



Phase I Preliminary Risk Assessment

At

The Rossett,
Palatine Road

Client: Great Places

Reference: 31842-SUT-ZZ-00-RP-G-701-0001

Date: September 2021

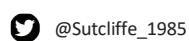
Liverpool Head Office
18-20 Harrington Street
Liverpool
L2 9QA

T: 0151 227 3155
E: enquiries@sutcliffe.co.uk
www.sutcliffe.co.uk

Manchester Office
T: 0161 817 5180

North Wales Office
T: 01978 664 071

London Office
T: 020 8016 4320



SUTCLIFFE INVESTIGATIONS

Phase I Preliminary Risk Assessment

Document Control Sheet

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Prepared by:

Checked/Approved by:

Name:	E Davies	Name:	D Bowen	W G Baldwin
Title:	Graduate Geo-Environmental Engineer	Title:	Senior Environmental Scientist	Director
Qualifications:	BSc (Hons) FGS	Qualifications:	BSc (Hons) FGS	BEng (Hons) CEng MIStructE AIEMA

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Executive Summary

INTRODUCTION	Sutcliffe Investigations were instructed Great Places to undertake a Phase 1 Preliminary Risk Assessment (PRA) of the site known as “The Rossett”, 123 Palatine Road, Manchester, M20 3YA.
AIMS & OBJECTIVES	The Phase 1 PRA is required to assess the ground based environmental and geotechnical risks, development constraints and liabilities associated with the development of the site, required in support of an application for outline planning. This report constitutes a preliminary investigation as defined in BS10175 and contains the following: - Summary of the information obtained from an Envirocheck Report (<i>Report Reference: 282515373_1_1</i>), which is presented in <i>Appendix A</i>. - A preliminary risk assessment of potential environmental risks associated with the proposed redevelopment of the site to identified receptors, following the methodology of LCRM and their recommendations on contamination reports.
DEVELOPMENT PLANS	The proposed development for the site, once the rear section of the building is demolished, is a new build extension to the rear of the building providing circa 16 apartment units. The proposed development is presented as Drawing No: 12392-AEW-XX-XX-PP-A-0002 (P02) produced by Aew Architects.
SITE LOCATION & DESCRIPTION	The site address is located at The Rossett, 123 Palatine Road, Manchester, M20 3YA at National Grid Reference (NGR) 384340, 391970. The site is rectangular in shape and can be accessed via Palatine Road to the north west of the site. The site is relatively flat with hardstanding being present immediately surrounding the existing building except for the southern section of the site which consists of a grass area. The site's boundaries are lined with various types of trees up to approximately 10m in height. The site's north western and southern boundaries are marked by a brick wall and the site's northern and eastern boundaries are marked by wooden fences. The site is surrounded on its northern, western and southern boundaries by residential properties. A tennis club and associated tennis courts are located east and south east of the site respectively.
SITE HISTORY	Onsite – The earliest available historical map (1848) indicated that the site was comprised of small sections of three large open fields. A feature is present within the north-west of the site, which is suspected to be a pond, however the exact nature of the feature is not obvious. By 1893 a residential property, known as “The Rossett”, was noted at the centre of the site along with a few small buildings located in the eastern corner of the site. Between 1981 and 1985 there had been an extension to the existing building in the centre of the site, and buildings in the eastern corner had been removed. By 2021 there had been a slight change to the layout of the existing building. No further changes were evident from the historical maps; a site visit has confirmed that there has been no further changes up to present day.

	With the exception of made ground potentially being present on site, no significant identifiable sources of environmental concern were identified. The potential for significant contamination to have arisen at the site as a result of the current and former usage on site is considered to be low. However, the possibility of contamination albeit likely to be localised cannot be discounted. Offsite - The earliest historical map dated 1848 indicated that the surrounding area of the site was largely farmland along with a farm noted 45m north of the site and residential properties noted 135m north and 207m south of the site. A culvert is also located approximately 100m north of the site. The River Mersey is noted approximately 915m south west of the site. By 1893 residential properties are noted surrounding the site and Palatine Road was noted immediately parallel to the site's north western boundary. The Manchester South District Railway Line was noted 48m east of the site. With the exception of progressive development commercial/residential/industrial), from 1894 onwards, no significant identifiable changes were apparent in the immediate and wider surroundings.
GEOTECHNICAL UNCERTAINTY	The site has been subject to previous development and therefore, the potential for relic foundations and obstructions cannot be discounted.
GEOLOGY	Artificial - There are no records of any artificial ground onsite or within 500m of the site. Drift - The superficial deposits for the site are noted as Glaciofluvial Sheet Deposits, Devensian – sand and gravel. Solid - The solid geology for the site is noted as being Wilmslow Sandstone Formation – sandstone.
HYDROGEOLOGY	The Bedrock is classified as a Principal Aquifer with the Superficial Deposits classified as a Secondary A Aquifer. No groundwater abstractions have been identified within 1000m of the site.
FAULTS	No faults have been identified within the development site boundary. No action is required in respect to foundation design.
RADON	According to the Envirocheck Report, the site is not within a radon affected area, as <1% of homes are above the action level. No radon protection measures are necessary in the construction of new dwellings or extensions.
COAL MINING	The site is not within a coal mining area. No further action is required to assess the risks associated with coal mining assets.
HYDROLOGY	There are no surface water features within 250m of the site. No surface abstractions have been identified within 1000m of the site.
RISK ASSESSMENT	The Phase I PRA has not highlighted significant areas of concern and therefore, the site is deemed to be Class 3 – Low Risk.

**CONCLUSIONS &
RECOMMENDATIONS**

Based on the findings of the Phase I review, Sutcliffe Investigations do not consider there to be any identifiable significant environmental issues regarding the site. However, there is limited information of the ground for geotechnical properties and as such we would therefore recommend the following sequential works are undertaken:

-  Submission of this Phase I PRA Report for the benefit of validating the outline planning application.
-  Commission a Phase II Ground Investigation designed to discharge any contaminated land conditions that may be assigned to the site and allow the design of economic foundation solutions.

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1 Introduction

1.1 Terms of Reference

Sutcliffe Investigations were instructed by Great Places to undertake a Phase I Preliminary Risk Assessment (PRA) of the site known as “The Rossett”, 123 Palatine Road, Manchester, M20 3YA (*Figure 1*).

1.2 Proposed Development

The proposed development for the site, once the rear section of the building is demolished, is an new build extension to the rear of the building providing circa 16 apartment units. The proposed development is presented as Drawing No: 12392-AEW-XX-XX-PP-A-0002 (P02) produced by Aew Architects.

1.3 Legislative Context

The presence of contaminants which may pose a risk to human health and / or the environment is a planning consideration. As part of the planning regime, it needs to be considered whether the site is “*suitable for its proposed end use*”. Planning is concerned with the site’s proposed end use, not its current use, where the amount of contamination is required to be low relative to the level of risk.

Section 57 of the Environment Act 1995 adds Part 2A (ss. 78A to 18YC) to the Environmental Protection Act 1990 and contains the legislative framework for identifying and dealing with contaminated land. Where development is undertaken on land which may be affected by contamination, the National Planning Policy Framework, paragraph 120 to 122 considers pollution and remediation. This links the contaminated land regime within the development process.

For there to be a significant risk requiring further investigation a perceived source (contaminant), a receptor (humans, living organisms or property) and a pathway between them must all be present, resulting in a complete contaminant linkage.

In order to assess whether this is the case, background research is required to obtain relevant information about the site and its surroundings and to assess the findings qualitatively. The scope of the assessment examined whether there is the potential for current and historic soil and/or groundwater contamination to be present, both at and in the vicinity of the site, and to assess significance in terms of the potential to pose a risk to human health, controlled waters, building infrastructure and the wider environment and identify any associated potential liabilities.

Part 2A of the Environmental Protection Act 1990 (“Part 2A”) provides the legislative framework for the contaminated land regime in England, Wales and Scotland. It provides for contaminated land to be identified and dealt with in a risk-based manner. The *Contaminated Land (England) Regulations 2006* (SI 2006/1380) set out provisions for procedural matters under Part 2A. The 2006 regulations have recently been modified with the introduction of *The Contaminated Land (England)*

(Amendment) Regulations 2012, which came into force on 6th April 2012. This includes an amendment to Regulation 3(c) to take account of the updated definition of “controlled waters” in Section 78A(9) of the *Environmental Protection Act 1990*. Section 78A(2) of Part 2A of the EPA 1990 defines contaminated land as “land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that:

-  significant harm is being caused or there is a significant possibility of such harm being caused; or
-  pollution of controlled waters is being or is likely to be caused”.

Contaminated Land Statutory Guidance published in April 2012 provides for a new four category test which is intended to clarify when land does or does not need to be remediated, where Category 1 is deemed as being high risk and Category 4 as being low risk.

1.4 Previous Studies

Sutcliffe's are not aware any previous environmental or geotechnical investigations having been completed on site.

1.5 Objectives & Scope of Works

The Phase 1 PRA is required to assess the ground based environmental and geotechnical risks, development constraints and liabilities associated with the development of the site, required in support of an application for outline planning; no Planning Application is currently evident on the Manchester Planning Portal.

This report will inform the study of any potential contaminated land issues to be identified, assessed and actioned and has been designed to provide sufficient information to satisfy the requirements of National Planning Policy Framework (NPPF) in order to satisfy the aims and objectives of the project.

The report will culminate in the presentation of a Preliminary Conceptual Site Model (CSM) and will include clear robust recommendations for any additional works. These works will be designed to fully assess and mitigate risks, development constraints and abnormalities that may be required in support of a detailed planning application and design of detailed foundation options.

This report constitutes a preliminary investigation as defined in BS10175 and contains the following:

-  Summary of the information obtained from an Envirocheck Report (*Report Reference: 282515373_1_1*), which is presented in Appendix A.
-  A preliminary risk assessment of potential environmental risks associated with the proposed redevelopment of the site to identified receptors, following

the methodology of Land contamination risk management (LCRM) and their recommendations on contamination reports.

-  Recommendations for further investigation/actions if required.

The scope of works was to undertake a Phase I PRA using available information, and to place the site in its environmental context and has included the following:

-  a review of available historic maps to determine the land-use history in the context of potentially contaminative activities;
-  a review of environmental data relating to the site and its surroundings using a proprietary third-party environmental database;
-  desk-based assessment of site geology, hydrogeology and hydrology from published mapping and web-based sources to determine the site's environmental setting and sensitivity;
-  a web-based search of the Environment Agency (EA) website and other freely available sources of information to identify any potential issues relating to the site and surrounding areas; and
-  provision of a qualitative contaminated land risk assessment based on Source-Pathway-Receptor as per current best practice contained in LCRM¹.

A site inspection was undertaken by a Sutcliffe engineer – William Baldwin, on the 13th July 2021. No sampling or testing of soils or waters will be undertaken as part of this environmental review. All other information in this report has been obtained via public sources.

¹ Land contamination risk management (LCRM), EA, October 2020

2 Environmental Review

2.1 Introduction

The information presented within this chapter was compiled based on a site inspection, completed by a suitably qualified Sutcliffe Engineer, and a review of an Envirocheck Report (*Report Reference: 282515373_1_1*), presented in *Appendix A*.

2.2 Site Location and Setting

The site address is located at The Rossett, 123 Palatine Road, Manchester, M20 3YA at National Grid Reference (NGR) 384340, 391970.

The site is approximately 6.1km south from Manchester City Centre and is surrounded on its northern, western and southern boundaries by residential properties. A tennis club and associated tennis courts are located east and south east of the site respectively. Location plans of varying scales are presented as *Figures 1 & 2* and an Aerial Photograph is presented as *Figure 3*.

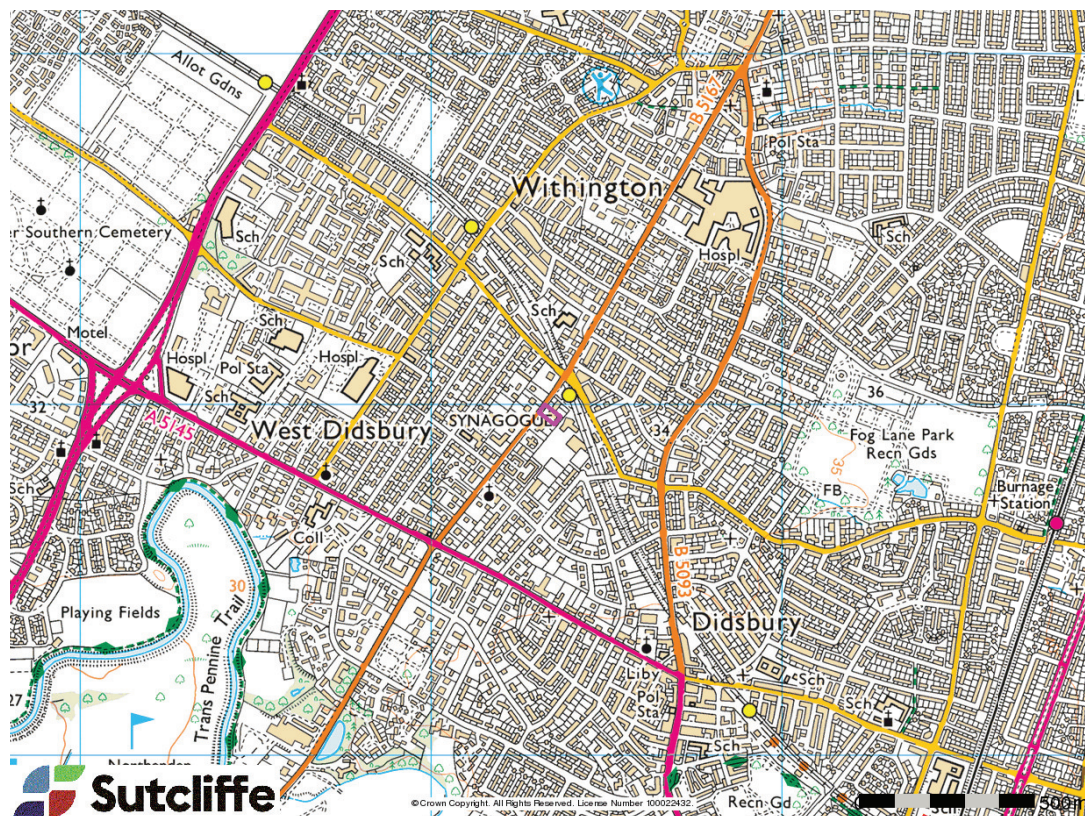


Figure 1: General Location of Site

2.3 Site Description and Walkover

The site is rectangular in shape, 0.17ha in area and can be accessed via Palatine Road to the north west of the site. The site is relatively flat with hardstanding being present immediately surrounding the existing building except for the southern section of the site which consists of a grass area. The site's boundaries are lined with various types of mature trees. The site's north western and southern boundaries are marked by a brick wall and the site's northern and eastern boundaries are marked by wooden fences. A photographic log of the site is presented as Appendix B.

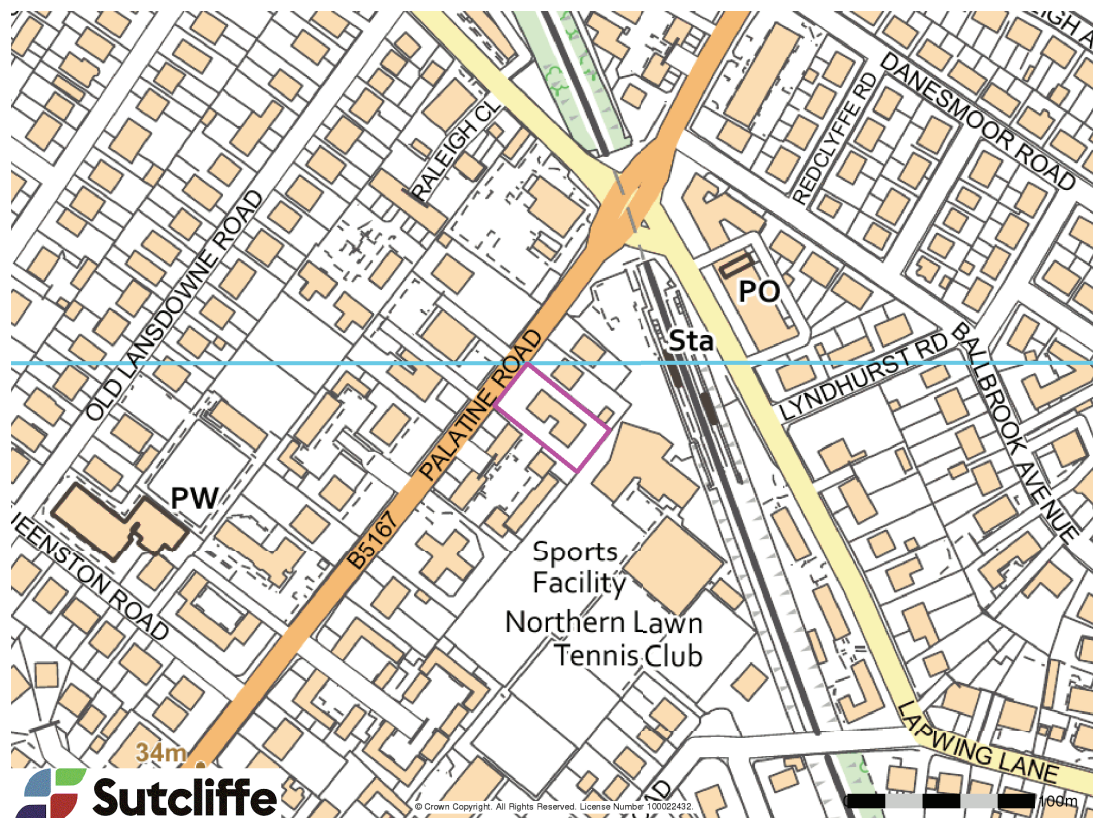


Figure 2: General Site Layout of the Site



Figure 3: Aerial Photograph

2.4 Adjacent Land Uses

Table 2.1 summarises the adjacent land uses.

Table 2.1: Adjacent Land Uses

Direction	Adjacent Land Use
North	Residential
East	Tennis Club
South	Residential
West	Residential

2.5 Services

Electric

Low voltage electricity mains are noted immediately parallel to the site's north western boundary. Three low voltage electricity mains are noted to enter the site across this boundary, one of the mains is mapped running adjacent to the northern side of the existing building at the centre of the site.

Gas

A gas main is noted to enter the site running across its north western boundary. Gas mains are also noted north west, south east and south of the site.

United Utilities

Water mains are noted along the north western border and partially along the south western border of the site.

A combined sewer and a surface water main are both noted along Palatine Road parallel to the site's north western boundary and both have a south west direction of flow.

BT

A BT cable is noted to enter the site via the north western boundary. A BT cable is noted immediately parallel to the north western boundary of the site along with a BT box and cabinet.

There is also a planned BT cable noted adjacent to the north western corner of the site.

Service plans are presented in *Appendix C*.

2.6 Site History

Historical maps were obtained and reviewed by Sutcliffe Investigations to determine the historical development of the site. These are presented in *Appendix A*. This enabled an assessment to be made of the potential for contamination associated with former activities, both on-site and in the surrounding areas.

Onsite

The earliest available historical map (1848) indicated that the site comprised small sections of three large open fields. A feature is present within the north-west of the site, which is suspected to be a pond, however the exact nature of the feature is not obvious. By 1893 a residential property, known as "The Rossett", was noted at the

centre of the site along with a few small buildings located in the eastern corner of the site. Between 1981 and 1985 there had been an extension to the existing building in the centre of the site, and buildings in the eastern corner had been removed. By 2021 there had been a slight change to the layout of the existing building. No further changes are evident from the historical maps; a site visit has confirmed that there have been no further changes up to the present day.

With the exception of made ground potentially being present on site, no significant identifiable sources of environmental concern were identified. The potential for significant contamination to have arisen at the site as a result of the current and former usage on site is considered to be low. However, the possibility of contamination albeit likely to be localised cannot be discounted.

A detailed review of the historical development of the site is presented in *Appendix D*.

Offsite

The earliest historical map dated 1848 indicated that the surrounding area of the site was largely farmland along with a farm building noted 45m north of the site and residential properties noted 135m north and 207m south of the site. A culvert is also located approximately 100m north of the site.

Between 1893 and 1895 residential properties are noted immediately north and south of the site, as well as 32m north west of the site. Palatine Road and trees are adjacent to the site's north western boundary and south eastern boundary respectively. A tree nursery is noted 34m north east of the site. The Manchester South District Railway Line is located approximately 48m east of the site. Withington & Albert Park Train Station was noted 269m north of the site.

From 1907 onwards the surrounding areas were becoming increasingly built up with residential properties. A pavilion was located 25m east of the site between 1922 and 1938.

Between 1951 and 1959 a tennis club was noted approximately 7m east of the site and corporation yard was noted 93m north west of the site.

Until the most recent map dated 2021, the only further change was a public convenience facility and an electricity sub-station noted 48m north east and 123m north of the site respectively in 1992.

A detailed review of the historical development of the surrounding land uses is presented in *Appendix D*.

2.7 Environmental Database

A commercial database search (provided by Envirocheck) was obtained to provide further information regarding the site and the surroundings. Relevant information and records are summarised below:

Contaminated Land Entries

The database has no contaminated land entries within 500m of the site.

Environmental Permitted Activities

According to the database there are no current Local Authority Integrated Pollution Prevention and Controls or Local Authority Pollution Prevention and Controls within 500m of the site.

Hazardous Substances Sites

According to the database, there are no COMAH-registered sites, Planning Hazardous Substances Consents or NIHHS sites within 500m of the site.

Substantiated Pollution Incident Register

According to the database, there have no substantiated pollution incidents within 500m of the site.

Landfill Sites

According to the Envirocheck Report there are;

-  No Registered Landfill sites have been noted within 1000m of the site.
-  No Historic Landfill sites have been noted within 1000m of the site.
-  No BGS Recorded Landfill sites have been noted within 1000m of the site.
-  No Local Authority Recorded Landfill sites have been noted with 1000m.

Infilled Land

There are no records of Potentially Infilled Land (Non-Water) within 500m of the site.

There are five records of Potentially Infilled Land (Water) within 500m of the site, the nearest is located 239m north east of the site and relates to unknown filled ground (pond, marsh, river, stream, dock etc), mapped in 1908.

Waste Management Facilities

The database has recorded no Registered Waste Transfer Sites and no Registered Waste Treatment or Disposal Sites within 500m of the site.

The database has recorded no Licensed Waste Management Facilities within 500m of the site.

Radioactive Materials

According to the Envirocheck Report there are no authorisations for radioactive substances within 500m of the site.

Fuel Stations

According to the database there are no petrol or fuel station entries within 500m of the site.

Contemporary Industrial Land Uses

According to the database there are 17 entries located within 500m of the site. The nearest relates to Electronic Engineers 111m north of the site and has a status of which is inactive.

Underground Pipelines and Transmission Assets

A search of the Linesearch database was undertaken on 27th July 2021. This database lists pipelines owned and/or operated by over 40 pipeline and transmission operators, but not all operators are registered.

According to the database, there are two underground pipelines or transmission assets on the site or within a 25m search radius, which relate to Electricity North West Ltd and ESP Utilities Group (*Appendix C*).

2.8 Historical Contamination Potential

Site

Historical maps have indicated that a house has been noted on site from 1893 to 2021, with an extension to the property between 1981 and 1985, and a change to the building layout in 2021. Small buildings located in the eastern corner of the site were also noted in 1893 but were demolished between 1981 and 1985. A site walkover has confirmed that no further changes have been made up to present day.

With the exception of made ground potentially being present on site, the potential for significant contamination to have arisen at the site as a result of the current and

former usage on site is considered to be low. However, the possibility of contamination albeit likely to be localised cannot be discounted.

Surrounding Area

No identifiable significant potentially contaminative activities were identified as having taken place in the immediate surrounding area.

Therefore, the potential for off-site sources of contamination to impact the site is considered low.

3 Environmental Setting

3.1 Introduction

Desk-based research of the local geology, hydrogeology, hydrology and ecology was carried out in order to establish the potential for migration of contamination onto or away from the site, and to assess the surface water and groundwater sensitivity of the surrounding area. Information was obtained from a number of sources, namely:

-  Inspection of the British Geological Survey (BGS) Geology of Britain Viewer²;
-  Examination of the EA's online aquifer classification³;
-  Inspection of the MAGIC interactive map service⁴;
-  A review of online web-based information searches;
-  A review of previous site investigation reports pertaining to the site; and
-  A review of publicly available information.

3.2 Geology & Soils

Soils Chemistry – Rural

The environmental database also presents an estimation of the rural background soil chemistry within the site area.

-  Arsenic – 15-25mg/kg
-  Cadmium - <1.8mg/kg
-  Chromium – 60-90mg/kg
-  Lead – 100-200mg/kg
-  Nickel – 30-45mg/kg

Reference to the data presented suggests that the majority of metals concentrations are generally anticipated to be below current tier 1 assessment criteria in relation to human health effects.

² <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

³ <http://maps.Environment-agency.gov.uk/wiyby/wiybyController>

⁴ <http://magic.defra.gov.uk/>

Artificial Ground

There are no records of any artificial ground onsite or within 500m of the site.

Superficial Deposits

The superficial deposits for the site are noted as Glaciofluvial Sheet Deposits, Devensian and comprises sand and gravel. There are no records of superficial deposits 40m east of the site.

Solid Geology

According to the BGS Geology of Britain Viewer and the relevant British Geological Survey (BGS) Solid and Drift Sheets 098 Stockport (1962) at a scale of 1:50,000 the following geological succession has been identified (Appendix A).

Table 3.1: Geology

Strata	Description	Age	Rock Type
Solid Geology	Wilmslow Sandstone Formation	Early Triassic	Sandstone

Faults

No faults have been identified within the development site boundary. No action is required in respect to foundation design. One fault is noted within 500m of the site, it is noted 397m north east of the site, trending NW/SE.

British Geological Society (BGS) Logs / Records

There are no BGS Recorded Mineral sites within 500m of the site.

Ground Stability

Table 3.2 below summarises the natural hazards information presented in the Envirocheck Report.

Table 3.2: Potential Natural Hazards

Natural Hazard	Hazard Potential
Shrink - Swell Clays	No Hazard
Landslides	Very Low
Soluble Rocks	No Hazard
Compressible Deposits	No Hazard
Collapsible Deposits	Very Low
Running Sands	Very Low

3.3 Coal Mining

According to the Coal Authority, the site does not fall within a coal mining area. No further action is required to assess the risks associated with coal mining assets.

3.4 Radon

According to the Envirocheck Report, the site is not within a radon affected area, as <1% of homes are above the action level. No radon protection measures are necessary in the construction of new dwellings or extensions.

3.5 Hydrogeology

The Bedrock is classified as a Principal Aquifer; these are defined as;

“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 Deposits are classified as a Secondary A Aquifer; these are defined as;

“Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers”.

The Envirocheck Report indicates that the site is not located within a Groundwater Source Protection Zone (SPZ).

There are no groundwater abstraction points listed in the Envirocheck Report within 1000m of the site.

3.6 Hydrology

The following is of note:

-  The nearest surface water feature is noted 403m east of the site.
-  There are no recorded pollution incidents to controlled waters listed in the Envirocheck Report within 1000m of the site.
-  There are no surface water abstractions listed within the Envirocheck Report within 1000m of the site.
-  There are no biological or chemical quality records noted within 1000m of the site.

3.7 Flood Risk

According to the Envirocheck Report the site is not within 250m of an area at risk from extreme flooding from rivers or sea without defences.

3.8 Sensitive Land Uses

Ecological Receptors

The Envirocheck database was queried to locate Sites of Special Scientific Interest (SSSI), Special Protection Areas (SPAs), Special Areas of Conservation (SACs), Ramsar Sites, National Nature Reserves, Areas of Outstanding Natural Beauty (AONB), National Parks and Local Nature Reserves within 1000m of the site.

-  There are no Special Areas of Conservation within 1000m of the site.
-  There are no Special Protection Areas within 1000m of the site.
-  There is one Area of Adopted Green Belt within 1000m of the site, it is noted 896m south west of the site.
-  There are no Ramsar Areas within 1000m of the site.
-  There are no records of Ancient Woodlands within 1000m of the site.
-  There are no Local Nature Reserves within 1000m of the site.

Significance of Environmental Setting

The significance of the environmental setting is considered by Sutcliffe Investigations to be as follows:

-  **Groundwater [LOW-MODERATE SENSITIVITY]** – The site is situated in an area of low-moderate sensitivity with respect to groundwater resources due

to the presence of a Principal Aquifer and Secondary A Aquifer beneath the site. However, this sensitivity is reduced by the absence of any abstractions (sensitive or otherwise) within the immediate vicinity of the site.

-  **Surface Water [LOW SENSITIVITY]** – With respect to surface water resources, the site is considered to be located in a low sensitivity setting.
-  **Flood Risk [LOW SENSITIVITY]** – The site is not within 250m of an area at risk of extreme flooding from rivers or sea without defences.
-  **Sensitive Land Uses [LOW SENSITIVITY]** – With respect to sensitive land uses such as protected habitats, protected sites, protected buildings and sensitive receptors, the site is considered to be located in a low sensitive setting.

4 Preliminary Qualitative Risk Assessment

4.1 Conceptual Site Model (CSM)

A conceptual model is an essential element of any site-specific environmental risk assessment. In this context, they are often simple representations of the hypothesised relationships between sources, pathways and receptors. For the purpose of this report, a basic conceptual model has been developed based on the principles of LCRM and interpretation of information gathered during the Phase I review. Thus, this allows the identification of potential contaminant linkages and whether these linkages have the potential to comprise significant harm and/or pollution of controlled waters in relation to the site. Based on this interpretation, the implications for potential liability associated with soil or water contamination at the site can be evaluated.

-  **SOURCES** – the identification of contaminants within the soils and groundwater that represent potential pollution sources;
-  **PATHWAYS** – the identification of the potential exposure mechanisms and migration pathways from the potential sources; and
-  **RECEPTORS** – the identification of the potential receptors that could be sensitive to harm if exposed to these pollution sources.

Collectively, each of these scenarios would be considered a potential pollutant linkage that may require further assessment.

A preliminary conceptual model is presented below (*Table 4.5*) in accordance with the guidance outlined within LCRM.

Identification of Potential Sources

Based on the information from the desk study, historical maps, published information, and a site walkover a summary of potential contaminant sources is provided in *Table 4.1*.

Table 4.1: Potential Sources

Reference	Potential Sources (Onsite)	Potential Contaminants
S1 – Onsite	Demolished Buildings / Made Ground	All metals, fuel, hydrocarbons and oils and localised ground gas.
S2 – Onsite	Possible Infilled Pond	All metals, fuel, hydrocarbons and oils and localised ground gas.

No significant off-site sources that would represent a risk to the site have been identified in the immediate surrounds as part of this PRA.

Potential Exposure Pathways

Exposure pathways are the potential routes and mechanisms by which potential on-site sources could be linked to the identified potential receptors and thereby expose them to potential harm.

The following potential exposure pathways have been identified at the site:

Table 4.2: Potential Pathway

Ref	Pathway	Description
P1	Direct contact with potential contaminants.	Dermal absorption, ingestion and inhalation of contaminants via direct contact. Construction workers may come into contact during the site works; however, this will be for a short time and therefore limited exposure will occur. PPE can be used and worn as a precaution to reduce the risk.
P2	Ingestion of potential contaminants.	
P3	Inhalation of potential contaminants.	
P4	Leaching and migration of contaminants.	Leaching of possible contaminants could migrate into the underlying Principal and Secondary A Aquifers via shallow groundwater. On site drainage is also at risk from shallow contamination, if present.
P5	Vertical and lateral migration of ground gases / vapours.	There is the potential for contaminants to be present on the site, which could generate ground gas & vapours on site.

Potential Receptors

Based on the site's environmental setting and the proposed future end use of the area following redevelopment, the following potential receptors have been identified:

Table 4.3: Potential Receptors

Ref	Receptor	Description
R1	Current & future site users	Site users; personnel, general workers and maintenance workers,
R2	Construction Workers	Contractors working on the development of the site. Construction workers, maintenance workers or other personnel who may be directly exposed to contaminated materials in the course of their activities).
R3	Controlled Waters	Principal and Secondary A Aquifers, surface water features and on-site drainage.
R4	Adjacent Site Users	Adjacent site users. Third-party land (i.e. the possibility of contamination migrating off-site onto third party land via contaminated groundwater, surface water run-off).
R5	Infrastructure / Buried services	Proposed buildings and buried services

NOTE: ground workers (i.e. If the site were redeveloped, any associated activities may bring site personnel and construction workers into contact with potentially contaminative materials, however, it is considered that the risks to workers will be short term and could be controlled by safe working procedures.

Potential Contaminant Linkages

In order for there to be a plausible contaminant linkage there must be a source, receptor and pathway and a feasible linkage between them (a contaminant linkage). Consequently, even where a contaminant is identified, if there is no pathway for the contamination to reach a receptor, or no receptor then there can be no significant risk and remedial actions are not required.

Central to this risk assessment process is the development of a 'conceptual model'. This is a descriptive and/or pictorial representation of the area of potential contamination, the surrounding environment and the processes acting on the contaminants by which they can move and come into contact with receptors (e.g. by leaching and migration into groundwater).

Production of a conceptual model requires an assessment of risk to be made. Risk is a combination of the likelihood of an event occurring and the magnitude of its consequences. Therefore, in order to assess risk both the likelihood and the consequences of an event must be taken into account. This report adopts the methodology for risk evaluation presented in CIRIA report C552 'Contaminated Land Risk Assessment – A Guide to Good Practice', 2001. The method is qualitative and involves the classification of the following:

-  the magnitude of the potential severity or consequence of the risk occurring (*Table 4.4*);
-  the magnitude of the likelihood or probability of the risk occurring (*Table 4.5*); and
-  once the likelihood of an event occurring and its severity have been classified, a risk category can be assigned using *Table 4.6*.

Table 4.4: Classification of consequence

Classification	Definition
Severe	Acute risks to human health, catastrophic damage to buildings/property, major pollution of controlled waters.
Medium	Chronic risk to human health, pollution of sensitive controlled waters, significant effects on sensitive ecosystems or species, significant damage to buildings or structures.
Mild	Pollution of non-sensitive waters, minor damage to buildings or structures.
Minor	Requirement for protective equipment during site works to mitigate health effects, damage to non-sensitive ecosystems or species.

Table 4.5: Classification of Probability

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

Table 4.6: Risk Assessment Matrix

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

Sutcliffe has devised a conceptual model based on the information obtained to date through the desk-based study and future residential usage of the site. This is detailed in tabular format in *Table 4.7* and pictorially in *Figure 4*.

Table 4.7: Preliminary Conceptual Site Model

1. Hazard Identification		2. Hazard Assessment				3. Risk Estimation		4. Risk Evaluation	5. Managing the Risk
Contaminant Source		Pathway		Receptor		Consequence	Probability	Classification	Action required
S1	Made Ground	P1	Dermal contact	R1/2	Site users	Medium	Likely	Moderate Risk	It is possible that harm could arise to a designated receptor from an identified hazard. Investigation is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
		P2	Ingestion of soil / soil dust	R1/2	Site users	Medium	Likely	Moderate Risk	
		P3	Inhalation of potential contaminants	R1/2	Site users	Severe	Low	Moderate Risk	
		P4	Leaching and migration of contaminants	R3/5	Principal / Secondary Aquifer A	Medium	Low	Moderate / Low Risk	
		P5	Lateral migration of soil gas / vapours	R1	Site users	Severe	Unlikely	Moderate / Low Risk	
				R4	Property	Severe	Unlikely	Moderate / Low Risk	

Potential contaminant linkages that have been identified as moderate will need to be assessed further. This can be in the form of additional research into the actual plausibility of the contaminant linkage or by the actual site measurements. This can be in the form of soil sampling and vapour monitoring to assess the actual conditions.

5 Conclusions and Recommendations

5.1 Introduction

Sutcliffe Investigations were instructed by Great Places, to provide a Phase I PRA report of the site known as “The Rossett”, 123 Palatine Road, Manchester, M20 3YA. The purpose of the report is to generate preliminary environmental assessment data for submission with an outline planning application for redevelopment of the site.

This comprised a review of the Phase I PRA data, collection of environmental information and reports undertaken on the site.

5.2 Environmental Risk Assessment Findings

The site is rectangular in shape and is bordered by residential properties north, west and south of the site, as well as a tennis club to the east of the site. The development history of the site has not identified a significant source of environmental concern, and information contained within the environmental database has not highlighted any major concerns. The site is underlain by a Principal Aquifer for the bedrock, with a Secondary A Aquifer for the superficial deposits.

Taking the above into account, it is considered that there is a low potential for significant contamination to be present, however it is considered that localised contamination that may represent a risk to long term human health and also with the potential for leaching of contaminants into controlled waters may be present. Consequently the environmental risk setting for the site is considered to be low.

5.3 Classification and Land Use Risk

The site can be accessed via Palatine Road to the north west of the site. The site is relatively flat with hardstanding being present immediately surrounding the existing building except for the southern section of the site which consists of a grass area. The site’s boundaries are lined with various types of trees up to approximately 10m in height. The site’s north western and southern boundaries are marked by a brick wall and the site’s northern and eastern boundaries are marked by wooden fences.

Historical maps initially indicate that off-site the surrounding land comprised fields farms, houses and a culvert. Over time the surrounding land was increasingly built up with residential properties in all surrounding areas of the site.

The classification of risk is as follows:

-  Class 1 Area: Potential for High levels of contamination and migration of contamination off the site;

-  Class 2 Area: Potential for Medium levels of contamination and migration of contamination off site;
-  Class 3 Area: Potential for Low levels of contamination and migration of contamination off site; and
-  Class 4 Area: Potential for limited contamination.

The Phase I PRA has not highlighted significant areas of concern and therefore, the site is deemed to be Class 3 – Low Risk.

5.4 Geotechnical Uncertainty

The site has been subject to previous development as well as a possible backfilled pond and therefore, the potential for relic foundations and obstructions cannot be discounted.

5.5 Conclusions and Recommendations

Based on the findings of the Phase I PRA review, Sutcliffe Investigations do not consider there to be any identifiable significant environmental issues regarding the site. However, there is limited information of the ground for geotechnical properties and as such we would therefore recommend the following sequential works are undertaken:

-  Submission of this Phase I PRA Report for the benefit of validating the outline planning application.
-  Commission a Phase II Ground Investigation designed to discharge any contaminated land conditions that may be assigned to the site and allow the design of economic foundation solutions.

Appendix A: Envirocheck Report (*Report Reference: 282515373_1_1*)

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

282515373_1_1

Customer Reference:

31842LG

National Grid Reference:

384340, 391970

Slice:

A

Site Area (Ha):

0.17

Search Buffer (m):

1000

Site Details:

The Rossett

123

Palatine Road

MANCHESTER

M20 3YA

Client Details:

MR W Baldwin

Sutcliffe Projects Ltd

18-20 Harrington Street

Liverpool

L2 9QA

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	11
Hazardous Substances	-
Geological	13
Industrial Land Use	16
Sensitive Land Use	27
Data Currency	28
Data Suppliers	33
Useful Contacts	34

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			n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1				8
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 3				4
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 3			Yes	
Pollution Incidents to Controlled Waters					
Prosecutions Relating to Authorised Processes					
Registered Radioactive Substances	pg 3				28
River Quality	pg 8				1
River Quality Biology Sampling Points					
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register					
Water Abstractions	pg 8				(*3)
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 9	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 9	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 9			2	4

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					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)					
Local Authority Landfill Coverage	pg 11	1	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Potentially Infilled Land (Non-Water)					
Potentially Infilled Land (Water)	pg 11		1	4	24
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 13	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 13	Yes	Yes	Yes	Yes
BGS Recorded Mineral Sites					
BGS Urban Soil Chemistry					
BGS Urban Soil Chemistry Averages					
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability			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 15	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 15	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 15	Yes		n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 15		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 16		3	14	65
Fuel Station Entries	pg 22				4
Points of Interest - Commercial Services	pg 23				12
Points of Interest - Education and Health	pg 24			2	11
Points of Interest - Manufacturing and Production	pg 25				2
Points of Interest - Public Infrastructure	pg 25				7
Points of Interest - Recreational and Environmental	pg 26				5
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					
Areas of Adopted Green Belt	pg 27				1
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	A13NE (NW)	0	1	384338 391971
1	Discharge Consents Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Burton Road Withington Cso 28056 Burton Road/Lapwing Lane, ., ., Manchester, M20 1lh Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0237 Permit Version: 5 Effective Date: 20th August 2018 Issued Date: 20th August 2018 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: River Mersey Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A7NW (W)	920	2	383460 391620
1	Discharge Consents Operator: United Utilities Water Plc (?) Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Burton Road Withington Cso 28056 Burton Road/Lapwing Lane, ., ., Manchester, M20 1lh Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0237 Permit Version: 3 Effective Date: 25th March 2010 Issued Date: 25th March 2010 Revocation Date: 31st March 2012 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: River Mersey Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A7NW (W)	920	2	383460 391620
1	Discharge Consents Operator: United Utilities Water Plc (?) Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Burton Road Withington Cso 28056 Burton Road/Lapwing Lane, ., ., Manchester, M20 1lh Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0237 Permit Version: 4 Effective Date: 1st April 2012 Issued Date: 25th March 2010 Revocation Date: 19th August 2018 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: River Mersey Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A7NW (W)	920	2	383460 391620
1	Discharge Consents Operator: United Utilities Water Plc (?) Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Barlow Moor Rd/Palatine Rd Cso, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0236 Permit Version: 3 Effective Date: 15th October 2008 Issued Date: 15th October 2008 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: River Mersey Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A7NW (W)	920	2	383460 391620

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	Discharge Consents Operator: United Utilities Water Plc (?) Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Barlow Moor Rd/Palatine Rd Cso, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0236 Permit Version: 2 Effective Date: 31st March 2007 Issued Date: 16th February 2005 Revocation Date: 14th October 2008 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: River Mersey Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A7NW (W)	920	2	383460 391620
1	Discharge Consents Operator: United Utilities Water Plc (?) Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Burton Road Withington Cso 28056 Burton Road/Lapwing Lane, ., ., Manchester, M20 1lh Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0237 Permit Version: 2 Effective Date: 31st March 2007 Issued Date: 16th February 2005 Revocation Date: 24th March 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: River Mersey Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A7NW (W)	920	2	383460 391620
1	Discharge Consents Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Burton Road Withington Cso 28056 Burton Road/Lapwing Lane, ., ., Manchester, M20 1lh Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0237 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 30th March 2007 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: River Mersey Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Positional Accuracy: Located by supplier to within 10m	A7NW (W)	920	2	383460 391620
1	Discharge Consents Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Barlow Moor Rd/Palatine Rd Cso, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0236 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 30th March 2007 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: River Mersey Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Positional Accuracy: Located by supplier to within 100m	A7NW (W)	921	2	383460 391615

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
2	Local Authority Pollution Prevention and Controls Name: Didsbury Service Station Location: Barlow Moor Road, Didsbury, MANCHESTER, Lancashire, M20 8GN Authority: Manchester City Council, Environmental Health Department Permit Reference: PFS/47/98-02 Dated: 11th December 1998 Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station Status: Authorisation revoked Positional Accuracy: Automatically positioned to the address	A8NE (S)	562	3	384366 391381
3	Local Authority Pollution Prevention and Controls Name: Priory Service Station Location: 44 Fog Lane, Didsbury, MANCHESTER, Lancashire, M20 6AG Authority: Manchester City Council, Environmental Health Department Permit Reference: PFS/43/98-99 Dated: 25th March 1999 Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station Status: Authorisation revoked Positional Accuracy: Automatically positioned to the address	A14SW (SE)	606	3	384884 391647
4	Local Authority Pollution Prevention and Controls Name: Johnsons Cleaners Uk Ltd - Didsbury Location: 707-709 Wilmslow Road, Didsbury, Manchester Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/DC/RM/24/07 Dated: 17th April 2007 Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning Status: Permitted Positional Accuracy: Located by supplier to within 10m	A9SW (SE)	871	3	384722 391154
5	Local Authority Pollution Prevention and Controls Name: Lms Cleaners Location: 4 Whitchurch Road, Withington, Manchester Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/DC/RM/15/07 Dated: 12th February 2007 Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning Status: Permitted Positional Accuracy: Located by supplier to within 10m	A18NE (N)	984	3	384619 392938
	Nearest Surface Water Feature	A14SW (E)	403	-	384764 391886
6	Registered Radioactive Substances Name: The Christie Nhs Foundation Trust Location: Christie Hospital, Wilmslow Road, Manchester, M20 4bx Authority: Environment Agency, North West Region Permit Reference: GP3593SX Dated: Not Supplied Process Type: Not Supplied Description: Not Supplied Status: Application has been determined by the EA Positional Accuracy: Automatically positioned to the address	A19SW (NE)	728	2	384876 392486
6	Registered Radioactive Substances Name: The University Of Manchester Location: Christie Hospital, Wilmslow Road, Manchester, M20 4bx Authority: Environment Agency, North West Region Permit Reference: AB3598DE Dated: Not Supplied Process Type: Not Supplied Description: Not Supplied Status: Application has been determined by the EA Positional Accuracy: Automatically positioned to the address	A19SW (NE)	728	2	384876 392486
7	Registered Radioactive Substances Name: University Hospital Of South Manchester Nhs Foundation Trust Location: Withington Hospital, Nell Lane, West Didsbury, MANCHESTER, Greater Manchester, M20 2LR Authority: Environment Agency, North West Region Permit Reference: AO3589 Dated: 30th September 1994 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA Status: Authorisation either revoked or cancelled Positional Accuracy: Unknown	A17SW (NW)	750	2	383635 392311

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
7	Registered Radioactive Substances Name: University Hospital Of South Manchester Nhs Foundation Trust Location: Withington Hospital, Nell Lane, West Didsbury, MANCHESTER, Greater Manchester, M20 2LR Authority: Environment Agency, North West Region Permit Reference: AO3562 Dated: 29th September 1994 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Minor variation to a registration under the Act of an open source which is not the subject of an authorisation, or an application for an authorisation Status: Authorisation either revoked or cancelled Positional Accuracy: Unknown	A17SW (NW)	753	2	383635 392316
7	Registered Radioactive Substances Name: South Manchester University Hospitals Nhs Trust Location: Withington Hospital, Nell Lane, West Didsbury, MANCHESTER, M20 8LR Authority: Environment Agency, North West Region Permit Reference: AB2262 Dated: 14th September 1991 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Registration under the Act of multiple open sources which are also the subject of authorisations Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Automatically positioned to the address	A17SW (NW)	755	2	383630 392311
7	Registered Radioactive Substances Name: University Hospital Of South Manchester Nhs Foundation Trust Location: Withington Hospital, Nell Lane, West Didsbury, MANCHESTER, M20 8LR Authority: Environment Agency, North West Region Permit Reference: AB9763 Dated: 31st March 1991 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Automatically positioned to the address	A17SW (NW)	755	2	383630 392311
8	Registered Radioactive Substances Name: The University Of Manchester Location: Christie Hospital, Wilmslow Road,, MANCHESTER, M20 4BX Authority: Environment Agency, North West Region Permit Reference: Bz5698 Dated: 24th February 2016 Process Type: Not Supplied Description: Not Supplied Status: Replaced Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	754	2	384811 392575
8	Registered Radioactive Substances Name: The University Of Manchester Location: Christie Hospital, Wilmslow Road,, MANCHESTER, M20 4BX Authority: Environment Agency, North West Region Permit Reference: CD6748 Dated: 24th February 2016 Process Type: Not Supplied Description: Not Supplied Status: Replaced Positional Accuracy: Automatically positioned to the address	A19SW (NE)	754	2	384812 392576
8	Registered Radioactive Substances Name: Christie Nhs Foundation Trust Location: Christie Hospital, Wilmslow Road,, MANCHESTER, M20 4BX Authority: Environment Agency, North West Region Permit Reference: CC5908 Dated: 15th July 2008 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Substantial variation to authorisation under RSA Status: Authorisation either revoked or cancelled Positional Accuracy: Automatically positioned to the address	A19SW (NE)	754	2	384812 392576

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
8	Registered Radioactive Substances Name: Christie Nhs Foundation Trust Location: Christie Hospital, Wilmslow Road,, MANCHESTER, M20 4BX Authority: Environment Agency, North West Region Permit Reference: CC5894 Dated: 14th July 2008 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Substantial variation to a registration under the Act of an open source which is also the subject of an authorisation Status: Authorisation either revoked or cancelled Positional Accuracy: Automatically positioned to the address	A19SW (NE)	754	2	384812 392576
8	Registered Radioactive Substances Name: Christie Nhs Foundation Trust Location: 550, Wilmslow Road, Manchester, M20 4BX Authority: Environment Agency, North West Region Permit Reference: CB4264 Dated: 31st May 2007 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Minor variation to a registration under the Act of an open source which is also the subject of an authorisation Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Automatically positioned to the address	A19SW (NE)	754	2	384812 392576
8	Registered Radioactive Substances Name: Christie Nhs Foundation Trust Location: 550, Wilmslow Road, Manchester, M20 4BX Authority: Environment Agency, North West Region Permit Reference: CB4272 Dated: 31st May 2007 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Automatically positioned to the address	A19SW (NE)	754	2	384812 392576
8	Registered Radioactive Substances Name: Christie Nhs Foundation Trust Location: 550, Wilmslow Road, MANCHESTER, M20 4BX Authority: Environment Agency, North West Region Permit Reference: Ca0913 Dated: 3rd February 2006 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Automatically positioned to the address	A19SW (NE)	754	2	384812 392576
8	Registered Radioactive Substances Name: Christie Nhs Foundation Trust Location: 550, Wilmslow Road, MANCHESTER, M20 4BX Authority: Environment Agency, North West Region Permit Reference: Ca0905 Dated: 3rd February 2006 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Minor variation to a registration under the Act of an open source which is also the subject of an authorisation Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Automatically positioned to the address	A19SW (NE)	754	2	384812 392576
8	Registered Radioactive Substances Name: University Of Manchester Location: Christie Hospital Nhs Trust, 550 Wilmslow Road, Withington, Manchester, Greater Manchester, M20 4BX Authority: Environment Agency, North West Region Permit Reference: Bz5710 Dated: 15th September 2005 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	754	2	384811 392576

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
8	Registered Radioactive Substances Name: Christie Nhs Foundation Trust Location: Christie Hospital Nhs Trust, 550 Wilmslow Road, Withington, Manchester, Greater Manchester, M20 4BX Authority: Environment Agency, North West Region Permit Reference: By9361 Dated: 7th April 2005 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Substantial variation to authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	754	2	384811 392576
8	Registered Radioactive Substances Name: Christie Nhs Foundation Trust Location: Christie Hospital Nhs Trust, 550 Wilmslow Road, Withington, Manchester, Greater Manchester, M20 4BX Authority: Environment Agency, North West Region Permit Reference: Bx7860 Dated: 27th April 2004 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Substantial variation to a registration under the Act of an open source which is also the subject of an authorisation Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	754	2	384811 392576
8	Registered Radioactive Substances Name: Christie Nhs Foundation Trust Location: Christie Hospital Nhs Trust, 550 Wilmslow Road, Withington, Manchester, Greater Manchester, M20 4BX Authority: Environment Agency, North West Region Permit Reference: Bw5799 Dated: 1st December 2003 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	754	2	384811 392576
8	Registered Radioactive Substances Name: University Of Manchester Location: Christie Hospital Nhs Trust, 550 Wilmslow Road, Withington, Manchester, Greater Manchester, M20 4BX Authority: Environment Agency, North West Region Permit Reference: Bv6099 Dated: 8th September 2003 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA Status: Authorisation either revoked or cancelled Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	754	2	384811 392576
8	Registered Radioactive Substances Name: Christie Nhs Foundation Trust Location: Christie Hospital Nhs Trust, 550 Wilmslow Road, Withington, Manchester, Greater Manchester, M20 4BX Authority: Environment Agency, North West Region Permit Reference: Bj0439 Dated: 17th August 2000 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	754	2	384811 392576
8	Registered Radioactive Substances Name: Christie Nhs Foundation Trust Location: Christie Hospital Nhs Trust, 550 Wilmslow Road, Withington, Manchester, Greater Manchester, M20 4BX Authority: Environment Agency, North West Region Permit Reference: BB9717 Dated: 10th November 1998 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Substantial variation to authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	754	2	384811 392576

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
8	Registered Radioactive Substances Name: Christie Nhs Foundation Trust Location: Christie Hospital Nhs Trust, 550 Wilmslow Road, Withington, Manchester, Greater Manchester, M20 4BX Authority: Environment Agency, North West Region Permit Reference: BB9849 Dated: 10th November 1998 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Substantial variation to a registration under the Act of an open source which is also the subject of an authorisation Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	754	2	384811 392576
8	Registered Radioactive Substances Name: Christie Nhs Foundation Trust Location: Christie Hospital Nhs Trust, 550 Wilmslow Road, Withington, Manchester, Greater Manchester, M20 4BX Authority: Environment Agency, North West Region Permit Reference: AN1955 Dated: 20th June 1994 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	754	2	384811 392576
8	Registered Radioactive Substances Name: Christie Hospital Nhs Trust Location: Christie Hospital Nhs Trust, 550 Wilmslow Road, Withington, Manchester, Greater Manchester, M20 4BX Authority: Environment Agency, North West Region Permit Reference: AB1479 Dated: 26th February 1993 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Registration under the Act of an open source which is not the subject of an authorisation, or an application for an authorisation Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	754	2	384811 392576
8	Registered Radioactive Substances Name: Christie Nhs Foundation Trust Location: Christie Hospital Nhs Trust, 550 Wilmslow Road, Withington, Manchester, Greater Manchester, M20 4BX Authority: Environment Agency, North West Region Permit Reference: AB9607 Dated: 31st March 1991 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	754	2	384811 392576
8	Registered Radioactive Substances Name: Umist Location: Wilmslow Road, MANCHESTER, M20 9BX Authority: Environment Agency, North West Region Permit Reference: AG4009 Dated: 12th February 1993 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA dated pre April 1991 Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Automatically positioned to the address	A19SW (NE)	755	2	384812 392576
9	Registered Radioactive Substances Name: The University Of Manchester Location: The Wolfson Molecular Imaging Centre, The Christie Hospital Campus, Palatine Road, Manchester, M20 3lj Authority: Environment Agency, North West Region Permit Reference: Bx8513 Dated: Not Supplied Process Type: Not Supplied Description: Not Supplied Status: Application has been determined by the EA Positional Accuracy: Manually positioned to the road within the address or location	A19NW (NE)	772	2	384712 392667

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
9	Registered Radioactive Substances Name: The University Of Manchester Location: The Wolfson Molecular Imaging Centre, The Christie Hospital Campus, Palatine Road, Manchester, M20 3lj Authority: Environment Agency, North West Region Permit Reference: Bx8521 Dated: Not Supplied Process Type: Not Supplied Description: Not Supplied Status: Application has been determined by the EA Positional Accuracy: Manually positioned to the road within the address or location	A19NW (NE)	775	2	384714 392669
	River Quality Name: Mersey GQA Grade: River Quality D Reach: Stockport Stw To Princess Parkway Estimated Distance 8.9 (km): Flow Rate: Flow less than 20 cumecs Flow Type: River Year: 2000	A7NW (SW)	947	2	383459 391555
	Water Abstractions Operator: Didsbury Golf Club Ltd Licence Number: 2569015006 Permit Version: 100 Location: Borehole At Didsbury Golf Club Northenden Wythenshawe Authority: Environment Agency, North West Region Abstraction: Golf Courses: Spray Irrigation - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 68 Yearly Rate (m3): 9092 Details: Didsbury Golf Course, Northenden Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A2SE (S)	1526	2	383950 390470
	Water Abstractions Operator: Amec / Alfred Mcalpine Jv Licence Number: 2569015016 Permit Version: 1 Location: River Mersey At Trafford, Manchester Authority: Environment Agency, North West Region Abstraction: Construction: General Washing/Process Washing Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: M60 Corridor Between Junctions 5 To 8 Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 28th November 2003 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(SW)	1914	2	382650 391020
	Water Abstractions Operator: Amec / Alfred Mcalpine Jv Licence Number: 2569015016 Permit Version: 1 Location: River Mersey At Trafford, Manchester Authority: Environment Agency, North West Region Abstraction: Construction: Dust Suppression Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: M60 Corridor Between Junctions 5 To 8 Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 28th November 2003 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(SW)	1914	2	382650 391020

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Groundwater Vulnerability Map Combined Secondary Superficial Aquifer - Medium Vulnerability Classification: Medium Combined Vulnerability: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Mixed Dilution: 300-550 mm/year Baseflow Index: >70% Superficial >90% Patchiness: 3-10m Superficial Thickness: High Superficial Recharge: High	A13NE (NW)	0	4	384338 391971
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A13NE (NW)	0	4	384338 391971
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13NE (NW)	0	4	384338 391971
	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				
10	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 44.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A14SW (E)	404	5	384765 391887
11	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 10.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A14SW (E)	410	5	384746 391806
12	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 37.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A14SW (E)	530	5	384887 391858
13	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 34.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A14SW (E)	566	5	384921 391841

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
14	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 171.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A14SE (E)	750	5	385087 391750
15	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 2130.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Mersey Catchment Name: Mersey Primacy: 1	A7NW (SW)	923	5	383472 391586

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	6	384338 391971
16	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1908	A13NE (NE)	239	-	384563 392102
17	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A13NE (NE)	266	-	384459 392229
18	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A13SE (SE)	336	-	384600 391717
19	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1908	A14SW (E)	386	-	384750 391907
20	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A14SW (SE)	439	-	384754 391755
21	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A19SW (NE)	525	-	384681 392385
22	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A18SW (N)	536	-	384261 392532
23	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A19SW (NE)	548	-	384704 392397
24	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A8NW (SW)	571	-	384045 391461
25	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A19SW (NE)	577	-	384778 392370
26	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1895	A9NW (SE)	626	-	384881 391605
27	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A9NW (SE)	687	-	384958 391611
28	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A18NE (N)	715	-	384340 392714
29	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A14NE (E)	719	-	385060 392158
30	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A19SW (NE)	725	-	384965 392375
31	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A18NE (N)	767	-	384390 392763
32	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A14SE (E)	774	-	385142 391937
33	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A18NE (N)	789	-	384605 392736
34	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A8SE (S)	797	-	384377 391146
35	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A18NE (N)	800	-	384632 392738

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
36	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1908	A18NE (N)	804	-	384386 392800
37	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A19SE (NE)	810	-	385087 392337
38	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A17NE (NW)	853	-	383796 392669
39	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A9NE (SE)	854	-	385073 391482
40	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A9SW (SE)	880	-	384811 391192
41	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A17NE (NW)	883	-	383758 392677
42	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A14NE (E)	933	-	385262 392232
43	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1955	A7NW (SW)	974	-	383556 391358
44	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A14SE (E)	978	-	385331 391792

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Triassic Rocks (Undifferentiated)	A13NE (NW)	0	1	384338 391971
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: 100 - 200 mg/kg Nickel: 30 - 45 mg/kg Concentration:	A13NE (NW)	0	1	384338 391971
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: 100 - 200 mg/kg Nickel: 15 - 30 mg/kg Concentration:	A13NE (E)	40	1	384400 391994
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 30 - 45 mg/kg Concentration:	A8NE (S)	442	1	384338 391500
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: 100 - 200 mg/kg Nickel: 15 - 30 mg/kg Concentration:	A14NW (E)	615	1	384983 392000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: 300 - 600 mg/kg Nickel: 30 - 45 mg/kg Concentration:	A14NW (E)	632	1	385000 391971
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: 300 - 600 mg/kg Nickel: 15 - 30 mg/kg Concentration:	A14NW (E)	632	1	385000 391972

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: 200 - 300 mg/kg Nickel 15 - 30 mg/kg Concentration:	A14NW (E)	633	1	385000 392000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 90 - 120 mg/kg Concentration: Lead Concentration: 100 - 200 mg/kg Nickel 15 - 30 mg/kg Concentration:	A12SW (SW)	766	1	383614 391651
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 90 - 120 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel 15 - 30 mg/kg Concentration:	A7NW (SW)	822	1	383638 391500
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: 100 - 200 mg/kg Nickel 15 - 30 mg/kg Concentration:	A19SW (NE)	828	1	385000 392500
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel 15 - 30 mg/kg Concentration:	A8SE (S)	942	1	384338 391000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic 25 - 35 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: 100 - 200 mg/kg Nickel <15 mg/kg Concentration:	A18NE (N)	952	1	384476 392939
	BGS Measured Urban Soil Chemistry No data available				
	BGS Urban Soil Chemistry Averages No data available				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	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	A13NE (NW)	0	1	384338 391971
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (NW)	0	1	384338 391971
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (NW)	0	1	384338 391971
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (NW)	0	1	384338 391971
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (NW)	0	1	384338 391971
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (NW)	0	1	384338 391971
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	40	1	384400 391994
	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	A13NE (NW)	0	1	384338 391971
	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	A13NE (NW)	0	1	384338 391971

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
45	Contemporary Trade Directory Entries Name: Comiskey Location: 3, Raleigh Close, Manchester, M20 2BY Classification: Electronic Engineers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (N)	111	-	384294 392106
46	Contemporary Trade Directory Entries Name: Jigsaw Independent Hospital Location: 134, Palatine Road, Manchester, M20 3ZA Classification: Hospitals Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	137	-	384193 391902
47	Contemporary Trade Directory Entries Name: Foresight Surgical Ltd Location: 19, Elm Road, Manchester, M20 6XD Classification: Hospitals Status: Active Positional Accuracy: Automatically positioned to the address	A13SW (S)	209	-	384337 391734
48	Contemporary Trade Directory Entries Name: Norden (Uk) Ltd Location: 23, Parkfield Road South, Manchester, M20 6DB Classification: Packaging & Wrapping Equipment & Supplies Status: Inactive Positional Accuracy: Automatically positioned to the address	A8NE (S)	372	-	384444 391582
49	Contemporary Trade Directory Entries Name: Pro Cleaners Didsbury West Location: 6, Beaufort Avenue, Manchester, M20 1LL Classification: Cleaning Services - Domestic Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (NW)	401	-	384026 392267
50	Contemporary Trade Directory Entries Name: Excellence Domestic Cleaning Location: Flat 1, 75, Palatine Road, Manchester, M20 3LJ Classification: Cleaning Services - Domestic Status: Inactive Positional Accuracy: Automatically positioned to the address	A18SE (NE)	411	-	384560 392336
51	Contemporary Trade Directory Entries Name: David Stafford Location: 4, Thurleigh Road, Manchester, M20 2DF Classification: Washing Machines - Servicing & Repairs Status: Inactive Positional Accuracy: Automatically positioned to the address	A14SW (SE)	416	-	384705 391721
51	Contemporary Trade Directory Entries Name: Didsbury & Chorlton Cleaning Co Location: 6, Thurleigh Road, MANCHESTER, M20 2DF Classification: Carpet, Curtain & Upholstery Cleaners Status: Active Positional Accuracy: Automatically positioned to the address	A14SW (SE)	424	-	384706 391709
52	Contemporary Trade Directory Entries Name: Douglas House Location: 54, Barlow Moor Road, Manchester, M20 2TR Classification: Hospitals Status: Inactive Positional Accuracy: Automatically positioned to the address	A8NW (SW)	425	-	384091 391606
53	Contemporary Trade Directory Entries Name: Sugar Soap Clean Location: Flat 1 & 3-5, 39, Central Road, Manchester, M20 4YE Classification: Cleaning Services - Domestic Status: Active Positional Accuracy: Automatically positioned to the address	A18SW (N)	429	-	384285 392426
54	Contemporary Trade Directory Entries Name: The Stove Room Location: 212, Burton Road, Manchester, M20 2LW Classification: Woodburning Stoves Status: Active Positional Accuracy: Automatically positioned to the address	A12NE (NW)	439	-	383951 392233
54	Contemporary Trade Directory Entries Name: Salford Kitchens Ltd Location: 1 Orchard Street South, Salford, Greater Manchester, M6 6FL Classification: Kitchen Furniture Manufacturers Status: Inactive Positional Accuracy: Manually positioned to the address or location	A12NE (NW)	455	-	383948 392256

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
55	Contemporary Trade Directory Entries Name: Wired World Location: 238 Burton Rd, Manchester, Lancashire, M20 2LW Classification: Electrical Goods Sales, Manufacturers & Wholesalers Status: Inactive Positional Accuracy: Manually positioned to the address or location	A12NE (NW)	445	-	383904 392166
55	Contemporary Trade Directory Entries Name: Wired World Location: 238, Burton Road, Manchester, M20 2LW Classification: Electrical Goods Sales, Manufacturers & Wholesalers Status: Inactive Positional Accuracy: Automatically positioned to the address	A12NE (NW)	445	-	383905 392167
56	Contemporary Trade Directory Entries Name: Gudrun Service Launderette Location: 162, Burton Road, Manchester, M20 1LH Classification: Laundries & Launderettes Status: Inactive Positional Accuracy: Automatically positioned to the address	A18SW (NW)	470	-	384033 392368
56	Contemporary Trade Directory Entries Name: G T Blagg Location: 146-148, Burton Road, Manchester, M20 1LH Classification: Gas Suppliers Status: Inactive Positional Accuracy: Automatically positioned to the address	A18SW (NW)	485	-	384061 392406
57	Contemporary Trade Directory Entries Name: Mrs Mop Location: 8, Warwick Avenue, Manchester, M20 2LL Classification: Laundry & Dry Cleaning Supplies Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SE (W)	487	-	383822 391935
58	Contemporary Trade Directory Entries Name: Fuji Seal Europe Ltd Location: Flat 1, 11, Central Road, Manchester, Lancashire, M20 4YE Classification: Packaging & Wrapping Equipment & Supplies Status: Inactive Positional Accuracy: Manually positioned to the address or location	A18SW (N)	510	-	384211 392496
59	Contemporary Trade Directory Entries Name: Withington Community Hospital Location: Nell Lane, Manchester, M20 2LR Classification: Hospitals Status: Active Positional Accuracy: Automatically positioned to the address	A12NE (W)	516	-	383801 392073
60	Contemporary Trade Directory Entries Name: W R S Wrought Iron Location: 126, Burton Road, Manchester, M20 1JQ Classification: Gate Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A18SW (NW)	518	-	384109 392470
61	Contemporary Trade Directory Entries Name: Nissi Engineering Ltd Location: Flat 7-12, 99-101, Northern Grove, Manchester, M20 2JL Classification: Electrical Engineers Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SE (W)	538	-	383802 391793
62	Contemporary Trade Directory Entries Name: Didsbury Service Station Location: 87 Barlow Moor Rd, Manchester, M20 2GN Classification: Petrol Filling Stations - 24 Hour Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A8NE (S)	545	-	384382 391398
63	Contemporary Trade Directory Entries Name: Absolute Gas Services Location: 1 Woodsend Barlow Moor Road, Manchester, Greater Manchester, M20 2PW Classification: Boilers - Servicing, Replacements & Repairs Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A7NE (SW)	555	-	383880 391624
63	Contemporary Trade Directory Entries Name: Pure Decon Location: 137, BARLOW MOOR ROAD, MANCHESTER, M20 2PW Classification: Commercial Cleaning Services Status: Active Positional Accuracy: Automatically positioned to the address	A12SE (SW)	568	-	383848 391644

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
64	Contemporary Trade Directory Entries Name: The Bridge Motor Co (Withington) Ltd Location: 122, Burton Road, Manchester, M20 1LP Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A18SW (N)	555	-	384137 392521
64	Contemporary Trade Directory Entries Name: Rp Hygiene Location: 122, Burton Road, Manchester, M20 1LP Classification: Commercial Cleaning Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A18SW (N)	555	-	384137 392521
65	Contemporary Trade Directory Entries Name: Appliance Care Ltd Location: Nell La, Manchester, M20 2NE Classification: Domestic Appliances - Servicing, Repairs & Parts Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A12NE (W)	582	-	383764 392187
66	Contemporary Trade Directory Entries Name: M J Stevenson Services Location: 4, Brooklands Avenue, Manchester, M20 1JE Classification: Domestic Appliances - Servicing, Repairs & Parts Status: Inactive Positional Accuracy: Automatically positioned to the address	A18SE (N)	589	-	384343 392588
67	Contemporary Trade Directory Entries Name: Priory Filling Station Location: 44, Fog Lane, Manchester, M20 6AG Classification: Petrol Filling Stations Status: Inactive Positional Accuracy: Automatically positioned to the address	A14SW (SE)	606	-	384884 391647
68	Contemporary Trade Directory Entries Name: Manor Park Garage Location: 568, Wilmslow Road, Manchester, M20 3DB Classification: Garage Services Status: Active Positional Accuracy: Automatically positioned to the address	A19SW (NE)	638	-	384889 392332
68	Contemporary Trade Directory Entries Name: Alpinos Cars Ltd Location: 568, Wilmslow Road, Manchester, M20 3DB Classification: Car Dealers - Used Status: Active Positional Accuracy: Automatically positioned to the address	A19SW (NE)	640	-	384890 392334
69	Contemporary Trade Directory Entries Name: Gustav Botkai Location: 4, Victoria Avenue, Didsbury, Manchester, M20 2GZ Classification: Leather Merchants & Wholesalers Status: Inactive Positional Accuracy: Automatically positioned to the address	A8NE (S)	647	-	384431 391300
70	Contemporary Trade Directory Entries Name: Medes Cleaners Location: 577, Wilmslow Road, MANCHESTER, M20 3QH Classification: Dry Cleaners Status: Active Positional Accuracy: Automatically positioned to the address	A14NW (NE)	647	-	384926 392294
71	Contemporary Trade Directory Entries Name: 1st Call Location: Albany Ct, Redcar Av, Manchester, M20 3DY Classification: Carpet, Curtain & Upholstery Cleaners Status: Inactive Positional Accuracy: Manually positioned to the address or location	A18SE (N)	652	-	384464 392636
72	Contemporary Trade Directory Entries Name: Clean Inc Location: 678, Wilmslow Road, Manchester, M20 2DN Classification: Dry Cleaners Status: Active Positional Accuracy: Automatically positioned to the address	A8NE (SE)	670	-	384672 391354
73	Contemporary Trade Directory Entries Name: Easy Wheels Location: Unit 1, 20 Moorfield Rd, Manchester, Lancashire, M20 2UY Classification: Tyre Dealers Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SW (W)	692	-	383615 391957

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
74	Contemporary Trade Directory Entries Name: Peter Woolley Printers Location: 31, Barlow Moor Road, Manchester, M20 6TW Classification: Printers Status: Active Positional Accuracy: Automatically positioned to the address	A8SE (S)	716	-	384593 391268
74	Contemporary Trade Directory Entries Name: Mullins & Ingham Joinery Ltd Location: The Workshop, Ward Street, Didsbury, Manchester, M20 6TJ Classification: Joinery Manufacturers Status: Active Positional Accuracy: Automatically positioned to the address	A8SE (S)	723	-	384582 391257
74	Contemporary Trade Directory Entries Name: Gudrun Launerette Location: 25, Barlow Moor Road, Manchester, M20 6TN Classification: Laundries & Launderettes Status: Inactive Positional Accuracy: Automatically positioned to the address	A8SE (S)	736	-	384616 391256
74	Contemporary Trade Directory Entries Name: R C Broadbents Location: 23, Barlow Moor Road, Manchester, M20 6TN Classification: Hardware Status: Inactive Positional Accuracy: Automatically positioned to the address	A8SE (S)	740	-	384620 391253
75	Contemporary Trade Directory Entries Name: Hewitts Location: 16, Belfield Road, Manchester, M20 6BH Classification: Classic Car Specialists Status: Active Positional Accuracy: Automatically positioned to the address	A9NW (SE)	723	-	384829 391399
75	Contemporary Trade Directory Entries Name: Bill Hewitt Location: 16, Belfield Road, Manchester, M20 6BH Classification: Classic Car Specialists Status: Inactive Positional Accuracy: Automatically positioned to the address	A9NW (SE)	723	-	384829 391399
76	Contemporary Trade Directory Entries Name: The Christie Hospital Location: Christie Hospital, Wilmslow Road, Manchester, M20 4BX Classification: Hospitals Status: Active Positional Accuracy: Automatically positioned to the address	A19SW (NE)	728	-	384876 392486
77	Contemporary Trade Directory Entries Name: Photopheresis Unit Location: 550, Wilmslow Road, Manchester, M20 4BX Classification: Hospitals Status: Active Positional Accuracy: Automatically positioned to the address	A19SW (NE)	753	-	384807 392578
77	Contemporary Trade Directory Entries Name: Christie Hospital Location: 550, Wilmslow Road, Manchester, M20 4BX Classification: Hospitals Status: Inactive Positional Accuracy: Automatically positioned to the address	A19SW (NE)	754	-	384812 392576
78	Contemporary Trade Directory Entries Name: Solpac Location: 1, Ogden Street, Manchester, M20 6DN Classification: Packaging Materials Manufacturers & Suppliers Status: Inactive Positional Accuracy: Automatically positioned to the address	A9NW (SE)	753	-	384746 391301
79	Contemporary Trade Directory Entries Name: Withington Hospital Location: Nell Lane, Manchester, M20 2LR Classification: Hospitals Status: Inactive Positional Accuracy: Automatically positioned to the address	A17SW (NW)	755	-	383630 392311
79	Contemporary Trade Directory Entries Name: Public Health Laboratory Service Location: Nell Lane, Manchester, M20 2LR Classification: Laboratories Status: Inactive Positional Accuracy: Automatically positioned to the address	A17SW (NW)	755	-	383630 392311

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
79	Contemporary Trade Directory Entries Name: Duchess Of York Hospital Location: Nell Lane, Manchester, M20 2LR Classification: Hospitals Status: Inactive Positional Accuracy: Automatically positioned to the address	A17SW (NW)	755	-	383630 392311
80	Contemporary Trade Directory Entries Name: Orchard Interior Design & Gifts Location: 2, Warburton Street, Manchester, M20 6WA Classification: Soft Furnishings - Manufacturers Status: Active Positional Accuracy: Automatically positioned to the address	A9SW (SE)	799	-	384743 391246
80	Contemporary Trade Directory Entries Name: Kard Kraft Distribution Location: 8, Warburton Street, Manchester, M20 6WA Classification: Greeting Card Publishers & Wholesalers Status: Inactive Positional Accuracy: Automatically positioned to the address	A9SW (SE)	813	-	384763 391241
80	Contemporary Trade Directory Entries Name: James Chalmers Location: 683-687, Wilmslow Road, Manchester, M20 6RE Classification: Antiques - Repairing & Restoring Status: Active Positional Accuracy: Automatically positioned to the address	A9SW (SE)	823	-	384726 391210
80	Contemporary Trade Directory Entries Name: Tarameen Ltd Location: 1, Ogden Street, Manchester, M20 6DN Classification: Textile Manufacturing Status: Inactive Positional Accuracy: Automatically positioned to the address	A9SW (SE)	849	-	384800 391222
81	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	A17SW (NW)	803	-	383650 392438
82	Contemporary Trade Directory Entries Name: Law Mining Ltd Location: Flat 1, 20, Lancaster Road, Manchester, Lancashire, M20 2QU Classification: Coal Mining Status: Inactive Positional Accuracy: Manually positioned to the address or location	A8SW (S)	815	-	384022 391197
83	Contemporary Trade Directory Entries Name: Barlow Moor Filling Station Location: Barlow Moor Road, MANCHESTER, M20 2XQ Classification: Petrol Filling Stations Status: Active Positional Accuracy: Automatically positioned to the address	A12SW (W)	821	-	383489 391914
83	Contemporary Trade Directory Entries Name: K Klass Motors Ltd Location: 156, Barlow Moor Road, Manchester, M20 2XQ Classification: Car Dealers - Used Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SW (W)	821	-	383489 391914
83	Contemporary Trade Directory Entries Name: Parkway Auto Location: Barlow Moor Road, Manchester, M20 2XQ Classification: Garage Services Status: Active Positional Accuracy: Automatically positioned to the address	A12SW (W)	821	-	383489 391914
83	Contemporary Trade Directory Entries Name: Cars Of Didsbury Ltd Location: Barlow Moor Road, Manchester, M20 2XQ Classification: Car Dealers - Used Status: Active Positional Accuracy: Automatically positioned to the address	A12SW (W)	821	-	383489 391914
83	Contemporary Trade Directory Entries Name: Best Cleaning Location: Flat 1, 156, Barlow Moor Road, Manchester, Lancashire, M20 2XQ Classification: Commercial Cleaning Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SW (W)	821	-	383489 391914

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
84	Contemporary Trade Directory Entries Name: D S Colour Labs Ltd Location: 720, Wilmslow Road, Manchester, Lancashire, M20 2DW Classification: Photographic Processors Status: Inactive Positional Accuracy: Automatically positioned to the address	A9SW (SE)	828	-	384683 391184
85	Contemporary Trade Directory Entries Name: Nevyn King Carpet & Upholstery Cleaning Location: 96, Parkville Road, Manchester, M20 4TZ Classification: Carpet, Curtain & Upholstery Cleaners Status: Inactive Positional Accuracy: Automatically positioned to the address	A14NE (E)	844	-	385183 392183
86	Contemporary Trade Directory Entries Name: Johnsons The Cleaners Location: 707-709, Wilmslow Road, Manchester, M20 6RE Classification: Dry Cleaners Status: Active Positional Accuracy: Automatically positioned to the address	A9SW (SE)	876	-	384727 391151
86	Contemporary Trade Directory Entries Name: Indijo Location: Hill House, 1-7, Albert Hill Street, Manchester, Lancashire, M20 6RF Classification: Children & Babywear - Manufacturers & Wholesalers Status: Inactive Positional Accuracy: Manually positioned to the address or location	A9SW (SE)	884	-	384741 391149
87	Contemporary Trade Directory Entries Name: Manchester Ink & Toner Cartridges Location: 540, Wilmslow Road, Manchester, M20 4BY Classification: Printers Status: Active Positional Accuracy: Automatically positioned to the address	A19NW (NE)	879	-	384885 392677
88	Contemporary Trade Directory Entries Name: Carebridge Ltd Location: 78, Parkville Road, Manchester, M20 4TZ Classification: Car Washing & Polishing Equipment & Supplies Status: Inactive Positional Accuracy: Automatically positioned to the address	A14NE (E)	892	-	385243 392137
89	Contemporary Trade Directory Entries Name: Kitchen Rescue Ltd Location: 54, Henwood Road, Manchester, M20 4XG Classification: Cleaning Services - Domestic Status: Inactive Positional Accuracy: Automatically positioned to the address	A19SE (E)	927	-	385224 392322
90	Contemporary Trade Directory Entries Name: Siemens Automation Location: Sir William Siemens House, Princess Road, Manchester, M20 2UR Classification: Automation Systems & Equipment Status: Inactive Positional Accuracy: Automatically positioned to the address	A12NW (W)	950	-	383404 392273
90	Contemporary Trade Directory Entries Name: Siemens Communication Systems Ltd Location: Sir William Siemens House, Princess Road, Manchester, M20 2UR Classification: Telecommunications Equipment & Systems Status: Inactive Positional Accuracy: Automatically positioned to the address	A12NW (W)	950	-	383404 392273
90	Contemporary Trade Directory Entries Name: Power Transmission & Distribution Location: Sir William Siemens House, Princess Road, Manchester, M20 2UR Classification: Electrical Engineers Status: Inactive Positional Accuracy: Automatically positioned to the address	A12NW (W)	950	-	383404 392273
90	Contemporary Trade Directory Entries Name: Siemens Location: Sir William Siemens House, Princess Road, MANCHESTER, M20 2UR Classification: Automation Systems & Equipment Status: Active Positional Accuracy: Automatically positioned to the address	A12NW (W)	950	-	383404 392273
90	Contemporary Trade Directory Entries Name: Siemens Transmission & Distribution Ltd Location: Sir William Siemens House, Princess Road, Manchester, M20 2UR Classification: Power Transmission Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A12NW (W)	950	-	383404 392273

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
91	Contemporary Trade Directory Entries Name: Rontec (Uk) Ltd Location: Pello Ho, Francis Rd, Withington, Manchester, M20 4XP Classification: Scientific Apparatus & Instruments - Manufacturers Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A14NE (E)	953	-	385274 392261
92	Contemporary Trade Directory Entries Name: Platform & General Hire Ltd Location: Park Lane House, 3, Elm Grove, Manchester, M20 6PL Classification: Crane Hire, Sales & Service Status: Inactive Positional Accuracy: Automatically positioned to the address	A9SW (SE)	957	-	384733 391065
93	Contemporary Trade Directory Entries Name: Fan Filters Location: 6, Ferngate Drive, Manchester, M20 4AH Classification: Filter Manufacturers & Suppliers Status: Inactive Positional Accuracy: Automatically positioned to the address	A19NW (NE)	963	-	384968 392718
94	Contemporary Trade Directory Entries Name: Sovereign Cleaning Services Ltd Location: 1, Elmstead Avenue, Manchester, M20 1EW Classification: Carpet, Curtain & Upholstery Cleaners Status: Inactive Positional Accuracy: Automatically positioned to the address	A18NW (N)	978	-	384117 392955
95	Contemporary Trade Directory Entries Name: Harry Berger Location: 772-774, Wilmslow Road, Manchester, M20 2DR Classification: Dry Cleaners Status: Inactive Positional Accuracy: Automatically positioned to the address	A8SE (S)	978	-	384659 391014
95	Contemporary Trade Directory Entries Name: Energy Brokers Direct Location: 772-774, Wilmslow Road, Manchester, M20 2DR Classification: Gas Companies Status: Inactive Positional Accuracy: Automatically positioned to the address	A8SE (S)	978	-	384659 391014
96	Contemporary Trade Directory Entries Name: Lms Cleaners Location: 4, Whitchurch Road, Manchester, M20 1FX Classification: Laundries & Launderettes Status: Inactive Positional Accuracy: Automatically positioned to the address	A18NE (N)	987	-	384620 392941
96	Contemporary Trade Directory Entries Name: Ims Cleaners Location: 4, Whitchurch Road, Manchester, M20 1FX Classification: Laundries & Launderettes Status: Inactive Positional Accuracy: Automatically positioned to the address	A18NE (N)	987	-	384620 392941
96	Contemporary Trade Directory Entries Name: Old Moat Location: 6, Whitchurch Road, Manchester, M20 1FX Classification: Antiques - Repairing & Restoring Status: Inactive Positional Accuracy: Automatically positioned to the address	A18NE (N)	989	-	384614 392944
96	Contemporary Trade Directory Entries Name: Which Wood Stoves Location: 6, Whitchurch Road, Manchester, M20 1FX Classification: Woodburning Stoves Status: Inactive Positional Accuracy: Automatically positioned to the address	A18NE (N)	989	-	384614 392944
97	Fuel Station Entries Name: Oak Garage Location: 568, Wilmslow Road, Withington, Manchester, Greater Manchester, M20 3DB Brand: Obsolete Premises Type: Not Applicable Status: Obsolete Positional Accuracy: Located by supplier to within 100m	A14NW (NE)	547	-	384800 392300

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
98	Fuel Station Entries Name: Didsbury Service Station Location: Barlow Moor Road , Didsbury , Manchester, Greater Manchester, M20 6TN Brand: Obsolete Premises Type: Not Applicable Status: Obsolete Positional Accuracy: Automatically positioned to the address	A8NE (S)	562	-	384366 391381
99	Fuel Station Entries Name: Priory Service Station Location: 42, Fog Lane , Didsbury , Manchester, Greater Manchester, M20 6AL Brand: Obsolete Premises Type: Not Applicable Status: Obsolete Positional Accuracy: Automatically positioned to the address	A14SW (SE)	585	-	384870 391663
100	Fuel Station Entries Name: Barlow Moor Filling Station Location: 156, Barlow Moor Road , West Didsbury , Manchester, Greater Manchester, M20 2GE Brand: Unbranded Premises Type: Petrol Station Status: Open Positional Accuracy: Manually positioned to the address or location	A12SW (W)	822	-	383488 391904
101	Points of Interest - Commercial Services Name: The Bridge Motor Co Location: 122 Burton Road, Manchester, M20 1LP Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18SW (N)	547	7	384141 392515
101	Points of Interest - Commercial Services Name: The Bridge Motor Co (Withington) Ltd Location: 122 Burton Road, Manchester, M20 1LP Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18SW (N)	555	7	384137 392521
101	Points of Interest - Commercial Services Name: Bridge Motor Company Location: 122 Burton Road, Manchester, M20 1LP Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18SW (N)	555	7	384137 392521
102	Points of Interest - Commercial Services Name: Tranzfit Car Alarms & Stereos Location: 570 Wilmslow Road, Manchester, Greater Manchester, M20 3DB Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SW (NE)	617	7	384872 392321
102	Points of Interest - Commercial Services Name: Didsbury Hand Car Wash Location: 572 Wilmslow Road, Manchester, M20 3DB Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A19SW (NE)	617	7	384872 392321
102	Points of Interest - Commercial Services Name: Manor Park Garage Location: 568 Wilmslow Road, Manchester, M20 3DB Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SW (NE)	640	7	384890 392334
103	Points of Interest - Commercial Services Name: Hewitts Location: 16 Belfield Road, Manchester, M20 6BH Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A9NW (SE)	723	7	384828 391399
104	Points of Interest - Commercial Services Name: Parkway Autos Location: 156 Barlow Moor Road, Manchester, M20 2XQ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A12SW (W)	821	7	383489 391914

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
104	Points of Interest - Commercial Services Name: Parkway Auto Location: 156 Barlow Moor Road, Manchester, M20 2XQ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A12SW (W)	821	7	383489 391913
105	Points of Interest - Commercial Services Name: Recyc-It Location: 45 Meltham Avenue, Manchester, M20 1FE Category: Recycling Services Class Code: Recycling, Reclamation and Disposal Positional Accuracy: Positioned to address or location	A18NW (N)	898	7	384192 392888
106	Points of Interest - Commercial Services Name: Car Care Express Location: 2 Old Oak Street, Manchester, M20 6RH Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A9SW (SE)	942	7	384736 391083
107	Points of Interest - Commercial Services Name: Siemens Transmission & Distribution Ltd Location: Sir William Siemens House, Princess Road, Manchester, M20 2UR Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A12NW (W)	950	7	383404 392273
108	Points of Interest - Education and Health Name: Douglas House Location: 54 Barlow Moor Road, Manchester, M20 2TR Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A8NW (SW)	425	7	384091 391606
108	Points of Interest - Education and Health Name: Douglas House Location: 54 Barlow Moor Road, Manchester, M20 2TR Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A8NW (SW)	425	7	384091 391606
109	Points of Interest - Education and Health Name: Withington Community Hospital Location: Nell Lane, Manchester, M20 2LR Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A12NE (W)	515	7	383801 392075
109	Points of Interest - Education and Health Name: Withington Hospital Location: Nell Lane, Manchester, M20 2LR Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A12NE (W)	515	7	383802 392076
109	Points of Interest - Education and Health Name: Withington Community Hospital Location: Nell Lane, Manchester, M20 2LR Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A12NE (W)	515	7	383802 392076
109	Points of Interest - Education and Health Name: Withington Community Hospital Location: Nell Lane, Manchester, M20 2LR Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A12NE (W)	516	7	383800 392073
110	Points of Interest - Education and Health Name: The Christie Clinic Location: 550 Wilmslow Road, Manchester, M20 4BX Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A19SW (NE)	753	7	384807 392578
110	Points of Interest - Education and Health Name: The Christie Location: 550 Wilmslow Road, Manchester, M20 4BX Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A19SW (NE)	754	7	384811 392575

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
110	Points of Interest - Education and Health Name: The Christie Location: 550 Wilmslow Road, Manchester, M20 4BX Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A19SW (NE)	754	7	384812 392576
110	Points of Interest - Education and Health Name: The Christie Location: 550 Wilmslow Road, Manchester, M20 4BX Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A19SW (NE)	754	7	384812 392576
111	Points of Interest - Education and Health Name: Withington Community Hospital Location: Nell Lane, Manchester, M20 2LR Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A17SW (NW)	755	7	383630 392311
111	Points of Interest - Education and Health Name: Withington Community Hospital Location: Nell Lane, Manchester, M20 2LR Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A17SW (NW)	755	7	383630 392311
111	Points of Interest - Education and Health Name: South Manchester Community Mental Health Team Location: Nell Lane, Manchester, M20 2LR Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A17SW (NW)	833	7	383550 392325
112	Points of Interest - Manufacturing and Production Name: Didsbury Business Centre Location: 137 Barlow Moor Road, Manchester, M20 2PW Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A12SE (SW)	568	7	383848 391644
113	Points of Interest - Manufacturing and Production Name: Tanks Location: M20 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A17SE (NW)	654	7	383873 392472
114	Points of Interest - Public Infrastructure Name: Tesco Petrol Filling Station Location: 134 Burton Road, Manchester, M20 1JQ Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A18SW (NW)	512	7	384092 392455
115	Points of Interest - Public Infrastructure Name: West Didsbury Police Station Location: Elizabeth Slinger Road, Manchester, M20 2ES Category: Central and Local Government Class Code: Police Stations Positional Accuracy: Positioned to address or location	A12NW (W)	790	7	383519 392039
116	Points of Interest - Public Infrastructure Name: Barlow Moor Filling Station Location: 156 Barlow Moor Road, Manchester, M20 2XQ Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A12SW (W)	822	7	383488 391904
116	Points of Interest - Public Infrastructure Name: Barlow Moor Filling Station Location: 156 Barlow Moor Road, Manchester, M20 2XQ Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A12SW (W)	822	7	383488 391904
117	Points of Interest - Public Infrastructure Name: Didsbury Police Station Location: 738-744 Wilmslow Road, West Didsbury, Greater Manchester, M20 2ES Category: Central and Local Government Class Code: Police Stations Positional Accuracy: Positioned to address or location	A9SW (S)	878	7	384681 391129

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
118	Points of Interest - Public Infrastructure Name: Old Burial Ground Location: Not Supplied Category: Infrastructure and Facilities Class Code: Cemeteries and Crematoria Positional Accuracy: Positioned to an adjacent address or location	A17SW (NW)	980	7	383430 392414
118	Points of Interest - Public Infrastructure Name: Old Burial Ground Location: M20 Category: Infrastructure and Facilities Class Code: Cemeteries and Crematoria Positional Accuracy: Positioned to an adjacent address or location	A17SW (NW)	993	7	383415 392414
119	Points of Interest - Recreational and Environmental Name: Skatepark Location: M20 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A14NE (E)	852	7	385217 392039
120	Points of Interest - Recreational and Environmental Name: Fog Lane Park Location: Fog Lane, Didsbury, Manchester, M20 6ED Category: Recreational Class Code: Municipal Parks And Gardens Positional Accuracy: Positioned to address or location	A14SE (E)	944	7	385309 391886
121	Points of Interest - Recreational and Environmental Name: Playground Location: Parkville Road, M20 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A14NE (E)	970	7	385338 391985
121	Points of Interest - Recreational and Environmental Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A14NE (E)	978	7	385346 391986
121	Points of Interest - Recreational and Environmental Name: Playground Location: Parkville Road, M20 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A14NE (E)	981	7	385348 392014

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
122	Areas of Adopted Green Belt Authority: Manchester City Council Plan Name: Proposals Map Status: Adopted Plan Date: 11th July 2012	A7NW (SW)	896	8	383511 391565

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Environment Agency - Head Office Trafford Metropolitan Borough Council - Renewal and Environmental Protection Manchester City Council - Environmental Health Department Salford City Council - Environmental Health Department Stockport Metropolitan Borough Council - Environment Team (Land & Water)	June 2020 November 2013 October 2017 October 2017 October 2017	Annually Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update
Discharge Consents Environment Agency - North West Region	April 2021	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	April 2021	Quarterly
Local Authority Integrated Pollution Prevention And Control Salford City Council - Environmental Health Department Stockport Metropolitan Borough Council - Environmental Health Department, EEDD Trafford Metropolitan Borough Council - Environmental Health Department Manchester City Council - Environmental Health Department	March 2015 October 2014 October 2014 September 2014	Variable Variable Variable Variable
Local Authority Pollution Prevention and Controls Salford City Council - Environmental Health Department Stockport Metropolitan Borough Council - Environmental Health Department, EEDD Trafford Metropolitan Borough Council - Environmental Health Department Manchester City Council - Environmental Health Department	March 2015 October 2014 October 2014 September 2014	Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements Salford City Council - Environmental Health Department Stockport Metropolitan Borough Council - Environmental Health Department, EEDD Trafford Metropolitan Borough Council - Environmental Health Department Manchester City Council - Environmental Health Department	March 2015 October 2014 October 2014 September 2014	Variable Variable Variable Variable
Nearest Surface Water Feature Ordnance Survey	April 2021	
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	Annually
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	April 2012	Annually
River Quality Chemistry Sampling Points Environment Agency - Head Office	April 2012	Annually
Substantiated Pollution Incident Register Environment Agency - North West Region - South Area	April 2021	Quarterly
Water Abstractions Environment Agency - North West Region	April 2021	Quarterly
Water Industry Act Referrals Environment Agency - North West Region	October 2017	Quarterly

Agency & Hydrological	Version	Update Cycle
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	May 2021	Bi-Annually
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	March 2021	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	March 2021	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	March 2021	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	March 2021	Quarterly
Flood Defences Environment Agency - Head Office	March 2021	Quarterly
OS Water Network Lines Ordnance Survey	July 2021	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water Suitability Environment Agency - Head Office	February 2016	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	Annually

Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	November 2002	Not Applicable
Historical Landfill Sites Environment Agency - Head Office	May 2021	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 2021	Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - North West Region - South Area	April 2021	Quarterly
Local Authority Landfill Coverage Manchester City Council - Planning Department Salford City Council - Environmental Health Department Stockport Metropolitan Borough Council - Environmental Health Department, EEDD Trafford Metropolitan Borough Council - Environmental Health Department	February 2003 February 2003 February 2003 February 2003	Not Applicable Not Applicable Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Manchester City Council - Planning Department Salford City Council - Environmental Health Department Stockport Metropolitan Borough Council - Environmental Health Department, EEDD Trafford Metropolitan Borough Council - Environmental Health Department	October 2018 October 2018 October 2018 October 2018	
Potentially Infilled Land (Non-Water) Landmark Information Group Limited	December 1999	Not Applicable
Potentially Infilled Land (Water) Landmark Information Group Limited	December 1999	
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	April 2018	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 Trafford Metropolitan Borough Council Manchester City Council - Planning Department Stockport Metropolitan Borough Council - Environment and Economic Development Salford City Council	April 2016 February 2016 February 2016 June 2016	Variable Variable Variable Variable
Planning Hazardous Substance Consents Trafford Metropolitan Borough Council Manchester City Council - Planning Department Stockport Metropolitan Borough Council - Environment and Economic Development Salford City Council	April 2016 February 2016 February 2016 June 2016	Variable Variable Variable Variable

Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	Not Applicable
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	December 2015	Annually
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	May 2021	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011	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	Annually
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
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	April 2021	Quarterly
Fuel Station Entries Catalist Ltd - Experian	June 2021	Quarterly
Gas Pipelines National Grid	May 2021	Annually
Points of Interest - Commercial Services PointX	June 2021	Quarterly
Points of Interest - Education and Health PointX	June 2021	Quarterly
Points of Interest - Manufacturing and Production PointX	June 2021	Quarterly
Points of Interest - Public Infrastructure PointX	June 2021	Quarterly
Points of Interest - Recreational and Environmental PointX	June 2021	Quarterly
Underground Electrical Cables National Grid	May 2021	Annually

Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	February 2021	Bi-Annually
Areas of Adopted Green Belt Manchester City Council Salford City Council Stockport Metropolitan Borough Council Trafford Metropolitan Borough Council	October 2020 October 2020 October 2020 October 2020	Quarterly Quarterly Quarterly Quarterly
Areas of Unadopted Green Belt Manchester City Council Salford City Council Stockport Metropolitan Borough Council Trafford Metropolitan Borough Council	October 2020 October 2020 October 2020 October 2020	Quarterly Quarterly Quarterly Quarterly
Areas of Outstanding Natural Beauty Natural England	January 2021	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

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	Manchester City Council - Environmental Health Department PO Box 463, Town Hall Extension, Albert Square, Manchester, Greater Manchester, M60 3NY	Telephone: 0161 234 4884 / 234 4873. Fax: 0161 234 4508 Website: www.manchester.gov.uk
4	Environment Agency - Head Office Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
5	Ordnance Survey Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
6	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
7	PointX 7 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
8	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
9	Stockport Metropolitan Borough Council Hygarth House, 103 Wellington Road South, Stockport, Greater Manchester, SK1 3TP	Telephone: 0161 480 4949 Fax: 0161 477 9530 Website: www.stockport.gov.uk
10	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.

Geology 1:50,000 Maps Legends

Superficial Geology

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Not Supplied - Holocene
	GFSDD	Glaciofluvial Sheet Deposits, Devensian	Sand and Gravel	Not Supplied - Devensian
	TILLD	Till, Devensian	Diamicton	Not Supplied - Devensian
	SSA	Shirdley Hill Sand Formation	Sand	Not Supplied - Devensian
	GFDUD	Glaciofluvial Deposits, Devensian	Sand and Gravel	Not Supplied - Devensian
	RTDU	River Terrace Deposits (Undifferentiated)	Sand and Gravel	Not Supplied - Quaternary

Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	HEY	Helstby Sandstone Formation	Sandstone, Pebbly (Gravelly)	Not Supplied - Anisian
	CHES	Chester Formation	Sandstone, Pebbly (Gravelly)	Not Supplied - Olenekian
	CHES	Chester Formation	Sandstone	Not Supplied - Olenekian
	TPSF	Tarporley Siltstone Formation	Siltstone, Mudstone and Sandstone	Not Supplied - Olenekian
	WLSF	Wimslow Sandstone Formation	Sandstone	Not Supplied - Early Triassic
	MM	Manchester Marls Formation	Mudstone	Not Supplied - GUADALUPIAN
	CS	Collyhurst Sandstone Formation	Sandstone	Not Supplied - Cisuralian
		Faults		



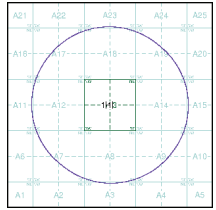
Geology 1:50,000 Maps

This report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:50,000 scale and is designed for users carrying out preliminary site assessments who require geological maps for the area around the site. This mapping may be more up to date than previously published paper maps. The various geological layers - artificial and landslip deposits, superficial geology and solid (bedrock) geology are displayed in separate maps, but superimposed on the final 'Combined Surface Geology' map. All map legends feature on this page. Not all layers have complete nationwide coverage, so availability of data for relevant map sheets is indicated below.

Geology 1:50,000 Maps Coverage

Map ID: 1
Map Sheet No: 098
Map Name: Stockport
Map Date: 1962
Bedrock Geology: Available
Superficial Geology: Available
Artificial Geology: Not Available
Faults: Not Supplied
Landslip: Available
Rock Segments: Not Supplied

Geology 1:50,000 Maps - Slice A



Order Details:

Order Number: 282515373_1_1
Customer Reference: 31842L6
National Grid Reference: 384340, 391970
Slice: A
Site Area (Ha): 0.17
Search Buffer (m): 1000

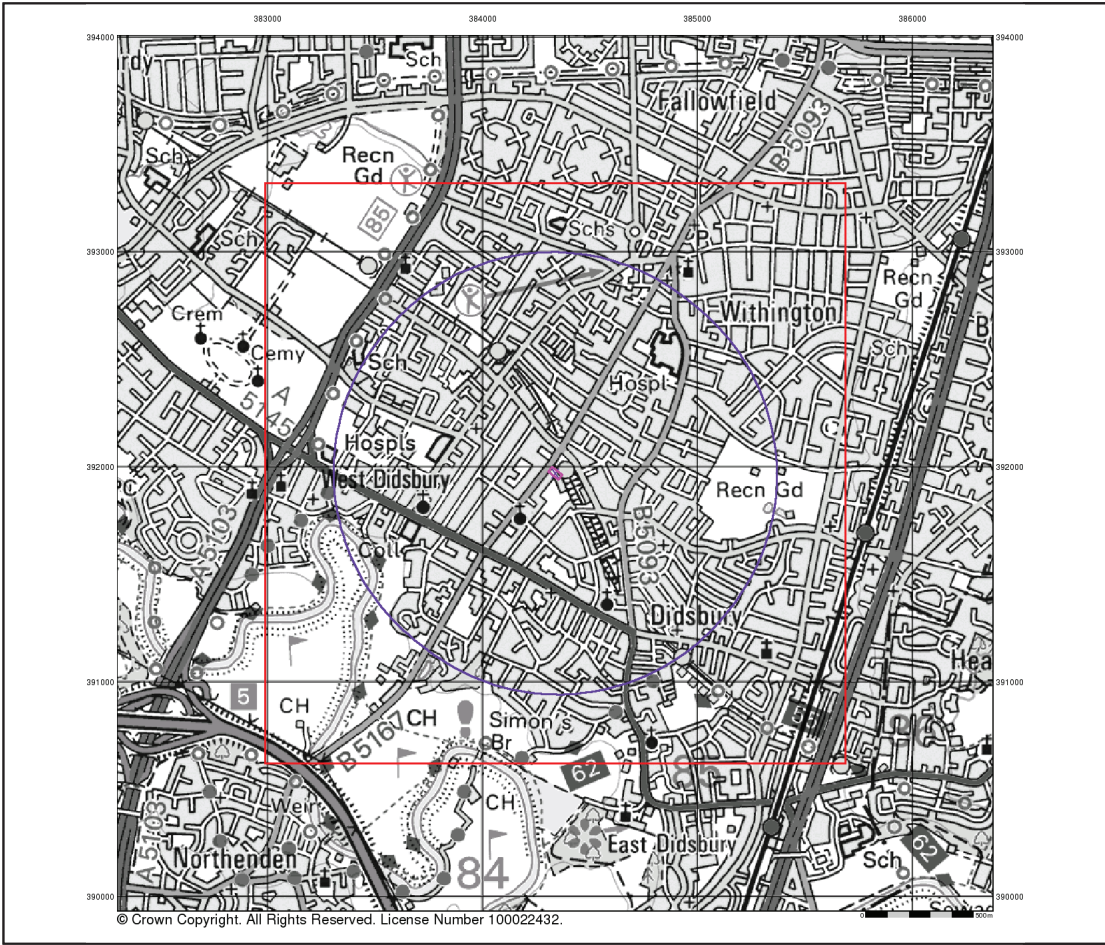
Site Details:

The Rossett, 123, Palatine Road, MANCHESTER, M20 3YA



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

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Artificial Ground and Landscap

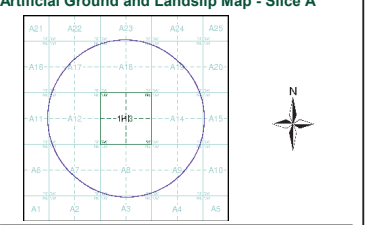
Artificial ground is a term used by BGS for those areas where the ground surface has been significantly modified by human activity. Information about previously developed ground is especially important, as it is often associated with potentially contaminated material, unpredictable engineering conditions and unstable ground.

Artificial ground includes:

- Made ground - man-made deposits such as embankments and spoil heaps on the natural ground surface.
- Worked ground - areas where the ground has been cut away such as quarries and road cuttings.
- Infilled ground - areas where the ground has been cut away then wholly or partially backfilled.
- Landscaped ground - areas where the surface has been reshaped.
- Disturbed ground - areas of ill-defined shallow or near surface mineral workings where it is impracticable to map made and worked ground separately.

Mass movement (landslip) deposits on BGS geological maps are primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground. The dataset also includes founded strata, where the ground has collapsed due to subsidence.

Artificial Ground and Landscap Map - Slice A



Order Details:

Order Number:	282515373_1_1
Customer Reference:	31842L.G
National Grid Reference:	384340, 391970
Slice:	A
Site Area (Ha):	0.17
Search Buffer (m):	1000

Site Details:

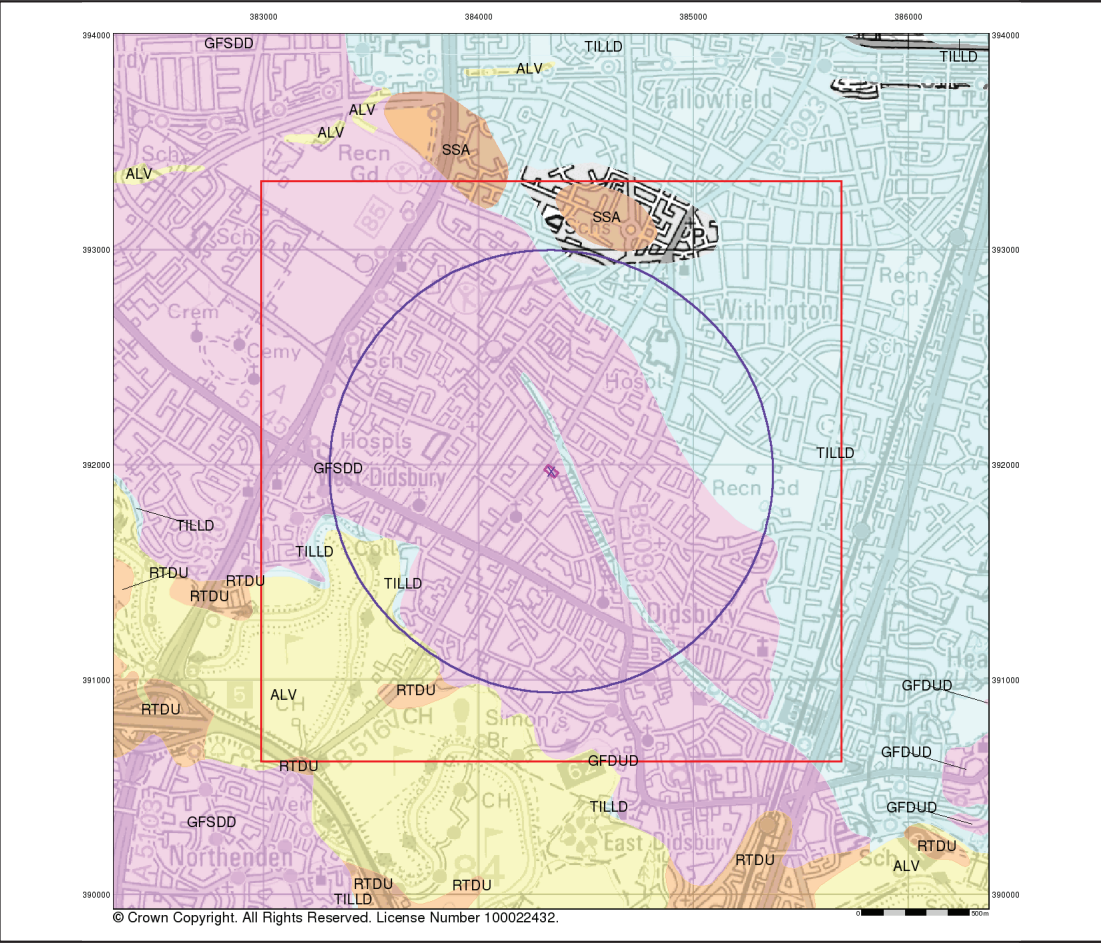
The Rossett, 123, Palatine Road, MANCHESTER, M20 3YA



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Tel: 0844 844 9952
Fax: 0844 844 9953
Web: www.emvotrack.co.uk

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Superficial Geology

Superficial Deposits are the youngest geological deposits formed during the most recent period of geological time, the Quaternary, which extends back about 1.8 million years from the present.

They rest on older deposits or rocks referred to as Bedrock. This dataset contains Superficial deposits that are of natural origin and 'in place'. Other superficial strata may be held in the Mass Movement dataset where they have been moved, or in the Artificial Ground dataset where they are of man-made origin.

Most of these Superficial deposits are unconsolidated sediments such as gravel, sand, silt and clay, and onshore they form relatively thin, often discontinuous patches or larger spreads.

Superficial Geology Map - Slice A

Order Details:	
Order Number:	282515373_1_1
Customer Reference:	31842L.G
National Grid Reference:	384340, 391970
Slice:	A
Site Area (Ha):	0.17
Search Buffer (m):	1000

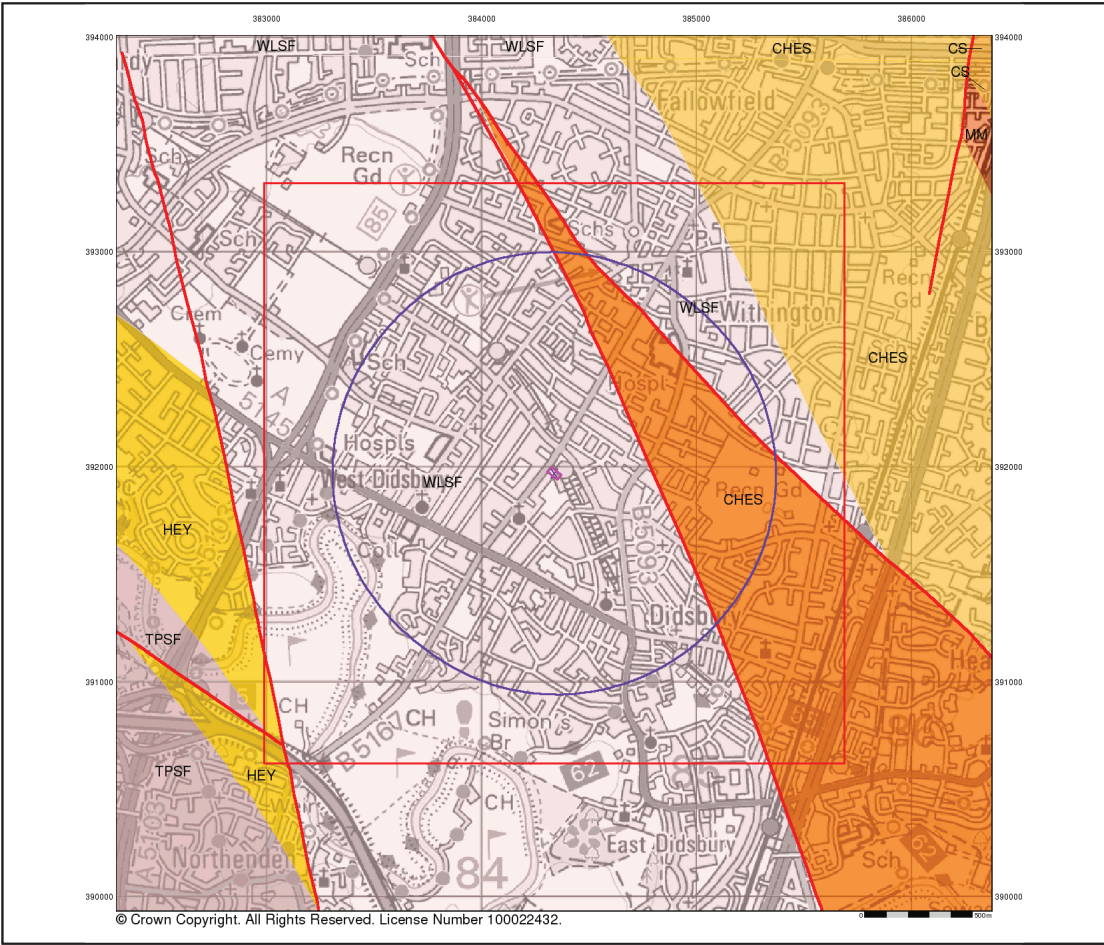
Site Details:	
The Rossett, 123, Palatine Road, MANCHESTER, M20 3YA	

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Tel: 0844 844 9952
Fax: 0844 844 9953
Web: www.envisage.co.uk

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Bedrock and Faults

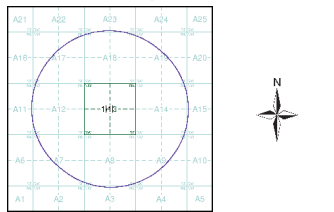
Bedrock geology is a term used for the main mass of rocks forming the Earth and are present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

The bedrock has formed over vast lengths of geological time ranging from ancient and highly altered rocks of the Proterozoic, some 2500 million years ago, or older, up to the relatively young Pliocene, 1.8 million years ago.

The bedrock geology includes many lithologies, often classified into three types based on origin: igneous, metamorphic and sedimentary.

The BGS Faults and Rock Segments dataset includes geological faults (e.g. normal, thrust), and thin beds mapped as lines (e.g. coal seam, gypsum bed). Some of these are linked to other particular 1:50,000 Geology datasets, for example, coal seams are part of the bedrock sequence, most faults and mineral veins primarily affect the bedrock but cut across the strata and post date its deposition.

Bedrock and Faults Map - Slice A



Order Details:

Order Number:	282515373_1_1
Customer Reference:	31842L.G
National Grid Reference:	384340, 391970
Slice:	A
Site Area (Ha):	0.17
Search Buffer (m):	1000

Site Details:

The Rossett, 123, Palatine Road, MANCHESTER, M20 3YA

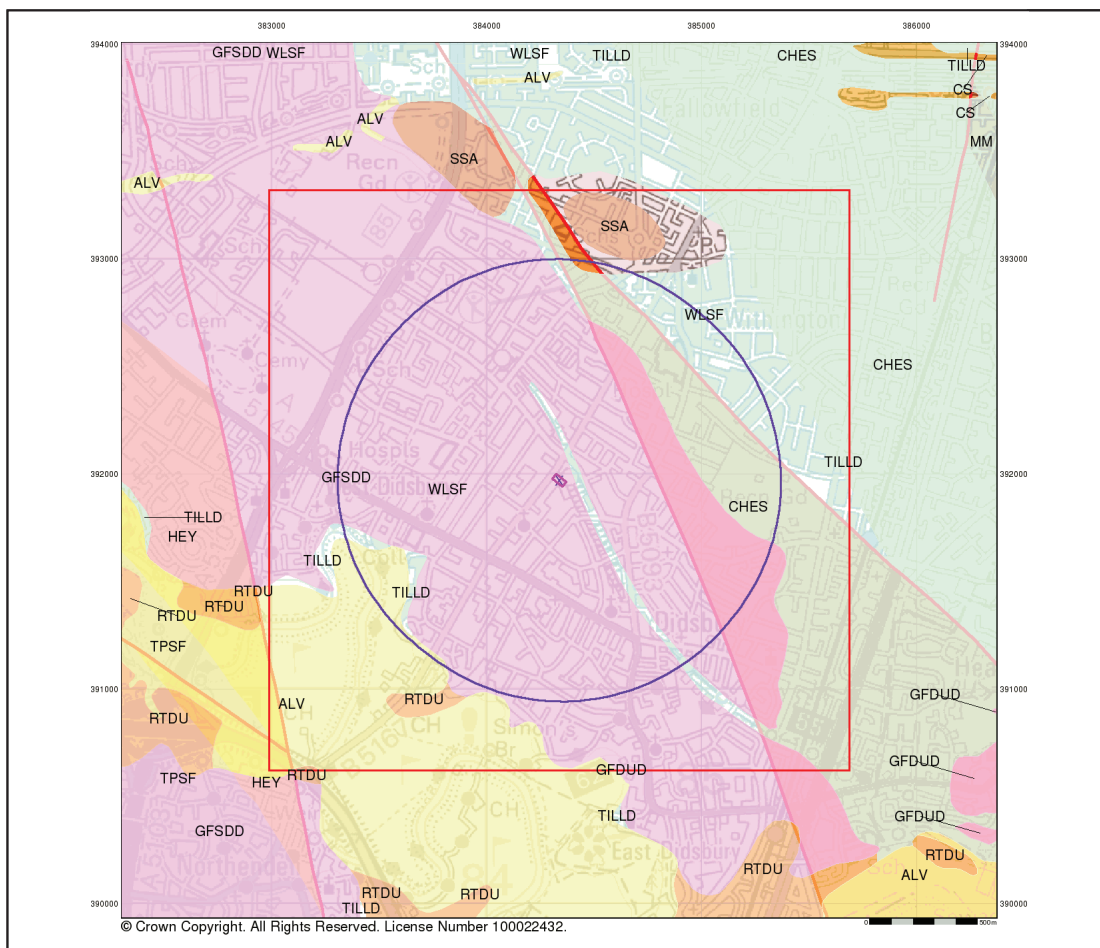


INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9953
Web: www.gemrock.co.uk

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Combined Surface Geology

The Combined Surface Geology map combines all the previous maps into one combined geological overview of your site.

Please consult the legends to the previous maps to interpret the Combined "Surface Geology" map.

Additional Information

More information on 1:50,000 Geological mapping and explanations of rock classifications can be found on the BGS website. Using the LEX Codes in this report, further descriptions of rock types can be obtained by interrogating the 'BGS Lexicon of Named Rock Units'. This database can be accessed by following the 'Information and Data' link on the BGS website.

Contact

British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
NG12 5GG
Telephone: 0115 936 3143
Fax: 0115 936 3276
email: enquiries@bgs.ac.uk
website: www.bgs.ac.uk

Combined Geology Map - Slice A

Order Details:

Order Number:	282515373_1_1
Customer Reference:	31842L6
National Grid Reference:	384340, 391970
Slice:	A
Site Area (Ha):	0.17
Search Buffer (m):	1000

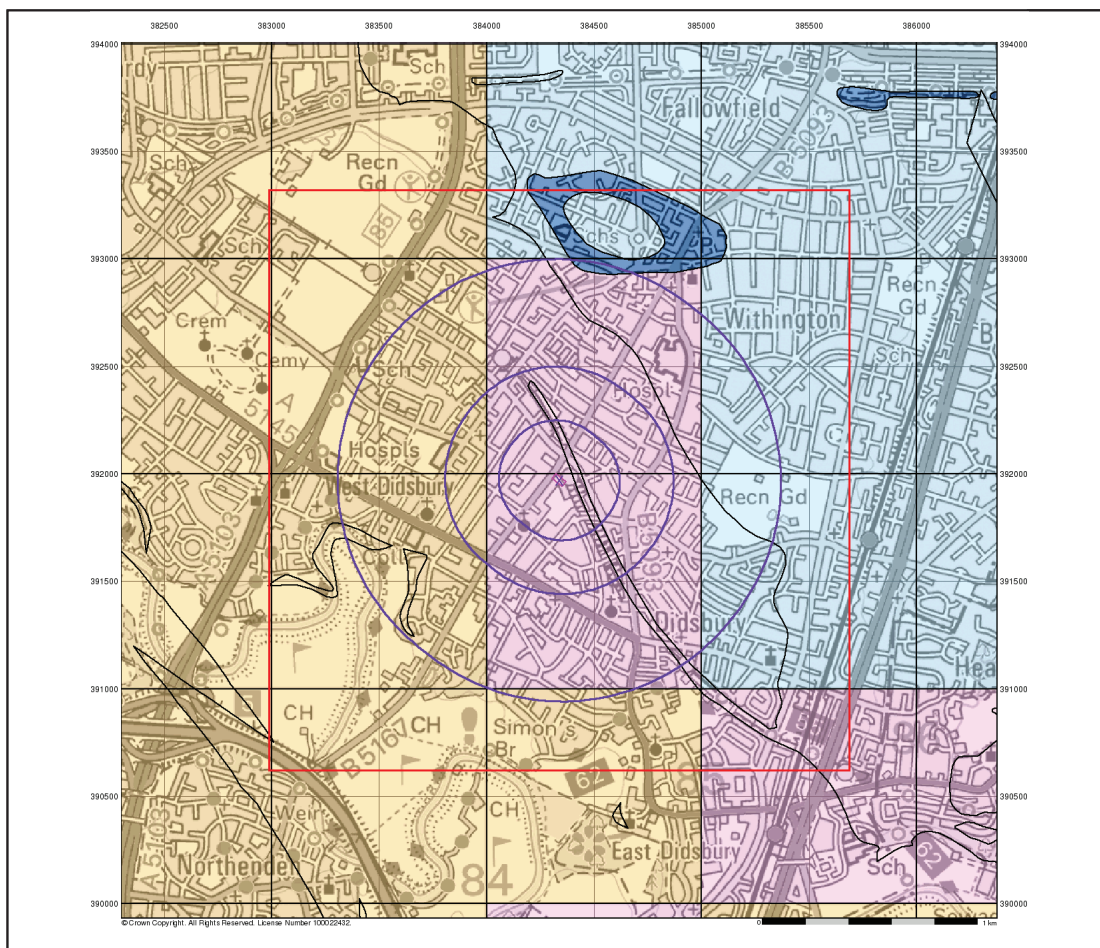
Site Details:

The Rossett, 123, Palatine Road, MANCHESTER, M20 3YA

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Tel: 0844 844 9952
Fax: 0844 844 9953
Web: www.ematcheck.co.uk

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Groundwater Vulnerability

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Bedrock Aquifers	Superficial Aquifers
High Vulnerability, Principal Aquifer	High Vulnerability, Principal Aquifer
High Vulnerability, Secondary Aquifer	High Vulnerability, Secondary Aquifer
Medium Vulnerability, Principal Aquifer	Medium Vulnerability, Principal Aquifer
Medium Vulnerability, Secondary Aquifer	Medium Vulnerability, Secondary Aquifer
Low Vulnerability, Principal Aquifer	Low Vulnerability, Principal Aquifer
Low Vulnerability, Secondary Aquifer	Low Vulnerability, Secondary Aquifer

Unproductive Aquifer
 Soluble Rock

Site Sensitivity Context Map - Slice A

Order Details

Order Number: 282515373_1_1
 Customer Ref: 31842L.G
 National Grid Reference: 384340, 391970
 Slice: A
 Site Area (Ha): 0.17
 Search Buffer (m): 1000

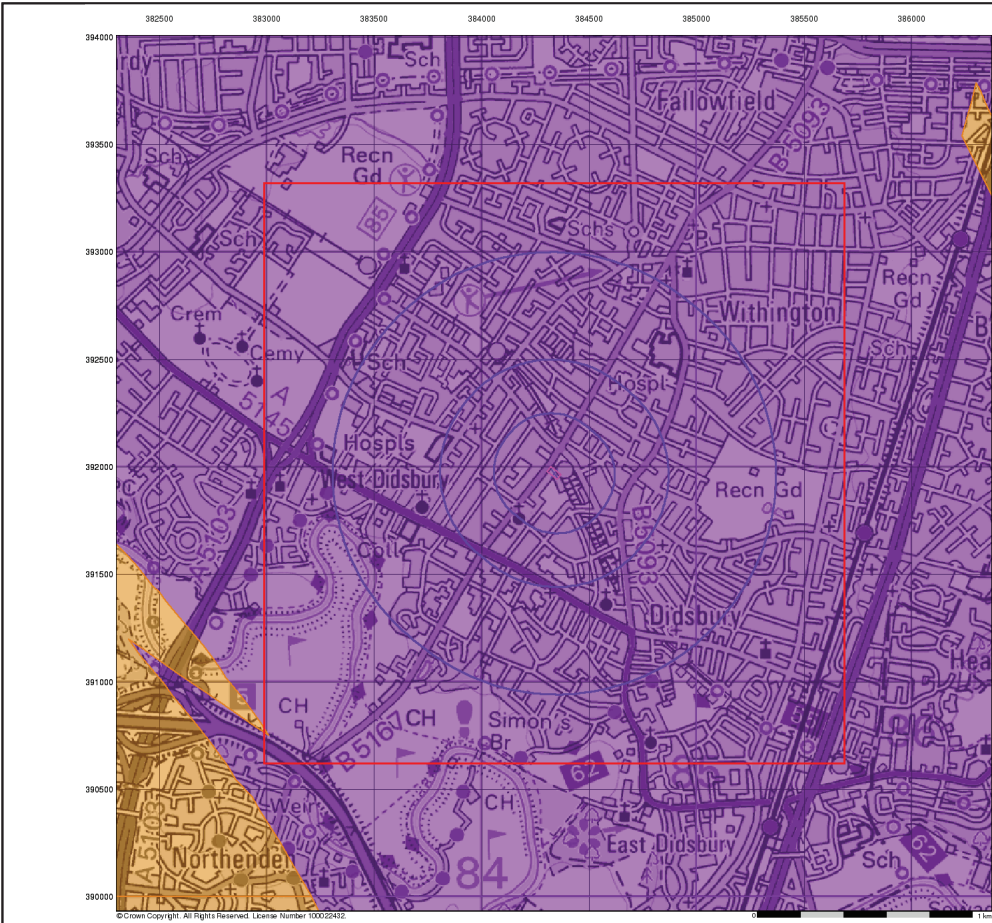
Site Details

The Rossett, 123, Palatine Road, MANCHESTER, M20 3YA

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
 Fax: 0844 844 9953
 Web: www.groundcheck.co.uk

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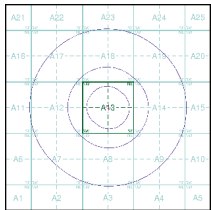
0 1 km



Bedrock Aquifer Designation

- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Slice
 - Map ID
- Agency and Hydrological**
- Geological Classes**
- Principal Aquifer
 - Secondary A Aquifer
 - Secondary B Aquifer
 - Secondary Undifferentiated
 - Unproductive Strata
 - Unknown
 - Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



Order Details

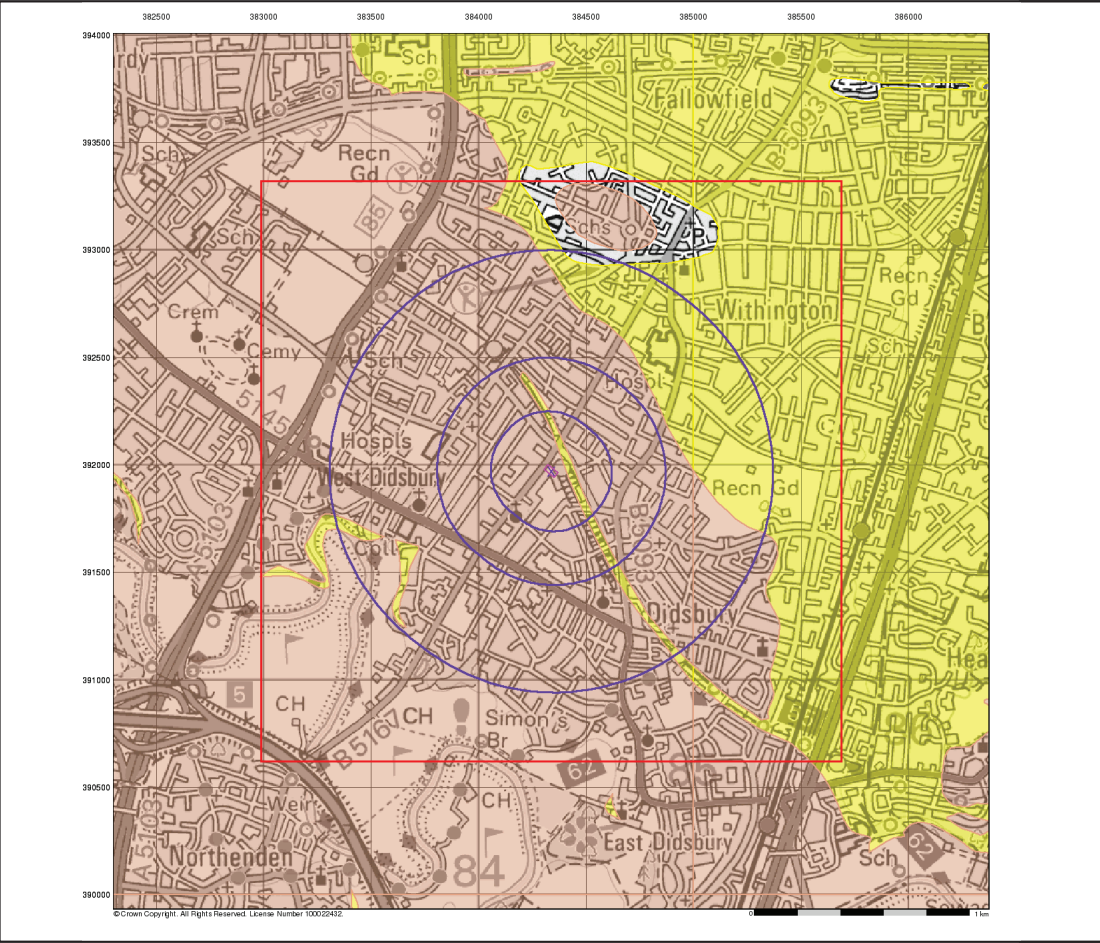
Order Number: 282515373_1_1
Customer Ref: 31842L.G
National Grid Reference: 384340, 391970
Slice: A
Site Area (Ha): 0.17
Search Buffer (m): 1000

Site Details

The Rossett, 123, Palatine Road, MANCHESTER, M20 3YA



Tel: 0844 844 9952
Fax: 0844 844 9953
Web: www.emscheck.co.uk





Superficial Aquifer Designation

General

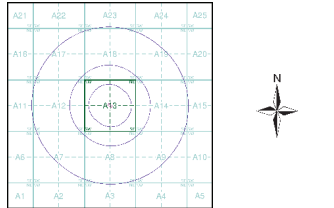
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 282515373_1_1
Customer Ref: 31842L.G
National Grid Reference: 384340, 391970
Slice: A
Site Area (Ha): 0.17
Search Buffer (m): 1000

Site Details

The Rossett, 123, Palatine Road, MANCHESTER, M20 3YA

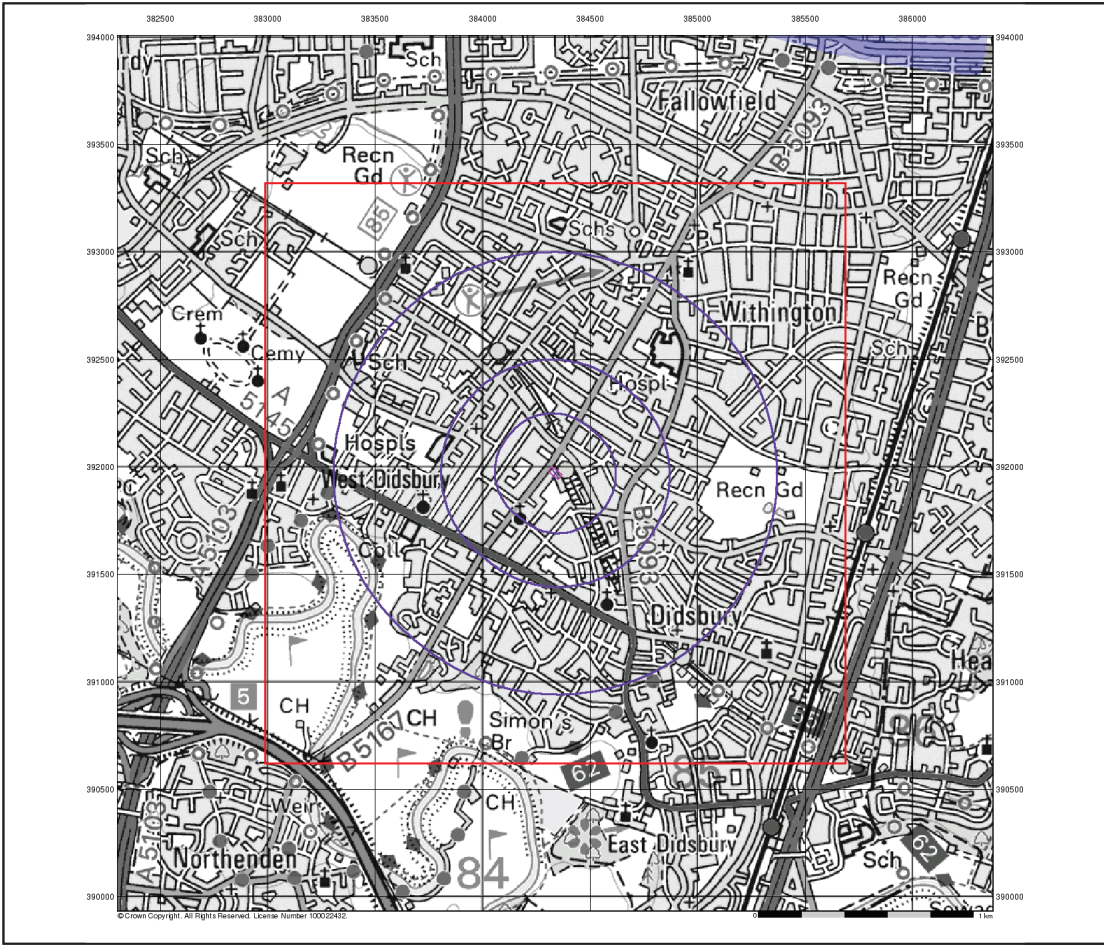


Landmark
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9953
Web: www.environment.co.uk

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Source Protection Zones

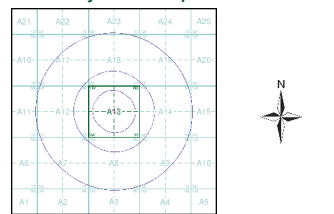
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

- Inner zone (Zone 1)
- Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- Total catchment - subsurface activity only (Zone 3c)
- Special interest (Zone 4)

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 282515373_1_1
Customer Ref: 31842L.G
National Grid Reference: 384340, 391970
Slice: A
Site Area (Ha): 0.17
Search Buffer (m): 1000

Site Details

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Tel: 0844 844 9952
Fax: 0844 844 9953
Web: www.emvotrack.co.uk

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