

MOSS NOOK, HEALD GREEN HOUSE, MANCHESTER, M22 5LS

Order Details

Date: 11/08/2021
Your ref: TE1604_1636
Our Ref: GS-8115655
Client: Tier Environmental

Site Details

Location: 384218 385901
Area: 0.42 ha
Authority: [Manchester City Council](#)



Summary of findings

p. 2

Aerial image

p. 8

OS MasterMap site plan

p.13

groundsure.com/insightuserguide

Contact us with any questions at:

info@groundsure.com

08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
<u>14</u>	<u>1.1</u>	<u>Historical industrial land uses</u>	1	0	20	7	-
<u>16</u>	<u>1.2</u>	<u>Historical tanks</u>	0	0	0	2	-
<u>16</u>	<u>1.3</u>	<u>Historical energy features</u>	0	0	0	6	-
17	1.4	Historical petrol stations	0	0	0	0	-
<u>17</u>	<u>1.5</u>	<u>Historical garages</u>	0	0	1	4	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
<u>18</u>	<u>2.1</u>	<u>Historical industrial land uses</u>	1	0	28	9	-
<u>20</u>	<u>2.2</u>	<u>Historical tanks</u>	0	0	0	3	-
<u>20</u>	<u>2.3</u>	<u>Historical energy features</u>	0	0	0	10	-
21	2.4	Historical petrol stations	0	0	0	0	-
<u>21</u>	<u>2.5</u>	<u>Historical garages</u>	0	0	1	5	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
<u>24</u>	<u>3.7</u>	<u>Waste exemptions</u>	0	0	0	5	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
<u>26</u>	<u>4.1</u>	<u>Recent industrial land uses</u>	0	1	9	-	-
27	4.2	Current or recent petrol stations	0	0	0	0	-
27	4.3	Electricity cables	0	0	0	0	-
28	4.4	Gas pipelines	0	0	0	0	-
28	4.5	Sites determined as Contaminated Land	0	0	0	0	-



28	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.7	Regulated explosive sites	0	0	0	0	-
28	4.8	Hazardous substance storage/usage	0	0	0	0	-
29	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
29	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
29	4.11	<u>Licensed pollutant release (Part A(2)/B)</u>	0	0	0	2	-
29	4.12	Radioactive Substance Authorisations	0	0	0	0	-
30	4.13	<u>Licensed Discharges to controlled waters</u>	0	0	0	1	-
30	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
30	4.15	Pollutant release to public sewer	0	0	0	0	-
30	4.16	List 1 Dangerous Substances	0	0	0	0	-
31	4.17	List 2 Dangerous Substances	0	0	0	0	-
31	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
31	4.19	Pollution inventory substances	0	0	0	0	-
31	4.20	Pollution inventory waste transfers	0	0	0	0	-
31	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
32	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
33	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
35	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
36	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
36	5.5	Groundwater vulnerability- local information	None (within 0m)				
37	5.6	<u>Groundwater abstractions</u>	0	0	0	0	2
38	5.7	Surface water abstractions	0	0	0	0	0
38	5.8	Potable abstractions	0	0	0	0	0
39	5.9	Source Protection Zones	0	0	0	0	-
39	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
40	6.1	<u>Water Network (OS MasterMap)</u>	1	6	7	-	-



42	6.2	<u>Surface water features</u>	1	3	5	-	-
42	6.3	<u>WFD Surface water body catchments</u>	1	-	-	-	-
42	6.4	<u>WFD Surface water bodies</u>	0	0	0	-	-
43	6.5	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
44	7.1	Risk of Flooding from Rivers and Sea (RoFRaS)	None (within 50m)				
44	7.2	Historical Flood Events	0	0	0	-	-
44	7.3	Flood Defences	0	0	0	-	-
44	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
45	7.5	Flood Storage Areas	0	0	0	-	-
46	7.6	Flood Zone 2	None (within 50m)				
46	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
47	8.1	<u>Surface water flooding</u>	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding					
49	9.1	<u>Groundwater flooding</u>	Low (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
50	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
51	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
51	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
51	10.4	Special Protection Areas (SPA)	0	0	0	0	0
51	10.5	National Nature Reserves (NNR)	0	0	0	0	0
52	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
52	10.7	Designated Ancient Woodland	0	0	0	0	0
52	10.8	Biosphere Reserves	0	0	0	0	0
52	10.9	Forest Parks	0	0	0	0	0
53	10.10	Marine Conservation Zones	0	0	0	0	0
53	10.11	<u>Green Belt</u>	0	0	3	0	3
53	10.12	Proposed Ramsar sites	0	0	0	0	0



53	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
54	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
54	10.15	Nitrate Sensitive Areas	0	0	0	0	0
54	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
55	<u>10.17</u>	<u>SSSI Impact Risk Zones</u>	1	-	-	-	-
56	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
57	11.1	World Heritage Sites	0	0	0	-	-
57	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
57	11.3	National Parks	0	0	0	-	-
57	11.4	Listed Buildings	0	0	0	-	-
58	11.5	Conservation Areas	0	0	0	-	-
58	11.6	Scheduled Ancient Monuments	0	0	0	-	-
58	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
59	<u>12.1</u>	<u>Agricultural Land Classification</u>	Grade 3 (within 250m)				
60	12.2	Open Access Land	0	0	0	-	-
60	12.3	Tree Felling Licences	0	0	0	-	-
60	12.4	Environmental Stewardship Schemes	0	0	0	-	-
60	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
61	<u>13.1</u>	<u>Priority Habitat Inventory</u>	0	0	2	-	-
62	13.2	Habitat Networks	0	0	0	-	-
62	<u>13.3</u>	<u>Open Mosaic Habitat</u>	0	0	1	-	-
62	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
63	<u>14.1</u>	<u>10k Availability</u>	Identified (within 500m)				
64	14.2	Artificial and made ground (10k)	0	0	0	0	-
65	<u>14.3</u>	<u>Superficial geology (10k)</u>	1	0	0	0	-



66	14.4	Landslip (10k)	0	0	0	0	-
67	14.5	<u>Bedrock geology (10k)</u>	1	0	2	0	-
68	14.6	<u>Bedrock faults and other linear features (10k)</u>	0	0	1	0	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
69	15.1	<u>50k Availability</u>	Identified (within 500m)				
70	15.2	Artificial and made ground (50k)	0	0	0	0	-
70	15.3	Artificial ground permeability (50k)	0	0	-	-	-
71	15.4	<u>Superficial geology (50k)</u>	1	0	0	0	-
72	15.5	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
72	15.6	Landslip (50k)	0	0	0	0	-
72	15.7	Landslip permeability (50k)	None (within 50m)				
73	15.8	<u>Bedrock geology (50k)</u>	1	0	2	0	-
74	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
74	15.10	<u>Bedrock faults and other linear features (50k)</u>	0	0	1	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
75	16.1	<u>BGS Boreholes</u>	0	0	17	-	-
Page	Section	Natural ground subsidence					
77	17.1	<u>Shrink swell clays</u>	Very low (within 50m)				
78	17.2	<u>Running sands</u>	Very low (within 50m)				
79	17.3	<u>Compressible deposits</u>	Negligible (within 50m)				
80	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
81	17.5	<u>Landslides</u>	Very low (within 50m)				
82	17.6	<u>Ground dissolution of soluble rocks</u>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
83	18.1	Natural cavities	0	0	0	0	-
84	18.2	BritPits	0	0	0	0	-
84	18.3	<u>Surface ground workings</u>	0	0	15	-	-
85	18.4	Underground workings	0	0	0	0	0
85	18.5	Historical Mineral Planning Areas	0	0	0	0	-



85	18.6	Non-coal mining	0	0	0	0	0
85	18.7	Mining cavities	0	0	0	0	0
85	18.8	JPB mining areas	None (within 0m)				
86	18.9	Coal mining	None (within 0m)				
86	18.10	Brine areas	None (within 0m)				
86	18.11	Gypsum areas	None (within 0m)				
86	18.12	Tin mining	None (within 0m)				
86	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
87	19.1	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
88	20.1	<u>BGS Estimated Background Soil Chemistry</u>	1	0	-	-	-
88	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
88	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
89	21.1	Underground railways (London)	0	0	0	-	-
89	21.2	Underground railways (Non-London)	0	0	0	-	-
90	21.3	Railway tunnels	0	0	0	-	-
90	21.4	<u>Historical railway and tunnel features</u>	0	0	4	-	-
90	21.5	Royal Mail tunnels	0	0	0	-	-
91	21.6	Historical railways	0	0	0	-	-
91	21.7	<u>Railways</u>	0	0	5	-	-
91	21.8	Crossrail 1	0	0	0	0	-
91	21.9	Crossrail 2	0	0	0	0	-
92	21.10	HS2	0	0	0	0	-



Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2021. All Rights Reserved.

Capture Date: 22/04/2019

Site Area: 0.42ha



Recent site history - 2016 aerial photograph



Capture Date: 21/04/2016

Site Area: 0.42ha



Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 0.42ha



Recent site history - 2005 aerial photograph



Capture Date: 02/09/2005

Site Area: 0.42ha



Recent site history - 2000 aerial photograph



Capture Date: 19/06/2000

Site Area: 0.42ha



OS MasterMap site plan



Site Area: 0.42ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

28

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

Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
1	On site	Nurseries	1975	843953



ID	Location	Land use	Dates present	Group ID
A	51m E	Cuttings	1907 - 1995	943455
A	52m E	Cuttings	1938	907481
B	52m E	Cuttings	1907	921935
C	55m E	Cuttings	1938 - 1954	976695
B	56m E	Railway Sidings	1967	875340
C	56m E	Cuttings	1967 - 1975	869482
C	57m E	Cuttings	1989 - 1995	963683
C	72m E	Railway Station	1938 - 1954	856521
C	76m E	Railway Station	1935	919891
C	76m E	Railway Station	1935	872195
C	77m E	Railway Station	1967 - 1975	888433
C	77m E	Railway Station	1989 - 1995	932357
B	78m SE	Railway Sidings	1938	884177
C	81m E	Cuttings	1935	925456
C	82m E	Cuttings	1935	917936
D	86m SW	Nurseries	1989	898400
2	99m NE	Cuttings	1911 - 1935	874410
3	101m NE	Cuttings	1907 - 1935	883914
4	106m NE	Telephone Exchange	1967	827448
D	114m W	Nurseries	1967	875617
E	304m W	Unspecified Works	1967	855659
E	329m W	Unspecified Works	1989 - 1995	868775
E	329m W	Unspecified Works	1975	967481
8	376m S	Cuttings	1907	869889
G	390m NE	Cuttings	1935	883916
G	392m NE	Cuttings	1907	844290
G	402m NE	Cuttings	1907	855770

This data is sourced from Ordnance Survey / Groundsure.



1.2 Historical tanks

Records within 500m

2

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

Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
H	418m W	Tanks	1959	149368
H	418m W	Tanks	1960 - 1972	134838

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

6

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

Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
6	282m S	Electricity Substation	1995	62444
7	286m SW	Electricity Substation	1973 - 1995	67805
9	381m E	Electricity Substation	1971 - 1996	69235
10	413m NW	Electricity Substation	1979 - 1992	85185
11	486m NE	Electricity Substation	1970 - 1992	85097
12	486m S	Electricity Substation	1989	62443

This data is sourced from Ordnance Survey / Groundsure.



1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

5

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

Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
C	68m SE	Garage	1995	20253
5	271m E	Garage	1971	20252
F	309m N	Garage	1992	20717
F	321m N	Garage	1973	21420
F	324m N	Garage	1962 - 1963	27023

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

38

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

Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
1	On site	Nurseries	1975	843953
A	51m E	Cuttings	1907	943455
A	52m E	Cuttings	1938	907481



ID	Location	Land Use	Date	Group ID
B	52m E	Cuttings	1907	921935
C	55m E	Cuttings	1954	976695
B	56m E	Railway Sidings	1967	875340
C	56m E	Cuttings	1967	869482
C	57m E	Cuttings	1995	963683
C	57m E	Cuttings	1975	869482
C	57m E	Cuttings	1989	963683
C	72m E	Railway Station	1938	856521
C	76m E	Railway Station	1935	919891
C	76m E	Railway Station	1935	872195
C	77m E	Railway Station	1995	932357
C	77m E	Railway Station	1967	888433
C	77m E	Railway Station	1975	888433
C	77m E	Railway Station	1989	932357
C	77m E	Railway Station	1954	856521
B	78m SE	Railway Sidings	1938	884177
C	81m E	Cuttings	1935	925456
C	82m E	Cuttings	1935	917936
D	86m SW	Nurseries	1989	898400
E	99m NE	Cuttings	1935	874410
E	100m NE	Cuttings	1938	976695
F	101m NE	Cuttings	1935	883914
F	103m NE	Cuttings	1907	883914
F	103m NE	Cuttings	1907	883914
2	106m NE	Telephone Exchange	1967	827448
D	114m W	Nurseries	1967	875617
H	304m W	Unspecified Works	1967	855659
J	329m W	Unspecified Works	1995	868775



ID	Location	Land Use	Date	Group ID
J	329m W	Unspecified Works	1975	967481
J	329m W	Unspecified Works	1989	868775
5	376m S	Cuttings	1907	869889
L	390m NE	Cuttings	1935	883916
L	392m NE	Cuttings	1907	844290
L	402m NE	Cuttings	1907	855770
7	500m NW	Unspecified Works	1967	855659

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

3

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

Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
H	418m W	Tanks	1959	149368
H	418m W	Tanks	1960	134838
H	418m W	Tanks	1972	134838

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

10

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

Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
4	282m S	Electricity Substation	1995	62444



ID	Location	Land Use	Date	Group ID
G	286m SW	Electricity Substation	1973	67805
G	287m SW	Electricity Substation	1995	67805
K	381m E	Electricity Substation	1996	69235
K	381m E	Electricity Substation	1971	69235
M	413m NW	Electricity Substation	1992	85185
M	415m NW	Electricity Substation	1979	85185
N	486m NE	Electricity Substation	1970	85097
6	486m S	Electricity Substation	1989	62443
N	486m NE	Electricity Substation	1992	85097

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

6

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

Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
C	68m SE	Garage	1995	20253
3	271m E	Garage	1971	20252
I	309m N	Garage	1992	20717
I	321m N	Garage	1973	21420



ID	Location	Land Use	Date	Group ID
I	324m N	Garage	1962	27023
I	325m N	Garage	1963	27023

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

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

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

3.5 Historical waste sites

Records within 500m

0

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

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

3.6 Licensed waste sites

Records within 500m

0

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

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

3.7 Waste exemptions

Records within 500m

5

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

Features are displayed on the Waste and landfill map on **page 23**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	417m E	208, FINNEY LANE, HEALD GREEN, CHEADLE, SK8 3QA	WEX238887	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

ID	Location	Site	Reference	Category	Sub-Category	Description
A	464m SW	Galliford Try Styal Road MANCHESTER M22 5TJ	EPR/DE5189JB /A001	Treating waste exemption	Non- Agricultural Waste Only	Screening and blending of waste
A	464m SW	Galliford Try Styal Road MANCHESTER M22 5TJ	EPR/DE5189JB /A001	Using waste exemption	Non- Agricultural Waste Only	Use of waste in construction
A	464m SW	Galliford Try Styal Road MANCHESTER M22 5TJ	EPR/YE5289JP /A001	Treating waste exemption	Non- Agricultural Waste Only	Screening and blending of waste
A	464m SW	Galliford Try Styal Road MANCHESTER M22 5TJ	EPR/YE5289JP /A001	Using waste exemption	Non- Agricultural Waste Only	Use of waste in construction

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m

10

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 26**

ID	Location	Company	Address	Activity	Category
A	50m S	Nordson UK Ltd	Unit 10, Longstone Road, Manchester, Greater Manchester, M22 5LB	Industrial Engineers	Engineering Services
A	64m SW	Electricity Sub Station	Greater Manchester, M22	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
B	79m SE	Heald Green M O T	Station Approach, Finney Lane, Heald Green, Cheadle, Greater Manchester, SK8 3QH	Vehicle Repair, Testing and Servicing	Repair and Servicing
1	81m NE	Northern Flooring Services	Hilda House, Finney Lane, Heald Green, Cheadle, Greater Manchester, SK8 3QH	Construction Completion Services	Construction Services
B	85m SE	Heald Green Rail Station	Greater Manchester, SK8	Railway Stations, Junctions and Halts	Public Transport, Stations and Infrastructure
C	92m SE	Mast (Telecommunication)	Greater Manchester, M22	Telecommunications Features	Infrastructure and Facilities
C	117m SE	Electricity Sub Station	Greater Manchester, M22	Electrical Features	Infrastructure and Facilities
2	121m NE	Telephone Exchange	Greater Manchester, SK8	Telecommunications Features	Infrastructure and Facilities
3	195m SW	Santova Logistics	Unit 1a, Longstone Road, Manchester, Greater Manchester, M22 5LB	Distribution and Haulage	Transport, Storage and Delivery
4	248m SW	Auto-mobile	6, Cunningham Drive, Manchester, Greater Manchester, M22 5LT	Vehicle Repair, Testing and Servicing	Repair and Servicing

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.



4.4 Gas pipelines

Records within 500m**0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

2

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

Features are displayed on the Current industrial land use map on **page 26**

ID	Location	Address	Details	
D	269m E	Heald Green Dry Cleaners, 246 Finney Lane, Heald Green, SK8 3QD	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
D	290m E	Esso Finney Lane, Heald Green	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

0

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

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



4.13 Licensed Discharges to controlled waters

Records within 500m

1

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

Features are displayed on the Current industrial land use map on **page 26**

ID	Location	Address	Details	
5	361m N	BI APPLETON'S WORKSHOP SWO, STYAL ROAD, HEALD GREEN, CHEADLE, CHESHIRE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 016991198 Permit Version: 1 Receiving Water: GATLEY BROOK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 04/11/1987 Revocation Date: 01/07/1991

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

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

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

4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m

0

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

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



4.17 List 2 Dangerous Substances

Records within 500m**0**

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m**0**

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

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

4.19 Pollution inventory substances

Records within 500m**0**

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

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

4.20 Pollution inventory waste transfers

Records within 500m**0**

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

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

4.21 Pollution inventory radioactive waste

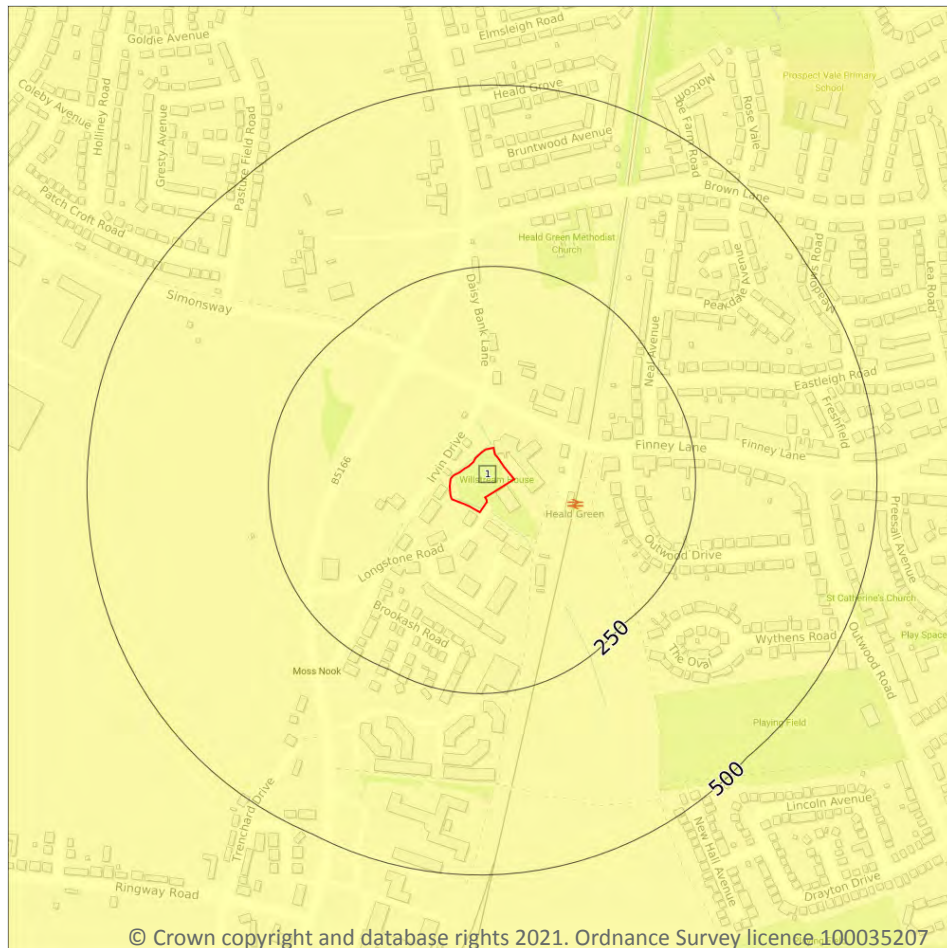
Records within 500m**0**

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

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



5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

1

Aquifer status of groundwater held within superficial geology.

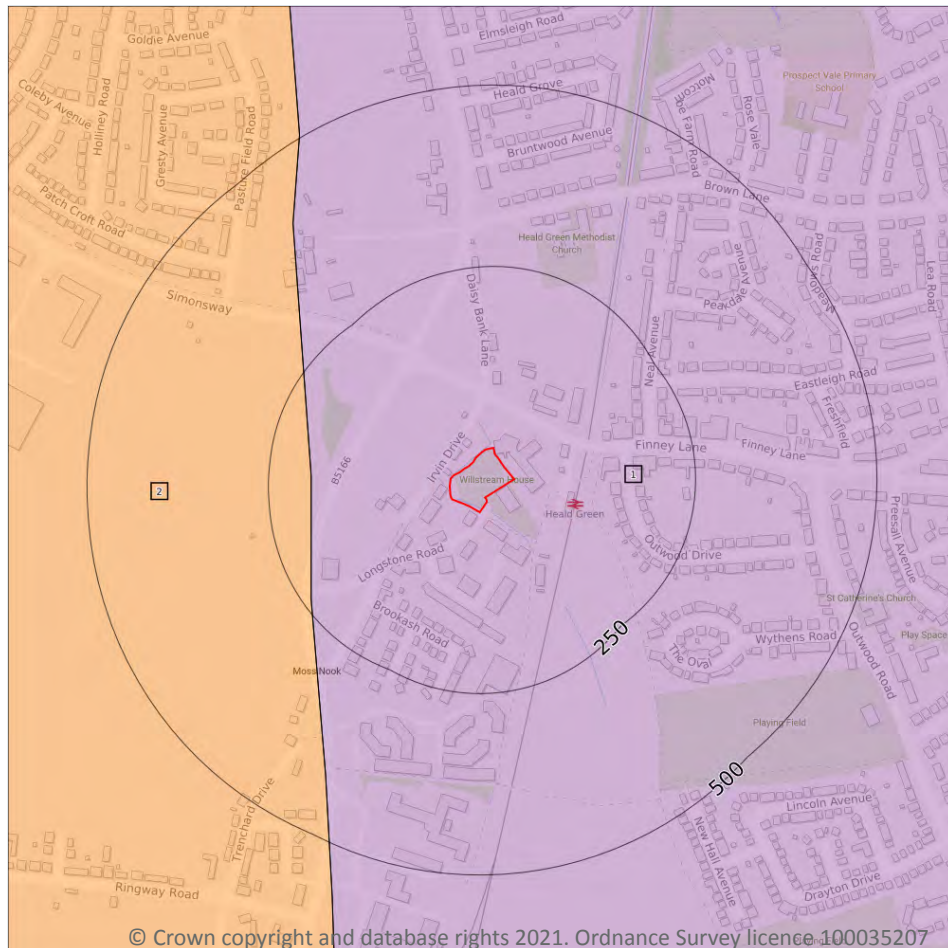
Features are displayed on the Hydrogeology map on **page 32**

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

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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 33**

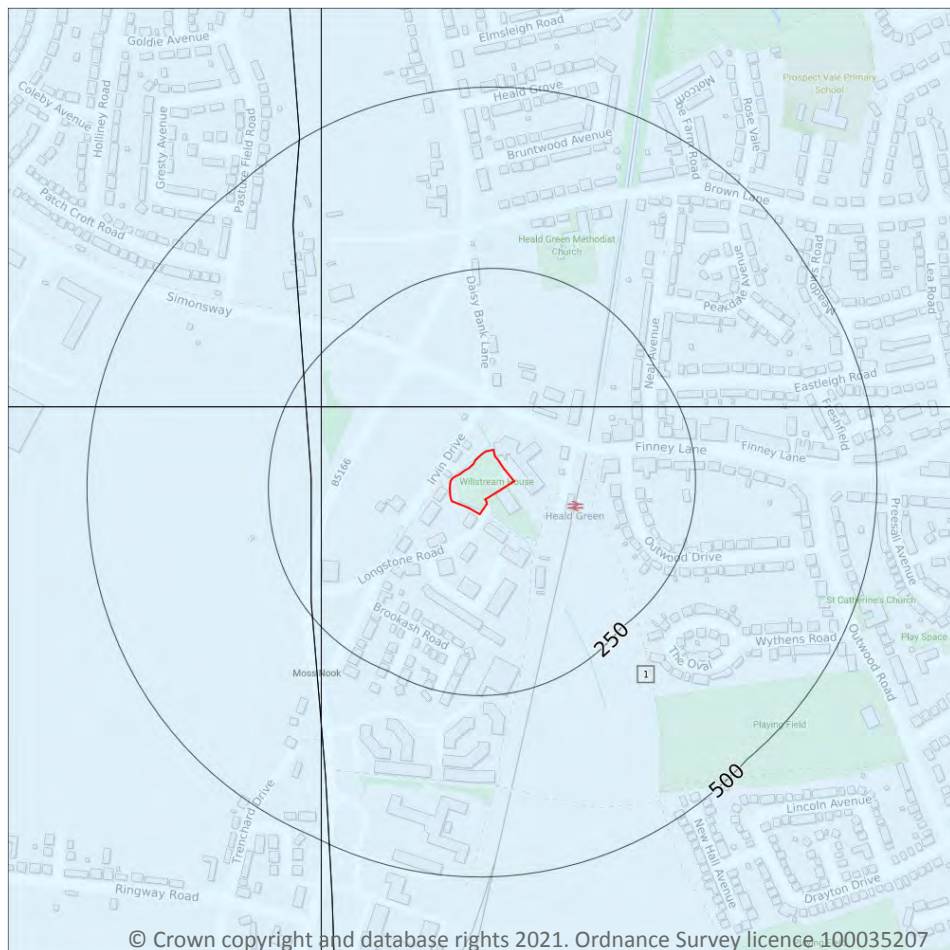
ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	191m W	Secondary 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



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



Groundwater vulnerability



— Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m

1

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

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

Features are displayed on the Groundwater vulnerability map on **page 35**

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

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

5.4 Groundwater vulnerability- soluble rock risk

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

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

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

5.5 Groundwater vulnerability- local information

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

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

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

Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

2

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 37**



ID	Location	Details	
-	1290m SE	Status: Historical Licence No: 2569015007 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: "A BOREHOLE AT YEW TREE FARM, HEALD GREEN, CHESHIRE" Data Type: Point Name: WILLIAM ROBINSON & SONS Easting: 384800 Northing: 384700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 24/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/12/1996 Version End Date: -
-	1290m SE	Status: Active Licence No: 2569015007 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: A BOREHOLE AT YEW TREE FARM, HEALD GREEN, CHESHIRE Data Type: Point Name: PETER AND WILLIAM ROBINSON T/A W ROBINSON AND SONS Easting: 384800 Northing: 384700	Annual Volume (m ³): 16,366 Max Daily Volume (m ³): 90.92 Original Application No: - Original Start Date: 24/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2008 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

0

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

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

5.8 Potable abstractions

Records within 2000m

0

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

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



5.9 Source Protection Zones

Records within 500m	0
---------------------	---

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

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

5.10 Source Protection Zones (confined aquifer)

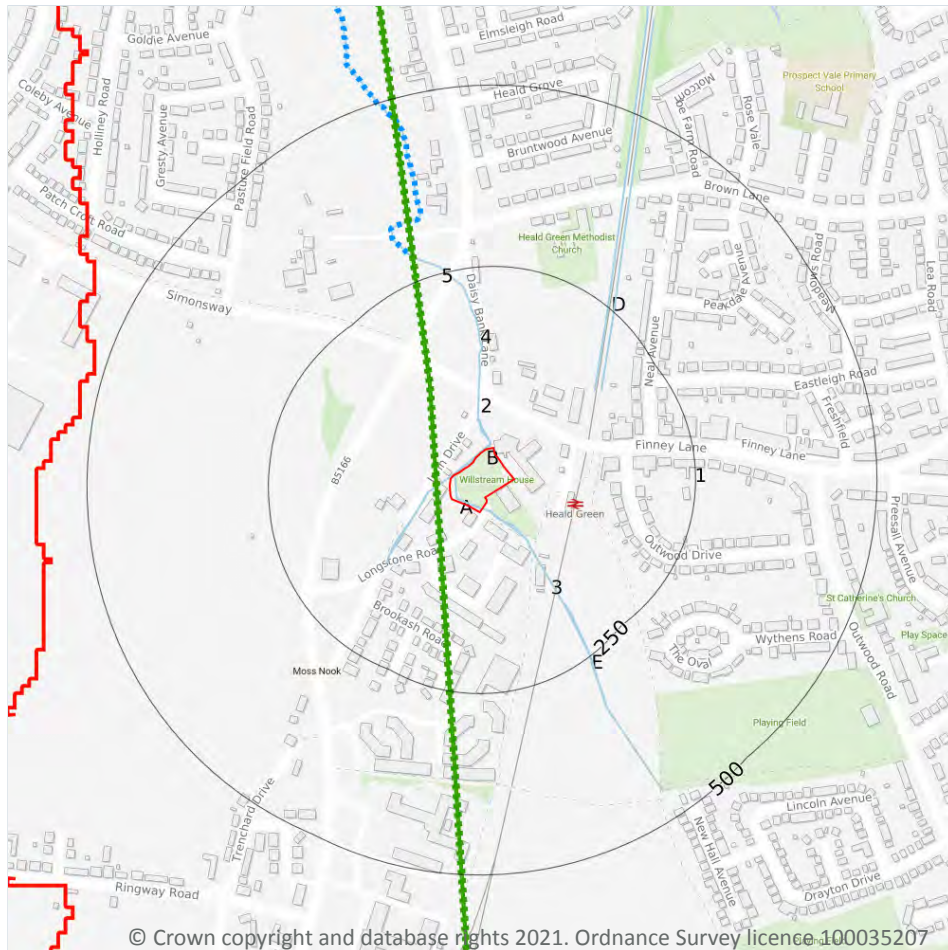
Records within 500m	0
---------------------	---

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

14

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

Features are displayed on the Hydrology map on **page 40**

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



ID	Location	Type of water feature	Ground level	Permanence	Name
A	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
B	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Gatley Brook
A	1m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Gatley Brook
A	9m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
2	43m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Gatley Brook
A	45m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Gatley Brook
A	61m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Gatley Brook
3	90m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
4	99m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Gatley Brook
D	160m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	167m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	175m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
5	230m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Gatley Brook

This data is sourced from the Ordnance Survey.



6.2 Surface water features

Records within 250m

9

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

Features are displayed on the Hydrology map on **page 40**

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

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

Features are displayed on the Hydrology map on **page 40**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River WB catchment	Mersey (upstream of Manchester Ship Canal)	GB112069061030	Bollin, Dean, Upper Mersey	Upper Mersey

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

6.4 WFD Surface water bodies

Records identified

1

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

Features are displayed on the Hydrology map on **page 40**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
6	281m N	River	Mersey (upstream of Manchester Ship Canal)	GB112069061030	Moderate	Good	Moderate	2016

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

6.5 WFD Groundwater bodies

Records on site	1
------------------------	----------

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

Features are displayed on the Hydrology map on **page 40**

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

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

7 River and coastal flooding

7.1 Risk of Flooding from Rivers and Sea (RoFRaS)

Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance).

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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



7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

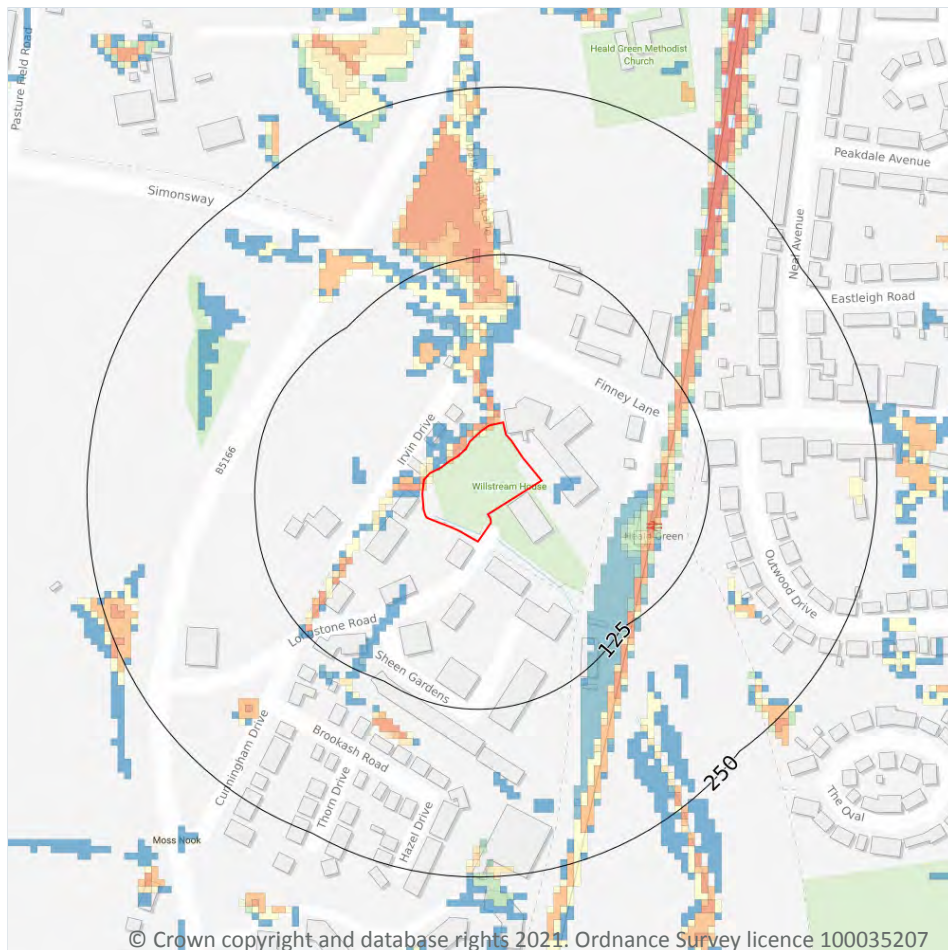
0

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

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



8 Surface water flooding



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.3m - 1.0m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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

Features are displayed on the Surface water flooding map on **page 47**

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

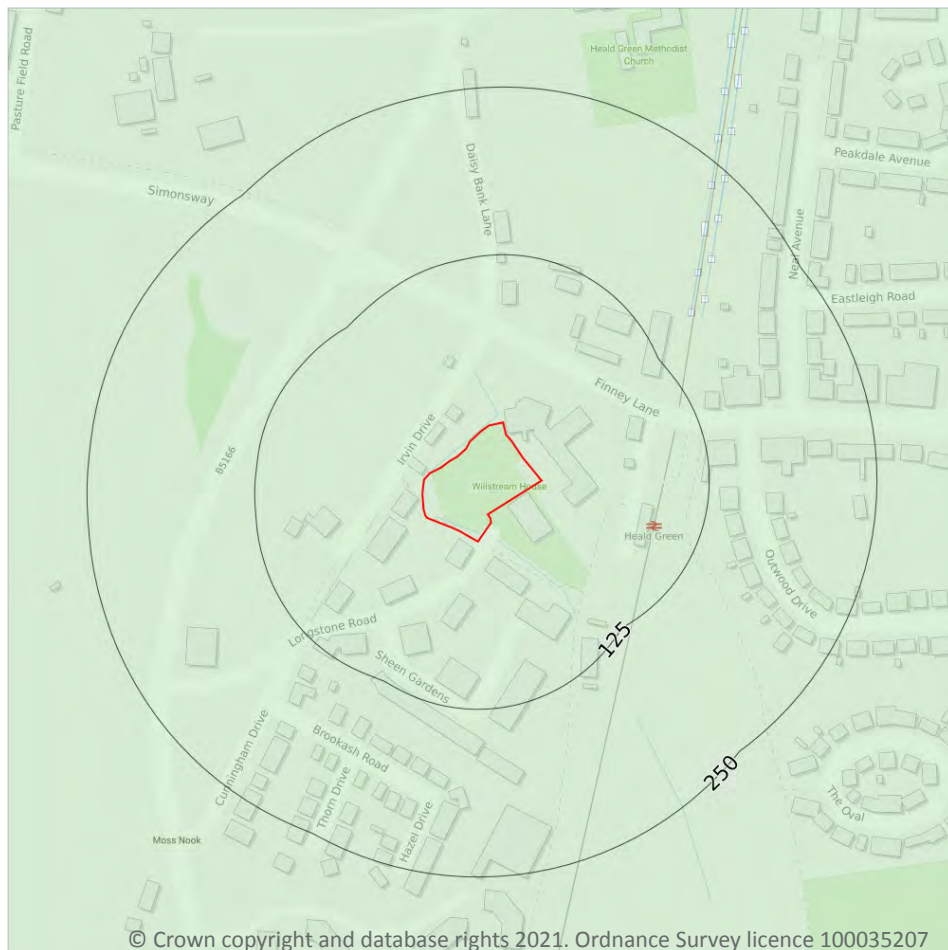
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Greater than 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.3m and 1.0m
1 in 30 year	Between 0.3m and 1.0m

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

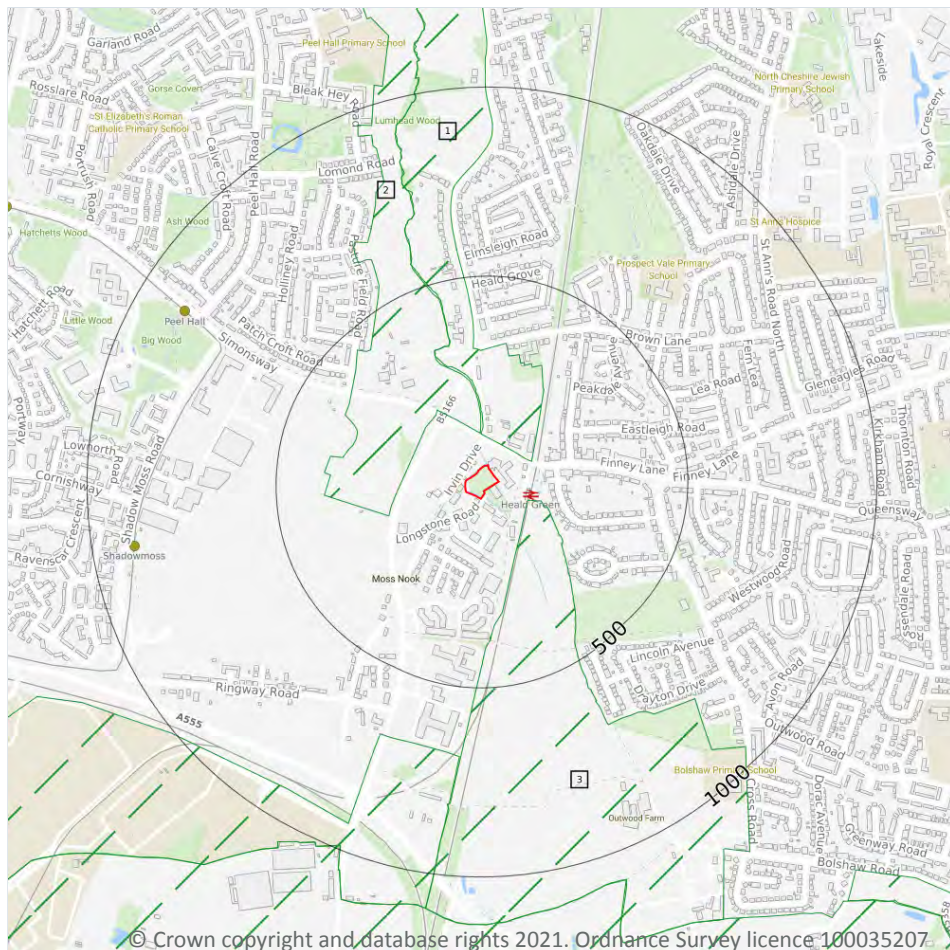
Low

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

Features are displayed on the Groundwater flooding map on **page 49**

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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



10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m**0**

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

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

10.7 Designated Ancient Woodland

Records within 2000m**0**

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

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

10.8 Biosphere Reserves

Records within 2000m**0**

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

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

10.9 Forest Parks

Records within 2000m**0**

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

This data is sourced from the Forestry Commission.



10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

6

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

Features are displayed on the Environmental designations map on **page 50**

ID	Location	Name	Local Authority name
1	64m NE	Merseyside and Greater Manchester	Stockport
2	87m N	Merseyside and Greater Manchester	Manchester
3	91m SE	Merseyside and Greater Manchester	Stockport
4	670m S	Merseyside and Greater Manchester	Manchester
5	991m S	Merseyside and Greater Manchester	Cheshire East
6	1396m SE	Merseyside and Greater Manchester	Stockport

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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



having been identified for potential adoption under the framework.

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

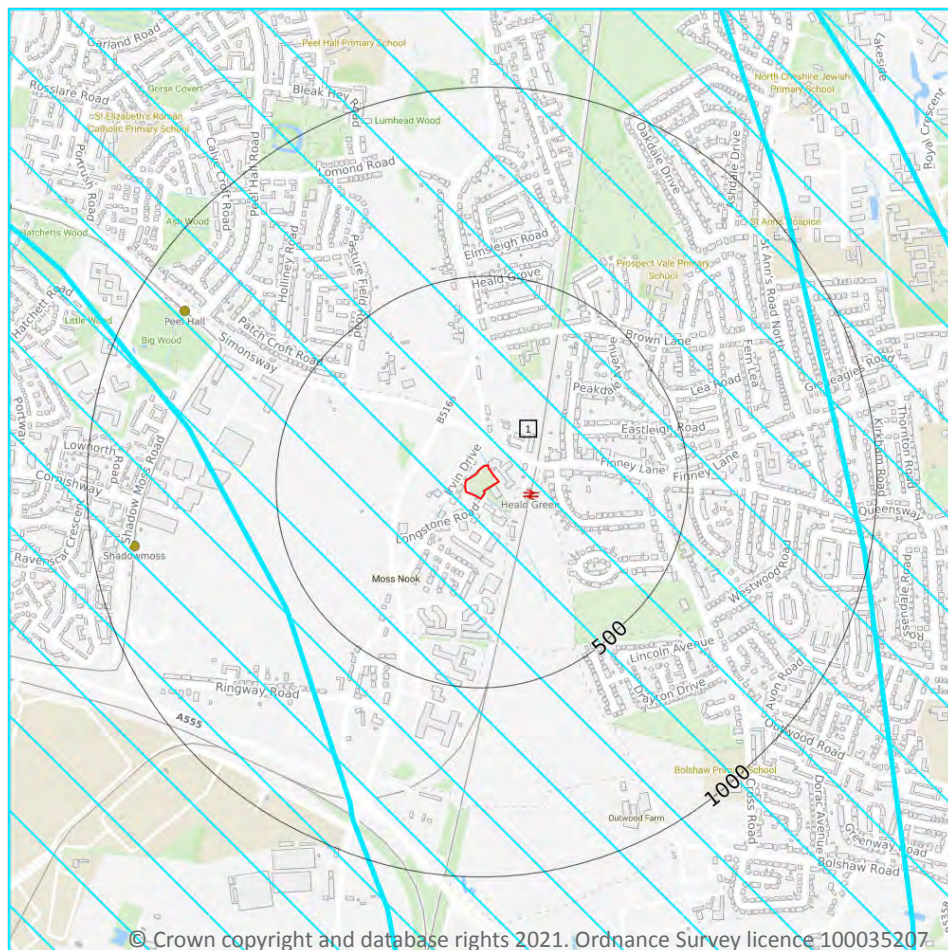
0

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

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 55**

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Oil & gas exploration/extraction. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500t. Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0
-----------------------------	----------

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

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

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m**0**

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m**0**

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

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

11.3 National Parks

Records within 250m**0**

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

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

11.4 Listed Buildings

Records within 250m**0**

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



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

11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

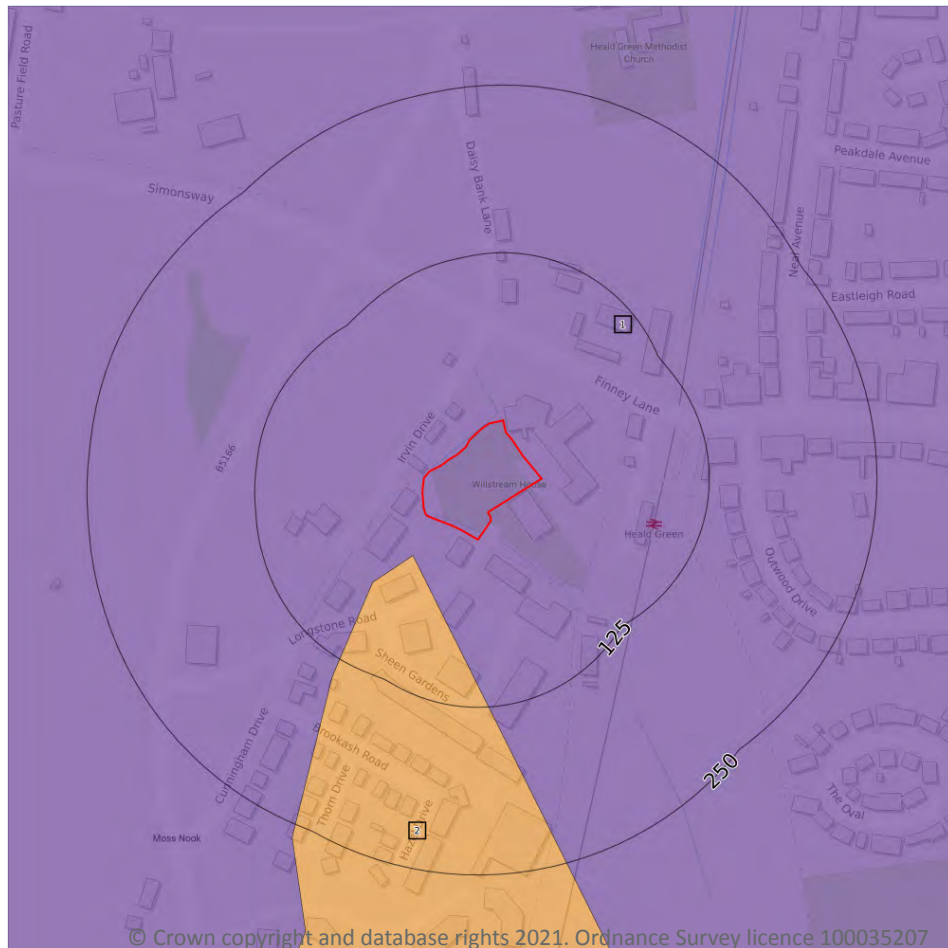
0

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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

2

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

Features are displayed on the Agricultural designations map on **page 59**

ID	Location	Classification	Description
1	On site	Urban	-
2	31m SW	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.



This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.



13 Habitat designations



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

13.1 Priority Habitat Inventory

Records within 250m

2

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

Features are displayed on the Habitat designations map on **page 61**

ID	Location	Main Habitat	Other habitats
1	67m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	84m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.



13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

1

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

Features are displayed on the Habitat designations map on **page 61**

ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
3	134m SW	NLUD Ref: 421501526	Low	National Land Use Database - Previously Developed Land	UK Perspectives Aerial Photography	-

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

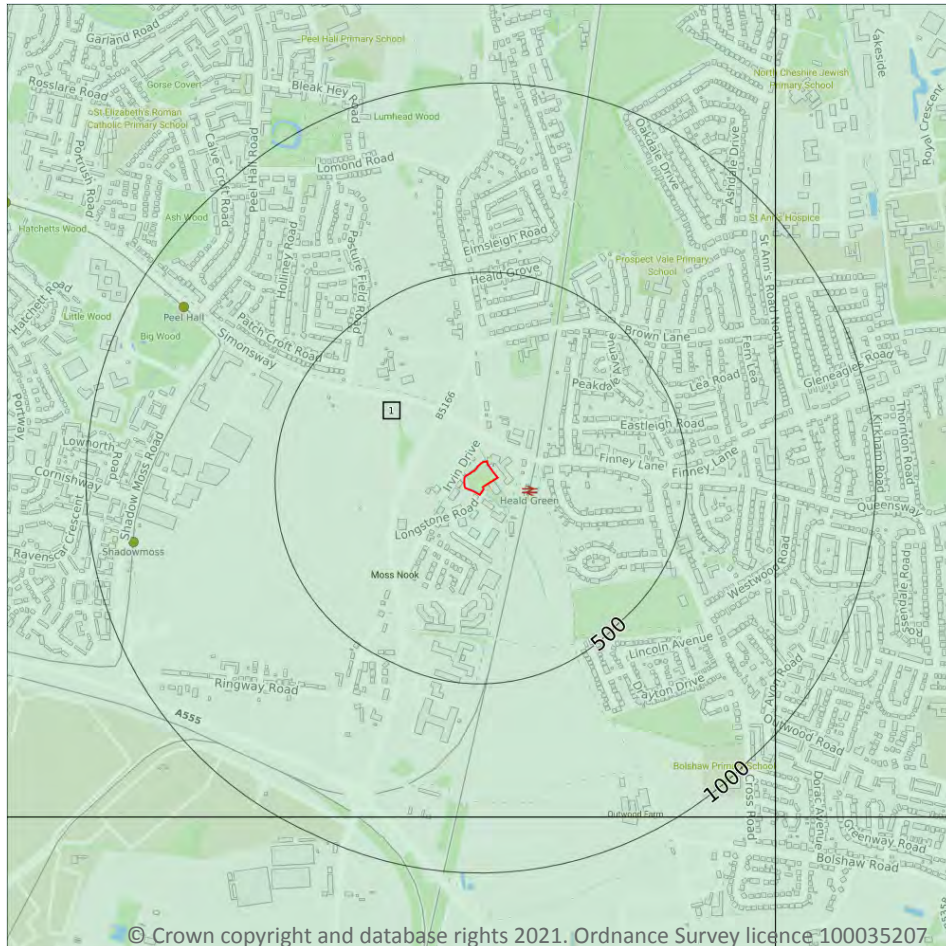
0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 63**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	No coverage	SJ88NW

This data is sourced from the British Geological Survey.



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

14.2 Artificial and made ground (10k)

Records within 500m

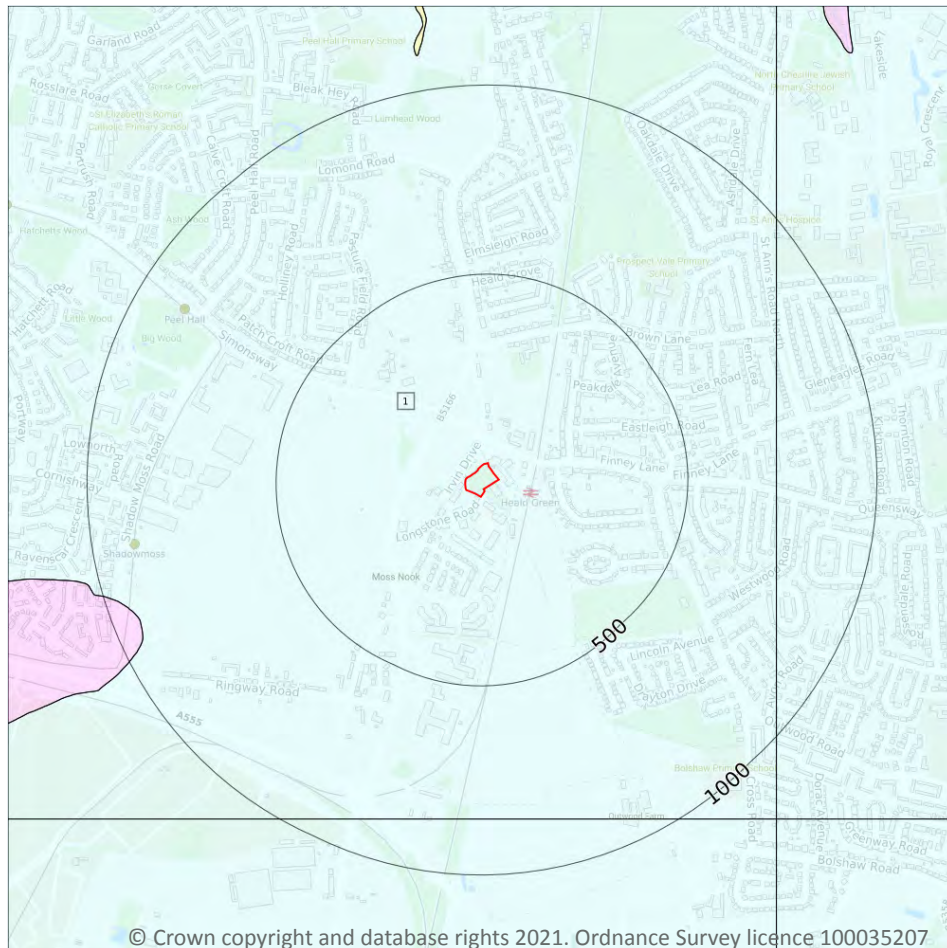
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 65**

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

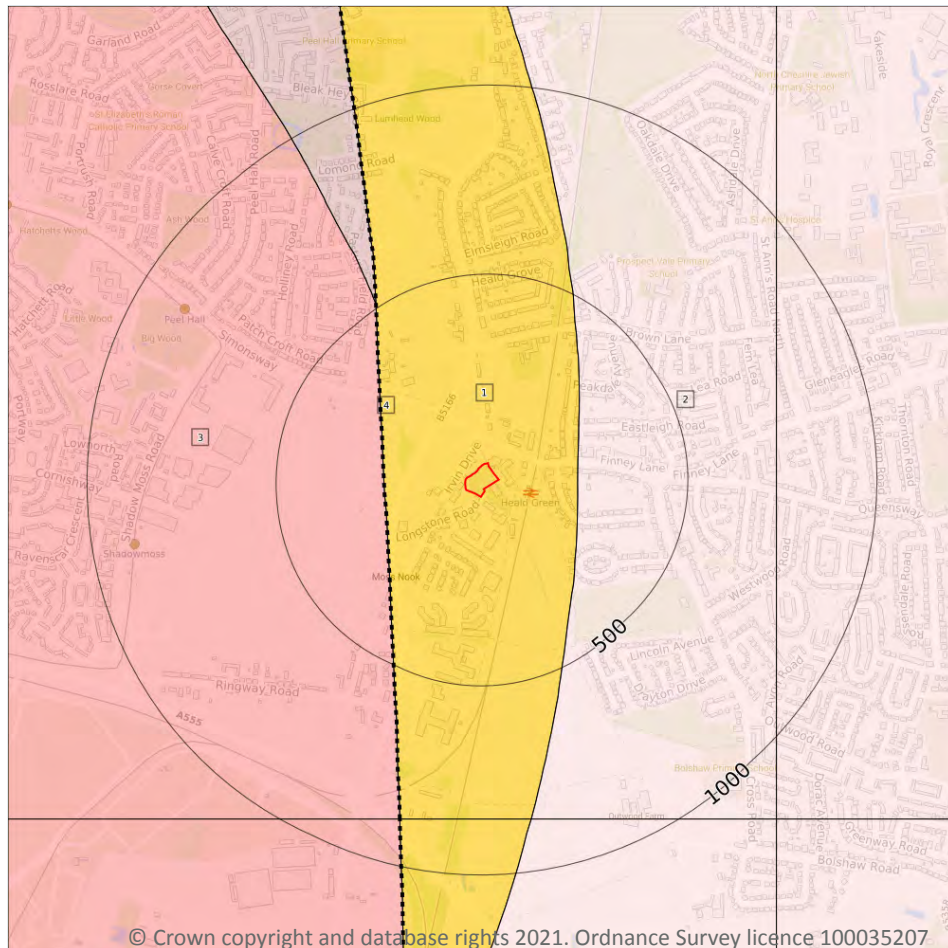
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

14.5 Bedrock geology (10k)

Records within 500m

3

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 67**

ID	Location	LEX Code	Description	Rock age
1	On site	HEY-PESST	Helsby Sandstone Formation - Pebbly (gravelly) Sandstone	Anisian Age - Early Triassic Epoch
2	209m E	WLSF-SDST	Wilmslow Sandstone Formation - Sandstone	Early Triassic Epoch
3	214m W	BOM-MDST	Bollin Mudstone Member - Mudstone	Anisian Age

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

1

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

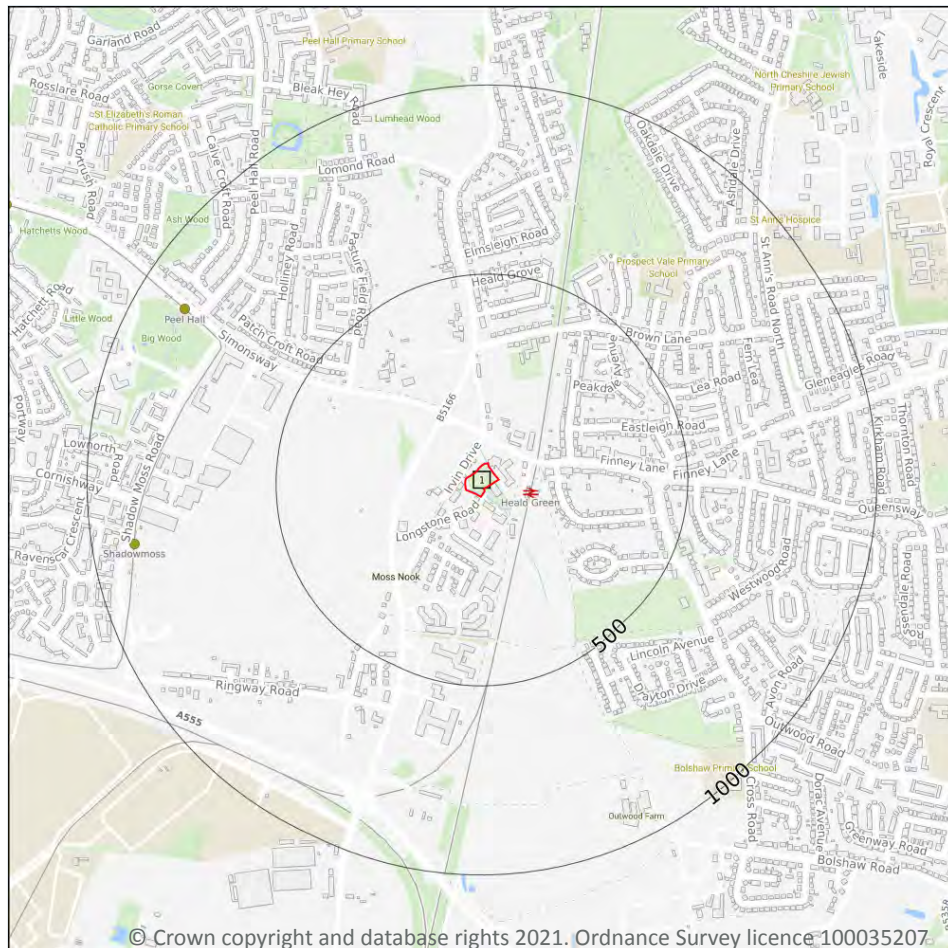
Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 67**

ID	Location	Category	Description
4	214m W	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline

Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 69**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	Full	EW098_stockport_v4

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 71**

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	TILL, DEVANSIAN	DIAMICTON

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m

1

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

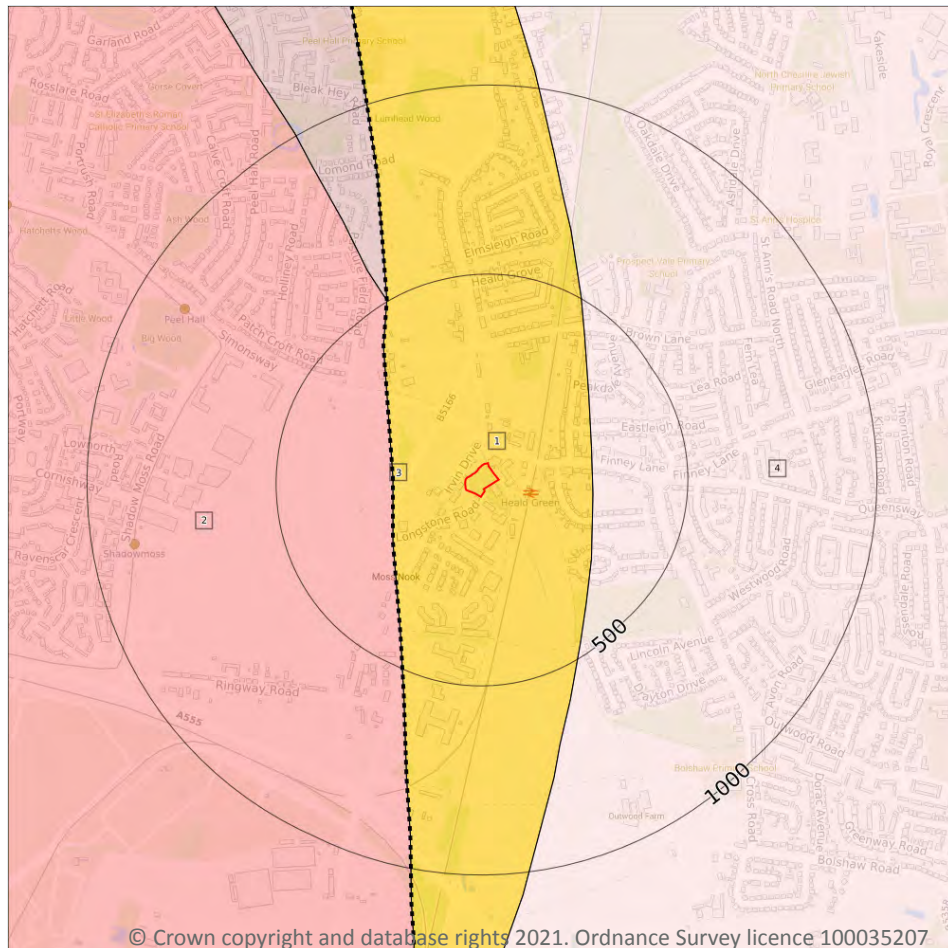
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (50k)
- Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

3

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 73**

ID	Location	LEX Code	Description	Rock age
1	On site	HEY-PESST	HELSEBY SANDSTONE FORMATION - SANDSTONE, PEBBLY (GRAVELLY)	ANISIAN
2	191m W	BOM-MDST	BOLLIN MUDSTONE MEMBER - MUDSTONE	ANISIAN
4	248m E	WLSF-SDST	WILMSLOW SANDSTONE FORMATION - SANDSTONE	-

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

1

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

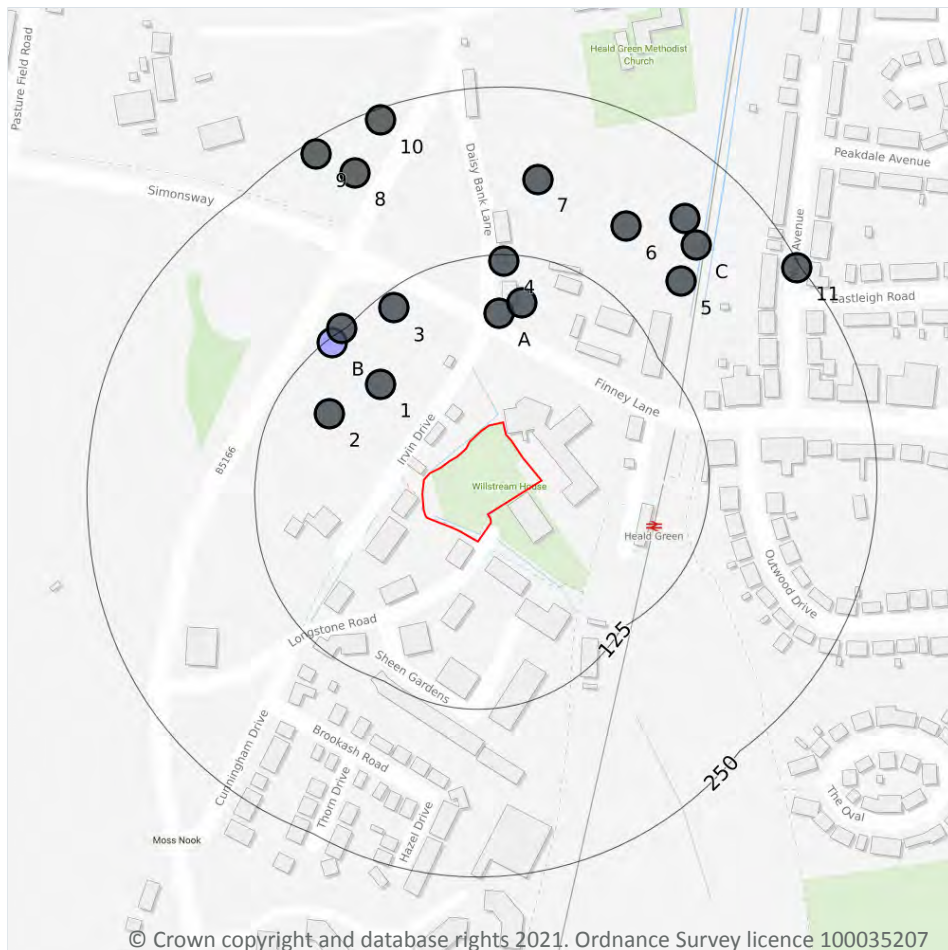
Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 73**

ID	Location	Category	Description
3	191m W	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

17

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

Features are displayed on the Boreholes map on **page 75**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	76m NW	384146 385969	MOSS NOOK MANCHESTER AIRPORT MNTP12	-	Y	N/A
A	81m N	384234 386022	MOSS NOOK MANCHESTER AIRPORT MNTP9	-	Y	N/A
2	86m NW	384108 385947	MOSS NOOK MANCHESTER AIRPORT MNTP13	-	Y	N/A

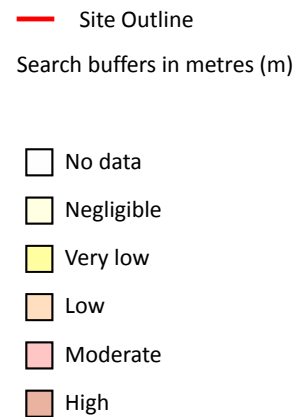
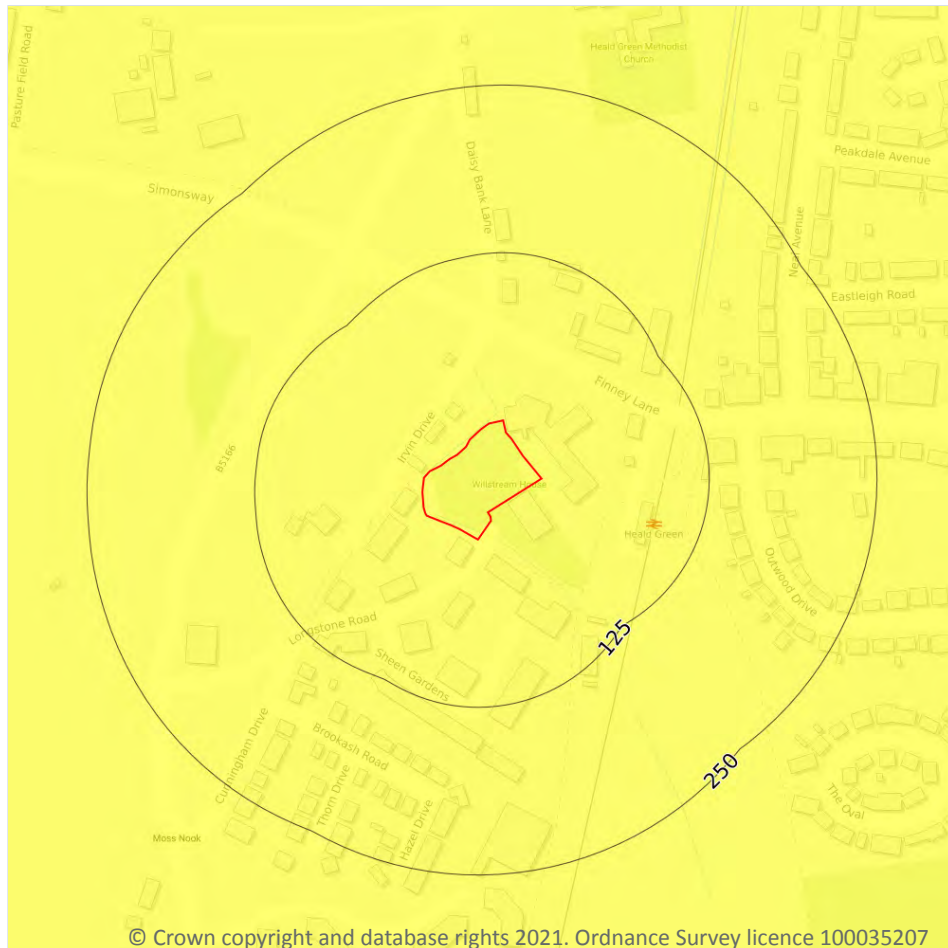


ID	Location	Grid reference	Name	Length	Confidential	Web link
A	90m N	384251 386030	MOSS NOOK MANCHESTER AIRPORT MNWS3	-	Y	N/A
3	112m NW	384156 386026	MOSS NOOK MANCHESTER AIRPORT MNTP4	-	Y	N/A
4	120m N	384238 386061	MOSS NOOK MANCHESTER AIRPORT MNTP5	-	Y	N/A
B	121m NW	384110 386000	MANCHESTER CORP. WYTHENSHAW ESTATE NO.6	6.09	N	915676
B	126m NW	384117 386011	MOSS NOOK MANCHESTER AIRPORT MNTP8	-	Y	N/A
5	169m NE	384370 386046	MOSS NOOK MANCHESTER AIRPORT MNTP10	-	Y	N/A
6	173m NE	384329 386087	MOSS NOOK MANCHESTER AIRPORT MNTP6	-	Y	N/A
7	183m N	384263 386122	MOSS NOOK MANCHESTER AIRPORT MNTP3	-	Y	N/A
C	195m NE	384381 386073	MOSS NOOK MANCHESTER AIRPORT MNWS2	-	Y	N/A
C	204m NE	384373 386093	MOSS NOOK MANCHESTER AIRPORT MNTP7	-	Y	N/A
8	213m NW	384127 386127	MOSS NOOK MANCHESTER AIRPORT MNWS1	-	Y	N/A
9	240m NW	384098 386141	MOSS NOOK MANCHESTER AIRPORT MNTP2	-	Y	N/A
10	241m N	384146 386166	MOSS NOOK MANCHESTER AIRPORT MNTP1	-	Y	N/A
11	247m NE	384456 386056	MOSS NOOK MANCHESTER AIRPORT MNTP11	-	Y	N/A

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

1

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

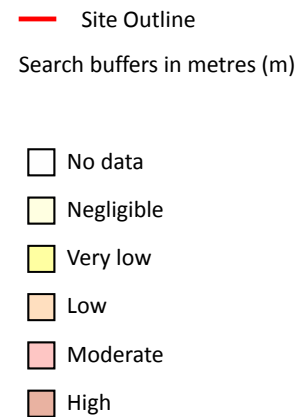
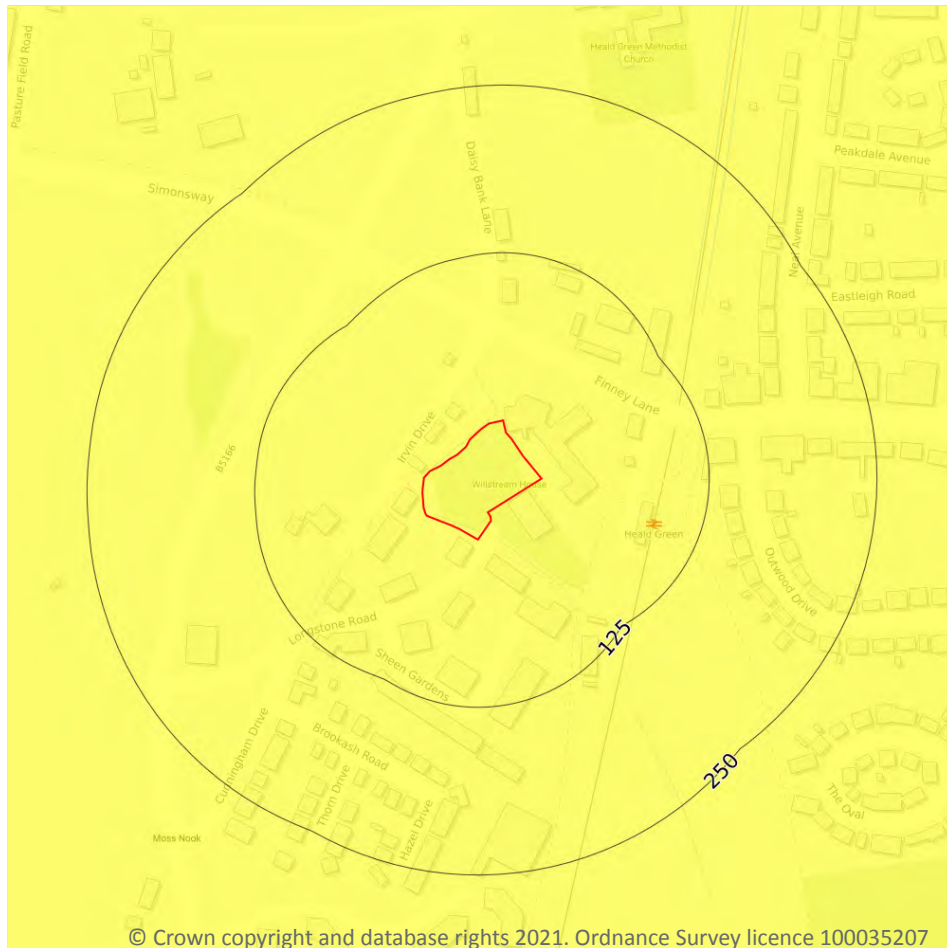
Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 77**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



17.2 Running sands

Records within 50m

1

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

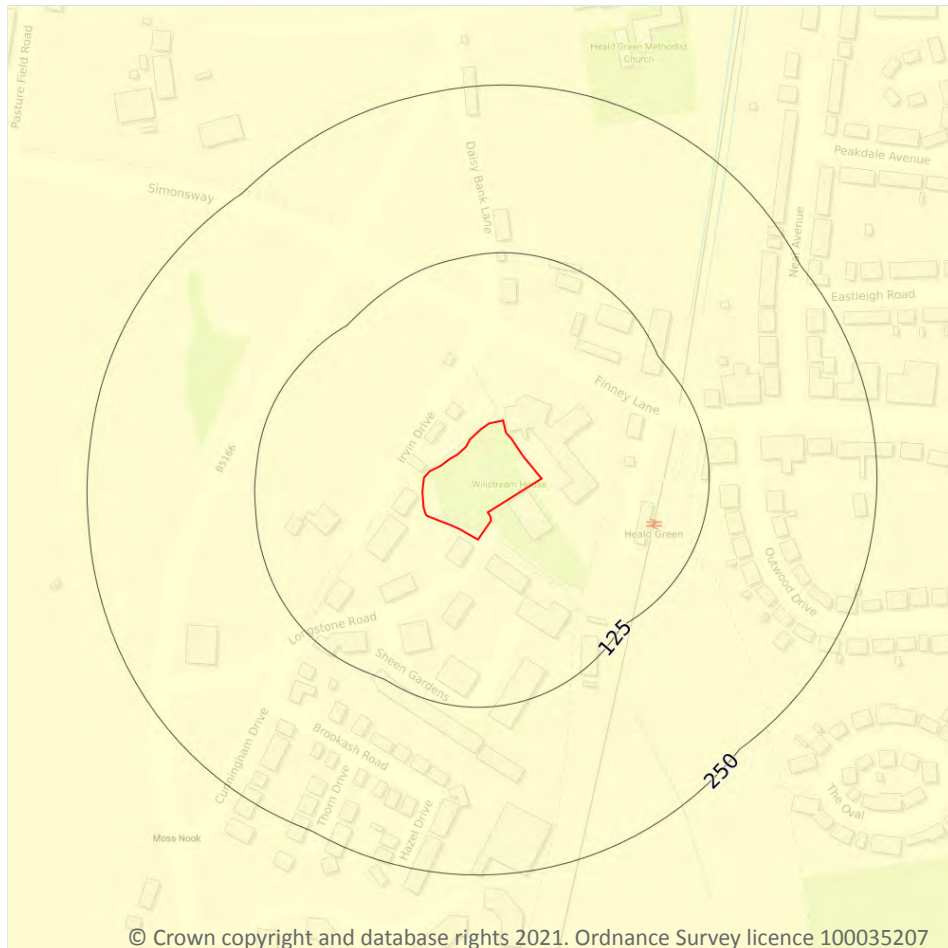
Features are displayed on the Natural ground subsidence - Running sands map on **page 78**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



— Site Outline
Search buffers in metres (m)

- ☐ No data
- ☐ Negligible
- ☐ Very low
- ☐ Low
- ☐ Moderate
- ☐ High

17.3 Compressible deposits

Records within 50m

1

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

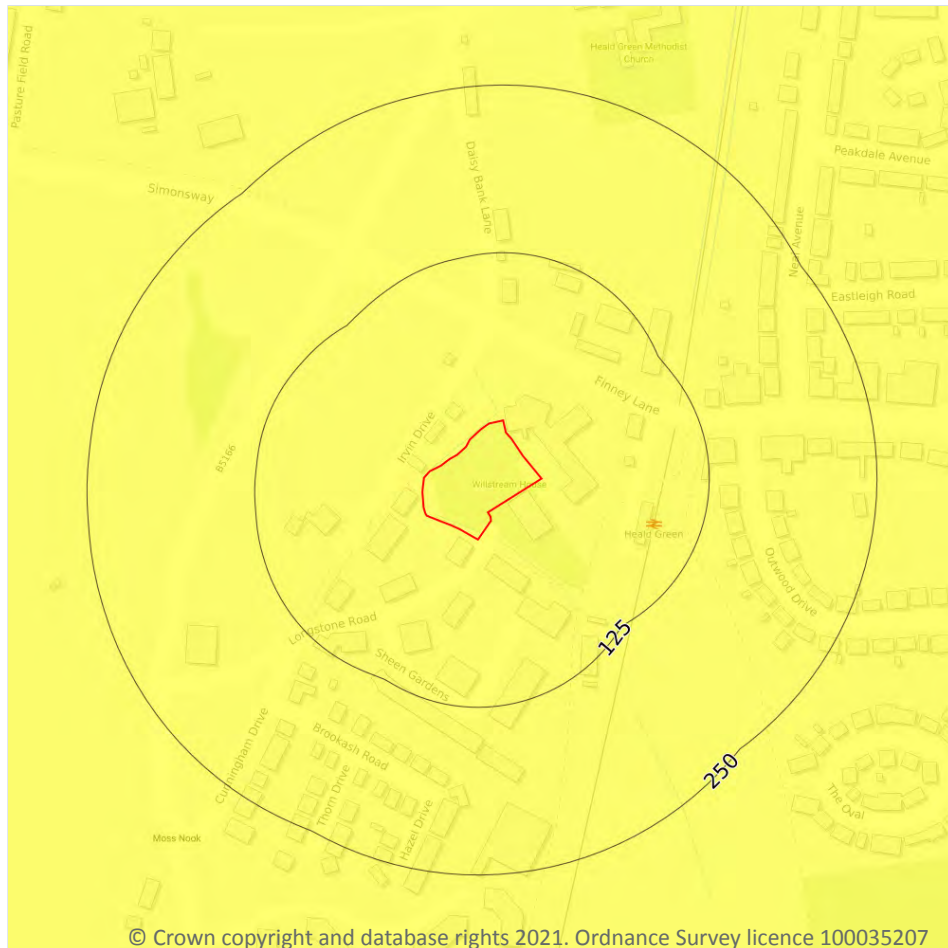
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 79**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

1

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

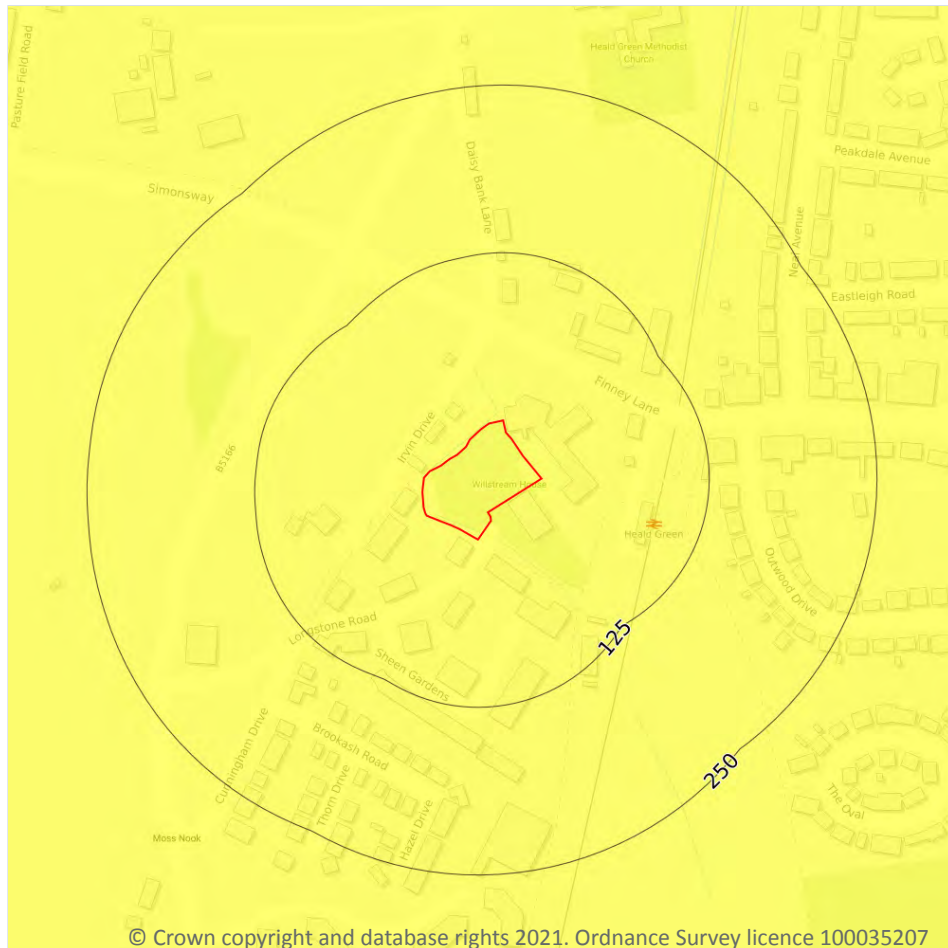
Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 80**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



— Site Outline
Search buffers in metres (m)

- ☐ No data
- ☐ Negligible
- ☐ Very low
- ☐ Low
- ☐ Moderate
- ☐ High

17.5 Landslides

Records within 50m

1

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

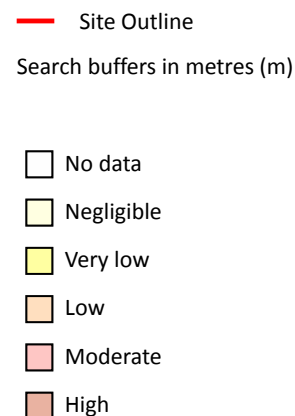
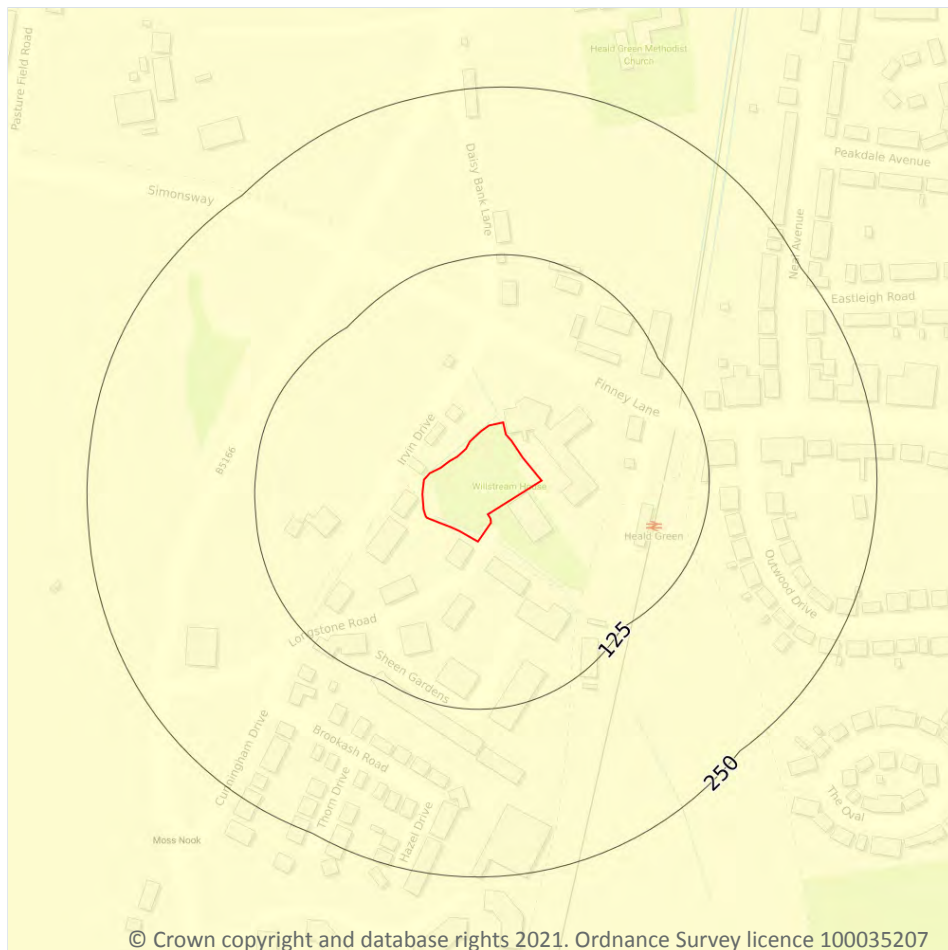
Features are displayed on the Natural ground subsidence - Landslides map on **page 81**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

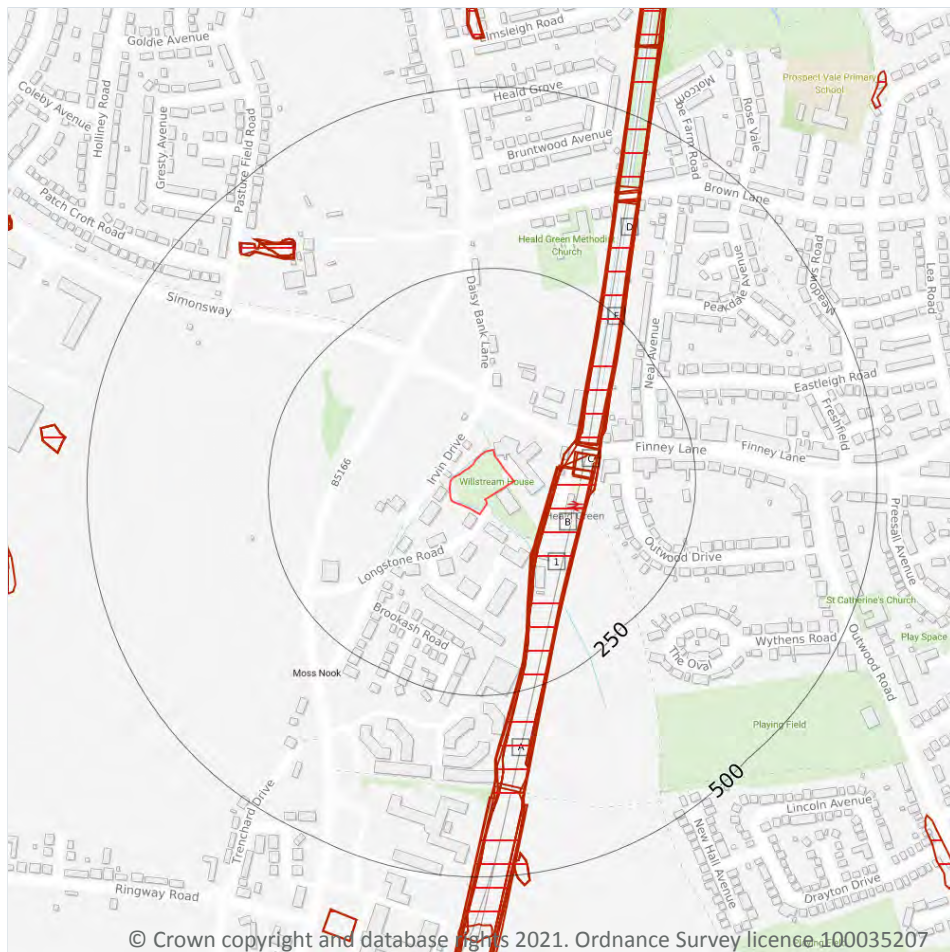
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 82**

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

This data is sourced from the British Geological Survey.



18 Mining, ground workings and natural cavities



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

18.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

18.2 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m

15

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 83**

ID	Location	Land Use	Year of mapping	Mapping scale
A	51m E	Cuttings	1907	1:10560
A	52m E	Cuttings	1938	1:10560
1	52m E	Cuttings	1907	1:10560
B	55m E	Cuttings	1954	1:10560
B	56m E	Cuttings	1967	1:10560
B	57m E	Cuttings	1975	1:10000
B	57m E	Cuttings	1989	1:10000
B	57m E	Cuttings	1995	1:10000
C	81m E	Cuttings	1935	1:10560
C	82m E	Cuttings	1935	1:10560
D	99m NE	Cuttings	1935	1:10560
D	100m NE	Cuttings	1938	1:10560
E	101m NE	Cuttings	1935	1:10560
E	103m NE	Cuttings	1907	1:10560
E	103m NE	Cuttings	1907	1:10560

This data is sourced from Ordnance Survey/Groundsure.



18.4 Underground workings

Records within 1000m**0**

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

This data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m**0**

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m**0**

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

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m**0**

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

This data is sourced from Stantec UK Ltd.

18.8 JPB mining areas

Records on site**0**

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

This data is sourced from Johnson Poole and Bloomer.



18.9 Coal mining

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

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

This data is sourced from the Coal Authority.

18.10 Brine areas

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

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

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

18.11 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Mining Searches UK.

18.13 Clay mining

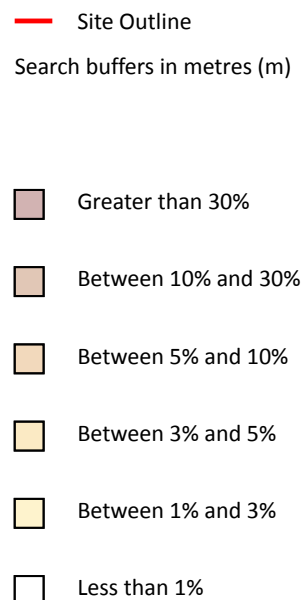
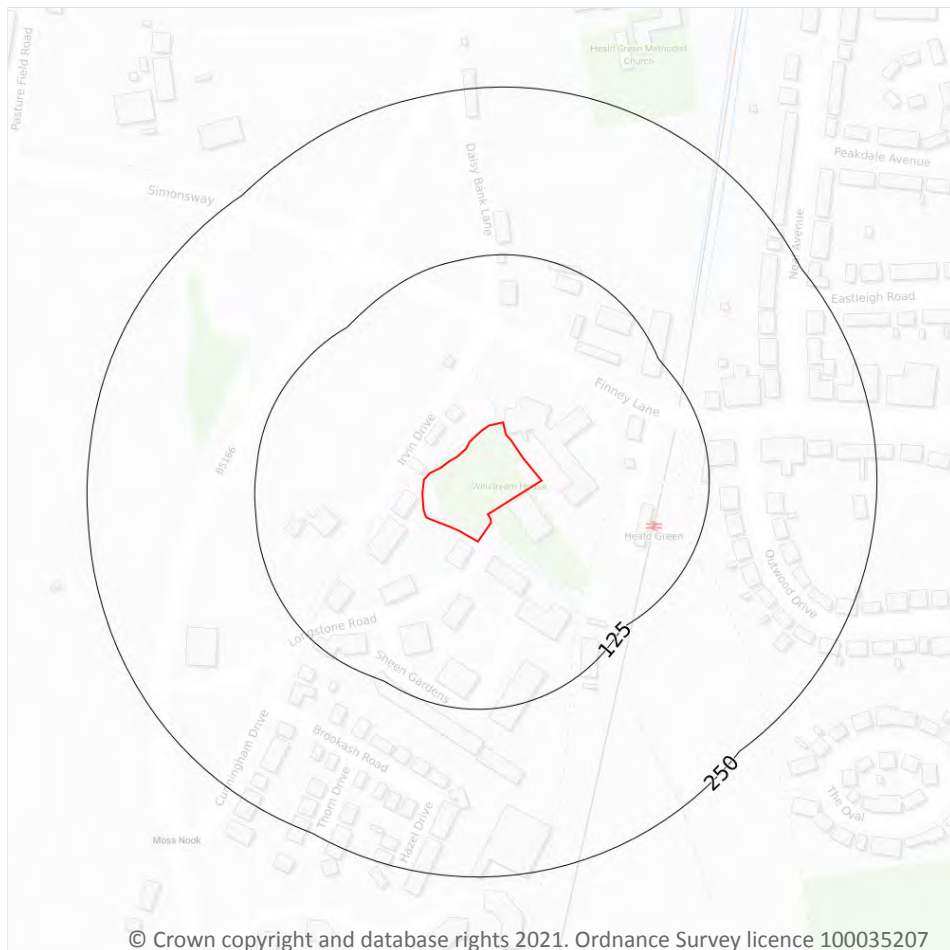
Records on site	0
-----------------	---

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

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



19 Radon



19.1 Radon

Records on site

1

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

Features are displayed on the Radon map on **page 87**

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

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



20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m**1**

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m**0**

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

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m**0**

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

This data is sourced from the British Geological Survey.



21 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)**
- C1 Crossrail 1 Stations
- Crossrail 1 Route
- Crossrail 1 Worksites
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

21.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m

0

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



This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m

4

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

Features are displayed on the Railway infrastructure and projects map on **page 89**

Location	Land Use	Year of mapping	Mapping scale
56m E	Railway Sidings	1967	10560
78m SE	Railway Sidings	1938	10560
89m SE	Railway Sidings	1962	2500
91m SE	Railway Sidings	1960	1250

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m

0

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

This data is sourced from Groundsure/the Postal Museum.



21.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m

5

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways. Features are displayed on the Railway infrastructure and projects map on **page 89**

Location	Name	Type
87m E	Styal Line	rail
89m E	Not given	Multi Track
90m E	Styal Line	rail
91m E	Not given	Multi Track
117m NE	Not given	Multi Track

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: <https://www.groundsure.com/terms-and-conditions-jan-2020/>.



Site Details:

MOSS NOOK, HEALD GREEN
HOUSE, MANCHESTER, M22
5LS

Client Ref: TE1604_1636
Report Ref: GS-8115654
Grid Ref: 384221, 385896

Map Name: County Series

Map date: 1897-1899

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1878
Revised 1897
Edition 1897
Copyright N/A
Levelled N/A

Surveyed 1872
Revised 1897
Edition 1897
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1897
Edition 1899
Copyright N/A
Levelled N/A

Surveyed 1872
Revised 1897
Edition N/A
Copyright N/A
Levelled N/A

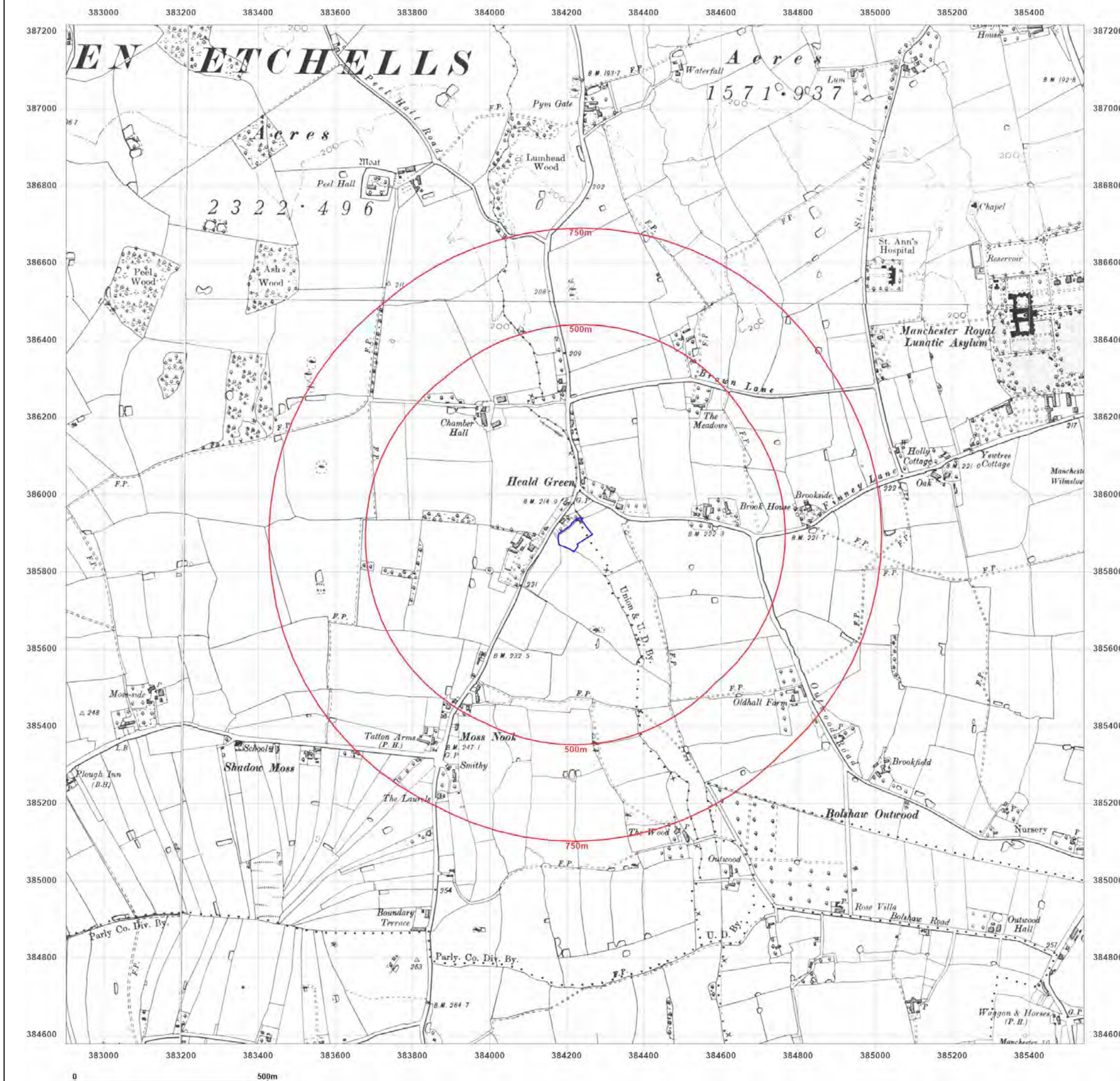


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 11 August 2021

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

MOSS NOOK, HEALD GREEN
HOUSE, MANCHESTER, M22
5LS

Client Ref: TE1604_1636
Report Ref: GS-8115654
Grid Ref: 384221, 385896

Map Name: County Series

Map date: 1907-1910

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
Revised 1907
Edition 1907
Copyright N/A
Levelled N/A

Surveyed 1872
Revised 1908
Edition 1908
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1910
Edition 1910
Copyright N/A
Levelled N/A

Surveyed 1872
Revised 1907
Edition N/A
Copyright N/A
Levelled N/A

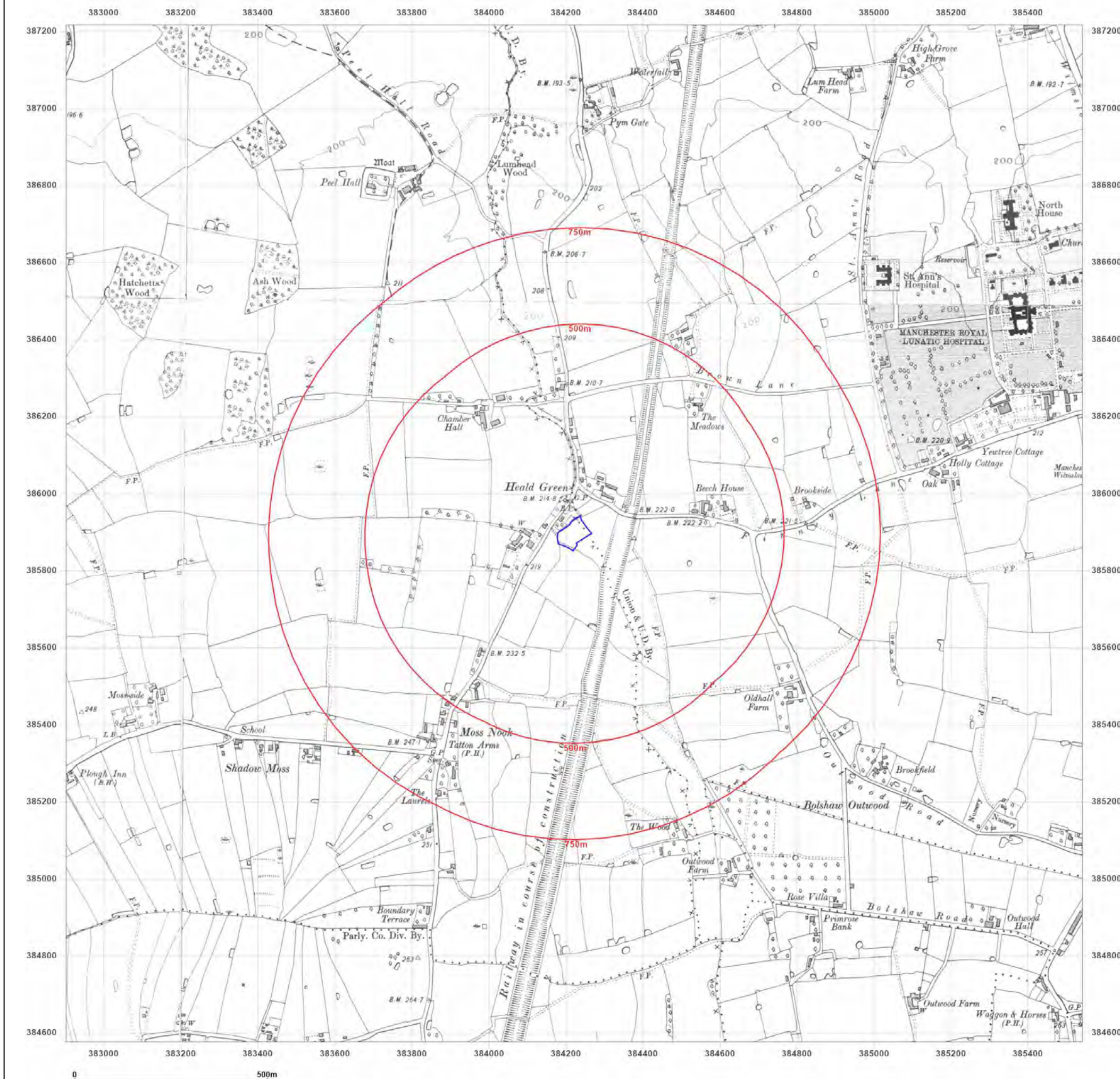


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 11 August 2021

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

MOSS NOOK, HEALD GREEN
HOUSE, MANCHESTER, M22
5LS

Client Ref: TE1604_1636
Report Ref: GS-8115654
Grid Ref: 384221, 385896

Map Name: County Series

Map date: 1907-1911

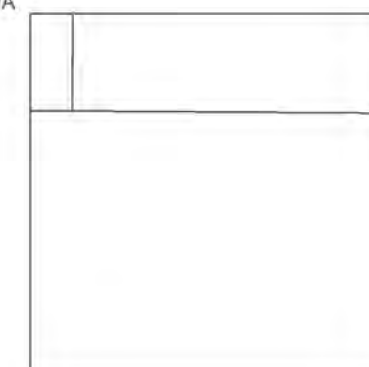
Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
Revised 1907
Edition 1907
Copyright N/A
Levelled N/A

Surveyed 1872
Revised 1908
Edition 1911
Copyright N/A
Levelled N/A

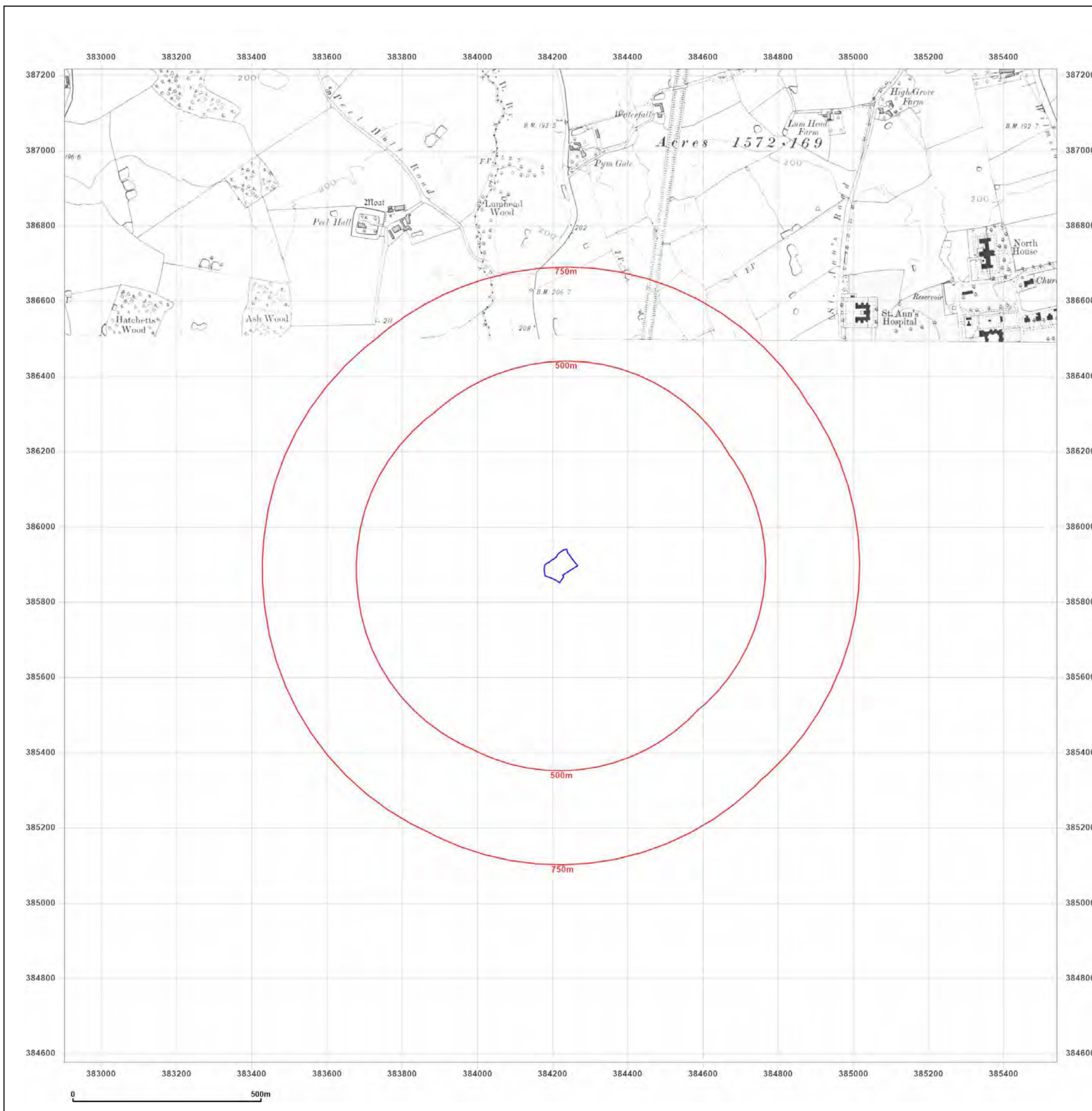


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 11 August 2021

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

MOSS NOOK, HEALD GREEN
HOUSE, MANCHESTER, M22
5LS

Client Ref: TE1604_1636
Report Ref: GS-8115654
Grid Ref: 384221, 385896

Map Name: County Series

Map date: 1935

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1872
Revised 1935
Edition N/A
Copyright N/A
Levelled N/A

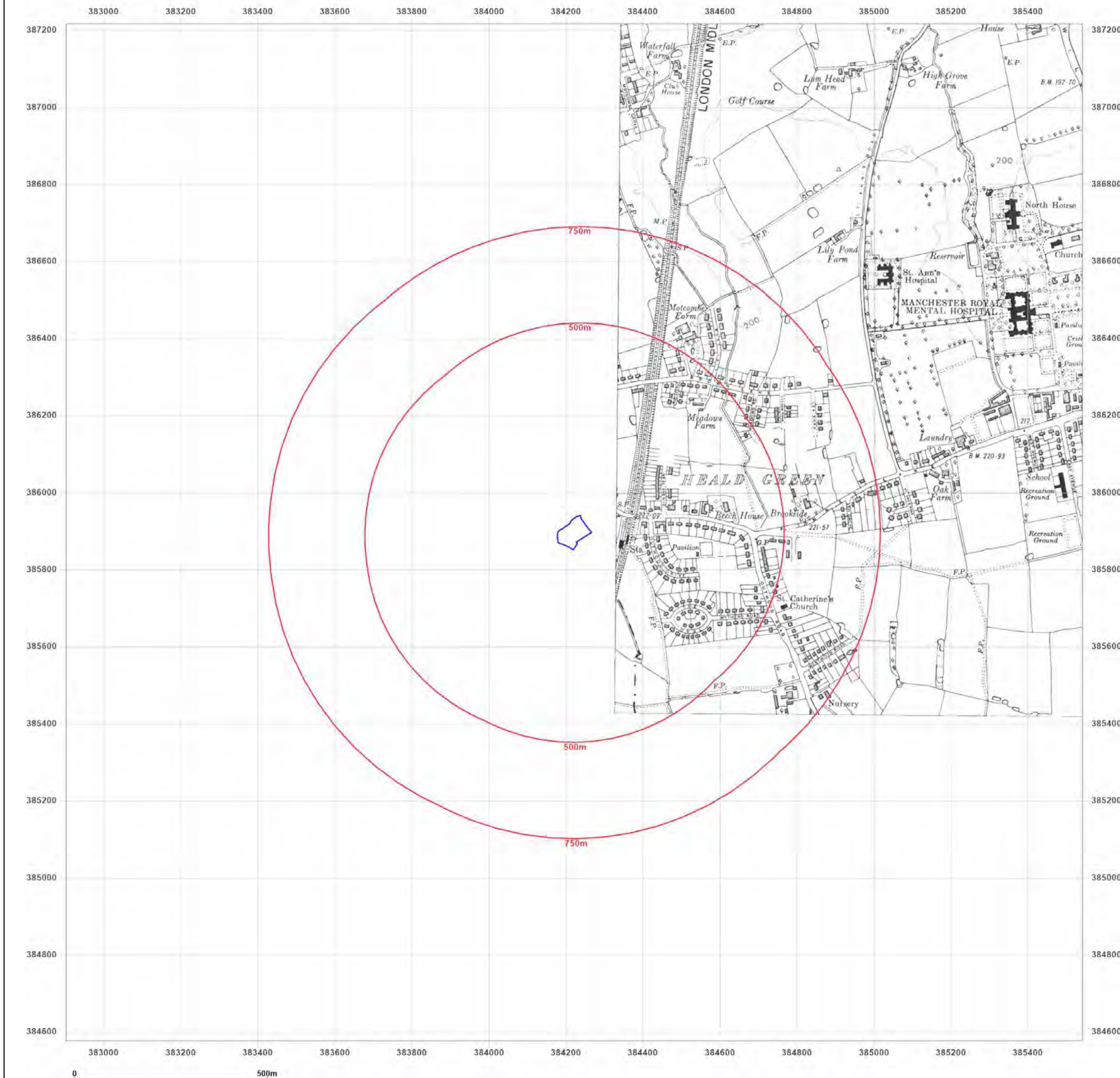


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 11 August 2021

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

MOSS NOOK, HEALD GREEN
HOUSE, MANCHESTER, M22
5LS

Client Ref: TE1604_1636
Report Ref: GS-8115654
Grid Ref: 384221, 385896

Map Name: County Series

Map date: 1935-1938

Scale: 1:10,560

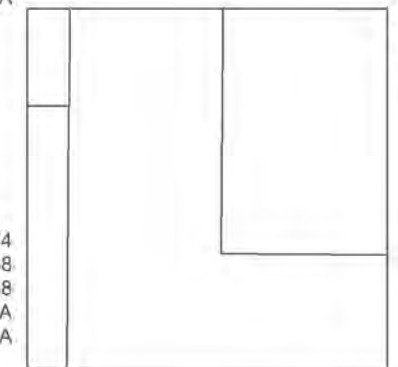
Printed at: 1:10,560



Surveyed 1873
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A

Surveyed 1872
Revised 1935
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A

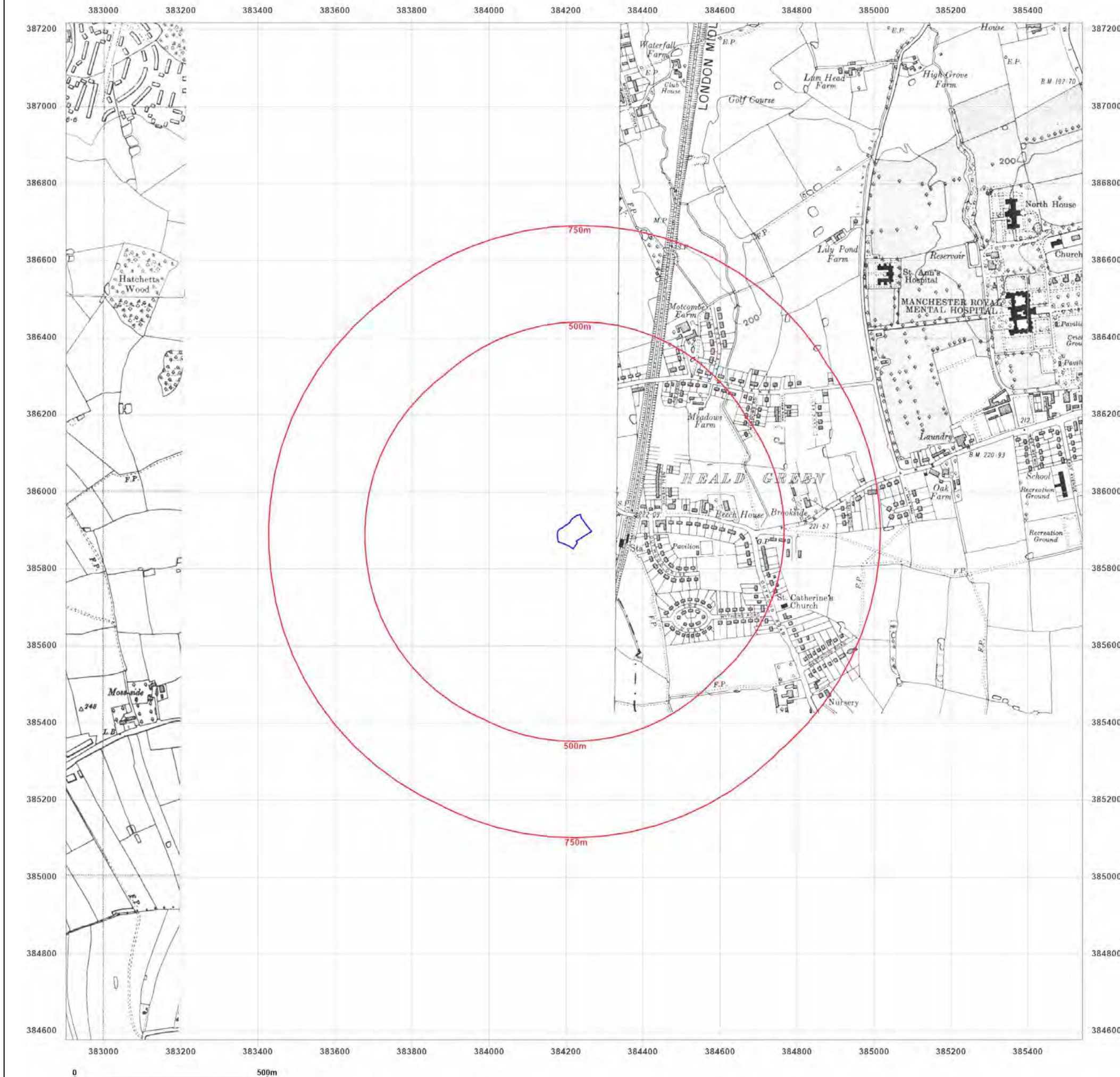


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 11 August 2021

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

MOSS NOOK, HEALD GREEN
HOUSE, MANCHESTER, M22
5LS

Client Ref: TE1604_1636
Report Ref: GS-8115654
Grid Ref: 384221, 385896

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1872
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A

Surveyed 1872
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A

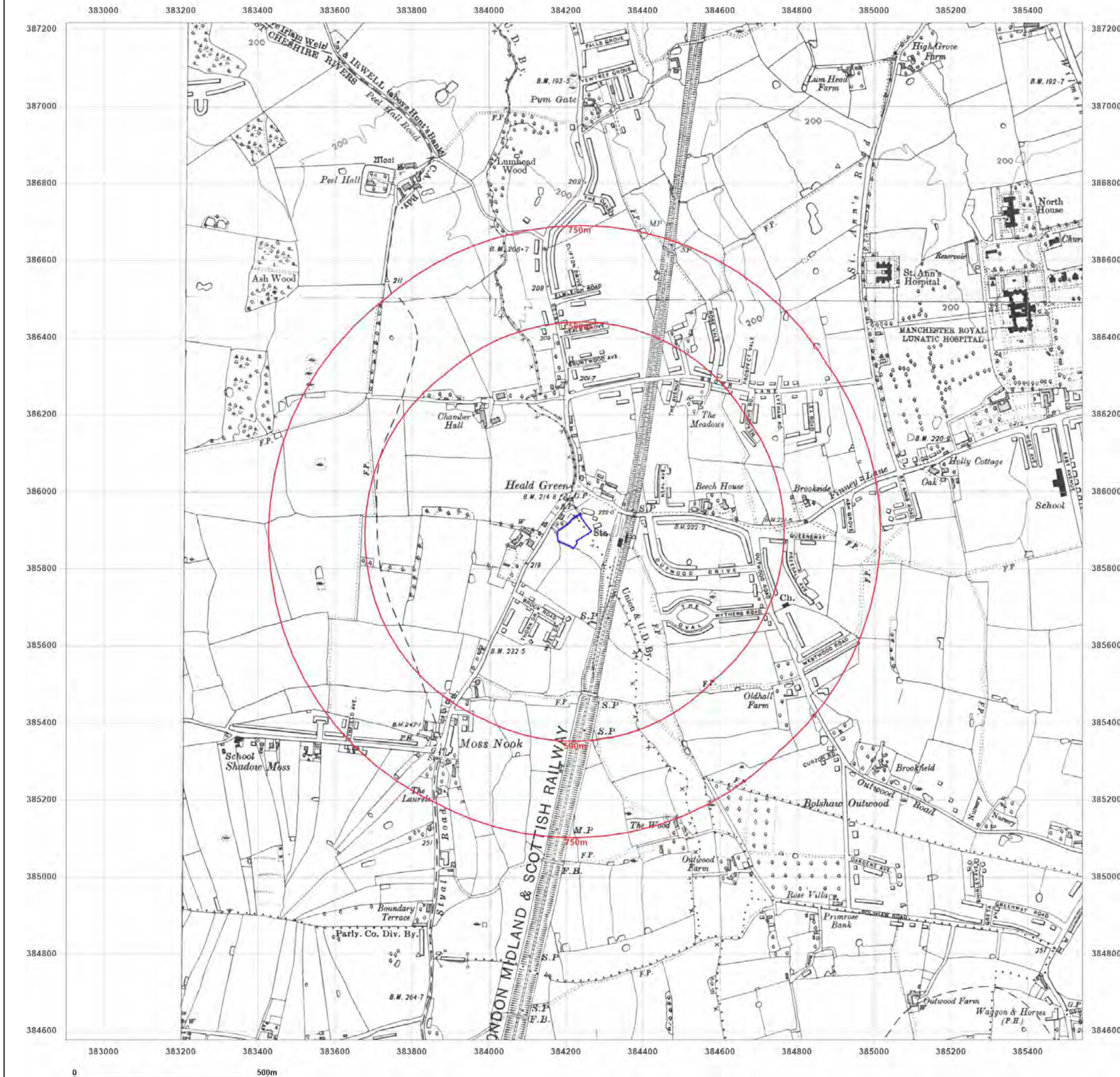


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 11 August 2021

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

MOSS NOOK, HEALD GREEN
HOUSE, MANCHESTER, M22
5LS

Client Ref: TE1604_1636
Report Ref: GS-8115654
Grid Ref: 384221, 385896

Map Name: Provisional

Map date: 1953-1954

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1949
Revised 1954
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1949
Revised 1953
Edition N/A
Copyright 1954
Levelled N/A

Surveyed N/A
Revised 1953
Edition N/A
Copyright 1954
Levelled N/A

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



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 11 August 2021

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

MOSS NOOK, HEALD GREEN
HOUSE, MANCHESTER, M22
5LS

Client Ref: TE1604_1636
Report Ref: GS-8115654
Grid Ref: 384221, 385896

Map Name: Provisional

Map date: 1966-1967

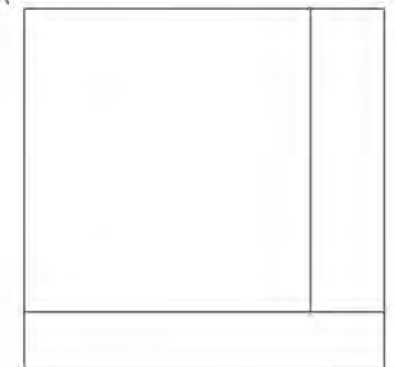
Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1966
Revised 1966
Edition N/A
Copyright 1966
Levelled N/A

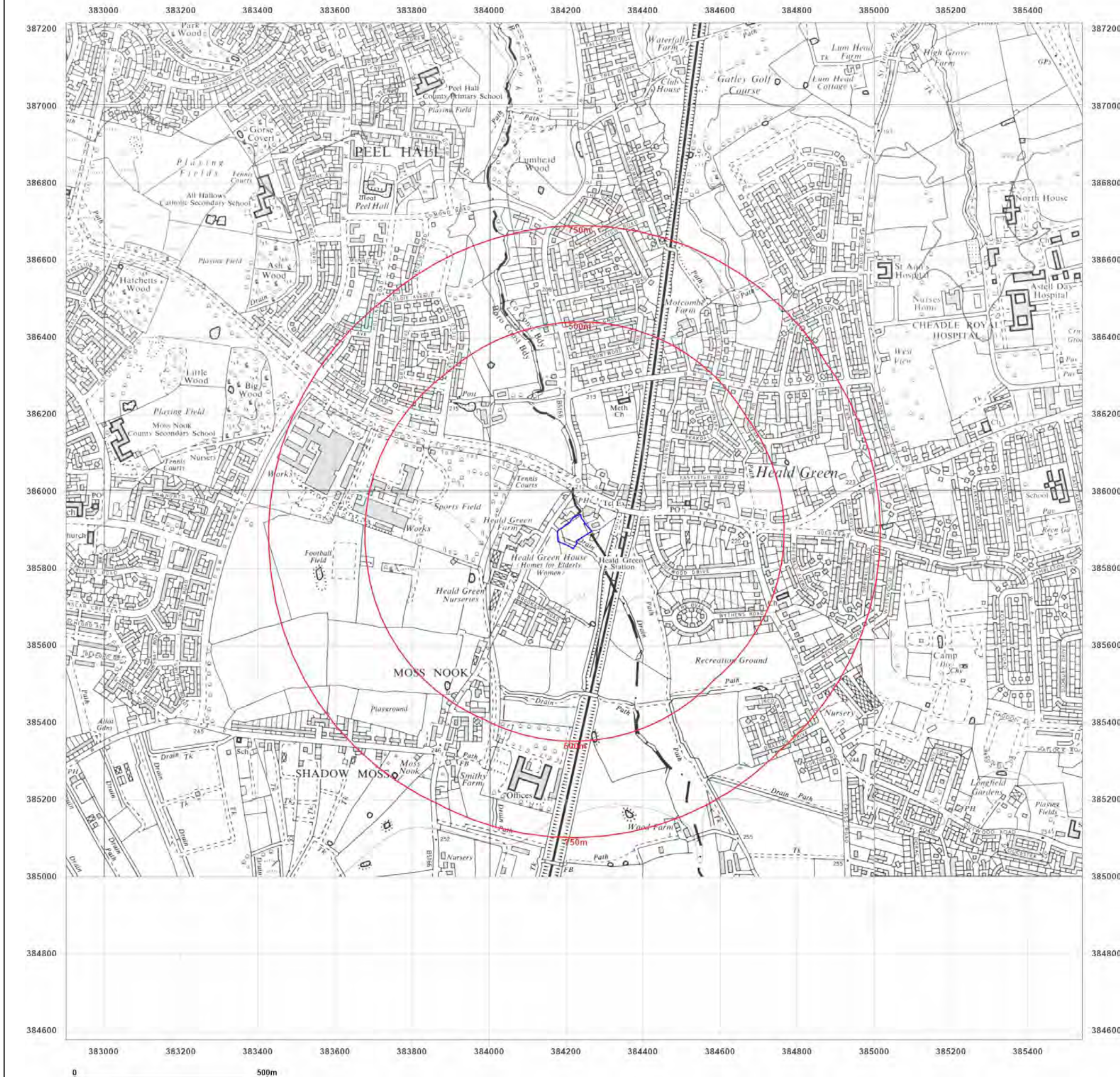


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 11 August 2021

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

MOSS NOOK, HEALD GREEN
HOUSE, MANCHESTER, M22
5LS

Client Ref: TE1604_1636
Report Ref: GS-8115654
Grid Ref: 384221, 385896

Map Name: National Grid

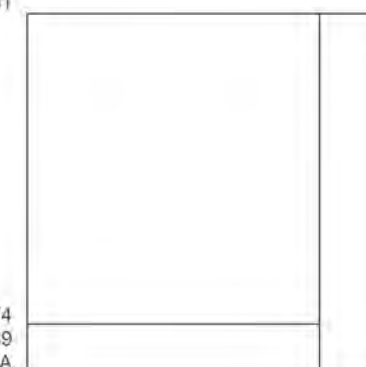
Map date: 1989

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1984
Revised 1989
Edition N/A
Copyright 1989
Levelled 1981



Surveyed 1974
Revised 1989
Edition N/A
Copyright 1989
Levelled 1981



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 11 August 2021

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

MOSS NOOK, HEALD GREEN
HOUSE, MANCHESTER, M22
5LS

Client Ref: TE1604_1636
Report Ref: GS-8115654
Grid Ref: 384221, 385896

Map Name: National Grid

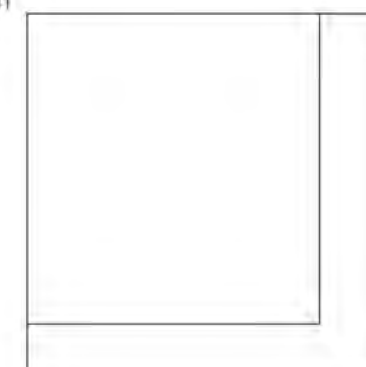
Map date: 1995

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1984
Revised 1995
Edition N/A
Copyright 1995
Levelled 1981

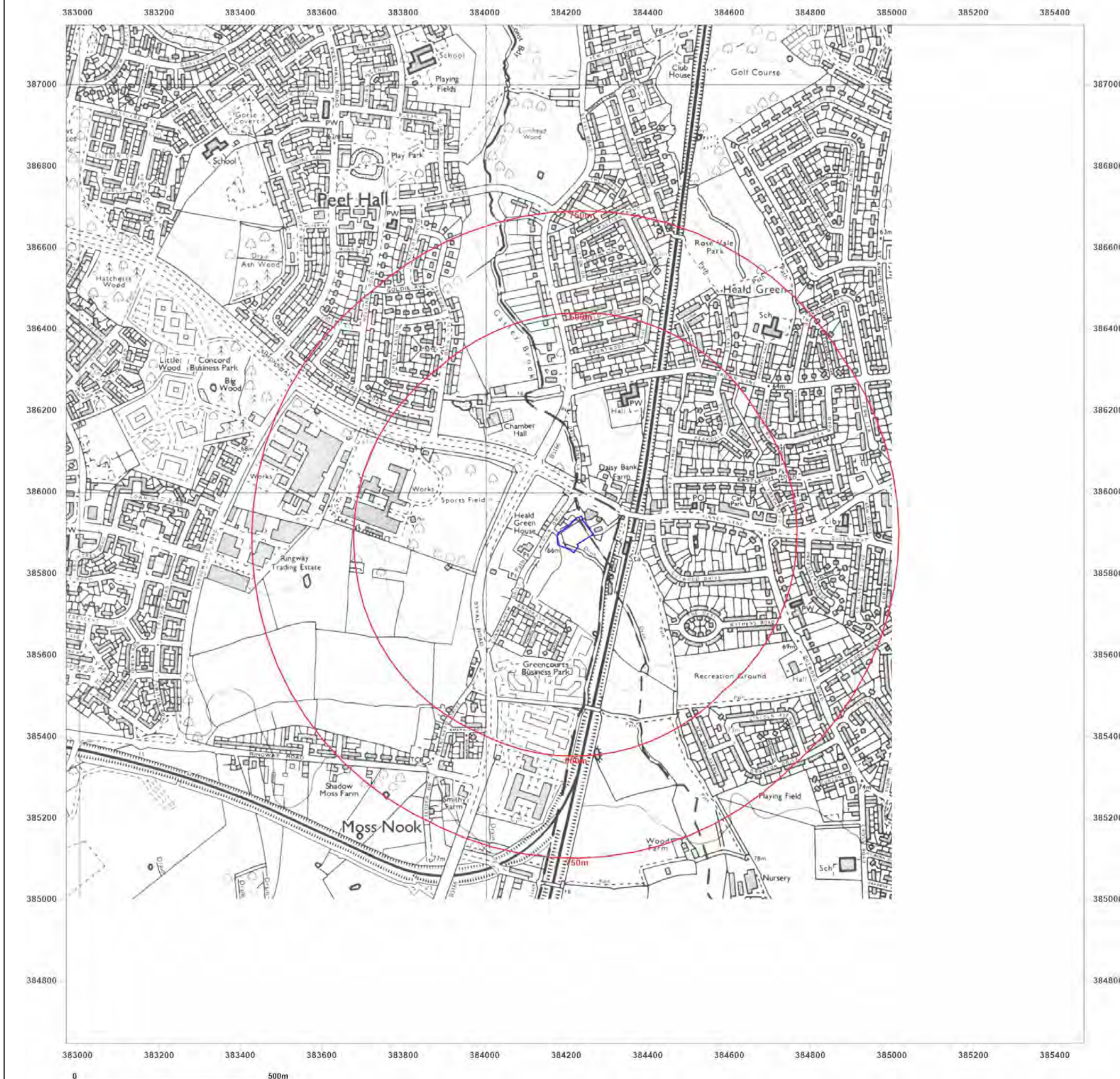


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 11 August 2021

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

MOSS NOOK, HEALD GREEN
HOUSE, MANCHESTER, M22
5LS

Client Ref: TE1604_1636
Report Ref: GS-8115654
Grid Ref: 384221, 385896

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

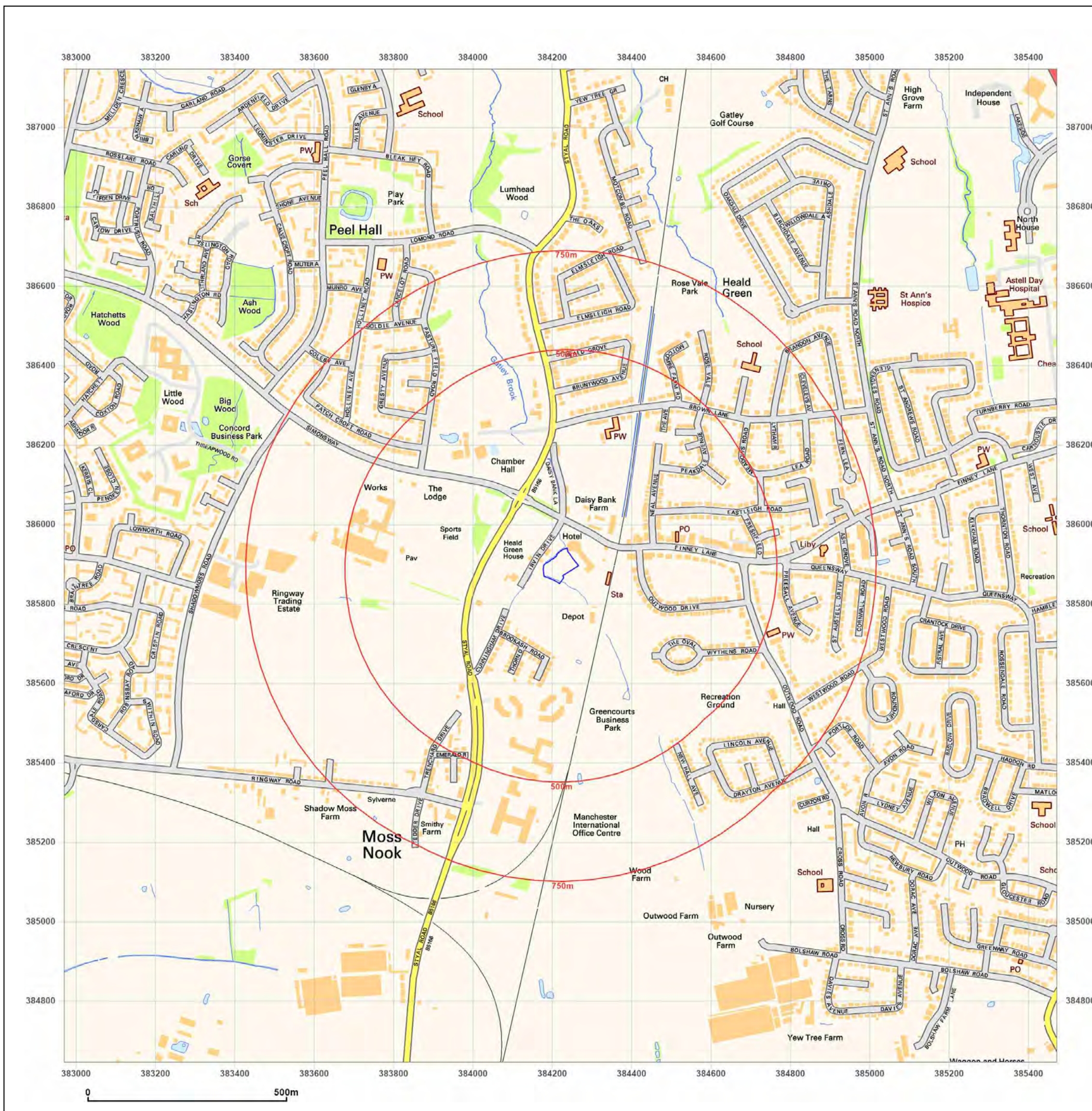


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 11 August 2021

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

MOSS NOOK, HEALD GREEN
HOUSE, MANCHESTER, M22
5LS

Client Ref: TE1604_1636
Report Ref: GS-8115654
Grid Ref: 384221, 385896

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

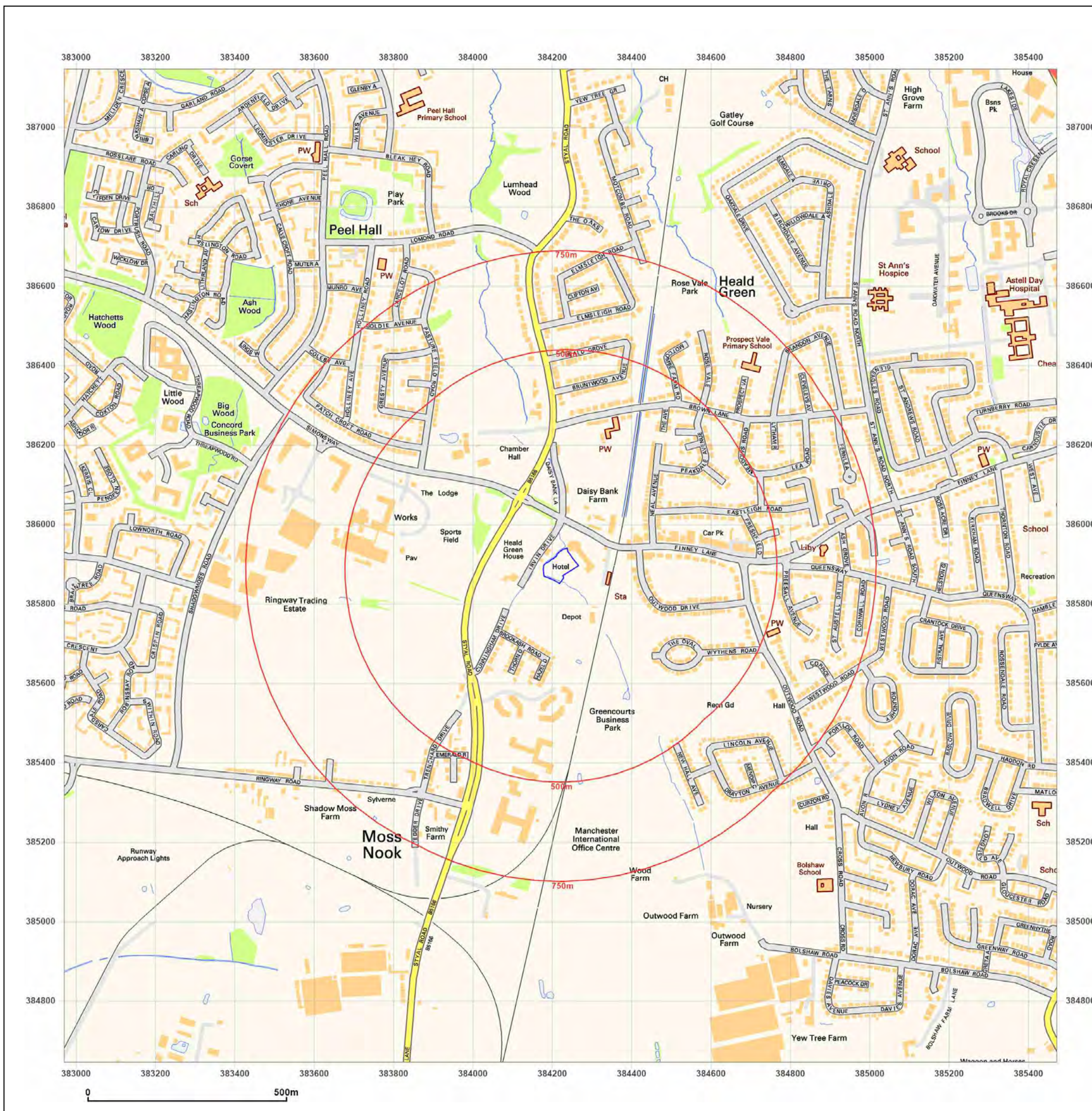


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 11 August 2021

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

MOSS NOOK, HEALD GREEN
HOUSE, MANCHESTER, M22
5LS

Client Ref: TE1604_1636
Report Ref: GS-8115654
Grid Ref: 384221, 385896

Map Name: National Grid

Map date: 2021

Scale: 1:10,000

Printed at: 1:10,000

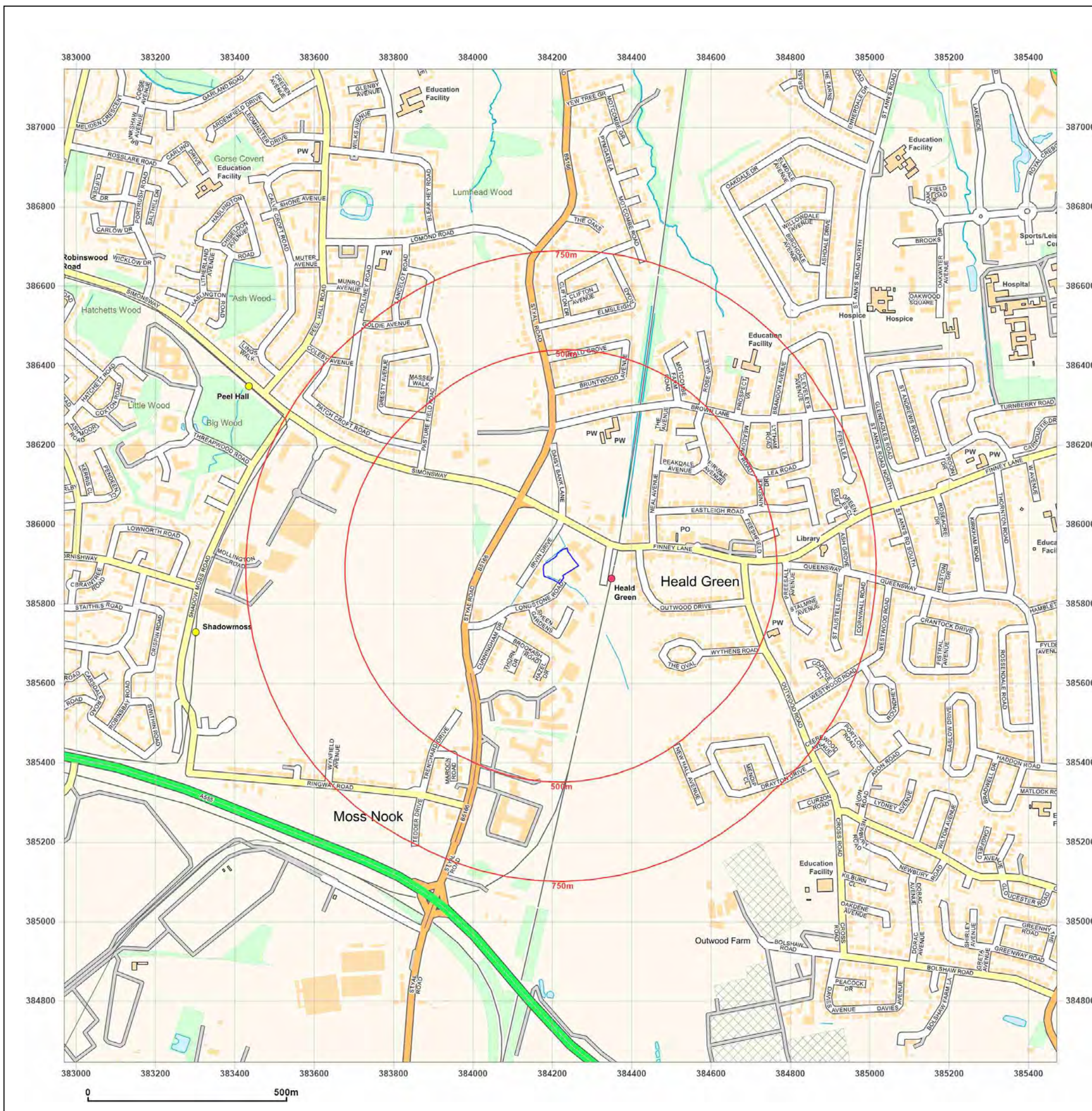


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 11 August 2021

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

MOSS NOOK, HEALD GREEN
HOUSE, MANCHESTER, M22
5LS

Client Ref: TE1604_1636
Report Ref: GS-8115654
Grid Ref: 384221, 385896

Map Name: County Series

Map date: 1872

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1872
Revised 1872
Edition N/A
Copyright N/A
Levelled N/A

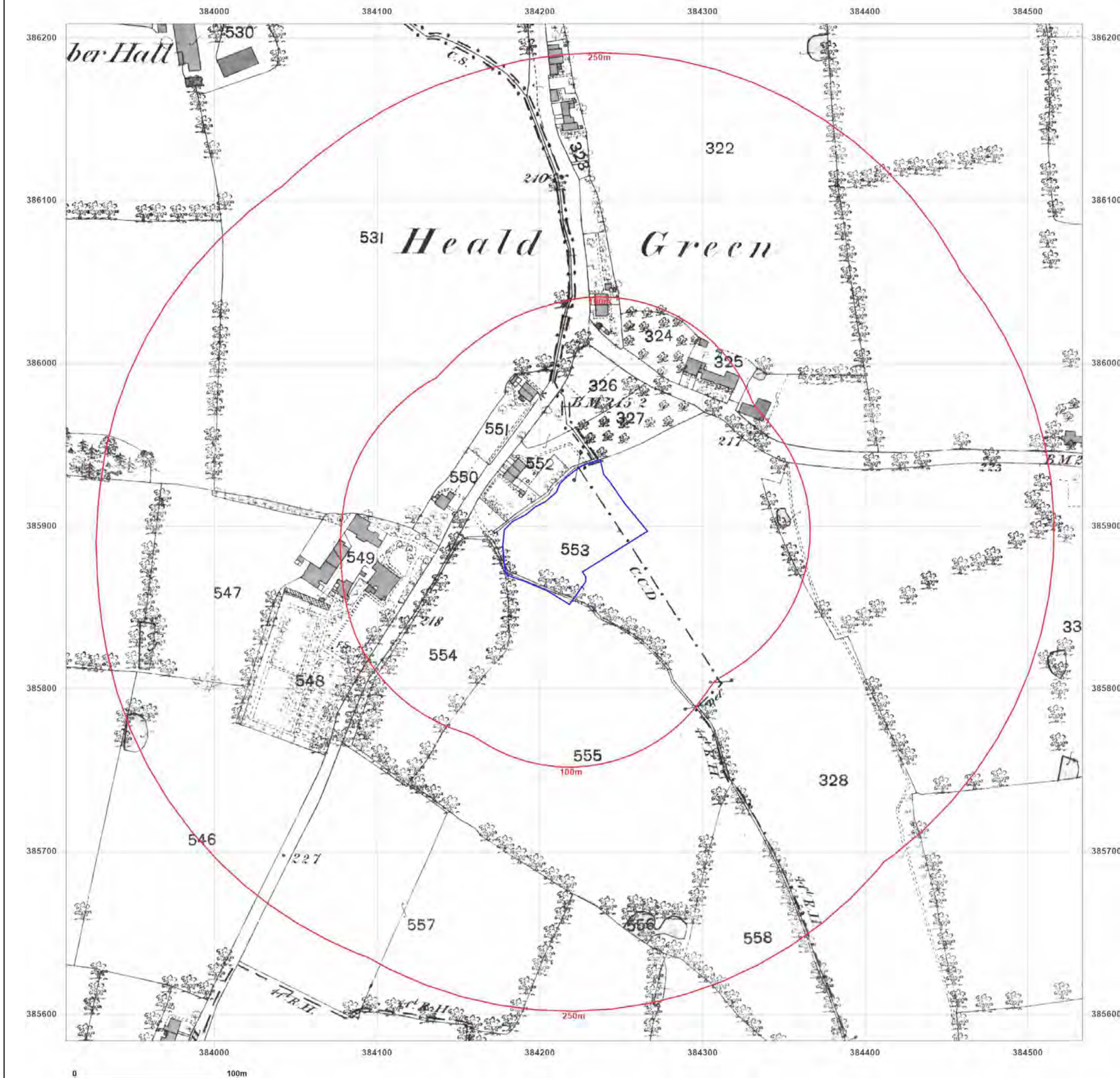


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 11 August 2021

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

MOSS NOOK, HEALD GREEN
HOUSE, MANCHESTER, M22
5LS

Client Ref: TE1604_1636
Report Ref: GS-8115654
Grid Ref: 384221, 385896

Map Name: County Series

Map date: 1898

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1898
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

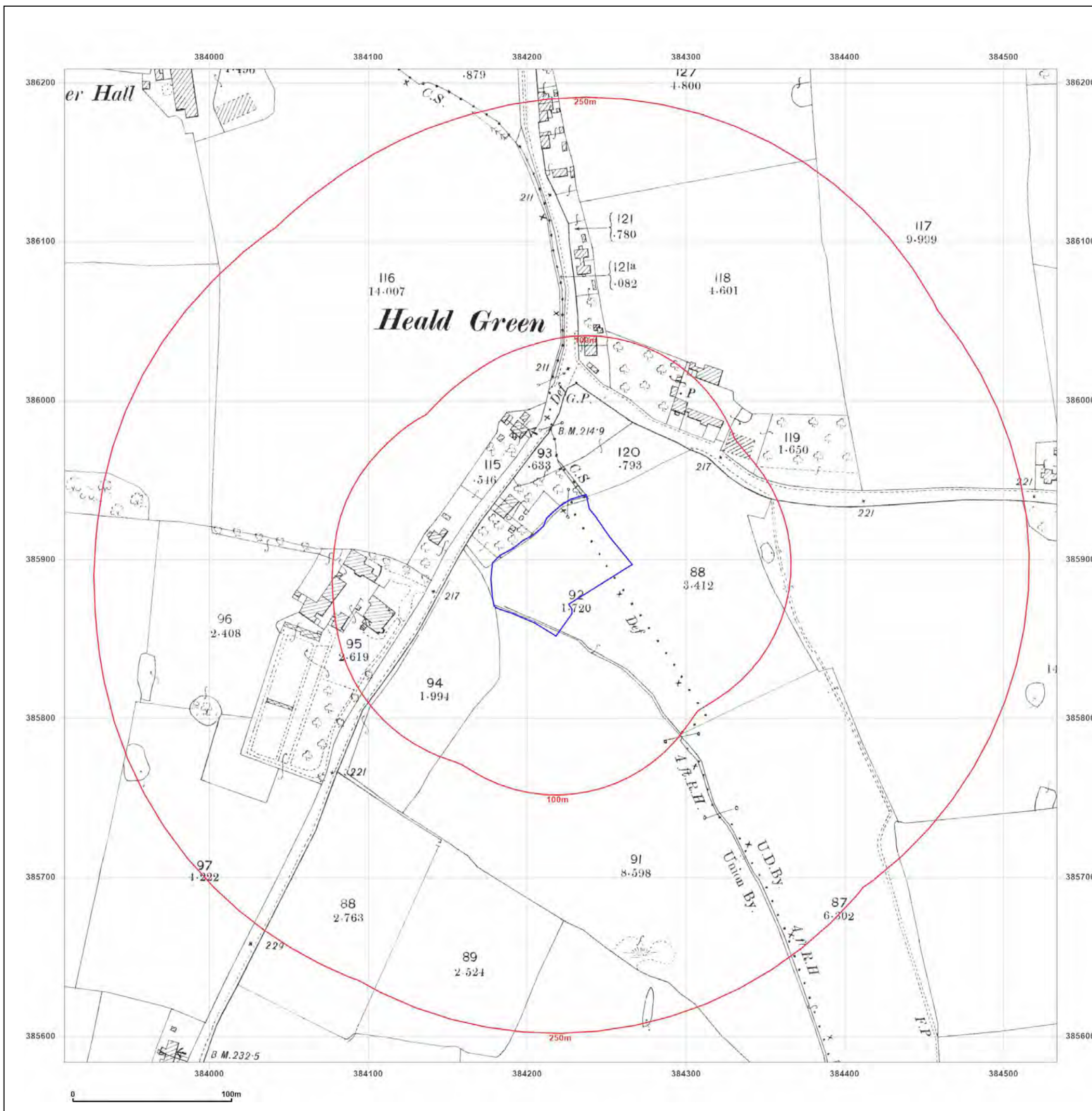


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 11 August 2021

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

MOSS NOOK, HEALD GREEN
HOUSE, MANCHESTER, M22
5LS

Client Ref: TE1604_1636
Report Ref: GS-8115654
Grid Ref: 384221, 385896

Map Name: National Grid

Map date: 1960-1962

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959
Revised 1959
Edition N/A
Copyright 1960
Levelled 1949

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

Surveyed 1959
Revised 1959
Edition N/A
Copyright 1960
Levelled 1949

Surveyed 1959
Revised 1959
Edition N/A
Copyright 1960
Levelled 1949

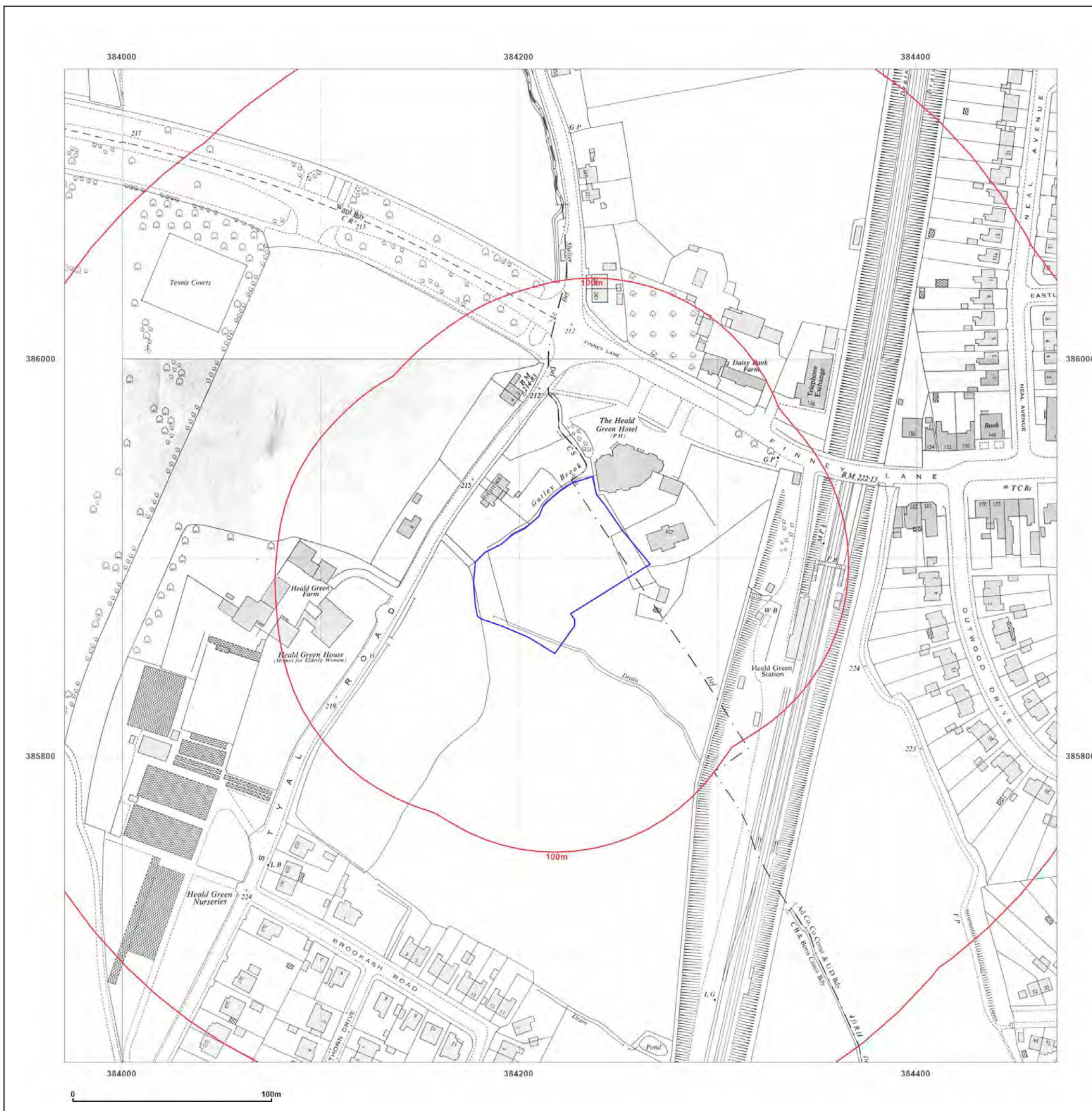


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 11 August 2021

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

MOSS NOOK, HEALD GREEN
HOUSE, MANCHESTER, M22
5LS

Client Ref: TE1604_1636
Report Ref: GS-8115654
Grid Ref: 384221, 385896

Map Name: National Grid

Map date: 1959-1963

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1959
Revised 1959
Edition N/A
Copyright 1961
Levelled 1949

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

Surveyed 1959
Revised 1959
Edition 1961
Copyright 1961
Levelled 1949

Surveyed 1962
Revised 1962
Edition 1963
Copyright 1963
Levelled 1959

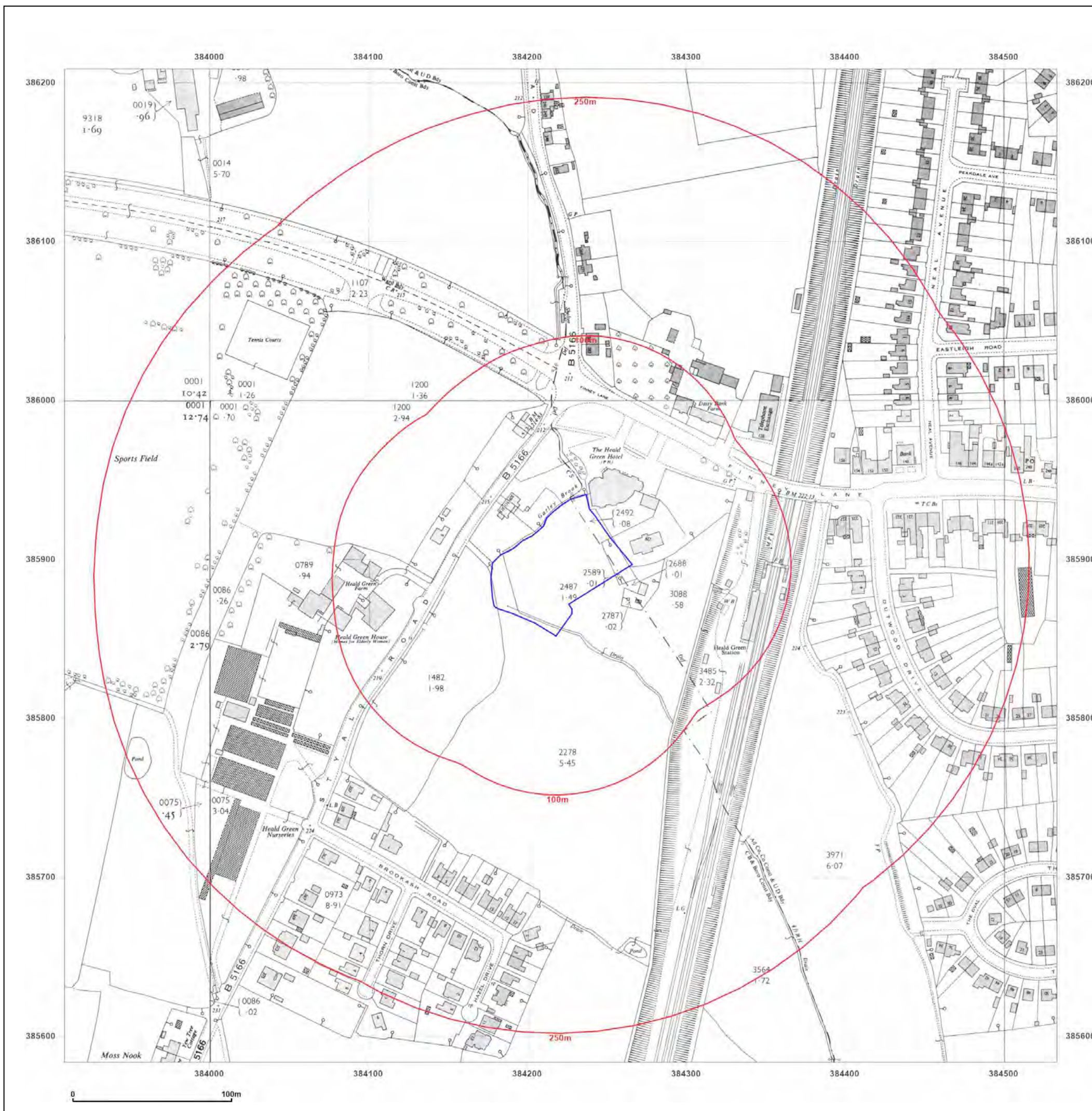


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 11 August 2021

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

MOSS NOOK, HEALD GREEN
HOUSE, MANCHESTER, M22
5LS

Client Ref: TE1604_1636
Report Ref: GS-8115654
Grid Ref: 384221, 385896

Map Name: National Grid

Map date: 1972-1973

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1962
Revised 1973
Edition N/A
Copyright 1973
Levelled 1959

Surveyed 1959
Revised 1972
Edition N/A
Copyright 1970
Levelled 1959

Surveyed 1959
Revised 1972
Edition N/A
Copyright 1973
Levelled 1959

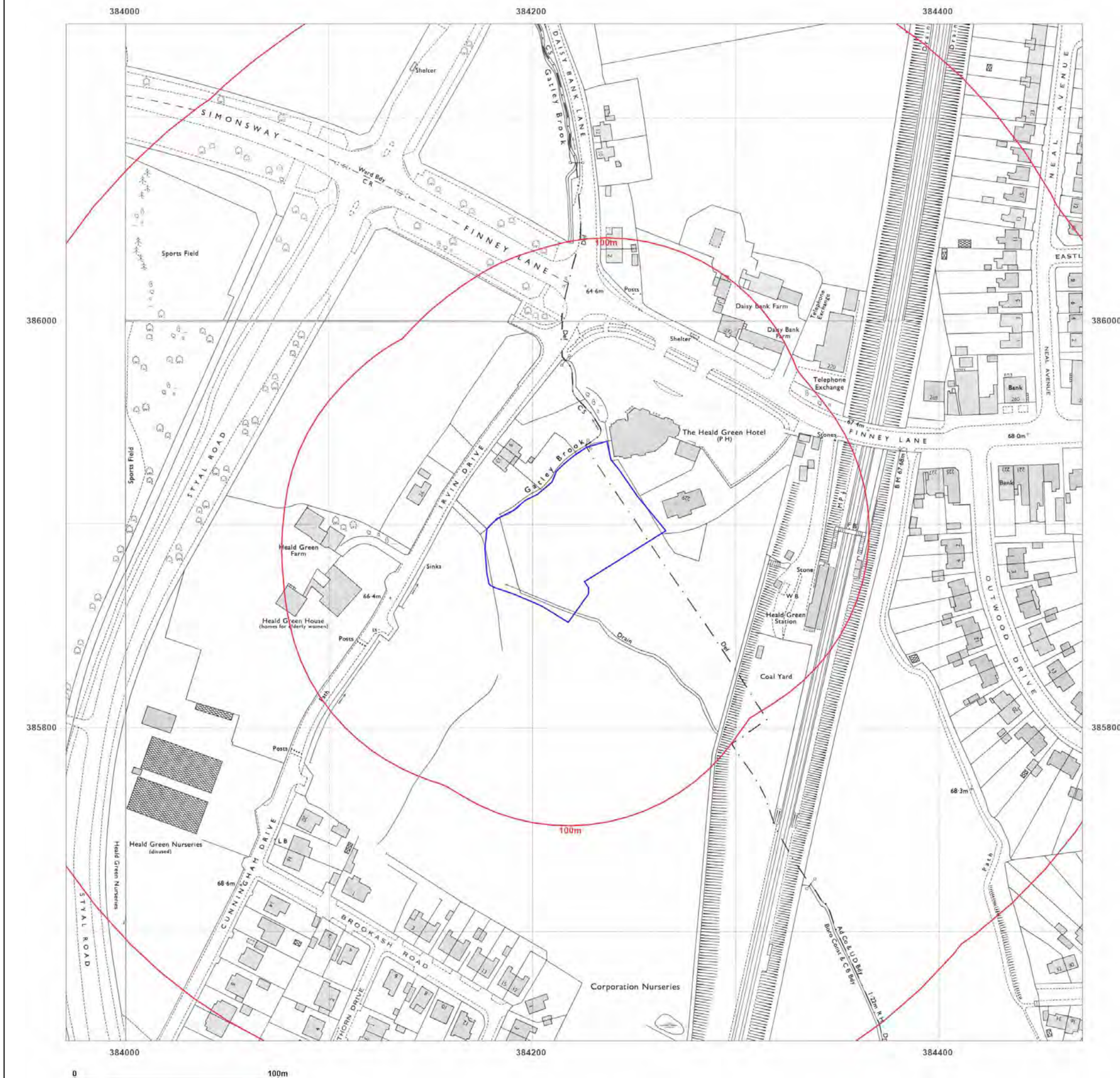


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 11 August 2021

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

MOSS NOOK, HEALD GREEN
HOUSE, MANCHESTER, M22
5LS

Client Ref: TE1604_1636
Report Ref: GS-8115654
Grid Ref: 384221, 385896

Map Name: National Grid

Map date: 1992-1995

Scale: 1:1,250

Printed at: 1:2,000



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

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

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

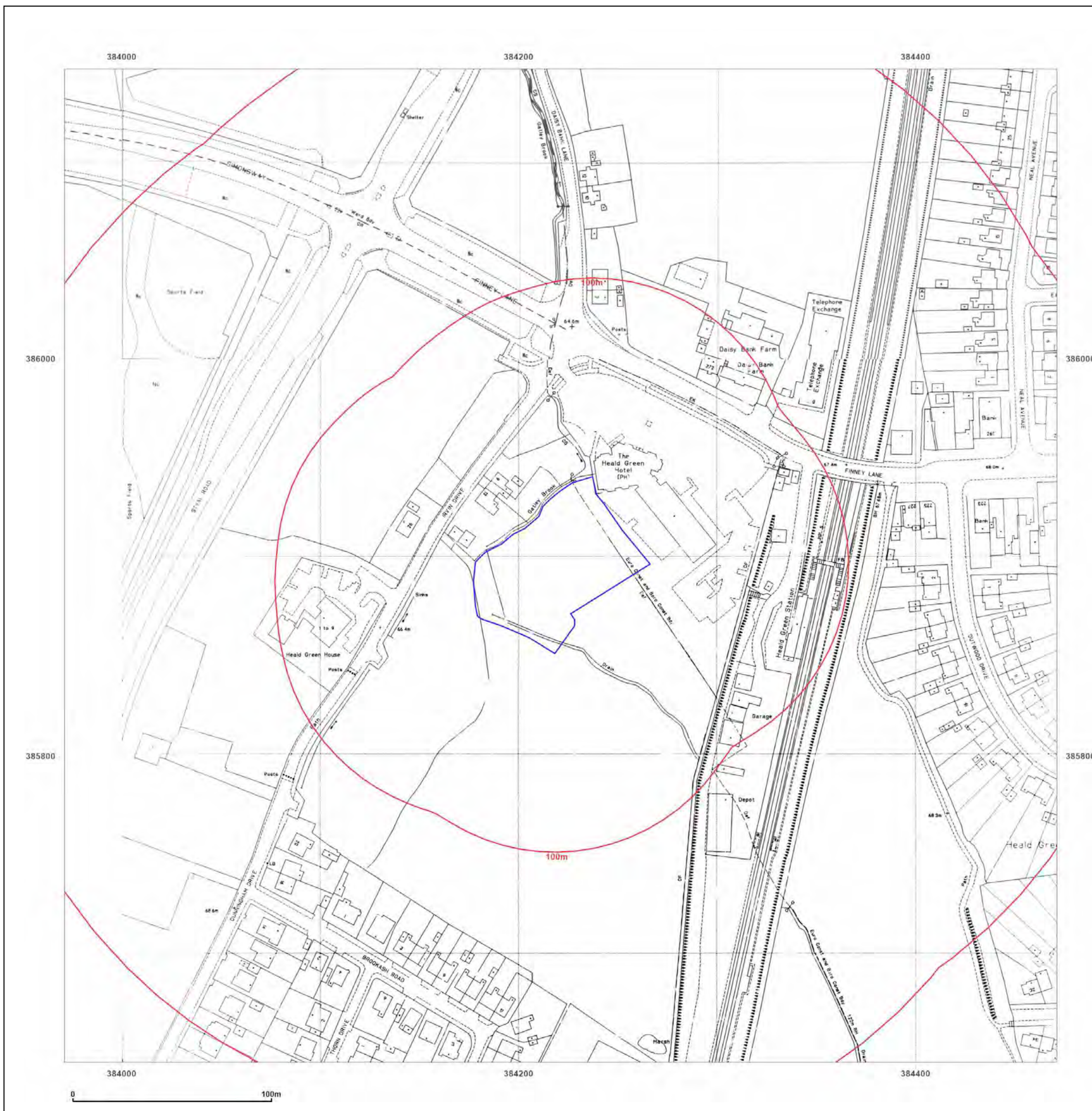


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 11 August 2021

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

MOSS NOOK, HEALD GREEN
HOUSE, MANCHESTER, M22
5LS

Client Ref: TE1604_1636
Report Ref: GS-8115654
Grid Ref: 384221, 385896

Map Name: National Grid

Map date: 1995

Scale: 1:1,250

Printed at: 1:2,000



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

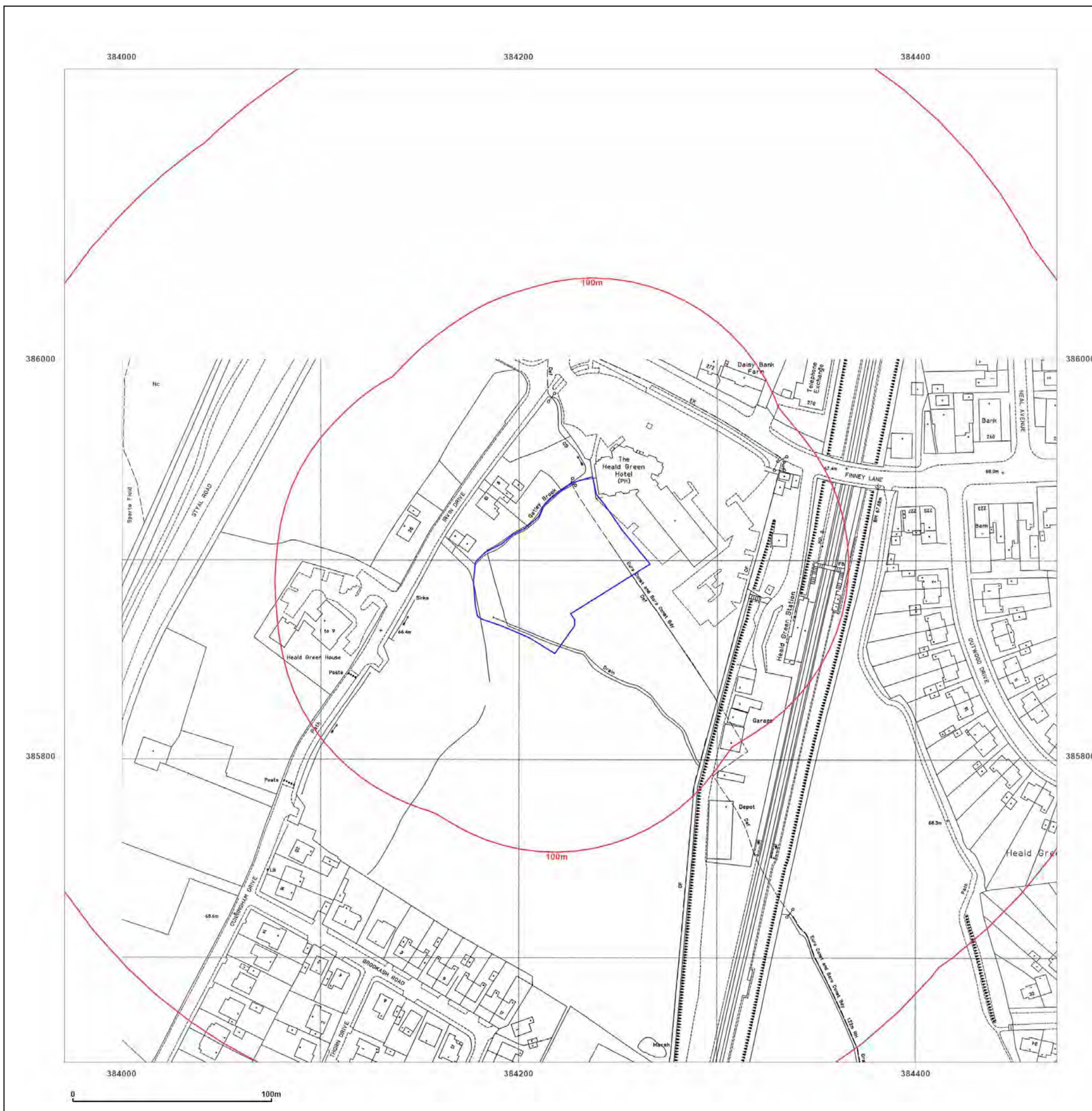


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 11 August 2021

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

MOSS NOOK, HEALD GREEN
HOUSE, MANCHESTER, M22
5LS

Client Ref: TE1604_1636
Report Ref: GS-8115654
Grid Ref: 384221, 385896

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

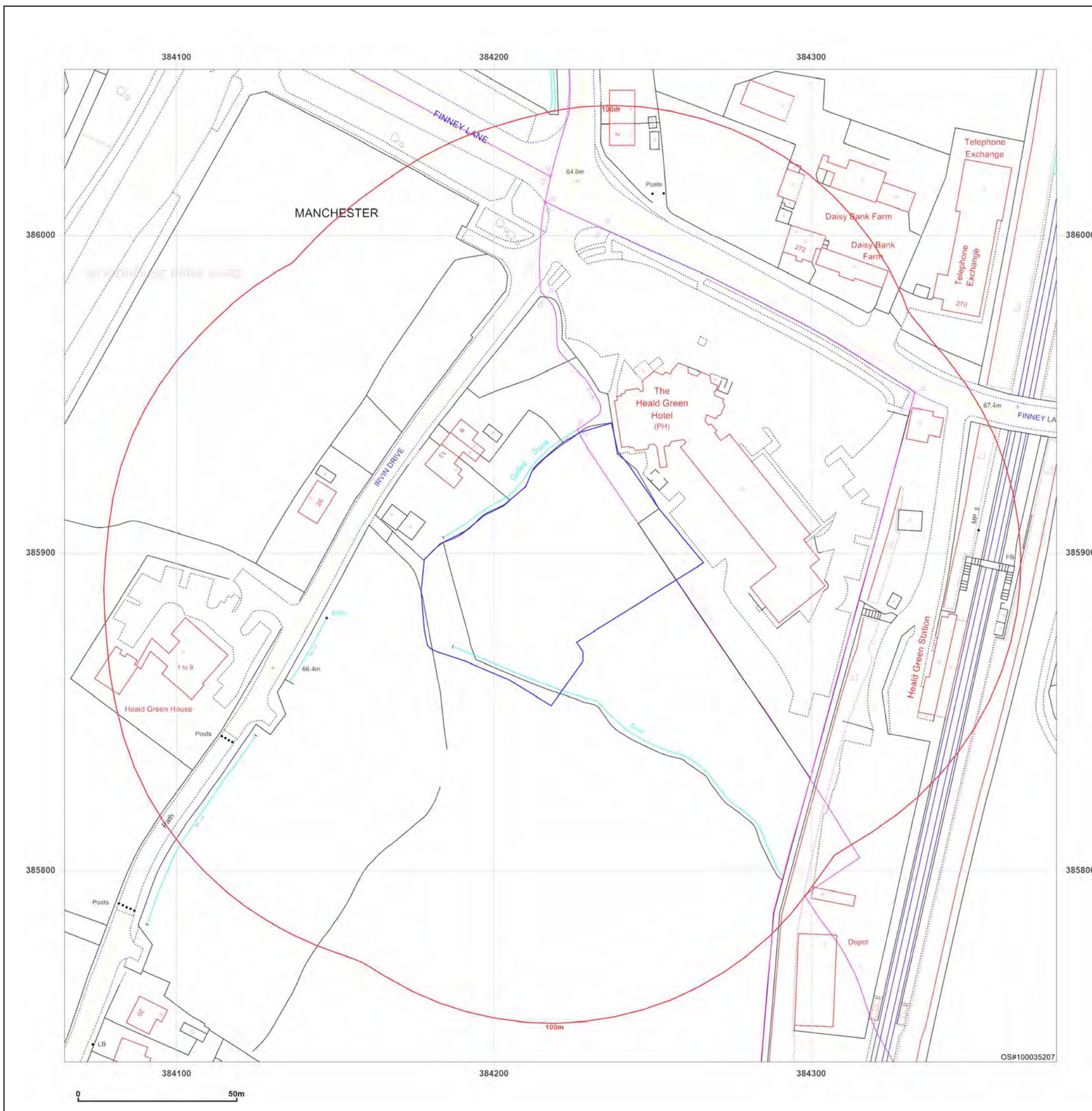


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 11 August 2021

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



APPENDIX D - PREVIOUS REPORTS (AVAILABLE AS A SEPARATE DOCUMENT)

APPENDIX E - DEFINITIONS OF TERMS USED IN QUALITATIVE AND QUANTITATIVE RISK ASSESSMENTS

CIRIA C552 Terminology

For the qualitative and quantitative assessment of risks posed by potential pollutant linkages have been undertaken using the risk matrix adapted from CIRIA C552 and outlined in the table below.

	Category	Definition
Potential severity	Severe	Acute (short term) risk to human health, Major pollution of sensitive controlled waters, ecosystems or habitat. Catastrophic damage to buildings or property or crops.
	Medium	Chronic (Medium / long term) risk to human health Pollution of sensitive controlled waters, ecosystems or species, Significant damage to crops, buildings or structures
	Mild	Easily preventable permanent health effects on humans. Pollution of non-sensitive controlled waters. Minor damage to buildings or structures.
	Minor	Easily preventable non-permanent health effects on humans, or no effects. Minor, low level and localised contamination of on-site soil. Easily repairable damage to buildings or structures.
Probability of risk	High Likelihood	Pollutant linkage may be present, and the risk is almost certain to occur , or there is evidence of harm already occurring.
	Likely	Pollutant linkage may be present, and it is probable that the risk will occur over the long term.
	Low Likelihood	Pollutant linkages may be present and there is a possibility of the risk occurring, although there is no certainty that it will do so.
	Unlikely	Pollutant linkage may be present but the circumstances under which harm would occur are improbable.

		Potential Severity			
		Severe	Medium	Mild	Minor
Probability of risk	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

APPENDIX F - CONTROLLED WATERS RISK ASSESSMENT

CURRENT GUIDANCE FOR CONTROLLED WATERS RISK ASSESSMENT

Regulatory Context

Government policy is based upon a “suitable for use approach,” which is relevant to both the current use of land and also to any proposed future use. When considering the current use of land, Part IIA of the Environment Protection Act 1990 (EPA 1990) provides the regulatory regime, which was introduced by Section 57 of the Environment Act 1995, which came into force in England on 1 April 2000. The main objective of introducing the Part IIA regime is to provide an improved system for the identification and remediation of land where contamination is causing unacceptable risks to human health, controlled waters or the wider environment given the current use and circumstances of the land. Part IIA provides a statutory definition of contaminated land under Section 78A(2) as:

“any land which appears to the Local Authority in whose area it is situated to be in such a condition, by reason of substances in, on, or under the land, that:

(a) Significant harm is being caused or there is a significant possibility of such harm being caused; or

(b) Pollution of controlled waters is being, or is likely to be, caused.”

Part IIA provides a statutory definition of the pollution of controlled waters under Section 78A(9) as:

“the entry into controlled waters of any poisonous, noxious or polluting matter or any solid waste matter”

Controlled Waters are defined Section 104 of the Water Resources Act 1991. In summary, they comprise relevant territorial waters which extend seaward for three miles from the low-tide limit from which the territorial sea adjacent to England and Wales is measured.

The Environment Agency has powers under Part 7 of The Water Resources Act (1991) to take action to prevent or remedy the pollution of controlled waters, including circumstances where the pollution arises from contamination in the land. This is reinforced in The Contaminated Land (England) (Amendment) Regulations 2012 and Contaminated Land Statutory Guidance (DEFRA, 2012) which came into force in early April 2012.

Part IIA introduces the concept of a contaminant linkage; where for potential harm to exist there must be a connection between the source of the hazard and the receptor via a pathway. Risk assessment in contaminated land is therefore directed towards identifying the contaminants, pathways and receptors that can provide contaminant linkages. This is known as the contaminant-pathway-receptor link (CPR or contaminant linkage).

Part IIA places contaminated land responsibility as a part of the planning and redevelopment process, rather than Local Authority or Environment Agency directly, except in cases of very high pollution risk or where harm is occurring. In the planning process, guidance is provided by National Planning Policy Framework (NPPF) of March 2012. The NPPF requires that a site which has been developed shall not be capable of being determined “contaminated land” under Part IIA. Therefore, appropriate risk-based investigation is required to identify the contaminant linkages that can then be assessed, and then mitigated using methods that can be agreed with the planners.

Source Protection Zones

Source Protection Zones (SPZs) are defined by the Environment Agency (for England and Wales), SEPA (Scotland) and the Environment and Heritage Service (Northern Ireland) for groundwater sources such as wells, boreholes and springs that are used for public drinking water supply. The zones show the risk of contamination from activities that might cause groundwater pollution in the area. The size and shape of a zone depends upon subsurface conditions, how the groundwater is removed, and other environmental factors.

SPZs are classified into four categories:

- **Zone 1 (Inner protection zone).** Any pollution that can travel to the abstraction point within 50 days from any point within the zone is classified as being inside Zone 1. This applies at and below the groundwater table. This zone also has a minimum 50 m protection radius around the abstraction point. These criteria are designed to protect against the transmission of toxic chemicals and water-borne disease.
- **Zone 2 (Outer protection zone).** The outer zone covers pollution that takes up to 400 days to travel to the abstraction point, or 25% of the total catchment area, whichever area is the largest. This travel time is the minimum period over which the Environment Agency considers that pollutants need to be diluted, reduced in strength or delayed by the time they reach the abstraction point.
- **Zone 3 (Total catchment).** This is the total area needed to support removal of water from the abstraction point, and to support any discharge from this.
- **Zone of special interest.** This may occasionally be defined as a special case. This is usually where local conditions mean that industrial sites and other potential sources of contamination could affect the groundwater source, even though they are outside the normal catchment area.

Groundwater Vulnerability Assessments

From 1 April 2010 The Environment Agency Groundwater Protection Policy began to use aquifer designations which are consistent with the Water Framework Directive. These designations reflect the importance of aquifers in terms of groundwater as a resource (drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

The aquifer designation data is based on geological mapping provided by the British Geological Survey. It is updated regularly to reflect their ongoing programme of improvements to these maps. The maps are split into two different types of aquifer designation:

- Superficial (Drift) - permeable unconsolidated (loose) deposits. For example, sands and gravels.
- Bedrock - solid permeable formations e.g. sandstone, chalk and limestone.

The maps display the following aquifer designations:

Table 1. Aquifer Classification (“Geological Classification”).

Classification	Definition
Principal Aquifers (Highly Permeable)	These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer.
Secondary A Aquifers	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.
Secondary B Aquifers	Predominantly lower permeability layers which may store and 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.
Secondary Undifferentiated Aquifers	This has been assigned in cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.
Unproductive Strata	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.

Environment Agency Guidance

The Environment Agency's stance on groundwater resources is:

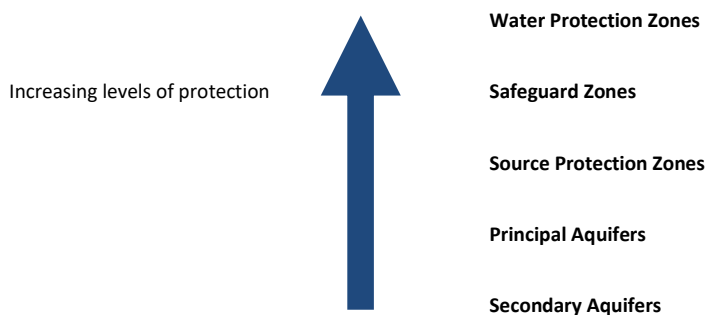
“to protect and manage groundwater resources for present and future generations in ways that are appropriate for the risks we identify”
(Groundwater Protection: Policy and Practice GP3, 2012).

At present, the legislation and guidance pertaining to the protection of controlled waters in the UK is complex; however, the core objectives seek to enforce the position given above.

In 1992, the National Rivers Authority published their Policy and Practice for the Protection of Groundwater (PPPG), this document introduced areas of focus for developments such as Source Protection Zones (SPZs) and Groundwater Vulnerability Maps. The Policy was revised in 1998, since which there have been substantial changes in legislation, driven by key European Directives relating to groundwater include the Groundwater Directive (80/68/EEC) and the Water Framework Directive (2000/60/EC). Aspects of these directives are controlled by primary UK legislation such as the Water Resources Act 1991 as amended by the Water Act 2003. Gaps in the 1998 PPPG that emerged as the result of further legislative changes were addressed in the Environment Agency Policy document Groundwater Protection: Policy and Practice (GP3), Version 1 of November 2012. The three main parts of GP3 were:

- Groundwater principals;
- Position statements and legislation; and
- Technical information.

The Environment Agency has a tiered risk based approach to drinking water protection as summarised below:



APPENDIX G - COMPLYING WITH CONTROL OF ASBESTOS REGULATIONS 2012

Complying with Control of Asbestos Regulations (CAR): Risk Assessments, Licensing and Training

This appendix outlines CAR risk assessments and where they should be applied in relation to assessing and remediating brownfield sites. The information below details the different classifications of work with asbestos under CAR, summarises the legal requirements for asbestos awareness training for all involved in the investigation and management of asbestos containing soil (ACS), and details the potential requirements for suitable proficiency training relating specifically to ACS.

CAR RISK ASSESSMENTS

A CAR Risk Assessment is required for any work which may expose employees to asbestos. It is recommended that a precautionary approach is adopted if there is any doubt about risks associated with asbestos.

There are three main activities for potential asbestos exposure during work on brownfield sites:

- Site reconnaissance visits;
- Site investigation works; and
- Site remediation.

CAR risk assessments are needed at each stage but may be incorporated during the site investigation stage into the overarching health and safety risk assessments.

The CAR risk assessment must:

- Identify the type of asbestos to which employees are liable to be exposed, where possible, or assume it is present in different forms;
- Determine the type and extent of exposures to asbestos that may occur during the work
- Identify the steps to be taken to prevent exposure or reduce it to the lowest level reasonably practicable; and,
- Consider the effects of control measures that have been or will be taken.

The CAR risk assessment should include any information used to inform the risk assessment such as asbestos reports or desk study information. In the event that this information is not available, the assessor should be assumed that all forms of asbestos may be present on Site.

For all investigation and remediation of ACSs, a detailed written work plan should be produced and followed as detailed on the HSE website and in the CAR.

The CAR risk assessments for specific investigations or remediation projects, will determine whether or not work is 'licensable work' (LW), notifiable non-licensable work' (NNLW) or 'non-licensed work' (NLW). In addition, training requirements are also defined by the CAR risk assessment.

Some examples of control measures that apply during site reconnaissance, site investigation works, and site remediation are given below and should be applied depending on the asbestos risks identified for the Site at each stage of investigation:

- Avoiding stirring up dust;
- Cleaning footwear after site works;
- Removing and bagging any overalls for disposal/laundry;
- Respirators and hygiene facilities for high risk sites;
- Segregated welfare units;
- Wetting ground
- Minimising soil disturbances;
- Implementation or retention of capping/break layers;
- Implementation of awareness training;
- Air monitoring;
- Managing stockpiles;
- Area segregation;
- Wheel washing
- Road washing/cleaning

It is important to note that during Site reconnaissance visits, Site investigation works and Site remediation that asbestos should not be considered in isolation and control measures are likely to form part of a wider health and safety precautions.

Respiratory protective equipment (RPE)

RPE is the last line of defence and its requirement would be defined by the CAR risk assessment. HSE (2013b) advises that RPE should have an assigned protection factor of 20 or more for all work with asbestos. In certain instances, full face-piece, positive pressure respirators with a protection factor of 40 are necessary (to EN 12942:1998, TM3).

Suitable types of RPE for most **short** duration non-licensed asbestos work:

- Disposable respirator to standards EN149 (type FFP3) or EN1827 (type FMP3)
- Half mask respirator (to standard EN140) with P3 filter
- Semi-disposable respirator (to EN405) with P3 filter

These filters are not suitable for people with beards/stubble or for long or continuous use.

LICENSING

CAR defined certain types of activities involving asbestos as 'licensable work' (LW) or as 'notifiable non-licensable work' (NNLW). All other work would be 'non-licensable work' (NLW).

LW is defined as:

- work where exposure is not 'sporadic and low intensity'
- work where the risk assessment cannot demonstrate that the control limits (four hour and 10 minute limits) will not be exceeded
- work on asbestos coating
- work on AIB or insulation where risk assessment is either of first two points above or not of short duration (where short duration is defined for any work liable to disturb asbestos as taking less than two hours per week (including ancillary work) and no one person carries out that work for more than one hour').

NNLW includes work with:

- AIB or asbestos insulation of short duration that is not licensable
- fire-damaged asbestos cement or asbestos cement damaged so as to create significant dust and debris
- asbestos ropes, yarns, woven cloths in poor condition or handling cutting or breaking up the materials
- asbestos papers, felts and cardboard in poor condition, unencapsulated or not bound into another material.

Work with weathered asbestos cement, air monitoring and collecting samples of ACM in buildings would not normally be notifiable.

It is impossible to specify definitively what activities will and will not be licensable. This decision should be made as part of the CAR risk assessment. CAR is not primarily aimed at work with ACSs and there is little published information on airborne asbestos concentrations during work with ACSs. Nevertheless, CAR will require some remediation projects, and occasionally site investigations, to be LW. Investigations on other sites may involve NNLW. The decision as to whether work is LW or NNLW should be made during the CAR risk assessment by those in charge of the brownfield site investigations and remediation projects.

TRAINING REQUIREMENTS

Asbestos health and safety courses are offered by a number of providers in the UK. Training courses that include the problem of identifying ACMs in soil should be undertaken at regular intervals by those involved in the investigation, assessment and management of sites where ACs are known or suspected. It is the role of the employer to identify the level of training required for an employee based on their role, experience and duties. Reference to Regulation 10 of CAR should be referred to for more information on training requirements.

Recognising asbestos within soils is challenging due to the heterogeneity of such soils and the discolouration of asbestos by smeared soil. Specific training for ground workers should include understanding fibre release potential, potential control measures in the field, how to take representative ACSs safely, sample labelling and what analytical tests are available and when they should be implemented.

Health and safety training required under CAR includes asbestos awareness, non-licensable work (including notifiable non-licensable work) and licensable work with asbestos.

In addition to health and safety training, some staff involved in the technical identification on site of ACMs, sampling and analysis may require technical proficiency training (competency training).

Training vs. Competence

HSE (2005) identifies that 'training alone does not make people competent. Training must be consolidated by practical experience so that the person becomes confident, skilful and knowledgeable in practice on the job'. It is critical that ACS surveyors demonstrate competency with details of relevant field experience alongside training and examples of previous works/references.