



Client:

Storage World Self Storage & Workspace LLP
40 Ashton Old Rd
Manchester
M12 6LP

Consultant:

Thomasons
3 Brewery Yard
Deva City Office Park
Trinity Way
Manchester
M3 7BB

Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

Storage World Ambrose Street, Manchester

Aug 2022

Site Ref: 6101/VAJ V1.00 PCLRA

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Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

1. Introduction

This report is an account of a Phase I Desk Study and Preliminary Contaminated Land Risk Assessment carried out by GeoAssist Limited at the instruction of Thomasons on behalf of the Client, Storage World Self Storage & Workspace LLP, for the proposed commercial development at the site.

The work was commissioned following the receipt of instruction to proceed issued by Thomasons on behalf of Storage World Self Storage & Workspace LLP on the 26th August 2022.

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

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

The approximate grid reference for the centre of the site is 387260, 397200 and the total area of the development site is approximately 4,500 m². The area of the site is outlined with a red line on the site plan which forms Appendix A1.

2. Description of the Site

The site is located to the northern side of Ambrose street at the junction of Pottery Lane and is presently occupied by a large warehouse structure with associated exterior hardstanding areas. The building is subdivided into smaller commercial/light industrial and retail lettings. The site is roughly rectangular in shape and the general topography of the site is relatively level.

A railway line forms the northern boundary to the site. Commercial/industrial property is located along the eastern boundary of the site. The southern boundary to the site abuts Ambrose Street over which more commercial/industrial property is located. To the west the site abuts Pottery Lane across which more commercial /warehousing/light industrial units are located.

Where observed the condition of the concrete floor was not uniform or consistent. At the time of the site walkover

no visual or olfactory observations of contaminants were noted.

3. Historical Researches

3.1 Historical Mapping & Photographs

Examination of the historical maps of the area confirm that prior to the present site arrangement there has been residential property along with Boiler and Iron Works.

A series of historical maps and ordnance plans have been reviewed as part of this search. The following table highlights plans and maps that are of particular significance for the purpose of this report. Where possible, reference to the large scale (1:500, 1:1056, 1:1250 & 1:2,500) plans and maps has been made in preference to those at smaller scales (1:10,560 & 1:10,000) as the details on the smaller scale plans and maps are often lacking because of the lower resolution at which they were originally drafted. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Published	Source Scale	Potentially contaminative Feature within 100m of site boundary	Remarks	Direction from site	Distance from site(m)	Feature still present on 2022 edition?
1848	1:10,560		Greenfield Land	On site	0	No
		Fire Brick Works/Clay Pit	Infilled by 1891	N	220	No
		Chemical Works		SE	100	No
1891	1:500		Residential Property	On site	0	No
		Railway Boiler Works		On site	0	No
		Iron Works		On site	0	No
		Chimney		On site	0	No
		Starch Works		SE	80	No
		Cotton Mill		SE	90	No
		Soap Works		S	80	No
		Kiln		W	90	No
		Gas Engine Works		N	90	No
		Reservoir		NE	150	No
1893	1:2,500	Railway Carriage & Iron Works		NW	90	No
1894	1:10,560		No Significant Change			
1908	1:2,500	Iron Works		SE	200	No
1909	1:10,560		No Significant Change			
1923	1:10,560		No Significant Change			
1932 – 1933	1:10,560		No Significant Change			
1933	1:2,500	Print Finishing Mill		SE	120	No
1938	1:10,560		No Significant Change			
1948 – 1950	1:1,250		Residential Property Demolished	On site	0	
			Public House	On site	0	No
		Rubber Works		SE	130	No
		Garage		SE	90	No
		Refuse Heap		Ne	220	No
1950 – 1951	1:2,500		No Significant Change			
1956	1:10,000	Potential earth works	No Significant Change	On site	0	Yes

Published	Source Scale	Potentially contaminative Feature within 100m of site boundary	Remarks	Direction from site	Distance from site(m)	Feature still present on 2022 edition?
1964 – 1967	1:2,500		No Significant Change			
1968	1:10,000		No Significant Change			
1977 – 1988	1:1,250	Works		On site & All directions	0	Yes
1981	1:10,000		No Significant Change			
1987	1:10,000		No Significant Change			
1992	1:1,250	Warehouse		S	30	Yes
1993	1:10,000		No Significant Change			
1993 – 1995	1:1,250		No Significant Change			
1994 – 1995	1:1,250		No Significant Change			
1999	1:10,000		No Significant Change			
2022	1:10,000		No Significant Change			

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

3.2 Anecdotal Historical Information

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

3.3 Previous on site Intrusive Investigation

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

- Human
- Controlled waters via established pathways
- Property
- Adjoining land and ecological systems

3.4 Environmental Data Search

An Environmental data search report referenced 300654203_1_1, has been used for background data on this site and is included as appendix C1.

3.4.1 Historical Land uses

The Environmental data search report referenced 300654203_1_1, summarises that past and present use of the site may have the potential to lead to ground contamination. The report summarises that adjacent areas up to 250m indicate that there have been potentially contaminative land uses. Data from the historical plans indicate that it is possible that the site and the immediate surrounds (250m) could have been impacted by historic contamination.

3.4.2 Statutory Authorisations, Incidents and Registers

The Environmental data search report referenced 300654203_1_1, confirms that within 250m of the site boundary there is/are:

- One Active Discharge Consent located 46m southeast of the site for a Public Sewage: Storm Sewage Overflow.
- No Local Authority Integrated Pollution Prevention and Controls
- No Authorised Local Authority Pollution Prevention & Controls
- No active water abstraction licences within 250m.
- Two recorded pollution incidents to controlled waters, the closest of which was located 93m east of the site, dated Dec 1995. All incidents were categorised as Category 3- Minor Incidents.

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

3.4.3 Landfill & Other Waste Sites

The Environmental data search report referenced 300654203_1_1, indicates that Manchester City Council had Landfill data and passed it on to the relevant environment agency. The Environment Agency England and Wales have supplied the following landfill and waste site data.

Table 3.4 A summary of the landfill/waste transfer data as provided by the Environment Agency England & Wales and the environmental data search report referenced 300654203_1_1

Site name	Material deposited	Operational period	Approximate distance from site (m)	Direction from site
Registered and Historical Landfill Sites				
None within 250m of site				
Waste Transfer/Management Sites				
Birch Lane Garage Ltd	End of Life Vehicles	July 2004 – Not Supplied	76	S
Breedon Trading Ltd	HCI Waste TS +Treatment	April 2012 – Not Supplied	239	W

The potential for ground gas generation from registered and historic landfill sources and subsequent ingress into the proposed development is classified as low based on the distance from recorded landfill sites.

3.4.4 In-Filled Land

Data from the County Series Surveys and the Ordnance Survey plans of the area confirms there are likely to be areas of infilled land. The plans also note a refuse tip within 250m of the site boundary, not previously identified as registered landfill. The potential for ground gas generation and contaminant pathways from infilled land and subsequent ingress into the proposed development is classified as moderate.

4. Geology & Hydrogeology

4.1 Site Geology

The 1 in 10,560 scale geological map of the area SJ 89 NE published in 1976, shows the site to be located on Boulder Clay (Glacial Till) Drift deposits. The depth of the drift is not readily discernible from the plans. The underlying solid geology is shown as being Westphalian C Undifferentiated red strata, mainly Mudstone of the Carboniferous Period.

No faults in the solid geology pass directly beneath the site, however, a fault is shown as roughly 150m east of the site in a roughly north-south direction.

4.2 Radon Affected Area

The Environmental data search report referenced 300654203_1_1, indicates that the site is in a lower probability radon area. No radon protective measures are necessary in the construction of new dwellings or extensions.

4.3 Hydrogeology and Groundwater Vulnerability

The Bedrock Aquifer Designation as determined by the British Geological Survey is: 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; The Superficial Aquifer Designation as determined by the British Geological Survey is: Secondary Undifferentiated - permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

4.4 Surface Water

The Environmental data search report referenced 300654203_1_1, and plans of the site indicate that the nearest surface water feature is Corn Brook, located 44m south of the site. There is no evidence that the site in its present state, or any proposed development, will significantly impact surface water receptors and consequently the risk to surface waters is classified as low.

4.5 Subsurface Water

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

4.6 Water Abstractions

The Environmental data search report referenced 300654203_1_1, indicates that there are no active water abstraction licences within 250m of the site boundary.

The site does not lie within a source protection zone. The Environment Agency England and Wales has defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk.

The maps show three main zones (inner Zone I, outer Zone II and total catchment Zone III).

5. Mineworkings & Mineral Sites

Information provided by the Coal Authority as part of the Environmental data search report referenced 300654203_1_1 indicates that the property is in an area that may be affected by coal mining.

The Coal Authority Mining Report referenced 51003308752001 confirms that:

- The property is in a surface area that could be affected by underground mining in 4 seams of coal at 250m to 1,060m depth, and last worked in 1957.
- Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.
- The property is not within a surface area that could be affected by present underground mining.
- The property is not in an area where the Coal Authority has received an application for and is currently considering whether to grant a licence to remove or work coal by underground methods.
- The property is not in an area likely to be affected from any planned future underground coal mining.
- However, reserves of coal exist in the local area which could be worked at some time in the future.
- No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.
- There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.
- The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.
- The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.
- There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.
- The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.
- There is no current Stop Notice delaying the start of remedial works or repairs to the property.
- The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.
- The Coal Authority has no record of a mine gas emission requiring action.
- The property is in an area where a notice to withdraw support was given in 1955.
- The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

The professional opinion of the Coal Authority report summarises that:

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. It is

unlikely that these features will impact on the stability of the enquiry boundary.

The site does lie adjacent to a Coal Authority designated Mining High Risk area.

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

6. Designated Environmentally Sensitive Sites

The environmental data search report referenced 163440870_1_1, indicates the site is not situated within, or within 250m of, a recorded environmentally sensitive site.

7. Contemporary Directory Trade Entries

The environmental data search report referenced 300654203_1_1, indicates that there are numerous, mainly inactive, trade directory entries both on and within 250m of the site boundary.

Given the nature of past and present land use, the likelihood that the proposed development will be significantly impacted by previous on site and surrounding industrial land uses listed in the trade directories is low to moderate.

8. Conceptual Model

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

Table 8.1 Preliminary Conceptual model.

Potential Source /Hazard	Nature of Hazard (Risk Level to site given a residential end use)	Contaminants Associated with Source	Potential Pathway	Potential Receptor
<i>Previous & Present ON SITE Land uses:</i>				
1. Greenfield Land/ Residential Property	Ground contamination Low Risk	See DoE Profiles	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
2. Made Ground	Ground contamination Low to moderate Risk Given a commercial end use	See DoE Profiles	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low to moderate Risk	Carbon Dioxide Methane	Vertical and Lateral Migration	Site Users Future Buildings & Services
3. Boiler Works	Ground contamination Moderate Risk Given a commercial end use	See DoE Profiles TPH BTEX Heavy Metal Asbestos	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
4. Iron Works with Chimney	Ground contamination Moderate Risk Given a commercial end use	See DoE Profiles	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
5. Works	Ground contamination Low Risk Given a commercial end use	See DoE Profiles	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low to moderate Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
<i>Previous OFF SITE land uses within 250m as indicated by Historical Plans Including:</i>				
7. Refuse Heap	Ground contamination Low Risk	See DoE Profiles	None	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk Site developed	Methane, Carbon Dioxide	Vertical and Lateral Migration	Site Users Future Buildings & Services
8. Chemical Works	Ground contamination Low Risk	See DoE Profiles	None	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	None	Site Users Future Buildings & Services
9. Railway Works	Ground contamination Low Risk	See DoE Profiles	None	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	None	Site Users Future Buildings & Services
10. Starch Works	Ground contamination Low Risk	See DoE Profiles	None	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	None	Site Users Future Buildings & Services

Storage World Ambrose Street, Manchester

11. Cotton Mill	Ground contamination Low Risk	See DoE Profiles	None	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	None	Site Users Future Buildings & Services
12. Soap Works	Ground contamination Low Risk	See DoE Profiles	None	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	None	Site Users Future Buildings & Services
13. Kiln	Ground contamination Low Risk	See DoE Profiles	None	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	None	Site Users Future Buildings & Services
14. Gas & Oil Engine Works	Ground contamination Low Risk	See DoE Profiles	None	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	None	Site Users Future Buildings & Services
15. Print Finishing Mill	Ground contamination Low Risk	See DoE Profiles	None	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	None	Site Users Future Buildings & Services
16. Rubber Works	Ground contamination Low Risk	See DoE Profiles	None	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	None	Site Users Future Buildings & Services
17. Garage	Ground contamination Low Risk	See DoE Profiles	None	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	None	Site Users Future Buildings & Services
18. Coal Workings & Mineral Extraction	Geotechnical Hazard Low Risk	None	Ground Collapse Subsidence	Humans (site users) Future Buildings & Services
	Ground contamination Low Risk	None	None	Site Users Services
	Mine Gas Low Risk	None	None	Humans (site users) Future Buildings & Services

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

From the sources of information examined as part of this investigation a moderate risk for pathways to potentially contaminated materials to be present on site has been assigned and a low to moderate potential for the presence of ground gas, based on a commercial end use for the site. There is a low to moderate risk of hazards from past coal workings.

9. Conclusions & Recommendations

The evidence presented elsewhere within this report indicates a requirement for further investigation in the form of intrusive site works. The phase I report has demonstrated that the site has been potentially impacted by historical uses both on site and surrounding areas and as a consequence there is a requirement on this site for sources of potential contamination to be considered.

Details of the nature and extent of the intrusive works are likely to include the following:

- Exploration holes to confirm the nature and type of materials underlying the site.
- The sampling and testing of a number of representative soil samples for a range of determinants as listed in the conceptual model based on the recommendations in the DoE industry profiles and experience to enable a more robust quantitative risk assessment to be made in accordance with the methods set out in the UK government methodology outlined online in Land Contamination Risk Management (LCRM)
- The installation of a number of ground gas monitoring points with associated monitoring over a period of time as defined by best practice guidance.
- The preparation of a report detailing the results of the Ground Investigation, updating of the conceptual model to include the quantitative analysis and the implications of the results in terms of future development.

9.1 Supplementary Recommendations

Geotechnical data should be obtained during the ground investigation to aid economical foundation design by the structural engineer.



Matthew Benson MSc GMICE
Geotechnical/Environmental Engineer



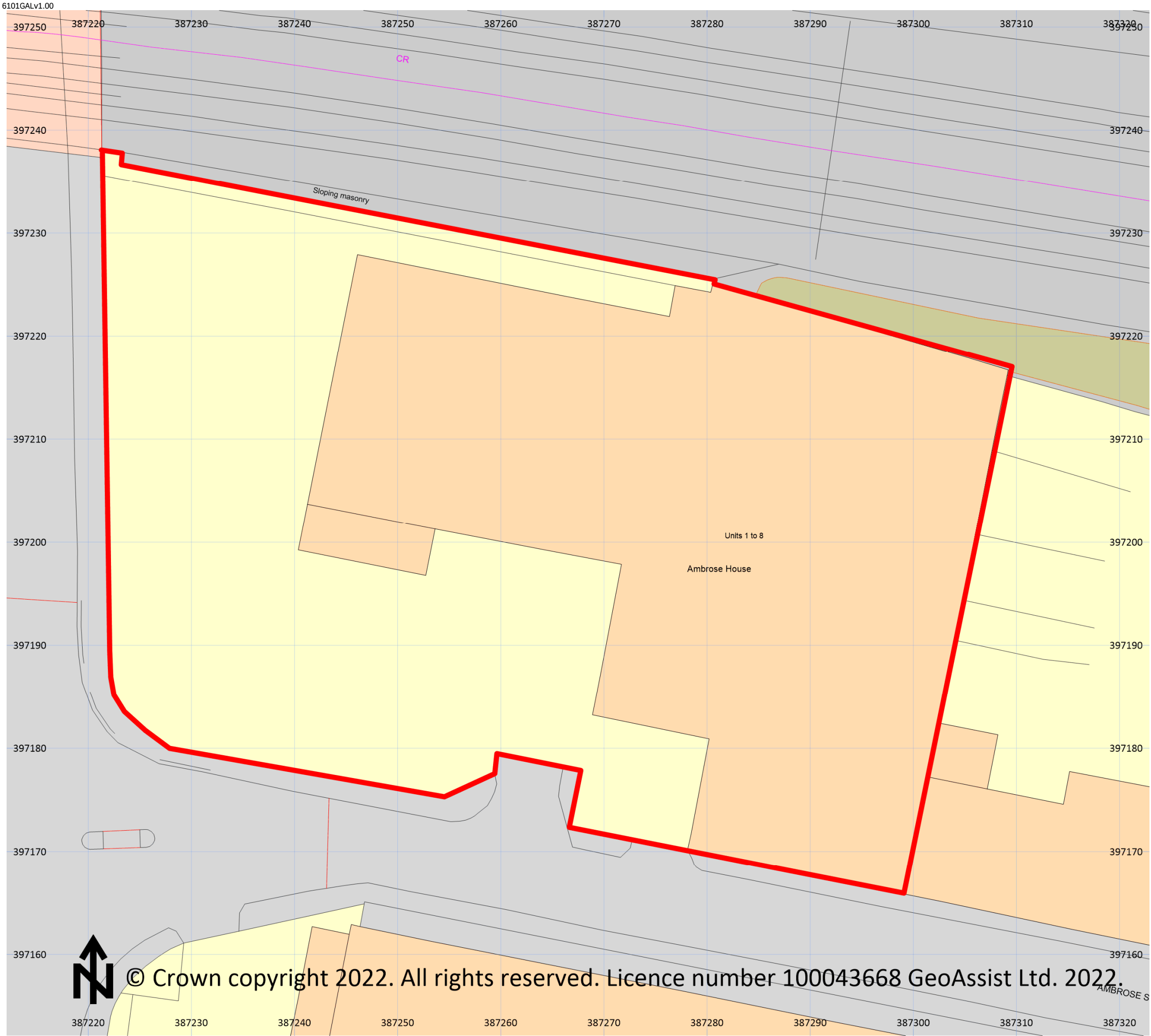
Mark Richardson MSc CEng MICE
Technical Director

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GeoAssist have utilised the third-party information presented in the Environmental data search in order to undertake the Preliminary Contaminated Land Risk Assessment. GeoAssist are not liable for any errors, omissions or facts that might be contained within the Environmental data search report

Appendix A

- A1 Site Plan
- A2 Aerial Photograph
- A3 Proposed Plan



A1 Site Plan

Site Name	Storage World Ambrose Street
Location	Manchester
GeoAssist Ref	6101VAJ
Client	Storage World Self Storage & Workspace LLP
	40 Ashton Old Rd Manchester M12 6LP
Planning Consultant	Thomasons
NGR (centre of site)	387260,397200
Production Date	Aug 2022
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

Do Not Scale

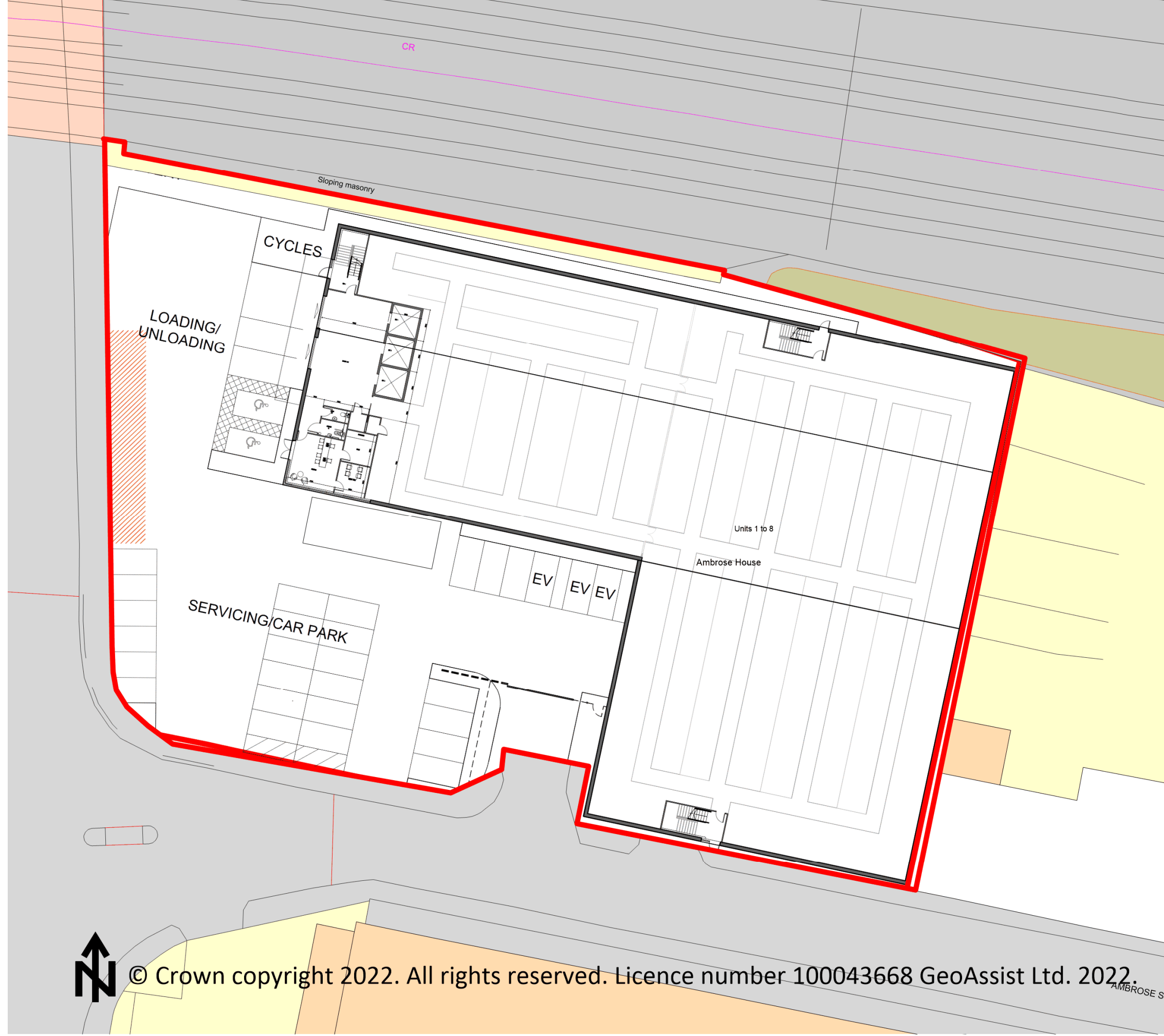


A2 Aerial Photo

Site Name	Storage World Ambrose Street
Location	Manchester
GeoAssist Ref	6101VAJ
Client	Storage World Self Storage & Workspace LLP
	40 Ashton Old Rd Manchester M12 6LP
Planning Consultant	Thomasons
NGR (centre of site)	387260,397200
Production Date	Aug 2022
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36



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A3 Site Development Plan

Site Name	Storage World Ambrose Street
Location	Manchester
GeoAssist Ref	6101VAJ
Client	Storage World Self Storage & Workspace LLP
	40 Ashton Old Rd Manchester M12 6LP
Planning Consultant	Thomasons
NGR (centre of site)	387260,397200
Production Date	Aug 2022
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

Do Not Scale



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Appendix B

B1 Reference List of OS Historical Plans

Appendix B1

Map Series Name	Published	Source Scale
Lancashire And Furness	1848	1:10,560
Cheshire	1882	1:10,560
Lancashire And Furness	1894	1:10,560
Cheshire	1899	1:10,560
Lancashire And Furness	1909	1:10,560
Cheshire	1911	1:10,560
Lancashire And Furness	1923	1:10,560
Lancashire And Furness	1932-1933	1:10,560
Cheshire	1938	1:10,560
Lancashire And Furness	1938	1:10,560
Ordnance Survey Plan	1956	1:10,560
Ordnance Survey Plan	1968	1:10,560
Ordnance Survey Plan	1981	1:10,000
Ordnance Survey Plan	1987	1:10,000
Ordnance Survey Plan	1993	1:10,000
10K Raster Mapping	1999	1:10,000
Street View	2022	1:10,000

Appendix B1 Continued

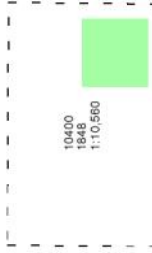
Map Series Name	Published	Source Scale
Lancashire And Furness	1893	1:2,500
Lancashire And Furness	1908	1:2,500
Lancashire And Furness	1933	1:2,500
Ordnance Survey Plan	1948-1950	1:1,250
Ordnance Survey Plan	1950-1951	1:2,500
Ordnance Survey Plan	1953-1979	1:1,250
Ordnance Survey Plan	1964-1967	1:2,500
Ordnance Survey Plan	1975-1990	1:1,250
Additional SIMs	1977-1988	1:1,250
Additional SIMs	1985-1991	1:1,250
Additional SIMs	1990-1992	1:1,250
Large-Scale National Grid Data	1992	1:1,250
Large-Scale National Grid Data	1993-1995	1:1,250
Large-Scale National Grid Data	1994-1995	1:1,250
Large-Scale National Grid Data	1995	1:1,250
Large-Scale National Grid Data	1996	1:1,250
Large-Scale National Grid Data	1996	1:1,250
Large-Scale National Grid Data	1996	1:1,250

**Lancashire And Furness
Published 1848**

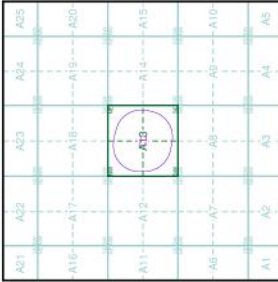
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in adjoining areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

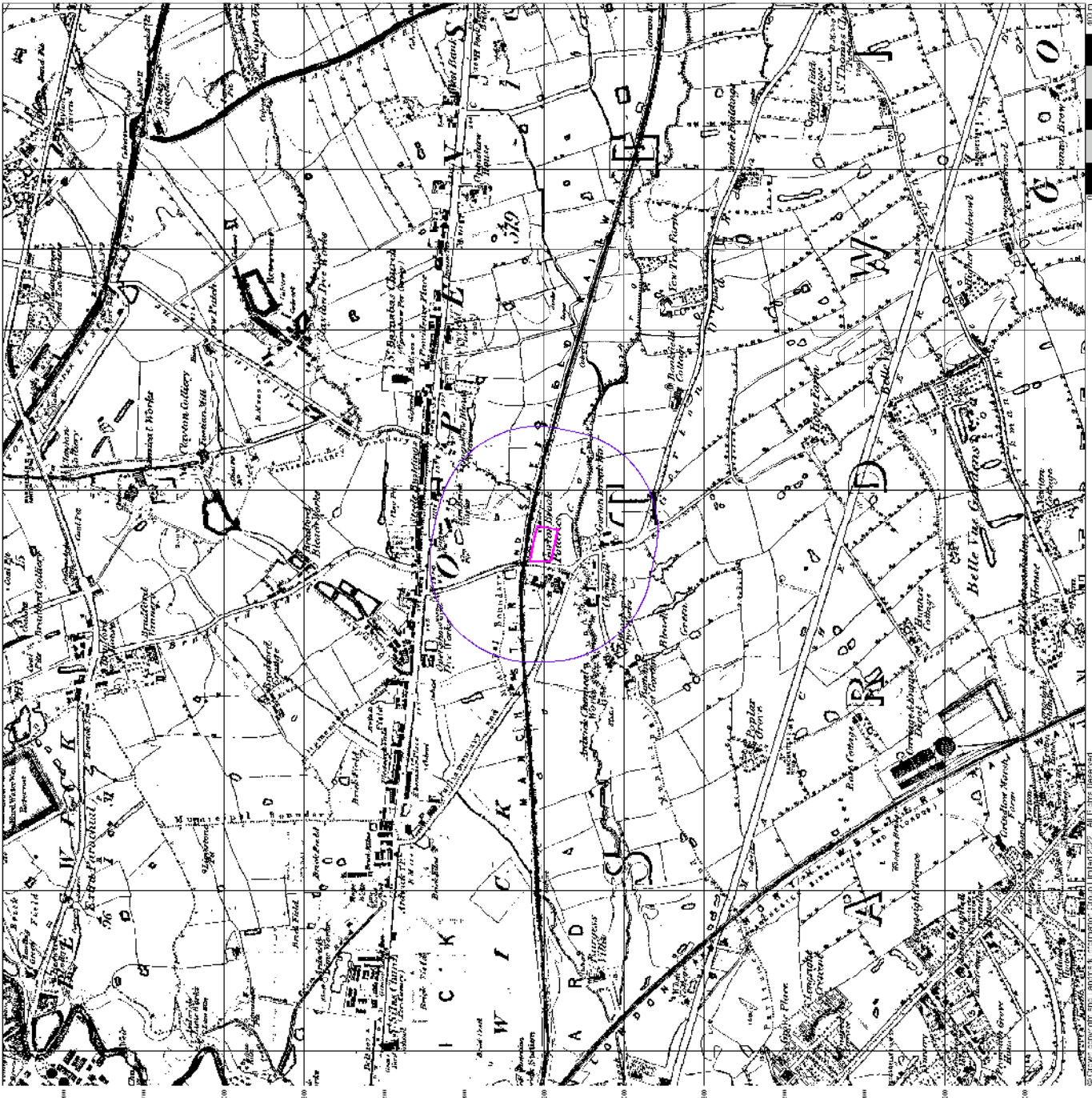


Order Details

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

Site Details

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



Historical Mapping Legends

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

Quarry	Gravel Pit	Sand Pit	Refuse Heap	Flat Rock
Clay Pit	Shingle	Marsh	Reeds	Osiers
Sloping Masonry	Wood	Furze	Brushwood	Orchard
Mixed Wood	Fir	Ferry	Lock	Stepping Stones
Trig. Station	Altitude at Trig. Station	Surface Level	Antiquities (site of)	
Bench Mark	Arrow denotes flow of water	Cutting	Embankment	
Railway crossing Road	Level Crossing	Road crossing Railway	Road over single stream	Road over River or Canal
Railway crossing River or Canal	County Boundary (Geographical)	County & Civil Parish Boundary	Administrative County & Civil Parish Boundary	County Borough Boundary (England)
County Borough Boundary (Scotland)	County Borough Boundary	Police Call Box	Pump	Signal Post
Electricity Pylon	Sluice	Spring	Foot Bridge	Foot Path
Guide Post or Board	Telephone Call Box	Trough	Well	
Mile Stone				
Mooring Post or Ring				

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

Inactive Quarry, Chalk Pit or Clay Pit	Active Quarry, Chalk Pit or Clay Pit	Boulders	Slopes	Top
Rock	Cliff	Positioned Boulder	Non-Confiferous Tree (surveyed)	Confiferous Tree (surveyed)
Roofed Building	Sloping Masonry	Archway	Non-Confiferous Trees (not surveyed)	Confiferous Trees (not surveyed)
Orchard Tree	Copple, Osier	Rough Grassland	Direction of water flow	Triangulation Station
Cave Entrance	Electricity Transmission Line	County Boundary (Geographical)	County & Civil Parish Boundary	Civil Parish Boundary
Admin. County or County Bor. Boundary	London Borough Boundary	Symbol marking point where boundary mereing changes		
Bar House	Boundary Post or Stone	Public Convenience	Pump	Signal Box or Bridge
Chimney	Public House	SB, S Br	Signal Post or Light	Spring
Drinking Fountain	Electricity Pole or Post	SB, S Br	Signal Post or Light	Spring
Fire Alarm Pillar	Foot Bridge	TCB	Telephone Call Box	Telephone Call Post
Hydrant or Hydraulic Level Crossing	Manhole	TCB	Trough	Well
Mile Post or Mooring Post	Mile Stone	W	Wind Pump	
Normal Tidal Limit				

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

Slopes	Top	Rock (scattered)	Boulders (scattered)	Scree
Rock	Boulders	Positioned Boulder	Non-Confiferous Tree (surveyed)	Confiferous Tree (surveyed)
Non-Confiferous Trees (not surveyed)	Confiferous Trees (not surveyed)	Orchard Tree	Scrub	Bracken
Copple, Osier	Reeds	Marsh, Saltings	Culvert	Antiquity (site of)
Rough Grassland	Direction of water flow	Triangulation Station	Electricity Transmission Line	Pylon
Bench Mark	Roofed Building	Glazed Roof Building	Civil parish/community boundary	District boundary
County boundary	Boundary post/stone	Boundary mering symbol (note: these always appear in opposed pairs or groups of three)		
Barracks	Battery	Chimney	Cistern	Dismtd Ry
El Gen Sta	Electricity Generating Station	El P	Electricity Pole, Pillar	El Sub Sta
El Sub Sta	Electricity Sub Station	SP, SL	Signal Post or Light	Spring
FB	Filter Bed	TCB	Telephone Call Box	Telephone Call Post
Fr (D Fm)	Fountain/Drinking Fm	TCB	Trough	Well
Gas Gov	Gas Valve Compound	Wd Pp	Wind Pump	
GP	Guide Post	W	Water Point, Water Tap	
MP, MS	Mile Post or Mile Stone			

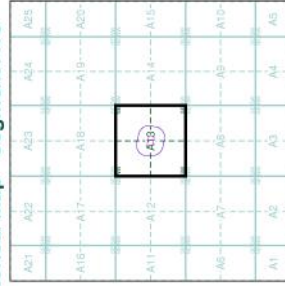


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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:2,500	1993	2
Lancashire And Furness	1:2,500	1998	3
Lancashire And Furness	1:2,500	1993	4
Ordnance Survey Plan	1:2,500	1948 - 1950	5
Ordnance Survey Plan	1:2,500	1950 - 1951	6
Ordnance Survey Plan	1:2,500	1953 - 1979	7
Ordnance Survey Plan	1:2,500	1964 - 1967	8
Ordnance Survey Plan	1:2,500	1975 - 1980	9
Additional SIMs	1:1,250	1977 - 1988	10
Additional SIMs	1:1,250	1988 - 1991	11
Large-Scale National Grid Data	1:1,250	1990 - 1992	12
Large-Scale National Grid Data	1:1,250	1993 - 1995	13
Large-Scale National Grid Data	1:1,250	1994 - 1995	14
Large-Scale National Grid Data	1:1,250	1995	15
Large-Scale National Grid Data	1:1,250	1996	16
Large-Scale National Grid Data	1:1,250	1996	17
Large-Scale National Grid Data	1:1,250	1996	18
Large-Scale National Grid Data	1:1,250	1996	19

Historical Map - Segment A13



Order Details

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

Site Details

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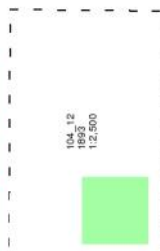


Lancashire And Furness
Published 1893

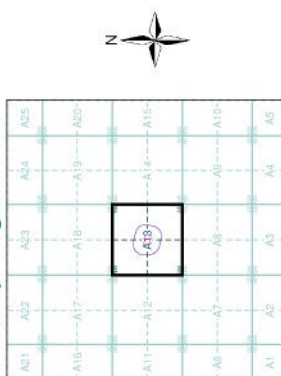
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held in England and Wales and Scotland in the 1940s. The first map, from 1854, shows the 12,500 acres added for market urban areas by 1836 in Great Britain. The whole of what was considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

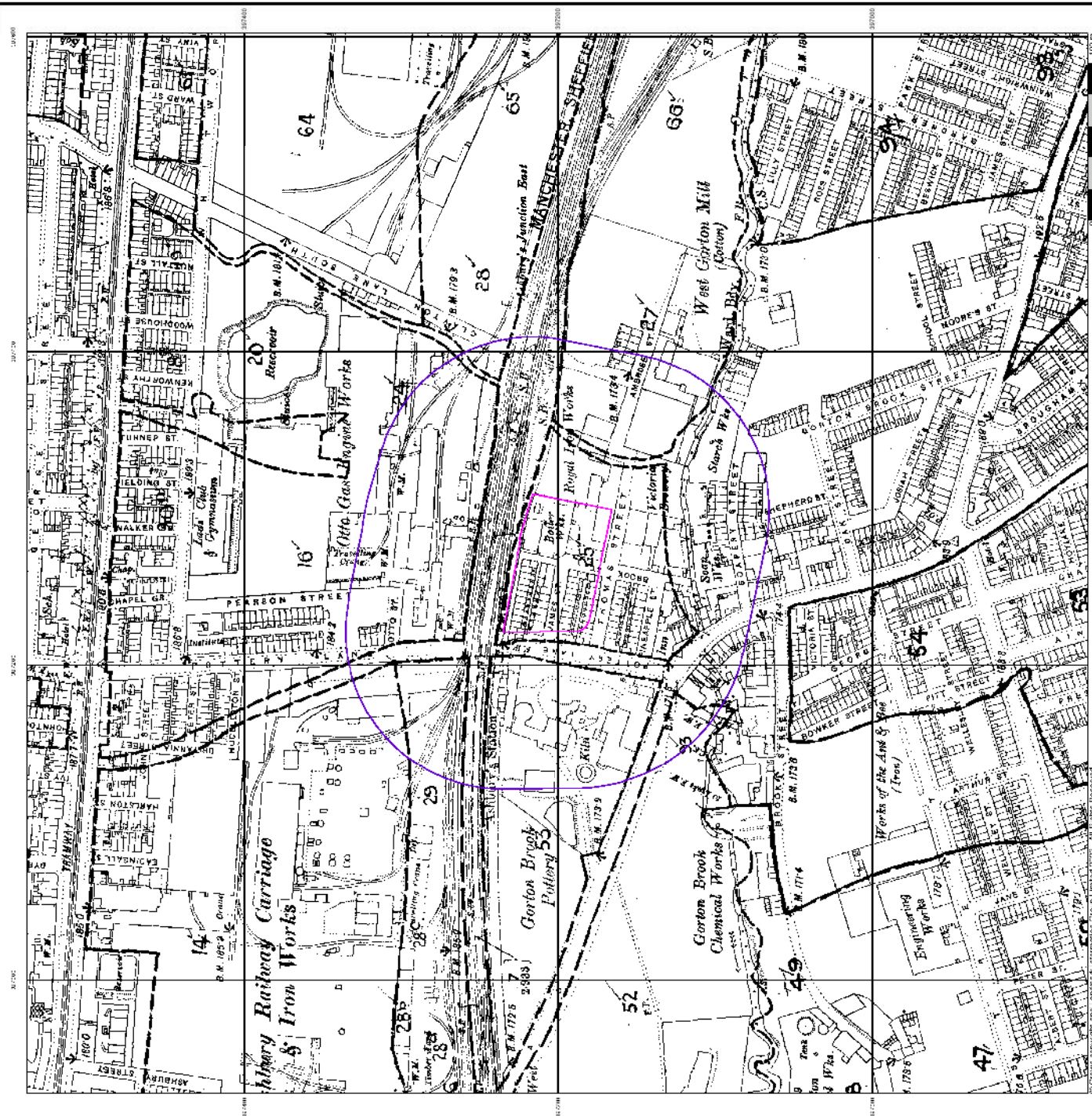
Order Number: 300654203_1_1
Customer Ref: 6101 VAJ
National Grid Reference: 387260, 397200
A
Site Area (Ha): 0.45
Search Buffer (m): 100

Site Details

Site Details
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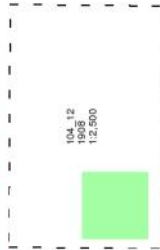
Lancashire And Furness

Published 1908

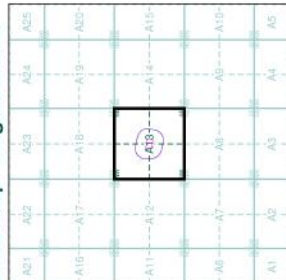
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1899 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often many years later than the surveyed date. Before 1939, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

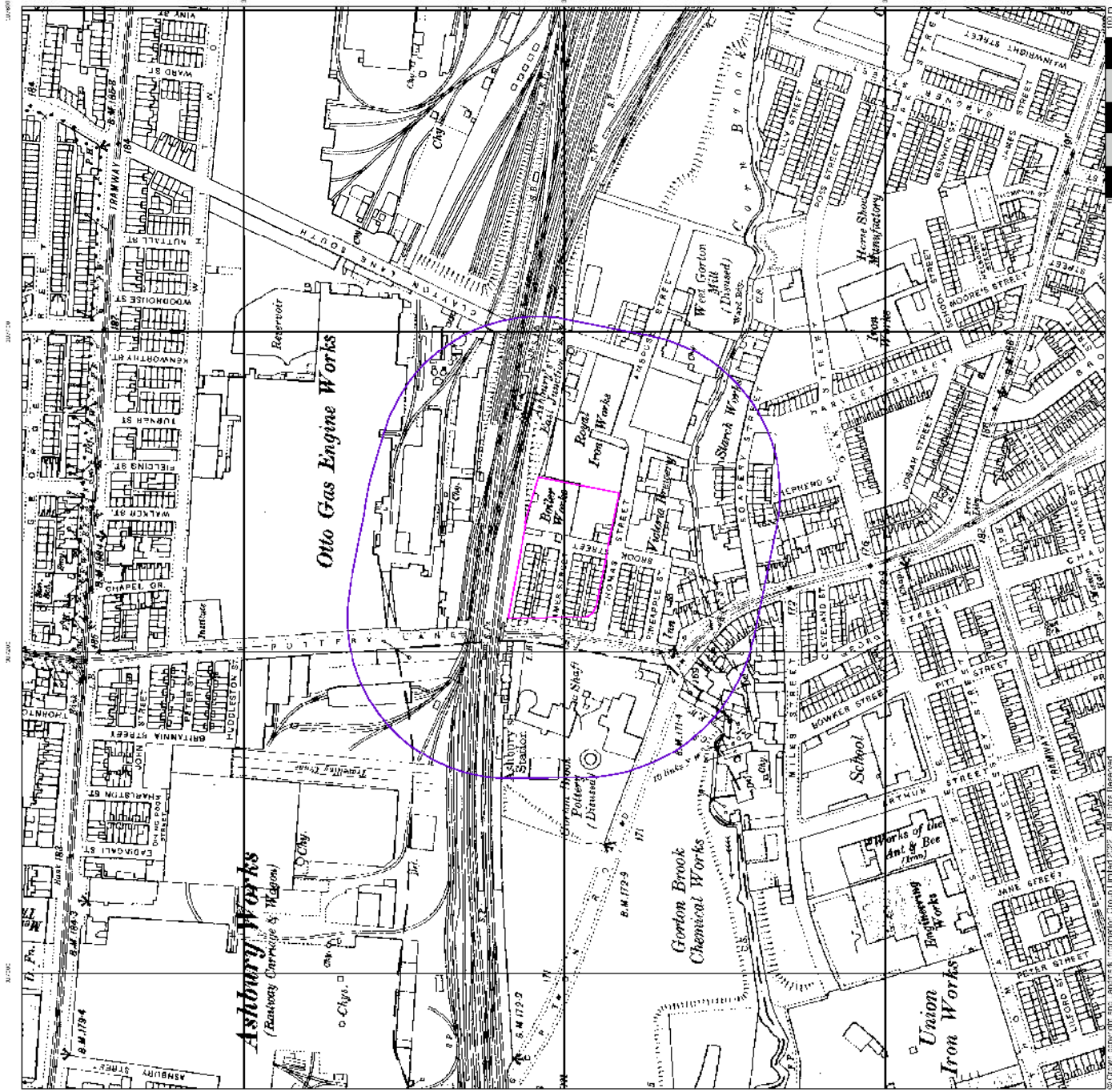
Order Number: 300654203_1_1
Customer Ref: 6101 VAJ
National Grid Reference: 387260, 397200
Slice: A
Site Area (Ha): 0.45
Search Buffer (m): 100

Site Details

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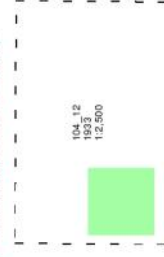
Lancashire And Furness

Published 1933

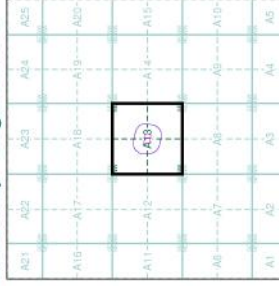
Source map scale - 1:2,500

The historical maps shown are reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1899 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1939, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

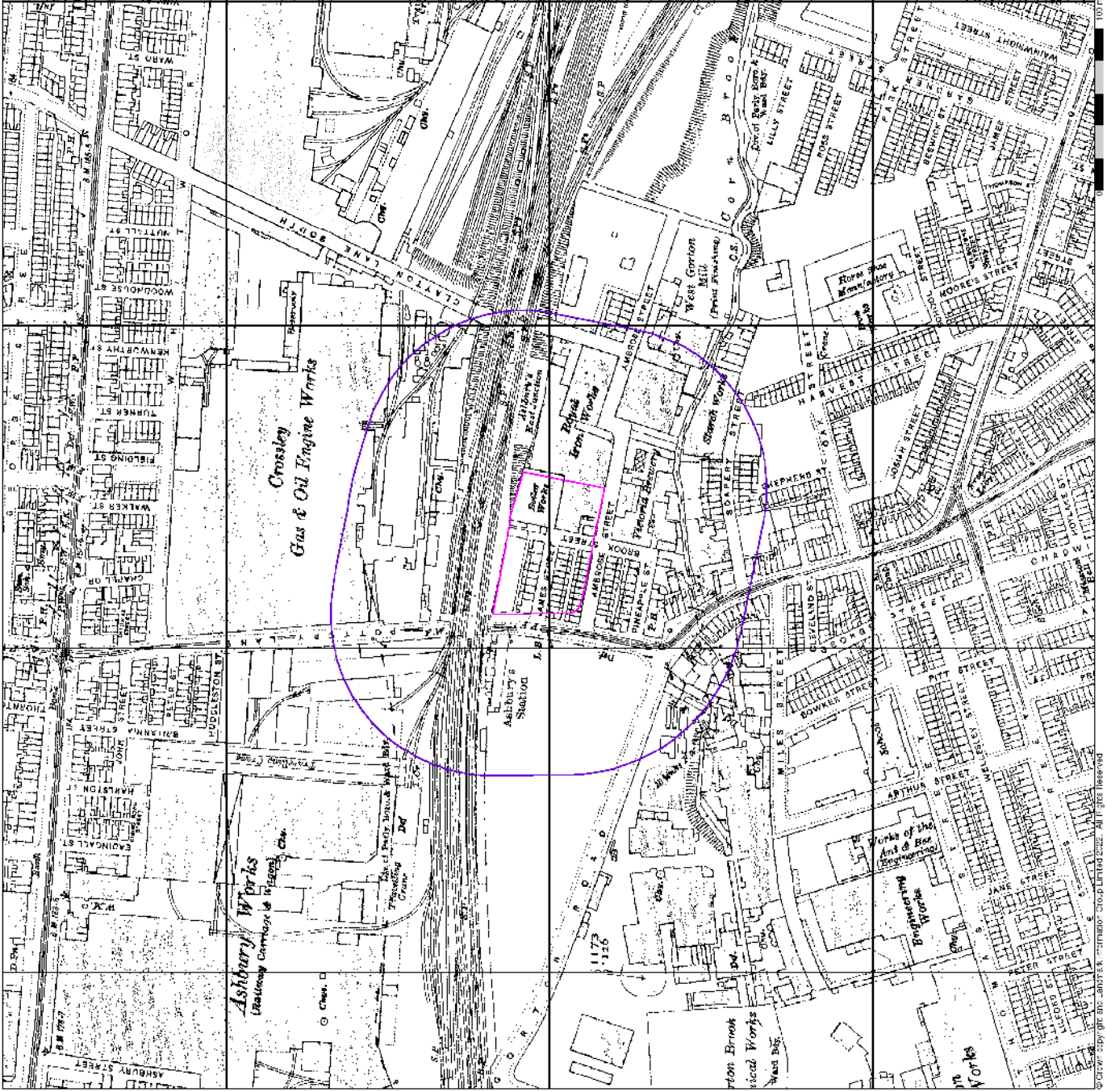
Order Number: 300654203_1_1
Customer Ref: 6101 VAJ
National Grid Reference: 387260, 397200
Slice: A
Site Area (Ha): 0.45
Search Buffer (m): 100

Site Details

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Ordnance Survey Plan

Published 1948 - 1950

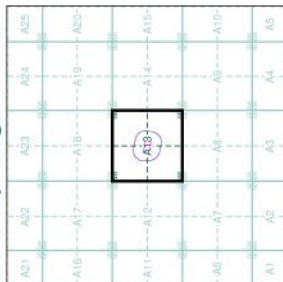
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1898 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1939, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SUB9797E/8797NW/8797NE	1948	1:1,250	1:1,250	1
SUB9797E/8797SW/8797SE	1948	1:1,250	1:1,250	1
SUB9797E/8797SW/8797SE	1948	1:1,250	1:1,250	1
SUB9797E/8797SW/8797SE	1948	1:1,250	1:1,250	1

Historical Map - Segment A13



Order Details

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

Site Details

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Ordnance Survey Plan

Published 1950 - 1951

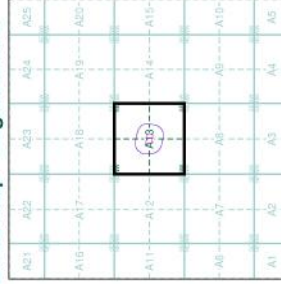
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1939, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

5,887	5,879
185	185
12,500	12,500
---	---
5,886	5,878
185	185
12,500	12,500

Historical Map - Segment A13



Order Details

Order Number: 300554203_1_1
Customer Ref: 6101 VAJ
National Grid Reference: 387260, 397200
Slice: A
Site Area (Ha): 0.45
Search Buffer (m): 100

Site Details

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Ordnance Survey Plan

Published 1953 - 1979

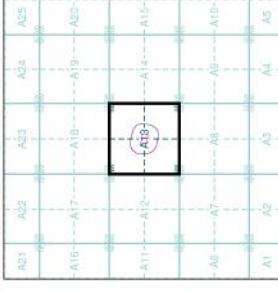
Source map scale - 1:1,250

The historical maps shown are reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1899 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1939, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SUB9797EEL8797NW8797NE	1953	1:1,250	1:1,250	1
SUB9797EEL8797SW8797SE	1953	1:1,250	1:1,250	1
SUB9797EEL8797NW8797NE	1953	1:1,250	1:1,250	1
SUB9797EEL8797SW8797SE	1953	1:1,250	1:1,250	1

Historical Map - Segment A13



Order Details

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

Site Details

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Ordnance Survey Plan

Published 1964 - 1967

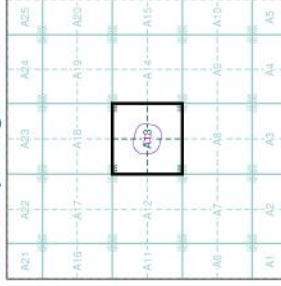
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1899 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1939, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

5,88937	5,88937	1967
12,500	12,500	12,500
5,88936	5,88936	12,500
12,500	12,500	12,500

Historical Map - Segment A13



Order Details

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

Site Details

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Ordnance Survey Plan

Published 1975 - 1990

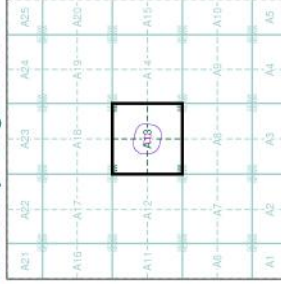
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1899 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1939, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SUB97NEL8797NWLS8797NE
1975 1:1,250
1:1,250 1:1,250
SUB97NEL8797SW
1975 1:1,250
1:1,250 1:1,250
SUB97NEL8797SE
1975 1:1,250
1:1,250 1:1,250

Historical Map - Segment A13



Order Details

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

Site Details

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Additional SIMs

Published 1977 - 1988

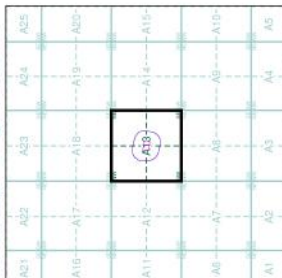
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8897NE1879NWMS3797NE	1983	1:1,250
SJ8897NE1879NWMS3797NE	1983	1:1,250
SJ8897NE1879NWMS3797NE	1983	1:1,250
SJ8897NE1879NWMS3797NE	1983	1:1,250
SJ8897NE1879NWMS3797NE	1983	1:1,250
SJ8897NE1879NWMS3797NE	1983	1:1,250
SJ8897NE1879NWMS3797NE	1983	1:1,250
SJ8897NE1879NWMS3797NE	1983	1:1,250
SJ8897NE1879NWMS3797NE	1983	1:1,250
SJ8897NE1879NWMS3797NE	1983	1:1,250

Historical Map - Segment A13



Order Details

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

Site Details

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Additional SIMs

Published 1985 - 1991

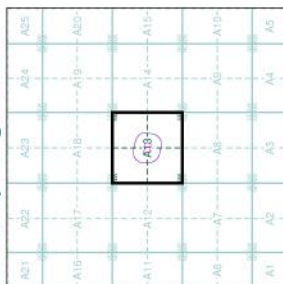
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

1:2,500	1:1,250	1:2,500	1:1,250
1:2,500	1:1,250	1:2,500	1:1,250
1:2,500	1:1,250	1:2,500	1:1,250
1:2,500	1:1,250	1:2,500	1:1,250
1:2,500	1:1,250	1:2,500	1:1,250
1:2,500	1:1,250	1:2,500	1:1,250
1:2,500	1:1,250	1:2,500	1:1,250
1:2,500	1:1,250	1:2,500	1:1,250
1:2,500	1:1,250	1:2,500	1:1,250
1:2,500	1:1,250	1:2,500	1:1,250

Historical Map - Segment A13



Order Details

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

Site Details

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Additional SIMs

Published 1990 - 1992

Source map scale - 1:1,250

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

Map Name(s) and Date(s)

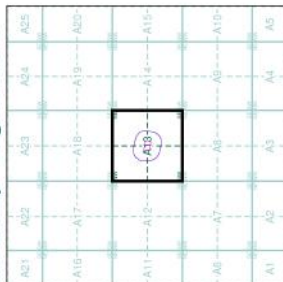
IS3857NE
1992
1:1,250

IS3879NE
1992
1:1,250

IS3857NE
1992
1:1,250

IS3879NE
1992
1:1,250

Historical Map - Segment A13



Order Details

Order Number: 300654203_1_1
Customer Ref: 6101 VAJ
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Slice: A
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Large-Scale National Grid Data Published 1992

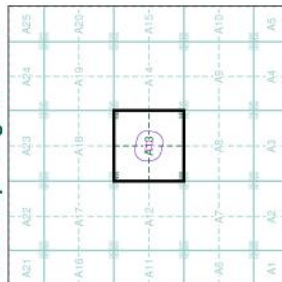
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

ES0897NE, 3879NW, 3879NE	1992	1:1,250
ES0897NE, 3879NW, 3879NE	1992	1:1,250
ES0897NE, 3879NW, 3879NE	1992	1:1,250
ES0897NE, 3879NW, 3879NE	1992	1:1,250
ES0897NE, 3879NW, 3879NE	1992	1:1,250
ES0897NE, 3879NW, 3879NE	1992	1:1,250
ES0897NE, 3879NW, 3879NE	1992	1:1,250
ES0897NE, 3879NW, 3879NE	1992	1:1,250
ES0897NE, 3879NW, 3879NE	1992	1:1,250
ES0897NE, 3879NW, 3879NE	1992	1:1,250

Historical Map - Segment A13



Order Details

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

Site Details

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Large-Scale National Grid Data Published 1993 - 1995

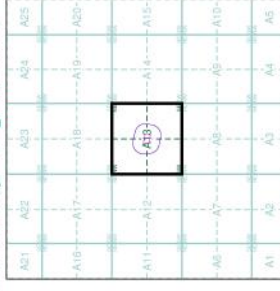
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1995. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ887NE, SJ87NW, SJ87NE
1993 1994 1995
h:1,250 h:1,250 h:1,250
SJ887NE, SJ87NW
1993 1994 1995
h:1,250 h:1,250 h:1,250
SJ887NE, SJ87NW
1993 1994 1995
h:1,250 h:1,250 h:1,250

Historical Map - Segment A13



Order Details

Order Number: 300554203_1_1
Customer Ref: 6101 VAJ
National Grid Reference: 387260, 397200
Slice: A
Site Area (Ha): 0.45
Search Buffer (m): 100

Site Details

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



Tel: 0844 844 8852
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Large-Scale National Grid Data

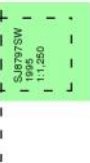
Published 1994 - 1995

Source map scale - 1:1,250

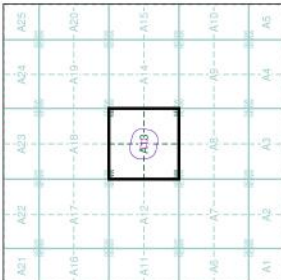
'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1995. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

	SJ8797NW	SJ8797NE
	1995	1994
	11,250	11,250



Historical Map - Segment A13



Order Details

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

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Large-Scale National Grid Data Published 1995

Source map scale - 1:1,250

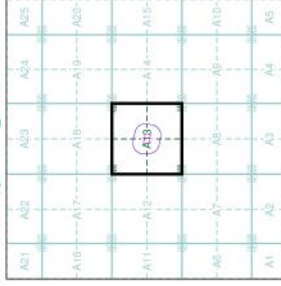
'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992 and continued to be produced until 1995. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SUB757NE
1995
1:1,250



Historical Map - Segment A13



Order Details

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

Site Details

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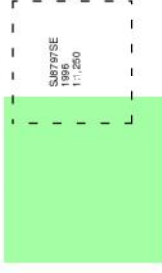
GeoAssist Limited
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Large-Scale National Grid Data Published 1996

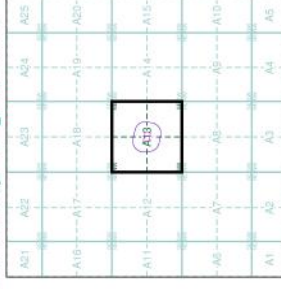
Source map scale - 1:1,250

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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

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Large-Scale National Grid Data Published 1996

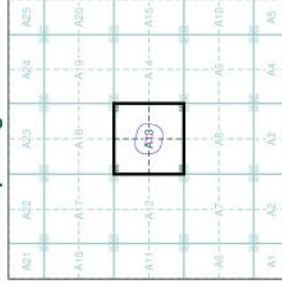
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992 and continued to be produced until 1996. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 300554203_1_1
Customer Ref: 6101 VAJ
National Grid Reference: 387260, 397200
Slice: A
Site Area (Ha): 0.45
Search Buffer (m): 100

Site Details

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