



APPENDIX 5 - Groundsure Report

14 Hyde Road, Manchester, M12 6BW

Order Details

Date: 10/10/2022
Your ref: EMS_816110_1009512
Our Ref: EMS-816110_1049480

Site Details

Location: 385431 396989
Area: 0.29 ha
Authority: [Manchester City Council](#)



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Summary of findings

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Aerial image

p. 8

OS MasterMap site plan

p.12

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info@groundsure.com

08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
<u>13</u>	<u>1.1</u>	<u>Historical industrial land uses</u>	2	1	25	69	-
<u>17</u>	<u>1.2</u>	<u>Historical tanks</u>	0	0	8	16	-
<u>18</u>	<u>1.3</u>	<u>Historical energy features</u>	0	0	7	14	-
19	1.4	Historical petrol stations	0	0	0	0	-
<u>20</u>	<u>1.5</u>	<u>Historical garages</u>	0	0	4	14	-
<u>21</u>	<u>1.6</u>	<u>Historical military land</u>	0	0	0	1	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
<u>22</u>	<u>2.1</u>	<u>Historical industrial land uses</u>	3	1	36	88	-
<u>27</u>	<u>2.2</u>	<u>Historical tanks</u>	0	0	19	29	-
<u>29</u>	<u>2.3</u>	<u>Historical energy features</u>	0	0	18	40	-
32	2.4	Historical petrol stations	0	0	0	0	-
<u>32</u>	<u>2.5</u>	<u>Historical garages</u>	0	0	6	25	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
34	3.1	Active or recent landfill	0	0	0	0	-
34	3.2	Historical landfill (BGS records)	0	0	0	0	-
35	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
35	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
<u>35</u>	<u>3.5</u>	<u>Historical waste sites</u>	0	0	0	1	-
<u>36</u>	<u>3.6</u>	<u>Licensed waste sites</u>	0	0	0	1	-
<u>36</u>	<u>3.7</u>	<u>Waste exemptions</u>	0	0	35	12	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
<u>41</u>	<u>4.1</u>	<u>Recent industrial land uses</u>	1	4	35	-	-
<u>44</u>	<u>4.2</u>	<u>Current or recent petrol stations</u>	0	0	1	0	-
44	4.3	Electricity cables	0	0	0	0	-
45	4.4	Gas pipelines	0	0	0	0	-
45	4.5	Sites determined as Contaminated Land	0	0	0	0	-



45	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
45	4.7	Regulated explosive sites	0	0	0	0	-
45	4.8	Hazardous substance storage/usage	0	0	0	0	-
46	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
46	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
46	4.11	<u>Licensed pollutant release (Part A(2)/B)</u>	0	0	3	1	-
47	4.12	Radioactive Substance Authorisations	0	0	0	0	-
47	4.13	<u>Licensed Discharges to controlled waters</u>	0	0	1	0	-
47	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
47	4.15	Pollutant release to public sewer	0	0	0	0	-
48	4.16	List 1 Dangerous Substances	0	0	0	0	-
48	4.17	List 2 Dangerous Substances	0	0	0	0	-
48	4.18	<u>Pollution Incidents (EA/NRW)</u>	0	0	0	4	-
49	4.19	Pollution inventory substances	0	0	0	0	-
49	4.20	Pollution inventory waste transfers	0	0	0	0	-
49	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
50	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
52	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
54	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
55	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
55	5.5	Groundwater vulnerability- local information	None (within 0m)				
56	5.6	<u>Groundwater abstractions</u>	0	0	0	1	18
61	5.7	Surface water abstractions	0	0	0	0	0
62	5.8	Potable abstractions	0	0	0	0	0
62	5.9	Source Protection Zones	0	0	0	0	-
62	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
63	6.1	<u>Water Network (OS MasterMap)</u>	1	0	0	-	-



64	6.2	Surface water features	0	0	0	-	-
64	6.3	<u>WFD Surface water body catchments</u>	1	-	-	-	-
64	6.4	<u>WFD Surface water bodies</u>	0	0	0	-	-
65	6.5	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
66	7.1	<u>Risk of flooding from rivers and the sea</u>	Low (within 50m)				
67	7.2	Historical Flood Events	0	0	0	-	-
67	7.3	Flood Defences	0	0	0	-	-
67	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
67	7.5	Flood Storage Areas	0	0	0	-	-
68	7.6	<u>Flood Zone 2</u>	Identified (within 50m)				
69	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
70	8.1	<u>Surface water flooding</u>	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding					
72	9.1	<u>Groundwater flooding</u>	High (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
73	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
73	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
73	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
73	10.4	Special Protection Areas (SPA)	0	0	0	0	0
74	10.5	National Nature Reserves (NNR)	0	0	0	0	0
74	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
74	10.7	Designated Ancient Woodland	0	0	0	0	0
74	10.8	Biosphere Reserves	0	0	0	0	0
75	10.9	Forest Parks	0	0	0	0	0
75	10.10	Marine Conservation Zones	0	0	0	0	0
75	10.11	Green Belt	0	0	0	0	0
75	10.12	Proposed Ramsar sites	0	0	0	0	0



75	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
76	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
76	10.15	Nitrate Sensitive Areas	0	0	0	0	0
76	10.16	<u>Nitrate Vulnerable Zones</u>	0	0	0	0	1
77	10.17	<u>SSSI Impact Risk Zones</u>	1	-	-	-	-
78	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
79	11.1	World Heritage Sites	0	0	0	-	-
80	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
80	11.3	National Parks	0	0	0	-	-
80	11.4	<u>Listed Buildings</u>	0	1	3	-	-
81	11.5	Conservation Areas	0	0	0	-	-
81	11.6	Scheduled Ancient Monuments	0	0	0	-	-
81	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
82	12.1	<u>Agricultural Land Classification</u>	Urban (within 250m)				
83	12.2	Open Access Land	0	0	0	-	-
83	12.3	Tree Felling Licences	0	0	0	-	-
83	12.4	Environmental Stewardship Schemes	0	0	0	-	-
83	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
84	13.1	<u>Priority Habitat Inventory</u>	0	0	6	-	-
85	13.2	Habitat Networks	0	0	0	-	-
85	13.3	Open Mosaic Habitat	0	0	0	-	-
85	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
86	14.1	<u>10k Availability</u>	Identified (within 500m)				
87	14.2	<u>Artificial and made ground (10k)</u>	0	0	3	4	-
89	14.3	<u>Superficial geology (10k)</u>	1	0	0	2	-

90	14.4	Landslip (10k)	0	0	0	0	-
91	14.5	<u>Bedrock geology (10k)</u>	1	0	0	4	-
92	14.6	<u>Bedrock faults and other linear features (10k)</u>	0	1	0	2	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
93	15.1	<u>50k Availability</u>	Identified (within 500m)				
94	15.2	<u>Artificial and made ground (50k)</u>	0	0	1	3	-
95	15.3	Artificial ground permeability (50k)	0	0	-	-	-
96	15.4	<u>Superficial geology (50k)</u>	1	0	0	1	-
97	15.5	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
97	15.6	Landslip (50k)	0	0	0	0	-
97	15.7	Landslip permeability (50k)	None (within 50m)				
98	15.8	<u>Bedrock geology (50k)</u>	1	0	0	3	-
99	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
99	15.10	<u>Bedrock faults and other linear features (50k)</u>	0	1	0	1	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
100	16.1	<u>BGS Boreholes</u>	0	2	15	-	-
Page	Section	Natural ground subsidence					
102	17.1	<u>Shrink swell clays</u>	Very low (within 50m)				
103	17.2	<u>Running sands</u>	Very low (within 50m)				
104	17.3	<u>Compressible deposits</u>	Negligible (within 50m)				
105	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
106	17.5	<u>Landslides</u>	Very low (within 50m)				
107	17.6	<u>Ground dissolution of soluble rocks</u>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
109	18.1	Natural cavities	0	0	0	0	-
110	18.2	BritPits	0	0	0	0	-
110	18.3	<u>Surface ground workings</u>	0	0	9	-	-
110	18.4	Underground workings	0	0	0	0	0
111	18.5	Historical Mineral Planning Areas	0	0	0	0	-



<u>111</u>	<u>18.6</u>	<u>Non-coal mining</u>	0	0	0	0	1
<u>111</u>	<u>18.7</u>	<u>Mining cavities</u>	0	0	0	0	1
<u>112</u>	<u>18.8</u>	<u>JPB mining areas</u>	Identified (within 0m)				
<u>112</u>	<u>18.9</u>	<u>Coal mining</u>	Identified (within 0m)				
113	18.10	Brine areas	None (within 0m)				
113	18.11	Gypsum areas	None (within 0m)				
113	18.12	Tin mining	None (within 0m)				
113	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
<u>114</u>	<u>19.1</u>	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
<u>115</u>	<u>20.1</u>	<u>BGS Estimated Background Soil Chemistry</u>	3	4	-	-	-
<u>115</u>	<u>20.2</u>	<u>BGS Estimated Urban Soil Chemistry</u>	3	3	-	-	-
116	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
117	21.1	Underground railways (London)	0	0	0	-	-
117	21.2	Underground railways (Non-London)	0	0	0	-	-
117	21.3	Railway tunnels	0	0	0	-	-
117	21.4	Historical railway and tunnel features	0	0	0	-	-
117	21.5	Royal Mail tunnels	0	0	0	-	-
118	21.6	Historical railways	0	0	0	-	-
118	21.7	Railways	0	0	0	-	-
118	21.8	Crossrail 1	0	0	0	0	-
118	21.9	Crossrail 2	0	0	0	0	-
118	21.10	HS2	0	0	0	0	-

Recent aerial photograph



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Capture Date: 22/04/2019

Site Area: 0.29ha



Contact us with any questions at:

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Date: 10 October 2022

Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 0.29ha



Recent site history - 2009 aerial photograph

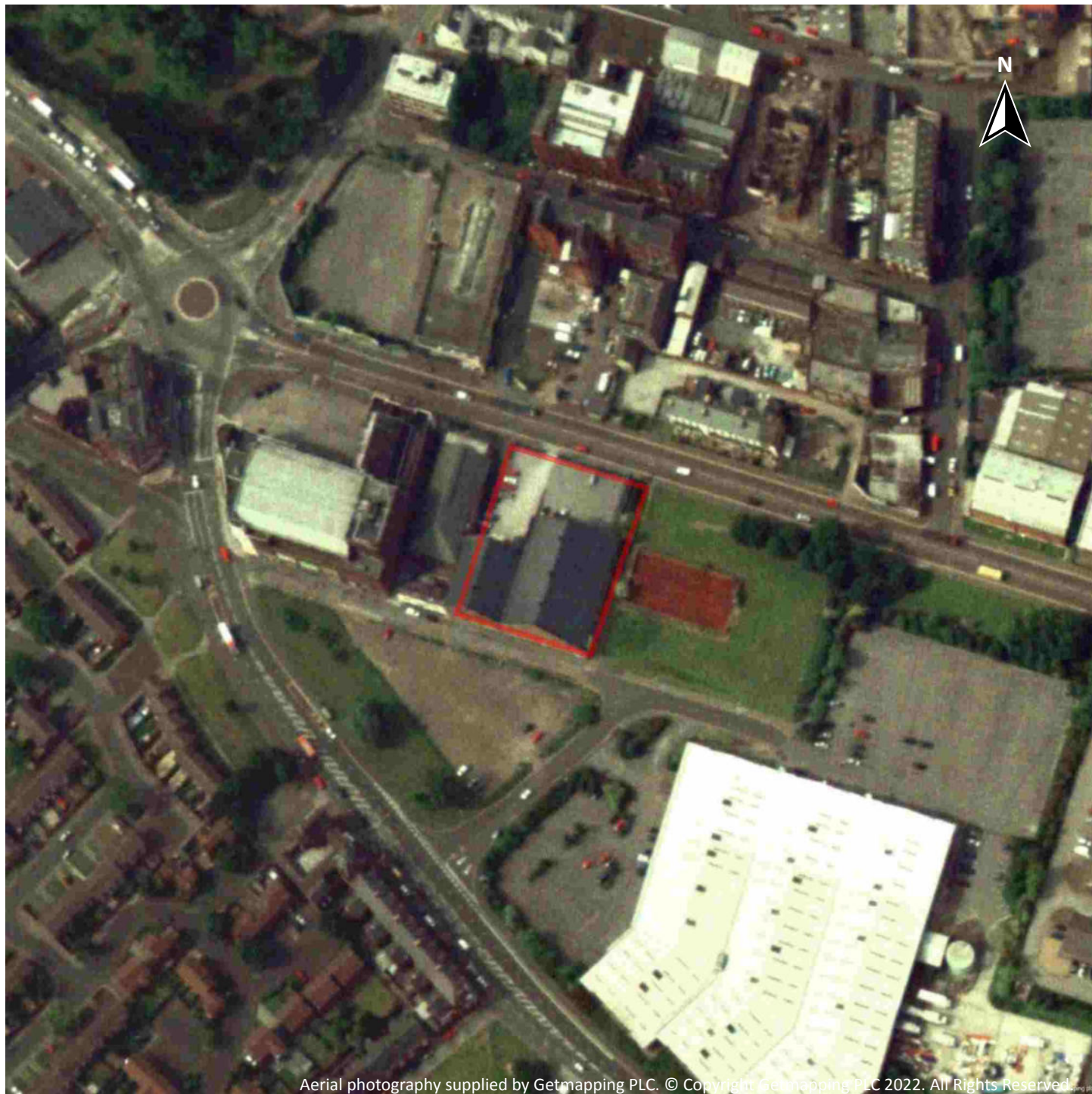


Capture Date: 02/06/2009

Site Area: 0.29ha



Recent site history - 2000 aerial photograph



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Capture Date: 27/06/2000

Site Area: 0.29ha



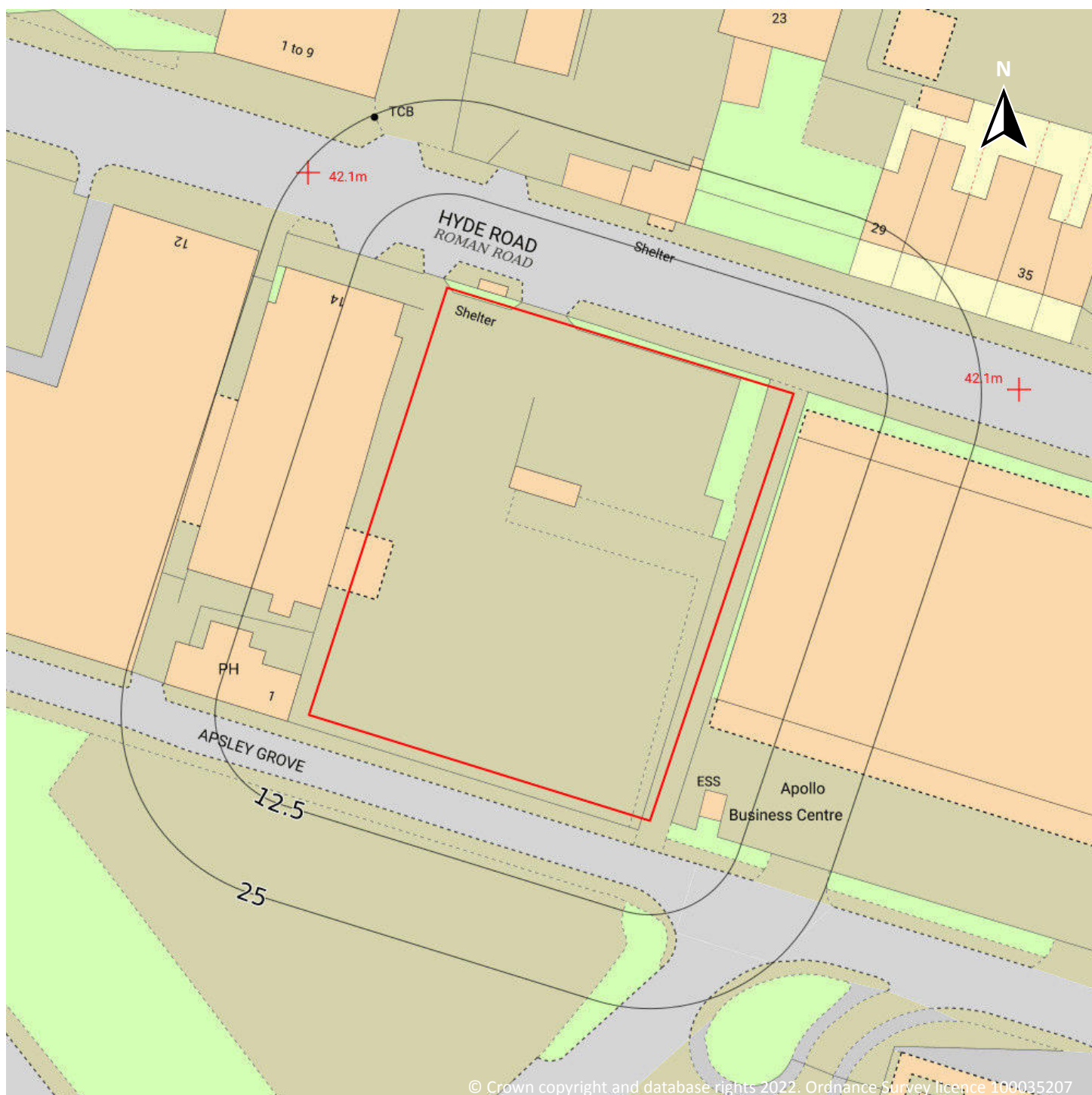
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Date: 10 October 2022

OS MasterMap site plan

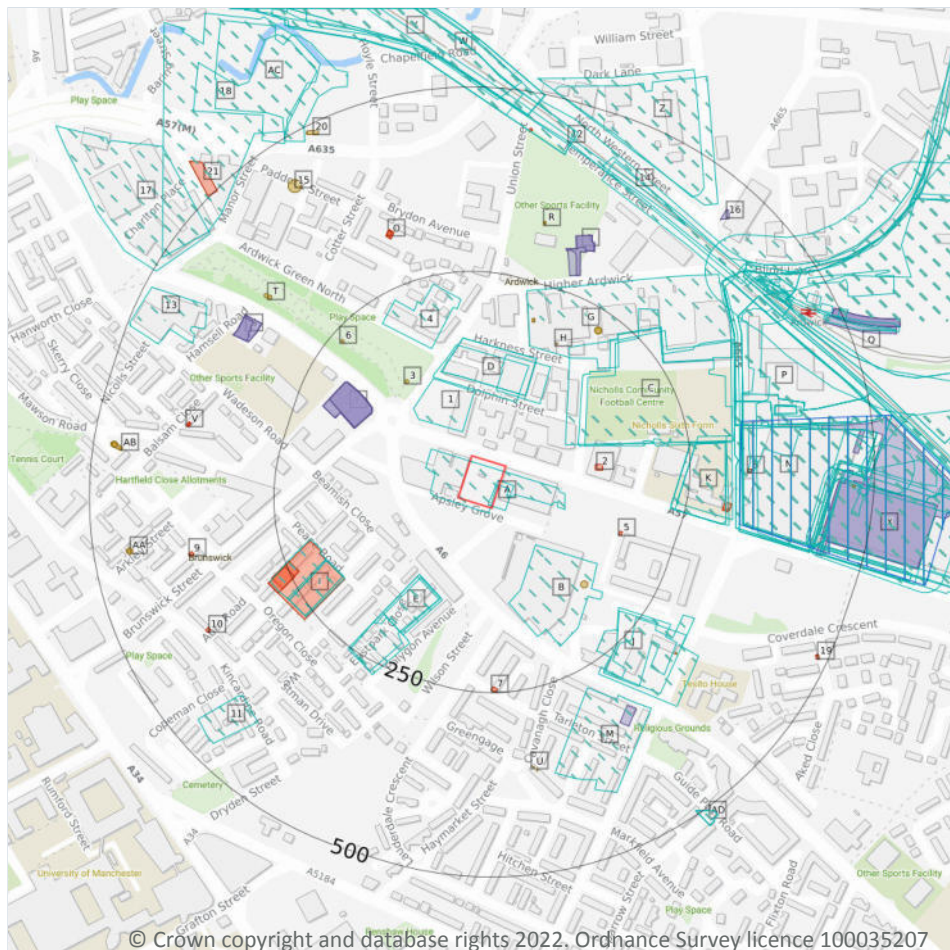


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Site Area: 0.29ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

97

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
A	On site	Unspecified Depot	1978	818418



ID	Location	Land use	Dates present	Group ID
A	On site	Drill Shed	1915 - 1923	979855
1	35m N	Unspecified Works	1978	830420
B	78m SE	Unspecified Warehouse	1991	807198
C	86m E	Cemetery	1851	851050
D	87m N	Unspecified Works	1915	873002
D	95m N	Unspecified Works	1985 - 1991	990514
D	99m N	Unspecified Commercial/Industrial	1978	796807
D	99m N	Unspecified Works	1968	977680
C	103m E	Cemetery	1905 - 1956	954544
C	111m E	Cemetery	1890	925381
E	116m SW	Cooperage	1915	911697
E	119m SW	Cooperage	1923	980784
E	120m SW	Cooperage	1934 - 1938	986972
4	155m N	Industrial School	1890	833220
G	165m N	Unspecified Works	1968 - 1978	979806
E	187m SW	Sawmills	1915 - 1923	851136
I	188m SW	Stores	1915	832276
I	189m SW	Unspecified Stores	1923	842021
I	198m SW	Electric Substation	1915 - 1923	923333
J	218m SE	Unspecified Works	1978	923157
J	222m SE	Unspecified Works	1968	965469
K	230m E	Hospital	1890	932220
K	230m E	Hospital	1915	945904
K	230m E	Hospital	1934 - 1938	988307
K	237m E	Hospital	1956	910970
K	237m E	Hospital	1923	942296
J	246m SE	Unspecified Works	1985	987509
M	276m SE	Unspecified Works	1968	830419



ID	Location	Land use	Dates present	Group ID
N	311m E	Tramways and Bus Depot	1934 - 1938	940066
N	311m E	Tramway Depot	1905 - 1915	977493
P	316m E	Goods and Mineral Yard	1923	848116
P	316m E	Goods and Mineral Yard	1905	901913
Q	316m E	Railway Sidings	1923	952334
Q	316m E	Railway Sidings	1905	955460
N	317m E	Sawmills	1890	813170
N	317m E	Tramway Depot	1923	880951
Q	317m E	Railway Sidings	1890	887070
N	321m E	Unspecified Commercial/Industrial	1978	796808
N	322m E	Bus Depot	1956	832318
P	322m E	Goods and Mineral Yard	1934	980979
P	322m E	Goods and Mineral Yard	1938	981893
Q	322m E	Railway Sidings	1915 - 1938	940311
N	322m E	Unspecified Works	1968	830422
P	336m E	Goods and Mineral Yard	1956	883825
Q	336m E	Railway Sidings	1956 - 1968	853106
Q	336m E	Railway Sidings	1978	875920
N	340m E	Unspecified Depot	1985 - 1991	926898
Q	365m NE	Goods Depot and Mineral Yard	1938	917896
P	370m E	Goods Shed	1923	989950
P	372m E	Goods Shed	1915	929274
P	372m E	Goods Shed	1934 - 1938	981628
W	395m NE	Railway Sidings	1956	950162
11	397m SW	Bakery	1915 - 1923	968962
12	399m NE	Railway Sidings	1851	923729
13	400m NW	Tyre Works	1915 - 1923	987255
14	407m NE	Railway Sidings	1934	890601



ID	Location	Land use	Dates present	Group ID
Q	412m NE	Goods Yard	1923	844969
Q	412m NE	Goods Yard	1905	892145
Q	415m NE	Goods Yard	1915	889562
Q	415m NE	Goods Depot and Mineral Yard	1934	979341
X	419m E	Timber Yard	1890	796315
Q	419m NE	Railway Sidings	1985	983601
Q	422m NE	Railway Station	1934 - 1938	882537
Q	422m NE	Railway Station	1915	960078
Q	422m NE	Railway Station	1956 - 1968	978085
Q	426m NE	Railway Station	1923	928955
Q	426m NE	Railway Station	1905	930292
Y	427m N	Railway Sidings	1934 - 1938	899923
Y	428m N	Railway Sidings	1923	879517
Q	428m NE	Railway Station	1851	936931
Q	429m NE	Railway Station	1890	861220
X	430m E	Car Works	1956	886177
X	435m E	Car Works	1934 - 1938	952875
X	435m E	Car Building and Repairing Shed	1915 - 1923	976073
X	440m E	Bus Depot	1968	832320
Q	442m NE	Goods Depot and Mineral Yard	1956	971120
Z	444m NE	Unspecified Works	1978	877776
Z	445m NE	Unspecified Works	1985 - 1991	987558
Y	464m N	Railway Sidings	1915	849007
Q	465m NE	Railway Building	1978	820262
17	465m NW	Unspecified Commercial/Industrial	1923	847885
Y	468m N	Railway Sidings	1985 - 1988	878187
Y	468m N	Railway Sidings	1978	900007
Y	468m N	Railway Sidings	1985 - 1991	932616



ID	Location	Land use	Dates present	Group ID
18	469m NW	Unspecified Commercial/Industrial	1956	930471
Q	476m NE	Railway Station	1985 - 1991	853358
Q	476m NE	Engine Shed	1915 - 1923	903872
Q	479m NE	Goods Shed	1934 - 1938	935532
X	482m E	Unspecified Depot	1978	863613
AC	482m NW	Unspecified Works	1985 - 1991	854217
Y	484m N	Railway Sidings	1968	889807
AC	493m NW	Unspecified Works	1915 - 1923	967647
Q	494m NE	Railway Building	1985	820263
AD	495m SE	Fire Engine Station	1915	857910
AD	495m SE	Fire Engine Station	1934	875535
AD	495m SE	Fire Station	1938	910749

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

24

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

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

ID	Location	Land use	Dates present	Group ID
3	131m NW	Unspecified Tank	1908	115786
B	158m SE	Unspecified Tank	1992 - 1997	132986
H	179m N	Unspecified Tank	1977	115785
H	197m N	Tanks	1948	129745
H	198m N	Tanks	1948 - 1954	149268
G	218m NE	Unspecified Tank	1993 - 1994	137510



ID	Location	Land use	Dates present	Group ID
G	218m NE	Unspecified Tank	1989 - 1991	148246
6	232m NW	Unspecified Tank	1889	143310
J	316m SE	Unspecified Tank	1976	115798
R	329m N	Unspecified Tank	1965 - 1968	133818
R	329m N	Unspecified Tank	1954	115784
T	345m NW	Unspecified Tank	1889 - 1922	141568
T	350m NW	Unspecified Tank	1932	146824
U	355m S	Unspecified Tank	1953	115787
U	359m S	Unspecified Tank	1961	115788
15	429m NW	Unspecified Tank	1995	115783
AA	447m W	Unspecified Tank	1987 - 1992	128178
AA	447m W	Unspecified Tank	1969	128537
AB	460m W	Unspecified Tank	1968 - 1970	129664
AB	461m W	Tanks	1984	107104
AB	467m W	Unspecified Tank	1970	125809
AB	468m W	Unspecified Tank	1968	126329
N	471m E	Unspecified Tank	1932	115858
20	483m NW	Unspecified Tank	1986 - 1998	129197

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

21

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

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



ID	Location	Land use	Dates present	Group ID
2	121m E	Electricity Substation	1995	62176
5	175m E	Electricity Substation	1992 - 1997	64889
I	189m SW	Electricity Stores	1908 - 1922	71133
I	238m SW	Electricity Substation	1949 - 1970	79775
I	238m SW	Electricity Substation	1949	81396
7	242m S	Electricity Substation	1976 - 1991	81221
I	246m SW	Electricity Substation	1908 - 1922	67994
K	299m E	Electricity Substation	1992 - 1997	70267
K	300m E	Electricity Substation	1976	73385
O	314m N	Electricity Substation	1968 - 1986	78617
O	315m N	Electricity Substation	1969	80908
O	318m N	Electricity Substation	1995 - 1998	66506
8	328m E	Electricity Substation	1977 - 1994	72367
9	366m W	Electricity Substation	1970 - 1991	68007
V	376m W	Electricity Substation	1995 - 1998	75649
V	376m W	Electricity Substation	1986	81305
V	376m W	Electricity Transformer	1968 - 1969	74844
10	380m SW	Electricity Substation	1976 - 1991	81090
W	447m N	Electricity Substation	1986 - 1998	69390
19	482m SE	Electricity Substation	1995 - 1997	72533
21	498m NW	Electricity Substation	1948	62177

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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



This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	18
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Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
F	147m NW	Garage	1968 - 1986	25652
F	147m NW	Garage	1965	25866
F	149m NW	Garage	1969	22682
F	149m NW	Garage	1960	23311
L	272m N	Garages	1968	23858
L	275m N	Garages	1965	26779
L	310m N	Garages	1948 - 1954	26091
M	324m SE	Garage	1953 - 1961	25142
S	336m NW	Garage	1965	25849
S	337m NW	Garage	1960	21337
S	343m NW	Garage	1953	21434
X	432m E	Car Building and Repairing Shed	1922	22963
X	438m E	Car Building and Repairing Shed	1908	20944
16	444m NE	Garage	1948 - 1968	25188
Q	474m NE	Carriage Shed	1932	22602
Q	487m NE	Carriage Shed	1948	21595
Q	487m NE	Carriage Shed	1954	23650
Q	487m NE	Carriage Shed	1948 - 1968	24310

This data is sourced from Ordnance Survey / Groundsure.



1.6 Historical military land

Records within 500m

1

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

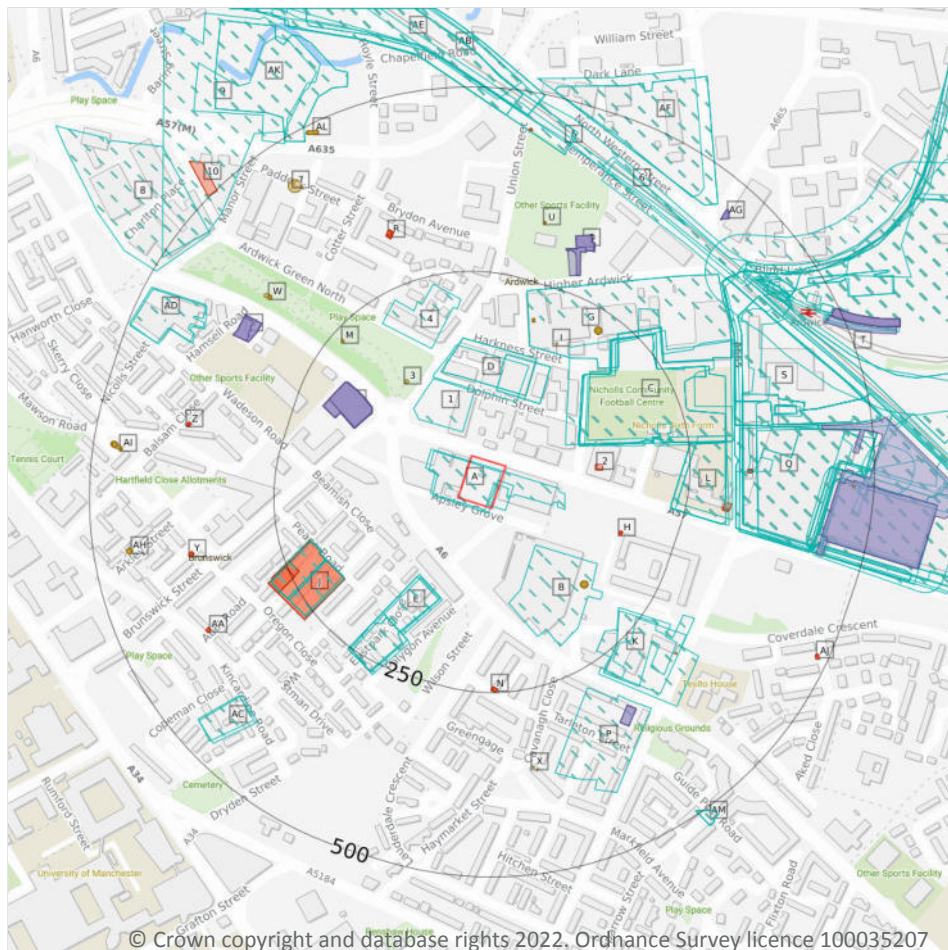
Features are displayed on the Past land use map on **page 13**

ID	Location	Site Name	Date of Operation	Activities
N	319m E	Manchester	circa WWI	National Shell Factory; 4.5in shell

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

128

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 22**

ID	Location	Land Use	Date	Group ID
A	On site	Drill Shed	1915	979855
A	On site	Unspecified Depot	1978	818418
A	On site	Drill Shed	1923	979855



ID	Location	Land Use	Date	Group ID
1	35m N	Unspecified Works	1978	830420
B	78m SE	Unspecified Warehouse	1991	807198
C	86m E	Cemetery	1851	851050
D	87m N	Unspecified Works	1915	873002
D	95m N	Unspecified Works	1985	990514
D	95m N	Unspecified Works	1991	990514
D	99m N	Unspecified Commercial/Industrial	1978	796807
D	99m N	Unspecified Works	1968	977680
C	103m E	Cemetery	1938	954544
C	103m E	Cemetery	1934	954544
C	103m E	Cemetery	1915	954544
C	103m E	Cemetery	1923	954544
C	103m E	Cemetery	1905	954544
C	111m E	Cemetery	1890	925381
C	116m E	Cemetery	1956	954544
E	116m SW	Cooperage	1915	911697
E	119m SW	Cooperage	1923	980784
E	120m SW	Cooperage	1938	986972
E	120m SW	Cooperage	1934	986972
4	155m N	Industrial School	1890	833220
G	165m N	Unspecified Works	1978	979806
G	165m N	Unspecified Works	1968	979806
E	187m SW	Sawmills	1923	851136
J	188m SW	Stores	1915	832276
J	189m SW	Unspecified Stores	1923	842021
E	189m SW	Sawmills	1915	851136
J	198m SW	Electric Substation	1915	923333
J	198m SW	Electric Substation	1923	923333



ID	Location	Land Use	Date	Group ID
K	218m SE	Unspecified Works	1978	923157
K	222m SE	Unspecified Works	1968	965469
L	230m E	Hospital	1938	988307
L	230m E	Hospital	1934	988307
L	230m E	Hospital	1915	945904
L	230m E	Hospital	1890	932220
L	237m E	Hospital	1956	910970
L	237m E	Hospital	1923	942296
K	246m SE	Unspecified Works	1985	987509
P	276m SE	Unspecified Works	1968	830419
Q	311m E	Tramways and Bus Depot	1938	940066
Q	311m E	Tramways and Bus Depot	1934	940066
Q	311m E	Tramway Depot	1915	977493
Q	313m E	Tramway Depot	1905	977493
S	316m E	Goods and Mineral Yard	1905	901913
S	316m E	Goods and Mineral Yard	1923	848116
T	316m E	Railway Sidings	1905	955460
T	316m E	Railway Sidings	1923	952334
Q	317m E	Sawmills	1890	813170
Q	317m E	Tramway Depot	1923	880951
T	317m E	Railway Sidings	1890	887070
Q	321m E	Unspecified Commercial/Industrial	1978	796808
Q	322m E	Bus Depot	1956	832318
S	322m E	Goods and Mineral Yard	1938	981893
S	322m E	Goods and Mineral Yard	1934	980979
T	322m E	Railway Sidings	1938	940311
T	322m E	Railway Sidings	1934	940311
T	322m E	Railway Sidings	1915	940311

ID	Location	Land Use	Date	Group ID
Q	322m E	Unspecified Works	1968	830422
S	336m E	Goods and Mineral Yard	1956	883825
T	336m E	Railway Sidings	1956	853106
T	336m E	Railway Sidings	1978	875920
T	336m E	Railway Sidings	1968	853106
Q	340m E	Unspecified Depot	1991	926898
Q	341m E	Unspecified Depot	1985	926898
T	365m NE	Goods Depot and Mineral Yard	1938	917896
S	370m E	Goods Shed	1923	989950
S	372m E	Goods Shed	1938	981628
S	372m E	Goods Shed	1934	981628
S	372m E	Goods Shed	1915	929274
AB	395m NE	Railway Sidings	1956	950162
AC	397m SW	Bakery	1923	968962
5	399m NE	Railway Sidings	1851	923729
AC	400m SW	Bakery	1915	968962
AD	400m NW	Tyre Works	1923	987255
AD	404m NW	Tyre Works	1915	987255
6	407m NE	Railway Sidings	1934	890601
T	412m NE	Goods Yard	1905	892145
T	412m NE	Goods Yard	1923	844969
T	415m NE	Goods Depot and Mineral Yard	1934	979341
T	415m NE	Goods Yard	1915	889562
Q	419m E	Timber Yard	1890	796315
T	419m NE	Railway Sidings	1985	983601
T	422m NE	Railway Station	1938	882537
T	422m NE	Railway Station	1934	882537
T	422m NE	Railway Station	1915	960078



ID	Location	Land Use	Date	Group ID
T	422m NE	Railway Station	1968	978085
T	426m NE	Railway Station	1905	930292
T	426m NE	Railway Station	1923	928955
AE	427m N	Railway Sidings	1934	899923
AE	428m N	Railway Sidings	1923	879517
T	428m NE	Railway Station	1851	936931
T	429m NE	Railway Station	1956	978085
T	429m NE	Railway Station	1890	861220
Q	430m E	Car Works	1956	886177
Q	435m E	Car Works	1938	952875
Q	435m E	Car Works	1934	952875
Q	435m E	Car Building and Repairing Shed	1915	976073
Q	440m E	Bus Depot	1968	832320
T	442m NE	Goods Depot and Mineral Yard	1956	971120
Q	442m E	Car Building and Repairing Shed	1923	976073
AF	444m NE	Unspecified Works	1978	877776
AF	445m NE	Unspecified Works	1985	987558
AF	445m NE	Unspecified Works	1991	987558
AE	464m N	Railway Sidings	1938	899923
AE	464m N	Railway Sidings	1915	849007
T	465m NE	Railway Building	1978	820262
8	465m NW	Unspecified Commercial/Industrial	1923	847885
AE	468m N	Railway Sidings	1985	932616
AE	468m N	Railway Sidings	1978	900007
AE	468m N	Railway Sidings	1991	932616
9	469m NW	Unspecified Commercial/Industrial	1956	930471
T	476m NE	Engine Shed	1915	903872
T	476m NE	Railway Station	1985	853358



ID	Location	Land Use	Date	Group ID
T	476m NE	Railway Station	1991	853358
T	476m NE	Engine Shed	1923	903872
T	479m NE	Goods Shed	1938	935532
T	481m NE	Goods Shed	1934	935532
Q	482m E	Unspecified Depot	1978	863613
AK	482m NW	Unspecified Works	1985	854217
AK	482m NW	Unspecified Works	1991	854217
AE	484m N	Railway Sidings	1968	889807
AK	493m NW	Unspecified Works	1923	967647
T	494m NE	Railway Building	1985	820263
AM	495m SE	Fire Station	1938	910749
AM	495m SE	Fire Engine Station	1934	875535
AM	495m SE	Fire Engine Station	1915	857910

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

48

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

Features are displayed on the Past land use - un-grouped map on **page 22**

ID	Location	Land Use	Date	Group ID
3	131m NW	Unspecified Tank	1908	115786
B	158m SE	Unspecified Tank	1995	132986
B	158m SE	Unspecified Tank	1997	132986
B	158m SE	Unspecified Tank	1997	132986
B	158m SE	Unspecified Tank	1992	132986
B	158m SE	Unspecified Tank	1993	132986
B	158m SE	Unspecified Tank	1993	132986



ID	Location	Land Use	Date	Group ID
I	179m N	Unspecified Tank	1977	115785
I	197m N	Tanks	1948	129745
I	198m N	Tanks	1954	149268
I	198m N	Tanks	1948	149268
G	218m NE	Unspecified Tank	1994	137510
G	218m NE	Unspecified Tank	1993	137510
G	218m NE	Unspecified Tank	1993	137510
G	218m NE	Unspecified Tank	1994	137510
G	218m NE	Unspecified Tank	1989	148246
G	218m NE	Unspecified Tank	1991	148246
M	232m NW	Unspecified Tank	1889	143310
M	232m NW	Unspecified Tank	1889	143310
K	316m SE	Unspecified Tank	1976	115798
U	329m N	Unspecified Tank	1965	133818
U	329m N	Unspecified Tank	1968	133818
U	329m N	Unspecified Tank	1965	133818
U	329m N	Unspecified Tank	1954	115784
W	345m NW	Unspecified Tank	1889	141568
W	345m NW	Unspecified Tank	1908	141568
W	345m NW	Unspecified Tank	1922	141568
W	345m NW	Unspecified Tank	1889	141568
W	350m NW	Unspecified Tank	1932	146824
X	355m S	Unspecified Tank	1953	115787
X	359m S	Unspecified Tank	1961	115788
7	429m NW	Unspecified Tank	1995	115783
AH	447m W	Unspecified Tank	1992	128178
AH	447m W	Unspecified Tank	1969	128537
AH	448m W	Unspecified Tank	1987	128178



ID	Location	Land Use	Date	Group ID
AI	460m W	Unspecified Tank	1970	129664
AI	460m W	Unspecified Tank	1970	129664
AI	460m W	Unspecified Tank	1970	129664
AI	460m W	Unspecified Tank	1968	129664
AI	461m W	Tanks	1984	107104
AI	467m W	Unspecified Tank	1970	125809
AI	467m W	Unspecified Tank	1970	125809
AI	467m W	Unspecified Tank	1970	125809
AI	468m W	Unspecified Tank	1968	126329
Q	471m E	Unspecified Tank	1932	115858
AL	483m NW	Unspecified Tank	1986	129197
AL	483m NW	Unspecified Tank	1995	129197
AL	483m NW	Unspecified Tank	1998	129197

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

58

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

Features are displayed on the Past land use - un-grouped map on **page 22**

ID	Location	Land Use	Date	Group ID
2	121m E	Electricity Substation	1995	62176
H	175m E	Electricity Substation	1995	64889
H	175m E	Electricity Substation	1997	64889
H	175m E	Electricity Substation	1997	64889
H	175m E	Electricity Substation	1992	64889
H	175m E	Electricity Substation	1993	64889
H	175m E	Electricity Substation	1993	64889



ID	Location	Land Use	Date	Group ID
J	189m SW	Electricity Stores	1908	71133
J	189m SW	Electricity Stores	1922	71133
J	238m SW	Electricity Substation	1970	79775
J	238m SW	Electricity Substation	1949	79775
J	238m SW	Electricity Substation	1949	81396
N	242m S	Electricity Substation	1983	81221
N	242m S	Electricity Substation	1991	81221
N	243m S	Electricity Substation	1976	81221
N	243m S	Electricity Substation	1984	81221
J	246m SW	Electricity Substation	1908	67994
J	246m SW	Electricity Substation	1922	67994
L	299m E	Electricity Substation	1995	70267
L	299m E	Electricity Substation	1997	70267
L	299m E	Electricity Substation	1997	70267
L	299m E	Electricity Substation	1992	70267
L	299m E	Electricity Substation	1993	70267
L	299m E	Electricity Substation	1993	70267
L	300m E	Electricity Substation	1976	73385
R	314m N	Electricity Substation	1986	78617
R	315m N	Electricity Substation	1969	80908
R	315m N	Electricity Substation	1968	78617
R	318m N	Electricity Substation	1995	66506
R	318m N	Electricity Substation	1998	66506
Q	328m E	Electricity Substation	1989	72367
Q	328m E	Electricity Substation	1991	72367
Q	329m E	Electricity Substation	1994	72367
Q	329m E	Electricity Substation	1993	72367
Q	329m E	Electricity Substation	1993	72367



ID	Location	Land Use	Date	Group ID
Q	329m E	Electricity Substation	1994	72367
Q	329m E	Electricity Substation	1977	72367
Y	366m W	Electricity Substation	1970	68007
Y	366m W	Electricity Substation	1976	68007
Y	366m W	Electricity Substation	1984	68007
Y	367m W	Electricity Substation	1983	68007
Y	367m W	Electricity Substation	1991	68007
Z	376m W	Electricity Substation	1995	75649
Z	376m W	Electricity Substation	1998	75649
Z	376m W	Electricity Substation	1986	81305
Z	376m W	Electricity Transformer	1968	74844
Z	377m W	Electricity Transformer	1969	74844
AA	380m SW	Electricity Substation	1976	81090
AA	380m SW	Electricity Substation	1984	81090
AA	380m SW	Electricity Substation	1983	81090
AA	380m SW	Electricity Substation	1991	81090
AB	447m N	Electricity Substation	1995	69390
AB	447m N	Electricity Substation	1998	69390
AB	447m N	Electricity Substation	1986	69390
AJ	482m SE	Electricity Substation	1995	72533
AJ	482m SE	Electricity Substation	1997	72533
AJ	482m SE	Electricity Substation	1997	72533
10	498m NW	Electricity Substation	1948	62177

This data is sourced from Ordnance Survey / Groundsure.



2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

31

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

Features are displayed on the Past land use - un-grouped map on **page 22**

ID	Location	Land Use	Date	Group ID
F	147m NW	Garage	1965	25866
F	147m NW	Garage	1965	25866
F	147m NW	Garage	1968	25652
F	148m NW	Garage	1986	25652
F	149m NW	Garage	1969	22682
F	149m NW	Garage	1960	23311
O	272m N	Garages	1968	23858
O	275m N	Garages	1965	26779
O	275m N	Garages	1965	26779
O	310m N	Garages	1948	26091
O	310m N	Garages	1954	26091
P	324m SE	Garage	1961	25142
P	324m SE	Garage	1953	25142
V	336m NW	Garage	1965	25849
V	336m NW	Garage	1965	25849
V	337m NW	Garage	1960	21337

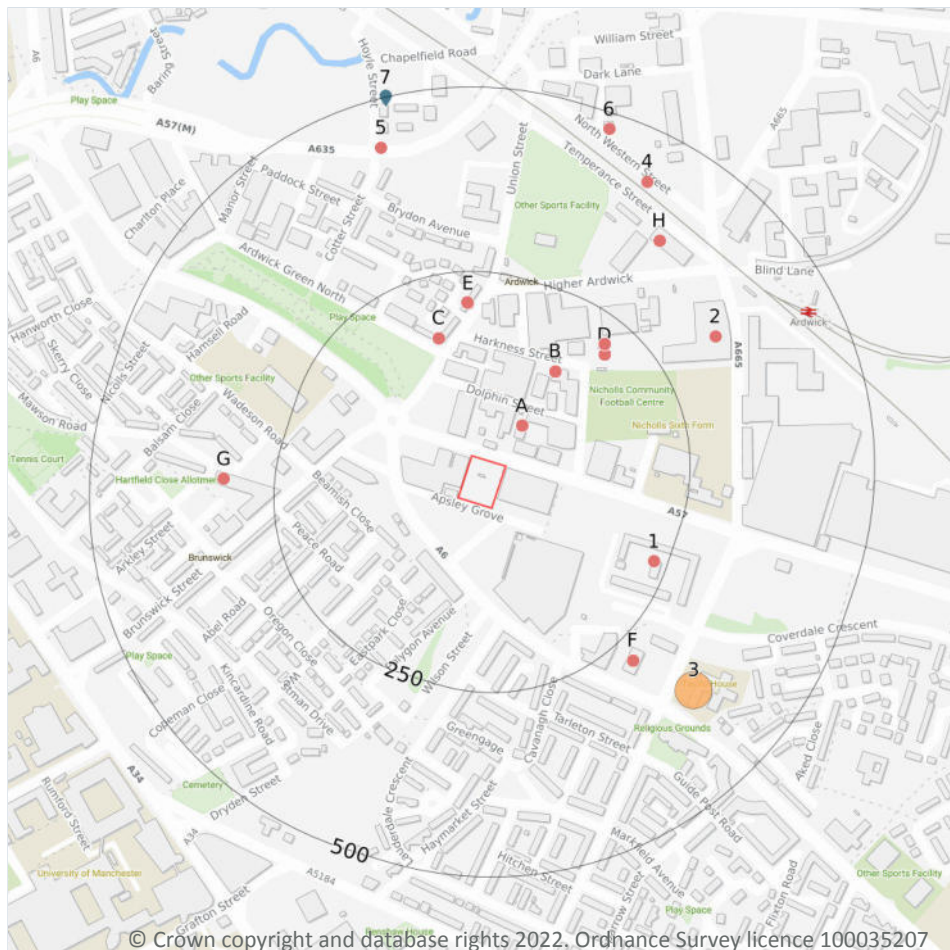


ID	Location	Land Use	Date	Group ID
V	343m NW	Garage	1953	21434
Q	432m E	Car Building and Repairing Shed	1922	22963
Q	438m E	Car Building and Repairing Shed	1908	20944
AG	444m NE	Garage	1965	25188
AG	444m NE	Garage	1965	25188
AG	444m NE	Garage	1968	25188
AG	444m NE	Garage	1954	25188
AG	444m NE	Garage	1948	25188
T	474m NE	Carriage Shed	1932	22602
T	487m NE	Carriage Shed	1954	23650
T	487m NE	Carriage Shed	1948	21595
T	487m NE	Carriage Shed	1948	24310
T	487m NE	Carriage Shed	1965	24310
T	487m NE	Carriage Shed	1965	24310
T	487m NE	Carriage Shed	1968	24310

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

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

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

3.5 Historical waste sites

Records within 500m

1

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

Features are displayed on the Waste and landfill map on **page 34**

ID	Location	Address	Further Details	Date
3	343m SE	Site Address: Universal House, Devonshire Street, Manchester, Greater Manchester, M60 6EL	Type of Site: Recovery/Treatment Centre Planning application reference: 106637/FO/2014/N2 Description: Scheme comprises construction of part single storey part two storey building to form (class C2) 24 bedroom recovery and treatment centre with associated car parking, sustainable urban drainage system (suds), natural ventilation, landscaping and vehicular access from Devonshire Street. Sustainable Information: This development has been designed to achieve BREEAM Very Good rating with 59%. The associated works include sewer systems, infrastructure and enabling works. Data source: Historic Planning Application Data Type: Point	22/12/2014

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

3.6 Licensed waste sites

Records within 500m

1

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

Features are displayed on the Waste and landfill map on **page 34**

ID	Location	Details		
7	499m N	Site Name: Pye Metals Ltd Site Address: Temperance Street, Ardwick, Manchester, M12 6HS Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: PML001 EPR reference: EA/EPR/AP3992CN/A001 Operator: Pye Metals Ltd Waste Management licence No: 53583 Annual Tonnage: 1733	Issue Date: 11/10/1996 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired

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

3.7 Waste exemptions

Records within 500m

47

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

Features are displayed on the Waste and landfill map on **page 34**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	58m N	18a Dolphin Street MANCHESTER M12 6BG	EPR/EF0208VL /A001	Treating waste exemption	Agricultural Waste Only	Treatment of waste food
A	58m N	18a Dolphin Street MANCHESTER M12 6BG	EPR/EF0208VL /A001	Storing waste exemption	Both agricultural and non- agricultural waste	Storage of waste in secure containers
A	58m N	18a Dolphin Street MANCHESTER M12 6BG	EPR/EF0208VL /A001	Treating waste exemption	Both agricultural and non- agricultural waste	Preparatory treatments (baling, sorting, shredding etc)



ID	Location	Site	Reference	Category	Sub-Category	Description
A	58m N	18a Dolphin Street MANCHESTER M12 6BG	EPR/EF0208VL /A001	Treating waste exemption	Both agricultural and non- agricultural waste	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	58m N	18a Dolphin Street MANCHESTER M12 6BG	EPR/EF0208VL /A001	Treating waste exemption	Both agricultural and non- agricultural waste	Recovery of scrap metal
A	58m N	18a Dolphin Street MANCHESTER M12 6BG	EPR/EF0208VL /A001	Using waste exemption	Both agricultural and non- agricultural waste	Use of waste in construction
A	58m N	16 Dolphin Street Manchester Manchester M12 6BG	EPR/EF0608VF /A001	Treating waste exemption	Non- Agricultural Waste Only	Screening and blending of waste
A	58m N	16 Dolphin Street Manchester Manchester M12 6BG	EPR/EF0608VF /A001	Using waste exemption	Non- Agricultural Waste Only	Incorporation of ash into soil
B	144m NE	33, Harkness Street, Hardwick, Manchester, M12 6BT	WEX126614	Storing waste exemption	Not on a farm	Storage of waste in secure containers
B	144m NE	33, Harkness Street, Hardwick, Manchester, M12 6BT	WEX126614	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	144m NE	33, Harkness Street, Hardwick, Manchester, M12 6BT	WEX126614	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
B	144m NE	33, Harkness Street, Hardwick, Manchester, M12 6BT	WEX126614	Treating waste exemption	Not on a farm	Screening and blending of waste
B	144m NE	33, Harkness Street, Hardwick, Manchester, M12 6BT	WEX126614	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	144m NE	33, Harkness Street, Hardwick, Manchester, M12 6BT	WEX126614	Treating waste exemption	Not on a farm	Recovery of scrap metal



ID	Location	Site	Reference	Category	Sub-Category	Description
B	144m NE	33, Harkness Street, Hardwick, Manchester, M12 6BT	WEX126614	Using waste exemption	Not on a farm	Use of waste in construction
C	166m N	-	WEX260967	Treating waste exemption	Not on a farm	Manual treatment of waste
C	166m N	Scott Pallets, Higher Ardwick, Manchester, M12 6DB	WEX243369	Using waste exemption	Not on a farm	Use of waste for a specified purpose
C	166m N	Scott Pallets, Higher Ardwick, Manchester, M12 6DB	WEX243369	Using waste exemption	Not on a farm	Use of waste to manufacture finished goods
D	201m NE	33 Harkness Street MANCHESTER M12 6BT	EPR/TF0700XN /A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in secure containers
D	201m NE	33 Harkness Street MANCHESTER M12 6BT	EPR/TF0700XN /A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
D	201m NE	33 Harkness Street MANCHESTER M12 6BT	EPR/TF0700XN /A001	Treating waste exemption	Non-Agricultural Waste Only	Preparatory treatments (baling, sorting, shredding etc)
D	201m NE	33 Harkness Street MANCHESTER M12 6BT	EPR/TF0700XN /A001	Treating waste exemption	Non-Agricultural Waste Only	Screening and blending of waste
D	201m NE	33 Harkness Street MANCHESTER M12 6BT	EPR/TF0700XN /A001	Treating waste exemption	Non-Agricultural Waste Only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
D	201m NE	33 Harkness Street MANCHESTER M12 6BT	EPR/TF0700XN /A001	Treating waste exemption	Non-Agricultural Waste Only	Recovery of scrap metal
D	201m NE	33 Harkness Street MANCHESTER M12 6BT	EPR/TF0700XN /A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste in construction
E	206m N	1 Higher Ardwick, Higher Ardwick, Manchester, M126DB	WEX119938	Treating waste exemption	Not on a farm	Manual treatment of waste
E	207m N	1 Higher Ardwick Manchester Lancashire M12 6DB	EPR/RF0533EJ /A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste for a specified purpose



ID	Location	Site	Reference	Category	Sub-Category	Description
E	207m N	1 Higher Ardwick Manchester Lancashire M12 6DB	EPR/RF0533EJ /A001	Using waste exemption	Non- Agricultural Waste Only	Use of waste to manufacture finished goods
D	212m NE	33, HARKNESS STREET, MANCHESTER, M12 6BT	WEX274902	Using waste exemption	Not on a farm	Use of waste in construction
D	212m NE	33, HARKNESS STREET, MANCHESTER, M12 6BT	WEX274902	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	212m NE	33, HARKNESS STREET, MANCHESTER, M12 6BT	WEX274902	Storing waste exemption	Not on a farm	Storage of waste in secure containers
D	212m NE	33, HARKNESS STREET, MANCHESTER, M12 6BT	WEX274902	Treating waste exemption	Not on a farm	Recovery of scrap metal
D	212m NE	33, HARKNESS STREET, MANCHESTER, M12 6BT	WEX274902	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
D	212m NE	33, HARKNESS STREET, MANCHESTER, M12 6BT	WEX274902	Treating waste exemption	Not on a farm	Screening and blending of waste
1	231m E	Unit 57, Cariocca Complex 2 Hellidon Close Manchester Lancashire M12 4AH	EPR/JF0908BS /A001	Treating waste exemption	Non- Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
F	281m SE	Seddon Construction Ltd, Devonshire Street, Ardwick, M12 4AB	WEX017919	Treating waste exemption	Not on a farm	Screening and blending of waste
F	281m SE	Seddon Construction Ltd, Devonshire Street, Ardwick, M12 4AB	WEX017919	Using waste exemption	Not on a farm	Use of waste in construction
F	281m SE	Independent Hospital, Devonshire Street, Ardwick, Manchester, M12 4AB	WEX006573	Treating waste exemption	Not on a farm	Screening and blending of waste
F	281m SE	Independent Hospital, Devonshire Street, Ardwick, Manchester, M12 4AB	WEX006573	Using waste exemption	Not on a farm	Use of waste in construction
G	319m W	Staverton Close Brunswick M13 9TS	EPR/WE5346B X/A001	Treating waste exemption	Non- Agricultural Waste Only	Screening and blending of waste
G	319m W	Staverton Close Brunswick M13 9TS	EPR/WE5346B X/A001	Using waste exemption	Non- Agricultural Waste Only	Use of waste in construction

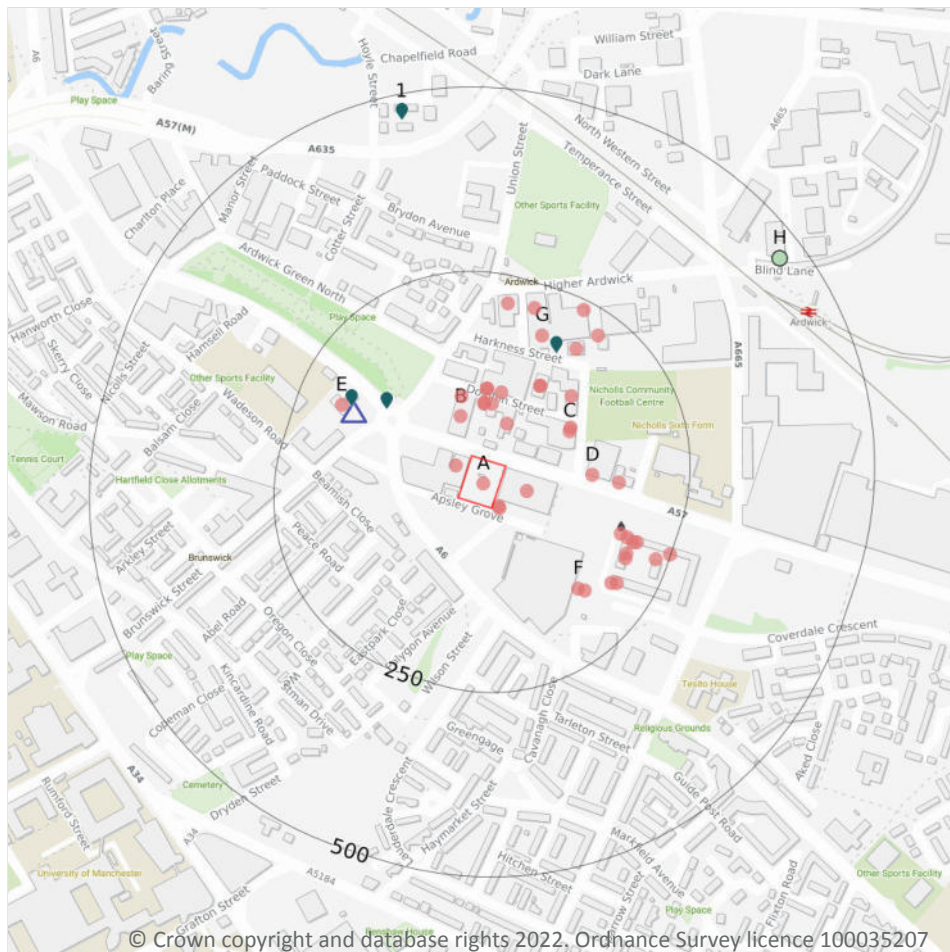


ID	Location	Site	Reference	Category	Sub-Category	Description
2	333m NE	Universal Building 37/46 Devonshire Street North Manchester M12 6JR	EPR/TF0104KY /A001	Storing waste exemption	Non- Agricultural Waste Only	Storage of waste in a secure place
H	369m NE	HIGHER ARDWICK, MANCHESTER, M12 6DB	WEX080086	Using waste exemption	Not on a farm	Use of waste for a specified purpose
H	369m NE	HIGHER ARDWICK, MANCHESTER, M12 6DB	WEX080086	Using waste exemption	Not on a farm	Use of waste to manufacture finished goods
4	430m NE	Corner of Cresbury Street North Western Street Ardwick Lancashire M12 6DX	EPR/WF0137A Q/A001	Treating waste exemption	Non- Agricultural Waste Only	Manual treatment of waste
5	435m N	-	WEX239223	Treating waste exemption	Not on a farm	Screening and blending of waste
6	477m N	Corner of Cresbury Street North Western Street Ardwick Lancashire M12 6DX	EPR/CE5252R W/A001	Treating waste exemption	Non- Agricultural Waste Only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

40

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 41**

ID	Location	Company	Address	Activity	Category
A	On site	Imperial Knitwear Ltd	16-18, Hyde Road, Manchester, Greater Manchester, M12 6BW	Textiles, Fabrics, Silk and Machinery	Industrial Products
A	8m E	Electricity Sub Station	Greater Manchester, M12	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
A	10m E	Business Centre	Greater Manchester, M12	Business Parks and Industrial Estates	Industrial Features
A	17m W	Panache Autocentre	14, Hyde Road, Manchester, Greater Manchester, M12 6BW	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	38m E	Shah Knit Ltd	Second Floor Unit 4 Apollo Business Park, Apsley Grove, Manchester, Greater Manchester, M12 6AW	Textiles, Fabrics, Silk and Machinery	Industrial Products
B	55m N	N C S M Group	3-9, Hyde Road, Manchester, Greater Manchester, M12 6BQ	Secondhand Vehicles	Motoring
B	56m N	J T Fleet Management Services	23, Hyde Road, Manchester, Greater Manchester, M12 6BQ	Vehicle Hire and Rental	Hire Services
B	73m N	Allied Knitwear Ltd	16, Dolphin Street, Manchester, Greater Manchester, M12 6BG	Clothing, Components and Accessories	Consumer Products
B	73m N	Awais Knitwear Ltd	16, Dolphin Street, Manchester, Greater Manchester, M12 6BG	Textiles, Fabrics, Silk and Machinery	Industrial Products
B	75m N	Goldenknit M C R Ltd	16, Dolphin Street, Manchester, Greater Manchester, M12 6BG	Textiles, Fabrics, Silk and Machinery	Industrial Products
B	82m N	Apollo Self Storage	3-9, Hyde Road, Manchester, Greater Manchester, M12 6BQ	Container and Storage	Transport, Storage and Delivery
B	94m N	Zam Zam Knitwear	13, Dolphin Street, Manchester, Greater Manchester, M12 6BG	Clothing, Components and Accessories	Consumer Products
B	94m N	Fashion Craft	9-11, Dolphin Street, Manchester, Greater Manchester, M12 6BG	Clothing, Components and Accessories	Consumer Products
B	94m N	T & A	9-11, Dolphin Street, Manchester, Greater Manchester, M12 6BG	Textiles, Fabrics, Silk and Machinery	Industrial Products
C	99m NE	Fast Car Glass	8, Dolphin Street, Manchester, Greater Manchester, M12 6BG	Vehicle Repair, Testing and Servicing	Repair and Servicing
C	102m NE	Velvet Sofa	8, Dolphin Street, Manchester, Greater Manchester, M12 6BG	Furniture	Consumer Products
C	118m NE	Super Knit Ltd	19-21, Dolphin Street, Manchester, Greater Manchester, M12 6BG	Clothing, Components and Accessories	Consumer Products
C	118m NE	Classic Knitwear	19-21, Dolphin Street, Manchester, Greater Manchester, M12 6BG	Textiles, Fabrics, Silk and Machinery	Industrial Products
D	118m E	Real Lancashire Eccles Cakes	57, Hyde Road, Manchester, Greater Manchester, M12 6BH	Baking and Confectionery	Foodstuffs



ID	Location	Company	Address	Activity	Category
C	130m NE	A & N Knitwear	Dalberg House, Dalberg Street, Manchester, Greater Manchester, M12 6BG	Clothing, Components and Accessories	Consumer Products
D	155m E	Manchester Motorbodies	71-73, Hyde Road, Manchester, Greater Manchester, M12 6BH	Vehicle Repair, Testing and Servicing	Repair and Servicing
F	160m SE	Electricity Sub Station	Greater Manchester, M12	Electrical Features	Infrastructure and Facilities
F	169m SE	Tank	Greater Manchester, M12	Tanks (Generic)	Industrial Features
F	178m E	Electricity Sub Station	Greater Manchester, M12	Electrical Features	Infrastructure and Facilities
G	185m N	Lucky Beds & Furniture Ltd	Horizon House, Harkness Street, Manchester, Greater Manchester, M12 6BT	Beds and Bedding	Consumer Products
G	185m NE	Shipping to China	25-27, Harkness Street, Manchester, Greater Manchester, M12 6BT	Distribution and Haulage	Transport, Storage and Delivery
F	187m E	Infinite Zone Ltd	Unit 18 Cariocca Enterprises 2, Hellidon Close, Manchester, Greater Manchester, M12 4AH	Radar and Telecommunications Equipment	Industrial Products
E	190m W	Tesco Petrol Station	Ardwick Green South, Manchester, Greater Manchester, M13 9XF	Petrol and Fuel Stations	Road and Rail
F	191m SE	H D Secure	Unit 9, Cariocca Enterprises, 2, Hellidon Close, Manchester, Greater Manchester, M12 4AH	Electronic Equipment	Industrial Products
F	193m E	Jaymac Mechanical Engineers	Unit 101 Cariocca Enterprises 2, Hellidon Close, Manchester, Greater Manchester, M12 4AH	Mechanical Engineers	Engineering Services
F	194m E	S & S Power Transmission	Unit 102 Cariocca Enterprises 2, Hellidon Close, Manchester, Greater Manchester, M12 4AH	Vehicle Repair, Testing and Servicing	Repair and Servicing
F	196m E	Booze Manchester	Unit 96 Cariocca Enterprises 2, Hellidon Close, Manchester, Greater Manchester, M12 4AH	Distribution and Haulage	Transport, Storage and Delivery
F	198m SE	Ship 4 U	Unit 8 Cariocca Enterprises 2, Hellidon Close, Manchester, Greater Manchester, M12 4AH	Distribution and Haulage	Transport, Storage and Delivery
F	202m E	Tech Regen 8	Unit 94 Cariocca Enterprises 2, Hellidon Close, Manchester, Greater Manchester, M12 4AH	Electrical Equipment Repair and Servicing	Repair and Servicing
G	213m N	Works	Greater Manchester, M12	Unspecified Works Or Factories	Industrial Features



ID	Location	Company	Address	Activity	Category
G	216m N	Dolphin Knitwear Co Ltd	54, Higher Ardwick, Manchester, Greater Manchester, M12 6DA	Clothing, Components and Accessories	Consumer Products
G	217m NE	Tank	Greater Manchester, M12	Tanks (Generic)	Industrial Features
F	233m E	Netcom UK Ltd	Unit 82 Cariocca Enterprises 2, Hellidon Close, Manchester, Greater Manchester, M12 4AH	Electrical Equipment Repair and Servicing	Repair and Servicing
G	236m NE	T N S Knitwear Ltd	58-60, Higher Ardwick, Manchester, Greater Manchester, M12 6DA	Clothing, Components and Accessories	Consumer Products
F	249m E	Complete Plumbing & Drainage Services Ltd	Unit 67 Cariocca Enterprises 2, Hellidon Close, Manchester, Greater Manchester, M12 4AH	Civil Engineers	Engineering Services

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

1

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 41**

ID	Location	Company	Address	LPG	Status
E	172m W	ESSO	Ardwick Green South, Manchester, Greater Manchester, M13 9XF	No	Open

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.



4.4 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m

0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

4

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

Features are displayed on the Current industrial land use map on **page 41**

ID	Location	Address	Details	
E	138m NW	Ardwick Green Serv Stn, Ardwick Green, M13 9XF	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
G	178m N	Chartrange Ltd, 33 Harkness Street, Ardwick, M12 6BT	Process: Other Mineral Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
E	181m NW	Tesco Express Ardwick, Ardwick Green South, Ardwick, Manchester, M13 9XF	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
1	476m N	Ardwick Spares, 2 Hoyle Street, Ardwick, M12 6HG	Process: Non-ferrous Metal Foundry Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.



4.12 Radioactive Substance Authorisations

Records within 500m**0**

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m**1**

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

Features are displayed on the Current industrial land use map on **page 41**

ID	Location	Address	Details	
F	174m E	CARIOCCA DEVELOPMENT SWO, HYDE ROAD/DEVONSHIRE STREET, ARDWICK, GREATER MANCHESTER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 016991353 Permit Version: 1 Receiving Water: CORNBROOK CULVERT	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/11/1994 Revocation Date: 01/11/1994

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m**0**

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

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

4.15 Pollutant release to public sewer

Records within 500m**0**

Discharges of Special Category Effluents to the public sewer.

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



4.16 List 1 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.17 List 2 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m

4

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

Features are displayed on the Current industrial land use map on **page 41**

ID	Location	Details	
H	466m NE	Incident Date: 11/09/2001 Incident Identification: 30107 Pollutant: Specific Waste Materials:Specific Waste Materials:Specific Waste Materials Pollutant Description: Commercial Waste:Containers:Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
H	466m NE	Incident Date: 11/09/2001 Incident Identification: 30107 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
H	466m NE	Incident Date: 11/09/2001 Incident Identification: 30107 Pollutant: Specific Waste Materials Pollutant Description: Commercial Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
H	466m NE	Incident Date: 11/09/2001 Incident Identification: 30107 Pollutant: Specific Waste Materials Pollutant Description: Containers	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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



4.19 Pollution inventory substances

Records within 500m**0**

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

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

4.20 Pollution inventory waste transfers

Records within 500m**0**

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

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

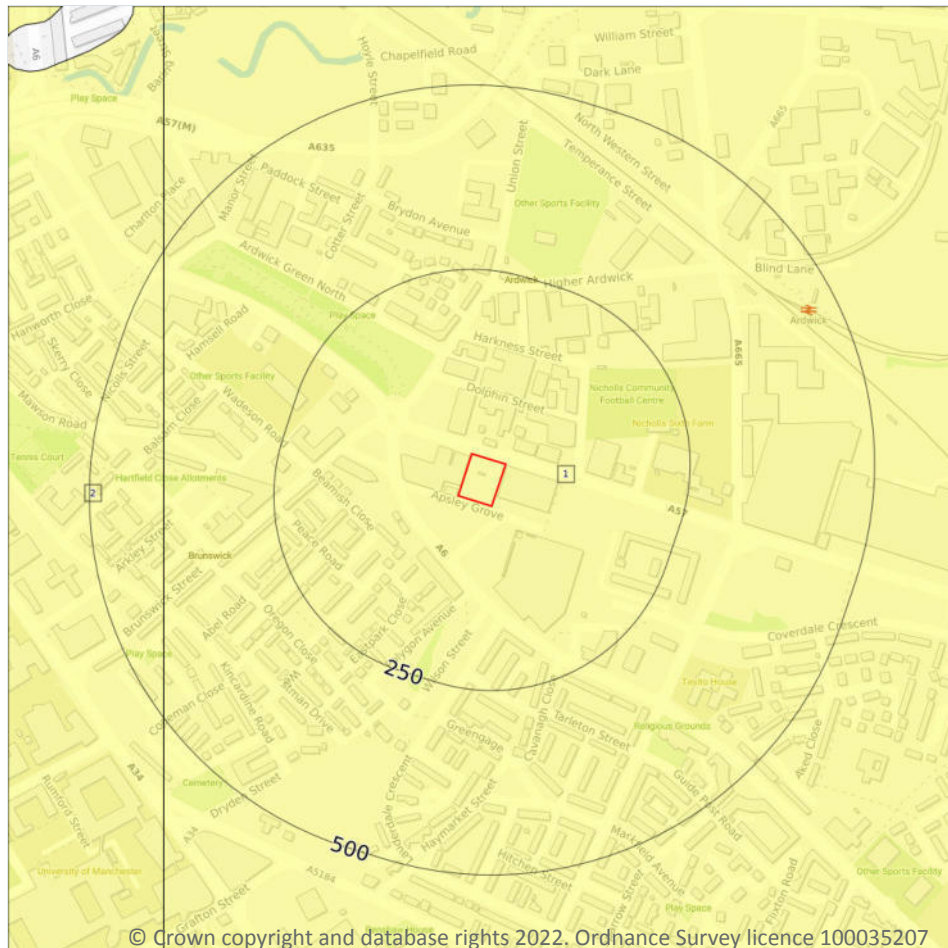
4.21 Pollution inventory radioactive waste

Records within 500m**0**

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

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

5 Hydrogeology - Superficial aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

5.1 Superficial aquifer

Records within 500m

2

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 50**

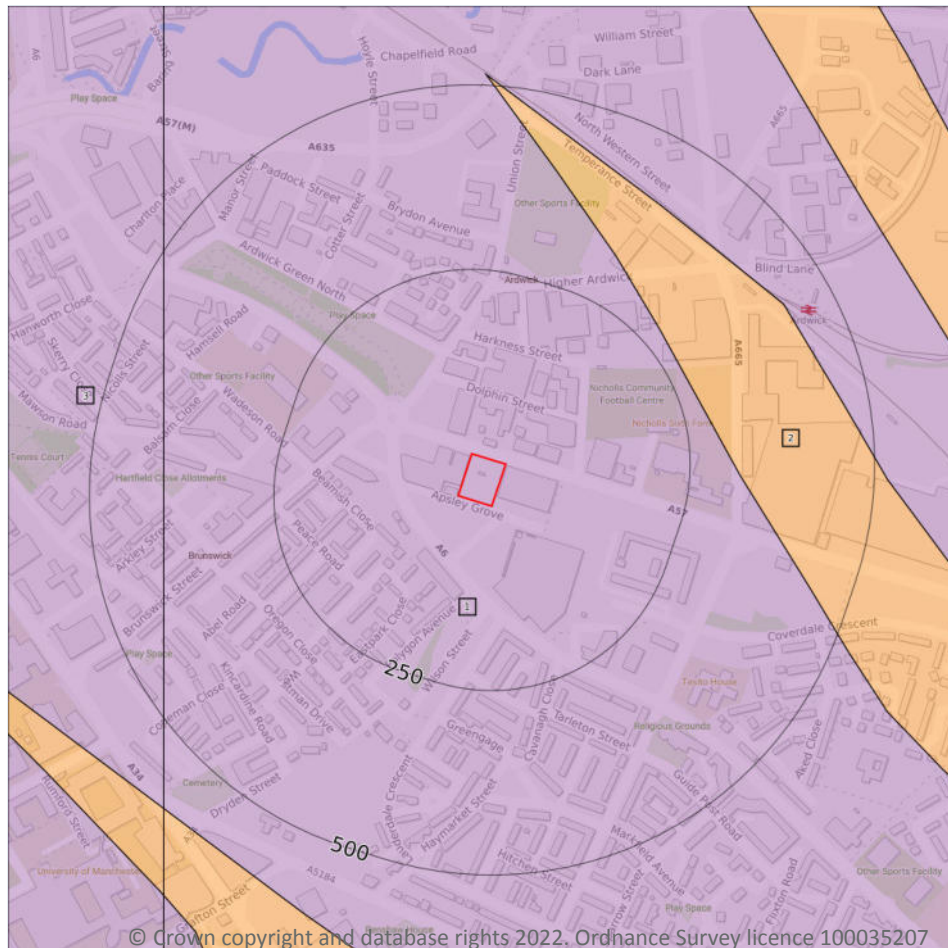
ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	399m W	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type



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



Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

5.2 Bedrock aquifer

Records within 500m

3

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 52**

ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	271m NE	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers

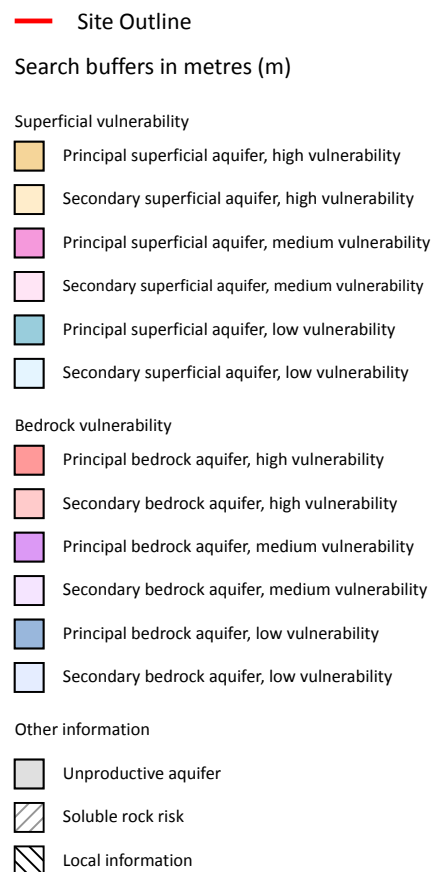
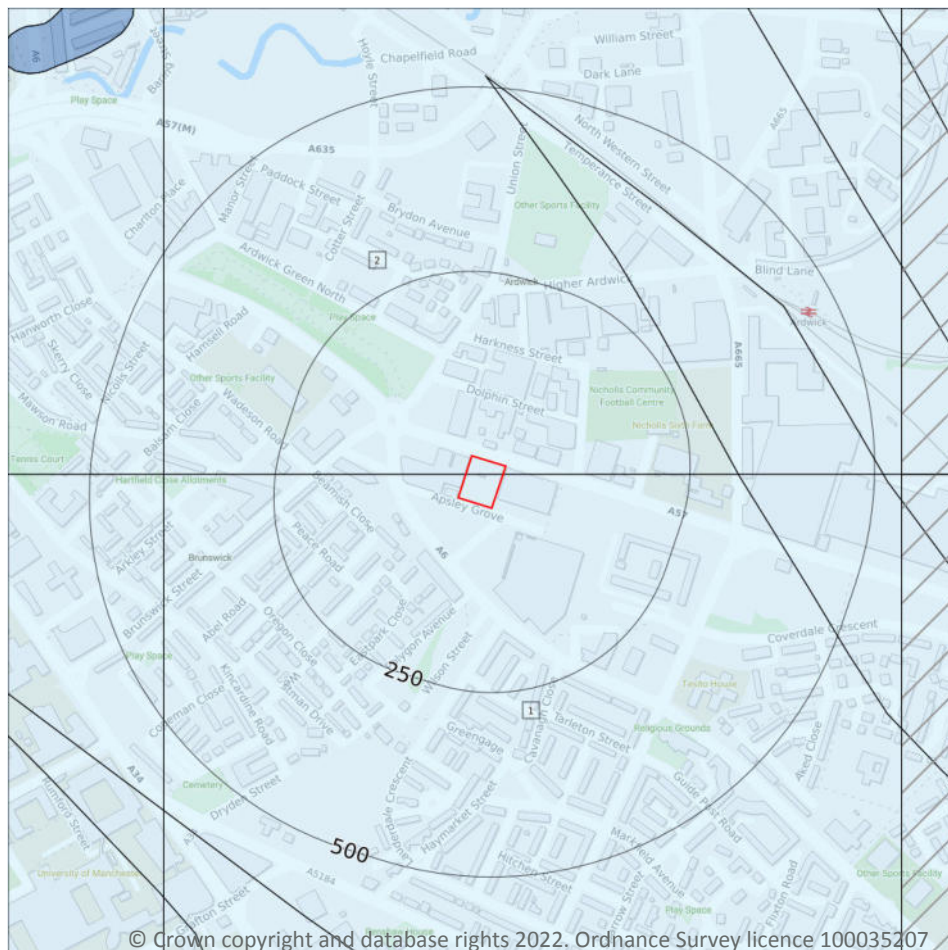


ID	Location	Designation	Description
3	399m W	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

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

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

Features are displayed on the Groundwater vulnerability map on **page 54**

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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

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

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

5.5 Groundwater vulnerability- local information

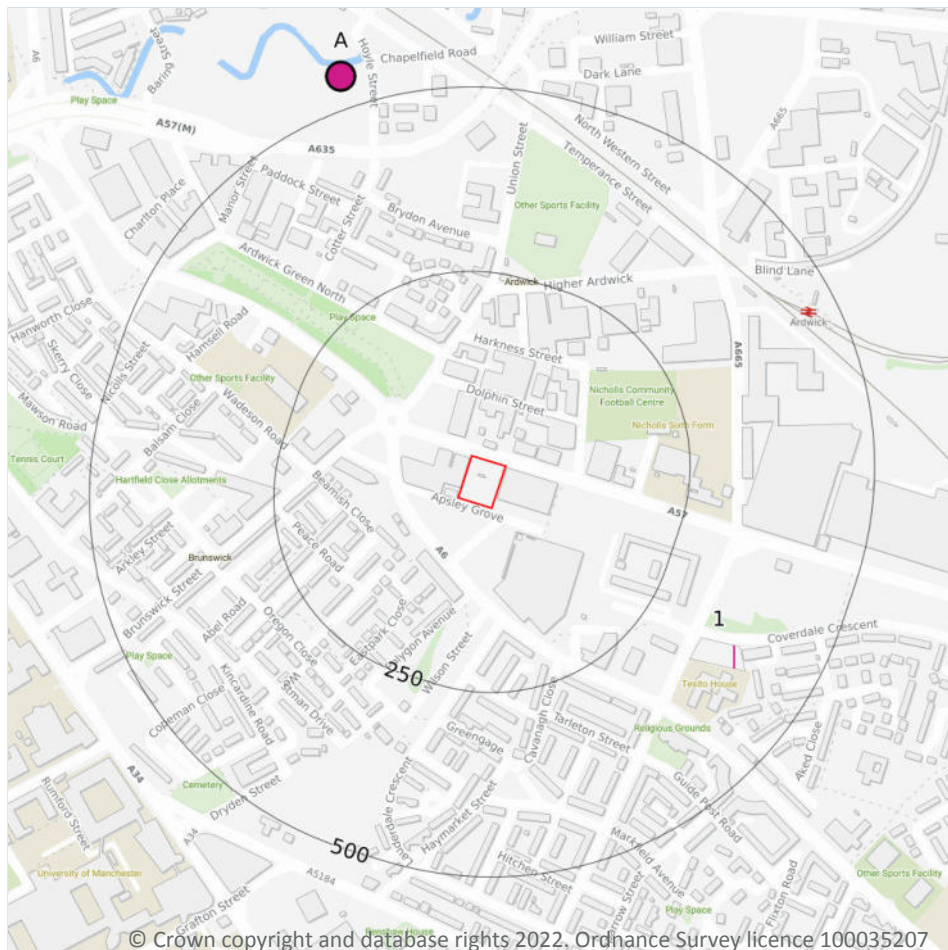
Records on site

0

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

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

Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m

19

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 56**

ID	Location	Details	
1	334m SE	Status: Historical Licence No: NW/069/0004/005 Details: Heat Pump Direct Source: Ground Water - North West Region Point: AREA OF ABSTRACTION - LOWER CARBONIFEROUS LIMESTONE Data Type: Poly4 Name: G T Energy UK Limited Easting: 385729 Northing: 396778	Annual Volume (m ³): 2,049,840 Max Daily Volume (m ³): 8640 Original Application No: - Original Start Date: 17/01/2013 Expiry Date: 16/01/2037 Issue No: 2 Version Start Date: 11/06/2013 Version End Date: -
A	544m N	Status: Historical Licence No: 2569006001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, BROADIE ST, ARDWICK, MANCHESTER" Data Type: Point Name: MOSELEY RUBBER CO LTD Easting: 385240 Northing: 397540	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 08/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/02/1966 Version End Date: -
A	544m N	Status: Historical Licence No: 2569006001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, BROADIE ST, ARDWICK, MANCHESTER Data Type: Point Name: MOSELEY RUBBER CO LTD Easting: 385240 Northing: 397540	Annual Volume (m ³): 331858 Max Daily Volume (m ³): 909.2 Original Application No: - Original Start Date: 08/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/02/1966 Version End Date: -
-	1225m W	Status: Active Licence No: NW/069/0006/003 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE 1 AT LOWER CHATHAM STREET Data Type: Point Name: Manchester Metropolitan University Easting: 384180 Northing: 397091	Annual Volume (m ³): 283,240 Max Daily Volume (m ³): 1,532 Original Application No: NPS/WR/015264 Original Start Date: 04/04/2014 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 04/04/2014 Version End Date: -



ID	Location	Details	
-	1225m W	Status: Active Licence No: NW/069/0006/003 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE 1 AT LOWER CHATHAM STREET Data Type: Point Name: Manchester Metropolitan University Easting: 384180 Northing: 397091	Annual Volume (m ³): 283,240 Max Daily Volume (m ³): 1,532 Original Application No: NPS/WR/015264 Original Start Date: 04/04/2014 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 04/04/2014 Version End Date: -
-	1257m NW	Status: Historical Licence No: NW0690006001 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: BOREHOLES AT ORIGIN DEVELOPMENTS, MANCHESTER Data Type: Point Name: West Contracting Easting: 384378 Northing: 397733	Annual Volume (m ³): 139128 Max Daily Volume (m ³): 1010 Original Application No: - Original Start Date: 19/01/2009 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 19/01/2009 Version End Date: -
-	1257m NW	Status: Historical Licence No: NW/069/0006/001 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: BOREHOLES AT ORIGIN DEVELOPMENTS, MANCHESTER Data Type: Point Name: West Contracting Easting: 384378 Northing: 397733	Annual Volume (m ³): 139128 Max Daily Volume (m ³): 1010 Original Application No: - Original Start Date: 19/01/2009 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 19/01/2009 Version End Date: -
-	1639m NW	Status: Historical Licence No: 2569007069 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT GEORGE ST, MANCHESTER" Data Type: Point Name: BRITISH TELECOM Easting: 384100 Northing: 398000	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 27/01/1971 Expiry Date: - Issue No: 100 Version Start Date: 27/01/1971 Version End Date: -



ID	Location	Details	
-	1639m NW	Status: Historical Licence No: 2569007069 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT GEORGE ST, MANCHESTER Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC Easting: 384100 Northing: 398000	Annual Volume (m ³): 1100 Max Daily Volume (m ³): 860 Original Application No: - Original Start Date: 01/04/1984 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2007 Version End Date: -
-	1698m W	Status: Active Licence No: NW/069/0004/003 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT MANCHESTER METROPOLITAN UNIVERSITY Data Type: Point Name: Manchester Metropolitan University Easting: 383715 Northing: 396746	Annual Volume (m ³): 274,115 Max Daily Volume (m ³): 751 Original Application No: NPS/WR/008077 Original Start Date: 20/09/2013 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/01/2015 Version End Date: -
-	1698m W	Status: Active Licence No: NW/069/0004/003 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE AT MANCHESTER METROPOLITAN UNIVERSITY Data Type: Point Name: Manchester Metropolitan University Easting: 383715 Northing: 396746	Annual Volume (m ³): 274,115 Max Daily Volume (m ³): 751 Original Application No: NPS/WR/008077 Original Start Date: 20/09/2013 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/01/2015 Version End Date: -
-	1840m SW	Status: Historical Licence No: 2569007007 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER" Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/08/1995 Version End Date: -



ID	Location	Details	
-	1840m SW	Status: Historical Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER" Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/08/1995 Version End Date: -
-	1840m SW	Status: Historical Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/12/2003 Version End Date: -
-	1840m SW	Status: Historical Licence No: 2569007007 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/12/2003 Version End Date: -
-	1840m SW	Status: Historical Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383900 Northing: 395900	Annual Volume (m³): 227000 Max Daily Volume (m³): 900 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 23/11/2009 Version End Date: -

ID	Location	Details	
-	1840m SW	Status: Historical Licence No: 2569007007 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383900 Northing: 395900	Annual Volume (m ³): 227000 Max Daily Volume (m ³): 900 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 23/11/2009 Version End Date: -
-	1864m SW	Status: Active Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383865 Northing: 395909	Annual Volume (m ³): 227,000 Max Daily Volume (m ³): 900 Original Application No: NPS/WR/015793 Original Start Date: 15/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 08/05/2014 Version End Date: -
-	1864m SW	Status: Active Licence No: 2569007007 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383865 Northing: 395909	Annual Volume (m ³): 227,000 Max Daily Volume (m ³): 900 Original Application No: NPS/WR/015793 Original Start Date: 15/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 08/05/2014 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

0

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

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



5.8 Potable abstractions

Records within 2000m

0

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

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

5.9 Source Protection Zones

Records within 500m

0

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

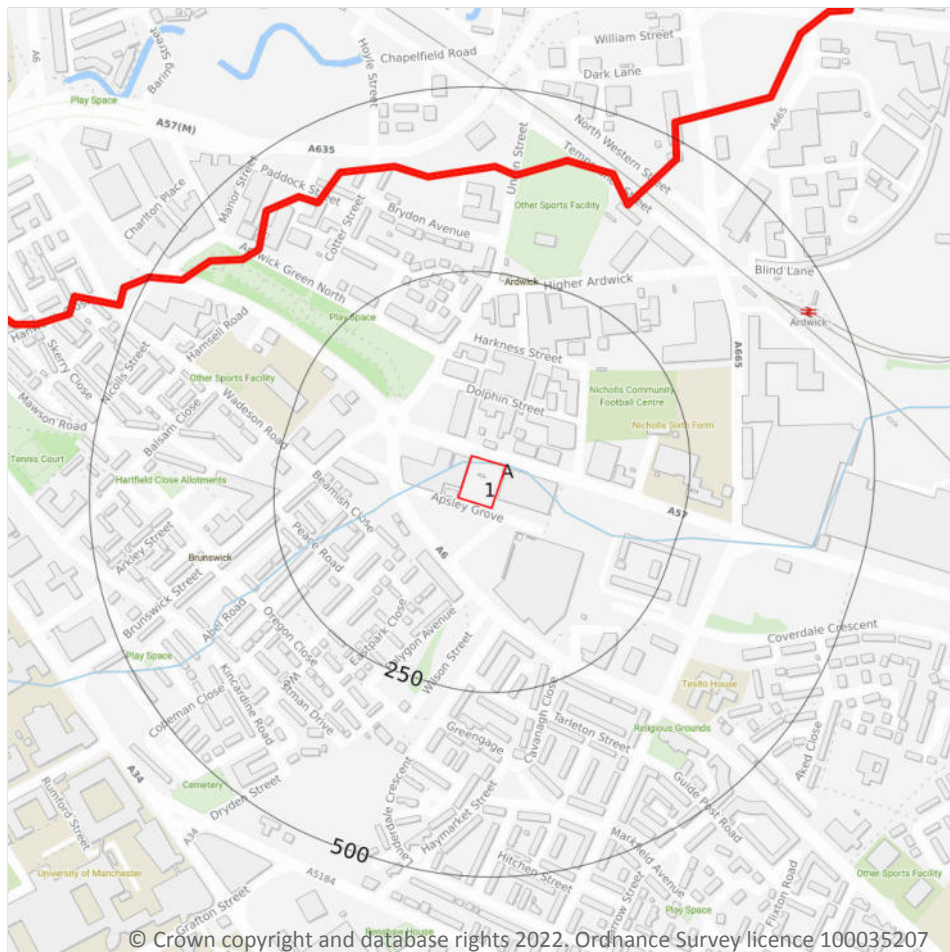
0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

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



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ... WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

1

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

Features are displayed on the Hydrology map on **page 63**

ID	Location	Type of water feature	Ground level	Permanence	Name
A	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Corn Brook

This data is sourced from the Ordnance Survey.



6.2 Surface water features

Records within 250m

0

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on **page 63**

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

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

6.4 WFD Surface water bodies

Records identified

1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on **page 63**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	2358m NW	River	Irwell / Manchester Ship Canal (Irk to confluence with Upper Mers	GB112069061452	Moderate	Fail	Moderate	2019



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

6.5 WFD Groundwater bodies

Records on site

1

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

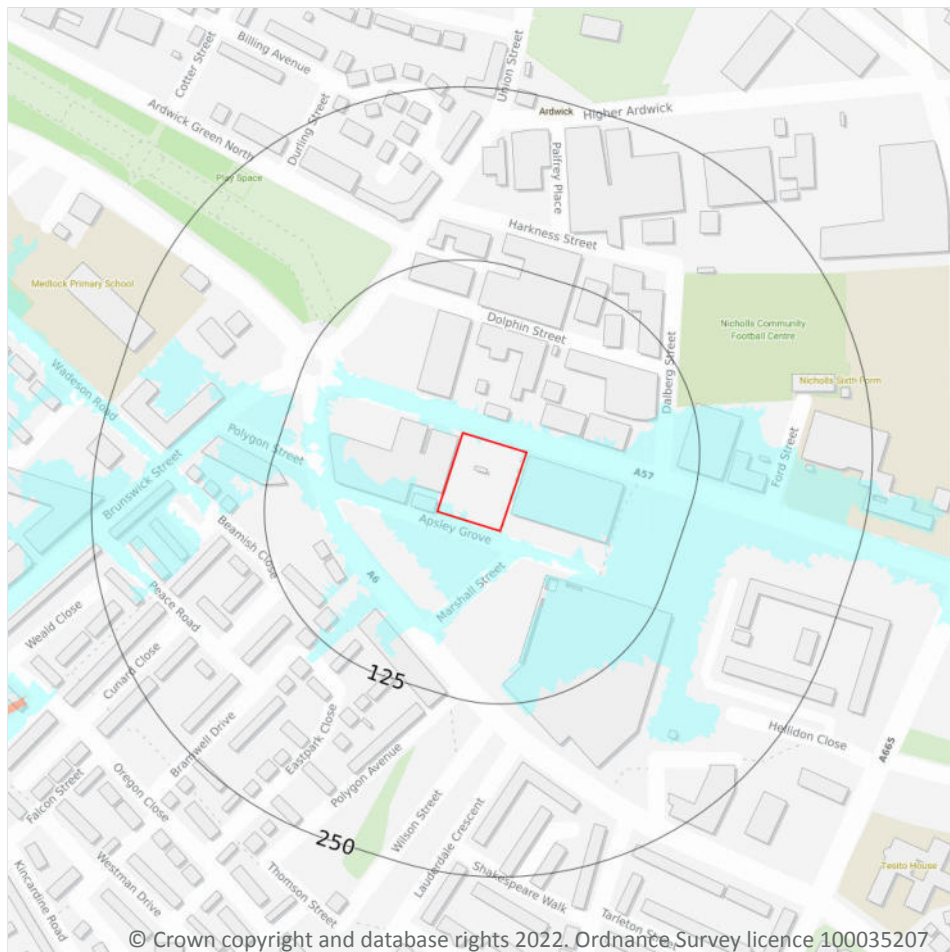
Features are displayed on the Hydrology map on **page 63**

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

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



7 River and coastal flooding



- Site Outline
- Search buffers in metres (m)
- River and coastal flooding:
- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m

2

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

Features are displayed on the River and coastal flooding map on **page 66**

Distance	Flood risk category
On site	Low
0 - 50m	Low

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

7.2 Historical Flood Events

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

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

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

7.3 Flood Defences

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

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

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

7.4 Areas Benefiting from Flood Defences

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

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

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

7.5 Flood Storage Areas

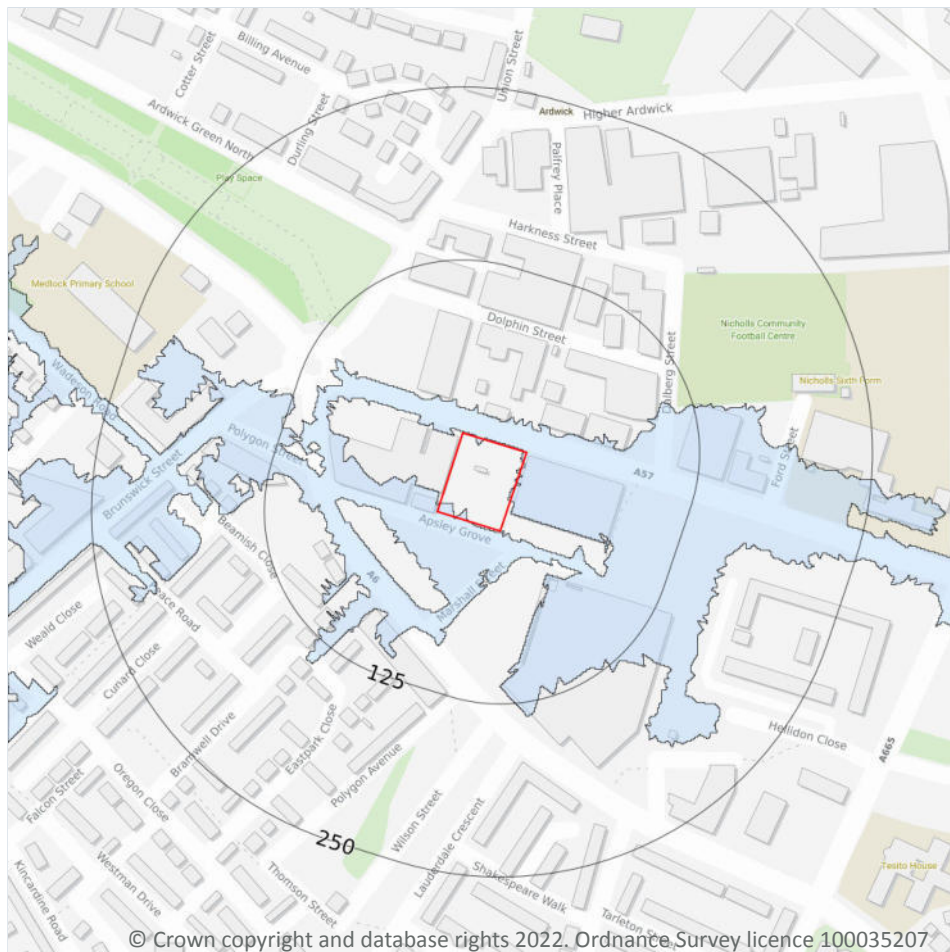
Records within 250m	0
----------------------------	----------

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

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



River and coastal flooding - Flood Zones



- Site Outline
- Search buffers in metres (m)
- Flood zone 2
- Flood zone 3

7.6 Flood Zone 2

Records within 50m

1

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

Features are displayed on the River and coastal flooding map on **page 66**

Location	Type
On site	Zone 2 - (Fluvial /Tidal Models)

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



7.7 Flood Zone 3

Records within 50m

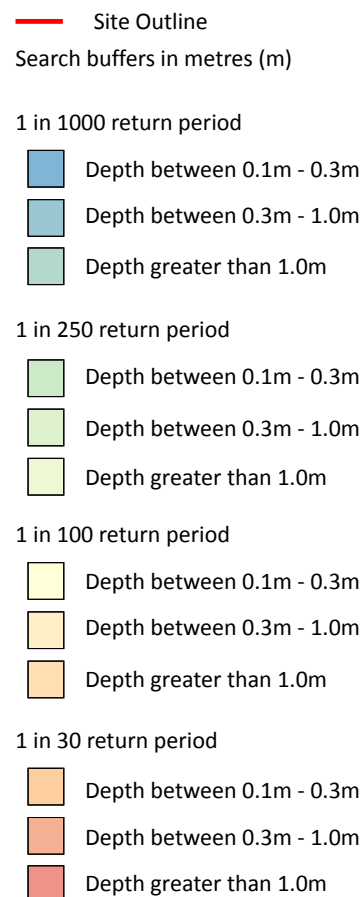
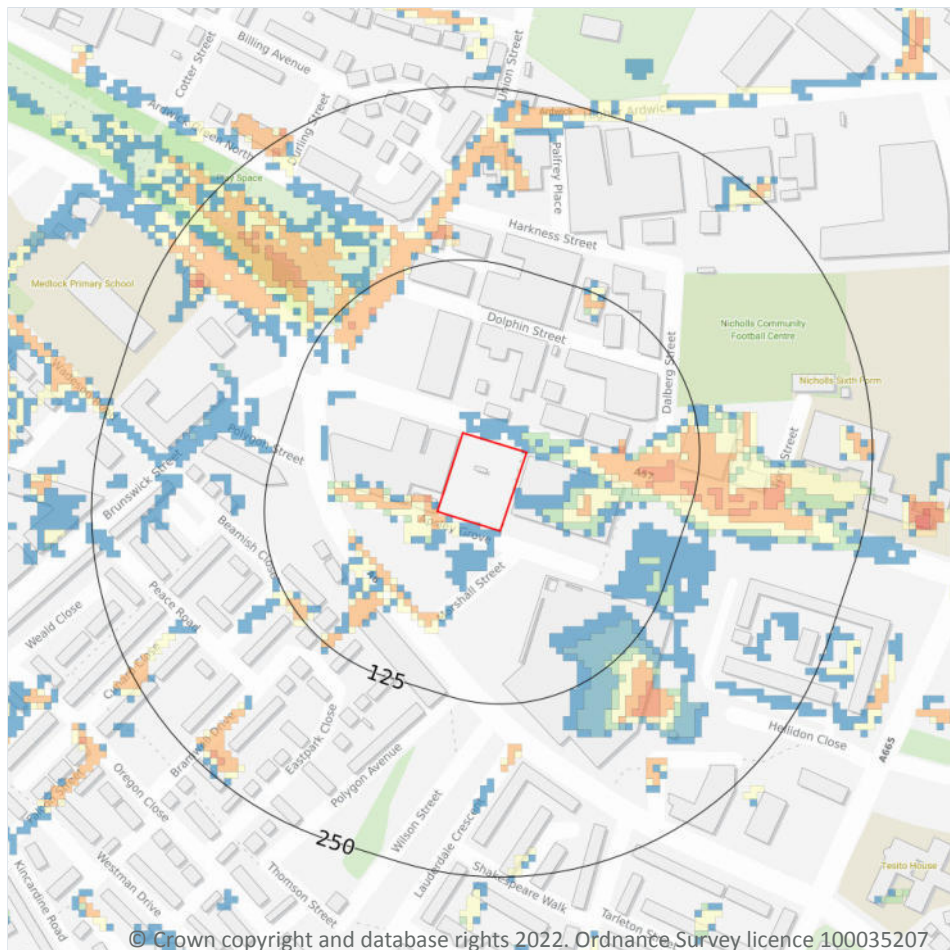
0

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

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.1m - 0.3m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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

Features are displayed on the Surface water flooding map on **page 70**

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



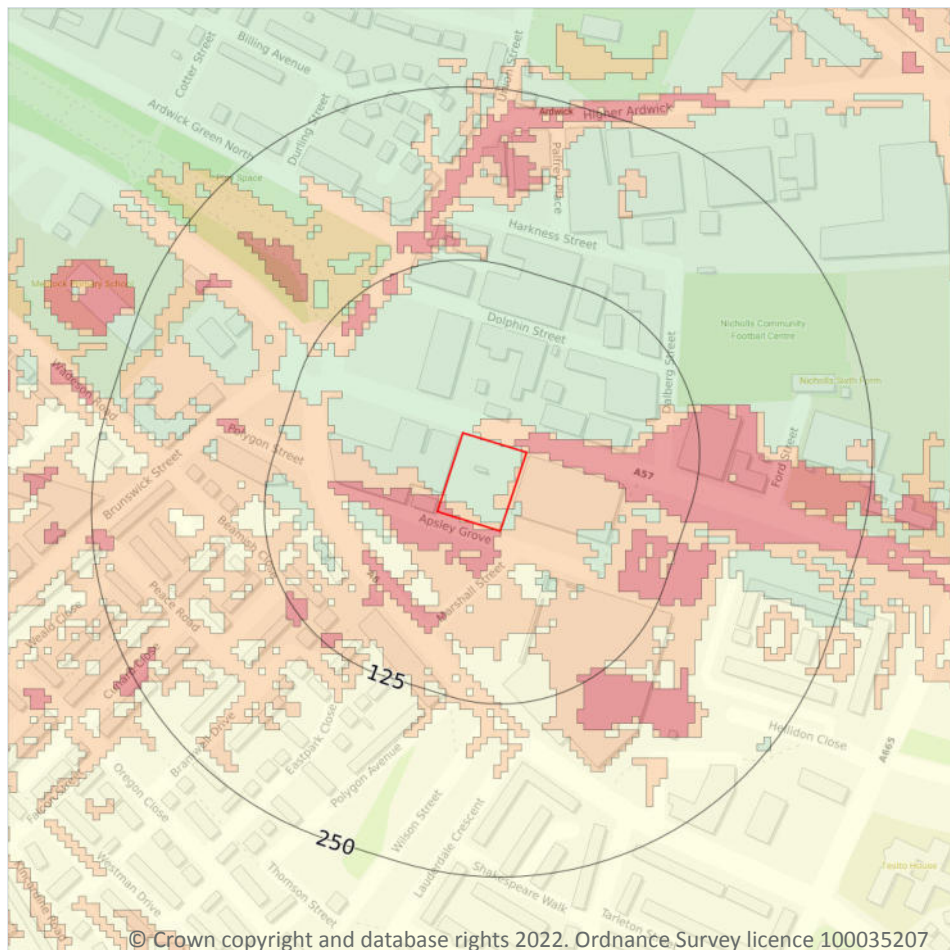
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Between 0.1m and 0.3m
1 in 250 year	Between 0.1m and 0.3m
1 in 100 year	Between 0.1m and 0.3m
1 in 30 year	Between 0.1m and 0.3m

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

Highest risk on site

High

Highest risk within 50m

High

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on **page 72**

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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



10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

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

10.7 Designated Ancient Woodland

Records within 2000m

0

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

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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



10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m

0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

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



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m**1**

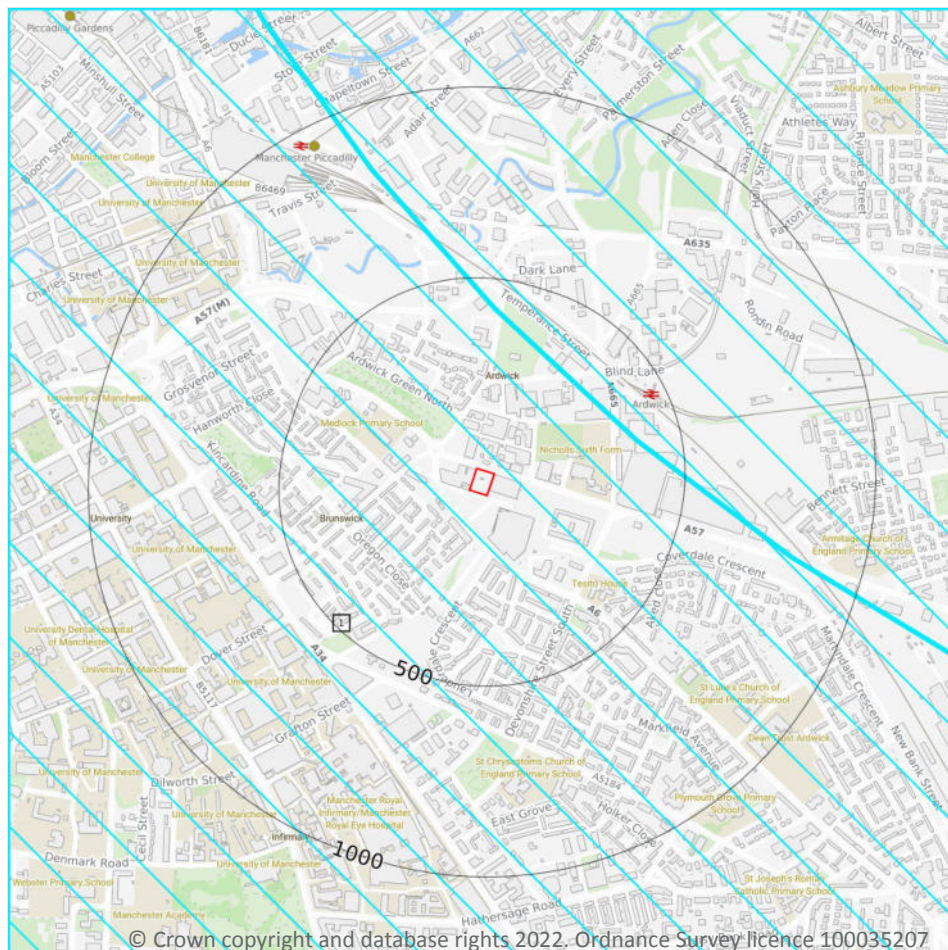
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
1687m N	River Irk (Moston Brook to River Irwell) NVZ	Surface Water	638	Existing

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 77**

ID	Location	Type of developments requiring consultation
1	On site	Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 4000m². Combustion - General combustion processes >50mw energy input. incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

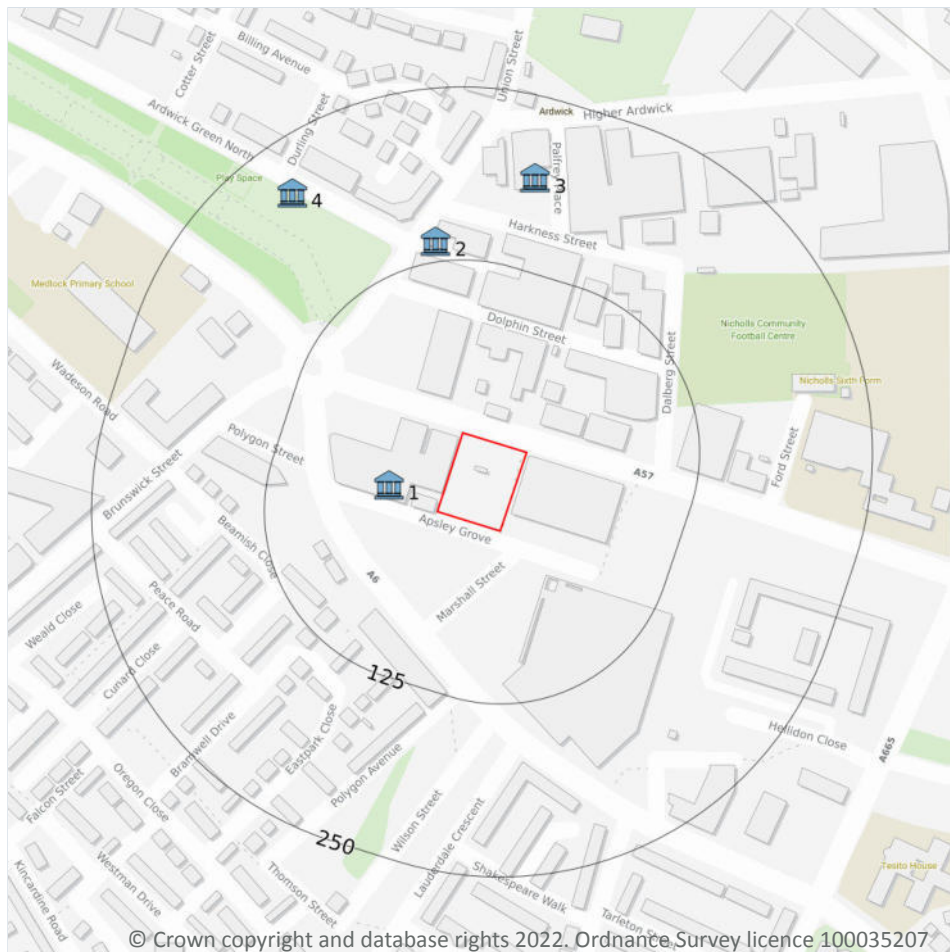
0

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

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



11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

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

11.2 Area of Outstanding Natural Beauty

Records within 250m**0**

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

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

11.3 National Parks

Records within 250m**0**

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

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

11.4 Listed Buildings

Records within 250m**4**

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on **page 79**

ID	Location	Name	Grade	Reference Number	Listed date
1	39m W	Apollo Theatre, Ardwick, Manchester, M12	II	1254683	06/06/1994
2	140m N	Fenton House, Ardwick, Manchester, M12	II	1218685	06/06/1994
3	192m N	2 and 4, Palfrey Place, Ardwick, Manchester, M12	II	1246659	15/03/1989
4	213m NW	Railings of Ardwick Green, Ardwick, Manchester, M13	II	1207603	03/10/1974

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



11.5 Conservation Areas

Records within 250m

0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

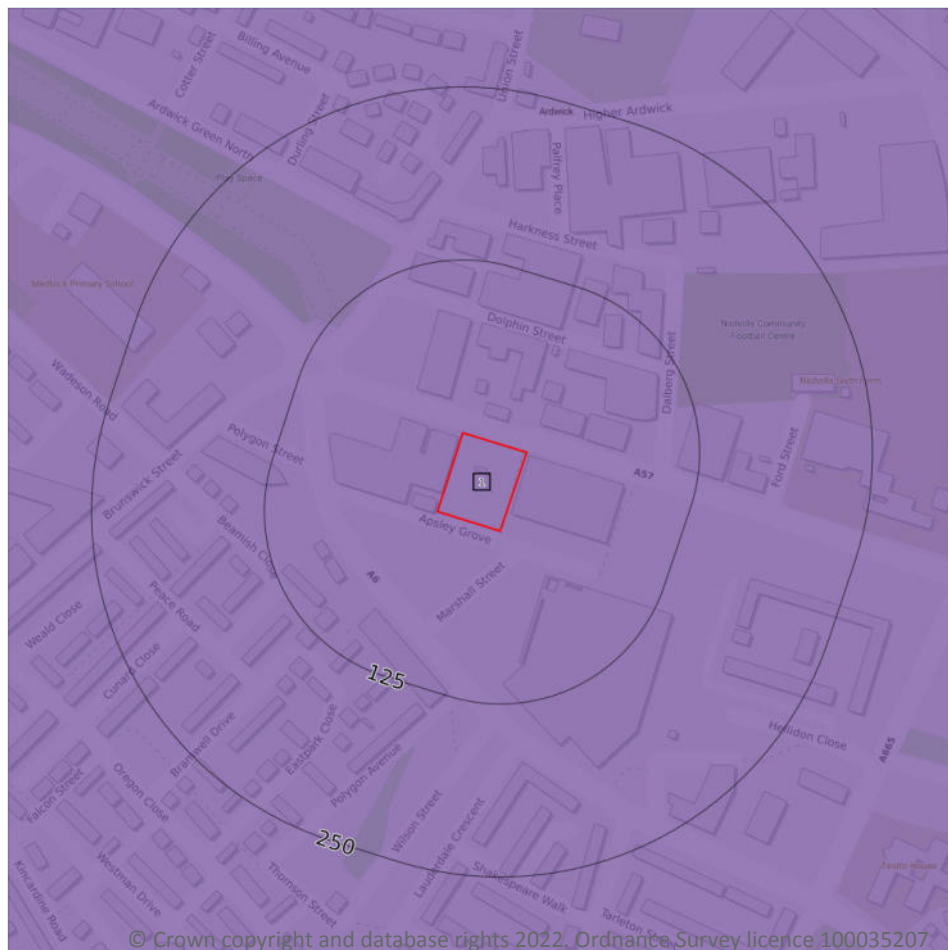
Records within 250m

0

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

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

12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on **page 82**

ID	Location	Classification	Description
1	On site	Urban	-

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

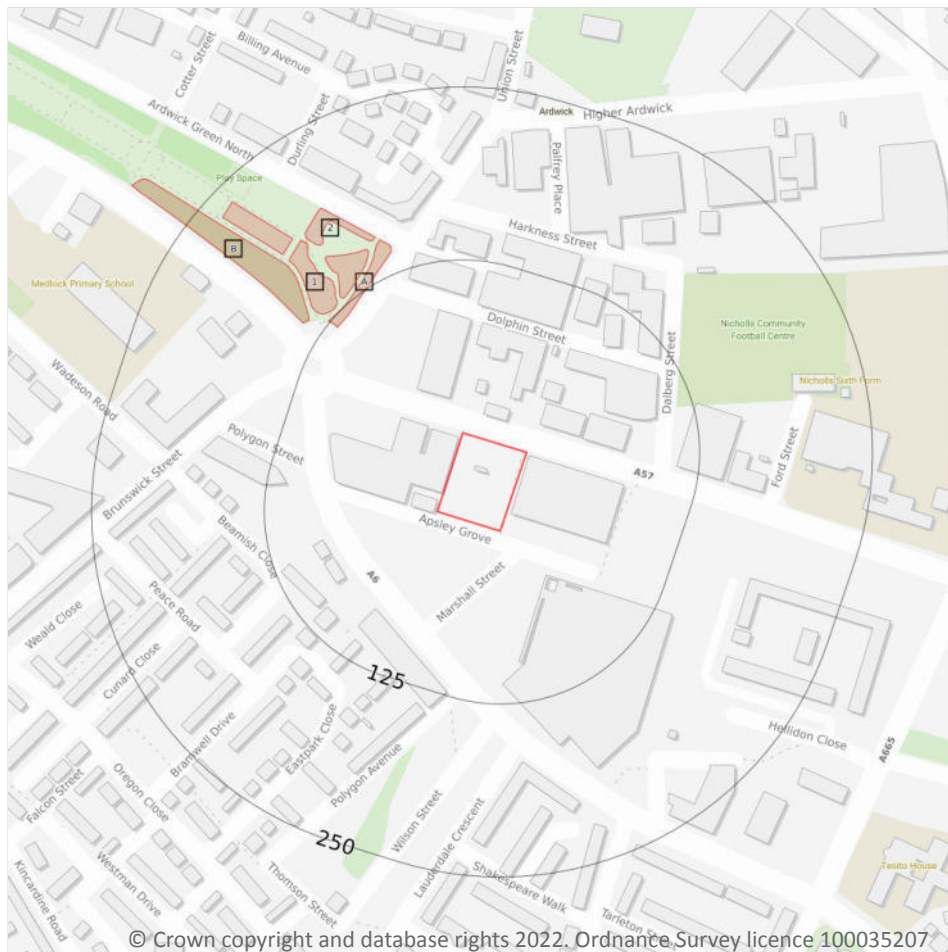
Records within 250m

0

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

This data is sourced from Natural England.

13 Habitat designations



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

6

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

Features are displayed on the Habitat designations map on **page 84**

ID	Location	Main Habitat	Other habitats
A	119m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
1	129m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	130m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	138m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
2	154m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	183m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

2

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

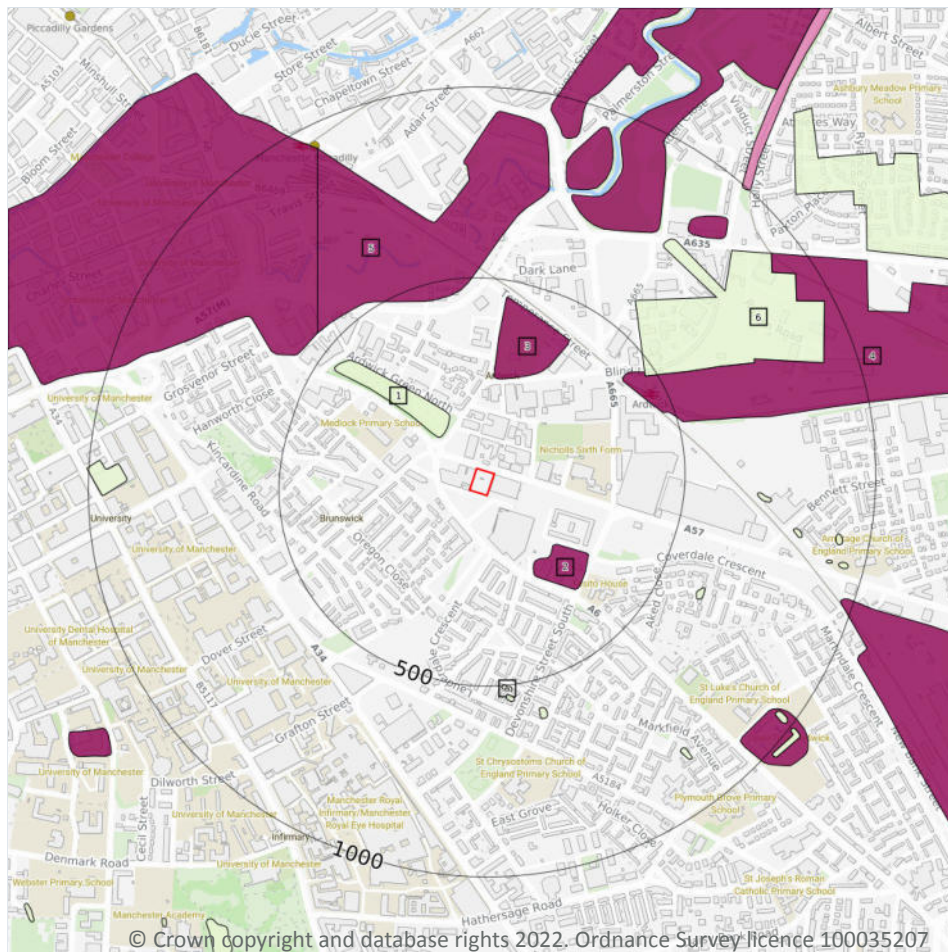
Features are displayed on the Geology 1:10,000 scale - Availability map on **page 86**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SJ89NE
2	399m W	Full	Full	Full	No coverage	SJ89NW

This data is sourced from the British Geological Survey.



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



- Site Outline**
- Search buffers in metres (m)**
- Reclaimed ground
 - Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

7

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

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 87**

ID	Location	LEX Code	Description	Rock description
1	125m NW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
2	213m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	242m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
4	416m NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

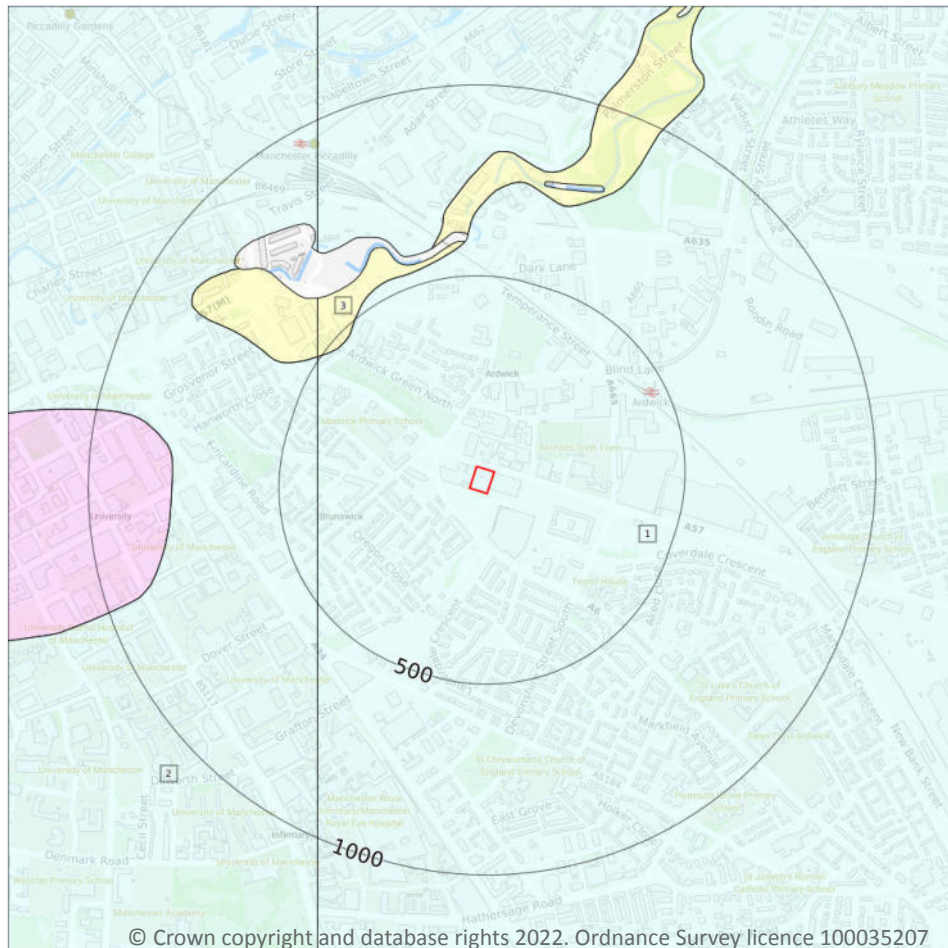


ID	Location	LEX Code	Description	Rock description
5	455m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
6	471m NE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
A	498m S	WMGR-ARTDP	Infilled Ground	Artificial Deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

3

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 89**

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
2	399m W	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
3	476m NW	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel



This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

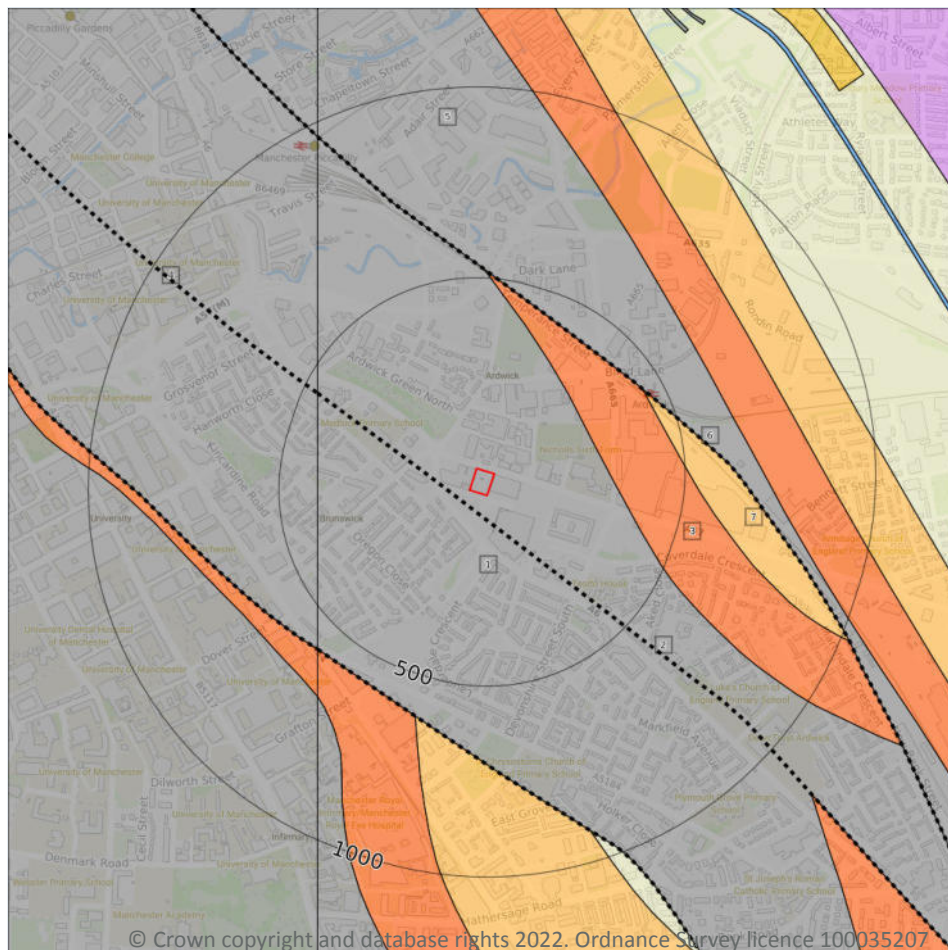
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

..... Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m

5

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 91**

ID	Location	LEX Code	Description	Rock age
1	On site	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
3	268m NE	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]
4	399m W	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch

ID	Location	LEX Code	Description	Rock age
5	414m NE	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
7	448m NE	CS-SDST	Collyhurst Sandstone Formation - Sandstone	Cisuralian Epoch

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

3

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

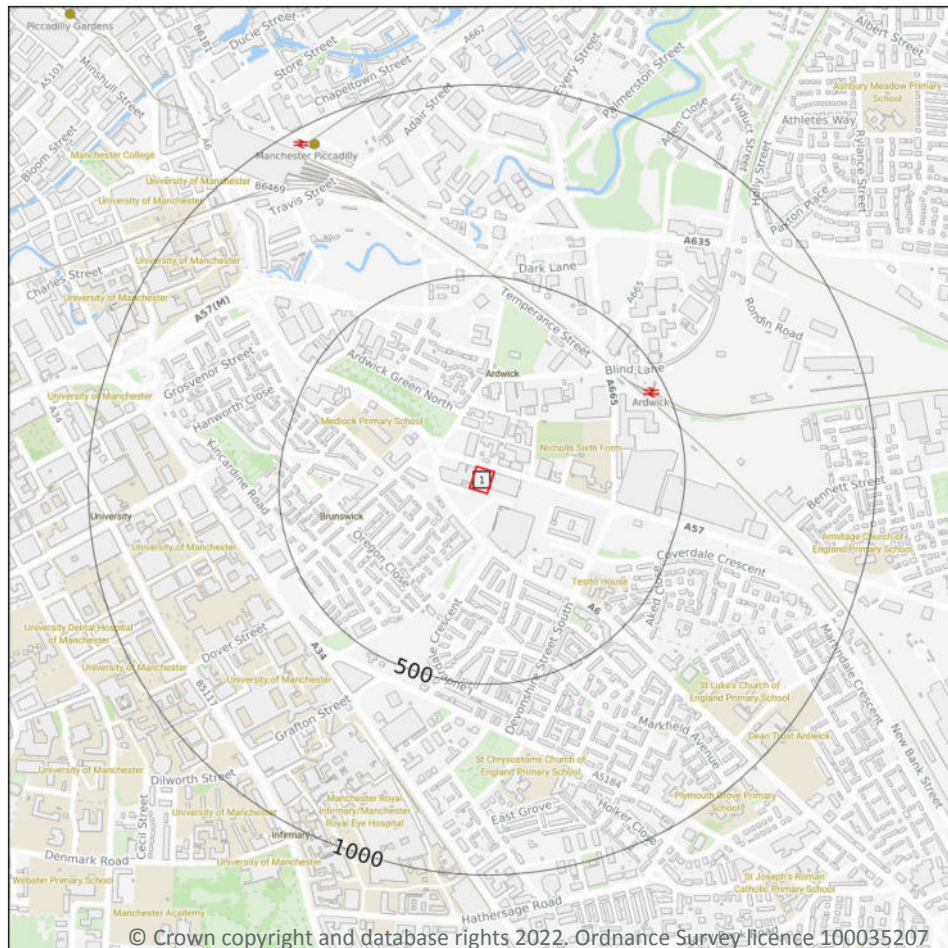
Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 91**

ID	Location	Category	Description
2	35m SW	FAULT	Normal fault, inferred; crossmarks on downthrow side
6	414m NE	FAULT	Normal fault, inferred; crossmarks on downthrow side
8	462m NW	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

1

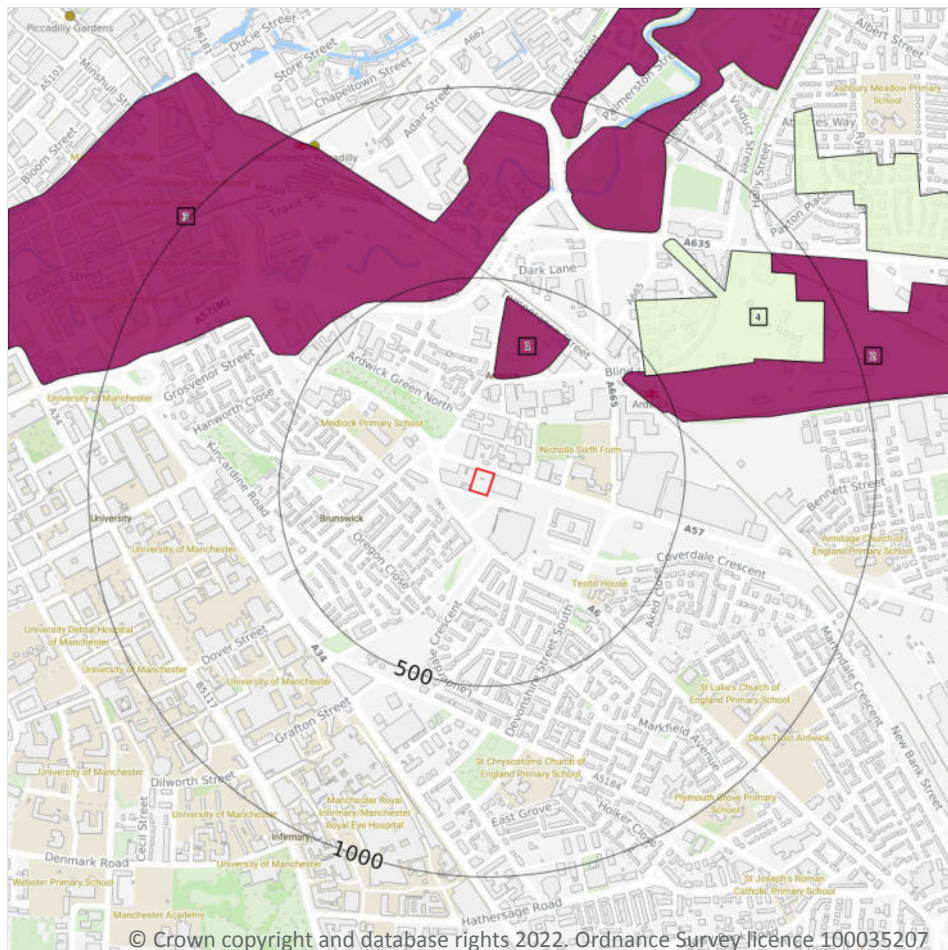
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 93**

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

This data is sourced from the British Geological Survey.

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



- Site Outline
- Search buffers in metres (m)
- Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m

4

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 94**

ID	Location	LEX Code	Description	Rock description
1	242m N	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
2	416m NE	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
3	455m N	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
4	471m NE	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT



This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

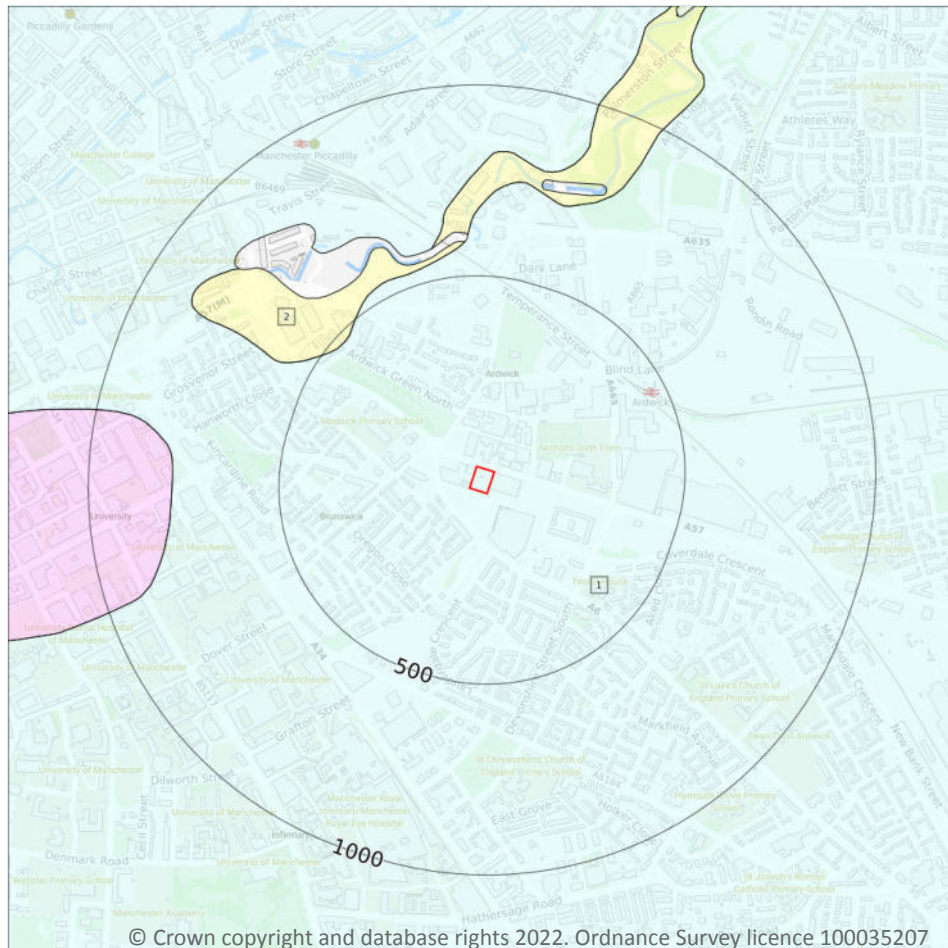
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

2

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 96**

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	TILL, DEVANSIAN	DIAMICTON
2	476m NW	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m**1**

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m**0**

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

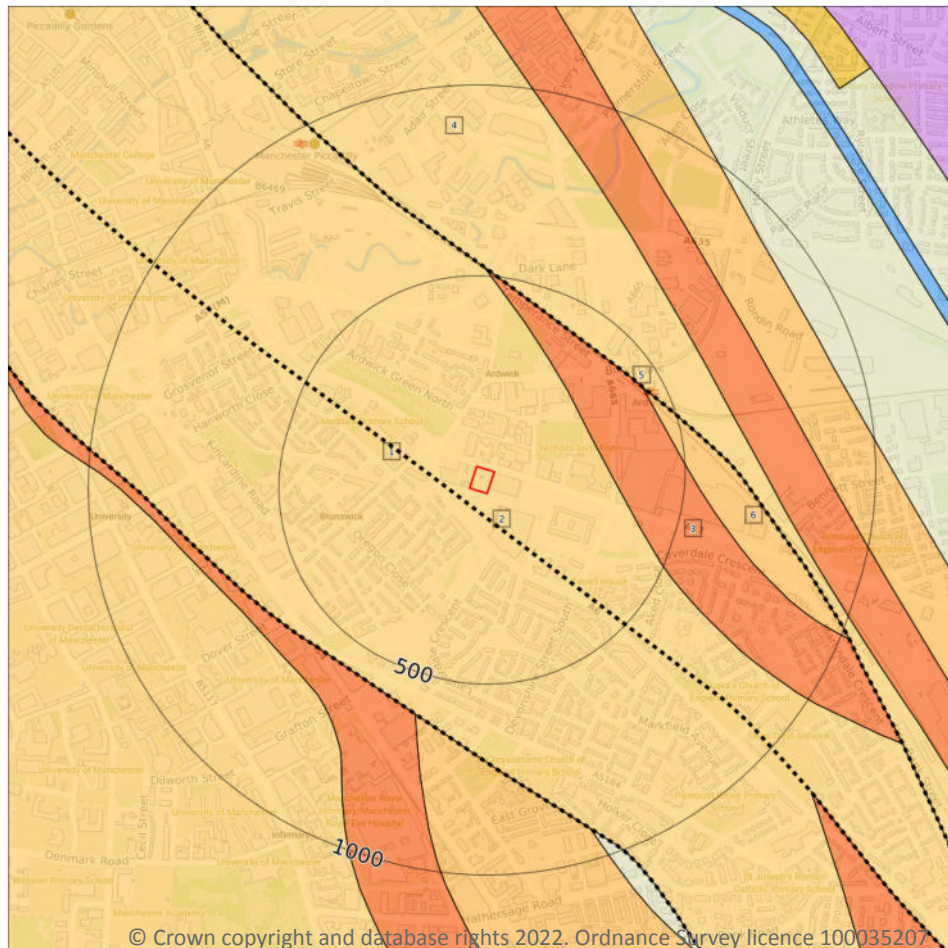
Records within 50m**0**

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

4

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 98**

ID	Location	LEX Code	Description	Rock age
1	On site	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN
3	268m NE	MM-MDST	MANCHESTER MARLS FORMATION - MUDSTONE	-
4	414m NE	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN
6	447m NE	CS-SDST	COLLYHURST SANDSTONE FORMATION - SANDSTONE	-

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

2

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

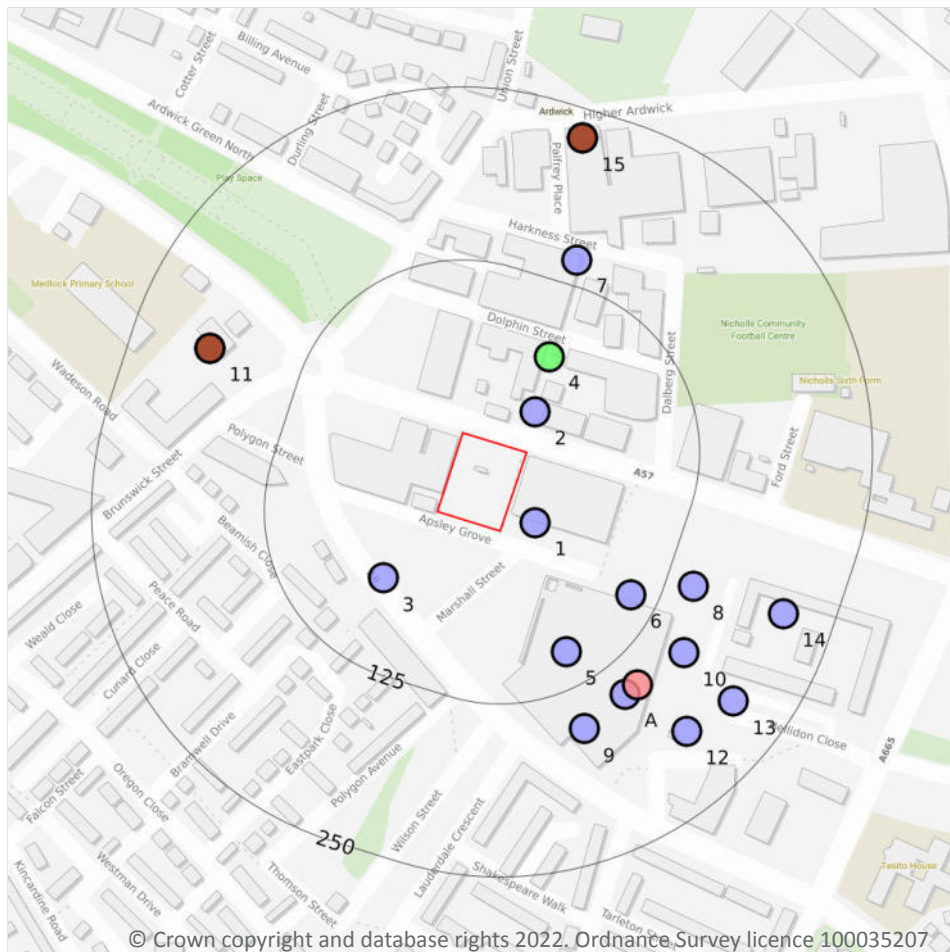
Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 98**

ID	Location	Category	Description
2	35m SW	FAULT	Fault, inferred
5	414m NE	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

17

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on **page 100**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	22m E	385470 396960	MANCHESTER 24	6.85	N	18425203
2	30m N	385470 397040	MANCHESTER 21	4.64	N	18425200
3	62m SW	385360 396920	MANCHESTER 25	3.81	N	18425204

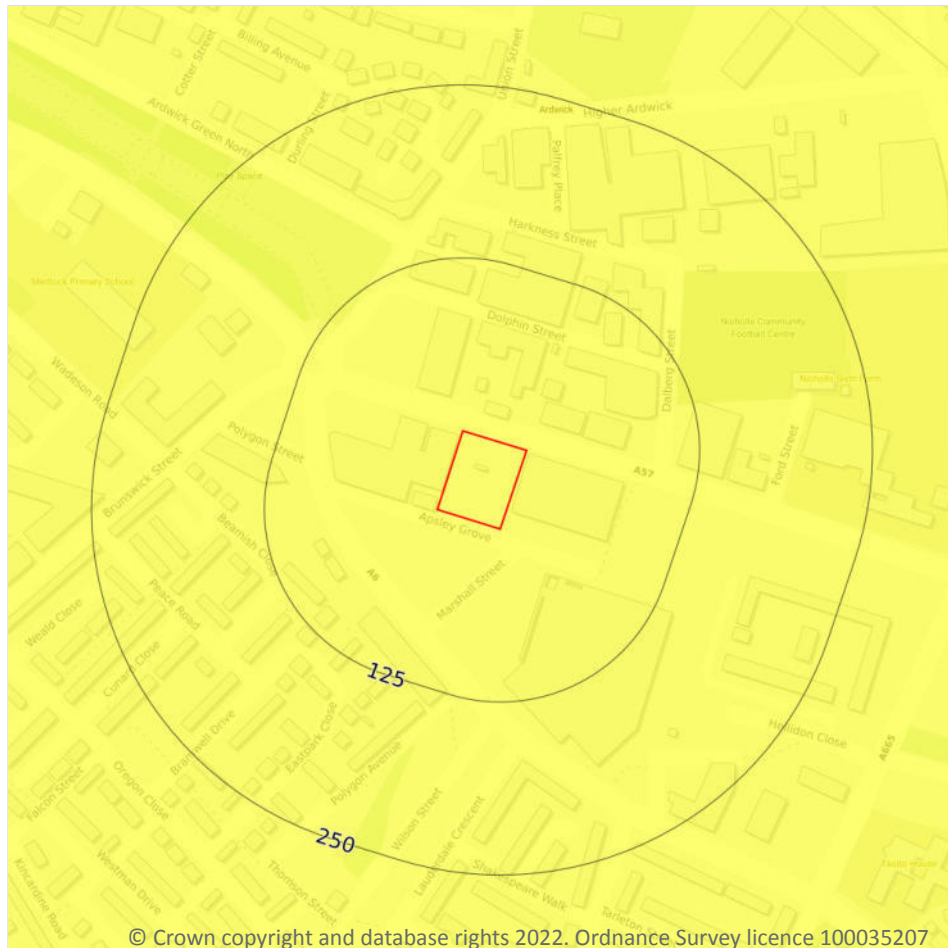


ID	Location	Grid reference	Name	Length	Confidential	Web link
4	71m N	385480 397080	MANCHESTER 20	15.31	N	18425198
5	99m SE	385492 396867	MANCHESTER APOLLO 5	3.5	N	936680
6	105m SE	385539 396908	MANCHESTER APOLLO 1	5.0	N	936676
7	144m N	385500 397150	MANCHESTER 19	3.81	N	18425197
8	145m E	385584 396914	MANCHESTER APOLLO 2	6.25	N	936677
A	149m SE	385535 396836	MANCHESTER APOLLO 7	4.0	N	936682
A	149m SE	385544 396843	BORING NEAR SYNDALL STREET	55.47	N	936540
9	155m SE	385505 396811	MANCHESTER APOLLO 11	3.5	N	936686
10	159m SE	385577 396866	MANCHESTER APOLLO 6	4.0	N	936681
11	192m W	385235 397086	BORE NEAR MAWSON STREET, ANDWICH	-1.0	N	936523
12	198m SE	385579 396809	MANCHESTER APOLLO 12	4.0	N	936687
13	209m SE	385613 396831	MANCHESTER APOLLO 8	6.0	N	936683
14	213m E	385649 396894	MANCHESTER APOLLO 3	3.75	N	936678
15	229m N	385504 397238	MANCHESTER DAIRY CO PARK PLACE	-1.0	N	936522

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

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17.1 Shrink swell clays

Records within 50m

1

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

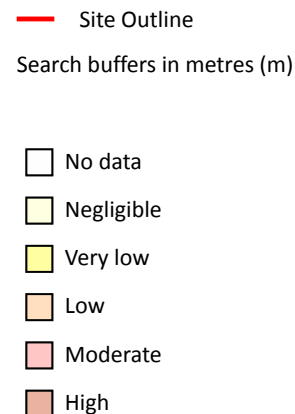
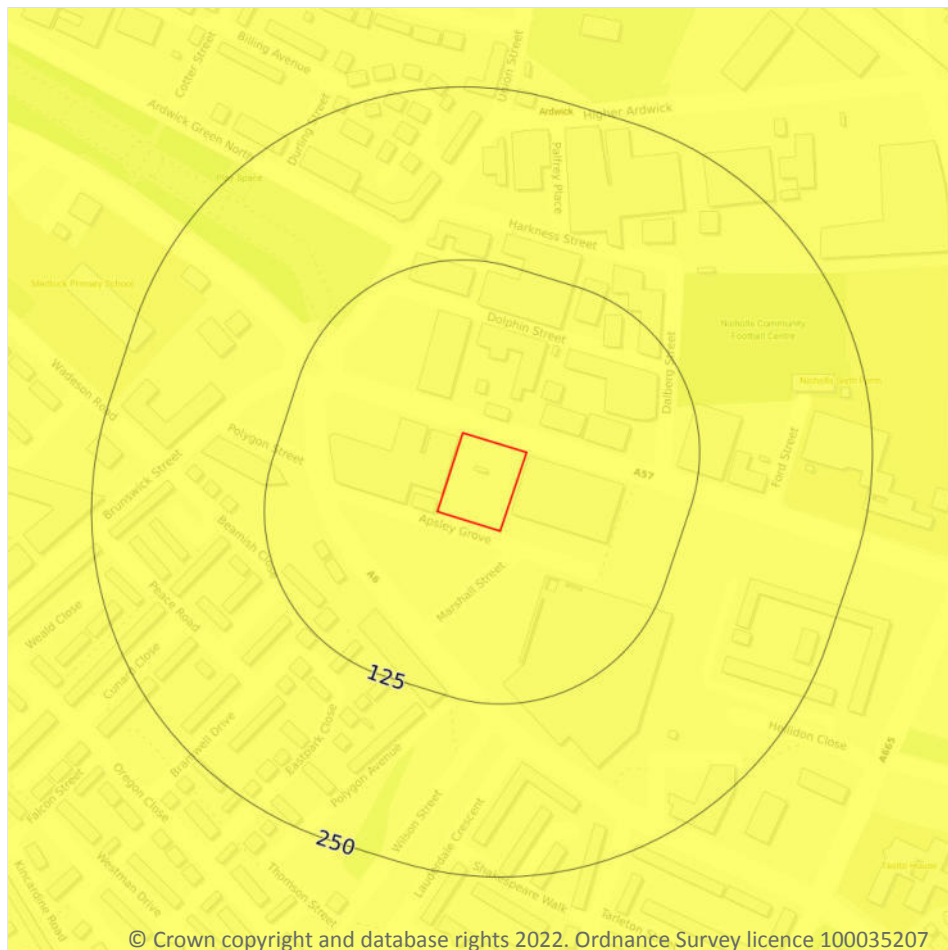
Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 102**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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17.2 Running sands

Records within 50m

1

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

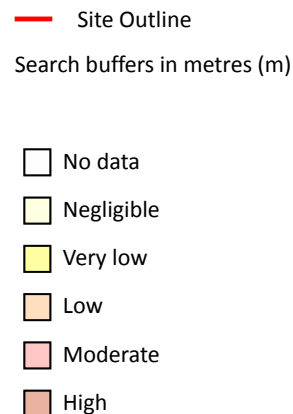
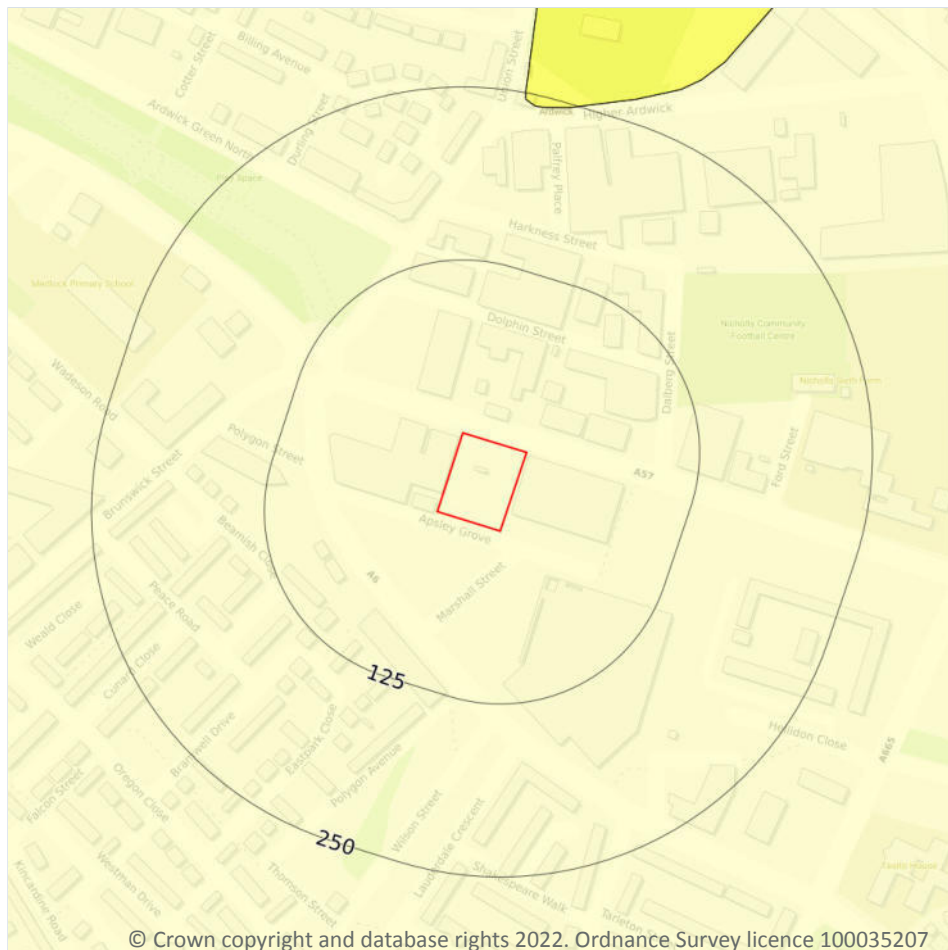
Features are displayed on the Natural ground subsidence - Running sands map on **page 103**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

1

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

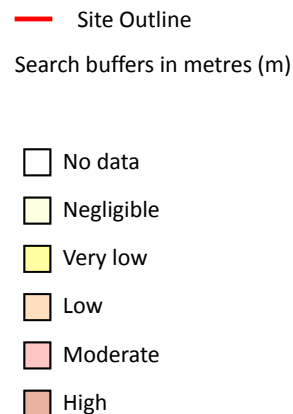
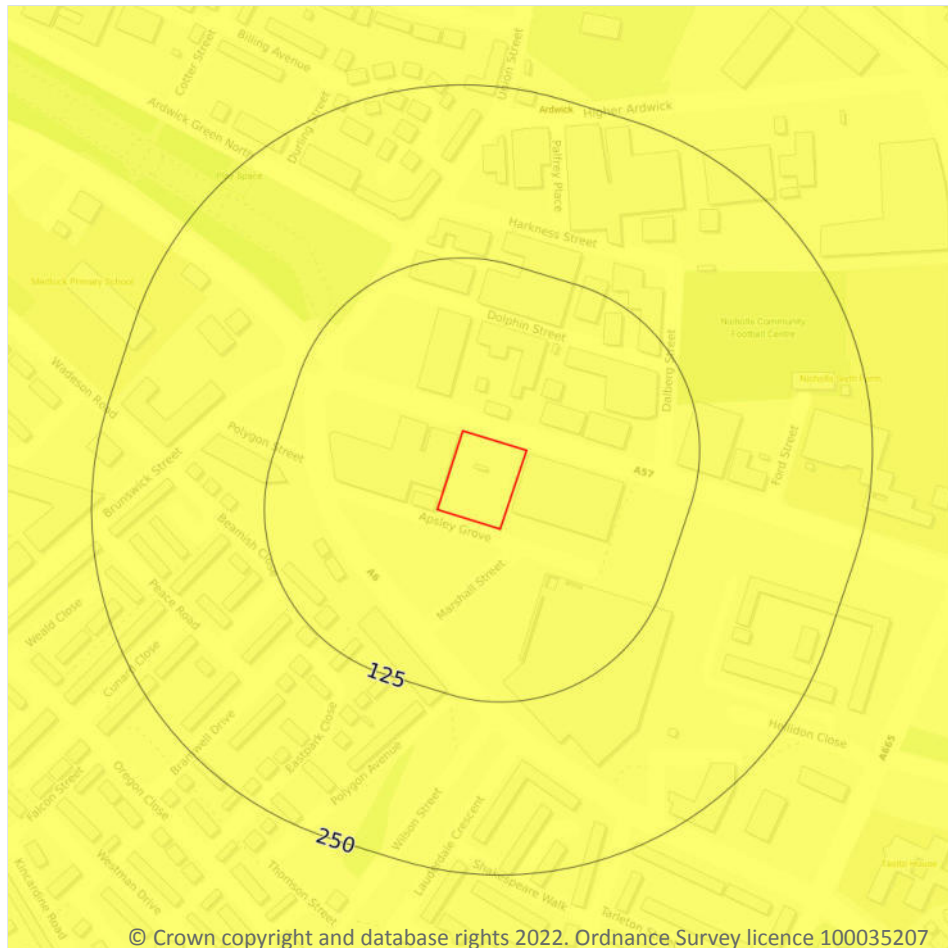
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 104**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



17.4 Collapsible deposits

Records within 50m

1

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

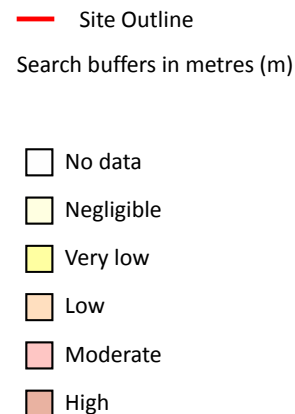
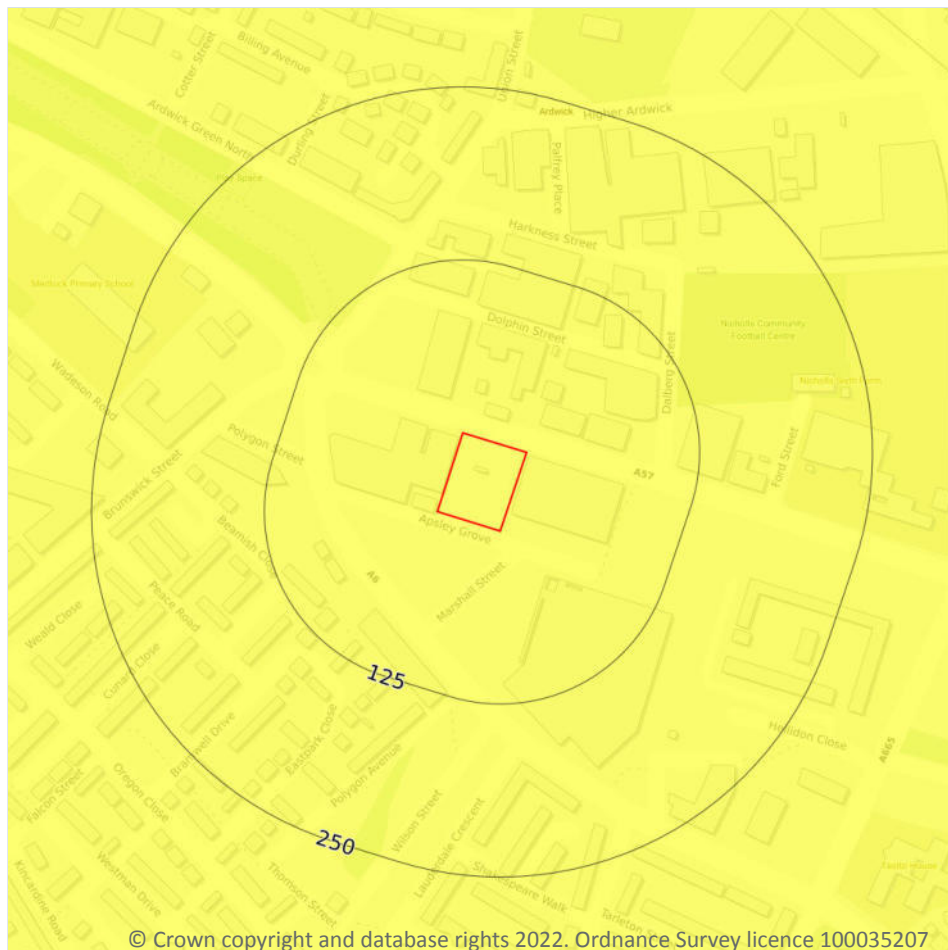
Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 105**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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17.5 Landslides

Records within 50m

1

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

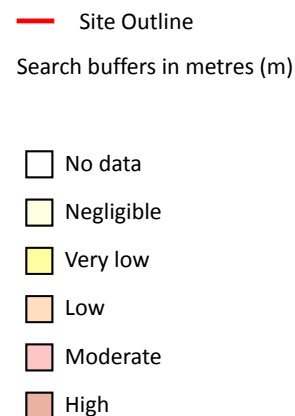
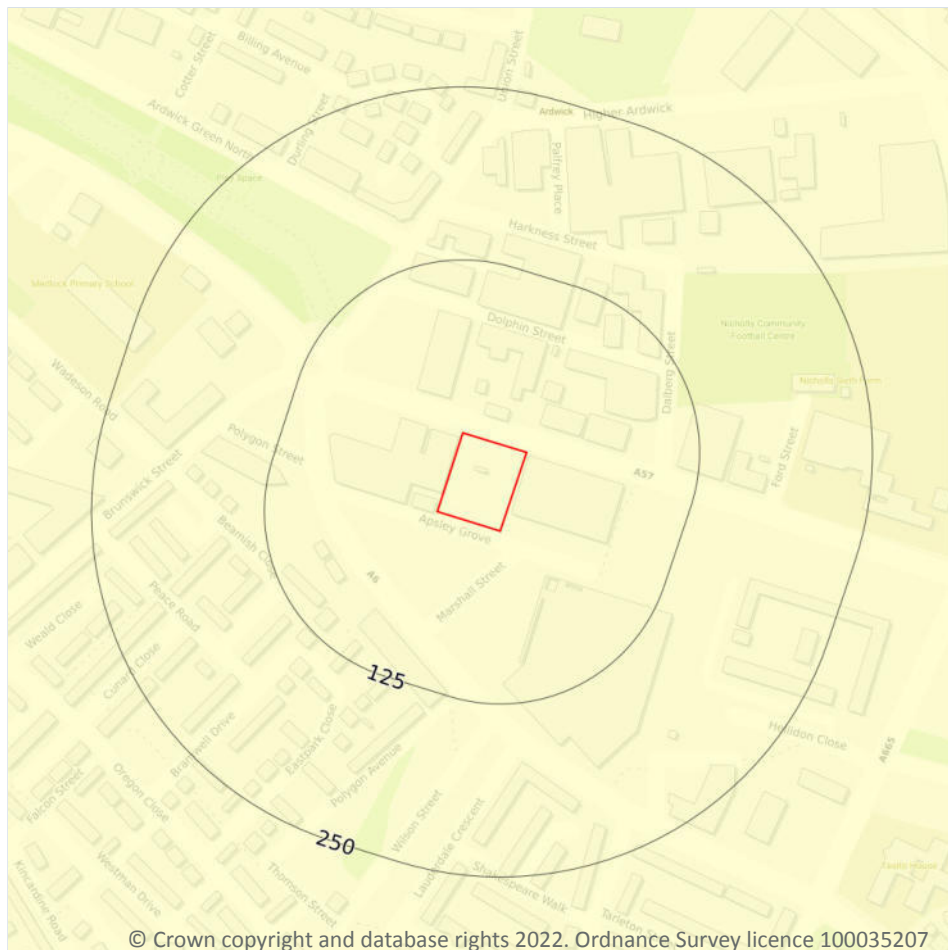
Features are displayed on the Natural ground subsidence - Landslides map on **page 106**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

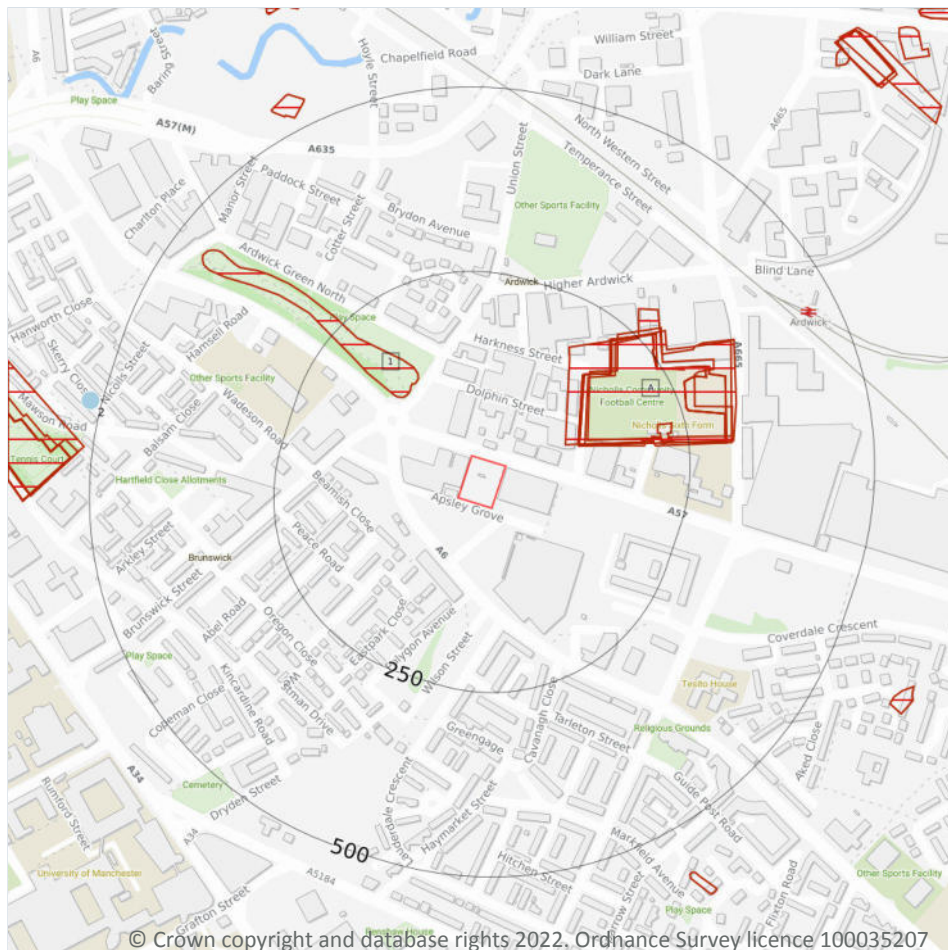
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 107**

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

This data is sourced from the British Geological Survey.



18 Mining, ground workings and natural cavities



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- BritPits
- Surface ground workings
- Underground workings
- Historical Mineral Planning Areas
- Mining Cavities
- Non Coal Mining
- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

18.2 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m

9

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining, ground workings and natural cavities map on **page 109**

ID	Location	Land Use	Year of mapping	Mapping scale
A	86m E	Cemetery	1851	1:10560
A	103m E	Cemetery	1938	1:10560
A	103m E	Cemetery	1934	1:10560
A	103m E	Cemetery	1915	1:10560
A	103m E	Cemetery	1905	1:10560
A	103m E	Cemetery	1923	1:10560
A	111m E	Cemetery	1890	1:10560
A	116m E	Cemetery	1956	1:10560
1	120m NW	Pond	1851	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m

0

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

This data is sourced from Ordnance Survey/Groundsure.



18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

1

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 109**

ID	Location	Name	Commodity	Class	Likelihood
-	906m NE	Ardwick	Limestone - Ardwick	D	Underground mining is known or considered likely to have occurred within or close to the area. Potential for difficult ground conditions are at a level where they should be considered

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m

1

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 109**



ID	Location	Mine Address	Mineral	Data source	Publisher
2	516m W	Manchester, Greater Manchester	Firestone, Freestone, Hearthstone , Honestone, Ragstone, Sandstone, Scythestone , Silver Sand, Whetstone	'Underground Manchester - Secrets of the city revealed'	Willow Publishing

This data is sourced from Stantec UK Ltd.

18.8 JPB mining areas

Records on site

1

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

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

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site

1

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

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

This data is sourced from the Coal Authority.



18.10 Brine areas

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

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.11 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

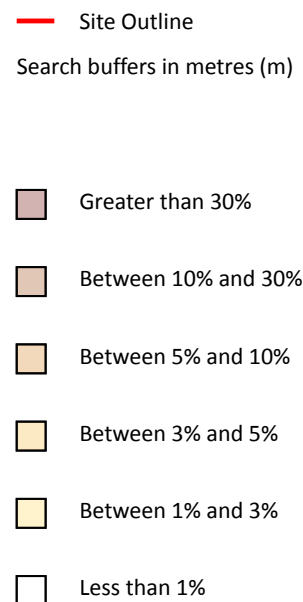
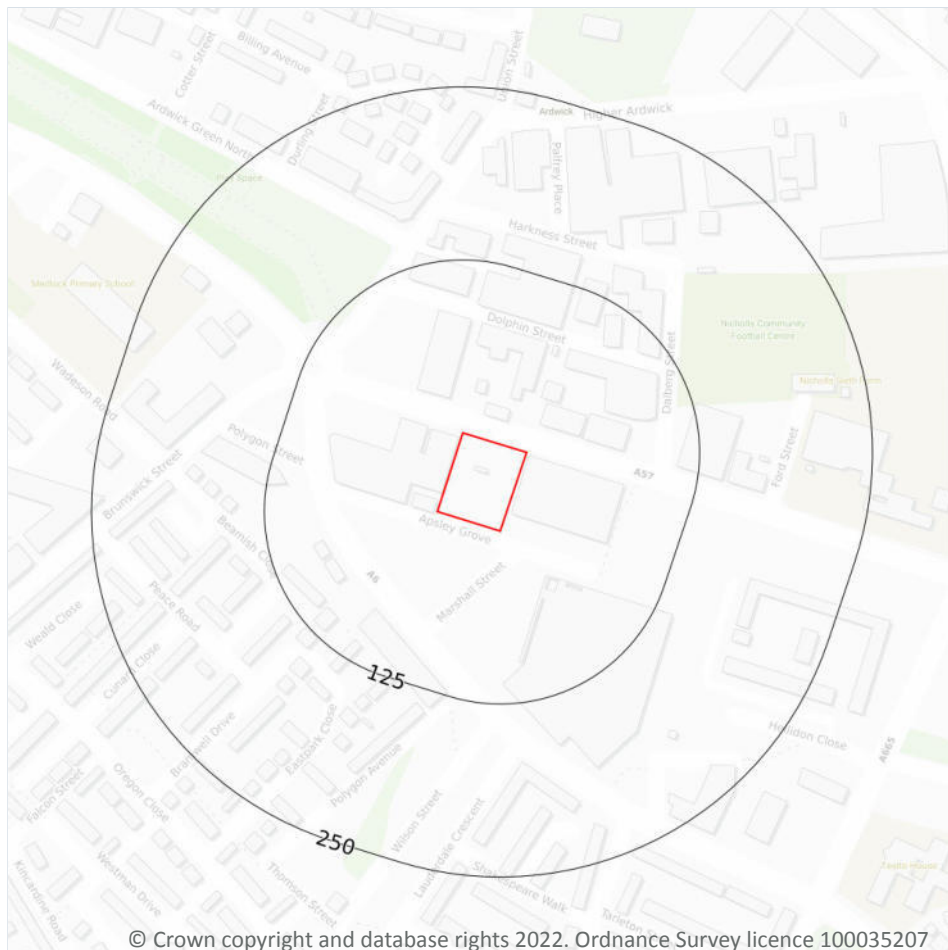
18.13 Clay mining

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

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

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

19 Radon



19.1 Radon

Records on site

1

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

Features are displayed on the Radon map on **page 114**

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

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



20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

7

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
36m NE	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
38m E	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
38m SE	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
48m SW	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

6

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).



Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	22	3.8	115	79	1.9	80	25	34	3
On site	22	3.8	52	36	0.4	73	24	32	4
On site	25	4.4	121	83	1.9	82	25	34	3
9m NW	27	4.7	46	32	0.4	75	25	31	4
36m NE	22	3.8	147	101	0.8	84	190	34	24
38m E	20	3.5	141	97	0.8	81	203	35	24

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.

21 Railway infrastructure and projects

21.1 Underground railways (London)

Records within 250m

0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m

0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m

0

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m

0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.



This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m

0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m

0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

Terms and conditions

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APPENDIX 6 - Coal Authority Report



The Coal
Authority

CON29M

coal mining report

14 HYDE ROAD, MANCHESTER, M12 6BW



Known or potential coal mining risks

Future underground coal mining

Page 3



Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit
www.groundstability.com



Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. It is unlikely that these features will impact on the stability of the enquiry boundary.

Your reference: **ORD-22366-2865**
Our reference: **51003316957001**
Date: **10 October 2022**

Client name:
James Doyle

If you require any further assistance please
contact our experts on:
0345 762 6848
groundstability@coal.gov.uk



The Law
Society

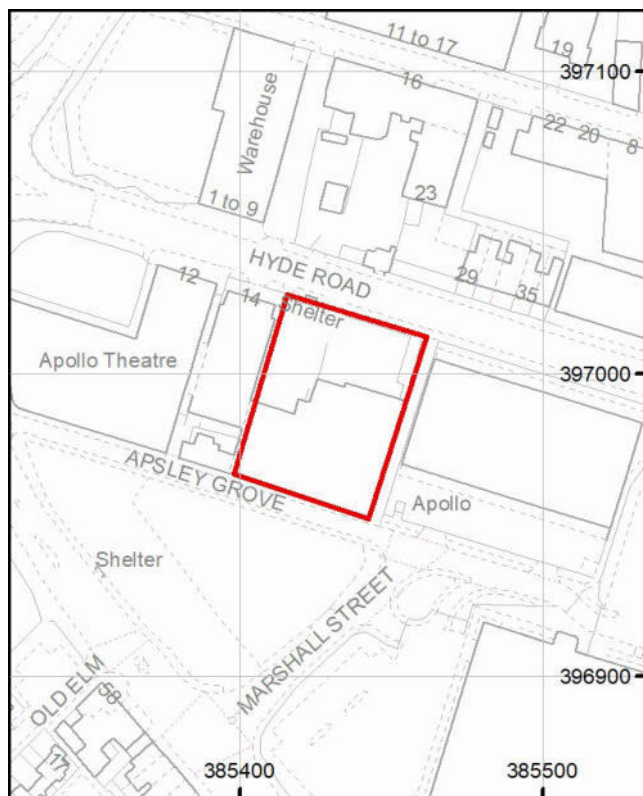
Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is
on the coalfield



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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.



Accessibility

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email communications@coal.gov.uk.

Detailed findings

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1 Past underground coal mining

The property is not within a surface area that could be affected by any past recorded underground coal 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 received an application for, and is currently considering whether to grant a licence to remove or work coal by 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 recorded coal mine entries known to the Coal Authority 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 of the enquiry boundary, since 31 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 Coal 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.

Statutory cover



Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form



Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **0800 288 4242**. Further information can be found on our website: www.gov.uk/coalauthority.

Glossary



Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings

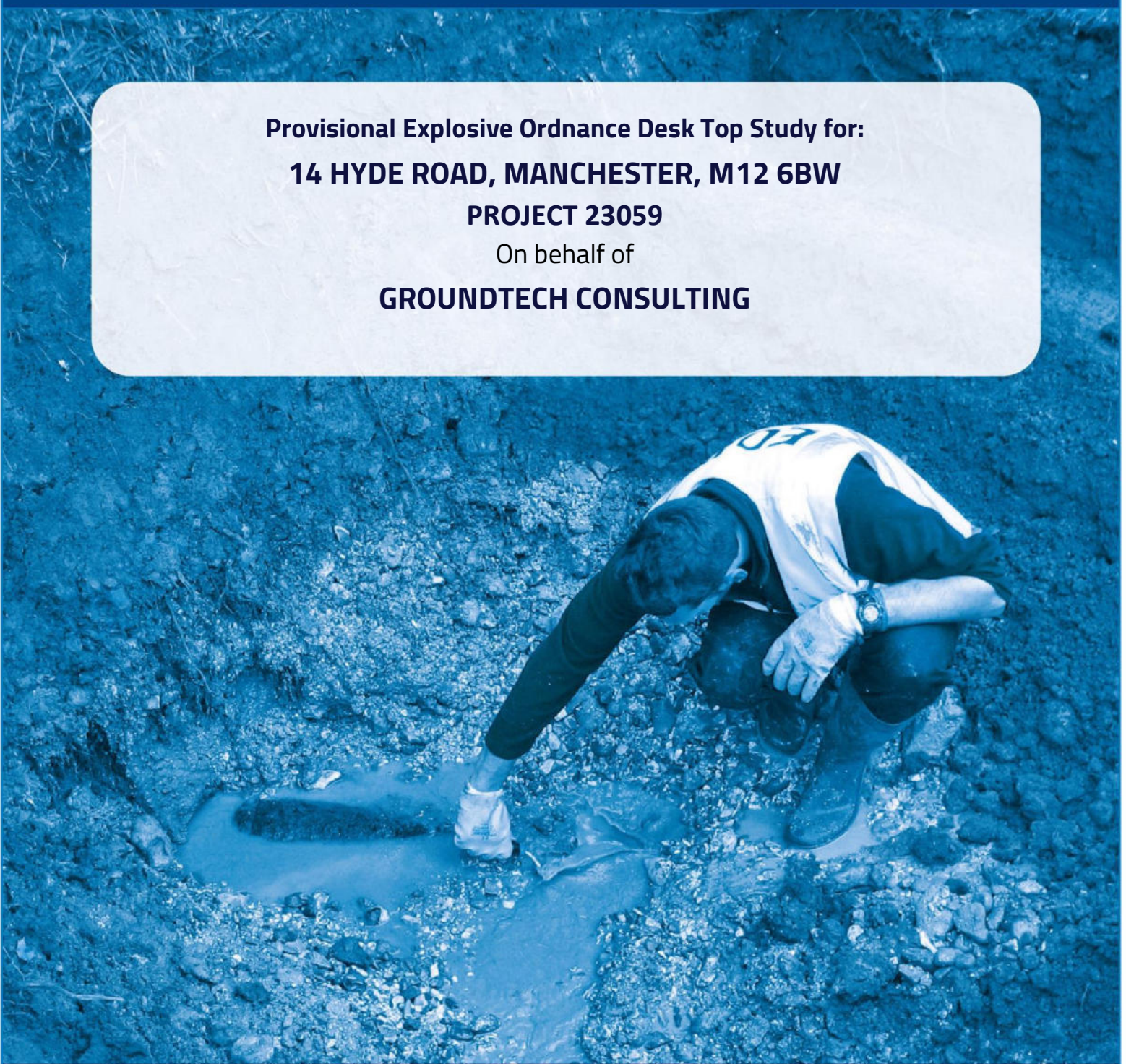


APPENDIX 7 – Preliminary UXO Risk Assessment



Unexploded Ordnance Risk Mitigation

Provisional Explosive Ordnance Desk Top Study for:
14 HYDE ROAD, MANCHESTER, M12 6BW
PROJECT 23059
On behalf of
GROUNDTECH CONSULTING



www.eodcontractsLtd.com

Tel: 01386 578 405



PROVISIONAL EXPLOSIVE ORDNANCE DESKTOP STUDY

For

14 HYDE ROAD, MANCHESTER, M12 6BW

Conducted by **EOD Contracts Limited**

On behalf of **ASL**

Document Control & Enquiries

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EXECUTIVE SUMMARY

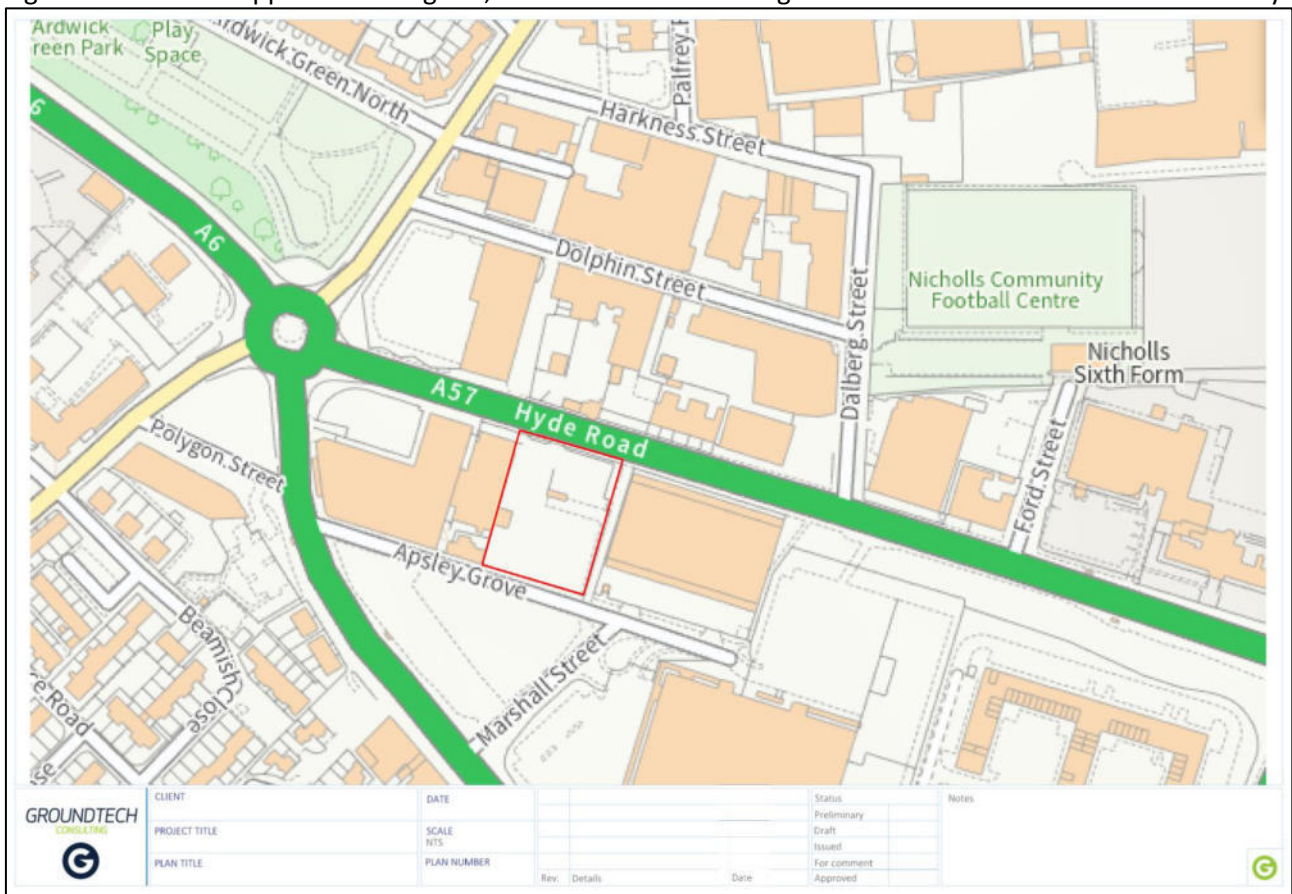
INSTRUCTION

EOD Contracts Ltd, have been commissioned by Groundtech Consulting to undertake a desktop study for potential historic Unexploded Ordnance (UXO) contamination for the future works at 14 Hyde Road, Manchester, M12 6BW (The Site).

SCOPE OF WORK

The scope of this EO Risk Assessment/Provisional Desk Study is to assess the likelihood of buried EO/UXO within the environs of The Site (See Figure 1.1), in view of further development. A further aim was to evaluate the implication from UXO contamination during any future intrusive land use.

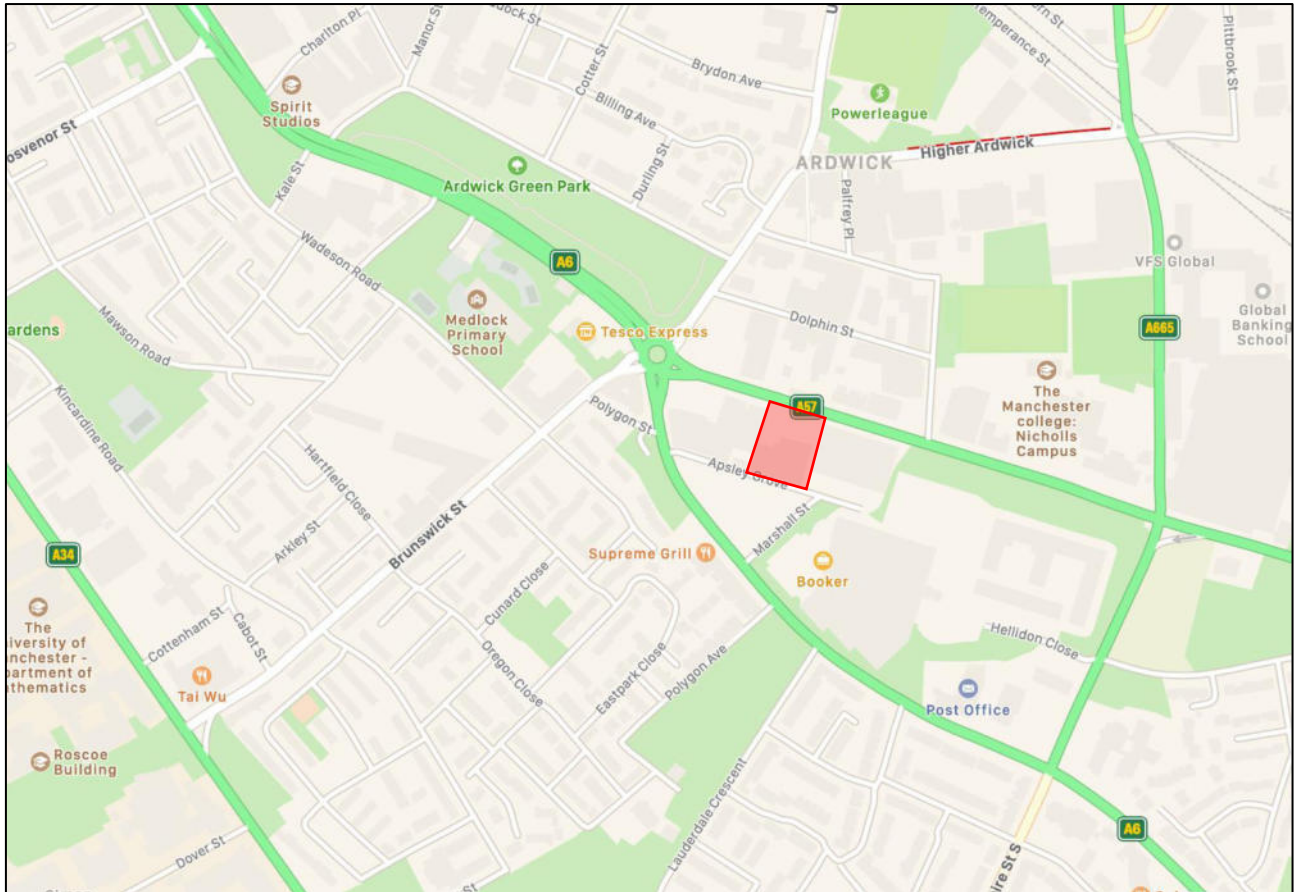
Figure 1.1: Clients Supplied Site Diagram, This DTS will be covering all areas shown within the Red Boundary.



LOCATION

The site is located in Ardwick (Manchester). Access can be gained via Hyde Road. Should the need be required the Client will provide an exact meeting point.

Table 3.1 Site Location (red boundary).



Title	Description (Centre of Site)
Address	14 Hyde Road, Manchester
Post Code	M12 6BW
Grid Reference	SJ 854969 (eastings) – SJ 8543096994 (northings)
what3words	taker.lamps.visa

SOURCES OF UXO CONTAMINATION

The main sources of UXO contamination that have been researched for the site are:

- Anti-Aircraft Ammunition (AA)
- Air delivered ordnance bombs and sub-munitions/incendiaries

KEY FINDINGS

Based on the information researched by EOD Contracts Ltd for the proposed scope of works being carried out within the given site area, the following conclusions have been reached:

Historical UXO Contamination

The indicators for UXO contamination are:

Bomb Strikes	There are no recorded incidents of the site being the subject of bombardment throughout WW1. Manchester was the subject of several attacks throughout WW2, the most devastating being the Christmas raids over 2 nights (22 nd – 24 th December 1940). Both the Site and its surrounding area was the subject of heavy bombing throughout this period. The site area may have been utilised by military personnel.
Military Usage	The site area may have been utilised by military personnel as a Drill Hall
Explosive/Munition Factory	No obvious signs

RECOMMENDATIONS

It is recommended that the following risk mitigation strategy be executed prior to any intrusive works.

Full UXO DTS be carried out for the Site prior to intrusive works. OR A UXO Risk Mitigation Engineer be on Site for all ground works.

EOD Contracts Ltd can supply a turnkey solution to your UXO requirements. Therefore, the following mitigation strategies can be supplied for land or water-based operations:

Intrusive survey using CPT (*Cone Pressure Testing*) or borehole equipment, *supplying risk mitigation to all Borehole and Pile locations, down to a maximum bomb penetration depth determined within this document.*

Non-Intrusive Survey using multiple array system with DGPS (*Differential Global Positioning System*).

Offshore, near-shore, estuarine and freshwater water environments magnetic, side scan and bathymetric supported by state-of-the-art DGPS.

The aforementioned surveys are supported with post processing of data and intrusive investigations if required.

EOD Engineer over watch using Suitably Qualified and Experienced Personnel, normally former British Army, Navy, or RAF Bomb Disposal specialists.

Explosive Ordnance Safety Presentations.

APPENDIX 8 - CIRIA Risk Assessment Methodology

Contaminated Land Risk Assessment

Contaminated Land Risk Assessment is a technique that identifies and considers the associated risk, determines whether the risks are significant and whether action needs to be taken. The four main stages of risk assessment are:

Hazard Identification ➡ Hazard Assessment ➡ Risk Estimation ➡ Risk Evaluation

LCRM outlines the framework to be followed for risk assessment in the UK. The framework is designed to be consistent with UK legislation and policies including planning. The starting point of the risk assessment is to identify the context of the problem and the objectives of the process.

Formulating and developing a conceptual model for the site is an important requirement of risk assessment, this supports the identification and assessment of pollutant linkages. Development of the conceptual model forms the main part of preliminary risk assessment, and the model is subsequently refined or revised as more information and understanding is obtained through the risk assessment process.

Risk is a combination of the likelihood of an event occurring and the magnitude of its consequences. Therefore, both the likelihood and the consequences of an event must be taken into account when assessing risk.

The risk assessment process needs to take into account the degree of confidence required in decisions. Identification of uncertainties is an essential step in risk assessment.

The likelihood of an event is classified on a four-point system using the following terms and definitions from CIRIA C552:

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

The severity is also classified using a system based on CIRIA C552. The terms and definitions are:

- **Severe:** Short term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resources. Catastrophic damage to buildings or property. A short-term risk to a particular ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000);
Examples – High concentrations of contaminant on surface of recreation area, major spillage of contaminants from site into controlled waters, explosion causing building to collapse;

- **Medium:** Chronic damage to human health ('significant harm' as defined in DETR 2000). Pollution of sensitive water resources. A significant change in a particular ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000);
Examples - Concentrations of contaminants exceed the generic assessment criteria, leaching of contaminants from a site to a Principal or Secondary Aquifer, death of species within a designated nature reserve;
- **Mild:** Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000). Damage to sensitive buildings, structures, services or the environment;
Examples – Pollution of non-classified groundwater or damage to buildings rendering it unsafe to occupy.
- **Minor:** harm, not necessarily significant harm, which may result in financial loss or expenditure to resolve. Non-permanent health effects to human health (easily prevented by use of personal protective clothing etc). Easily repairable effects of damage to buildings, structures and services.
Examples – Presence of contaminants at such concentrations PPE is required during site work, loss of plants in landscaping scheme or discolouration of concrete.

Once the likelihood and severity have been determined, a risk category can be assigned using the table below.

		Consequences			
		Severe	Medium	Mild	Minor
Probability	Highly likely	Very high	High	Moderate	Moderate/low
	Likely	High	Moderate	Moderate/low	Low
	Low likelihood	Moderate	Moderate/low	Low	Very low
	Unlikely	Moderate/low	Low	Very Low	Very low

Definitions of the risk categories obtained from the above table are as follows together with an assessment of the further work that might be required:

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

APPENDIX 9 - Relevant Legislative Background

Legislative Background

Environmental liabilities and risks have been evaluated in terms of a source -pathway - target relationship in accordance with the approach set out in:

- The 1995 Environment Act;
- The Contaminated Land (England) Regulations 2000;
- The DETR circular 02/2000 Environmental Protection Act 1990: Part IIA Contaminated Land.

Contaminated land is defined within the legislative framework as land which is in such condition by reason of substances in, on or under the land that:

- 1) Significant harm is being caused or there is a significant possibility of such harm being caused;
- 2) Significant pollution of controlled waters is being or is likely to be caused.

The potential for harm is based on the presence of three factors:

- **Source** - substances that are potential contaminants or pollutants that may cause harm;
- **Pathway** - a potential route by which contaminants can move from the source to the receptor;
- **Receptor** - a receptor that may be harmed, for example the water environment, humans and water.

Where a source, pathway and target are all present a pollutant linkage exists and there is potential for harm to be caused. The presence of a source does not automatically imply that a contamination problem exists, since contamination must be defined in terms of pollutant linkages and unacceptable risk of harm. The nature and importance of both pathways and receptors are site specific and will vary according to the intended end use of the site, its characteristics and its surroundings.

The key principle which supports the SPR approach is 'suitable for use' criteria. This requires remedial action only where contamination is considered to pose unacceptable actual or potential risks to health or the environment and, taking into account the proposed use of the site.

Relevant Guidance Documents

This report has been prepared in accordance with the list of guidance below however the list is not exhaustive:

- LCRM – Model Procedures;
- Contamination and Environmental Matters - Their implications for Property Professionals (2nd Edition RICS Nov 2003);
- Brownfields – Managing the development of previously developed land – A client's guide, CIRIA 2002;
- DEFRA and Environment Agency publications CLR7 – 10, supported by the TOX guides and SGV guides, dated March 2002;
- DETR Circular 02/2000, Contaminated Land: Implementation of Part IIA of the Environmental Protection Act 1990;
- Environment Agency technical advice to third parties on Pollution of Controlled Waters for Part IIA of the EPA1990, May 2002;

Relevant Legislative Documents

The following is a non-exhaustive list of legislative framework documents that has been considered in the production of this report:

- The Environment Act (1995);
- The Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance (2012);
- The Environment Protection Act (1990);
- The Contaminated Land (England) Act (2000);
- Contaminated Land (England) Regulations (2012);
- The Water Resources Act (1991);
- The Pollution Prevention and Control (England and Wales) Regulations (2000);
- The Landfill Regulations (England and Wales) Regulations (2002);
- The Landfill (England and Wales) (Amendment) Regulations (2004);
- Health and Safety at Work Act;



APPENDIX 10 - Limitations

Limitations

This report (Report) forms part of the Services and if applicable Additional Services undertaken by Groundtech Consulting Ltd pursuant to a written contract (Agreement) which contains detailed provisions including express limitations of the liability of Groundtech Consulting Ltd.

This Report was prepared using reasonable skill and care as stated in the Agreement for the purpose including intended end use stated by the Client (Purpose) and the liability of Groundtech Consulting Ltd in respect of the form and content of this Report is no greater than its liability under the Agreement. All records, measurements notes, or any other data (Data) obtained by or for the benefit of the Consultant were obtained at a specific point in time and it may not be assumed by the Client or any person relying on this Report that the Data will remain unaffected by the passage of time, the seasons, weather conditions, changes in the water table or the carrying out and completion of works at the Site.

Unless otherwise agreed this Report has been prepared exclusively for the use and reliance of the Client and may not be relied upon, by any other party except as provided for in the Agreement. A third party who relies on this Report, does so at their own and sole risk and Groundtech Consulting Ltd has no liability to such parties.

Groundtech Consulting Ltd that this Report is to be used for the Purpose. The Purpose was instrumental in determining the scope and of the Services provided. If the Purpose should change, the Client may not be able to rely on the Report without the separate agreement of Groundtech Consulting Ltd.

Since the Report was written, later changes in legislation, statutory requirements and industry best practices have not been considered and this should be allowed for. Ground conditions can also change (see below) and should be investigated if there is any significant delay in acting on the findings of this Report. The period of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the Report inaccurate or unreliable. The information and conclusions in this Report should not be relied upon in the future without written confirmation from Groundtech Consulting Ltd that it is safe to do so.

The observations and conclusions outlined in this Report are based exclusively on the services that were provided as set out in the agreement between the client and Groundtech Consulting Ltd.

Groundtech Consulting Ltd is not liable for the existence of any condition, the discovery of which would require additional investigation outside the agreed scope of works or core competency. The Report is based upon Groundtech Consulting Ltd's observations of existing physical conditions at the Site gained from site reconnaissance together with interpretation of information including documentation, obtained from third parties and from the Client on the history and usage of the Site. The findings and recommendations contained in this Report are based in part upon information provided by third parties, and Groundtech Consulting Ltd have relied upon such information assuming it to be correct.

Groundtech Consulting Ltd accepts no responsibility for errors or inaccuracies in third party information presented in this Report. Groundtech Consulting Ltd was not authorised to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the Services or Additional Services. Groundtech Consulting Ltd is not liable for any inaccurate information, misrepresentation of data or conclusions, which may inform the scope of investigation undertaken by Groundtech Consulting Ltd and forms the contract with the client.

Where field investigations have been carried out these have been restricted to a level of detail required to achieve the stated objectives of the work. Ground conditions may also vary due to the ground's heterogeneous properties

and because investigation exploratory locations only allow examination of the ground at discrete locations. The potential exists for ground conditions to be encountered which are different to those considered in this Report, particularly between exploratory holes. The extent of the limited area depends on the soil and groundwater conditions, together with other constraints such as the position of any existing structures and underground utilities. If so stipulated in the Agreement, geo-environmental testing was carried out for a limited number of parameters based on an understanding of the available operational and historical information, and it should not be inferred that other chemical species are not present.

Any groundwater conditions entered on the exploratory hole records are those observed at the time of investigation. The groundwater level often has not had time to reach equilibrium and a monitoring period is required. Furthermore, groundwater levels are subject to seasonal variation or changes in local drainage conditions and groundwater levels may occur at other times of the year which are higher than were recorded during this investigation.

Any site drawings provided in this Report are preliminary and used to present the general relative locations of features on, and surrounding, the Site.

