



Client:

Henderson Homes
Narlin, Clamhunger Lane
Mere
Knutsford
WA16 6QG

Principal Contractor:

BrennanConsult Ltd
Oak House
2 Gatley Road
Cheadle
Stockport
SK8 1PY

Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

Monet Lodge, Cavendish Road, Didsbury

Sept 2022

Site Ref: 6103/VMD V1.00 PCLRA

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- B1. Reference List of OS Historical Plans
- C1. Environmental Data Search Report Referenced 301701255_1_1
- C2. Coal Authority Mining Report Referenced 51003313862001

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Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

1. Introduction

This report is an account of a Phase I Desk Study and Preliminary Contaminated Land Risk Assessment carried out by GeoAssist Limited at the request of Henderson Homes as the developers of the site on Cavendish Road, Didsbury.

The work was commissioned following an instruction to proceed issued by Henderson Homes on 22nd September 2022.

The purpose of this Phase I investigation is to provide information in order to ensure that the site:

- Is assessed in accordance with the UK government methodology outlined online in Land Contamination Risk Management (LCRM)
- Satisfies the relevant requirements of the Updated National Planning Policy Framework February 2019
- Is suitable for the intended proposed land use. In this case, as residential with gardens and associated landscaping.

The approximate grid reference for the centre of the site is 383750, 392600 and the total area of the site is approximately 1,200 m². The area of the site is outlined with a red line on the site plan in Appendix A1 and the proposed site development plan forms Appendix A3.

2. Description of the Site

The site is a brownfield site in a residential suburban area of Didsbury located on land off Cavendish Road, Didsbury. The site forms an irregular shape, and the topography of the land is relatively level with the surrounding Land and property.

At the time of the site visit, the site was fenced off from public access and the surface cover was formed by long grass and shrubs.

A nursing home forms the Eastern boundary of the site and new build apartment blocks and properties form the southern and western boundary to the site with Cavendish Road and the site access present to the north. No visual or olfactory observations of contaminants were noted during the site walkover.

Photographs from the site visit form appendix A2 to this report.

3. Historical Researches

3.1 Historical Mapping

Examination of the historical maps of the area confirm that a hospital used to be located on the site.

A series of historical maps and ordnance plans have been reviewed as part of this search. The following table highlights plans and maps that are of particular significance for the purpose of this report. Where possible, reference to the large scale (1:1,250 & 1:2,500) plans and maps has been made in preference to those at smaller scales (1:10,560 & 1:10,000) as the details on the smaller scale plans and maps are often lacking because of the lower resolution at which they were originally drafted.

Date of Mapping	Scale	Potentially contaminative Feature within 250m of site boundary	Remarks	Direction from site	Distance from site(m)	Feature still present on recent edition
1848	1:10,560		Agricultural Land	On site	0	No
		Pond Features	Infilled by 1894	N	30	No
1894	1:2,500	Railway land		N	100	Yes
1894 – 1895	1:10,560		No significant change			
1907	1:2,500		No significant change			
1908 – 1911	1:10,560		No significant change			
1911	1:10,560		No significant change			
1923	1:10,560		No significant change			
1933	1:2,500		No significant change			
1934	1:10,560		Open land potentially occupied by Withington Hospital			
1938	1:2,500		No significant change			
1955	1:10,000		No significant change			
1956 – 1958	1:1,250		No significant change			
1965 – 1966	1:10,000		No significant change			
1971 – 1975	1:1,250	Withington Hospital access road		On site	0	No
1980 – 1986	1:1,250	Hospital Building		On site	0	No
1981 – 1985	1:10,000		No significant change			
1989	1:10,000		No significant change			
1992	1:1,250		No significant change			
1999	1:10,000		No significant change			
2022	1:10,000		Site cleared			

A comprehensive list of the Ordnance Survey historical maps as referred to is attached in Appendix B1 to this report.

3.2 Anecdotal Historical Information

Anecdotal historical information has not been provided as part of this investigation.

3.3 Previous Intrusive Investigation

No previous intrusive ground investigations are known to have been undertaken on the site. The issues to be covered in the present investigation are to provide information in respect of any potentially unacceptable geo-environmental risks arising from previous land uses in the immediate area of the site, including from ground gas, and the potential for any sources of contamination to impact future site receptors for the proposed scheme, including humans and controlled waters, via confirmed established pathways.

3.4 Environmental Data Search

An Environmental Data Search report referenced 301701255_1_1, has been used for background data on this site and is included as appendix C1.

3.4.1 Historical Land uses

The Environmental Data Search Report referenced 301701255_1_1, summarises past and present use of the site and adjacent areas up to 250m indicates that it is highly unlikely to have been significantly impacted from historical contaminative land uses on the site.

Information interpreted from the historical ordnance survey plans of the site indicate that the site and the immediate surrounds (250m) are unlikely possess the potential to be significantly impacted by land contamination associated with historical industrial land uses from both on and off-site sources.

3.4.2 Statutory Authorisations, Incidents and Registers

The Environmental data search report referenced 301701255_1_1, confirms that within 250m of the site boundary there is/are:

- § No Active Discharge Consents
- § No Local Authority Pollution Prevention and Control
- § One Pollution Incident to Controlled Waters –recorded as category 3 - minor incident, located 229m west of the site and occurred in 1995.

Given the age of, and distance from the site of the recorded incidents and consents, it is considered unlikely that the present site layout and any proposed development will have been or will be significantly impacted by any of the listed statutory authorisations, incidents and registers.

3.4.3 Landfill & Other Waste Sites

The Environmental data search report referenced 301701255_1_1, indicates that Manchester City Council had landfill data but passed it to the relevant environment agency. The Environment Agency England and Wales have supplied the following landfill and waste site data.

Table 3.4 A summary of the landfill data as provided by the Environment Agency England & Wales & the environmental data search report referenced 301701255_1_1

Site name	Material deposited	Operational period	Approximate distance from site (m)	Direction from site
Historical Landfill Sites within 250m				
Non-Identified				
Licensed waste management Facility within 250m				
Non-Identified				

The potential for ground gas generation from registered landfill sources and subsequent ingress into the proposed development is classified as low given the distance from the site to recorded potential sources of landfill gas.

3.4.4 In-Filled Land

Data from the County Series Surveys and the Ordnance Survey plans of the area along with information supplied within the environmental data search report referenced 301701255_1_1 confirms that there are likely to be small areas of infilled ground within 250m of the site. A low to moderate risk from contaminated ground/ground gas has been assigned from this source due to the distance and age of any potentially infilled land.

4. Geology & Hydrogeology

4.1 Site Geology

The relevant BGS 1:10,000 scale published geological map of the area SJ 89 SW and SJ 89 SE dated 2008, shows the site to be located over Glaciofluvial Sheet Deposits of Devensian Sand and Gravels. The BGS Lexicon indicates that boreholes in the area show that the Glaciofluvial sands and gravels are underlain by Glacial Till (Boulder Clay). The overall thickness of the drift deposits is not readily discernible.

The underlying solid geology is shown as being Wilmslow (Sherwood) Sandstone Formation, of the Triassic Period. No faults are shown as passing beneath the site.

4.2 Radon Affected Area

The Environmental data search report referenced 301701255_1_1, indicates that the site is in a lower probability radon area (less than 1% of homes are estimated to be at or above the action level). The site is in an area where no radon protective measures are necessary in the construction of new dwellings.

4.3 Hydrogeology and Groundwater Vulnerability

The Bedrock Aquifer Designation as determined by the British Geological Survey is: Principal Aquifer - These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer. The Superficial Aquifer Designation as determined by the British Geological Survey is mainly: Secondary A - permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

4.4 Surface Water

The plans of the site confirm that there are no surface water features within 250m of the site boundary.

Given the distance to the nearest surface water receptor it is highly unlikely that surface water in the area will be

impacted by the passage of water through the site in its present condition or following the proposed residential development and consequently the risk to surface waters is classified as low.

4.5 Subsurface Water

At present there is no evidence to suggest that the site in its present state or the proposed development will impact subsurface water receptors and consequently the risk to subsurface waters is classified as low.

4.6 Water Abstractions

The Environmental data search report referenced 301701255_1_1, indicates that there are no active water abstractions within 200m of the site and the site does not lie within a source protection zone. The Environment Agency England and Wales has defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. The maps show three main zones (inner Zone I, outer Zone II and total catchment Zone III).

5. Mineworkings & Mineral Sites

Information provided by the Coal Authority as part of the Environmental data search report referenced 301701255_1_1 indicates that the property is in an area which might not be affected by coal mining.

The report from the Coal Authority referenced 51003313862001, confirms that:

- § The property is not within a surface area that could be affected by any past underground mining.
- § The property is not within a surface area that could be affected by present underground mining
- § The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.
- § The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.
- § The property is not in an area likely to be affected from any planned future underground coal mining.
- § No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.
- § There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.
- § The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.
- § There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.
- § The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

- § The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.
- § There is no current Stop Notice delaying the start of remedial works or repairs to the property.
- § The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.
- § The Coal Authority has no record of a mine gas emission requiring action.
- § The property is not in an area where a notice to withdraw support has been given.
- § The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

The professional opinion of the Coal Authority report summarises that:

According to the official mining information records held by the Coal Authority at the time of this search, there were no areas of concern relating to coal mining.

The site is not located within a Coal Authority High Risk Area

Consequently, the risk to the proposed development on this site in respect of past, present or future coal workings or brine extraction is classified as very low.

6. Designated Environmentally Sensitive Sites

The environmental data search report referenced 301701255_1_1 indicates the site is not situated within, or within 250m of, an environmentally sensitive site.

7. Unexploded Ordnance (UXO) Assessment

An preliminary UXO report for the site has been prepared for the site by Alpha Associates which has concluded a Low Level of HE bombs during WWII in the area and the presence of UXO on the site as likely. As a result, GeoAssist have taken additional steps to further characterise the risk from UXO at the site Including from additional sources of information not utilised in the Alpha Associates Report.

These Include:

- § A high level knowledge of the underlying Geology
- § Detailed Plans and analysis of the Site

Consequently, The UXO risk at the site has been recategorized as Low for the ground investigation phase of the development.

8. Conceptual Site Model

The table below is the preliminary conceptual site model based on the information available at this time.

Table 8.1 Preliminary Conceptual model.

Potential Source /Hazard	Nature of Hazard (Risk Level to site given a Residential end use)	Contaminants Associated with Source	Potential Pathway	Potential Receptor
<i>Previous ON SITE Land uses:</i>				
1. Previous Land Use Agricultural land	Ground contamination Low Risk	None	Dermal Contact Ingestion Inhalation	Site Users Construction workers
	Gas from in-filled ground Low Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
2. Previous Land Use Hospital	Ground contamination Low to Moderate Risk	Metals and PAH	Dermal Contact Ingestion Inhalation	Site Users Construction workers
	Gas from in-filled ground Low Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
<i>Previous OFF SITE land uses within 250m as indicated by Historical Plans Including:</i>				
3. Pond Feature (Infilled)	Ground contamination Low Risk	Metals and PAH	None	Site Users Construction workers
	Gas from in-filled ground Low Risk	Carbon Dioxide Methane	Vertical and Lateral Migration	Site Users Future Buildings & Services
4. Railway	Ground contamination Low Risk	See DoE Industry profile	None	Site Users Construction workers
	Gas from in-filled ground Low Risk	None	None	Site Users Future Buildings & Services
5. Coal Workings	Geotechnical Hazard Low Risk	None	Ground Collapse Subsidence	Humans (site users) Future Buildings & Services
	Ground contamination Low Risk	None	None	Site Users Services
	Mine Gas Low Risk	None	None	Humans (site users) Future Buildings & Services

Only sources that have not been present on site in the past, or currently, are considered within the off site category. Unless the information is deemed to be pertinent to the analysis.

From the sources of information examined as part of this investigation a low to moderate potential for contaminated materials to be present on site has been established along with a low potential for the presence of ground gas.

9. Conclusions & Recommendations

The evidence presented elsewhere within this report indicates a requirement for further investigation in the form of intrusive site works. The evidence presented herein has demonstrated that the site and its immediate surrounds have been potentially impacted by historical on-site activity and as a consequence there is a requirement on this site for sources of potential contamination to be targeted. Details of the exact nature and extent of the intrusive works are likely to include the following:

1. A number of exploration holes to confirm the nature and type of materials underlying the site.
2. The sampling and testing of a number of representative soil samples for a range of determinants as listed in the conceptual model based on the recommendations in the DoE industry profiles and experience to enable a more robust quantitative risk assessment to be made in accordance with the methods set out in CLR11.
3. The preparation of a quantitative contaminated land risk assessment report detailing the results of the ground investigation, updating of the conceptual model to include the quantitative analysis and the implications of the results in terms of future development.

9.1 Supplementary Recommendations

If the proposed development is being warranted under a guarantee scheme such as that operated by the NHBC, then a basic site investigation for both geotechnical and environmental purposes will be required as part of the standard terms of the agreement and the developer should seek to obtain such services as soon as possible.



Matthew Benson MSc GMICE
Geotechnical/Environmental Engineer

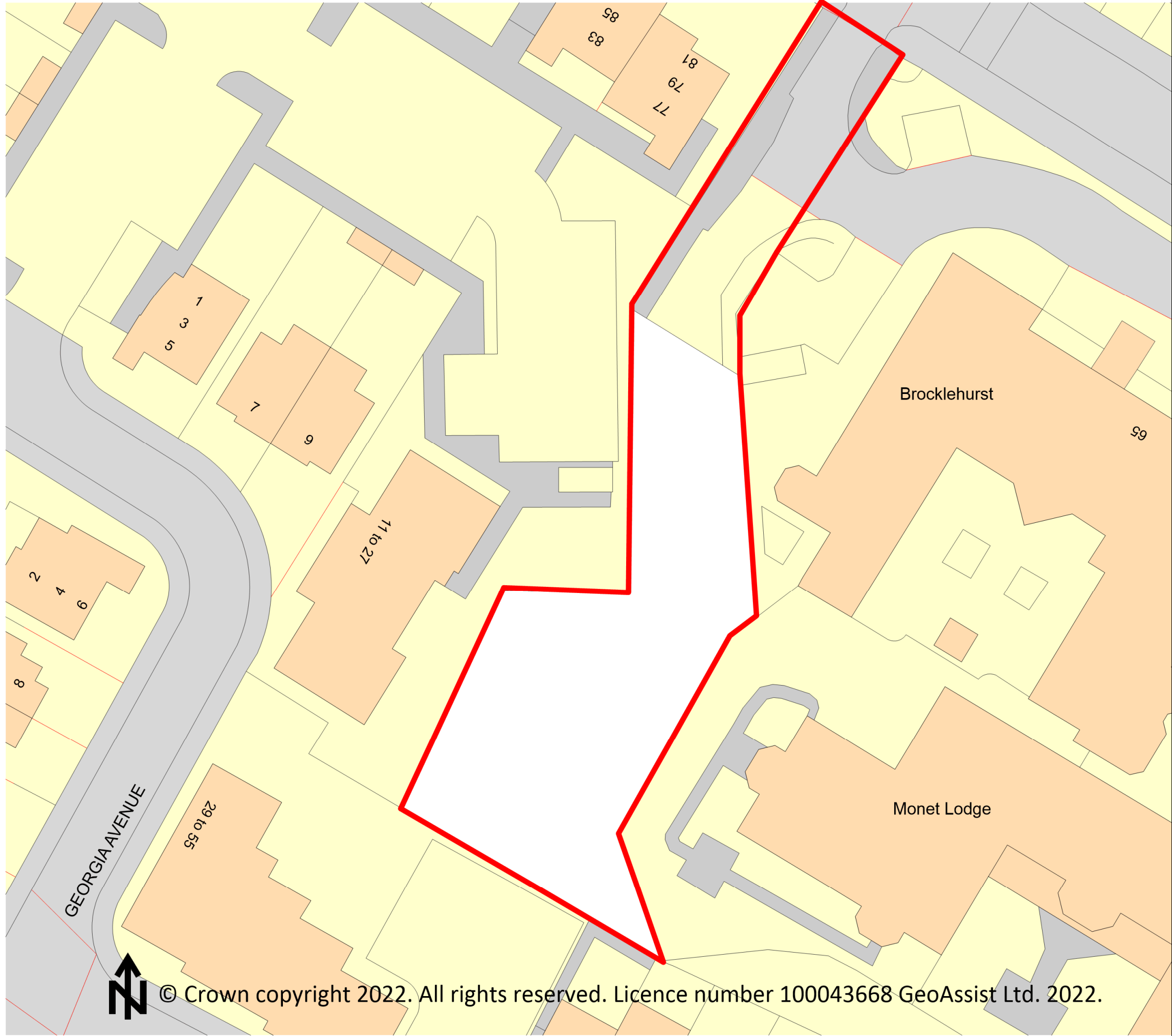


Mark Richardson MSc CEng MICE
Technical Director

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Appendix A

- A1 Site Plan
- A2 Site Photographs
- A3 Site Development Plan



A1 Site Plan

Site Name	Monet Lodge
Location	Cavendish Road, Didsbury
GeoAssist Ref	6103VMD
Client	Henderson Homes
	Narlin, Clamhunger Lane Mere Knutsford WA16 6QG
Planning Consultant	BrennanConsult Ltd
NGR (centre of site)	383750,392600
Production Date	Nov 22
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

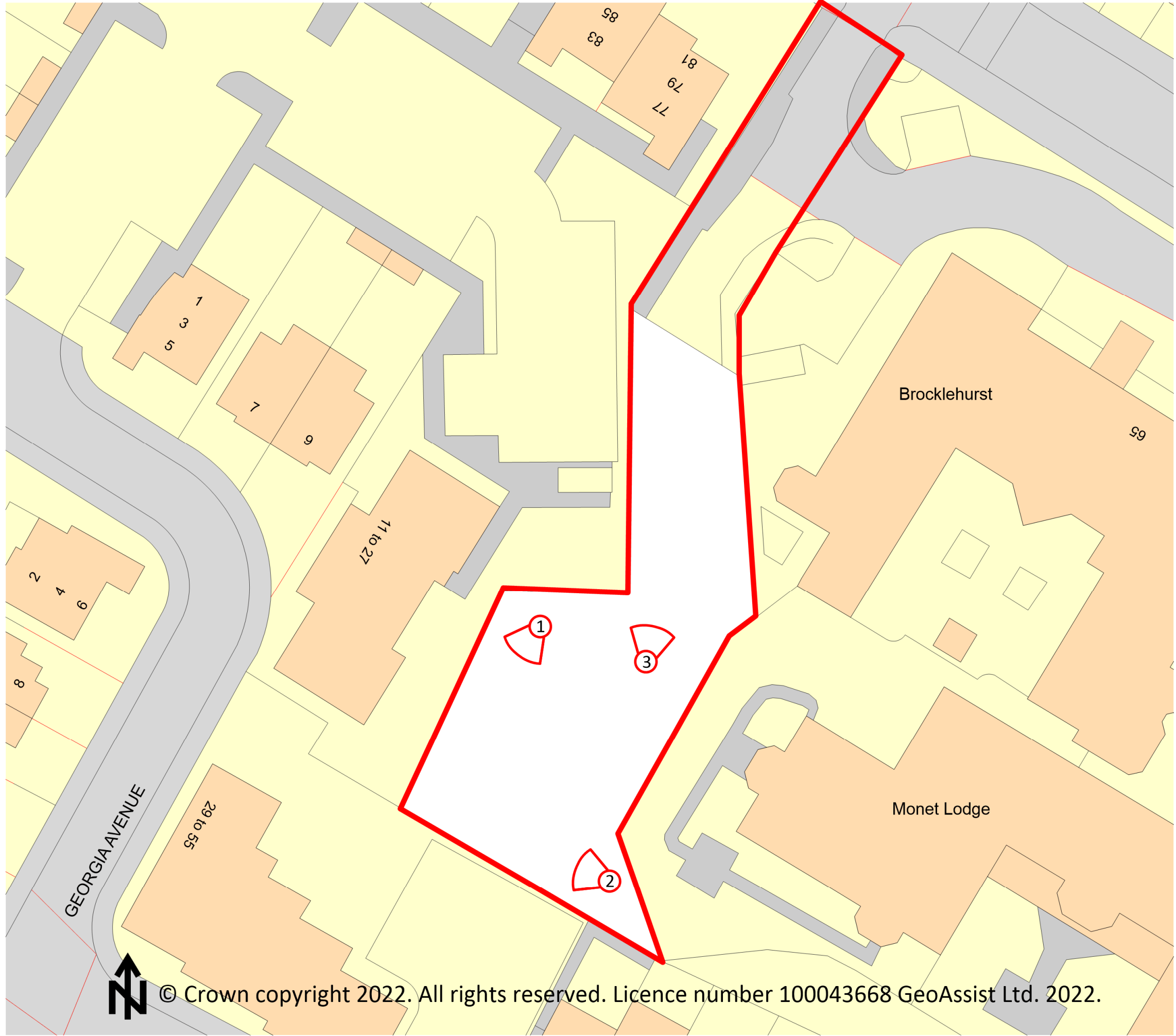
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6103GALv1.00



A2 Site Photos

Site Name	Monet Lodge
Location	Cavendish Road, Didsbury
GeoAssist Ref	6103VMD
Client	Henderson Homes
	Narlin, Clamhunger Lane Mere Knutsford WA16 6QG
Planning Consultant	BrennanConsult Ltd
NGR (centre of site)	383750,392600
Production Date	Nov 22
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36



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A2 Site Photo Plan

Site Name	Monet Lodge
Location	Cavendish Road, Didsbury
GeoAssist Ref	6103VMD
Client	Henderson Homes
	Narlin, Clamhunger Lane Mere Knutsford WA16 6QG
Planning Consultant	BrennanConsult Ltd
NGR (centre of site)	383750,392600
Production Date	Nov 22
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36



A3 Development Plan

Site Name	Monet Lodge
Location	Cavendish Road, Didsbury
GeoAssist Ref	6103VMD
Client	Henderson Homes
	Narlin, Clamhunger Lane Mere Knutsford WA16 6QG
Planning Consultant	BrennanConsult Ltd
NGR (centre of site)	383750,392600
Production Date	Nov 22
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

Appendix B

B1 Reference List of OS Historical Plans

Appendix B1

Map Series Name	Published	Source Scale
Lancashire And Furness	1848	1:10,560
Cheshire	1882	1:10,560
Lancashire And Furness	1894-1895	1:10,560
Cheshire	1899	1:10,560
Lancashire And Furness	1908-1911	1:10,560
Cheshire	1911	1:10,560
Cheshire	1911	1:10,560
Lancashire And Furness	1923	1:10,560
Lancashire And Furness	1934	1:10,560
Lancashire And Furness	1938	1:10,560
Cheshire	1938	1:10,560
Ordnance Survey Plan	1955	1:10,560
Ordnance Survey Plan	1965-1966	1:10,560
Ordnance Survey Plan	1976	1:10,000
Ordnance Survey Plan	1981-1985	1:10,000
Ordnance Survey Plan	1989	1:10,000
Ordnance Survey Plan	1990	1:10,000
10K Raster Mapping	1999	1:10,000
StreetView	2022	1:10,000

p



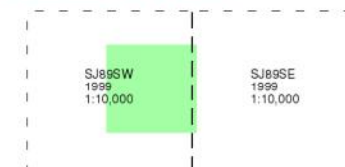
10k Raster Mapping

Published 1999

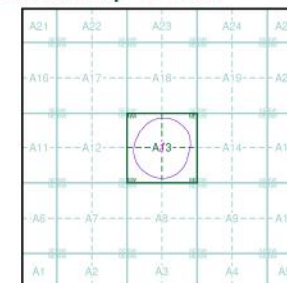
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A

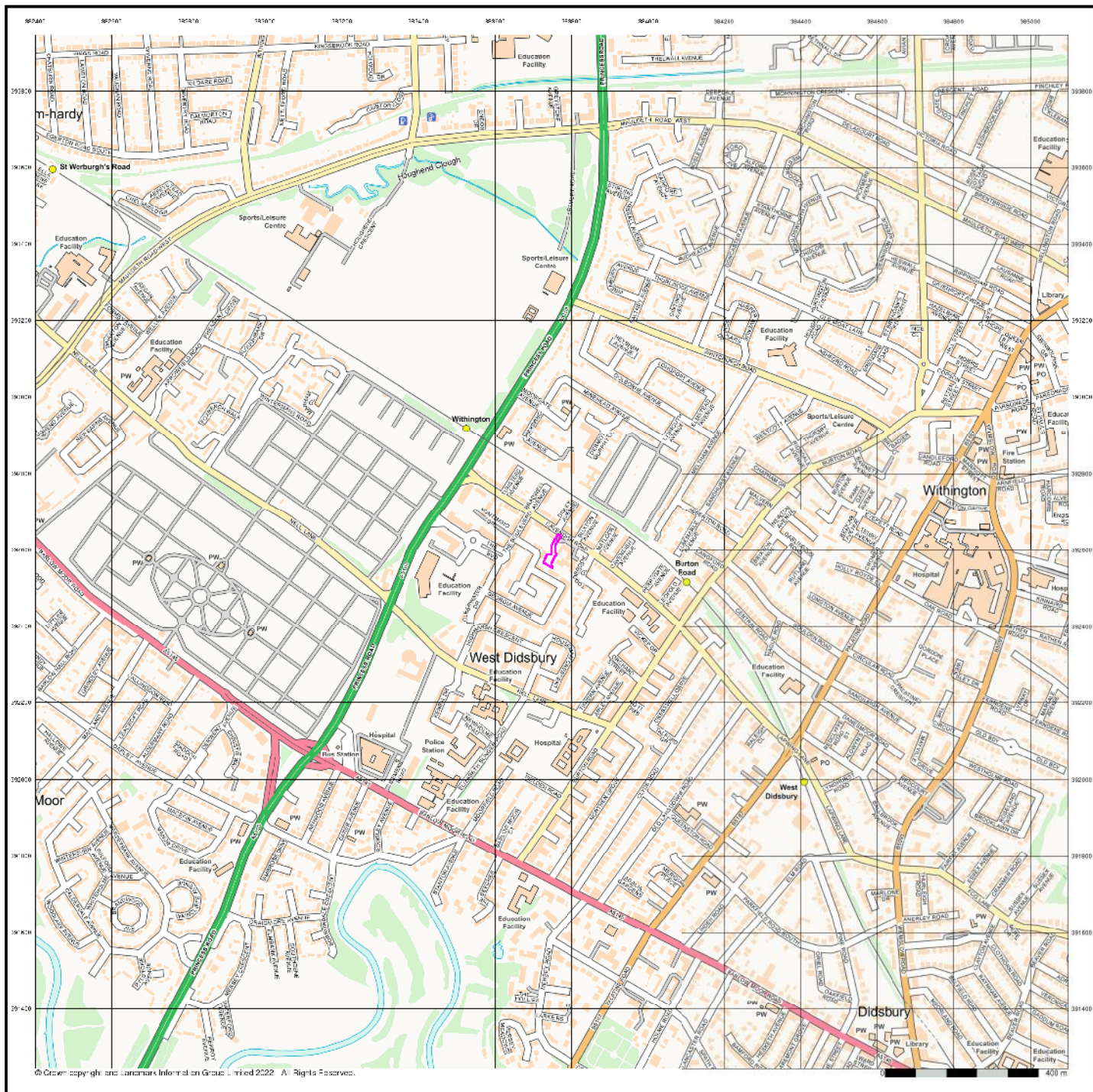


Order Details

Order Number: 301701255_1_1
Customer Ref: 6103/VMD
National Grid Reference: 383750, 392600
Slice: A
Site Area (Ha): 0.12
Search Buffer (m): 250

Site Details

Monet Lodge, 67, Cavendish Road, MANCHESTER, M20 1JG



Street View

Published 2022

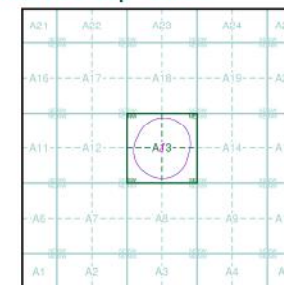
Source map scale - 1:10,000

Street View is a street-level map for the whole of Great Britain produced by the Ordnance Survey. These maps are provided at a nominal scale of 1:10,000

Map Name(s) and Date(s)



Street View Map - Slice A



Order Details

Order Number: 301701255_1_1
Customer Ref: 6103/VMD
National Grid Reference: 383750, 392600
Slice: A
Site Area (Ha): 0.12
Search Buffer (m): 250

Site Details

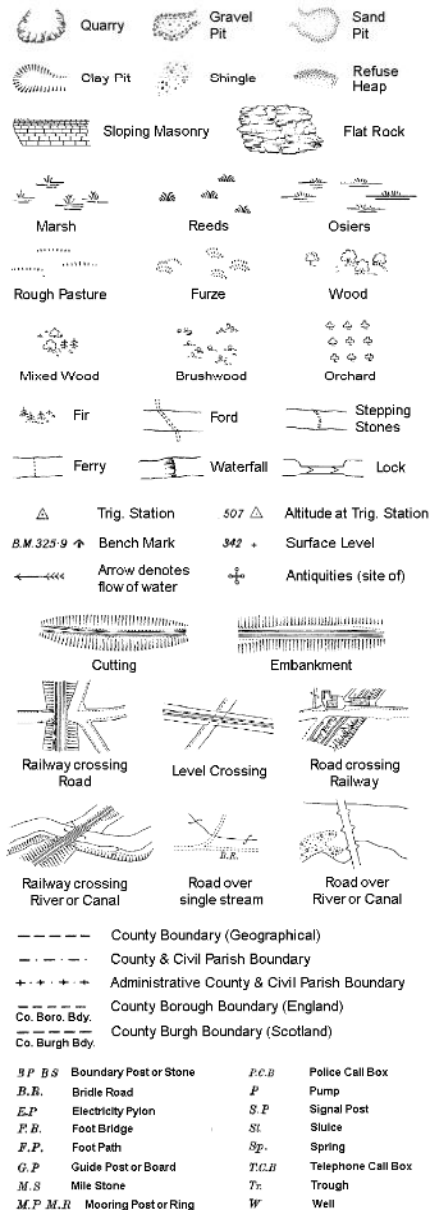
Monet Lodge, 67, Cavendish Road, MANCHESTER, M20 1JG

Appendix B1 Continued

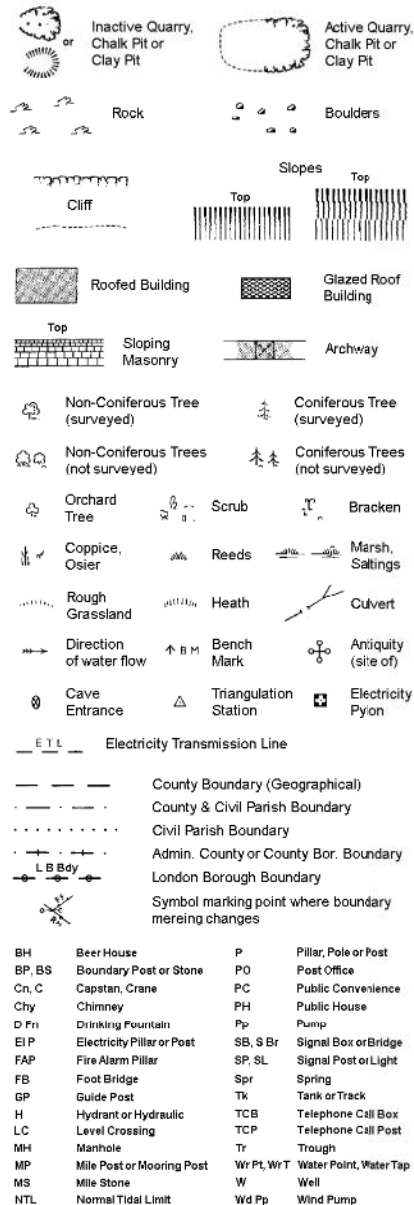
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Lancashire And Furness	1894	1:2,500
Cheshire	1898	1:2,500
Lancashire And Furness	1907	1:2,500
Cheshire	1910	1:2,500
Lancashire And Furness	1933	1:2,500
Ordnance Survey Plan	1956-1958	1:2,500
Ordnance Survey Plan	1956-1958	1:1,250
Ordnance Survey Plan	1971-1975	1:1,250
Additional SIMs	1980-1986	1:1,250
Additional SIMs	1982-1989	1:1,250
Ordnance Survey Plan	1990	1:1,250
Additional SIMs	1991	1:1,250
Large-Scale National Grid Data	1992	1:1,250
Large-Scale National Grid Data	1993-1994	1:1,250
Large-Scale National Grid Data	1996	1:1,250

Historical Mapping Legends

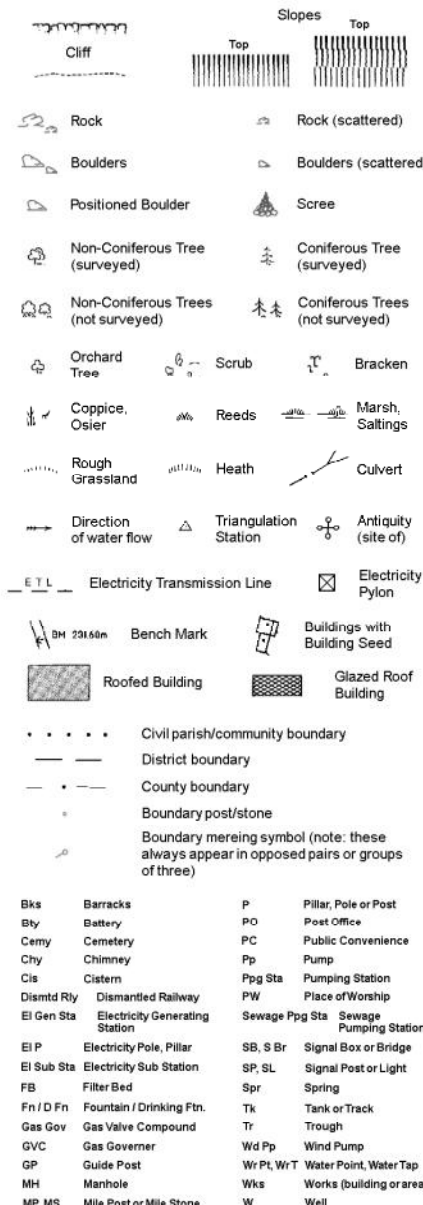
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



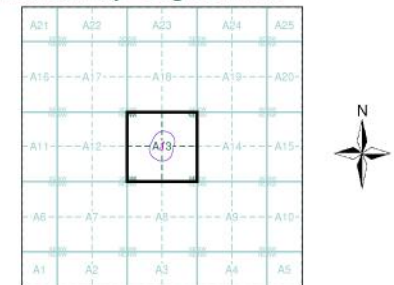
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Cheshire	1:2,500	1872	2
Lancashire And Furness	1:2,500	1894	3
Cheshire	1:2,500	1898	4
Lancashire And Furness	1:2,500	1907	5
Cheshire	1:2,500	1910	6
Lancashire And Furness	1:2,500	1933	7
Ordnance Survey Plan	1:1,250	1956 - 1958	8
Ordnance Survey Plan	1:2,500	1956 - 1958	9
Ordnance Survey Plan	1:1,250	1971 - 1975	10
Additional SIMs	1:1,250	1980 - 1986	11
Additional SIMs	1:1,250	1982 - 1989	12
Ordnance Survey Plan	1:1,250	1990	13
Additional SIMs	1:1,250	1991	14
Large-Scale National Grid Data	1:1,250	1992	15
Large-Scale National Grid Data	1:1,250	1993 - 1994	16
Large-Scale National Grid Data	1:1,250	1996	17

Historical Map - Segment A13

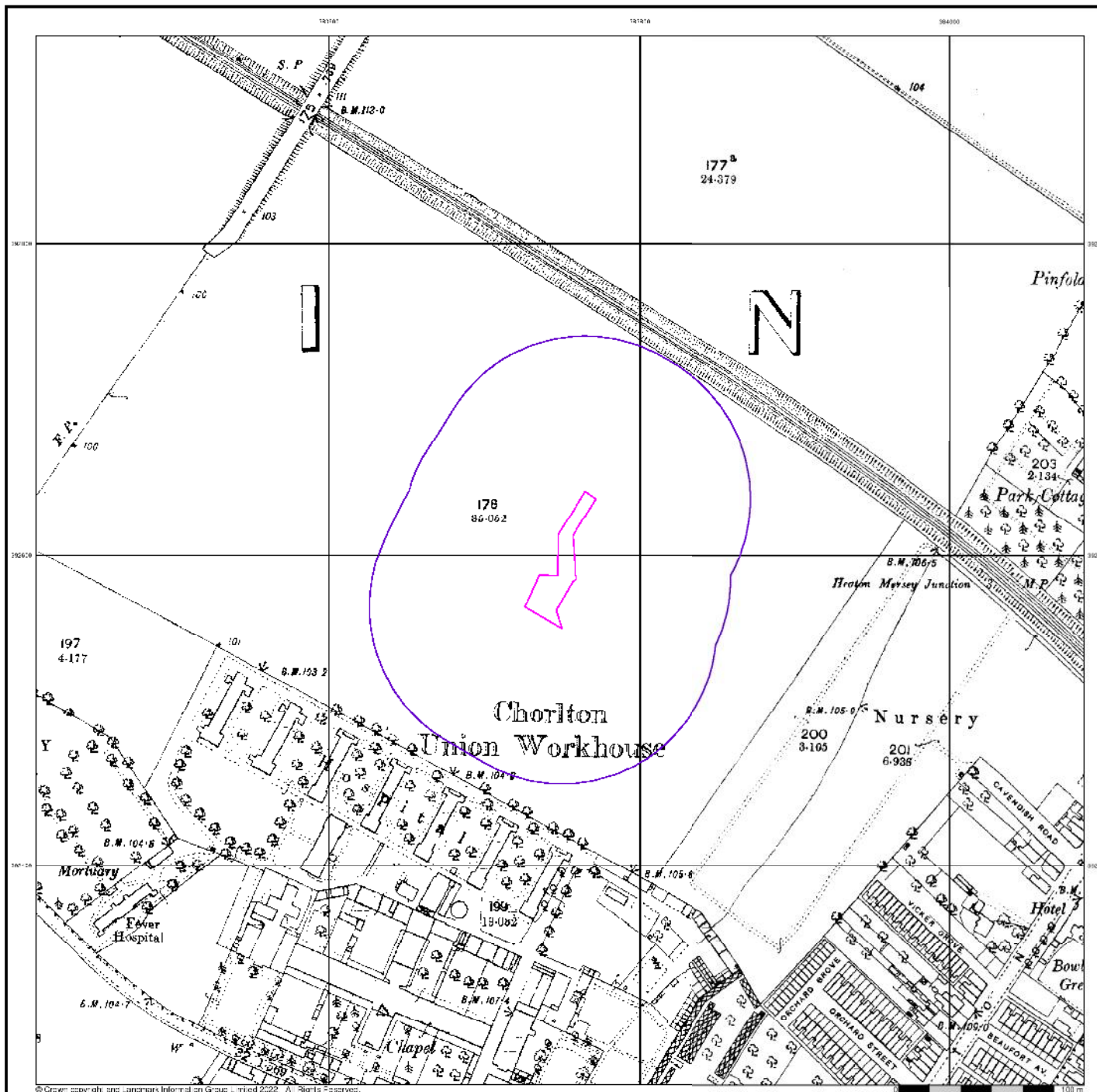


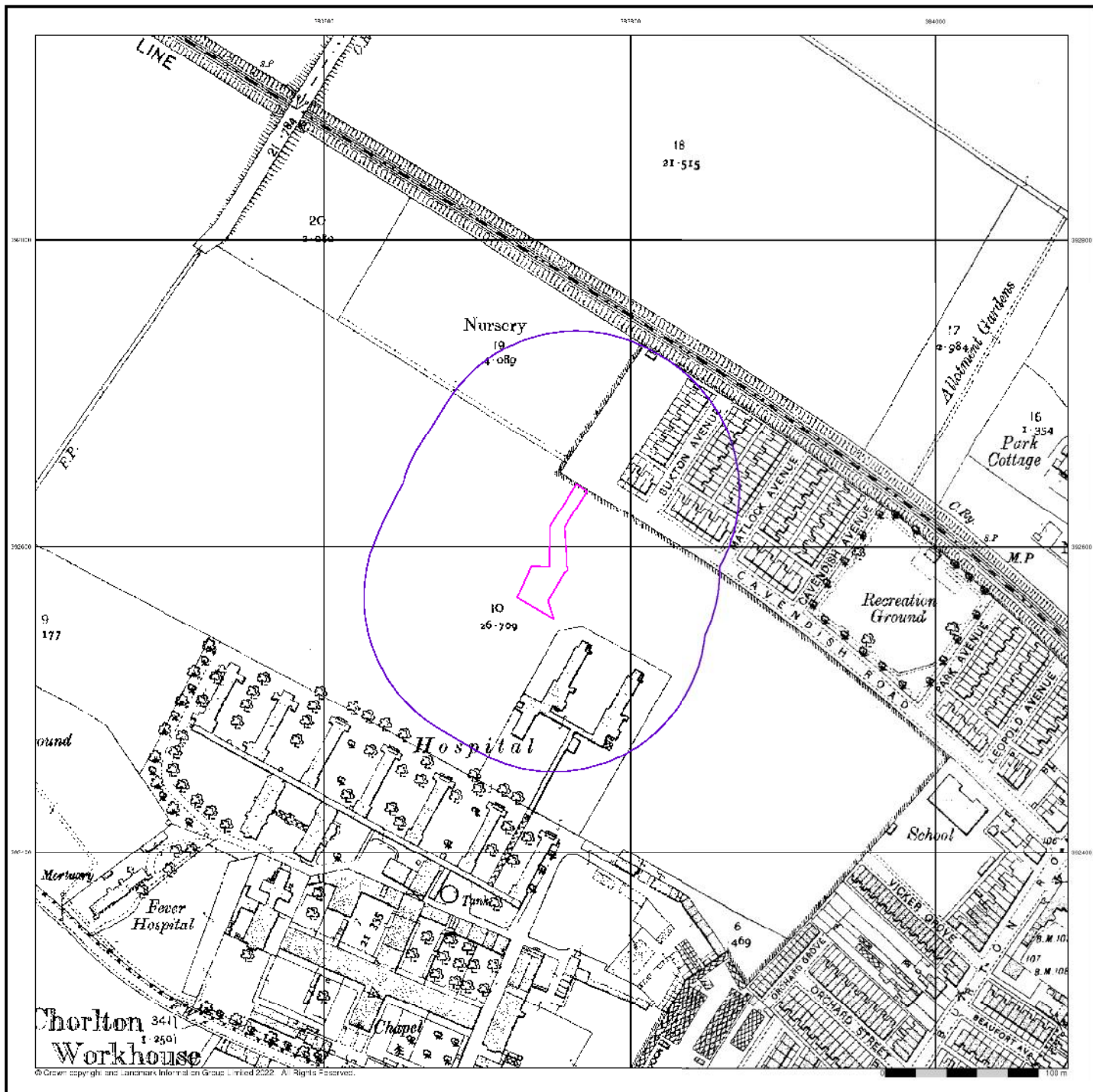
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Order Number: 301701255_1_1
 Customer Ref: 6103/VMD
 National Grid Reference: 383750, 392600
 Slice: A
 Site Area (Ha): 0.12
 Search Buffer (m): 100

Site Details

Monet Lodge, 67, Cavendish Road, MANCHESTER, M20 1JG





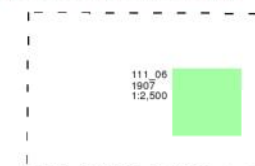
Lancashire And Furness

Published 1907

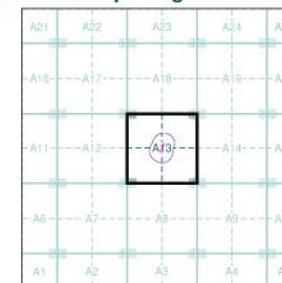
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

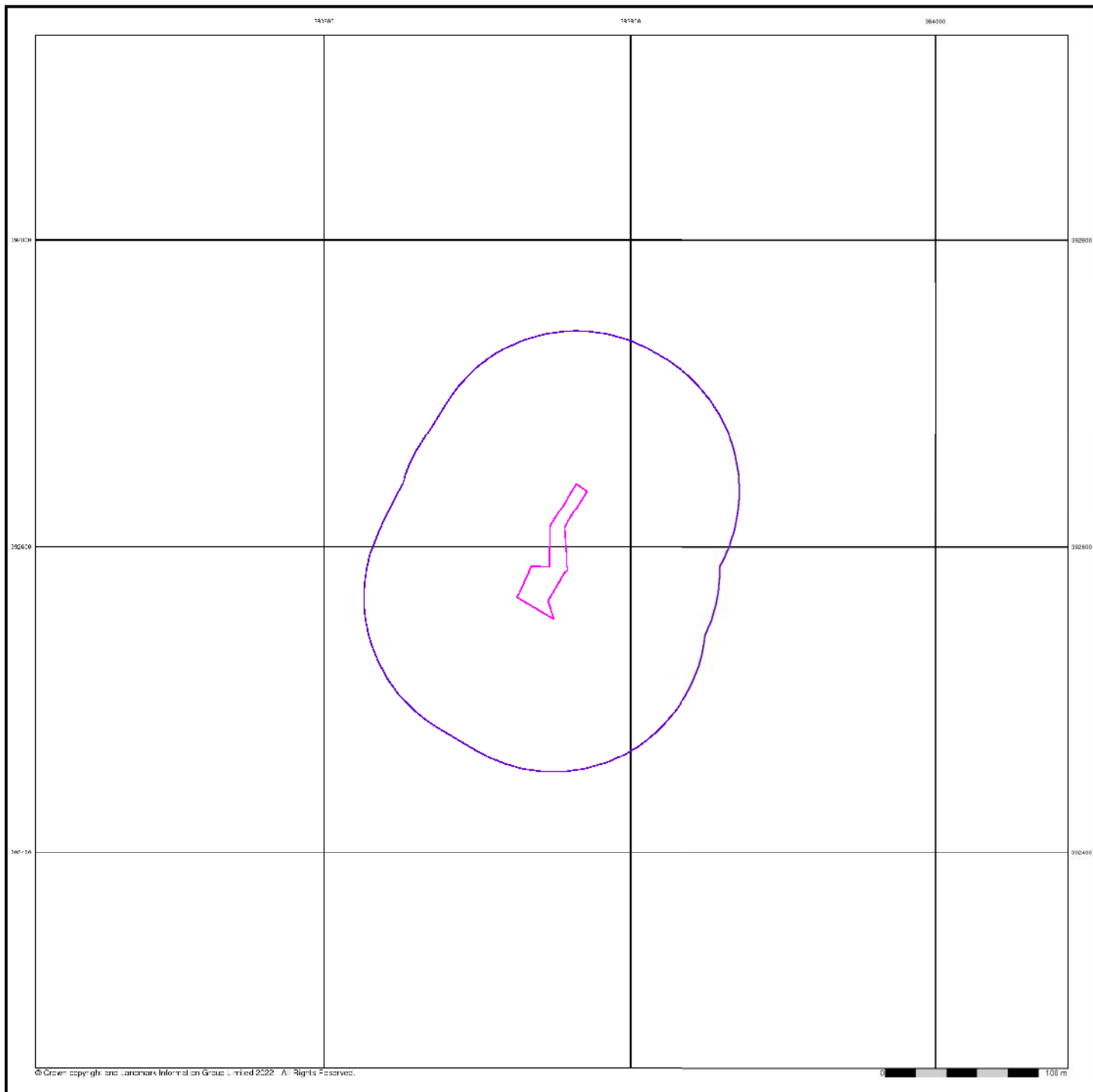


Order Details

Order Number: 301701255_1_1
Customer Ref: 6103/VMD
National Grid Reference: 383750, 392600
Slice: A
Site Area (Ha): 0.12
Search Buffer (m): 100

Site Details

Monet Lodge, 67, Cavendish Road, MANCHESTER, M20 1JG



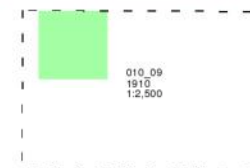
Cheshire

Published 1910

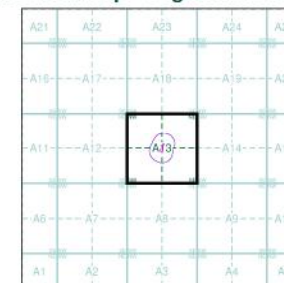
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

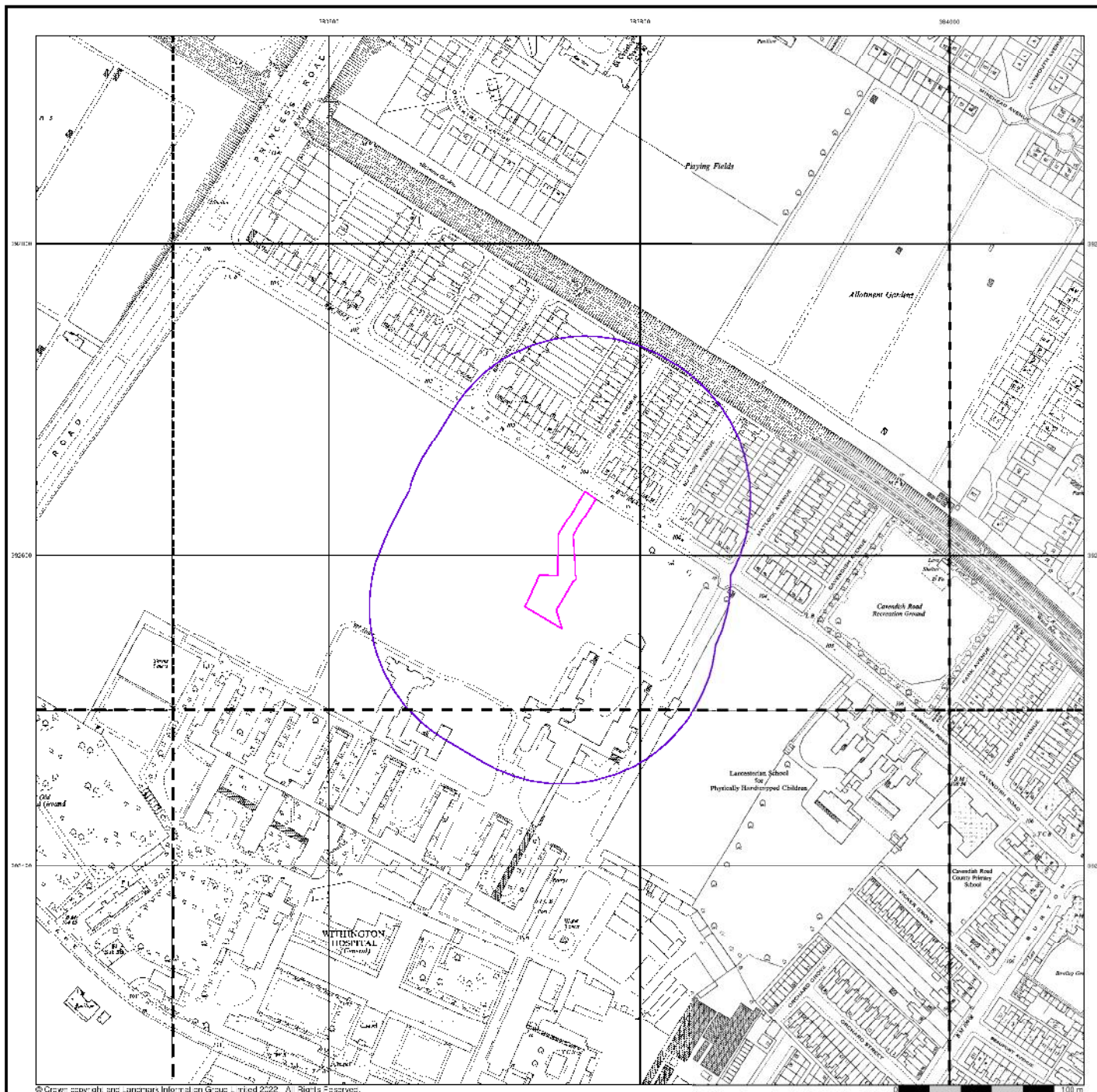


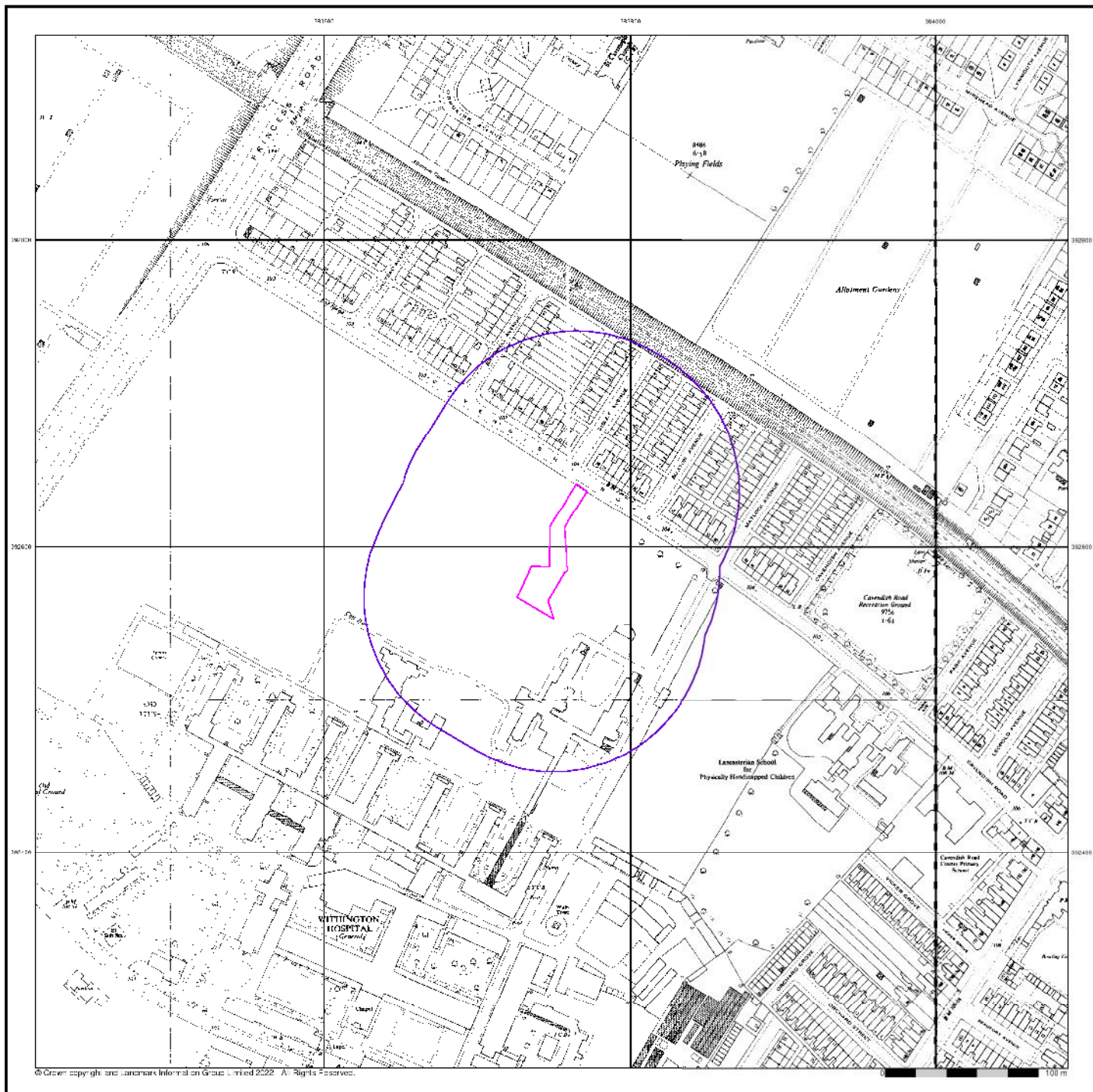
Order Details

Order Number: 301701255_1_1
Customer Ref: 6103/VMD
National Grid Reference: 383750, 392600
Slice: A
Site Area (Ha): 0.12
Search Buffer (m): 100

Site Details

Monet Lodge, 67, Cavendish Road, MANCHESTER, M20 1JG





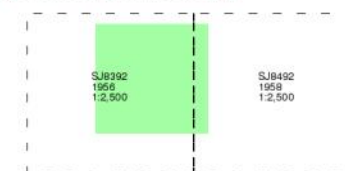
Ordnance Survey Plan

Published 1956 - 1958

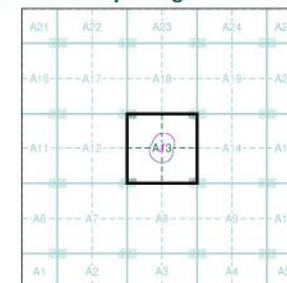
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

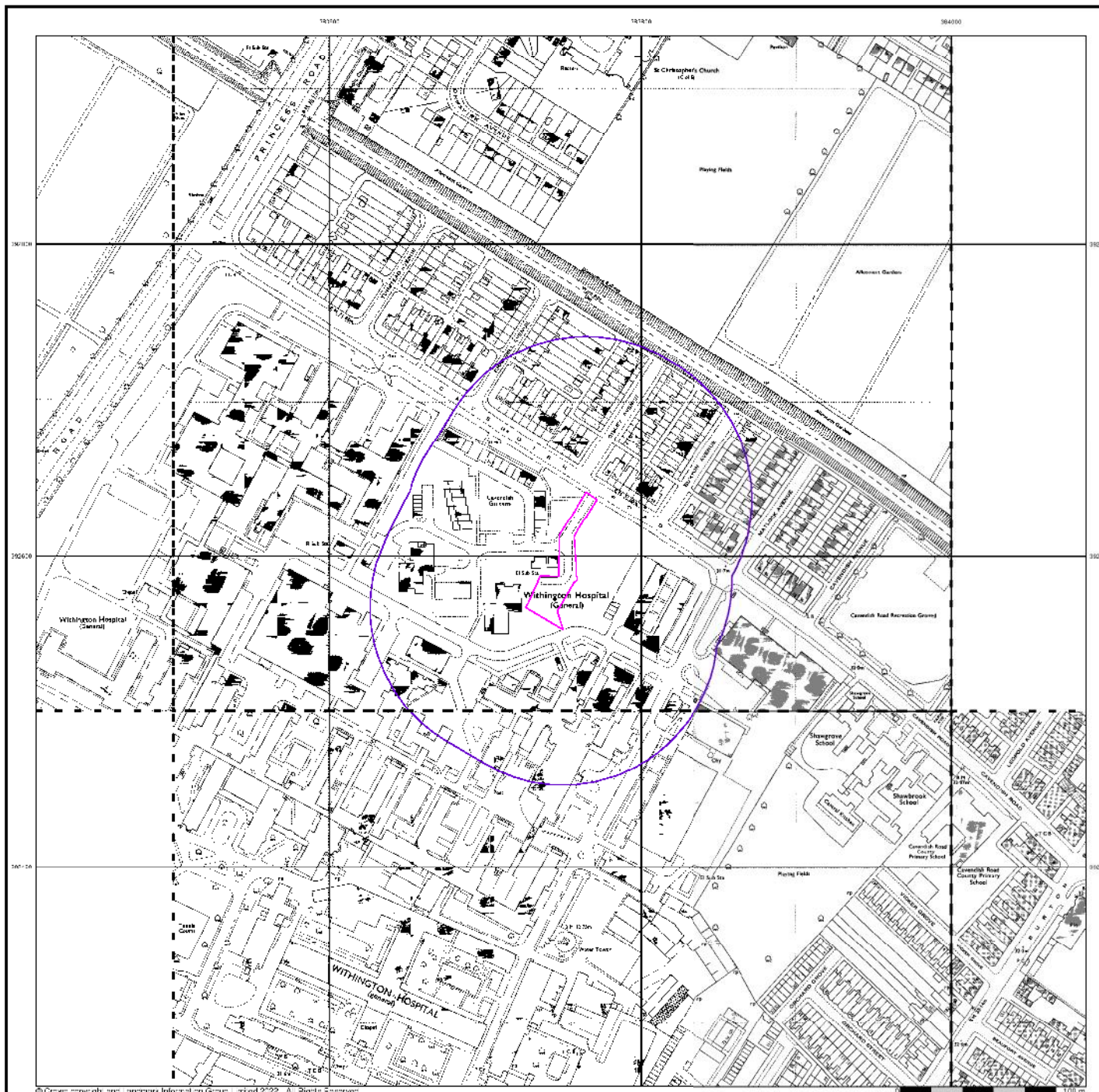


Order Details

Order Number: 301701255_1_1
Customer Ref: 6103/VMD
National Grid Reference: 383750, 392600
Slice: A
Site Area (Ha): 0.12
Search Buffer (m): 100

Site Details

Monet Lodge, 67, Cavendish Road, MANCHESTER, M20 1JG



The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's, in 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

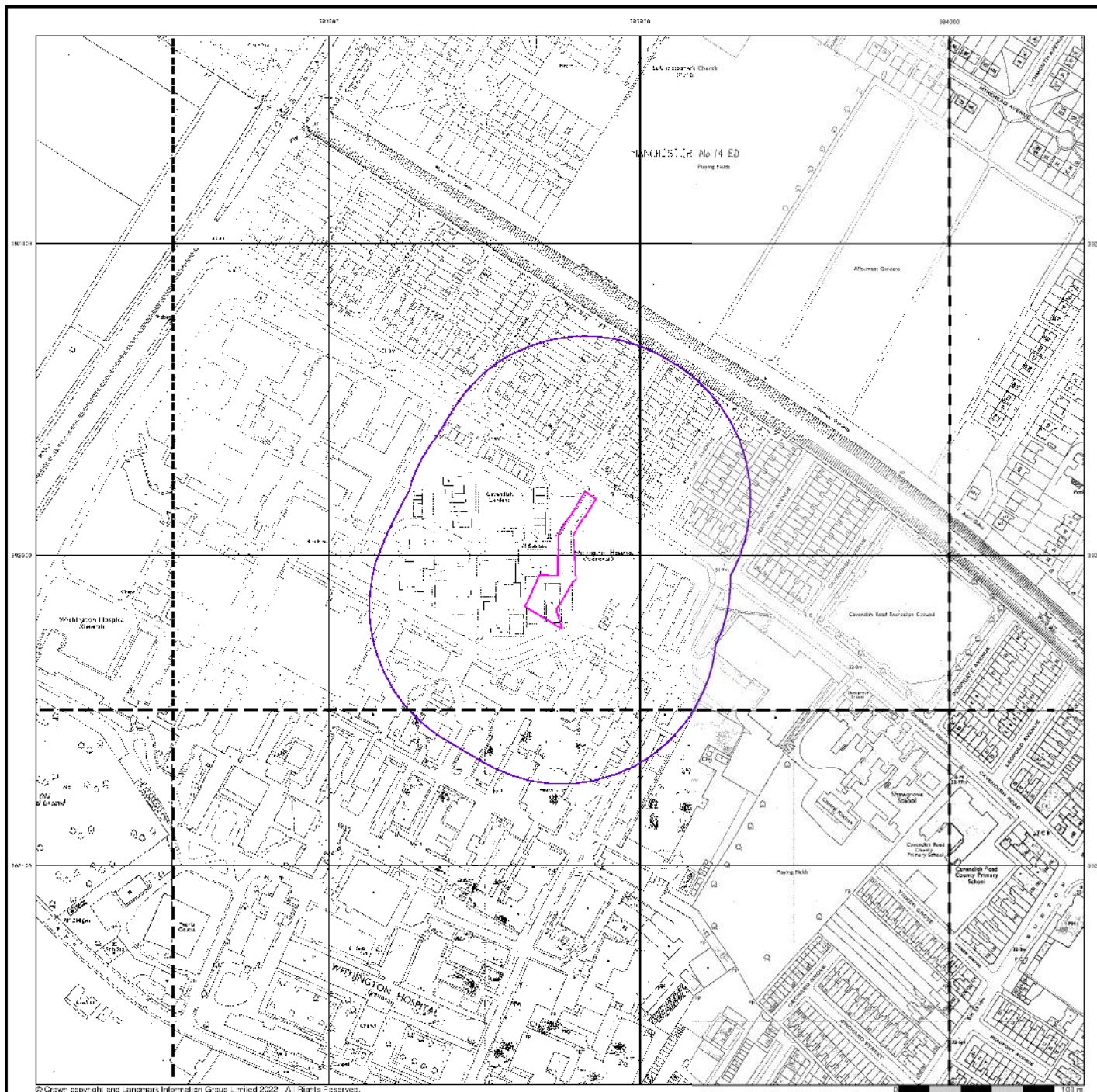
Historical Map - Segment A13



Order Details

Site Details

Landmark
INFORMATION GROUP



Additional SIMs

Published 1980 - 1986

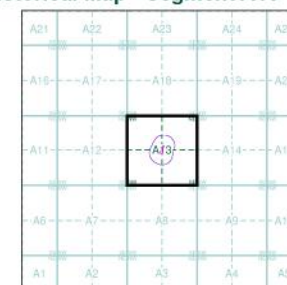
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ8392NW 1982 1:1,250	SJ8392NE 1983 1:1,250	SJ8492NW 1980 1:1,250
SJ8392SW 1980 1:1,250	SJ8392SE 1982 1:1,250	SJ8492SW 1986 1:1,250

Historical Map - Segment A13

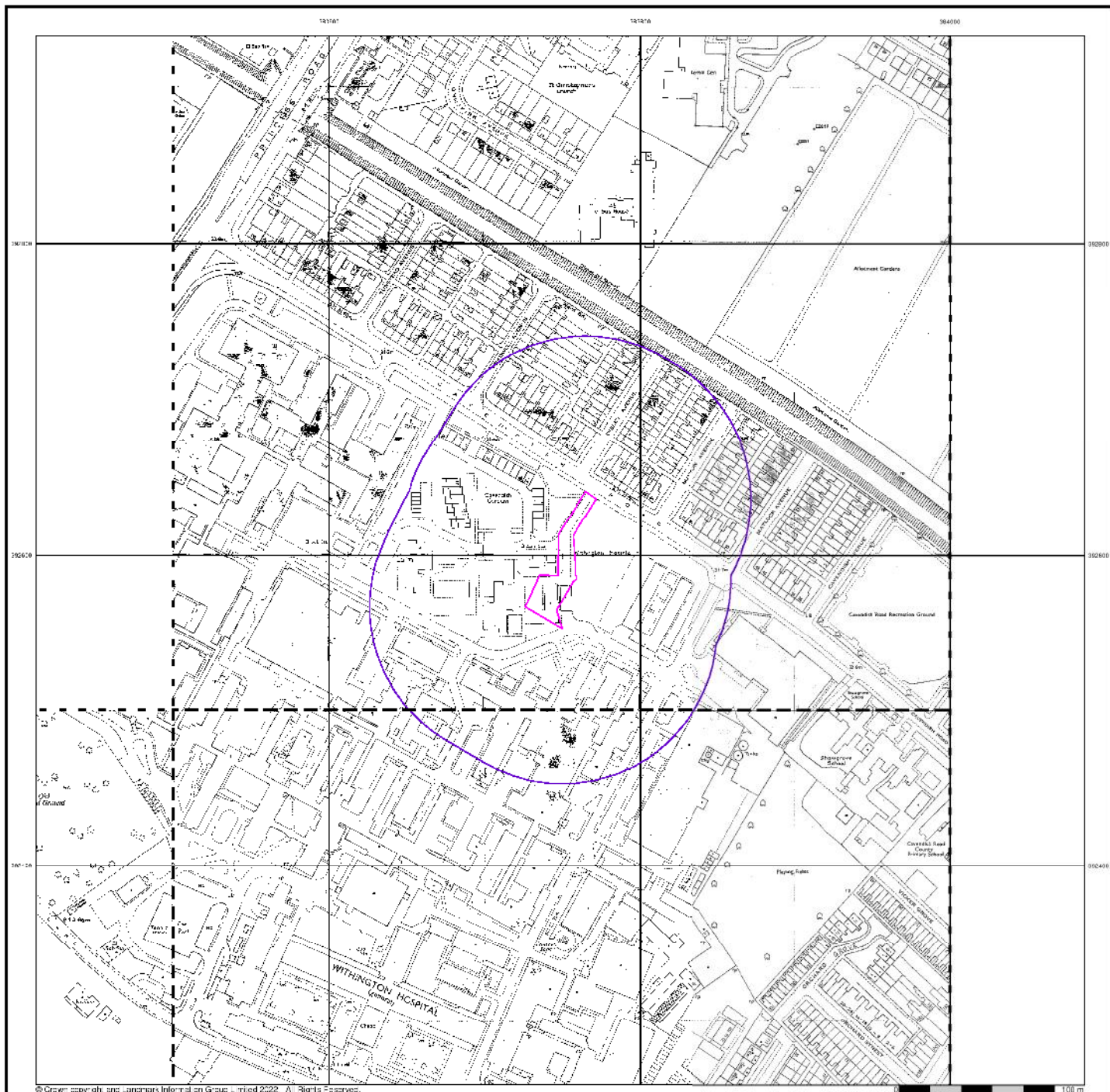


Order Details

Order Number: 301701255_1_1
Customer Ref: 6103/VMD
National Grid Reference: 383750, 392600
Slice: A
Site Area (Ha): 0.12
Search Buffer (m): 100

Site Details

Monet Lodge, 67, Cavendish Road, MANCHESTER, M20 1JG



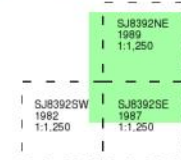
Additional SIMs

Published 1982 - 1989

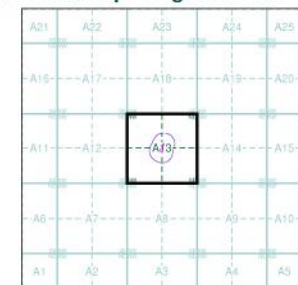
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13

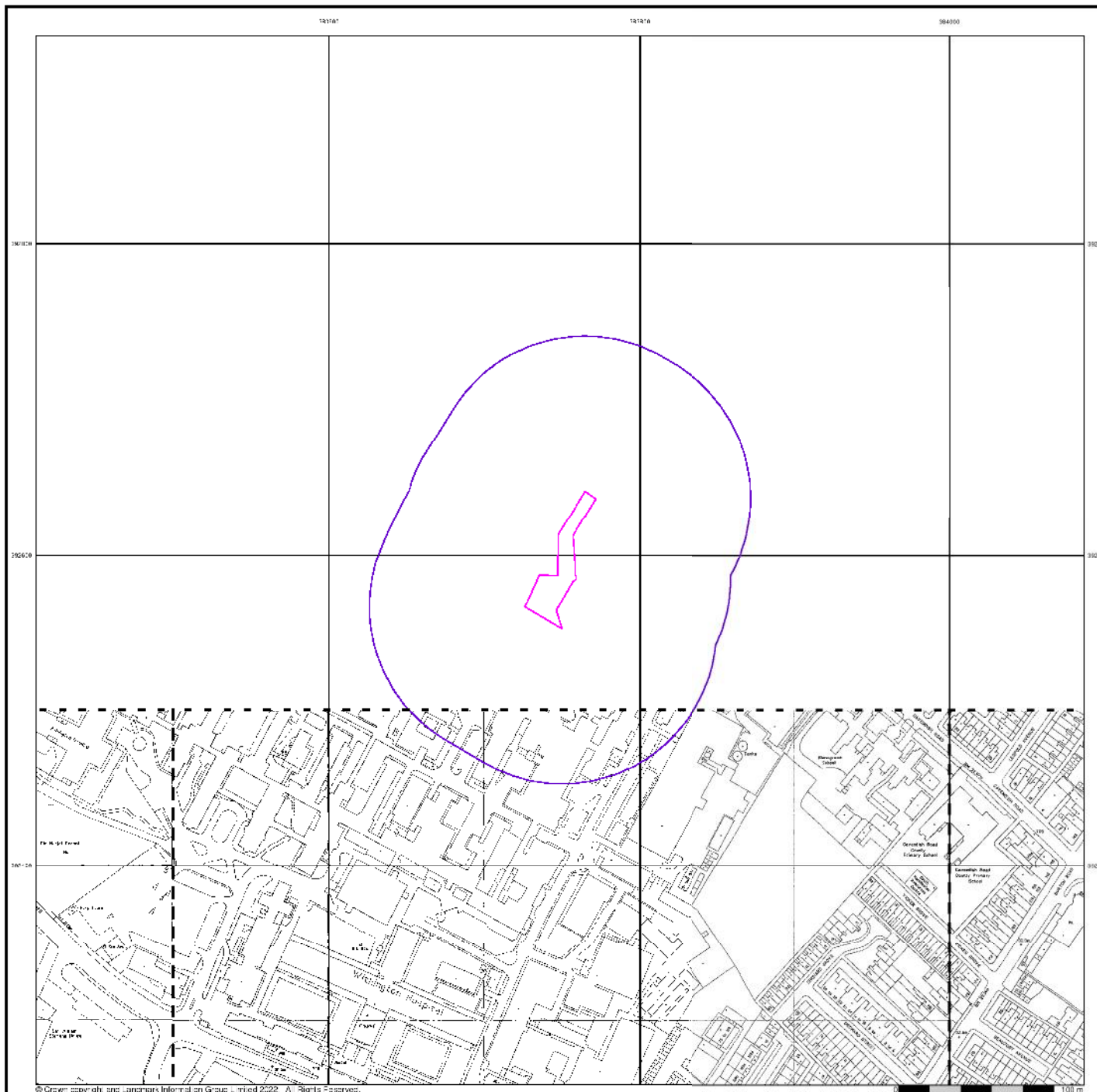


Order Details

Order Number: 301701255_1_1
Customer Ref: 6103/VMD
National Grid Reference: 383750, 392600
Slice: A
Site Area (Ha): 0.12
Search Buffer (m): 100

Site Details

Monet Lodge, 67, Cavendish Road, MANCHESTER, M20 1JG



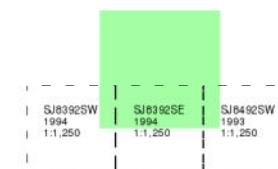
Large-Scale National Grid Data

Published 1993 - 1994

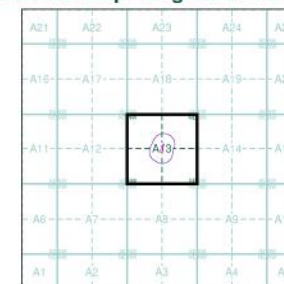
Source map scale - 1:1,250

⁹ 'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the forerunners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

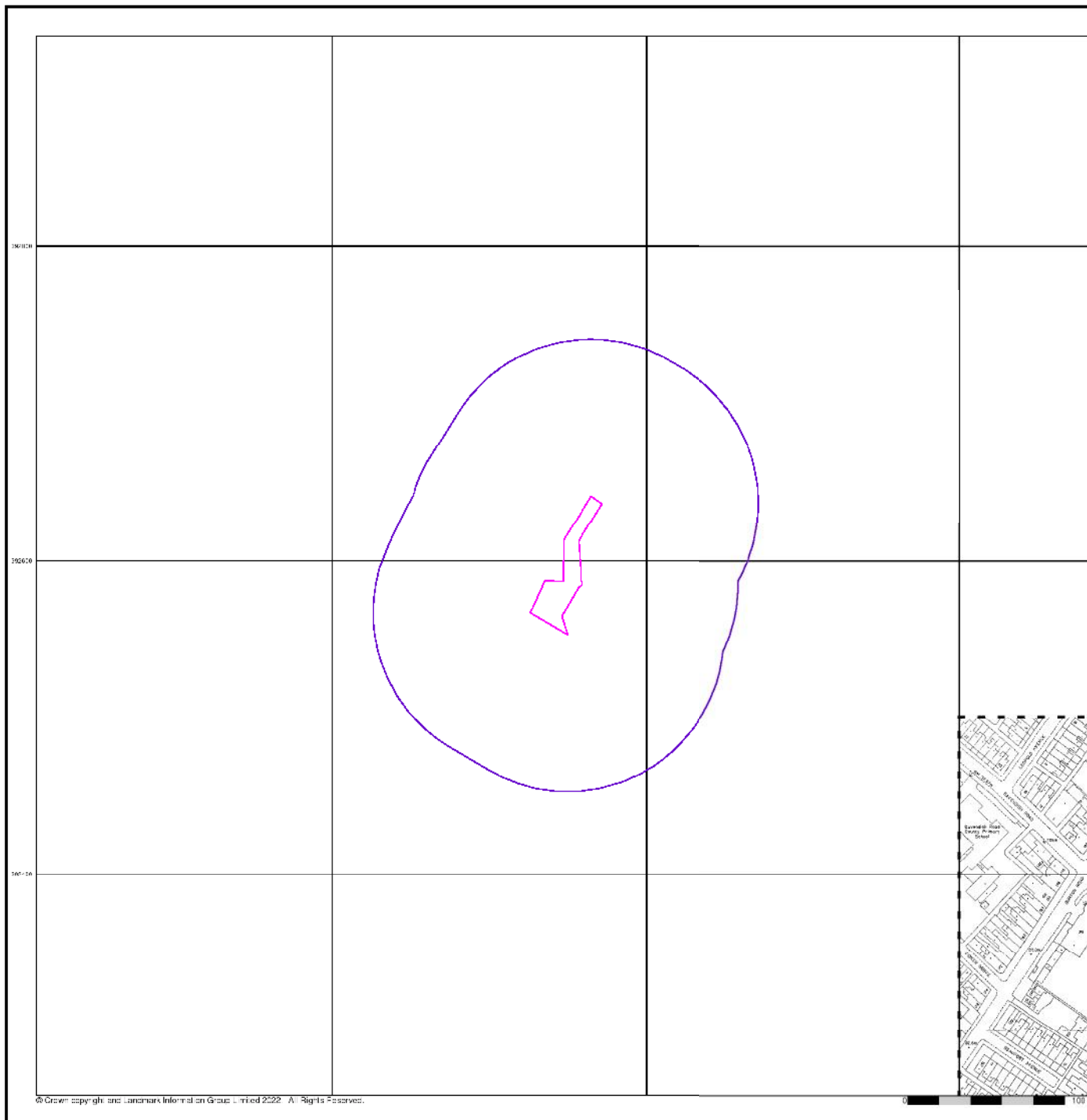
Order Number: 301701255_1_1
Customer Ref: 6103/VMD
National Grid Reference: 383750, 392600
Slice: A
Site Area (Ha): 0.12
Search Buffer (m): 100

Site Details

Monet Lodge, 67, Cavendish Road, MANCHESTER, M20 1JG

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



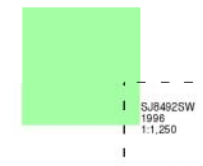
Large-Scale National Grid Data

Published 1996

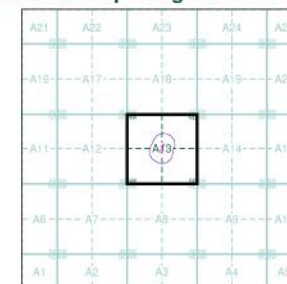
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SLM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

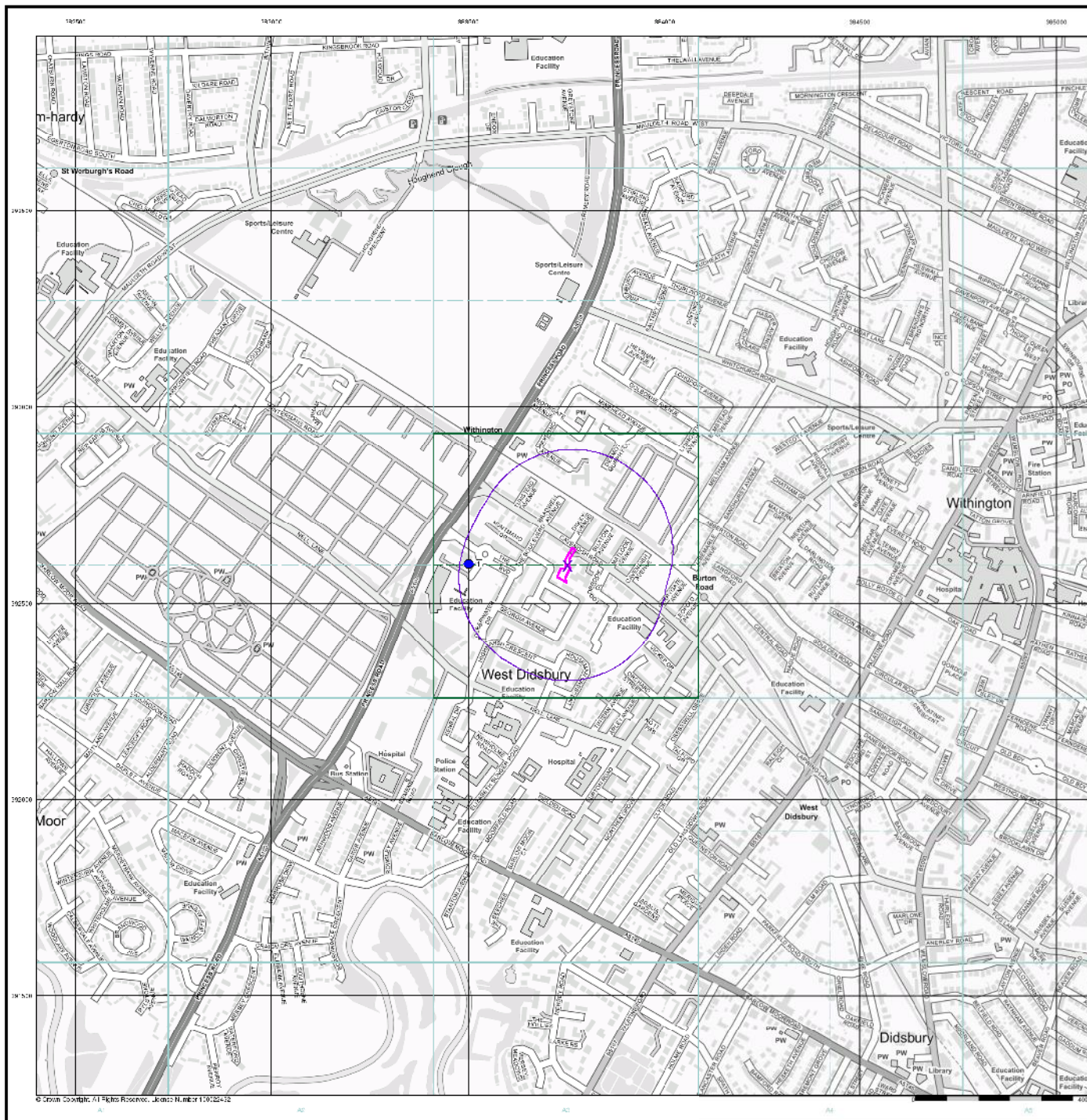
Order Number: 301701255_1_1
Customer Ref: 6103/VMD
National Grid Reference: 383750, 392600
Slice: A
Site Area (Ha): 0.12
Search Buffer (m): 100

Site Details

Monet Lodge, 67, Cavendish Road, MANCHESTER, M20 1JG

Appendix C

- C1 Environmental Data Search
- C2 Coal Authority Mining Report



General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice (Discharge Consent)
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Waste

- BOS Recorded Landfill Site (Location)
- BOS Recorded Landfill Site (Location)
- EA Historic Landfill (buffered Point)
- EA Historic Landfill (Maytag)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point buffered to 100m)
- Registered Landfill Site (Point buffered to 250m)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

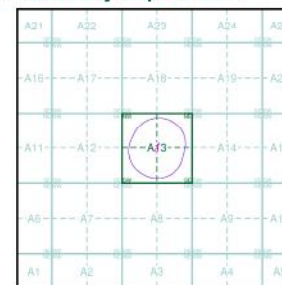
Geological

- BOS Recorded Mineral Site

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- COMAH Site
- Explosive Site
- NIHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

Site Sensitivity Map - Slice A



Order Details

Order Number: 301701255_1_1
Customer Ref: 6103/VMD
National Grid Reference: 383750, 392600
Slice: A
Site Area (Ha): 0.12
Search Buffer (m): 250

Site Details

Monet Lodge, 67, Cavendish Road, MANCHESTER, M20 1JG

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

301701255_1_1

Customer Reference:

6103/VMD

National Grid Reference:

383750, 392600

Slice:

A

Site Area (Ha):

0.12

Search Buffer (m):

250

Site Details:

Monet Lodge, 67
Cavendish Road
MANCHESTER
M20 1JG

Client Details:

Mr M Richardson
GeoAssist Ltd
Unit 4
Sheffield Street
Heaton Norris
Stockport
Cheshire
SK4 1RU

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	2
Hazardous Substances	-
Geological	3
Industrial Land Use	4
Sensitive Land Use	-
Data Currency	5
Data Suppliers	9
Useful Contacts	10

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 (*up to 500m)
Agency & Hydrological			
BGS Groundwater Flooding Susceptibility	pg 1	Yes	
Contaminated Land Register Entries and Notices			
Discharge Consents			
Prosecutions Relating to Controlled Waters			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			
Local Authority Pollution Prevention and Control Enforcements			
Nearest Surface Water Feature			
Pollution Incidents to Controlled Waters	pg 1		1
Prosecutions Relating to Authorised Processes			
Registered Radioactive Substances			
River Quality			
River Quality Biology Sampling Points			
River Quality Chemistry Sampling Points			
Substantiated Pollution Incident Register			
Water Abstractions			
Water Industry Act Referrals			
Groundwater Vulnerability Map	pg 1	Yes	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a
Bedrock Aquifer Designations	pg 1	Yes	n/a
Superficial Aquifer Designations	pg 1	Yes	n/a
Source Protection Zones			
Extreme Flooding from Rivers or Sea without Defences			
Flooding from Rivers or Sea without Defences			
Areas Benefiting from Flood Defences			
Flood Water Storage Areas			
Flood Defences			
OS Water Network Lines			

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Waste			
BGS Recorded Landfill Sites			
Historical Landfill Sites			
Integrated Pollution Control Registered Waste Sites			
Licensed Waste Management Facilities (Landfill Boundaries)			
Licensed Waste Management Facilities (Locations)			
Local Authority Landfill Coverage	pg 2	1	n/a
Local Authority Recorded Landfill Sites			
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			
Geological			
BGS 1:625,000 Solid Geology	pg 3	Yes	n/a
BGS Recorded Mineral Sites			
CBSCB Compensation District			n/a
Coal Mining Affected Areas			n/a
Mining Instability			n/a
Man-Made Mining Cavities			
Natural Cavities			
Non Coal Mining Areas of Great Britain			
Potential for Collapsible Ground Stability Hazards	pg 3	Yes	
Potential for Compressible Ground Stability Hazards			
Potential for Ground Dissolution Stability Hazards			
Potential for Landslide Ground Stability Hazards	pg 3	Yes	
Potential for Running Sand Ground Stability Hazards	pg 3	Yes	
Potential for Shrinking or Swelling Clay Ground Stability Hazards			
Radon Potential - Radon Affected Areas			n/a
Radon Potential - Radon Protection Measures			n/a

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Industrial Land Use			
Contemporary Trade Directory Entries	pg 4		4
Fuel Station Entries			
Gas Pipelines			
Underground Electrical Cables			
Sensitive Land Use			
Ancient Woodland			
Areas of Adopted Green Belt			
Areas of Unadopted Green Belt			
Areas of Outstanding Natural Beauty			
Environmentally Sensitive Areas			
Forest Parks			
Local Nature Reserves			
Marine Nature Reserves			
National Nature Reserves			
National Parks			
Nitrate Sensitive Areas			
Nitrate Vulnerable Zones			
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
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (SW)	0	1	383752 392596
	Nearest Surface Water Feature None				
1	Pollution Incidents to Controlled Waters Property Type: Private Sewage (Non-PLC): Sewerage Systems Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Crude Sewage Note: Tributary Bollin Incident Date: 18th September 1995 Incident Reference: 95512356 Catchment Area: Bollin Receiving Water: Not Given Cause of Incident: Blocked Sewer Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NW (W)	229	2	383500 392600
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - High Vulnerability Combined Vulnerability: High Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: High Bedrock Flow: Intergranular Dilution: 300-550 mm/year Baseflow Index: >70% Superficial: >90% Patchiness: >10m Superficial Thickness: High Superficial Recharge:	A13SE (SW)	0	3	383752 392596
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A13SE (SW)	0	3	383752 392596
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13SE (SW)	0	3	383752 392596
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
	OS Water Network Lines None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: Manchester City Council - Had landfill data but passed it to the relevant environment agency		0	4	383752 392596

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Triassic Rocks (Undifferentiated)	A13SE (SW)	0	1	383752 392596
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	383752 392596
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	383752 392596
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	383752 392596
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	383752 392596
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	383752 392596
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	383752 392596
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	383752 392596
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	383752 392596

Industrial Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
2	Contemporary Trade Directory Entries Name: Disablement Services Centre Location: Cavendish Rd, Manchester, M20 1LB Classification: Hospitals Status: Inactive Positional Accuracy: Manually positioned to the address or location	A13SW (SW)	150	-	383650 392438
3	Contemporary Trade Directory Entries Name: Optegra Eye Hospital Manchester Location: One Didsbury Point, 2, The Avenue, Didsbury, Manchester, M20 2EY Classification: Hospitals Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (W)	242	-	383490 392619
3	Contemporary Trade Directory Entries Name: Optegra Eye Hospital Manchester Location: Ground Floor, One Didsbury Point, 2, The Avenue, Manchester, M20 2EY Classification: Hospitals Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (W)	242	-	383490 392619
3	Contemporary Trade Directory Entries Name: Bougyues Energy Services Location: One Didsbury Point, 2 The Avenue, Didsbury, Manchester, Greater Manchester, M20 2EY Classification: Engineers - General Status: Active Positional Accuracy: Automatically positioned to the address	A13NW (W)	242	-	383490 392619

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Environment Agency - Head Office Manchester City Council - Environmental Health Department	June 2020 October 2017	Annually Annual Rolling Update
Discharge Consents Environment Agency - North West Region	July 22	Quarterly
Enforcement and Prohibition Notices Environment Agency - North West Region	March 2013	
Integrated Pollution Controls Environment Agency - North West Region	January 2009	
Integrated Pollution Prevention And Control Environment Agency - North West Region	July 2022	Quarterly
Local Authority Integrated Pollution Prevention And Control Manchester City Council - Environmental Health Department	September 2014	Variable
Local Authority Pollution Prevention and Controls Manchester City Council - Environmental Health Department	September 2014	Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements Manchester City Council - Environmental Health Department	September 2014	Variable
Nearest Surface Water Feature Ordnance Survey	June 2022	
Pollution Incidents to Controlled Waters Environment Agency - North West Region	January 2000	
Prosecutions Relating to Authorised Processes Environment Agency - North West Region	July 2015	
Prosecutions Relating to Controlled Waters Environment Agency - North West Region	March 2013	
Registered Radioactive Substances Environment Agency - North West Region	June 2016	As notified
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	April 2012	
River Quality Chemistry Sampling Points Environment Agency - Head Office	April 2012	
Substantiated Pollution Incident Register Environment Agency - North West Region - South Area	July 2022	Quarterly
Water Abstractions Environment Agency - North West Region	July 2022	Quarterly
Water Industry Act Referrals Environment Agency - North West Region	October 2017	
Groundwater Vulnerability Map Environment Agency - Head Office	June 2018	As notified
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Source Protection Zones Environment Agency - Head Office	July 2022	Bi-Annually
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	August 2022	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	August 2022	Quarterly

Agency & Hydrological	Version	Update Cycle
Areas Benefiting from Flood Defences Environment Agency - Head Office	August 2022	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	August 2022	Quarterly
Flood Defences Environment Agency - Head Office	August 2022	Quarterly
OS Water Network Lines Ordnance Survey	July 2022	Quarterly
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	As notified
Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	November 2002	As notified
Historical Landfill Sites Environment Agency - Head Office	April 2022	Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - North West Region	January 2009	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - North West Region - South Area	April 2022	Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - North West Region - South Area	April 2022	Quarterly
Local Authority Landfill Coverage Manchester City Council - Planning Department	February 2003	Not Applicable
Local Authority Recorded Landfill Sites Manchester City Council - Planning Department	October 2018	
Registered Landfill Sites Environment Agency - North West Region - South Area	March 2006	Not Applicable
Registered Waste Transfer Sites Environment Agency - North West Region - South Area	April 2018	
Registered Waste Treatment or Disposal Sites Environment Agency - North West Region - South Area	June 2015	
Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	January 2022	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	Annually
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	August 2001	
Planning Hazardous Substance Enforcements Manchester City Council - Planning Department	February 2016	Variable
Planning Hazardous Substance Consents Manchester City Council - Planning Department	February 2016	Variable

Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	As notified
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	May 2022	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	Annual Rolling Update
Mining Instability Ove Arup & Partners	June 1998	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	Annually
Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	July 2022	Quarterly
Fuel Station Entries Catalist Ltd - Experian	August 2022	Quarterly
Gas Pipelines National Grid	October 2021	Bi-Annually
Underground Electrical Cables National Grid	May 2021	Bi-Annually

Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	February 2021	Bi-Annually
Areas of Adopted Green Belt Manchester City Council Trafford Metropolitan Borough Council	July 2022 July 2022	Quarterly Quarterly
Areas of Unadopted Green Belt Manchester City Council	July 2022	Quarterly
Areas of Outstanding Natural Beauty Natural England	August 2022	Bi-Annually
Environmentally Sensitive Areas Natural England	January 2017	
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	February 2021	Bi-Annually
Marine Nature Reserves Natural England	July 2019	Bi-Annually
National Nature Reserves Natural England	January 2021	Bi-Annually
National Parks Natural England	February 2018	Bi-Annually
Nitrate Sensitive Areas Natural England	April 2016	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Environment Agency - Head Office	April 2016 June 2017	Bi-Annually
Ramsar Sites Natural England	August 2020	Bi-Annually
Sites of Special Scientific Interest Natural England	February 2021	Bi-Annually
Special Areas of Conservation Natural England	July 2020	Bi-Annually
Special Protection Areas Natural England	February 2021	Bi-Annually

Data Suppliers

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	 British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL
Centre for Ecology and Hydrology	 Centre for Ecology & Hydrology NATURAL ENVIRONMENT RESEARCH COUNCIL
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Stantec UK Ltd	

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	Environment Agency - Head Office Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
4	Manchester City Council - Planning Department Town Hall, Manchester, Greater Manchester, M60 2LA	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
5	Manchester City Council Town Hall, Albert Square, Manchester, Greater Manchester, M60 2JT	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
6	Trafford Metropolitan Borough Council P O Box 14, Trafford Town Hall, Talbot Road, Stretford, Greater Manchester, M32 0YZ	Telephone: 0161 912 1212 Fax: 0161 873 7783 Website: www.trafford.gov.uk
7	Natural England County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
-	Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

Please note that the Environment Agency / Natural Resources Wales / SEPA have a charging policy in place for enquiries.



The Coal
Authority

CON29M

coal mining report

MONET LODGE, 67, CAVENDISH ROAD, MANCHESTER, LANCASHIRE, M20 1JG



No known or potential coal mining risks

No recorded or potential coal mining features have been identified in the report.



Further action

There are no further actions required as no known or potential coal mining risks have been identified.

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



Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, there were no areas of concern relating to coal mining.

Your reference: **301701255_2**
Our reference: **51003313862001**
Date: **26 September 2022**

Client name:
NLIS Hub

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



The Law
Society

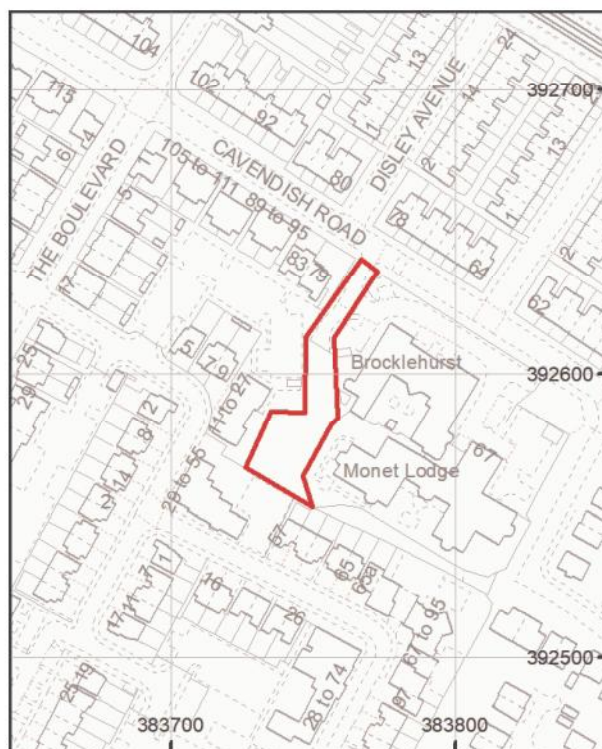
Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is
off the coalfield



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



Accessibility

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

Your reference: **301701255_2**
Our reference: **51003313862001**
Date: **26 September 2022**

Client name:
NLIS Hub

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Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

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1 Past underground coal mining

The property is not within a surface area that could be affected by any past recorded underground coal mining.

2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

4 Mine entries

There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

5 Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6 Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7 Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9 Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11 Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

12 Withdrawal of support

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

13 Working facilities order

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

14 Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Statutory cover



Coal mining subsidence

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

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

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

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



Coal mining hazards

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

Glossary



Key terms

adit - horizontal or sloped entrance to a mine

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

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

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

coal seams - bed of coal of varying thickness

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

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

mine entries - collective name for shafts and adits

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

shaft - vertical entry into a mine

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

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

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

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

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