



Phase 1 Desk Study & Preliminary Risk Assessment Report for Proposed Car Park, Ripon Street Depot, Ripon Street, Manchester

Project No: 199



Client





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EXECUTIVE SUMMARY

Site Location & Access	Former Manchester City Council depot located off Denmark Road, Manchester, M15 6SE. Access is gained from the main via Ripon Street & Denmark Road to east and south respectively.
Grid Reference	E384440 N396280
Current Site Use	The site currently comprises a former Manchester City Council depot housing a series of single and 2-storey brick, render and glass clad office and storage units with associated concrete hardstand. Surface cover consists of typically reinforced concrete hardstand with tarmacadam surfacing in the northern car park. A large former diesel tank bund, oil tank and car wash is located in the south eastern corner of the property
Site History	On-Site The site comprised Chorlton Abbey and residential housing prior to the construction of the depot circa 1980. Offsite A range of potentially contaminating activities comprising a brewery, factories and works.
Utility Locations	Utility plans not reviewed by NX Consulting. Site walkover observed a possible gully drainage in the car park hard stand and reinstated service trenches in the northern carpark.
Landfill Sites & Ground Gases	No landfills or other significant sources of potentially hazardous ground gas within 250m of the property. The Groundsure report states that less than 1% of homes in the site vicinity were above the action level. Therefore, radon protection measures are <u>not</u> required in the construction of new dwellings or extensions.
Geotechnical Assessment	No unstable slopes, invasive knotweed or significant induced surface settlements were observed within during the walkover. Remnants of former trial pits were observed in northern tarmacadam car park.
Flood Risk	GroundSure mapping data indicates that the site is located within an Environment Agency Zone 2 & Zone 3 flood plain. However, a quantitative flood risk assessment carried out by DW Consulting LLP (report ref: DW0660 dated April 2014) has proven the site to be within a Flood Zone 1 area and the associated risks of flooding are deemed to be low.
Mining	Risks in relation to underground coal workings affecting the property are considered to be low.
Conceptual Model	The general risk of significant contamination being present within soil and groundwater beneath the site is considered to be moderate and site investigation works are required to establish the risks to identified receptors pre-acquisition.

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1.0 INTRODUCTION

1.1 Instruction

NX Consulting Limited has been commissioned by Aisling McNulty of Manchester Science Park Limited (The Client) to conduct a pre-acquisition Phase 1 Desk Study of land at Manchester City Council's Ripon Street depot, Ripon Street, Hulme, Manchester, M15 6FG

It is understood that the site is to be purchased by Manchester Science Parks and redeveloped as a temporary car park for Manchester Science Park staff with associated access roads and landscaped areas. No proposed development levels have been provided to NX Consulting as part of this assessment.

1.2 Previous Works

The following previous assessments have been conducted upon the larger Manchester Science Park site, on behalf of Bruntwood Limited and Manchester Science Park Limited.

- Phase 1 Desk Study Report of Manchester Science Park, Lloyd St North, Manchester, M15 6SE; Report Ref: NX128/R1, dated March 2012.
- Preliminary Phase 2 Site Investigation Report for The Hub Building, Manchester Science Park, Lloyd St North, Manchester M15 6SE; report reference: NX188/R1, dated May 2014.

The NX Consulting site investigation works, for the Hub Building, comprised the formation of 6no. cable percussive boreholes, 4no trial pits and 3no. window sample holes to respective maximum depths of 11.00metres below ground level (mBGL), 2.00mbgl and 3.45mbgl.

A series of chemical and geotechnical laboratory testing were undertaken on soil and, where available, water samples.

Soil gas and groundwater monitoring installations were incorporated within selected cable percussion holes.

Exploratory holes formed within the Williams and Kilburn House Building car parks recorded Made Ground beneath the surface cover comprising MOT Type 1 gravel to depths circa 0.50mbgl; over clay fill with granular inclusions (typically brick/concrete), tarmacadam/cobble sets, relic slabs and demolition rubble (intact in places) to maximum depths of 3.00mbgl in BH3.

The Made Ground overlies interbedded firm or stiffer clay and/or loose to medium dense sand / sand and gravel. Highly weathered very poorly cemented sandstone bedrock was encountered in two boreholes at depths ranging from 9.50 and 9.70mbgl.

Across the majority of the site contaminants will be isolated beneath buildings and areas of hardstanding. In areas of soft landscaping, to protect end users from isolated

concentrations of lead contamination, a soil cover system (consisting of a minimum 450mm thick layer) was recommended over deposits of made ground.

A low risk to the underlying Principal Aquifer was stated due to the low concentrations determinants recorded.

On the basis of this classification ground gas protection measures will not be required within the proposed Hub Building development, in accordance with CIRIA C665.

The report recommends that the site is not amenable to traditional shallow spread footings and consideration should be given to the adoption of piled foundations to support the proposed structures and suspended floor slab.

Obstructions in the form of relic foundations, infilled cellars/basements and roads/infrastructure were recorded within the vicinity of former Carter Street and Park Street shown on historical mapping.

Both reports were designed to inform the Client in matters relating to potential ground related contamination and should be read in conjunction with this text.

A summary of findings relating to this proposed development is summarised on Section 2 of this text and the environmental search information provided within Appendix B.

1.3 Objectives & Scope of Work

The aim of the NX Consulting Desk Top Study was to assess the potential ground related risks at the site. In order to achieve the above stated aims and objectives, the following scope of works was determined:

- Present a discussion of the current site status and key environmental influences around the site.
- Undertake and present a historical site and area review, primarily referring to old Ordnance Survey Maps.
- Present a discussion of the ground and groundwater conditions within the topographical and area context.
- Present a preliminary geotechnical and ground contamination assessment discussing the results of the research above, not only concerning potential on-site conditions and contamination but also with an overview of the potential for migration on or off-site with respect to the surrounding neighbouring sites.
- Present a preliminary qualitative risk assessment and make recommendations for a characterisation stage of physical investigation and testing, if appropriate.

1.4 Report Layout

- Section 2 of this report provides brief site description & background to site observations.
- Section 3 presents a discussion based on information obtained to date.
- Section 4 presents conclusion and recommendations.

1.5 Limitations

The accuracy of the data supplied by third parties should be considered in the context of any known site conditions for which NX Consulting Limited cannot be held liable.

The comments given in this report and the opinions expressed assume that the ground conditions (geology, hydrogeology, contamination) do not vary beyond the range revealed by this assessment. There may be, however, conditions within the site, which have not been identified from the information reviewed and consequently have not been considered in this report: confirmation of such uncertainties should be the focus of any future intrusive investigations.

The comments made in this report are based on the data available at the time of its completion. Any unusual or conflicting evidence discovered during any future site works must be presented to NX Consulting as soon as possible so that any implications may be considered.

This report is provided for the benefit only of the party to whom it is addressed. NX Consulting does not extend responsibility to any third party for the whole or any part of the contents. NX Consulting owes no duty of care in relation to this report to any third party. The investigation and reportage has been undertaken with all reasonable skill, care and due diligence. NX Consulting disclaims any responsibility to the client or others in respect of any matter(s) outside this agreed scope of the above works.

In addition to the above it should be noted that when investigating or developing land, sub-surface conditions might vary both spatially and over time. Whilst this investigation and subsequent interpretation has been undertaken to reasonably characterise current sub-surface conditions at the site within the scope of works and agreed budget, the absence of certain ground, contamination or groundwater conditions at the individual locations is not a guarantee that these conditions do not exist elsewhere on the site. Additional information, changes in legislation or revised practices may necessitate re-interpretation of part or all of this report.

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2.0 PHASE 1 ASSESSMENT SUMMARY

2.1 Site Location & Setting

This report is intended to support an application relating to the formation of a car park within the former Manchester City Council 'Ripon Street' depot. This assessment forms part of pre-acquisition surveys being carried out by Manchester Science Parks who are looking to purchase the site.

For the purpose of this assessment the site boundary has been established to incorporate the majority of buildings and land within the Manchester Science Park (MSP) complex. Although mapping presented in Appendix B shows an area of some 11 hectares, it must be stressed that some of the land and buildings are not currently in the ownership of Manchester Science Park.

Figures and site photographs are provided in Appendix A following a site walkover by NX Consulting staff on 9th May 2014.

The Ripon Street depot is generally rectangular in shape, generally flat and located off Denmark Road & Ripon Street, Manchester, M15 6SE (NGR: 384440E; 396280N).

The depot comprises a series of single and 2-storey brick, render and glass clad office and storage units with associated concrete hardstand. The former use of individual units are presented on Manchester City Council drawing (Drawing No: AE/GW/001) presented in Appendix A.

Surface cover consists of typically reinforced concrete hardstand with tarmacadam surfacing in the northern car park.

Site boundaries comprise a series of brick, breeze and metal rail fencing. Beyond which lies open land (Plot B Manchester Science Park) to the north, Holy Name Roman Catholic School to the east, Denmark Road to the south and Ingham House Convent for the Deaf and car parking to the west. Trees line the western and northern boundaries.

Access to the site can be obtained via metal rail gates situated off Ripon Street to the west and Denmark Street to the southeast.

Potential sources of contamination observed during the walkover comprise;

1. a large (36m² area) brick tank bund and small paint store located in the southeastern corner of the site. The tank bases are still present, however, the tank appears to have been moved. The base was half filled with water at the time of the walkover. No significant hydrocarbon staining or sheen was evident during the walkover, however the base of the slab could not be seen due to the water.
2. Skip and open storage bays situated along the southern boundary.
3. Joiners shop, scaffolding and painters stores.

Concrete hardstand was present within each unit and stores. No visual or olfactory evidence of contamination was observed during our inspection of the above units and/or stores.

No unstable slopes, invasive knotweed or significant induced surface settlements were observed within during the walkover. Remnants of former trial pits were observed in northern tarmacadam car park.

Site walkover photographs are presented in Appendix A.

2.2 Geology, Hydrology and Hydrogeology

The geology of the site is shown on the 1:50,000 scale British Geological Survey maps obtained from the Groundsure Site report which are extracted from the British Geological Survey Digital Geological Map of Great Britain at 1:50,000 scale.

This indicates that the site is underlain by low permeability Glacial Till (Boulder Clay) overlying Permo-Triassic Sherwood Sandstone. No inferred major faults exist within close proximity of the site.

Records indicate that there are no surface water features or Environment Agency defined Primary Rivers within 250m of the site. As such, no Environment Agency chemical and biological data exists within 250m of the site. The environmental sensitivity to surface water features and/or main rivers is therefore considered to be low.

Guidance from the Environment Agency indicates that the underlying bedrock strata are designated as a Principal aquifer; whilst the drift deposits are also designated as a non-aquifer (unproductive). The site lies within a Source Protection Zone 2 and Zone 3 (Outer Catchment) associated with an abstraction borehole situation 100m to the southwest within Royal Brewery. As such the site sensitivity is regarded as medium to high.

GroundSure mapping data indicates that the site is located within an Environment Agency Zone 2 & Zone 3 flood plain. However, a quantitative flood risk assessment carried out by DW Consulting LLP (report ref: DW0660 dated April 2014) has proven the site to be within a Flood Zone 1 area and the associated risks of flooding are deemed to be low.

The site does not benefit from Environment Agency defined flood defenses.

2.3 Local Authority, Coal Mining & Radon

The GroundSure report indicates that there are no records within 500m; relating to the site or surrounding land in the Contaminated Land Register under s78R(1) of the Environmental Protection Act.

The GroundSure report and the Coal Authority Gazetteer indicate that the site is within an area, which may be affected by coal mining activities. However, the risks to the site from shallow coal mining hazards are deemed to be **low** due to the significant cover of sandstone bedrock directly overlying coal measures strata beneath the site.

The Groundsure report states that less than 1% of homes in the site vicinity were above the action level. Therefore, radon protection measures are not required in the construction of new dwellings or extensions.

2.4 Site History

Historical maps of the site area have been obtained from GroundSure. Pertinent information determined from review of these maps is set out in the following table; a full copy of the maps is presented in Appendix C.

Map Date & Scale	On Site	Off-Site (Surrounding Area)
1893 to Pre 1908	The site is labeled as Chorlton Abbey. Smaller buildings are located in the south west of the subject area, the most northern of which is shown to have possible clay edgings as part of a former pit. Several trees and a small path is located in the north. The east of the subject area is shown as undeveloped open area.	Typical late 19 th Century City setting with a mixture of residential properties, schools, public houses, breweries and churches. Abbey Street and Halley St are located to the east. The Victorian University of Manchester is located 100m northeast of site.
1908 to Pre 1950	One large semi terraced building is located on the corner of Ripon Street which is now developed in the north of the subject area and Greenheys Lane. Priory Street is situated beyond Ripon Street. Terraced housing is now present in the north and east. The building in the south west is labelled as St Gerrard's Home.	The majority of the surrounding area is occupied by terraced housing with clothing works located in the north west. A bakery, a warehouse and a church are situated to the south west. A laundry and hotel are located to the south east.
1950 to Pre 1963	The building on site is now labelled as St Gerrard's Overseas Centre. A larger rectangular building is added to the east of the existing development.	No significant change.
Pre 1980	Additional developments have been made on site. Terraced housing is no longer shown as present. Additional larger buildings are adjacent to the existing layout in the north and east. Present day configuration is emerging.	Terraced housing in the immediate vicinity is no longer present. Open land is noted in the north and north east. A club is labelled to the north of the subject site with a works beyond. Housing removed south of site and replaced with a primary and secondary schools.
Pre 1989	Site buildings have been slightly reconfigured. Building in the west is now shown as Henesy House (Convent and centre for the deaf); a Council depot is located to the east.	The works adjacent to the McDougall Centre is labelled as a Depot by 1989 and a factory and garage are located adjacent. A factory and police station are located to the west. The University is expanding with further developments made, particularly to the east.
1989 to 1995	No Significant change. Site is largely made up of current configuration.	Further expansion of the university to the east of site. The second works in the northwest of site is now labelled as a depository. Brewery labelled southeast of site. By 1995 the depot adjacent to the McDougall Centre has been labelled as the Greenhayes Business Centre. The factory and garage north of depot are still present.

1995 to 2011	No significant change	Synergy house and Rutherford House have also been constructed. Rutherford house covers the area of the former pond. By 2002 Williams House and Kilburn House have been constructed in the north east of site. The University of Manchester occupies the area to the north with Manchester Science Park north east of the subject area.
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2.5 Pollution Control

The closest Integrated Pollution Prevention and Control process is located 100m to the west of the property and comprises the Royal Brewery used for animal, vegetable and food processing.

There are no active discharge consents within 250m of the site.

There are no recorded Local Authority Pollution and prevention enforcements within 250m of the site.

A single Environment Agency pollution incident entries records a single incident located 137m to the west, in 2003. Due to the distance from the site, it is considered unlikely to have significantly adverse impact on the site.

There are no records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 within 500m of the site.

The environmental datasheets are provided in Appendix B.

2.6 Hazardous Substances

RPS Thompson Plc, Medeval Limited and Cyprotex Discovery Limited have radioactive substances permits within Skelton House. The permits are for the use and keeping of radioactive substances on site.

There are no Control of Major Accident Hazards Sites (COMAH), no Notification of Installations Handling Hazardous Substances (NIHHS), no Planning Hazardous Substance Consents and no Planning Hazardous Substance Enforcements within 250m of the site.

2.7 Landfill Sites and Other Waste Disposal Facilities

There are no active Licensed Waste Management Facilities, Registered Waste Treatment or Disposal Sites within 250m of the site.

2.8 Industrial Land Use

A total of 28 contemporary trade directory entries (active & inactive) are located within 250m of the larger MSP complex. A number of which are located upon the site, comprising; engineering services, laboratory operations, electricity substations, transport storage and delivery. Cedric's Motors provides motor repairs and servicing and is located

on the northwestern boundary. Access to this property was not available during the site walkover.

An extensive list of other contemporary trade directories around the site are provided in Envirocheck Information provided within Appendix B.

There are no fuel stations listed within 250m of the site.

2.9 Ecological Setting

There are no sensitive land uses within 500m of the site.

The site is not located within a nitrate vulnerable zone.

3.0 RISK ASSESSMENT & CONCEPTUAL MODEL

3.1 Introduction

The site characterisation attempts to identify potential previous and existing site sources of contamination. The conceptual model links the identified sources likely to cause significant possibility of significant harm via pathways to identified critical receptors. The conceptual model is therefore based on a number of identified source-pathway-receptor scenarios. For land to be classified as contaminated a significant pollutant linkage will need to be identified which will include each component of the conceptual model. The absence or removal of a source or interception of a pathway will 'break' the pollutant linkage.

The conceptual model is characterised by identification of the following:

- On-site sources, which may impact on-site receptors via plausible pathways.
- On-site source, which may impact off-site receptors via plausible pathways.
- Off-site sources, which may impact on-site receptors via plausible pathways.

The change of land use will require assessment of the new site development layout within the context of introducing new exposure pathways. The planning regime will require assessment of the site to ensure the new development will not be classed as contaminated land under the definition provided by the Part 2A of the Environment Act 1990 as defined in the Environment Protection Act 1995.

3.2 Identified Potential Sources

CLEA CLR 8 and the Department of the Environment Industry profiles provides a selection of contaminants that may be relevant for the assessment of contaminated land, based on site usage, because they are likely to be found on a large number of industrial sites in the UK and have the potential to affect human health and the environment. Based on the historical uses of the site, and the surrounding area, the following information regarding potential contaminants is as follows:

On site sources:

1. Heavy metals, hydrocarbons, solvents, dyestuffs within Made Ground & asbestos from past/current usage;
2. Diesel fuels from former large on site tank/bund.
3. Fuel/oils and solvents from oil tank/vehicle spillage/skip storage

Off-site sources:

4. Heavy metals, hydrocarbons from Cedric's Motors, workshops
5. Heavy metals, hydrocarbons, solvents, dyestuffs from brewery 100m to west;

3.3 Identified Potential Receptors

- Humans – site workers, neighbouring site workers, maintenance & construction staff, visitors
- Groundwater – Major Aquifer

3.4 Potential Pathways

- Humans – dermal contact, ingestion of contaminated soils and dust, inhalation of dusts and vapours
- Groundwater – rainwater ingress and leaching.

3.5 Risk Assessment

Section 6.3 of the CIRIA Report “Contaminated Land Risk Assessment: A Guide to Good Practice” (CIRIA Report C552) describes in detail the concepts underlying the risk-based approach to assessing potentially contaminated land, introduce the roles of key legislation and describe the qualitative methodology adopted for evaluating and characterising risk.

Current best practice in the UK promotes a risk-based approach to dealing with both soil and groundwater contamination. The principal aim of the approach is to ensure protection of human health and the environment in a thorough, transparent and cost-effective manner.

Fundamental to the risk-based approach is the concept that for ‘Contaminated Land’ to be designated, as a consequence of historic activities, a pathway for contamination must be shown to exist between a source of contamination and a receptor. The combined presence of a source, pathway and a receptor is described as a ‘pollutant linkage’.

The concepts associated with a contaminant source, pathway and receptor are defined in DETR Circular 02/2000 ‘Contaminated Land Environmental Protection Act 1990: Part II A’. A **source** of contamination may be considered as a ‘substance which is in, on or under land that has the potential to cause harm or to cause pollution of controlled waters’. A **receptor** can be considered as either ‘a living organism, a group of living organisms, an ecological system or a piece of property which is being, or could be harmed, by a contaminant or controlled waters which are being, or could be, polluted by a contaminant’. A **pathway** may be considered as one or more routes by, or through,

which a receptor is being, or could be, exposed to or affected by a contaminant. Typical pathways may include migration in groundwater, surface water run-off or infiltration, inhalation, dermal contact and ingestion.

The risks posed by an identified pollutant linkage can often be mitigated by removing the source of contamination, treating the source of contamination, blocking the relevant pathway(s) or by protecting the receptor.

PRINCIPLES OF RISK EVALUATION

The risk evaluation methodology presented below is qualitative in nature, and is therefore a subjective method. It is based upon guidance presented in CIRIA publication referenced C552, 'Contaminated land risk assessment ~ A guide to good practice', 2001 and involves the classification of the following:

The magnitude of the potential **consequence** (severity) of risk occurring (Table C 1).

The magnitude of the **probability** (likelihood) of the risk occurring (Table C 2).

These are then considered in conjunction to give a risk matrix (Table C 3).

Classification	Definition	Examples
Severe	Short-term (acute) risk to human health likely to result in 'significant harm' as defined by the Environmental Protection Act 1990, Part II A. Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource. Catastrophic damage to buildings/property. A short-term risk to a particular ecosystem, or organism forming part of such ecosystem (note the definitions of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000).	High concentrations of cyanide on the surface of an informal recreation area. Major spillage of contaminants from site into controlled water. Explosion, causing building collapse (can also equate to a short-term human health risk if buildings are occupied).
Medium	Chronic damage to Human Health ('significant harm' as defined in DETR, 2000). Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution). A significant change in a particular ecosystem, or organism forming part of such ecosystem. (Note: the definitions of ecological systems within Draft Circular on Contaminated Land, DETR, 2000).	Concentrations of a contaminant from site exceed the generic, or site-specific assessment criteria. Leaching of contaminants from a site to a major or minor aquifer. Death of a 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 the <i>Draft Circular on Contaminated Land</i> , DETR, 2000). Damage to sensitive buildings/structures/ services or the environment.	Pollution of non-classified groundwater. Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability).
Minor	Harm although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc). Easily repairable effects of damage to buildings, structures and services.	The presence of contaminants at such concentrations that protective equipment is required during site works. The loss of plants in a landscaping scheme. Discolouration of concrete.

Table C 1: Classification of Consequence

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

Table C 2: Classification of Probability

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

Table C3: Comparison of Consequence Against Probability

Very High Risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.
High Risk	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 (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term.
Moderate Risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
Low Risk	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 Risk	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.

Table C 4: Description of the classified risks and likely action required

Conceptual Site Model (CSM) and Risk Assessment

Table 1.0 (Phase 1)

SOURCE -PATHWAY -RECEPTOR LINKAGE				QUALITATIVE RISK ASSESSMENT		
Contaminant	Location	Receptors	Pathways to Receptors	Associated Hazard (Potential Severity)	Likelihood of Occurrence	Risk*
On site contaminants from; past and present land use; • Solvents, phenols and a range of volatile and semi volatile organic compounds; • Metals • Construction & domestic waste • Chlorinated solvents; • Diesel & oils; • Asbestos	Possibly within sub surface strata & Groundwater.	Ground water (Principal aquifers)	Vertical percolation to groundwater	Groundwater (Medium – pollution of sensitive water resource)	Low Likelihood	Moderate
		Surface Water (None within influencing distance)	Lateral percolation & Surface Run-off to surface water	Surface Water (Medium – pollution of sensitive water resource)	Unlikely	Low
		End user of site (Staff and patrons)	Direct contact, Ingestion, Inhalation (Dust and Vapours)	Human Health (Medium)	Possible	Moderate
		Humans – site workers, neighbouring properties/site workers, maintenance & construction staff,	Direct contact, Ingestion, Inhalation (Dust and Vapours)	Human Health (Minor – providing suitable PPE equipment is worn)	Possible	Moderate Low/Moderate risk (if PPE equipment not worn)

* Risk refers to the potential risk that the Source, Pathway, Receptor linkage is complete and is used to determine if any further investigation/measures are required. It does not indicate immediate emergency risk to any individual or feature present on the site unless specifically noted.

Table and Summary of Potential Risks, Sheet 2

SOURCE -PATHWAY -RECEPTOR LINKAGE				QUALITATIVE RISK ASSESSMENT		
Contaminant	Location	Receptors	Pathways to Receptors	Associated Hazard (Potential Severity)	Likelihood of Occurrence	Risk*
Off site contaminants from surrounding land use including; light industrial commercial practice	Possibly within made-ground surrounding site.	End user of site (Staff and patrons)	Direct contact, Ingestion, Inhalation (Dust and Vapours)	Human Health (Medium)	Unlikely	Low/ Moderate
		Construction workers if applicable	Direct contact, Ingestion, Inhalation (Dust and Vapours)	Human Health (Minor – Providing suitable PPE equipment is worn)	Unlikely	Low/ Moderate
Gas associated with Made Ground and waste as well as natural alluvium deposits.	Possibly within strata beneath the site.	End user of site (Staff and patrons)	Migration through strata and accumulation under buildings of explosive and asphyxiating gases.	Human Health (Severe)	Low Likelihood	Low/ moderate
		Buildings & Infrastructure	surface ground instability causing damage and/or subsidence	Buildings & Infrastructure (Medium)	Possible	Moderate/ High

* Risk refers to the potential risk that the Source, Pathway, Receptor linkage is complete and is used to determine if any further investigation/measures are required. It does not indicate immediate emergency risk to any individual or feature present on the site unless specifically noted.

4.0 CONCLUSION & RECOMMENDATIONS

NX Consulting Limited has been commissioned by Aisling McNulty of Manchester Science Park Limited (The Client) to conduct a pre-acquisition Phase 1 Desk Study of land at Manchester City Council's Ripon Street depot, Ripon Street, Hulme, Manchester, M15 6FG

It is understood that the site is to be purchased by Manchester Science Parks and redeveloped as a car park for Manchester Science Park staff with associated access roads and landscaped areas. No proposed development levels have been provided to NX Consulting as part of this assessment.

Prior to site acquisition, we recommend a series of comprehensive site investigation works are conducted to establish the nature of the underlying properties of the soils and depth of any groundwater deposits.

Based on the findings of the Preliminary Environmental Risk Assessment, it is considered that the site poses an overall low risk of statutory environmental liability, moderate risk with respect to human health and moderate risk with respect to Controlled Waters.

GroundSure mapping data indicates that the site is located within an Environment Agency Zone 2 & Zone 3 flood plain. However, a quantitative flood risk assessment carried out by DW Consulting LLP (report ref: DW0660 dated April 2014) has proven the site to be within a Flood Zone 1 area and the associated risks of flooding are deemed to be low. The developer's engineer should enter into discussions with the Environment Agency to establish if further quantitative flood risk analysis is required.

This report should be issued to the regulatory authorities to prevent delays in the project.

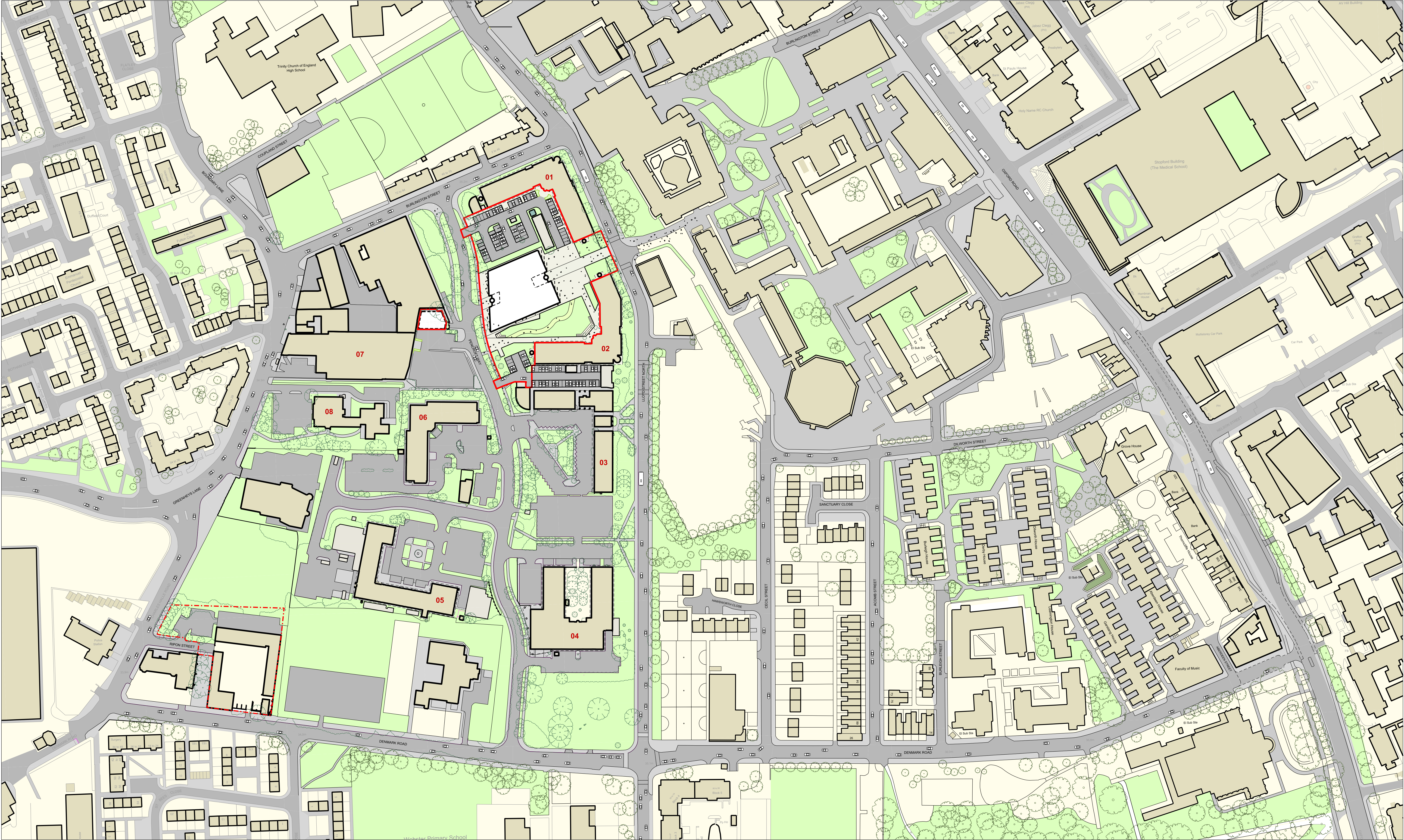
APPENDICES

Appendix A - Site Location Plan, architects drawings & Site Photographs

Appendix B - GroundSure Information

Appendix C – Historical Mapping

Appendix A - Site Location Plan, architects drawings & Site Photographs



BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING.

ANY DRAWING ERRORS OR DIVERGENCES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN.

Drawing Key:			
	Surrounding Context Buildings		Cycle Storage
	Proposed MSP Hub		
	MSP_Phase 1_The Hub		
	MSP_Phase 1_Ripon Street Car Park		

REVISION/DESCRIPTION	DRAWN	CHECKED	DATE

MSP Building Key:			
01	Williams House		
02	Kilburn House		
03	Enterprise House		
04	Skelton House		
05	Synergy House		
06	Rutherford House		
07	Greenheys		

08	Hillel House		
REV B.	ROC	GW	09.04.14
REV A.	ROC	GW	02.04.14
FIRST ISSUE	ROC	GW	04.03.14

REVISION/DESCRIPTION	DRAWN	CHECKED	DATE

11 Dudge Street
P.O. Box 85, Piccadilly Basin
Manchester M60 3JA
United Kingdom
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F +44 (0)161 828 2235
www.bdp.com

PROJECT TITLE The Hub Manchester Science Parks	
PROJECT NUMBER P2006149	
DRAWING TITLE Phase 1_The Hub Site Location Plan	
DRAWING NO. 00(SK) A008	SCALE 1:1250@A1
	DATE Mar 2014
	REVISION B

H 7323

£23000 PA
REPAIRED TO CITY SOLICITORS
54 EMMAS.

EXTLAND: HOWES.

50311

\$25000 pa + 5/c
REPORTED TO CITY SOLICITORS

24 MON TH

CITY SOUTH

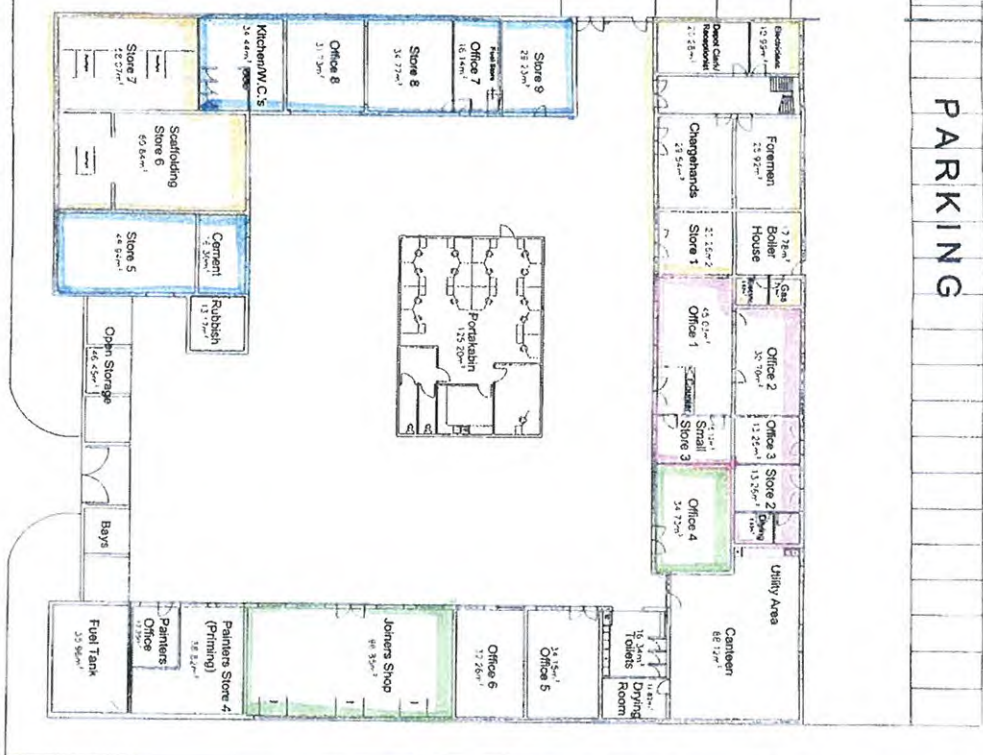
70680

REPORTED TO CITY SHERIFFS.
54 ENDS.

MAN: HTJ TR WORKING
TERMS TO BE AGREED
50715

RIPON STREET

PARKING



SCHOOL PLAYING FIELDS

[illegible]

Helen Smith, FRICS

Head of Valuation & Property Services

Valuation & Property Services Division

P.O. Box 451, Love 4

North West Exhibition Manchester

MIBU 2AX

Tel: 0161 234 1300
Fax: 0161 234 1257

Email: h.smith3@notes.manchester.gov.uk

TITLE

Ripon Street Depot, Moss Side
As Existing

SCALE

 $\frac{Z}{S}$

DRAWN

Q.W.

JOS NO./REF

DRAWING NO.

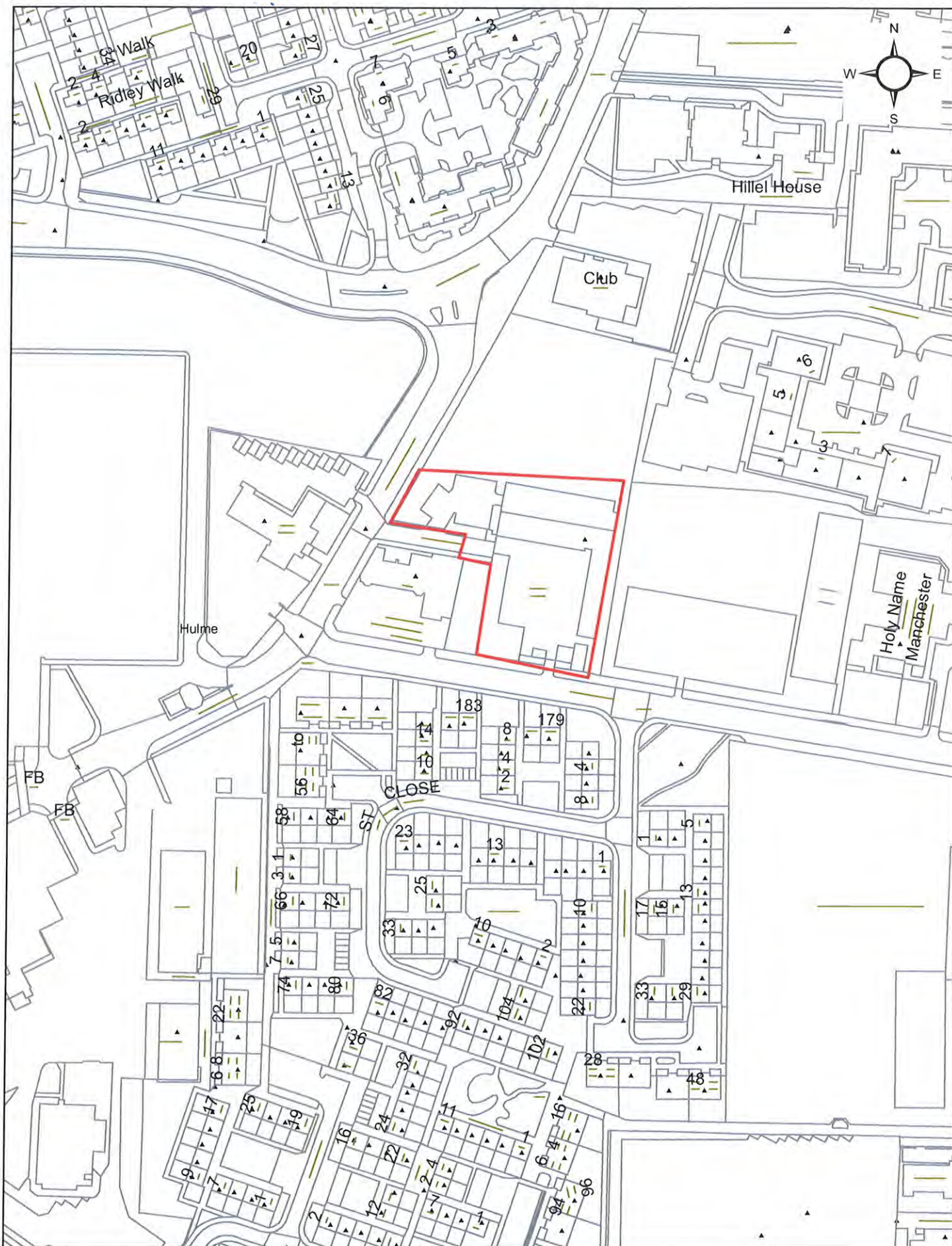
AE/GW/

DATE _____

October 2007

CHECKED

XXX



CORPORATE SERVICES DEPARTMENT - CORPORATE PROPERTY

**PLAN FOR IDENTIFICATION
PURPOSES ONLY**

HELEN JONES F.R.I.C.S.
HEAD OF CORPORATE PROPERTY
CORPORATE SERVICES DIVISION
P.O. BOX 532
MANCHESTER M60 2LA





- KEY**
- SITE BOUNDARY
 - TARMAC SURFACE (please refer to drawing (9-JL016 for surface finishes)
 - 900mm HIGH TIMBER POST AND RAIL FENCE
 - AUTOMATED BARRIER
 - LIGHTING TO ENGINEERS DETAILS
 - PROPOSED BOUNDARY PLANTING
 - EXISTING TREES

NOTES

TO BE READ IN CONJUNCTION WITH:
(9-JL012 - PLANTING STRATEGY PLAN
(9-JL013 - LANDSCAPE ELEVATIONS
(9-JL014 - EXISTING LEVELS PLAN

COMPASS LIGHTING LAYOUT - 001151-E01(B)
CCTV TO BE LOCATED ON LIGHTING COLUMNS. EXACT
POSITIONS AND SPECIFICATION TO BE AGREED.

A IF ECW 03.06.14
CAR PARK LAYOUT REVISED IN LINE WITH CLIENT REQUESTS.
ACCESS FROM DENMARK STREET RELOCATED.
GATES CHANGED TO AUTOMATIC BARRIERS.
1.8m HIGH FENCE REVISED TO TIMBER POST AND RAIL FENCE.
PARKING BAY NUMBERS ADDED.
LIGHTING ADDED.
SHEET SIZE AMENDED.

IF DAW 08.05.14



BDP.

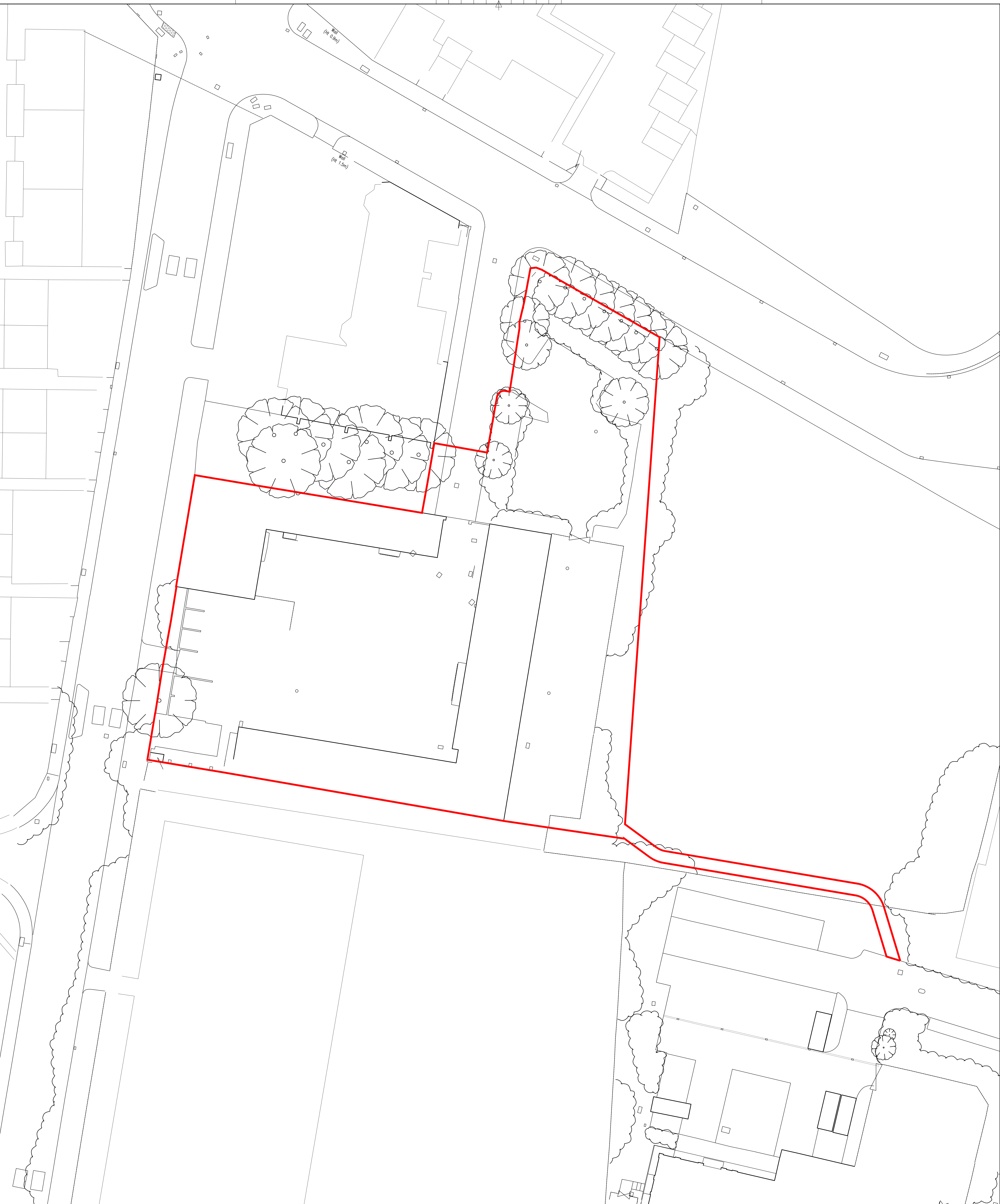
11 Duxie Street
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United Kingdom
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F +44 (0)161 628 2205
www.bdp.com

THE HUB MANCHESTER SCIENCE PARKS		
RIPON STREET TEMPORARY CAR PARK	SCALE	1:200
	DATE	MAY '14
P2006149	REVISION	(9-JL011 A

THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. IT IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. IT IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION.

NOTES

- TO BE READ IN CONJUNCTION WITH:
- (S-L01) - LANDSCAPE STRATEGY PLAN
 - (S-L02) - PLANTING STRATEGY PLAN
 - (S-L03) - LANDSCAPE ELEVATIONS
 - (S-L04) - REMEDIATION PLAN
 - (S-L05) - SURFACE TREATMENT PLAN
 - (S-L06) - SURFACE TREATMENT PLAN
- COMPASS DIRECTION: NORTH - ORIENTED
POSITIONS AND SPECIFICATIONS TO BE AGREED.



BDP.

11 South Street
Manchester, M2 3JA
Tel: 0161 832 2222
www.bdp.com

THE HUB	MANCHESTER SCIENCE PARKS
RIPON STREET	1:200
TEMPORARY CAR PARK	JUNE '14
RED LINE BOUNDARY PLAN	P2006149 (S-L017)



Plate 1 – Ripon Street Entrance Looking East



Plate 2 – Site Looking Southeast from Northern Office Units



Plate 3 Site Looking South from Northern Office Units



Plate 4 Site Looking East from Northern Office Units



Plate 5 – Car Wash & Paint Store in Southeastern Corner of Property



Plate 6 – Storage Bays on Southern Boundary



Plate 7 – Diesel Tank Bund in Southeastern Corner of Property



Plate 8 – Diesel Tank Bund in Southeastern Corner of Property



Plate 9 – Tank Bases. Note water in base



Plate 10 – Oil Tank in Southeastern Corner of Property



Plate 11- Units on Eastern Boundary



Plate 12 – Joiners Store. Note hardstand.



Plate 13 – Former Scaffolding Store



Plate 14 – Car Park & Northern Boundary Looking East



Plate 15 - Area of surface settlement in Northern Car Park



Plate 16 – Possible Relic Trial Pit



Plate 17 – Western Boundary Looking South



Plate 18 – Southern Boundary Looking East Along Denmark Road

Appendix B - GroundSure Information



NX Consulting Limited
11, Thorpe Close,
Altrincham, WA15 7WZ

GroundSure Reference:	GS-262159
Your Reference:	NX128 Manchester Science Park
Report Date:	Feb 20, 2012
Report Delivery Method:	xml
Client Email:	marknewton@nxconsulting.org.uk

GroundSure EnviroInsight

Address: MANCHESTER SCIENCE PARK, MANCHESTER, M15 6SE

Dear Sir/Madam,

Thank you for placing your order with GroundSure. Please find enclosed the GroundSure EnviroInsight as requested

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above GroundSure reference number.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Mark Newton', followed by a small circle and a comma.

Managing Director
Groundsure Limited

Enc.
GroundSure EnviroInsight

GroundSure EnviroInsight

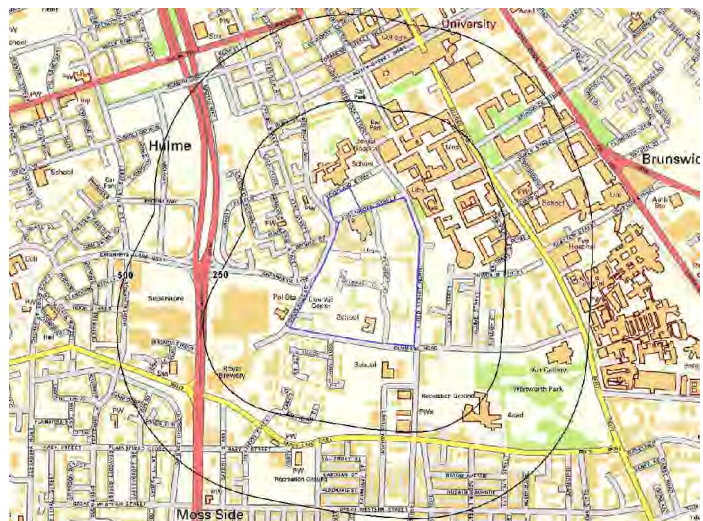
Address: MANCHESTER SCIENCE PARK, MANCHESTER, M15 6SE

Date: Feb 20, 2012

GroundSure Reference: GS-262159

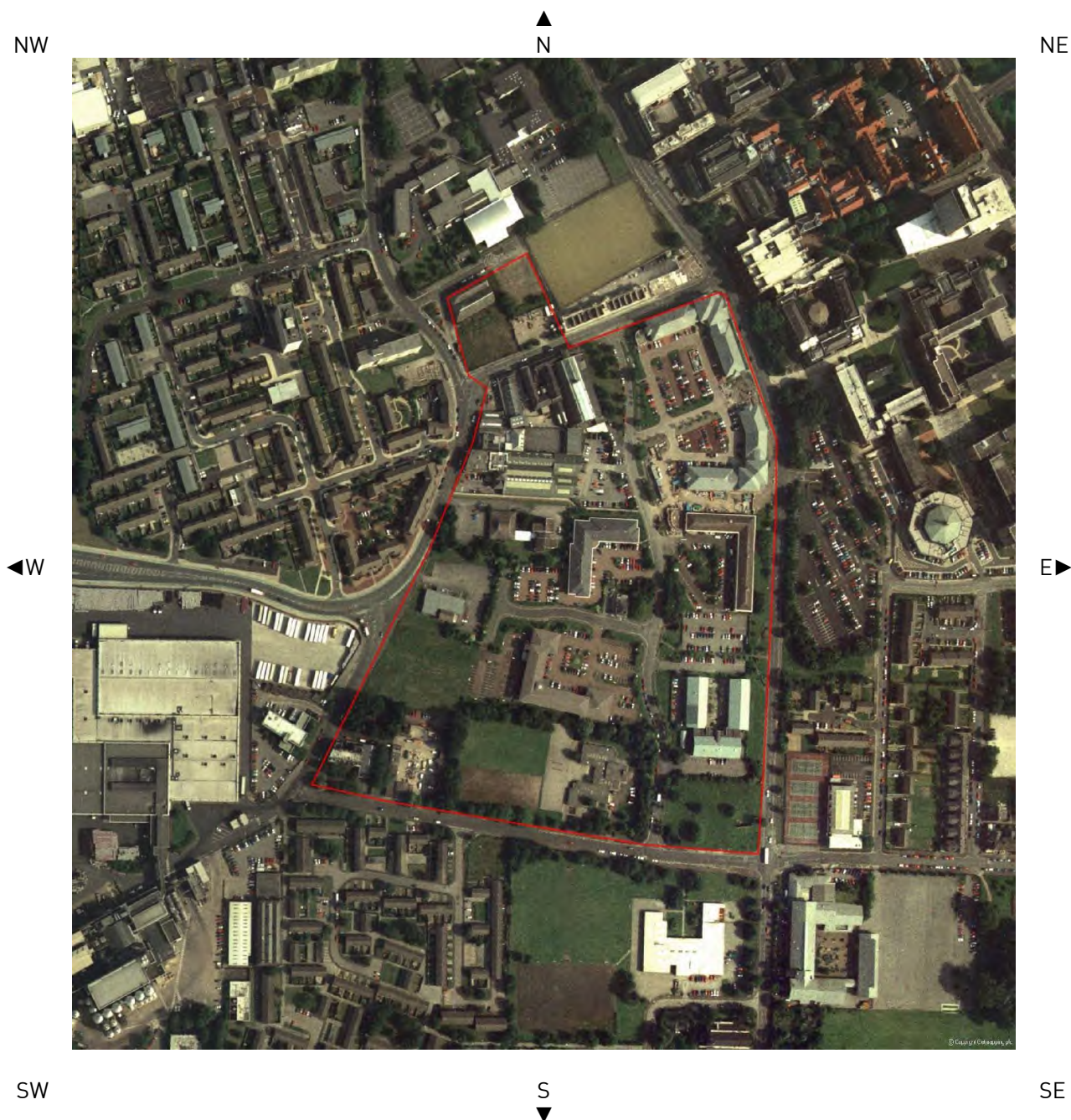
Your Reference: NX128 Manchester Science Park

Client: NX Consulting Limited



Brought to you by GroundSure

Aerial Photograph of Study Site



Site Name: MANCHESTER SCIENCE PARK, MANCHESTER,
M15 6SE

Grid Reference: 384440,396280

Size of Site: 11.44 ha

Aerial photography supplied by Getmapping PLC.
© Copyright Getmapping PLC 2003. All Rights Reserved.

Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Report Section	Number of records found within (X) m of the study site boundary					
1. Environmental Permits, Incidents and Registers	on-site	0-50	51-250	251-500	501-1000	1000-1500
1.1 Industrial Sites Holding Environmental Permits and/or Authorisations						
Records of historic IPC Authorisations	0	0	0	0	-	-
Records of Part A(1) and IPPC Authorised Activities	0	0	10	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	0	1	1	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	8	0	5	44	-	-
Records of Licensed Discharge Consents	0	0	0	3	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0		
1.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
1.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	1	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990	0	0	0	0	-	-
2. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
2.1 Landfill Sites						
Environment Agency Registered Landfill Sites	0	0	0	0	0	-
Landfill Data – Operational Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	0	1	0	0
Landfill Data – Non-Operational Landfill Sites	0	0	0	0	1	-
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
GroundSure Local Authority Landfill Sites Data	0	0	0	0	0	0
2.2 Landfill and Other Waste Sites Findings						
Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Environment Agency Licensed Waste Sites	0	0	0	0	3	2

3. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
3.1 Current Industrial Sites Data	10	1	17	-	-	-
3.2 Records of Petrol and Fuel Sites	0	0	0	2	-	-
3.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0	-	-

4. Geology	Description
4.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	No
4.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	Yes
4.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
Source: Scale: 1:50,000 BGS Sheet 085	

* This includes an automatically generated 50m buffer zone around the site.

5. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000
5.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?				Yes		
5.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?				Yes		
5.3 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	6	0	6	-
5.4 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-
5.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	0
5.6 Are there any Source Protection Zones within 500m of the study site?					Yes	
5.7 River Quality						
Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	Yes
5.8 Detailed River Network entries within 500m of the site	0	0	0	0	-	-
5.9 Surface water features within 250m of the study site	No	No	No	-	-	-

6. Flooding	
6.1 Are there any Environment Agency indicative Zone 2 floodplains within 250m of the study site?	Yes
6.2 Are there any Environment Agency indicative Zone 3 floodplains within 250m of the study site?	Yes
6.3 Are there any Flood Defences within 250m of the study site?	No
6.4 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
6.5 Are there any areas used for Flood Storage within 250m of the study site?	No
6.6 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Very Low
6.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Low

7. Designated Environmentally Sensitive Sites	on-site	0-50	51-250	251-500	501-1000	1001-1500
7.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	-	-
7.2 Records of National Nature Reserves (NNR)	0	0	0	0	-	-

7.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	-	-
7.3 Records of Local Nature Reserves (LNR)	0	0	0	0	-	-
7.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	-	-
7.5 Records of Special Protection Areas (SPA)	0	0	0	0	-	-
7.6 Records of Ramsar sites	0	0	0	0	-	-
7.7 Records of World Heritage Sites	0	0	0	0	-	-
7.8 Records of Environmentally Sensitive Areas	0	0	0	0	-	-
7.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	-	-
7.10 Records of National Parks	0	0	0	0	-	-
7.11 Records of Nitrate Sensitive Areas	0	0	0	0	-	-
7.12 Records of Nitrate Vulnerable Zones	0	0	0	0	-	-

8. Natural Hazards

8.1 What is the maximum risk of natural ground subsidence?	Very Low
--	----------

9. Mining

9.1 Are there any coal mining areas within 75m of the study site?	Yes
9.2 What is the risk of subsidence relating to shallow mining within 150m of the study site?	Negligible
9.3 Are there any brine affected areas within 75m of the study site?	No

Using this Report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between GroundSure and the Client. The document contains the following sections:

1. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

2. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

3. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure underground oil and gas pipelines.

4. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

5. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licenses, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

6. Flooding

Provides information on surface water flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

7. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites. These searches are conducted using radii of up to 500m.

8. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence.

9. Mining

Provides information on areas of coal and shallow mining.

10. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, GroundSure provide a free Technical Helpline (08444 159000) for further information and guidance.

Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

1. Environmental Permits, Incidents and Registers Map



Authorisations, Incidents and Registers Legend



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Licence Number: 100035207

- | | | | |
|--|-------------------------------|--|--|
| | Recorded Pollution Incident | | RAS 3 & 4 Authorisations |
| | Site Outline | | Part A(1) Authorised Processes and Historic IPC Authorisations |
| | Dangerous Substances (List 1) | | Part A(2) and Part B Authorised Processes |
| | Dangerous Substances (List 2) | | COMAH / NIHS Sites |
| | Water Industry Referrals | | Sites Determined as Contaminated Land |
| | Licenced Discharge Consents | | Hazardous Substance Consents and Enforcements |
| | Red List Discharge Consents | | |

1.Environmental Permits, Incidents and Registers

1.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

10

The following Part A(1) and IPPC Authorised Activities are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance	Direction	NGR	Details	
74B	238.0	SW	383900, 395900	Operator: Heineken Uk Ltd Installation Name: Royal Brewery Process: ANIMAL VEGETABLE AND FOOD; TREATING ETC VEGETABLE RAW MATERIALS FOR FOOD >300T/D	Permit Number: BV7796IW Original Permit Number: BV7796IW EPR Reference: - Issue Date: 22/12/2005 00:00:00 Effective Date: 22/12/2005 Last date noted as effective: 2012-01-01 Status: Superceded
75B	238.0	SW	383900, 395900	Operator: Heineken Uk Ltd Installation Name: Royal Brewery Process: ANIMAL VEGETABLE AND FOOD; TREATING ETC VEGETABLE RAW MATERIALS FOR FOOD >300T/D	Permit Number: DP3431LK Original Permit Number: BV7796IW EPR Reference: - Issue Date: 27/11/2006 00:00:00 Effective Date: 27/11/2006 Last date noted as effective: 2012-01-01 Status: Superceded
76B	238.0	SW	383900, 395900	Operator: Heineken Uk Ltd Installation Name: Royal Brewery Process: ANIMAL VEGETABLE AND FOOD; TREATING ETC VEGETABLE RAW MATERIALS FOR FOOD >300T/D	Permit Number: SP3736UP Original Permit Number: BV7796IW EPR Reference: - Issue Date: 2/7/2008 00:00:00 Effective Date: 1/8/2008 Last date noted as effective: 2012-01-01 Status: Effective
77B	238.0	SW	383900, 395900	Operator: Heineken Uk Ltd Installation Name: Royal Brewery Process: ANIMAL VEGETABLE AND FOOD; TREATING ETC VEGETABLE RAW MATERIALS FOR FOOD >300T/D	Permit Number: UP3131UM Original Permit Number: BV7796IW EPR Reference: - Issue Date: 6/2/2008 00:00:00 Effective Date: 22/2/2008 Last date noted as effective: 2012-01-01 Status: Superceded
78B	238.0	SW	383900, 395900	Operator: Ondeo Industrial Solutions Limited Installation Name: Royal Brewery Effluent Treatment Plant Process: ASSOCIATED PROCESS	Permit Number: CP3531GM Original Permit Number: CP3531GM EPR Reference: - Issue Date: 1/4/2009 00:00:00 Effective Date: 1/4/2009 Last date noted as effective: 2012-01-01 Status: Superceded
79B	238.0	SW	383900, 395900	Operator: Ondeo Industrial Solutions Limited Installation Name: Royal Brewery Effluent Treatment Plant Process: ANIMAL VEGETABLE AND FOOD; TREATING ETC VEGETABLE RAW MATERIALS FOR FOOD >300T/D	Permit Number: CP3531GM Original Permit Number: CP3531GM EPR Reference: - Issue Date: 1/4/2009 00:00:00 Effective Date: 1/4/2009 Last date noted as effective: 2012-01-01 Status: Superceded

80B	238.0	SW	383900, 395900	Operator: Ondeo Industrial Solutions Limited Installation Name: Royal Brewery Effluent Treatment Plant Process: ASSOCIATED PROCESS	Permit Number: HP3836KU Original Permit Number: CP3531GM EPR Reference: - Issue Date: 15/3/2010 00:00:00 Effective Date: 15/3/2010 Last date noted as effective: 2012-01-01 Status: Effective
81B	238.0	SW	383900, 395900	Operator: Ondeo Industrial Solutions Limited Installation Name: Royal Brewery Effluent Treatment Plant Process: ANIMAL VEGETABLE AND FOOD; TREATING ETC VEGETABLE RAW MATERIALS FOR FOOD >300T/D	Permit Number: HP3836KU Original Permit Number: CP3531GM EPR Reference: - Issue Date: 15/3/2010 00:00:00 Effective Date: 15/3/2010 Last date noted as effective: 2012-01-01 Status: Effective
82B	238.0	SW	383900, 395900	Operator: Vws (uk) Ltd Installation Name: Royal Brewery Effluent Treatment Plant Process: ASSOCIATED PROCESS	Permit Number: EP3637PU Original Permit Number: EP3637PU EPR Reference: - Issue Date: 13/1/2006 00:00:00 Effective Date: 13/1/2006 Last date noted as effective: 2012-01-01 Status: Superseded
83B	238.0	SW	383900, 395900	Operator: Vws (uk) Ltd Installation Name: Royal Brewery Effluent Treatment Plant Process: ANIMAL VEGETABLE AND FOOD; TREATING ETC VEGETABLE RAW MATERIALS FOR FOOD >300T/D	Permit Number: EP3637PU Original Permit Number: EP3637PU EPR Reference: - Issue Date: 13/1/2006 00:00:00 Effective Date: 13/1/2006 Last date noted as effective: 2012-01-01 Status: Superseded

Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 0

Database searched and no data found.

Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 0

Database searched and no data found.

Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0

Database searched and no data found.

Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: 0

Database searched and no data found.

Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 2

The following Part A(2) and Part B Activities are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance	Direction	NGR	Details
----	----------	-----------	-----	---------

15B	238.0	SW	383900, 395900	Address: Royal Brewery Effluent Treatment Plant Process: ANIMAL VEGETABLE AND FOOD; TREATING ETC VEGETABLE RAW MATERIALS FOR FOOD >300T/D Status: Current Permit Permit Type: Part A(1)	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
16	465.0	NW	383698, 396307	Address: Asda Hulme, 100 Princess Road, Hulme, M15 5as Process: Petrol Filling Station Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site:

57

The following RAS Licence (3 or 4) records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance [m]	Direction	Address	Operator	Type	Permission Number	Dates	Status
84C	0.0	On Site	Medeval Ltd, University Of Manchester, skelton House, Lloyd Street North, Manchester, ,	Medeval Ltd	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AQ5531	Date of Approval: 1-4-1991 Effective from: 1-4-1991 Last date of update: 2003-12-01	Revoked/ cancelled
85C	0.0	On Site	Rps Thomson Plc, Skelton House, Manchester Science Park, Lloyd Street North, Manchester, Greater Manchester, M15 6SH	Rps Thomson Plc	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AY4233	Date of Approval: 10-7-1997 Effective from: 10-7-1997 Last date of update: 2003-12-01	Revoked/ cancelled
86C	0.0	On Site	Medeval Ltd, Skelton House, Manchester Science Park, Lloyd Street North, Manchester, Greater Manchester, M15 6SH	Medeval Ltd	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AC8525	Date of Approval: 31/3/1991 Effective from: 31/3/1991 Last date of update: 2011-11-01	Superseded By Variation
87C	0.0	On Site	Medeval Ltd, Skelton House, Manchester Science Park, Lloyd Street North, Manchester, Greater Manchester, M15 6SH	Medeval Ltd	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AC8525	Date of Approval: 1/12/2003 Effective from: 1/1/2004 Last date of update: 2011-11-01	Superseded By Variation
88C	0.0	On Site	Medeval Ltd, Skelton House, Manchester Science Park, Lloyd Street North, Manchester, Greater Manchester, M15 6SH	Medeval Ltd	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AC8525	Date of Approval: 12/5/2006 Effective from: 8/6/2006 Last date of update: 2011-11-01	Revoked/ cancelled

89C	0.0	On Site	Medeval Ltd, Skelton House,manchester Science Park,lloyd Street North, Manchester, Greater Manchester, M15 6SH	Medeval Ltd	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AC8533	Date of Approval:31/3/1991 Effective from:31/3/1991 Last date of update:2011-11-01	Superseded By Variation
90C	0.0	On Site	Medeval Ltd, Skelton House,manchester Science Park,lloyd Street North, Manchester, Greater Manchester, M15 6SH	Medeval Ltd	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AC8533	Date of Approval:12/5/2006 Effective from:12/5/2006 Last date of update:2011-11-01	Revoked/cancelled
91C	0.0	On Site	Cyprotex Discovery Ltd, Skelton House, Manchester Science Park, Lloyd Street North, Manchester, Greater Manchester, M15 6SH	Cyprotex Discover y Ltd	Disposal Of Radioactive Waste (was Rsa60 Section 6).	BL8023	Date of Approval:4/10/2001 Effective from:1/11/2001 Last date of update:2011-11-01	Superseded By Variation
92B	238.0	SW	Scottish Courage Brewing Ltd, Royal Brewery,denmark Road, Manchester, Greater Manchester, M15 6LD	Scottish Courage Brewing Ltd	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AM9080	Date of Approval:16-9-1994 Effective from:16-9-1994 Last date of update:2003-12-01	Revoked/cancelled
93B	238.0	SW	Scottish Courage Brewing Ltd, Royal Brewery,denmark Road, Manchester, Lancashire, M15 6LD	Scottish Courage Brewing Ltd	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AU0783	Date of Approval:- Effective from:- Last date of update:2001-06-01	-
94B	238.0	SW	Scottish Courage Brewing Ltd, Royal Brewery ,denmark Road, Manchester, M15 6LD	Scottish Courage Brewing Ltd	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AA5070	Date of Approval:7-6-1991 Effective from:7-6-1991 Last date of update:2003-12-01	Revoked/cancelled
95B	238.0	SW	Scottish Courage Brewing Ltd, Royal Brewery,denmark Road, Manchester, Greater Manchester, M15 6LD	Scottish Courage Brewing Ltd	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AM9080	Date of Approval:9-7-1992 Effective from:9-7-1992 Last date of update:2003-12-01	Superseded By Variation
96B	238.0	SW	Scottish Courage Brewing Ltd, Royal Brewery,denmark Road, Manchester, Greater Manchester, M15 6LD	Scottish Courage Brewing Ltd	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AM9080	Date of Approval:31-3-1991 Effective from:31-3-1991 Last date of update:2003-12-01	Superseded By Variation

97D	290.0	E	University Of Manchester, 327 Oxford Road, Manchester, Greater Manchester, M13 9PG	University Of Manchester	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AD0180	Date of Approval: 31/3/1991 Effective from: 31/3/1991 Last date of update: 2011-11-01	Revoked/cancelled
98D	302.0	E	University Of Manchester, Health And Safety Services, Radiological Protection, 327 Oxford Road, Manchester, Greater Manchester, M13 9PG	University Of Manchester	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AG3983	Date of Approval: 28/2/2002 Effective from: 1/4/2002 Last date of update: 2011-11-01	Superseded By Variation
99D	302.0	E	University Of Manchester, Health And Safety Services, Radiological Protection, 327 Oxford Road, Manchester, Greater Manchester, M13 9PG	University Of Manchester	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AG3983	Date of Approval: 20/10/1994 Effective from: 20/11/1994 Last date of update: 2011-11-01	Superseded By Variation
100D	302.0	E	University Of Manchester, North Campus, Sackville Street, Manchester, M60 1QD	University Of Manchester	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	BX8653	Date of Approval: 1-10-2004 Effective from: 1-10-2004 Last date of update: 2005-04-01	Effective
101D	302.0	E	University Of Manchester, Health And Safety Services, Radiological Protection, 327 Oxford Road, Manchester, Greater Manchester, M13 9PG	University Of Manchester	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AG3983	Date of Approval: 16/2/1996 Effective from: 16/2/1996 Last date of update: 2011-11-01	Superseded By Variation
102D	302.0	E	University Of Manchester, Health And Safety Services, Radiological Protection, 327 Oxford Road, Manchester, Greater Manchester, M13 9PG	University Of Manchester	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AG3983	Date of Approval: 10/7/1997 Effective from: 1/11/1997 Last date of update: 2011-11-01	Superseded By Variation
103D	302.0	E	University Of Manchester, Health And Safety Services, Radiological Protection, 327 Oxford Road, Manchester, Greater Manchester, M13 9PG	University Of Manchester	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AG3983	Date of Approval: 11/9/2001 Effective from: 9/10/2001 Last date of update: 2011-11-01	Superseded By Variation
104D	302.0	E	University Of Manchester, Health And Safety Services, Radiological Protection, 327 Oxford Road, Manchester, Greater Manchester, M13 9PG	University Of Manchester	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AG3983	Date of Approval: 1/12/2003 Effective from: 1/1/2004 Last date of update: 2011-11-01	Revoked/cancelled

105D	302.0	E	University Of Manchester, North Campus , Sackville Street, Manchester, M60 1QD	University Of Manchester	Disposal Of Radioactive Waste (was Rsa60 Section 6).	BX8645	Date of Approval:2 /9/2004 Effective from:1/10 /2004 Last date of update:20 11-11-01	Effective
106D	302.0	E	University Of Manchester, North Campus ,sackville Street, Manchester, M60 1QD	University Of Manchester	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	BX8661	Date of Approval:1 /10/2004 Effective from:1/10 /2004 Last date of update:20 11-11-01	Effective
107E	332.0	NE	University Of Manchester, Radiological Protection Service,327 Oxford Road, Manchester, M13 9PL	University Of Manchester	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AP8721	Date of Approval:- Effective from:- Last date of update:20 01-06-01	-
108E	332.0	NE	Central Manchester And Manchester Childrens Nhs Trust, Radiological Protection Service,327 Oxford Road, Manchester, M13 9PL	Central Manchester And Manchester Childrens Nhs Trust	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AP9353	Date of Approval:1 -4-1991 Effective from:1-4-1991 Last date of update:20 03-12-01	Superseded By Variation
109E	332.0	NE	Victoria University Of Manchester, 7th Floor,williamson Building,oxford Road, Manchester, Greater Manchester, M13 9PL	Victoria University Of Manchester	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AP8713	Date of Approval:2 0-2-1995 Effective from:20- 2-1995 Last date of update:20 03-12-01	Superseded By Variation
110E	332.0	NE	University Of Manchester, Radiological Protection Service,327 Oxford Road, Manchester, M13 9PL	University Of Manchester	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AP8721	Date of Approval:2 0-2-1995 Effective from:20- 2-1995 Last date of update:20 03-12-01	Superseded By Variation
111E	332.0	NE	University Of Manchester, Radiological Protection Service,327 Oxford Road, Manchester, M13 9PL	University Of Manchester	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AP8721	Date of Approval:1 -10-1996 Effective from:1- 10-1996 Last date of update:20 03-12-01	Superseded By Variation
112E	332.0	NE	University Of Manchester, Radiological Protection Service,327 Oxford Road, Manchester, M13 9PL	University Of Manchester	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AP8721	Date of Approval:5 -6-1997 Effective from:5-6-1997 Last date of update:20 03-12-01	Superseded By Variation

113E	332.0	NE	University Of Manchester, South Campus,oxford Road, Manchester, M13 9PL	Universit y Of Manches ter	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	BX8556	Date of Approval:27-1-2006 Effective from:27-1-2006 Last date of update:2006-04-06	Effective
114E	332.0	NE	Victoria University Of Manchester, Oxford Road, Manchester, Greater Manchester, M13 9PL	Victoria Universit y Of Manches ter	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AP8713	Date of Approval:- Effective from:- Last date of update:2003-06-04	-
115E	332.0	NE	University Of Manchester, South Campus,oxford Road, Manchester, M13 9PL	Universit y Of Manches ter	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	BX8556	Date of Approval:22-8-2006 Effective from:22-8-2006 Last date of update:2006-10-01	Effective
116E	332.0	NE	University Of Manchester, Oxford Road, Manchester, Greater Manchester, M13 9PL	Universit y Of Manches ter	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AD0155	Date of Approval:31/3/1991 Effective from:31/3/1991 Last date of update:2011-11-01	Revoked/ cancelled
117E	332.0	NE	Central Manchester University Hospitals Nhs Foundation Trust, Radiological Protection Service,327 Oxford Road, Manchester, M13 9PL	Central Manches ter Universit y Hospitals Nhs Foundati on Trust	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AP9353	Date of Approval:26/10/2006 Effective from:26/10/2006 Last date of update:2011-11-01	Supersed ed By Variation
118E	332.0	NE	Central Manchester University Hospitals Nhs Foundation Trust, Radiological Protection Service,327 Oxford Road, Manchester, M13 9PL	Central Manches ter Universit y Hospitals Nhs Foundati on Trust	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AP9353	Date of Approval:17/3/2009 Effective from:17/3/2009 Last date of update:2011-11-01	Effective
119E	332.0	NE	Victoria University Of Manchester, ,oxford Road, Manchester, Greater Manchester, M13 9PL	Victoria Universit y Of Manches ter	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AP8713	Date of Approval:16/8/1999 Effective from:16/8/1999 Last date of update:2011-11-01	Supersed ed By Variation
120E	332.0	NE	Central Manchester University Hospitals Nhs Foundation Trust, Radiological Protection Service,327 Oxford Road, Manchester, M13 9PL	Central Manches ter Universit y Hospitals Nhs Foundati on Trust	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AP9353	Date of Approval:6/3/1998 Effective from:6/3/1998 Last date of update:2011-11-01	Supersed ed By Variation

121E	332.0	NE	Central Manchester University Hospitals Nhs Foundation Trust, Radiological Protection Service, 327 Oxford Road, Manchester, M13 9PL	Central Manchester University Hospitals Nhs Foundation Trust	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AP9353	Date of Approval: 19/11/2001 Effective from: 19/11/2001 Last date of update: 2011-11-01	Superseded By Variation
122E	332.0	NE	Central Manchester University Hospitals Nhs Foundation Trust, Radiological Protection Service, 327 Oxford Road, Manchester, M13 9PL	Central Manchester University Hospitals Nhs Foundation Trust	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AP9353	Date of Approval: 19/9/2005 Effective from: 19/9/2005 Last date of update: 2011-11-01	Superseded By Variation
123E	332.0	NE	University Of Manchester, South Campus, Oxford Road, Manchester, M13 9PL	University Of Manchester	Disposal Of Radioactive Waste (was Rsa60 Section 6).	BX8564	Date of Approval: 28/6/2005 Effective from: 22/7/2005 Last date of update: 2011-11-01	Superseded By Variation
124E	332.0	NE	University Of Manchester, South Campus, Oxford Road, Manchester, M13 9PL	University Of Manchester	Disposal Of Radioactive Waste (was Rsa60 Section 6).	BX8564	Date of Approval: 2/9/2004 Effective from: 1/10/2004 Last date of update: 2011-11-01	Superseded By Variation
125E	332.0	NE	University Of Manchester, South Campus, Oxford Road, Manchester, M13 9PL	University Of Manchester	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	BX8548	Date of Approval: 1/10/2004 Effective from: 1/10/2004 Last date of update: 2011-11-01	Effective
126E	332.0	NE	University Of Manchester, South Campus, Oxford Road, Manchester, M13 9PL	University Of Manchester	Disposal Of Radioactive Waste (was Rsa60 Section 6).	BX8564	Date of Approval: 8/12/2006 Effective from: 3/12/2007 Last date of update: 2011-11-01	Effective
127F	395.0	E	Renovo Ltd, Manchester Incubator Building, Grafton Street, Manchester, M13 9XX	Renovo Ltd	Disposal Of Radioactive Waste (was Rsa60 Section 6).	BL1967	Date of Approval: 27/7/2001 Effective from: 27/7/2001 Last date of update: 2011-11-01	Superseded By Variation
128F	395.0	E	Motac Neuroscience Ltd, Manchester Incubator Building, Grafton Street, Manchester, M13 9XX	Motac Neuroscience Ltd	Disposal Of Radioactive Waste (was Rsa60 Section 6).	BL1916	Date of Approval: 27/7/2001 Effective from: 27/7/2001 Last date of update: 2011-11-01	Revoked/ cancelled

129F	395.0	E	Motac Neuroscience Ltd, Manchester Incubator Building, grafton Street, Manchester, M13 9XX	Motac Neuroscience Ltd	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	BL1924	Date of Approval: 27/7/2001 Effective from: 27/7/2001 Last date of update: 2011-11-01	Revoked/cancelled
130F	395.0	E	Manchester Incubator Co Ltd, Manchester Incubator Building, Grafton Street, Manchester, M13 9XX	Manchester Incubator Co Ltd	Disposal Of Radioactive Waste (was Rsa60 Section 6).	BL1932	Date of Approval: 27/7/2001 Effective from: 27/7/2001 Last date of update: 2011-11-01	Superseded By Variation
131F	395.0	E	Manchester Incubator Co Ltd, Manchester Incubator Building, Grafton Street, Manchester, M13 9XX	Manchester Incubator Co Ltd	Disposal Of Radioactive Waste (was Rsa60 Section 6).	BL1932	Date of Approval: 1/12/2003 Effective from: 1/1/2004 Last date of update: 2011-11-01	Superseded By Variation
132F	395.0	E	Manchester Incubator Co Ltd, Manchester Incubator Building, Grafton Street, Manchester, M13 9XX	Manchester Incubator Co Ltd	Disposal Of Radioactive Waste (was Rsa60 Section 6).	BL1932	Date of Approval: 4/2/2005 Effective from: 7/3/2005 Last date of update: 2011-11-01	Superseded By Variation
133F	395.0	E	Manchester Incubator Co Ltd, Manchester Incubator Building, Grafton Street, Manchester, M13 9XX	Manchester Incubator Co Ltd	Disposal Of Radioactive Waste (was Rsa60 Section 6).	BL1932	Date of Approval: 23/6/2005 Effective from: 22/7/2005 Last date of update: 2011-11-01	Effective
134F	395.0	E	Renovo Ltd, Manchester Incubator Building, grafton Street, Manchester, M13 9XX	Renovo Ltd	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	BL1959	Date of Approval: 27/7/2001 Effective from: 27/7/2001 Last date of update: 2011-11-01	Revoked/cancelled
135F	395.0	E	Renovo Ltd, Manchester Incubator Building, Grafton Street, Manchester, M13 9XX	Renovo Ltd	Disposal Of Radioactive Waste (was Rsa60 Section 6).	BL1967	Date of Approval: 1/12/2003 Effective from: 1/1/2004 Last date of update: 2011-11-01	Superseded By Variation
136F	395.0	E	Renovo Ltd, Manchester Incubator Building, Grafton Street, Manchester, M13 9XX	Renovo Ltd	Disposal Of Radioactive Waste (was Rsa60 Section 6).	BL1967	Date of Approval: 19/10/2004 Effective from: 21/10/2004 Last date of update: 2011-11-01	Superseded By Variation

137F	395.0	E	Renovo Ltd, Manchester Incubator Building, Grafton Street, Manchester, M13 9XX	Renovo Ltd	Disposal Of Radioactive Waste (was Rsa60 Section 6).	BL1967	Date of Approval: 4/2/2005 Effective from: 7/3/2005 Last date of update: 2011-11-01	Revoked/ cancelled
138F	395.0	E	Syngenta Ltd, Manchester Incubator Building, Grafton Street, Manchester, M13 9XX	Syngenta Ltd	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	BL2955	Date of Approval: 27/7/2001 Effective from: 27/7/2001 Last date of update: 2011-11-01	Revoked/ cancelled
139F	395.0	E	Syngenta Ltd, Manchester Incubator Building, Grafton Street, Manchester, M13 9XX	Syngenta Ltd	Disposal Of Radioactive Waste (was Rsa60 Section 6).	BL2963	Date of Approval: 27/7/2001 Effective from: 27/7/2001 Last date of update: 2011-11-01	Revoked/ cancelled
140G	489.0	W	Manchester City Council, Housing Dept Central Store, Southcombe Walk, off Molston Lane, Manchester, ,	Manchester City Council	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AQ5671	Date of Approval: 1-4-1991 Effective from: 1-4-1991 Last date of update: 2003-12-01	Revoked/ cancelled

Records of Licensed Discharge Consents within 500m of the study site:

3

The following Licensed Discharge Consents records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance	Direction	NGR	Details
2A	444.0	SE	384850, 395810	Address: Oxford Road Cso, Manchester, Greater Manchester Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: 016982917 Permit Version: 1 Receiving Water: Malkin Brook Trib Corn Bk Status: Revoked - Unspecified Issue date: - Effective Date: 1/1/1995 Revocation Date: 10/5/1995
3A	444.0	SE	384850, 395810	Address: Oxford Road Cso, Manchester, Greater Manchester Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: 016982917 Permit Version: 2 Receiving Water: Malkin Brook Trib Corn Bk Status: Revoked - Unspecified Issue date: - Effective Date: 11/5/1995 Revocation Date: 7/11/1995
4A	444.0	SE	384850, 395810	Address: Oxford Road Cso, Manchester, Greater Manchester Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: 016982917 Permit Version: 3 Receiving Water: Malkin Brook Trib Corn Bk Status: Revoked - Unspecified Issue date: 8/11/1995 Effective Date: 8/11/1995 Revocation Date: 13/7/2005

Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

1.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

1.3 Environment Agency Recorded Pollution Incidents

Records of National Incidents Recording System, List 2 within 250m of the study site:

1

The following NIRS List 2 records are represented as points on the Authorisations, Incidents and Registers Map:

ID	Distance	Direction	NGR	Details	
1	137.0	W	383953, 396019	Incident Date: 13/5/2003 Incident Identification: 158099 Pollutant: Inorganic Chemicals/Products Pollutant Description: Acids	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

Records of National Incidents Recording System, List 1 within 250m of the study site:

0

Database searched and no data found.

1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?

0

Database searched and no data found.

2. Landfill and Other Waste Sites Map

NW

▲
N

NE

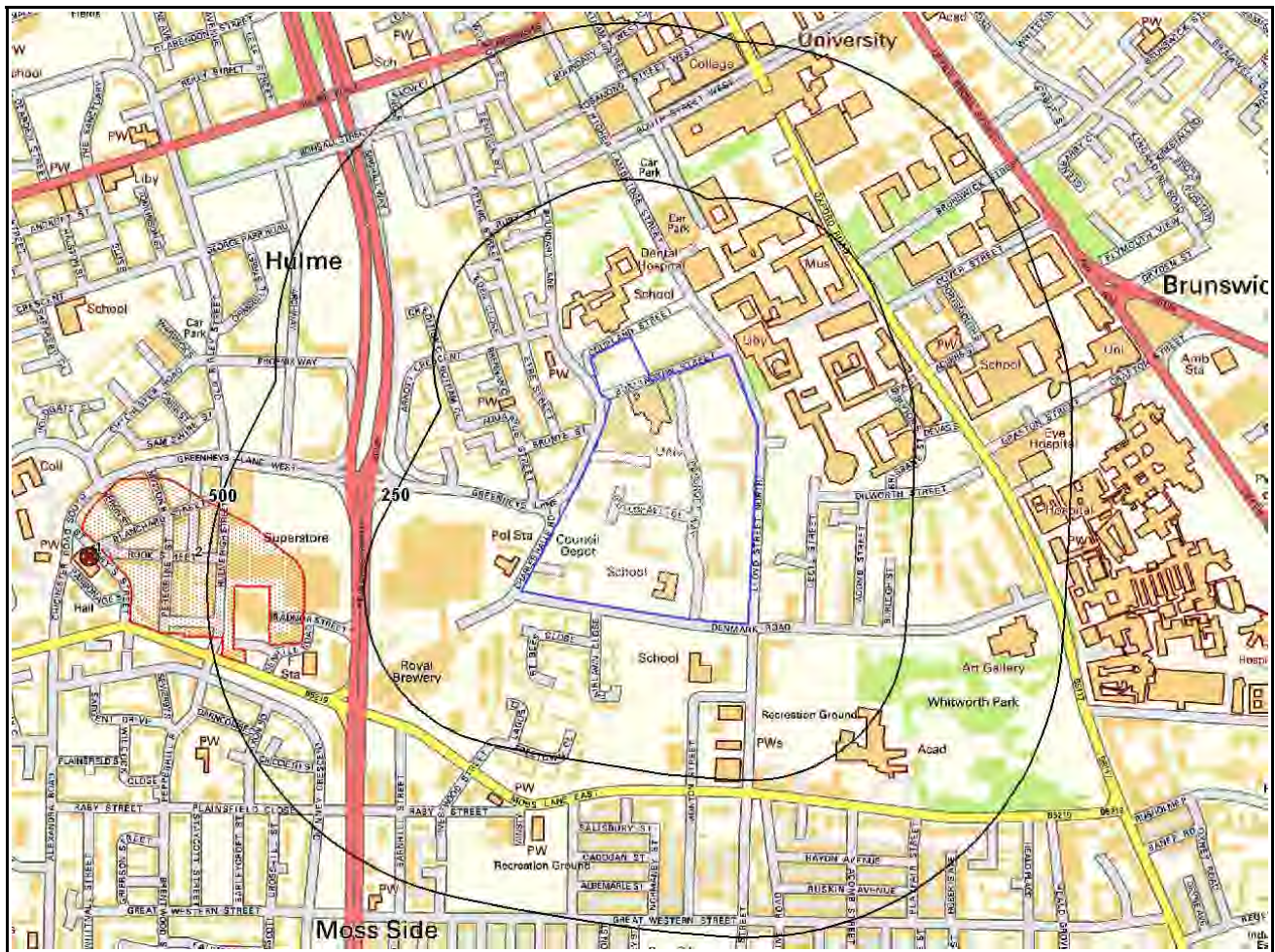
◀W

▶E

SW

▼
S

SE



Landfill & Other Waste Sites Legend

Enabled by
Ordnance Survey

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	Site Outline		E.A. Active Landfill		Operational Waste Treatment Licence
			E.A. Historic Landfill (Area Data)		Closed Waste Treatment Licence
			E.A. Historic Landfill (Point Data)		REGIS Waste Licence
			BGS / DoE Survey Landfill		Operational Landfill
			Local Authority Landfill (Area Data)		Closed Landfill
			Local Authority Landfill (Point Data)		
	250				
	500				
	Search Buffers (m)				

2. Landfill and Other Waste Sites

2.1 Landfill Sites

Records from Environment Agency landfill data within 1000m of the study site: **0**

Database searched and no data found.

Records of operational landfill sites sourced from Landmark within 1000m of the study site: **0**

Database searched and no data found.

Records of Environment Agency historic landfill sites within 1500m of the study site: **1**

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance	Direction	NGR	Details
2	346.0	W	383500, 396000	Site Address: Moss Side Shopping Centre, Hulme, Manchester Waste Licence: Yes Site Reference: F061 ,0103, RD/LIC/1036/93 Waste Type: Inert, Industrial, , Regis Reference: - Licence Issue: 11-Apr-1994 Licence Surrendered: Licence Hold Address: - Operator: -

Records of non-operational landfill sites sourced from Landmark within 1000m of the study site: **1**

The following landfill records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance	Direction	NGR	Details
1	689.0	W	383400, 396100	Site Address: Moss Side District Shopping Centre, Moss Side, MANCHESTER, Greater Manchester, Landfill Licence: 18CAZXAL Agency Reference: Waste Type: Inert Waste Description: Inert Landfill Known Restrictions: Some restriction on source of waste Record Date: 01-Apr-1994 Transfer Date: Modification Date: Status: Licence has completion certificate Category: LANDFILL Regulator: EA - North West Region - South Area (East - Sale) Size: Very Large (>250,000 tonnes/year)

Records of BGS/DoE non-operational landfill sites within 1500m of the study site: **0**

Database searched and no data found.

Records of Local Authority landfill sites within 1500m of the study site: **0**

Database searched and no data found.

2.2 Other Waste Sites

Records of operational waste treatment, transfer or disposal sites within 500m of the study site: **0**

Report Reference: GS-262159

Database searched and no data found.

Records of non-operational waste treatment, transfer or disposal sites within 500m of the study site: 0

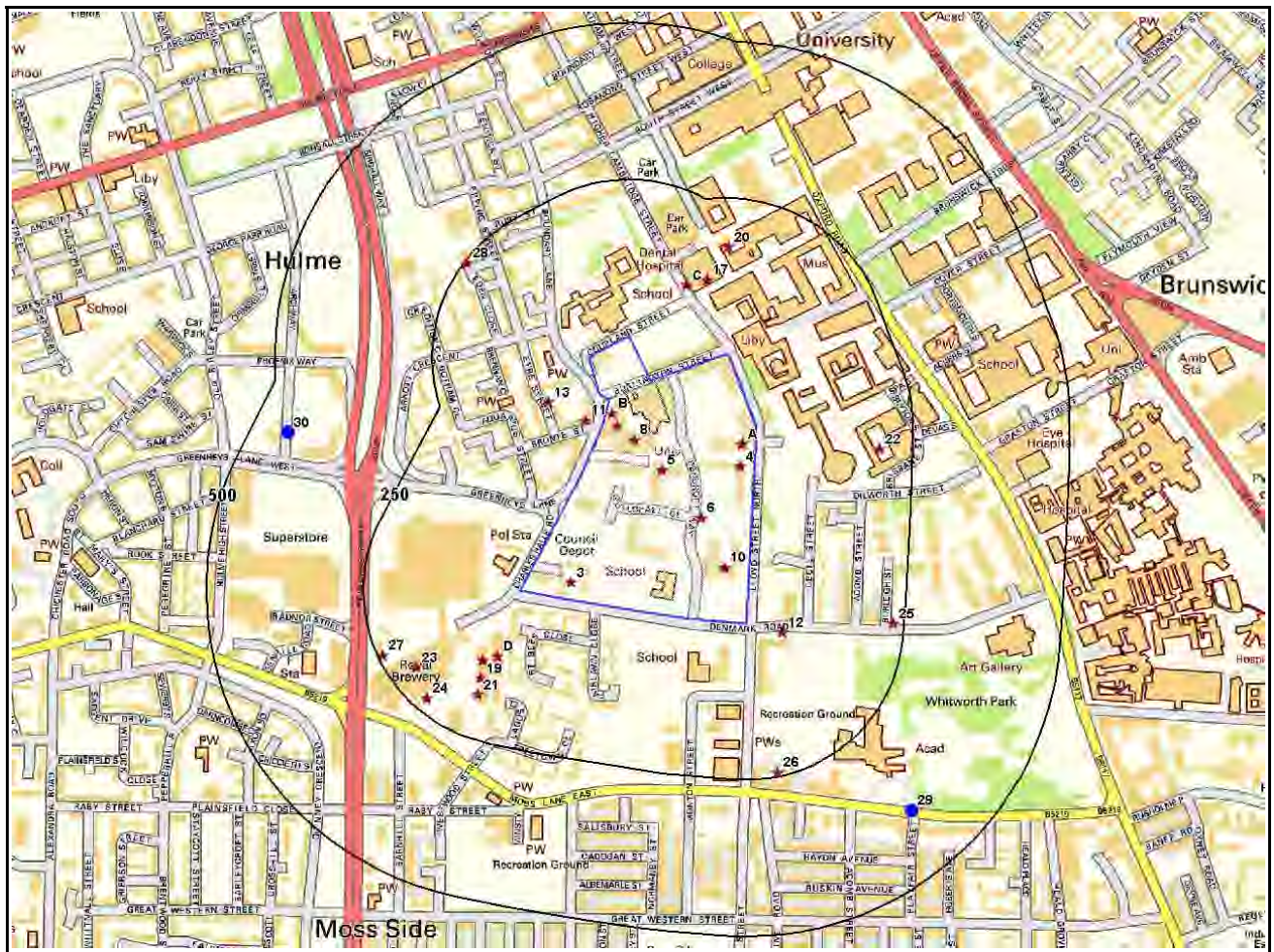
Database searched and no data found.

Records of Environment Agency licensed waste sites within 1500m of the study site: 5

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance	Direction	NGR	Details	
Not shown	958.0	N	383998, 397374	Site Address: Little Ireland Phase B, Great Marlborough Street, Manchester, M1 5NN Type: Mobile Plant Size: < 25000 tonnes Regis Licence Number: TER003 EPR reference: - Operator: Terra Vac (uk) Ltd Waste Management licence No: 50191 Annual Tonnage: 0.0	Issue Date: 17/06/2002 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Terra Vac (uk) Ltd Correspondence Address: -, Unit 7a, Whitwood Enterprise Park, Castleford, WF10 5PX
Not shown	959.0	E	385400, 395900	Site Address: \$ Type: Clinical Waste Transfer Station Size: < 25000 tonnes Regis Licence Number: CMH001 EPR reference: - Operator: Central Manchester Area Health Authority Waste Management licence No: 53906 Annual Tonnage: 417.0	Issue Date: 18/04/1990 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Manchester Royal Infirmary Correspondence Address: -, Facilities Directorate, Gate 9, Oxford Road, Manchester, M13 9WL
Not shown	959.0	E	385400, 395900	Site Address: Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL Type: Clinical Waste Transfer Station Size: < 25000 tonnes Regis Licence Number: CMH001 EPR reference: EA/EPR/PP3391CE/A001 Operator: Central Manchester & Manchester Childrens University Hospital Nhs Trust Waste Management licence No: 53906 Annual Tonnage: 417.0	Issue Date: 18/04/1990 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Central Manchester & Manchester Childrens University Hospital Nhs Trust Correspondence Address: -, -
Not shown	1331.0	NE	385200, 397500	Site Address: 2, Hoyle Street, Ardwick, Manchester, M12 6HG Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Regis Licence Number: ADO001 EPR reference: EA/EPR/AP3092CD/A001 Operator: Donnelly Mr. A. Waste Management licence No: 53582 Annual Tonnage: 310.0	Issue Date: 11/10/1996 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Suspended Site Name: Ardwick Auto Spares Correspondence Address: -, -
Not shown	1400.0	NE	385300, 397510	Site Address: Temperance Street, Ardwick, Manchester, M12 6HS Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Regis Licence Number: PML001 EPR reference: EA/EPR/AP3992CN/A001 Operator: Pye Metals Ltd Waste Management licence No: 53583 Annual Tonnage: 1733.33	Issue Date: 11/10/1996 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Pye Metals Ltd Correspondence Address: -, -

3. Current Land Use Map



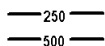
Current Land Use Legend



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Site Outline



Search Buffers (m)



Current Industrial Sites



Petrol & Fuel Sites



Underground High Pressure Oil & Fuel Pipelines

3. Current Land Uses

3.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

28

The following records are represented as points on the Current Land Uses map.

ID	Distance	Direction	Company	Address	Activity	Category
1A	0.0	On Site	Manchester Science Park	Kilburn House, Lloyd Street North, Manchester Science Park, Manchester, M15 6SE	Business Parks and Industrial Estates	Industrial Features
2A	0.0	On Site	Proteintech Ltd	Kilburn House, Lloyd Street North, Manchester Science Park, Manchester, M15 6SE	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
3	0.0	On Site	Depot	M15	Container and Storage	Transport, Storage and Delivery
4	0.0	On Site	Jap Opto Electronics	Enterprise House, Lloyd Street North, Manchester Science Park, Manchester, M15 6SE	Lampshades and Lighting	Consumer Products
5	0.0	On Site	Ipec Ltd	Rutherford House 40, Pencroft Way, Manchester Science Park, Manchester, M15 6SZ	Electrical and Electronic Engineers	Engineering Services
6	0.0	On Site	Electricity Sub Station	M15	Electrical Features	Infrastructure and Facilities
7B	0.0	On Site	Cedric's Motors	1-5, Greenheys Lane, Manchester, M15 6NQ	Vehicle Repair, Testing and Servicing	Repair and Servicing
8	0.0	On Site	James Fisher Marine Services Ltd	Unit 54 Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ	Marine Engineers and Services	Engineering Services
9B	0.0	On Site	Factory	M15	Unspecified Works Or Factories	Industrial Features
10	0.0	On Site	Qiagen Manchester Ltd	Skelton House, Lloyd Street North, Manchester Science Park, Manchester, M15 6SH	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
11	27.0	NW	Machete Records & Productions	18b, Greenheys Lane, Manchester, M15 6NQ	Recording Studios and Record Companies	IT, Advertising, Marketing and Media Services
12	59.0	E	Electricity Sub Station	M15	Electrical Features	Infrastructure and Facilities
13	82.0	W	Electricity Sub Station	M15	Electrical Features	Infrastructure and Facilities
14 D	112.0	S	Warehouse	M14	Container and Storage	Transport, Storage and Delivery
15 C	122.0	NE	Electricity Sub Station	M15	Electrical Features	Infrastructure and Facilities
16 C	123.0	N	University Dental Hospital	University Dental Hospital of Manchester, Higher Cambridge Street, Manchester, M15 6FH	Hospitals	Health Practitioners and Establishments
17	123.0	N	University Dental Hospital	University Dental Hospital of Manchester, Higher Cambridge Street, Manchester, M15 6FH	Accident and Emergency Hospitals	Health Practitioners and Establishments
18 D	128.0	SW	Works	M14	Unspecified Works Or Factories	Industrial Features
19	154.0	SW	Electricity Sub Station	M15	Electrical Features	Infrastructure and Facilities
20	172.0	N	Electricity Sub Station	M15	Electrical Features	Infrastructure and Facilities
21	180.0	S	Electricity Sub Station	M15	Electrical Features	Infrastructure and Facilities
22	197.0	E	Electricity Sub Station	M15	Electrical Features	Infrastructure and Facilities

23	208.0	SW	Heineken	Royal Brewery 201, Denmark Road, Manchester, M15 6LD	Alcoholic Drinks	Foodstuffs
24	229.0	SW	Tanks	M15	Tanks (Generic)	Industrial Features
25	233.0	E	Electricity Sub Station	M15	Electrical Features	Infrastructure and Facilities
26	243.0	S	Electricity Sub Station	M14	Electrical Features	Infrastructure and Facilities
27	243.0	SW	Tank	M15	Tanks (Generic)	Industrial Features
28	245.0	NW	Electricity Sub Station	M15	Electrical Features	Infrastructure and Facilities

3.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

2

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance	Direction	NGR	Company	Address	LPG	Status
29	398.0	SE	384708, 395695	Obsolete	Cordingley Service Station, 353, Moss Lane East, Moss Lane East, Manchester, Lancashire, M14 4PY	Not Applicable	Obsolete
30	446.0	NW	383716, 396299	Asda	Asda Hulme, Greenhays Lane West, Greenhays Lane West, Archway, Hulme, Manchester, Lancashire, M15 5AQ	No	Open

3.3 Underground High Pressure Oil and Gas Pipelines

Records of high pressure underground pipelines within 500m of the study site:

0

Database searched and no data found.

4. Geology

4.1 Artificial Ground and Made Ground

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

4.2 Superficial Ground and Drift Geology

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

4.3 Bedrock and Solid Geology

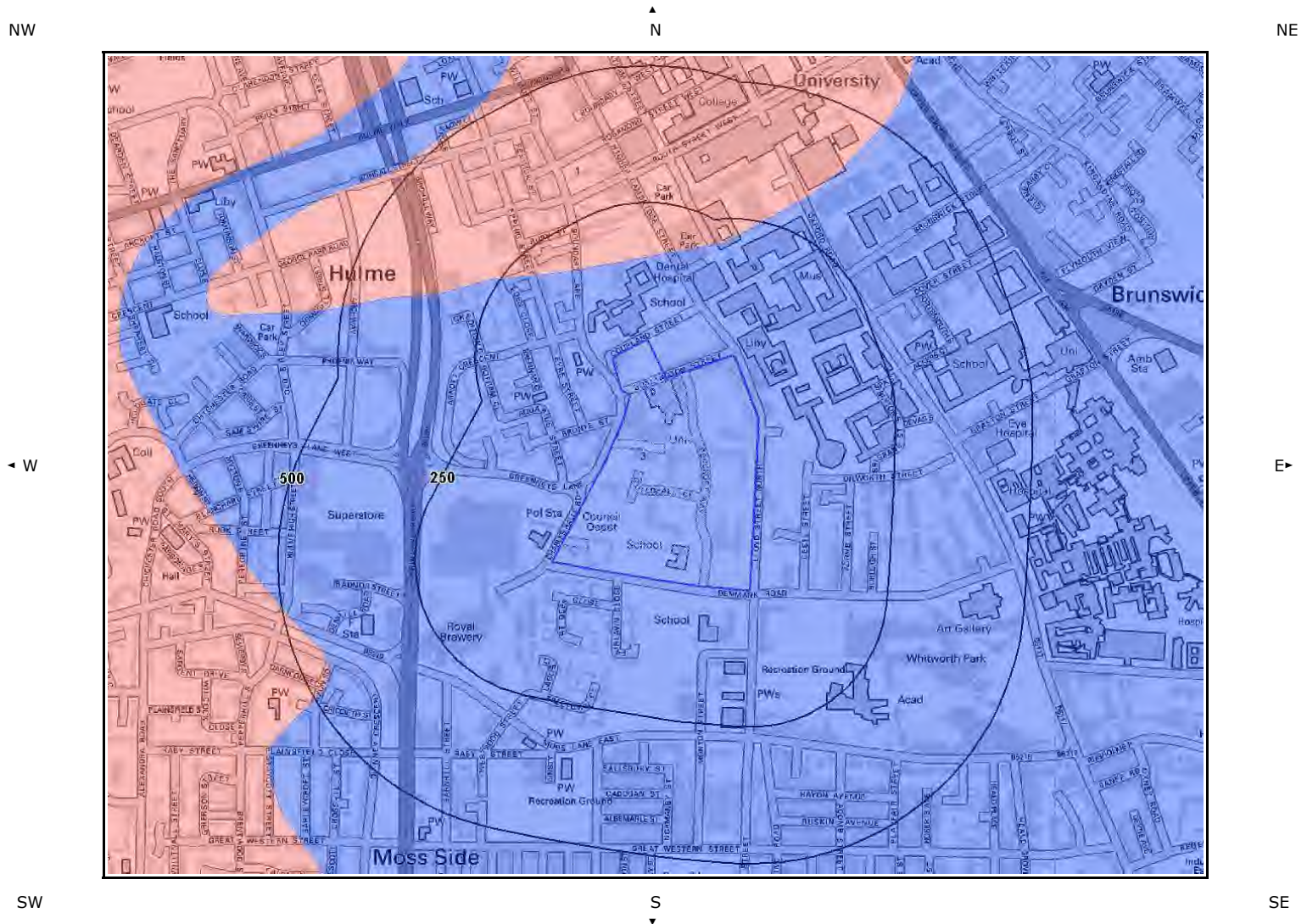
The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
SSG-SDST	SHERWOOD SANDSTONE GROUP	SANDSTONE

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

For more detailed geological and ground stability data please refer to the "GroundSure GeoInsight". Available from our website.

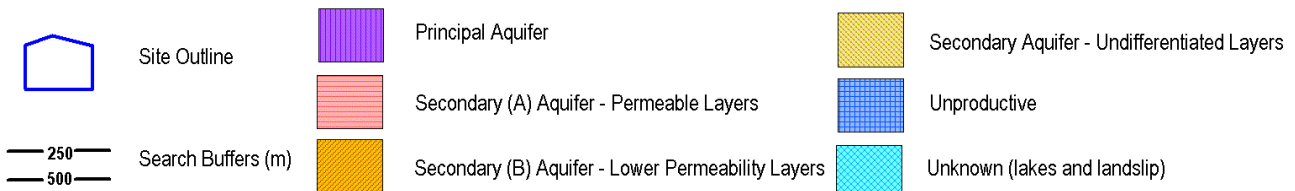
5a. Hydrogeology - Aquifer Within Superficial Geology



Aquifer Within Superficial Geology Legend



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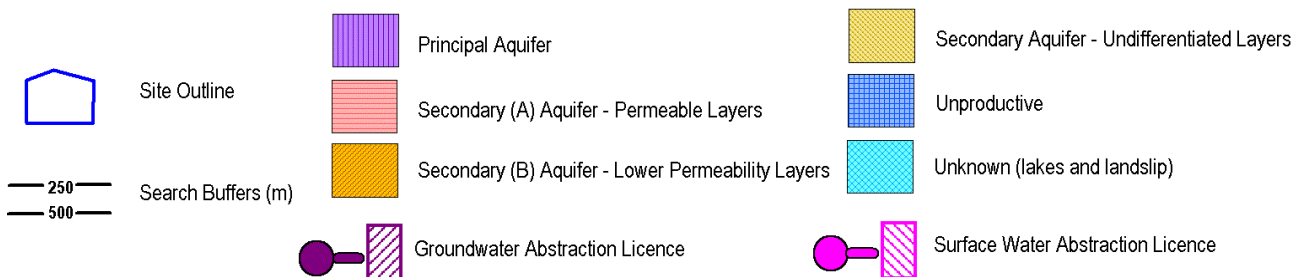
5b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses



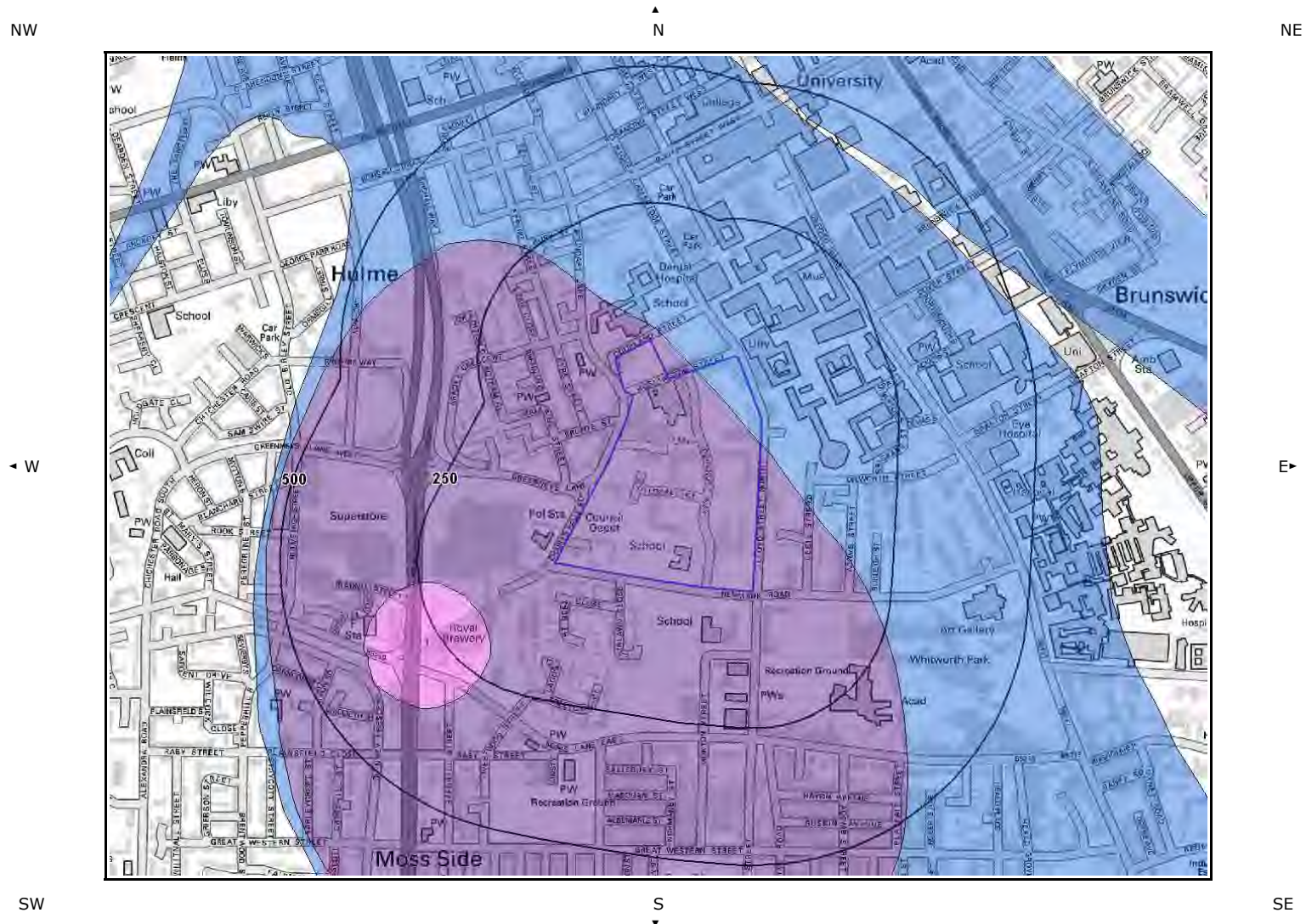
Aquifer Within Bedrock Geology Legend



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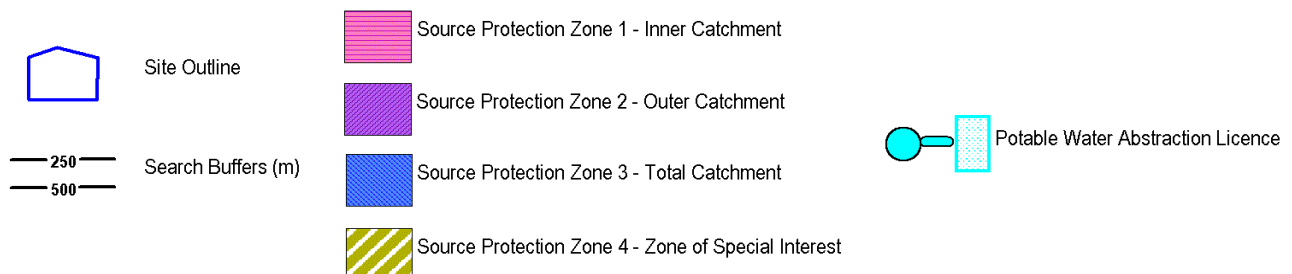
5c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



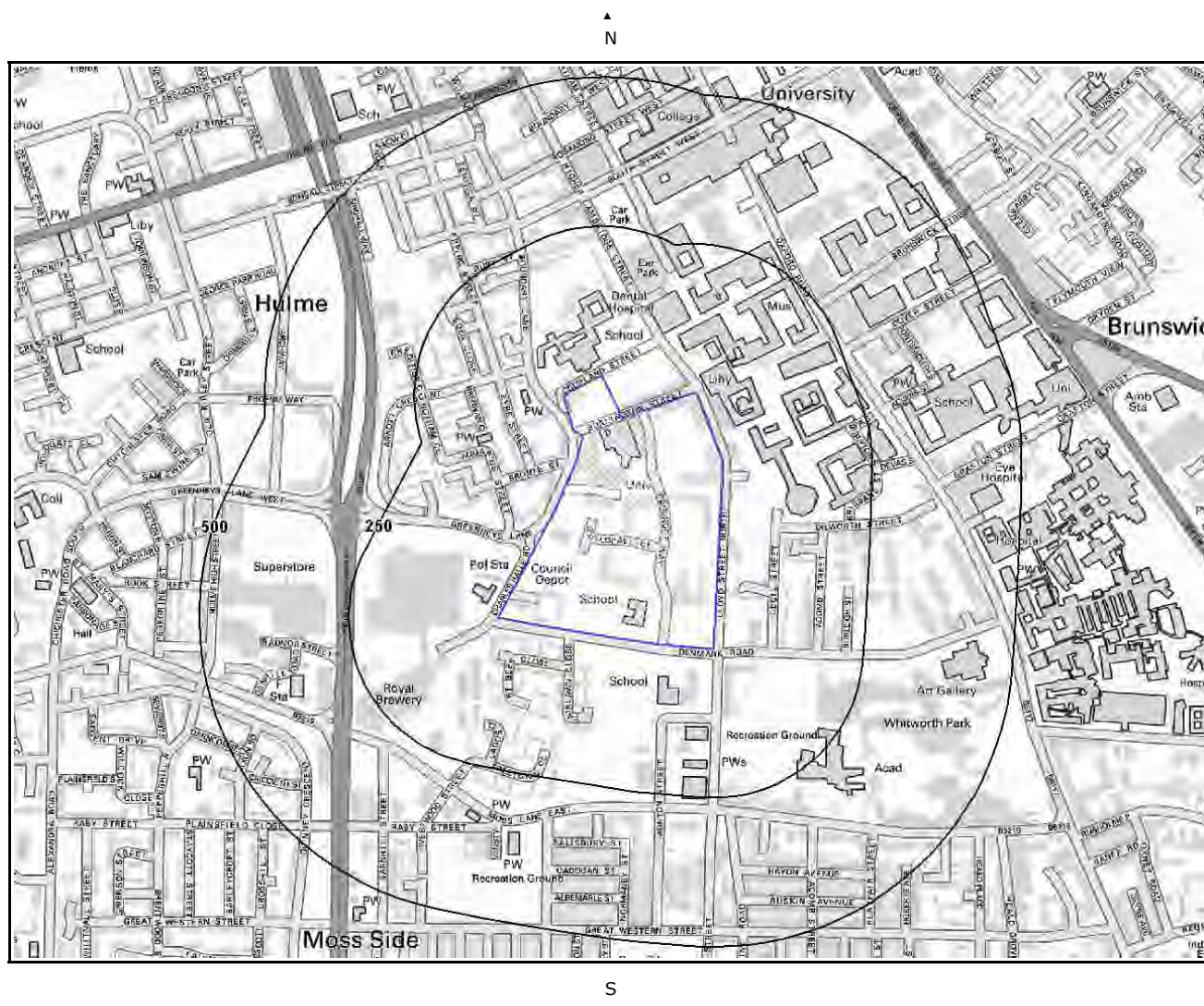
SPZ and Potable Water Abstraction Licenses Legend



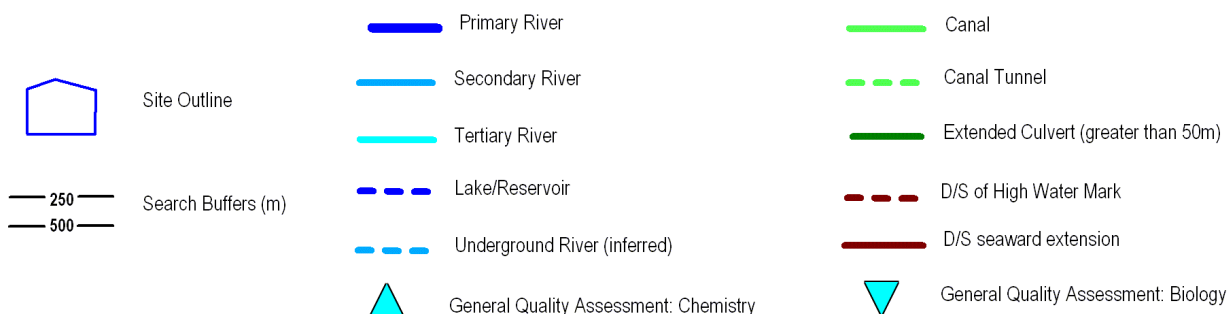
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5d. Hydrology – Detailed River Network and River Quality



Hydrology Legend



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5. Hydrogeology and Hydrology

5.1 Aquifer within Superficial Deposits

Are there records of productive strata within the superficial geology at or in proximity to the property?

Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the GroundSure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (5a):

ID	Distance [m]	Direction	Designation	Description
3	0.0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
1	148.0	N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	448.0	SW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

5.2 Aquifer within Bedrock Deposits

Are there records of productive strata within the bedrock geology at or in proximity to the property? **Yes**

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the GroundSure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (5b):

ID	Distance [m]	Direction	Designation	Description
1	0.0	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
5	414.0	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

5.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m of the study site?

Yes

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (5b):

ID	Distance	Direction	NGR	Details
----	----------	-----------	-----	---------

7A	238.0	SW	383900, 395900	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	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 0389 Original Start Date: 15/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/12/2003 Version End Date:
8A	238.0	SW	383900, 395900	Licence No: 2569007007 Details: Process water Direct Source: Ground Water - North West Region Point: Borehole At Premises, Moss Side, Manchester Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 0389 Original Start Date: 15/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/12/2003 Version End Date:
9A	238.0	SW	383900, 395900	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	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 389 Original Start Date: 15/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/8/1995 Version End Date:
10A	238.0	SW	383900, 395900	Licence No: 2569007007 Details: Process water Direct Source: Ground Water - North West Region Point: "borehole At Premises, Moss Side, Manchester" Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 389 Original Start Date: 15/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/8/1995 Version End Date:
11A	238.0	SW	383900, 395900	Licence No: 2569007007 Details: Process Water Direct Source: Ground Water - North West Region Point: Borehole At Premises Moss Side Manchester Data Type: Point	Annual Volume (m³): 227000 Max Daily Volume (m³): 900 Original Application No: NPS/WR/002641 Original Start Date: 15/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 23/11/2009 Version End Date:
12A	238.0	SW	383900, 395900	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	Annual Volume (m³): 227000 Max Daily Volume (m³): 900 Original Application No: NPS/WR/002641 Original Start Date: 15/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 23/11/2009 Version End Date:
Not shown	643.0	N	384180, 397091	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	Annual Volume (m³): 283240 Max Daily Volume (m³): 1532 Original Application No: NPS/WR/004318 Original Start Date: - Expiry Date: 31/3/2027 Issue No: 1 Version Start Date: 1/4/2011 Version End Date:
Not shown	643.0	N	384180, 397091	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	Annual Volume (m³): 283240 Max Daily Volume (m³): 1532 Original Application No: NPS/WR/004318 Original Start Date: - Expiry Date: 31/3/2027 Issue No: 1 Version Start Date: 1/4/2011 Version End Date:
Not shown	889.0	W	383220, 395850	Licence No: 2569007009 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: Borehole At Premises, Moss Lane West Manchester Data Type: Point	Annual Volume (m³): 66826.2 Max Daily Volume (m³): 372.772 Original Application No: CW0703 Original Start Date: 21/2/1966 Expiry Date: - Issue No: 101 Version Start Date: 7/10/2000 Version End Date:
Not shown	889.0	W	383220, 395850	Licence No: 2569007009 Details: Process water Direct Source: Ground Water - North West Region Point: "borehole At Premises, Moss Lane West Manchester" Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW0703 Original Start Date: 21/2/1966 Expiry Date: - Issue No: 101 Version Start Date: 7/10/2000 Version End Date:

Not shown	889.0	W	383220, 395850	Licence No: 2569007009 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "borehole At Premises, Moss Lane West Manchester" Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW0703 Original Start Date: 21/2/1966 Expiry Date: - Issue No: 101 Version Start Date: 7/10/2000 Version End Date:
Not shown	889.0	W	383220, 395850	Licence No: 2569007009 Details: Process Water Direct Source: Ground Water - North West Region Point: Borehole At Premises, Moss Lane West Manchester Data Type: Point	Annual Volume (m³): 176000 Max Daily Volume (m³): 930 Original Application No: 0703 Original Start Date: 21/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 12/4/2006 Version End Date:

5.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m of the study site?

No

Database searched and no data found.

5.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site?

No

Database searched and no data found.

5.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site?

Yes

The following Source Protection Zones records are represented on the SPZ and Potable Water Abstraction Map (5c):

ID	Distance	Direction	Type	Description
2	0.0	On Site	2	Outer Catchment
3	0.0	On Site	3	Total Catchment
1	166.0	SW	1	Inner Catchment
4	437.0	NE	3	Total Catchment

5.7 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site?

Yes

Biological Quality:

Database searched and no data found.

Chemical Quality:

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (GQAHl). In England, each chemical sample is measured for ammonia and dissolved oxygen. In Wales, the samples are measured for biological oxygen demand (BOD), ammonia and dissolved oxygen. The results are graded from A ('Very Good') to F ('Bad').

The following Chemical Quality records are shown on the Hydrology Map (5d):

ID	Distance [m]	Direction	NGR	River Details	Chemical Quality Grade (Headline Indicator)				
					2005	2006	2007	2008	2009
Not shown	1431.0	NW	383330, 397558	River Name: Rochdale Canal Reach: Ashton Canal To Knott Mill End/Start of Stretch: Sample Point NGR	A	A	A	A	A

5.8 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site?

No

Database searched and no data found.

5.9 Surface Water Features

Are there any surface water features within 250m of the study site?

No

Database searched and no data found.

6. Environment Agency Flood Map

NW

▲
N

NE

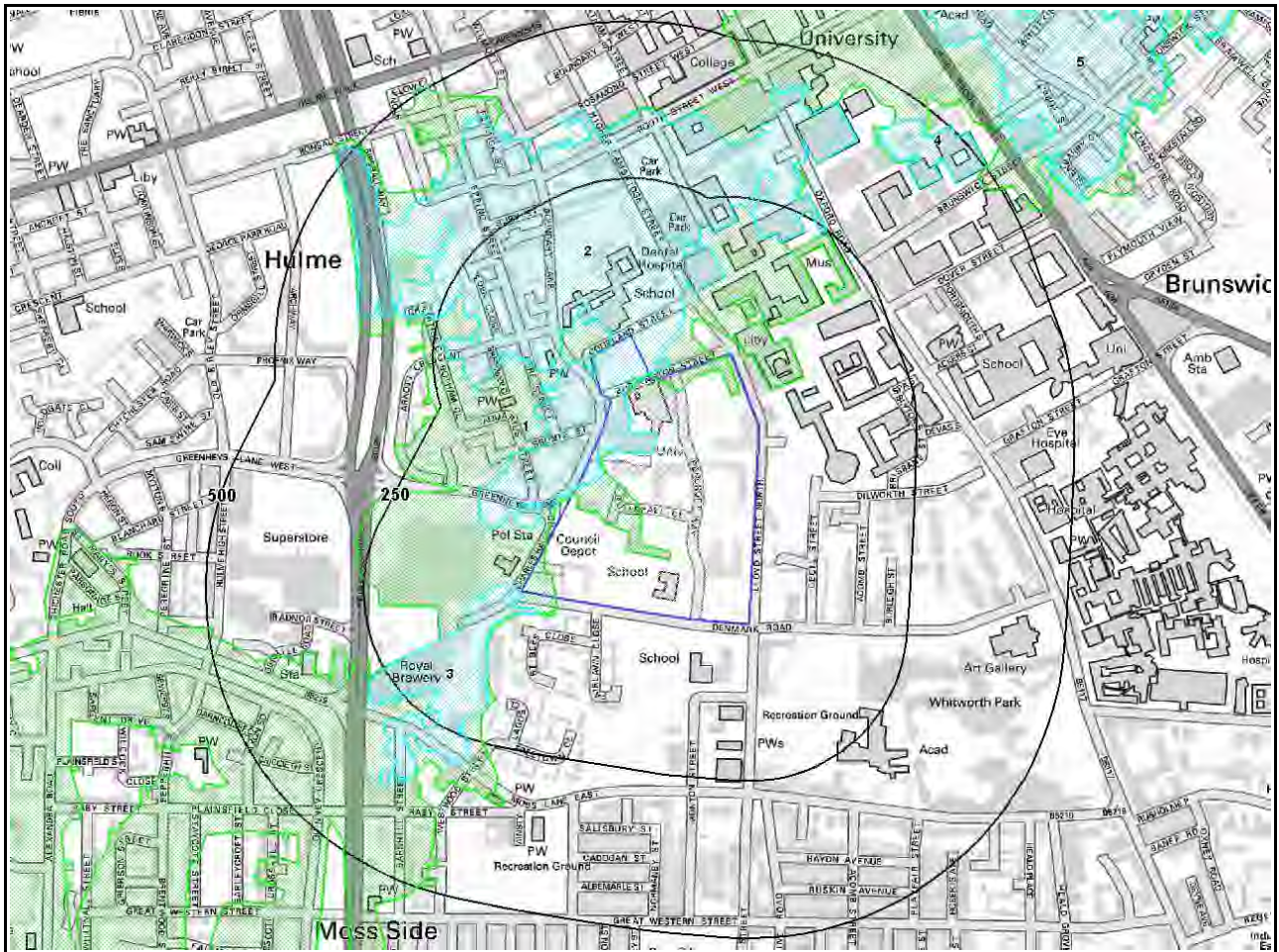
◀W

▶E

SW

▼
S

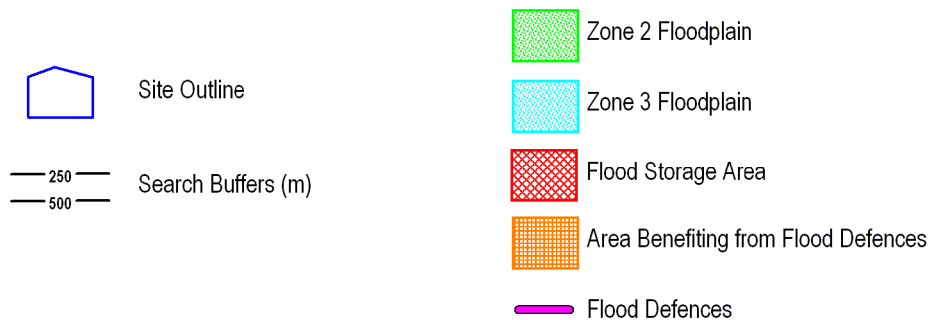
SE



Environment Agency Flood Legend



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6. Flooding

6.1 Zone 2 Flooding

Zone 2 floodplain estimates the annual probability of flooding as one in one thousand (0.1%) or greater from rivers and the sea but less than 1% from rivers or 0.5% from the sea. Alternatively, where information is available they may show the highest known flood level.

Is the site within 250m of an Environment Agency indicative Zone 2 floodplain? **Yes**

The following floodplain records are represented as green shading on the Flood Map:

ID	Distance	Direction	Update	Type
1	0.0	On Site	01-Nov-2011	Zone 2 - (Fluvial Models)

6.2 Zone 3 Flooding

Zone 3 estimates the annual probability of flooding as one in one hundred (1%) or greater from rivers and a one in two hundred (0.5%) or greater from the sea. Alternatively, where information is available they may show the highest known flood level.

Is the site within 250m of an Environment Agency indicative Zone 3 floodplain? **Yes**

The following floodplain records are represented as blue shading on the Flood Map:

ID	Distance	Direction	Update	Type
2	0.0	On Site	01-Nov-2011	Zone 3 - (Fluvial Models)
3	4.0	SW	01-Nov-2011	Zone 3 - (Fluvial Models)

6.3 Flood Defences

Are there any Flood Defences within 250m of the study site? **No**

6.4 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? **No**

6.5 Areas used for Flood Storage

Are there any areas used for Flood Storage within 250m of the study site? **No**

6.6 Groundwater Flooding Susceptibility Areas

Are there any British Geological Survey groundwater flooding susceptibility flood areas within 50m of the boundary of the study site?

Yes

What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?

Very Low

6.7 Groundwater Flooding Confidence Areas

What is the British Geological Survey confidence rating in this result?

Low

Notes:

Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The **confidence rating** is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

7.Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Legend

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7. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 500m of the study site? **No**

Records of Sites of Special Scientific Interest (SSSI) within 500m of the study site: **0**

Database searched and no data found.

Records of National Nature Reserves (NNR) within 500m of the study site: **0**

Database searched and no data found.

Records of Special Areas of Conservation (SAC) within 500m of the study site: **0**

Database searched and no data found.

Records of Special Protection Areas (SPA) within 500m of the study site: **0**

Database searched and no data found.

Records of Ramsar sites within 500m of the study site: **0**

Database searched and no data found.

Records of Local Nature Reserves (LNR) within 500m of the study site: **0**

Database searched and no data found.

Records of World Heritage Sites within 500m of the study site: **0**

Database searched and no data found.

Records of Environmentally Sensitive Areas within 500m of the study site: **0**

Database searched and no data found.

Records of Areas of Outstanding Natural Beauty (AONB) within 500m of the study site: **0**

Database searched and no data found.

Records of National Parks (NP) within 500m of the study site: **0**

Database searched and no data found.

Records of Nitrate Sensitive Areas within 500m of the study site:	0
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Database searched and no data found.

Records of Nitrate Vulnerable Zones within 500m of the study site:	0
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Database searched and no data found.

8. Natural Hazards Findings

8.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a GroundSure GeoInsight, available from our website. The following information has been found:

8.1.1 Shrink Swell

What is the maximum Shrink-Swell* hazard rating identified on the study site? **Very Low**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

8.1.2 Landslides

What is the maximum Landslide* hazard rating identified on the study site? **Very Low**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

8.1.3 Soluble Rocks

What is the maximum Soluble Rocks* hazard rating identified on the study site? **Null - Negligible**

Soluble rocks are not present in the search area. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

8.1.4 Compressible Ground

What is the maximum Compressible Ground* hazard rating identified on the study site? **Negligible**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

8.1.5 Collapsible Rocks

What is the maximum Collapsible Rocks* hazard rating identified on the study site?

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

8.1.6 Running Sand

What is the maximum Running Sand* hazard rating identified on the study site?

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

* This indicates an automatically generated 50m buffer and site.

9. Mining

9.1 Coal Mining

Are there any coal mining areas within 75m of the study site?

Yes

The following coal mining information provided by the Coal Authority is not represented on Mapping:

Distance	Direction	Details
0.0	On Site	The study site is located within the specified search distance of an identified mining area. Further details concerning this can be obtained from the Coal Authority Helpline on 0845 762 6848.

9.2 Shallow Mining

What is the subsidence hazard relating to shallow mining on-site*?

Negligible

*Please note this data is searched with a 150m buffer.

9.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site?

No

Database searched and no data found.

10. Contacts

GroundSure Helpline

Telephone: 08444 159 000
 info @ groundsure.com



British Geological Survey (England & Wales)

Kingsley Dunham Centre
 Keyworth, Nottingham NG12 5GG
 Tel: 0115 936 3143. Fax: 0115 936 3276. Email:
 enquiries@bgs.ac.uk
 Web: www.bgs.ac.uk
 BGS Geological Hazards Reports and general geological
 enquiries



Environment Agency

National Customer Contact Centre
 PO Box 544
 Rotherham
 S60 1BY
 Tel: 08708 506 506
 Web: www.environment-agency.gov.uk
 Email: enquiries@environment-agency.gov.uk



Health Protection Agency

Chilton, Didcot, Oxon, OX11 0RQ
 Tel: 01235 822622 www.hpa.org.uk/radiation
 Radon measures and general radon information and
 guidance



The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG
 Tel: 0845 762 6848. DX 716176 Mansfield 5
 www.coal-authority.co.uk
 Coal mining reports and related enquiries



Ordnance Survey

Romsey Road
 Southampton SO16 4GU
 Tel: 08456 050505



Local Authority

Authority: Manchester City Council
 Phone: 0161 234 5000
 Web: www.manchester.gov.uk
 Address: Town Hall, Albert Square, Manchester, M60 2LA

Get Mapping PLC

Virginia Villas, High Street, Hartley Witney, Hampshire RG27
 8NW
 Tel: 01252 845444



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Standard Terms and Conditions

1 Definitions

In these conditions unless the context otherwise requires:

"Beneficiary" means the Client or the customer of the Client for whom the Client has procured the Services.

"Commercial" means any building which is not Residential.

"Commission" means an order for Consultancy Services submitted by a Client.

"Consultancy Services" mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

"Contract" means the contract between GroundSure and the Client for the performance of the Services which arises upon GroundSure's acceptance of an Order or Commission and which shall incorporate these conditions, the relevant GroundSure User Guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with clause 11.

"Client" means the party that submits an Order or Commission.

"Data Provider" means any third party providing Third Party Content to GroundSure.

"Data Report" means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure.

"GroundSure" means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at Greater London House, Hampstead Road, London NW1 7EJ.

"GroundSure Materials" means all materials prepared by GroundSure as a result of the provision of the Services, including but not limited to Data Reports, Mapping and Risk Screening Reports.

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"Mapping" an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure.

"Order" means an order form submitted by the Client requiring Services from GroundSure in respect of a specified Site.

"Order Website" means online platform via which Orders may be placed.

"Report" means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide.

"Residential" means any building used as or suitable for use as an individual dwelling.

"Risk Screening Report" means one of GroundSure's risk screening reports, comprising factual data with interpretation in respect of the level of likely risk and/or liability, excluding **"Consultancy Services"**.

"Services" means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site.

"Site" means the landsite in respect of which GroundSure provides the Services.

"Third Party Content" means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.

"User Guide" means the relevant current version of the user guide, available upon request from GroundSure.

2 Scope of Services

2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.

2.2 GroundSure shall exercise all the reasonable skill, care and diligence to be expected of experienced environmental consultants in the performance of the Services.

2.3 The Client acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in the Contract.

2.4 Terms and conditions appearing on a Client's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives or any terms implied by custom, practice or course of dealing shall be of no effect and these terms and conditions shall prevail over all others.

2.5 If a Client/Beneficiary requests insurance in conjunction with or as a result of the Services, GroundSure shall use reasonable endeavours to procure such insurance, but makes no warranty that such insurance shall be available from insurers or offered on reasonable terms. GroundSure does not endorse or recommend any particular insurance product, policy or insurer. Any insurance purchased shall be subject solely to the terms of the policy issued by insurers and GroundSure will have no liability therefor. The Client/Beneficiary should take independent advice to ensure that the insurance policy requested and/or offered is suitable for its requirements.

2.6 GroundSure's quotations/proposals are valid for a period of 30 days only. GroundSure reserves the right to withdraw any quotation at any time before GroundSure accepts an Order or Commission. GroundSure's acceptance of an Order or Commission shall be effective only where such acceptance is in writing and signed by GroundSure's authorised representative or where accepted via GroundSure's Order Website.

3 The Client's obligations

3.1 The Client shall ensure the Beneficiary complies with and is bound by the terms and conditions set out in the Contract and shall provide that GroundSure may in its own right enforce such terms and conditions against the Beneficiary pursuant to the Contracts (Rights of Third Parties) Act 1999. The Client shall be liable for all breaches of the Contract by the Beneficiary as if they were breaches by the Client. The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.

3.2 The Client shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the Site known to the Client/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a Site, facilities and equipment as agreed in the Contract).

3.3 Where Client/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.

3.4 The Client shall not and shall not knowingly permit the Beneficiary to, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or, in respect of any Services, information given by GroundSure. For the avoidance of doubt, the Client and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party who is considering acquiring the whole or part of the Site, or providing funding in relation to the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.5 The Client is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password.

4 Reliance

4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Client and Beneficiary are granted an irrevocable royalty-free licence to access the information contained in a Report, Mapping or in a report prepared by GroundSure in respect of or arising out of Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in clauses 4.2 and 4.3.

4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (i) the Beneficiary, (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate), (iv) the first purchaser or first tenant of the Site (v) the professional advisers and lenders of the first purchaser or tenant of the Site. Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in clauses 7 and 11.6 shall apply.

4.3 In relation to Consultancy Services, reliance shall be limited to the Client, Beneficiary and named parties on the Report.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise agreed in writing with GroundSure, any other party considering the information supplied by GroundSure as part of the Services, including (but not limited to) insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.

4.5 The Client shall not and shall not knowingly permit any person (including the Beneficiary) who is provided with a copy of any Report, (except as permitted herein or by separate agreement with GroundSure) to: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping.

4.6 Notwithstanding clause 4.5, if the Client acts in a professional capacity, it may make reasonable use of a Report and/or findings made as a result of Consultancy Services to advise Beneficiaries. However, GroundSure shall have no liability in respect of any opinion or report given to such Beneficiaries by the Client or a third party.

5 Fees and Disbursements

5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services.

5.2 Unless GroundSure requires prepayment, the Client shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such value added tax or other tax as may be required within 30 days from the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("**Payment Date**"). GroundSure reserves the right to charge interest which shall accrue on a daily basis from 30 days after the date of Payment Date until the date of payment (whether before or after judgment) at the rate of five per cent per annum above the Bank of England base rate from time to time.

5.3 In the event that the Client disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Client shall be deemed to have agreed the amount thereof. As soon as reasonably practicable following receipt of a notification in respect of any disputed invoice, a member of the management team at GroundSure shall contact the Client and the parties shall use all reasonable endeavours to resolve the dispute.

6 Intellectual Property and Confidentiality

6.1 Subject to the provisions of clause 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services and Content are and shall remain owned by either GroundSure or the Data Providers and nothing in these terms purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property.

6.2 The Client shall acknowledge the ownership of the **Third Party Content** where such **Third Party Content** is incorporated or used in the Client's own documents, reports, systems or services whether or not these are supplied to a third party.

6.3 Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client acknowledges that the proprietary rights subsisting in copyright, database rights and any other intellectual property rights in respect of any data and information contained in any Report are and shall remain (subject to clause 11.1) the property of GroundSure and/or any third party that has supplied data or information used to create a Report, and that these conditions do not purport to grant, assign or transfer any such rights in respect thereof to a Client and/or a Beneficiary.

6.5 The Client shall (and shall procure that any recipients of the Report as permitted under clause 4.2 shall):

- (i) not remove, suppress or modify any trademark, copyright or other proprietary marking belonging to GroundSure or any third party from the Services;
- (ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

- (iii) not create any product or report which is derived directly or indirectly from the data contained in the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
 - (iv) not combine the Services with or incorporate such Services into any other information data or service; and
 - (v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.5(v) where such reformatting is in the normal course of providing advice based upon the Services), in each case of parts (iii) to (v) inclusive, whether or not such product or report is produced for commercial profit or not.
- 6.6 The Client and/or Beneficiary shall and shall procure that any party to whom the Services are made available shall notify GroundSure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.
- 6.8 Save as otherwise set out in these terms and conditions, any information provided by one party ("**Disclosing Party**") to the other party ("**Receiving Party**") shall be treated as confidential and only used for the purposes of these terms and conditions, except in so far as the Receiving Party is authorised by the Disclosing Party to provide such information in whole or in part to a third party.

7 Liability

THE CLIENT'S ATTENTION IS DRAWN TO THIS PROVISION

- 7.1 Subject to the provisions of this clause 7, GroundSure shall be liable to the Beneficiary only in relation to any direct losses or damages caused by any negligent act or omission of GroundSure in preparing the GroundSure Materials and provided that the Beneficiary has used all reasonable endeavours to mitigate any such losses.
- 7.2 GroundSure shall not be liable for any other losses or damages incurred by the Beneficiary, including but not limited to:
- (i) loss of profit, revenue, business or goodwill, losses relating to business interruption, loss of anticipated savings, loss of or corruption to data or for any special, indirect or consequential loss or damage which arise out of or in connection with the GroundSure Materials or otherwise in relation to a Contract;
 - (ii) any losses or damages that arise as a result of the use of all or part of the GroundSure Materials in breach of these terms and conditions or contrary to the terms of the relevant User Guide;
 - (iii) any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. The Client accepts, and shall procure that any other Beneficiary shall accept, that it has no claim or recourse to any Data Provider in relation to Third Party Content; and/or
 - (iv) any loss or damage to a Client's computer, software, modem, telephone or other property caused by a delay or loss of use of GroundSure's internet ordering service.
- 7.3 GroundSure's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise, arising in connection with the GroundSure Materials or otherwise in relation to the Contract shall be limited to £10 million in total (i) for any one claim or (ii) for a series of connected claims brought by one or more parties.
- 7.4 For the duration of the liability periods set out in clauses 7.5 and 7.6 below, GroundSure shall maintain professional indemnity insurance in respect of its liability under these terms and conditions provided such insurance is readily available at commercially viable rates. GroundSure shall produce evidence of such insurance if reasonably requested by the Client. A level of cover greater than GroundSure's current level of cover may be available upon request and agreement with the Client.
- 7.5 Any claim under the Contract in relation to Data Reports, Mapping and Risk Screening Reports, must be brought within six years from the date when the Beneficiary became aware that it may have a claim and in no event may a claim be brought twelve years or more after completion of such a Contract. For the avoidance of doubt, any claim in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause 7.5 shall survive the expiry of those time periods provided the claim is actually commenced within six months of notification.
- 7.6 Any claim under the Contract in relation to Consultancy Services, must be brought within six years from the date the Consultancy Services were completed.
- 7.7 The Client accepts and shall procure that any other Beneficiary shall accept that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of any Data Provider and/or any Third Party Content provided by a Data Provider.
- 7.8 Nothing in these terms and conditions:
- (i) excludes or limits the liability of GroundSure for death or personal injury caused by GroundSure's negligence, or for fraudulent misrepresentation; or
 - (ii) shall affect the statutory rights of a consumer under the applicable legislation.

8 GroundSure right to suspend or terminate

- 8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.
- 8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:
- (i) the Client shall fail to pay any sum due to GroundSure within 28 days of the Payment Date; or
 - (ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an Administration Order made against it or if a Receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
 - (iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
 - (iv) the Client or the Beneficiary breaches any material term of the Contract (including, but not limited to, the obligations in clause 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.

9 Client's Right to Terminate and Suspend

- 9.1 Subject to clause 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.
- 9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.

10 Consequences of Withdrawal, Termination or Suspension

- 10.1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client/Beneficiary any property of the Client/ Beneficiary in GroundSure's possession or control.
- 10.2 In the event of termination/suspension of the Contract under clauses 8 or 9, the Client shall pay to GroundSure all and any fees payable in respect of the performance of the Services up to the date of termination/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.

11 General

- 11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.
- 11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.
- 11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.
- 11.4 Save as expressly provided in clauses 4.2, 4.3, 6.3 and 11.5, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.
- 11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey may enforce breach of clause 6.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
- 11.6 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:
- (i) the Client or Beneficiary's failure to provide facilities, access or information;
 - (ii) fire, storm, flood, tempest or epidemic;
 - (iii) Acts of God or the public enemy;
 - (iv) riot, civil commotion or war;
 - (v) strikes, labour disputes or industrial action;
 - (vi) acts or regulations of any governmental or other agency;
 - (vii) suspension or delay of services at public registries by Data Providers; or
 - (viii) changes in law.
- 11.7 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.
- 11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.
- 11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.
- 11.10 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.
- 11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.
- 11.12 If the Client or Beneficiary has a complaint about the Services, notice can be given in any format eg writing, phone, email to the Compliance Officer at GroundSure who will respond in a timely manner.

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NX Consulting Limited
11, Thorpe Close,
Altrincham, WA15 7WZ

GroundSure Reference:	GS-262160
Your Reference:	NX128 Manchester Science Park
Report Date	Feb 20, 2012
Report Delivery Method:	Email - pdf

GroundSure GeoInsight

**Address: MANCHESTER SCIENCE PARK, MANCHESTER, M15
6SE**

Dear Sir/Madam,

Thank you for placing your order with GroundSure. Please find enclosed the **GroundSure GeoInsight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above GroundSure reference number.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'J. O.', followed by a period.

Managing Director
Groundsure Limited

Enc.
GroundSure GeoInsight

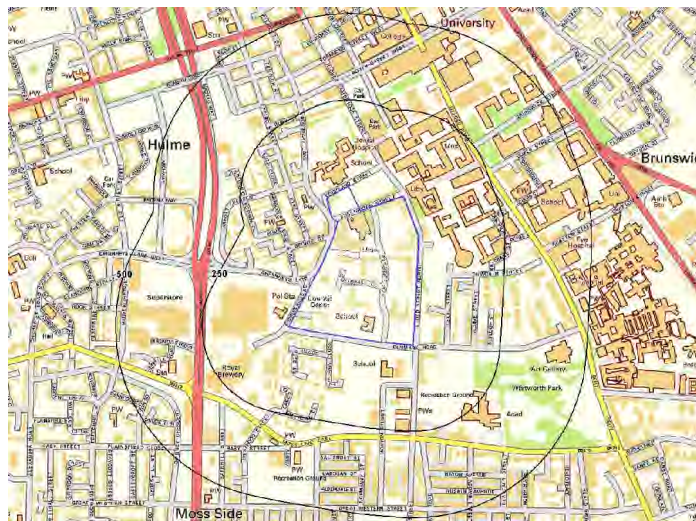
GroundSure GeoInsight

Address: MANCHESTER SCIENCE PARK, MANCHESTER, M15 6SE

Date: Feb 20, 2012

GroundSure Reference: GS-262160

Your Reference: NX128 Manchester Science Park



Brought to you by GroundSure

Aerial Photograph of Study Site



Site Name: MANCHESTER SCIENCE PARK, MANCHESTER,
M15 6SE
Grid Reference: 384440,396280
Size of Site: 11.44 ha

Aerial photography supplied by Getmapping PLC.
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Overview of Findings

The GroundSure GeoInsight provides high quality geo-environmental information that allows geo-environmental professionals and their clients to make informed decisions and be forewarned of potential ground instability problems that may affect the ground investigation, foundation design and possibly remediation options that could lead to possible additional costs.

The report is based on the BGS 1:50,000 Digital Geological Map of Great Britain, BGS Geosure data; BRITPITS database; Shallow Mining data and Borehole Records, Coal Authority data including brine extraction areas, PBA non-coal mining and natural cavities database, Johnson Poole and Bloomer mining data and GroundSure's unique database including historical surface ground and underground workings.

For further details on each dataset, please refer to each individual section in the report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Report Section	Number of records found within (X) m of the study site boundary
1. Geology	Description
1.1 Artificial Ground,	
1.1.1 Is there any Artificial Ground /Made Ground present beneath the study site?*	No
1.1.2 Are there any records relating to permeability of artificial ground within the study site* boundary?	No
1.2 Superficial Geology & Landslips	
1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?*	Yes
1.2.2 Are there any records relating to permeability of superficial geology within the study site* boundary?	Yes
1.2.3 Are there any records of landslip within 500m of the study site boundary?	No
1.2.4 Are there any records relating to permeability of landslips within the study site* boundary?	No
1.3 Bedrock, Solid Geology & Faults	
1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
1.3.2 Are there any records relating to permeability of bedrock within the study site* boundary?	Yes
1.3.3 Are there any records of faults within 500m of the study site boundary?	Yes
1.3.4 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level
1.3.5 Is the property in an area where Radon Protection Measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary

* This includes an automatically generated 50m buffer zone around the site

Source:Scale 1:50,000 BGS Sheet No:085

2. Ground Workings	on-site	0-50	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	0	0	0	-	-
2.2 Historical Underground Workings Features from Small Scale Mapping	0	0	0	0	0
2.3 Current Ground Workings	0	0	0	0	0

3. Mining, Extraction & Natural Cavities	on-site	0-50	51-250	251-500	501-1000
3.1 Historical Mining	0	0	0	0	0
3.2 Coal Mining	1	0	0	0	0
3.3 Johnson Poole and Bloomer Mining Area	2	0	2	0	6
3.4 Non-Coal Mining*	0	0	0	0	0
3.5 Non-Coal Mining Cavities	0	0	0	0	1
3.6 Natural Cavities	0	0	0	0	0
3.7 Brine Extraction	0	0	0	0	0
3.8 Gypsum Extraction	0	0	0	0	0
3.9 Tin Mining	0	0	0	0	0
3.10 Clay Mining	0	0	0	0	0

*This includes an automatically generated 50m buffer zone around the site

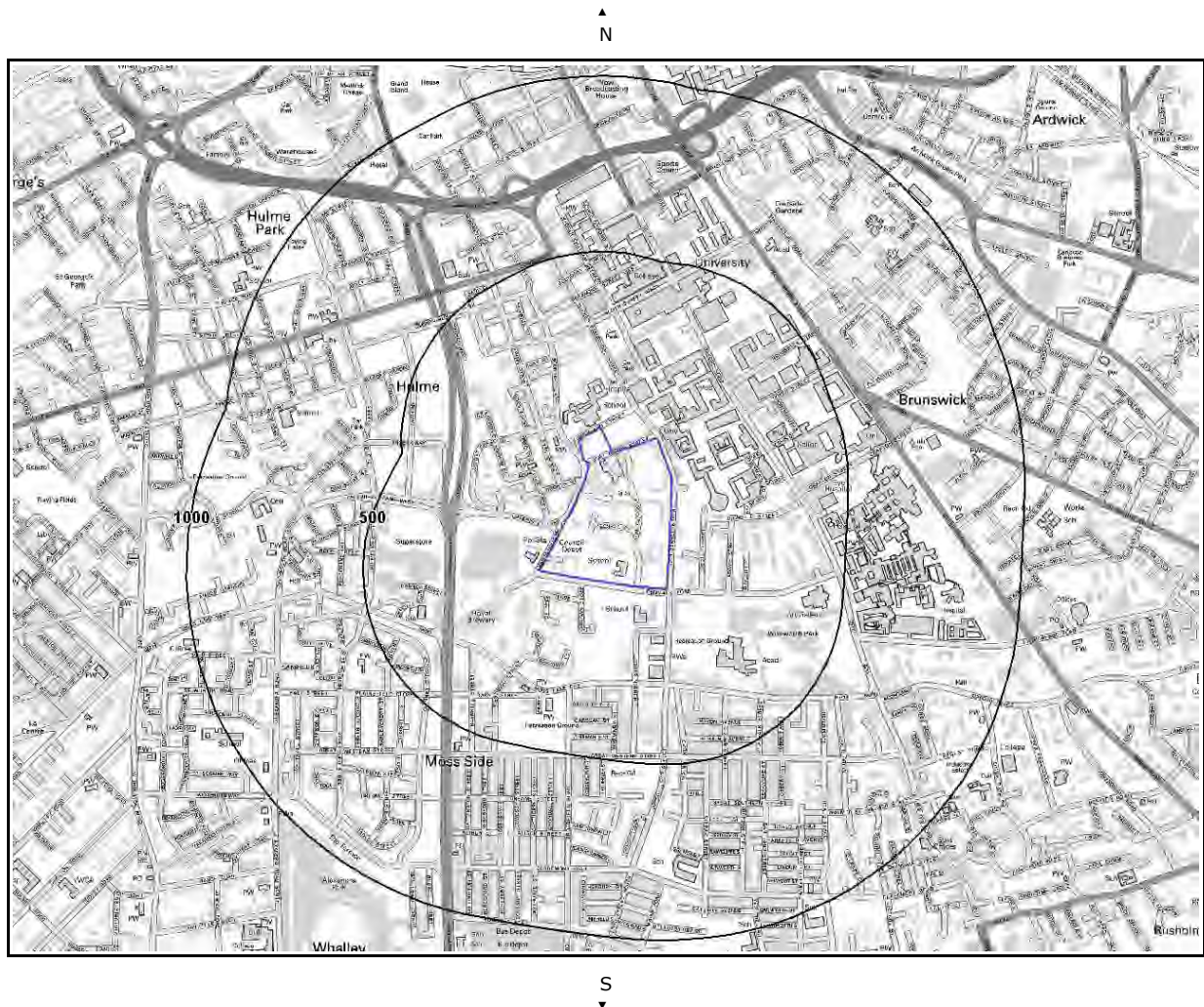
4. Natural Ground Subsidence	on-site*	0-50	51-250	251-500	501-1000
4.1 Shrink-Swell Clay	Very Low	-	-	-	-
4.2 Landslides	Very Low	-	-	-	-
4.3 Ground Dissolution of Soluble Rocks	Negligible	-	-	-	-
4.4 Compressible Deposits	Negligible	-	-	-	-
4.5 Collapsible Deposits	Very Low	-	-	-	-
4.6 Running Sand	Very Low	-	-	-	-

* This includes an automatically generated 50m buffer zone around the site

5. Borehole Records	on-site	0-50	51-250	251-500	501-1000
5.1 BGS Recorded Boreholes	15	1	11	-	-

6. Estimated Background Soil Chemistry	on-site	0-50	51-250	251-500	501-1000
6.1 Records of Background Soil Chemistry	2	0	0	-	-

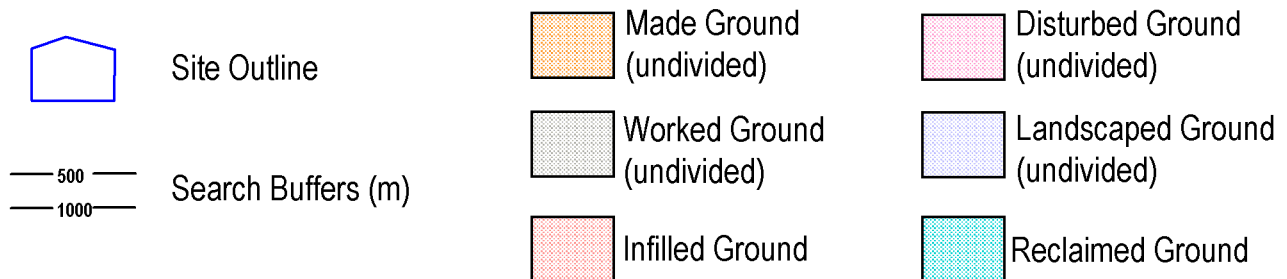
1.1 Artificial Ground Map



Artificial Ground Legend

Enabled by  Ordnance Survey

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 Licence Number: 100035207



Geological information represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

1.1 Artificial Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:085

1.1.1 Artificial/Made Ground

Are there any records of Artificial/Made Ground within 500m of the study site boundary? **No**

Database searched and no data found.

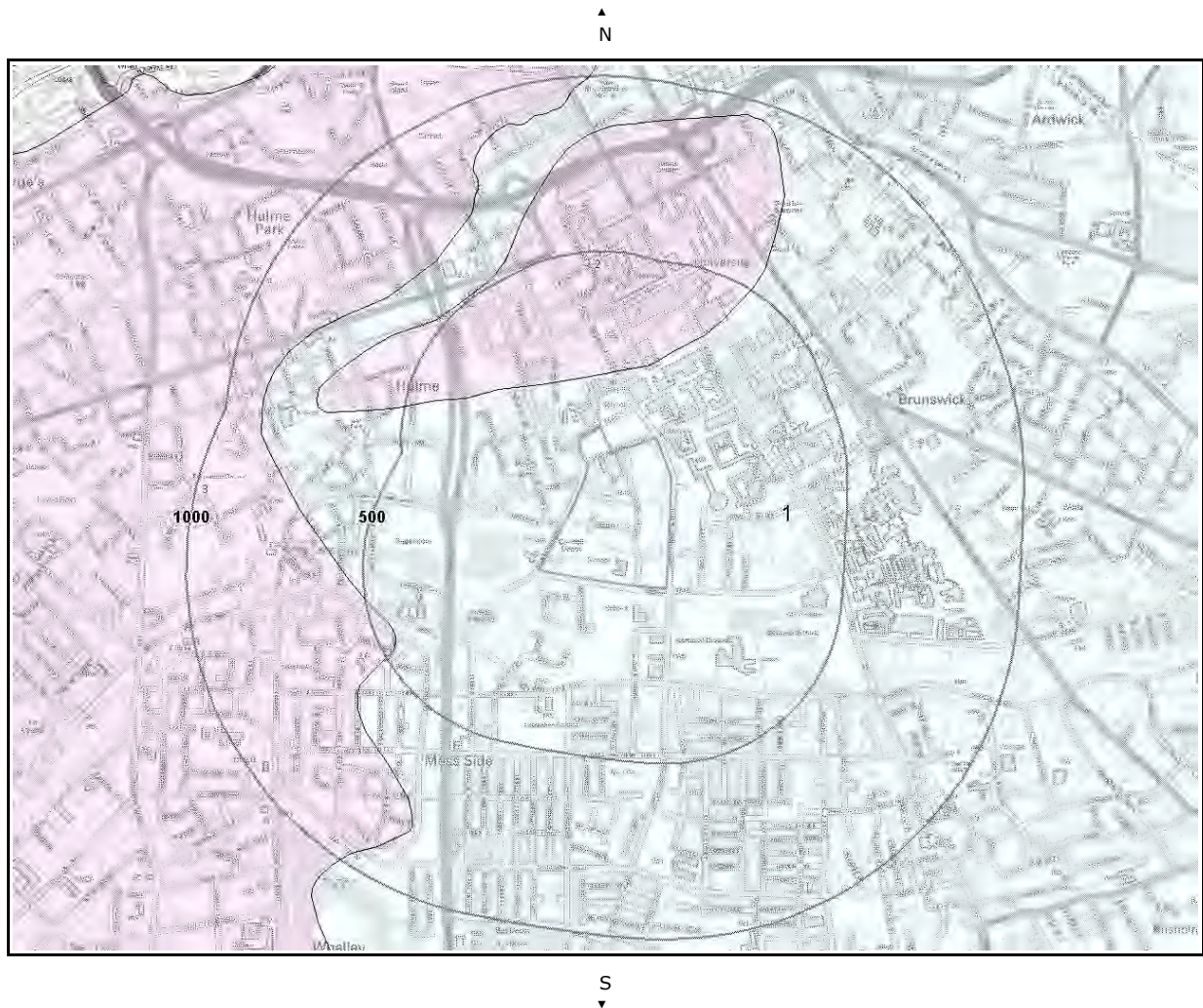
1.1.2 Permeability of Artificial Ground

Are there any records relating to permeability of artificial ground within the study site* boundary? **No**

Database searched and no data found.

* This includes an automatically generated 50m buffer zone around the site.

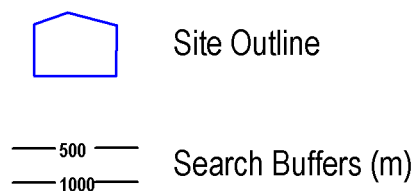
1.2 Superficial Deposits and Landslips Map



Superficial and Landslips Legend



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Licence Number: 100035207



Geological information represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

1.2 Superficial Deposits and Landslips

1.2.1 Superficial Deposits/Drift Geology

Are there any records of Superficial Deposits/Drift Geology within 500m of the study site boundary? **Yes**

ID	Distance (m)	Direction	Lex Code	Description	Rock Description
1	0.0	On Site	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON
2	148.0	N	GFDUD-SAGR	GLACIOFLUVIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL
3	448.0	SW	GFSDD-SAGR	GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	SAND AND GRAVEL

1.2.2 Permeability of Superficial Ground

Are there any records relating to permeability of superficial ground within the study site* boundary? **Yes**

Distance (m)	Direction	Flow type	Maximum Permeability	Minimum Permeability
0.0	On Site	Mixed	High	Low

1.2.3 Landslip

Are there any records of Landslip within 500m of the study site boundary?

No

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Artificial / Made Ground, Superficial / Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

1.2.4 Landslip Permeability

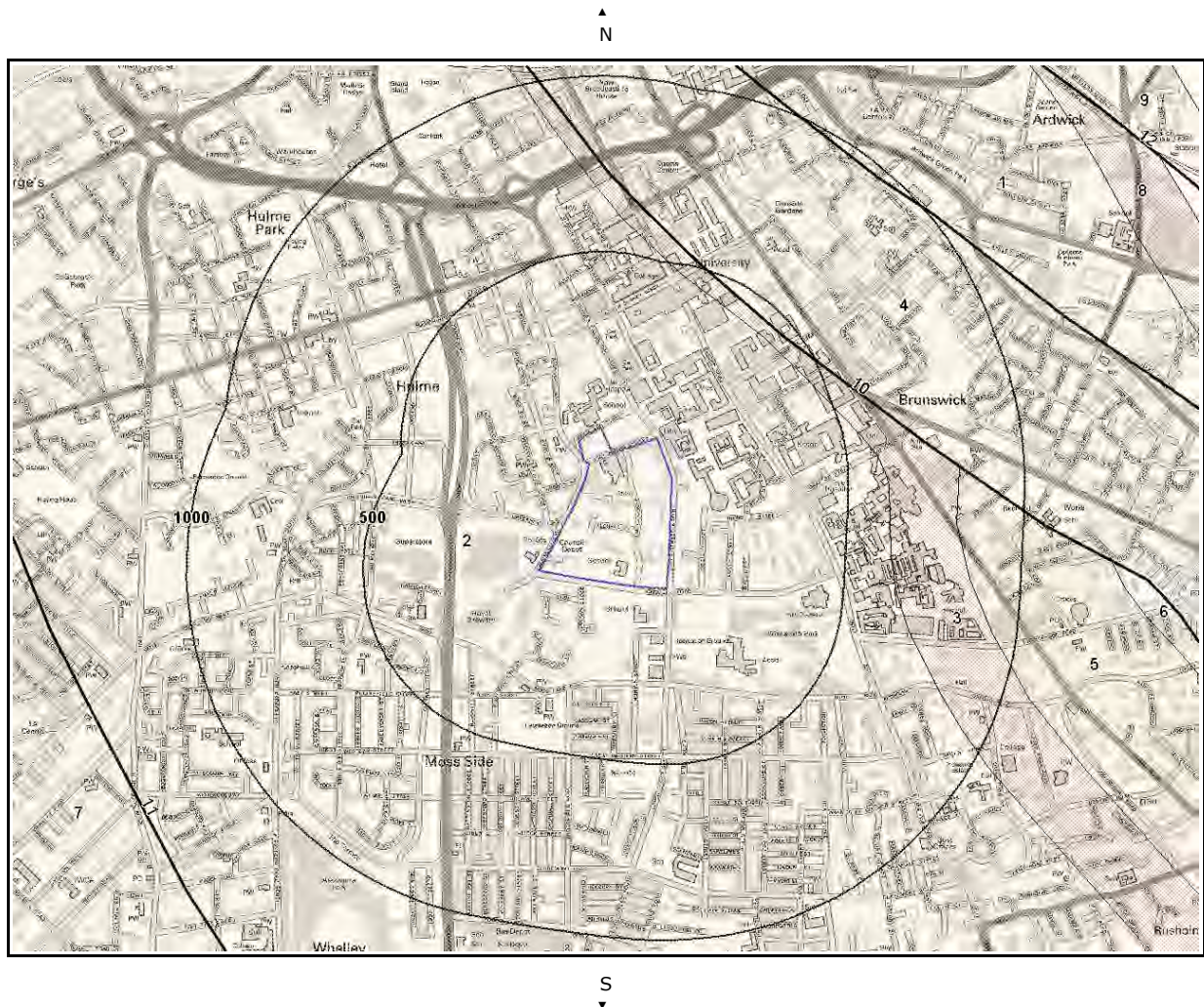
Are there any records relating to permeability of landslips within the study site* boundary?

No

Database searched and no data found.

*This includes an automatically generated 50m buffer zone around the site.

1.3 Bedrock and Faults Map



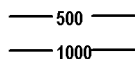
Bedrock & Faults Deposits Legend



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 Licence Number: 100035207



Site Outline



Search Buffers (m)

Geological information represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

1.3 Bedrock, Solid Geology & Faults

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:085

1.3.1 Bedrock/Solid Geology

Records of Bedrock/Solid Geology within 500m of the study site boundary:

ID	Distance (m)	Direction	LEX Code	Rock Description	Rock Age
2	0.0	On Site	SSG-SDST	Sherwood Sandstone Group - Sandstone	Ladinian /
3	414.0	NE	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian
4	454.0	NE	SSG-SDST	Sherwood Sandstone Group - Sandstone	Ladinian /

1.3.2 Permeability of Bedrock Ground

Are there any records relating to permeability of bedrock ground within the study site* boundary? **Yes**

Distance (m)	Direction	Flow type	Maximum Permeability	Minimum Permeability
0.0	On Site	Mixed	High	High

1.3.3 Faults

Are there any records of Faults within 500m of the study site boundary? **Yes**

ID	Distance (m)	Direction	Category Description	Feature Description
10	454.0	NE	FAULT	Normal fault, inferred

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Bedrock/ Solid Geology and linear features such as Faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

1.3.4 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?

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

1.3.5 Radon Protection

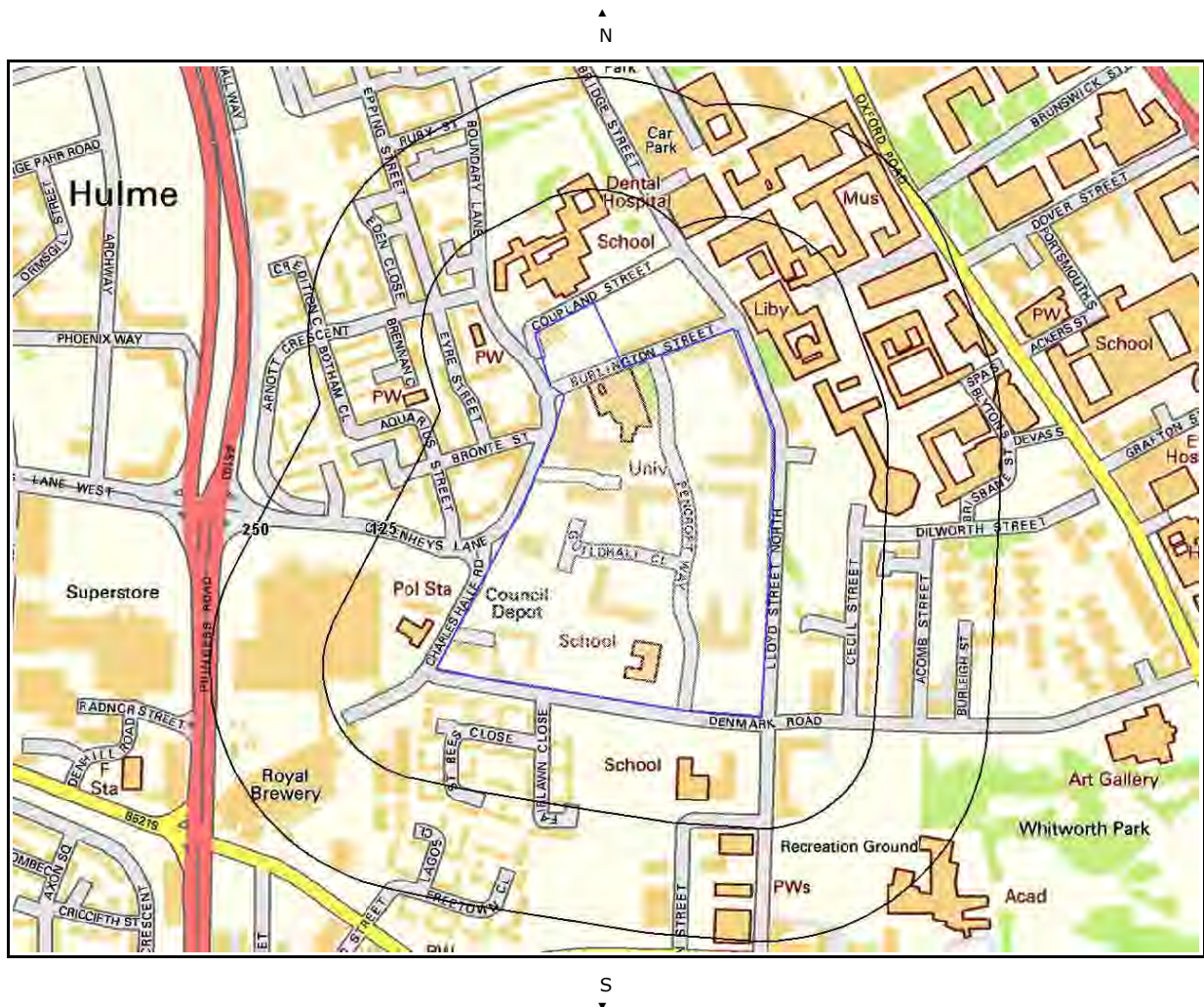
Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?

No radon protective measures are necessary

* This includes an automatically generated 50m buffer zone around the site.

Report Reference: GS-262160

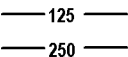
2. Ground Workings Map



Ground Workings Legend

Enabled by Ordnance Survey

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-  Site Outline
-  Historic Surface Ground Workings
-  Historic Underground Workings
-  Current Ground Workings
-  Search Buffers (m)
— 125 —
— 250 —

2. Ground Workings

2.1 Historical Surface Ground Working Features derived from Historical Mapping

This dataset is based on GroundSure's unique Historical Land Use Database derived from 1:10,560 and 1:10,000 scale historical mapping.

Are there any Historical Surface Ground Working Features within 250m of the study site boundary? **No**

Database searched and no data found.

2.2 Historical Underground Workings Features derived from Historical Mapping

This data is derived from the GroundSure unique Historical Land Use Database. It contains data derived from 1:10,000 and 1:10,560 historical Ordnance Survey Mapping and includes some natural topographical features (Shake Holes for example) as well as manmade features that may have implications for ground stability. Underground and mining features have been identified from surface features such as shafts. The distance that these extend underground is not shown.

Are there any Historical Underground Working Features within 1000m of the study site boundary? **No**

Database searched and no data found.

2.3 Current Ground Workings

This dataset is derived from the BGS BRITPITS database covering active; inactive mines; quarries; oil wells; gas wells and mineral wharves; and rail deposits throughout the British Isles.

Are there any BGS Current Ground Workings within 1000m of the study site boundary? **No**

Database searched and no data found.

3. Mining, Extraction & Natural Cavities Map



Mining, Extraction & Natural Cavities Legend

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3. Mining, Extraction & Natural Cavities

3.1 Historical Mining

This dataset is derived from GroundSure unique Historical Land-use Database that are indicative of mining or extraction activities.

Are there any Historical Mining areas within 1000m of the study site boundary?

No

Database searched and no data found.

3.2 Coal Mining

This dataset provides information as to whether the study site lies within a known coal mining affected area as defined by the coal authority.

Are there any Coal Mining areas within 1000m of the study site boundary?

Yes

The following Coal Mining information provided by the Coal Authority is not represented on Mapping:

Distance (m)	Direction	Details
0.0	On Site	The study site is located within the specified search distance of an identified mining area. Further details concerning this can be obtained from the Coal Authority Helpline on 0845 762 6848.

3.3 Johnson Poole and Bloomer

This dataset provides information as to whether the study site lies within an area where JPB hold information relating to mining.

Are there any JPB Mining areas within 1000m of the study site boundary?

Yes

The following information provided by JPB is not represented on Mapping:

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

3.4 Non – Coal Mining

This dataset provides information as to whether the study site lies within an area which may have been subject to non-coal historic mining.

Are there any Non-Coal Mining areas within 1000m of the study site boundary?

No

Database searched and no data found.

3.5 Non – Coal Mining Cavities

This dataset provides information from the Peter Brett Associates (PBA) mining cavities database (compiled for the national study entitled "Review of mining instability in Great Britain, 1990" PBA has also continued adding to this database) on mineral extraction by mining.

Are there any Non-Coal Mining cavities within 1000m of the study site boundary?

Yes

The following Non-Coal Mining Cavities information provided by Peter Brett Associates:

ID	Distance (m)	Direction	NGR	Address	Superficial Deposits	Bedrock Deposits	Extracted Mineral
Not shown	832.0	NE	384900, 397100	Manchester, Greater Manchester	Glacial Till	Bunter Sandstone, Manchester Marls, Collyhurst Sandstone	Firestone, Freestone, Hearthstone, Honestone, Ragstone, Sandstone, Scythestone, Silver Sand, Whetstone

3.6 Natural Cavities

This dataset provides information based on Peter Brett Associates natural cavities database.

Are there any Natural Cavities within 1000m of the study site boundary?

No

Database searched and no data found.

3.7 Brine Extraction

This dataset provides information from the Brine Compensation Board which has been discontinued and is now covered by the Coal Authority.

Are there any Brine Extraction areas within 1000m of the study site boundary?

No

Database searched and no data found.

3.8 Gypsum Extraction

This dataset provides information on Gypsum extraction from British Gypsum records.

Are there any Gypsum Extraction areas within 1000m of the study site boundary?

No

Database searched and no data found.

3.9 Tin Mining

This dataset provides information on tin mining areas and is derived from tin mining records. This search is based upon postcode information to a sector level. More detailed information on potential Tin Mining may be found in Section 3.4 – Non-Coal Mining Hazards.

Are there any Tin Mining areas within 1000m of the study site boundary?

No

Report Reference: GS-262160

Database searched and no data found.

3.10 Clay Mining

This dataset provides information on Kaolin and Ball Clay mining from relevant mining records.

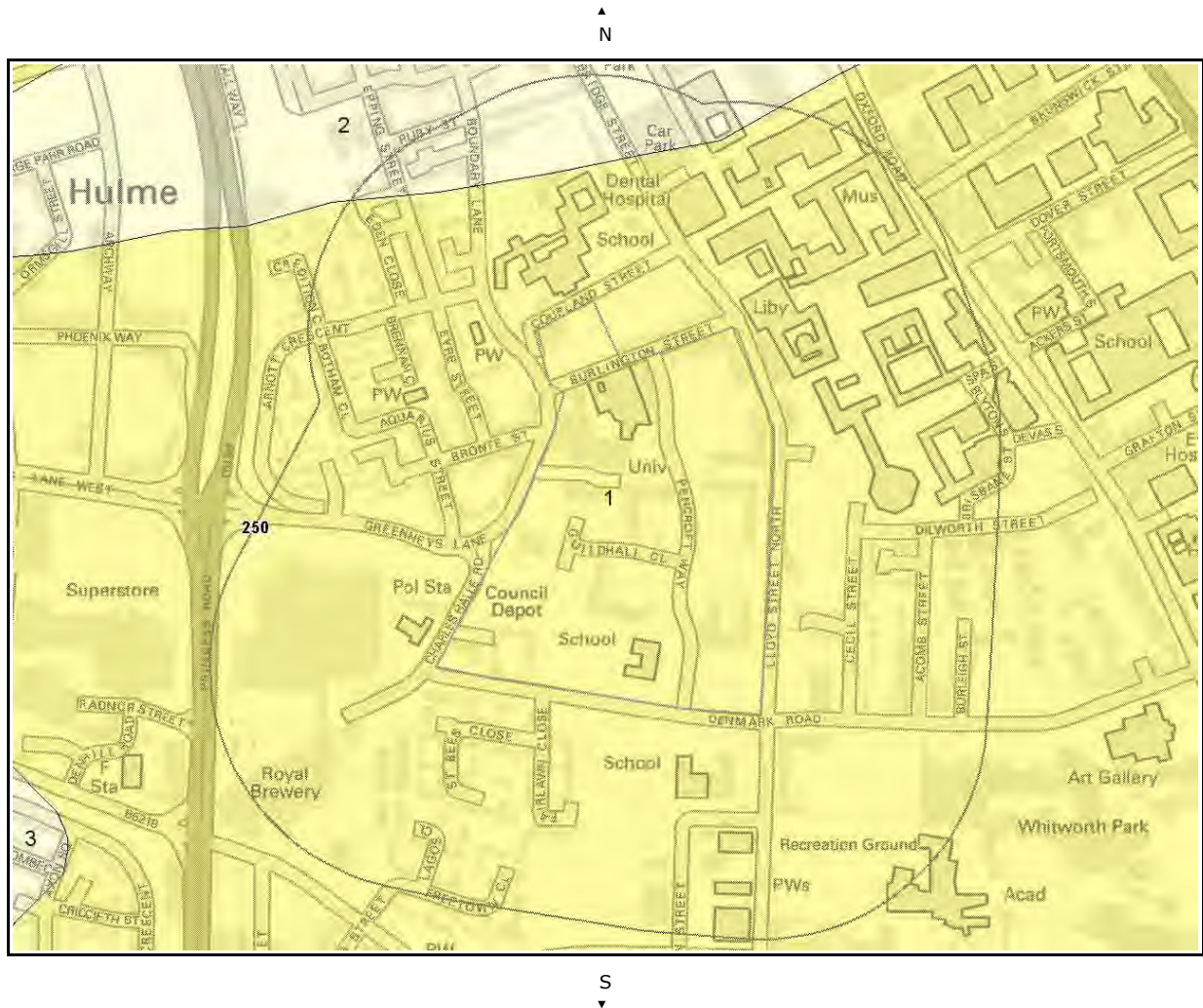
Are there any Clay Mining areas within 1000m of the study site boundary?

No

Database searched and no data found.

4. Natural Ground Subsidence

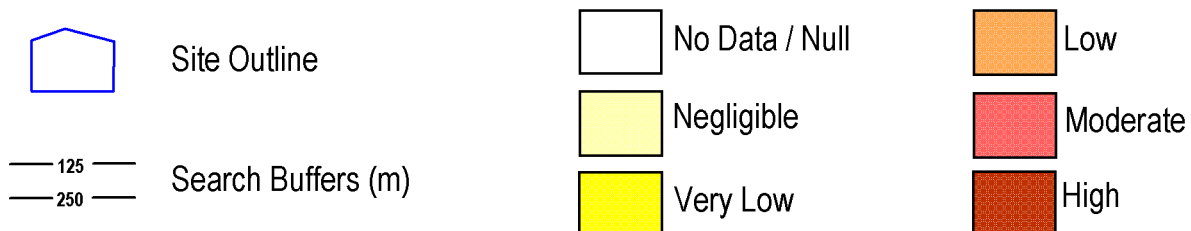
4.1 Shrink-Swell Clay Map



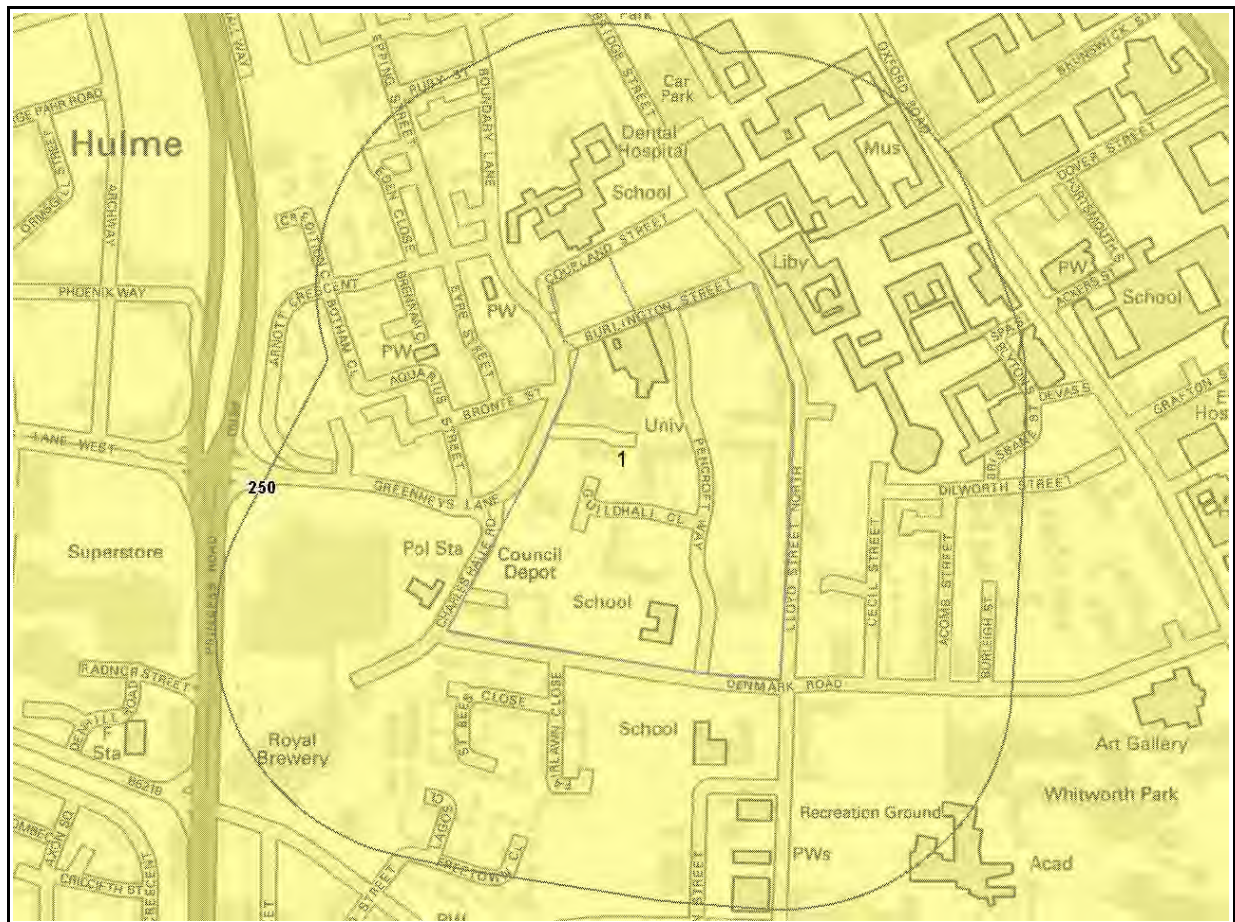
Shrink-Swell Clay Legend



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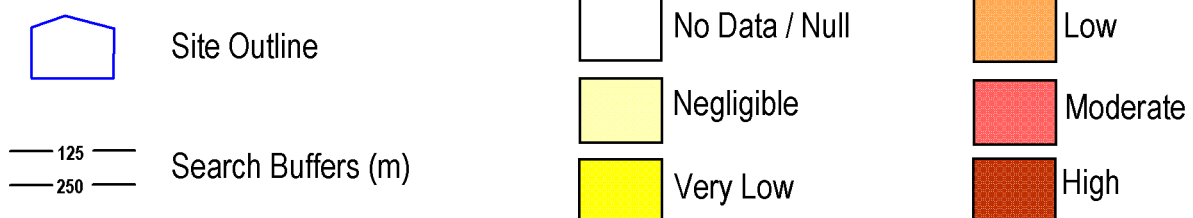
4.2 Landslides Map



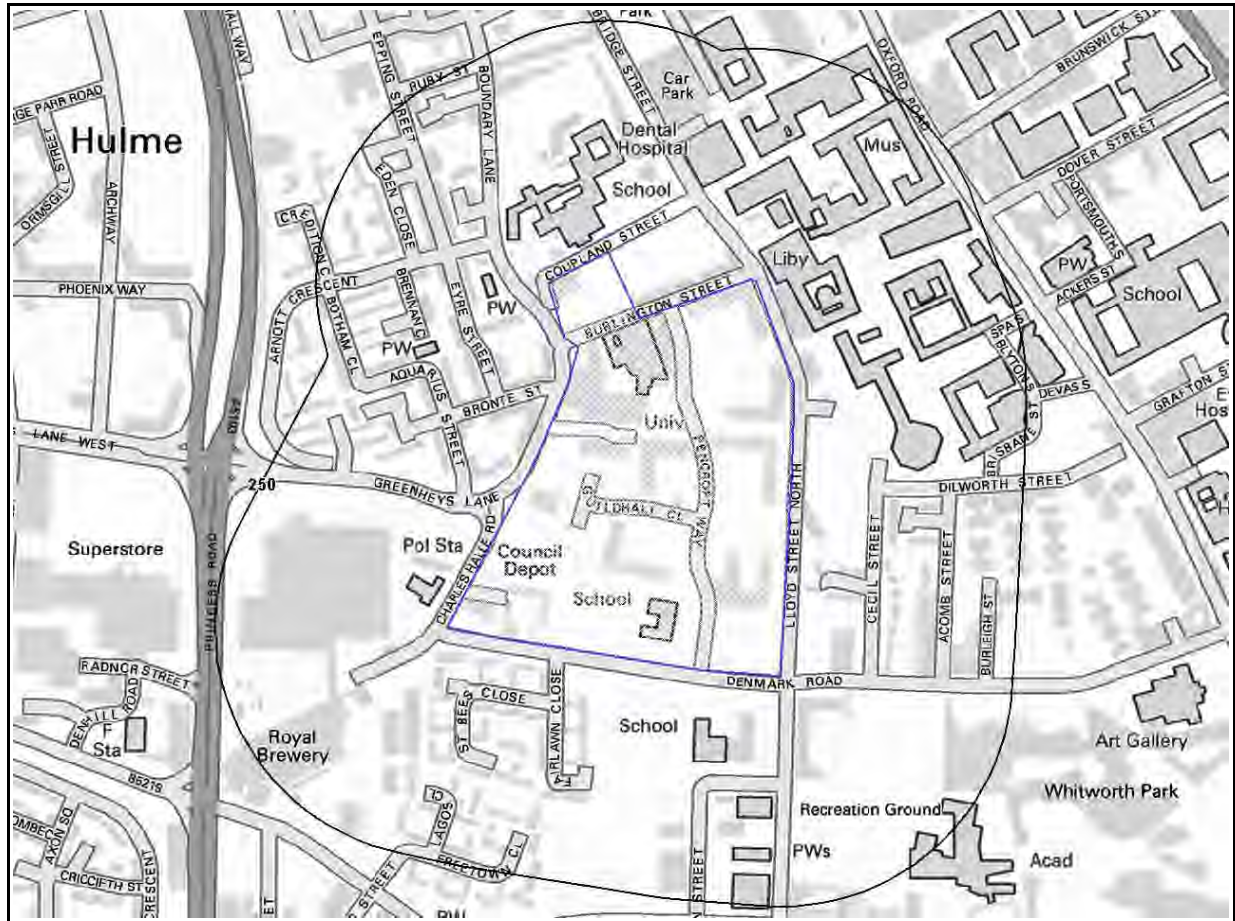
Landslides Legend



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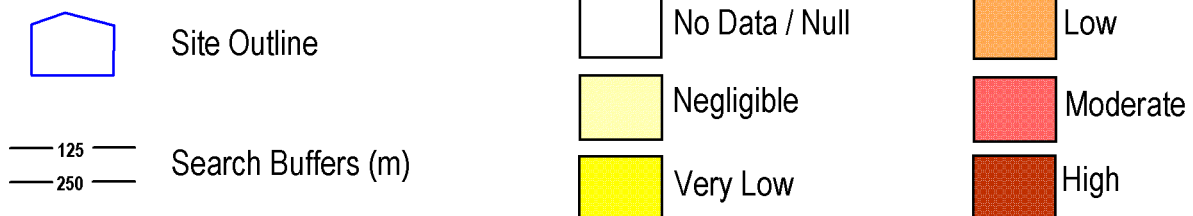
4.3 Ground Dissolution Soluble Rocks Map



Ground Dissolution Soluble Rocks
Legend

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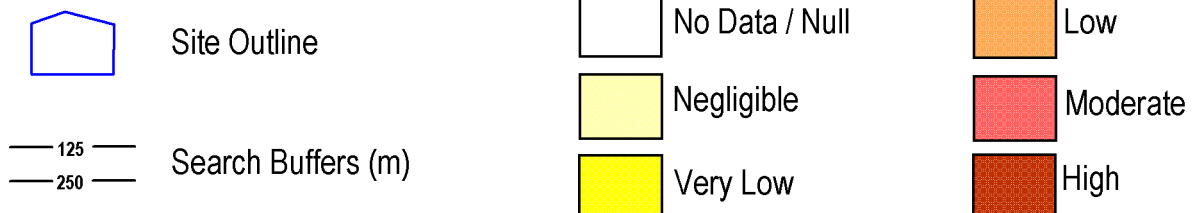
4.4 Compressible Deposits Map



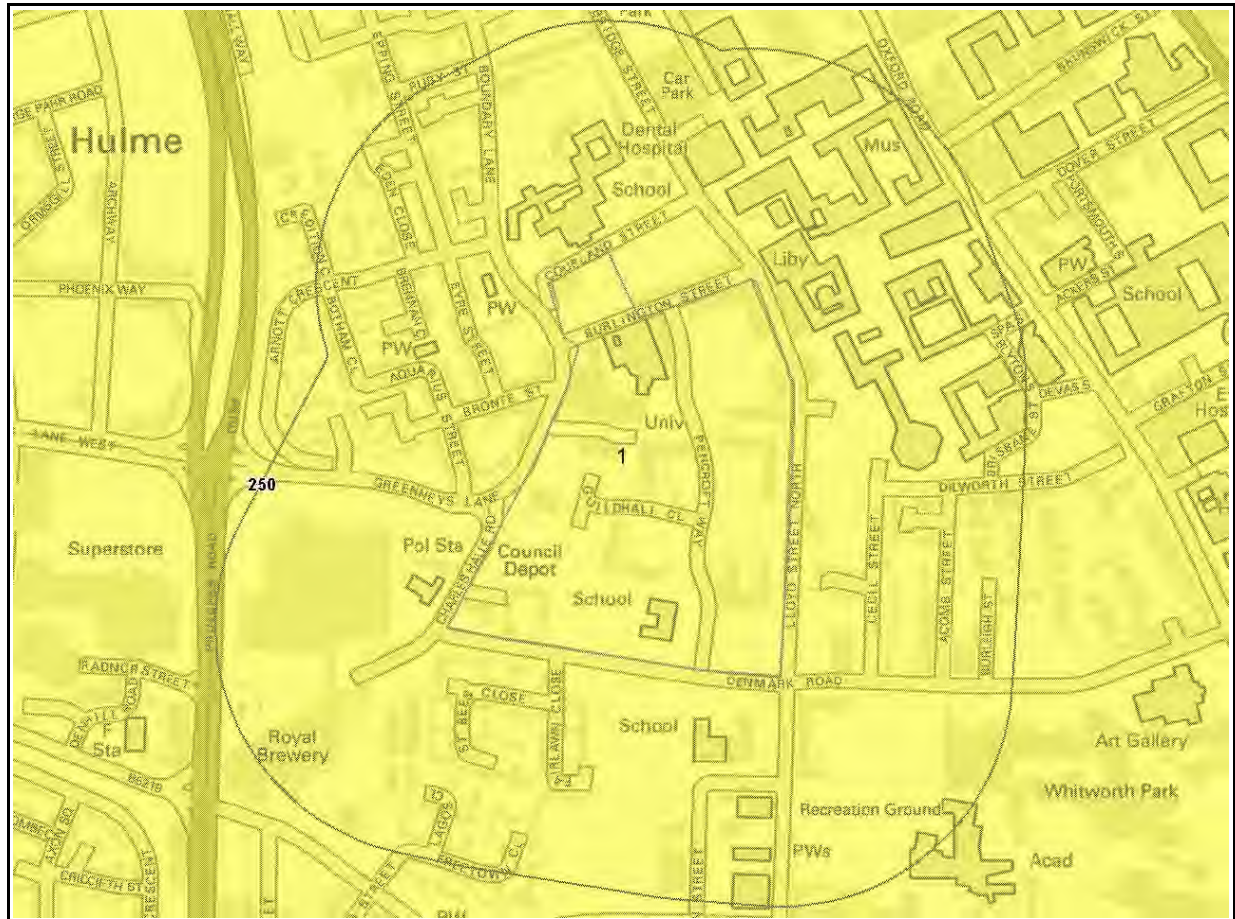
Compressible Deposits Legend



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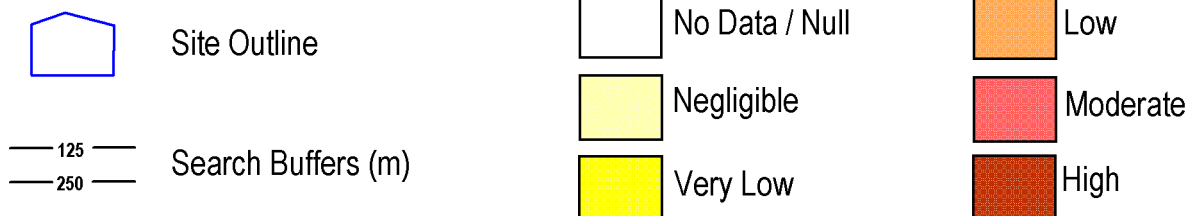
4.5 Collapsible Deposits Map



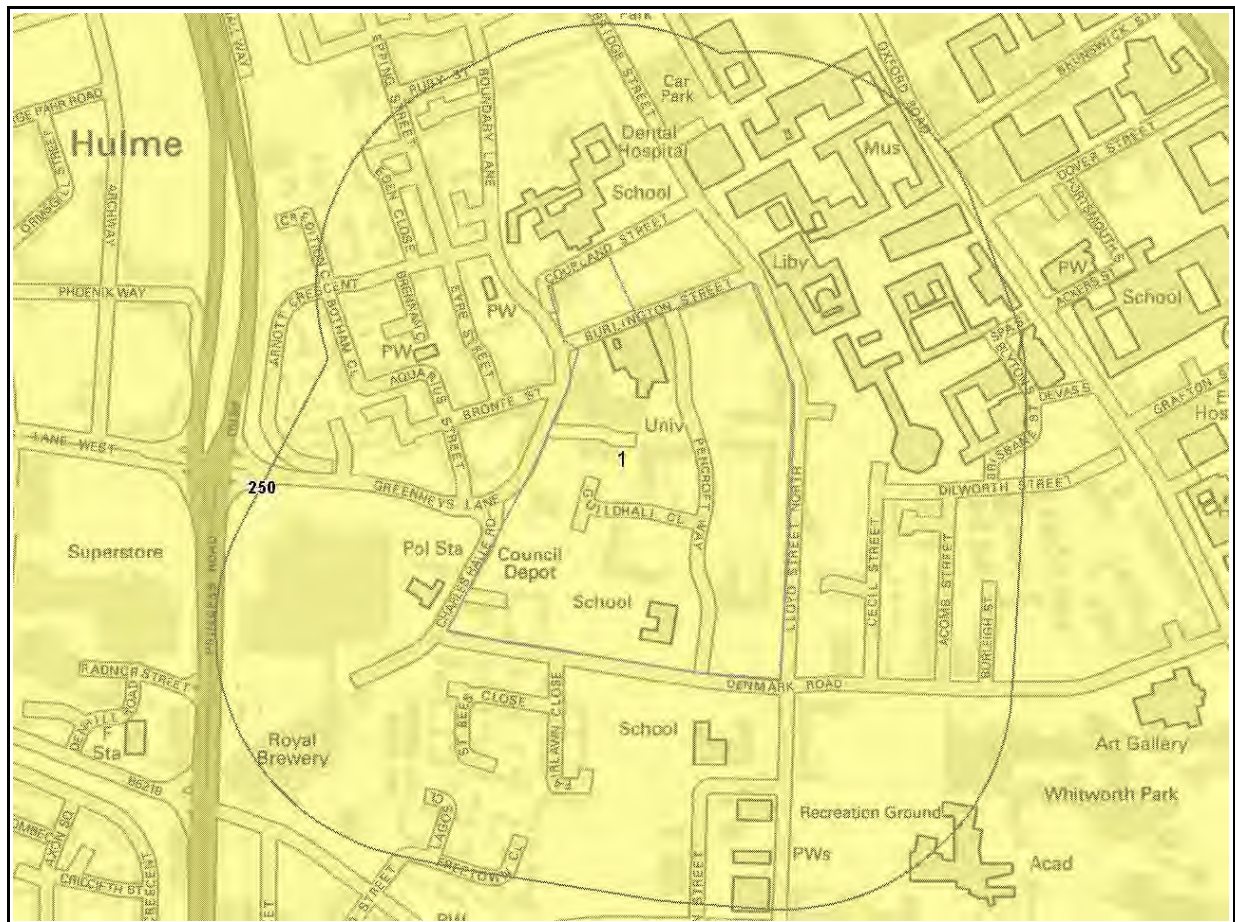
Collapsible Deposits Legend



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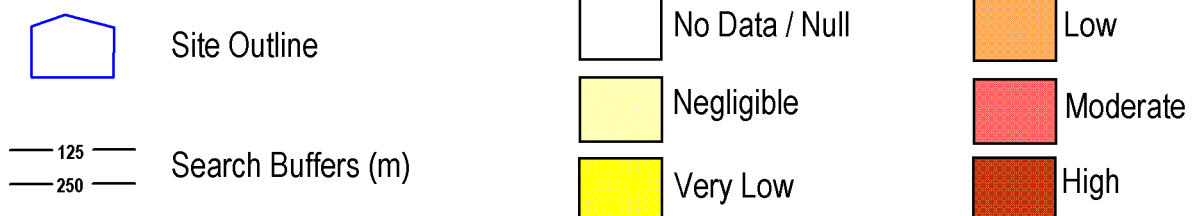
4.6 Running Sand Map



Running Sand Legend



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4. Natural Ground Subsidence

The National Ground Subsidence rating is obtained through the 6 natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS).

The following GeoSure data represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

What is the maximum hazard rating of natural subsidence within the study site* boundary? **Very Low**

4.1 Shrink – Swell Clays

The following Shrink Swell information provided by the British Geological Survey:

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

4.2 Landslides

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

4.3 Ground Dissolution of Soluble Rocks

The following Soluble Rocks information provided by the British Geological Survey:

Distance (m)*	Direction	Hazard Rating	Details
0.0	On site	Null-Negligible	Soluble rocks are not present in the search area. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

4.4 Compressible Deposits

The following Compressible Ground information provided by the British Geological Survey:

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

*This includes an automatically generated 50m buffer zone around the study site boundary.

Report Reference: GS-262160

4.5 Collapsible Deposits

The following Collapsible Rocks information is provided by the British Geological Survey:

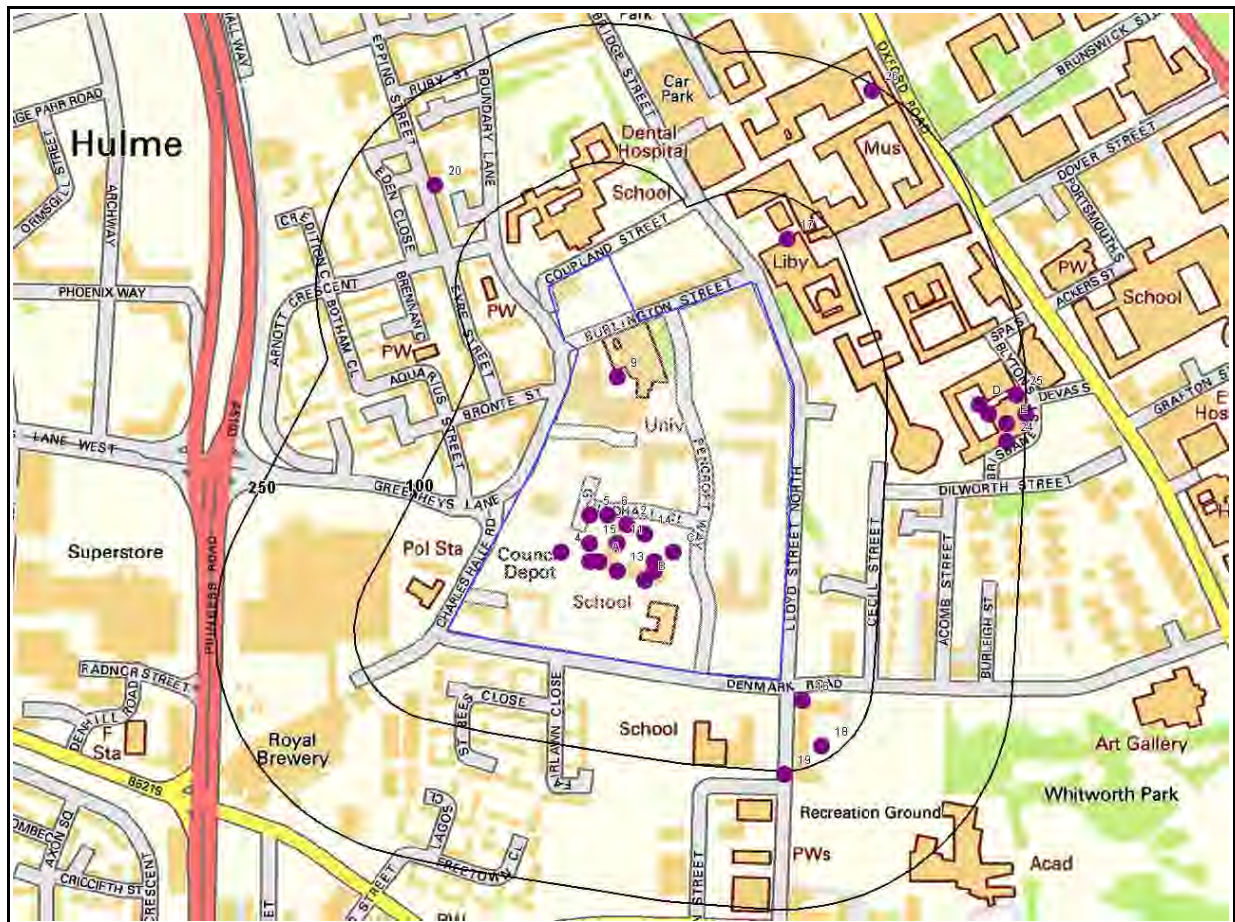
ID	Distance (m) *	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

4.6 Running Sands

The following Running Sands information is provided by the British Geological Survey:

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

5. Borehole Records Map



Borehole Records Legend



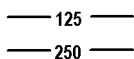
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Site Outline



Borehole Locations



Search Buffers (m)

5. Borehole Records

The systematic analysis of data extracted from the BGS Borehole Records database provides the following information.

Records of boreholes within 250m of the study site boundary:

27

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length (m)	Borehole Name
1A	0.0	On Site	384250,396120	SJ89NW1988	-1.0	MACHESTER SCIENCE PARK PHASE 3 TPD
2	0.0	On Site	384280,396160	SJ89NW1985	-1.0	MACHESTER SCIENCE PARK PHASE 3 TPA
3A	0.0	On Site	384240,396120	SJ89NW1983	-1.0	MACHESTER SCIENCE PARK PHASE 3 2
4	0.0	On Site	384210,396130	SJ89NW1989	-1.0	MACHESTER SCIENCE PARK PHASE 3 TPE
5	0.0	On Site	384240,396170	SJ89NW1991	-1.0	MACHESTER SCIENCE PARK PHASE 3 TPG
6	0.0	On Site	384260,396170	SJ89NW1982	-1.0	MACHESTER SCIENCE PARK PHASE 3 1
7B	0.0	On Site	384300,396100	SJ89NW1994	-1.0	MACHESTER SCIENCE PARK PHASE 3 TPJ
8B	0.0	On Site	384310,396110	SJ89NW1984	-1.0	MACHESTER SCIENCE PARK PHASE 3 3
9	0.0	On Site	384270,396320	SJ89NW3286	237.0	UNIVERSITY OF MANCHESTER MONITORING
10C	0.0	On Site	384330,396130	SJ89NW1995	-1.0	MACHESTER SCIENCE PARK PHASE 3 TPK
11	0.0	On Site	384270,396140	SJ89NW1986	-1.0	MACHESTER SCIENCE PARK PHASE 3 TPB
12C	0.0	On Site	384310,396120	SJ89NW1993	-1.0	MACHESTER SCIENCE PARK PHASE 3 TPI
13	0.0	On Site	384270,396110	SJ89NW1987	-1.0	MACHESTER SCIENCE PARK PHASE 3 TPC
14	0.0	On Site	384300,396150	SJ89NW1992	-1.0	MACHESTER SCIENCE PARK PHASE 3 TPH
15	0.0	On Site	384240,396140	SJ89NW1990	-1.0	MACHESTER SCIENCE PARK PHASE 3 TPF
16	34.0	SE	384470,395970	SJ89NW4150	-1.0	DUCIE HIGH SCHOOL MANCHESTER 1A
17	58.0	NE	384453,396469	SJ89NW251	91.44	UNIVERSITY OF MANCHESTER, N. OF BURLINGTON STREET
18	86.0	SE	384490,395920	SJ89NW4152	-1.0	DUCIE HIGH SCHOOL MANCHESTER 3A
19	104.0	S	384450,395890	SJ89NW4151	-1.0	DUCIE HIGH SCHOOL MANCHESTER 2A
20	164.0	NW	384073,396528	SJ89NW252	141.73	HARDY'S CROWN BREWERY RENSHAW STREET
21D	199.0	E	384660,396290	SJ89NW961	-1.0	CONTACT THEATRE BRISBANE STREET 3
22D	209.0	E	384670,396280	SJ89NW958	-1.0	CONTACT THEATRE BRISBANE STREET TP 3
23E	230.0	E	384690,396270	SJ89NW957	-1.0	CONTACT THEATRE BRISBANE STREET TP 2
24	230.0	E	384690,396250	SJ89NW956	-1.0	CONTACT THEATRE BRISBANE STREET TP 1
25	239.0	E	384700,396300	SJ89NW960	-1.0	CONTACT THEATRE BRISBANE STREET 2
26	243.0	NE	384544,396630	SJ89NW284	7.62	MANCHESTER MUSEUM, OXFORD ROAD
27E	249.0	E	384710,396280	SJ89NW959	-1.0	CONTACT THEATRE BRISBANE STREET 1

6. Estimated Background Soil Chemistry

Records of background estimated soil chemistry within 250m of the study site boundary:

2

For further information on how this data is calculated and limitations upon its use, please see the GroundSure GeoInsight User Guide, available on request.

Estimated Geometric Mean Soil Concentrations (mg/kg)							
Distance (m)*	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	150 - 300 mg/kg
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	150 - 300 mg/kg

*As this data is based upon underlying 1:50,000 scale geological information, a 50m buffer has been added to the search radius.

7. Contacts

GroundSure Helpline

Telephone: 08444 159 000
 info @ groundsure.com



British Geological Survey Enquiries

Kingsley Dunham Centre
 Keyworth, Nottingham NG12 5GG
 Tel: 0115 936 3143. Fax: 0115 936 3276.
 Email: enquiries@bgs.ac.uk
 Web: www.bgs.ac.uk
 BGS Geological Hazards Reports and general geological enquiries



British Gypsum

British Gypsum Ltd, East Leake, Loughborough, Leicestershire,
 LE12 6HX
 Tel: www.british-gypsum.com



The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG
 Tel: 0845 762 6848
 DX 716176 Mansfield 5 www.coal.gov.uk



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 Midlands DY5 3LH
 Tel: +44 (0) 1384 262 000
 Email: enquiries.gs@jpb.co.uk
 Website: www.jpb.co.uk



Ordnance Survey

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 Tel: 08456 050505



Getmapping PLC

Virginia Villas, High Street, Hartley Witney,
 Hampshire RG27 8NW
 Tel: 01252 845444



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 Tel: +44 (0)118 950 0761 E-mail: reading@pba.co.uk



Acknowledgements

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Standard Terms and Conditions

1 Definitions

In these conditions unless the context otherwise requires:

"Beneficiary" means the Client or the customer of the Client for whom the Client has procured the Services.

"Commercial" means any building which is not Residential.

"Commission" means an order for Consultancy Services submitted by a Client.

"Consultancy Services" mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

"Contract" means the contract between GroundSure and the Client for the performance of the Services which arises upon GroundSure's acceptance of an Order or Commission and which shall incorporate these conditions, the relevant GroundSure User Guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with clause 11.

"Client" means the party that submits an Order or Commission.

"Data Provider" means any third party providing Third Party Content to GroundSure.

"Data Report" means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure.

"GroundSure" means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at Greater London House, Hampstead Road, London NW1 7EJ.

"GroundSure Materials" means all materials prepared by GroundSure as a result of the provision of the Services, including but not limited to Data Reports, Mapping and Risk Screening Reports.

"Intellectual Property" means any patent, copyright, design rights, service marks, moral rights, data protection rights, know-how, trade mark or any other intellectual property rights.

"Mapping" an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure.

"Order" means an order form submitted by the Client requiring Services from GroundSure in respect of a specified Site.

"Order Website" means online platform via which Orders may be placed.

"Report" means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide.

"Residential" means any building used as or suitable for use as an individual dwelling.

"Risk Screening Report" means one of GroundSure's risk screening reports, comprising factual data with interpretation in respect of the level of likely risk and/or liability, excluding **"Consultancy Services"**.

"Services" means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site.

"Site" means the landsite in respect of which GroundSure provides the Services.

"Third Party Content" means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.

"User Guide" means the relevant current version of the user guide, available upon request from GroundSure.

2 Scope of Services

2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.

2.2 GroundSure shall exercise all the reasonable skill, care and diligence to be expected of experienced environmental consultants in the performance of the Services.

2.3 The Client acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in the Contract.

2.4 Terms and conditions appearing on a Client's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives or any terms implied by custom, practice or course of dealing shall be of no effect and these terms and conditions shall prevail over all others.

2.5 If a Client/Beneficiary requests insurance in conjunction with or as a result of the Services, GroundSure shall use reasonable endeavours to procure such insurance, but makes no warranty that such insurance shall be available from insurers or offered on reasonable terms. GroundSure does not endorse or recommend any particular insurance product, policy or insurer. Any insurance purchased shall be subject solely to the terms of the policy issued by insurers and GroundSure will have no liability therefor. The Client/Beneficiary should take independent advice to ensure that the insurance policy requested and/or offered is suitable for its requirements.

2.6 GroundSure's quotations/proposals are valid for a period of 30 days only. GroundSure reserves the right to withdraw any quotation at any time before GroundSure accepts an Order or Commission. GroundSure's acceptance of an Order or Commission shall be effective only where such acceptance is in writing and signed by GroundSure's authorised representative or where accepted via GroundSure's Order Website.

3 The Client's obligations

3.1 The Client shall ensure the Beneficiary complies with and is bound by the terms and conditions set out in the Contract and shall provide that GroundSure may in its own right enforce such terms and conditions against the Beneficiary pursuant to the Contracts (Rights of Third parties) Act 1999. The Client shall be liable for all breaches of the Contract by the Beneficiary as if they were breaches by the Client. The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.

3.2 The Client shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the Site known to the Client/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a Site, facilities and equipment as agreed in the Contract).

3.3 Where Client/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.

3.4 The Client shall not and shall not knowingly permit the Beneficiary to, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or, in respect of any Services, information given by GroundSure. For the avoidance of doubt, the Client and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party who is considering acquiring the whole or part of the Site, or providing funding in relation to the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.5 The Client is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password.

4 Reliance

4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Client and Beneficiary are granted an irrevocable royalty-free licence to access the information contained in a Report, Mapping or in a report prepared by GroundSure in respect of or arising out of Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in clauses 4.2 and 4.3.

4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (i) the Beneficiary, (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate), (iv) the first purchaser or first tenant of the Site (v) the professional advisers and lenders of the first purchaser or tenant of the Site. Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in clauses 7 and 11.6 shall apply.

4.3 In relation to Consultancy Services, reliance shall be limited to the Client, Beneficiary and named parties on the Report.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise agreed in writing with GroundSure, any other party considering the information supplied by GroundSure as part of the Services, including (but not limited to) insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.

4.5 The Client shall not and shall not knowingly permit any person (including the Beneficiary) who is provided with a copy of any Report, (except as permitted herein or by separate agreement with GroundSure) to: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping.

4.6 Notwithstanding clause 4.5, if the Client acts in a professional capacity, it may make reasonable use of a Report and/or findings made as a result of Consultancy Services to advise Beneficiaries. However, GroundSure shall have no liability in respect of any opinion or report given to such Beneficiaries by the Client or a third party.

5 Fees and Disbursements

5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services.

5.2 Unless GroundSure requires prepayment, the Client shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such value added tax or other tax as may be required within 30 days from the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("**Payment Date**"). GroundSure reserves the right to charge interest which shall accrue on a daily basis from 30 days after the date of Payment Date until the date of payment (whether before or after judgment) at the rate of five per cent per annum above the Bank of England base rate from time to time.

5.3 In the event that the Client disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Client shall be deemed to have agreed the amount thereof. As soon as reasonably practicable following receipt of a notification in respect of any disputed invoice, a member of the management team at GroundSure shall contact the Client and the parties shall use all reasonable endeavours to resolve the dispute.

6 Intellectual Property and Confidentiality

6.1 Subject to the provisions of clause 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services and Content are and shall remain owned by either GroundSure or the Data Providers and nothing in these terms purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property.

6.2 The Client shall acknowledge the ownership of the **Third Party Content** where such **Third Party Content** is incorporated or used in the Client's own documents, reports, systems or services whether or not these are supplied to a third party.

6.3 Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client acknowledges that the proprietary rights subsisting in copyright, database rights and any other intellectual property rights in respect of any data and information contained in any Report are and shall remain (subject to clause 11.1) the property of GroundSure and/or any third party that has supplied data or information used to create a Report, and that these conditions do not purport to grant, assign or transfer any such rights in respect thereof to a Client and/or a Beneficiary.

6.5 The Client shall (and shall procure that any recipients of the Report as permitted under clause 4.2 shall):

- (i) not remove, suppress or modify any trademark, copyright or other proprietary marking belonging to GroundSure or any third party from the Services;

- (ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;
 - (iii) not create any product or report which is derived directly or indirectly from the data contained in the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
 - (iv) not combine the Services with or incorporate such Services into any other information data or service; and
 - (v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.5(v) where such reformatting is in the normal course of providing advice based upon the Services), in each case of parts (iii) to (v) inclusive, whether or not such product or report is produced for commercial profit or not.
- 6.6 The Client and/or Beneficiary shall and shall procure that any party to whom the Services are made available shall notify GroundSure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.
- 6.8 Save as otherwise set out in these terms and conditions, any information provided by one party ("**Disclosing Party**") to the other party ("**Receiving Party**") shall be treated as confidential and only used for the purposes of these terms and conditions, except in so far as the Receiving Party is authorised by the Disclosing Party to provide such information in whole or in part to a third party.

7 Liability

THE CLIENT'S ATTENTION IS DRAWN TO THIS PROVISION

- 7.1 Subject to the provisions of this clause 7, GroundSure shall be liable to the Beneficiary only in relation to any direct losses or damages caused by any negligent act or omission of GroundSure in preparing the GroundSure Materials and provided that the Beneficiary has used all reasonable endeavours to mitigate any such losses.
- 7.2 GroundSure shall not be liable for any other losses or damages incurred by the Beneficiary, including but not limited to:
- (i) loss of profit, revenue, business or goodwill, losses relating to business interruption, loss of anticipated savings, loss of or corruption to data or for any special, indirect or consequential loss or damage which arise out of or in connection with the GroundSure Materials or otherwise in relation to a Contract;
 - (ii) any losses or damages that arise as a result of the use of all or part of the GroundSure Materials in breach of these terms and conditions or contrary to the terms of the relevant User Guide;
 - (iii) any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. The Client accepts, and shall procure that any other Beneficiary shall accept, that it has no claim or recourse to any Data Provider in relation to Third Party Content; and/or
 - (iv) any loss or damage to a Client's computer, software, modem, telephone or other property caused by a delay or loss of use of GroundSure's internet ordering service.
- 7.3 GroundSure's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise, arising in connection with the GroundSure Materials or otherwise in relation to the Contract shall be limited to £10 million in total (i) for any one claim or (ii) for a series of connected claims brought by one or more parties.
- 7.4 For the duration of the liability periods set out in clauses 7.5 and 7.6 below, GroundSure shall maintain professional indemnity insurance in respect of its liability under these terms and conditions provided such insurance is readily available at commercially viable rates. GroundSure shall produce evidence of such insurance if reasonably requested by the Client. A level of cover greater than GroundSure's current level of cover may be available upon request and agreement with the Client.
- 7.5 Any claim under the Contract in relation to Data Reports, Mapping and Risk Screening Reports, must be brought within six years from the date when the Beneficiary became aware that it may have a claim and in no event may a claim be brought twelve years or more after completion of such a Contract. For the avoidance of doubt, any claim in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause 7.5 shall survive the expiry of those time periods provided the claim is actually commenced within six months of notification.
- 7.6 Any claim under the Contract in relation to Consultancy Services, must be brought within six years from the date the Consultancy Services were completed.
- 7.7 he Client accepts and shall procure that any other Beneficiary shall accept that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of any Data Provider and/or any Third Party Content provided by a Data Provider.
- 7.8 Nothing in these terms and conditions:
- (i) excludes or limits the liability of GroundSure for death or personal injury caused by GroundSure's negligence, or for fraudulent misrepresentation; or
 - (ii) shall affect the statutory rights of a consumer under the applicable legislation.

8 GroundSure right to suspend or terminate

- 8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.
- 8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:
- (i) the Client shall fail to pay any sum due to GroundSure within 28 days of the Payment Date; or
 - (ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an Administration Order made against it or if a Receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
 - (iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
 - (iv) the Client or the Beneficiary breaches any material term of the Contract (including, but not limited to, the obligations in clause 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.

9 Client's Right to Terminate and Suspend

- 9.1 Subject to clause 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.
- 9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.

10 Consequences of Withdrawal, Termination or Suspension

- 10.1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client/Beneficiary any property of the Client/ Beneficiary in GroundSure's possession or control.
- 10.2 In the event of termination/suspension of the Contract under clauses 8 or 9, the Client shall pay to GroundSure all and any fees payable in respect of the performance of the Services up to the date of termination/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.

11 General

- 11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.
- 11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.
- 11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.
- 11.4 Save as expressly provided in clauses 4.2, 4.3, 6.3 and 11.5, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.
- 11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey may enforce breach of clause 6.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
- 11.6 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:
- (i) the Client or Beneficiary's failure to provide facilities, access or information;
 - (ii) fire, storm, flood, tempest or epidemic;
 - (iii) Acts of God or the public enemy;
 - (iv) riot, civil commotion or war;
 - (v) strikes, labour disputes or industrial action;
 - (vi) acts or regulations of any governmental or other agency;
 - (vii) suspension or delay of services at public registries by Data Providers; or
 - (viii) changes in law.
- 11.7 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.
- 11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.
- 11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.
- 11.10 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.
- 11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.
- 11.12 If the Client or Beneficiary has a complaint about the Services, notice can be given in any format eg writing, phone, email to the Compliance Officer at GroundSure who will respond in a timely manner.

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Appendix C – Historical Mapping

Site Details:

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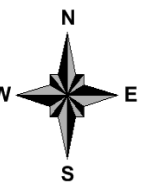
Client Ref: NX128 Manchester Science Park
Report Ref: GS-262158
Grid Ref: 384340, 396220

Map Name: MasterMap

Map date: 2011

Scale: 1:2,500

Printed at: 1:2,500



2011



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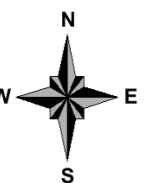
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Report Ref: GS-262158
Grid Ref: 384340, 396220

Map Name: National Grid

Map date: 1995

Scale: 1:1,250

Printed at: 1:2,500



Surveyed 1995
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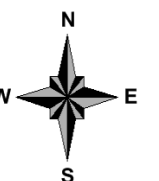
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Report Ref: GS-262158
Grid Ref: 384340, 396220

Map Name: National Grid

Map date: 1992-1995

Scale: 1:1,250

Printed at: 1:2,500



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Edition N/A
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Edition N/A
Copyright 1992
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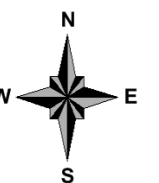
Client Ref: NX128 Manchester Science Park
Report Ref: GS-262158
Grid Ref: 384340, 396220

Map Name: National Grid

Map date: 1989-1992

Scale: 1:1,250

Printed at: 1:2,500



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Edition N/A
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Revised 1990
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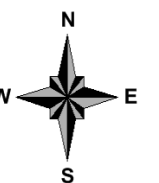
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Report Ref: GS-262158
Grid Ref: 384340, 396220

Map Name: National Grid

Map date: 1984-1989

Scale: 1:1,250

Printed at: 1:2,500



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Levelled 1963

Surveyed 1949
Revised 1984
Edition N/A
Copyright 1985
Levelled 1963

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Revised 1987
Edition N/A
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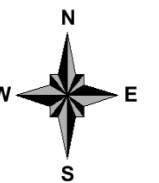
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Report Ref: GS-262158
Grid Ref: 384340, 396220

Map Name: National Grid

Map date: 1976-1980

Scale: 1:1,250

Printed at: 1:2,500



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Revised N/A
Edition N/A
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Surveyed 1950
Revised 1975
Edition N/A
Copyright 1976
Levelled 1958

Surveyed 1949
Revised 1979
Edition N/A
Copyright 1980
Levelled 1963

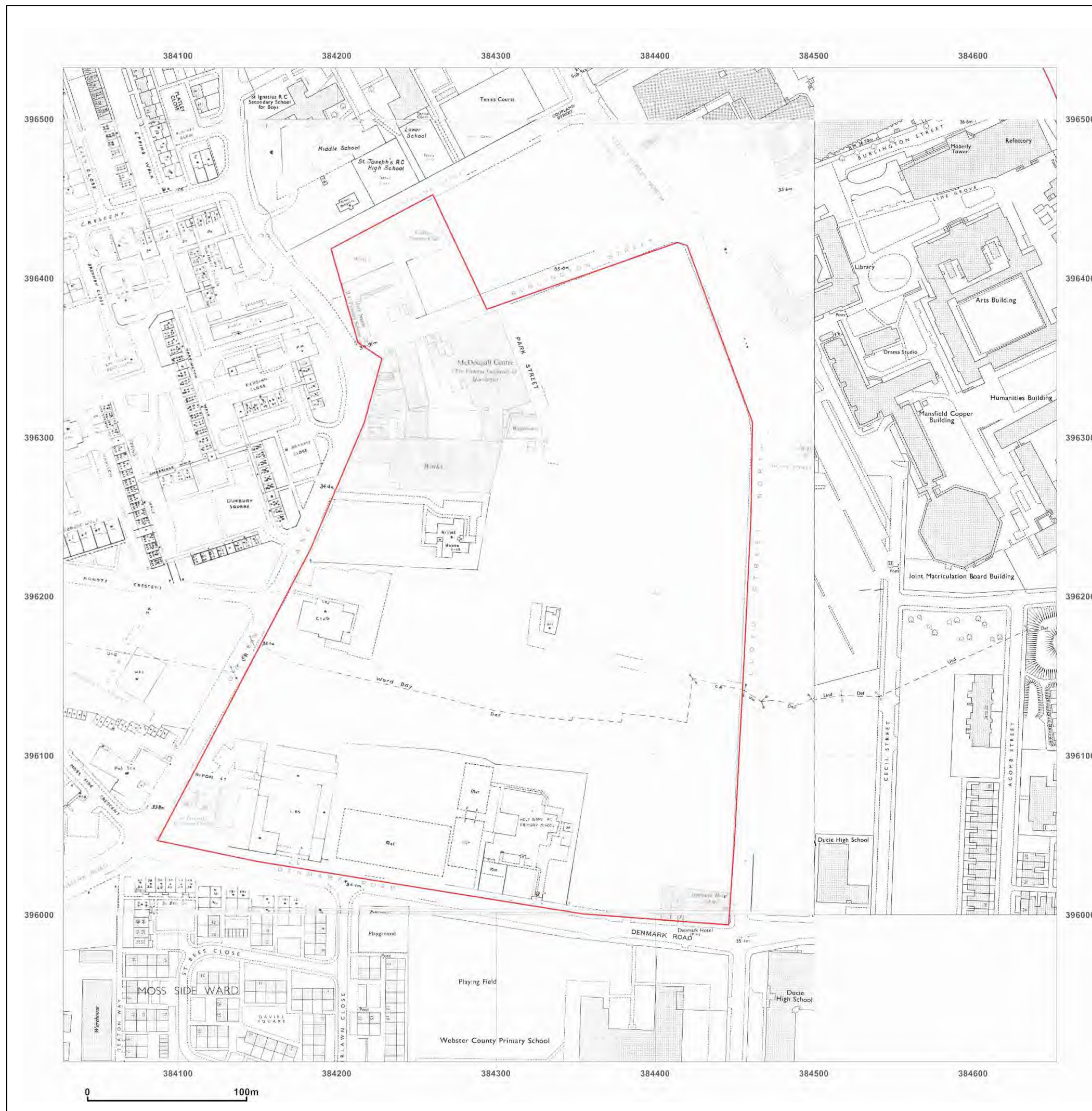


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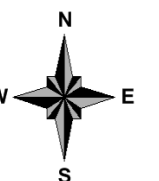
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Report Ref: GS-262158
Grid Ref: 384340, 396220

Map Name: National Grid

Map date: 1961-1963

Scale: 1:1,250

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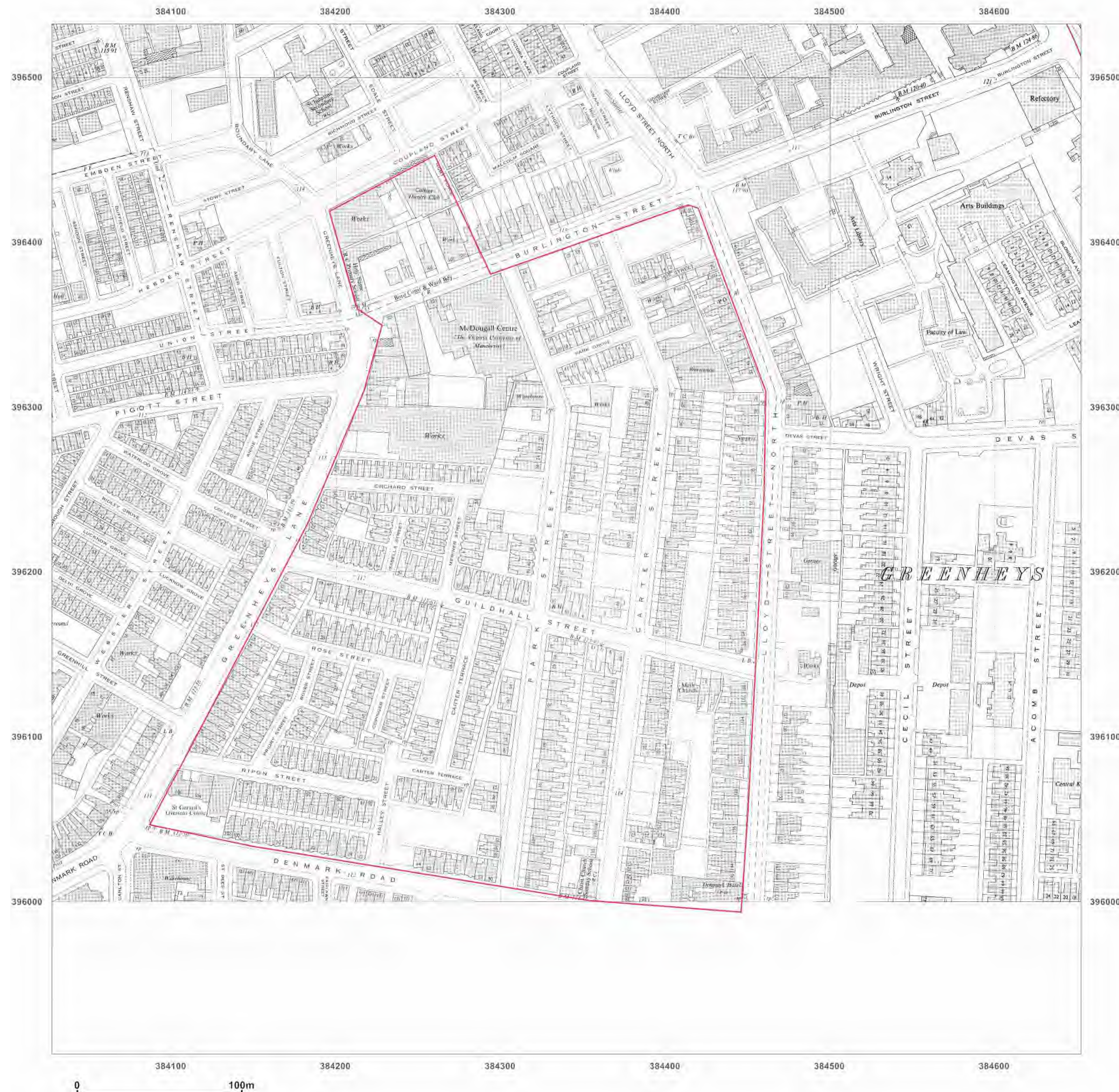


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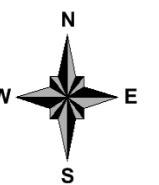
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Grid Ref: 384340, 396220

Map Name: National Grid

Map date: 1961

Scale: 1:2,500

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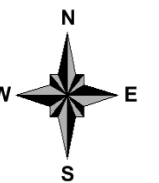
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Report Ref: GS-262158
Grid Ref: 384340, 396220

Map Name: National Grid

Map date: 1951

Scale: 1:1,250

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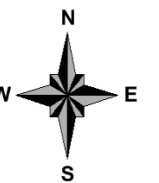
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Grid Ref: 384340, 396220

Map Name: National Grid

Map date: 1949-1950

Scale: 1:2,500

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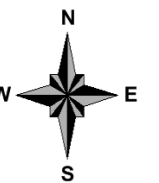
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Grid Ref: 384340, 396220

Map Name: County Series

Map date: 1932-1933

Scale: 1:2,500

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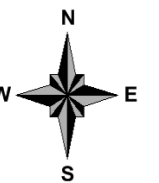
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Report Ref: GS-262158
Grid Ref: 384340, 396220

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



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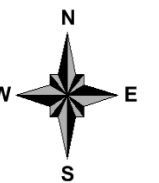
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Report Ref: GS-262158
Grid Ref: 384340, 396220

Map Name: County Series

Map date: 1908

Scale: 1:2,500

Printed at: 1:2,500



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Copyright NA
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Levelled NA

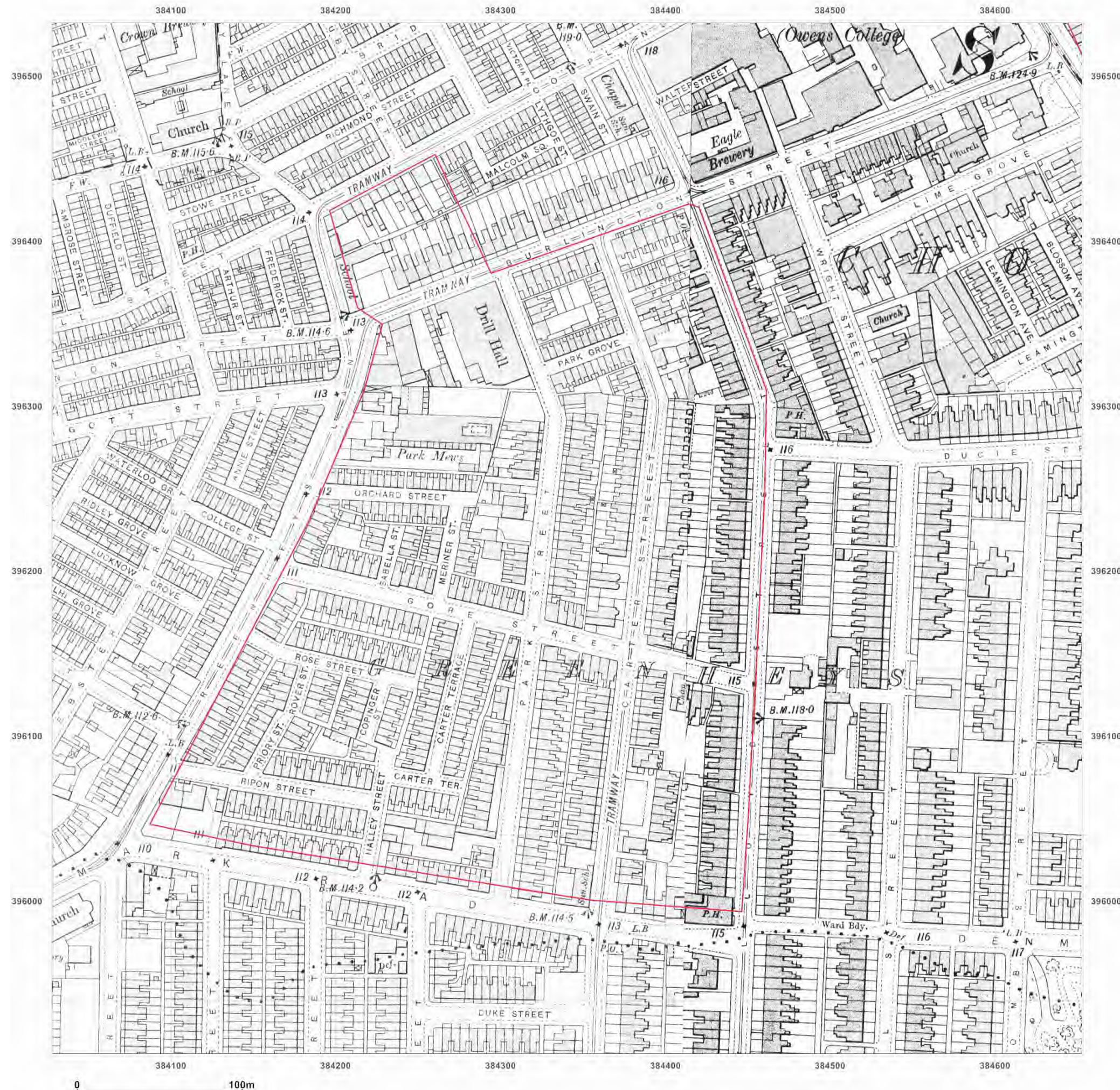


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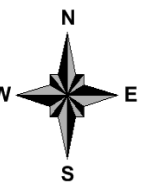
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Report Ref: GS-262158
Grid Ref: 384340, 396220

Map Name: County Series

Map date: 1889-1893

Scale: 1:2,500

Printed at: 1:2,500



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Surveyed 1893
Revised 1893
Edition NA
Copyright NA
Levelled NA

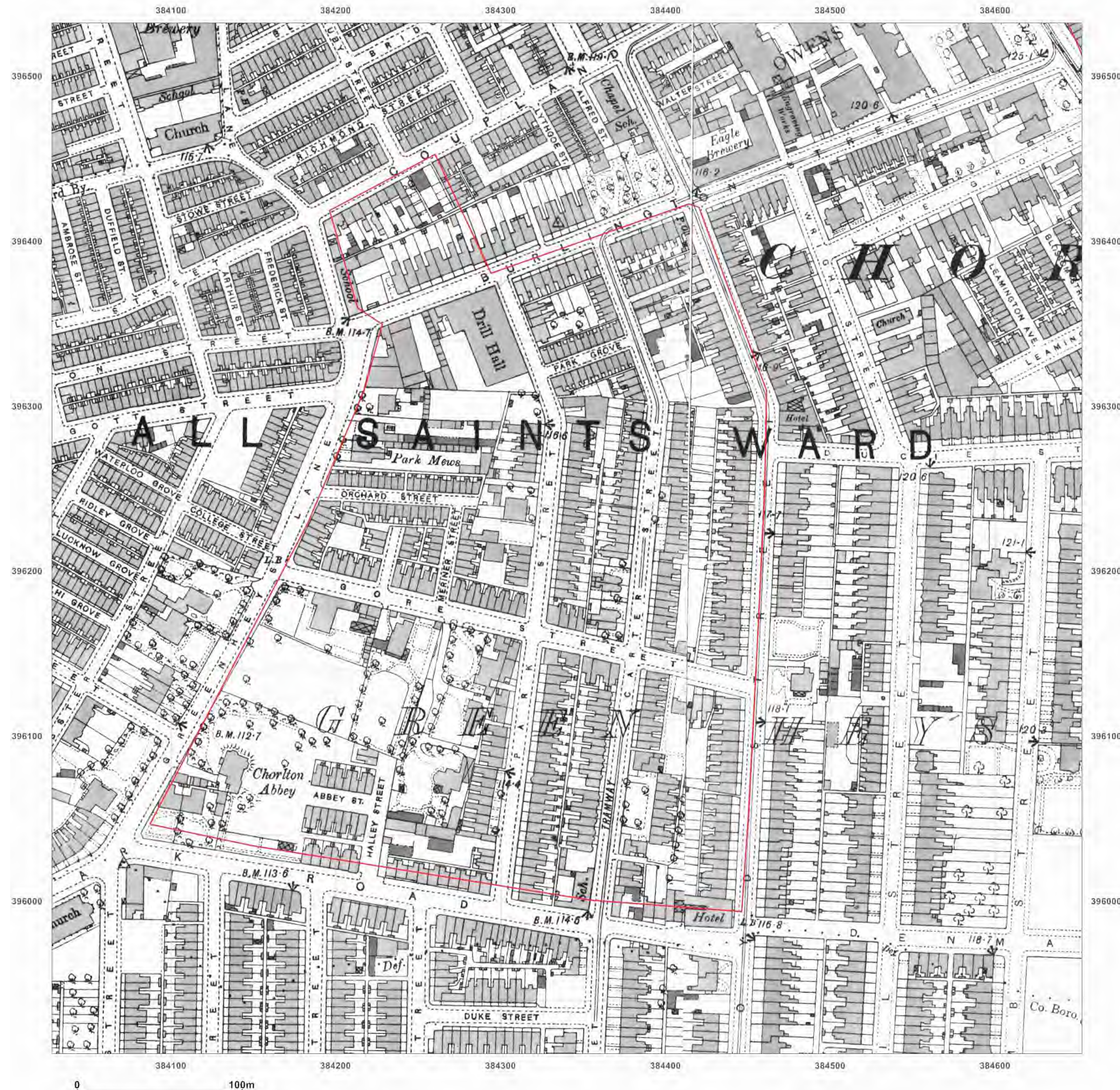


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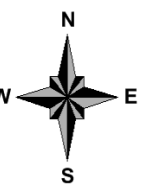
Client Ref: NX128 Manchester Science Park
Report Ref: GS-262158
Grid Ref: 384340, 396220

Map Name: County Series Town Plan

Map date: 1891

Scale: 1:500

Printed at: 1:1,000



Surveyed ?
Revised ?
Edition NA
Copyright NA
Levelled NA



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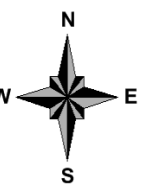
Client Ref: NX128 Manchester Science Park
Report Ref: GS-262158
Grid Ref: 384340, 396220

Map Name: National Grid

Map date: 2011

Scale: 1:10,000

Printed at: 1:10,000



2011



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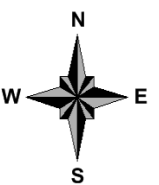
Client Ref: NX128 Manchester Science Park
Report Ref: GS-262158
Grid Ref: 384340, 396220

Map Name: 1:10,000 Raster

Map date: 2002

Scale: 1:10,000

Printed at: 1:10,000



2002



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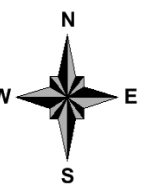
Client Ref: NX128 Manchester Science Park
Report Ref: GS-262158
Grid Ref: 384340, 396220

Map Name: National Grid

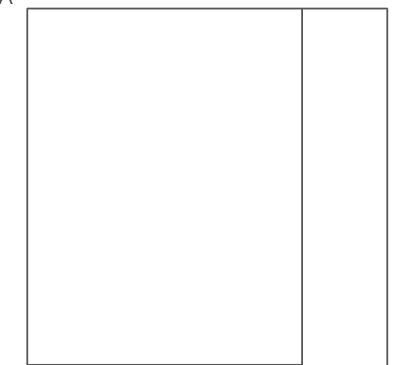
Map date: 1994

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1986
Revised 1994
Edition NA
Copyright NA
Levelled NA

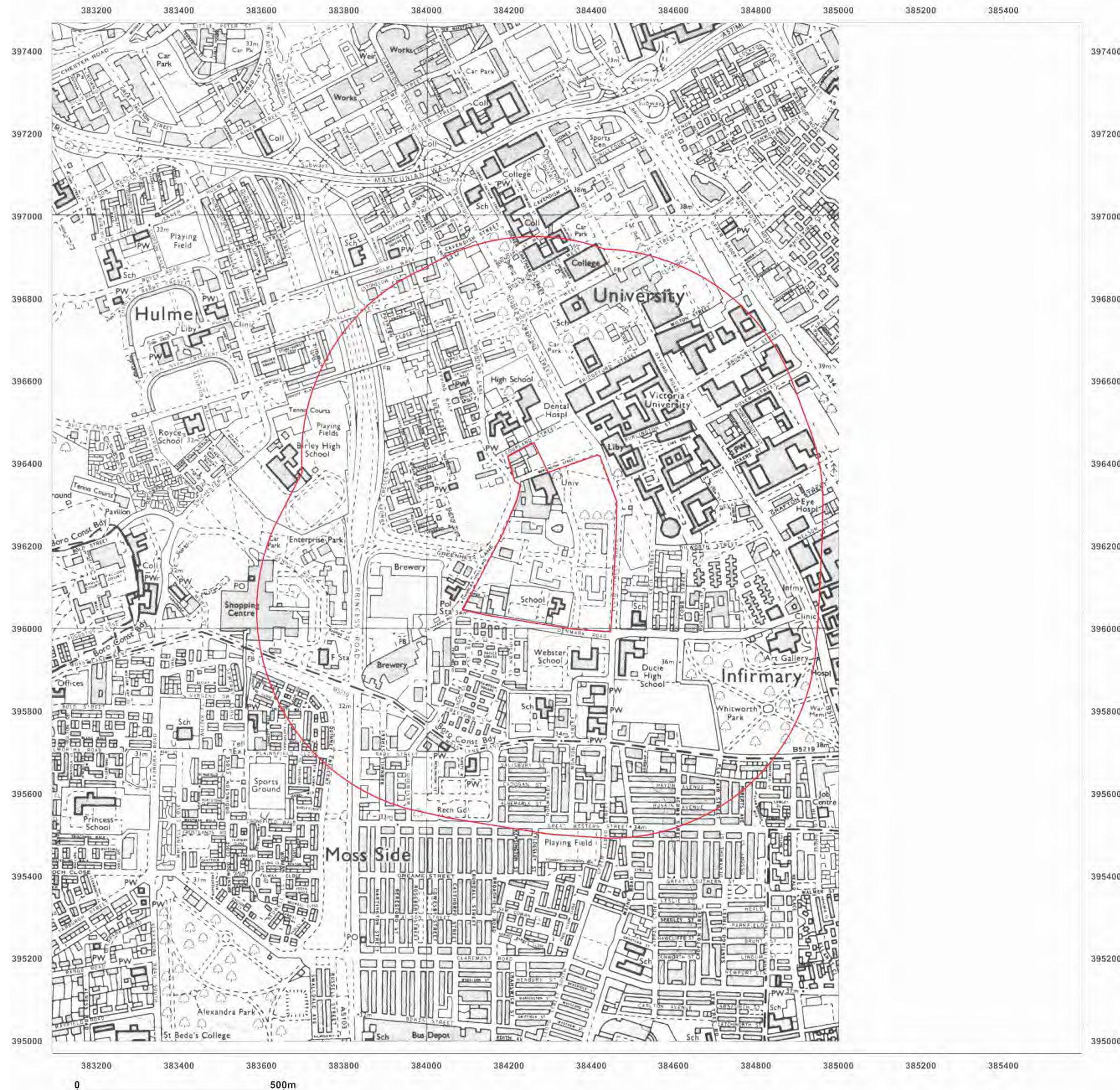


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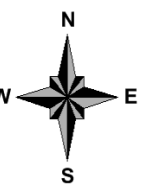
Client Ref: NX128 Manchester Science Park
Report Ref: GS-262158
Grid Ref: 384340, 396220

Map Name: National Grid

Map date: 1988-1991

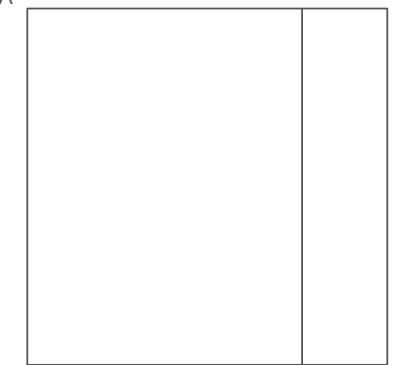
Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1986
Revised 1988
Edition NA
Copyright NA
Levelled NA

Surveyed 1985
Revised 1991
Edition NA
Copyright NA
Levelled NA

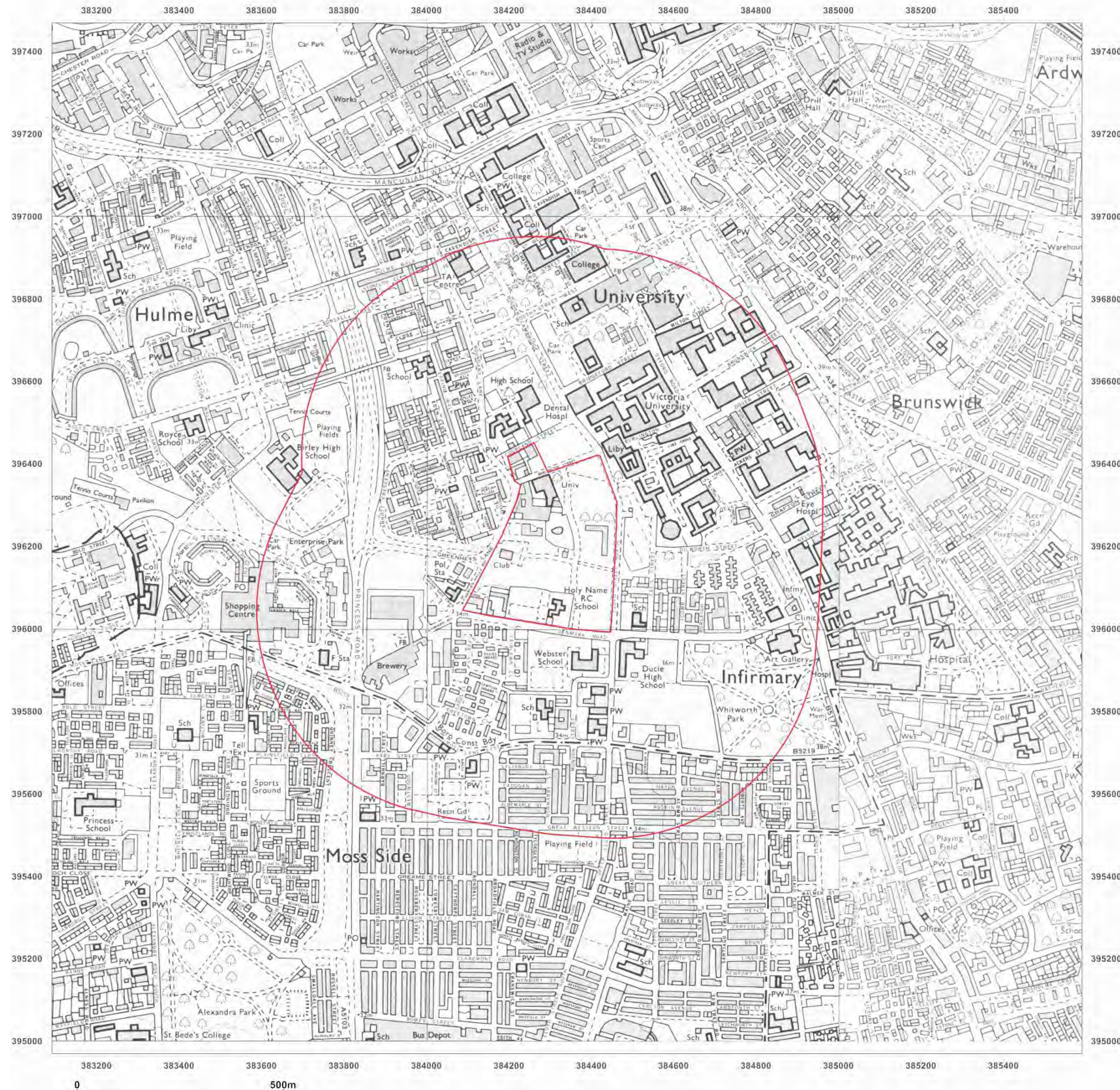


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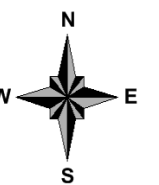
Client Ref: NX128 Manchester Science Park
Report Ref: GS-262158
Grid Ref: 384340, 396220

Map Name: National Grid

Map date: 1985-1989

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1983
Revised 1985
Edition NA
Copyright NA
Levelled NA

Surveyed 1985
Revised 1985
Edition NA
Copyright NA
Levelled NA

Surveyed 1985
Revised 1988
Edition NA
Copyright NA
Levelled NA

Surveyed 1986
Revised 1989
Edition NA
Copyright NA
Levelled NA

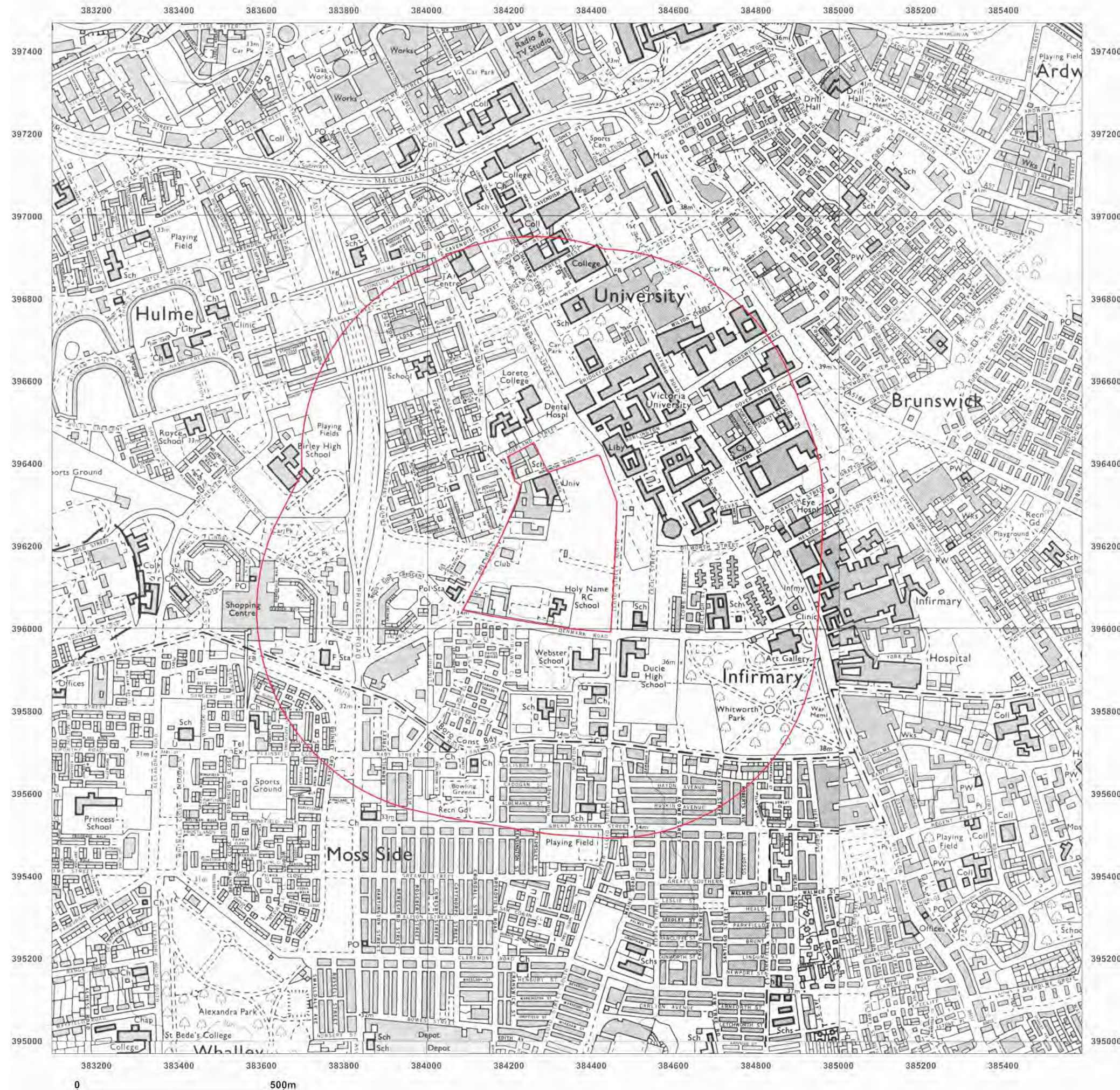


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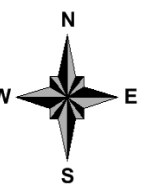
Client Ref: NX128 Manchester Science Park
Report Ref: GS-262158
Grid Ref: 384340, 396220

Map Name: National Grid

Map date: 1978-1983

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1976
Revised 1978
Edition NA
Copyright NA
Levelled NA

Surveyed 1976
Revised 1978
Edition NA
Copyright NA
Levelled NA

Surveyed 1977
Revised 1978
Edition NA
Copyright NA
Levelled NA

Surveyed 1981
Revised 1983
Edition NA
Copyright NA
Levelled NA

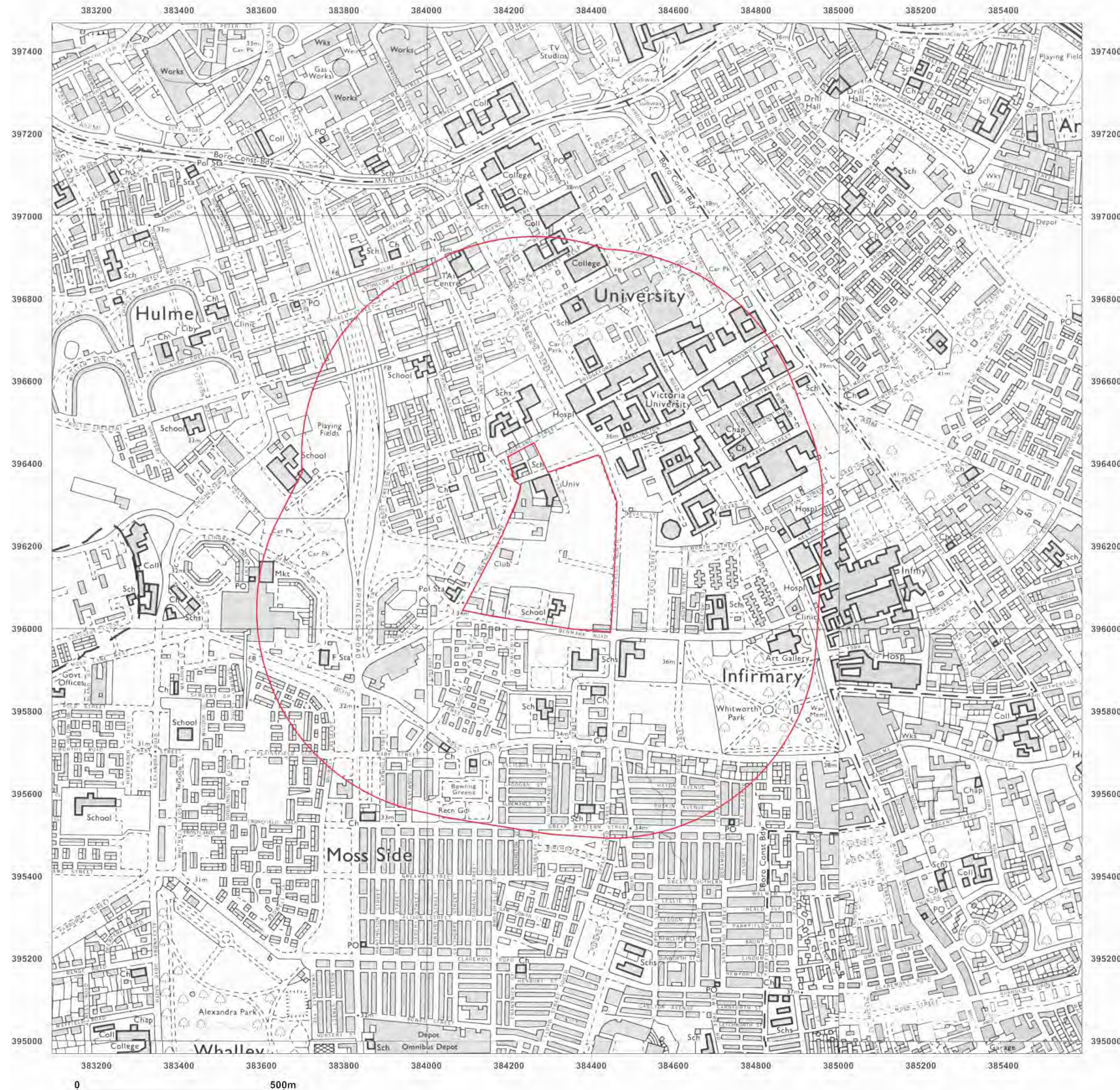


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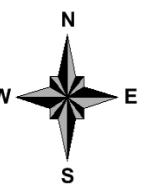
Client Ref: NX128 Manchester Science Park
Report Ref: GS-262158
Grid Ref: 384340, 396220

Map Name: National Grid

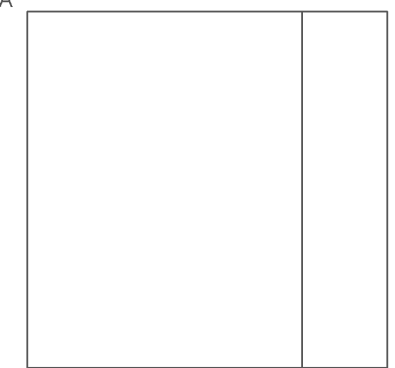
Map date: 1971-1974

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1971
Revised 1971
Edition NA
Copyright NA
Levelled NA



Surveyed 1974
Revised 1974
Edition NA
Copyright NA
Levelled NA

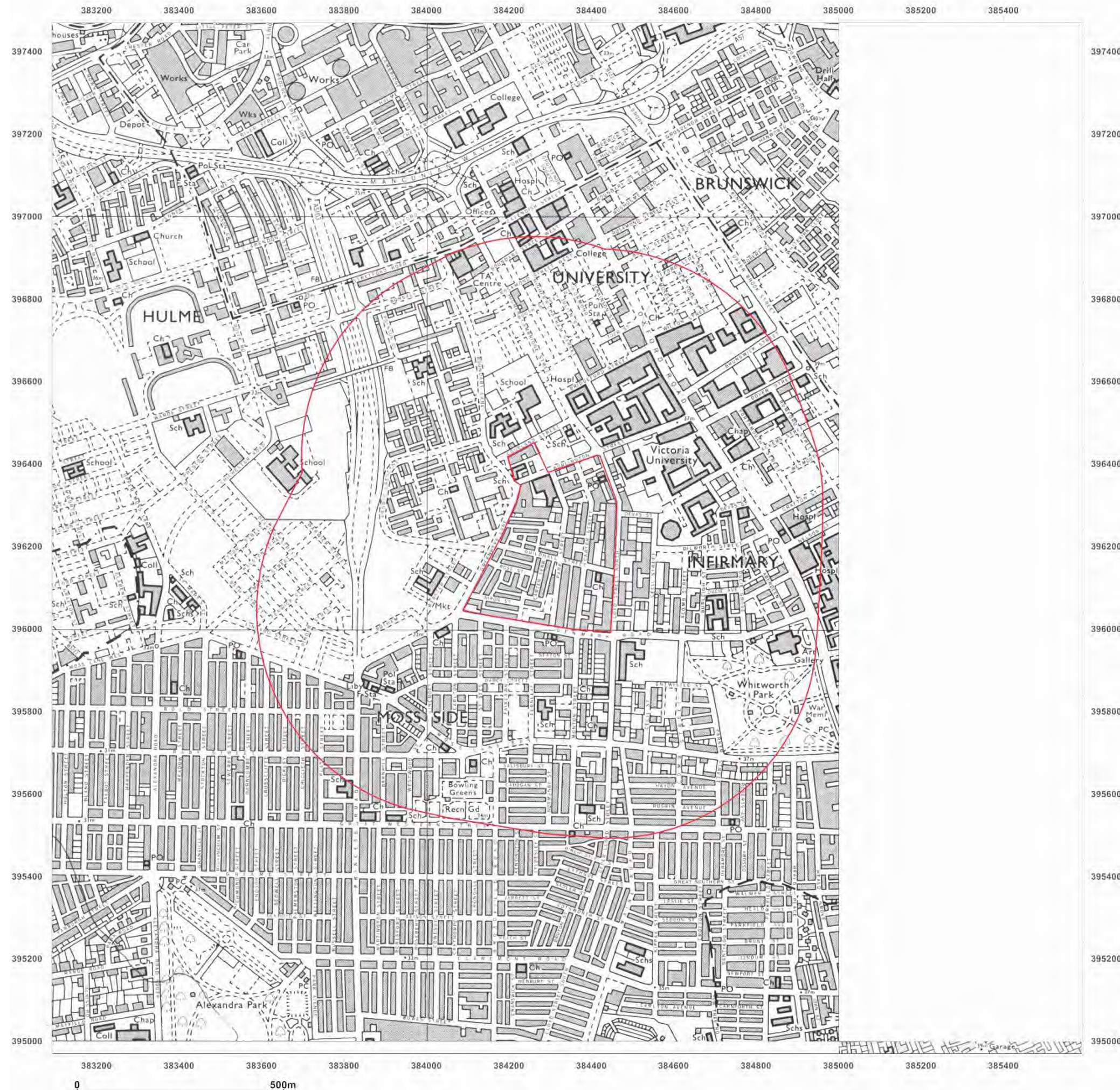


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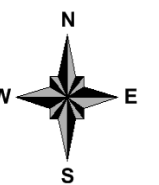
Client Ref: NX128 Manchester Science Park
Report Ref: GS-262158
Grid Ref: 384340, 396220

Map Name: Provisional

Map date: 1956

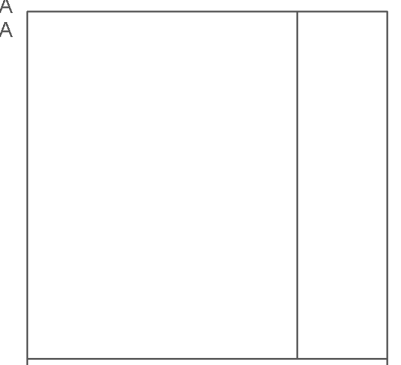
Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1956
Revised 1956
Edition NA
Copyright NA
Levelled NA

Surveyed 1956
Revised 1956
Edition NA
Copyright NA
Levelled NA

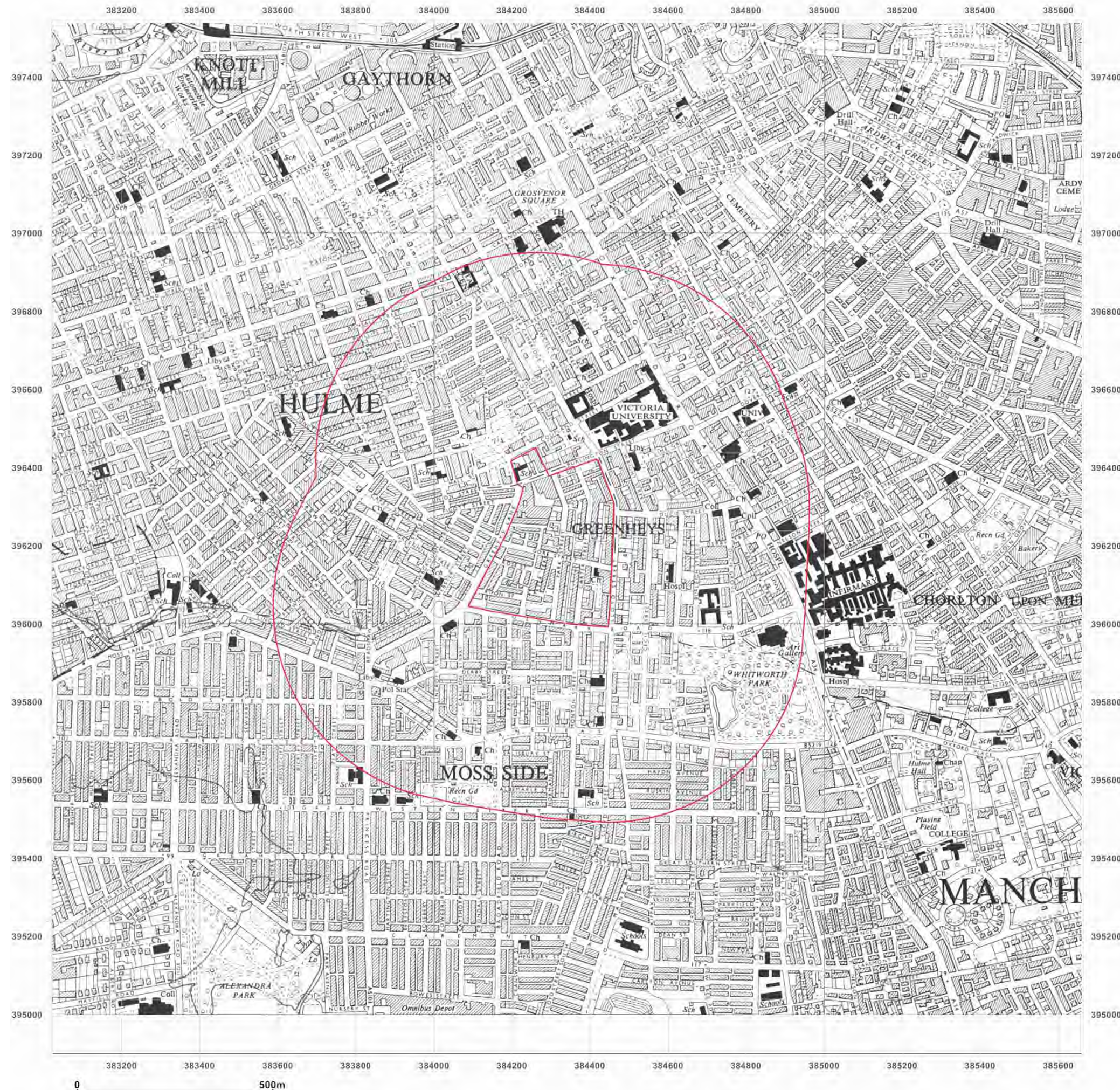


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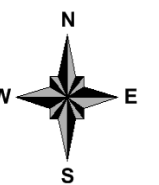
Client Ref: NX128 Manchester Science Park
Report Ref: GS-262158
Grid Ref: 384340, 396220

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1938
Edition NA
Copyright NA
Levelled NA

Surveyed 1844
Revised 1938
Edition NA
Copyright NA
Levelled NA

Surveyed 1844
Revised 1938
Edition 1938
Copyright NA
Levelled NA

Surveyed 1844
Revised 1938
Edition NA
Copyright NA
Levelled NA

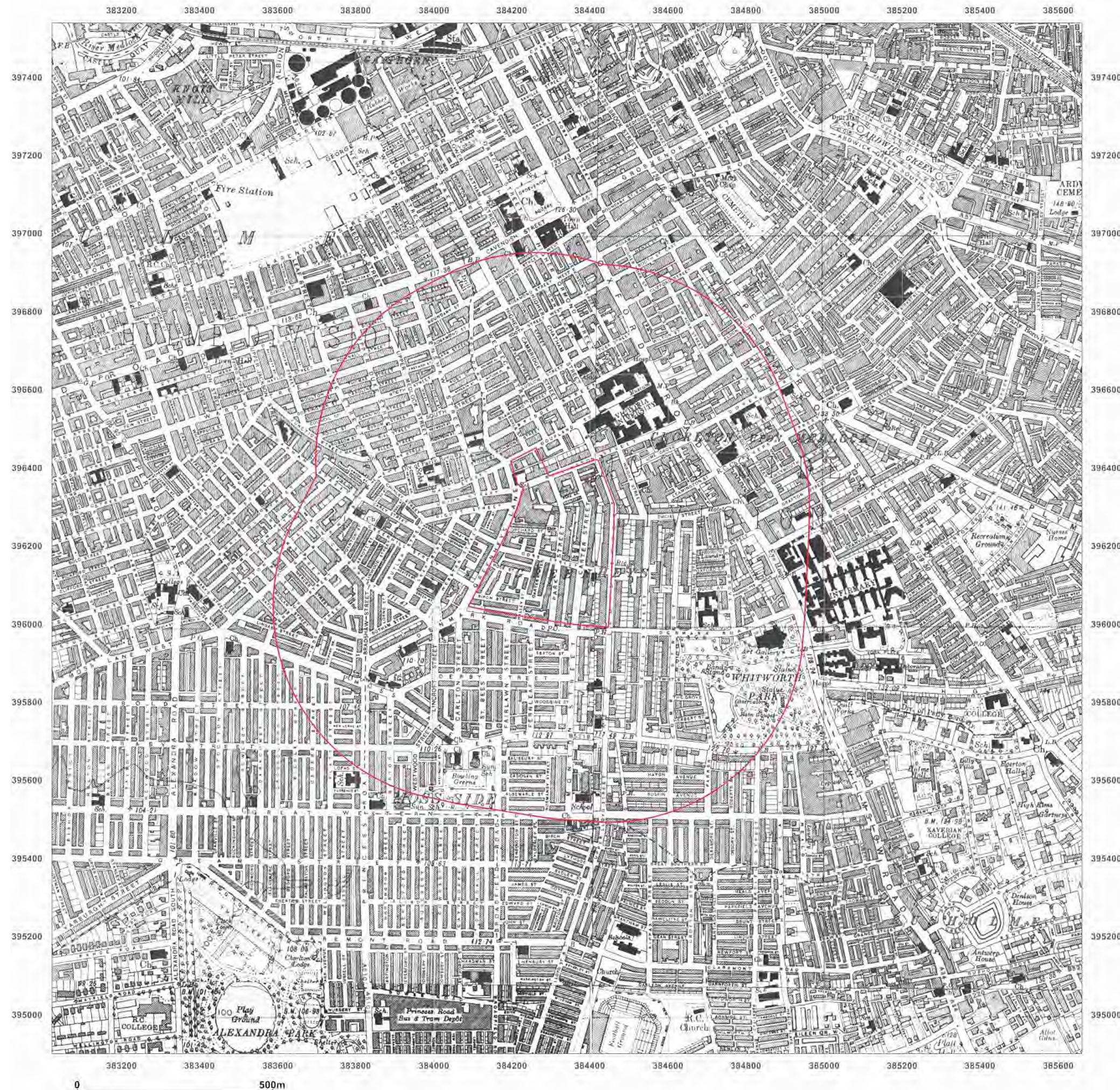


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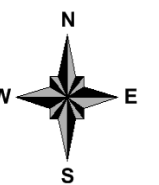
Client Ref: NX128 Manchester Science Park
Report Ref: GS-262158
Grid Ref: 384340, 396220

Map Name: County Series

Map date: 1932-1934

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1932
Edition NA
Copyright NA
Levelled NA

Surveyed 1844
Revised 1934
Edition NA
Copyright NA
Levelled NA

Surveyed 1844
Revised 1934
Edition NA
Copyright NA
Levelled NA

Surveyed 1844
Revised 1934
Edition NA
Copyright NA
Levelled NA

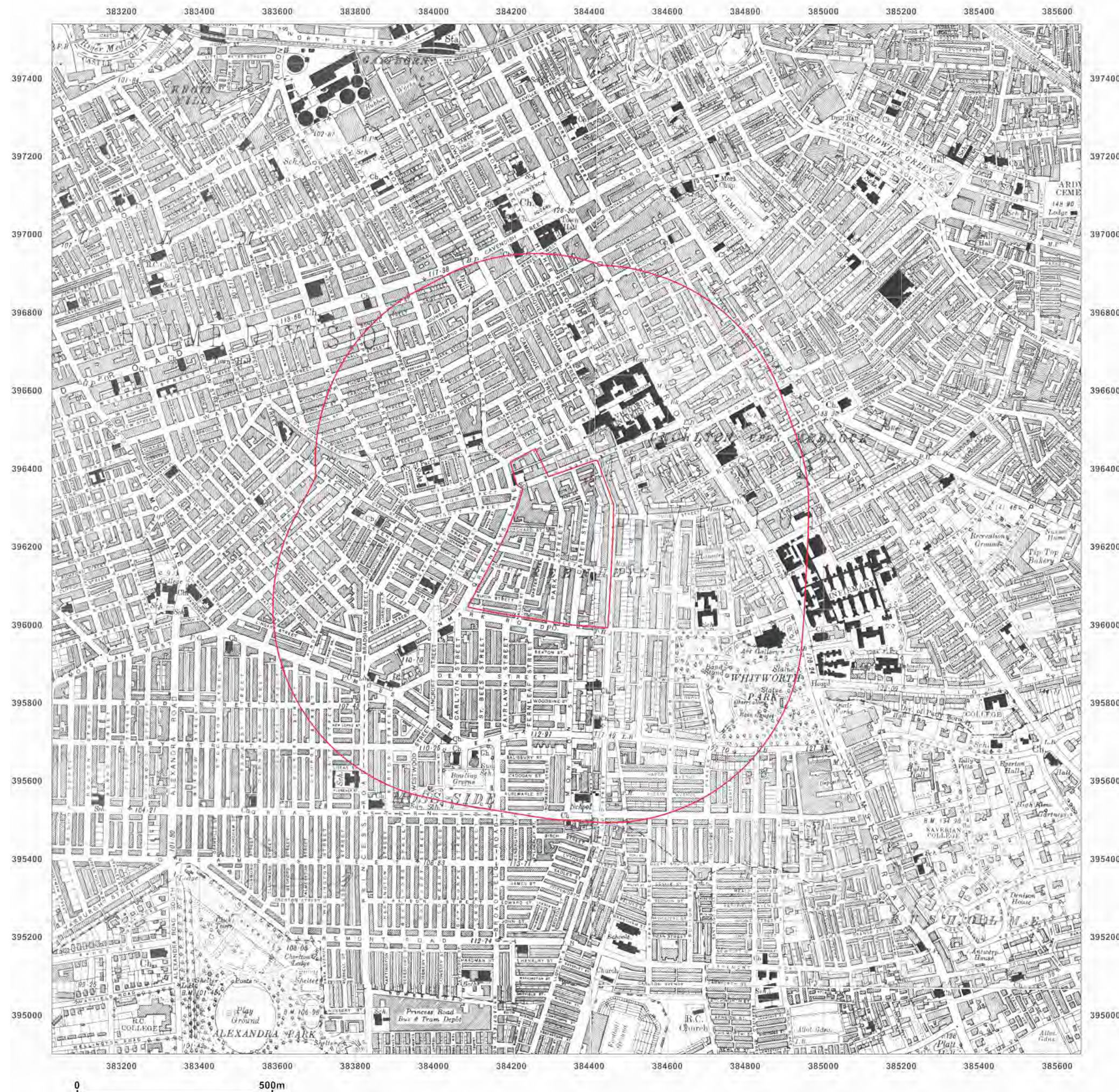


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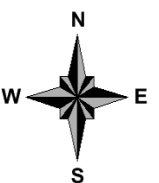
Client Ref: NX128 Manchester Science Park
Report Ref: GS-262158
Grid Ref: 384340, 396220

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1923
Edition NA
Copyright NA
Levelled NA

Surveyed 1844
Revised 1923
Edition NA
Copyright NA
Levelled NA

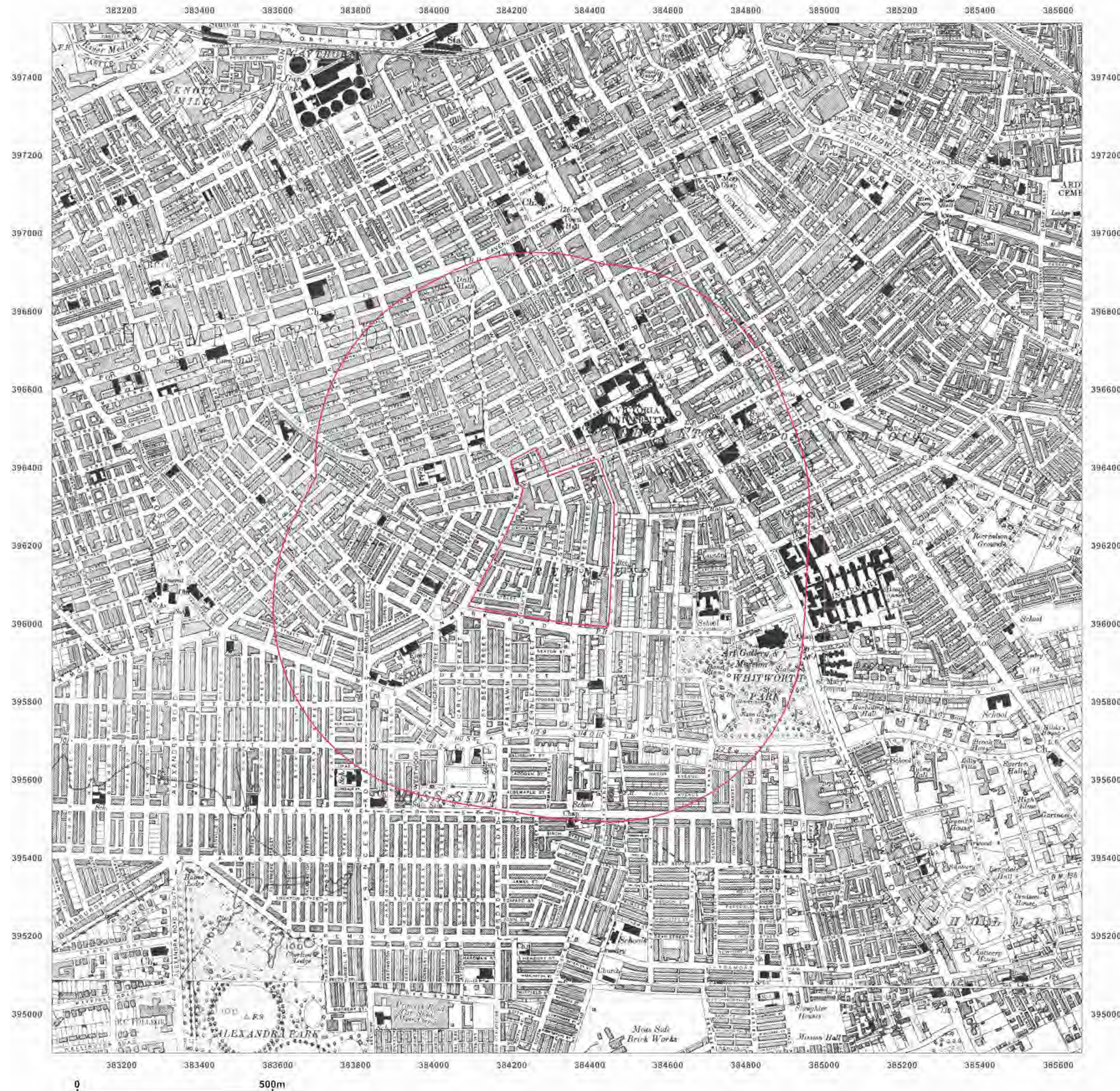


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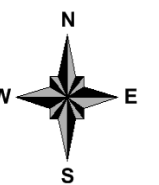
Client Ref: NX128 Manchester Science Park
Report Ref: GS-262158
Grid Ref: 384340, 396220

Map Name: County Series

Map date: 1911-1916

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1916
Edition NA
Copyright NA
Levelled NA

Surveyed 1844
Revised 1915
Edition NA
Copyright NA
Levelled NA

Surveyed 1873
Revised 1911
Edition 1911
Copyright NA
Levelled NA

Surveyed 1844
Revised 1916
Edition NA
Copyright NA
Levelled NA

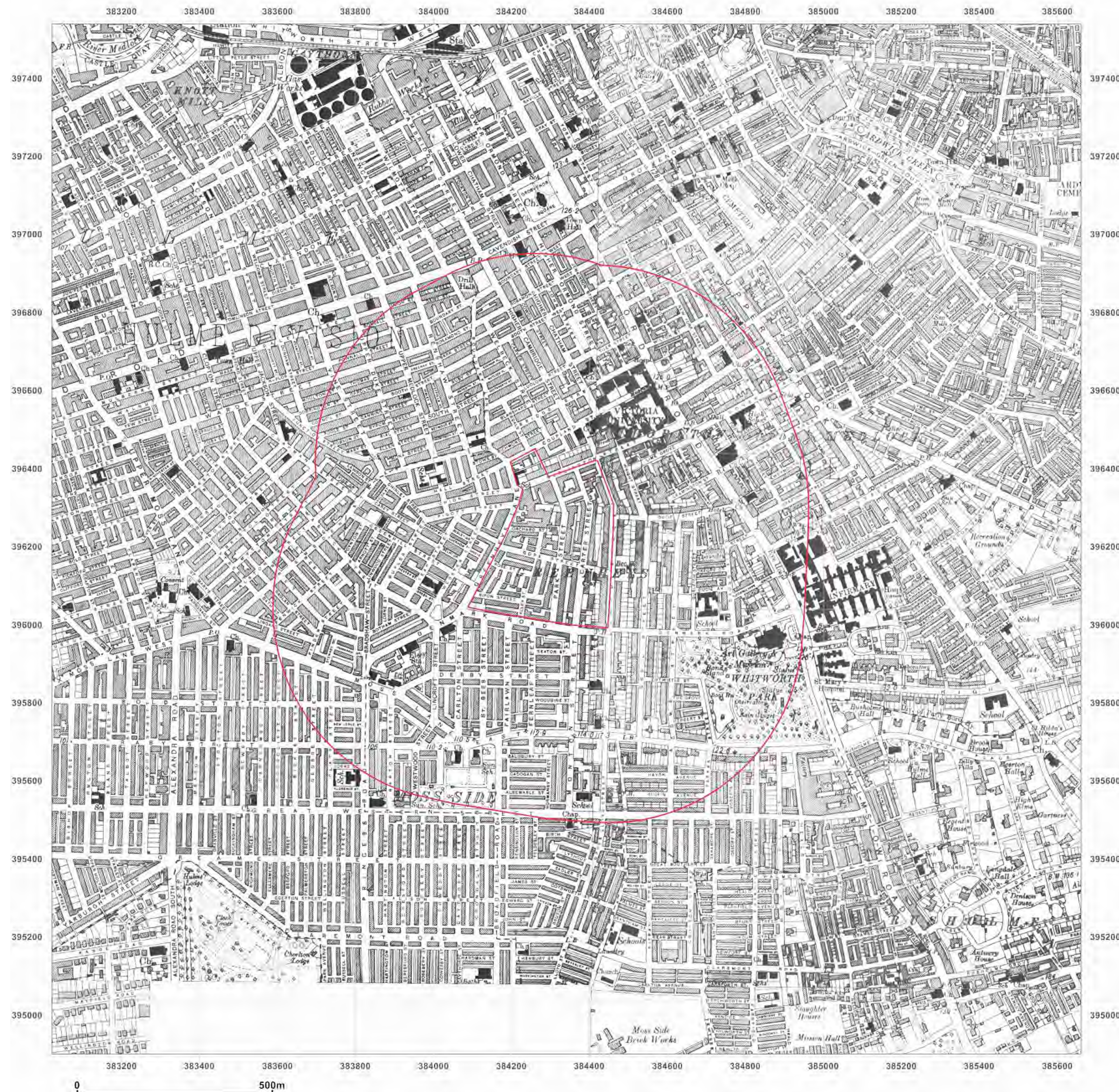


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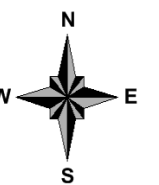
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Report Ref: GS-262158
Grid Ref: 384340, 396220

Map Name: County Series

Map date: 1905

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1905
Edition NA
Copyright NA
Levelled NA

Surveyed 1844
Revised 1905
Edition NA
Copyright NA
Levelled NA

Surveyed 1892
Revised 1905
Edition NA
Copyright NA
Levelled NA

Surveyed 1892
Revised 1905
Edition NA
Copyright NA
Levelled NA

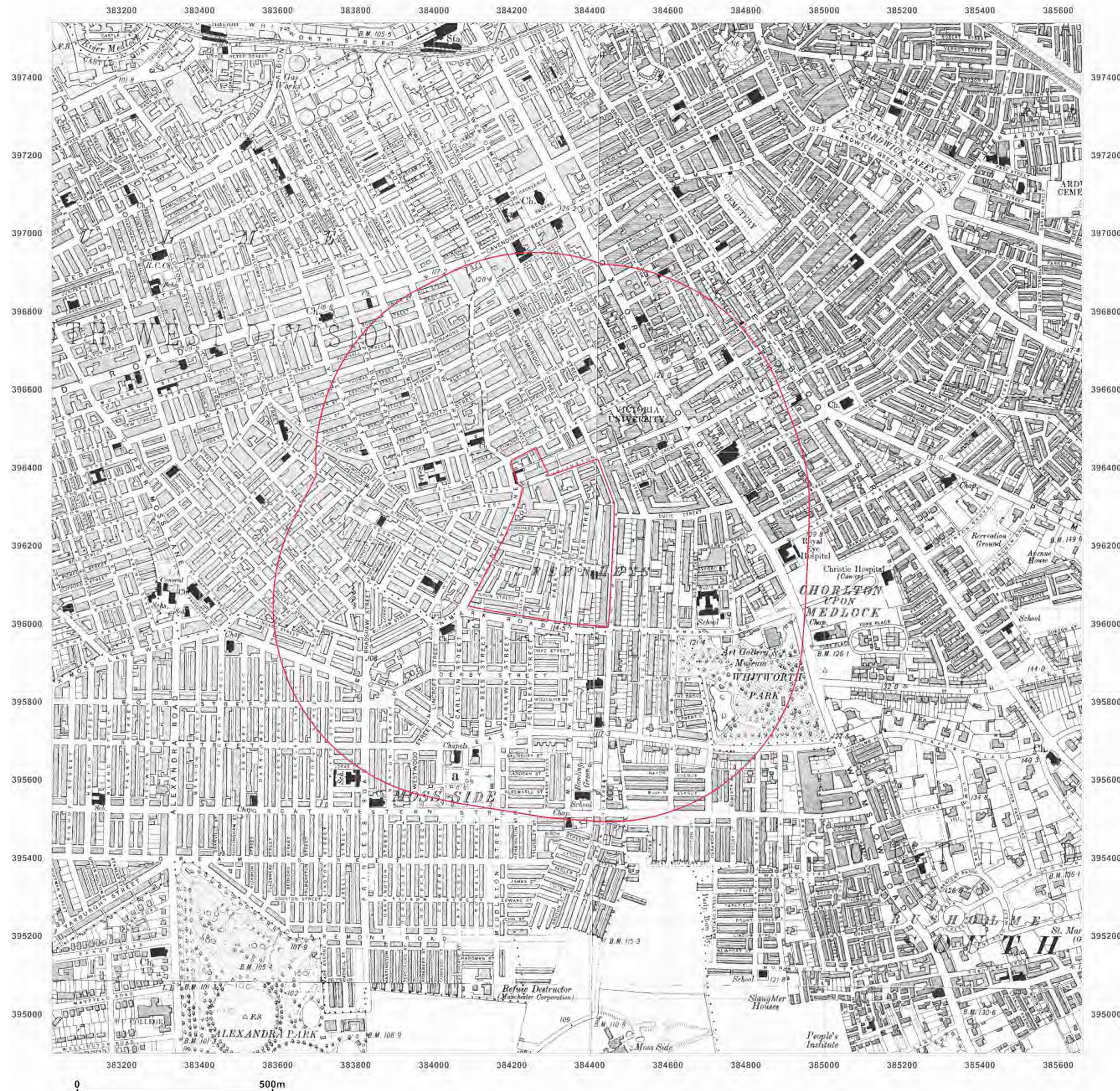


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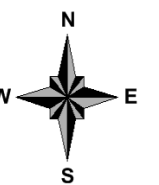
Client Ref: NX128 Manchester Science Park
Report Ref: GS-262158
Grid Ref: 384340, 396220

Map Name: County Series

Map date: 1890-1894

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1894
Revised 1894
Edition NA
Copyright NA
Levelled NA

Surveyed 1890
Revised 1890
Edition NA
Copyright NA
Levelled NA

Surveyed 1892
Revised 1892
Edition NA
Copyright NA
Levelled NA

Surveyed 1892
Revised 1892
Edition NA
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