



Client:

Renaker Build Ltd.
1st Floor, NQ Building
47 Bengal Street
Ancoats
Manchester
M4 6BB

Consultant:

Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

Plot D, Great Jackson Street, Manchester

April 2023

Site Ref: 5818A/RMS V1.00
PCLRA

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Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

1. Introduction

This report is an account of a Phase I Desk Study and Preliminary Contaminated Land Risk Assessment carried out by GeoAssist Limited at the request of the Client, Renaker Build Limited, for the proposed re-development of an area of land presently used as a concrete batching plant to the south of Great Jackson Street, Manchester.

The work was commissioned following the receipt of instruction to proceed issued by Renaker Build Limited on the 18/04/2023 and forms an update to a 2016 Preliminary Contaminated Land Risk Assessment undertaken on the site. GeoAssist have relied on the data search used within the earlier Phase I report and are satisfied that in this particular case the data is still valid.

The purpose of this Phase I investigation is to provide information in order to ensure that the site:

- Is assessed in accordance with the UK government methodology outlined online in Land Contamination Risk Management (LCRM)
- Satisfies the relevant requirements of the Updated National Planning Policy Framework February 2019
- Is suitable for the intended proposed land use. In this case, as a commercial ground floor/managed residential apartment development.

The approximate grid reference for the centre of the site is 383300, 397210 and the total area of the site is approximately 4,900 m². The area of the site is outlined with a red line on the site plan in Appendix A1.

2. Description of the Site

2.1 Present

The site is located to the south of Manchester City Centre and bordered by Great Jackson Street, Melbourne Street, and the Mancunian Way Ring Road. Plot D is currently used as Concrete Batching Plant.

Plot D comprises one distinct plot of land, located within the heart of the Great Jackson Street area of Manchester City Centre. The site is located to the North of the Crown Street Phase 2 Development and the South of the Deansgate Square Development. The site forms a roughly triangle shape and the topography of the site is relatively level. The majority of the site is covered by with concrete hardstanding understood to have been established when the site was developed for use as a concrete batching plant in 2016.

At the time of the site visit there were no permanent buildings present on the site and the majority of the site was given to storage of clean 1st generation aggregate and the above ground concrete batching equipment including a series of cement silos.

No obvious visual or olfactory observations of contaminants were noted during the site walkover. Photographs from the site visit form appendix A2 to this report.

2.2 Proposed

It is understood that the site is to be used for a mixed residential and commercial development comprising of one tower with approximately 652 apartments over circa 70 floors and a separate Office Building providing approximately 2,500m² over approximately 5 storeys. The development will contain of a 3 storey basement, a multi-level podium, Residential Amenity, Swimming Pool and Restaurant. The development will consist of unitised curtain walling to the main tower and office with a podium and is inclusive of all residential space, commercial space, amenity space, landscaping, and public realm.

The proposed development plan for the Site forms appendix A3 to this report.

3. Historical Researches

3.1 Historical Mapping & Photographs

Examination of the historical maps of the area confirms that the site had previously been used as residential land after which the site was used as a commercial warehouse building upto 2016. A series of historical maps and ordnance plans have been reviewed as part of this search. The following table highlights plans and maps that are of particular significance for the purpose of this report. Where possible, reference to the large scale (1:500, 1:1056, 1:1250 & 1:2,500) plans and maps has been made in preference to those at smaller scales (1:10,560 & 1:10,000) as the details on the smaller scale plans and maps are often lacking because of the lower resolution at which they were originally drafted.

Published	Source Scale	Potentially contaminative within 250m boundary	Feature of site	Remarks	Direction from site	Distance from site(m)	Feature present on 2020 edition?	still
1848	1:10,560			Residential	On Site	0	No	
1908	1:2,500	Iron Works (Knott Mill)		Under Development	NE	90	No	
		Iron Foundry			E	194	No	
		Corporation Yard		Under Development	NE	92	No	
		Printing Works		Redeveloped	NE	200	No	
1922	1:2,500							
1948 -1950	1:1,250	Fireplace factory			SE	51	No	
		Clothing Works			W	110	No	
1950 -1951	1:2,500	Automobile Engineering Works		Under Development	NE	90	No	
1951 -1956	1:1,250	Garage		Possible Vehicle Refuelling	N	40m	No	
1956 -1965	1:2,500							
1960 -1980	1:1,250	Works			N	40	No	
1965	1:2,500							
1969 -1988	1:1,250							
1977 -1990	1:1,250			Warehouse	On site	0	No	
		Factory			W	20	No	
1984	1:1,250							
1992	1:1,250							
1993 -1995	1:1,250							
1994	1:10,000							
1999	1:10,000							
2015	1:10,000							
2006	1:10,000			No Significant Change				
2020	1:10,000	Concrete Plant Shown but not annotated						

A comprehensive list of the historical maps as referred to is attached in Appendix B1 to this report.

3.2 Anecdotal Historical Information

Anecdotal historical information has not been provided as part of this investigation.

3.3 Previous on site Intrusive Investigation

No previous intrusive ground investigations are known to have been undertaken on the site. The issues to be covered in the present investigation are to provide information in respect of any potentially unacceptable geo-

environmental risks arising from previous land uses in the immediate area, including from ground gas, and the potential for sources of contamination to impact both present and future receptors, including:

- Human
- Controlled waters via established pathways
- Property
- Adjoining land and ecological systems

It is understood that the numerous adjacent Renaker sites have been subject to intrusive investigations as part of recent developments in the wider area and where applicable, approved Investigation and remediation schemes have been implemented to the satisfaction of the relevant Regulators and Local Planning Authorities.

3.4 Environmental Data Search

An Environmental data search report referenced 92181447_1_1, has been used for background data on this site and is included as appendix C1.

3.4.1 Historical Land uses

The Environmental data search report referenced 92181447_1_1, summarises that past and present use of the site may have a limited potential to lead to ground contamination. The report summarises that adjacent areas up to 250m indicate that there are likely to have been potentially contaminative land uses, capable of impacting the site. Data from the historical plans indicate that it is possible that the site and the immediate surrounds (250m) could have been impacted by historic contamination.

3.4.2 Statutory Authorisations, Incidents and Registers

The Environmental data search report referenced 92181447_1_1, confirms that within 250m of the site boundary there is/are:

- § One authorised Local Authority Pollution Prevention Controls for air quality relating to respraying of road vehicles processes.
- § Three Pollution Incidents to Controlled Waters. Each of the incidents were identified as category 3 - minor incidents.

Given the age of, and distance from the site of the recorded incidents and controls, it is considered unlikely that the present and any proposed development will have been or will be significantly impacted by any of the listed statutory authorisations, incidents and registers.

3.4.3 Landfill & Other Waste Sites

The Environmental data search report referenced 92181447_1_1, indicates that Manchester City Council has passed on their Landfill data to the Environment Agency. The Environment Agency England and Wales have supplied the following landfill and waste site data.

Table 3.4 A summary of the landfill/waste transfer data as provided by the Environment Agency England & Wales and the environmental data search report referenced 92181447_1_1

Site name	Material deposited	Operational period	Approximate distance from site (m)	Direction from site
No registered historical or active landfill sites or waste transfer operations within 250m of the site boundary				

The potential for ground gas generation from registered landfill sources and subsequent ingress into the proposed development is classified as low based on the above information.

3.4.4 In-Filled Land

Data from the County Series Surveys and the Ordnance Survey plans of the area confirms that there are likely to be small areas of infilled land on the site and within 250m of the site boundary not previously identified as landfill. The potential for ground gas generation from infilled land and subsequent ingress into the proposed development is classified as low to moderate.

3.5 Bomb Damage and Potential for Unexploded Ordnance (UXO)

Plans from the Building Inspectors District of Manchester Record of Location of Aerial Bombs on the City of Manchester from 1939 to 1945 indicate that structures that previously occupied the site prior to the present commercial structure were not demolished or damaged by WWII ordnance. A plan indicating the location of the ordnance and associated structural damage in the locality has been inspected and given the level of building coverage at the time it is considered unlikely that any unexploded ordnance fell on site unnoticed and is still present. The risk from unexploded ordnance is classified as low for this site.

4. Geology & Hydrogeology

4.1 Site Geology

The relevant Geological Ordnance Map of the area referenced, SJ 89 NW, shows the site to be located on Fluvio-Glacial deposits of Boulder Clay. Notes on the geological plan indicate that the drift deposits are likely to be between 4.00 to 9.00m in depth. The underlying solid geology is shown as being Bunter (Chester Pebble Beds) Sandstone of the Permo-Triassic period.

The BGS on-line lexicon indicates that the lithological description of the Chester Pebble Beds sandstone 'is fine to coarse grained, commonly pebbly with conglomerates and sporadic siltstone(marls), cross-stratified'.

No faults in the solid geology are shown as passing directly beneath the site.

4.2 Radon Affected Area

The Environmental data search report referenced 92181447_1_1, indicates that the site is in a lower probability radon area. No radon protective measures are necessary in the construction of new dwellings or extensions.

4.3 Hydrogeology and Groundwater Vulnerability

The Bedrock Aquifer Designation as determined by the British Geological Survey is: Principal Aquifer - These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer. The Superficial Aquifer Designation as determined by the British Geological Survey is: Secondary A - permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

4.4 Surface Water

The plans of the site confirm that the nearest surface water feature is the River Medlock, flowing 143m north east of the site boundary. There is no evidence that the site in its present state, or any proposed development, will significantly impact surface water receptors and consequently the risk to surface waters is classified as low.

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4.5 Subsurface Water

There is no evidence that the site in its present state or the proposed development will impact subsurface water receptors and consequently the risk to subsurface waters is classified as low.

4.6 Water Abstractions

The Environmental data search report referenced 92181447_1_1, indicates that there are no active water abstraction licences within 250m of the site boundary.

The site does not lie within a source protection zone. The Environment Agency England and Wales has defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk.

The maps show three main zones (inner Zone I, outer Zone II and total catchment Zone III).

5. Mineworkings & Mineral Sites

Information provided by the Coal Authority as part of the Environmental data search report referenced 92181447_1_1 indicates that the property is in an area that may be affected by coal mining.

The Coal Authority Mining Report referenced confirms that:

- The property is not in a surface area that could be affected by past underground mining.
- The property is not within a surface area that could be affected by present underground mining.
- The property is not in an area where the Coal Authority has plans to grant a license to remove coal using underground methods.
- The property is not in an area where a license has been granted to remove or otherwise work coal using underground methods.
- The property is not in an area likely to be affected from any planned future underground coal mining. However, reserves of coal exist in the local area which could be worked at some time in the future.
- There are no known coal mine entries within, or within 20 metres of, the boundary of the property.
- The property lies outside the Cheshire Brine Compensation District.
- The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres, since 31st October 1994.

The site is not located within a Coal Authority Development High Risk Area. Consequently, the risk to the development on this site in respect of past, present or future coal workings or brine extraction is classified as low.

6. Designated Environmentally Sensitive Sites

The environmental data search report referenced 92181447_1_1, confirms the site is not situated within an environmentally sensitive site.

7. Contemporary Directory Trade Entries

The environmental data search report referenced 92181447_1_1, indicates that there are numerous mainly inactive trade directory entries within 250m of the site boundary. Given the nature of past and present land use, the likelihood that the proposed development will have been significantly impacted by surrounding industrial land uses is considered to be low to moderate.

8. Conceptual Model

The table below is the conceptual model for the site based on the information available at this time.

Table 8.1 Preliminary Conceptual model.

Potential Source /Hazard	Nature of Hazard (Risk Level to site given a commercial end use)	Contaminants Associated with Source	Potential Pathway	Potential Receptor
<i>Previous ON SITE Land uses:</i>				
1. Previous and Present Site Use	Ground contamination Low to moderate Risk	None	Dermal Contact Ingestion Inhalation	Site Users Construction workers
Residential use	Gas from in-filled ground Low to moderate Risk	Low levels of Carbon Dioxide	Vertical and Lateral Migration	Site Users Future Buildings & Services
Commercial building	Infilled Basements etc			
Concrete Batching Plant				
<i>Previous OFF SITE land uses within 250m as indicated by Historical Plans Including:</i>				
2. Works and Factory (now Redeveloped)	Ground contamination Low to moderate Risk	DoE Industry Profile	Inhalation only	Site Users Construction workers
	Gas from in-filled ground Low Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
3. Iron Foundry (now redeveloped)	Ground contamination Low to moderate Risk	DoE Industry Profile	Inhalation only	Site Users Construction workers
	Gas from in-filled ground Low Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
4. Vehicle Refuelling Garage	Ground contamination Low to moderate Risk	DoE Industry Profile	Inhalation only Vertical and Lateral Migration Possible if leaks occurred	Site Users Construction workers
	Gas from in-filled ground Low Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
5. Coal Workings & Brine Extraction	Geotechnical Hazard Low Risk	None	Ground Collapse Subsidence	Humans (site users) Future Buildings & Services
	Ground contamination Low Risk	None	None	Site Users Services
	Mine Gas Low Risk	None	None	Humans (site users) Future Buildings & Services

Only sources that have not been present on site in the past or currently are considered within the off site category. Unless the information is deemed to be pertinent to the analysis.

From the sources of information examined as part of this investigation a low to moderate potential for contaminated materials to be present on site has been established and a low to moderate potential for the presence of ground gas. There is a low likelihood of hazards from past coal workings.

9. Conclusions & Recommendations

The evidence presented elsewhere within this report indicates a requirement for further investigation in the form of intrusive site works given the proposed residential land use scenario for the site. The phase I report has demonstrated that the site has been potentially impacted by historical industrial activity and as a consequence there is a requirement on this site for sources of potential contamination to be considered.

Details of the nature and extent of the intrusive works are likely to include the following:

- Exploration Holes to confirm the nature and type of materials underlying the site.
- The sampling and testing of a number of representative soil samples for a range of determinants as listed in the conceptual model based on the recommendations in the DoE industry profiles and experience to enable a more robust quantitative risk assessment to be made in accordance with the methods set out in the UK government methodology outlined online in Land Contamination Risk Management (LCRM)
- The installation of a number of ground gas monitoring points with associated monitoring over a period of time as defined within best practice guidance.
- The preparation of a report detailing the results of the Ground Investigation, updating of the conceptual model to include the quantitative analysis and the implications of the results in terms of future development.

9.1 Supplementary Recommendations

None



Matthew Benson MSc GMICE
Geotechnical/Environmental Engineer



Mark Richardson MSc CEng MICE
Technical Director

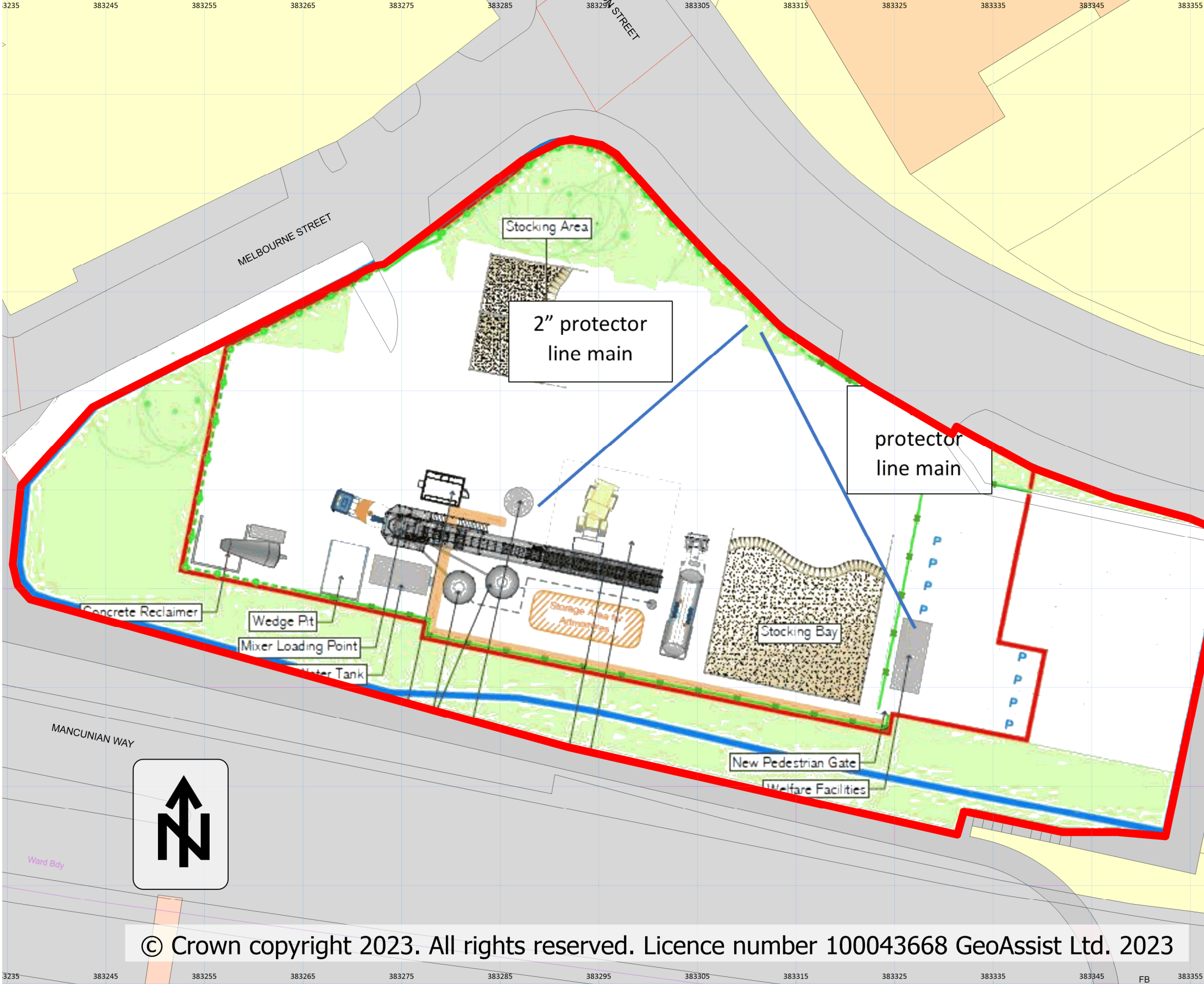
This report has been prepared by GeoAssist Limited with all reasonable professional skill, care and diligence within the terms of the contract with Renaker Build Limited. The report is confidential to Renaker Build Limited, their/the named persons advisors and bankers, and GeoAssist Limited accepts no responsibility of whatever nature to third parties to whom this report may be divulged. GeoAssist Limited owns the copyright in this report. All rights are reserved, and unauthorised use is prohibited. Renaker Build Limited may use the report for their/her/his own purposes.

GeoAssist have utilised the third-party information presented in the Environmental data search in order to undertake the Preliminary Contaminated Land Risk Assessment. GeoAssist are not liable for any errors, omissions or facts that might be contained within the Environmental data search report.

Appendix A

A1	Site Plan
A2	Site Photographs
A3	Site Development Plan
A4	Aerial Photo 1921

5818AGALv1.00

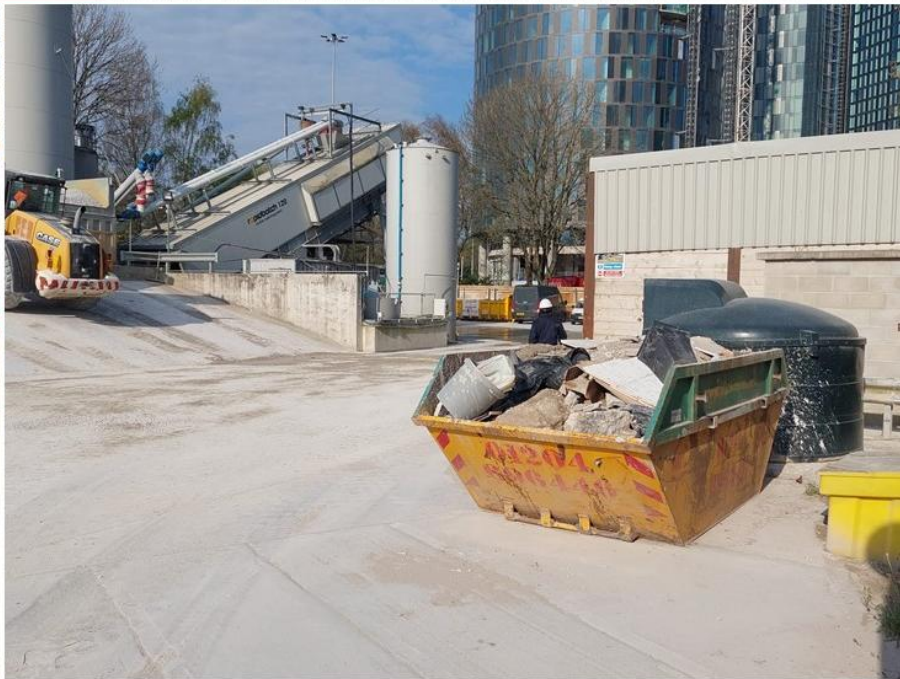


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A1 Site Plan

Site Name	Hanson Concrete Batching Plant, Great Jackson Street
Location	Manchester
GeoAssist Ref	5818A RMS
Client	Renaker Build Limited
	Renaker Build Ltd. 1st Floor, NQ Building 47 Bengal Street Ancoats Manchester M4 6BB
Planning Consultant	
NGR (centre of site)	383300,397210
Production Date	April 2023
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

Do Not Scale



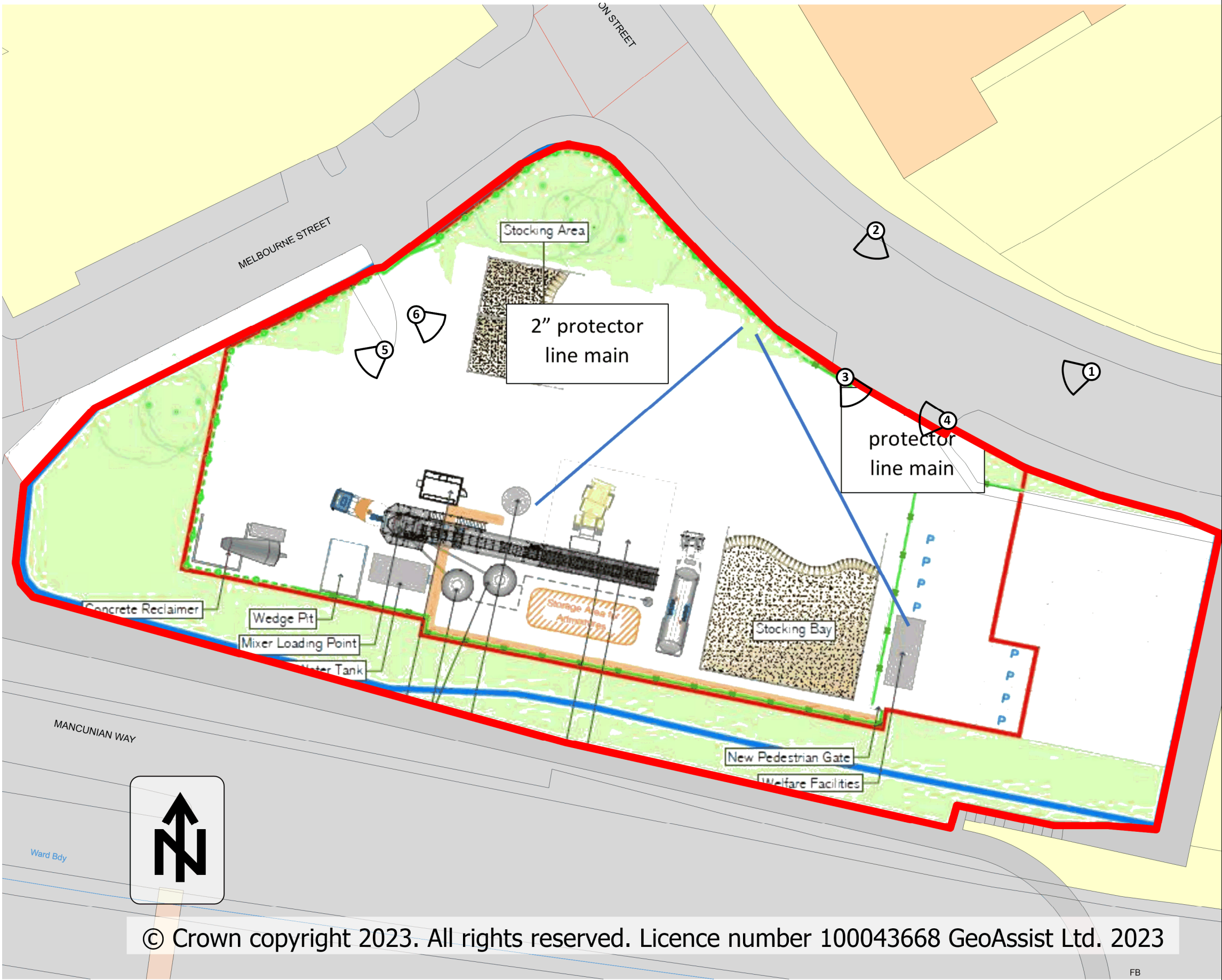
A2 Site Photos

Site Name	Hanson Concrete Batching Plant, Great Jackson Street
Location	Manchester
GeoAssist Ref	5818ARMS
Client	Renaker Build Limited
	Renaker Build Ltd. 1st Floor, NQ Building 47 Bengal Street Ancoats Manchester M4 6BB
Planning Consultant	
NGR (centre of site)	383300,397210
Production Date	April 2023
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

A2 Site Photo Plan

Site Name	Hanson Concrete Batching Plant, Great Jackson Street
Location	Manchester
GeoAssist Ref	5818ARMS
Client	Renaker Build Limited
	Renaker Build Ltd. 1st Floor, NQ Building 47 Bengal Street Ancoats Manchester M4 6BB
Planning Consultant	
NGR (centre of site)	383300,397210
Production Date	April 2023
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

Do Not Scale

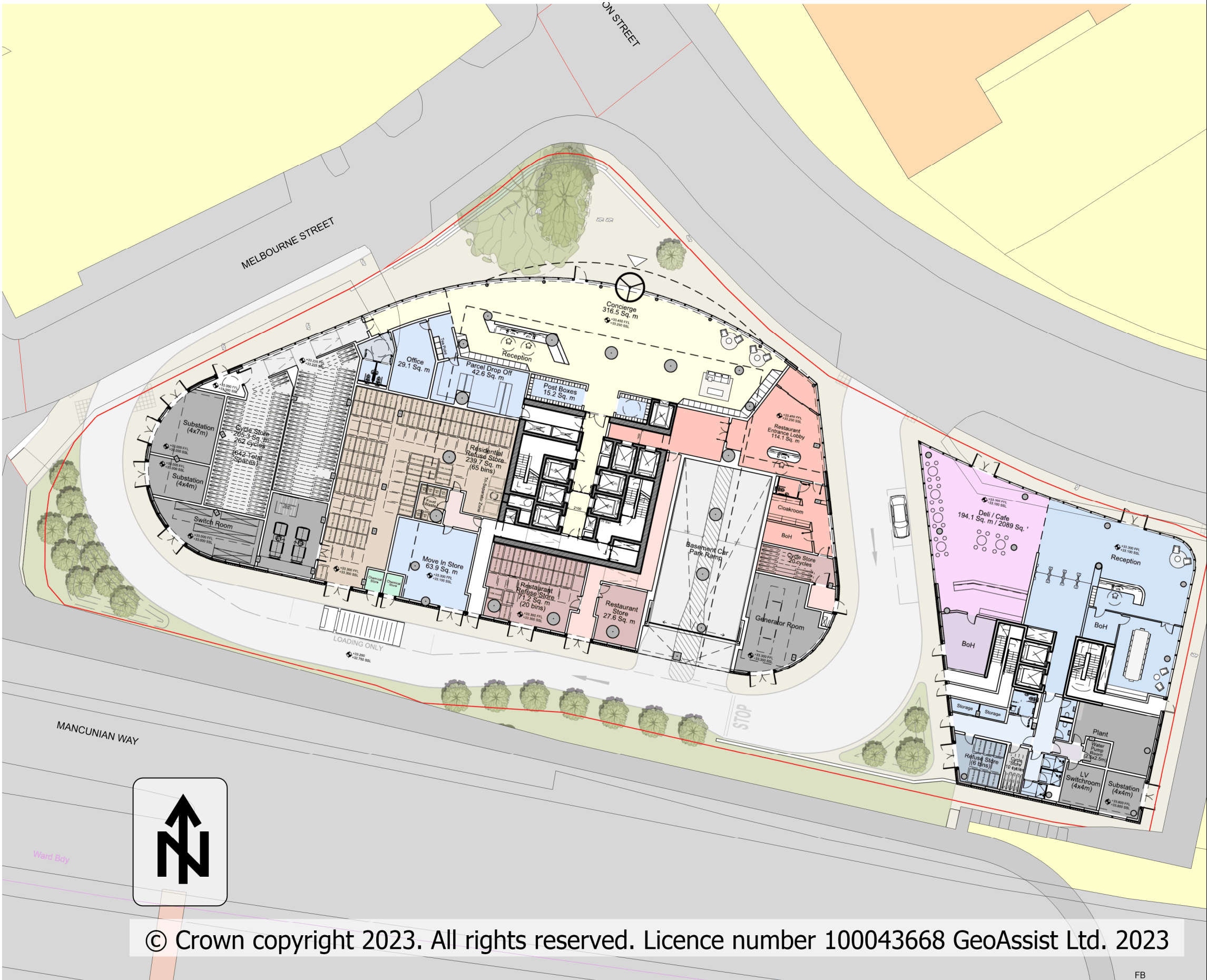


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A3 Site Development Plan

Site Name	Hanson Concrete Batching Plant, Great Jackson Street
Location	Manchester
GeoAssist Ref	5818ARMS
Client	Renaker Build Limited
	Renaker Build Ltd. 1st Floor, NQ Building 47 Bengal Street Ancoats Manchester M4 6BB
Planning Consultant	
NGR (centre of site)	383300,397210
Production Date	April 2023
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

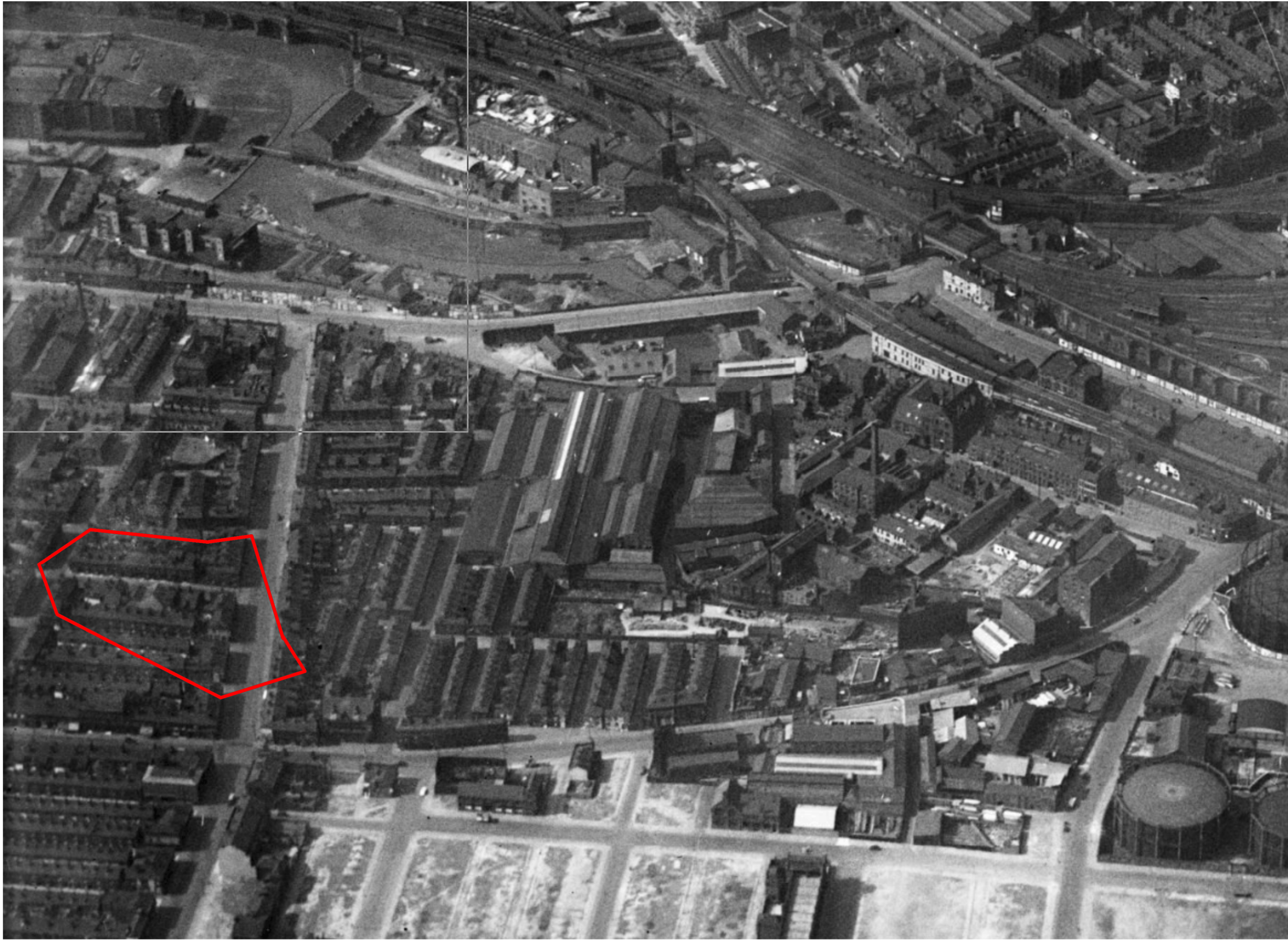
Do Not Scale



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A4 Aerial Photo 1921

Site Name	Hanson Concrete Batching Plant, Great Jackson Street
Location	Manchester
GeoAssist Ref	5818ARMS
Client	Renaker Build Limited
	Renaker Build Ltd. 1st Floor, NQ Building 47 Bengal Street Ancoats Manchester M4 6BB
Planning Consultant	
NGR (centre of site)	383300,397210
Production Date	April 2023
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36



Appendix B

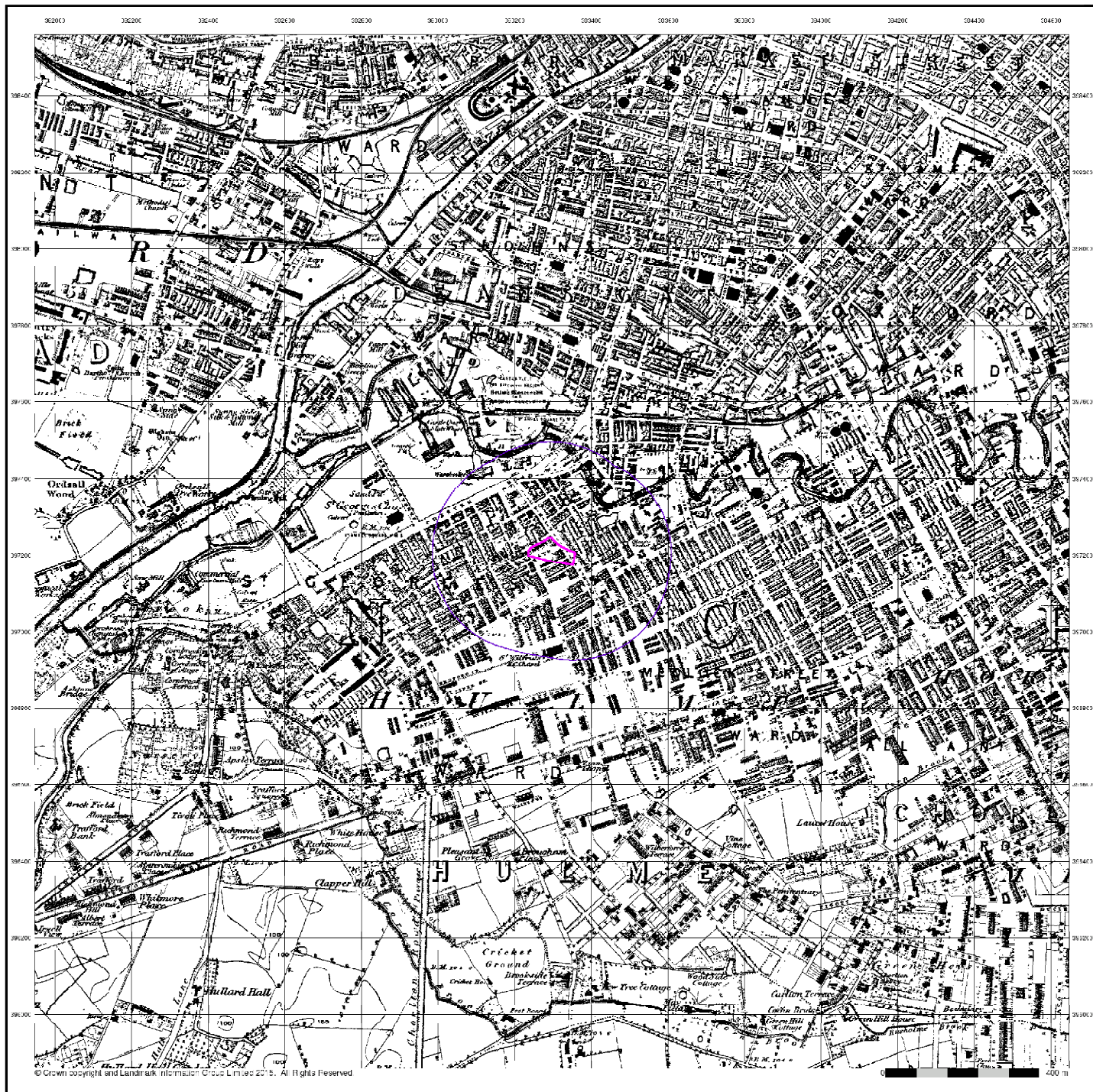
B1 OS Historical Plans

Appendix B1

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:2,500	1908	2
Lancashire And Furness	1:2,500	1922	3
Ordnance Survey Plan	1:1,250	1948 - 1950	4
Ordnance Survey Plan	1:2,500	1950 - 1951	5
Ordnance Survey Plan	1:1,250	1951 - 1956	6
Ordnance Survey Plan	1:2,500	1956 - 1965	7
Ordnance Survey Plan	1:1,250	1960 - 1980	8
Ordnance Survey Plan	1:2,500	1965	9
Ordnance Survey Plan	1:1,250	1969 - 1988	10
Additional SIMs	1:1,250	1977 - 1990	11
Additional SIMs	1:1,250	1984 - 1990	12
Additional SIMs	1:1,250	1987 - 1990	13
Ordnance Survey Plan	1:1,250	1988	14
Additional SIMs	1:1,250	1990	15
Large-Scale National Grid Data	1:1,250	1992	16
Large-Scale National Grid Data	1:1,250	1993 - 1995	17
Large-Scale National Grid Data	1:1,250	1993 - 1995	18
Large-Scale National Grid Data	1:1,250	1995	19
Large-Scale National Grid Data	1:1,250	1995	20
Large-Scale National Grid Data	1:1,250	1996	21

Appendix B1 Continued

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:10,560	1848	2
Cheshire	1:10,560	1882	3
Lancashire And Furness	1:10,560	1894 - 1896	4
Cheshire	1:10,560	1899	5
Lancashire And Furness	1:10,560	1909	6
Cheshire	1:10,560	1911	7
Lancashire And Furness	1:10,560	1923	8
Lancashire And Furness	1:10,560	1931 - 1933	9
Cheshire	1:10,560	1938	10
Lancashire And Furness	1:10,560	1938	11
Ordnance Survey Plan	1:10,000	1956	12
Ordnance Survey Plan	1:10,000	1972	13
Ordnance Survey Plan	1:10,000	1980	14
Ordnance Survey Plan	1:10,000	1985	15
Ordnance Survey Plan	1:10,000	1989	16
Ordnance Survey Plan	1:10,000	1994	17
10K Raster Mapping	1:10,000	1999	18
Street View	1:10,000	2016	19



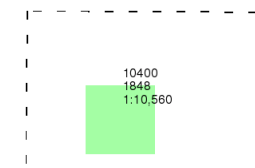
Lancashire And Furness

Published 1848

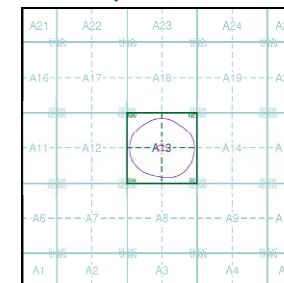
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

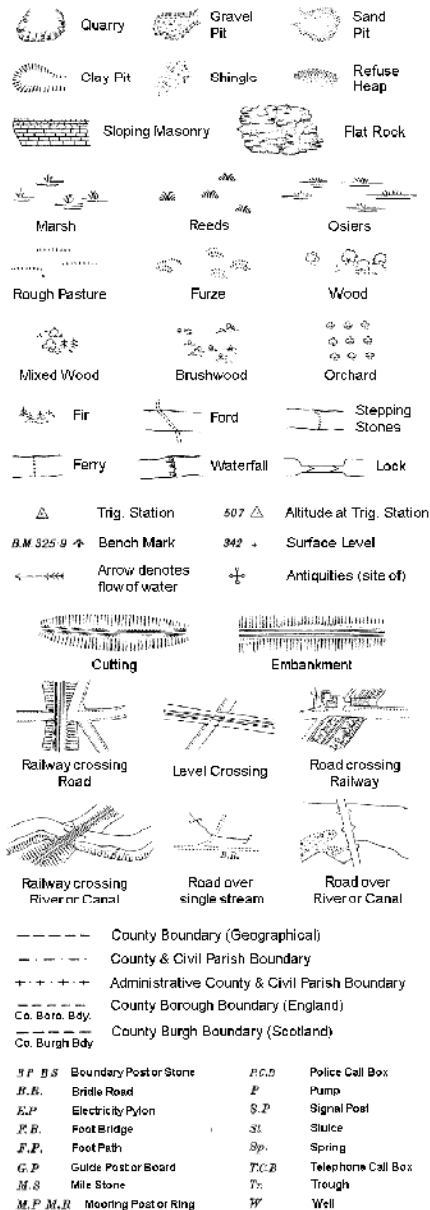
Order Number: 92181447_1_1
Customer Ref: 5818 RMS
National Grid Reference: 383300, 397210
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 250

Site Details

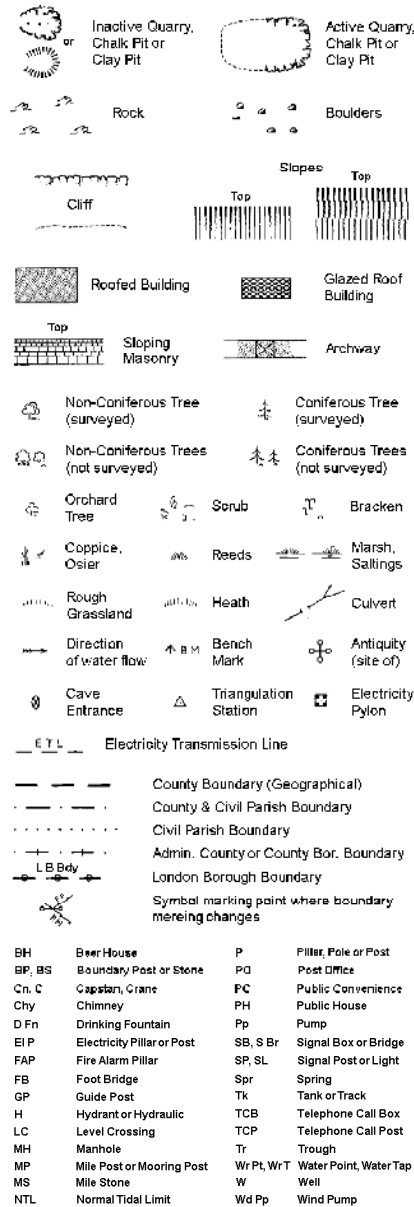
3 M House, 28 Great Jackson Street, MANCHESTER, M15 4PA

Historical Mapping Legends

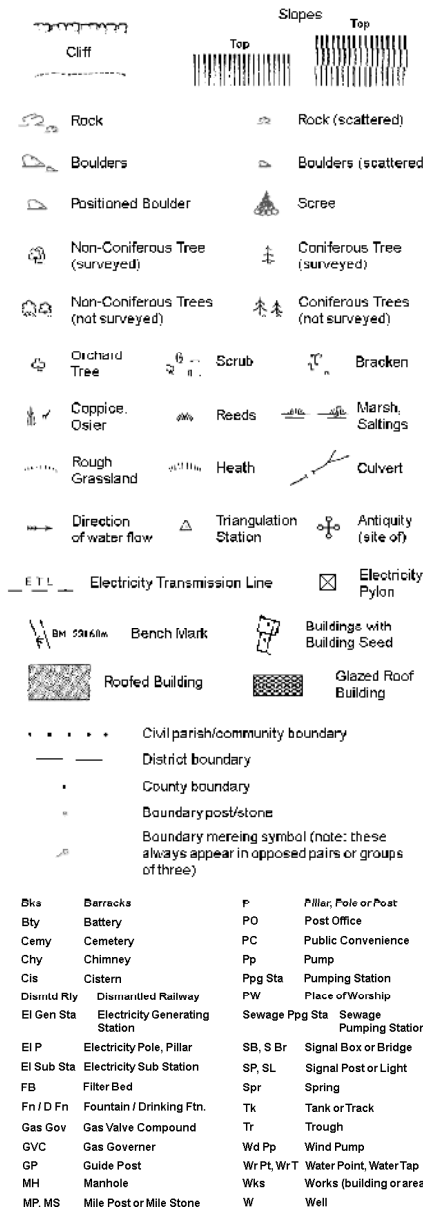
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



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



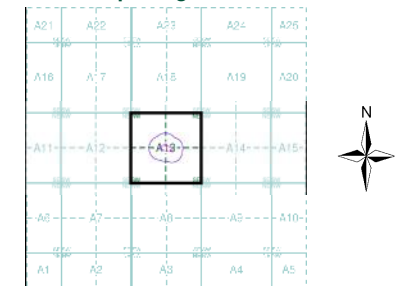
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:2,500	1908	2
Lancashire And Furness	1:2,500	1922	3
Ordnance Survey Plan	1:1,250	1948 - 1950	4
Ordnance Survey Plan	1:2,500	1950 - 1951	5
Ordnance Survey Plan	1:1,250	1951 - 1956	6
Ordnance Survey Plan	1:2,500	1956 - 1965	7
Ordnance Survey Plan	1:1,250	1960 - 1980	8
Ordnance Survey Plan	1:2,500	1965	9
Ordnance Survey Plan	1:1,250	1969 - 1988	10
Additional SIMs	1:1,250	1977 - 1990	11
Additional SIMs	1:1,250	1984 - 1990	12
Additional SIMs	1:1,250	1987 - 1990	13
Ordnance Survey Plan	1:1,250	1988	14
Additional SIMs	1:1,250	1990	15
Large-Scale National Grid Data	1:1,250	1992	16
Large-Scale National Grid Data	1:1,250	1993 - 1995	17
Large-Scale National Grid Data	1:1,250	1993 - 1995	18
Large-Scale National Grid Data	1:1,250	1995	19
Large-Scale National Grid Data	1:1,250	1995	20
Large-Scale National Grid Data	1:1,250	1996	21

Historical Map - Segment A13



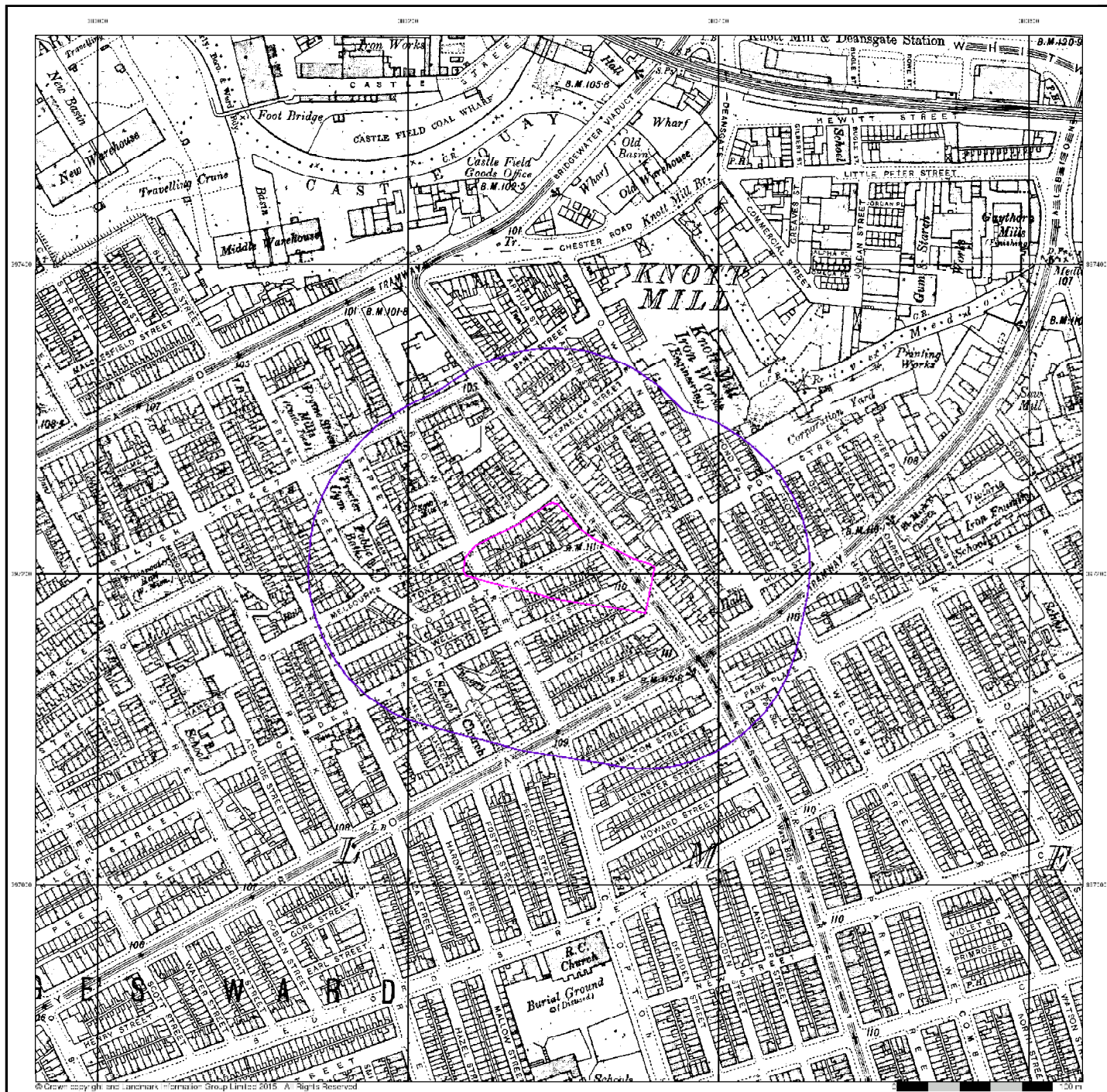
Order Details

Order Number: 92181447_1_1
 Customer Ref: 5818 RMS
 National Grid Reference: 383300, 397210
 Slice: A
 Site Area (Ha): 0.49
 Search Buffer (m): 100

Site Details

3 M House, 28 Great Jackson Street, MANCHESTER, M15 4PA





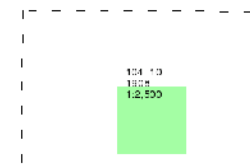
Lancashire And Furness

Published 1908

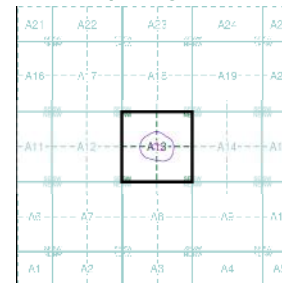
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13

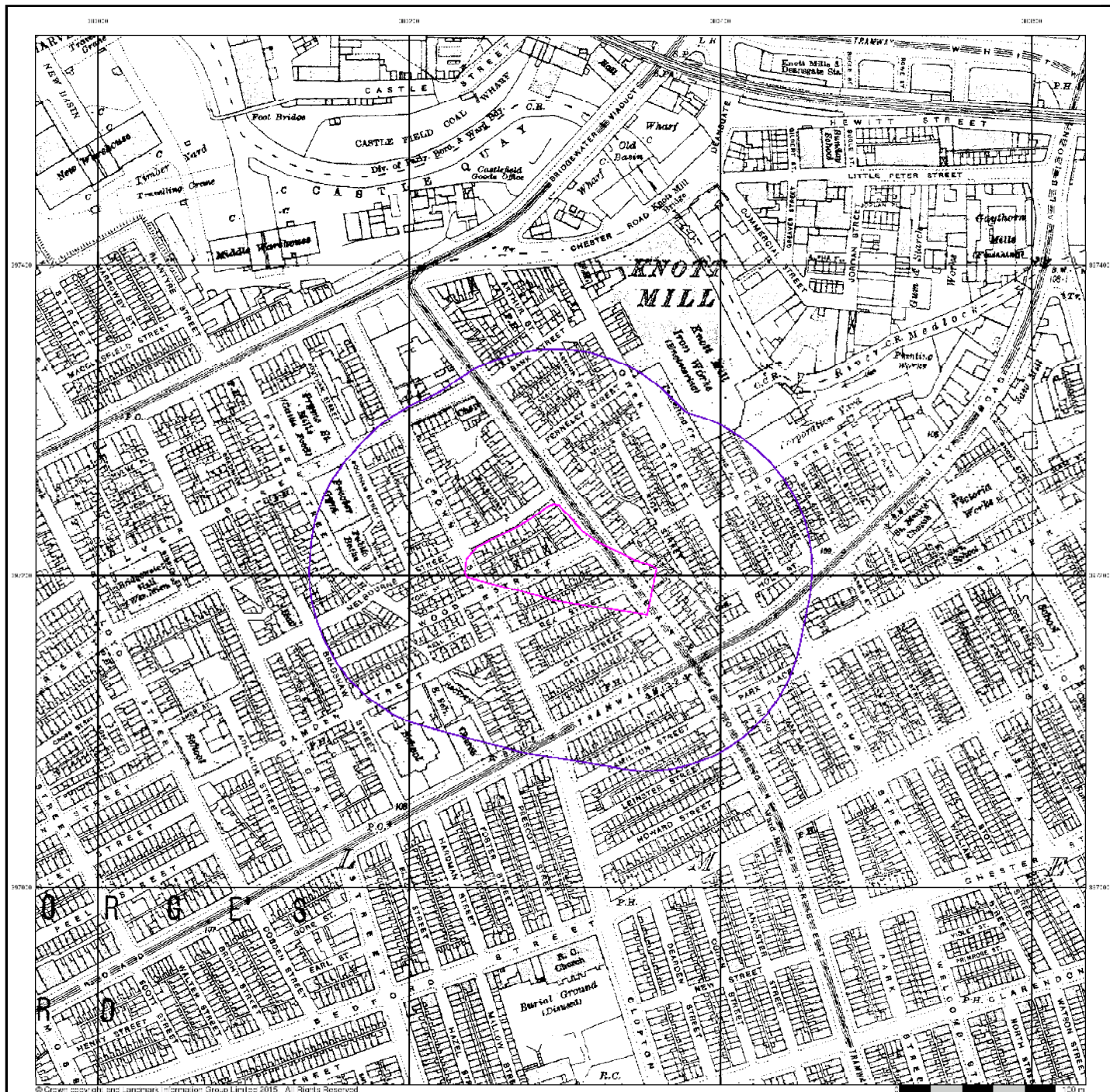


Order Details

Order Number: 92181447_1_1
Customer Ref: 5818 RMS
National Grid Reference: 383300, 397210
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 100

Site Details

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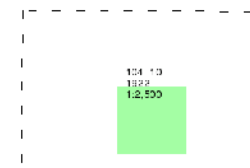
Lancashire And Furness

Published 1922

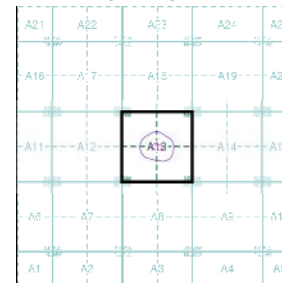
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13

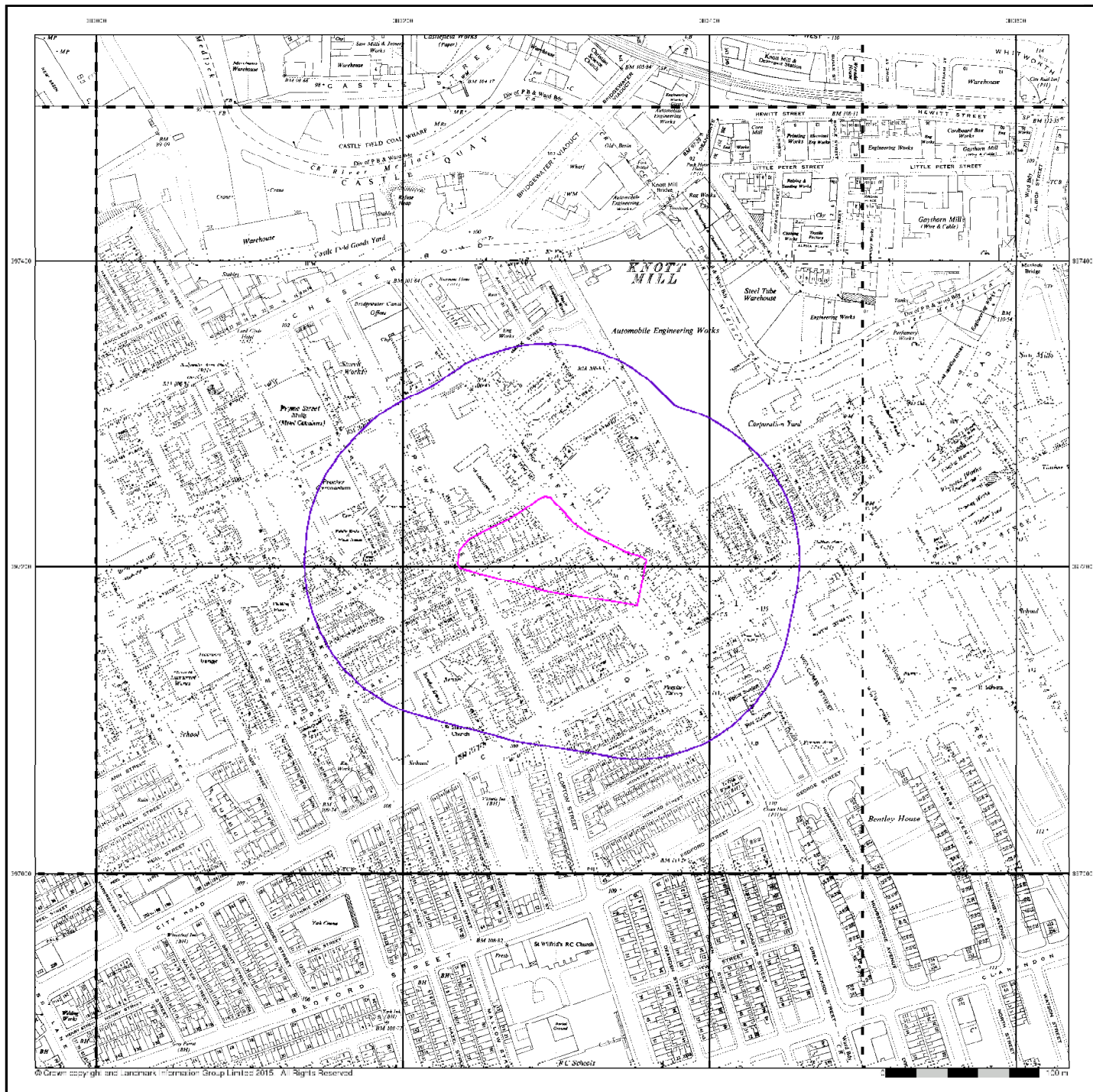


Order Details

Order Number: 92181447_1_1
Customer Ref: 5818 RMS
National Grid Reference: 383300, 397210
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 100

Site Details

3 M House, 28 Great Jackson Street, MANCHESTER, M15 4PA



Ordnance Survey Plan

Published 1948 - 1950

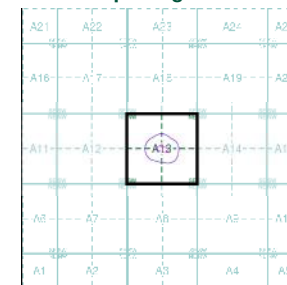
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8297NE	8.8397NW	S.5397NE
1948	1948	1948
1:1,250	1:1,250	1:1,250
---	---	---
SJ8397SW	S.8397SE	S.8397SE
1948	1948	1948
1:1,250	1:1,250	1:1,250
---	---	---
SJ8306NE	S.8306NW	S.8306NE
1950	1950	1950
1:1,250	1:1,250	1:1,250
---	---	---

Historical Map - Segment A13



Order Details

Order Number: 92181447_1_1
Customer Ref: 5818 RMS
National Grid Reference: 383300, 397210
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 100

Site Details

3 M House, 28 Great Jackson Street, MANCHESTER, M15 4PA



Ordinance Survey Plan

Published 1950 - 1951

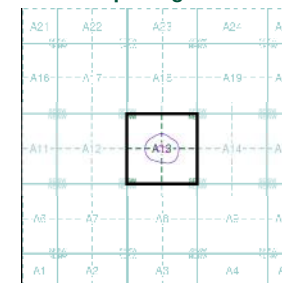
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:250 000 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published data given below is often some years later than the surveyed data. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

GJ0237 1952 12 500	GJ0397 1950 12,500
GJ0238 1951 12 500	GJ0398 1951 12,500

Historical Map - Segment A13



Order Details

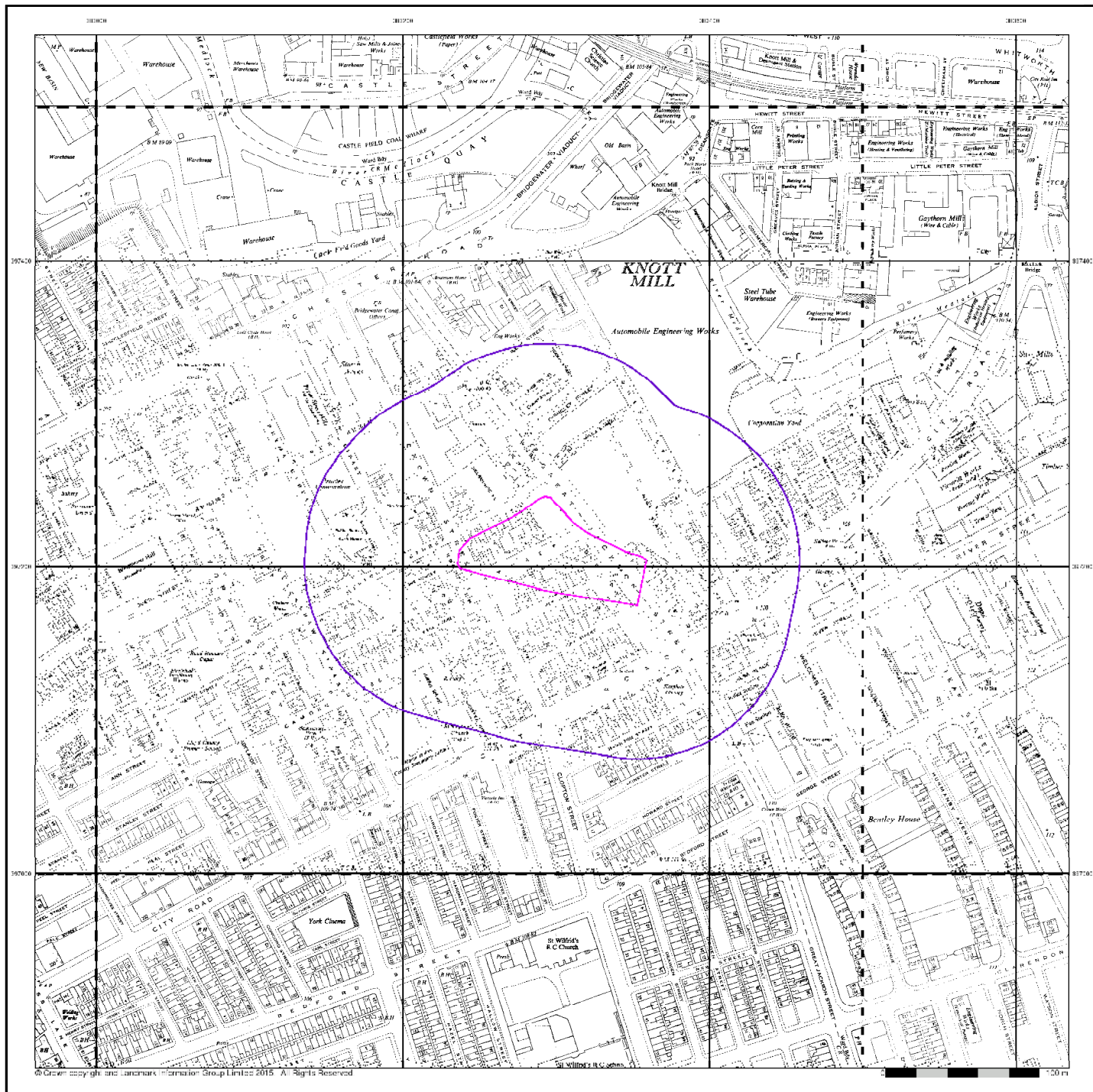
Order Number: 92181447_1_1
Customer Ref: 5818 RMS
National Grid Reference: 383300, 397210
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 100

Site Details

3 M House, 28 Great Jackson Street, MANCHESTER, M15 4PA



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Ordnance Survey Plan

Published 1951 - 1956

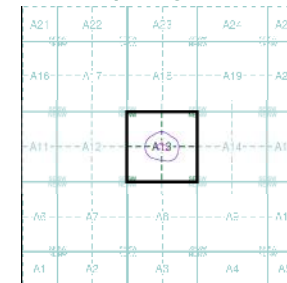
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ6297NE	8.8397NW	S.5397NE
1953	1954	1951
1:1,250	1:1,250	1:1,250
SJ6297SE	8.8397SW	S.5397SE
1955	1954	1954
1:1,250	1:1,250	1:1,250
SJ6296NE	8.8396NW	S.5396NE
1955	1955	1955
1:1,250	1:1,250	1:1,250

Historical Map - Segment A13

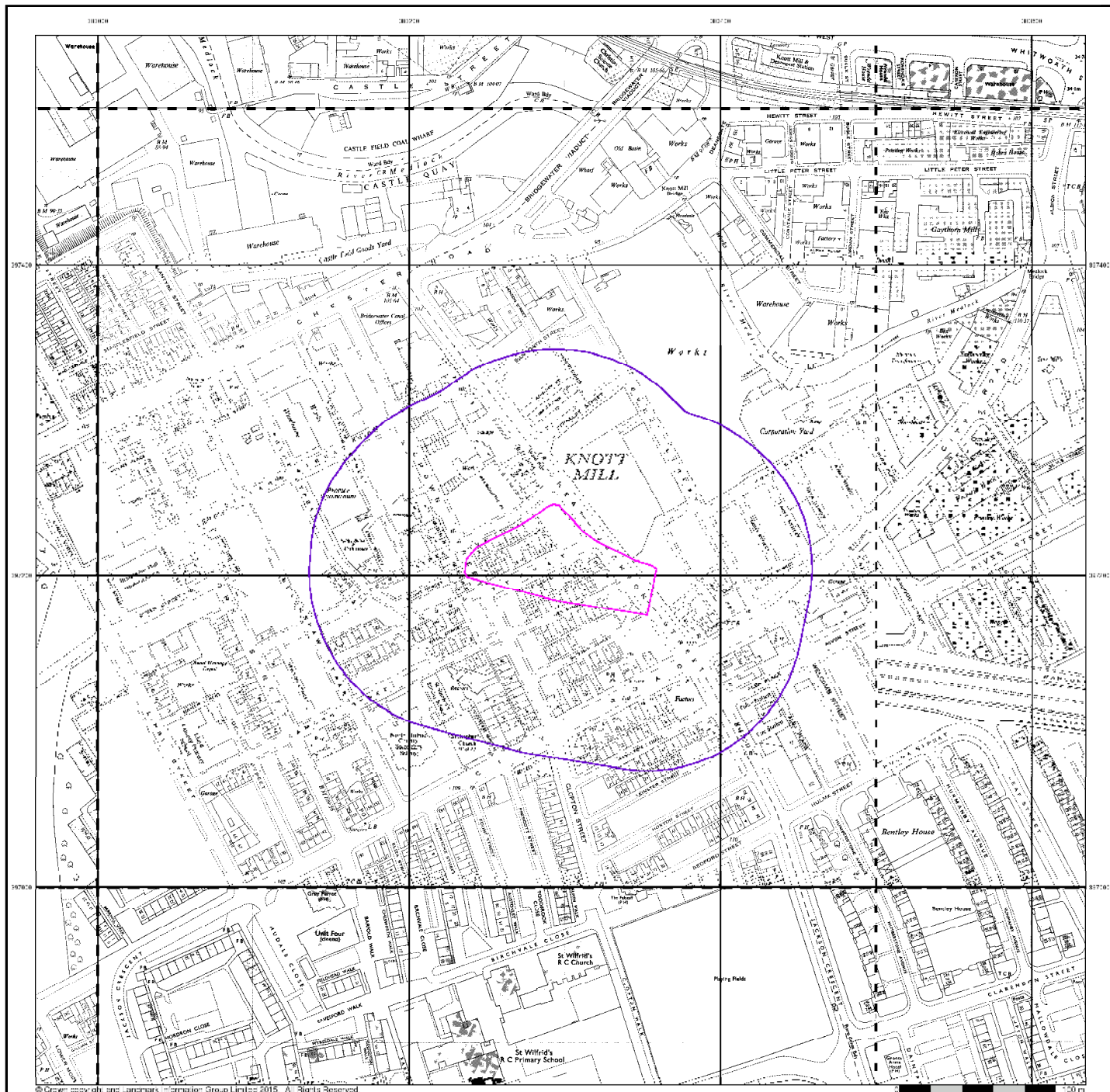


Order Details

Order Number: 92181447 1 1
Customer Ref: 5818 RMS
National Grid Reference: 383300, 397210
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 100

Site Details

3 M House, 28 Great Jackson Street, MANCHESTER, M15 4PA



Ordnance Survey Plan

Published 1960 - 1980

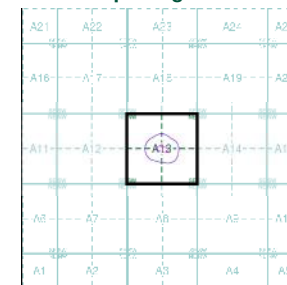
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8297NE	8.8397NW	S.8397NE
1980	1982	1973
1:1,250	1:1,250	1:1,250
SJ8297SE	8.8397SW	S.8397SE
1983	1980	1988
1:1,250	1:1,250	1:1,250
SJ8206NE	8.8306NW	S.8306NE
1964	1973	1973
1:1,250	1:1,250	1:1,250

Historical Map - Segment A13

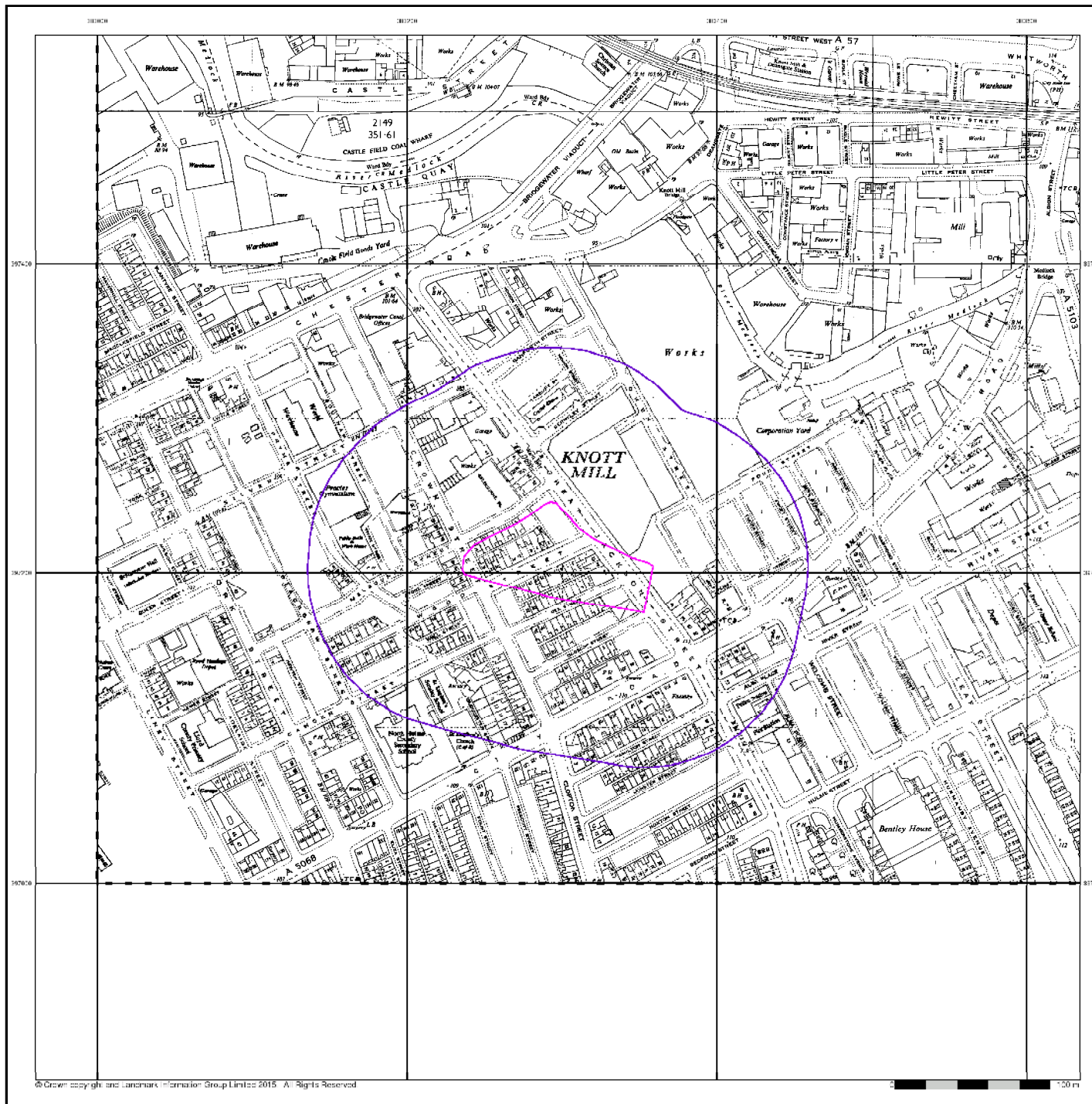


Order Details

Order Number: 92181447 1 1
Customer Ref: 5818 RMS
National Grid Reference: 383300, 397210
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 100

Site Details

3 M House, 28 Great Jackson Street, MANCHESTER, M15 4PA



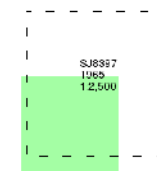
Ordinance Survey Plan

Published 1965

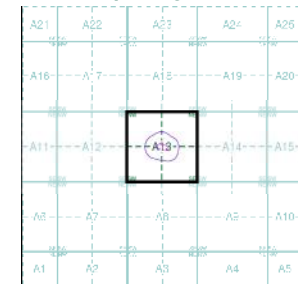
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:25,000 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 92181447_1_1
Customer Ref: 5818 RMS
National Grid Reference: 383300, 397210
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 100

Site Details

3 M House, 28 Great Jackson Street, MANCHESTER, M15
4PA



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Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Ordnance Survey Plan

Published 1969 - 1988

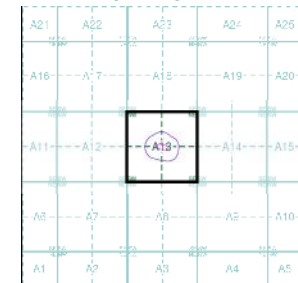
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

5.8397N	5.8397E
1977	1988
1:1,250	1:1,250
5.8397N	5.8397E
1977	1988
1:1,250	1:1,250

Historical Map - Segment A13

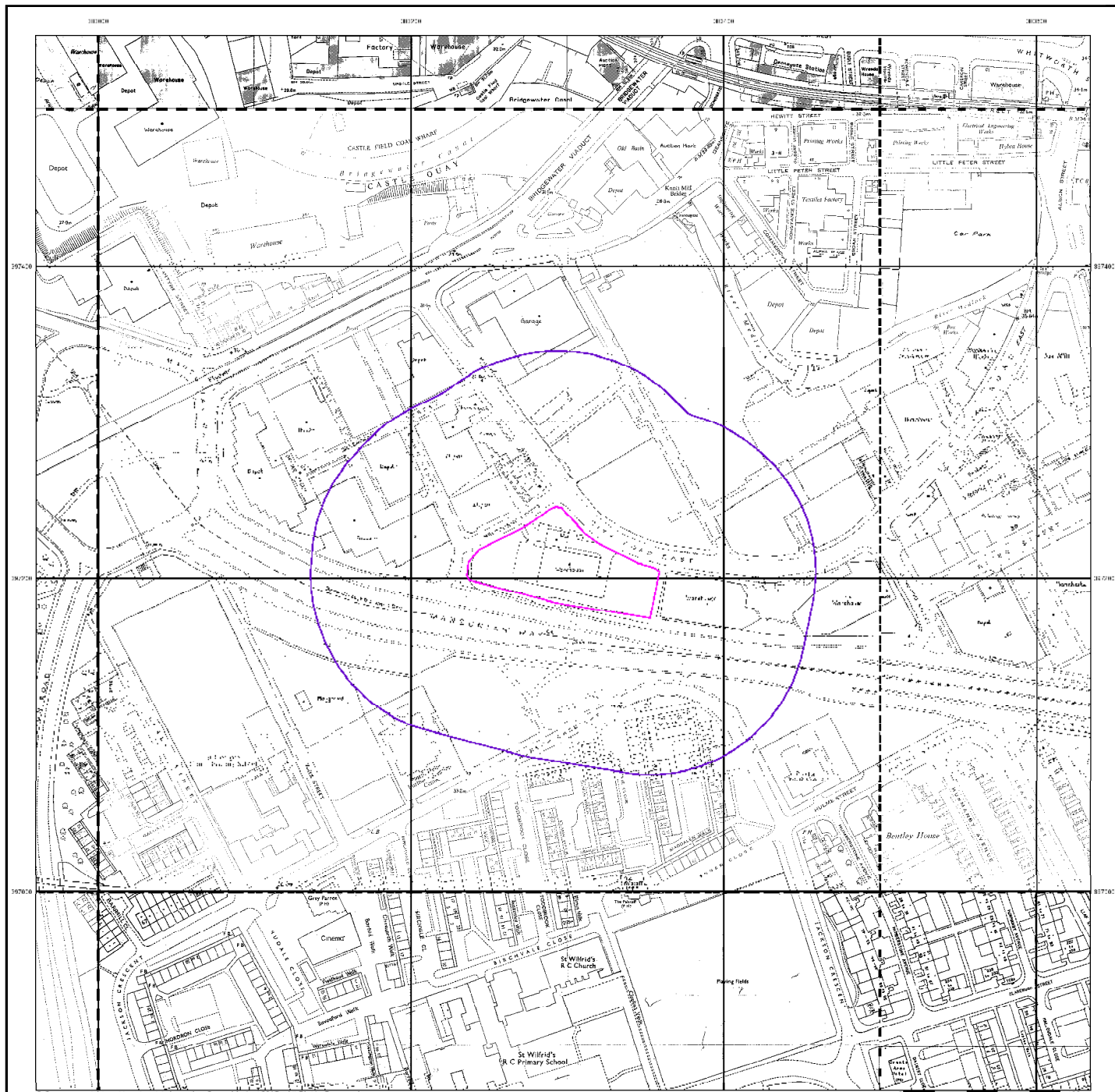


Order Details

Order Number: 92181447 1 1
Customer Ref: 5818 RMS
National Grid Reference: 383300, 397210
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 100

Site Details

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4PA



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Additional SIMs

Published 1977 - 1990

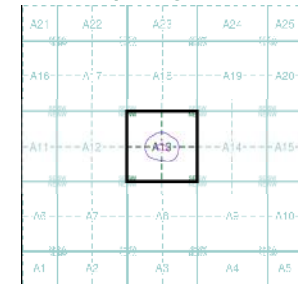
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ82976E	5.8307N	W5.8397E	1977	1:250	1:1,250	1:1,250
SJ82976E	5.8307N	W5.8397E	1982	1:250	1:1,250	1:1,250
SJ82976E	5.8307N	W5.8397E	1990	1:250	1:1,250	1:1,250

Historical Map - Segment A13



Order Details

Order Number: 92181447 1 1
Customer Ref: 5818 RMS
National Grid Reference: 383300, 397210
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 100

Site Details

3 M House, 28 Great Jackson Street, MANCHESTER, M15 4PA



Additional SIMs

Published 1984 - 1990

Source map scale - 1:1,250

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

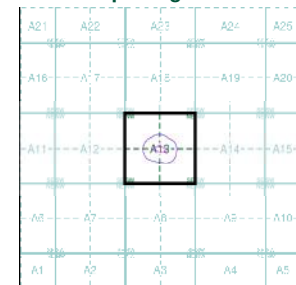
Map Name(s) and Date(s)

SJ8297NE5.8307NW
1980 1:250
1:1,250 1:1,250

SJ8297SE5.8307WS.8307SE
1984 1990 1995
1:1,250 1:1,250 1:1,250

SJ8296NW
1986
1:1,250

Historical Map - Segment A13

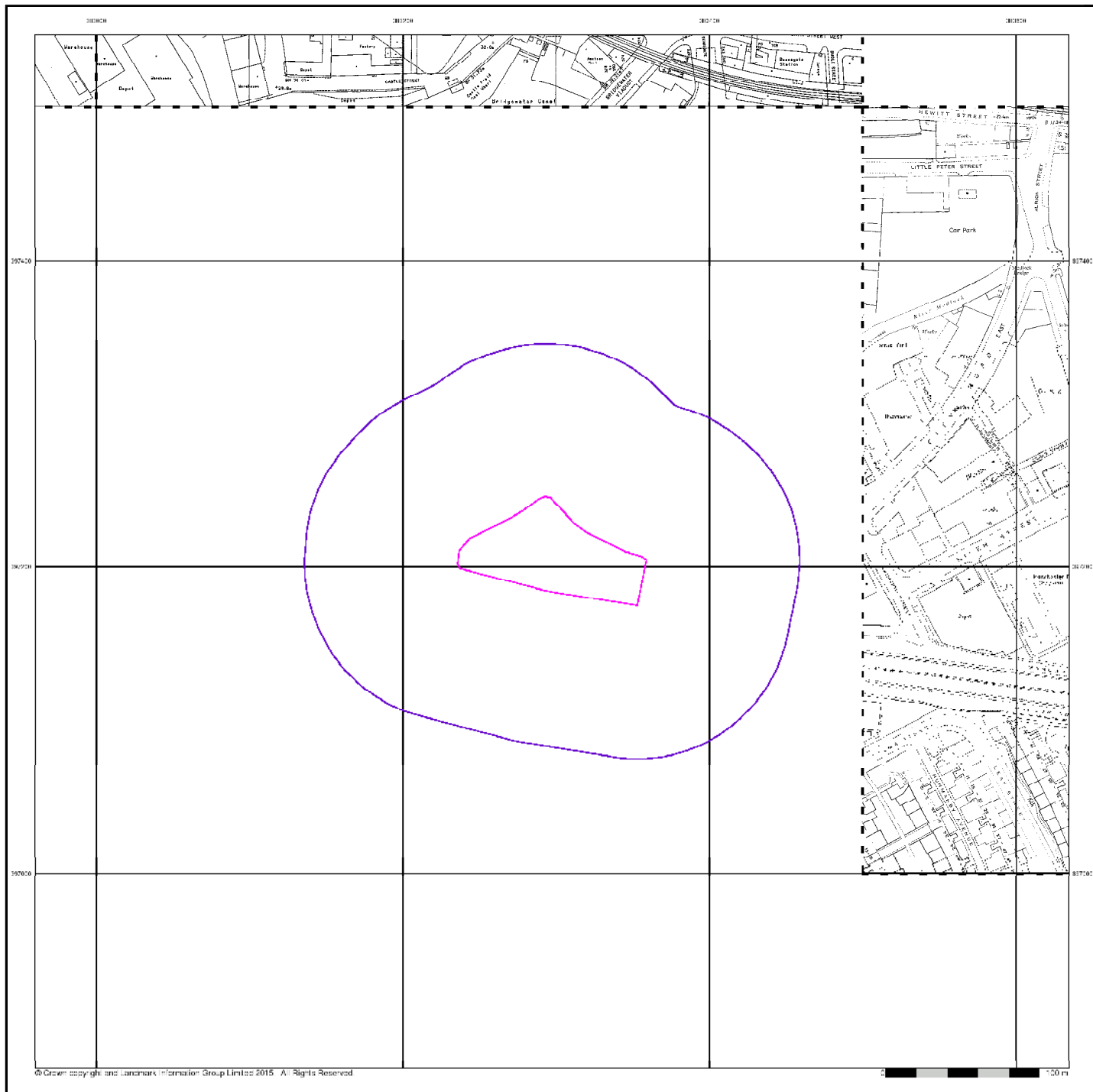


Order Details

Order Number: 92181447 1 1
Customer Ref: 5818 RMS
National Grid Reference: 383300, 397210
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 100

Site Details

3 M House, 28 Great Jackson Street, MANCHESTER, M15 4PA



Additional SIMs

Published 1987 - 1990

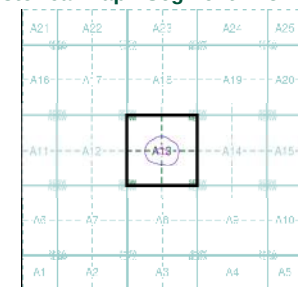
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SIM 2822/SE 1990 1:1,250	SIM 2822/NW 1990 1:1,250
SIM 2822/SE 1987 1:1,250	

Historical Map - Segment A13

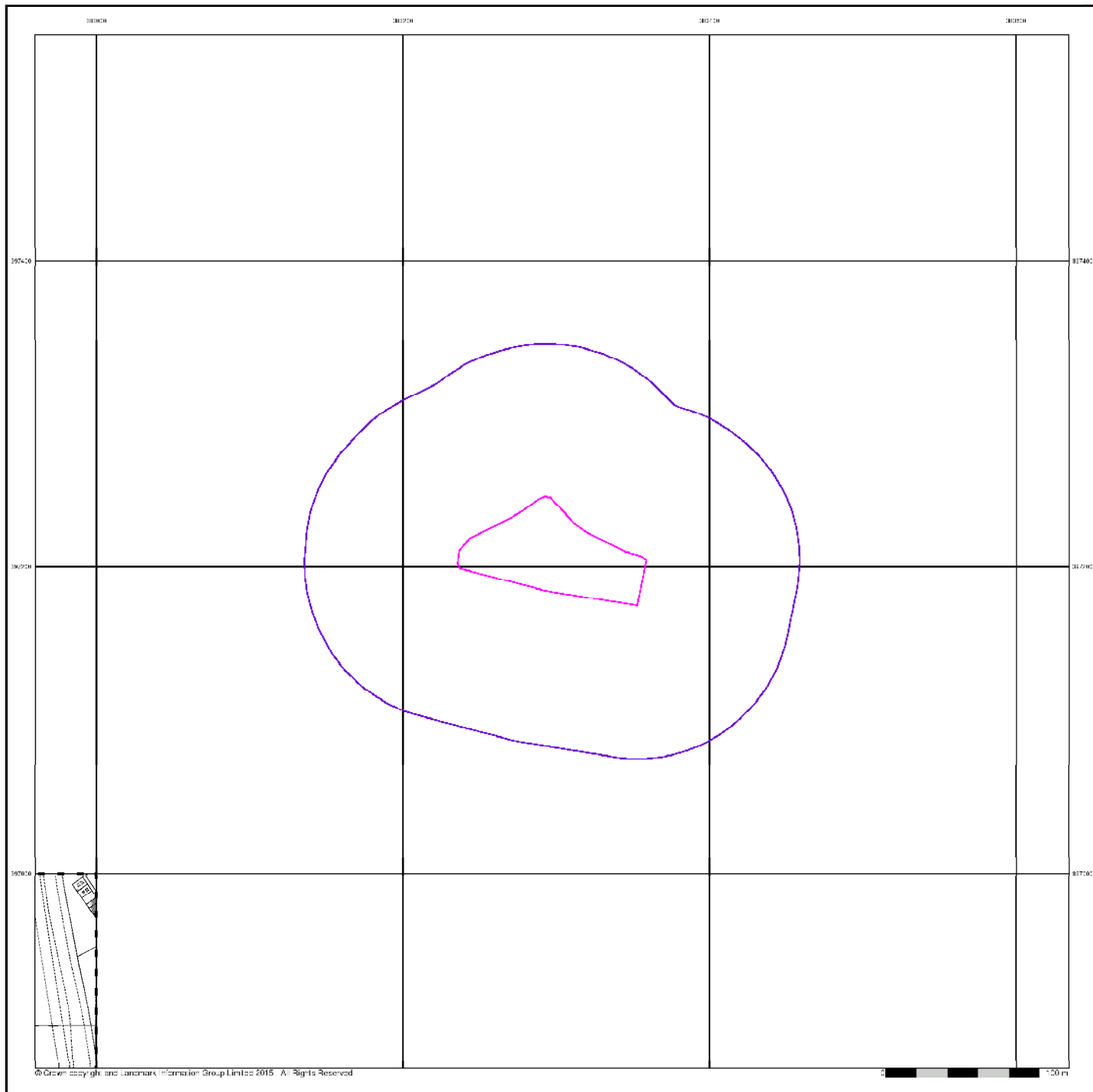


Order Details

Order Number: 92181447 1 1
Customer Ref: 5818 RMS
National Grid Reference: 383300, 397210
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 100

Site Details

3 M House, 28 Great Jackson Street, MANCHESTER, M15 4PA



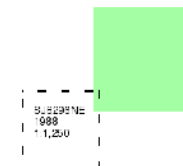
Ordnance Survey Plan

Published 1988

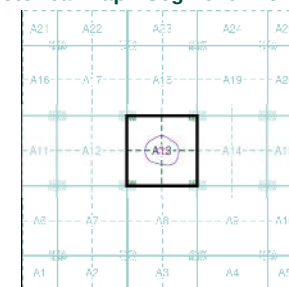
Source map scale - 1:1,250

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

Map Name(s) and Date(s)



Historical Map - Segment A13

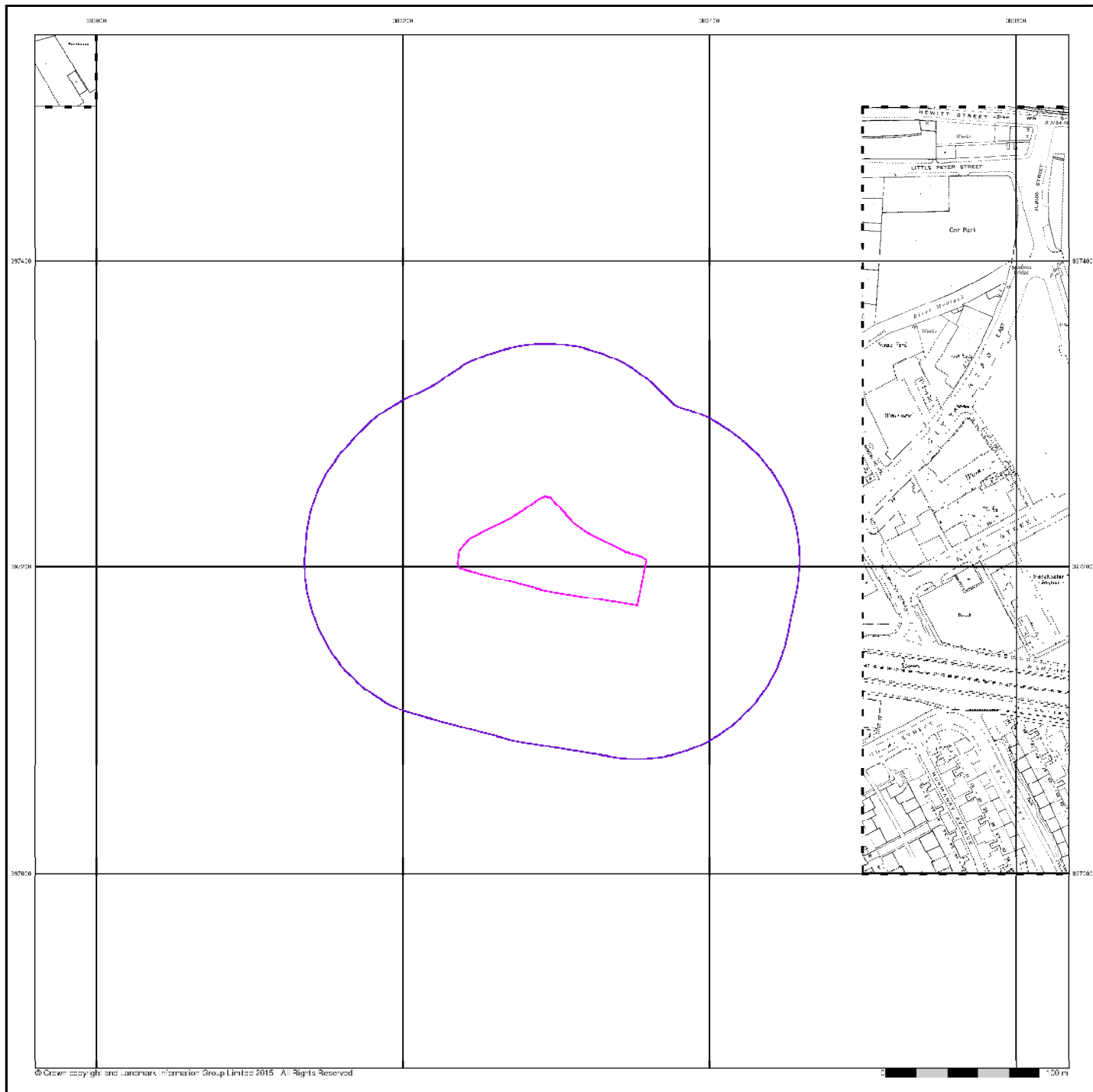


Order Details

Order Number: 92181447_1_1
Customer Ref: 5818 RMS
National Grid Reference: 383300, 397210
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 100

Site Details

3 M House, 28 Great Jackson Street, MANCHESTER, M15 4PA



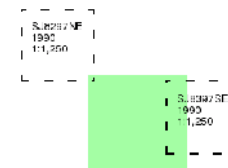
Additional SIMs

Published 1990

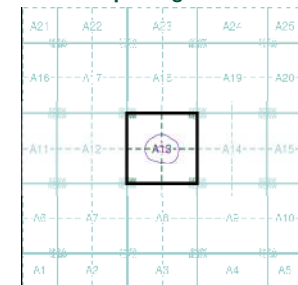
Source map scale - 1:1,250

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

Map Name(s) and Date(s)



Historical Map - Segment A13

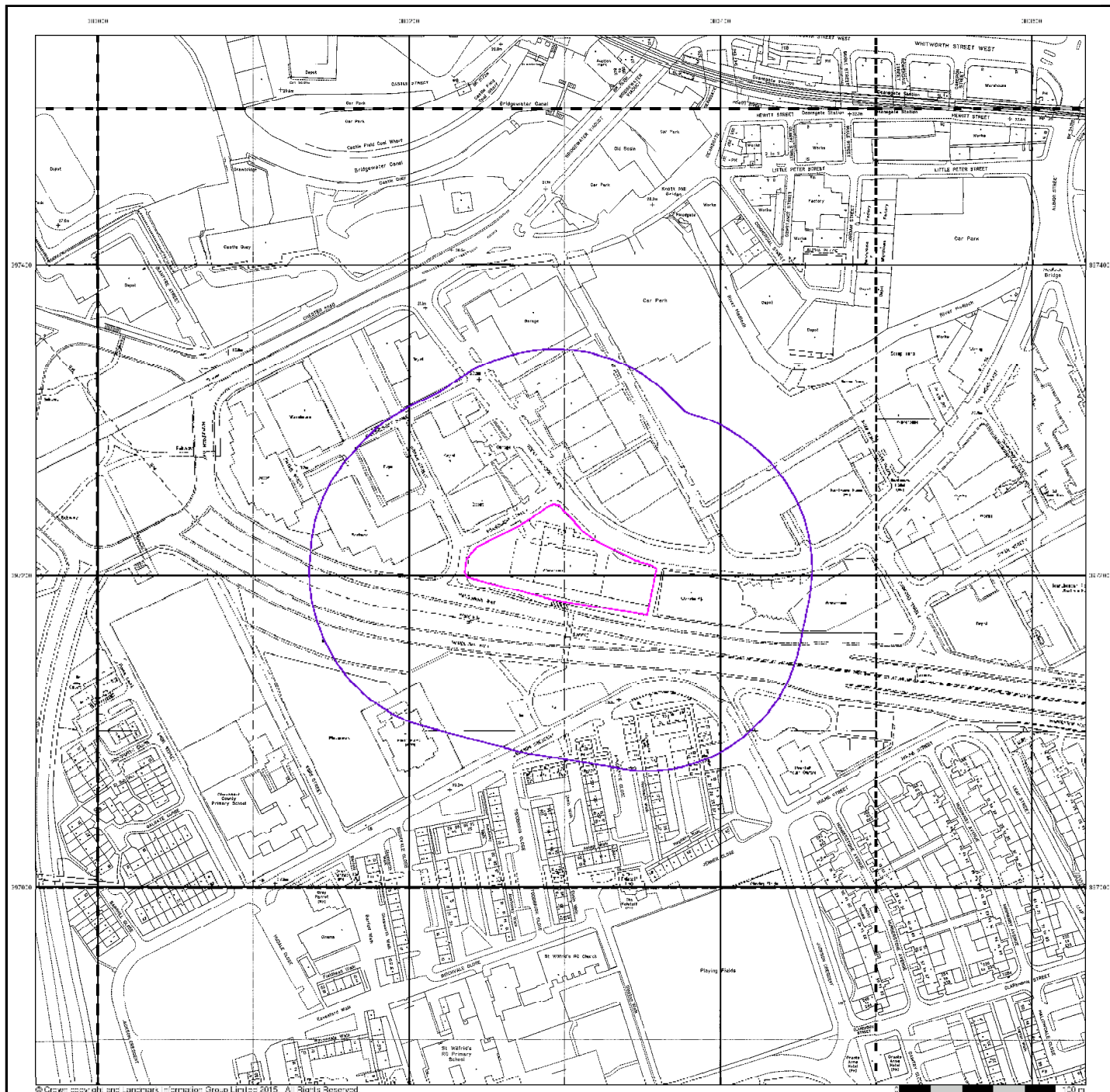


Order Details

Order Number: 92181447 1 1
Customer Ref: 5818 RMS
National Grid Reference: 383300, 397210
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 100

Site Details

3 M House, 28 Great Jackson Street, MANCHESTER, M15 4PA



Large-Scale National Grid Data

Published 1992

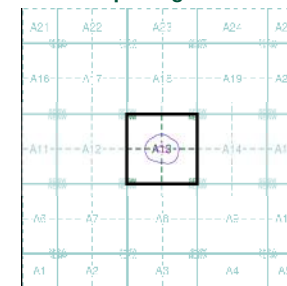
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8297NE	S.8307NW	S.8307NE
1992	1992	1992
1:1,250	1:1,250	1:1,250
SJ8297SE	S.8307WS	S.8307SE
1992	1992	1992
1:1,250	1:1,250	1:1,250
SJ8296NW	S.8306NW	S.8306NW
1992	1992	1992
1:1,250	1:1,250	1:1,250

Historical Map - Segment A13



Order Details

Order Number: 92181447 1 1
Customer Ref: 5818 RMS
National Grid Reference: 383300, 397210
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 100

Site Details

3 M House, 28 Great Jackson Street, MANCHESTER, M15 4PA



Large-Scale National Grid Data

Published 1993 - 1995

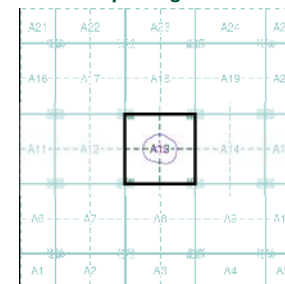
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8297NE	SJ8307NW	SJ8307NE
1993	1994	1994
1:1,250	1:1,250	1:1,250
SJ8297SE	SJ8307SW	
1995	1995	
1:1,250	1:1,250	
SJ8296NE	SJ8306NW	SJ8306NE
1995	1995	1995
1:1,250	1:1,250	1:1,250

Historical Map - Segment A13



Order Details

Order Number: 92181447 1 1
Customer Ref: 5818 RMS
National Grid Reference: 383300, 397210
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 100

Site Details

3 M House, 28 Great Jackson Street, MANCHESTER, M15 4PA



Large-Scale National Grid Data

Published 1993 - 1995

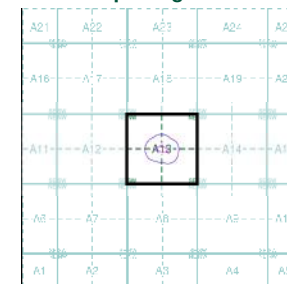
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SUB297NE S.8307NW S.8307NE
1994 1995 1995
1:1,250 1:1,250 1:1,250
S.8307SW
1995
1:1,250
S.8306NW S.8306NW
1994 1995
1:1,250 1:1,250

Historical Map - Segment A13

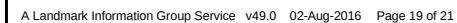


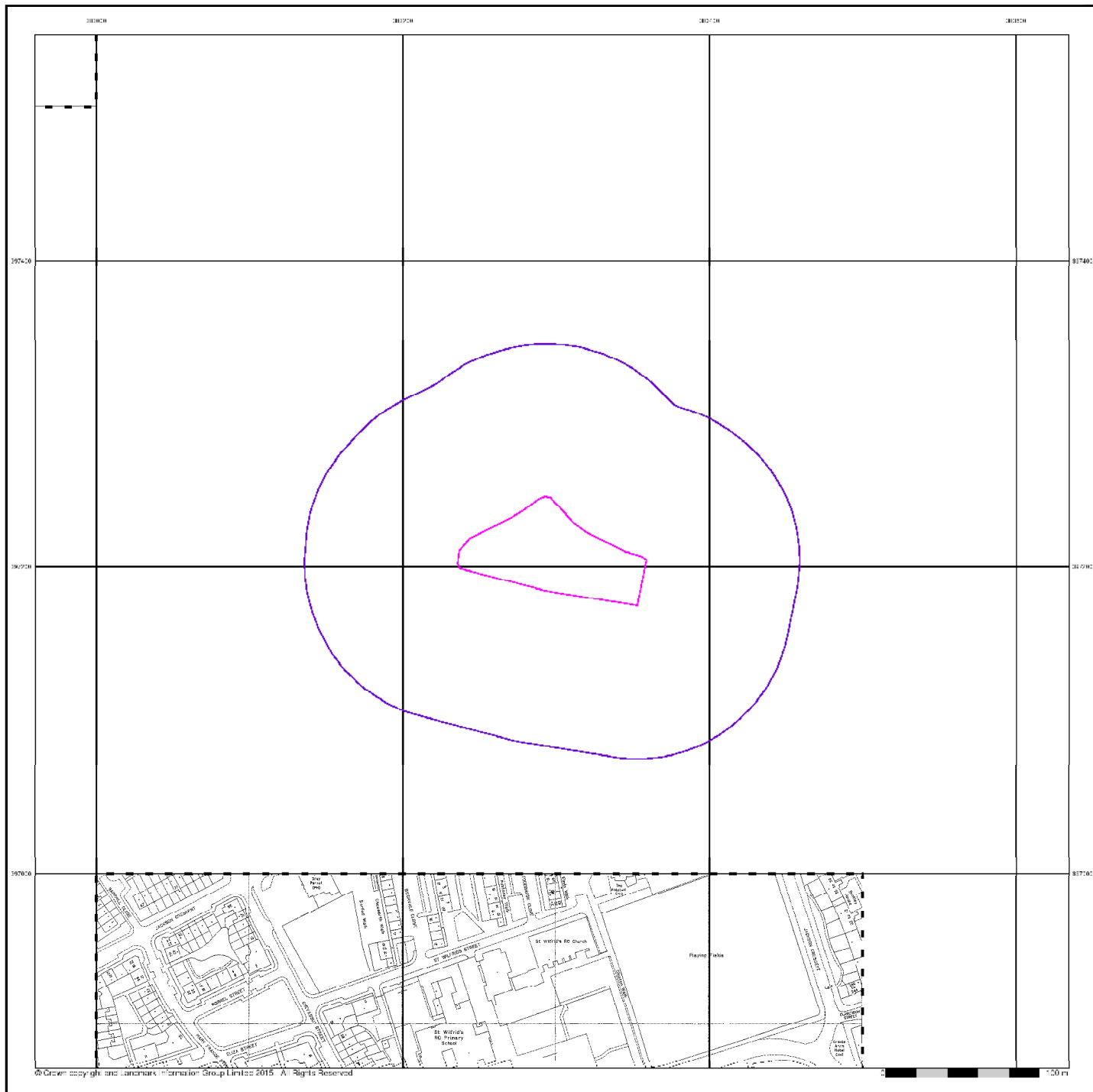
Order Details

Order Number: 92181447 1 1
Customer Ref: 5818 RMS
National Grid Reference: 383300, 397210
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 100

Site Details

3 M House, 28 Great Jackson Street, MANCHESTER, M15 4PA





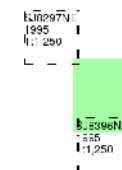
Large-Scale National Grid Data

Published 1995

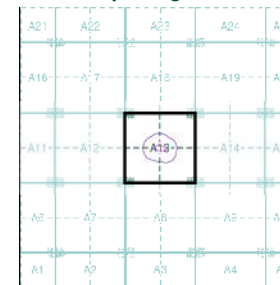
Source map scale - 1:1,250

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

Map Name(s) and Date(s)



Historical Map - Segment A13

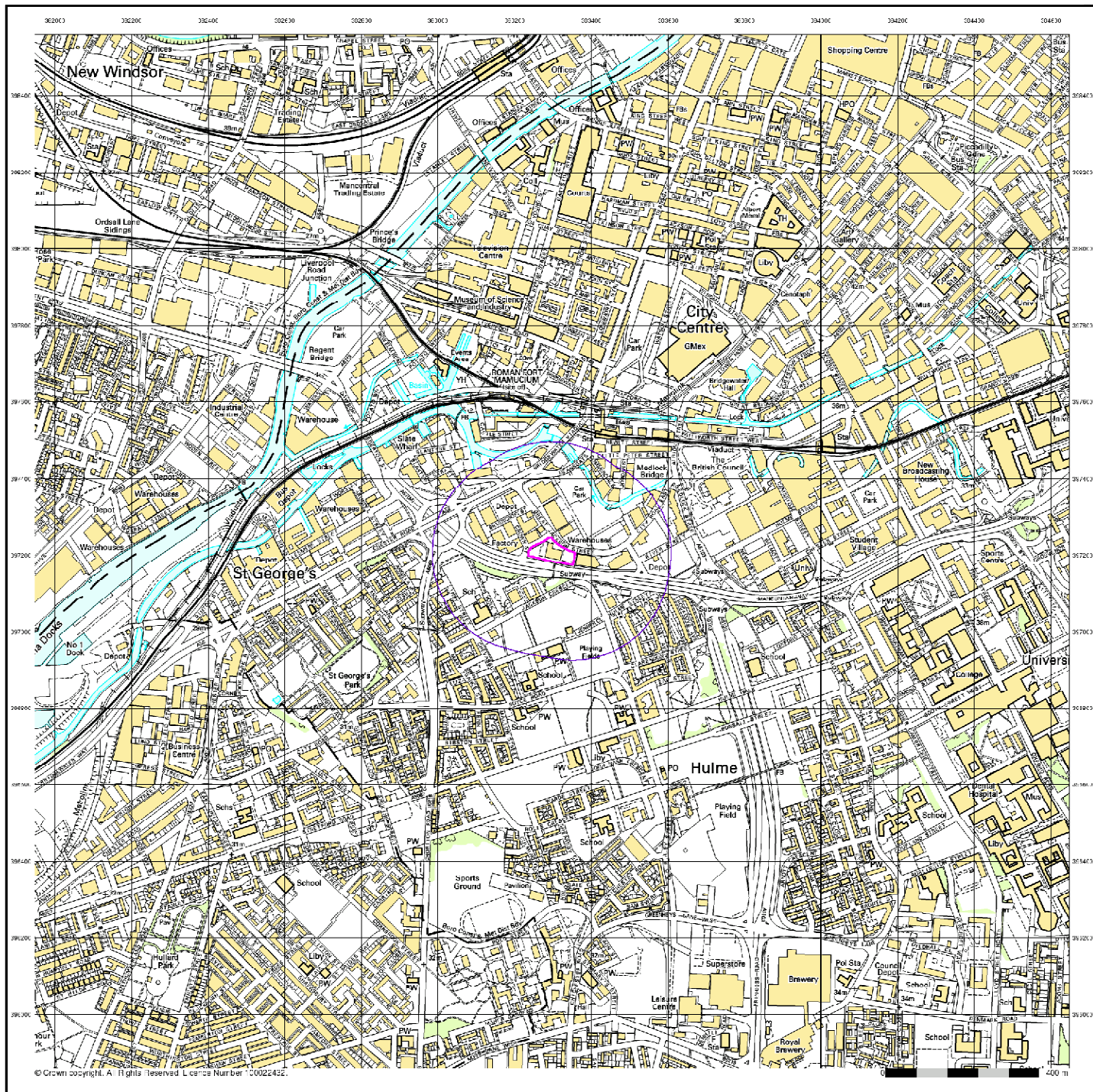


Order Details

Order Number: 92181447 1 1
Customer Ref: 5818 RMS
National Grid Reference: 383300, 397210
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 100

Site Details

3 M House, 28 Great Jackson Street, MANCHESTER, M15 4PA



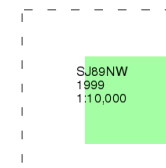
10k Raster Mapping

Published 1999

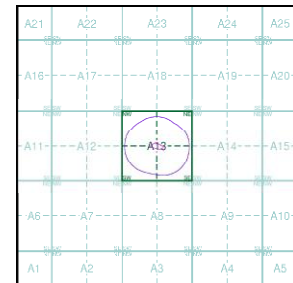
Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

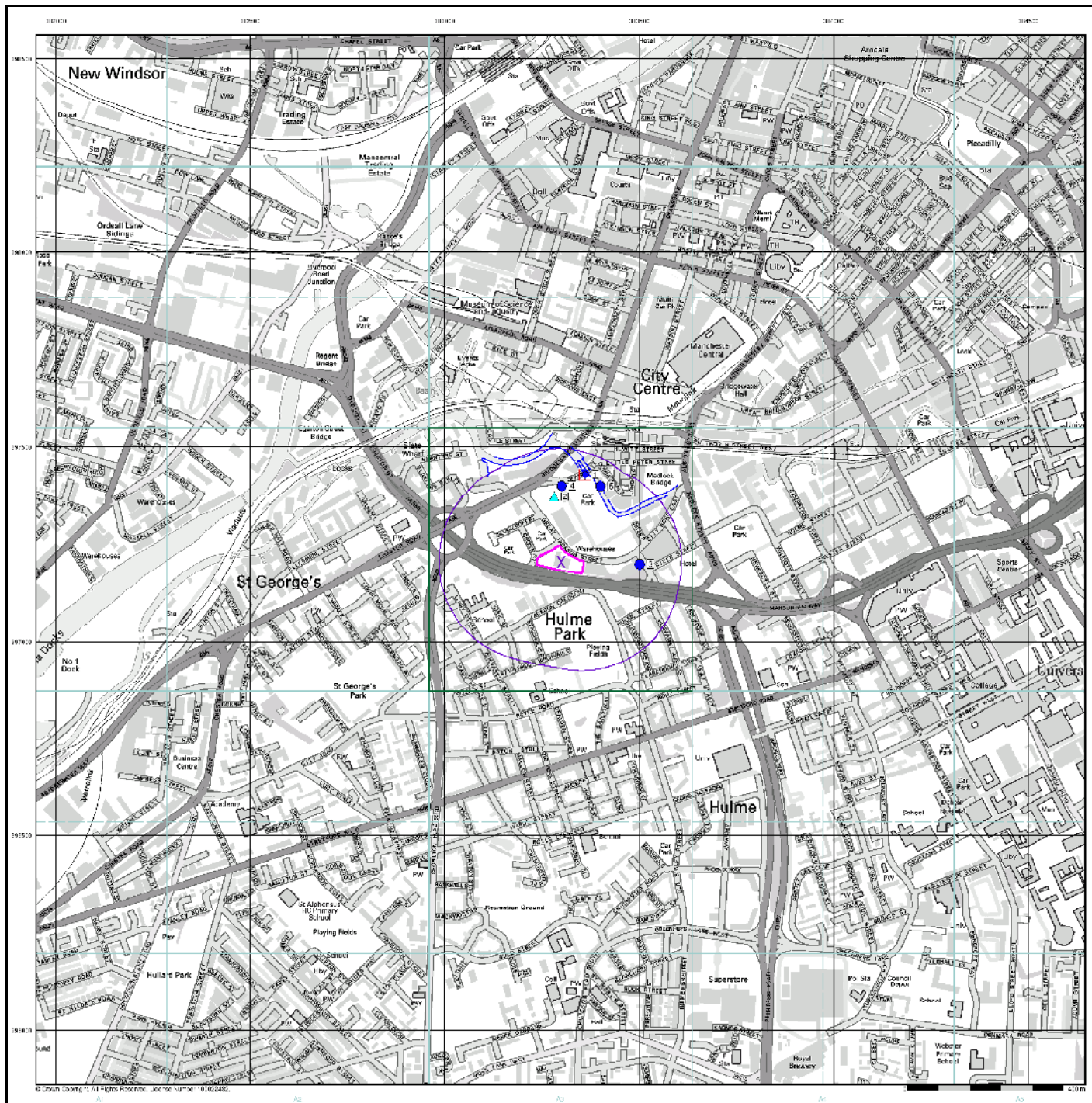
Order Number: 92181447_1_1
Customer Ref: 5818 RMS
National Grid Reference: 383300, 397210
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 250

Site Details

3 M House, 28 Great Jackson Street, MANCHESTER, M15 4PA

Appendix C

- C1 Environmental Data Search
- C2 Coal Authority Mining Report



General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral
- BOS Recorded Landfill Site (Location)
- BOS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point buffered to 100m)
- Registered Landfill Site (Point buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

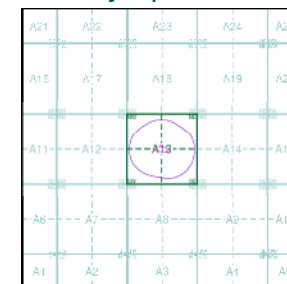
Hazardous Substances

- COMAH Site
- Explosive Site
- NIHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry

Site Sensitivity Map - Slice A



Order Details

Order Number: 92181447_1_1
Customer Ref: 5818 RMS
National Grid Reference: 383300, 397210
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 250

Site Details

3 M House, 28 Great Jackson Street, MANCHESTER, M15 4PA

Envirocheck[®] Report: Datasheet

Order Details:

Order Number:

92181447_1_1

Customer Reference:

5818 RMS

National Grid Reference:

383300, 397210

Slice:

A

Site Area (Ha):

0.49

Search Buffer (m):

250

Site Details:

3 M House
28 Great Jackson Street
MANCHESTER
M15 4PA

Client Details:

Mr M Richardson
GeoAssist Ltd
Unit 4
Sheffield Street
Heaton Norris
Stockport
Cheshire
SK4 1RU

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	5
Hazardous Substances	-
Geological	6
Industrial Land Use	7
Sensitive Land Use	-
Data Currency	9
Data Suppliers	13
Useful Contacts	14

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client.

In the attached datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Radon Potential dataset Copyright Notice

Information supplied from a joint dataset compiled by The British Geological Survey and Public Health England.

Report Version v50.0

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Agency & Hydrological			
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes
Contaminated Land Register Entries and Notices			
Discharge Consents	pg 1		5
Prosecutions Relating to Controlled Waters			n/a
Enforcement and Prohibition Notices			
Integrated Pollution Controls			
Integrated Pollution Prevention And Control			
Local Authority Integrated Pollution Prevention And Control			
Local Authority Pollution Prevention and Controls	pg 2		1
Local Authority Pollution Prevention and Control Enforcements			
Nearest Surface Water Feature	pg 2		Yes
Pollution Incidents to Controlled Waters	pg 2		3
Prosecutions Relating to Authorised Processes			
Registered Radioactive Substances			
River Quality	pg 3		3
River Quality Biology Sampling Points			
River Quality Chemistry Sampling Points			
Substantiated Pollution Incident Register			
Water Abstractions			
Water Industry Act Referrals			
Groundwater Vulnerability	pg 3	Yes	n/a
Drift Deposits			n/a
Bedrock Aquifer Designations	pg 3	Yes	n/a
Superficial Aquifer Designations	pg 3	Yes	n/a
Source Protection Zones			
Extreme Flooding from Rivers or Sea without Defences	pg 3		Yes
Flooding from Rivers or Sea without Defences	pg 3		Yes
Areas Benefiting from Flood Defences			
Flood Water Storage Areas			
Flood Defences			
Detailed River Network Lines	pg 4		Yes
Detailed River Network Offline Drainage			

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Waste			
BGS Recorded Landfill Sites			
Historical Landfill Sites			
Integrated Pollution Control Registered Waste Sites			
Licensed Waste Management Facilities (Landfill Boundaries)			
Licensed Waste Management Facilities (Locations)			
Local Authority Landfill Coverage	pg 5	1	n/a
Local Authority Recorded Landfill Sites			
Registered Landfill Sites			
Registered Waste Transfer Sites			
Registered Waste Treatment or Disposal Sites			
Hazardous Substances			
Control of Major Accident Hazards Sites (COMAH)			
Explosive Sites			
Notification of Installations Handling Hazardous Substances (NIHHS)			
Planning Hazardous Substance Consents			
Planning Hazardous Substance Enforcements			
Geological			
BGS 1:625,000 Solid Geology	pg 6	Yes	n/a
BGS Recorded Mineral Sites			
Brine Compensation Area			n/a
Coal Mining Affected Areas	pg 6	Yes	n/a
Mining Instability			n/a
Man-Made Mining Cavities			
Natural Cavities			
Non Coal Mining Areas of Great Britain			
Potential for Collapsible Ground Stability Hazards	pg 6	Yes	
Potential for Compressible Ground Stability Hazards	pg 6		Yes
Potential for Ground Dissolution Stability Hazards			
Potential for Landslide Ground Stability Hazards	pg 6	Yes	
Potential for Running Sand Ground Stability Hazards	pg 6	Yes	
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 6		Yes
Radon Potential - Radon Affected Areas			n/a
Radon Potential - Radon Protection Measures			n/a

Summary

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Industrial Land Use			
Contemporary Trade Directory Entries	pg 7		12
Fuel Station Entries	pg 8		1
Gas Pipelines			
Underground Electrical Cables			
Sensitive Land Use			
Ancient Woodland			
Areas of Adopted Green Belt			
Areas of Unadopted Green Belt			
Areas of Outstanding Natural Beauty			
Environmentally Sensitive Areas			
Forest Parks			
Local Nature Reserves			
Marine Nature Reserves			
National Nature Reserves			
National Parks			
Nitrate Sensitive Areas			
Nitrate Vulnerable Zones			
Ramsar Sites			
Sites of Special Scientific Interest			
Special Areas of Conservation			
Special Protection Areas			
World Heritage Sites			

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (SE)	0	1	383299 397205
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (NW)	205	1	383150 397400
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (N)	209	1	383250 397450
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (NW)	248	1	383150 397450
1	Discharge Consents Operator: United Utilities Water Limited Property Type: Sewerage Network - Sewers - Water Company Location: Chester Rd At Owen St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982719 Permit Version: 2 Effective Date: 1st December 1999 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: River Medlock Receiving Water: River Medlock Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 100m	A13NE (N)	191	2	383360 397425
1	Discharge Consents Operator: United Utilities Water Limited Property Type: Sewerage Network - Sewers - Water Company Location: Chester Rd At Owen St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0276 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 1st December 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: River Medlock Receiving Water: River Medlock Status: Consent revoked or revised: New Consent issued (Section 37(1)) Positional Accuracy: Located by supplier to within 100m	A13NE (N)	196	2	383360 397430
1	Discharge Consents Operator: United Utilities Water Limited Property Type: Sewerage Network - Sewers - Water Company Location: Chester Rd At Owen St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982719 Permit Version: 1 Effective Date: 30th September 1994 Issued Date: Not Supplied Revocation Date: 30th November 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: River Medlock Receiving Water: River Medlock Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Manually corrected supplier location	A13NE (N)	196	2	383360 397430

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	Discharge Consents Operator: United Utilities Water Limited Property Type: Sewerage Network - Sewers - Water Company Location: Deansgate, L. Peter St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0157 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: 18th July 2014 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: Tunnel To Medlock Status: Surrendered under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A13NE (N)	218	2	383370 397450
1	Discharge Consents Operator: United Utilities Water Limited Property Type: Sewerage Network - Sewers - Water Company Location: Deansgate, L. Peter St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0157 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 2nd September 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Into And/Or Watercourse Environment: Receiving Water: Tunnel To Medlock Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Positional Accuracy: Located by supplier to within 100m	A13NE (N)	218	2	383370 397450
2	Local Authority Pollution Prevention and Controls Name: Tom Garner Motors Location: Chester Road, MANCHESTER, Lancashire, M15 4GA Authority: Manchester City Council, Environmental Health Department Permit Reference: 43/93 Dated: 21st June 1993 Process Type: Local Authority Air Pollution Control Description: PG6/34 Respraying of road vehicles Status: Authorised Positional Accuracy: Automatically positioned to the address	A13NW (N)	124	3	383280 397369
	Nearest Surface Water Feature	A13NE (NE)	143	-	383440 397323
3	Pollution Incidents to Controlled Waters Property Type: Road Location: Mancunian Way , HULME Authority: Environment Agency, North West Region Pollutant: Chemicals - Unknown Note: 20 Litres Of Chemical Irgasol In Drains Incident Date: 7th September 1998 Incident Reference: SO981631 Catchment Area: Manchester Ship Canal Receiving Water: Freshwater Stream/River Cause of Incident: Road Traffic Accident Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SE (E)	142	2	383500 397200
4	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Miscellaneous - Inert Suspended Solids Note: River Medlock; Cement Washings Incident Date: 21st February 1995 Incident Reference: 95650362 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: Land Runoff Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NE (N)	155	2	383300 397400

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
5	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Moorefield Cres, LOWTON Authority: Environment Agency, North West Region Pollutant: Oils - Unknown Note: Stream Discoloured Incident Date: 30th May 1998 Incident Reference: SO980959 Catchment Area: Glaze Receiving Water: Freshwater Stream/River Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NE (NE)	187	2	383400 397400
	River Quality Name: Medlock GQA Grade: River Quality E Reach: Lords Bk To Irwell Estimated Distance (km): 9.5 Flow Rate: Flow less than 0.31 cumecs Flow Type: River Year: 2000	A13NE (N)	27	2	383319 397266
	River Quality Name: Bridgewater Canal GQA Grade: River Quality B Reach: Conf Rochdale Canal To Tilting Weir Estimated Distance (km): .4 Flow Rate: Flow greater than 80 cumecs Flow Type: Canal Year: 2000	A13NE (N)	153	2	383299 397398
	River Quality Name: Rochdale Canal GQA Grade: River Quality B Reach: Ashton Canal To Knott Mill Estimated Distance (km): 1.8 Flow Rate: Flow greater than 80 cumecs Flow Type: Canal Year: 2000	A13NE (N)	158	2	383335 397398
	Groundwater Vulnerability Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise Map Sheet: Sheet 17 Derbyshire & North Staffordshire Scale: 1:100,000	A13SE (SE)	0	2	383299 397205
	Drift Deposits None				
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A13SE (SE)	0	1	383299 397205
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13SE (SE)	0	1	383299 397205
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (N)	99	2	383344 397332
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (NE)	144	2	383423 397334
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (N)	208	2	383324 397451
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				

Agency & Hydrological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Flood Defences None				
6	Detailed River Network Lines River Type: Primary River River Name: River Medlock Hydrographic Area: D011 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Currently Undefined Management Status: Water Course: MEDLOCK Name: Water Course: MEDL Reference:	A13NE (NE)	149	2	383437 397332
7	Detailed River Network Lines River Type: Canal River Name: Bridgewater Canal Hydrographic Area: D011 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Currently Undefined Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A13NW (N)	238	2	383204 397467
	Detailed River Network Offline Drainage None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: Manchester City Council - Had landfill data but passed it to the relevant environment agency		0	4	383299 397205

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Triassic Rocks (Undifferentiated)	A13SE (SE)	0	1	383299 397205
	Coal Mining Affected Areas Description: In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.	A13SE (SE)	0	5	383299 397205
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	0	1	383299 397205
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	0	1	383299 397205
	Potential for Compressible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	165	1	383431 397354
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	0	1	383299 397205
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	0	1	383299 397205
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	0	1	383299 397205
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	114	1	383279 397358
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	0	1	383299 397205
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	222	1	383100 397387
	Radon Potential - Radon Affected Areas Affected Area: The property is in a lower probability radon area, as less than 1% of homes are above the action level Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	0	1	383299 397205
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	0	1	383299 397205

Industrial Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
8	Contemporary Trade Directory Entries Name: Colour Point (Manchester) Ltd Location: Unit 4, Olympia Trading Estate, Great Jackson Street, Manchester, M15 4NP Classification: Photographic Processors Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (N)	46	-	383320 397283
8	Contemporary Trade Directory Entries Name: Pro2col Imaging Ltd Location: Unit 4, Olympia Trading Estate, Great Jackson Street, Manchester, Lancashire, M15 4NP Classification: Photo & Digital Imaging Bureaus Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (N)	46	-	383320 397283
9	Contemporary Trade Directory Entries Name: Tom Garner Location: Chester Road, Manchester, M15 4GA Classification: Car Dealers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (N)	124	-	383280 397369
10	Contemporary Trade Directory Entries Name: Aaa Office Emporium Location: Pryme Works, Silvercroft Street, Manchester, M15 4WG Classification: Office Furniture & Equipment Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (NW)	154	-	383117 397307
11	Contemporary Trade Directory Entries Name: Copybook Press Ltd Location: 45-47 City Road East, Manchester, M15 4PN Classification: Printers Status: Inactive Positional Accuracy: Manually positioned to the address or location	A13NE (E)	168	-	383522 397242
12	Contemporary Trade Directory Entries Name: Watt Energy Ltd Location: River Pl, City Rd East, Manchester, M15 4PG Classification: Gas Suppliers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (NE)	179	-	383510 397300
13	Contemporary Trade Directory Entries Name: Premier Environmental Ltd Location: 14, Commercial Street, Manchester, M15 4PZ Classification: Pest & Vermin Control Status: Active Positional Accuracy: Automatically positioned to the address	A13NE (NE)	184	-	383460 397358
13	Contemporary Trade Directory Entries Name: Manchester Pest Control Location: 14, Commercial Street, Manchester, M15 4PZ Classification: Pest & Vermin Control Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (NE)	184	-	383460 397358
14	Contemporary Trade Directory Entries Name: Hulley & Kirkwood Consulting Engineers Location: 2, Commercial Street, Manchester, M15 4RQ Classification: Mechanical Engineers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (N)	216	-	383389 397440
15	Contemporary Trade Directory Entries Name: In Our Coats Location: 225, Hulme Street, Hulme, Manchester, M15 5EF Classification: Greeting Card Publishers & Wholesalers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (SE)	226	-	383555 397075
16	Contemporary Trade Directory Entries Name: Precision Time Location: St. Wilfreds Enterprise Centre, Birchvale Close, Manchester, M15 5BJ Classification: Clocks & Watches - Manufacturers & Wholesalers Status: Active Positional Accuracy: Automatically positioned to the address	A13SW (S)	239	-	383296 396943

Industrial Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
16	Contemporary Trade Directory Entries Name: Complete Office Printer Support Location: St. Wilfrids Enterprise Centre, Birchvale Close, Manchester, M15 5BJ Classification: Office Equipment Servicing & Maintenance Status: Active Positional Accuracy: Automatically positioned to the address	A13SW (S)	239	-	383296 396943
17	Fuel Station Entries Name: Castlefield Service Station Location: 14 Great Jackson Street, Castlefield, Manchester, M15 4NG Brand: Obsolete Premises Type: Not Applicable Status: Obsolete Positional Accuracy: Automatically positioned to the address	A13NW (NW)	52	-	383248 397279

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Salford City Council - Environmental Health Department Trafford Metropolitan Borough Council - Renewal and Environmental Protection Manchester City Council - Environmental Health Department	November 2013 November 2013 September 2014	Annual Rolling Update Annual Rolling Update Annual Rolling Update
Discharge Consents Environment Agency - North West Region	April 2016	Quarterly
Enforcement and Prohibition Notices Environment Agency - North West Region	March 2013	As notified
Integrated Pollution Controls Environment Agency - North West Region	October 2008	Not Applicable
Integrated Pollution Prevention And Control Environment Agency - North West Region	April 2016	Quarterly
Local Authority Integrated Pollution Prevention And Control Salford City Council - Environmental Health Department Trafford Metropolitan Borough Council - Environmental Health Department Manchester City Council - Environmental Health Department	March 2015 October 2014 September 2014	Annual Rolling Update Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Controls Trafford Metropolitan Borough Council - Environmental Health Department Salford City Council - Environmental Health Department Manchester City Council - Environmental Health Department	July 2015 March 2015 September 2014	Annual Rolling Update Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements Salford City Council - Environmental Health Department Trafford Metropolitan Borough Council - Environmental Health Department Manchester City Council - Environmental Health Department	March 2015 October 2014 September 2014	Annual Rolling Update Annual Rolling Update Annual Rolling Update
Nearest Surface Water Feature Ordnance Survey	July 2012	Quarterly
Pollution Incidents to Controlled Waters Environment Agency - North West Region	January 2000	Not Applicable
Prosecutions Relating to Authorised Processes Environment Agency - North West Region	March 2013	As notified
Prosecutions Relating to Controlled Waters Environment Agency - North West Region	March 2013	As notified
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	July 2012	Annually
River Quality Chemistry Sampling Points Environment Agency - Head Office	July 2012	Annually
Substantiated Pollution Incident Register Environment Agency - North West Region - South Area	April 2016	Quarterly
Water Abstractions Environment Agency - North West Region	April 2016	Quarterly
Water Industry Act Referrals Environment Agency - North West Region	April 2016	Quarterly
Groundwater Vulnerability Environment Agency - Head Office	April 2015	Not Applicable
Drift Deposits Environment Agency - Head Office	January 1999	Not Applicable
Bedrock Aquifer Designations British Geological Survey - National Geoscience Information Service	August 2015	As notified

Agency & Hydrological	Version	Update Cycle
Superficial Aquifer Designations British Geological Survey - National Geoscience Information Service	August 2015	As notified
Source Protection Zones Environment Agency - Head Office	April 2016	Quarterly
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	February 2016	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	February 2016	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	February 2016	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	February 2016	Quarterly
Flood Defences Environment Agency - Head Office	February 2016	Quarterly
Detailed River Network Lines Environment Agency - Head Office	March 2012	Annually
Detailed River Network Offline Drainage Environment Agency - Head Office	March 2012	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	Annually
Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Integrated Pollution Control Registered Waste Sites Environment Agency - North West Region	October 2008	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - North West Region - South Area	May 2016	Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - North West Region - South Area	April 2016	Quarterly
Local Authority Landfill Coverage Manchester City Council - Planning Department Salford City Council - Environmental Health Department Trafford Metropolitan Borough Council - Environmental Health Department	May 2000 May 2000 May 2000	Not Applicable Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Manchester City Council - Planning Department Salford City Council - Environmental Health Department Trafford Metropolitan Borough Council - Environmental Health Department	May 2000 May 2000 May 2000	Not Applicable Not Applicable Not Applicable
Registered Landfill Sites Environment Agency - North West Region - South Area	March 2003	Not Applicable
Registered Waste Transfer Sites Environment Agency - North West Region - South Area	March 2003	Not Applicable
Registered Waste Treatment or Disposal Sites Environment Agency - North West Region - South Area	March 2003	Not Applicable

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	February 2016	Bi-Annually
Explosive Sites Health and Safety Executive	February 2016	Bi-Annually
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements Trafford Metropolitan Borough Council Manchester City Council - Planning Department Salford City Council	April 2016 February 2016 June 2016	Annual Rolling Update Annual Rolling Update Annual Rolling Update
Planning Hazardous Substance Consents Trafford Metropolitan Borough Council Manchester City Council - Planning Department Salford City Council	April 2016 February 2016 June 2016	Annual Rolling Update Annual Rolling Update Annual Rolling Update
Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	Not Applicable
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	May 2016	Bi-Annually
Brine Compensation Area Cheshire Brine Subsidence Compensation Board	August 2011	Not Applicable
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	As notified
Mining Instability Ove Arup & Partners	October 2000	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	As notified
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	As notified

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	June 2016	Quarterly
Fuel Station Entries Catalist Ltd - Experian	July 2016	Quarterly
Gas Pipelines National Grid	July 2014	Quarterly
Underground Electrical Cables National Grid	January 2016	Bi-Annually
Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	June 2015	Bi-Annually
Areas of Adopted Green Belt Manchester City Council Salford City Council Trafford Metropolitan Borough Council	May 2016 May 2016 May 2016	As notified As notified As notified
Areas of Unadopted Green Belt Manchester City Council Salford City Council Trafford Metropolitan Borough Council	November 2015 November 2015 November 2015	As notified As notified As notified
Areas of Outstanding Natural Beauty Natural England	April 2016	Bi-Annually
Environmentally Sensitive Areas Natural England	April 2016	Annually
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	April 2016	Bi-Annually
Marine Nature Reserves Natural England	April 2016	Bi-Annually
National Nature Reserves Natural England	April 2016	Bi-Annually
National Parks Natural England	March 2016	Bi-Annually
Nitrate Sensitive Areas Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	April 2016	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	October 2015	Annually
Ramsar Sites Natural England	April 2016	Bi-Annually
Sites of Special Scientific Interest Natural England	April 2016	Bi-Annually
Special Areas of Conservation Natural England	April 2016	Bi-Annually
Special Protection Areas Natural England	April 2016	Bi-Annually
World Heritage Sites English Heritage - National Monument Record Centre	September 2015	Bi-Annually

Data Suppliers

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	 British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL
Centre for Ecology and Hydrology	 Centre for Ecology & Hydrology NATURAL ENVIRONMENT RESEARCH COUNCIL
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Peter Brett Associates	

Useful Contacts

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	Manchester City Council - Environmental Health Department PO Box 463, Town Hall Extension, Albert Square, Manchester, Greater Manchester, M60 3NY	Telephone: 0161 234 4884 / 234 4873. Fax: 0161 234 4508 Website: www.manchester.gov.uk
4	Manchester City Council - Planning Department Town Hall, Manchester, Greater Manchester, M60 2LA	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
5	The Coal Authority - Property Searches 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG	Telephone: 0345 762 6848 Fax: 01623 637 338 Email: groundstability@coal.gov.uk
6	Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Government Buildings, Otley Road, Lawnswood, Leeds, West Yorkshire, LS16 5QT	Telephone: 0113 2613333 Fax: 0113 230 0879
-	Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

Please note that the Environment Agency / Natural Resources Wales / SEPA have a charging policy in place for enquiries.



The Coal
Authority

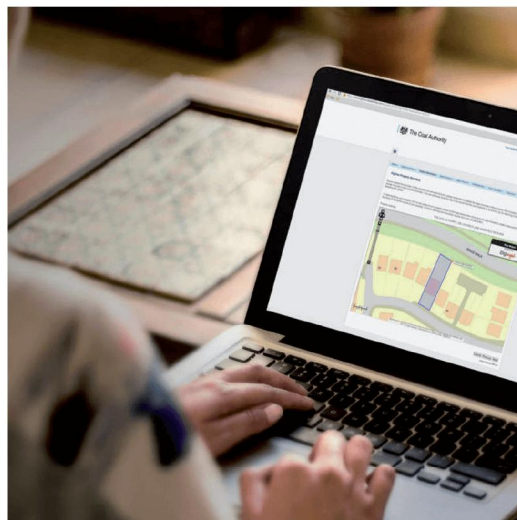
Resolving the **impacts** of mining

CON29M Non-Residential Mining Report

3 M HOUSE
28 GREAT JACKSON STREET
GREATER MANCHESTER

Date of enquiry: 02 August 2016
Date enquiry received: 02 August 2016
Issue date: 02 August 2016

Our reference: 51001222066001
Your reference: 92181447_2|



CON29M Non-Residential Mining Report

This report is based on, and limited to, the records held by the Coal Authority and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Client name

LANDMARK INFORMATION GROUP LIMITED

Enquiry address

3 M HOUSE, 28 GREAT JACKSON STREET, GREATER MANCHESTER

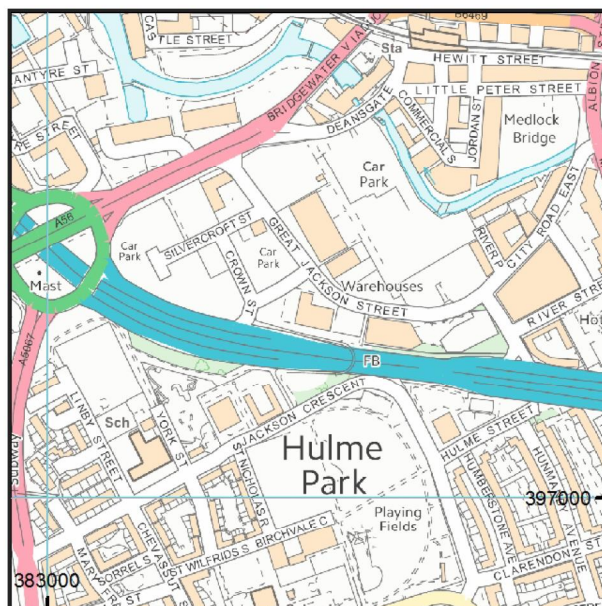
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+44 (0)1623 637 000 (International)

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Nottinghamshire
NG18 4RG

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Approximate position of property



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Summary

Has the search report highlighted evidence or potential of		
1	Past underground coal mining	No
2	Present underground coal mining	No
3	Future underground coal mining	Yes
4	Mine entries	No
5	Coal mining geology	No
6	Past opencast coal mining	No
7	Present opencast coal mining	No
8	Future opencast coal mining	No
9	Coal mining subsidence	No
10	Mine gas	No
11	Hazards related to coal mining	No
12	Withdrawal of support	No
13	Working facilities order	No
14	Payments to owners of former copyhold land	No
15	Information from the Cheshire Brine Subsidence Compensation Board	No

For detailed findings, please go to page 4.

Detailed findings

1. Past underground coal mining

The property is not within a surface area that could be affected by past underground mining.

2. Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3. Future underground coal mining

The property is not in an area where the Coal Authority has plans to grant a licence to remove coal using underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

4. Mine entries

There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

5. Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6. Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7. Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8. Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9. Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres, since 31st October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

10. Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11. Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

12. Withdrawal of support

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

13. Working facilities order

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

14. Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

15. Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional remarks

Information provided by the Coal Authority in this report is compiled in response to the Law Society's Con29M Coal Mining and Brine Subsidence Claim enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. Please note that Brine Subsidence Claim enquiries are only relevant for England and Wales. This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions applicable at the time the report was produced.

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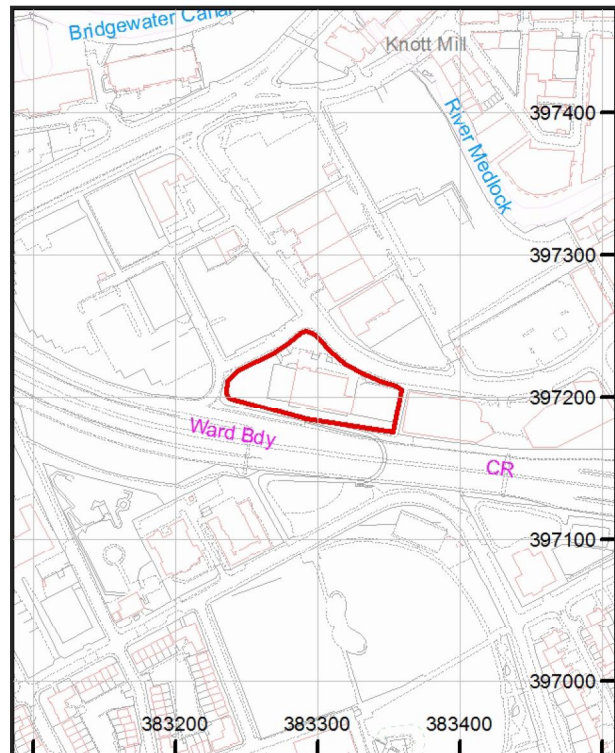
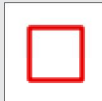
Alternative formats

If you would like this report in an alternative format, please contact our communications team.

Enquiry boundary

Key

Approximate position of enquiry boundary shown



How to contact us

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+44 (0)1623 637 000 (International)

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