

SLADEN ASSOCIATES

**PHASE 1 GEO-ENVIRONMENTAL
REPORT**
**Proposed Residential Development
Land at Vincent Avenue
Chorlton-cum-Hardy
Manchester**

**Prepared for
MB Living Ltd**

Date : July 2022

Job No : 22 2478

PHASE 1 GEO-ENVIRONMENTAL REPORT
Proposed Residential Development
Land at Vincent Avenue
Chorlton-cum-Hardy
Manchester

Prepared for: MB Living Ltd

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REPORT No 22 2478

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1 INTRODUCTION

MB Living Ltd has instructed Sladen Associates to carry out a Phase 1 Geo-environmental Study for a site off Vincent Avenue in Chorlton. The study was restricted to publicly available documentary sources of information and a site walkover survey and included no intrusive investigative work.

The study included a review of the history of the site based on available old Ordnance Survey Maps, a review of the site geology and hydrogeology and a search for records of any licensed landfill sites, pollution incidents etc. within the vicinity of the site. This report presents the factual results of the study and a conceptual model of potential pollution linkages together with comment on the potential ground related constraints that may relate to re-development of the site.

2 THE SITE

2.1 LOCATION

The study site, which is irregular in shape and which has an overall area of about 0.38 ha, is located to the south of Vincent Avenue and west of Oswald Road in Chorlton-cum-Hardy, some 4.5 km south west of Manchester City Centre, at National Grid Reference 3814 3941, see Figures 1 and 2. The eastern site area is set back behind housing fronting onto Vincent Avenue. The site itself comprises two pairs of semi-detached houses, now converted into flats and also fronting onto Vincent Avenue, two rows of parking garages and a vehicle repair shop. The surrounding areas are mostly residential.

A detailed site description is provided later in the report.

2.2 PROPOSED DEVELOPMENT

The existing residential buildings will remain but it is proposed to redevelop the remainder of the site for residential use with the construction of nine new dwellings, a mixture of detached and semi-detached houses. A new access drive will be formed from Vincent Avenue between the two residential structures. The currently proposed development layout is shown in Figure 3. Private rear garden are envisaged for the houses with some parking areas off the access driveways.

2.3 HISTORY

Copies of the relevant historical Ordnance Survey (OS) maps are included in Appendix A, for reference. Aerial photographs dating from 2000 to 2021 were also reviewed.

At the time of first ordnance survey in 1849, the site was mainly part of a larger agricultural field, with the south west corner encroaching into an orchard area. The route

of Oswald Road was already an established thoroughfare to the east but the other local roads were yet to be developed. The surrounding areas included a large number of, generally small, ponds, some of which were identified as, variously, marl pits, brick kiln pits and spar pits although none is shown on site. The closest were a small pond a little way to the north of the extreme eastern end of the site by the edge of the route of Oswald Road and a string of ponds to the south west of the site. The pond adjacent to Oswald Road is no longer shown on the 1881 map edition and by that time Wilbraham Road had been constructed a little way to the south of the site.

By 1894, Vincent Avenue and associated housing had been constructed, including the two pairs of houses on site, as had housing fronting Wilbraham Road immediately to the south of the site.

A chapel is shown immediately to the west of the south western edge of the site on the 1907 map edition as well as further, mainly residential, development in the surrounding areas. Two small glass houses are shown in the south eastern site area, associated with the rear gardens of the houses fronting onto Wilbraham Road.

The southern site boundary was established by 1933 and by 1950 rows of parking garages had been constructed along the southern site boundary. The 1971 map edition shows two more rows in the central site area along the southern boundary of the houses to the north.

At some time between 1980 and 1992, a small structure was constructed linking the two rows of garages along the western site boundary. Little change is shown on the subsequent map record although based on the air photo record some of the former garages appear to have been removed.

2.4 GEOLOGY

The site is shown on mapping published by the British Geological Survey to be underlain by solid strata of the Wilmslow Sandstone Formation, of Triassic Age, part of the Sherwood Sandstone Group.

The Wilmslow Sandstone Formation comprises mainly weak sandstones and conglomerate beds.

The bedrock in the study area is shown to be overlain by natural drift deposits comprising glacial clay till. The glacial sediments in this area are likely to be of significant thickness and at depth could include granular as well as cohesive units.

2.5 HYDROGEOLOGY

The Wilmslow Sandstone strata are widely used for water supply purposes and are classified as a Principal Aquifer by the Environment Agency. The overlying glacial strata are locally classified as a Secondary Undifferentiated Aquifer. There are, however, no active licensed groundwater abstractions, potable or otherwise, within 2 km of the site and the site does not lie within any groundwater source protection zones, refer Appendix B.

The general natural direction of near surface groundwater flow would be expected to be southwards towards a former water course known as the Rough Leece Gutter, now assumed to be in culvert, that passed some 250 m to the south of the site.

The site is not shown, on mapping produced by the Environment Agency, to be potentially prone to flooding from rivers.

2.6 POLLUTION INCIDENTS

Database searches suggest that there are no recorded pollution incident within 250 m of the site.

2.7 NEARBY LANDFILL SITES

Searches have revealed no evidence of current or former landfills within 250 m of the site.

2.8 RADON

The site is not in an area where radon protection measures should be provided for new development, Appendix B.

2.9 MINING AND QUARRYING

The site is not in an area where underground coal or metal ore mining has occurred in the past. As noted above, early historic mapping shows some small clay pits in the area but those features are not shown to extend onto the present site area on the available mapping.

2.10 OBSERVATIONS MADE DURING SITE WALKOVER STUDY

A site walkover survey was undertaken on 21st July 2022. Site photographs are included in Appendix B and photograph locations are shown on Figure 2.

The site area comprises two separate areas (see Figure 2). The northern part of the site features residential properties and associated garden/external areas (Panoramic Photographs 10 to 16) whilst the southern site area comprises two rows of parking garages with a vehicle repair shop at the western end (Panoramic Photographs 4 to 8). The surface area outside the garages is predominantly gravel covered. The northern site area is directly accessible off Vincent Avenue (Panoramic Photograph 14) and the garage area is accessed via a gravel surfaced track off Oswald Road (Panoramic Photograph 9). The site margins are mostly delineated by a mixture of fencing and walls associated with the garages/adjacent buildings, which separate the site from the neighbouring residential properties (Panoramic Photographs 8 to 10 & 16). Occasional semi-mature and mature trees are present within the study area (Panoramic Photograph 13).

Topographic levels on site are relatively flat and level (Panoramic Photographs 6 & 14). The westernmost property in the northern site area has been renovated and the adjacent external area has been lowered to give access to the lower floor (Panoramic Photograph 10). There is a short concrete slab retaining wall which separates the lowered area from the adjacent parts of the site. The eastern residential property also has a semi-basement (Photograph 12). The garages in the southern site area are slightly higher than the northern part of the site (Panoramic Photograph 16).

Most of the garage units in the southern site area were inaccessible at the time of recent walkover but appear to comprise brick walls with inclined cement-asbestos roofs (Panoramic Photographs 4 to 7, Photographs 2 & 3). Based on what was visible at the doorways the garages appear to have concrete floors. The previously mentioned vehicle repair shop at the western end of the site was open at the time of recent walkover. The unit features a concrete floor, which appeared to be generally in good condition (Panoramic Photographs 1 to 3). Some localised surface staining was seen on the concrete surface in the eastern part of the building (Panoramic Photograph 2). At the time of walkover, two cars and three motor bikes were present in the workshop and a number of associated tools, fuel/liquid bottles and domestic items were being stored

inside the facility (Panoramic Photographs 1 to 3, Photograph 1). Four oil drums were situated immediately outside the repair shop and a number of cars were parked on the gravel surfaced area to the east (Panoramic Photographs 5 to 7). Five shipping containers, apparently used for general storage, were noted adjacent to the northern garages (Panoramic Photograph 6) and a number of manhole covers were identified along the route of the access track (Photograph 4, Panoramic Photograph 9).

The residential properties in the northern site area appear to be of late Victorian age (Photographs 7 to 10) but the western property has been more recently renovated (Panoramic Photograph 12). Both buildings currently contain flats and are apparently occupied. At the time of recent walkover, the eastern building showed signs of structural distress, including mortar and brickwork cracks beneath windows (Photographs 7 to 10, Photograph 13), brickwork sagging (Photograph 11) and repointed wall sections (Photograph 10). The neighbouring property to the east has apparently been recently underpinned (Photograph 14) and a number of the surrounding properties appear to have recently had repairs (Photograph 15).

The rear communal garden space is predominantly grass covered, with the exception of an asphalt access strip (Panoramic Photograph 13) and a concrete access road (Panoramic Photograph 12). There are asphalt parking areas to the east and north of the buildings (Panoramic Photographs 10, 13 & 14) and there is a single garage within the eastern garden (Photograph 5). That garage features precast concrete wall panels with a corrugated cement-asbestos roof.

Allowing for the observations noted above, no areas of potentially significant ground contamination were seen during this walkover survey.

3 GEO-ENVIRONMENTAL CONSIDERATIONS

3.1 GEOTECHNICAL CONSIDERATIONS

From the information available, it would appear that solid strata, comprising mainly sandstone underlie the site. These may be weathered to the consistency of a sand soil if present near surface. However, bedrock in the site area is expected to be overlain by a significant thickness of glacial strata, which, near surface, are expected to comprise glacial clay till. The natural glacial strata would be expected to provide suitable founding strata for conventional shallow or trench fill foundations if present near surface.

There is no reason to consider that any significant thickness of made ground would be present on site. However some made ground may locally be present as a result of any levelling undertaken to develop the building platforms etc. Some material may have been imported for base course under floor slabs, paved areas, etc and for site levelling.

3.2 ENVIRONMENTAL CONSIDERATIONS

3.2.1 OVERVIEW

3.2.1.1 GROUND CONTAMINATION

The site history has not shown any potentially highly contaminative land uses. Originally agricultural land the site was then developed for residential use. Subsequently the site area where new residential development is planned has been largely used for parking garages with a vehicle maintenance shop. The long residential use could be associated with some limited ground contamination, particularly from ash. The parking garage and vehicle maintenance use could be associated with some surface spillage particularly of oils or fuels.

Some made ground may be present below paved and building areas and slabs that may contain some waste materials, such as ash, clinker and slag.

The parking garages appear to have cement-asbestos roofing. Although it is unlikely that asbestos materials from that source would enter the ground the possibility cannot be completely discounted.

No nearby land uses with a significant potential for contamination of on-site soils have been identified.

3.2.1.2 GROUND GAS

Searches have revealed no evidence of current or former landfills within 250 m of the site. There is no reason to consider that any significant thickness of putrescible made ground would be present on site. Although there are a number of small clay pits shown on early mapping. However, as it is over 100 years since the area around the site was developed and most of the pits infilled, it is unlikely that any significant gas emissions would still be occurring from any infill material. The site is not in a radon-affected area. Accordingly, it is not considered that ground gas is a significant constraint on development.

3.2.2 CONCEPTUAL MODEL OF POTENTIAL POLLUTION LINKAGES

3.2.2.1 GENERAL

Current practice with regard to contaminated land is based on development of a conceptual model of potential pollution linkages. This recognises that for any significant risk to be present there must be a 'source' of contamination, such as elevated levels of toxic substances in the ground, a 'receptor', such as a site user and a 'pathway' whereby the receptor could be exposed to the source to a degree that there is a significant risk of potential harm.

3.2.2.2 SOURCES

Based on the above discussion, the potential for significant local sources of ground contamination being present within the site soils is considered to be low to moderate. Potential contaminants could include elevated metal, TPH's (Total Petroleum Hydrocarbons) and possibly Polyaromatic Hydrocarbons (PAH's). By their nature, leachable concentrations associated with metals, heavy TPH fractions and PAH compounds are likely to be low. Some asbestos containing materials may be present.

No potentially significant sources of ground gas emissions likely to affect the study area have been identified.

3.2.2.3 RECEPTORS

Potential receptors with respect to any ground contamination that may be present include site users and the wider environment. The proposed residential usage would be relatively sensitive to risks associated with ground contamination and ground gas. Construction workers could be exposed to site soils on a short term basis.

With regard to the wider environment, the bedrock strata below the site area are designated as a Principal Aquifer and the overburden soils as a Secondary Aquifer. There are, however, no active licensed groundwater abstractions within 2 km and the site does not lie within a groundwater source protection zone. There are no nearby current surface water features and near surface groundwater at the site is likely to discharge to a culverted stream some 250 m to the south. As such the site location would not be considered highly sensitive with respect to controlled waters.

3.2.2.4 PATHWAYS

Site users could potentially be exposed to ground contamination through direct contact with soil, dust and vapour inhalation or dust ingestion. Private garden areas are planned and ingestion of soil attached to vegetables and of vegetables that might have taken up some contamination from the ground should also be considered potentially viable pathways.

With regard to controlled waters, leachable contaminants, if present in the near surface soils, could potentially migrate down to the groundwater table and migrate in the dissolved phase until discharge to a culverted stream. However considerable attenuation of any potential dissolved phase contaminants would be expected to occur in the groundwater and in the culvert prior to final discharge. Given the expected significant thickness of glacial strata and proximity to the culverted stream, it is unlikely that any significant volume of near surface groundwater would migrate downwards to the bedrock Principal Aquifer.

Ground gas could potentially enter structures through cracks or joints in floor slabs if emission rates were sufficiently high. However, the anticipated mainly clay near surface soils and likely relatively shallow water table, as evidenced by nearby historical ponds, would lead to ground conditions that are effectively impermeable to advective gas flow. Significant lateral flow in the ground of gas from any off-site sources is not therefore considered to be a viable pathway.

3.2.2.5 VIABLE POLLUTION LINKAGES AND PRELIMINARY RISK ASSESSMENT

In view of the possible presence of at least limited elevated concentrations of some contaminants, in particular metals, fuels, oils and PAH compounds and possible presence of some asbestos containing materials, along with relatively sensitive proposed site usage, there is considered to be low to moderate risk associated with exposure of site users to soil and dust and via vegetable pathways, if no precautions are taken.

In view of the likely absence of sources of significant leachable contamination on site and relatively low sensitivity of the site location, there is considered to be a very low risk to controlled waters.

Given the absence of significant sources of ground gas emissions that could affect the current study site and absence of any viable pathway for any significant volume of gas from any off-site sources to flow laterally in the ground onto site, risks associated with ground gas are judged to be very low.

3.3 REQUIREMENTS FOR INTRUSIVE INVESTIGATION

It is recommended that an intrusive ground investigation should be carried out following granting of planning permission prior to final re-development of the site. The investigation should address geotechnical issues and include sampling and testing of near surface site soils in the proposed soft landscaped and garden areas for potential contaminants of concern as discussed above. Based on the acquired information, risk assessments should be undertaken with respect to potential impacts on site users and controlled waters. No specific investigation is considered warranted with respect to ground gas.

3.4 POTENTIAL MITIGATION MEASURES

Subject to the results of intrusive investigation and subsequent risk assessments potential mitigation measures that may be required to allow safe re-development of the site for residential use could potentially include:

- Care during demolition to prevent release of asbestos fibres.

- Removal of hard cover in proposed garden and soft-landscaped areas
- Possible need to remediate any local areas of significant soil impaction
- Probable need for clean cover soils in garden and soft-landscaped areas
- Need for a discovery strategy to be in place during intrusive investigation and subsequent groundworks to handle any unexpected potential contamination encountered.

4 CONCLUSIONS

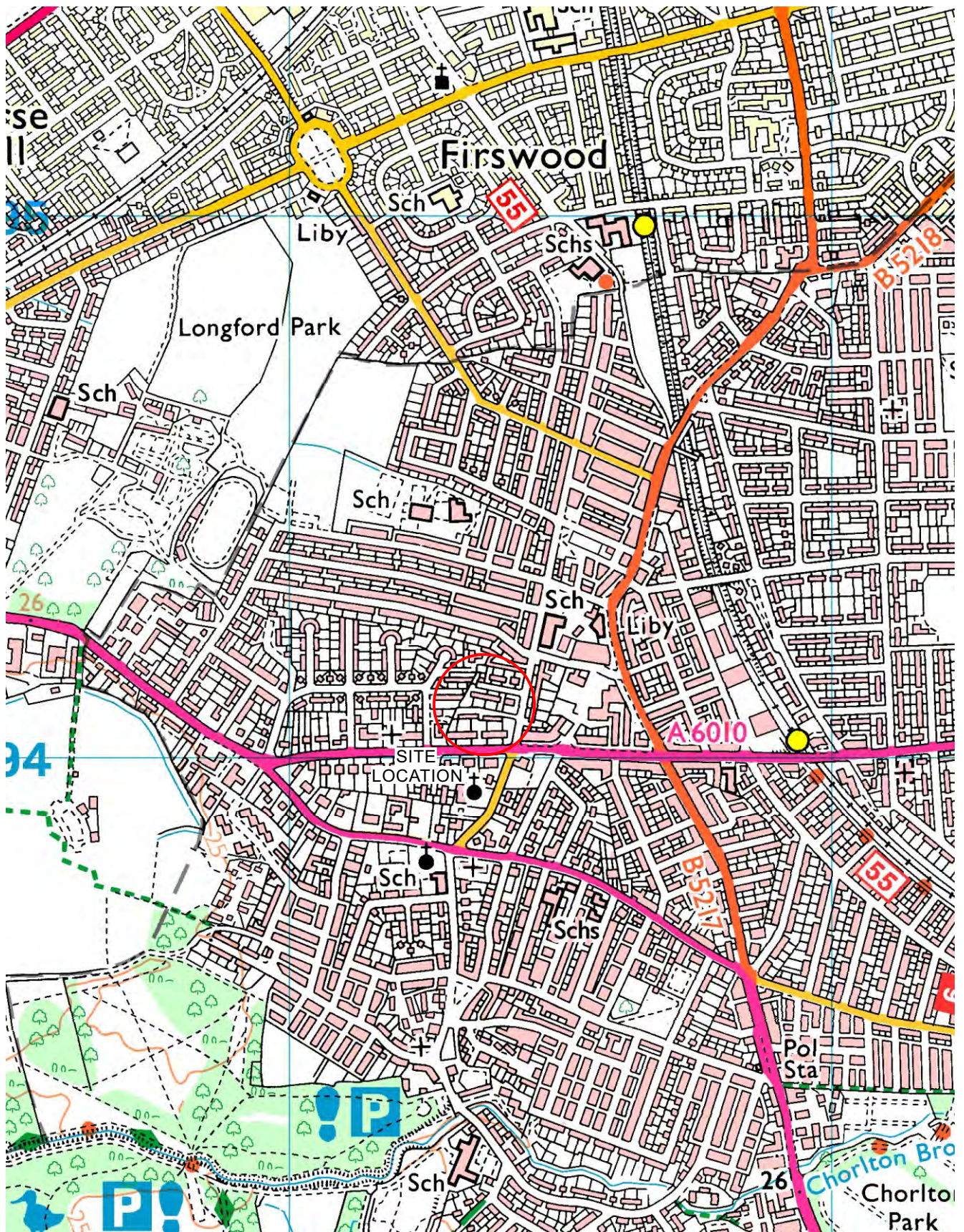
Natural near surface ground conditions at the site are expected to comprise glacial clay till. There is no reason to consider that there would be any extensive thickness of made ground present and conventional spread or trench fill foundations should be suitable to support structural loads.

Originally agricultural land and then residential, part of the study area has subsequently been used for parking garages and there is a small vehicle maintenance operation. These uses could be associated with some potential for land contamination, particularly associated with ash, oils and fuels and asbestos containing materials. A review of the location and nature of nearby land uses leads to the conclusion that no nearby off-site facilities are likely to have led to significant impaction of soils within the study area.

It is recommended that an intrusive ground investigation should be carried out prior to detailed design and re-development of the site to allow final design of foundations and to allow more detailed risk assessments to be undertaken with respect to potential ground contamination. No further investigation or special precautions are considered warranted with respect to ground gas.

Subject to the potential need for the precautions outlined in this report, the present study has shown no reason why the site could not be safely developed for the proposed use.

FIGURES



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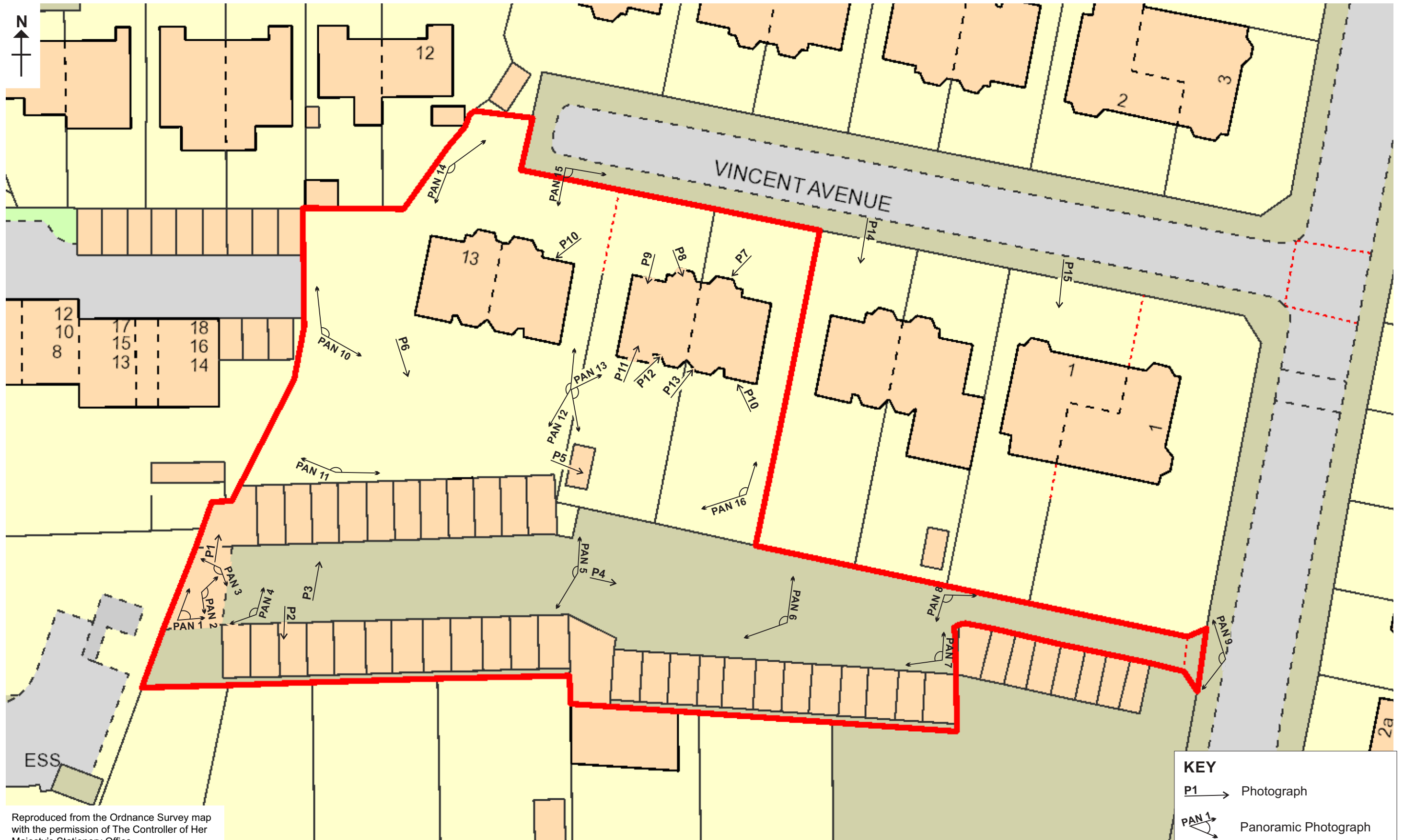
SITE LOCATION PLAN

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Report No
22-2478

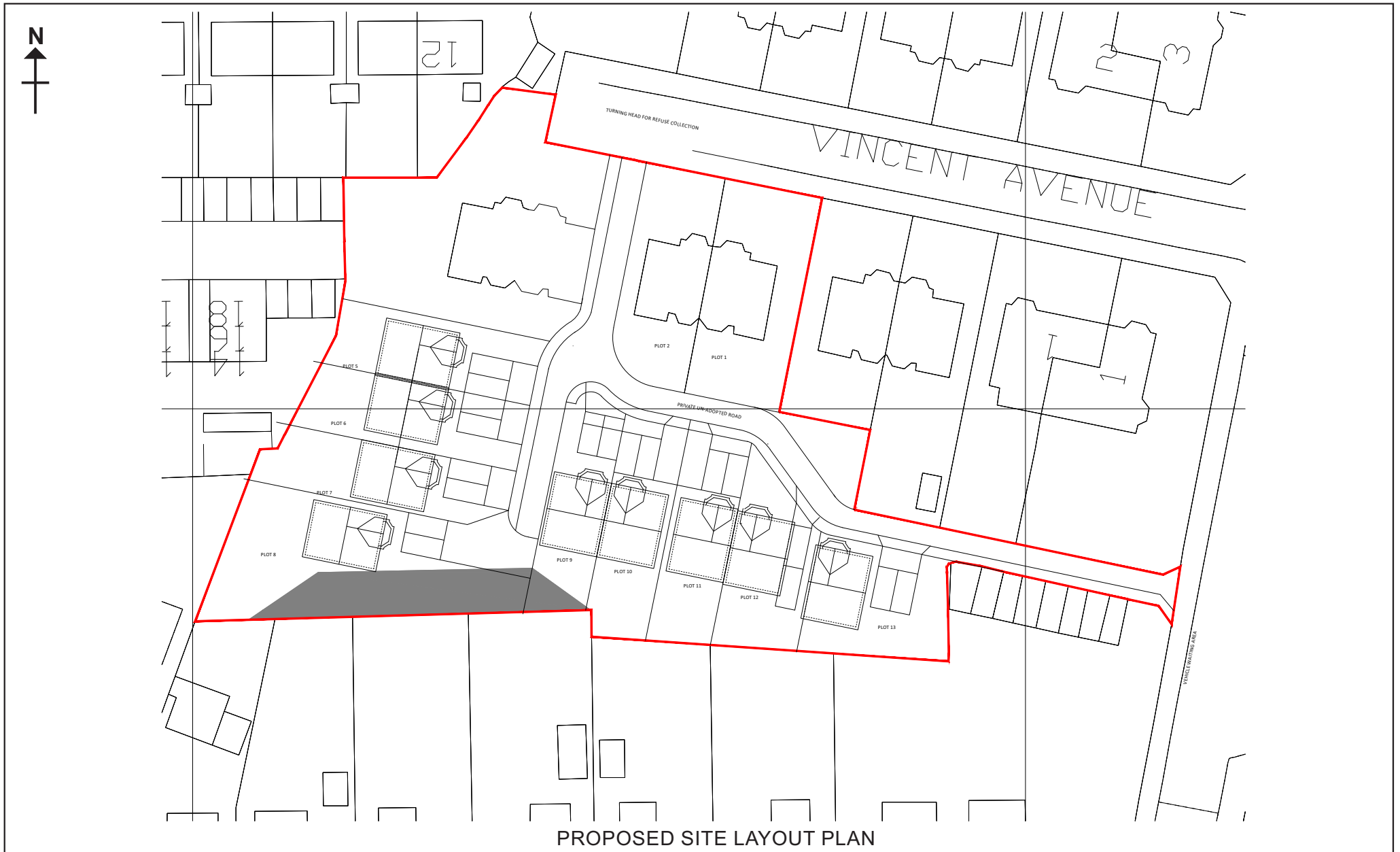
Project
Site off Vincent Avenue
Chorlton-cum-Hardy
Manchester

Figure
1



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SITE LAYOUT PLAN WITH PHOTOGRAPH LOCATIONS



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Report No
22-2478

Project
Site off Vincent Avenue, Chorlton-cum-Hardy, Manchester

Figure
3

APPENDIX A HISTORICAL MAPS

Site Details:

SITE OFF VINCENT AVENUE,
MANCHESTER, M21 9GR

Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: County Series

Map date: 1881

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1881
Revised 1881
Edition N/A
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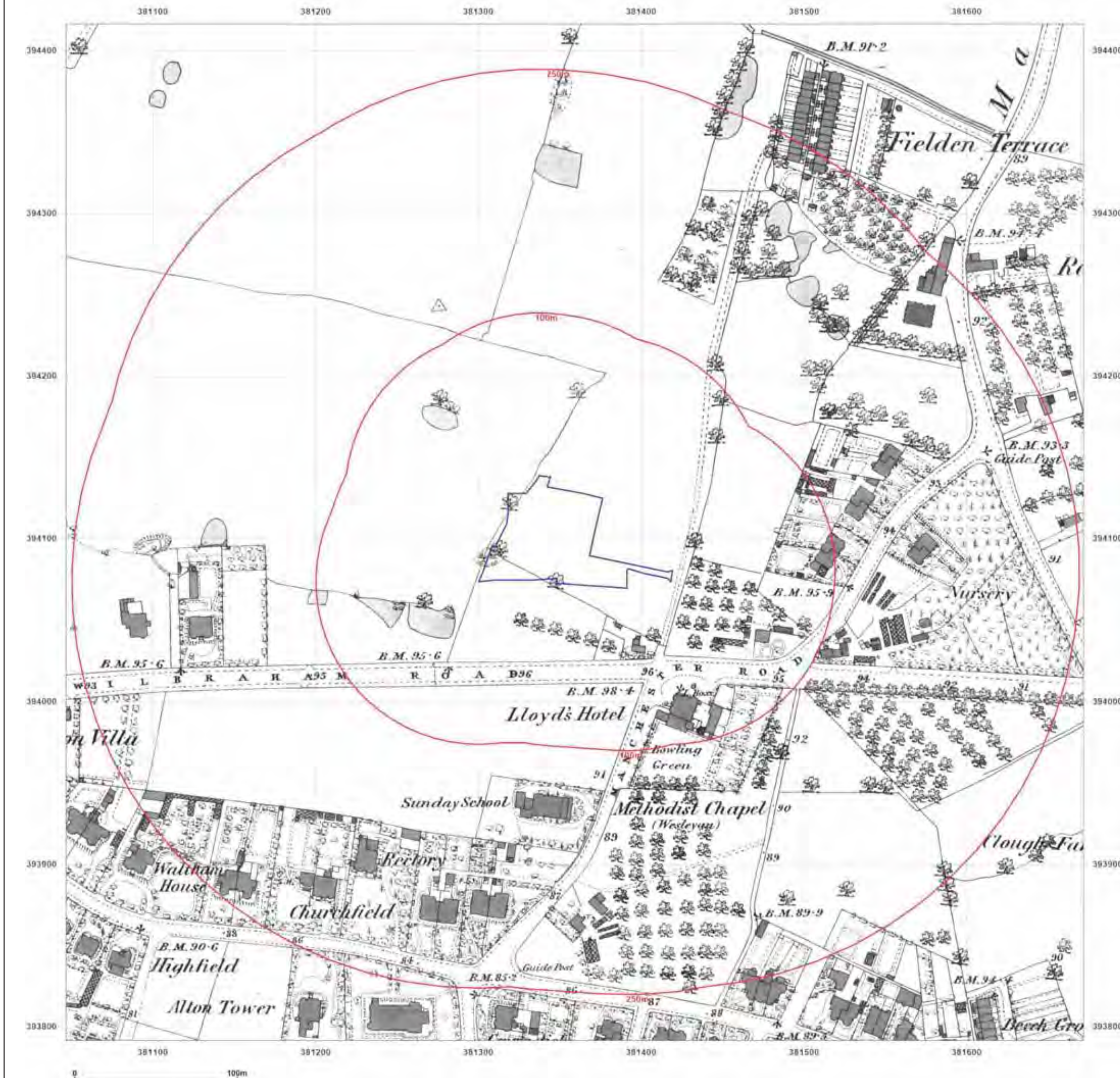


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Site Details:

SITE OFF VINCENT AVENUE,
MANCHESTER, M21 9GR

Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: County Series

Map date: 1894

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1894
Revised 1894
Edition N/A
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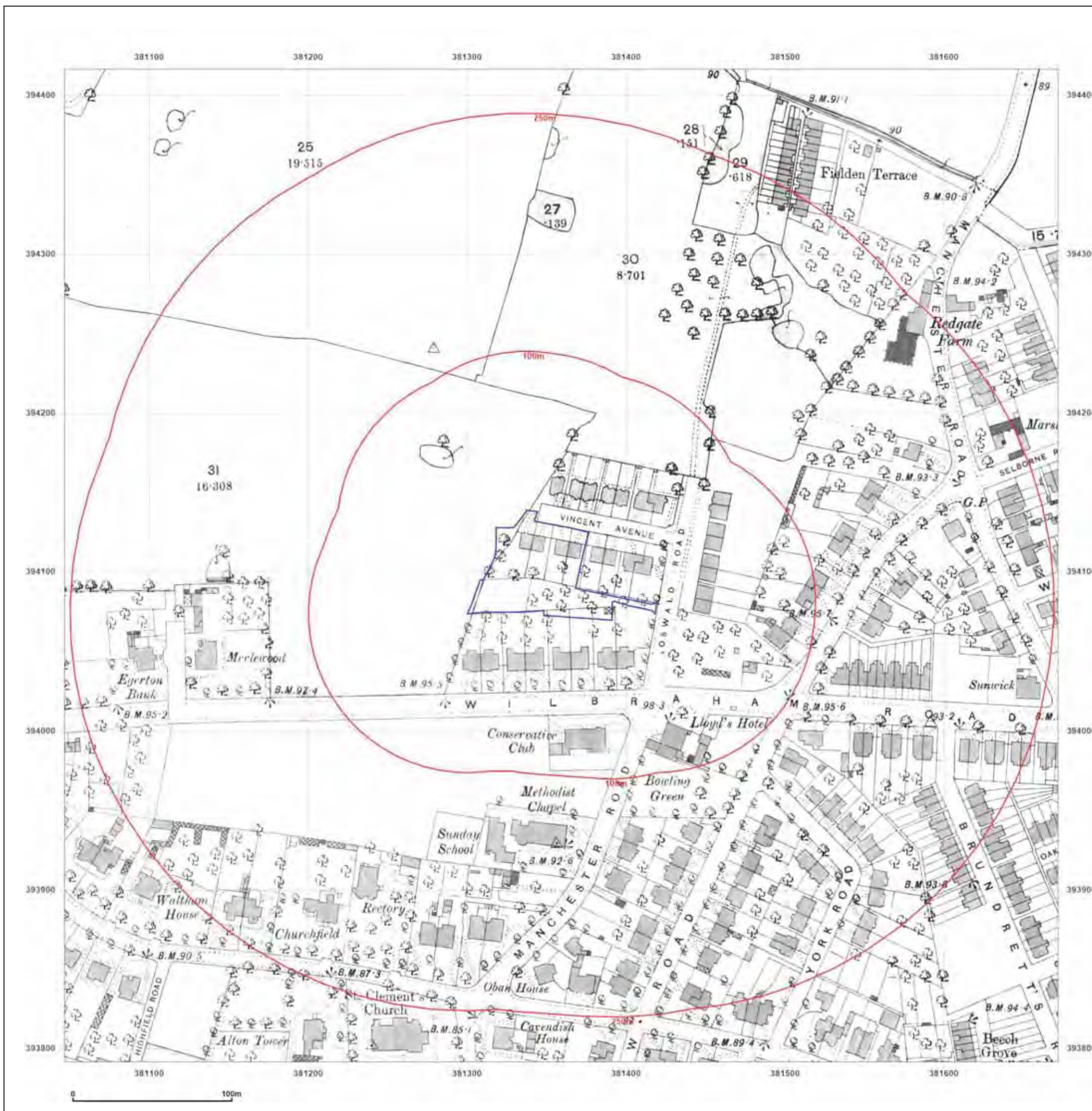


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Site Details:

SITE OFF VINCENT AVENUE,
MANCHESTER, M21 9GR

Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: County Series

Map date: 1907

Scale: 1:2,500

Printed at: 1:2,500



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Site Details:

SITE OFF VINCENT AVENUE,
MANCHESTER, M21 9GR

Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: County Series

Map date: 1922

Scale: 1:2,500

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Site Details:

SITE OFF VINCENT AVENUE,
MANCHESTER, M21 9GR

Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: County Series

Map date: 1933

Scale: 1:2,500

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Site Details:

SITE OFF VINCENT AVENUE,
MANCHESTER, M21 9GR

Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: National Grid

Map date: 1950

Scale: 1:2,500

Printed at: 1:2,500



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Site Details:

SITE OFF VINCENT AVENUE,
MANCHESTER, M21 9GR

Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: National Grid

Map date: 1951

Scale: 1:1,250

Printed at: 1:2,000



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Site Details:

SITE OFF VINCENT AVENUE,
MANCHESTER, M21 9GR

Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: National Grid

Map date: 1950-1955

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
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Surveyed 1950
Revised 1950
Edition N/A
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Site Details:

SITE OFF VINCENT AVENUE,
MANCHESTER, M21 9GR

Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: National Grid

Map date: 1971-1974

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed 1955
Revised 1973
Edition N/A
Copyright 1974
Levelled 1958



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Site Details:

SITE OFF VINCENT AVENUE,
MANCHESTER, M21 9GR

Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: National Grid

Map date: 1979-1981

Scale: 1:1,250

Printed at: 1:2,000



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SITE OFF VINCENT AVENUE,
MANCHESTER, M21 9GR

Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: National Grid

Map date: 1990-1992

Scale: 1:1,250

Printed at: 1:2,000



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Levelled N/A

Surveyed 1958
Revised 1990
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Site Details:

SITE OFF VINCENT AVENUE,
MANCHESTER, M21 9GR

Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Site Details:

SITE OFF VINCENT AVENUE,
MANCHESTER, M21 9GR

Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: County Series

Map date: 1848-1849

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1845
Revised N/A
Edition 1848
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Surveyed 1845
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Edition 1849
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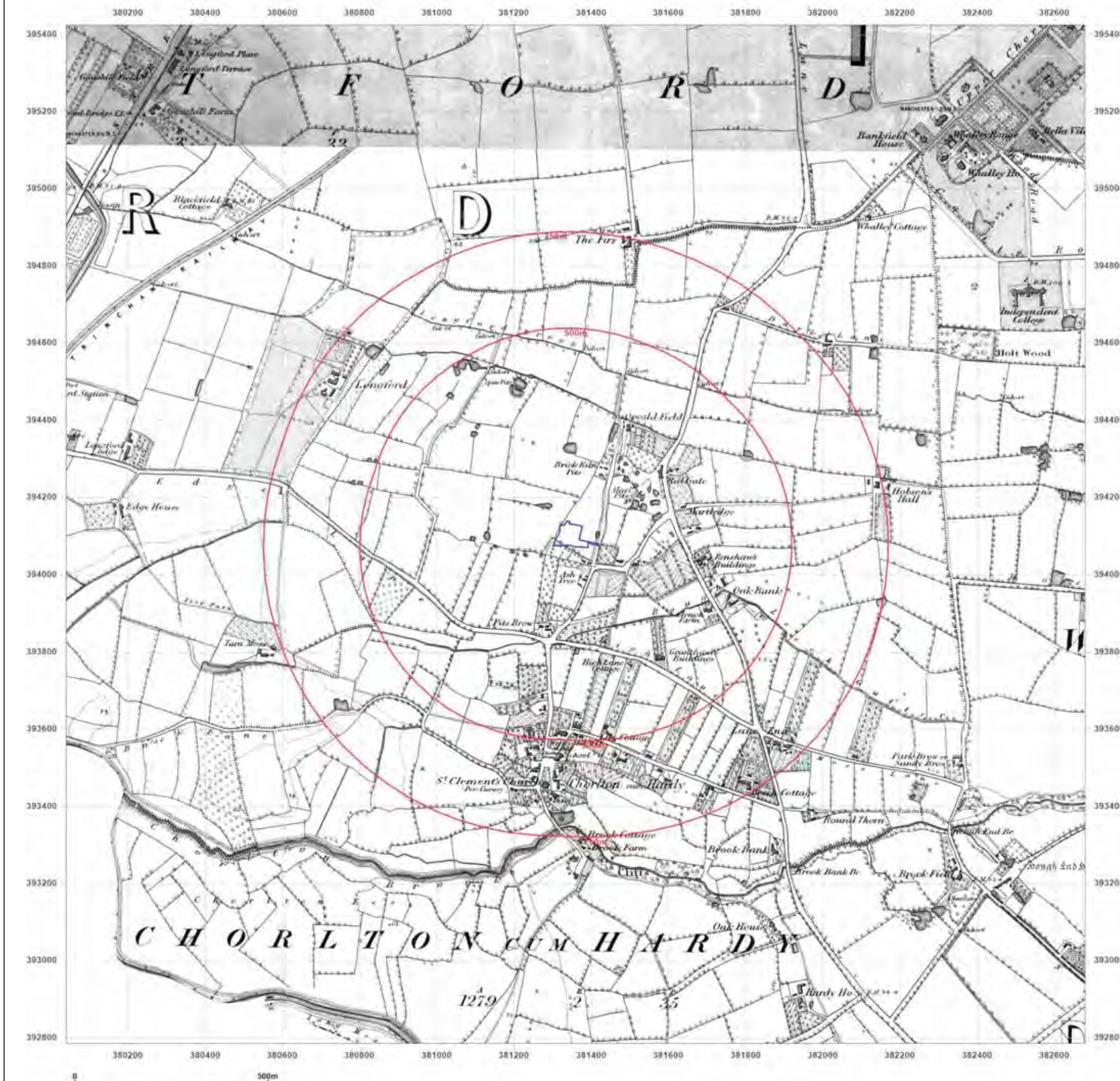


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Site Details:

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Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: County Series

Map date: 1905

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1905
Edition 1905
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Surveyed 1892
Revised 1905
Edition 1905
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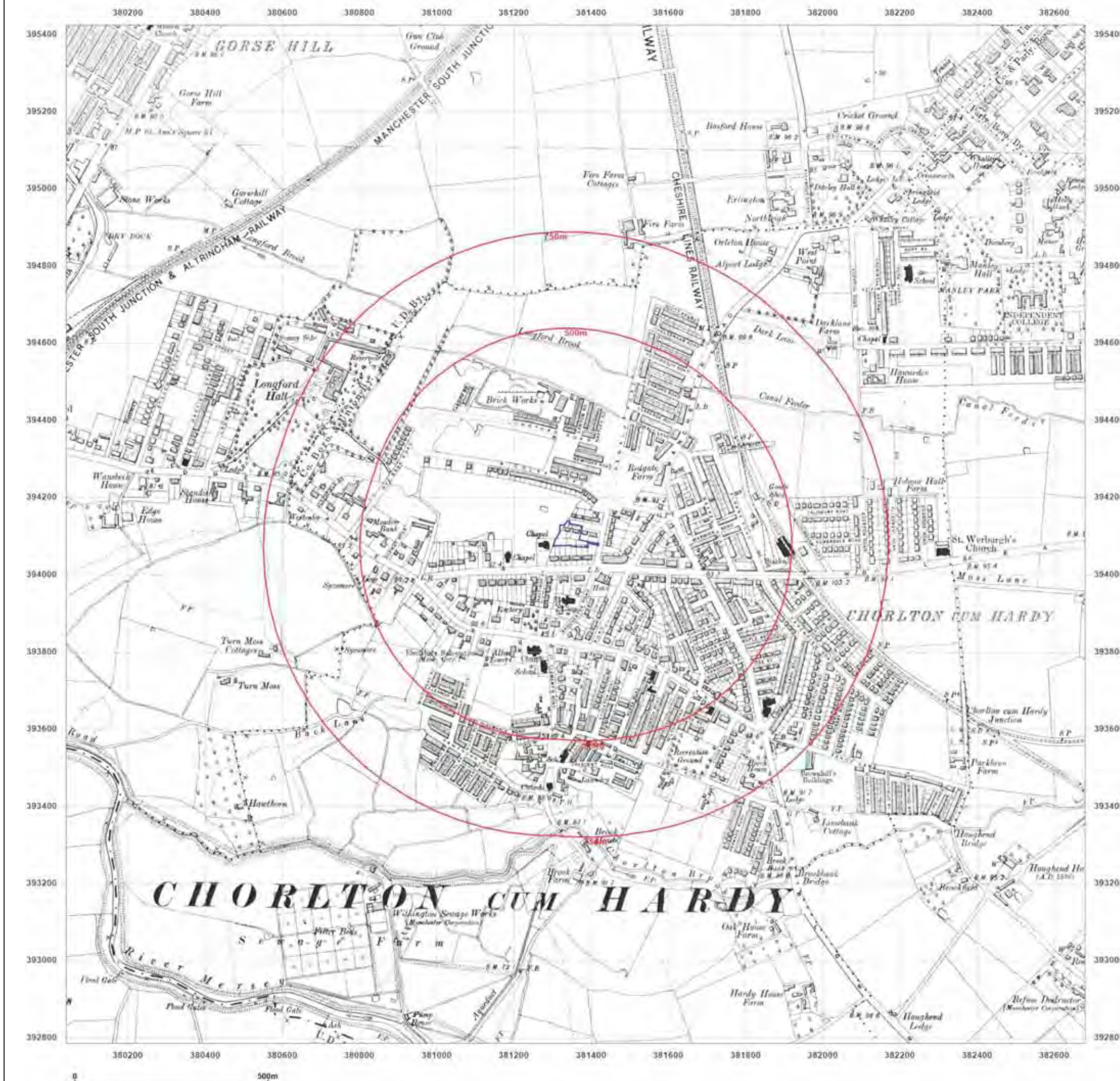


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Site Details:

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Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: County Series

Map date: 1908-1911

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
Revised 1911
Edition 1911
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Surveyed 1873
Revised 1908
Edition 1908
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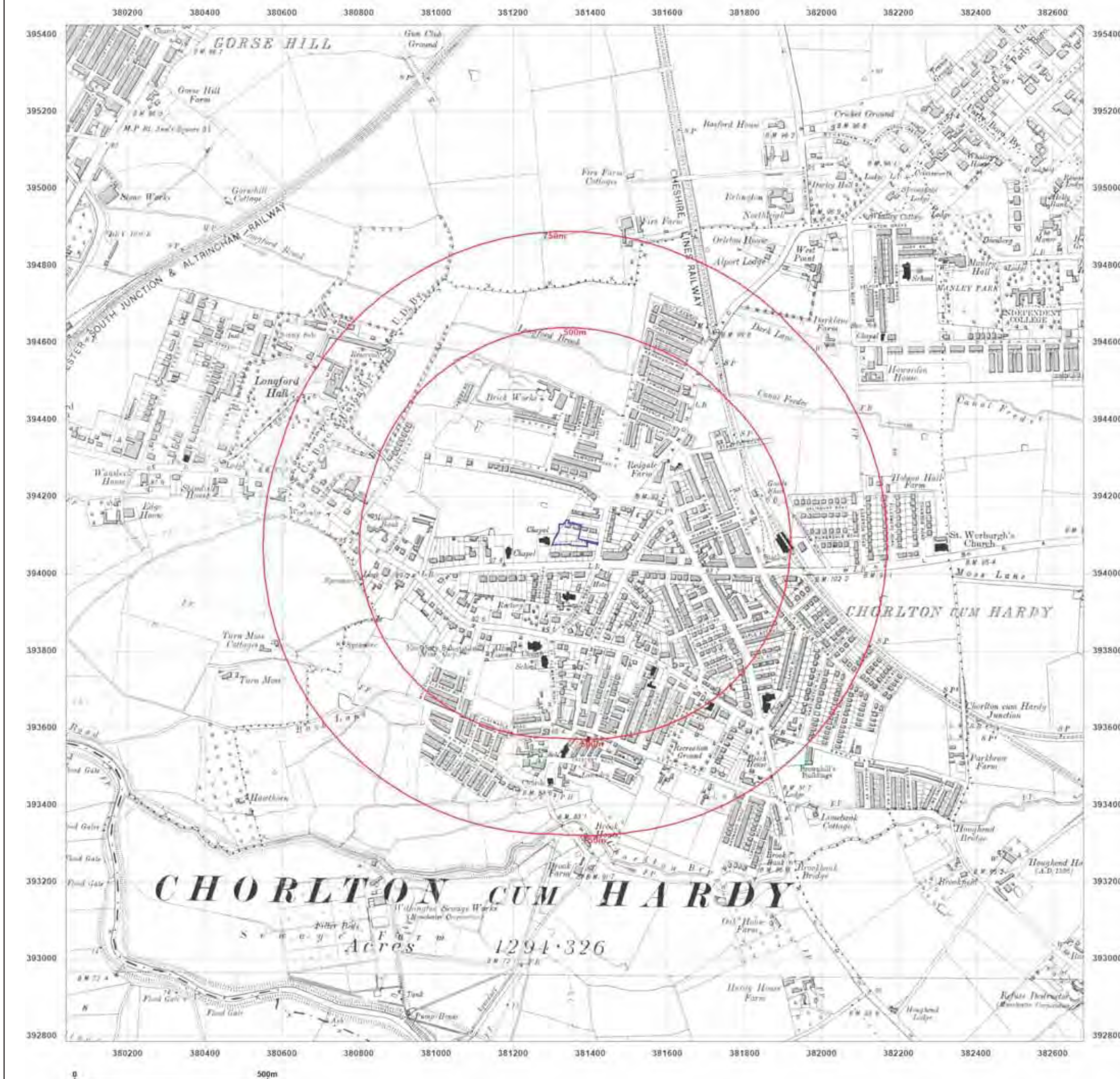


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Site Details:

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Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
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Surveyed 1844
Revised 1916
Edition 1923
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Site Details:

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Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



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Site Details:

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Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: County Series

Map date: 1932-1934

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1932
Edition 1932
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Surveyed 1844
Revised 1934
Edition 1934
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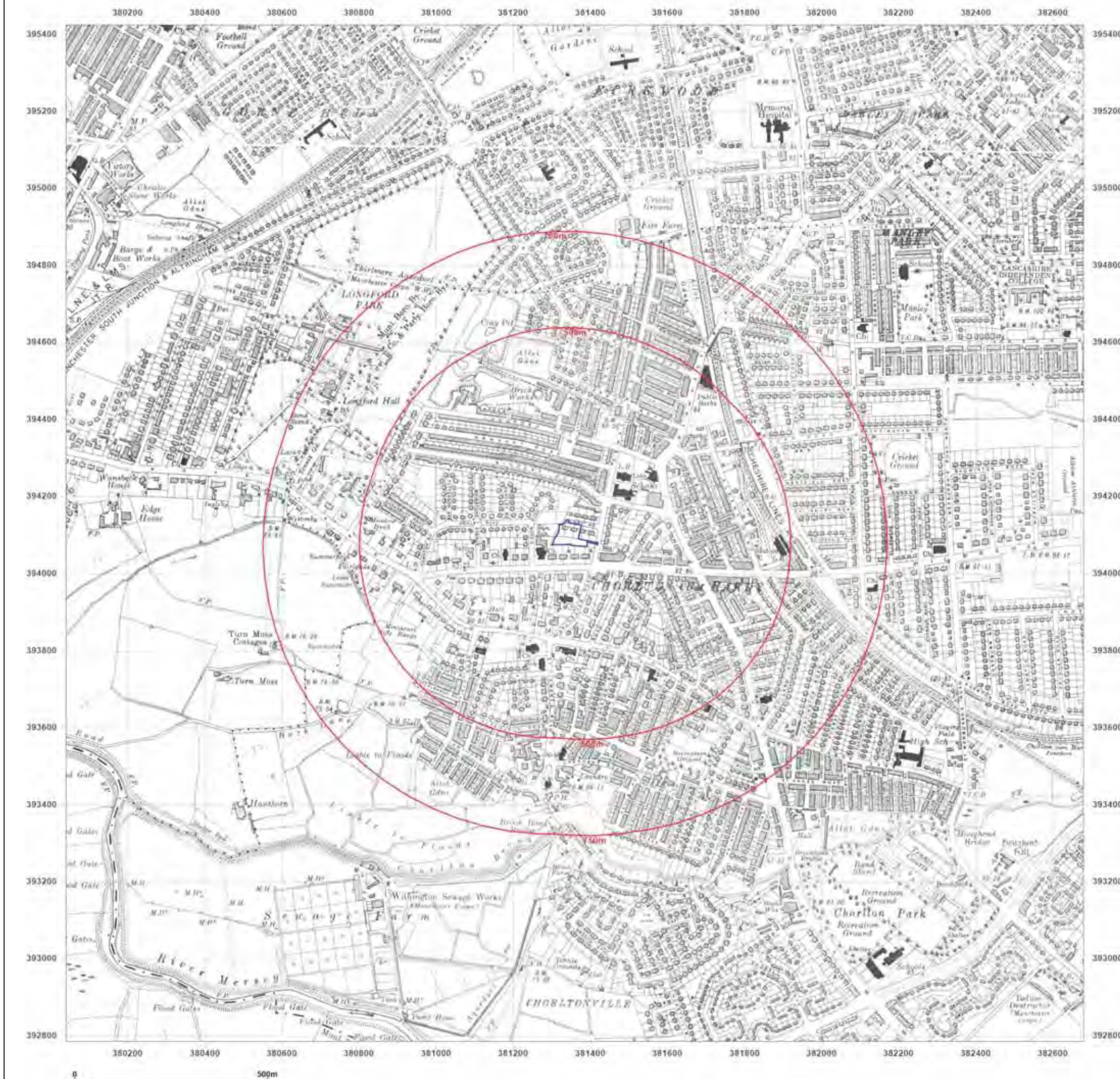


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Site Details:

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Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1938
Edition 1938
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Revised 1938
Edition 1938
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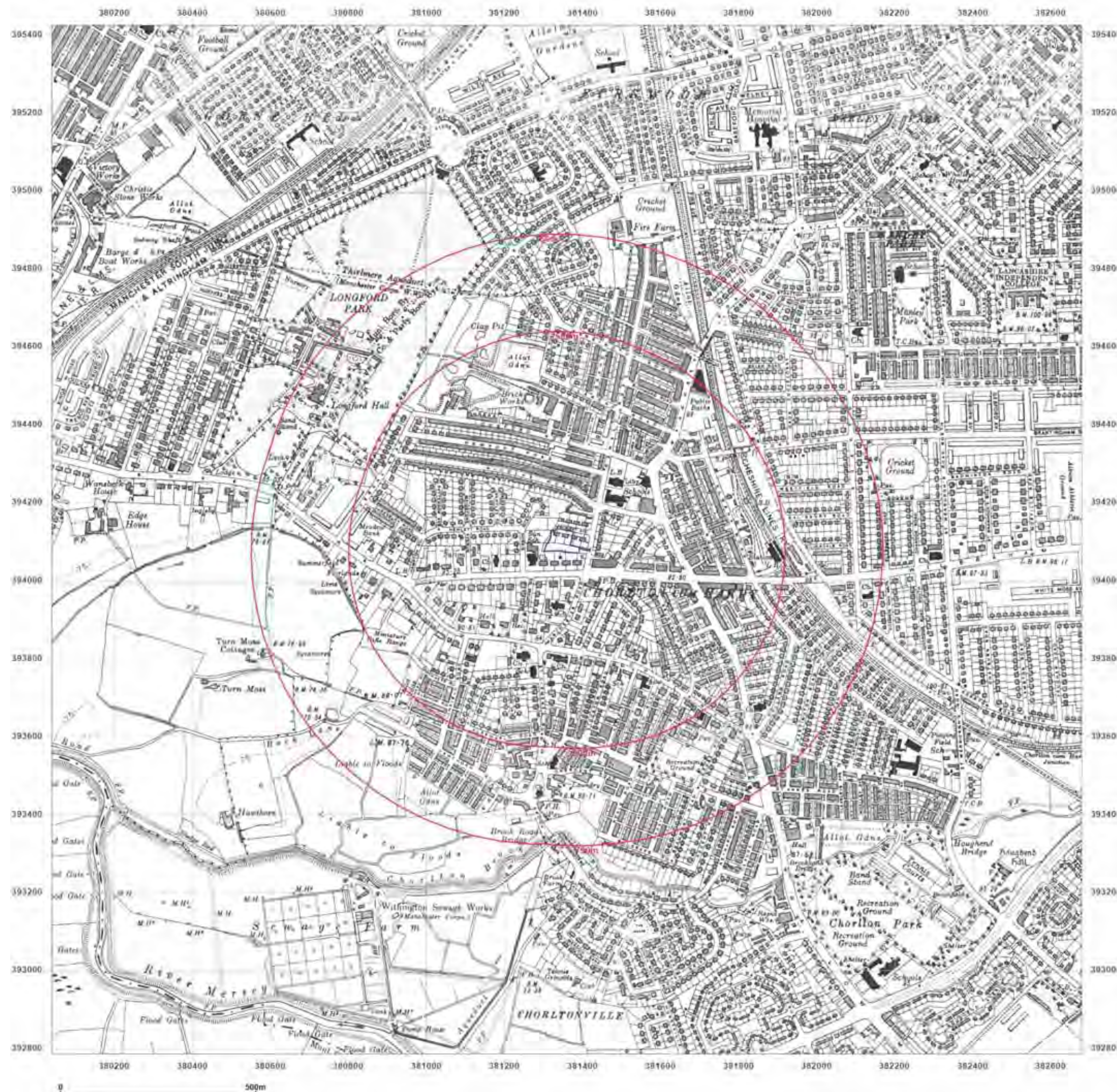


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MANCHESTER, M21 9GR

Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
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Surveyed 1873
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Site Details:

SITE OFF VINCENT AVENUE,
MANCHESTER, M21 9GR

Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: Provisional

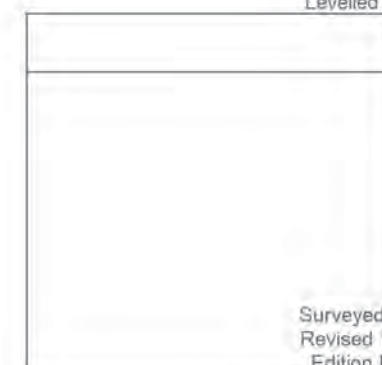
Map date: 1955-1956

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1956
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Surveyed N/A
Revised 1955
Edition N/A
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Levelled N/A

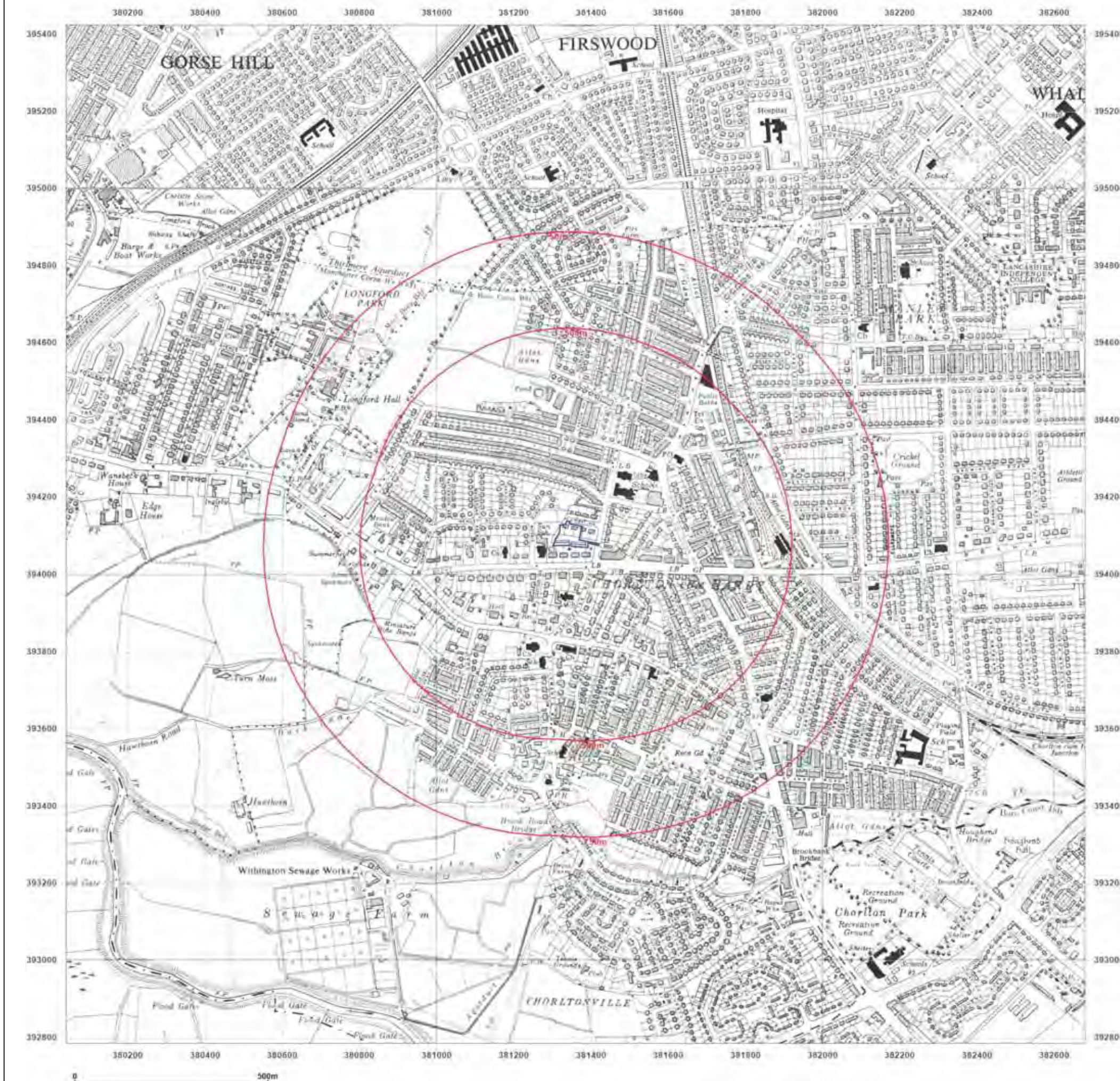


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Site Details:

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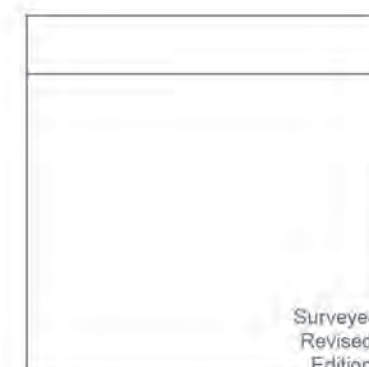
Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: Provisional

Map date: 1966

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1966
Revised 1966
Edition N/A
Copyright 1966
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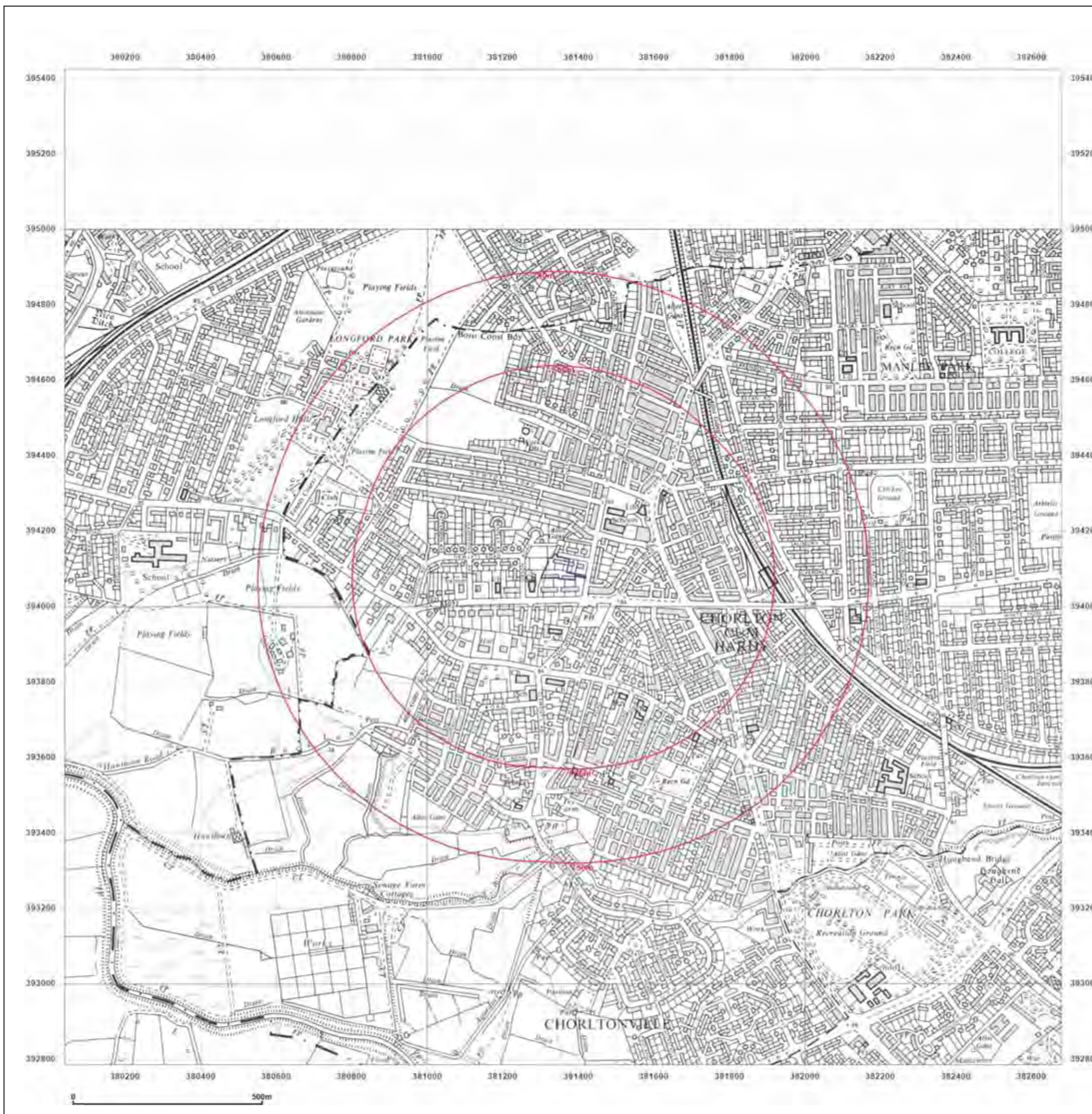


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MANCHESTER, M21 9GR

Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: National Grid

Map date: 1980-1981

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1976
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Edition N/A
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Surveyed 1977
Revised 1981
Edition N/A
Copyright 1981
Levelled 1976

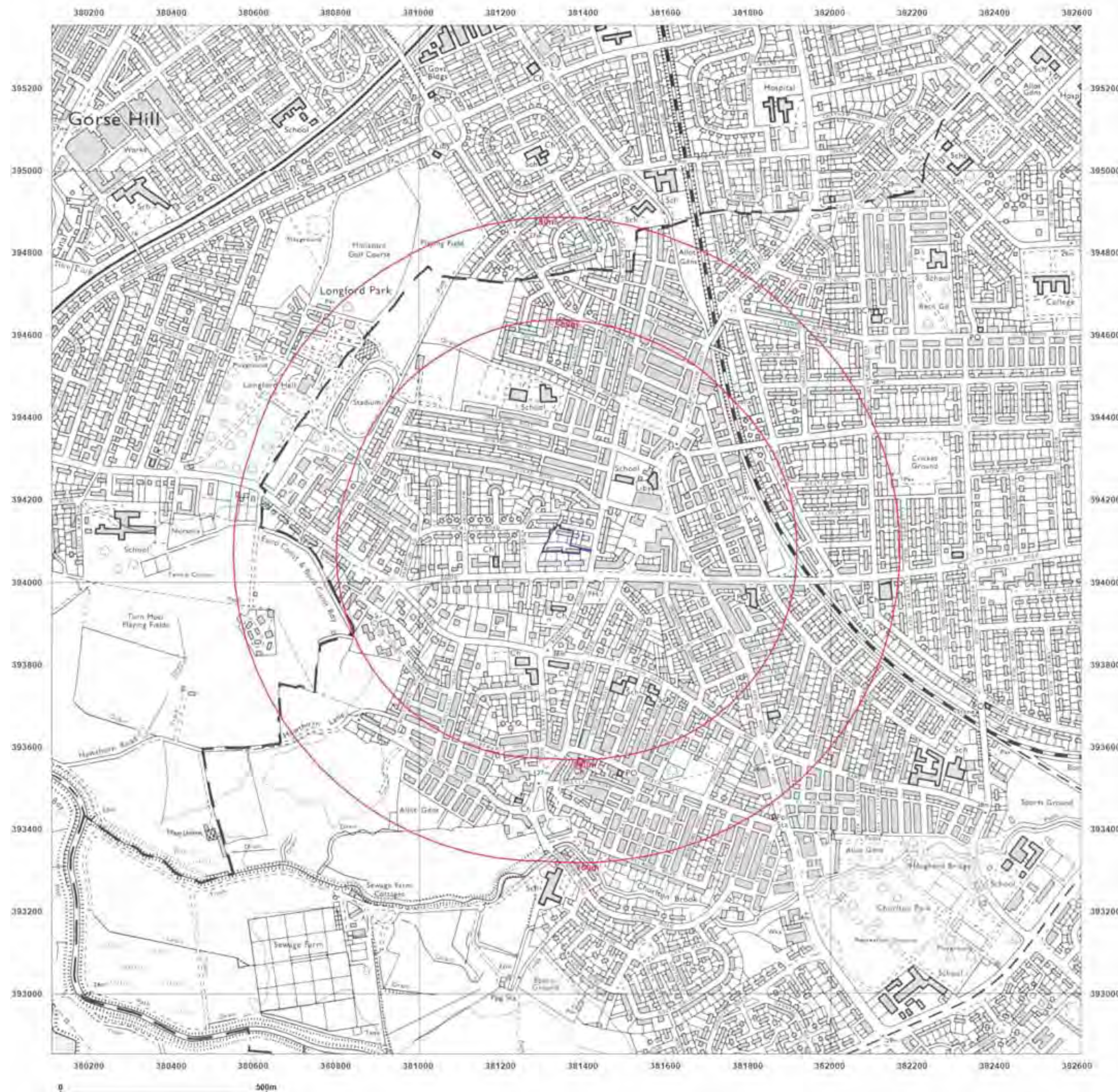


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Site Details:

SITE OFF VINCENT AVENUE,
MANCHESTER, M21 9GR

Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: National Grid

Map date: 1985-1988

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1983
Revised 1985
Edition N/A
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Surveyed 1985
Revised 1988
Edition N/A
Copyright 1988
Levelled 1981

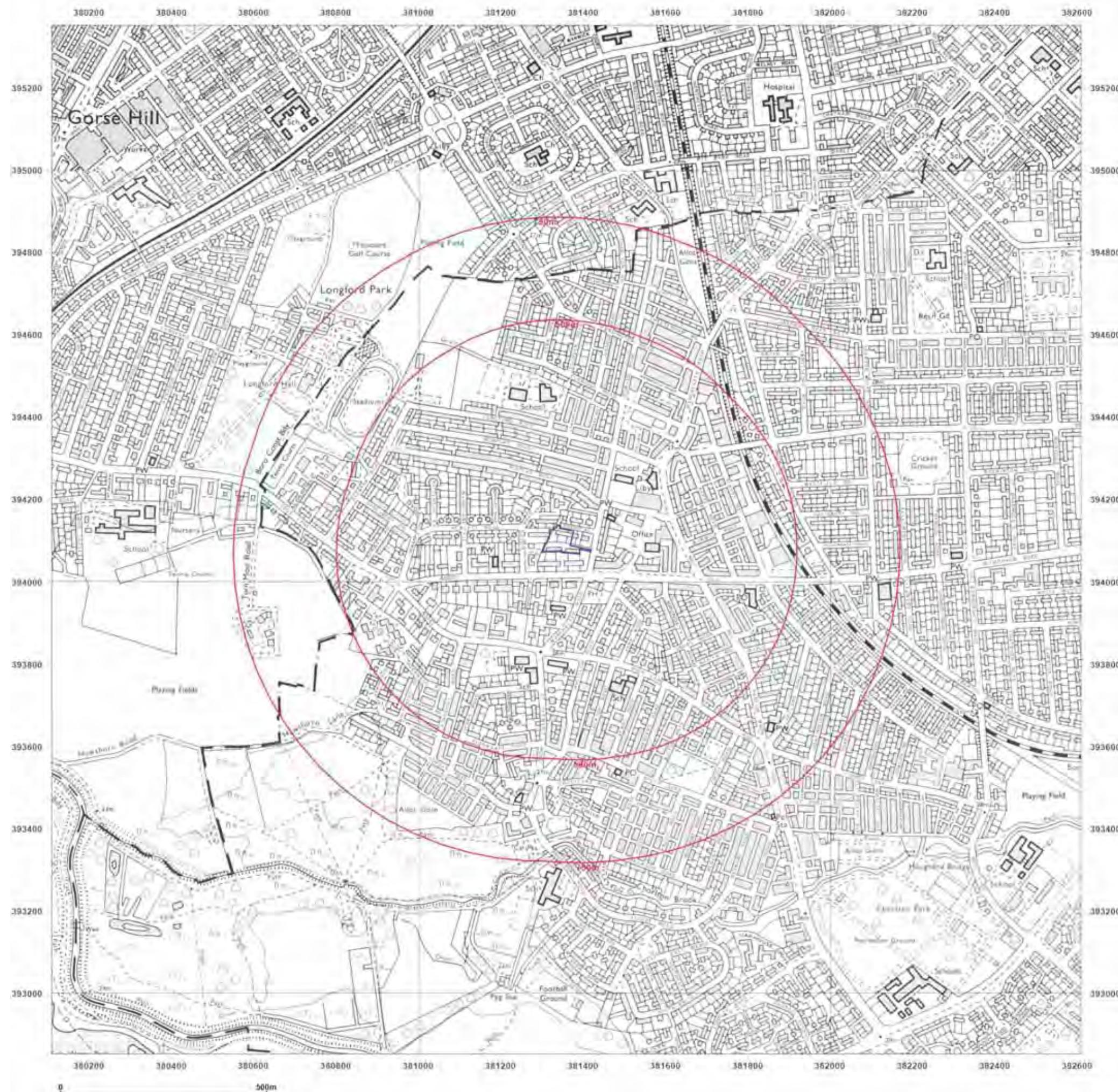


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Site Details:

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MANCHESTER, M21 9GR

Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

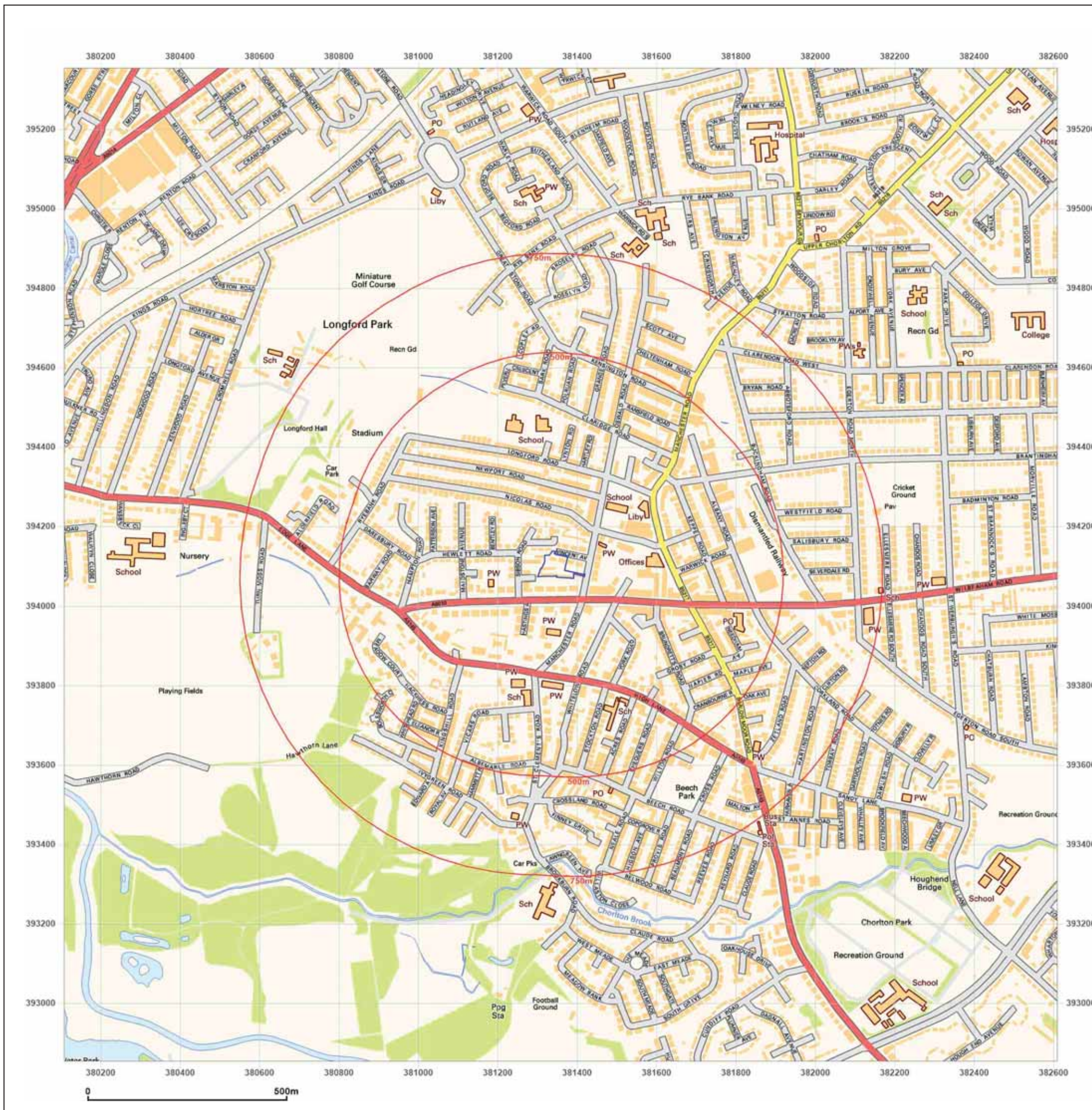


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Site Details:

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MANCHESTER, M21 9GR

Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

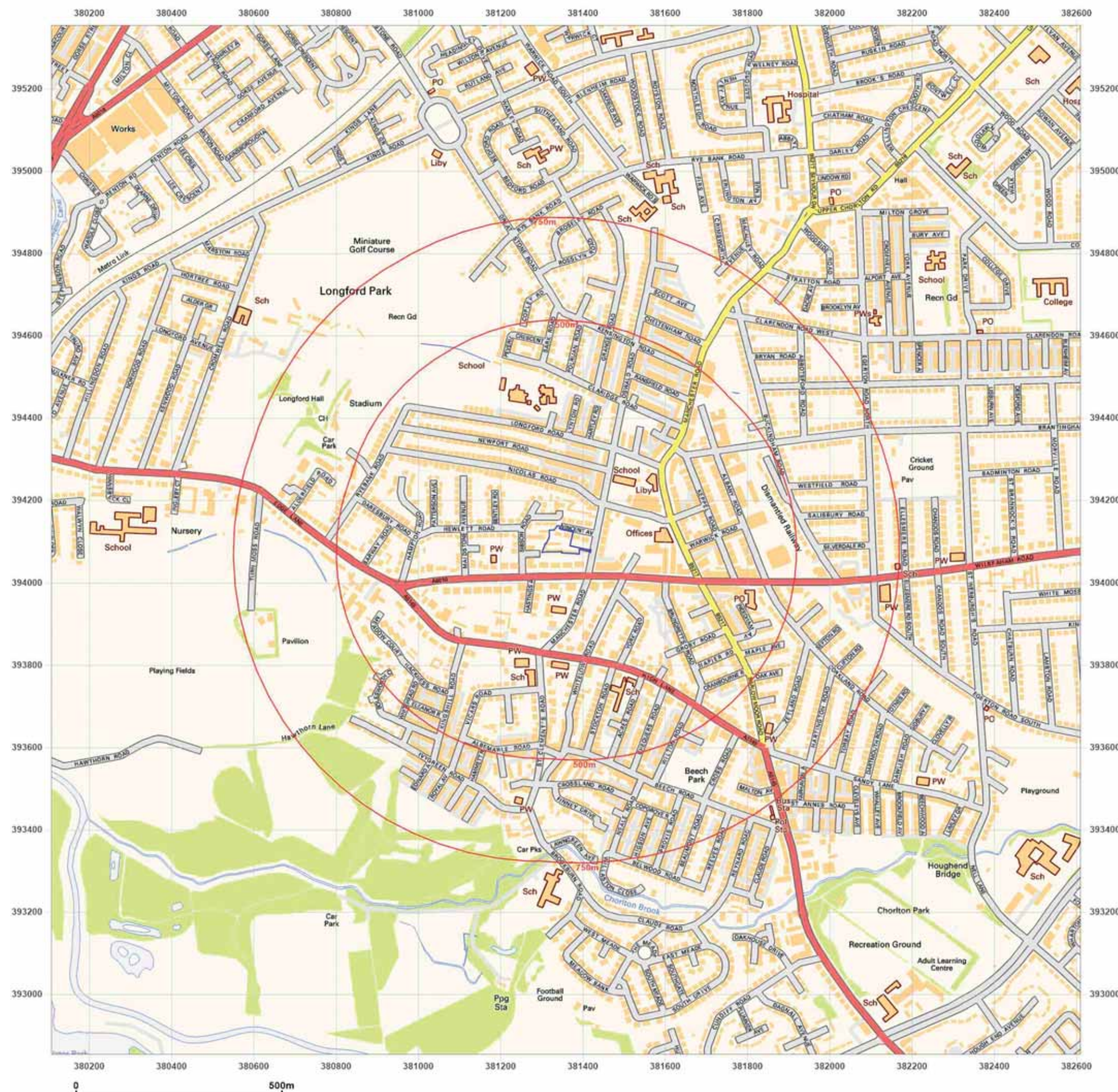


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Site Details:

SITE OFF VINCENT AVENUE,
MANCHESTER, M21 9GR

Client Ref: 22-2478
Report Ref: SA1-8910478
Grid Ref: 381359, 394104

Map Name: National Grid

Map date: 2022

Scale: 1:10,000

Printed at: 1:10,000

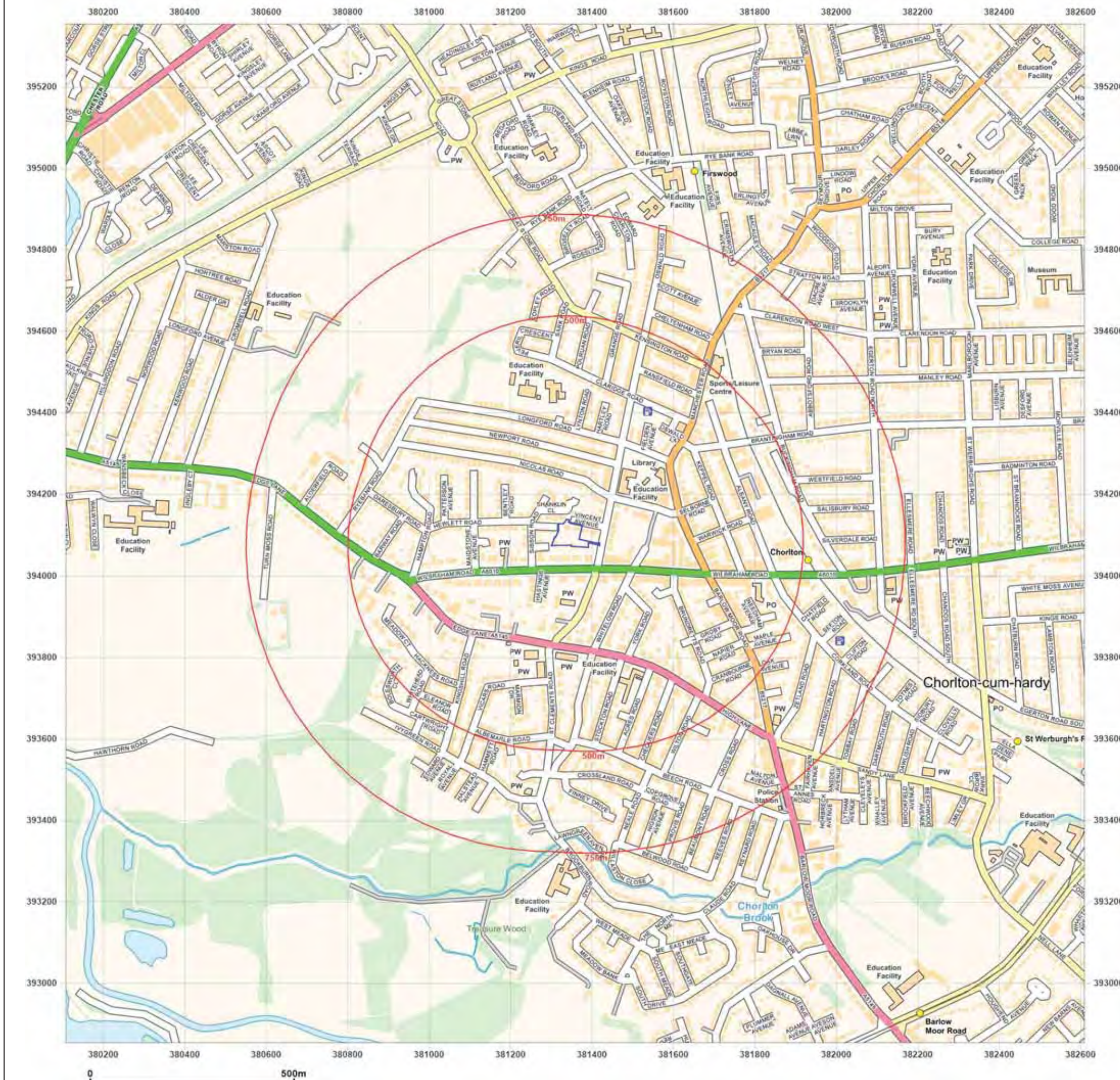


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APPENDIX B
FACTUAL INFORMATION CONCERNING NEARBY LAND
USE

SITE OFF VINCENT AVENUE, MANCHESTER, M21 9GR

Order Details

Date: 18/07/2022
Your ref: 22-2478
Our Ref: SA1-8910479

Site Details

Location: 381358 394090
Area: 0.38 ha
Authority: [Manchester City Council](#)



Summary of findings

p. 2

Aerial image

p. 8

OS MasterMap site plan

p.12

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Contact us with any questions at:

info@groundsure.com

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Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
13	1.1	<u>Historical industrial land uses</u>	0	0	2	70	-
16	1.2	<u>Historical tanks</u>	0	0	3	10	-
17	1.3	<u>Historical energy features</u>	0	0	5	16	-
18	1.4	Historical petrol stations	0	0	0	0	-
18	1.5	<u>Historical garages</u>	0	0	2	12	-
19	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
20	2.1	<u>Historical industrial land uses</u>	0	0	2	93	-
24	2.2	<u>Historical tanks</u>	0	0	6	12	-
25	2.3	<u>Historical energy features</u>	0	0	11	31	-
27	2.4	Historical petrol stations	0	0	0	0	-
27	2.5	<u>Historical garages</u>	0	0	3	16	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
29	3.1	Active or recent landfill	0	0	0	0	-
29	3.2	Historical landfill (BGS records)	0	0	0	0	-
30	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
30	3.4	<u>Historical landfill (EA/NRW records)</u>	0	0	0	1	-
30	3.5	Historical waste sites	0	0	0	0	-
30	3.6	Licensed waste sites	0	0	0	0	-
31	3.7	<u>Waste exemptions</u>	0	0	2	0	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
32	4.1	<u>Recent industrial land uses</u>	0	2	5	-	-
33	4.2	<u>Current or recent petrol stations</u>	0	0	0	1	-
33	4.3	Electricity cables	0	0	0	0	-
33	4.4	Gas pipelines	0	0	0	0	-
34	4.5	Sites determined as Contaminated Land	0	0	0	0	-



34	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
34	4.7	Regulated explosive sites	0	0	0	0	-
34	4.8	Hazardous substance storage/usage	0	0	0	0	-
34	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
35	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
35	4.11	<u>Licensed pollutant release (Part A(2)/B)</u>	0	0	3	1	-
35	4.12	Radioactive Substance Authorisations	0	0	0	0	-
36	4.13	<u>Licensed Discharges to controlled waters</u>	0	0	0	1	-
36	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
36	4.15	Pollutant release to public sewer	0	0	0	0	-
36	4.16	List 1 Dangerous Substances	0	0	0	0	-
37	4.17	List 2 Dangerous Substances	0	0	0	0	-
37	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
37	4.19	Pollution inventory substances	0	0	0	0	-
37	4.20	Pollution inventory waste transfers	0	0	0	0	-
37	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
38	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
40	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
41	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
42	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
42	5.5	Groundwater vulnerability- local information	None (within 0m)				
43	5.6	<u>Groundwater abstractions</u>	0	0	0	0	3
44	5.7	<u>Surface water abstractions</u>	0	0	0	0	4
46	5.8	Potable abstractions	0	0	0	0	0
46	5.9	Source Protection Zones	0	0	0	0	-
46	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
47	6.1	Water Network (OS MasterMap)	0	0	0	-	-

47	6.2	Surface water features	0	0	0	-	-
48	6.3	<u>WFD Surface water body catchments</u>	1	-	-	-	-
48	6.4	<u>WFD Surface water bodies</u>	0	0	0	-	-
49	6.5	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
50	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
50	7.2	Historical Flood Events	0	0	0	-	-
50	7.3	Flood Defences	0	0	0	-	-
51	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
51	7.5	Flood Storage Areas	0	0	0	-	-
52	7.6	Flood Zone 2	None (within 50m)				
52	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
53	8.1	<u>Surface water flooding</u>	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding					
55	9.1	<u>Groundwater flooding</u>	Moderate (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
56	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
57	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
57	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
57	10.4	Special Protection Areas (SPA)	0	0	0	0	0
57	10.5	National Nature Reserves (NNR)	0	0	0	0	0
58	10.6	<u>Local Nature Reserves (LNR)</u>	0	0	0	0	3
58	10.7	Designated Ancient Woodland	0	0	0	0	0
58	10.8	Biosphere Reserves	0	0	0	0	0
59	10.9	Forest Parks	0	0	0	0	0
59	10.10	Marine Conservation Zones	0	0	0	0	0
59	10.11	<u>Green Belt</u>	0	0	0	1	1
59	10.12	Proposed Ramsar sites	0	0	0	0	0



60	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
60	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
60	10.15	Nitrate Sensitive Areas	0	0	0	0	0
60	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
61	10.17	SSSI Impact Risk Zones	0	-	-	-	-
61	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
62	11.1	World Heritage Sites	0	0	0	-	-
63	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
63	11.3	National Parks	0	0	0	-	-
63	11.4	Listed Buildings	0	0	4	-	-
64	11.5	Conservation Areas	1	0	0	-	-
64	11.6	Scheduled Ancient Monuments	0	0	0	-	-
64	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
65	12.1	Agricultural Land Classification	Urban (within 250m)				
66	12.2	Open Access Land	0	0	0	-	-
66	12.3	Tree Felling Licences	0	0	0	-	-
66	12.4	Environmental Stewardship Schemes	0	0	0	-	-
66	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
67	13.1	Priority Habitat Inventory	0	0	1	-	-
68	13.2	Habitat Networks	0	0	0	-	-
68	13.3	Open Mosaic Habitat	0	0	0	-	-
68	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
69	14.1	10k Availability	Identified (within 500m)				
70	14.2	Artificial and made ground (10k)	0	0	3	4	-
72	14.3	Superficial geology (10k)	1	0	1	2	-



73	14.4	Landslip (10k)	0	0	0	0	-
74	14.5	<u>Bedrock geology (10k)</u>	1	0	0	0	-
75	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
76	15.1	<u>50k Availability</u>	Identified (within 500m)				
77	15.2	<u>Artificial and made ground (50k)</u>	0	0	0	1	-
78	15.3	Artificial ground permeability (50k)	0	0	-	-	-
79	15.4	<u>Superficial geology (50k)</u>	1	0	2	4	-
80	15.5	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
80	15.6	Landslip (50k)	0	0	0	0	-
80	15.7	Landslip permeability (50k)	None (within 50m)				
81	15.8	<u>Bedrock geology (50k)</u>	1	0	1	0	-
82	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
82	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
83	16.1	<u>BGS Boreholes</u>	0	0	1	-	-
Page	Section	Natural ground subsidence					
84	17.1	<u>Shrink swell clays</u>	Very low (within 50m)				
85	17.2	<u>Running sands</u>	Very low (within 50m)				
86	17.3	<u>Compressible deposits</u>	Negligible (within 50m)				
87	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
88	17.5	<u>Landslides</u>	Very low (within 50m)				
89	17.6	<u>Ground dissolution of soluble rocks</u>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
90	18.1	Natural cavities	0	0	0	0	-
91	18.2	<u>BritPits</u>	0	0	0	1	-
91	18.3	<u>Surface ground workings</u>	0	1	5	-	-
92	18.4	Underground workings	0	0	0	0	0
92	18.5	Historical Mineral Planning Areas	0	0	0	0	-



92	18.6	Non-coal mining	0	0	0	0	0
92	18.7	Mining cavities	0	0	0	0	0
92	18.8	<u>JPB mining areas</u>	Identified (within 0m)				
93	18.9	Coal mining	None (within 0m)				
93	18.10	Brine areas	None (within 0m)				
93	18.11	Gypsum areas	None (within 0m)				
93	18.12	Tin mining	None (within 0m)				
94	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
95	19.1	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
96	20.1	<u>BGS Estimated Background Soil Chemistry</u>	1	0	-	-	-
96	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
96	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
97	21.1	Underground railways (London)	0	0	0	-	-
97	21.2	Underground railways (Non-London)	0	0	0	-	-
97	21.3	Railway tunnels	0	0	0	-	-
97	21.4	Historical railway and tunnel features	0	0	0	-	-
97	21.5	Royal Mail tunnels	0	0	0	-	-
98	21.6	Historical railways	0	0	0	-	-
98	21.7	Railways	0	0	0	-	-
98	21.8	Crossrail 1	0	0	0	0	-
98	21.9	Crossrail 2	0	0	0	0	-
98	21.10	HS2	0	0	0	0	-



Recent aerial photograph



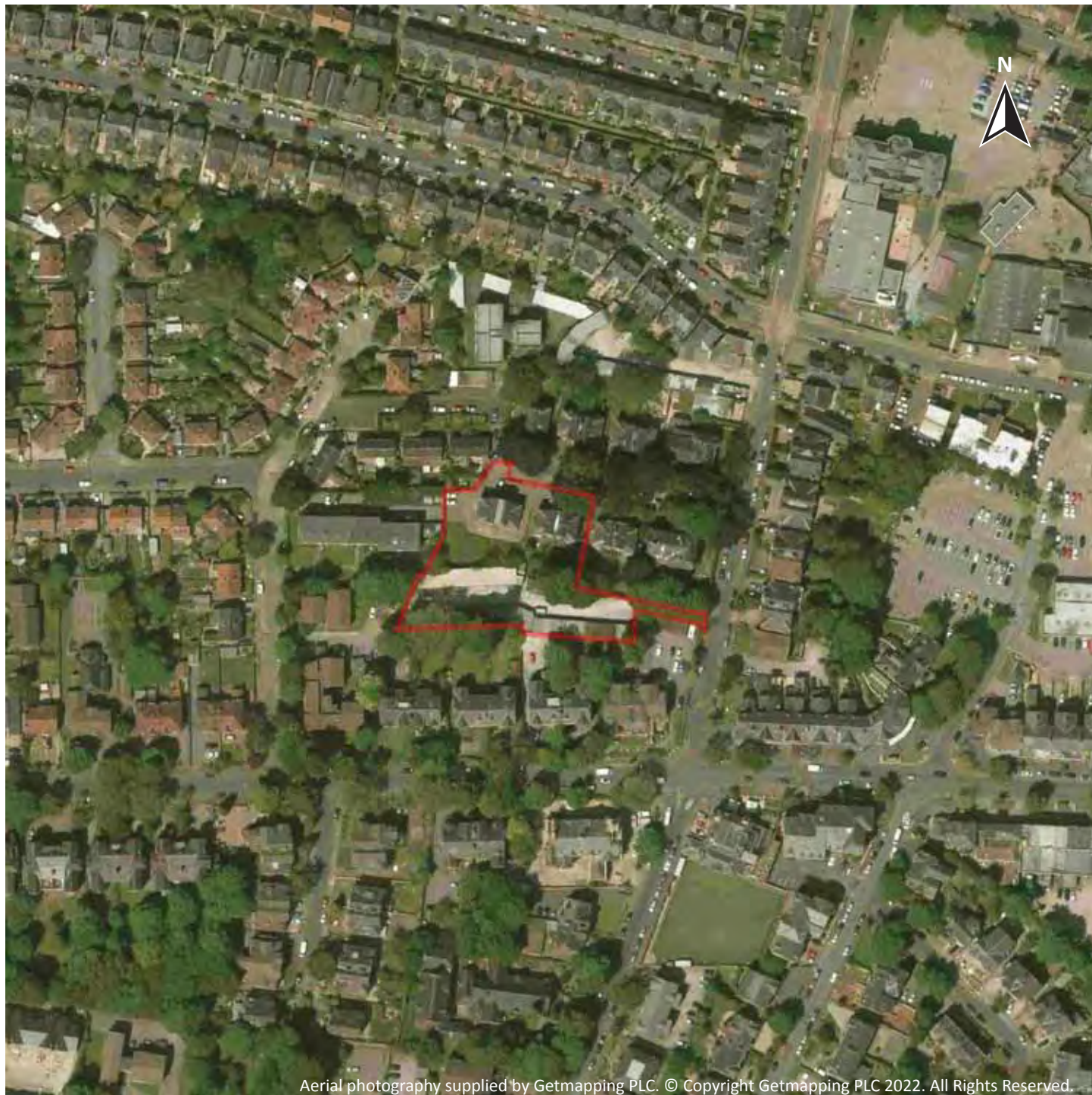
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Capture Date: 22/04/2019

Site Area: 0.38ha



Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 0.38ha



Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 0.38ha



Recent site history - 2000 aerial photograph



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Capture Date: 27/06/2000

Site Area: 0.38ha



OS MasterMap site plan



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Site Area: 0.38ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

72

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
1	91m NE	Marl Pits	1851	815786



ID	Location	Land use	Dates present	Group ID
3	130m NE	Brick Kiln Pits	1851	842345
E	259m N	Unspecified Disused Works	1966	813356
E	260m N	Brick Works	1905 - 1911	915334
E	264m N	Brick Works	1923	935481
E	268m N	Brick Works	1916	960197
F	269m N	Brick Works	1934	855366
F	269m N	Brick Works	1938	975618
E	271m N	Brick Works	1938	991649
E	275m NW	Pits	1851	794119
E	280m N	Unspecified Ground Workings	1938	800613
E	282m N	Unspecified Pit	1905	903851
E	285m N	Unspecified Pit	1911	892276
H	317m SW	Electricity Substation	1916	955416
E	318m N	Unspecified Pit	1934	847319
H	319m SW	Electricity Substation	1911	837772
H	321m SW	Electricity Substation	1905	856769
H	321m SW	Electricity Substation	1923	885449
E	328m N	Railway Sidings	1905 - 1911	984769
E	333m N	Railway Sidings	1923	931012
F	336m N	Railway Sidings	1934	980527
E	337m N	Railway Sidings	1916	872137
E	337m N	Railway Sidings	1938	984277
F	338m N	Railway Sidings	1938	968199
E	343m N	Brick Works	1923	896578
E	345m NW	Unspecified Pit	1916	930058
K	363m NW	Clay Pit	1934	827691
K	365m NW	Unspecified Pit	1938	932861
L	377m E	Unspecified Works	1978	830402



ID	Location	Land use	Dates present	Group ID
M	379m SW	Miniature Rifle Range	1934	900514
M	379m SW	Miniature Rifle Range	1916	932172
L	384m E	Railway Sidings	1916 - 1934	892336
L	386m E	Railway Sidings	1892	918341
L	386m E	Cuttings	1892 - 1978	973917
M	388m SW	Miniature Rifle Range	1923	876272
L	388m E	Railway Sidings	1905	927779
L	389m E	Railway Sidings	1938	903952
L	394m E	Railway Sidings	1955	968469
L	395m E	Railway Sidings	1938	861055
L	398m E	Railway Sidings	1966	943003
L	398m E	Railway Sidings	1911	978316
L	401m E	Railway Building	1938	820247
L	403m E	Goods Shed	1892	834670
M	407m SW	Miniature Rifle Range	1955	945649
L	409m E	Railway Building	1923	848469
L	409m E	Railway Building	1905	985043
L	409m E	Railway Building	1938	855227
L	412m NE	Railway Building	1934 - 1938	939037
L	412m E	Railway Building	1934	978210
L	413m E	Goods Shed	1916	857619
L	413m E	Goods Shed	1934	908811
L	413m E	Railway Building	1955 - 1966	987804
L	413m E	Goods Shed	1905 - 1911	907952
L	413m E	Goods Shed	1923	984565
L	414m NE	Railway Building	1955	868296
L	416m E	Goods Shed	1938	853553
N	420m NE	Cuttings	1892 - 1988	849455



ID	Location	Land use	Dates present	Group ID
10	429m NE	Cuttings	1938 - 1955	919589
N	430m NE	Cuttings	1934	849675
L	432m E	Railway Building	1905 - 1938	852300
L	437m E	Railway Building	1923	820246
11	442m NW	Clay Pit	1934 - 1938	859584
Q	449m E	Railway Station	1892	901681
Q	449m E	Railway Station	1905 - 1911	923249
Q	452m E	Railway Station	1938	911002
M	452m SW	Miniature Rifle Range	1938	963633
Q	454m E	Railway Station	1955	893918
Q	456m E	Railway Station	1934	854271
Q	456m E	Railway Station	1916	962086
Q	457m E	Railway Station	1966	876352
Q	457m E	Railway Station	1923	978170
Q	459m E	Railway Station	1938	910720

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

13

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
2	127m NE	Unspecified Tank	1981	115047
C	160m E	Unspecified Tank	1981 - 1992	147521
4	210m S	Tank or Trough	1881	121246



ID	Location	Land use	Dates present	Group ID
D	263m S	Tank or Trough	1881	121263
5	280m S	Unspecified Tank	1881	115039
6	298m S	Unspecified Tank	1881	115041
8	317m E	Tank or Trough	1881	121261
E	321m N	Unspecified Tank	1950	125518
9	340m SE	Tank or Trough	1881	121262
O	441m W	Unspecified Tank	1881	115043
O	474m W	Unspecified Tank	1933	115042
O	478m W	Unspecified Tank	1910	115049
O	480m W	Unspecified Tank	1907 - 1922	128358

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

21

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
B	118m NW	Electricity Substation	1992	62131
B	119m NW	Electricity Transformer	1971 - 1980	77008
C	177m E	Electricity Substation	1981 - 1992	79301
C	178m E	Electricity Substation	1985	80211
D	235m S	Electricity Substation	1979 - 1992	84606
G	282m NE	Electricity Transformer	1971	63761
G	292m NE	Electricity Substation	1992	62132
G	292m NE	Electricity Substation	1992	74032



ID	Location	Land use	Dates present	Group ID
7	300m W	Electricity Substation	1971 - 1992	65754
H	316m SW	Electricity Substation	1955 - 1990	69394
H	317m SW	Electricity Substation	1955	71241
I	320m S	Electricity Substation	1992	65004
H	324m SW	Electricity Substation	1992	84494
I	325m S	Electricity Substation	1984 - 1990	83981
P	442m W	Electricity Substation	1986 - 1992	73896
P	442m W	Electricity Transformer	1974	63756
12	475m NW	Electricity Substation	1971 - 1992	79816
Q	487m E	Electricity Substation	1992	68982
Q	487m E	Electricity Substations	1985	59888
13	490m W	Electricity Substation	1992	72258
14	497m NE	Electricity Substation	1950 - 1992	64473

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

14

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.



Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
A	111m SE	Garage	1955 - 1974	25749
A	128m SE	Garage	1955	23848
J	332m NE	Garage	1950	21261
J	332m NE	Garage	1959 - 1981	27742
J	333m NE	Garage	1950	21367
J	333m NE	Garage	1992	27766
J	334m NE	Garage	1985	21430
H	357m SW	Garage	1955	26030
J	362m NE	Garage	1981	20255
J	363m NE	Garages	1950	20522
Q	464m E	Garages	1950	20523
R	497m S	Garage	1979	23245
R	497m S	Garage	1984 - 1990	27661
R	498m S	Garage	1992	22590

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.



2 Past land use - un-grouped



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

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2.1 Historical industrial land uses

Records within 500m

95

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 20**

ID	Location	Land Use	Date	Group ID
1	91m NE	Marl Pits	1851	815786
3	130m NE	Brick Kiln Pits	1851	842345
E	259m N	Unspecified Disused Works	1966	813356

ID	Location	Land Use	Date	Group ID
E	260m N	Brick Works	1911	915334
E	260m N	Brick Works	1911	915334
E	264m N	Brick Works	1905	915334
E	264m N	Brick Works	1923	935481
E	268m N	Brick Works	1916	960197
F	269m N	Brick Works	1934	855366
F	269m N	Brick Works	1938	975618
F	269m N	Brick Works	1938	975618
E	271m N	Brick Works	1938	991649
E	275m NW	Pits	1851	794119
E	280m N	Unspecified Ground Workings	1938	800613
E	282m N	Unspecified Pit	1905	903851
E	285m N	Unspecified Pit	1911	892276
E	285m N	Unspecified Pit	1911	892276
I	317m SW	Electricity Substation	1916	955416
E	318m N	Unspecified Pit	1934	847319
I	319m SW	Electricity Substation	1911	837772
I	321m SW	Electricity Substation	1905	856769
I	321m SW	Electricity Substation	1923	885449
E	328m N	Railway Sidings	1905	984769
E	332m N	Railway Sidings	1911	984769
E	333m N	Railway Sidings	1923	931012
F	336m N	Railway Sidings	1934	980527
E	337m N	Railway Sidings	1916	872137
E	337m N	Railway Sidings	1938	984277
F	338m N	Railway Sidings	1938	968199
E	343m N	Brick Works	1923	896578
E	345m NW	Unspecified Pit	1916	930058

ID	Location	Land Use	Date	Group ID
L	363m NW	Clay Pit	1934	827691
L	365m NW	Unspecified Pit	1938	932861
L	365m NW	Unspecified Pit	1938	932861
M	377m E	Unspecified Works	1978	830402
N	379m SW	Miniature Rifle Range	1934	900514
N	379m SW	Miniature Rifle Range	1916	932172
M	384m E	Railway Sidings	1934	892336
M	384m E	Railway Sidings	1916	892336
M	386m E	Railway Sidings	1892	918341
M	386m E	Cuttings	1892	973917
N	388m SW	Miniature Rifle Range	1923	876272
M	388m E	Railway Sidings	1905	927779
M	388m E	Railway Sidings	1923	892336
M	389m E	Railway Sidings	1938	903952
M	394m E	Railway Sidings	1955	968469
M	395m E	Railway Sidings	1938	861055
M	398m E	Railway Sidings	1966	943003
M	398m E	Railway Sidings	1911	978316
M	401m E	Railway Building	1938	820247
M	403m E	Cuttings	1978	973917
M	403m E	Goods Shed	1892	834670
N	407m SW	Miniature Rifle Range	1955	945649
M	409m E	Railway Building	1905	985043
M	409m E	Railway Building	1923	848469
M	409m E	Railway Building	1938	855227
M	412m NE	Railway Building	1938	939037
M	412m E	Railway Building	1934	978210
M	413m NE	Railway Building	1934	939037

ID	Location	Land Use	Date	Group ID
M	413m E	Goods Shed	1934	908811
M	413m E	Goods Shed	1916	857619
M	413m E	Railway Building	1955	987804
M	413m E	Goods Shed	1905	907952
M	413m E	Goods Shed	1923	984565
M	414m NE	Railway Building	1955	868296
M	416m E	Goods Shed	1938	853553
M	417m E	Goods Shed	1911	907952
M	419m E	Railway Building	1966	987804
O	420m NE	Cuttings	1892	849455
P	429m NE	Cuttings	1938	919589
O	430m NE	Cuttings	1934	849675
P	431m NE	Cuttings	1955	919589
M	432m E	Railway Building	1934	852300
M	432m E	Railway Building	1916	852300
M	434m E	Railway Building	1905	852300
M	434m E	Railway Building	1923	852300
O	434m NE	Cuttings	1978	849455
O	434m NE	Cuttings	1966	849455
O	434m NE	Cuttings	1988	849455
M	435m E	Railway Building	1938	852300
M	436m E	Railway Building	1911	852300
M	437m E	Railway Building	1923	820246
S	442m NW	Clay Pit	1934	859584
S	443m NW	Clay Pit	1938	859584
M	449m E	Railway Station	1905	923249
M	449m E	Railway Station	1892	901681
M	452m E	Railway Station	1938	911002



ID	Location	Land Use	Date	Group ID
N	452m SW	Miniature Rifle Range	1938	963633
M	454m E	Railway Station	1955	893918
M	456m E	Railway Station	1934	854271
M	456m E	Railway Station	1916	962086
M	457m E	Railway Station	1966	876352
M	457m E	Railway Station	1923	978170
M	459m E	Railway Station	1938	910720
M	460m E	Railway Station	1911	923249

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

18

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 20**

ID	Location	Land Use	Date	Group ID
2	127m NE	Unspecified Tank	1981	115047
C	160m E	Unspecified Tank	1981	147521
C	160m E	Unspecified Tank	1992	147521
C	160m E	Unspecified Tank	1992	147521
C	161m E	Unspecified Tank	1985	147521
4	210m S	Tank or Trough	1881	121246
D	263m S	Tank or Trough	1881	121263
5	280m S	Unspecified Tank	1881	115039
6	298m S	Unspecified Tank	1881	115041
7	317m E	Tank or Trough	1881	121261
E	321m N	Unspecified Tank	1950	125518
E	321m N	Unspecified Tank	1950	125518



ID	Location	Land Use	Date	Group ID
8	340m SE	Tank or Trough	1881	121262
Q	441m W	Unspecified Tank	1881	115043
Q	474m W	Unspecified Tank	1933	115042
Q	478m W	Unspecified Tank	1910	115049
Q	480m W	Unspecified Tank	1907	128358
Q	480m W	Unspecified Tank	1922	128358

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

42

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 20**

ID	Location	Land Use	Date	Group ID
B	118m NW	Electricity Substation	1992	62131
B	119m NW	Electricity Transformer	1980	77008
B	119m NW	Electricity Transformer	1971	77008
C	177m E	Electricity Substation	1981	79301
C	177m E	Electricity Substation	1992	79301
C	177m E	Electricity Substation	1992	79301
C	178m E	Electricity Substation	1985	80211
D	235m S	Electricity Substation	1992	84606
D	235m S	Electricity Substation	1979	84606
D	235m S	Electricity Substation	1984	84606
D	235m S	Electricity Substation	1990	84606
G	282m NE	Electricity Transformer	1971	63761
G	292m NE	Electricity Substation	1992	62132
G	292m NE	Electricity Substation	1992	74032



ID	Location	Land Use	Date	Group ID
G	292m NE	Electricity Substation	1992	74032
H	300m W	Electricity Substation	1971	65754
H	300m W	Electricity Substation	1992	65754
H	300m W	Electricity Substation	1992	65754
I	316m SW	Electricity Substation	1955	69394
I	316m SW	Electricity Substation	1979	69394
I	316m SW	Electricity Substation	1984	69394
I	316m SW	Electricity Substation	1990	69394
I	317m SW	Electricity Substation	1955	71241
J	320m S	Electricity Substation	1992	65004
I	324m SW	Electricity Substation	1992	84494
J	325m S	Electricity Substation	1984	83981
J	325m S	Electricity Substation	1990	83981
R	442m W	Electricity Substation	1986	73896
R	442m W	Electricity Transformer	1974	63756
R	443m W	Electricity Substation	1992	73896
T	475m NW	Electricity Substation	1971	79816
T	475m NW	Electricity Substation	1992	79816
T	475m NW	Electricity Substation	1992	79816
M	487m E	Electricity Substation	1992	68982
M	487m E	Electricity Substation	1992	68982
M	487m E	Electricity Substations	1985	59888
U	490m W	Electricity Substation	1992	72258
U	490m W	Electricity Substation	1992	72258
W	497m NE	Electricity Substation	1992	64473
W	497m NE	Electricity Substation	1992	64473
W	498m NE	Electricity Substation	1985	64473
W	498m NE	Electricity Substation	1950	64473

This data is sourced from Ordnance Survey / Groundsure.



2.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

19

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 20**

ID	Location	Land Use	Date	Group ID
A	111m SE	Garage	1974	25749
A	111m SE	Garage	1955	25749
A	128m SE	Garage	1955	23848
K	332m NE	Garage	1950	21261
K	332m NE	Garage	1959	27742
K	333m NE	Garage	1950	21367
K	333m NE	Garage	1992	27766
K	333m NE	Garage	1992	27766
K	333m NE	Garage	1981	27742
K	334m NE	Garage	1985	21430
I	357m SW	Garage	1955	26030
I	357m SW	Garage	1955	26030
K	362m NE	Garage	1981	20255
K	363m NE	Garages	1950	20522
M	464m E	Garages	1950	20523
V	497m S	Garage	1979	23245



ID	Location	Land Use	Date	Group ID
V	497m S	Garage	1984	27661
V	497m S	Garage	1990	27661
V	498m S	Garage	1992	22590

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical landfill (EA/NRW)
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

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

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m

1

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

Features are displayed on the Waste and landfill map on **page 29**

ID	Location	Details		
3	495m SW	Site Address: Turn Moss Playing Fields, Stretford, Greater Manchester Licence Holder Address: -	Waste Licence: - Site Reference: H050 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded: - Last Recorded: -

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

3.5 Historical waste sites

Records within 500m

0

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m

0

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

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

3.7 Waste exemptions

Records within 500m

2

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

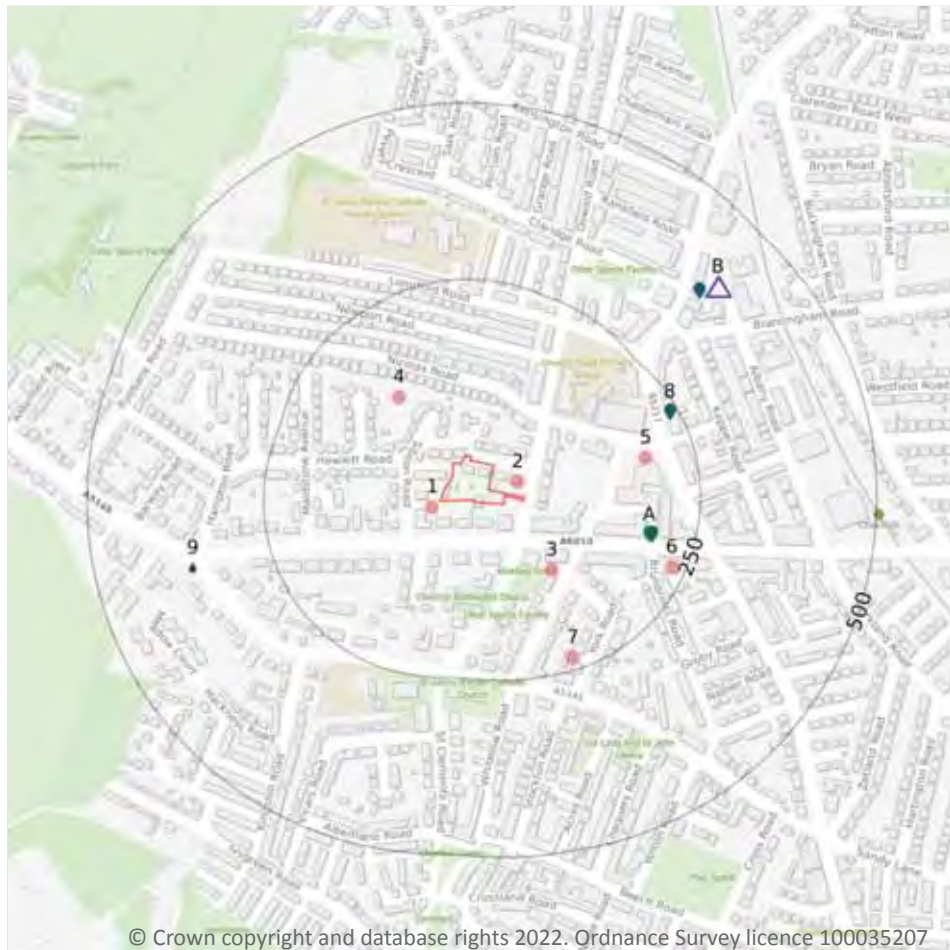
Features are displayed on the Waste and landfill map on **page 29**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	121m E	496, WILBRAHAM ROAD, MANCHESTER, M21 9AS	WEX235271	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
2	190m NE	School House Longford Road MANCHESTER M21 9PL	EPR/LH0679XT /A001	Using waste exemption	Non- Agricultural Waste Only	Use of waste in construction

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m

7

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 32**

ID	Location	Company	Address	Activity	Category
1	14m SW	Electricity Sub Station	Greater Manchester, M21	Electrical Features	Infrastructure and Facilities
2	20m N	Autocar & Van Repairs	1, Oswald Road, Manchester, Greater Manchester, M21 9LH	Vehicle Repair, Testing and Servicing	Repair and Servicing
3	105m SE	Electricity Sub Station	Greater Manchester, M21	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
4	121m NW	Electricity Sub Station	Greater Manchester, M21	Electrical Features	Infrastructure and Facilities
5	181m E	Electricity Sub Station	Greater Manchester, M21	Electrical Features	Infrastructure and Facilities
6	230m SE	Eggfree Cake Box	593, Wilbraham Road, Manchester, Greater Manchester, M21 9AF	Baking and Confectionery	Foodstuffs
7	232m S	Electricity Sub Station	Greater Manchester, M21	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

1

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 32**

ID	Location	Company	Address	LPG	Status
B	404m NE	ESSO	84, Manchester Road, Chorlton-Cum-Hardy, Manchester, Greater Manchester, M21 9PT	No	Open

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.



4.5 Sites determined as Contaminated Land

Records within 500m**0**

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m**0**

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m**0**

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m**0**

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m**0**

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

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

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m

4

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on **page 32**

ID	Location	Address	Details	
A	184m E	Johnsons Cleaners UK Ltd, 1a Chorlton Place, Chorlton, Manchester M21 0AF	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
A	187m E	Johnsons Cleaners UK Ltd, 1A Chorlton Place, Chorlton, Manchester, M21 0AF	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
8	238m NE	Village Dry Cleaners, 38 Manchester Road, Chorlton, Manchester, M21 9PH	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
B	382m NE	Tesco Chorlton Service Station, 84 Manchester Road, Chorlton-cum-Hardy, M21 9PT	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

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



4.13 Licensed Discharges to controlled waters

Records within 500m

1

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on **page 32**

ID	Location	Address	Details	
9	362m W	EDGE LANE/WILBRAHAM CSO, 29 EDGE LANE, STRETFORD, MANCHESTER, GREATER MANCHESTER, M21 9JH	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016993694 Permit Version: 1 Receiving Water: CHORLTON BROOK	Status: CONSENT CURRENTLY UNDER APPEAL Issue date: 13/09/2005 Effective Date: 13/09/2005 Revocation Date: 03/12/2019

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

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

4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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



4.17 List 2 Dangerous Substances

Records within 500m**0**

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m**0**

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

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

4.19 Pollution inventory substances

Records within 500m**0**

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m**0**

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.21 Pollution inventory radioactive waste

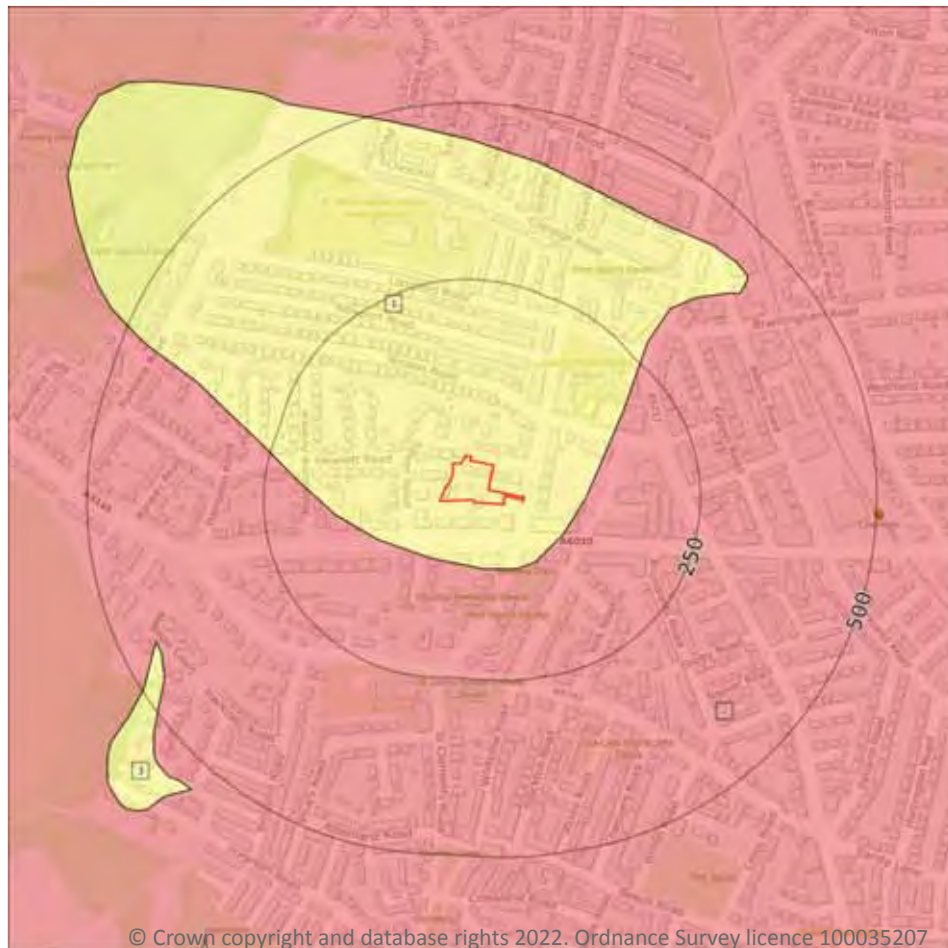
Records within 500m**0**

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

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



5 Hydrogeology - Superficial aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

5.1 Superficial aquifer

Records within 500m

3

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 38**

ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	73m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

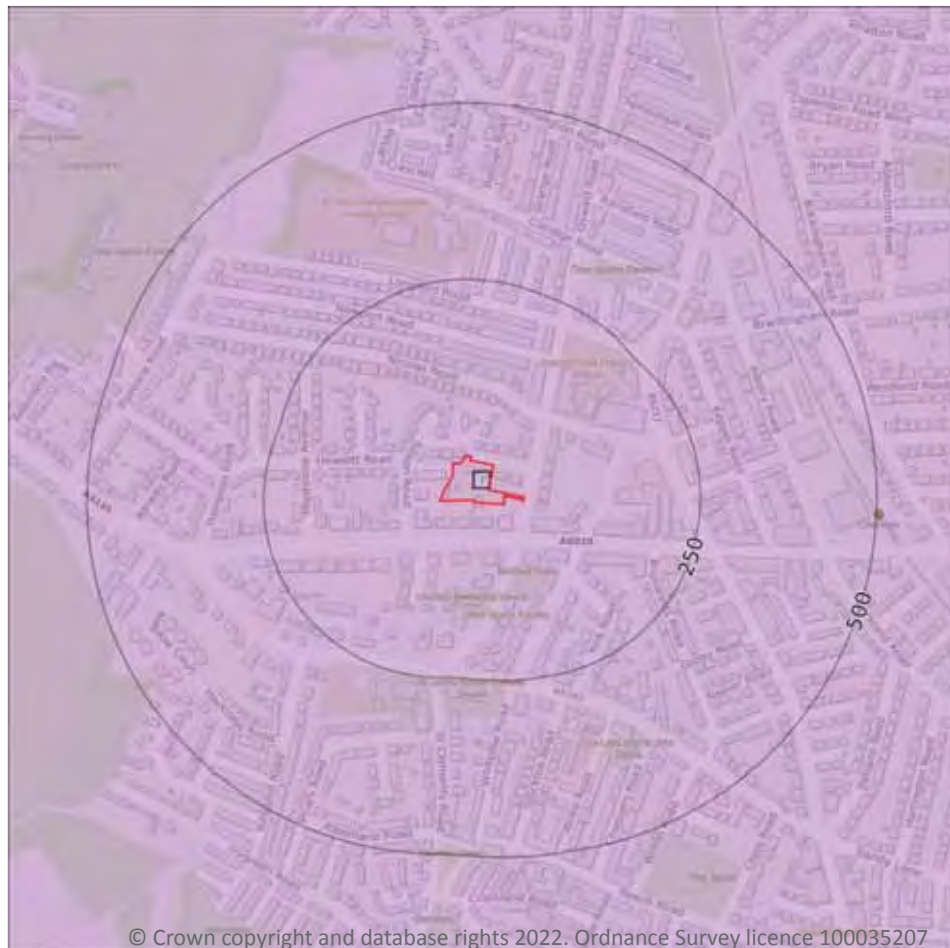


ID	Location	Designation	Description
3	449m SW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

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5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

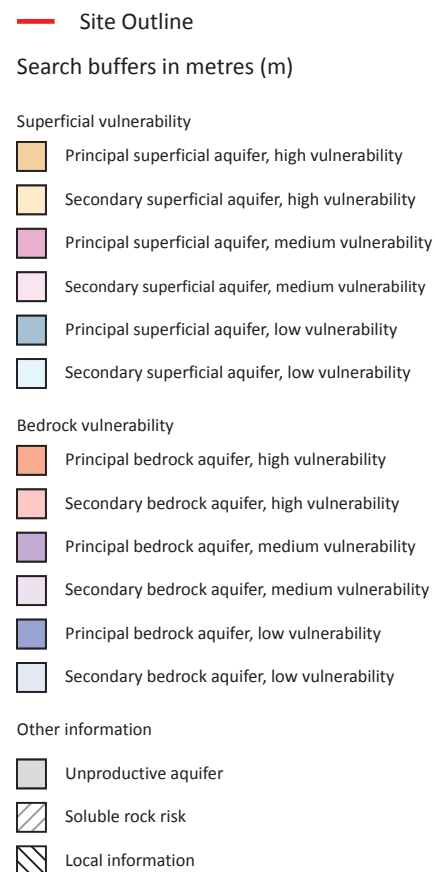
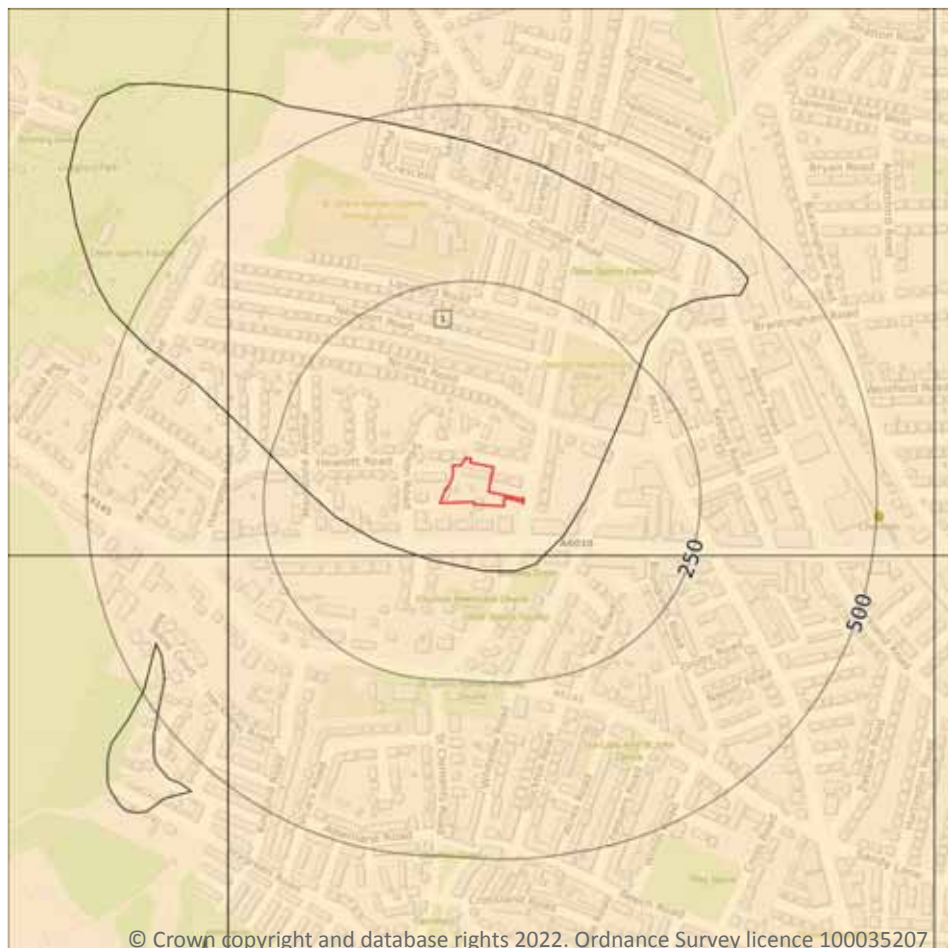
Features are displayed on the Bedrock aquifer map on **page 40**

ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

1

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on **page 41**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: High	Vulnerability: Low Aquifer type: Principal Flow mechanism: Mixed

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0
------------------------	----------

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

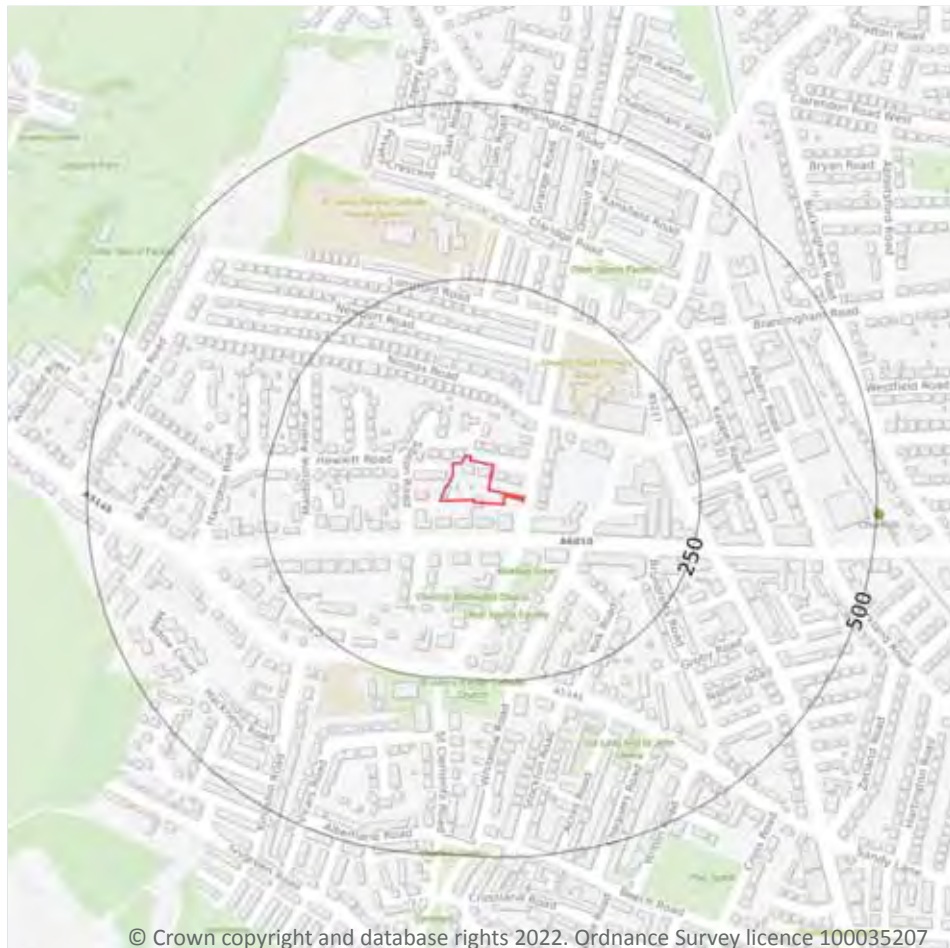
5.5 Groundwater vulnerability- local information

Records on site	0
------------------------	----------

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk.

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m

3

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 43**

ID	Location	Details	
-	1182m N	Status: Historical Licence No: 2569007080 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT WARWICK ROAD SOUTH Data Type: Point Name: TRAFFORD METAL FINISHERS MANCHESTER LTD Easting: 381290 Northing: 395320	Annual Volume (m ³): 75000 Max Daily Volume (m ³): 432 Original Application No: - Original Start Date: 10/02/1999 Expiry Date: 10/02/2009 Issue No: 103 Version Start Date: 14/05/2007 Version End Date: -
-	1740m N	Status: Historical Licence No: NW/069/0007/007 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE B - TRAFFORD TOWN HALL, MANCHESTER Data Type: Point Name: Trafford Borough Council Easting: 380940 Northing: 395833	Annual Volume (m ³): 175000 Max Daily Volume (m ³): 1440 Original Application No: - Original Start Date: 02/10/2012 Expiry Date: 31/03/2019 Issue No: 1 Version Start Date: 02/10/2012 Version End Date: -
-	1785m N	Status: Historical Licence No: NW/069/0007/007 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE A - TRAFFORD TOWN HALL, MANCHESTER Data Type: Point Name: Trafford Borough Council Easting: 380999 Northing: 395892	Annual Volume (m ³): 175000 Max Daily Volume (m ³): 1440 Original Application No: - Original Start Date: 02/10/2012 Expiry Date: 31/03/2019 Issue No: 1 Version Start Date: 02/10/2012 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

4

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 43**



ID	Location	Details	
-	1600m SW	Status: Historical Licence No: 2569015012 Details: Lake & Pond Throughflow Direct Source: "Surface, Non-Tidal - North West Region" Point: "BARROW BROOK, SALE EES (KNOWN AS WEST LAKE) AT SALE" Data Type: Point Name: MERSEY VALLEY WARDEN SERVICE Easting: 379900 Northing: 393300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 11/07/1988 Expiry Date: - Issue No: 100 Version Start Date: 17/05/1996 Version End Date: -
-	1600m SW	Status: Active Licence No: 2569015012 Details: Lake & Pond Throughflow Direct Source: Surface, Non-Tidal - North West Region Point: BARROW BROOK, SALE EES (KNOWN AS WEST LAKE) AT SALE Data Type: Point Name: ALAN G J BARTON Easting: 379900 Northing: 393300	Annual Volume (m ³): 34,096 Max Daily Volume (m ³): 93.41 Original Application No: 2759 Original Start Date: 11/07/1988 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2008 Version End Date: -
-	1827m SW	Status: Historical Licence No: 2569015016 Details: Dust suppression Direct Source: Surface, Non-Tidal - North West Region Point: RIVER MERSEY AT TRAFFORD, MANCHESTER Data Type: Point Name: AMEC / ALFRED MCALPINE JV Easting: 379640 Northing: 393310	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 28/11/2003 Expiry Date: 31/12/2006 Issue No: 1 Version Start Date: 28/11/2003 Version End Date: -
-	1827m SW	Status: Historical Licence No: 2569015016 Details: General Washing/Process Washing Direct Source: Surface, Non-Tidal - North West Region Point: RIVER MERSEY AT TRAFFORD, MANCHESTER Data Type: Point Name: AMEC / ALFRED MCALPINE JV Easting: 379640 Northing: 393310	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 28/11/2003 Expiry Date: 31/12/2006 Issue No: 1 Version Start Date: 28/11/2003 Version End Date: -

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



5.8 Potable abstractions

Records within 2000m	0
----------------------	---

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.9 Source Protection Zones

Records within 500m	0
---------------------	---

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m	0
---------------------	---

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

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



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

0

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

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

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1
-----------------	---

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

Features are displayed on the Hydrology map on **page 47**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
2	On site	River	Mersey (upstream of Manchester Ship Canal)	GB112069061030	Bollin Dean Mersey Upper	Mersey Upper

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

6.4 WFD Surface water bodies

Records identified	1
--------------------	---

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on **page 47**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1276m SW	River	Mersey (upstream of Manchester Ship Canal)	GB112069061030	Moderate	Fail	Moderate	2019

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



6.5 WFD Groundwater bodies

Records on site

1

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 47**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
1	On site	Manchester and East Cheshire Permo-Triassic Sandstone Aquifers	<u>GB41201G101100</u>	Poor	Poor	Poor	2019

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m**0**

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

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

7.2 Historical Flood Events

Records within 250m**0**

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

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

7.3 Flood Defences

Records within 250m**0**

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

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

7.5 Flood Storage Areas

Records within 250m

0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0
--------------------	---

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

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

7.7 Flood Zone 3

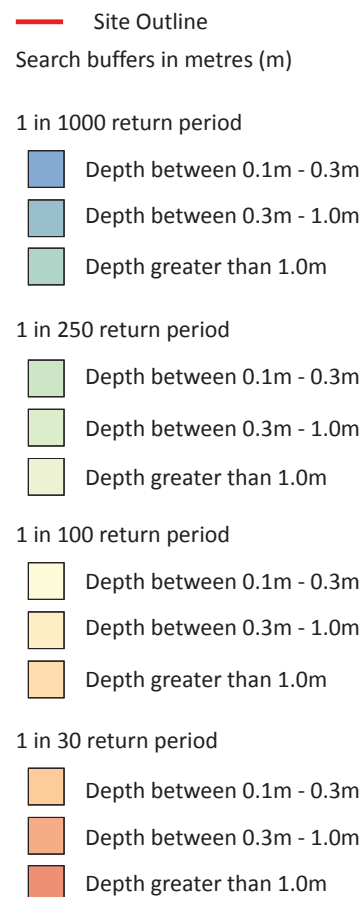
Records within 50m	0
--------------------	---

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

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.3m - 1.0m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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

Features are displayed on the Surface water flooding map on **page 53**

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



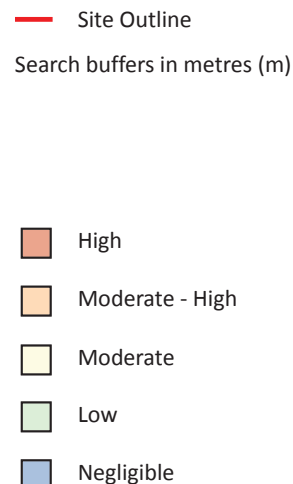
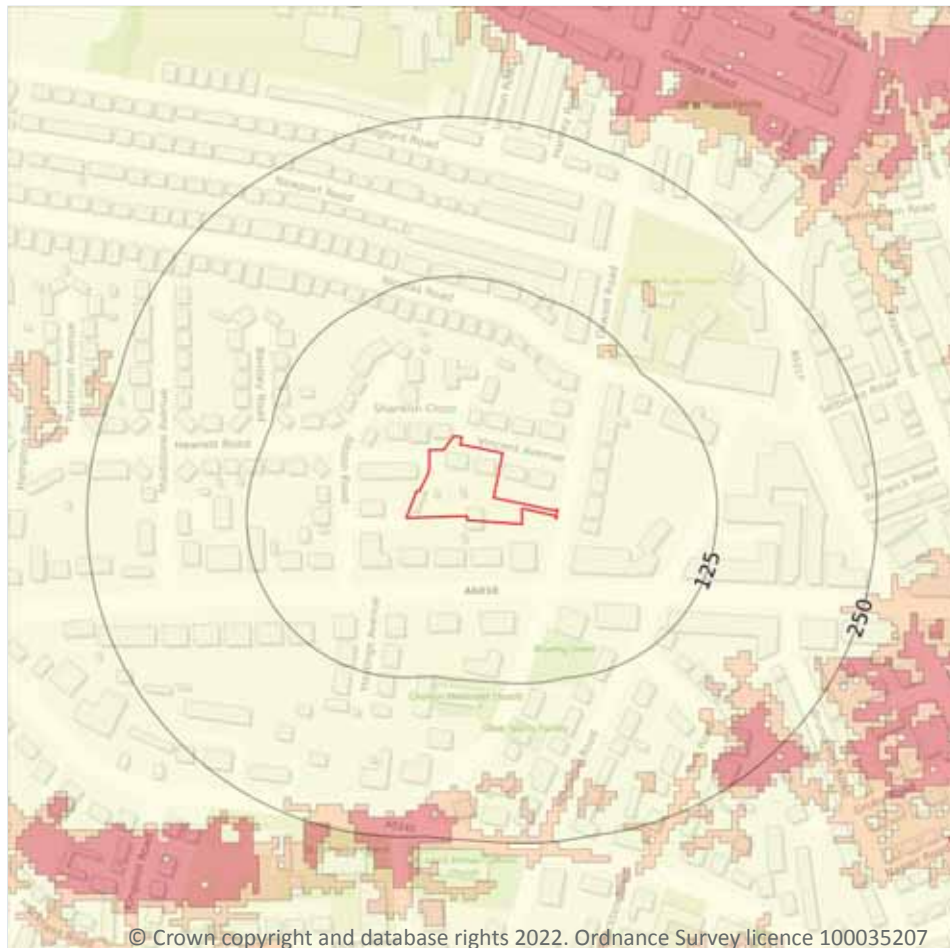
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Greater than 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.3m and 1.0m
1 in 30 year	Between 0.3m and 1.0m

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

Moderate

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on **page 55**

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)
- Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m

3

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on **page 56**

ID	Location	Name	Data source
3	731m S	Chorlton Ees & Ivy Green	Natural England
4	1307m SW	Broad Ees Dole	Natural England
-	1981m S	Chorlton Water Park	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m

0

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.9 Forest Parks

Records within 2000m**0**

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m**0**

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m**2**

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

Features are displayed on the Environmental designations map on **page 56**

ID	Location	Name	Local Authority name
1	498m SW	Merseyside and Greater Manchester	Trafford
2	515m SW	Merseyside and Greater Manchester	Manchester

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m**0**

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.



10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m**0**

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

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



SSSI Impact Zones and Units

10.17 SSSI Impact Risk Zones

Records on site

0

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

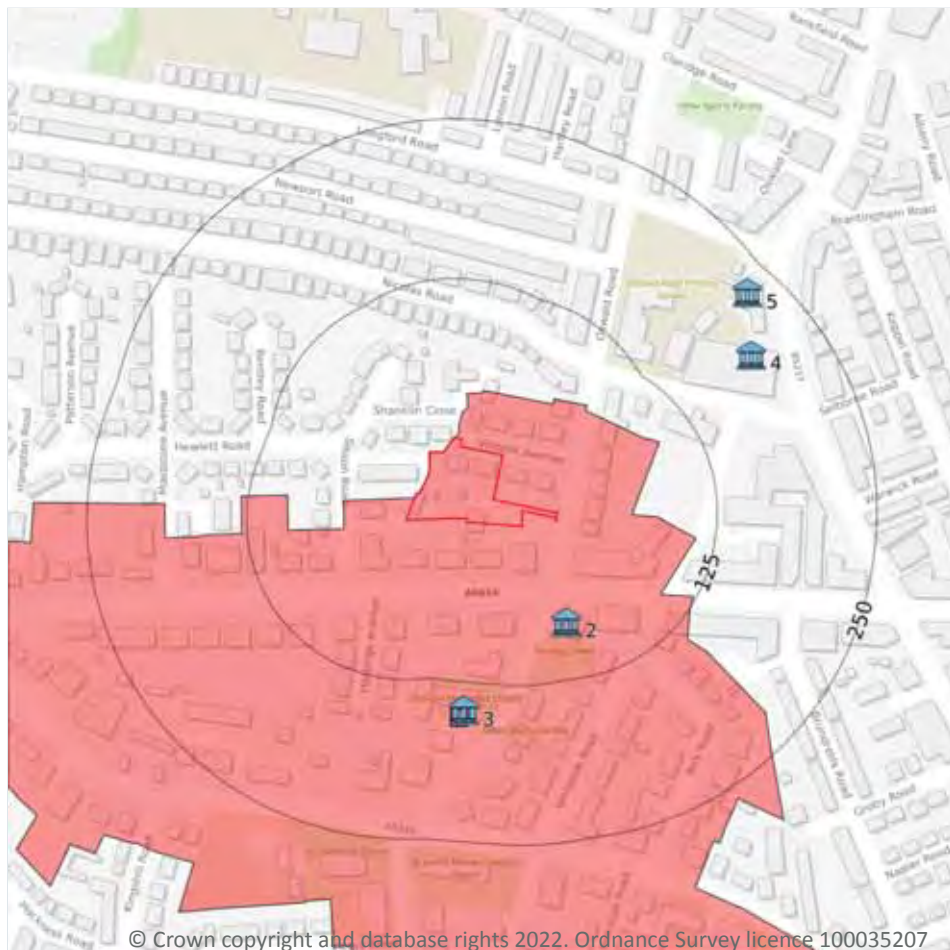
0

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

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



11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m

4

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on **page 62**

ID	Location	Name	Grade	Reference Number	Listed date
2	80m S	Lloyd and Platts Hotel, Chorlton, Manchester, M21	II	1096127	03/04/2003
3	147m S	Chorlton War Memorial, Chorlton, Manchester, M21	II	1432791	04/03/2016
4	195m NE	Former Temperance Billiard Hall, Chorlton, Manchester, M21	II	1268311	30/08/1996
5	226m NE	Chorlton Library, Chorlton, Manchester, M21	II	1414760	21/08/2013

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



11.5 Conservation Areas

Records within 250m

1

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

Features are displayed on the Visual and cultural designations map on **page 62**

ID	Location	Name	District	Date of designation
1	On site	Chorlton	Manchester	14/09/2005

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

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

11.7 Registered Parks and Gardens

Records within 250m

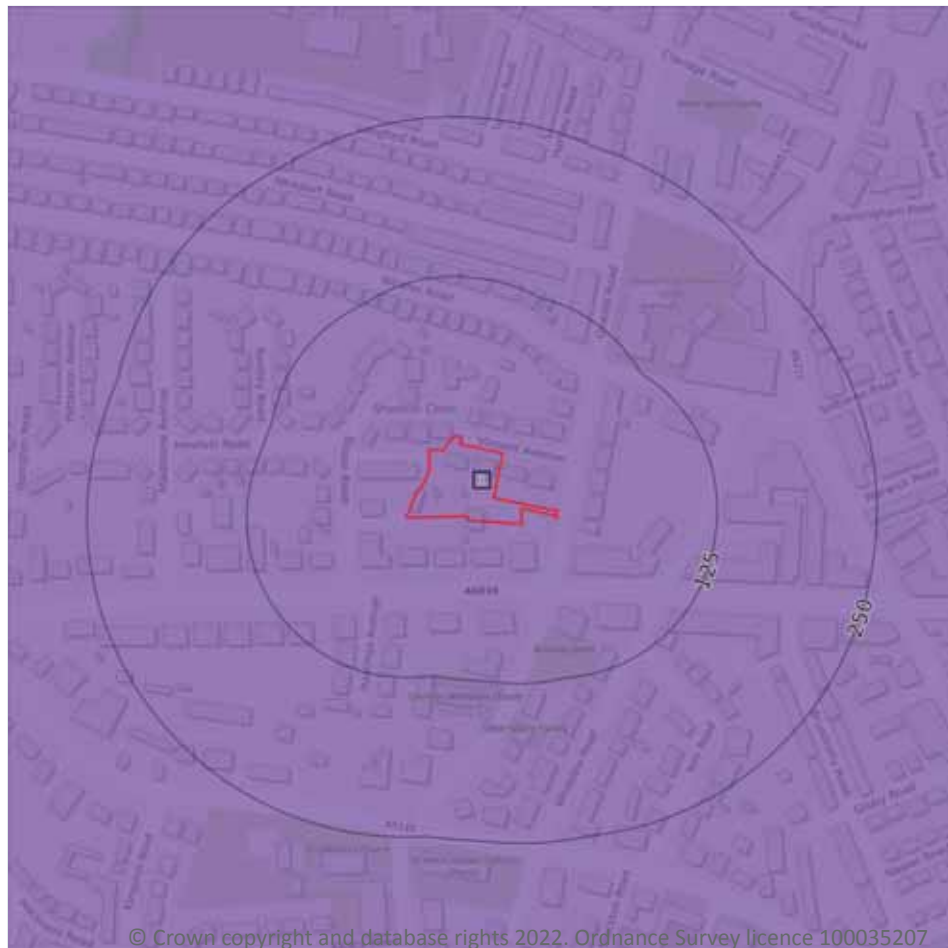
0

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

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



12 Agricultural designations



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

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12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on **page 65**

ID	Location	Classification	Description
1	On site	Urban	-

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m**0**

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

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

12.3 Tree Felling Licences

Records within 250m**0**

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m**0**

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m**0**

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.

13 Habitat designations



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

1

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on **page 67**

ID	Location	Main Habitat	Other habitats
1	159m S	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

1

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 69**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SJ89SW

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Artificial and made ground



— Site Outline
Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

7

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 70**

ID	Location	LEX Code	Description	Rock description
1	132m NE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
2	167m W	WMGR-ARTDP	Infilled Ground	Artificial Deposit
3	186m N	WMGR-ARTDP	Infilled Ground	Artificial Deposit
4	291m N	WMGR-ARTDP	Infilled Ground	Artificial Deposit

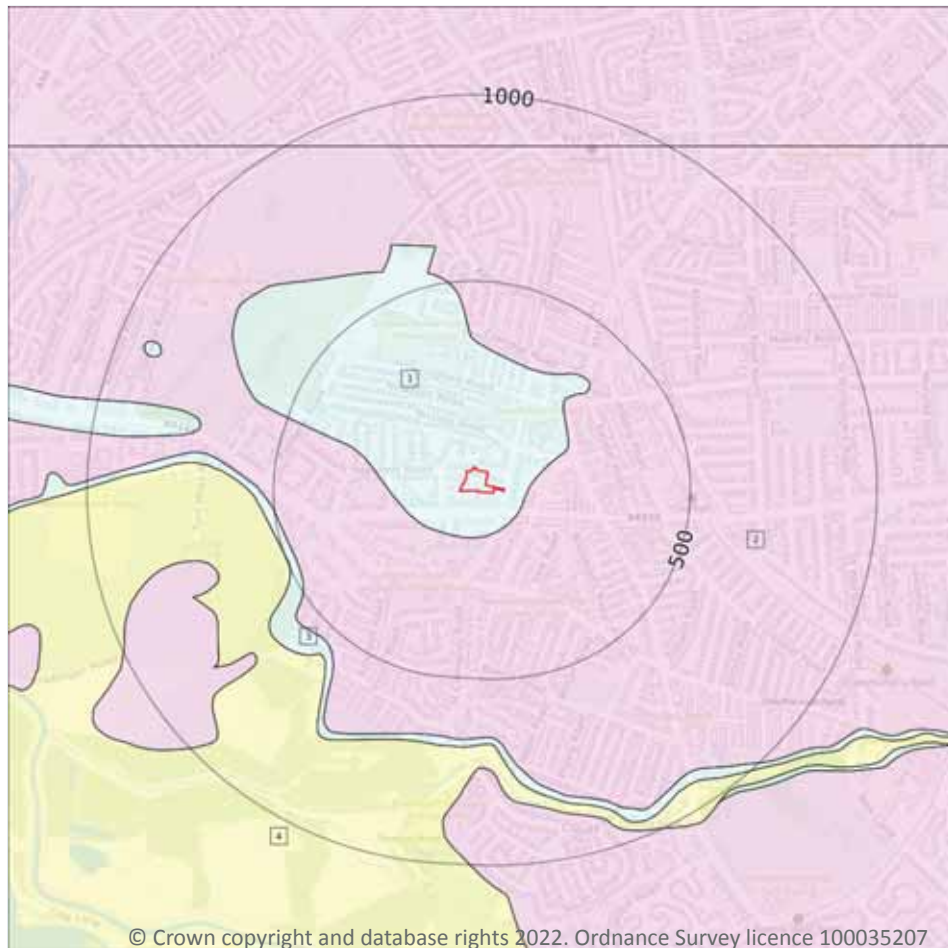


ID	Location	LEX Code	Description	Rock description
5	433m NE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
6	436m NE	WGR-VOID	Worked Ground (Undivided)	Void
7	497m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
- Landslip (10k)
- Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

4

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 72**

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
2	59m E	GFSDD-XSV	Glaciofluvial Sheet Deposits, Devensian - Sand And Gravel	Sand And Gravel
3	476m W	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton



ID	Location	LEX Code	Description	Rock description
4	497m SW	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

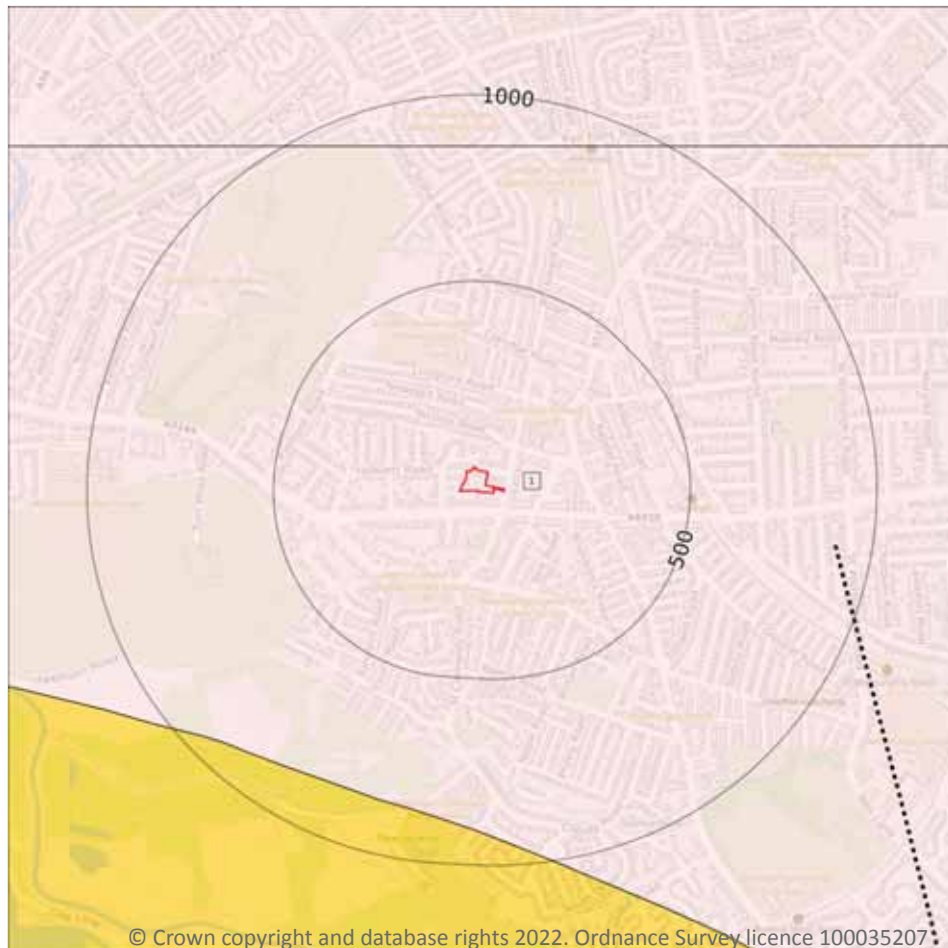
0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

1

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 74**

ID	Location	LEX Code	Description	Rock age
1	On site	WLSF-SDST	Wilmslow Sandstone Formation - Sandstone	Early Triassic Epoch

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

☐ Geological map tile

15.1 50k Availability

Records within 500m

2

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

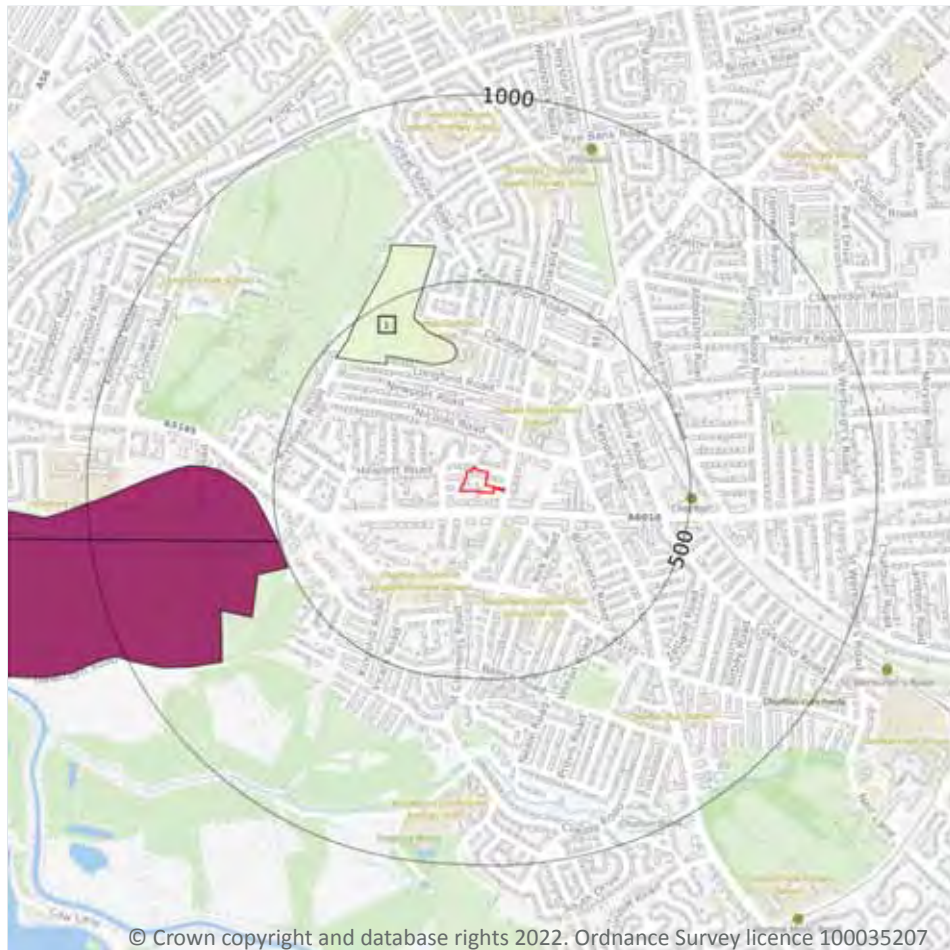
Features are displayed on the Geology 1:50,000 scale - Availability map on **page 76**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	No coverage	EW085_manchester_v4
2	136m S	No coverage	Full	Full	Full	EW098_stockport_v4

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Artificial and made ground



- Site Outline
- Search buffers in metres (m)
- Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

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15.2 Artificial and made ground (50k)

Records within 500m

1

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 77**

ID	Location	LEX Code	Description	Rock description
1	291m N	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.



15.3 Artificial ground permeability (50k)

Records within 50m

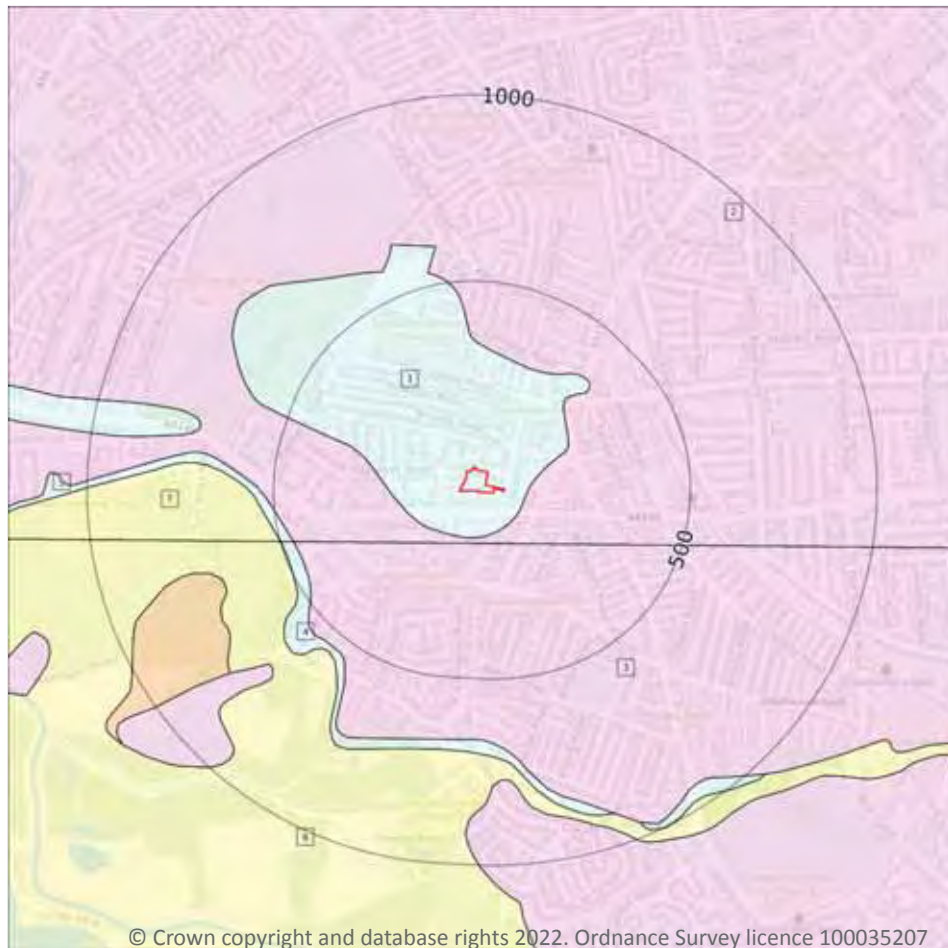
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
- Landslip (50k)
- Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

7

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 79**

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON
2	59m E	GFSD-DSV	GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	SAND AND GRAVEL
3	136m S	GFSD-DSV	GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	SAND AND GRAVEL



ID	Location	LEX Code	Description	Rock description
4	460m SW	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON
5	466m W	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON
6	495m W	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
7	499m W	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	High	Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

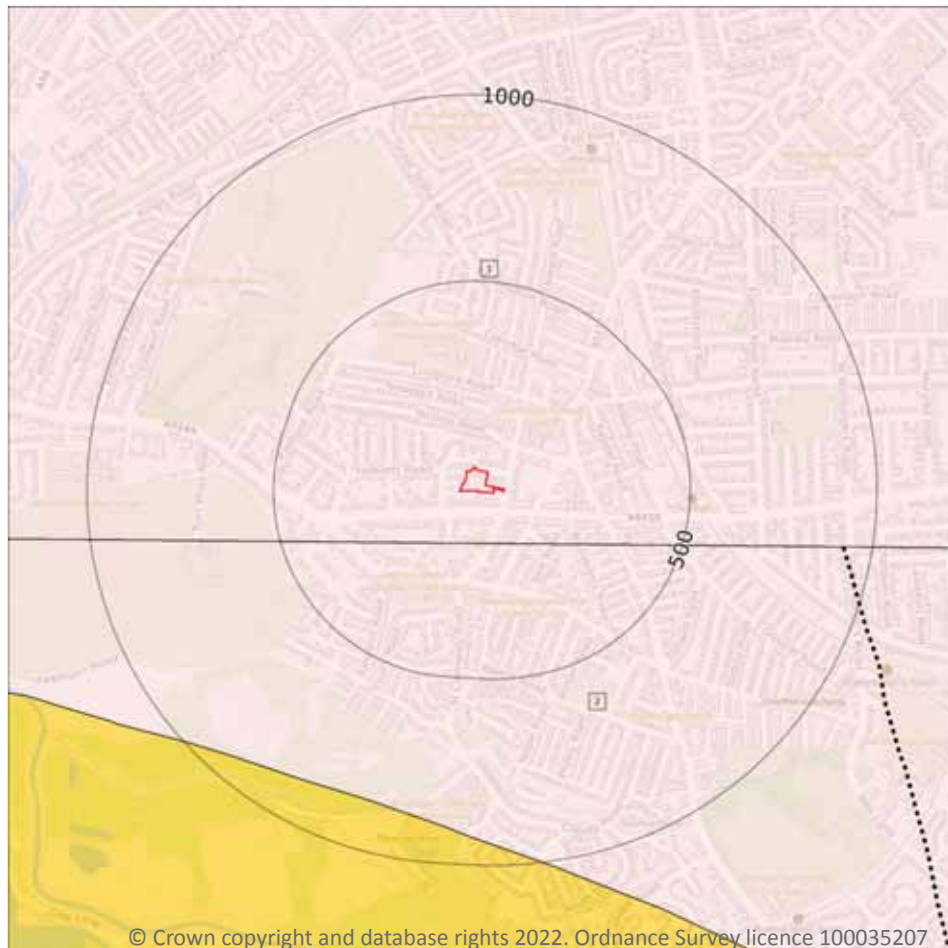
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

2

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 81**

ID	Location	LEX Code	Description	Rock age
1	On site	WLSF-SDST	WILMSLOW SANDSTONE FORMATION - SANDSTONE	-
2	136m S	WLSF-SDST	WILMSLOW SANDSTONE FORMATION - SANDSTONE	-

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Intergranular	High	High

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m

1

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

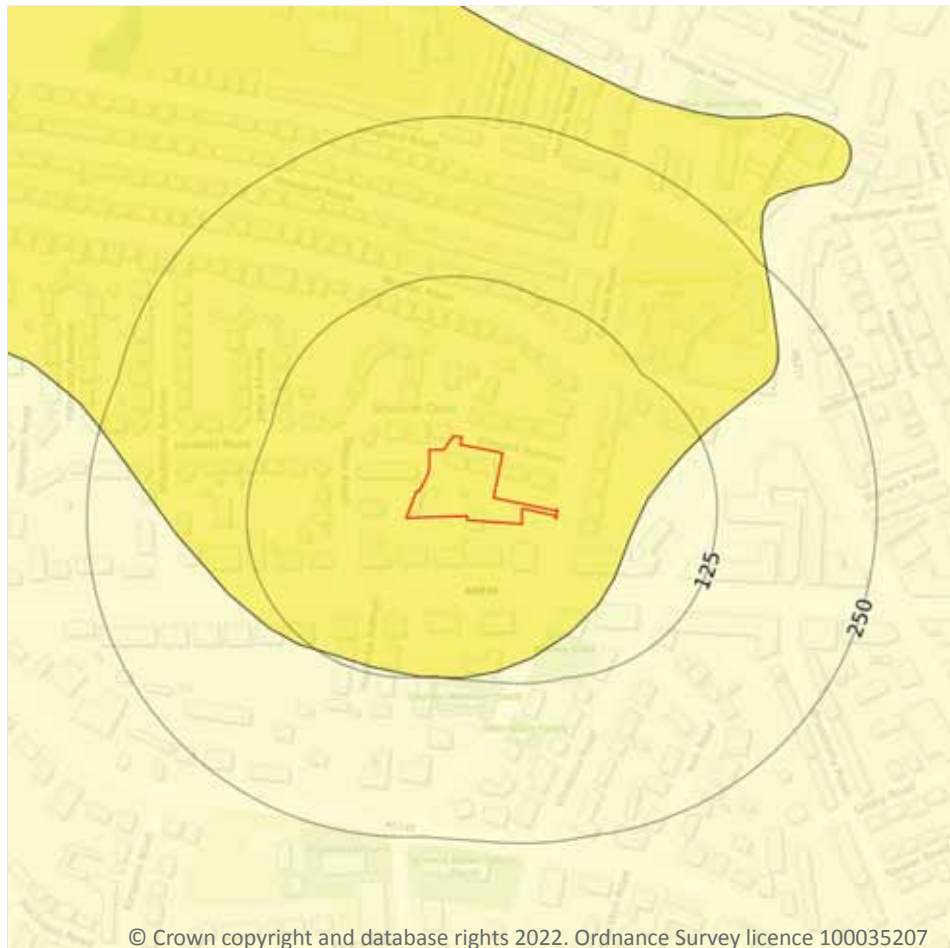
Features are displayed on the Boreholes map on **page 83**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	182m E	381600 394100	CHORLTON-CUM-HARDY. S/INVES.	28.96	N	864925

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.1 Shrink swell clays

Records within 50m

1

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

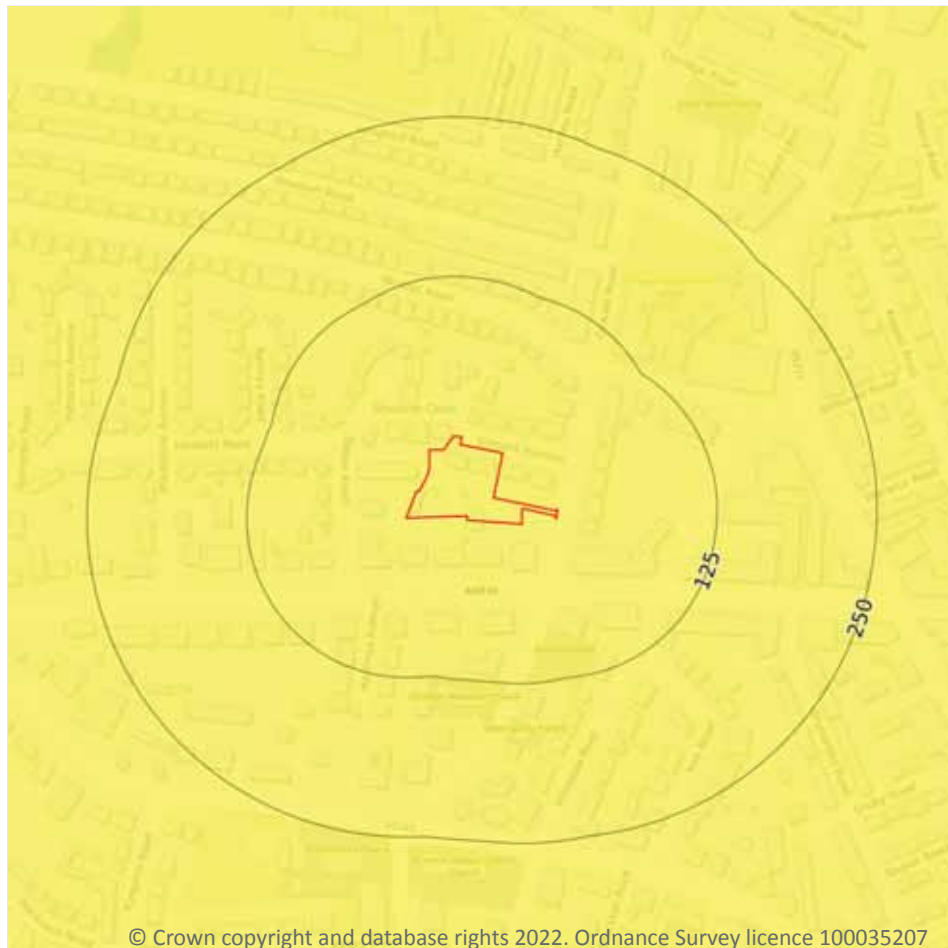
Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 84**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Running sands map on **page 85**

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

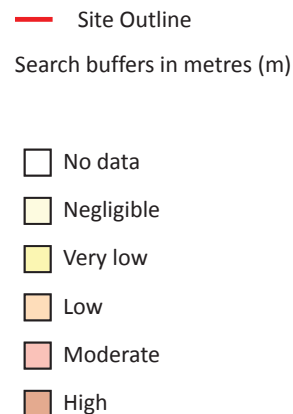
This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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17.3 Compressible deposits

Records within 50m

1

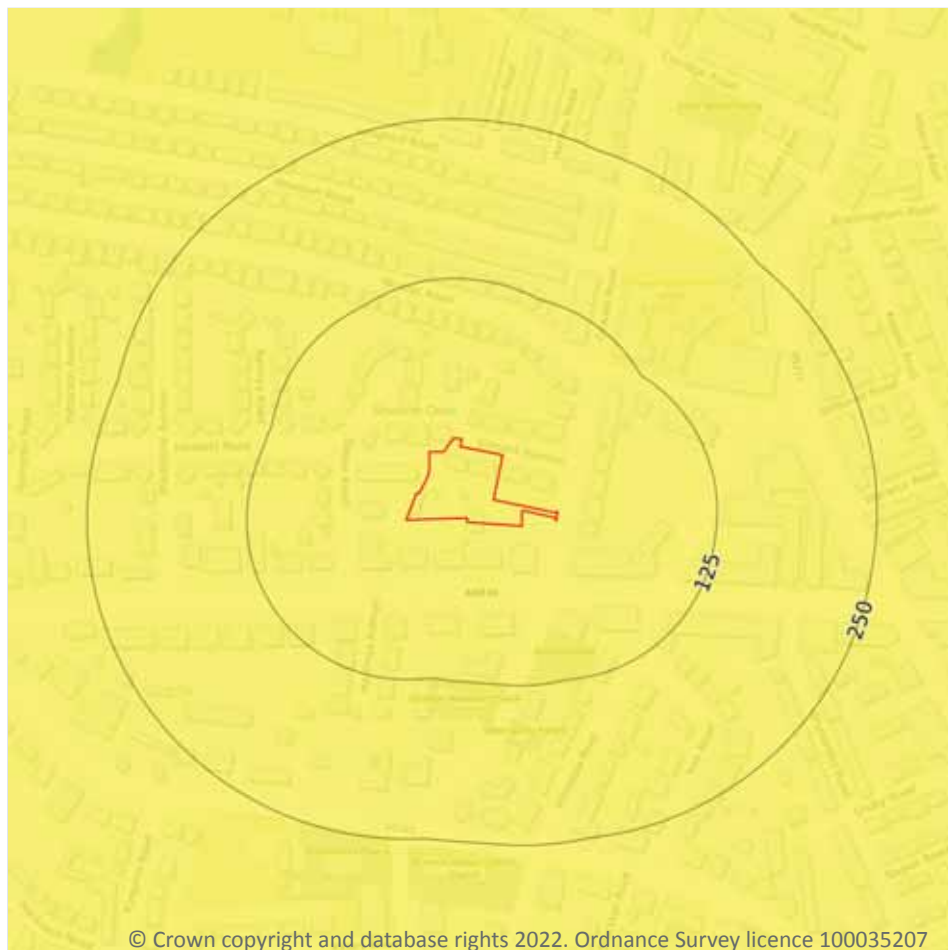
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 86**

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.4 Collapsible deposits

Records within 50m

1

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

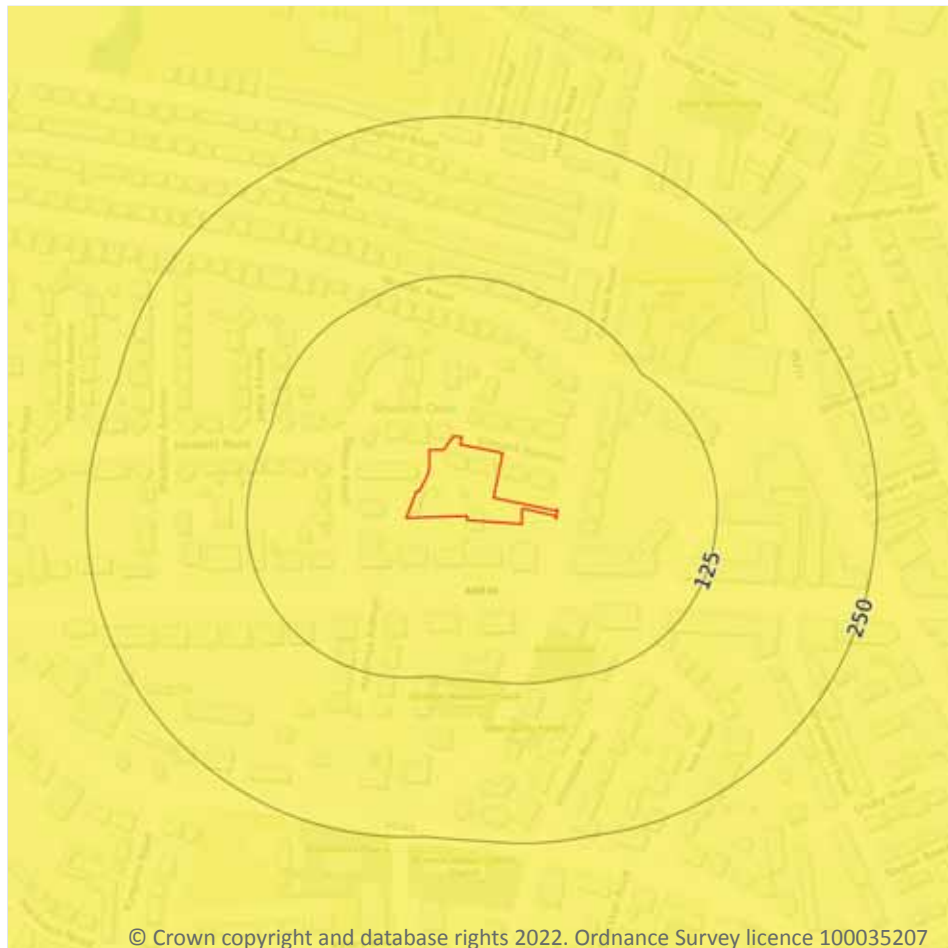
Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 87**

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.5 Landslides

Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 88**

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.6 Ground dissolution of soluble rocks

Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 89**

Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

This data is sourced from the British Geological Survey.



18 Mining, ground workings and natural cavities



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- BritPits
- Surface ground workings
- Underground workings
- Historical Mineral Planning Areas
- Mining Cavities
- Non Coal Mining
- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

18.2 BritPits

Records within 500m

1

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining, ground workings and natural cavities map on **page 90**

ID	Location	Details	Description
C	360m N	Name: Longford Brick Works Address: Chorlton-cum-Hardy, MANCHESTER, Lancashire Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m

6

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining, ground workings and natural cavities map on **page 90**

ID	Location	Land Use	Year of mapping	Mapping scale
1	45m NW	Pond	1851	1:10560
2	91m NE	Marl Pits	1851	1:10560
A	130m NE	Brick Kiln Pits	1851	1:10560
A	153m NE	Ponds	1892	1:10560
B	216m NE	Pond	1892	1:10560
B	224m N	Pond	1851	1:10560

This data is sourced from Ordnance Survey/Groundsure.



18.4 Underground workings

Records within 1000m**0**

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

This data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m**0**

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m**0**

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m**0**

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

18.8 JPB mining areas

Records on site**1**

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.



Location	Details
On site	Whilst outside of an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) may have information such as mining plans and maps held within their archive that have occurred within 1km of this property. Please note, the plans held by JPB may also relate to non-mining records. Further details and a quote for services (if appropriate) can be obtained by emailing this report to enquiries.gs@jpb.co.uk .

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site	0
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Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.10 Brine areas

Records on site	0
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The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.11 Gypsum areas

Records on site	0
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Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

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

This data is sourced from Groundsure.

18.13 Clay mining

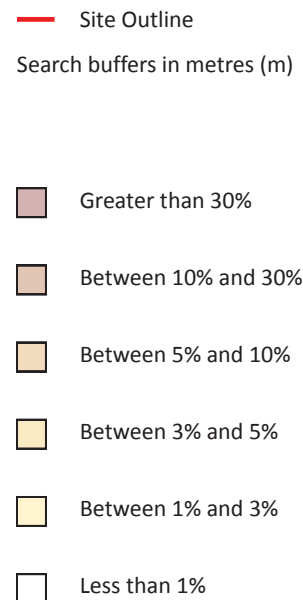
Records on site	0
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Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).



19 Radon



19.1 Radon

Records on site

1

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on **page 95**

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None**

This data is sourced from the British Geological Survey and Public Health England.



20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

1

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.

21 Railway infrastructure and projects

21.1 Underground railways (London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m**0**

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

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m**0**

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



This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m	0
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Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

21.7 Railways

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

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m	0
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The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m	0
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Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m	0
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HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference>.

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Groundsure's Terms and Conditions can be accessed at this link: <https://www.groundsure.com/terms-and-conditions-jan-2020/>.



APPENDIX C
SITE PHOTOGRAPHS

Panoramic Photograph 1



Panoramic Photograph 2



Panoramic Photograph 3



Panoramic Photograph 4



Panoramic Photograph 5



Panoramic Photograph 6



Panoramic Photograph 7



Panoramic Photograph 8



Panoramic Photograph 9



Panoramic Photograph 10



Panoramic Photograph 11



Panoramic Photograph 12



Panoramic Photograph 13



Panoramic Photograph 14



Panoramic Photograph 15



Panoramic Photograph 16



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15

