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Large-Scale National Grid Data Published 1996

Source map scale - 1:1,250

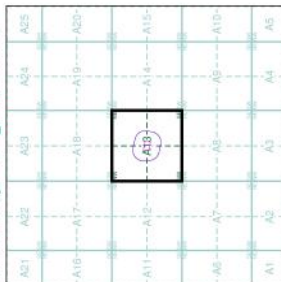
'Large Scale National Grid Data' superimposed SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1952, and continued to be produced until 1996. These maps were the forerunners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ8737NW
1 1996
1:1,250

SJ8775SW
1 1996
1:1,250

Historical Map - Segment A13



Order Details

Order Number: 300654203_1_1
Customer Ref: 6101 VAJ
National Grid Reference: 387260, 397200
Slice: A
Site Area (Ha): 0.45
Search Buffer (m): 100

Site Details

Units 1 To 2, Ambrose Street, Manchester, M12 5DD

Landmark
INFORMATION GROUP

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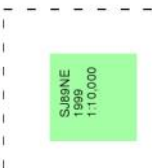
10k Raster Mapping

Published 1999

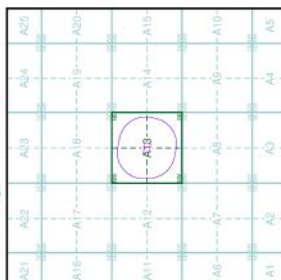
Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 300654203_1_1
Customer Ref: 6101 VAJ
National Grid Reference: 387260, 397200
Slice: A
Site Area (Ha): 0.45
Search Buffer (m): 250

Site Details

Units 1 To 2, Ambrose Street, Manchester, M12 5DD



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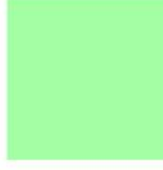
Street View

Published 2022

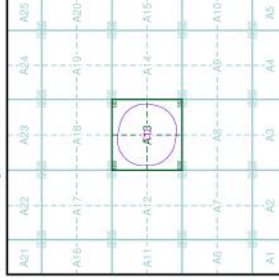
Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Street View Map - Slice A



Order Details

Order Number: 300654203_1_1
Customer Ref: 6101 VAJ
National Grid Reference: 387260, 397200
Slice: A
Site Area (Ha): 0.45
Search Buffer (m): 250

Site Details

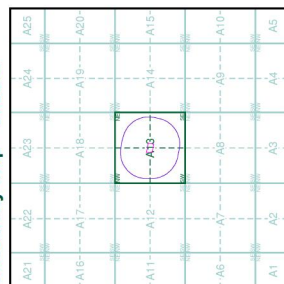
Units 1 To 2, Ambrose Street, Manchester, M12 5DD



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Appendix C

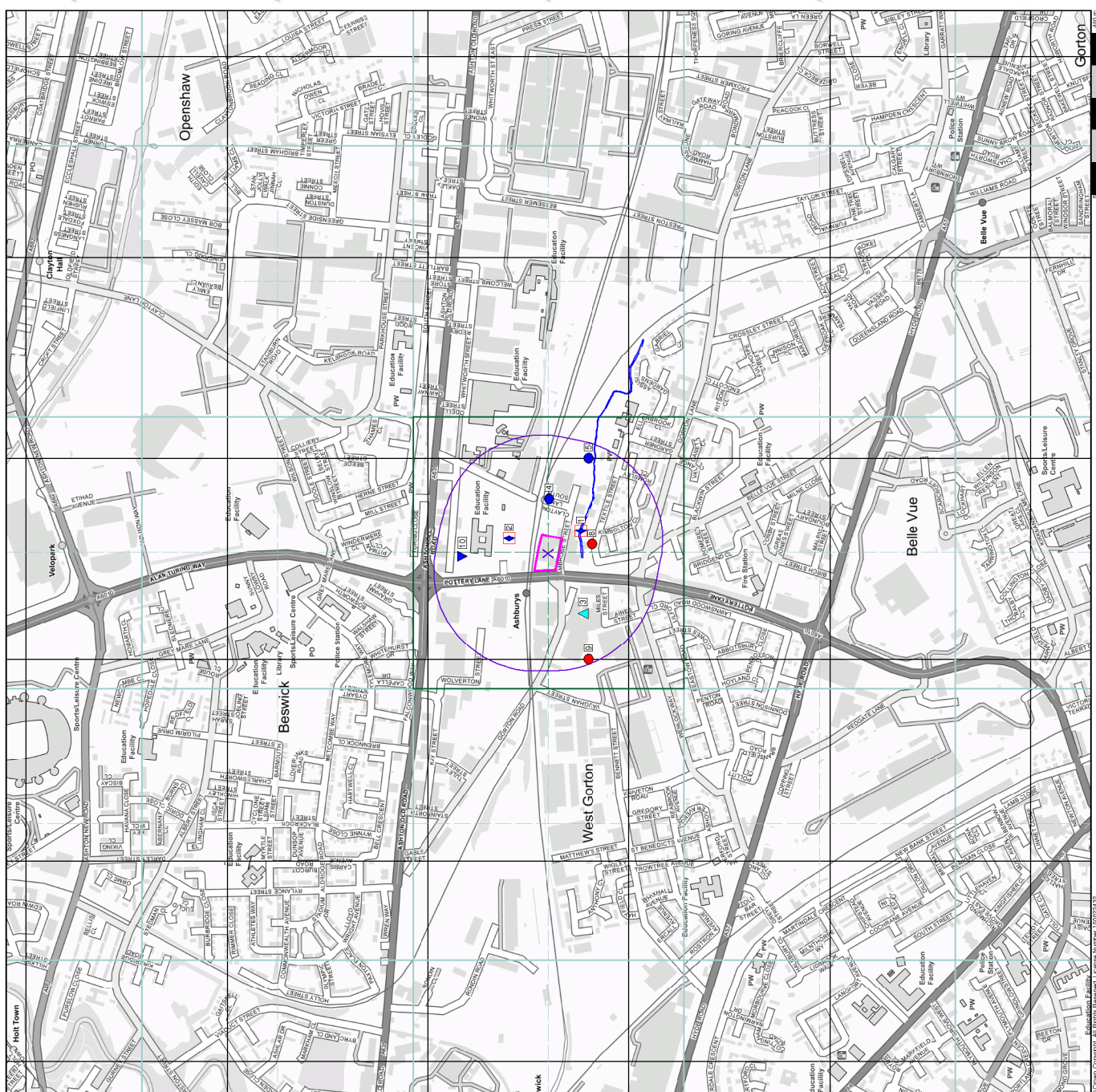
- C1 Environmental Data Search
- C2 Coal Authority Mining Report



Order Details
 Order Number: 300654203_1_1
 Customer Ref: 6101 VAJ
 National Grid Reference: 38726C, 397200
 Slice: A
 Site Area (Ha): 0.45
 Search Buffer (m): 250

Site Details

Units 1 To 2, Ambrose Street, Manchester, M12 5DD



Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

300654203_1_1

Customer Reference:

6101 VAJ

National Grid Reference:

387260, 397200

Slice:

A

Site Area (Ha):

0.45

Search Buffer (m):

250

Site Details:

, Units 1 To 2, Ambrose Street
Manchester
M12 5DD

Client Details:

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Report Section	Page Number
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Hazardous Substances	-
Geological	5
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Sensitive Land Use	-
Data Currency	8
Data Suppliers	12
Useful Contacts	13

Introduction

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

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Report Version v53.0

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Agency & Hydrological			
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes
Contaminated Land Register Entries and Notices			
Discharge Consents	pg 1		5
Prosecutions Relating to Controlled Waters			n/a
Enforcement and Prohibition Notices			
Integrated Pollution Controls			
Integrated Pollution Prevention And Control			
Local Authority Integrated Pollution Prevention And Control			
Local Authority Pollution Prevention and Controls	pg 2		1
Local Authority Pollution Prevention and Control Enforcements			
Nearest Surface Water Feature	pg 2		Yes
Pollution Incidents to Controlled Waters	pg 2		2
Prosecutions Relating to Authorised Processes			
Registered Radioactive Substances			
River Quality			
River Quality Biology Sampling Points			
River Quality Chemistry Sampling Points			
Substantiated Pollution Incident Register			
Water Abstractions			
Water Industry Act Referrals			
Groundwater Vulnerability Map	pg 3	Yes	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a
Bedrock Aquifer Designations	pg 3	Yes	n/a
Superficial Aquifer Designations	pg 3	Yes	n/a
Source Protection Zones			
Extreme Flooding from Rivers or Sea without Defences	pg 3	Yes	
Flooding from Rivers or Sea without Defences	pg 3		Yes
Areas Benefiting from Flood Defences			
Flood Water Storage Areas			
Flood Defences			
OS Water Network Lines	pg 3		2

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Waste			
BGS Recorded Landfill Sites			
Historical Landfill Sites			
Integrated Pollution Control Registered Waste Sites			
Licensed Waste Management Facilities (Landfill Boundaries)			
Licensed Waste Management Facilities (Locations)	pg 4		2
Local Authority Landfill Coverage	pg 4	1	n/a
Local Authority Recorded Landfill Sites			
Registered Landfill Sites			
Registered Waste Transfer Sites			
Registered Waste Treatment or Disposal Sites			
Hazardous Substances			
Control of Major Accident Hazards Sites (COMAH)			
Explosive Sites			
Notification of Installations Handling Hazardous Substances (NIHHS)			
Planning Hazardous Substance Consents			
Planning Hazardous Substance Enforcements			
Geological			
BGS 1:625,000 Solid Geology	pg 5	Yes	n/a
BGS Recorded Mineral Sites	pg 5		1
CBSCB Compensation District			n/a
Coal Mining Affected Areas	pg 5	Yes	n/a
Mining Instability	pg 5	Yes	n/a
Man-Made Mining Cavities			
Natural Cavities			
Non Coal Mining Areas of Great Britain	pg 5	Yes	
Potential for Collapsible Ground Stability Hazards	pg 5	Yes	
Potential for Compressible Ground Stability Hazards	pg 5	Yes	
Potential for Ground Dissolution Stability Hazards			
Potential for Landslide Ground Stability Hazards	pg 5	Yes	
Potential for Running Sand Ground Stability Hazards	pg 5	Yes	
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 5	Yes	
Radon Potential - Radon Affected Areas			n/a
Radon Potential - Radon Protection Measures			n/a

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Industrial Land Use			
Contemporary Trade Directory Entries	pg 6	4	15
Fuel Station Entries			
Gas Pipelines			
Underground Electrical Cables			
Sensitive Land Use			
Ancient Woodland			
Areas of Adopted Green Belt			
Areas of Unadopted Green Belt			
Areas of Outstanding Natural Beauty			
Environmentally Sensitive Areas			
Forest Parks			
Local Nature Reserves			
Marine Nature Reserves			
National Nature Reserves			
National Parks			
Nitrate Sensitive Areas			
Nitrate Vulnerable Zones			
Ramsar Sites			
Sites of Special Scientific Interest			
Special Areas of Conservation			
Special Protection Areas			
World Heritage Sites			

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NW (S)	0	1	387263 397202
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (E)	91	1	387400 397202
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (NW)	97	1	387150 397300
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (S)	116	1	387300 397050
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (E)	141	1	387450 397202
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (E)	145	1	387450 397250
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (E)	151	1	387450 397150
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (E)	209	1	387500 397300
1	Discharge Consents Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Parrott Street/Bromlow Street Cso Parrott St/Bromlow St Junction, Openshaw, Manchester, Greater Manchester, M11 4qw Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0107 Permit Version: 4 Effective Date: 6th November 2019 Issued Date: 6th November 2019 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: Corn Brook Via Sws Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A13SE (SE)	46	2	387317 397124
1	Discharge Consents Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Junction Of Ashton New Road Cso Eccleshall Street / Eswick St, Openshaw, Manchester, Greater Manchester, M11 4gl Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982734 Permit Version: 3 Effective Date: 20th December 2019 Issued Date: 20th December 2019 Revocation Date: 10th November 2021 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: Corn Brook Via Sws Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A13SE (SE)	51	2	387320 397120

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: Junction Of Ashton New Road Cso Eccleshall Street / Eswick St, Openshaw, Manchester, Greater Manchester, M11 4gl Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982734 Permit Version: 2 Effective Date: 2nd August 2005 Issued Date: 2nd August 2005 Revocation Date: 19th December 2019 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: Corn Brook Status: Varied by Application - (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A13SE (SE)	51	2	387320 397120
2	Discharge Consents Operator: Rolls Royce Ltd Property Type: MAKING OF MACHINERY/ENGINE/PUMP/FURNACE/TRACTOR Location: Pottery Lane, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Upper Mersey Reference: 016992566 Permit Version: 1 Effective Date: 3rd August 1993 Issued Date: Not Supplied Revocation Date: 3rd October 1994 Discharge Type: Trade Discharges - Cooling Water Discharge: Freshwater Stream/River Environment: Receiving Water: Corn Brook Status: Authorisation revoked Positional Accuracy: Manually corrected supplier location	A13NE (N)	78	2	387300 397300
2	Discharge Consents Operator: Rolls Royce Ltd Property Type: MAKING OF MACHINERY/ENGINE/PUMP/FURNACE/TRACTOR Location: Pottery Lane, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016992566 Permit Version: 2 Effective Date: 4th October 1994 Issued Date: Not Supplied Revocation Date: 31st March 1996 Discharge Type: Trade Discharges - Cooling Water Discharge: Freshwater Stream/River Environment: Receiving Water: Corn Brook Status: Lapsed (under Environment Act 1995, Schedule 23) Positional Accuracy: Located by supplier to within 100m	A13NE (N)	78	2	387300 397300
3	Local Authority Pollution Prevention and Controls Name: Long & Crawford Ltd Location: Gorton Road, West Gorton, MANCHESTER, Greater Manchester, M12 5DA Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/43/93 Dated: 1st March 1996 Process Type: Local Authority Air Pollution Control Description: PG6/23 Coating of metal and plastic Status: Authorisation revoked Positional Accuracy: Located by supplier to within 10m	A13SW (SW)	132	3	387115 397110
	Nearest Surface Water Feature	A13SE (S)	42	-	387270 397119
4	Pollution Incidents to Controlled Waters Property Type: Pollution Found Source Not Determined Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Organic Wastes: Unknown Note: Corn Brook Incident Date: 4th December 1995 Incident Reference: 95652915 Catchment Area: Manchester Ship Canal Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SE (E)	93	2	387400 397200

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
5	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Oils - Unknown Note: Corn Brook; Oil Incident Date: 22nd March 1996 Incident Reference: 96650536 Catchment Area: Manchester Ship Canal Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SE (SE)	212	2	387500 397100
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - Low Vulnerability Combined Vulnerability: Low Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Well Connected Fractures Dilution: 300-550 mm/year Baseflow Index: <40% Superficial Patchiness: >90% Superficial Thickness: >10m Superficial Recharge: Low	A13NW (S)	0	4	387263 397202
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13NW (S)	0	4	387263 397202
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - Undifferentiated	A13NW (S)	0	4	387263 397202
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SE (S)	0	2	387272 397171
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SE (SE)	17	2	387315 397161
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (E)	92	2	387398 397238
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
6	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 613.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Corn Brook Catchment Name: Mersey Primacy: 1	A13SE (S)	44	5	387271 397117
7	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 265.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Corn Brook Catchment Name: Mersey Primacy: 1	A13SW (S)	59	5	387253 397116

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
8	Licensed Waste Management Facilities (Locations) Licence Number: 50242 Location: 21 Textile Street, West Gorton, Manchester, M12 5DJ Operator Name: Birch Lane Garage Limited Operator Location: Not Supplied Authority: Environment Agency - North West Region, South Area Site Category: End of Life Vehicles Licence Status: Issued Issued: 16th July 2004 Last Modified: Not Supplied Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13SE (S)	76	2	387286 397091
9	Licensed Waste Management Facilities (Locations) Licence Number: 104076 Location: Ashbury Yard, Bessemer Street, Gorton, Manchester, M11 2NW Operator Name: Breedon Trading Limited Operator Location: Not Supplied Authority: Environment Agency - North West Region, South Area Site Category: HCI Waste TS + treatment Licence Status: Modified Issued: 30th April 2012 Last Modified: 3rd April 2022 Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 100m	A13SW (W)	239	2	387000 397100
	Local Authority Landfill Coverage Name: Manchester City Council - Had landfill data but passed it to the relevant environment agency		0	6	387263 397202

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Warwickshire Group	A13NW (S)	0	1	387263 397202
10	BGS Recorded Mineral Sites Site Name: Gorton Fire Brick Works Location: Gorton, Manchester, Lancashire Source: British Geological Survey, National Geoscience Information Service Reference: 29590 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary, Devensian Geology: Till, Devensian Commodity: Fireclay Positional Accuracy: Located by supplier to within 10m	A13NW (N)	188	1	387255 397420
	Coal Mining Affected Areas Description: In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.	A13NW (S)	0	7	387263 397202
	Mining Instability Mining Evidence: Inconclusive Coal Mining Source: Ove Arup & Partners Boundary Quality: As Supplied	A13NW (S)	0	-	387263 397202
	Mining Instability Mining Evidence: Conclusive Rock Mining Source: Ove Arup & Partners Boundary Quality: As Supplied	A13NW (S)	0	-	387263 397202
	Non Coal Mining Areas of Great Britain Risk: Rare Source: British Geological Survey, National Geoscience Information Service	A13NW (S)	0	1	387263 397202
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (S)	0	1	387263 397202
	Potential for Compressible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (S)	0	1	387263 397202
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	3	1	387219 397202
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (S)	0	1	387263 397202
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (S)	0	1	387263 397202
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (S)	0	1	387263 397202
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (S)	0	1	387263 397202
	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	A13NW (S)	0	1	387263 397202
	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	A13NW (S)	0	1	387263 397202

Industrial Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
11	Contemporary Trade Directory Entries Name: Popular Uk Tyre Location: Unit 1-3, Ambrose House, Ambrose Street, Manchester, M12 5DD Classification: Tyre Dealers Status: Active Positional Accuracy: Automatically positioned to the address	A13NW (N)	0	-	387263 397206
11	Contemporary Trade Directory Entries Name: Gilgal Tyre Location: Unit 3, Ambrose Street, Manchester, M12 5DD Classification: Tyre Dealers Status: Active Positional Accuracy: Automatically positioned to the address	A13NW (N)	0	-	387263 397206
11	Contemporary Trade Directory Entries Name: Car Batteries Direct Location: Unit 1, Ambrose Street, Manchester, M12 5DD Classification: Battery Manufacturers & Supplies Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (N)	0	-	387263 397206
11	Contemporary Trade Directory Entries Name: Implex Traders Location: Unit 6, Ambrose House, Ambrose Street, Manchester, M12 5DD Classification: Blinds, Awnings & Canopies Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (N)	0	-	387259 397214
12	Contemporary Trade Directory Entries Name: Frederick Law Location: Regal Ind Est, Gorton Rd, Manchester, Lancashire, M12 5BX Classification: Printers Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A13NW (W)	66	-	387156 397220
12	Contemporary Trade Directory Entries Name: Autocenter Location: Unit 5, Regal Industrial Estate, Gorton Road, Manchester, Lancashire, M12 5BX Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (W)	107	-	387115 397228
13	Contemporary Trade Directory Entries Name: B L G Auto Salvage Location: 21, Textile Street, Manchester, Lancashire, M12 5DJ Classification: Car Breakdown & Recovery Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (SE)	77	-	387325 397094
14	Contemporary Trade Directory Entries Name: Shop Front Group Location: 39, Clayton Lane South, Manchester, M12 5PG Classification: Roller Shutter Manufacturers Status: Active Positional Accuracy: Automatically positioned to the address	A13SE (E)	103	-	387403 397162
15	Contemporary Trade Directory Entries Name: Stylewise Uk Ltd Location: Ashbury Works, Gorton Road, Manchester, M12 5AD Classification: Clothing & Fabrics - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (W)	109	-	387113 397201
15	Contemporary Trade Directory Entries Name: Balmoral Food Service Location: Unit 1 Ashburys Business Park, Gorton Rd, Manchester, Lancashire, M12 5DX Classification: Meat - Wholesale Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (W)	146	-	387076 397207
15	Contemporary Trade Directory Entries Name: Marco Reas Mr Really Good Location: Manchester, M12 5DX Classification: Ice Cream Manufacturers & Suppliers Status: Active Positional Accuracy: Automatically positioned to the address	A13NW (W)	146	-	387076 397207

Industrial Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
15	Contemporary Trade Directory Entries Name: Autocenter Location: Unit 5, Regal Industrial Estate, Gorton Road, Manchester, M12 5BX Classification: Garage Services Status: Active Positional Accuracy: Automatically positioned to the address	A13SW (W)	149	-	387073 397186
15	Contemporary Trade Directory Entries Name: Hayes Of Manchester Location: Unit 5, Regal Industrial Estate, Gorton Road, Manchester, M12 5BX Classification: Garage Services Status: Active Positional Accuracy: Automatically positioned to the address	A13SW (W)	149	-	387073 397186
16	Contemporary Trade Directory Entries Name: J Allcock & Sons Ltd Location: Textile Street, MANCHESTER, M12 5DL Classification: Rubber & Plastic Products - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (SE)	158	-	387427 397074
17	Contemporary Trade Directory Entries Name: G D Yarns Ltd Location: 200, Gorton Road, Manchester, M12 5DX Classification: Knitting Yarn Manufacturers & Wholesalers Status: Active Positional Accuracy: Automatically positioned to the address	A13SW (SW)	159	-	387097 397089
18	Contemporary Trade Directory Entries Name: Little Greene Location: 420 Ashton Old Road, Manchester, Greater Manchester, M11 2DT Classification: Paint Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (NW)	216	-	387122 397427
19	Contemporary Trade Directory Entries Name: Armstrong Holden Brooke Pullen Location: Wenlock Way, Manchester, M12 5JL Classification: Pump Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	245	-	387076 396988
19	Contemporary Trade Directory Entries Name: Armstrong Intergrated Ltd Location: Wenlock Way, Manchester, Lancashire, M12 5JL Classification: Pumps - Sales, Servicing & Repairs Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	245	-	387076 396988
20	Contemporary Trade Directory Entries Name: Baric Pumps Ltd Location: 33, Aines Street, Manchester, Lancashire, M12 5BU Classification: Pumps - Sales, Servicing & Repairs Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	247	-	387032 397029

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

Agency & Hydrological	Version	Update Cycle
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	August 2022	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	August 2022	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	August 2022	Quarterly
Flood Defences Environment Agency - Head Office	August 2022	Quarterly
OS Water Network Lines Ordnance Survey	July 2022	Quarterly
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	As notified
Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	November 2002	As notified
Historical Landfill Sites Environment Agency - Head Office	April 2022	Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - North West Region	January 2009	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - North West Region - South Area	April 2022	Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - North West Region - South Area	April 2022	Quarterly
Local Authority Landfill Coverage Manchester City Council - Planning Department	February 2003	Not Applicable
Local Authority Recorded Landfill Sites Manchester City Council - Planning Department	October 2018	
Registered Landfill Sites Environment Agency - North West Region - South Area	March 2006	Not Applicable
Registered Waste Transfer Sites Environment Agency - North West Region - South Area	April 2018	
Registered Waste Treatment or Disposal Sites Environment Agency - North West Region - South Area	June 2015	
Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	January 2022	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	Annually
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	August 2001	
Planning Hazardous Substance Enforcements Manchester City Council - Planning Department	February 2016	Variable
Planning Hazardous Substance Consents Manchester City Council - Planning Department	February 2016	Variable

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

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

Data Suppliers

A selection of organisations who provide data within this report

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

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	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	The Coal Authority - Property Searches 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG	Telephone: 0345 762 6848 Fax: 01623 637 338 Email: groundstability@coal.gov.uk Website: www2.groundstability.com
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	Natural England County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
-	Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

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



The Coal
Authority

CON29M

coal mining report

UNITS 1 TO 2, AMBROSE STREET, MANCHESTER, LANCASHIRE, M12 5DD



Known or potential coal mining risks

Past underground coal mining	Page 3
Future underground coal mining	Page 3
Withdrawal of support	Page 5



Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

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



Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. It is unlikely that these features will impact on the stability of the enquiry boundary.

Your reference: **300654203_2**
Our reference: **51003308752001**
Date: **1 September 2022**

Client name:
NLIS Hub

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



The Law
Society

Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is
on the coalfield



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



Accessibility

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

Your reference: **300654203_2**
Our reference: **51003308752001**
Date: **1 September 2022**

Client name:
NLIS Hub

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

Detailed findings

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

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1 Past underground coal mining

The property is in a surface area that could be affected by underground mining in 4 seams of coal at 250m to 1,060m depth, and last worked in 1957.

Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.

2 Present underground coal mining

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

3 Future underground coal mining

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

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

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

However, reserves of coal exist in the local area which could be worked at some time in the future.

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

4 Mine entries

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

5 Coal mining geology

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

6 Past opencast coal mining

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

7 Present opencast coal mining

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

8 Future opencast coal mining

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

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

9 Coal mining subsidence

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

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

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

10 Mine gas

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

11 Hazards related to coal mining

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

12 Withdrawal of support

The property is in an area where a notice to withdraw support was given in 1955.

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

13 Working facilities order

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

14 Payments to owners of former copyhold land

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

Statutory cover



Coal mining subsidence

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

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

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

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



Coal mining hazards

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

Glossary



Key terms

adit - horizontal or sloped entrance to a mine

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

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

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

coal seams - bed of coal of varying thickness

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

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

mine entries - collective name for shafts and adits

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

shaft - vertical entry into a mine

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

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

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

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

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