395390	WALMER STREET MANCHESTER TPG	-	Y	N/A
A	225m W	385060 395390	WALMER STREET MANCHESTER 2	-	Y	N/A

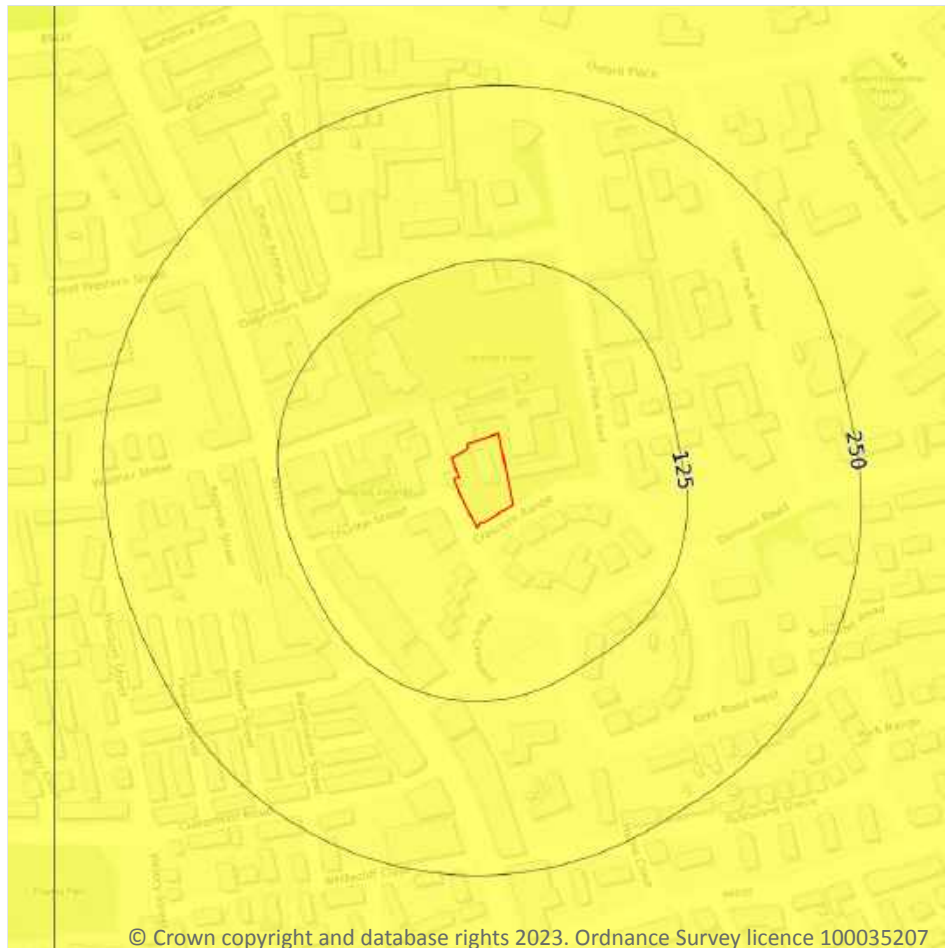


ID	Location	Grid reference	Name	Length	Confidential	Web link
A	226m W	385060 395410	WALMER STREET MANCHESTER TPE	-	Y	N/A
A	228m W	385060 395430	WALMER STREET MANCHESTER TPB	-	Y	N/A
A	236m W	385050 395410	WALMER STREET MANCHESTER TPD	-	Y	N/A
A	237m W	385050 395420	WALMER STREET MANCHESTER 1	-	Y	N/A
2	237m S	385350 395110	RUSHOLME GROVE 1	-	Y	N/A
A	245m W	385040 395390	WALMER STREET MANCHESTER TPF	-	Y	N/A
A	245m W	385040 395400	WALMER STREET MANCHESTER TPC	-	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

1

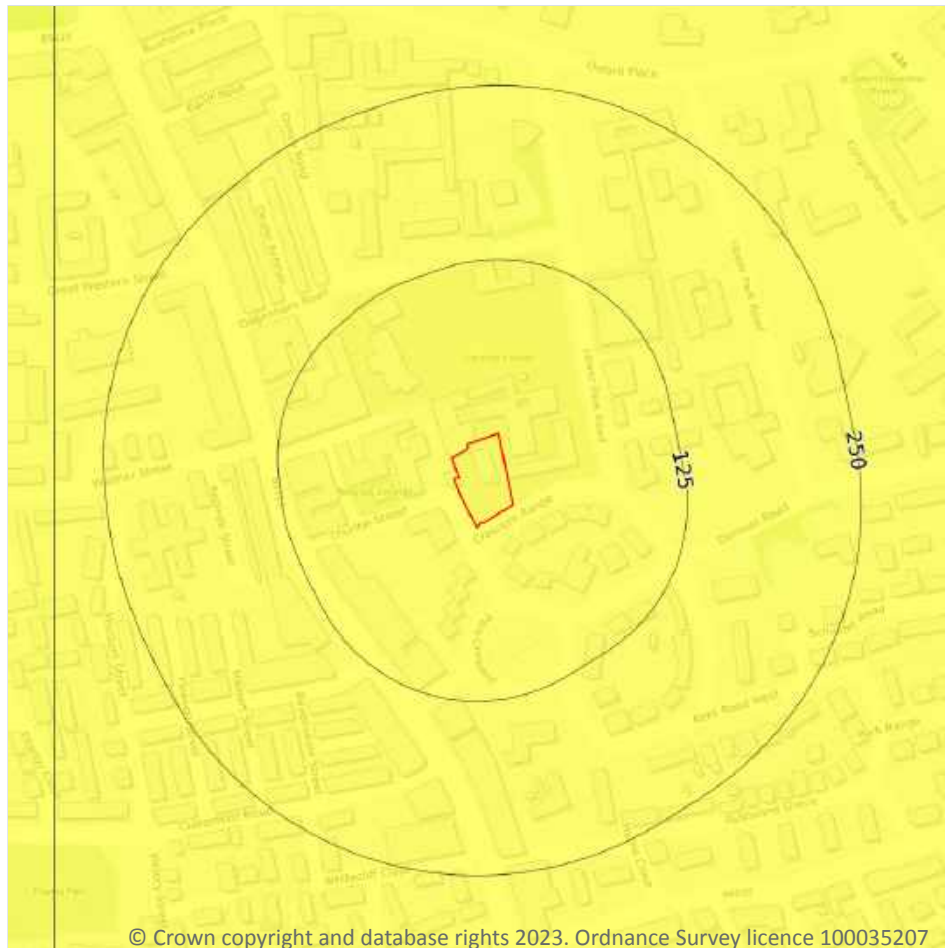
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 85**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Running sands map on **page 86**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.3 Compressible deposits

Records within 50m

1

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

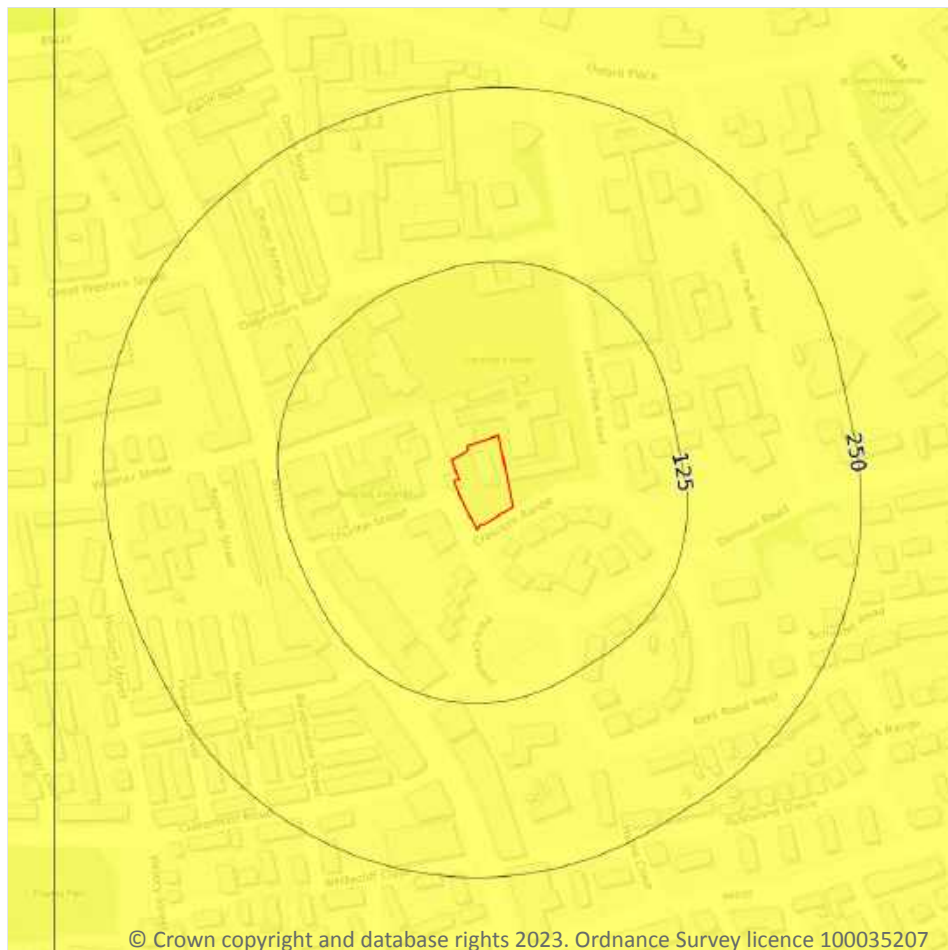
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 87**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.4 Collapsible deposits

Records within 50m

1

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

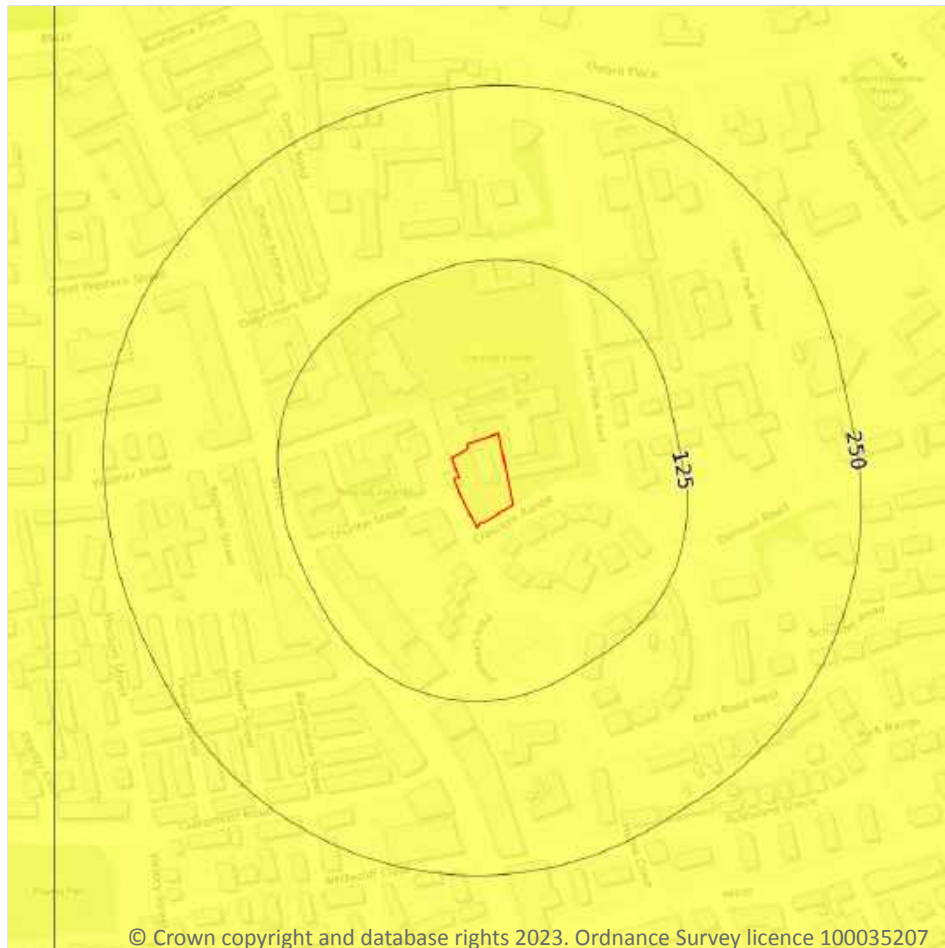
Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 88**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.5 Landslides

Records within 50m

1

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

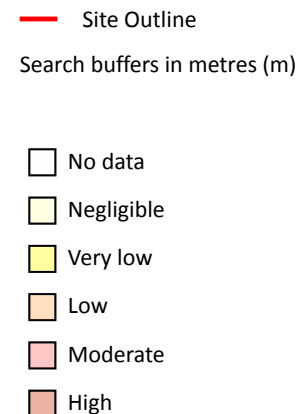
Features are displayed on the Natural ground subsidence - Landslides map on **page 89**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 90**

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

This data is sourced from the British Geological Survey.



18 Mining, ground workings and natural cavities

18.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

18.2 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m

0

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.

This 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 data is sourced from Ordnance Survey/Groundsure.



18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

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

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

18.8 JPB mining areas

Records on site

1

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

Location	Details
On site	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. Please note, the plans held by JPB may also relate to non-mining records. Further details and a quote for services (if appropriate) can be obtained by emailing this report to enquiries.gs@jpb.co.uk .

This data is sourced from Johnson Poole and Bloomer.



18.9 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 Groundsure.

18.13 Clay mining

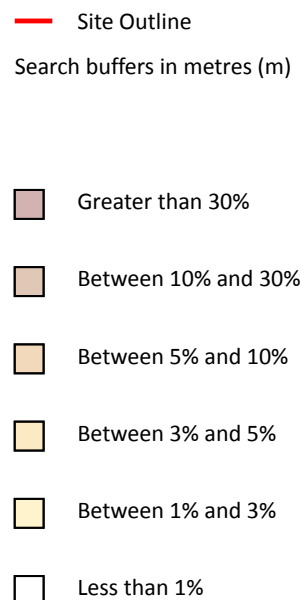
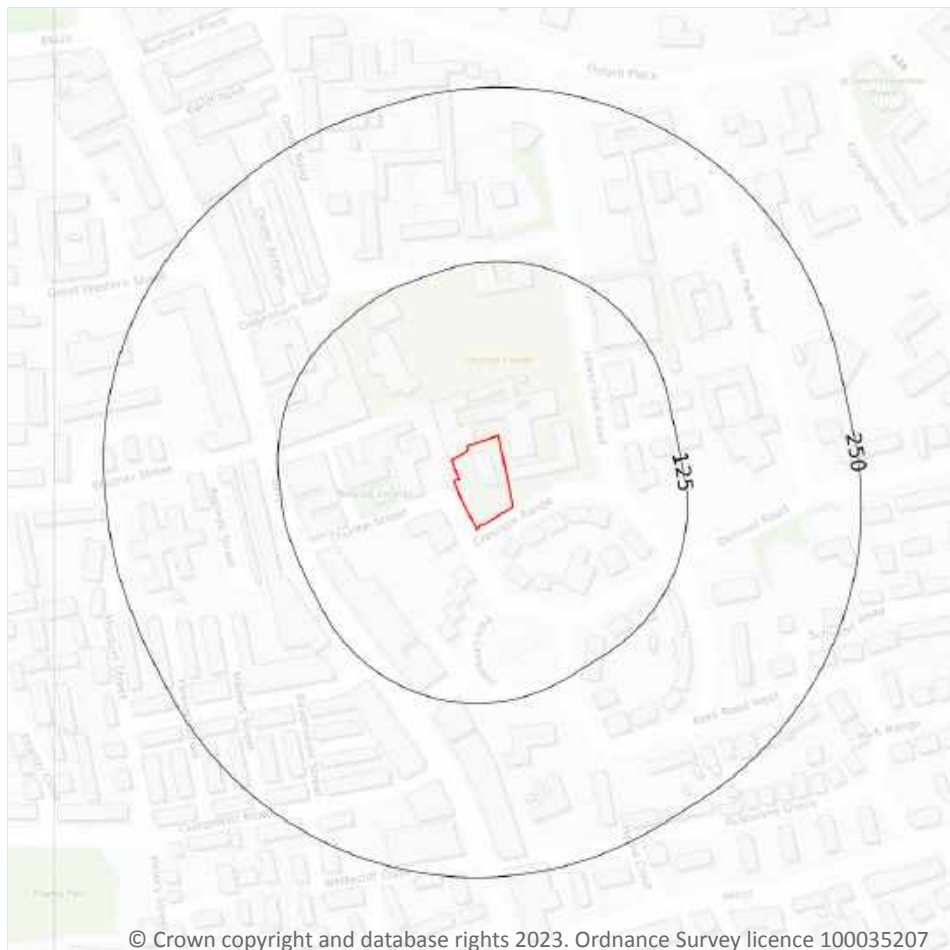
Records on site	0
-----------------	---

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

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



19 Radon



19.1 Radon

Records on site

1

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

Features are displayed on the Radon map on **page 94**

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



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



20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

1

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². 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 km²; 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

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 km²).

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	12	2.1	230	158	0.4	47	69	19	17
On site	13	2.3	220	151	0.6	51	73	20	22
On site	17	3	193	133	0.4	68	61	26	14
On site	18	3.2	322	221	0.6	76	92	25	33
43m S	10	1.8	287	197	0.5	41	81	17	23
43m S	11	1.9	131	90	0.6	45	49	18	12

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 km².

This data is sourced from the British Geological Survey.



21 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)
- C1 Crossrail 1 Stations
- Crossrail 1 Route
- C2 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

1

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 98**

Location	Land Use	Year of mapping	Mapping scale
230m NW	Tramway Sidings	1893	2500

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**0**

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

This data is sourced from HS2 Ltd.

Data providers

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

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Client Ref: 10961G
Report Ref: HMD-424-9377981
Grid Ref: 385307, 395376

Map Name: 1056 Scale Town Plan

Map date: 1848-1850

Scale: 1:1,056

Printed at: 1:1,056



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

Surveyed N/A
Revised N/A
Edition 1850
Copyright N/A
Levelled N/A

Surveyed 1849
Revised N/A
Edition 1850
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Client Ref: 10961G
Report Ref: HMD-424-9377981
Grid Ref: 385307, 395376

Map Name: County Series

Map date: 1881

Scale: 1:2,500

Printed at: 1:2,500



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

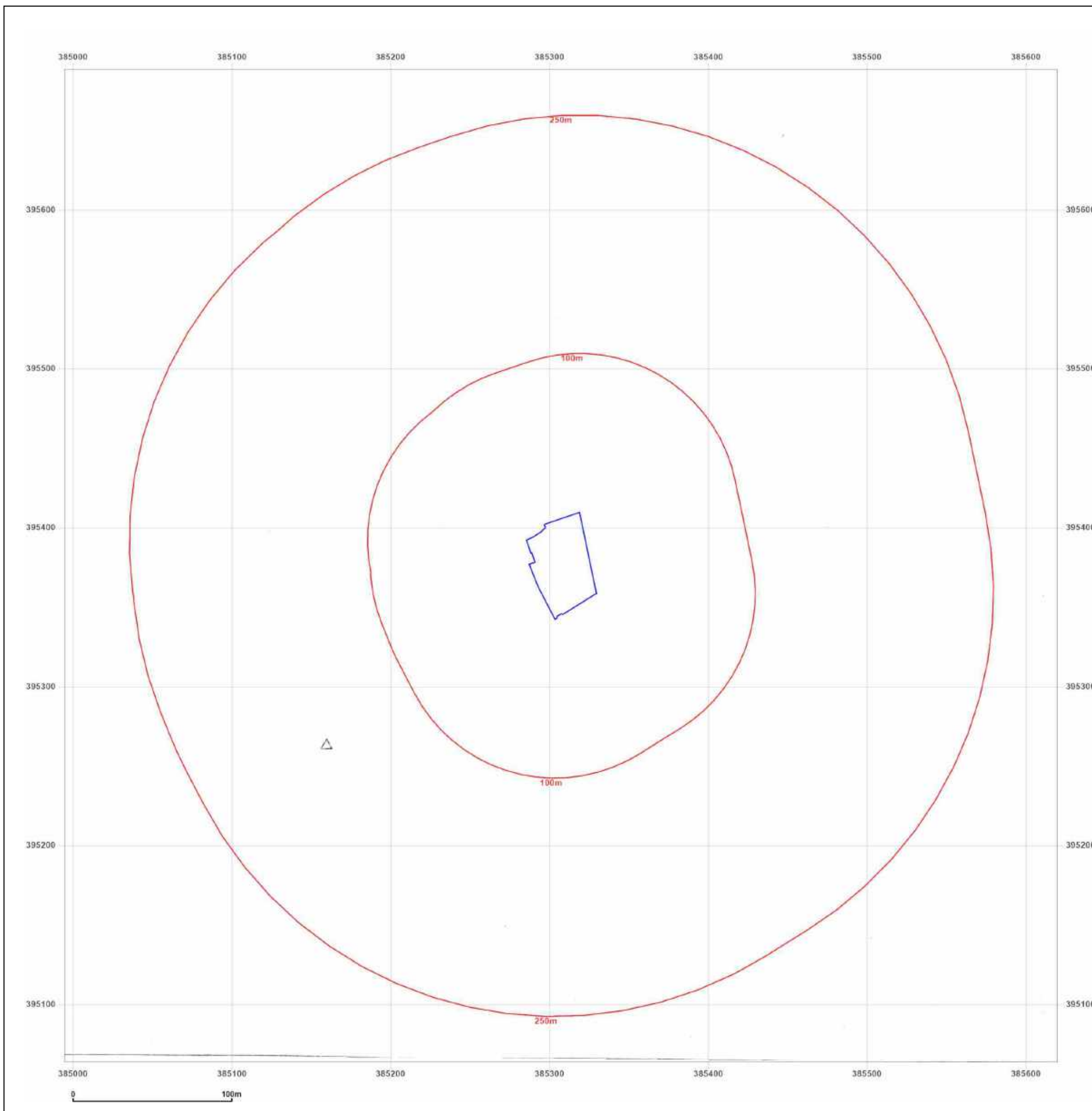


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Client Ref: 10961G
Report Ref: HMD-424-9377981
Grid Ref: 385307, 395376

Map Name: County Series Town Plan

Map date: 1891

Scale: 1:500

Printed at: 1:1,000



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Client Ref: 10961G
Report Ref: HMD-424-9377981
Grid Ref: 385307, 395376

Map Name: County Series

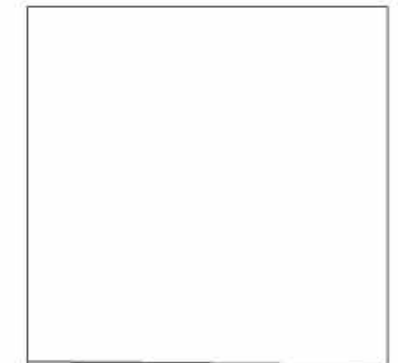
Map date: 1893

Scale: 1:2,500

Printed at: 1:2,500



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

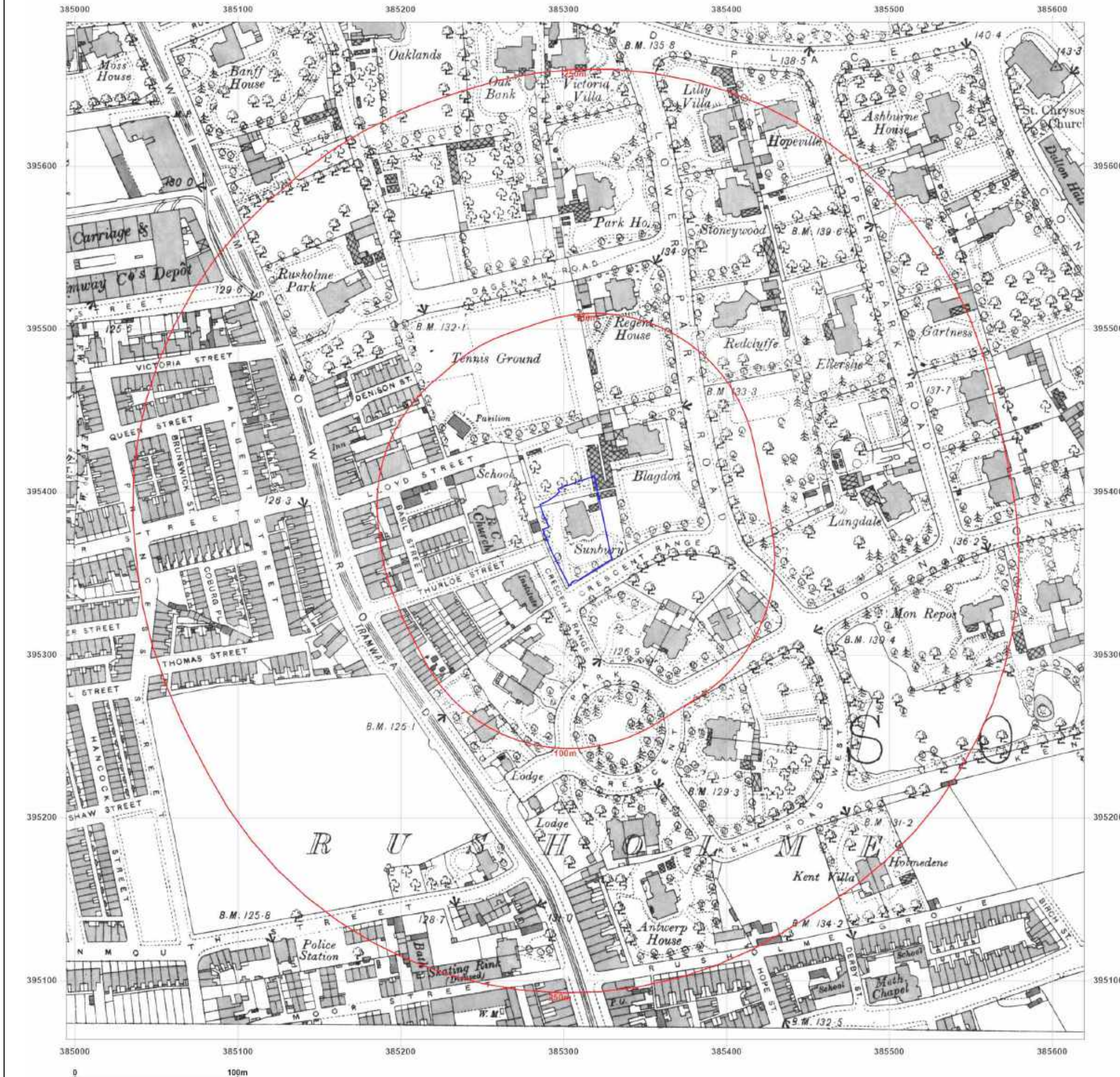


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Client Ref: 10961G
Report Ref: HMD-424-9377981
Grid Ref: 385307, 395376

Map Name: County Series

Map date: 1907-1908

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1891
Revised 1905
Edition 1908
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Surveyed 1891
Revised 1905
Edition 1907
Copyright N/A
Levelled N/A

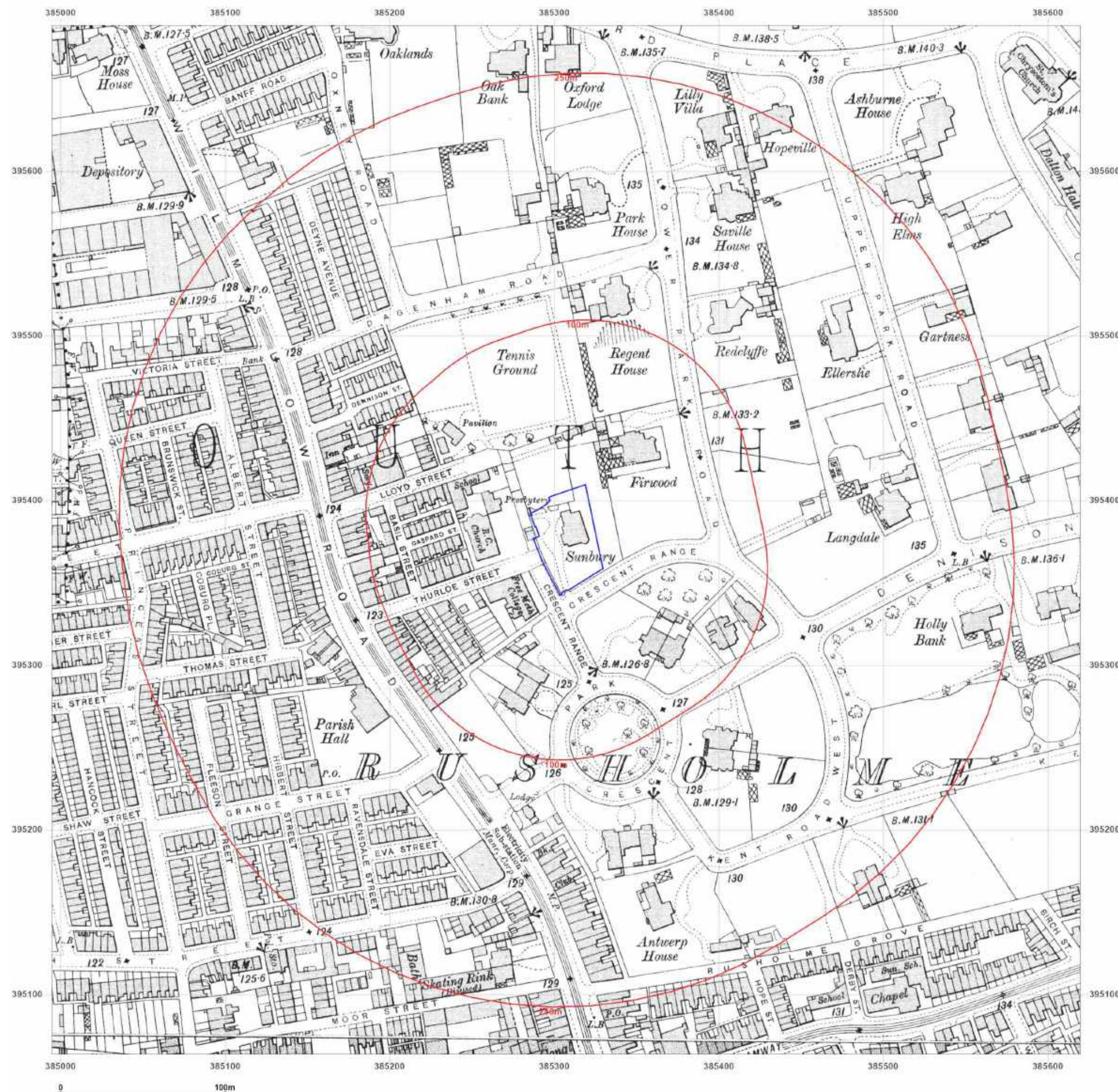


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Grid Ref: 385307, 395376

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



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Levelled 1915

Surveyed 1922
Revised 1916
Edition 1922
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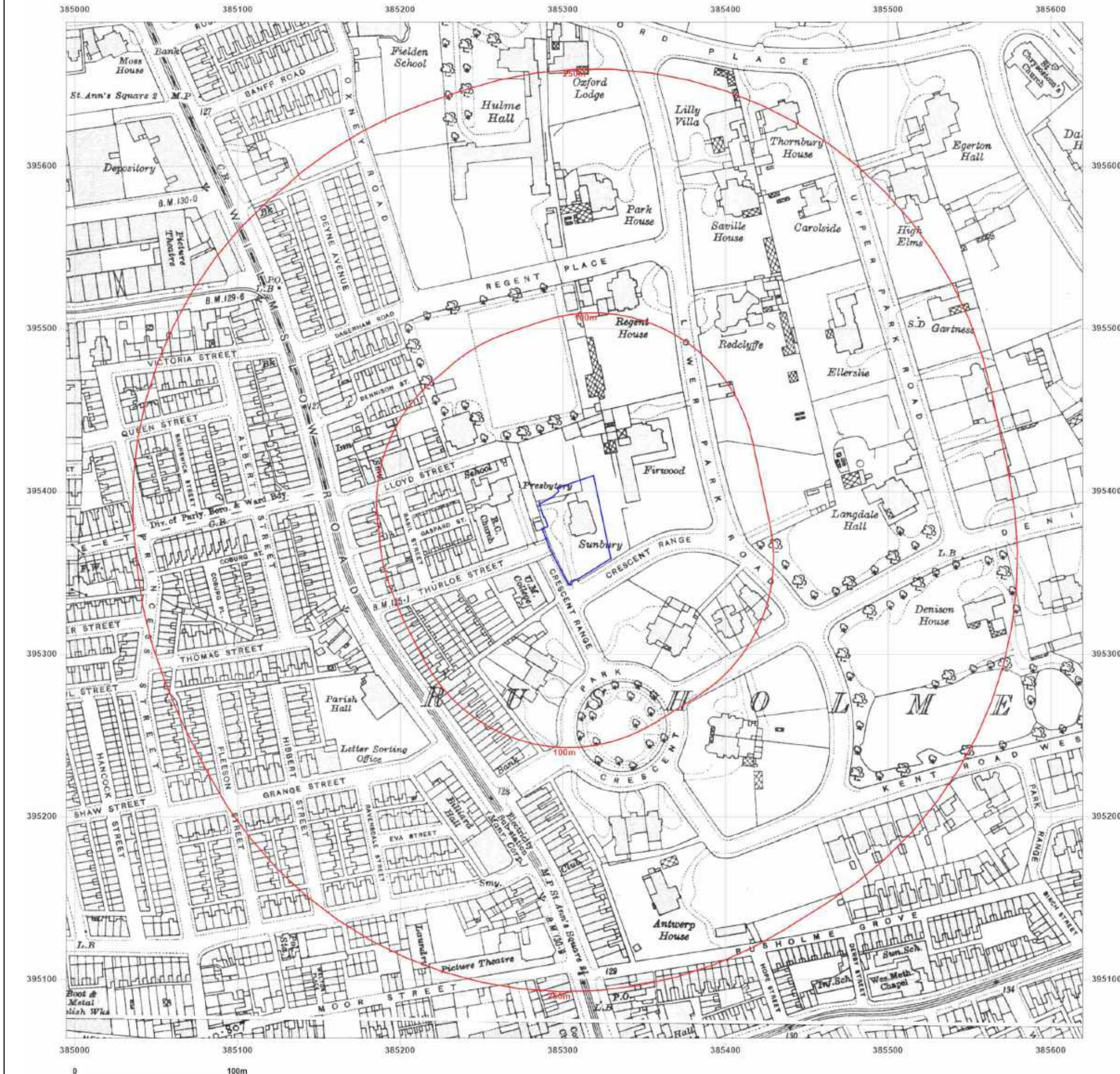


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Grid Ref: 385307, 395376

Map Name: County Series

Map date: 1933-1934

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1873
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Edition N/A
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Surveyed 1873
Revised 1934
Edition N/A
Copyright N/A
Levelled 1927

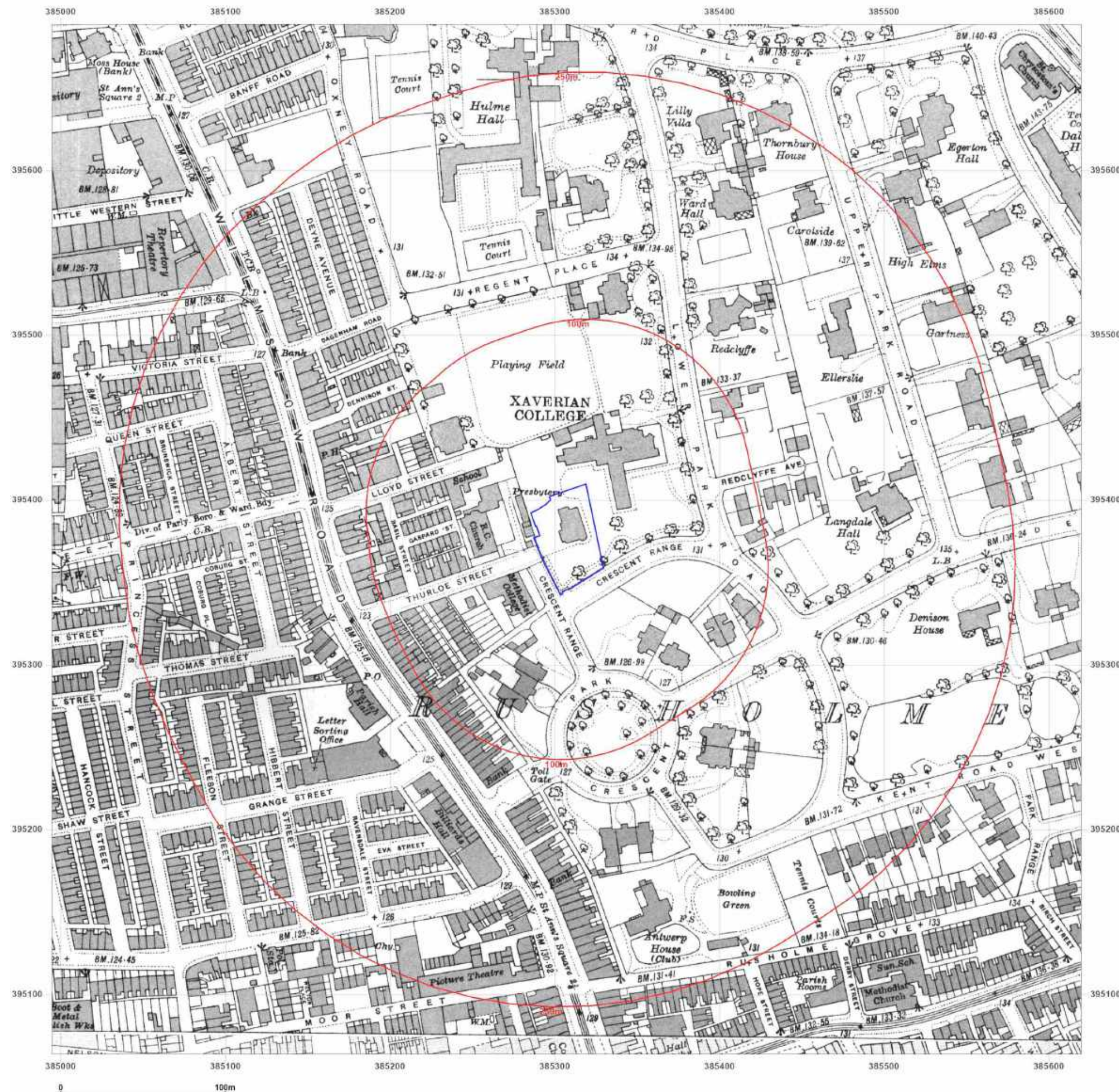


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Client Ref: 10961G
Report Ref: HMD-424-9377981
Grid Ref: 385307, 395376

Map Name: National Grid

Map date: 1950

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
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Client Ref: 10961G
Report Ref: HMD-424-9377981
Grid Ref: 385307, 395376

Map Name: National Grid

Map date: 1951

Scale: 1:1,250

Printed at: 1:2,000



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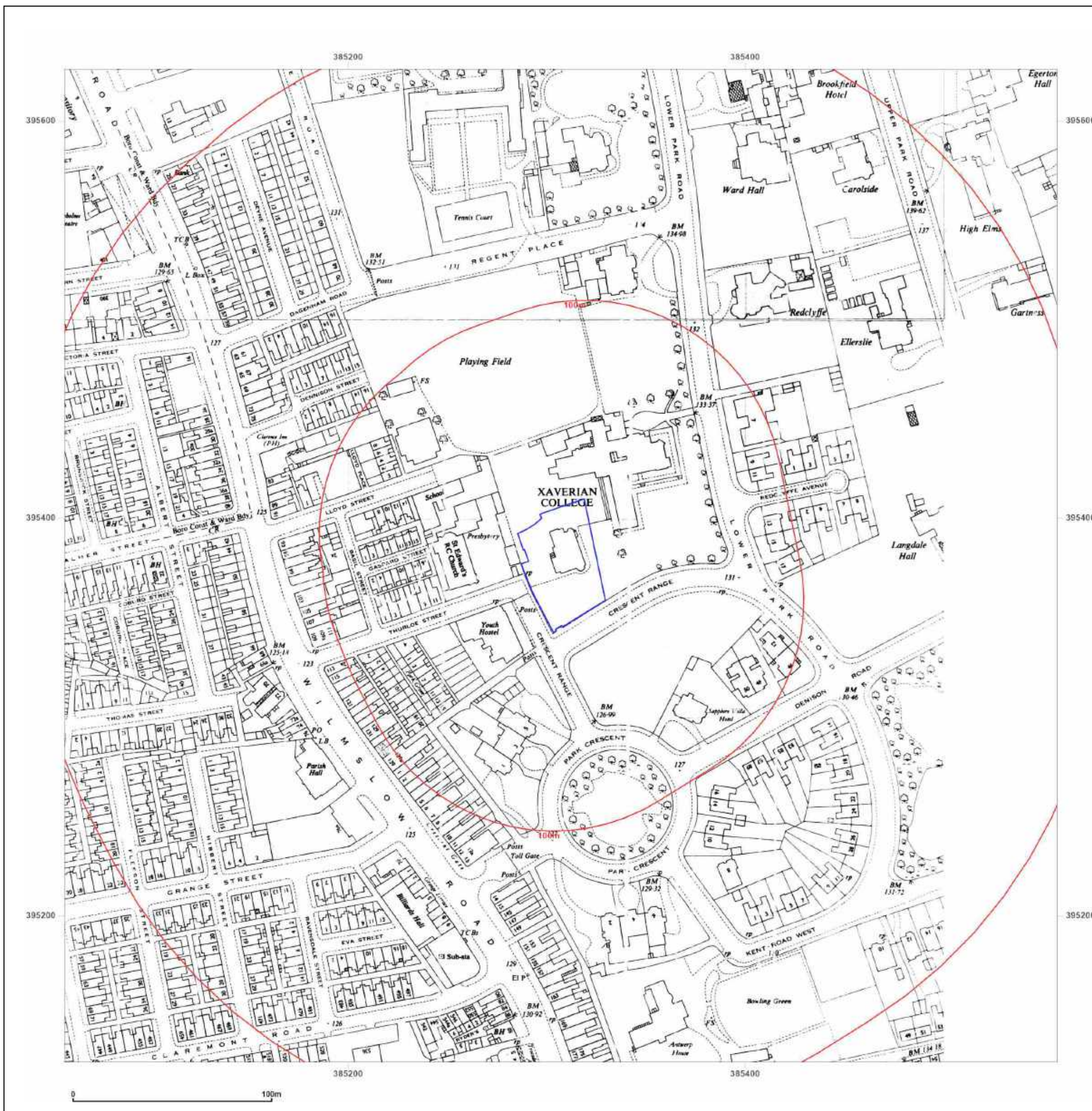


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Client Ref: 10961G
Report Ref: HMD-424-9377981
Grid Ref: 385307, 395376

Map Name: National Grid

Map date: 1950-1951

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1950
Revised 1950
Edition N/A
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Levelled 1928

Surveyed 1950
Revised 1950
Edition N/A
Copyright 1951
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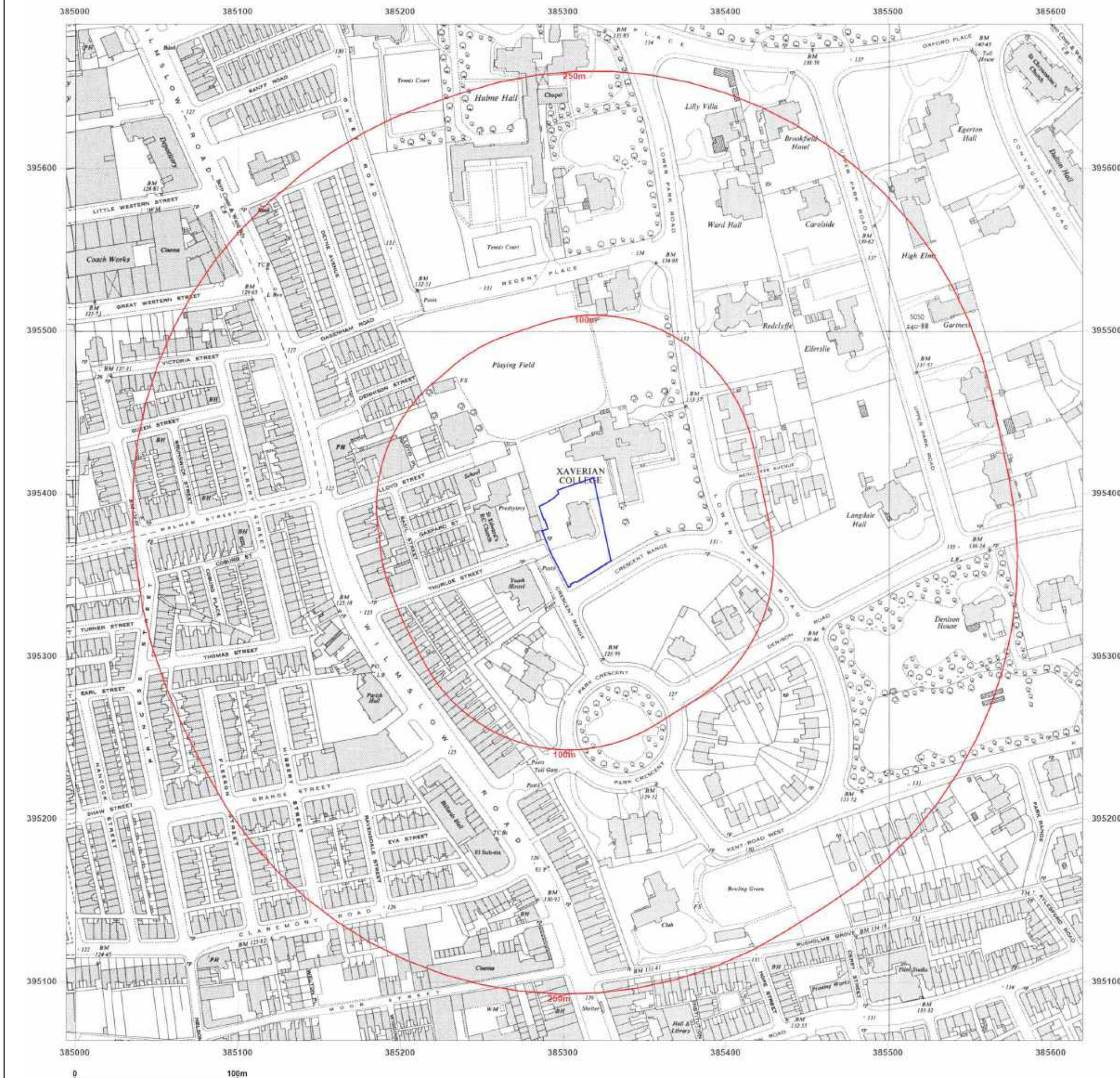


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Client Ref: 10961G
Report Ref: HMD-424-9377981
Grid Ref: 385307, 395376

Map Name: National Grid

Map date: 1961-1965

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1960
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Edition N/A
Copyright 1961
Levelled 1958

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

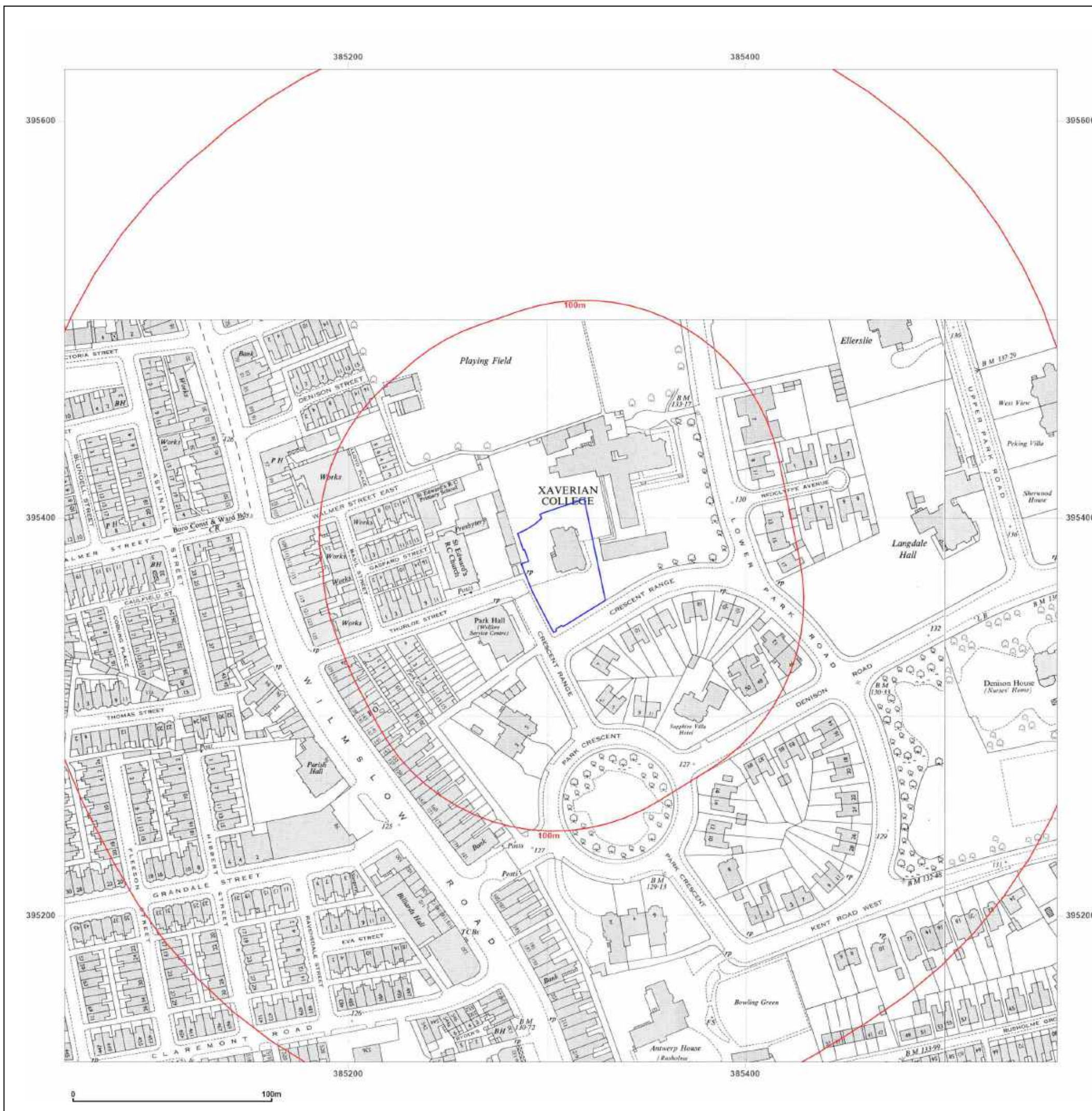


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Client Ref: 10961G
Report Ref: HMD-424-9377981
Grid Ref: 385307, 395376

Map Name: National Grid

Map date: 1967-1970

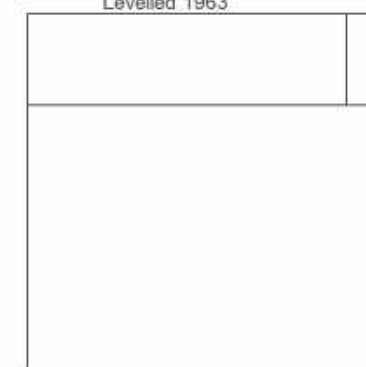
Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
Revised 1969
Edition N/A
Copyright 1970
Levelled 1963

Surveyed 1950
Revised 1966
Edition N/A
Copyright 1967
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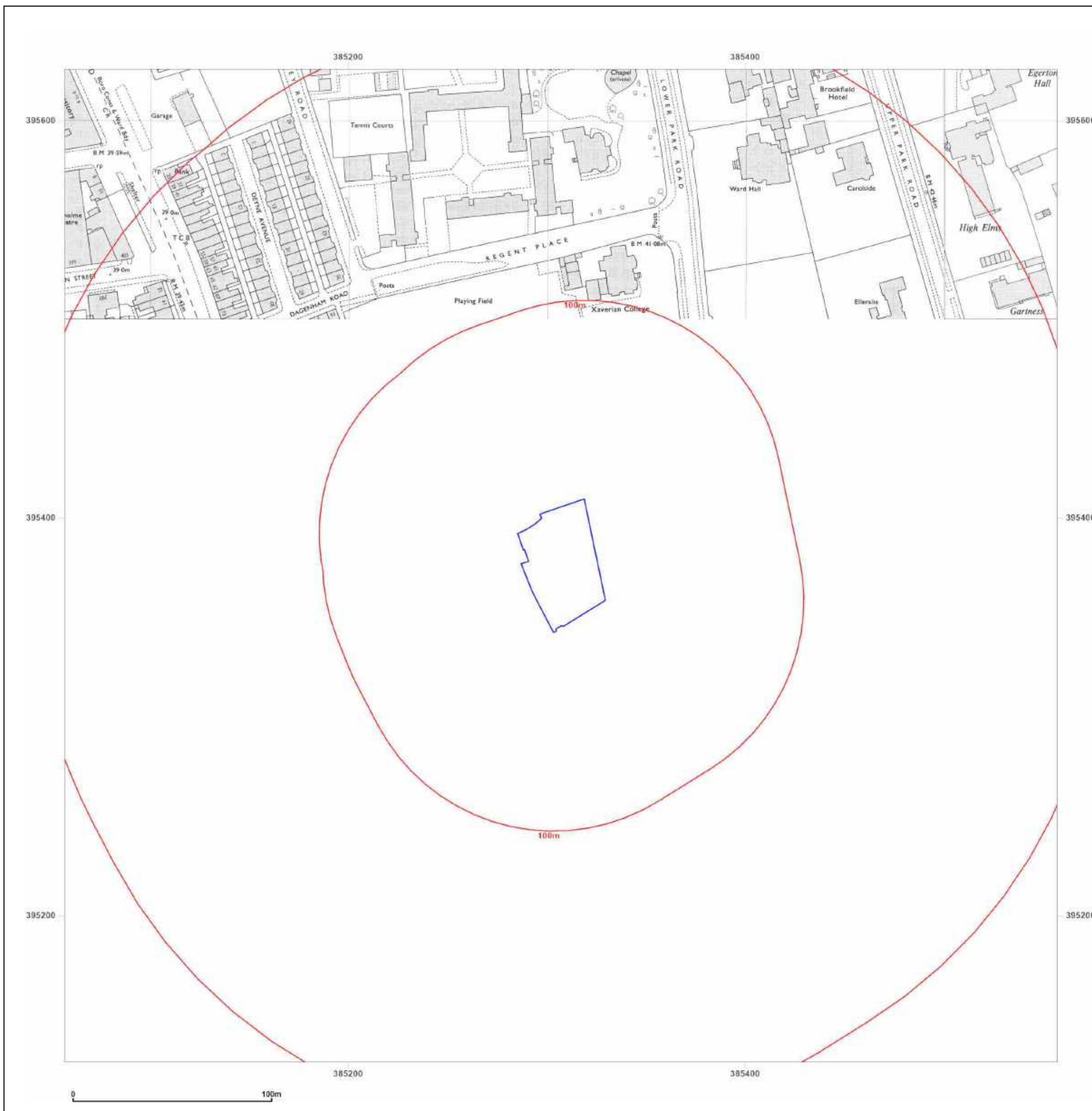


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Client Ref: 10961G
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Grid Ref: 385307, 395376

Map Name: National Grid

Map date: 1979

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1979
Revised 1979
Edition N/A
Copyright 1979
Levelled 1963

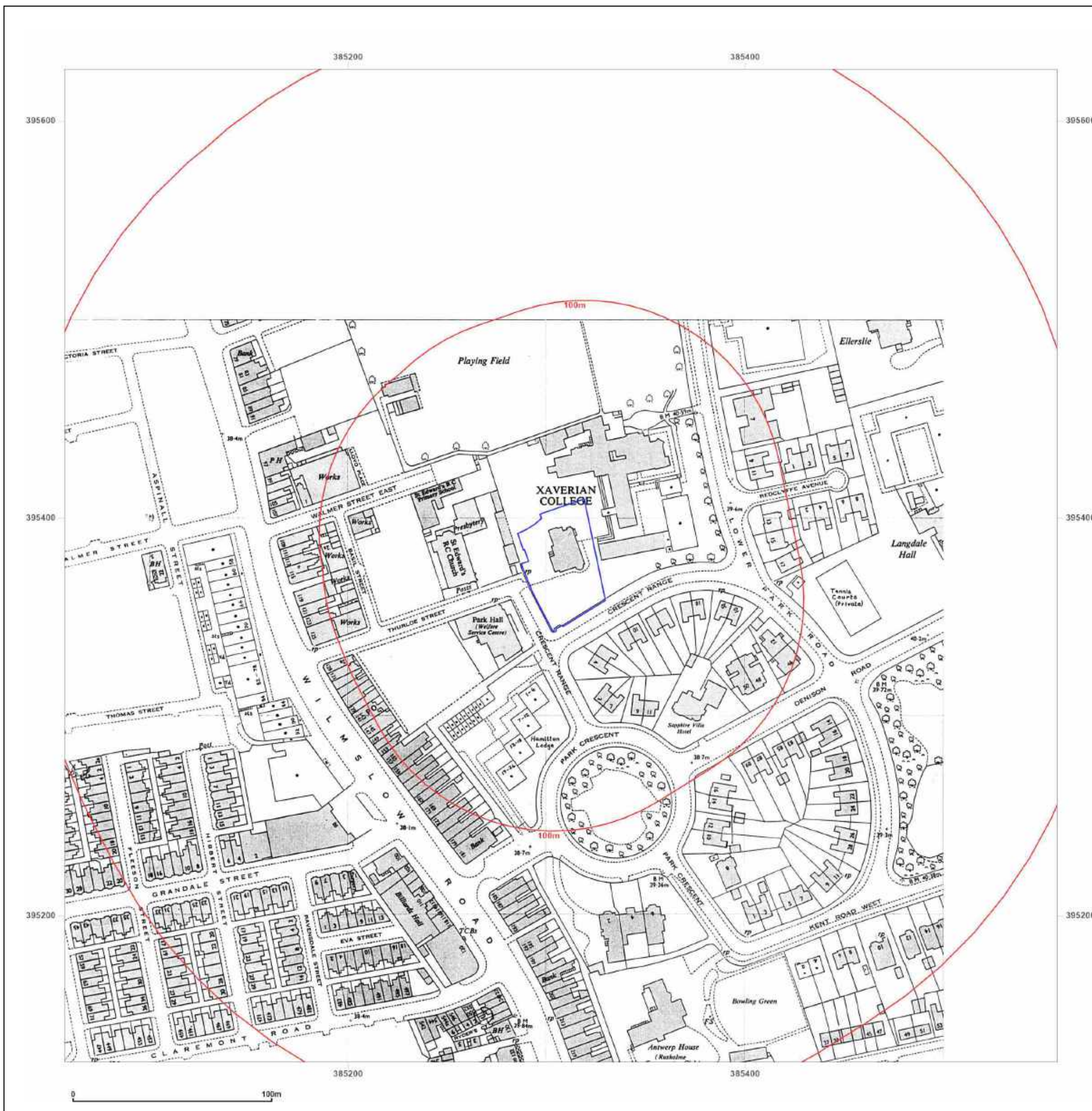


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Report Ref: HMD-424-9377981
Grid Ref: 385307, 395376

Map Name: National Grid

Map date: 1980

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1980
Levelled 1963

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1980
Levelled 1963

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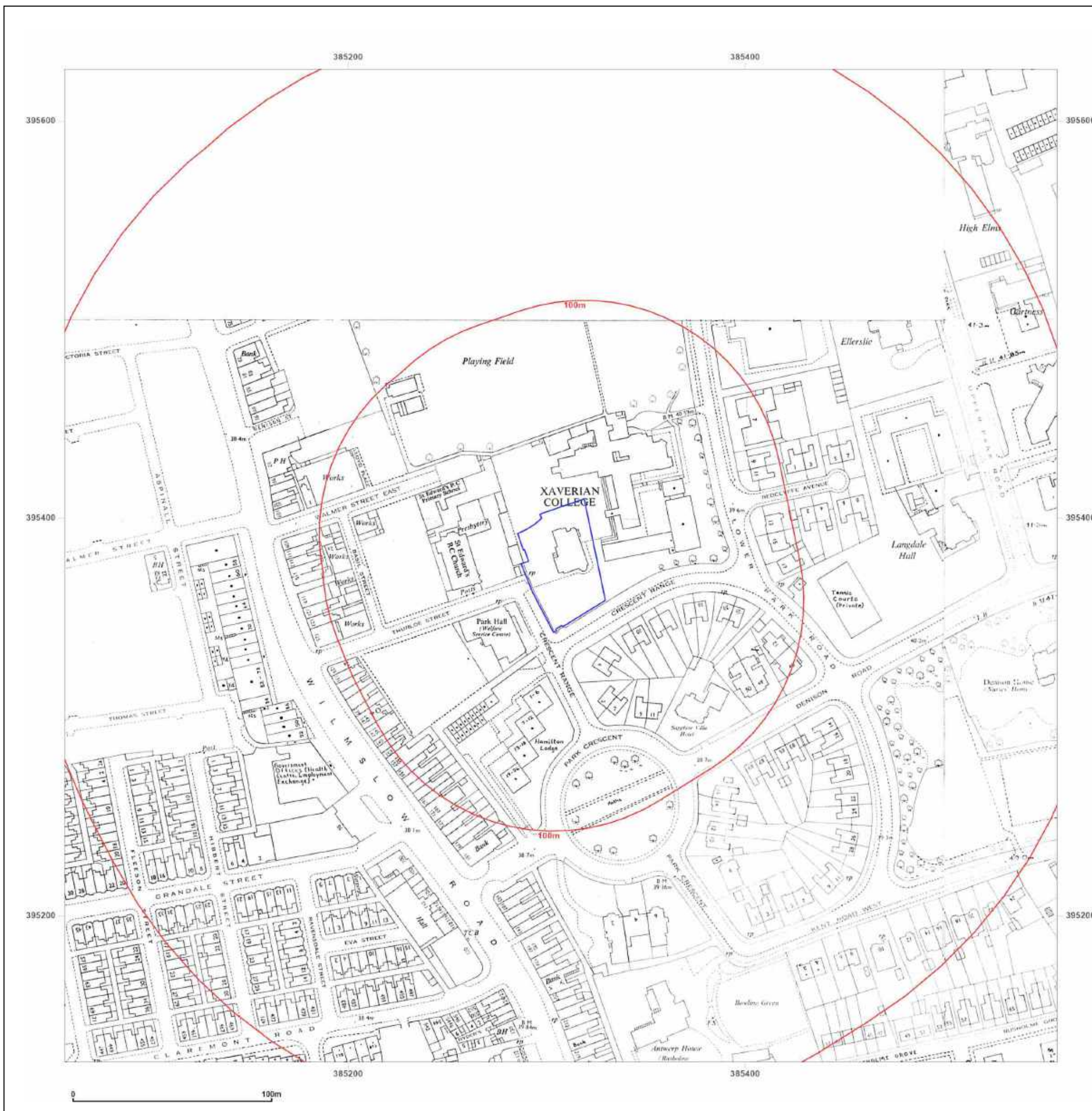


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Client Ref: 10961G
Report Ref: HMD-424-9377981
Grid Ref: 385307, 395376

Map Name: National Grid

Map date: 1983

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
Revised 1982
Edition N/A
Copyright 1983
Levelled 1963

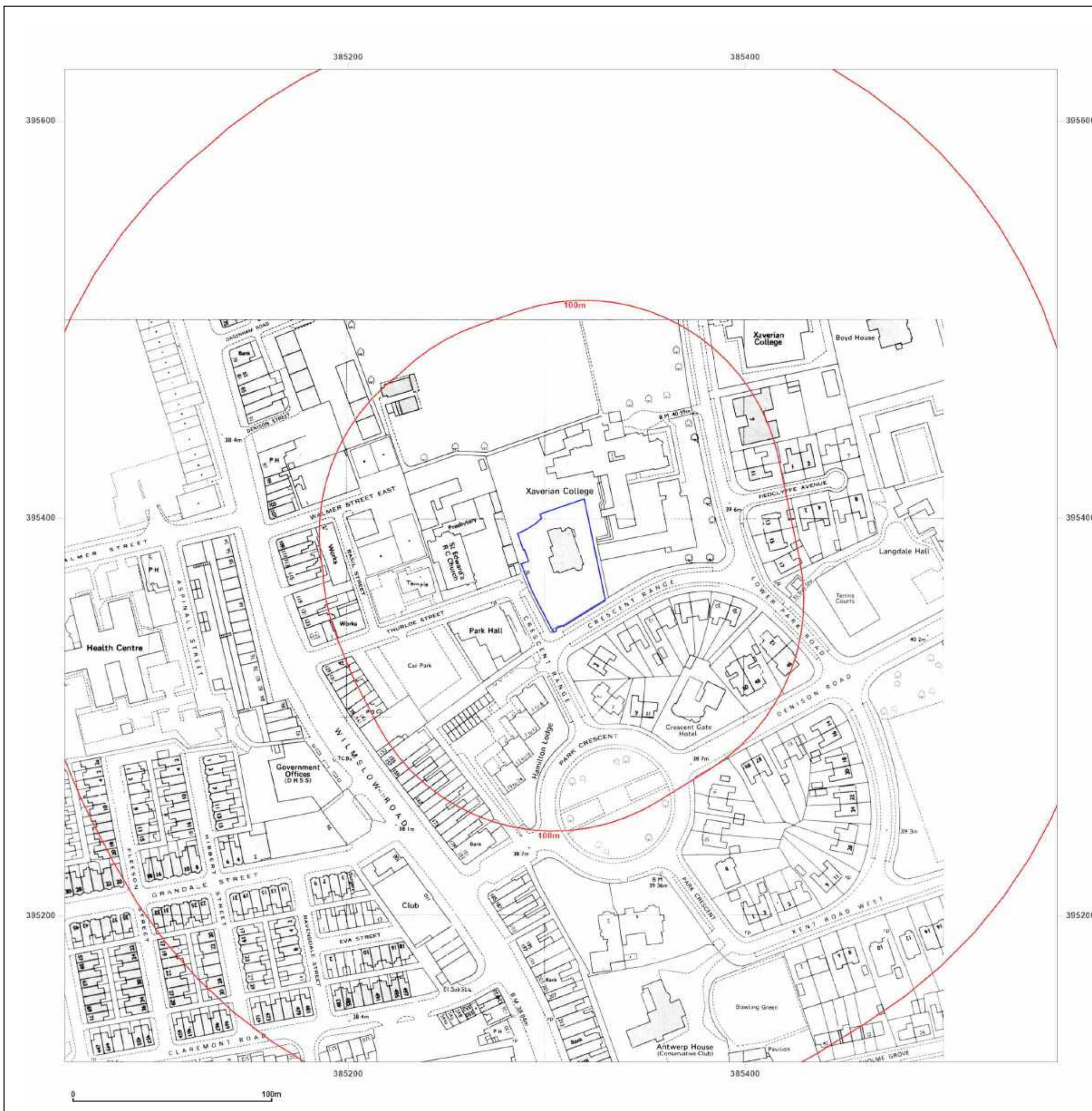


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M14 5RB

Client Ref: 10961G
Report Ref: HMD-424-9377981
Grid Ref: 385307, 395376

Map Name: National Grid

Map date: 1983-1986

Scale: 1:1,250

Printed at: 1:2,000



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Revised N/A
Edition N/A
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Surveyed 1950
Revised 1982
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Revised 1985
Edition N/A
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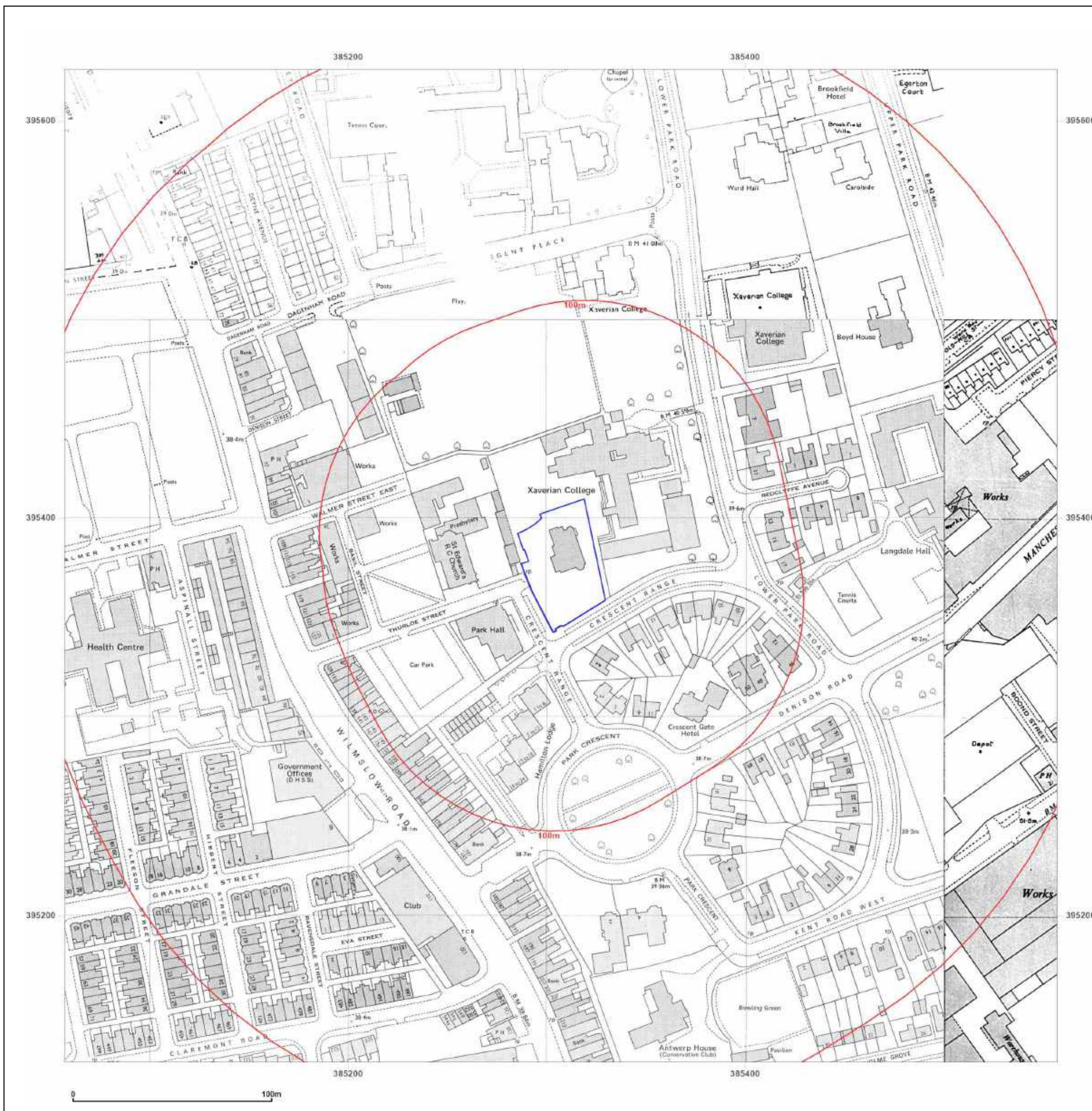


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Client Ref: 10961G
Report Ref: HMD-424-9377981
Grid Ref: 385307, 395376

Map Name: National Grid

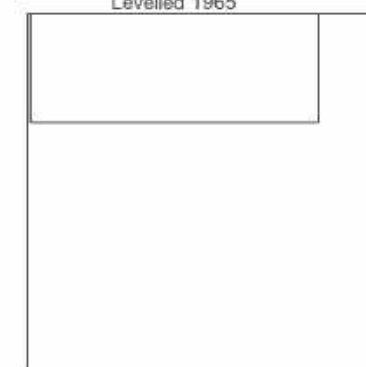
Map date: 1991

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1965
Revised 1991
Edition N/A
Copyright 1991
Levelled 1965

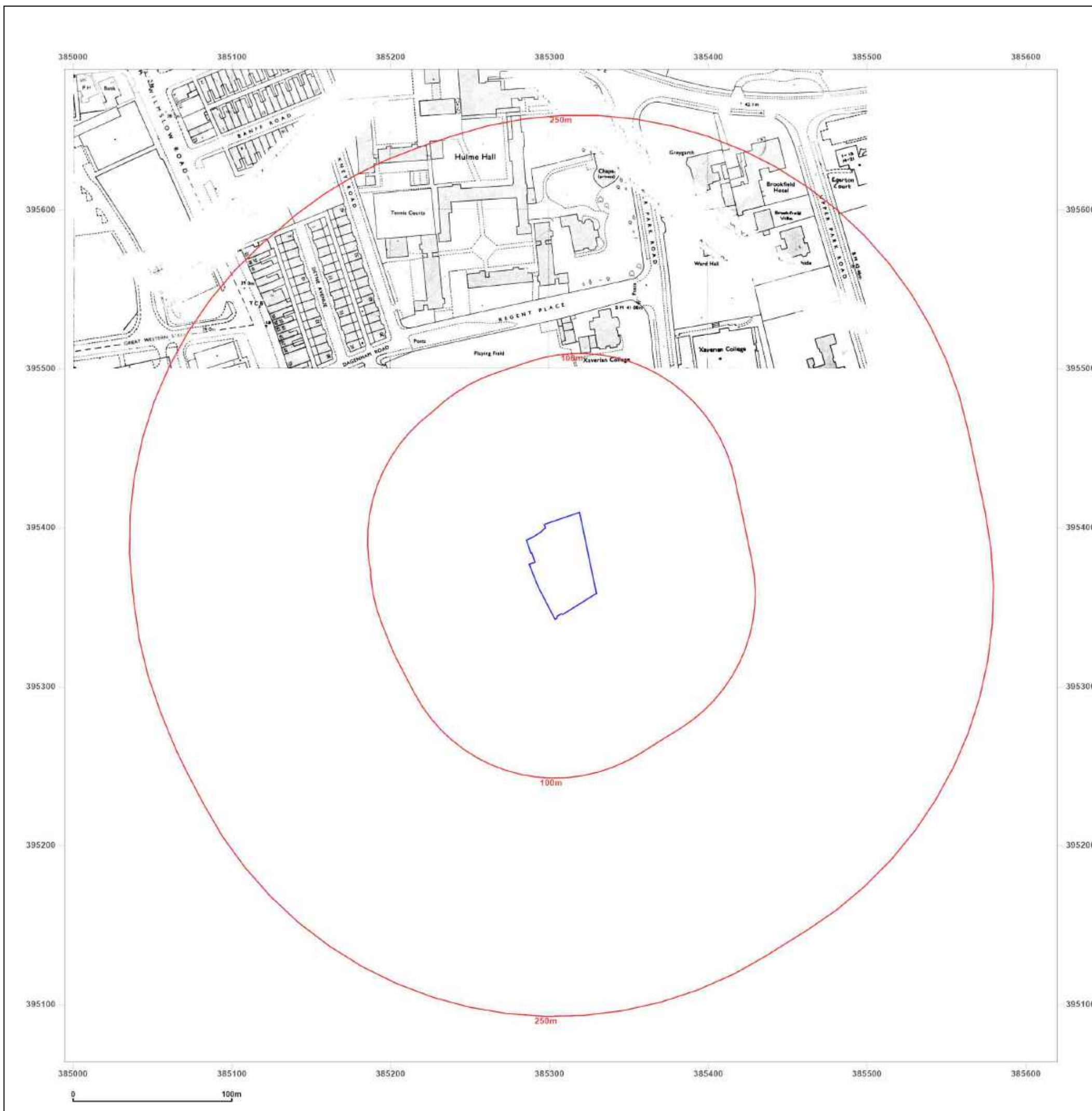


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Client Ref: 10961G
Report Ref: HMD-424-9377981
Grid Ref: 385307, 395376

Map Name: National Grid

Map date: 1989-1992

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed 1992
Revised 1992
Edition N/A
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Report Ref: HMD-424-9377981
Grid Ref: 385307, 395376

Map Name: National Grid

Map date: 1991-1992

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed 1963
Revised 1992
Edition N/A
Copyright 1992
Levelled 1963

Surveyed 1992
Revised 1992
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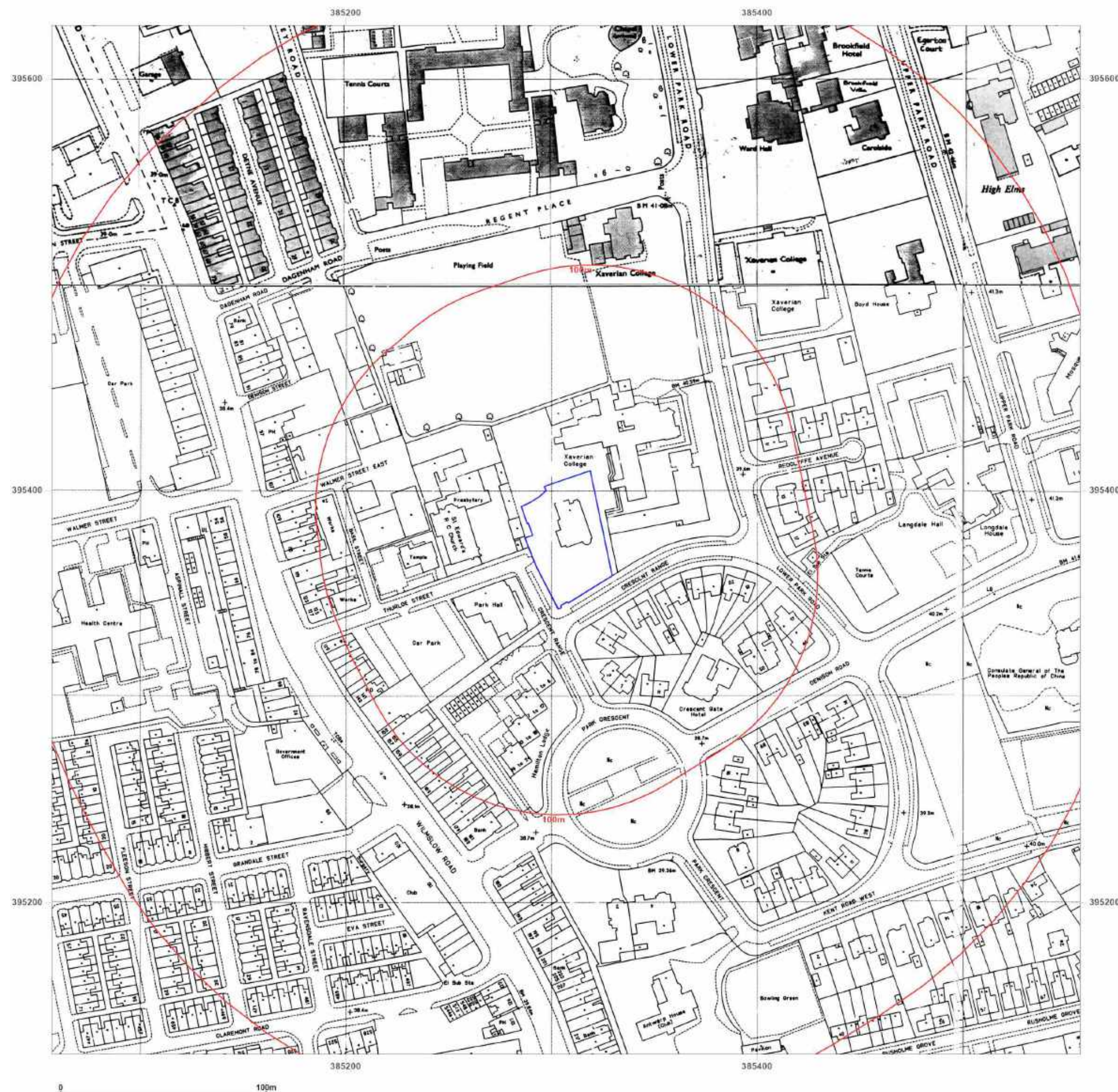


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Report Ref: HMD-424-9377981
Grid Ref: 385307, 395376

Map Name: National Grid

Map date: 1992-1994

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed 1994
Revised 1994
Edition N/A
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Surveyed 1963
Revised 1992
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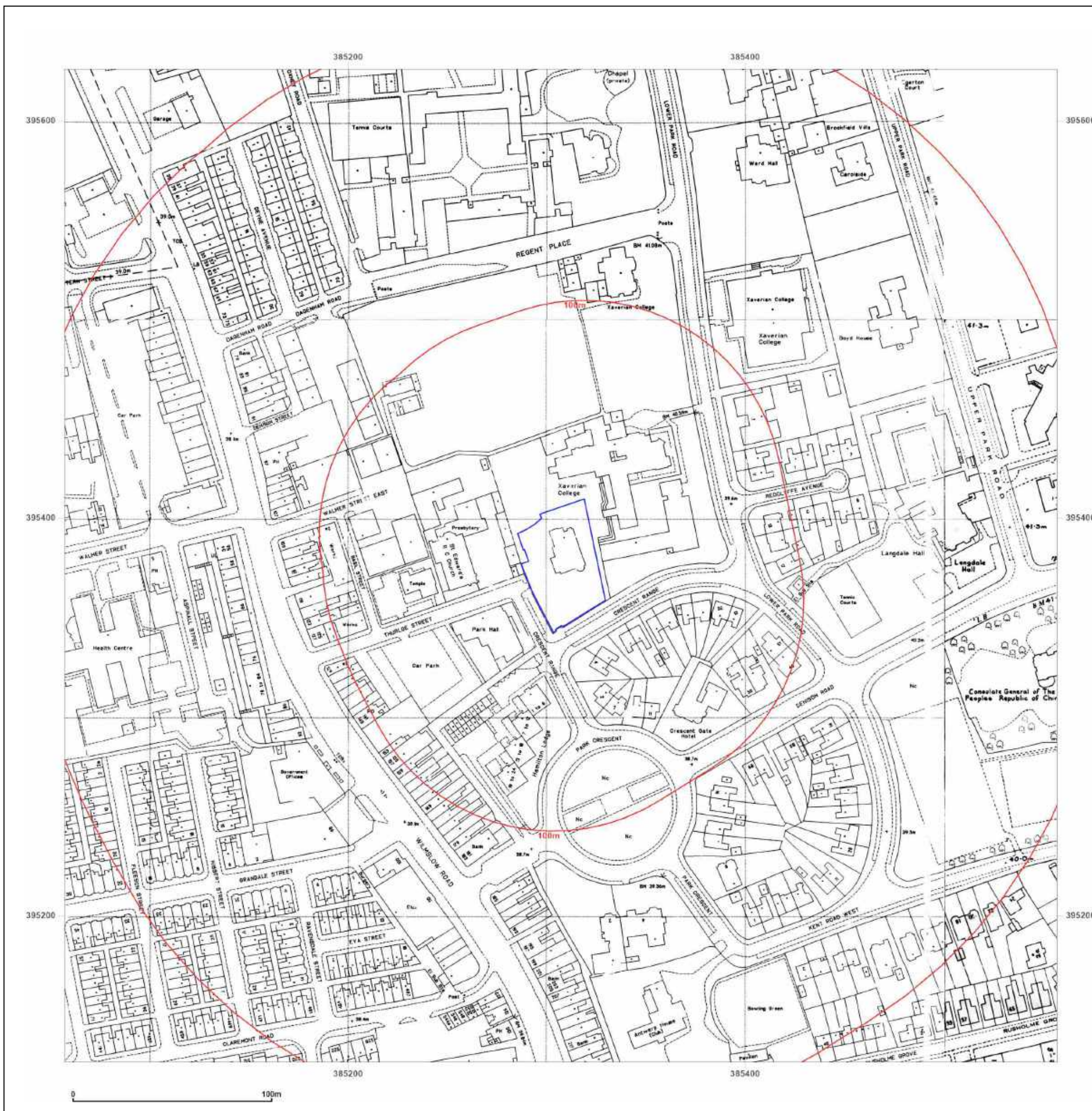


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Site Details:

XAVERIAN COLLEGE,
XAVERIAN COLLEGE, LOWER
PARK ROAD, MANCHESTER,
M14 5RB

Client Ref: 10961G
Report Ref: HMD-424-9377981
Grid Ref: 385307, 395376

Map Name: National Grid

Map date: 1993-1995

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1993
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Edition N/A
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Surveyed 1994
Revised 1994
Edition N/A
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Client Ref: 10961G
Report Ref: HMD-424-9377981
Grid Ref: 385307, 395376

Map Name: National Grid

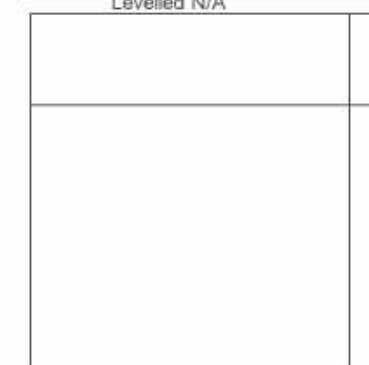
Map date: 1993-1995

Scale: 1:1,250

Printed at: 1:2,000



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Revised 1993
Edition N/A
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Revised 1995
Edition N/A
Copyright 1995
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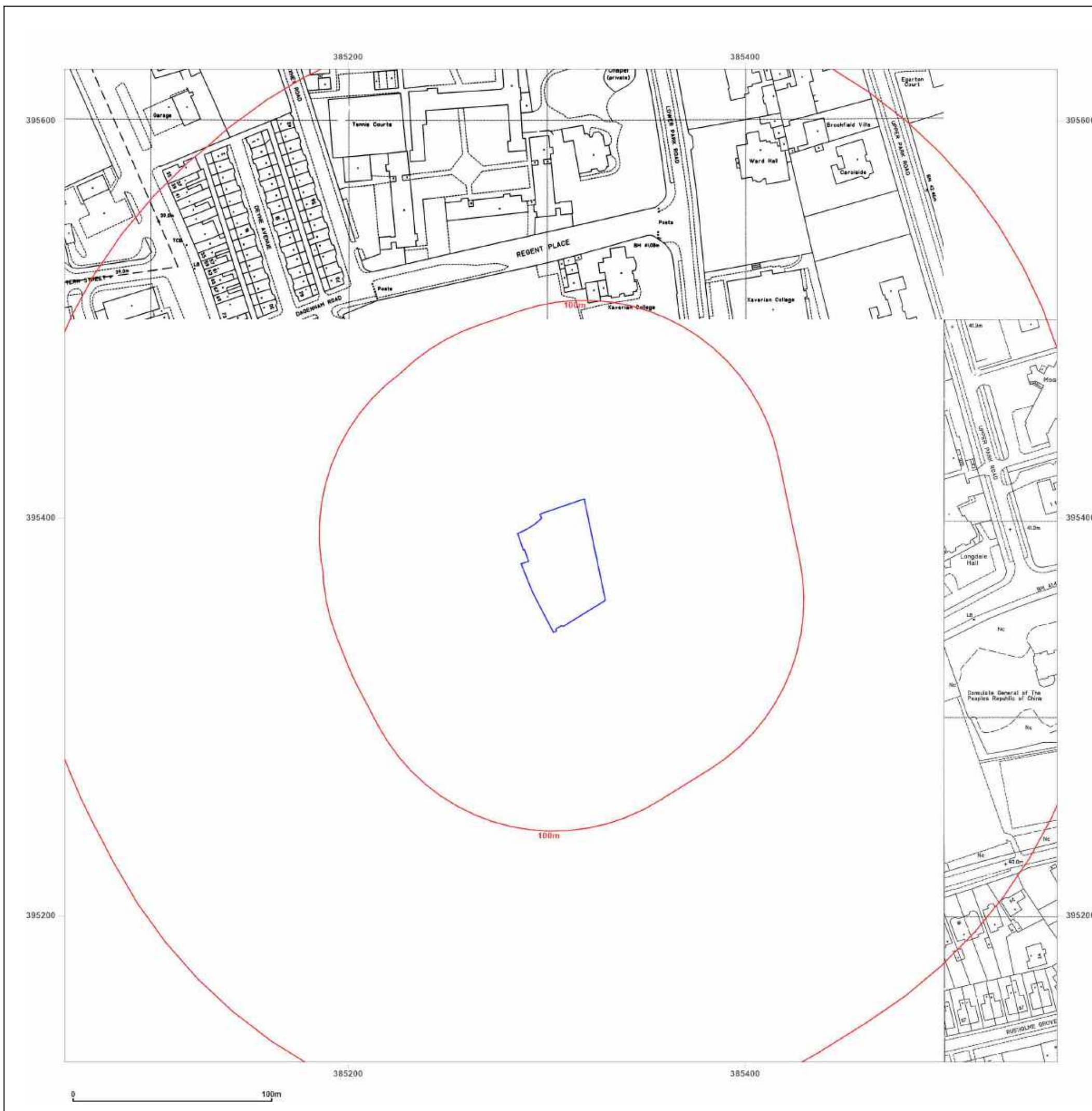


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M14 5RB

Client Ref: 10961G
Report Ref: HMD-424-9377981
Grid Ref: 385307, 395376

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003

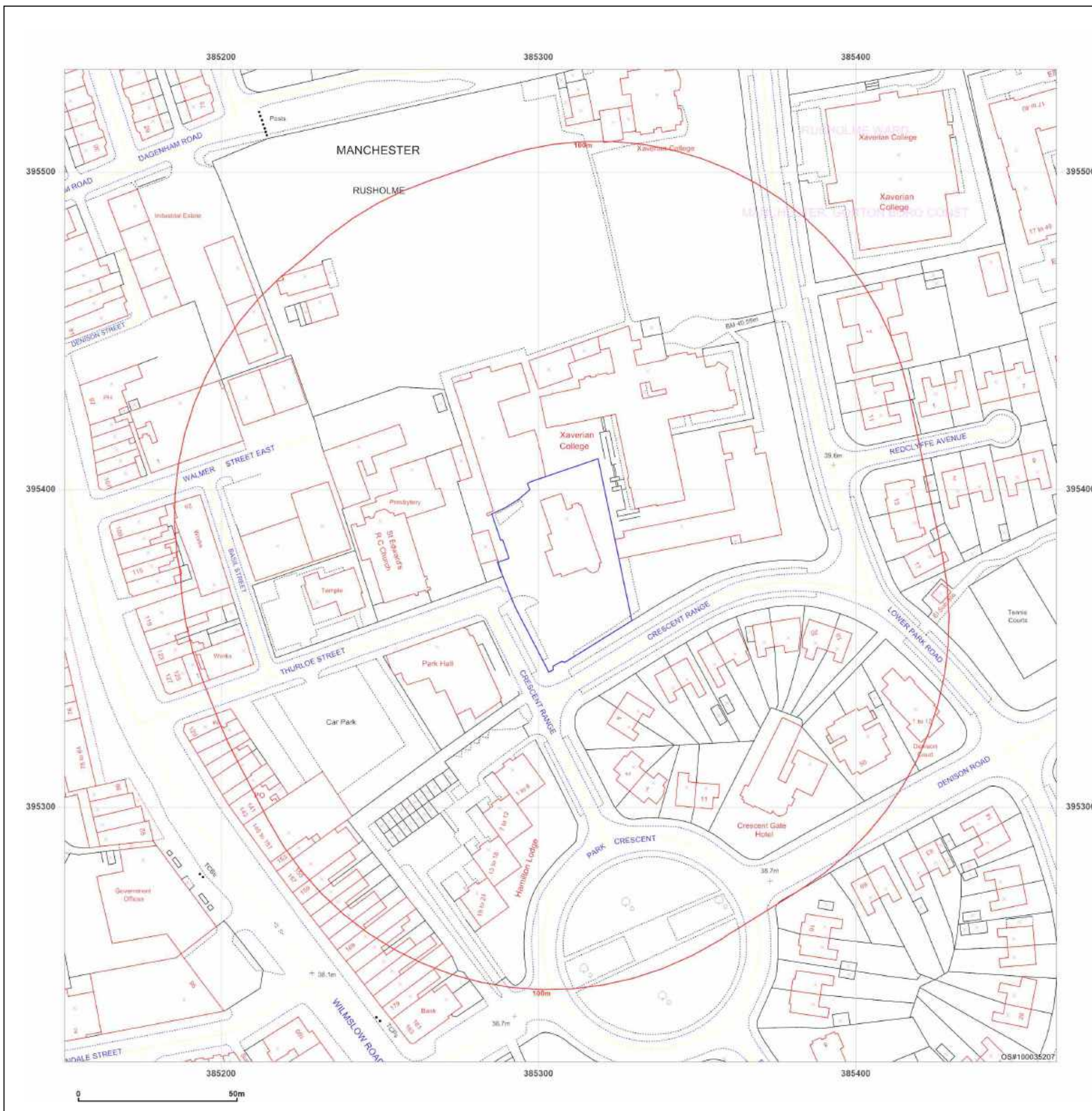


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Site Details:

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PARK ROAD, MANCHESTER,
M14 5RB

Client Ref: 10961G
Report Ref: HMD-424-9377981
Grid Ref: 385307, 395376

Map Name: County Series

Map date: 1848-1849

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1845
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Edition 1848
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Site Details:

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PARK ROAD, MANCHESTER,
M14 5RB

Client Ref: 10961G
Report Ref: HMD-424-9377981
Grid Ref: 385307, 395376

Map Name: County Series

Map date: 1890-1892

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1890
Revised 1890
Edition 1890
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Surveyed 1892
Revised 1892
Edition 1892
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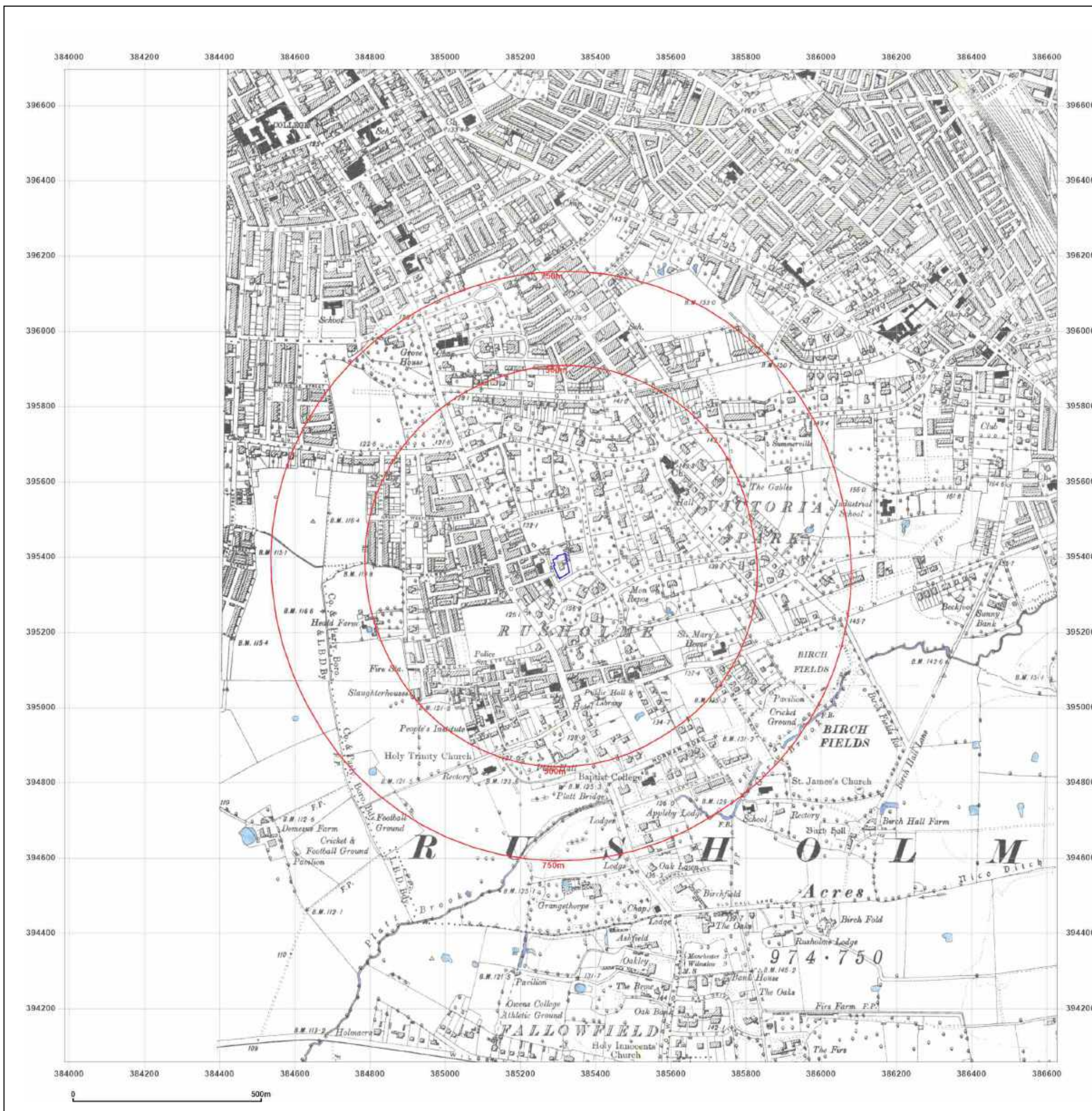


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Client Ref: 10961G
Report Ref: HMD-424-9377981
Grid Ref: 385307, 395376

Map Name: County Series

Map date: 1905

Scale: 1:10,560

Printed at: 1:10,560



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Surveyed 1892
Revised 1905
Edition 1905
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Edition 1905
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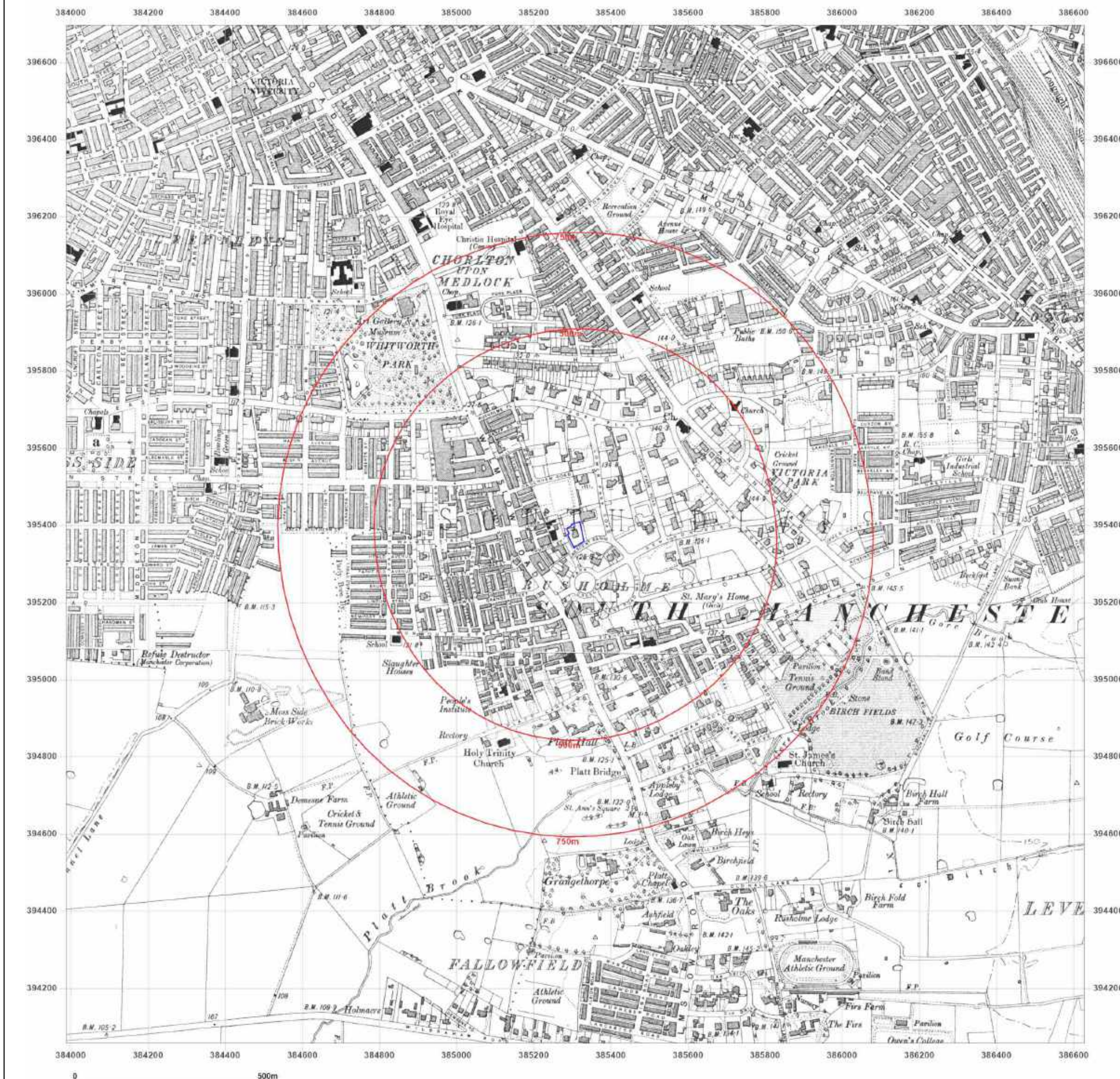


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M14 5RB

Client Ref: 10961G
Report Ref: HMD-424-9377981
Grid Ref: 385307, 395376

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1915
Edition 1923
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Revised 1916
Edition 1923
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Revised 1916
Edition 1923
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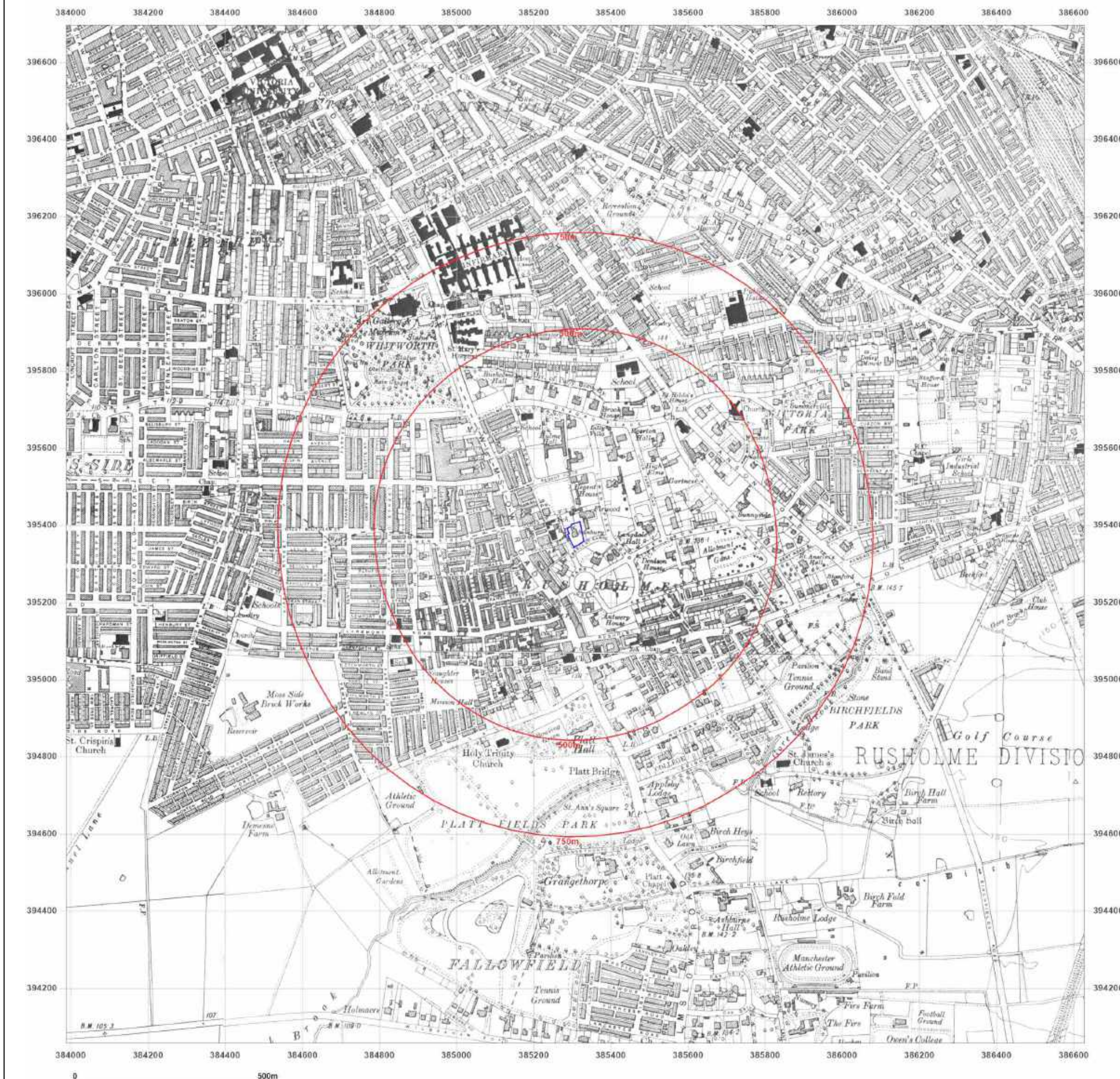


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M14 5RB

Client Ref: 10961G
Report Ref: HMD-424-9377981
Grid Ref: 385307, 395376

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



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