



Appendix B      Envirocheck Report

## Envirocheck<sup>®</sup> Report: Datasheet

### Order Details:

**Order Number:**

273938638\_1\_1

**Customer Reference:**

EBMA2711

**National Grid Reference:**

386650, 403520

**Slice:**

A

**Site Area (Ha):**

0.53

**Search Buffer (m):**

1000

### Site Details:

Whitemoss Community Resource Centre,  
Benmore Road  
Manchester  
M9 6EH

### Client Details:

Ms S Hyde  
Curtins Consulting Ltd  
Merchant Exchange  
17-19 Whitworth Street West  
Manchester  
M1 5WG

| Report Section        | Page Number |
|-----------------------|-------------|
| Summary               | -           |
| Agency & Hydrological | 1           |
| Waste                 | 17          |
| Hazardous Substances  | -           |
| Geological            | 24          |
| Industrial Land Use   | 30          |
| Sensitive Land Use    | 37          |
| Data Currency         | 38          |
| Data Suppliers        | 44          |
| Useful Contacts       | 45          |

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client. In this datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Report Version v53.0

| Data Type                                                     | Page Number | On Site | 0 to 250m | 251 to 500m | 501 to 1000m (*up to 2000m) |
|---------------------------------------------------------------|-------------|---------|-----------|-------------|-----------------------------|
| Agency & Hydrological                                         |             |         |           |             |                             |
| BGS Groundwater Flooding Susceptibility                       | pg 1        | Yes     | Yes       | Yes         | n/a                         |
| Contaminated Land Register Entries and Notices                |             |         |           |             |                             |
| Discharge Consents                                            | pg 2        |         |           | 6           | 14                          |
| Prosecutions Relating to Controlled Waters                    |             |         | n/a       | n/a         | n/a                         |
| Enforcement and Prohibition Notices                           |             |         |           |             |                             |
| Integrated Pollution Controls                                 |             |         |           |             |                             |
| Integrated Pollution Prevention And Control                   |             |         |           |             |                             |
| Local Authority Integrated Pollution Prevention And Control   |             |         |           |             |                             |
| Local Authority Pollution Prevention and Controls             | pg 7        |         |           | 2           | 1                           |
| Local Authority Pollution Prevention and Control Enforcements |             |         |           |             |                             |
| Nearest Surface Water Feature                                 | pg 7        |         | Yes       |             |                             |
| Pollution Incidents to Controlled Waters                      | pg 7        |         |           |             | 3                           |
| Prosecutions Relating to Authorised Processes                 |             |         |           |             |                             |
| Registered Radioactive Substances                             | pg 8        |         |           | 1           |                             |
| River Quality                                                 |             |         |           |             |                             |
| River Quality Biology Sampling Points                         |             |         |           |             |                             |
| River Quality Chemistry Sampling Points                       |             |         |           |             |                             |
| Substantiated Pollution Incident Register                     |             |         |           |             |                             |
| Water Abstractions                                            | pg 8        |         |           |             | (*7)                        |
| Water Industry Act Referrals                                  |             |         |           |             |                             |
| Groundwater Vulnerability Map                                 | pg 9        | Yes     | n/a       | n/a         | n/a                         |
| Groundwater Vulnerability - Soluble Rock Risk                 |             |         | n/a       | n/a         | n/a                         |
| Groundwater Vulnerability - Local Information                 |             |         | n/a       | n/a         | n/a                         |
| Bedrock Aquifer Designations                                  | pg 10       | Yes     | n/a       | n/a         | n/a                         |
| Superficial Aquifer Designations                              | pg 10       | Yes     | n/a       | n/a         | n/a                         |
| Source Protection Zones                                       |             |         |           |             |                             |
| Extreme Flooding from Rivers or Sea without Defences          |             |         |           | n/a         | n/a                         |
| Flooding from Rivers or Sea without Defences                  |             |         |           | n/a         | n/a                         |
| Areas Benefiting from Flood Defences                          |             |         |           | n/a         | n/a                         |
| Flood Water Storage Areas                                     |             |         |           | n/a         | n/a                         |
| Flood Defences                                                |             |         |           | n/a         | n/a                         |
| OS Water Network Lines                                        | pg 10       |         | 14        | 13          | 23                          |

| Data Type                                                           | Page Number | On Site | 0 to 250m | 251 to 500m | 501 to 1000m (*up to 2000m) |
|---------------------------------------------------------------------|-------------|---------|-----------|-------------|-----------------------------|
| Waste                                                               |             |         |           |             |                             |
| BGS Recorded Landfill Sites                                         |             |         |           |             |                             |
| Historical Landfill Sites                                           | pg 17       |         | 1         |             | 2                           |
| Integrated Pollution Control Registered Waste Sites                 |             |         |           |             |                             |
| Licensed Waste Management Facilities (Landfill Boundaries)          |             |         |           |             |                             |
| Licensed Waste Management Facilities (Locations)                    | pg 17       |         |           |             | 1                           |
| Local Authority Landfill Coverage                                   |             | 1       | n/a       | n/a         | n/a                         |
| Local Authority Recorded Landfill Sites                             |             |         |           |             |                             |
| Potentially Infilled Land (Non-Water)                               | pg 17       |         |           | 2           | 15                          |
| Potentially Infilled Land (Water)                                   | pg 18       | 1       | 17        | 22          | 54                          |
| Registered Landfill Sites                                           |             |         |           |             |                             |
| Registered Waste Transfer Sites                                     |             |         |           |             |                             |
| Registered Waste Treatment or Disposal Sites                        |             |         |           |             |                             |
| Hazardous Substances                                                |             |         |           |             |                             |
| Control of Major Accident Hazards Sites (COMAH)                     |             |         |           |             |                             |
| Explosive Sites                                                     |             |         |           |             |                             |
| Notification of Installations Handling Hazardous Substances (NIHHS) |             |         |           |             |                             |
| Planning Hazardous Substance Consents                               |             |         |           |             |                             |
| Planning Hazardous Substance Enforcements                           |             |         |           |             |                             |

| Data Type                                                         | Page Number | On Site | 0 to 250m | 251 to 500m | 501 to 1000m (*up to 2000m) |
|-------------------------------------------------------------------|-------------|---------|-----------|-------------|-----------------------------|
| Geological                                                        |             |         |           |             |                             |
| BGS 1:625,000 Solid Geology                                       | pg 24       | Yes     | n/a       | n/a         | n/a                         |
| BGS Estimated Soil Chemistry                                      | pg 24       | Yes     | Yes       | Yes         | Yes                         |
| BGS Recorded Mineral Sites                                        | pg 27       |         |           | 1           | 7                           |
| BGS Urban Soil Chemistry                                          |             |         |           |             |                             |
| BGS Urban Soil Chemistry Averages                                 |             |         |           |             |                             |
| CBSCB Compensation District                                       |             |         | n/a       | n/a         | n/a                         |
| Coal Mining Affected Areas                                        | pg 29       | Yes     | n/a       | n/a         | n/a                         |
| Mining Instability                                                | pg 29       | Yes     | n/a       | n/a         | n/a                         |
| Man-Made Mining Cavities                                          |             |         |           |             |                             |
| Natural Cavities                                                  |             |         |           |             |                             |
| Non Coal Mining Areas of Great Britain                            |             |         |           | n/a         | n/a                         |
| Potential for Collapsible Ground Stability Hazards                | pg 29       | Yes     |           | n/a         | n/a                         |
| Potential for Compressible Ground Stability Hazards               |             |         |           | n/a         | n/a                         |
| Potential for Ground Dissolution Stability Hazards                |             |         |           | n/a         | n/a                         |
| Potential for Landslide Ground Stability Hazards                  | pg 29       | Yes     |           | n/a         | n/a                         |
| Potential for Running Sand Ground Stability Hazards               | pg 29       | Yes     |           | n/a         | n/a                         |
| Potential for Shrinking or Swelling Clay Ground Stability Hazards | pg 29       | Yes     |           | n/a         | n/a                         |
| Radon Potential - Radon Affected Areas                            |             |         | n/a       | n/a         | n/a                         |
| Radon Potential - Radon Protection Measures                       |             |         | n/a       | n/a         | n/a                         |
| Industrial Land Use                                               |             |         |           |             |                             |
| Contemporary Trade Directory Entries                              | pg 30       |         |           | 7           | 26                          |
| Fuel Station Entries                                              | pg 32       |         |           | 1           | 2                           |
| Points of Interest - Commercial Services                          | pg 33       |         |           | 1           | 14                          |
| Points of Interest - Education and Health                         | pg 34       |         |           | 4           |                             |
| Points of Interest - Manufacturing and Production                 | pg 34       |         |           | 3           |                             |
| Points of Interest - Public Infrastructure                        | pg 35       |         | 2         | 5           | 9                           |
| Points of Interest - Recreational and Environmental               | pg 36       |         |           |             | 7                           |
| Gas Pipelines                                                     |             |         |           |             |                             |
| Underground Electrical Cables                                     |             |         |           |             |                             |

| Data Type                            | Page Number | On Site | 0 to 250m | 251 to 500m | 501 to 1000m (*up to 2000m) |
|--------------------------------------|-------------|---------|-----------|-------------|-----------------------------|
| Sensitive Land Use                   |             |         |           |             |                             |
| Ancient Woodland                     | pg 37       |         | 1         |             | 1                           |
| Areas of Adopted Green Belt          |             |         |           |             |                             |
| Areas of Unadopted Green Belt        |             |         |           |             |                             |
| Areas of Outstanding Natural Beauty  |             |         |           |             |                             |
| Environmentally Sensitive Areas      |             |         |           |             |                             |
| Forest Parks                         |             |         |           |             |                             |
| Local Nature Reserves                | pg 37       |         |           | 1           | 1                           |
| Marine Nature Reserves               |             |         |           |             |                             |
| National Nature Reserves             |             |         |           |             |                             |
| National Parks                       |             |         |           |             |                             |
| Nitrate Sensitive Areas              |             |         |           |             |                             |
| Nitrate Vulnerable Zones             | pg 37       | 1       |           |             |                             |
| Ramsar Sites                         |             |         |           |             |                             |
| Sites of Special Scientific Interest |             |         |           |             |                             |
| Special Areas of Conservation        |             |         |           |             |                             |
| Special Protection Areas             |             |         |           |             |                             |
| World Heritage Sites                 |             |         |           |             |                             |



| Map ID | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR           |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------------|---------|---------------|
|        | <b>BGS Groundwater Flooding Susceptibility</b><br>Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | A18SW (NW)                             | 498                          | 1       | 386400 404000 |
|        | <b>BGS Groundwater Flooding Susceptibility</b><br>Flooding Type: Limited Potential for Groundwater Flooding to Occur                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | A7NE (SW)                              | 499                          | 1       | 386300 403100 |
| 1      | <b>Discharge Consents</b><br>Operator: United Utilities Water Limited<br>Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY)<br>Location: Victoria Avenue East, Manchester, Greater Manchester<br>Authority: Environment Agency, North West Region<br>Catchment Area: Not Supplied<br>Reference: 01man0113<br>Permit Version: 2<br>Effective Date: 3rd September 2010<br>Issued Date: 3rd September 2010<br>Revocation Date: 24th November 2014<br>Discharge Type: Public Sewage: Storm Sewage Overflow<br>Discharge: Freshwater Stream/River<br>Environment:<br>Receiving Water: Boardman Brook<br><b>Status:</b> <b>Surrendered under EPR 2010</b><br>Positional Accuracy: Located by supplier to within 10m                                                                 | A13NE (NE)                             | 343                          | 2       | 386880 403840 |
| 1      | <b>Discharge Consents</b><br>Operator: United Utilities Water Limited<br>Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY)<br>Location: Victoria Avenue East, Manchester, Greater Manchester<br>Authority: Environment Agency, North West Region<br>Catchment Area: Not Given<br>Reference: 01MAN0113<br>Permit Version: 1<br>Effective Date: 1st January 1995<br>Issued Date: Not Supplied<br>Revocation Date: 2nd September 2010<br>Discharge Type: Public Sewage: Storm Sewage Overflow<br>Discharge: Freshwater Stream/River<br>Environment:<br>Receiving Water: Boardman Brook<br><b>Status:</b> <b>Post National Rivers Authority Legislation where issue date &gt; 31/08/1989</b><br>Positional Accuracy: Located by supplier to within 100m                          | A13NE (NE)                             | 343                          | 2       | 386880 403840 |
| 2      | <b>Discharge Consents</b><br>Operator: United Utilities Water Limited<br>Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY)<br>Location: Mossway Cso 120 Mossway, Middleton, Manchester, Greater Manchester, M24 1nt<br>Authority: Environment Agency, North West Region<br>Catchment Area: Not Given<br>Reference: 016982901<br>Permit Version: 3<br>Effective Date: 14th November 1995<br>Issued Date: Not Supplied<br>Revocation Date: 19th February 2020<br>Discharge Type: Public Sewage: Storm Sewage Overflow<br>Discharge: Freshwater Stream/River<br>Environment:<br>Receiving Water: Boardman Brook<br><b>Status:</b> <b>Post National Rivers Authority Legislation where issue date &gt; 31/08/1989</b><br>Positional Accuracy: Located by supplier to within 100m | A18SE (NE)                             | 399                          | 2       | 386860 403920 |
| 2      | <b>Discharge Consents</b><br>Operator: United Utilities Water Limited<br>Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY)<br>Location: Mossway Cso 120 Mossway, Middleton, Manchester, Greater Manchester, M24 1nt<br>Authority: Environment Agency, North West Region<br>Catchment Area: Not Supplied<br>Reference: 016982901<br>Permit Version: 1<br>Effective Date: 1st January 1995<br>Issued Date: Not Supplied<br>Revocation Date: 10th May 1995<br>Discharge Type: Public Sewage: Storm Sewage Overflow<br>Discharge: Freshwater Stream/River<br>Environment:<br>Receiving Water: Boardman Brook<br><b>Status:</b> <b>Authorisation revoked</b><br>Positional Accuracy: Located by supplier to within 10m                                                            | A18SE (NE)                             | 399                          | 2       | 386860 403920 |

| Map ID | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR           |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------------|---------|---------------|
| 2      | <b>Discharge Consents</b><br>Operator: United Utilities Water Limited<br>Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY)<br>Location: Mossway Cso 120 Mossway, Middleton, Manchester, Greater Manchester, M24 1nt<br>Authority: Environment Agency, North West Region<br>Catchment Area: Not Supplied<br>Reference: 016982901<br>Permit Version: 2<br>Effective Date: 11th May 1995<br>Issued Date: Not Supplied<br>Revocation Date: 13th November 1995<br>Discharge Type: Public Sewage: Storm Sewage Overflow<br>Discharge: Freshwater Stream/River<br>Environment:<br>Receiving Water: Boardman Brook<br><b>Status: Authorisation revoked</b><br>Positional Accuracy: Located by supplier to within 10m             | A18SE (NE)                             | 399                          | 2       | 386860 403920 |
| 3      | <b>Discharge Consents</b><br>Operator: United Utilities Water Limited<br>Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY)<br>Location: Mossway Cso 120 Mossway, Middleton, Manchester, Greater Manchester, M24 1nt<br>Authority: Environment Agency, North West Region<br>Catchment Area: Not Supplied<br>Reference: 016982901<br>Permit Version: 4<br>Effective Date: 20th February 2020<br>Issued Date: 20th February 2020<br>Revocation Date: Not Supplied<br>Discharge Type: Public Sewage: Storm Sewage Overflow<br>Discharge: Freshwater Stream/River<br>Environment:<br>Receiving Water: Boardman Brook<br><b>Status: Varied under EPR 2010</b><br>Positional Accuracy: Located by supplier to within 10m        | A18SE (N)                              | 432                          | 2       | 386678 404003 |
| 4      | <b>Discharge Consents</b><br>Operator: United Utilities Water Limited<br>Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY)<br>Location: Charlestown Rd, Charlestown, Greater Manchester<br>Authority: Environment Agency, North West Region<br>Catchment Area: Not Given<br>Reference: 01man0124<br>Permit Version: 1<br>Effective Date: 15th September 1993<br>Issued Date: Not Supplied<br>Revocation Date: 15th September 1993<br>Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company<br>Discharge: Freshwater Stream/River<br>Environment:<br>Receiving Water: Boggart Hole Brook<br><b>Status: Authorisation revoked</b><br>Positional Accuracy: Located by supplier to within 100m         | A8NW (S)                               | 526                          | 2       | 386440 402980 |
| 5      | <b>Discharge Consents</b><br>Operator: United Utilities Water Limited<br>Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY)<br>Location: Charlestown Rd O/S 167, Charlestown, Greater Manchester<br>Authority: Environment Agency, North West Region<br>Catchment Area: Not Given<br>Reference: 01man0122<br>Permit Version: 1<br>Effective Date: 15th September 1993<br>Issued Date: Not Supplied<br>Revocation Date: 15th September 1993<br>Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company<br>Discharge: Freshwater Stream/River<br>Environment:<br>Receiving Water: Boggart Hole Brook<br><b>Status: Authorisation revoked</b><br>Positional Accuracy: Located by supplier to within 100m | A8NE (SE)                              | 539                          | 2       | 386950 403020 |