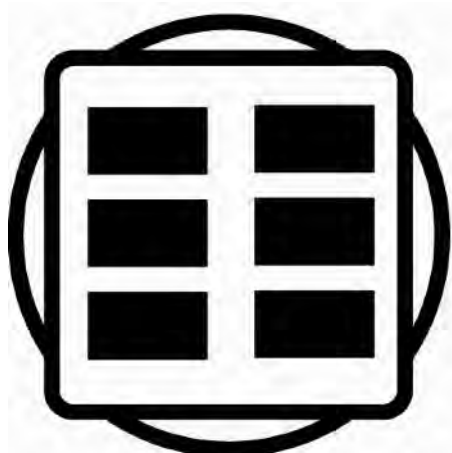




Mugen Geo Ltd.

PHASE 1 DESK STUDY & GEO-ENVIRONMENTAL APPRAISAL

FORMER
PUBLIC HOUSE
THE HAPPY MAN
PORTWAY
MANCHESTER
M22 1UB

Document Status: FINAL
Revision: v1

For
Bafa Service Ltd
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Manchester
M32 9BQ

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Job N° MGEO 20 11 M22 1UB

Date: November 2020

Executive Summary and Conceptual Site Model

Site Setting	Client	Bafa Service Ltd
	Site	Former Public House The Happy Man Portway Manchester M22 1UB
	Site Location	381767E 387085N
	Current Land Use & Development Proposal	The site was an irregular shaped parcel of land occupied by a former public house. It is planned to develop the site for residential use.
Conceptual Site Model Potential Pollutant Linkages	Site History	The site was undeveloped until construction with the public house sometime prior to 1977. The existing estate of housing on surrounding land was developed sometime after 1934.
	Surrounding Area	The site was situated within a residential urban setting.
	Geology	The British Geological Survey (BGS) 1:50,000 scale map solid & drift Digital Geological Map of Great Britain indicates the site is underlain by Glacial Till over the solid geology of the Bollin Mudstone Member of the Triassic Period. These strata will weather to both cohesive and granular strata depending on the site aspect and local conditions.
	Hydrogeology	The aquifers within the bedrock deposits are designated as 'Secondary A'. These are described as permeable layers capable of supporting water supplies at a local rather than strategic scale, and a source of base flow to rivers.
	Possible pollutant linkages on undeveloped site determined from a desk study and site walkover	
	Preliminary Sources	The use of the site as a Public House is considered a potential source of contamination
	Preliminary Pathways	• Ingestion, inhalation or direct contact • Leaching through unsaturated zone • Direct contact with free phase or dissolved phase • Fugitive dust • Migration through Soils or groundwater to indoor air
	Potential Receptors	• Site Workers • End users of the site • Neighbours • Groundwater and possible abstractors or aquatic ecosystems • Building Products
	Summary Findings	Contamination – Based on the past history of the site the probability of contamination being present sufficient to affect the identified existing receptors is considered to be a low risk. The site was undeveloped until the construction of the existing building and car park. The current uses of the site were considered to have been a low risk of causing pollution or transferring contaminants beyond the confines of the site. The future site usage as identified in the prepared development is likely to be low risk in the absence of a significant contamination source. The site comprises the existing building and surrounding hardstanding which it is assumed will have been laid upon a thin horizon of placed aggregate. Natural soils are therefore assumed to underlie the site at shallow depth and that, in order to develop the site, most/ all of the demolition materials

		and hardstanding will be removed from site prior to development. Further investigation can be undertaken to reduce uncertainty and risk but ultimately these risks cannot be entirely eliminated. However, in commissioning further investigation the cost to benefit of doing so must be considered. It is not "suspected" that the site is contaminated to an extent that it could adversely affect the proposed development and / or create new pollutant linkages. On this basis, an intrusive investigation in respect of contamination is considered not to be necessary. It is recommended that if, during formation of site levels and reprofiling, any suspicious or unusual odours, colours, liquids or soils are uncovered, these should be brought to the attention of Mugen Geo Ltd and appropriate advice sought.
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This is only a summary. The full report should be considered in its entirety.

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Appendix C– Site Photographs

Report Ref: MGEO 20 11 M22 1UB

Project Details: Former Public House The Happy Man Portway Manchester M22 1UB

Date: November 2020



Note: This report has been formatted to be read as a PDF.

1 Introduction

Mugen Geo Ltd (Mugen Geo) was commissioned on behalf of Bafa Service Ltd to carry out a Phase 1 preliminary ground investigation of 'Former Public House The Happy Man Portway Manchester M22 1UB' (the site).

1.1 Scope and objective of the report

This report has been prepared in support of a planning application for a new residential development at the former Public House.

This report has been developed with reference to the YAHPAC Technical Guidance for Developers Landowners & Consultants 2011 (Ref 12), CLR11 (Ref. 1), and other best practice guidance cited at the end of this report.

The Phase 1 Preliminary Risk Assessment comprised a desk-based review of current and historical information, environmental, geological and hydrological information, together with the findings of a site walkover.

The simple purpose of this report is to identify the following (Ref: 13):

- Identify whether contaminative uses are/have potentially been present on/nearby the site
- Identify potential receptors
- Identify potential pathways
- Identify whether there are possible significant pollutant linkages
- Collect information for the Conceptual Site Model (CSM)
- Set the objectives for any site investigation (or state why none is required)

1.2 Information Sources

This report has been prepared from published information and information provided by the client and other parties, including anecdotal information.

The supplied regulatory data and historical OS maps obtained from Groundsure provide an environmental database that includes information from the following organisations:

- Environment Agency
- British Geological Survey
- Ordnance Survey
- Coal Authority
- Health Protection Agency
- Natural England

- Department for Environment, Food and Rural Affairs (DEFRA)

The study has not included checks on services on or adjacent to the site, and no structural, ecological or asbestos surveys have been carried out.

1.3 Limitations

This report has been prepared for the sole use and reliance of the Client named above and cannot be relied upon by any other parties without the express written authorisation of Mugen Geo Ltd. Any unauthorised third party relies on this report at their own risk and the authors owe them no duty of care.

Draft versions of this report cannot be relied upon and Mugen Geo Ltd accept no liability for decisions made based upon any draft versions circulated as part of project development. Please refer to the FINAL report only for decision making purposes.

The findings and opinions conveyed in this report is based on information obtained from sources which Mugen Geo Ltd believe are reliable. All reasonable endeavours have been made to source the information from reputable organisations; however, Mugen Geo Ltd accepts no responsibility for inaccuracies in the data supplied or for opinions based on any such inaccurate data. No attempt has been made to independently verify any data collected by others or from other sources. The Report does not constitute any legal advice. As such, the advice of a Solicitor may also be required.

The environmental dataset reports are based upon known, published information and may not comprise a complete record of all features of relevance. An explanation of the datasets used, their sources, assumed definitions and limitations is available on request.

Mugen Geo Ltd reserves the right to amend their conclusions and recommendations in the light of further information that may become available.

2 Site Location and Description

2.1 Site Location

The site was an irregular shaped parcel of land occupied by a central building with hardstanding to the rear and landscaping fronting onto Portway (a road) as shown in Figures 1 & 2 and the site photos included as appendix B. It is planned to develop the site for residential use with a combination of apartments and houses with private gardens.

Site details are summarised in Table 2.1 below:

Detail	Remarks
Location	Former Public House The Happy Man Portway Manchester M22 1UB
NGR	381767E 387085N
Area	0.28 ha
Known services	Underground sewers, drainage, gas, electric, water cable/telecoms

Table 2.1 – Site Summary



Figure 1 – Extract Satellite image of Site

2.2 General Description of Site

A site visit was undertaken by Mugen Geo on the 13th November 2020 to examine the current site condition. The immediate surroundings of the site were observed from public rights of way. No visual evidence of contamination was identified.

No evidence of Japanese Knotweed or other invasive species was identified during the site walkover, however, a detailed inspection of the fauna was not undertaken.



Figure 2 – Extract site location plan

2.3 Surrounding Area

The site was situated in Wythenshaw within a largely urban setting.

2.4 Site History

The historic development of the site and surrounding land has been summarised with reference to available map records. Historically, maps were updated at regular intervals, providing a record of site uses and changes in use over time, however, they only provide a 'snapshot' of land use at the time of the survey and activities that may have taken place between surveys is not known and in some cases sensitive information (such as military sites) would not be recorded.

The history of the site has been studied in order to identify any potential contaminative past uses of the site and immediate environs.

Date	Information Source	Land Use of Site	Land Use of Surroundings
1876	County Series 1:10,560 scale	The site is undeveloped with a feature marked in the north west corner of the site.	Surrounding land was enclosed fields with features assumed to be ponds marked.
1890-1893	County Series 1:10,560 scale 1:2,500 scale	No significant changes noted.	No significant changes noted.
1905-1908	County Series 1:10,560 scale 1:2,500 scale	No significant changes noted.	No significant changes noted.
1920	County Series 1:2,500 scale	No significant changes noted.	No significant changes noted.
1930-1938	County Series 1:10,560 scale 1:2,500 scale	No significant changes noted.	A Corporation Yard is marked approximately 30m south west of the site. No other significant changes noted.
1948	County Series 1:10,560 scale	No significant changes noted.	No significant changes noted.
1954-1963	County Series 1:10,560 scale 1:2,500 scale	No significant changes noted.	New road infrastructure is marked on surrounding land.
1965-1967	County Series 1:10,560 scale 1:2,500 scale	No significant changes noted.	The existing residential estate and infrastructure is marked
1972-1974	County Series 1:10,560 scale 1:2,500 scale	No significant changes noted.	No significant changes noted.
1977-1983	National Grid 1:1,250 scale 1:2,500 scale	The existing building is marked.	No significant changes noted.
1988-1993	National Grid 1:1,250 scale 1:2,500 scale	No significant changes noted.	No significant changes noted.
2001-2003	Raster 1:1,250 scale 1:10,000 scale	No significant changes noted.	No significant changes noted.
2010	Raster 1:10,000 scale	No significant changes noted.	No significant changes noted.
2014	Raster 1:10,000 scale	No significant changes noted.	No significant changes noted.

Table 2.2 – Historic development of the site and its environs

3 Geo-environmental Setting

3.1 Geology

The British Geological Survey (BGS) 1:50,000 scale map solid & drift Digital Geological Map of Great Britain indicates the site is underlain by Glacial Till over the solid geology of the Bollin Mudstone Member of the Triassic Period. These strata will weather to both cohesive and granular strata depending on the site aspect and local conditions.

3.1.1 BGS Borehole Viewer

The BGS has made available borehole records taken from the National Geoscience Data Centre and may be used for commercial purposes providing their source is identified. An inspection of the available borehole records did not identify any records in the vicinity of the site that add to the conceptual model.

3.2 GroundSure EnviroInsight Report

GroundSure's EnviroInsight report was obtained for the site and is included as part of appendix B. The reports are based on the British Geological Survey (BGS) geological maps, Environment Agency, GroundSure data and miscellaneous other geological and environmental sources.

The reports provide important geo-environmental data for the site and its surroundings and summarises details relating to the site that is useful for development purposes. Only issues that are significant or directly relevant to the conceptual model have been highlighted below for brevity but the data from the reports has been considered in their entirety.

3.2.1 Environmental Permits, Incidents & Registers

There were no historic IPC Authorisations within 500m of the study site.

There were no records of Part A(1) and IPPC Authorised Activities within 500m of the study site.

There were no Water Industry Referral (potentially harmful discharges to sewer) or Red List Discharge Consents record within 500m of the site.

There were no records of List 1 or List 2 Dangerous Substances Inventory Sites within 250m of the study site.

There were no Part A(2) and Part B Activities and Enforcements within 250m of the study site.

There were no records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site

There were no Licensed Discharge Consents recorded within 250m to the site.

There were no Environment Agency recorded pollution incidents within 250m of the site.

There were no records of any sites determined as contaminated land under section 78R of the Environmental Protection Act 1990.

Environment Agency and Local Authority Data did not identify any other significant authorisations or licenses relevant to the site or within 250m of the site.

A Petrol Station was recorded 206m south of the site operated by Morrisons.

3.2.2 Landfill and Other Waste Sites

There were no Environment Agency record of either active or historic landfills within 250m of the site.

There were no other EA records within 250m of the site.

No Local Authority Landfills were recorded within 500m from the site.

3.3 Radon

The site is not within a Radon affected area, as less than 1% of homes are above the action level. No radon protective measures are necessary in the construction of new dwellings or extensions.

3.4 Hydrogeology

Within all aquifers, groundwater tends to flow from areas where groundwater is recharged and follows the topography from elevated escarpments to lower slopes. Variation in groundwater flow directions can occur where local groundwater recharge is impacted by spatial differences in precipitation & surface infiltration rates.

The complexity of the regional fault system of the Carboniferous deposits in the area leads to significant spatial variability in the regional groundwater flow pattern and groundwater contour levels. Faulting can isolate blocks of rock and create new connexions affecting hydraulic conductivity at a local scale. It can also be impacted by coal mining and associated dewatering activities. Due to the complex hydrogeology, the whole sequence is considered in general terms as an aquifer.

Since April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive.

The aquifers within the bedrock deposits are designated as 'Secondary A'. These are described as 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.

Details provided by the Environment Agency indicate there to be no licensed surface water or groundwater abstraction points within 500m of the site.

There are no source protection zones within 500m of the site.

There were no groundwater or surface water abstraction licenses within 500m of the site.

3.5 Hydrology

3.5.1 Surface Waters

The nearest surface water feature was more than 250m from the site.

4 Preliminary Conceptual Site Model

4.1 Introduction

A Conceptual Site Model (CSM) is intended to provide a testable representation of the environmental processes on a site and in its vicinity. Its purpose is to identify potential contaminants, pathways & receptors with a view to identifying (initially) potential and (eventually) significant pollutant linkages (Ref. 13 CLM: Ready Reference 2007).

4.1.1 Legislative Background

In terms of the planning system the legislative approach taken has been that land affected by contamination must be made suitable for use if and when it is redeveloped, and as a minimum it cannot be “contaminated land” in terms of the “Part 2A” contaminated land regime once it has been redeveloped.

The contaminated land regime consists of three main elements: the 1990 Act, the Statutory Guidance, and the Contaminated Land Regulations 2006. Annex 3 gives a brief description. The Statutory Guidance is intended to explain key parts of the 1990 Act, and to set legally binding rules on how they should be applied by the regulator. Its main purpose is to:

- explain how local authorities should decide whether land is “contaminated land”
- explain how local authorities should go about implementing the regime
- explain how the regulator (i.e. the local authority or the Environment Agency in the case of “special sites”) should ensure that remediation requirements are “reasonable”
- elaborate on specific aspects of the liability arrangements where more than one party is liable.

For planning purposes, the assessment of risks arising from contamination and remediation requirements should be considered on the basis of the current environmental setting, the current land use, and the circumstances of its proposed new use. The approach taken follows the risk-based tiered framework published by Defra and the Environment Agency in their guidance document “CLR 11 Model Procedures for the Management of Land Contamination” (Ref. 1).

The basis of CLR11 is the development of the conceptual site model and a CLEA (Contaminated Land Exposure Assessment) standard land use scenario (Ref.11) is usually applied to aid with the development of the linkages.

Fauna have not been considered as part of this assessment.

4.2 Preliminary Conceptual Site Model

Following the principles of CLR11 this assessment has been developed using desk study and site walkover information summarised in the preceding sections. The report therefore constitutes a Tier 1 risk assessment.

Based upon the available desk study and site walkover information and with reference to Environment Agency R&D Publication 66 (Ref. 2) a simplified preliminary conceptual site model has been developed. The aim is to identify potential sources of contamination, pathways and receptors that may exist and present a significant level of risk.

The scheme has been developed as residential use. For the purposes of compiling the preliminary CSM the potential exposure pathways for human health have therefore been assumed to match the 'commercial' Conceptual Exposure Model (CEM) as described in R&D Publication 66 (Ref.2).

An illustrative conceptual exposure model highlighting some of the pathways considered is provided below:

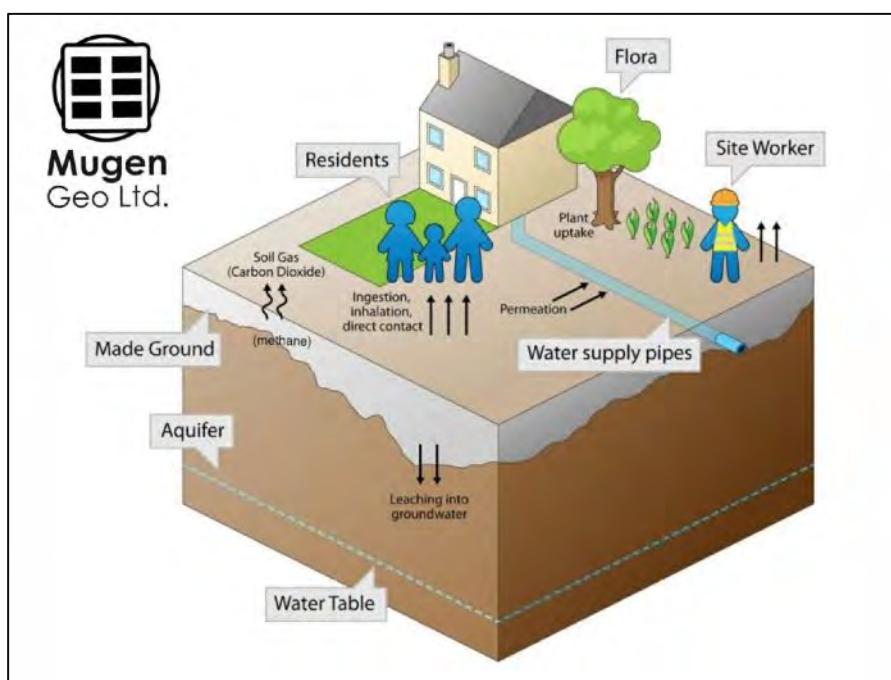


Figure 3 – Illustrative potential exposure pathways within the 'Conceptual Exposure model' (i.e. possible pollutant linkages)

4.3 Sources

The use of the site as a Public House is considered a potential source of contamination.

4.4 Pathways

The following potential exposure pathways have been identified for human health receptors (refer to figure 3 above):

- Ingestion of soil and soil derived dust
- Ingestion of household dust
- Consumption of home-grown vegetables
- Ingestion of soil attached to vegetables
- Dermal contact with soil
- Dermal contact with household dust
- Inhalation of vapours indoors
- Inhalation of vapours outdoors

The following potential pathways have been identified for controlled waters:

- Leaching/migration of contaminants through soil
- Migration of impacted perched water or groundwater or surface water runoff.

The following pathways have been identified for buildings:

- Migration of ground-borne gases through permeable ground
- Direct contact of buildings with contaminated soil or impacted groundwater
- Migration of ground-borne gases and groundwater along preferential pathways e.g. Service trenches and entries to new structures and services.

4.5 Receptors

The following receptors have been identified:

- Site end users – future residents and visitors (public open space and private gardens)
- Construction / site investigation workers
- Adjacent residents
- Maintenance workers
- Controlled waters (groundwater)
- Buildings on site, both existing and planned and new services.

Potential off-site receptors include:

- Controlled waters (surface water and groundwater)
- Construction workers and regular workers on adjacent sites

-
- Occupiers, visitors and users of adjacent sites

Table 4.5 on the following pages comprises the preliminary CSM and summarises the potential pollutant linkages based on information collated and interpreted in this Phase 1 assessment.

Source	Exposure Pathway	Receptor(s)	Probability	Consequence	Risk Level	Comments
Inorganic substances within Made Ground on site	Ingestion, inhalation or direct contact	Site Workers	Low likelihood	Medium	Low	No significant sources identified. Site workers likely to be wearing appropriate PPE
	Ingestion, inhalation or direct contact	End users of the site	Low likelihood	Medium	Low	No significant sources identified. End use will be for residential use with private gardens
	Inhalation of fugitive dust	Neighbours	Low likelihood	Medium	Low	No significant sources identified. Significant volumes of dust considered unlikely but demolition works should be conducted in a way that reduces dust production.
	Leaching through unsaturated zone	Groundwater and possible abstractors or aquatic ecosystems	Low likelihood	Medium	Low	No significant sources identified. Works unlikely to create significant new pathways for contaminant migration. Identified significant sources should be removed or remediated.

Source	Exposure Pathway	Receptor(s)	Probability	Consequence	Risk Level	Comments
Organic substances in Made Ground on site associated including: Petroleum Hydrocarbons, Polynuclear Aromatic Hydrocarbons (PAH) VOC's & SVOC's	Ingestion, inhalation or direct contact	Site Workers	Low likelihood	Medium	Low	Electrical Sub-station present 4m east of the site - considered low risk of impacting site. Site workers likely to be wearing appropriate PPE
	Ingestion, inhalation or direct contact	End users of the site	Low likelihood	Medium	Low	End use will be for residential use with private garden. Electrical Sub-station present 4m east of the site - considered low risk of impacting site.
	Inhalation of fugitive dust.	Neighbours	Low likelihood	Medium	Low	No significant sources identified. Significant volumes of dust considered unlikely but demolition works should be conducted in a way that reduces dust production.
	Leaching through unsaturated zone	Groundwater and possible abstractors or	Low likelihood	Medium	Low	Works unlikely to create significant new pathways for

Source	Exposure Pathway	Receptor(s)	Probability	Consequence	Risk Level	Comments
		aquatic ecosystems				contaminant migration.
Asbestos fibres from asbestos containing materials within Made Ground	Fugitive dust	Site Workers	Low likelihood	Medium	Low	No significant sources identified.
		End users of the site	Low likelihood	Medium	Low	
		Neighbours	Low likelihood	Medium	Low	No significant sources identified.
Ground Gas (methane & carbon Dioxide) from Made Ground/ organic sources	Migration through Soils or groundwater to indoor air	End users of new buildings (asphyxiation or explosion)	Low likelihood	Medium	Low	Olds Quarry and Tyersal Hall Farm considered not significant sources. No other sources identified.
		Users of off-site properties (asphyxiation or explosion)	Low likelihood	Severe	Low	
		New buildings (damage by explosion)	Low likelihood	Severe	Low	
		Neighbouring properties (damage by explosion)	Low likelihood	Severe	Low	

4.6 Qualitative Risk Assessment

The assessment of risk is defined in the Environment Agency & NHBC joint guidance publication R&D66 (Ref.2) as being a consideration of both:

- The likelihood of an event (probability) [taking account of both the presence of the hazard and receptor and the integrity of the pathway]; and
- The severity of the potential consequence [taking account of both the potential severity of the hazard and the sensitivity of the receptor].

4.6.1 Preliminary Assessment

With any site, the possibility of unidentified contamination being present cannot be entirely excluded. Ground contamination remains a material planning consideration. Local planning authorities must take account of such issues in determining applications for planning permission. In addition, building work is regulated under the Building Regulations 1991. Schedule 1 (Ref. 8) requires 'precautions shall be taken to avoid danger to health and safety caused by substances found on, or in the ground covered by the building'.

The use of the site as a Public House is considered as a potential source of contamination. Based on the past history of the site the probability of contamination being present sufficient to affect the identified existing receptors is considered to be a low risk. The site was undeveloped until the construction of the existing building and car park. The current uses of the site were considered to have been a low risk of causing pollution or transferring contaminants beyond the confines of the site.

The future site usage as identified in the prepared development is likely to be low risk in the absence of a significant contamination source as identified in table 4.5 above.

The site comprises the existing building and surrounding hardstanding which it is assumed will have been laid upon a thin horizon of placed aggregate. Natural soils are assumed to underlie the site at shallow depth and that, in order to develop the site, most/ all of the demolition materials and hardstanding will be removed from site prior to development.

Further investigation can be undertaken to reduce uncertainty and risk but ultimately these risks cannot be entirely eliminated. However, in commissioning further investigation the cost to benefit of doing so must be considered.

It is not "suspected" that the site is contaminated to an extent that it could adversely affect the proposed development and / or create new pollutant linkages. On this basis, an intrusive investigation in respect of contamination is considered not to be necessary.

It is recommended that if, during formation of site levels and reprofiling, any suspicious or unusual odours, colours, liquids or soils are uncovered, these should be brought to the attention of Mugen Geo Ltd and appropriate advice sought.

4.6.1.1 *Ground Gas Risk*

The risks associated with the ground gases methane (CH₄) and carbon dioxide (CO₂) have been assessed with reference to BS 8485:2015 (Ref. 14) and guidelines from CIRIA 665 and the NHBC.

Current UK best practice guidance considers ground gas assessment and characterisation for a site separately for different types of development. Two situations are identified in assessment:

- 'Situation A' covers all forms of development (residential and industrial/commercial developments), other than low rise residential development; and
- 'Situation B' is defined as the specific development of low-rise (one to three storeys in height) housing with beam and block floors, vented sub-floor void and gardens.

The development is classified as characteristic Situation B.

Based upon available records the gas generation potential at the site considered low to very low. For the proposed development no ground gas monitoring or protection measures are required -subject to confirmation of the ground model.

5 References

1. Department of the Environment, Transport and the Regions and Environment Agency, Model Procedures for the Management of Land Contamination. Contaminated Land Report 11.
2. EA and NHBC 2000. Guidance for the Safe Development of Housing on Land Affected by Contamination, R&D Publication 66.
3. Department of the Environment, Transport and the Regions, Environment Agency and Institute of Environmental Health. Guidelines for Environmental Risk Assessment and Management. HMSO July 2000.
4. Construction Industry Research and Information Association (CIRIA). Contaminated Land Risk Assessment. A Guide to Good Practice. CIRIA C552 2001.
5. DoE, 1995 Industry Profiles.
6. EA, 2003b Consultation on Agency Policy: Building Development on or within 250m of a landfill site.
7. OPDM Planning Policy Statement 23: Planning and Pollution Control. Annex 2 Development on Land Affected by Contamination.
8. Approved Document C – Site Preparation and Resistance to Contaminants and Moisture (Relating to Building Regulations 2000 (SI 2000/2531).
9. BSI, 2011 Investigation of Potentially Contaminated Sites, Code of Practice, BS: 10175.
10. EA, 2001 Secondary Model Procedure for the Development of Appropriate Soil Sampling Strategies for Land Contamination.
11. Environment Agency 2009: Updated technical background to the CLEA model Science report SC050021/SR3, Bristol, Environment Agency
12. Yorkshire & Humberside Pollution Advisory Council 2011. Development on Land Affected by Contamination - Technical Guidance for Developers Landowners & Consultants.
13. LQM 2007 Contaminated Land Management: Ready Reference 2007
14. A geological background for planning and development in the City of Bradford Metropolitan District. Vol. 1: A guide to the use of earth science information in planning and development. Technical Report WA/96/1 British Geological Survey.

APPENDIX A

SITE LOCATION PLAN



EXTRACT LOCATION PLAN
[Not to scale]

↑
NORTH

APPENDIX B

ENVIRONMENTAL DATASET

THE HAPPY MAN, PORTWAY, MANCHESTER, M22 1UB

Order Details

Date: 04/11/2020
Your ref: 20_10_M22_1UB
Our Ref: GS-7224313
Client: Mugen Geo Ltd

Site Details

Location: 381767 387085
Area: 0.28 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
14	1.1	<u>Historical industrial land uses</u>	0	1	4	8	-
15	1.2	<u>Historical tanks</u>	0	0	1	0	-
16	1.3	<u>Historical energy features</u>	0	0	0	7	-
16	1.4	Historical petrol stations	0	0	0	0	-
16	1.5	Historical garages	0	0	0	0	-
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
18	2.1	<u>Historical industrial land uses</u>	0	1	6	11	-
19	2.2	<u>Historical tanks</u>	0	0	1	0	-
20	2.3	<u>Historical energy features</u>	0	0	0	10	-
20	2.4	Historical petrol stations	0	0	0	0	-
20	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
22	3.1	Active or recent landfill	0	0	0	0	-
22	3.2	Historical landfill (BGS records)	0	0	0	0	-
23	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
23	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
23	3.5	Historical waste sites	0	0	0	0	-
23	3.6	Licensed waste sites	0	0	0	0	-
23	3.7	<u>Waste exemptions</u>	0	0	0	2	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
25	4.1	<u>Recent industrial land uses</u>	0	0	4	-	-
26	4.2	Current or recent petrol stations	0	0	0	0	-
26	4.3	Electricity cables	0	0	0	0	-
26	4.4	Gas pipelines	0	0	0	0	-
26	4.5	Sites determined as Contaminated Land	0	0	0	0	-



27	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
27	4.7	Regulated explosive sites	0	0	0	0	-
27	4.8	Hazardous substance storage/usage	0	0	0	0	-
27	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
27	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
28	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
28	4.12	Radioactive Substance Authorisations	0	0	0	0	-
28	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
28	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
28	4.15	Pollutant release to public sewer	0	0	0	0	-
29	4.16	List 1 Dangerous Substances	0	0	0	0	-
29	4.17	List 2 Dangerous Substances	0	0	0	0	-
29	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
29	4.19	Pollution inventory substances	0	0	0	0	-
29	4.20	Pollution inventory waste transfers	0	0	0	0	-
30	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
31	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
32	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
33	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
34	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
34	5.5	Groundwater vulnerability- local information	None (within 0m)				
35	5.6	Groundwater abstractions	0	0	0	0	0
35	5.7	Surface water abstractions	0	0	0	0	0
35	5.8	Potable abstractions	0	0	0	0	0
35	5.9	Source Protection Zones	0	0	0	0	-
36	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
37	6.1	<u>Water Network (OS MasterMap)</u>	0	0	4	-	-



38	6.2	Surface water features	0	0	0	-	-
38	6.3	<u>WFD Surface water body catchments</u>	1	-	-	-	-
39	6.4	<u>WFD Surface water bodies</u>	0	0	1	-	-
39	6.5	<u>WFD Groundwater bodies</u>	2	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
40	7.1	Risk of Flooding from Rivers and Sea (RoFRaS)	None (within 50m)				
40	7.2	Historical Flood Events	0	0	0	-	-
40	7.3	Flood Defences	0	0	0	-	-
40	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
41	7.5	Flood Storage Areas	0	0	0	-	-
42	7.6	Flood Zone 2	None (within 50m)				
42	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
43	8.1	<u>Surface water flooding</u>	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding					
45	9.1	<u>Groundwater flooding</u>	Low (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
46	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
47	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
47	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
47	10.4	Special Protection Areas (SPA)	0	0	0	0	0
47	10.5	National Nature Reserves (NNR)	0	0	0	0	0
48	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
48	10.7	<u>Designated Ancient Woodland</u>	0	0	0	0	1
48	10.8	Biosphere Reserves	0	0	0	0	0
48	10.9	Forest Parks	0	0	0	0	0
49	10.10	Marine Conservation Zones	0	0	0	0	0
49	10.11	<u>Green Belt</u>	0	0	0	0	2
49	10.12	Proposed Ramsar sites	0	0	0	0	0



49	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
50	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
50	10.15	Nitrate Sensitive Areas	0	0	0	0	0
50	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
51	10.17	<u>SSSI Impact Risk Zones</u>	1	-	-	-	-
52	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
53	11.1	World Heritage Sites	0	0	0	-	-
53	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
53	11.3	National Parks	0	0	0	-	-
53	11.4	Listed Buildings	0	0	0	-	-
54	11.5	Conservation Areas	0	0	0	-	-
54	11.6	Scheduled Ancient Monuments	0	0	0	-	-
54	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
55	12.1	<u>Agricultural Land Classification</u>	Urban (within 250m)				
56	12.2	Open Access Land	0	0	0	-	-
56	12.3	Tree Felling Licences	0	0	0	-	-
56	12.4	Environmental Stewardship Schemes	0	0	0	-	-
56	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
57	13.1	<u>Priority Habitat Inventory</u>	0	0	3	-	-
58	13.2	Habitat Networks	0	0	0	-	-
58	13.3	Open Mosaic Habitat	0	0	0	-	-
58	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
59	14.1	<u>10k Availability</u>	Identified (within 500m)				
60	14.2	Artificial and made ground (10k)	0	0	0	0	-
61	14.3	<u>Superficial geology (10k)</u>	1	0	0	0	-

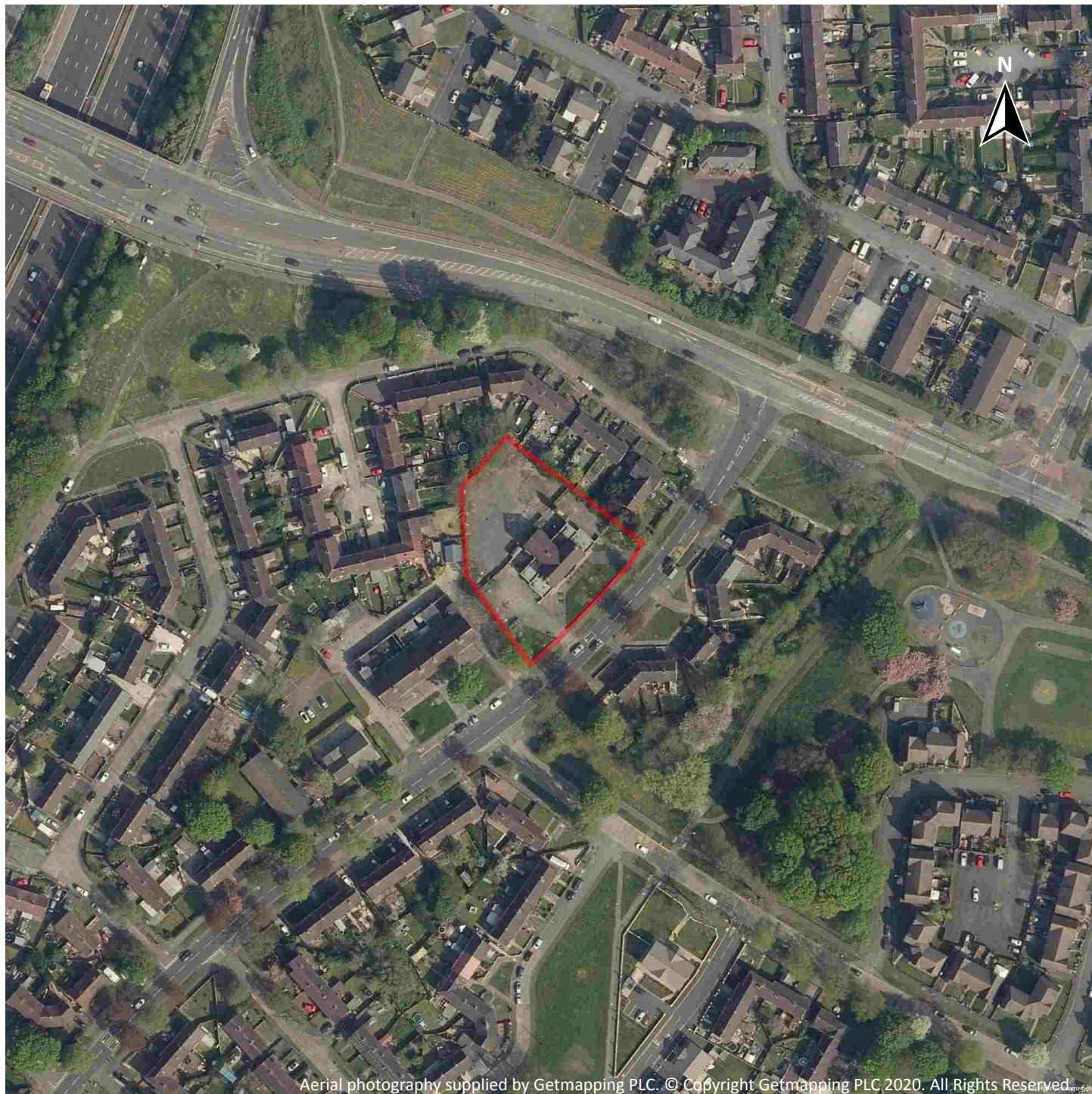
62	14.4	Landslip (10k)	0	0	0	0	-
63	14.5	<u>Bedrock geology (10k)</u>	1	0	0	0	-
64	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
65	15.1	<u>50k Availability</u>	Identified (within 500m)				
66	15.2	Artificial and made ground (50k)	0	0	0	0	-
66	15.3	Artificial ground permeability (50k)	0	0	-	-	-
67	15.4	<u>Superficial geology (50k)</u>	1	0	0	0	-
68	15.5	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
68	15.6	Landslip (50k)	0	0	0	0	-
68	15.7	Landslip permeability (50k)	None (within 50m)				
69	15.8	<u>Bedrock geology (50k)</u>	1	0	0	0	-
70	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
70	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
71	16.1	<u>BGS Boreholes</u>	0	0	4	-	-
Page	Section	Natural ground subsidence					
73	17.1	<u>Shrink swell clays</u>	Very low (within 50m)				
74	17.2	<u>Running sands</u>	Very low (within 50m)				
75	17.3	<u>Compressible deposits</u>	Negligible (within 50m)				
76	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
77	17.5	<u>Landslides</u>	Very low (within 50m)				
78	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
79	18.1	Natural cavities	0	0	0	0	-
80	18.2	BritPits	0	0	0	0	-
80	18.3	<u>Surface ground workings</u>	6	0	14	-	-
81	18.4	Underground workings	0	0	0	0	0
81	18.5	Historical Mineral Planning Areas	0	0	0	0	-



81	18.6	Non-coal mining	0	0	0	0	0
81	18.7	Mining cavities	0	0	0	0	0
82	18.8	JPB mining areas	None (within 0m)				
82	18.9	Coal mining	None (within 0m)				
82	18.10	Brine areas	None (within 0m)				
82	18.11	Gypsum areas	None (within 0m)				
82	18.12	Tin mining	None (within 0m)				
83	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
84	19.1	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
85	20.1	<u>BGS Estimated Background Soil Chemistry</u>	1	0	-	-	-
85	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
85	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
86	21.1	Underground railways (London)	0	0	0	-	-
86	21.2	Underground railways (Non-London)	0	0	0	-	-
86	21.3	Railway tunnels	0	0	0	-	-
86	21.4	Historical railway and tunnel features	0	0	0	-	-
86	21.5	Royal Mail tunnels	0	0	0	-	-
87	21.6	Historical railways	0	0	0	-	-
87	21.7	Railways	0	0	0	-	-
87	21.8	Crossrail 1	0	0	0	0	-
87	21.9	Crossrail 2	0	0	0	0	-
87	21.10	HS2	0	0	0	0	-



Recent aerial photograph

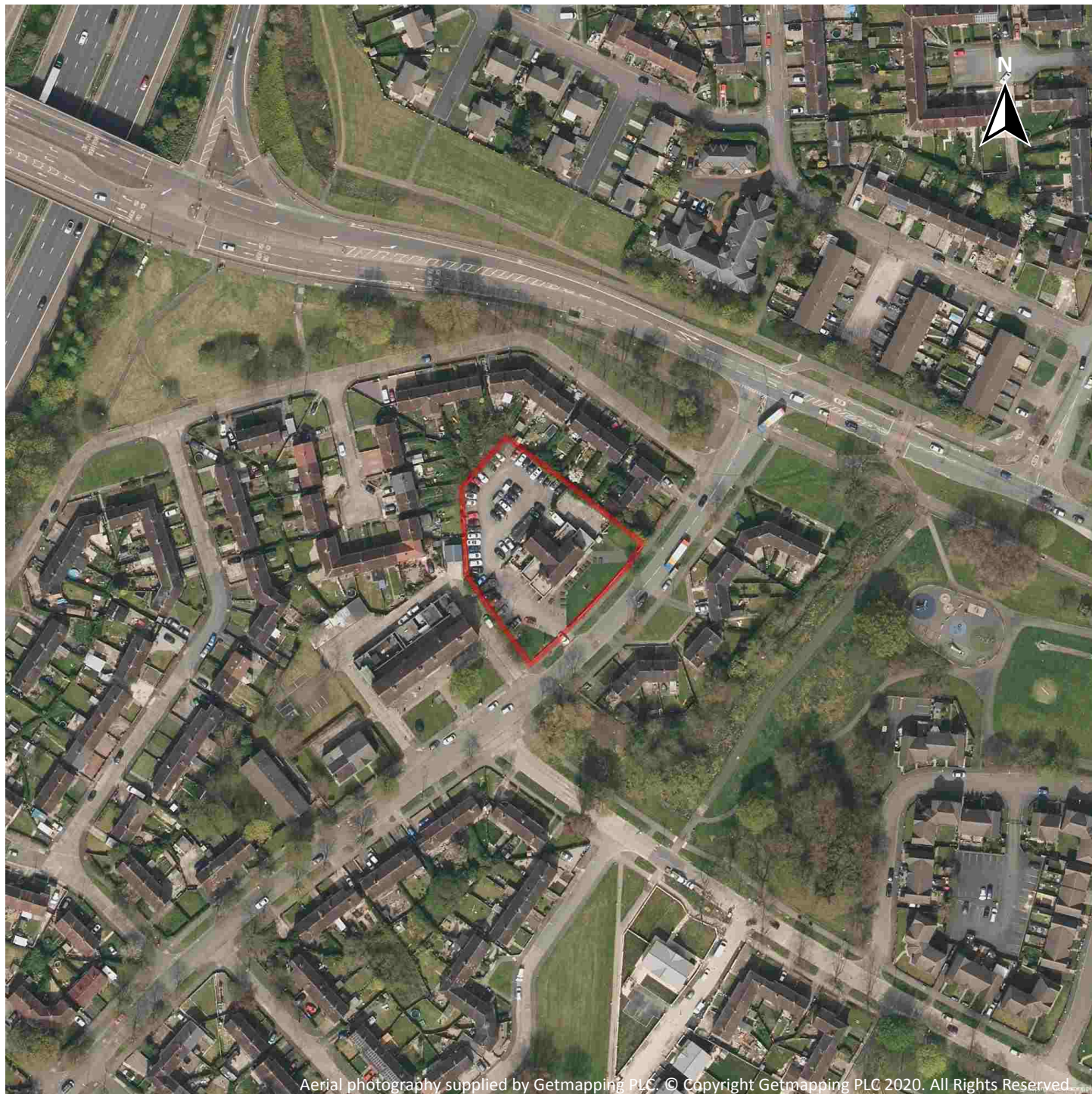


Capture Date: 22/04/2019

Site Area: 0.28ha



Recent site history - 2016 aerial photograph



Capture Date: 21/04/2016

Site Area: 0.28ha



Recent site history - 2009 aerial photograph



Capture Date: 24/06/2009

Site Area: 0.28ha



Recent site history - 2005 aerial photograph



Capture Date: 15/05/2005

Site Area: 0.28ha



Recent site history - 2000 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2020. All Rights Reserved.

Capture Date: 27/06/2000

Site Area: 0.28ha



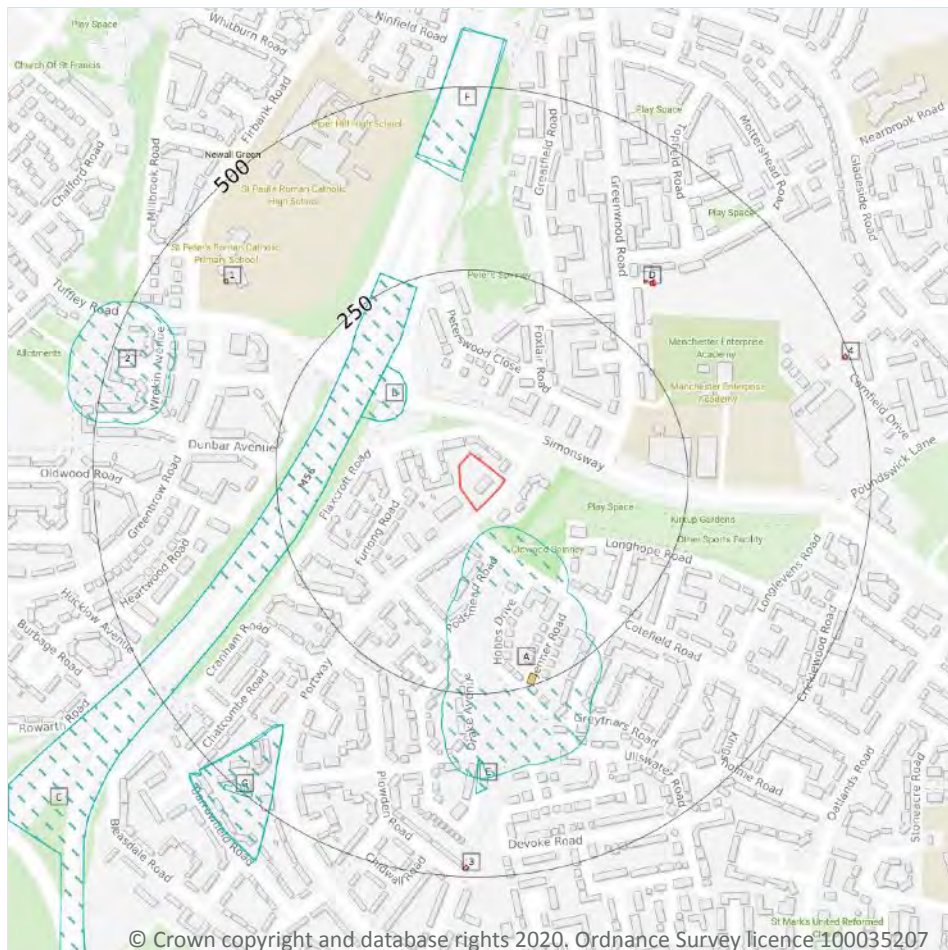
OS MasterMap site plan



Site Area: 0.28ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

13

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
A	30m SE	Corporation Yard	1967	833870



ID	Location	Land use	Dates present	Group ID
B	107m NW	Unspecified Pit	1975	910575
B	107m NW	Unspecified Pit	1989 - 1995	960584
C	150m NW	Cuttings	1989 - 1995	852650
C	150m NW	Cuttings	1975	935711
E	340m S	Unspecified Heap	1989 - 1995	956729
E	340m S	Unspecified Heap	1975	957539
F	371m N	Cuttings	1975	888160
F	386m N	Cuttings	1989 - 1995	870721
G	393m SW	Isolation Hospital	1938	864109
G	395m SW	Isolation Hospital	1907	991484
2	410m W	Unspecified Mill	1967	810330
G	493m SW	Isolation Hospital	1907	867963

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

1

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
A	233m S	Tanks	1998	107221

This data is sourced from Ordnance Survey / Groundsure.



1.3 Historical energy features

Records within 500m

7

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
D	330m NE	Electricity Substation	1995	61818
D	332m NE	Electricity Substation	1974	72387
D	334m NE	Electricity Substation	1978 - 1987	83398
D	334m NE	Electricity Substation	1995	75482
1	403m NW	Electricity Substation	1995	61819
3	484m S	Electricity Substation	1998	61817
4	491m E	Electricity Substation	1978 - 1995	83592

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

0

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 un-



grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

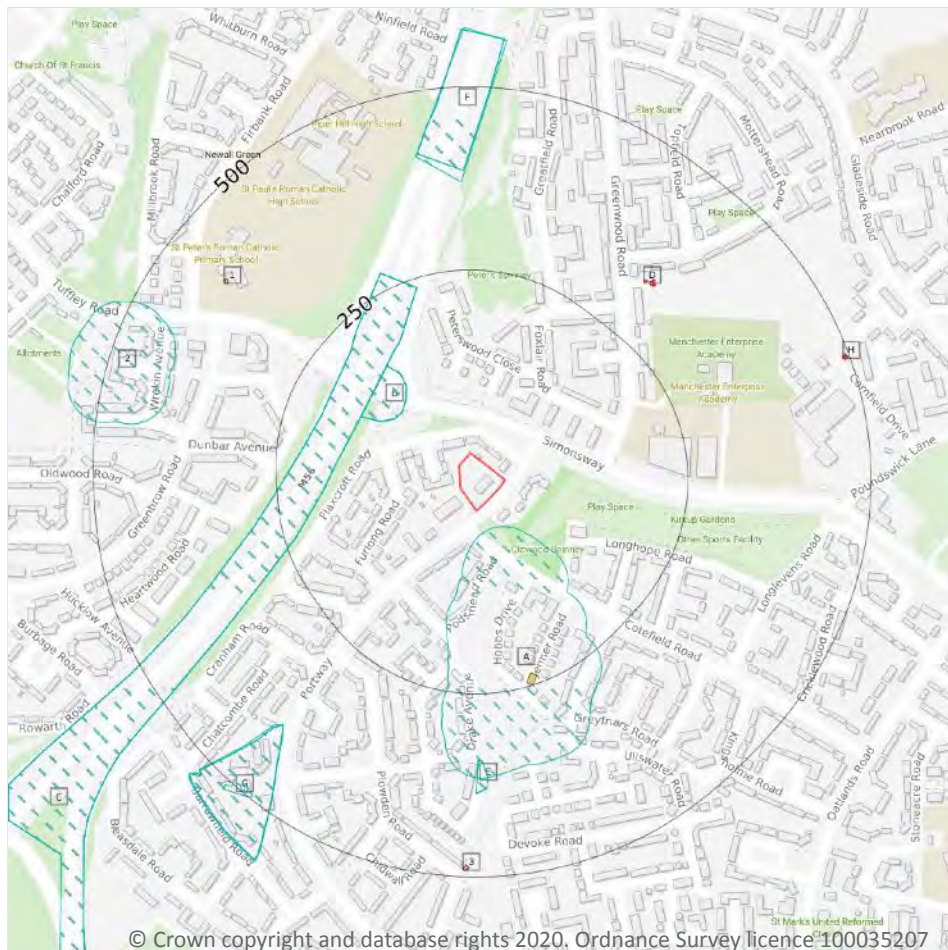
0

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

2.1 Historical industrial land uses

Records within 500m

18

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
A	30m SE	Corporation Yard	1967	833870
B	107m NW	Unspecified Pit	1995	960584
B	107m NW	Unspecified Pit	1975	910575



ID	Location	Land Use	Date	Group ID
B	107m NW	Unspecified Pit	1989	960584
C	150m NW	Cuttings	1995	852650
C	150m NW	Cuttings	1975	935711
C	150m NW	Cuttings	1989	852650
E	340m S	Unspecified Heap	1995	956729
E	340m S	Unspecified Heap	1975	957539
E	340m S	Unspecified Heap	1989	956729
F	371m N	Cuttings	1975	888160
F	386m N	Cuttings	1995	870721
F	386m N	Cuttings	1989	870721
G	393m SW	Isolation Hospital	1938	864109
G	395m SW	Isolation Hospital	1907	991484
G	395m SW	Isolation Hospital	1907	991484
2	410m W	Unspecified Mill	1967	810330
G	493m SW	Isolation Hospital	1907	867963

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

1

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
A	233m S	Tanks	1998	107221

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
D	330m NE	Electricity Substation	1995	61818
D	332m NE	Electricity Substation	1974	72387
D	334m NE	Electricity Substation	1978	83398
D	334m NE	Electricity Substation	1987	83398
D	334m NE	Electricity Substation	1995	75482
1	403m NW	Electricity Substation	1995	61819
3	484m S	Electricity Substation	1998	61817
H	491m E	Electricity Substation	1995	83592
H	491m E	Electricity Substation	1978	83592
H	491m E	Electricity Substation	1987	83592

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

0

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'.



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

2

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 22**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	303m E	SIMONSWAY, MANCHESTER, M22 9RH	WEX026481	Using waste exemption	Not on a farm	Use of waste in construction

ID	Location	Site	Reference	Category	Sub-Category	Description
2	496m W	Lovell Partnerships, New Housing site., Greenbrow Road, Wythenshaw, M23 2ZA	WEX085139	Using waste exemption	Not on a farm	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

4.1 Recent industrial land uses

Records within 250m

4

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 25**

ID	Location	Company	Address	Activity	Category
1	130m NW	Mast (Telecommunication)	Greater Manchester, M22	Telecommunications Features	Infrastructure and Facilities
2	213m S	Electricity Sub Station	Greater Manchester, M22	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
3	220m W	Gantry	Greater Manchester, M22	Travelling Cranes and Gantries	Industrial Features
4	225m E	Electricity Sub Station	Greater Manchester, M22	Electrical Features	Infrastructure and Facilities

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**0**

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.

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**0**

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

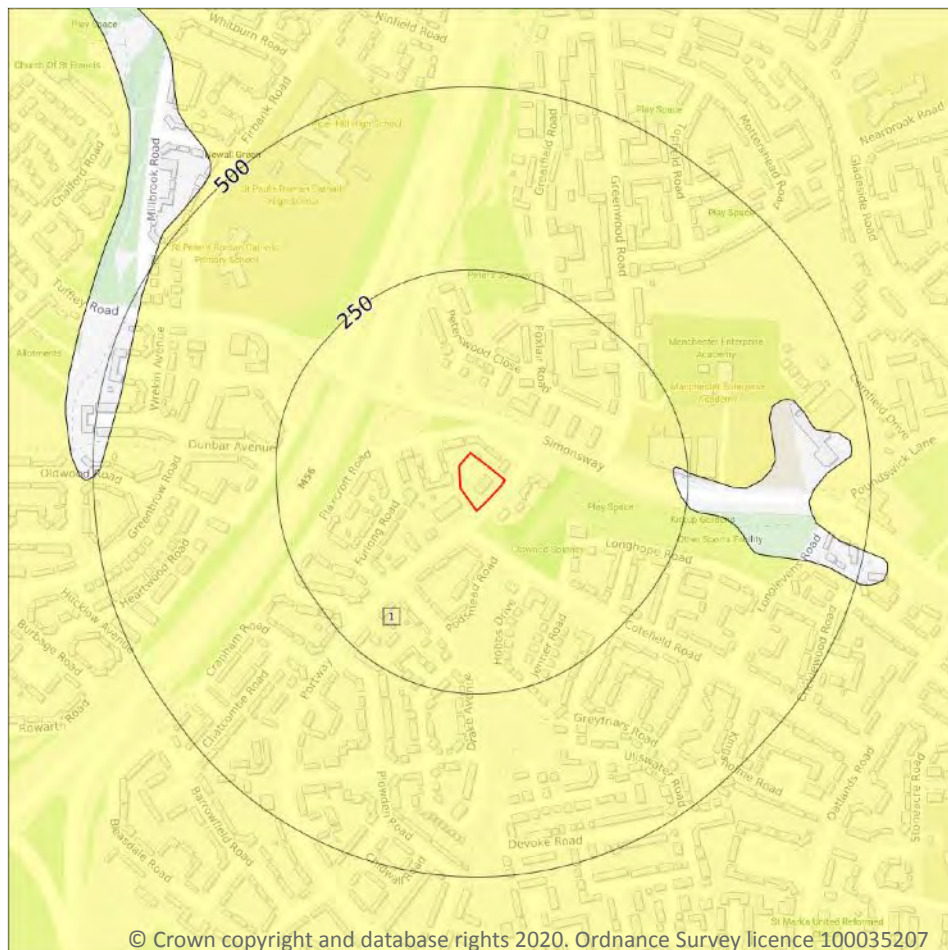
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The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for 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 31**

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

1

Aquifer status of groundwater held within bedrock geology.

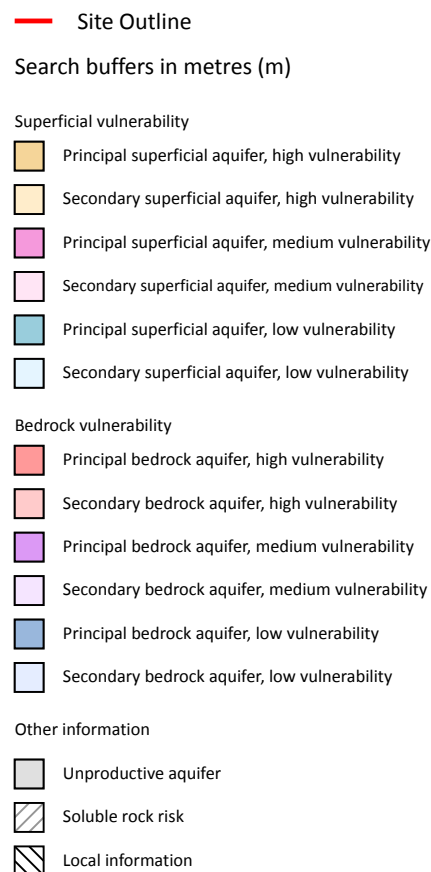
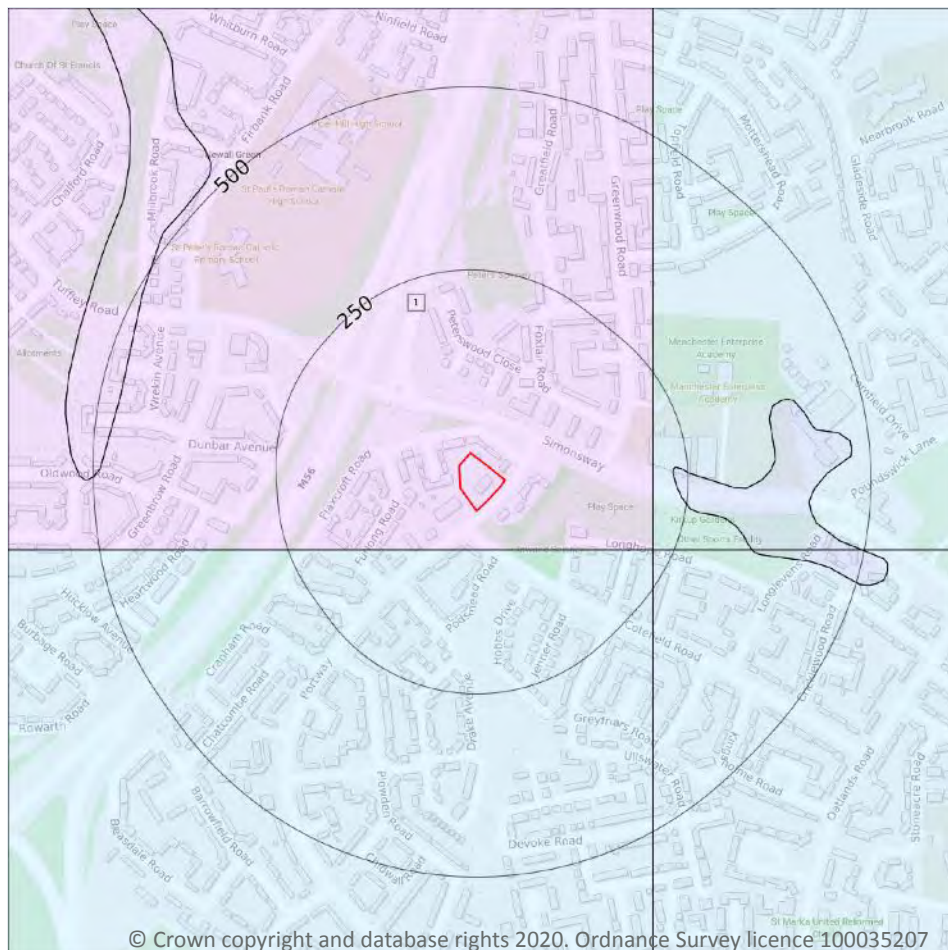
Features are displayed on the Bedrock aquifer map on **page 32**

ID	Location	Designation	Description
1	On site	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



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 33**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - Medium 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: <3m Patchiness value: <90% Recharge potential: Low	Vulnerability: Medium Aquifer type: Secondary 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

5.6 Groundwater abstractions

Records within 2000m

0

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.

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

4

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 37**

ID	Location	Type of water feature	Ground level	Permanence	Name
2	56m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Baguley Brook



ID	Location	Type of water feature	Ground level	Permanence	Name
3	57m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Baguley Brook
4	68m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
5	87m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Baguley Brook

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

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

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

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

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

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River WB catchment	Sinderland Brook (Fairwell Bk and Baguley Bk)	GB112069061270	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 37**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
1	56m SE	River	Sinderland Brook (Fairywell Bk and Baguley Bk)	GB112069061270	Moderate	Good	Moderate	2016

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

6.5 WFD Groundwater bodies

Records on site

2

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 37**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	Weaver and Dane Quaternary Sand and Gravel Aquifers	GB41202G991700	Poor	Poor	Good	2015
A	On site	Weaver and Dane Quaternary Sand and Gravel Aquifers	GB41202G991700	Poor	Poor	Good	2016

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

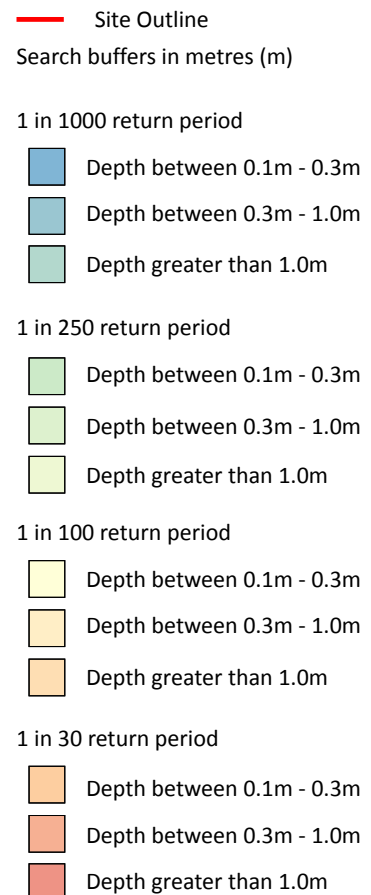
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Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.1m - 0.3m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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

Features are displayed on the Surface water flooding map on **page 43**

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

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

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

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site

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 45**

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Designated Ancient Woodland
- 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

1

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.

Features are displayed on the Environmental designations map on **page 46**

ID	Location	Name	Woodland Type
3	1553m SW	Davenport Green Wood	Ancient & Semi-Natural Woodland

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**2**

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

Features are displayed on the Environmental designations map on **page 46**

ID	Location	Name	Local Authority name
1	641m SW	Liverpool and Manchester	Manchester
2	1122m W	Liverpool and Manchester	Trafford

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

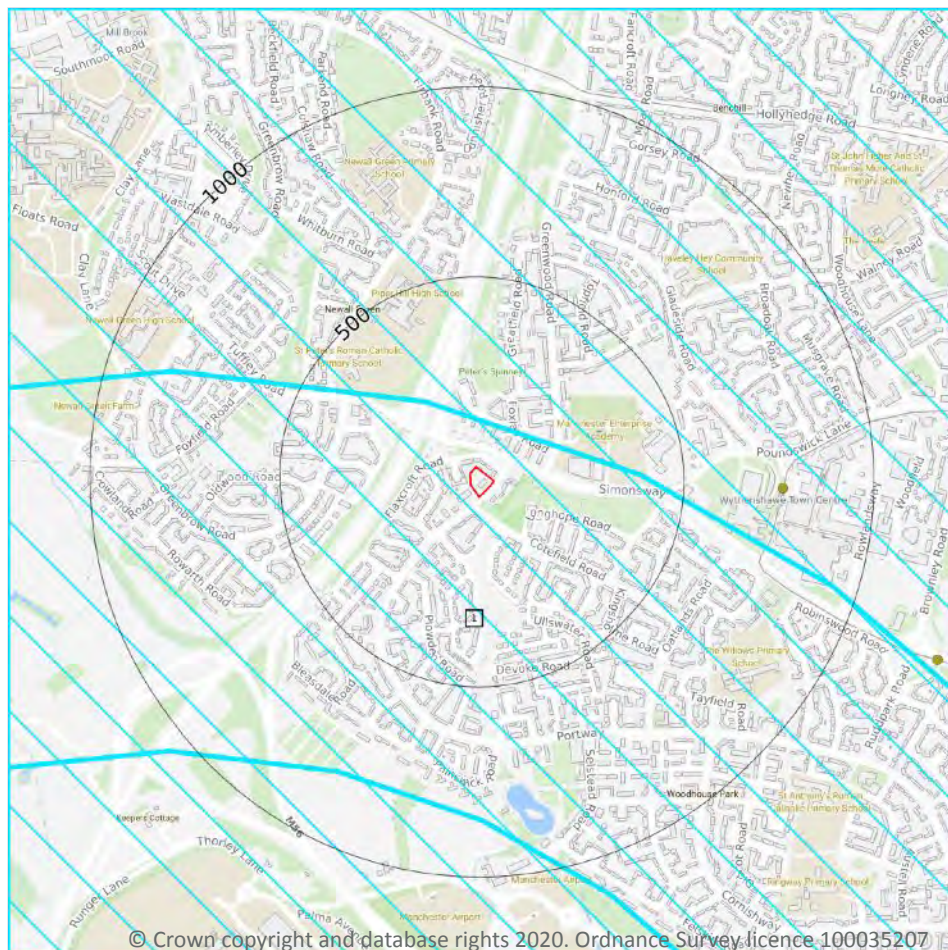
Records within 2000m

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 51**

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. 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
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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 English Heritage, 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 English Heritage, 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 English Heritage, Cadw and Historic Environment Scotland.

11.7 Registered Parks and Gardens

Records within 250m

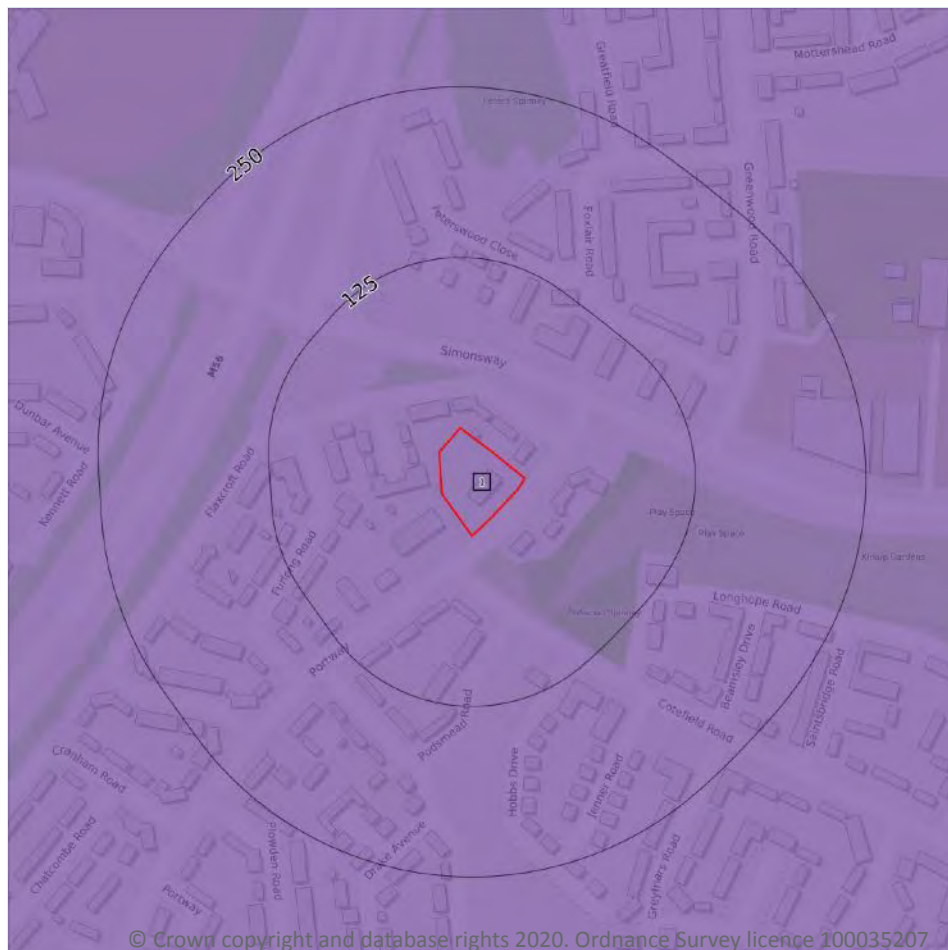
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Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process,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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on **page 55**

ID	Location	Classification	Description
1	On site	Urban	-

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m**0**

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

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

12.3 Tree Felling Licences

Records within 250m**0**

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m**0**

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment.

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

3

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 57**

ID	Location	Main Habitat	Other habitats
1	111m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	157m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	213m N	No main habitat but additional habitats present	Additional: DWOOD (INV 50%)

This data is sourced from Natural England.



13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

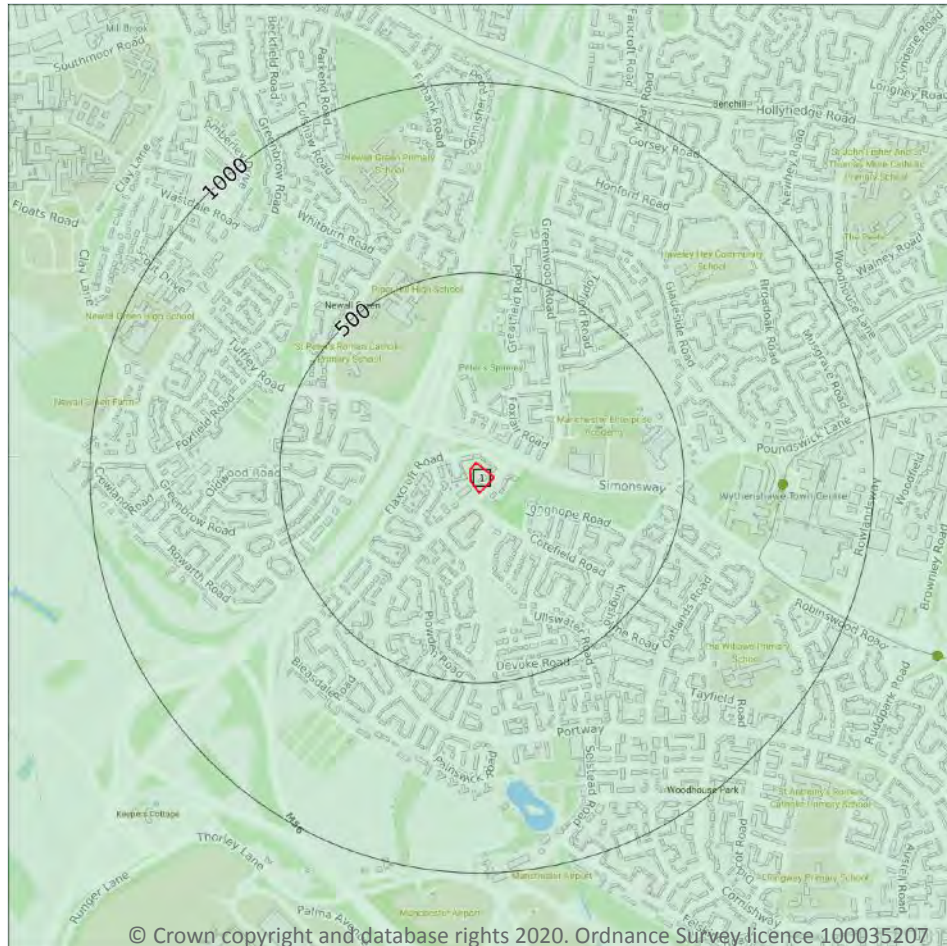
0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

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 59**

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 61**

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

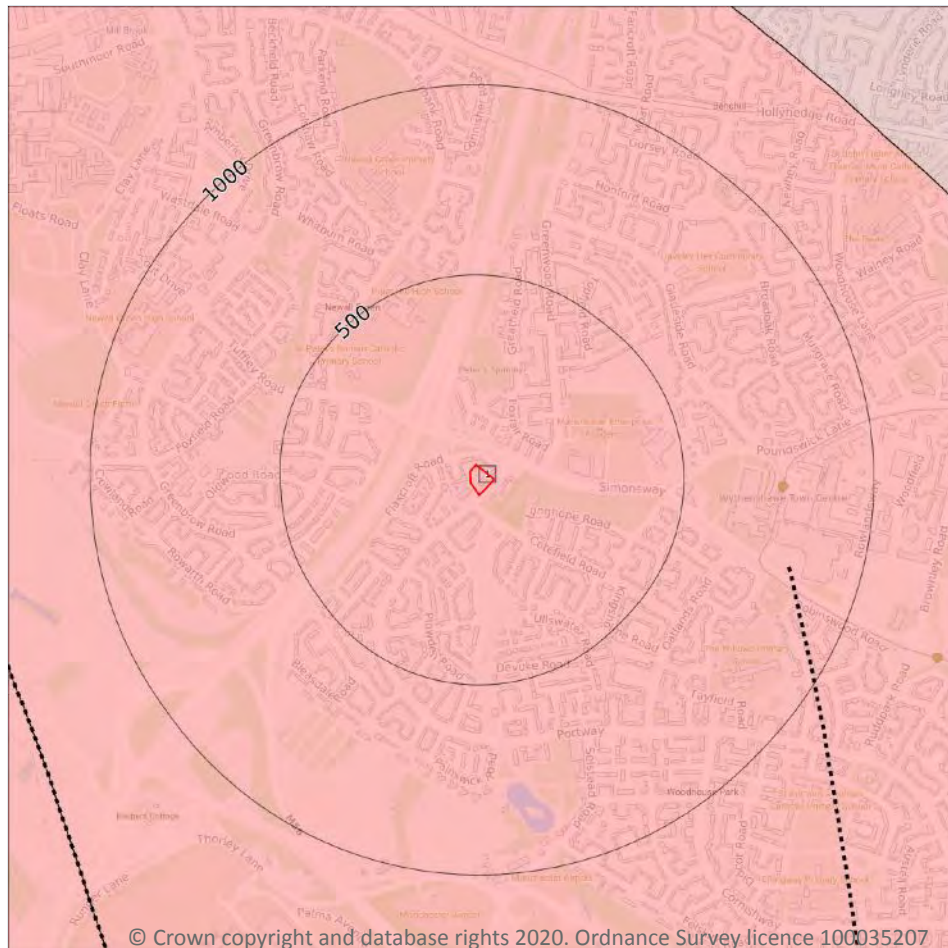
0

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

1

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 63**

ID	Location	LEX Code	Description	Rock age
1	On site	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

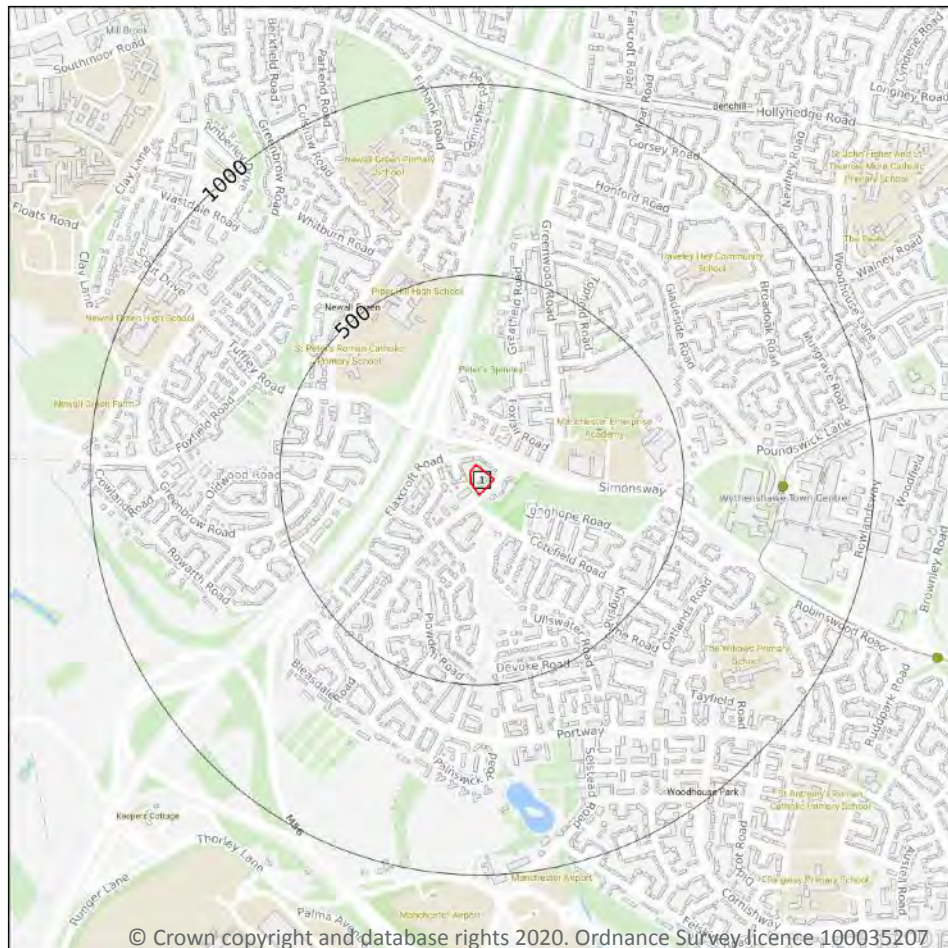
0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



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

15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 65**

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)

Landlip (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 67**

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)

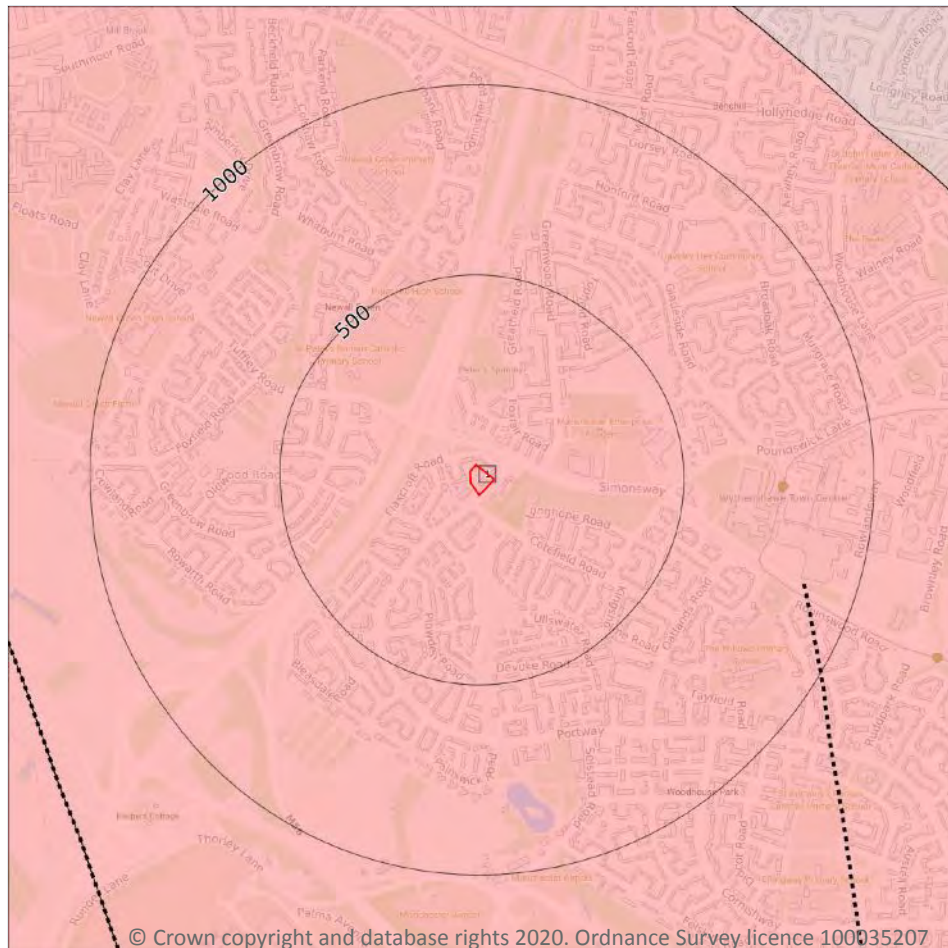
Records within 50m**0**

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

1

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 69**

ID	Location	LEX Code	Description	Rock age
1	On site	BOM-MDST	BOLLIN MUDSTONE MEMBER - MUDSTONE	ANISIAN

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	Fracture	Low	Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



16 Boreholes



16.1 BGS Boreholes

Records within 250m

4

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 71**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	61m N	381730 387190	M56 WIDENING JUNCTIONS 4 - 6 BH13	4.5	N	915566
2	162m NW	381630 387240	M56 WIDENING JUNCTIONS 4 - 6 CH14	24.8	N	915581
3	193m NW	381580 387230	M56 WIDENING JUNCTIONS 4 - 6 CH15	23.18	N	915582

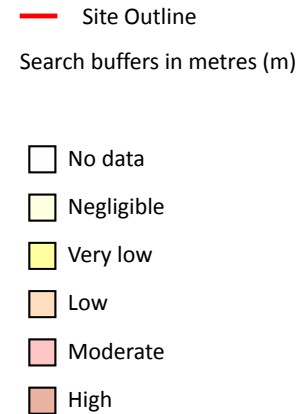
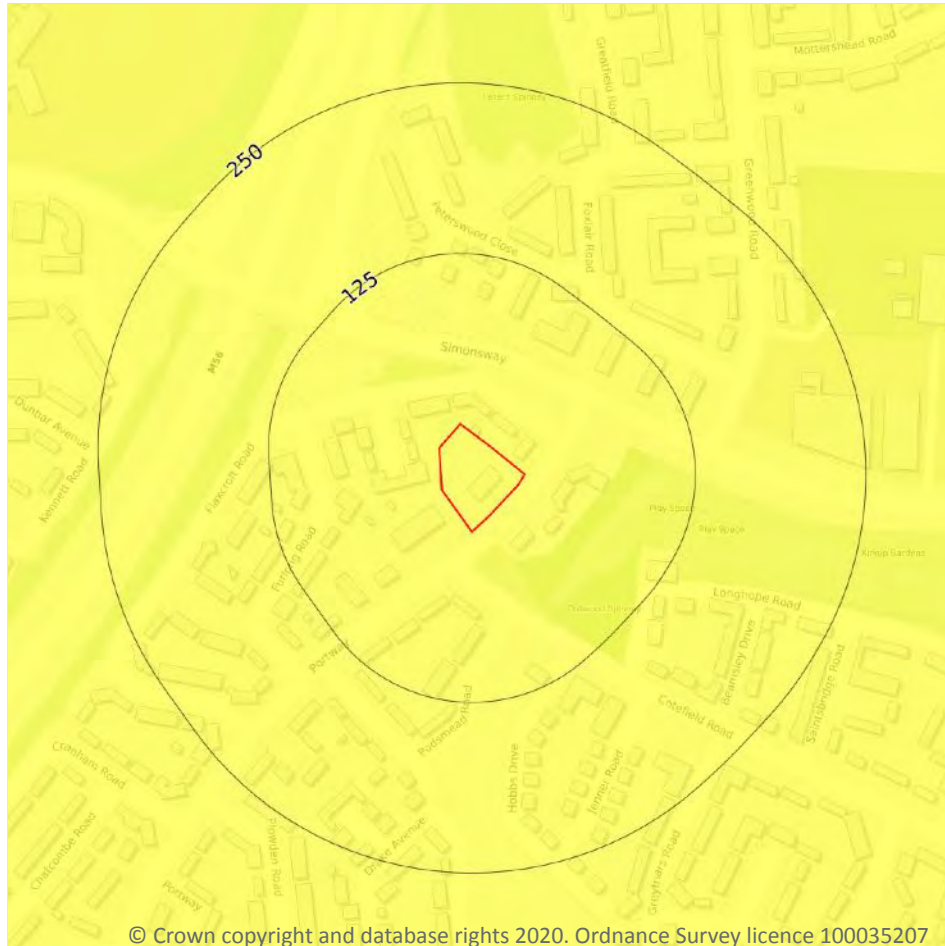


ID	Location	Grid reference	Name	Length	Confidential	Web link
4	231m W	381510 387040	M56 WIDENING JUNCTIONS 4 - 6 CH13	14.09	N	915580

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

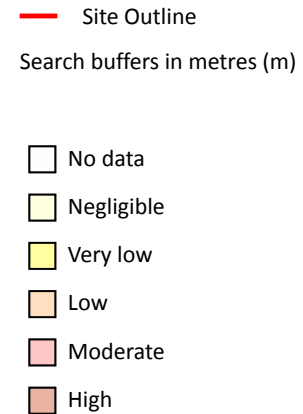
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 73**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



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17.2 Running sands

Records within 50m

1

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

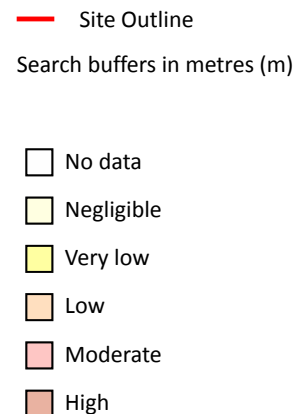
Features are displayed on the Natural ground subsidence - Running sands map on **page 74**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

1

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

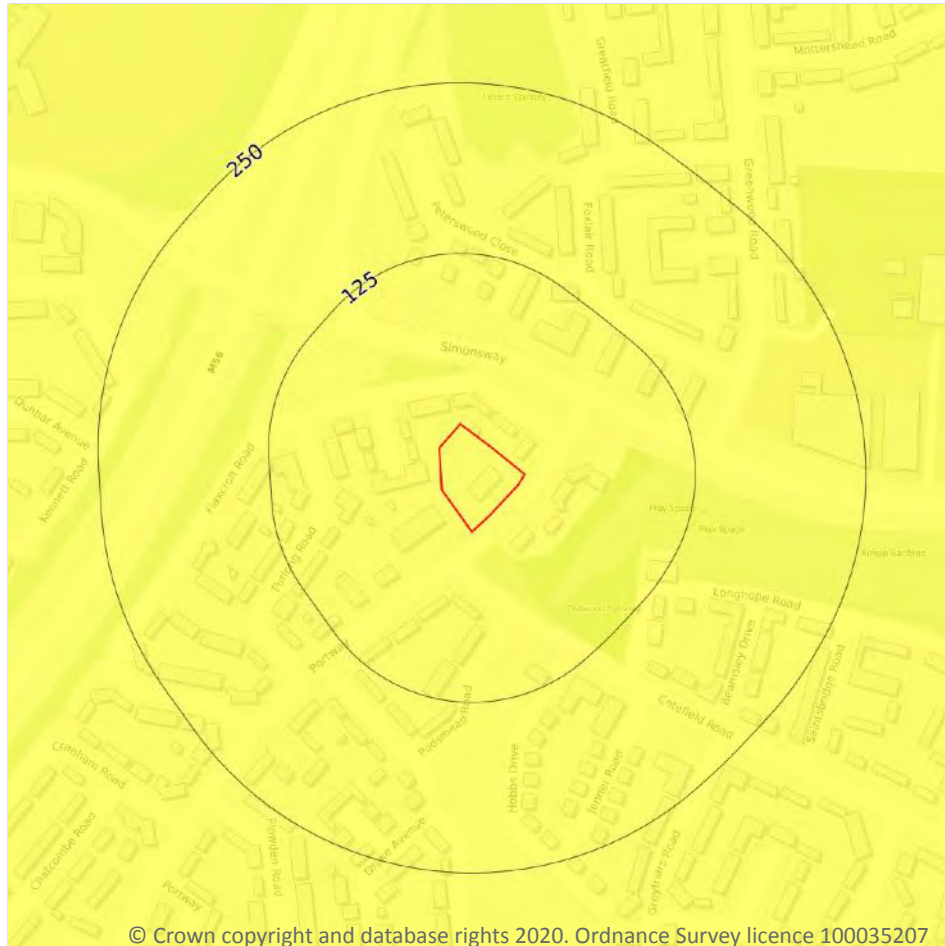
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 75**

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

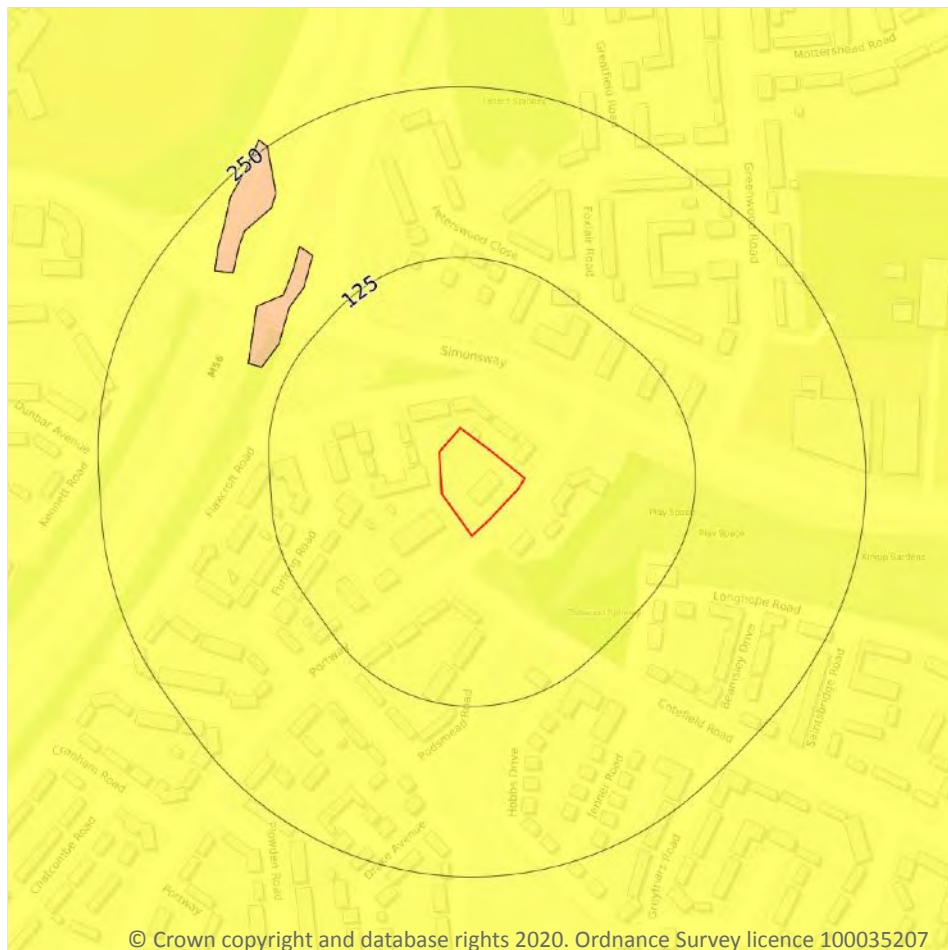
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 76**

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.

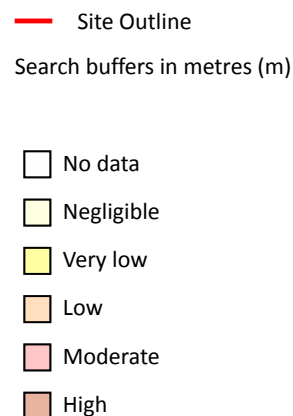
Features are displayed on the Natural ground subsidence - Landslides map on **page 77**

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.

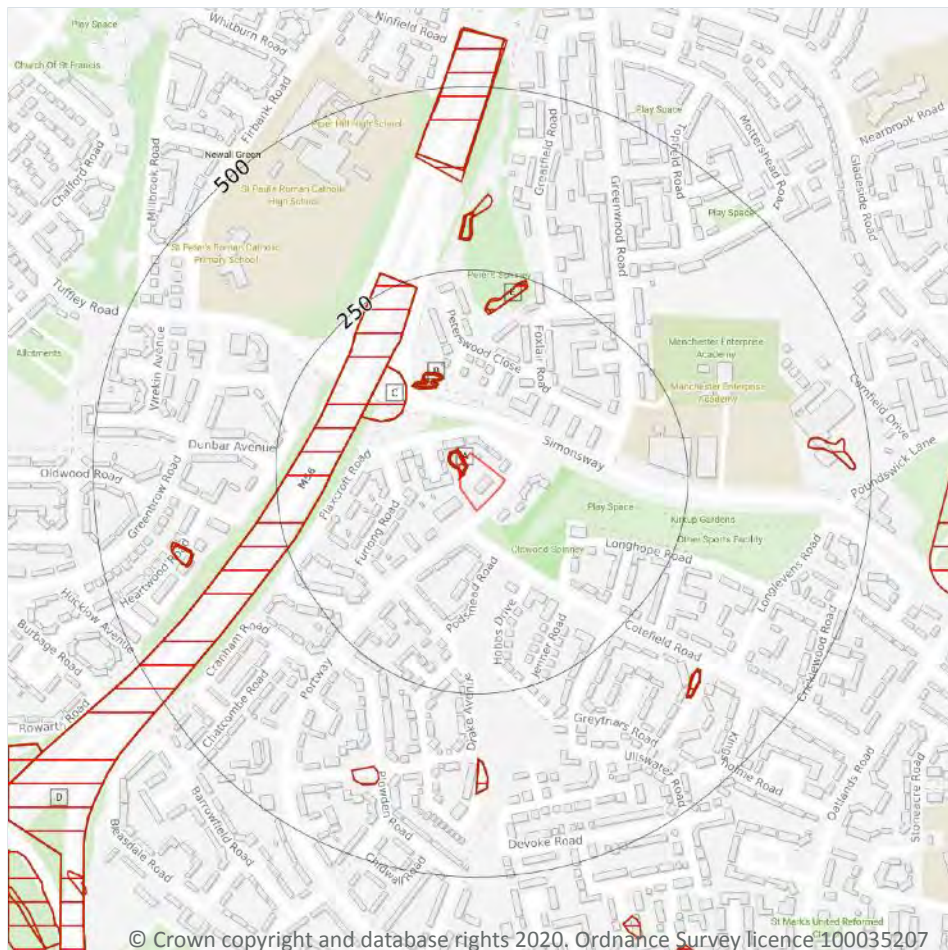
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 78**

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 Peter Brett Associates (PBA).

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

20

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 79**

ID	Location	Land Use	Year of mapping	Mapping scale
A	On site	Pond	1897	1:10560
A	On site	Pond	1907	1:10560
A	On site	Pond	1954	1:10560
A	On site	Pond	1938	1:10560
A	On site	Pond	1907	1:10560
A	On site	Pond	1907	1:10560
B	101m NW	Pond	1897	1:10560
B	101m NW	Pond	1907	1:10560
B	101m NW	Pond	1954	1:10560
B	102m NW	Pond	1938	1:10560
B	103m NW	Pond	1907	1:10560
B	103m NW	Pond	1907	1:10560
C	107m NW	Unspecified Pit	1995	1:10000
C	107m NW	Unspecified Pit	1975	1:10000
C	107m NW	Unspecified Pit	1989	1:10000
D	150m NW	Cuttings	1995	1:10000
D	150m NW	Cuttings	1975	1:10000



ID	Location	Land Use	Year of mapping	Mapping scale
D	150m NW	Cuttings	1989	1:10000
E	191m N	Ponds	1954	1:10560
E	193m N	Ponds	1938	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 Peter Brett Associates (PBA).



18.8 JPB mining areas

Records on site	0
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Areas which could be affected by former coal 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
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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
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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
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Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	0
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Generalised areas that may be affected by historical tin mining.

This data is sourced from Mining Searches UK.

18.13 Clay mining

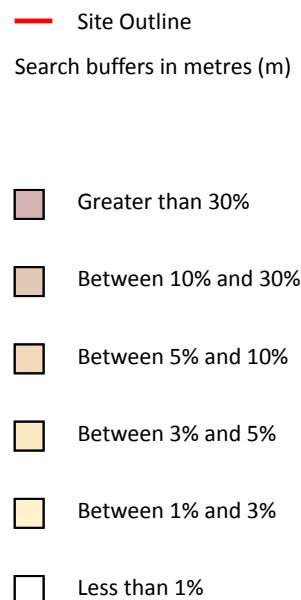
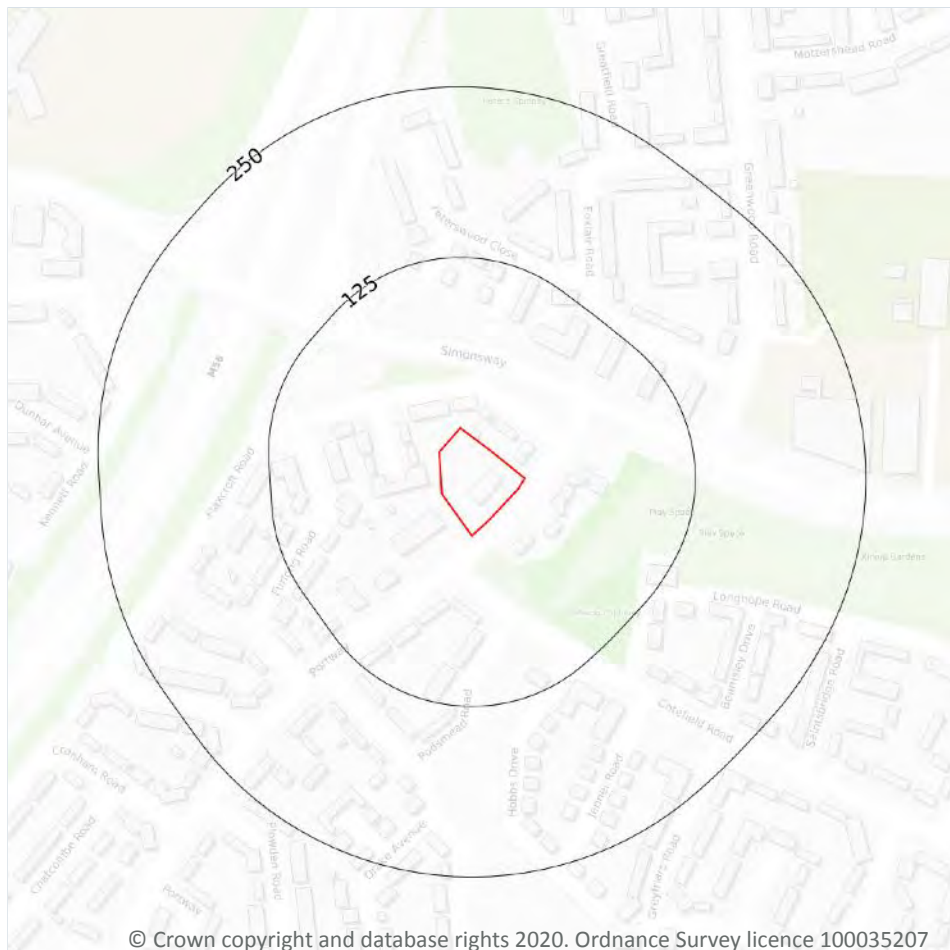
Records on site	0
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Generalised areas that may be affected by kaolin and ball clay extraction.

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 84**

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 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 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

21.1 Underground railways (London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m**0**

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

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m**0**

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



This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

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

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

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m	0
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Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m	0
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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
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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
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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/>.



APPENDIX C

SITE PHOTOS



General view to north west from Portway



View south west along Portway



General view to north west from Portway



General view to north from Portway



View along front of building



General view to south east along side of the main building



View of car park at rear of building

END