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CONSULTING

# **PHASE 1 ENVIRONMENTAL SITE ASSESSMENT**

## **LAND AT DEBDALE PARK**

**OFF WALL WAY, HYDE RD  
GORTON  
MANCHESTER  
M18 7WY**

On behalf of:

IONITY

**Report No.: A220104-R01**

**Date: February 2022**

**Adeptus Consulting**

14 Commercial Street

Manchester

M15 4PZ

T: +44 (0)161 667 1292

F: +44 (0)161 667 1292

E: [contact@adeptus.co.uk](mailto:contact@adeptus.co.uk)

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## EXECUTIVE SUMMARY

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location</b>                    | The land sits immediately north of the A57 Hyde Road and is situated within a commercial park.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Grid Reference</b>              | 389321 395872 (centred on, approx.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Area &amp; Shape</b>            | 0.34 ha – roughly rectangular.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Occupancy/ Use</b>              | The land is currently vacant with vehicular access currently prevented via slabs of reclaimed stone and steel laid across the entrance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Development Proposals</b>       | Proposals are for an electric vehicle charging hub. No soft landscaped areas are proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Purpose of Report</b>           | The report is required to characterise potential contaminated land liabilities for the leasehold owner under both the existing and proposed uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Historical Land Use</b>         | <p>The site and surrounding area appeared undeveloped prior to 1893 after which the site falls within a large area of groundworkings presumed to be arisings stockpiled from excavation of the adjacent railway cutting.</p> <p>A railway siding also crossed the site between 1893 and 1960, with allotments and several small buildings or sheds last appearing on the 1960 OS map.</p> <p>More latterly the site appears to have been used in the course of construction works to the west and south, in particular the road widening and construction of retaining wall forming the south site boundary and allowing a level site. The site may also have been affected by a limited localised fly tipping, which if this is the case has mostly been removed.</p> <p>Potentially significant off-site sources identified include the former railway and infilled canal, and a historical tannery at greater distance.</p> |
| <b>Preliminary Risk Assessment</b> | <p>On the basis of the available information, no potentially significant contaminant linkages have been identified, and the site is considered to present a low risk to human health and the environment under continued open storage use.</p> <p>Additionally, redevelopment of the site as an electric vehicle charging station would further mitigate any residual risk potentially present, with tarmacadam hardstandings across the site acting as a surface capping layer.</p> <p>However, due to several factors the existence of a significant contaminant linkage is considered unlikely, and risk is considered to be low.</p>                                                                                                                                                                                                                                                                                       |
| <b>Regulatory Action Potential</b> | <p>Regulatory enforcement action is generally pursued where contamination poses a significant possibility of significant harm to receptors such as human health or groundwater.</p> <p>In view of available information, current conditions appear such that the likelihood of the site being designated 'Contaminated Land' under Part 2A of the Environmental Act 1990 is low.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Recommendations</b>             | <p>While the likelihood of regulatory action in relation to the site is considered to be low, it is acknowledged that unrecorded past land uses may have resulted in the presence of otherwise significant contamination capable of affecting the site.</p> <p>If a record of current site condition is required, limited intrusive investigation may be undertaken to provide data on ground conditions and validate the initial conceptual site model.</p> <p><i>N.B.: This summary forms part of the overall assessment and should be read in conjunction with the main report and supporting information.</i></p>                                                                                                                                                                                                                                                                                                          |

## 1.0 INTRODUCTION

### 1.0 Background

Adeptus was commissioned by IONITY to undertake a Phase 1 Environmental Site Assessment for the property known as Land at Debdale Park. The report is required to characterise potential contaminated land liabilities for the leasehold owner under both the existing and proposed uses.

### 1.1 Objectives and Methodology

This assessment is intended to address the requirements of a Preliminary Investigation under British Standard 10175:2011 'Investigation of Potentially Contaminated Sites – Code of Practice', and a Preliminary Risk Assessment as defined by CIRIA publication C553 'Contaminated land risk assessment - a guide to good practice'. Information on the site history, geology and environmental setting is assessed to identify possible contamination risks associated with soil, groundwater and ground gas conditions at and in proximity to the property.

The objectives of the assessment are to:

- Summarise historical land use on and in the vicinity of the site
- Assess the likelihood of contamination, as well as its potential nature and extent
- Evaluate the geological and environmental setting of the site and its surrounds
- Develop an initial conceptual site model
- Undertake a preliminary risk assessment in line with LCRM guidance
- Identify potentially significant contaminant linkages
- Provide opinion as to the likelihood of regulatory enforcement action by a statutory body
- Determine whether intrusive investigation should be advised

### 1.2 Supporting Information

A site plan is included as Appendix A.

At the time of writing, no third-party reports have been made available to Adeptus.

Other sources of information utilised in producing this report are listed as Appendix B. This includes an Environmental Information Search provided by the Manchester City Council Environmental Health department (MCC).

## 2.0 PROPERTY DETAILS

This section provides a review of the land use on and in the vicinity of the property, with the purpose of identifying potential contaminant sources and environmental constraints.

### 2.1 Location and Description

*Table 2-1: Property Summary*

|                              |                                                                                                                                         |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location</b>              | The land sits immediately north of the A57 Hyde Road and is situated within a commercial park.                                          |
| <b>Grid Reference</b>        | 389321 395872 (centred on, approx.)                                                                                                     |
| <b>Area &amp; Shape</b>      | 0.34 ha – roughly rectangular.                                                                                                          |
| <b>Occupancy/ Use</b>        | The land is currently vacant with vehicular access currently prevented via slabs of reclaimed stone and steel laid across the entrance. |
| <b>Development Proposals</b> | Proposals are for an electric vehicle charging hub. No soft landscaped areas are proposed.                                              |



*Figure 2-1: Site Location (based on the plan in Appendix B)*

## 2.2 Site Reconnaissance

A site walkover was conducted on 18/01/2022. The findings are noted in Table 2-2, below.

Table 2-2: Site Walkover Observations

|                                                      | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Recent Land Use</b>                               | <p>On-Site: There is no clear physical indication of recent land use on the site. An area of Type 2 roadstone and uneven tarmacadam hardstanding at the north is considered likely to have been laid as a temporary hardstanding while the site was under use in connection with works on land to the south and/or west. Outside of the hardstanding, loose material consisting primarily of soil with various brick and stone fragments was noted.</p> <p>North: Hotel with wooded area beyond.      South: Dwellings beyond the A57.<br/> East: Fast food restaurant with outdoor centre beyond.      West: Large commercial gym; wooded area beyond.</p> |
| <b>Topography</b>                                    | The site is approximately flat and level due to a sizeable retaining wall forming the south boundary, which appears to be of recent construction. The surrounding land is similarly level, but steeply dipping embankments indicate natural ground levels were lower to the south.                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Ground Cover</b>                                  | 40% hardstandings; 60% bare ground.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Drainage</b>                                      | No positive drainage system was evident during site walkover.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Vegetation &amp; Potential Invasive Species</b>   | No signs of vegetation stress or invasive species were evident during the site walkover.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Fuel and/or Chemical Storage On-site</b>          | None evident during site walkover.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Off Site Potential Contaminant Sources</b>        | None evident during site walkover.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Visual or olfactory evidence of contamination</b> | None evident during site walkover.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Asbestos Containing Material (ACM)</b>            | None evident during site walkover.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

## 3 HISTORICAL LAND USE

### 3.1 Historical Development

Historical Ordnance (OS) Survey map extracts have been examined to provide a summary of contaminative land use on and in proximity to the site. Where available, recent aerial photographs have also been reviewed.

Potentially significant features are noted in the table below. Where more than one instance of the same use occurs in the same direction, only the closest has been described. Hyphens (-) connote no significant change from previous map editions. The OS maps are included as Appendix C.

Table 3-3: Summary of Historical Map Features

| Dates(s) | On-Site                                                                                                                                                                                                             | Off-Site                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1849     | Undeveloped land.                                                                                                                                                                                                   | Canal – 40m E<br>Tannery with associated Tanks labelled – 200m NW                                                                                                                                                                                                                                                                                                                                                                                     |
| 1893     | The site appears to be vacant but is crossed by a railway siding that continues SE for a further 100m.<br><br>Embankments associated with adjacent groundworkings also extend onto the north and south of the site. | An area of groundworkings extends from ca. 250m N to 100m S of the current site boundaries.<br><br>Railway Cutting and Station – 50m W<br><br>A Crane is labelled ca. 55m NW and appears to serve the railway siding which crosses the site.<br><br>Three further rail sidings are present between the site and the station to the west.<br><br>The Tannery 100m NW is now labelled Leather Works.                                                    |
| 1908     | -                                                                                                                                                                                                                   | -                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 1922     | -                                                                                                                                                                                                                   | The worked ground to the north is labelled Allotment Gardens.                                                                                                                                                                                                                                                                                                                                                                                         |
| 1934     | -                                                                                                                                                                                                                   | -                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 1952     | -                                                                                                                                                                                                                   | An Electricity Substation appears next to the cottage at the foot of an embankment – 150m N                                                                                                                                                                                                                                                                                                                                                           |
| 1954     | -                                                                                                                                                                                                                   | -                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 1960     | Land including the site is labelled Allotment Gardens, with several small buildings or sheds shown.                                                                                                                 | The former Tannery/Leather Works is now labelled only Works.                                                                                                                                                                                                                                                                                                                                                                                          |
| 1983     | -                                                                                                                                                                                                                   | Hyde Road Station appears to have been demolished and its site vacant.                                                                                                                                                                                                                                                                                                                                                                                |
| 1984     | -                                                                                                                                                                                                                   | -                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 1992     | -                                                                                                                                                                                                                   | -                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 2000*    | The site appears to be vacant, but ground disturbance suggests activity associated with construction of the hotel to the north and possibly on land to the west.                                                    | Land to the north has been redeveloped with a public house and the hotel which remains today.<br><br>Land to the west is vacant, but signs of ground disturbance suggest activity associated with construction of the hotel to the north.<br><br>The former Canal to the north/east appears to have been infilled and a track or trail follows its former route, with an outdoor centre in the same general area. McDonalds appears to the east also. |
| 2001     | -                                                                                                                                                                                                                   | -                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 2003     | Electricity Substation at the northeast corner.                                                                                                                                                                     | -                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

|       |                                                                                                                                                              |                                                                 |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| 2009* | Ruderal vegetation/scrub covers the site evenly, indicating little disturbance/use around this time.                                                         | The building currently occupied by PureGym appears to the west. |
| 2010  | -                                                                                                                                                            | -                                                               |
| 2015* | The land appears to show signs of trafficking/use, although this may be due to extended dry weather.<br><br>Possible signs of fly tipping around the access. | -                                                               |
| 2019* | Possible signs of fly tipping around the access.                                                                                                             | The public house to the north has been demolished.              |

Note: - No significant change | \*Aerial photo

### 3.2 Landfill & Waste Sites

Landfills and other potentially significant waste sites identified within 250m of the site are reviewed in the table below.

Table 3-2: Data on Landfill & Waste Sites

| Records                                                                                                                                                                                                                                                                                                                                           | Details & Significance                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Active or recently closed landfills: 0</li> <li>BGS/DOE historical landfills: 0</li> <li>Local Authority/OS) historical landfill: 0</li> <li>Historical EA landfills: 3</li> <li>Historical permissioned waste sites: 0</li> <li>Active or recently waste sites: 0</li> <li>Waste exemptions: 0</li> </ul> | <p><u>Historical EA/NRW Landfills</u></p> <ul style="list-style-type: none"> <li>Stockport Branch Canal – 29m E <ul style="list-style-type: none"> <li>No further information given</li> <li>All three records also relate to the same feature</li> </ul> </li> </ul> <p>There are no further significant features within the search distance.</p> |

### 3.3 Industrial Features, Authorisations & Incidents

Industrial features indicating an increased likelihood of the presence of contamination, pollution incidents, and sites determined as contaminated land by a statutory authority, within 250m, are reviewed in table below.

Table 3-3: Industrial Data

| Records                                                                                                                                                                                                                                | Details & Significance                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Current industrial sites: 2</li> <li>Current or recent petrol stations: 0</li> <li>Electricity cables: 0</li> <li>Gas pipelines: 0</li> <li>Sites determined as Contaminated Land: 0</li> </ul> | <p><u>Industrial sites</u></p> <ul style="list-style-type: none"> <li>Electricity Sub Station – on-site <ul style="list-style-type: none"> <li>As identified in Section 3.1</li> </ul> </li> <li>Masts - 46m SW <ul style="list-style-type: none"> <li>As identified in Section on 3.1</li> </ul> </li> </ul> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• COMAH Sites: 0</li> <li>• Regulated explosive sites: 0</li> <li>• Hazardous substance storage: 0</li> <li>• Integrated Pollution Control (IPC) records: 0</li> <li>• Part A(1) permitted installations: 0</li> <li>• Licensed pollutant releases (Part A(2)/B): 0</li> <li>• Radioactive substance authorisations: 0</li> <li>• Licensed discharges to controlled waters: 0</li> <li>• Pollutant discharge to surface waters: 0</li> <li>• Pollutant release to public sewer: 0</li> <li>• List 1/2 dangerous substances discharge: 0</li> <li>• Pollution incidents: 9</li> <li>• Pollution inventory reporting: 0</li> </ul> | <p style="text-align: center;"><u><i>Pollution Incidents</i></u></p> <ul style="list-style-type: none"> <li>- The incidents appear to relate to three sites with the closest being 120m N</li> <li>- All incidents are recorded as having either no impact or minor impact to land and water, and as such are not considered significant.</li> </ul> <p>There are no further significant features within the search distance.</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### 3.4 Local Authority Environmental Search

Following enquiry with Manchester City Council Environmental Health team, environmental search information has been provided based on data held by the authority. The data and its significance are reviewed in the table below.

Within 250m

*Table 3-4: Manchester City Council Data*

| Records                                                                                                                                                                                                                                                                                                                                                                                                                                                | Details & Significance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Contaminated Land Section Records: 3</li> <li>• MCC Landfill Records: 1</li> <li>• Part 2A Determined Contaminated Land: 0</li> <li>• MCC Data for Enforcement Notices: 2</li> <li>• Waste Management Licences: 0</li> <li>• Part A(1) Permitted Processes: 0</li> <li>• Part A(2) Permitted Processes: 0</li> <li>• Part B Permitted Processes: 1</li> <li>• Radioactive Substances Registrations</li> </ul> | <p style="text-align: center;"><u><i>Contaminated Land Section Records</i></u></p> <p>The search report identifies that MCC may hold some data pertaining to ground conditions at or adjacent to the site. However, it was subsequently confirmed by email that no specific data are held.</p> <p style="text-align: center;"><u><i>MCC Landfill Records</i></u></p> <ul style="list-style-type: none"> <li>• Former Stockport Branch Canal Footpath Landfill <ul style="list-style-type: none"> <li>- The Contaminated Land Section does not hold any validated information relating to this landfill site.</li> <li>- This landfill was filled prior to the Control of Pollution Act 1974 (which required that the disposal of all controlled wastes onto land be licensed); therefore, the exact nature of the fill materials is not known.</li> <li>- However, it is thought the canal was filled with inert demolition materials in approximately 1973. It is possible that canal sludge may not have been removed prior to tipping.</li> </ul> </li> </ul> |

Part B Permitted Processes

- Two Section 80 (Nuisance) Notices
  - Notices served at dwellings to the south beyond Hyde Road and are not considered significant.

Part B Permitted Processes

- Dry Cleaning – 100m SW
  - 818 Hyde Road, M18 7JD
  - Permit No: PPC/DC/RM/21/07

### 3.5 Local Authority Planning Application Search

A review of planning applications submitted for the surrounding properties has been undertaken via the MCC public access portal Map Search facility, to identify those in proximity to the site that may include significant information.

A significant proportion of the records relate to minor applications such as display of illuminated signs and installation of new shop fronts, which are not significant and contain no relevant data or reports.

Many of the records also predate widespread digitisation and indeed the 2000 statutory guidance implementing Part 2A of the Environmental Protection Act 1990. In general, these earlier records contain only images of the handwritten application forms and in some cases, plans.

Indeed, the only pertinent information obtained is a Phase I Desk Study Report produced by Wilde Consulting Ltd (Job No: 2325 - February 2020) in connection with the recent widening the A57 Hyde Road at the south of the site. These works also included demolition and replacement of the railway bridge circa 70m west of the site, along with the linked retaining wall which forms the southern boundary of the study site.

Based on review of earlier borehole investigations, the desk study identified extensive Made Ground underlying the proposed road widening site with some elevated PAHs and traces of asbestos. The leather works/tannery was not considered to potentially impact ground conditions south of the site due to its distance and local topography.

On the basis of complete coverage with the proposed hard surfacing, and drainage of surface waters to the sewer network, risk to human health and controlled waters from the road widening site and works was considered to be low.

Application documents do not refer to any material management plan (MMP) for reuse of site won material, which may include Made Ground. In the absence of an MMP (or other environmental permit exemption), the reuse of waste excavation arisings as backfill behind the retaining wall would not comply with prevailing regulation. It is possible therefore to infer that such was not reused, but this possibility cannot be ruled out entirely on the basis of the information reviewed.

## 4 ENVIRONMENTAL SETTING

The site's environmental and geological setting are reviewed characterise probable pathways and receptors, as well as identify relevant contaminant sources.

### 4.1 Geology & Geohazards

#### Anticipated Geology

Data held by the British Geological Survey (BGS) indicate the site is underlain by the geological sequence summarised in the table below.

Table 4-1: Summary of Published Geology

| Geological Unit                                                              | Description                   | Composition | Location                                                                                                    |
|------------------------------------------------------------------------------|-------------------------------|-------------|-------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Artificial and made ground</li> </ul> | Made Ground (Undivided)       | Unknown     | According to BSG data, on-site, across land to the north and along the former railway corridor to the west. |
|                                                                              | Infilled ground               | Unknown     | Along the course of the infilled former canal to the east.                                                  |
| <ul style="list-style-type: none"> <li>Superficial/Drift:</li> </ul>         | Till, Devensian               | Diamicton   | On site                                                                                                     |
| <ul style="list-style-type: none"> <li>Bedrock/Solid:</li> </ul>             | Chester Pebble Beds Formation | Sandstone   | On site                                                                                                     |

#### Relevant 'Geohazards'

Potential health and environmental hazards relating to recorded or unrecorded mine workings, artificial ground and permanent gases are reviewed in the table below.

Table 4-2: Environmental Geohazards

| Potential Geohazard                                                    | Details & Significance                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Coal Mining Legacy</li> </ul>   | The site is located within the Development Low Risk Area, as defined by the Coal Authority. No further assessment is generally required in the course of planning applications in the low-risk area.                                                                                                                                                                                         |
| <ul style="list-style-type: none"> <li>Ground Gas Potential</li> </ul> | <p>The natural geological strata identified above are not considered a significant source of permanent ground gases such as methane or carbon dioxide.</p> <p>On the basis of available information, the likelihood of the identified areas of infilling and Made Ground presenting a significant source of gases capable of affecting the proposed development is considered to be low.</p> |

## 4.2 Controlled Waters

#### Surface Waters

Local surface water features and flood risk zones are reviewed in the table below.

Table 4-4: Surface Waters & Flood Risk Zones

| Surface Waters                                                                    | Details & Significance                                                                                                                                                                             |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Gorton Lower Reservoir – 85m NE</li> </ul> | <p>There is a further small watercourse ca. 13m N that is likely to flow towards the reservoir.</p> <p>The local area is generally flat, and the watercourse may receive runoff from the site.</p> |

- |                                                                               |                                                                                                  |
|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>The site is in Flood Zone 1</li> </ul> | Very low risk of flooding, with an annual probability according to the EA/NRW of less than 0.1%. |
|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|

### Groundwater

Designated groundwater aquifers underlying the site are reviewed in the table below, along with any licenced abstractions and source protection zones.

Table 4-3: Aquifers, Abstractions & Protection Zones

| Records                                                                                                                                                                                                                      |                            | Details & Significance                                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Superficial Aquifer:</li> </ul>                                                                                                                                                       | 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. |
| <ul style="list-style-type: none"> <li>Bedrock Aquifer:</li> </ul>                                                                                                                                                           | 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.               |
| <ul style="list-style-type: none"> <li>Groundwater Abstractions Licenses: 0</li> <li>Surface Water Abstractions Licenses: 0</li> <li>Potable Water Abstractions Licenses: 0</li> <li>The site is not within a SPZ</li> </ul> |                            | -                                                                                                                                                                                                                                                         |

## 4.3 Designated Environmentally Sensitive Sites

### 4.3.1 Designated Environmental & Heritage Sites

Statutory protected environmental and heritage sites within 250m are reviewed in the table below.

Table 4-5: Statutory Protected Sites

| Feature                                                                                                                                                                                                                                                                                                                                               | Details & Significance                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Ramsar sites: 0</li> <li>Special Areas of Conservation (SAC): 0</li> <li>Special Protection Areas (SPA): 0</li> <li>National Nature Reserves (NNR): 0</li> <li>Local Nature Reserves (LNR): 0</li> <li>Designated Ancient Woodland: 0</li> <li>World Heritage Sites: 0</li> <li>Listed Buildings: 0</li> </ul> | There are no significant features within the search distance. |

## 4.4 Summary Environmental Sensitivity

Table 4-6: Site Sensitivity Assessment

| Aspect                                    | Environmental Sensitivity                                                                                                      |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| • Hydrogeology                            | <u>Moderate</u> . Secondary Undifferentiated superficial aquifer overlying Principal bedrock aquifer. No abstractions locally. |
| • Hydrology                               | <u>High</u> . Gorton Lower Reservoir is east of the site.                                                                      |
| • Environmental Designations              | <u>Low</u> . None within 250m.                                                                                                 |
| • Local Land Use                          | <u>Low</u> . The wider area is predominantly commercial.                                                                       |
| • Proposed Use                            | <u>Low</u> . EV charging is considered similar in use to a carpark.                                                            |
| <b>Overall Environmental Sensitivity:</b> | <b>Low to Moderate</b>                                                                                                         |

## 5 INITIAL CONCEPTUAL SITE MODEL

For a conceptual risk of harm to human health or the environment to exist within the context of LCRM, all of the following elements must be present:

- a source – i.e., a substance (contaminant(s)) that is capable of causing pollution or adverse health effects;
- a receptor - i.e., something which could be adversely affected by the source; and
- a pathway – i.e., a route by which the contaminant could come into contact with, or affect, the receptor.

These three elements are collectively referred to as a pollutant linkage. Risk Assessment is the formal process of evaluating potential source, pathway and receptor characteristics to determine the degree of risk potentially posed.

### 5.1 Pollutant Linkage Assessment

Based on the information presented in sections 2 and 3, the following potential sources, receptors and relevant pathways for exposure are identified in relation to the site.

#### 5.1.1 On-Site Potential Sources of Contamination

Table 5-1: Potential on-site sources and contaminants of potential concern (CoC)

| Source Area/<br>Activity        | Discussion                                                                                                                                                                                                                                                                                                                                                                                          | Primary CoPC                                                 |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| Ground Workings/<br>Made Ground | <p>The full nature of the groundworkings extending across the site and adjacent land from the late 1940 is unclear, but these are considered to relate to excavation of the railway cutting to the west and canal to the east.</p> <p>No evidence has been found to suggest landfilling of general waste, and the workings are considered to consist primarily of soil. Given that the area was</p> | Ash and clinker, metals/metalloids, hydrocarbons, PAHs, PCBs |

|                         |                                                                                                                                                                                                                                                                                                                                                      |                                                                    |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
|                         | previously undeveloped at this time, there is a low likelihood of the original material having been heavily contaminated. However, it is possible that contaminated soil may have been stockpiled on the site also.                                                                                                                                  |                                                                    |
| Retaining Wall Backfill | While the likelihood would appear very low, it remains possible that some proportion of the Made Ground described in Section 3.5 could have been used or become mixed with backfill placed as part of the retaining wall works at the south of the site.<br><br>The Made Ground identified south of the site may also have affected the site itself. | Ash and clinker, metals/metalloids, asbestos, PAHs, PCBs           |
| Allotments              | Allotments are a potential source of contamination associated with soil amendments such as ash, as well as timber treatments such as creosote and lead paint. Although less likely, asbestos containing materials (ACM) such as roof to sheds sheets are also a possibility.                                                                         | Ash and clinker, metals/metalloids, PAHs, sulphates                |
| Railway sidings         | Railway land is a potential source of contaminants associated with operation and maintenance of the railways, including hydrocarbons such as fuel oil and solvents, herbicides, ash and PCBs.                                                                                                                                                        | Ash and clinker, metals/metalloids, hydrocarbons, VOCs, PAHs, PCBs |
| Electricity Substation  | The substation appeared between 2001 and 2003 and is not considered significant as PCB use was phased out during the 1980s.                                                                                                                                                                                                                          | -                                                                  |

### 5.1.2 Off-Site Potential Sources of Contamination

Table 5-2: Potential off-site sources and contaminants of potential concern (CoC)

| Source Area/ Activity  | Discussion                                                                                                                                                                                                                                                                                                                         | Primary CoPC                                                              |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| Fly Tipping/Waste      | Items of construction waste materials and similar noted on-site are suggestive of waste having been handled or discarded on the site and subsequently removed. Such waste may be source of common contaminants such as asbestos.                                                                                                   | Asbestos, metals/metalloids, PAHs                                         |
| Infilled Canal         | Backfilling of the canal with inert demotion materials would be unlikely to result in a significant source of mobile ground gases. Further, given the time elapsed since infilling, any possible gas generation and flux rates would be expected to be declining. However the potential for a source cannot be ruled out entirely. | Landfill gases (CO <sub>2</sub> , CH <sub>4</sub> , H <sub>2</sub> S, CO) |
| Railway                | As with the rail sidings formerly on the site, railway land is a potential source of contaminants associated with operation and maintenance of the railways, including hydrocarbons such as fuel oil and solvents, herbicides, ash and PCBs.                                                                                       | Ash and clinker, metals/metalloids, hydrocarbons, VOCs, PAHs, PCBs        |
| Tannery & Tanks        | Given its distance from the site and location beyond the railway, the small tannery is considered unlikely to have impacted the study site.                                                                                                                                                                                        | -                                                                         |
| Electricity Substation | Given that PCBs are not particularly mobile in soils the unit is not considered significant.                                                                                                                                                                                                                                       | -                                                                         |
| Dry Cleaning – 100m SW | As a modern regulated facility, the likelihood of significant discharge into the environment is considered to be low. Given the location of the shop on lower ground, it is very unlikely that a contaminant linkage with the site would exist.                                                                                    | -                                                                         |

### 5.1.3 Potential Receptors

Potential receptors relevant to the documented history, potential sources, site-setting and proposed use include:

- **Human Health:** Future site users/workers; nearby land users; construction workers
- **Controlled Waters:** Underlying aquifer
- **Property:** Buildings and structures

### 5.1.4 Potential Pathways

The primary pathways relevant to the identified potential sources and receptors are:

- **Ingestion**
- **Dermal contact**
- **Inhalation**
  
- **Surface water infiltration:** leaching/dissolution
- **Migration:** laterally or vertically, via preferential pathways, such as permeable strata

## 5.2 Preliminary Risk Assessment

Qualitative assessment of the risks posed by the potentially significant pollutant linkages identified in 5.1 is summarised in Table 5-3, below. Risk classification is a function of the severity of a potential impact or health effect, and the perceived likelihood of such harm occurring.

Table 5-3. Preliminary Risk Assessment

| Source                                                                             | Pathway                                                                        | Receptor                       | Consequence | Likelihood     | Classification* | Rationale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|--------------------------------|-------------|----------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Organic and inorganic contaminants potentially present in soils and/or made ground | Dermal contact, ingestion, particulate inhalation                              | Nearby site users; trespassers | Medium      | Low Likelihood | Low Risk        | Given the established site history and findings of recent investigations to the south of the site, a source of contamination capable of significant effects on off-site receptors is unlikely to be present.<br><br>Additionally, given the site setting and distance to off-site receptors, significant exposure to particulates from the site is very unlikely.<br><br>The site is not in a residential area, and should some elevated contaminants be present in near surface soils, informal site users and trespassers are unlikely to remain on the site for prolonged periods of time or thereby be subject to significant exposure. |
|                                                                                    |                                                                                | Future site occupants & users  | Medium      | Unlikely       | Low Risk        | The proposed site usage is not materially different to a car park and any potential shallow contamination will be capped beneath hard surfaces, thereby severing relevant contaminant linkages and negating risk to future site users.                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                    | Migration of vapours via strata, structures or services; subsequent inhalation | Future site occupants & users  | Medium      | Unlikely       | Low Risk        | No suspected sources of volatile contaminants, such as tanks, have been directly identified in close proximity to the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                                                    |                                                                                | Construction workers           | Medium      | Unlikely       | Low Risk        | It is also likely that any historical near surface sources would have been significantly attenuated by natural processes over time, including volatilisation and microbial degradation.<br><br>The likelihood of sources capable of acute effects on construction workers (e.g. via excavations) is very low.                                                                                                                                                                                                                                                                                                                               |

| Source                                           | Pathway                                                                              | Receptor               | Consequence | Likelihood        | Classification* | Rationale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------|--------------------------------------------------------------------------------------|------------------------|-------------|-------------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cont'd                                           | Leaching/<br>dissolution into<br>shallow<br>groundwater;<br>subsurface<br>migration. | Groundwater            | Medium      | Unlikely          | Low Risk        | Bedrock locally is designated a Principal Aquifer but is overlain with glacial till designated Secondary Undifferentiated.<br><br>The undifferentiated glacial deposits are considered to limit the potential for direct migration of infiltrating surface water and provide a degree of protection to the underlying Principal Aquifer.                                                                                                                                                                                                                        |
|                                                  | Leaching/<br>dissolution and<br>migration via Site<br>drainage                       | Surface waters         | Medium      | Unlikely          | Low Risk        | Additionally, given the established site history and findings of recent investigations to the south of the site, a significant source of mobile or leachable contaminants is considered unlikely to exist on-site.<br><br>There are no SPZs or licenced abstractions locally.                                                                                                                                                                                                                                                                                   |
| Aggressive ground (e.g. sulphate; pH)            | Direct contact/<br>chemical attack                                                   | Buildings/<br>services | Mild        | Low<br>Likelihood | Low Risk        | Although the likelihood is considered to be low, Made Ground and/or demolition fill may present a source of conditions aggressive to concrete.                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Potential asbestos containing materials in soils | Release of asbestos fibres;<br>subsequent<br>inhalation                              | Nearby site users      | Medium      | Unlikely          | Low Risk        | No direct evidence of ACM contamination has been obtained. However, the site does fall within an area affected by historical groundworkings and allotments.                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                  |                                                                                      | Construction workers   | Medium      | Unlikely          | Low Risk        | Given that as much as half of the site area at the south appears to have been disturbed and reinstated recently in the course of road widening works at the southern boundary, it is considered unlikely that asbestos contaminated material would have been left in place without a documented agreement with the local planning authority (Manchester City Council), especially at shallow depth.<br><br>If ACM is present, any disturbance caused by groundworks could lead to significant fibre release, which would primarily affect construction workers. |

## 6 CONCLUSIONS

### 6.1 Risk Assessment Summary

Adeptus was commissioned by IONITY to undertake a Phase 1 Environmental Site Assessment for the property known as Land at Debdale Park. The report is required to characterise potential contaminated land liabilities for the freehold owner under continued commercial use.

On the basis of the available information, no potentially significant contaminant linkages have been identified, and the property is considered to present a low risk to human health and the environment under continued commercial use. Additionally, redevelopment of the site as an electric vehicle charging station would further mitigate any residual risk potentially present, with tarmacadam hardstandings across the site acting as a surface capping layer

The site and surrounding area appeared undeveloped prior to 1893 after which the site falls within a large area of groundworkings presumed to be arisings stockpiled from excavation of the adjacent railway cutting. A canal present to the east since at least 1849 appears to predate the workings so is not considered to be their source.

A railway siding also crossed the site between 1893 and 1960, with allotments and several small buildings or sheds last appearing on the 1960 OS map. Off-site sources identified include the former railway, and a historical tannery at greater distance.

The canal is thought to have been infilled with inert demolition materials in approximately 1973, and on this basis is unlikely to present a significant source of ground gases.

More latterly the site appears to have been used in the course of construction works to the west and south, in particular the road widening and construction of retaining wall forming the south site boundary and allowing a level site. The site may also have been affected by a limited localised fly tipping, which if this is the case has mostly been removed.

#### Regulatory Action Potential

Regulatory enforcement action is generally pursued where contamination poses a significant possibility of significant harm to receptors such as human health or groundwater.

In view of available information, current conditions appear such that the likelihood of the site being designated 'Contaminated Land' under Part 2A of the Environmental Act 1990 is low.

*N.B.: This summary forms part of the overall assessment and should not be viewed or used as an independent report.*

## APPENDIX A – SITE PLAN



## **APPENDIX B – Supporting Information**

The following information and data sources are utilised in compiling this report:

- Site reconnaissance walkover (photos - Appendix C)
- Environmental database (Appendix D)
- Historical Ordnance Survey Maps (Appendix D)
- Geological maps and records
- Environment Agency and Local Authority registers and permissions
- Web based archive material

This report is based on information available at the time of writing and is subject to the limitations set out in Appendix D.

## APPENDIX C – SITE RECONNAISSANCE PHOTOS

*C1 – Site Access (looking south)*



*C2 – Demolition materials preventing vehicular access (looking southeast)*



*C3 – Eastern boundary (looking north)*



*C4 – Southern boundary and retaining wall (looking west)*



*C5 – Southern boundary and retaining wall (looking south)*



*C6 – Possible signs of fly tipping/waste at northwest corner (looking southwest)*



*C7 – Possible signs of fly tipping/waste at northwest (looking northeast)*



## **APPENDIX D - ENVIRONMENTAL DATABASE**

DEBDAL PARK, MANCHESTER, M18 7WY

**Order Details**

**Date:** 02/02/2022  
**Your ref:** Debdale\_Park  
**Our Ref:** GS-8490075  
**Client:** Adeptus Environmental

**Site Details**

**Location:** 389321 395872  
**Area:** 0.34 ha  
**Authority:** [Manchester City Council](#)



**Summary of findings**

p. 2 **Aerial image**

p. 8

**OS MasterMap site plan**

p.12 [groundsure.com/insightuserguide](https://groundsure.com/insightuserguide)

## Summary of findings

| Page             | Section           | Past land use                                      | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
|------------------|-------------------|----------------------------------------------------|---------|-------|---------|----------|-----------|
| <b><u>13</u></b> | <b><u>1.1</u></b> | <b><u>Historical industrial land uses</u></b>      | 15      | 6     | 20      | 45       | -         |
| <b><u>17</u></b> | <b><u>1.2</u></b> | <b><u>Historical tanks</u></b>                     | 0       | 0     | 3       | 0        | -         |
| <b><u>17</u></b> | <b><u>1.3</u></b> | <b><u>Historical energy features</u></b>           | 0       | 0     | 2       | 6        | -         |
| 18               | 1.4               | Historical petrol stations                         | 0       | 0     | 0       | 0        | -         |
| <b><u>18</u></b> | <b><u>1.5</u></b> | <b><u>Historical garages</u></b>                   | 0       | 0     | 0       | 4        | -         |
| 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 |
| <b><u>20</u></b> | <b><u>2.1</u></b> | <b><u>Historical industrial land uses</u></b>      | 23      | 8     | 29      | 74       | -         |
| <b><u>25</u></b> | <b><u>2.2</u></b> | <b><u>Historical tanks</u></b>                     | 0       | 0     | 4       | 0        | -         |
| <b><u>26</u></b> | <b><u>2.3</u></b> | <b><u>Historical energy features</u></b>           | 0       | 0     | 2       | 11       | -         |
| 27               | 2.4               | Historical petrol stations                         | 0       | 0     | 0       | 0        | -         |
| <b><u>27</u></b> | <b><u>2.5</u></b> | <b><u>Historical garages</u></b>                   | 0       | 0     | 0       | 6        | -         |
| Page             | Section           | Waste and landfill                                 | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
| 28               | 3.1               | Active or recent landfill                          | 0       | 0     | 0       | 0        | -         |
| 28               | 3.2               | Historical landfill (BGS records)                  | 0       | 0     | 0       | 0        | -         |
| 29               | 3.3               | Historical landfill (LA/mapping records)           | 0       | 0     | 0       | 0        | -         |
| <b><u>29</u></b> | <b><u>3.4</u></b> | <b><u>Historical landfill (EA/NRW records)</u></b> | 0       | 1     | 2       | 2        | -         |
| 30               | 3.5               | Historical waste sites                             | 0       | 0     | 0       | 0        | -         |
| 30               | 3.6               | Licensed waste sites                               | 0       | 0     | 0       | 0        | -         |
| <b><u>30</u></b> | <b><u>3.7</u></b> | <b><u>Waste exemptions</u></b>                     | 0       | 0     | 0       | 1        | -         |
| Page             | Section           | Current industrial land use                        | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
| <b><u>31</u></b> | <b><u>4.1</u></b> | <b><u>Recent industrial land uses</u></b>          | 1       | 1     | 0       | -        | -         |
| 32               | 4.2               | Current or recent petrol stations                  | 0       | 0     | 0       | 0        | -         |
| 32               | 4.3               | Electricity cables                                 | 0       | 0     | 0       | 0        | -         |
| 32               | 4.4               | Gas pipelines                                      | 0       | 0     | 0       | 0        | -         |
| 32               | 4.5               | Sites determined as Contaminated Land              | 0       | 0     | 0       | 0        | -         |



| 32        | 4.6         | Control of Major Accident Hazards (COMAH)              | 0                        | 0     | 0       | 0        | -         |
|-----------|-------------|--------------------------------------------------------|--------------------------|-------|---------|----------|-----------|
| 33        | 4.7         | Regulated explosive sites                              | 0                        | 0     | 0       | 0        | -         |
| 33        | 4.8         | Hazardous substance storage/usage                      | 0                        | 0     | 0       | 0        | -         |
| 33        | 4.9         | Historical licensed industrial activities (IPC)        | 0                        | 0     | 0       | 0        | -         |
| 33        | 4.10        | Licensed industrial activities (Part A(1))             | 0                        | 0     | 0       | 0        | -         |
| <b>33</b> | <b>4.11</b> | <b><u>Licensed pollutant release (Part A(2)/B)</u></b> | 0                        | 0     | 1       | 0        | -         |
| 34        | 4.12        | Radioactive Substance Authorisations                   | 0                        | 0     | 0       | 0        | -         |
| <b>34</b> | <b>4.13</b> | <b><u>Licensed Discharges to controlled waters</u></b> | 0                        | 0     | 0       | 1        | -         |
| 34        | 4.14        | Pollutant release to surface waters (Red List)         | 0                        | 0     | 0       | 0        | -         |
| 35        | 4.15        | Pollutant release to public sewer                      | 0                        | 0     | 0       | 0        | -         |
| 35        | 4.16        | List 1 Dangerous Substances                            | 0                        | 0     | 0       | 0        | -         |
| 35        | 4.17        | List 2 Dangerous Substances                            | 0                        | 0     | 0       | 0        | -         |
| <b>35</b> | <b>4.18</b> | <b><u>Pollution Incidents (EA/NRW)</u></b>             | 0                        | 0     | 8       | 3        | -         |
| 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 |
| <b>38</b> | <b>5.1</b>  | <b><u>Superficial aquifer</u></b>                      | Identified (within 500m) |       |         |          |           |
| <b>40</b> | <b>5.2</b>  | <b><u>Bedrock aquifer</u></b>                          | Identified (within 500m) |       |         |          |           |
| <b>42</b> | <b>5.3</b>  | <b><u>Groundwater vulnerability</u></b>                | Identified (within 50m)  |       |         |          |           |
| 43        | 5.4         | Groundwater vulnerability- soluble rock risk           | None (within 0m)         |       |         |          |           |
| 43        | 5.5         | Groundwater vulnerability- local information           | None (within 0m)         |       |         |          |           |
| <b>44</b> | <b>5.6</b>  | <b><u>Groundwater abstractions</u></b>                 | 0                        | 0     | 0       | 0        | 11        |
| <b>47</b> | <b>5.7</b>  | <b><u>Surface water abstractions</u></b>               | 0                        | 0     | 0       | 0        | 2         |
| 48        | 5.8         | Potable abstractions                                   | 0                        | 0     | 0       | 0        | 0         |
| 48        | 5.9         | Source Protection Zones                                | 0                        | 0     | 0       | 0        | -         |
| 48        | 5.10        | Source Protection Zones (confined aquifer)             | 0                        | 0     | 0       | 0        | -         |
| Page      | Section     | Hydrology                                              | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| <b>49</b> | <b>6.1</b>  | <b><u>Water Network (OS MasterMap)</u></b>             | 0                        | 0     | 9       | -        | -         |



| <b>50</b> | <b>6.2</b>   | <b><u>Surface water features</u></b>            | 0                                      | 0     | 4       | -        | -         |
|-----------|--------------|-------------------------------------------------|----------------------------------------|-------|---------|----------|-----------|
| <b>51</b> | <b>6.3</b>   | <b><u>WFD Surface water body catchments</u></b> | 1                                      | -     | -       | -        | -         |
| <b>51</b> | <b>6.4</b>   | <b><u>WFD Surface water bodies</u></b>          | 0                                      | 0     | 1       | -        | -         |
| <b>51</b> | <b>6.5</b>   | <b><u>WFD Groundwater bodies</u></b>            | 1                                      | -     | -       | -        | -         |
| Page      | Section      | River and coastal flooding                      | On site                                | 0-50m | 50-250m | 250-500m | 500-2000m |
| 53        | 7.1          | Risk of flooding from rivers and the sea        | None (within 50m)                      |       |         |          |           |
| 53        | 7.2          | Historical Flood Events                         | 0                                      | 0     | 0       | -        | -         |
| 53        | 7.3          | Flood Defences                                  | 0                                      | 0     | 0       | -        | -         |
| 54        | 7.4          | Areas Benefiting from Flood Defences            | 0                                      | 0     | 0       | -        | -         |
| 54        | 7.5          | Flood Storage Areas                             | 0                                      | 0     | 0       | -        | -         |
| 55        | 7.6          | Flood Zone 2                                    | None (within 50m)                      |       |         |          |           |
| 55        | 7.7          | Flood Zone 3                                    | None (within 50m)                      |       |         |          |           |
| Page      | Section      | Surface water flooding                          |                                        |       |         |          |           |
| <b>56</b> | <b>8.1</b>   | <b><u>Surface water flooding</u></b>            | 1 in 30 year, 0.1m - 0.3m (within 50m) |       |         |          |           |
| Page      | Section      | Groundwater flooding                            |                                        |       |         |          |           |
| <b>58</b> | <b>9.1</b>   | <b><u>Groundwater flooding</u></b>              | Moderate-High (within 50m)             |       |         |          |           |
| Page      | Section      | Environmental designations                      | On site                                | 0-50m | 50-250m | 250-500m | 500-2000m |
| 59        | 10.1         | Sites of Special Scientific Interest (SSSI)     | 0                                      | 0     | 0       | 0        | 0         |
| 60        | 10.2         | Conserved wetland sites (Ramsar sites)          | 0                                      | 0     | 0       | 0        | 0         |
| 60        | 10.3         | Special Areas of Conservation (SAC)             | 0                                      | 0     | 0       | 0        | 0         |
| 60        | 10.4         | Special Protection Areas (SPA)                  | 0                                      | 0     | 0       | 0        | 0         |
| 60        | 10.5         | National Nature Reserves (NNR)                  | 0                                      | 0     | 0       | 0        | 0         |
| <b>61</b> | <b>10.6</b>  | <b><u>Local Nature Reserves (LNR)</u></b>       | 0                                      | 0     | 0       | 0        | 1         |
| 61        | 10.7         | Designated Ancient Woodland                     | 0                                      | 0     | 0       | 0        | 0         |
| 61        | 10.8         | Biosphere Reserves                              | 0                                      | 0     | 0       | 0        | 0         |
| 61        | 10.9         | Forest Parks                                    | 0                                      | 0     | 0       | 0        | 0         |
| 62        | 10.10        | Marine Conservation Zones                       | 0                                      | 0     | 0       | 0        | 0         |
| <b>62</b> | <b>10.11</b> | <b><u>Green Belt</u></b>                        | 0                                      | 0     | 0       | 0        | 2         |
| 62        | 10.12        | Proposed Ramsar sites                           | 0                                      | 0     | 0       | 0        | 0         |



| 62        | 10.13               | Possible Special Areas of Conservation (pSAC)  | 0                              | 0     | 0       | 0        | 0         |
|-----------|---------------------|------------------------------------------------|--------------------------------|-------|---------|----------|-----------|
| 63        | 10.14               | Potential Special Protection Areas (pSPA)      | 0                              | 0     | 0       | 0        | 0         |
| 63        | 10.15               | Nitrate Sensitive Areas                        | 0                              | 0     | 0       | 0        | 0         |
| 63        | 10.16               | Nitrate Vulnerable Zones                       | 0                              | 0     | 0       | 0        | 0         |
| <b>64</b> | <b><u>10.17</u></b> | <b><u>SSSI Impact Risk Zones</u></b>           | <b>1</b>                       | -     | -       | -        | -         |
| 65        | 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 |
| 66        | 11.1                | World Heritage Sites                           | 0                              | 0     | 0       | -        | -         |
| 67        | 11.2                | Area of Outstanding Natural Beauty             | 0                              | 0     | 0       | -        | -         |
| 67        | 11.3                | National Parks                                 | 0                              | 0     | 0       | -        | -         |
| <b>67</b> | <b><u>11.4</u></b>  | <b><u>Listed Buildings</u></b>                 | 0                              | 0     | 3       | -        | -         |
| <b>68</b> | <b><u>11.5</u></b>  | <b><u>Conservation Areas</u></b>               | 0                              | 0     | 1       | -        | -         |
| 68        | 11.6                | Scheduled Ancient Monuments                    | 0                              | 0     | 0       | -        | -         |
| 68        | 11.7                | Registered Parks and Gardens                   | 0                              | 0     | 0       | -        | -         |
| Page      | Section             | Agricultural designations                      | On site                        | 0-50m | 50-250m | 250-500m | 500-2000m |
| <b>69</b> | <b><u>12.1</u></b>  | <b><u>Agricultural Land Classification</u></b> | Non Agricultural (within 250m) |       |         |          |           |
| 70        | 12.2                | Open Access Land                               | 0                              | 0     | 0       | -        | -         |
| 70        | 12.3                | Tree Felling Licences                          | 0                              | 0     | 0       | -        | -         |
| 70        | 12.4                | Environmental Stewardship Schemes              | 0                              | 0     | 0       | -        | -         |
| 70        | 12.5                | Countryside Stewardship Schemes                | 0                              | 0     | 0       | -        | -         |
| Page      | Section             | Habitat designations                           | On site                        | 0-50m | 50-250m | 250-500m | 500-2000m |
| <b>71</b> | <b><u>13.1</u></b>  | <b><u>Priority Habitat Inventory</u></b>       | 0                              | 0     | 18      | -        | -         |
| 72        | 13.2                | Habitat Networks                               | 0                              | 0     | 0       | -        | -         |
| 72        | 13.3                | Open Mosaic Habitat                            | 0                              | 0     | 0       | -        | -         |
| 73        | 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 |
| <b>74</b> | <b><u>14.1</u></b>  | <b><u>10k Availability</u></b>                 | Identified (within 500m)       |       |         |          |           |
| <b>75</b> | <b><u>14.2</u></b>  | <b><u>Artificial and made ground (10k)</u></b> | 1                              | 1     | 3       | 4        | -         |
| <b>77</b> | <b><u>14.3</u></b>  | <b><u>Superficial geology (10k)</u></b>        | 1                              | 0     | 0       | 0        | -         |

| 78        | 14.4        | Landslip (10k)                                     | 0                        | 0     | 0       | 0        | -         |
|-----------|-------------|----------------------------------------------------|--------------------------|-------|---------|----------|-----------|
| <b>79</b> | <b>14.5</b> | <b><u>Bedrock geology (10k)</u></b>                | 1                        | 0     | 1       | 0        | -         |
| 80        | 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 |
| <b>81</b> | <b>15.1</b> | <b><u>50k Availability</u></b>                     | Identified (within 500m) |       |         |          |           |
| <b>82</b> | <b>15.2</b> | <b><u>Artificial and made ground (50k)</u></b>     | 1                        | 0     | 1       | 1        | -         |
| <b>83</b> | <b>15.3</b> | <b><u>Artificial ground permeability (50k)</u></b> | 1                        | 0     | -       | -        | -         |
| <b>84</b> | <b>15.4</b> | <b><u>Superficial geology (50k)</u></b>            | 1                        | 0     | 0       | 0        | -         |
| <b>85</b> | <b>15.5</b> | <b><u>Superficial permeability (50k)</u></b>       | Identified (within 50m)  |       |         |          |           |
| 85        | 15.6        | Landslip (50k)                                     | 0                        | 0     | 0       | 0        | -         |
| 85        | 15.7        | Landslip permeability (50k)                        | None (within 50m)        |       |         |          |           |
| <b>86</b> | <b>15.8</b> | <b><u>Bedrock geology (50k)</u></b>                | 1                        | 0     | 1       | 0        | -         |
| <b>87</b> | <b>15.9</b> | <b><u>Bedrock permeability (50k)</u></b>           | Identified (within 50m)  |       |         |          |           |
| 87        | 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 |
| <b>88</b> | <b>16.1</b> | <b><u>BGS Boreholes</u></b>                        | 0                        | 0     | 11      | -        | -         |
| Page      | Section     | Natural ground subsidence                          |                          |       |         |          |           |
| <b>90</b> | <b>17.1</b> | <b><u>Shrink swell clays</u></b>                   | Very low (within 50m)    |       |         |          |           |
| <b>91</b> | <b>17.2</b> | <b><u>Running sands</u></b>                        | Very low (within 50m)    |       |         |          |           |
| <b>92</b> | <b>17.3</b> | <b><u>Compressible deposits</u></b>                | Very low (within 50m)    |       |         |          |           |
| <b>94</b> | <b>17.4</b> | <b><u>Collapsible deposits</u></b>                 | Very low (within 50m)    |       |         |          |           |
| <b>95</b> | <b>17.5</b> | <b><u>Landslides</u></b>                           | Very low (within 50m)    |       |         |          |           |
| <b>96</b> | <b>17.6</b> | <b><u>Ground dissolution of soluble rocks</u></b>  | Negligible (within 50m)  |       |         |          |           |
| Page      | Section     | Mining, ground workings and natural cavities       | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| 97        | 18.1        | Natural cavities                                   | 0                        | 0     | 0       | 0        | -         |
| 98        | 18.2        | BritPits                                           | 0                        | 0     | 0       | 0        | -         |
| <b>98</b> | <b>18.3</b> | <b><u>Surface ground workings</u></b>              | 13                       | 10    | 19      | -        | -         |
| 100       | 18.4        | Underground workings                               | 0                        | 0     | 0       | 0        | 0         |
| 100       | 18.5        | Historical Mineral Planning Areas                  | 0                        | 0     | 0       | 0        | -         |



| 100               | 18.6               | Non-coal mining                                       | 0                        | 0     | 0       | 0        | 0         |
|-------------------|--------------------|-------------------------------------------------------|--------------------------|-------|---------|----------|-----------|
| 100               | 18.7               | Mining cavities                                       | 0                        | 0     | 0       | 0        | 0         |
| <b><u>100</u></b> | <b><u>18.8</u></b> | <b><u>JPB mining areas</u></b>                        | Identified (within 0m)   |       |         |          |           |
| <b><u>101</u></b> | <b><u>18.9</u></b> | <b><u>Coal mining</u></b>                             | Identified (within 0m)   |       |         |          |           |
| 101               | 18.10              | Brine areas                                           | None (within 0m)         |       |         |          |           |
| 101               | 18.11              | Gypsum areas                                          | None (within 0m)         |       |         |          |           |
| 102               | 18.12              | Tin mining                                            | None (within 0m)         |       |         |          |           |
| 102               | 18.13              | Clay mining                                           | None (within 0m)         |       |         |          |           |
| Page              | Section            | Radon                                                 |                          |       |         |          |           |
| <b><u>103</u></b> | <b><u>19.1</u></b> | <b><u>Radon</u></b>                                   | Less than 1% (within 0m) |       |         |          |           |
| Page              | Section            | Soil chemistry                                        | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| <b><u>104</u></b> | <b><u>20.1</u></b> | <b><u>BGS Estimated Background Soil Chemistry</u></b> | 1                        | 0     | -       | -        | -         |
| <b><u>104</u></b> | <b><u>20.2</u></b> | <b><u>BGS Estimated Urban Soil Chemistry</u></b>      | 3                        | 5     | -       | -        | -         |
| 105               | 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 |
| 106               | 21.1               | Underground railways (London)                         | 0                        | 0     | 0       | -        | -         |
| 106               | 21.2               | Underground railways (Non-London)                     | 0                        | 0     | 0       | -        | -         |
| 107               | 21.3               | Railway tunnels                                       | 0                        | 0     | 0       | -        | -         |
| <b><u>107</u></b> | <b><u>21.4</u></b> | <b><u>Historical railway and tunnel features</u></b>  | 15                       | 4     | 4       | -        | -         |
| 108               | 21.5               | Royal Mail tunnels                                    | 0                        | 0     | 0       | -        | -         |
| <b><u>108</u></b> | <b><u>21.6</u></b> | <b><u>Historical railways</u></b>                     | 0                        | 0     | 2       | -        | -         |
| 109               | 21.7               | Railways                                              | 0                        | 0     | 0       | -        | -         |
| 109               | 21.8               | Crossrail 1                                           | 0                        | 0     | 0       | 0        | -         |
| 109               | 21.9               | Crossrail 2                                           | 0                        | 0     | 0       | 0        | -         |
| 109               | 21.10              | HS2                                                   | 0                        | 0     | 0       | 0        | -         |



## Recent aerial photograph



Capture Date: 22/04/2019

Site Area: 0.34ha



## Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 0.34ha



## Recent site history - 2009 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2022. All Rights Reserved.

Capture Date: 02/06/2009

Site Area: 0.34ha



## Recent site history - 2000 aerial photograph

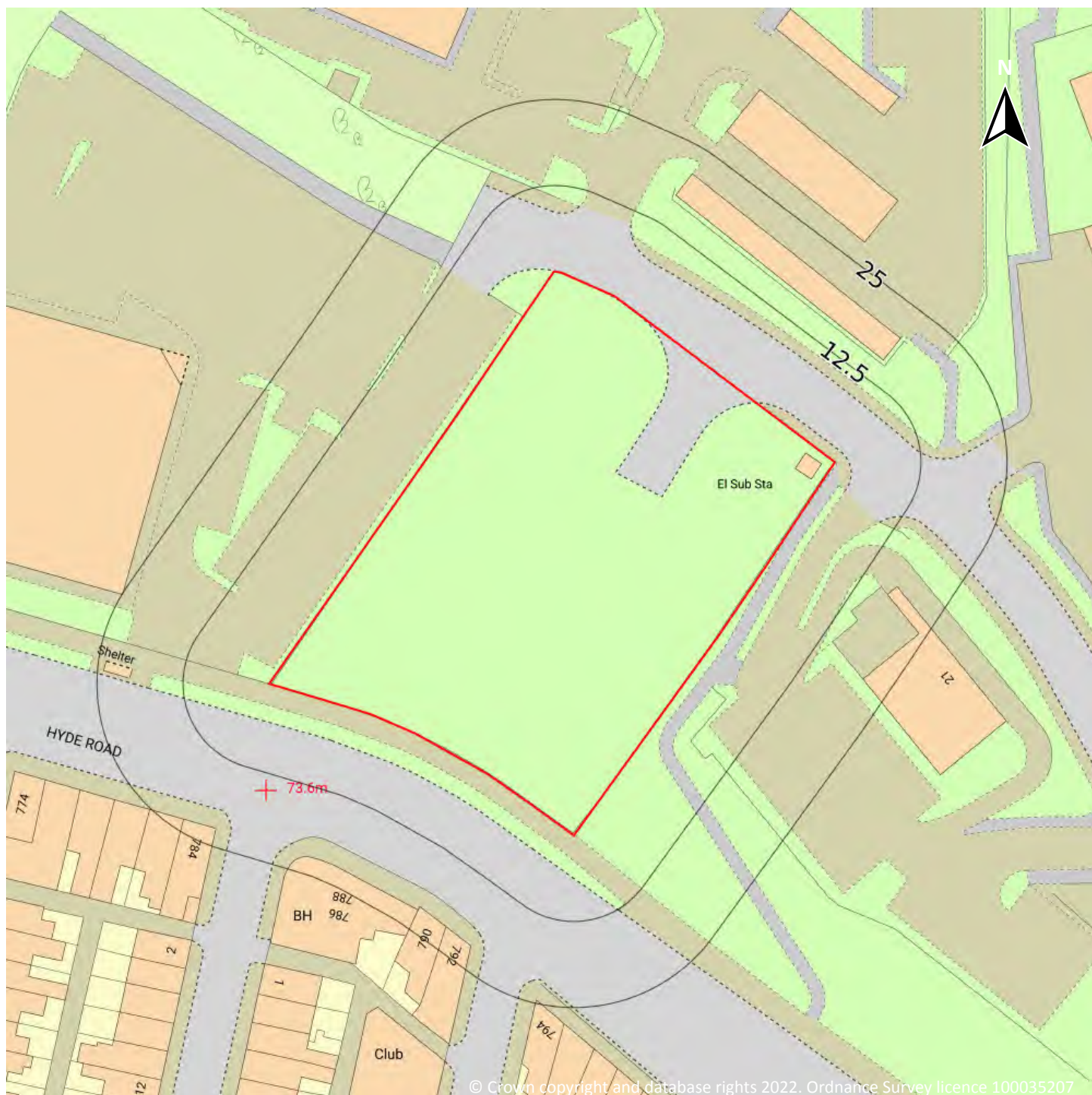


Capture Date: 19/06/2000

Site Area: 0.34ha



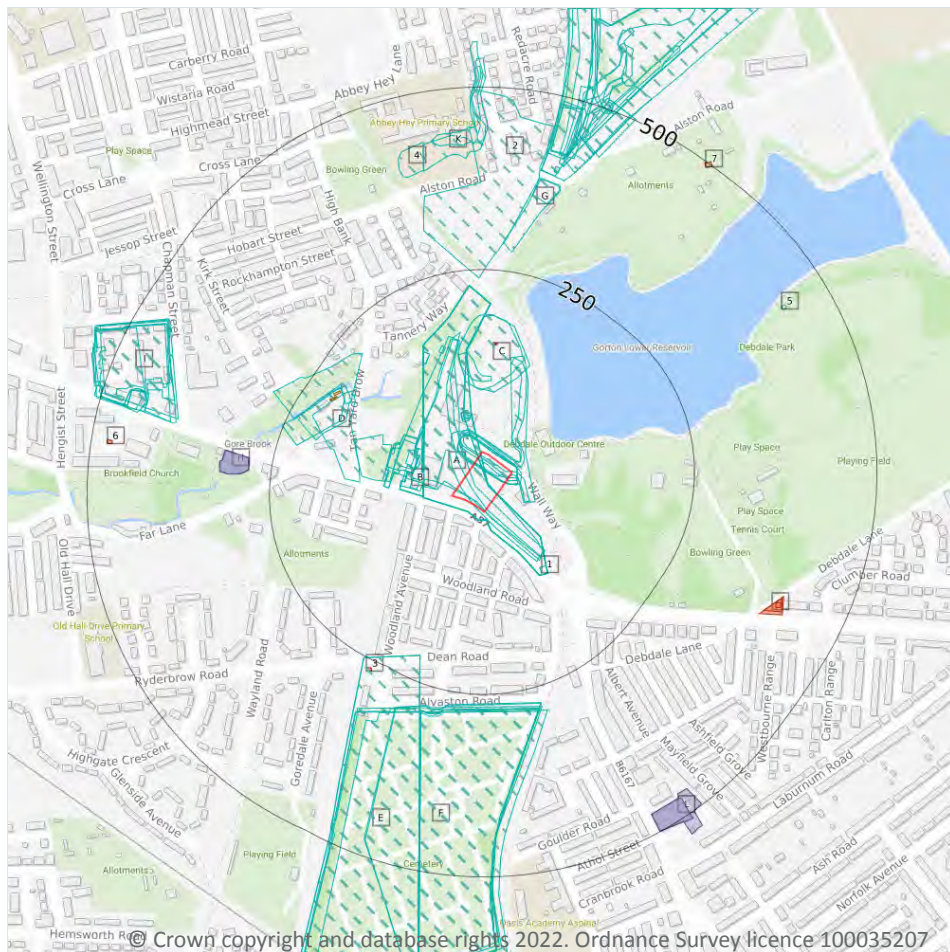
## OS MasterMap site plan



Site Area: 0.34ha



## 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

86

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 |
|----|----------|-----------------|---------------|----------|
| A  | On site  | Railway Sidings | 1918          | 864953   |



| ID | Location | Land use                    | Dates present | Group ID |
|----|----------|-----------------------------|---------------|----------|
| A  | On site  | Unspecified Heap            | 1906          | 876556   |
| A  | On site  | Railway Sidings             | 1938 - 1968   | 892485   |
| A  | On site  | Railway Sidings             | 1923          | 900788   |
| A  | On site  | Railway Sidings             | 1892          | 901316   |
| A  | On site  | Unspecified Pit             | 1907          | 920781   |
| A  | On site  | Unspecified Ground Workings | 1938          | 923951   |
| A  | On site  | Unspecified Pit             | 1892 - 1985   | 940835   |
| A  | On site  | Railway Sidings             | 1906          | 947161   |
| A  | On site  | Railway Sidings             | 1938          | 952332   |
| A  | On site  | Unspecified Pit             | 1934          | 962593   |
| A  | On site  | Railway Sidings             | 1934          | 964506   |
| A  | On site  | Unspecified Heap            | 1918 - 1938   | 974868   |
| A  | On site  | Railway Sidings             | 1934          | 980919   |
| A  | On site  | Railway Sidings             | 1907          | 989102   |
| B  | 39m W    | Railway Sidings             | 1938          | 965609   |
| B  | 39m W    | Railway Sidings             | 1915          | 987279   |
| A  | 47m N    | Railway Building            | 1934 - 1938   | 886798   |
| A  | 49m N    | Railway Building            | 1918          | 955575   |
| B  | 49m W    | Railway Building            | 1907          | 820451   |
| A  | 50m N    | Railway Building            | 1923          | 902689   |
| B  | 60m NW   | Railway Station             | 1956 - 1968   | 911352   |
| B  | 62m NW   | Railway Station             | 1890          | 863797   |
| B  | 62m NW   | Railway Station             | 1905 - 1938   | 867389   |
| B  | 68m NW   | Railway Station             | 1938          | 844867   |
| C  | 84m N    | Unspecified Heap            | 1991          | 804165   |
| C  | 85m N    | Unspecified Ground Workings | 1956 - 1968   | 848227   |
| B  | 87m W    | Railway Station             | 1978          | 954694   |
| B  | 93m W    | Leather Works               | 1938          | 833903   |



| ID | Location | Land use                    | Dates present | Group ID |
|----|----------|-----------------------------|---------------|----------|
| C  | 97m N    | Unspecified Ground Workings | 1907          | 977126   |
| 1  | 108m SE  | Railway Building            | 1934 - 1938   | 862088   |
| D  | 128m W   | Tannery                     | 1851          | 842303   |
| C  | 144m NW  | Railway Building            | 1923          | 964696   |
| C  | 144m NW  | Railway Building            | 1918          | 974334   |
| C  | 145m N   | Railway Building            | 1918          | 820450   |
| D  | 178m NW  | Leather Works               | 1907 - 1915   | 845639   |
| D  | 184m NW  | Leather Works               | 1923          | 965649   |
| D  | 187m NW  | Unspecified Works           | 1968          | 830552   |
| E  | 215m SW  | Cemetery                    | 1905          | 905880   |
| E  | 215m SW  | Cemetery                    | 1915          | 972492   |
| 2  | 239m N   | Refuse Heap                 | 1934 - 1938   | 874948   |
| F  | 263m S   | Cemetery                    | 1907          | 943247   |
| F  | 264m S   | Cemetery                    | 1938          | 950222   |
| F  | 267m S   | Cemetery                    | 1956 - 1978   | 886218   |
| F  | 271m S   | Cemetery                    | 1923          | 884698   |
| F  | 271m S   | Cemetery                    | 1906          | 912413   |
| F  | 271m S   | Cemetery                    | 1918          | 920741   |
| F  | 271m S   | Cemetery                    | 1938          | 940474   |
| F  | 271m S   | Cemetery                    | 1923 - 1934   | 982841   |
| F  | 273m S   | Cemetery                    | 1985 - 1991   | 981507   |
| F  | 274m S   | Cemetery                    | 1934          | 957811   |
| G  | 277m N   | Cuttings                    | 1906 - 1923   | 927118   |
| E  | 287m S   | Cemetery                    | 1938          | 934852   |
| G  | 351m N   | Cuttings                    | 1934 - 1938   | 985574   |
| G  | 388m N   | Cuttings                    | 1906 - 1938   | 961394   |
| I  | 389m W   | Unspecified Works           | 1968 - 1978   | 949370   |
| 4  | 390m N   | Unspecified Pit             | 1905          | 840710   |



| ID | Location | Land use                    | Dates present | Group ID |
|----|----------|-----------------------------|---------------|----------|
| G  | 391m N   | Cuttings                    | 1892          | 903302   |
| I  | 391m W   | Unspecified Works           | 1934 - 1938   | 932455   |
| K  | 393m N   | Unspecified Ground Workings | 1906          | 966521   |
| G  | 395m N   | Railway Building            | 1892 - 1906   | 855260   |
| I  | 399m W   | Unspecified Works           | 1923          | 983423   |
| I  | 402m W   | Unspecified Works           | 1915          | 978272   |
| G  | 403m N   | Cuttings                    | 1906 - 1938   | 981960   |
| G  | 407m N   | Brick Works                 | 1906          | 864155   |
| G  | 407m N   | Brick Works                 | 1923          | 871507   |
| I  | 414m W   | Sawmills                    | 1938          | 950336   |
| G  | 416m N   | Cuttings                    | 1934 - 1938   | 919974   |
| I  | 416m W   | Sawmills                    | 1905 - 1907   | 973020   |
| K  | 421m N   | Unspecified Ground Workings | 1918 - 1923   | 844930   |
| G  | 421m N   | Cuttings                    | 1985 - 1991   | 877154   |
| G  | 422m N   | Cuttings                    | 1892 - 1906   | 847153   |
| G  | 423m N   | Cuttings                    | 1956 - 1978   | 938269   |
| G  | 423m N   | Cuttings                    | 1918          | 967070   |
| G  | 423m N   | Clay Pit                    | 1918 - 1923   | 979574   |
| 5  | 433m NE  | Air Valve                   | 1934          | 835628   |
| G  | 434m N   | Cuttings                    | 1985          | 894852   |
| I  | 436m W   | Police Station              | 1915 - 1923   | 850134   |
| I  | 437m W   | Sawmills                    | 1890          | 951692   |
| G  | 437m N   | Cuttings                    | 1978          | 961374   |
| G  | 451m N   | Unspecified Heap            | 1991          | 804166   |
| G  | 484m N   | Cuttings                    | 1906          | 928396   |
| G  | 493m N   | Unspecified Ground Workings | 1934          | 926366   |
| G  | 495m N   | Unspecified Ground Workings | 1934 - 1938   | 918209   |
| G  | 496m N   | Unspecified Ground Workings | 1906          | 978509   |



| ID | Location | Land use    | Dates present | Group ID |
|----|----------|-------------|---------------|----------|
| G  | 497m N   | Brick Works | 1918          | 923629   |

*This data is sourced from Ordnance Survey / Groundsure.*

## 1.2 Historical tanks

### Records within 500m

**3**

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 |
|----|----------|------------------|---------------|----------|
| D  | 206m NW  | Tanks            | 1933          | 107101   |
| D  | 206m NW  | Unspecified Tank | 1922          | 116493   |
| D  | 206m NW  | Tanks            | 1952          | 138786   |

*This data is sourced from Ordnance Survey / Groundsure.*

## 1.3 Historical energy features

### Records within 500m

**8**

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 |
|----|----------|------------------------|---------------|----------|
| C  | 148m N   | Electricity Substation | 1950          | 73035    |
| C  | 148m N   | Electricity Substation | 1950          | 76655    |
| 3  | 261m SW  | Electricity Substation | 1983 - 1998   | 78442    |
| J  | 390m SE  | Electricity Substation | 1952          | 83679    |



| ID | Location | Land use               | Dates present | Group ID |
|----|----------|------------------------|---------------|----------|
| J  | 393m SE  | Electricity Substation | 1991          | 66460    |
| J  | 403m SE  | Electricity Substation | 1952 - 1975   | 68636    |
| 6  | 471m W   | Electricity Substation | 1989 - 1992   | 76192    |
| 7  | 493m NE  | Electricity Substation | 1984          | 62287    |

*This data is sourced from Ordnance Survey / Groundsure.*

## 1.4 Historical petrol stations

|                            |          |
|----------------------------|----------|
| <b>Records within 500m</b> | <b>0</b> |
|----------------------------|----------|

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

|                            |          |
|----------------------------|----------|
| <b>Records within 500m</b> | <b>4</b> |
|----------------------------|----------|

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 |
|----|----------|----------|---------------|----------|
| H  | 280m W   | Garage   | 1972 - 1992   | 26499    |
| H  | 281m W   | Garage   | 1989          | 22150    |
| L  | 468m SE  | Garage   | 1975          | 22186    |
| L  | 473m SE  | Garage   | 1983 - 1991   | 26699    |

*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

### 2.1 Historical industrial land uses

Records within 500m

134

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 |
|----|----------|------------------|------|----------|
| A  | On site  | Unspecified Pit  | 1907 | 920781   |
| A  | On site  | Unspecified Pit  | 1892 | 940835   |
| A  | On site  | Unspecified Heap | 1938 | 974868   |



| ID | Location | Land Use                    | Date | Group ID |
|----|----------|-----------------------------|------|----------|
| A  | On site  | Unspecified Heap            | 1934 | 974868   |
| A  | On site  | Unspecified Heap            | 1906 | 876556   |
| A  | On site  | Railway Sidings             | 1907 | 989102   |
| A  | On site  | Railway Sidings             | 1938 | 952332   |
| A  | On site  | Railway Sidings             | 1934 | 964506   |
| A  | On site  | Railway Sidings             | 1906 | 947161   |
| A  | On site  | Railway Sidings             | 1892 | 901316   |
| A  | On site  | Railway Sidings             | 1938 | 892485   |
| A  | On site  | Unspecified Ground Workings | 1938 | 923951   |
| A  | On site  | Railway Sidings             | 1934 | 980919   |
| A  | On site  | Unspecified Pit             | 1934 | 962593   |
| A  | On site  | Railway Sidings             | 1923 | 900788   |
| A  | On site  | Unspecified Heap            | 1923 | 974868   |
| A  | On site  | Unspecified Pit             | 1956 | 940835   |
| A  | On site  | Unspecified Pit             | 1985 | 940835   |
| A  | On site  | Unspecified Pit             | 1978 | 940835   |
| A  | On site  | Railway Sidings             | 1968 | 892485   |
| A  | On site  | Unspecified Pit             | 1968 | 940835   |
| A  | On site  | Railway Sidings             | 1918 | 864953   |
| A  | On site  | Unspecified Heap            | 1918 | 974868   |
| A  | 39m W    | Railway Sidings             | 1938 | 965609   |
| A  | 39m W    | Railway Sidings             | 1934 | 964506   |
| A  | 39m W    | Railway Sidings             | 1915 | 987279   |
| A  | 47m N    | Railway Building            | 1938 | 886798   |
| A  | 47m N    | Railway Building            | 1934 | 886798   |
| A  | 49m N    | Railway Building            | 1918 | 955575   |
| A  | 49m W    | Railway Building            | 1907 | 820451   |
| A  | 50m N    | Railway Building            | 1923 | 902689   |

| ID | Location | Land Use                    | Date | Group ID |
|----|----------|-----------------------------|------|----------|
| A  | 60m NW   | Railway Station             | 1968 | 911352   |
| A  | 62m NW   | Railway Station             | 1938 | 867389   |
| A  | 62m NW   | Railway Station             | 1934 | 867389   |
| A  | 62m NW   | Railway Station             | 1915 | 867389   |
| A  | 62m NW   | Railway Station             | 1905 | 867389   |
| A  | 62m NW   | Railway Station             | 1890 | 863797   |
| A  | 62m NW   | Railway Station             | 1956 | 911352   |
| A  | 62m NW   | Railway Station             | 1923 | 867389   |
| A  | 62m NW   | Railway Station             | 1907 | 867389   |
| A  | 68m NW   | Railway Station             | 1938 | 844867   |
| B  | 84m N    | Unspecified Heap            | 1991 | 804165   |
| B  | 85m N    | Unspecified Ground Workings | 1956 | 848227   |
| B  | 85m N    | Unspecified Ground Workings | 1968 | 848227   |
| A  | 87m W    | Railway Station             | 1978 | 954694   |
| A  | 93m W    | Leather Works               | 1938 | 833903   |
| B  | 97m N    | Unspecified Ground Workings | 1907 | 977126   |
| C  | 108m SE  | Railway Building            | 1938 | 862088   |
| C  | 108m SE  | Railway Building            | 1934 | 862088   |
| D  | 128m W   | Tannery                     | 1851 | 842303   |
| B  | 144m NW  | Railway Building            | 1923 | 964696   |
| B  | 144m NW  | Railway Building            | 1918 | 974334   |
| B  | 145m N   | Railway Building            | 1918 | 820450   |
| D  | 178m NW  | Leather Works               | 1915 | 845639   |
| D  | 182m NW  | Leather Works               | 1907 | 845639   |
| D  | 184m NW  | Leather Works               | 1923 | 965649   |
| D  | 187m NW  | Unspecified Works           | 1968 | 830552   |
| E  | 215m SW  | Cemetery                    | 1905 | 905880   |
| F  | 239m N   | Refuse Heap                 | 1938 | 874948   |

| ID | Location | Land Use          | Date | Group ID |
|----|----------|-------------------|------|----------|
| F  | 239m N   | Refuse Heap       | 1934 | 874948   |
| E  | 263m S   | Cemetery          | 1907 | 943247   |
| E  | 264m S   | Cemetery          | 1938 | 950222   |
| E  | 267m S   | Cemetery          | 1956 | 886218   |
| E  | 267m S   | Cemetery          | 1978 | 886218   |
| E  | 267m S   | Cemetery          | 1968 | 886218   |
| E  | 271m S   | Cemetery          | 1923 | 884698   |
| E  | 271m S   | Cemetery          | 1918 | 920741   |
| E  | 271m S   | Cemetery          | 1938 | 940474   |
| E  | 271m S   | Cemetery          | 1934 | 982841   |
| E  | 271m S   | Cemetery          | 1906 | 912413   |
| E  | 273m S   | Cemetery          | 1985 | 981507   |
| E  | 273m S   | Cemetery          | 1991 | 981507   |
| E  | 274m S   | Cemetery          | 1934 | 957811   |
| H  | 277m N   | Cuttings          | 1923 | 927118   |
| H  | 277m N   | Cuttings          | 1918 | 927118   |
| H  | 277m N   | Cuttings          | 1906 | 927118   |
| E  | 286m S   | Cemetery          | 1923 | 982841   |
| E  | 287m S   | Cemetery          | 1938 | 934852   |
| E  | 287m S   | Cemetery          | 1934 | 982841   |
| E  | 287m S   | Cemetery          | 1915 | 972492   |
| H  | 351m N   | Cuttings          | 1938 | 985574   |
| H  | 351m N   | Cuttings          | 1934 | 985574   |
| H  | 388m N   | Cuttings          | 1918 | 961394   |
| H  | 388m N   | Cuttings          | 1938 | 961394   |
| H  | 388m N   | Cuttings          | 1934 | 961394   |
| H  | 388m N   | Cuttings          | 1906 | 961394   |
| J  | 389m W   | Unspecified Works | 1978 | 949370   |



| ID | Location | Land Use                    | Date | Group ID |
|----|----------|-----------------------------|------|----------|
| J  | 389m W   | Unspecified Works           | 1968 | 949370   |
| 1  | 390m N   | Unspecified Pit             | 1905 | 840710   |
| H  | 391m N   | Cuttings                    | 1892 | 903302   |
| J  | 391m W   | Unspecified Works           | 1938 | 932455   |
| J  | 391m W   | Unspecified Works           | 1934 | 932455   |
| L  | 393m N   | Unspecified Ground Workings | 1906 | 966521   |
| H  | 395m N   | Railway Building            | 1906 | 855260   |
| H  | 397m N   | Railway Building            | 1892 | 855260   |
| J  | 399m W   | Unspecified Works           | 1923 | 983423   |
| J  | 402m W   | Unspecified Works           | 1915 | 978272   |
| H  | 403m N   | Cuttings                    | 1923 | 961394   |
| H  | 403m N   | Cuttings                    | 1938 | 981960   |
| H  | 403m N   | Cuttings                    | 1934 | 981960   |
| H  | 407m N   | Brick Works                 | 1906 | 864155   |
| H  | 407m N   | Brick Works                 | 1923 | 871507   |
| H  | 408m N   | Cuttings                    | 1918 | 981960   |
| H  | 408m N   | Cuttings                    | 1906 | 981960   |
| J  | 414m W   | Sawmills                    | 1938 | 950336   |
| H  | 416m N   | Cuttings                    | 1934 | 961394   |
| H  | 416m N   | Cuttings                    | 1938 | 919974   |
| H  | 416m N   | Cuttings                    | 1934 | 919974   |
| J  | 416m W   | Sawmills                    | 1907 | 973020   |
| J  | 418m W   | Sawmills                    | 1905 | 973020   |
| L  | 421m N   | Unspecified Ground Workings | 1923 | 844930   |
| H  | 421m N   | Cuttings                    | 1985 | 877154   |
| H  | 421m N   | Cuttings                    | 1991 | 877154   |
| L  | 421m N   | Unspecified Ground Workings | 1918 | 844930   |
| H  | 422m N   | Cuttings                    | 1892 | 847153   |



| ID | Location | Land Use                    | Date | Group ID |
|----|----------|-----------------------------|------|----------|
| H  | 423m N   | Cuttings                    | 1956 | 938269   |
| H  | 423m N   | Cuttings                    | 1978 | 938269   |
| H  | 423m N   | Cuttings                    | 1968 | 938269   |
| H  | 423m N   | Clay Pit                    | 1923 | 979574   |
| H  | 423m N   | Cuttings                    | 1918 | 967070   |
| 2  | 433m NE  | Air Valve                   | 1934 | 835628   |
| H  | 434m N   | Cuttings                    | 1985 | 894852   |
| J  | 436m W   | Police Station              | 1915 | 850134   |
| J  | 437m W   | Sawmills                    | 1890 | 951692   |
| H  | 437m N   | Cuttings                    | 1978 | 961374   |
| J  | 438m W   | Police Station              | 1923 | 850134   |
| H  | 451m N   | Unspecified Heap            | 1991 | 804166   |
| H  | 484m N   | Cuttings                    | 1906 | 928396   |
| H  | 493m N   | Unspecified Ground Workings | 1934 | 926366   |
| H  | 495m N   | Unspecified Ground Workings | 1938 | 918209   |
| H  | 495m N   | Unspecified Ground Workings | 1934 | 918209   |
| H  | 496m N   | Unspecified Ground Workings | 1906 | 978509   |
| H  | 497m N   | Clay Pit                    | 1918 | 979574   |
| H  | 497m N   | Brick Works                 | 1918 | 923629   |

*This data is sourced from Ordnance Survey / Groundsure.*

## 2.2 Historical tanks

### Records within 500m

4

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 |
|----|----------|------------------|------|----------|
| D  | 206m NW  | Unspecified Tank | 1922 | 116493   |



| ID | Location | Land Use | Date | Group ID |
|----|----------|----------|------|----------|
| D  | 206m NW  | Tanks    | 1933 | 107101   |
| D  | 206m NW  | Tanks    | 1952 | 138786   |
| D  | 206m NW  | Tanks    | 1952 | 138786   |

*This data is sourced from Ordnance Survey / Groundsure.*

## 2.3 Historical energy features

### Records within 500m

**13**

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  | 148m N   | Electricity Substation | 1950 | 73035    |
| B  | 148m N   | Electricity Substation | 1950 | 76655    |
| G  | 261m SW  | Electricity Substation | 1983 | 78442    |
| G  | 261m SW  | Electricity Substation | 1983 | 78442    |
| G  | 261m SW  | Electricity Substation | 1991 | 78442    |
| G  | 261m SW  | Electricity Substation | 1998 | 78442    |
| K  | 390m SE  | Electricity Substation | 1952 | 83679    |
| K  | 393m SE  | Electricity Substation | 1991 | 66460    |
| K  | 403m SE  | Electricity Substation | 1975 | 68636    |
| K  | 403m SE  | Electricity Substation | 1952 | 68636    |
| N  | 471m W   | Electricity Substation | 1992 | 76192    |
| N  | 473m W   | Electricity Substation | 1989 | 76192    |
| 3  | 493m NE  | Electricity Substation | 1984 | 62287    |

*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****6**

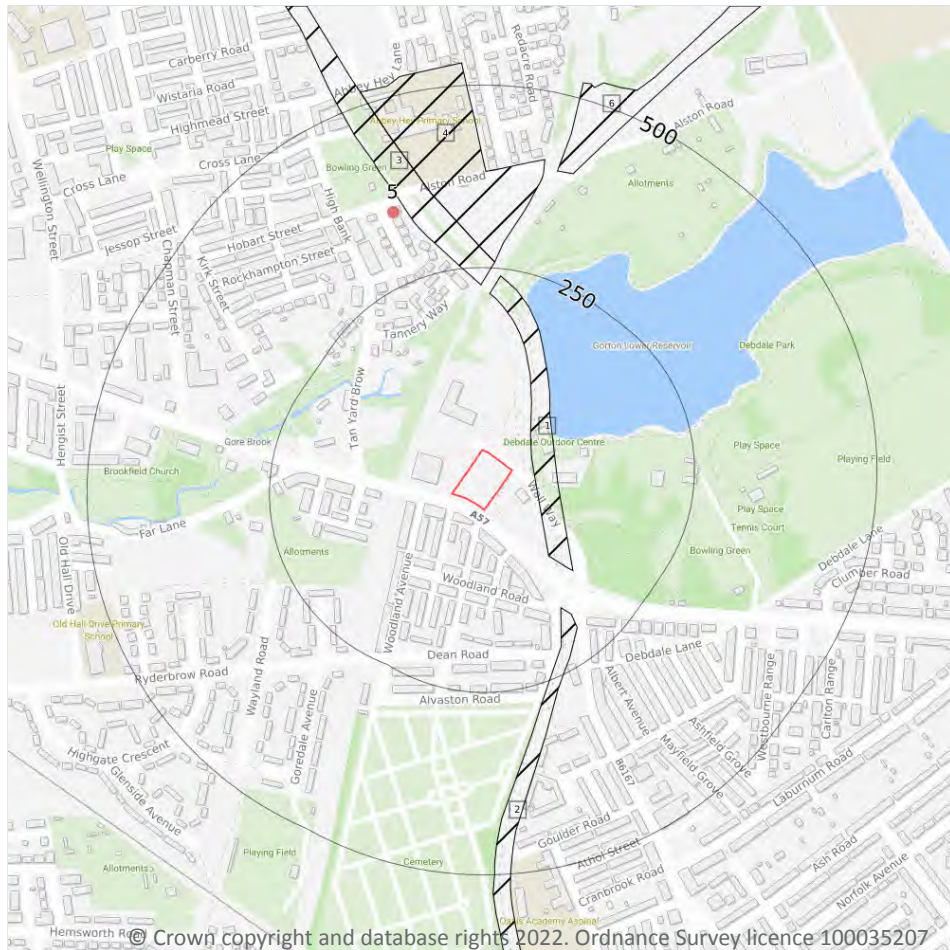
Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

| ID | Location | Land Use | Date | Group ID |
|----|----------|----------|------|----------|
| I  | 280m W   | Garage   | 1992 | 26499    |
| I  | 281m W   | Garage   | 1972 | 26499    |
| I  | 281m W   | Garage   | 1989 | 22150    |
| M  | 468m SE  | Garage   | 1975 | 22186    |
| M  | 473m SE  | Garage   | 1983 | 26699    |
| M  | 473m SE  | Garage   | 1991 | 26699    |

*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

**5**

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 28**

| ID | Location | Details                                                                                  |                                                                                                                                                                                          |                                                                           |
|----|----------|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| 1  | 29m E    | Site Address: Stockport Branch Canal,<br>Greater Manchester<br>Licence Holder Address: - | Waste Licence: -<br>Site Reference: F056<br>Waste Type: -<br>Environmental Permitting Regulations<br>(Waste) Reference: -<br>Licence Issue: -<br>Licence Surrender: -                    | Operator: -<br>Licence Holder: -<br>First Recorded: -<br>Last Recorded: - |
| 2  | 170m SE  | Site Address: Stockport Branch Canal,<br>Greater Manchester<br>Licence Holder Address: - | Waste Licence: -<br>Site Reference: J073<br>Waste Type: -<br>Environmental Permitting Regulations<br>(Waste) Reference: -<br>Licence Issue: -<br>Licence Surrender: -                    | Operator: -<br>Licence Holder: -<br>First Recorded: -<br>Last Recorded: - |
| 3  | 226m N   | Site Address: Stockport Branch Canal,<br>Greater Manchester<br>Licence Holder Address: - | Waste Licence: -<br>Site Reference: F056<br>Waste Type: Inert, Liquid sludge<br>Environmental Permitting Regulations<br>(Waste) Reference: -<br>Licence Issue: -<br>Licence Surrender: - | Operator: -<br>Licence Holder: -<br>First Recorded: -<br>Last Recorded: - |
| 4  | 258m N   | Site Address: High Bank, Gorton,<br>Greater Manchester<br>Licence Holder Address: -      | Waste Licence: -<br>Site Reference: F037<br>Waste Type: -<br>Environmental Permitting Regulations<br>(Waste) Reference: -<br>Licence Issue: -<br>Licence Surrender: -                    | Operator: -<br>Licence Holder: -<br>First Recorded: -<br>Last Recorded: - |



| ID | Location | Details                                                                                                                                  |                                                                                                                                                                                                    |                                                                                                 |
|----|----------|------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| 6  | 395m N   | Site Address: Gorton Disused Railway Cutting, Off Abbey Hey Lane, Abbey Hey, Manchester, Greater Manchester<br>Licence Holder Address: - | Waste Licence: Yes<br>Site Reference: F062, 0827<br>Waste Type: Inert<br>Environmental Permitting Regulations (Waste) Reference: NR1/L/SPH001<br>Licence Issue: 06/03/1996<br>Licence Surrender: - | Operator: Ruleland Limited<br>Licence Holder: SPH Group<br>First Recorded -<br>Last Recorded: - |

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

### 3.5 Historical waste sites

|                            |          |
|----------------------------|----------|
| <b>Records within 500m</b> | <b>0</b> |
|----------------------------|----------|

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

|                            |          |
|----------------------------|----------|
| <b>Records within 500m</b> | <b>0</b> |
|----------------------------|----------|

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

|                            |          |
|----------------------------|----------|
| <b>Records within 500m</b> | <b>1</b> |
|----------------------------|----------|

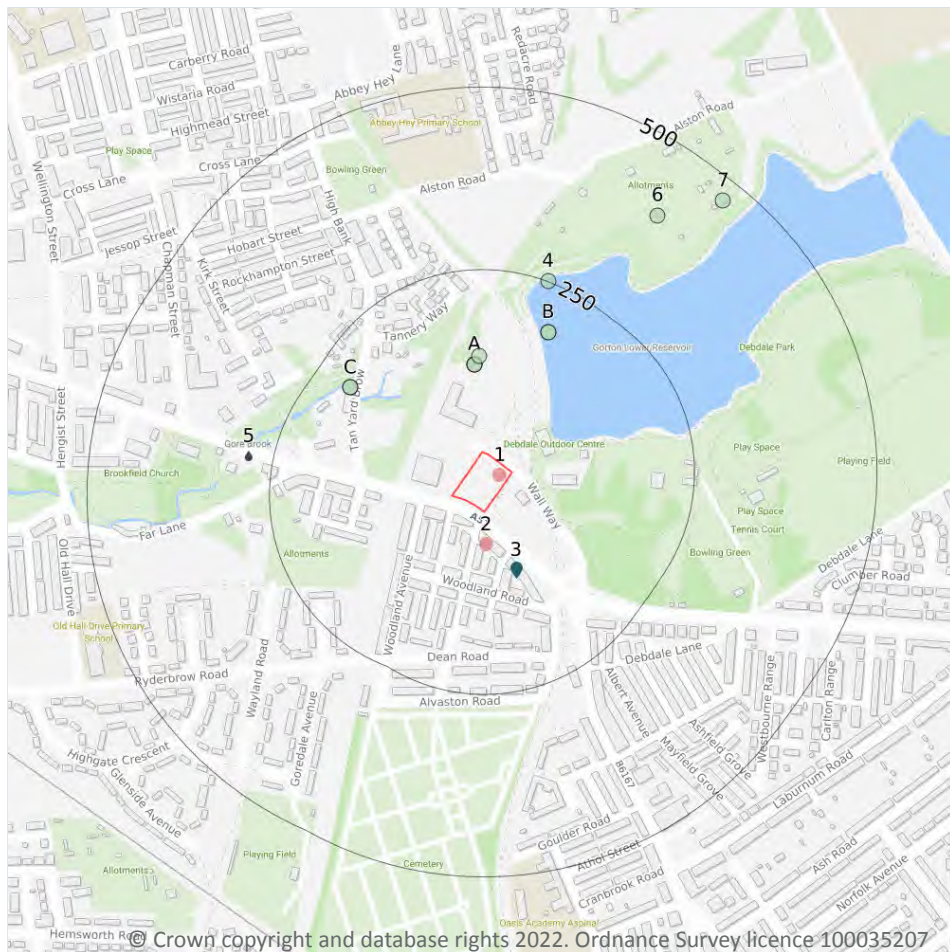
Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 28**

| ID | Location | Site | Reference | Category                     | Sub-Category  | Description               |
|----|----------|------|-----------|------------------------------|---------------|---------------------------|
| 5  | 348m N   | -    | WEX235567 | Disposing of waste exemption | Not on a farm | Burning waste in the open |

*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
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

### 4.1 Recent industrial land uses

#### Records within 250m

2

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 31**

| ID | Location | Company                 | Address                                                 | Activity             | Category                      |
|----|----------|-------------------------|---------------------------------------------------------|----------------------|-------------------------------|
| 1  | On site  | Electricity Sub Station | Greater Manchester, M18                                 | Electrical Features  | Infrastructure and Facilities |
| 2  | 45m S    | Adept Audio             | 800, Hyde Road, Manchester, Greater Manchester, M18 7JD | Electronic Equipment | Industrial Products           |

This data is sourced from Ordnance Survey.



## 4.2 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

*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

1

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 31**

| ID | Location | Address                                                                | Details                                                                |                                                                                                                          |
|----|----------|------------------------------------------------------------------------|------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| 3  | 90m SE   | Debdale Dry Cleaners, 818<br>Hyde Road, Gorton,<br>Manchester, M18 7JD | Process: Dry Cleaning<br>Status: Current Permit<br>Permit Type: Part B | Enforcement: No Enforcement Notified<br>Date of enforcement: No Enforcement Notified<br>Comment: No Enforcement Notified |

*This data is sourced from Local Authority records.*

## 4.12 Radioactive Substance Authorisations

|                            |          |
|----------------------------|----------|
| <b>Records within 500m</b> | <b>0</b> |
|----------------------------|----------|

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

|                            |          |
|----------------------------|----------|
| <b>Records within 500m</b> | <b>1</b> |
|----------------------------|----------|

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 31**

| ID | Location | Address                                            | Details                                                                                                                                              |                                                                                                                                                   |
|----|----------|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| 5  | 283m W   | HYDE ROAD,<br>MANCHESTER,<br>GREATER<br>MANCHESTER | Effluent Type: SEWAGE DISCHARGES -<br>SEWER STORM OVERFLOW - WATER<br>COMPANY<br>Permit Number: 01MAN0377<br>Permit Version: 1<br>Receiving Water: - | Status: POST NRA LEGISLATION WHERE<br>ISSUE DATE > 31-AUG-89 (HISTORIC ONLY)<br>Issue date: -<br>Effective Date: 01/01/1995<br>Revocation Date: - |

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

## 4.14 Pollutant release to surface waters (Red List)

|                            |          |
|----------------------------|----------|
| <b>Records within 500m</b> | <b>0</b> |
|----------------------------|----------|

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

11

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

Features are displayed on the Current industrial land use map on **page 31**

| ID | Location | Details                                                                                                                                                                                                                    |                                                                                                               |
|----|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| A  | 120m N   | Incident Date: 30/04/2003<br>Incident Identification: 155151<br>Pollutant: Inert Materials and Wastes:Inert Materials and Wastes<br>Pollutant Description: Construction and Demolition Materials and Wastes:Soils and Clay | Water Impact: Category 4 (No Impact)<br>Land Impact: Category 3 (Minor)<br>Air Impact: Category 4 (No Impact) |
| A  | 120m N   | Incident Date: 30/04/2003<br>Incident Identification: 155151<br>Pollutant: Inert Materials and Wastes<br>Pollutant Description: Soils and Clay                                                                             | Water Impact: Category 4 (No Impact)<br>Land Impact: Category 3 (Minor)<br>Air Impact: Category 4 (No Impact) |

| ID | Location | Details                                                                                                                                                                          |                                                                                                                   |
|----|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| A  | 120m N   | Incident Date: 30/04/2003<br>Incident Identification: 155151<br>Pollutant: Inert Materials and Wastes<br>Pollutant Description: Construction and Demolition Materials and Wastes | Water Impact: Category 4 (No Impact)<br>Land Impact: Category 3 (Minor)<br>Air Impact: Category 4 (No Impact)     |
| A  | 131m N   | Incident Date: 01/05/2003<br>Incident Identification: 155476<br>Pollutant: Inert Materials and Wastes<br>Pollutant Description: Construction and Demolition Materials and Wastes | Water Impact: Category 4 (No Impact)<br>Land Impact: Category 3 (Minor)<br>Air Impact: Category 4 (No Impact)     |
| B  | 186m NE  | Incident Date: 30/09/2002<br>Incident Identification: 111510<br>Pollutant: Oils and Fuel<br>Pollutant Description: Gas and Fuel Oils                                             | Water Impact: Category 3 (Minor)<br>Land Impact: Category 4 (No Impact)<br>Air Impact: Category 4 (No Impact)     |
| B  | 186m NE  | Incident Date: 30/09/2002<br>Incident Identification: 111510<br>Pollutant: Oils and Fuel<br>Pollutant Description: Gas and Fuel Oils                                             | Water Impact: Category 3 (Minor)<br>Land Impact: Category 4 (No Impact)<br>Air Impact: Category 4 (No Impact)     |
| C  | 199m NW  | Incident Date: 14/11/2001<br>Incident Identification: 42750<br>Pollutant: Contaminated Water<br>Pollutant Description: Firefighting Run-Off                                      | Water Impact: Category 3 (Minor)<br>Land Impact: Category 4 (No Impact)<br>Air Impact: Category 4 (No Impact)     |
| C  | 199m NW  | Incident Date: 14/11/2001<br>Incident Identification: 42750<br>Pollutant: Contaminated Water<br>Pollutant Description: Firefighting Run-Off                                      | Water Impact: Category 3 (Minor)<br>Land Impact: Category 4 (No Impact)<br>Air Impact: Category 4 (No Impact)     |
| 4  | 250m N   | Incident Date: 28/01/2003<br>Incident Identification: 133806<br>Pollutant: Oils and Fuel<br>Pollutant Description: Gas and Fuel Oils                                             | Water Impact: Category 3 (Minor)<br>Land Impact: Category 4 (No Impact)<br>Air Impact: Category 3 (Minor)         |
| 6  | 401m NE  | Incident Date: 17/03/2003<br>Incident Identification: 143717<br>Pollutant: Oils and Fuel<br>Pollutant Description: Gas and Fuel Oils                                             | Water Impact: Category 4 (No Impact)<br>Land Impact: Category 4 (No Impact)<br>Air Impact: Category 4 (No Impact) |
| 7  | 471m NE  | Incident Date: 30/12/2002<br>Incident Identification: 128127<br>Pollutant: Oils and Fuel<br>Pollutant Description: Diesel                                                        | Water Impact: Category 3 (Minor)<br>Land Impact: Category 4 (No Impact)<br>Air Impact: Category 4 (No Impact)     |

*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

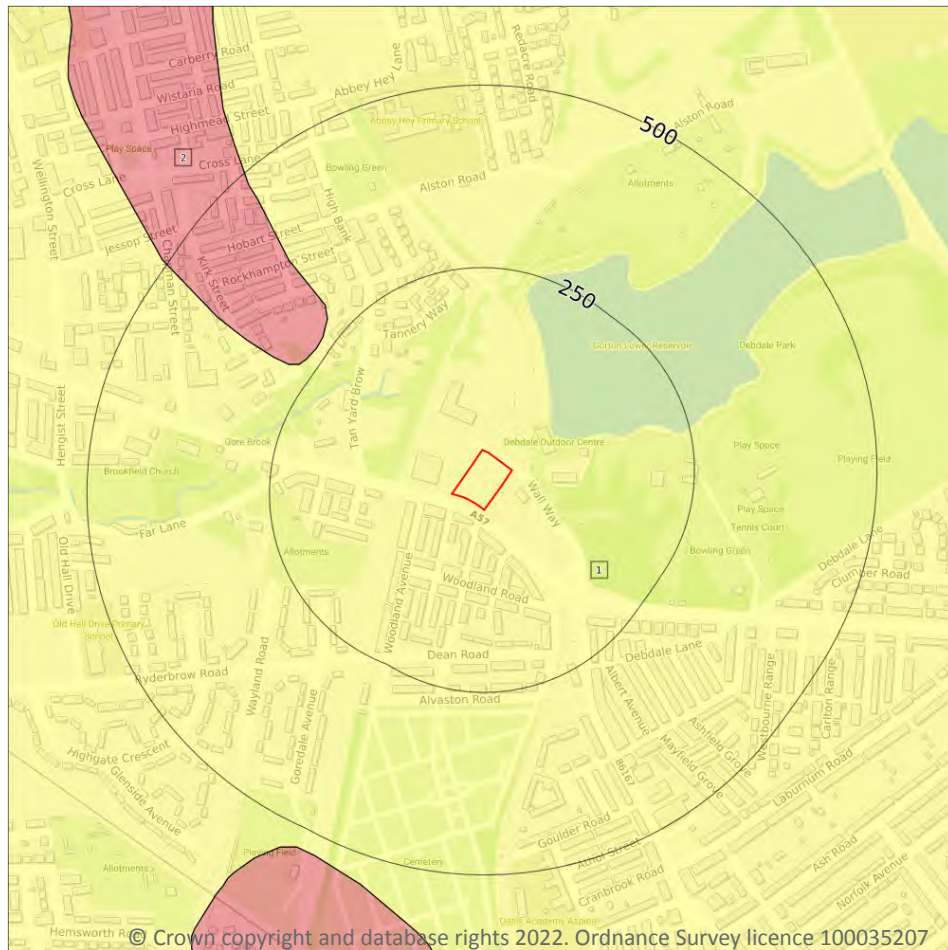
Records within 500m

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

2

Aquifer status of groundwater held within superficial geology.

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

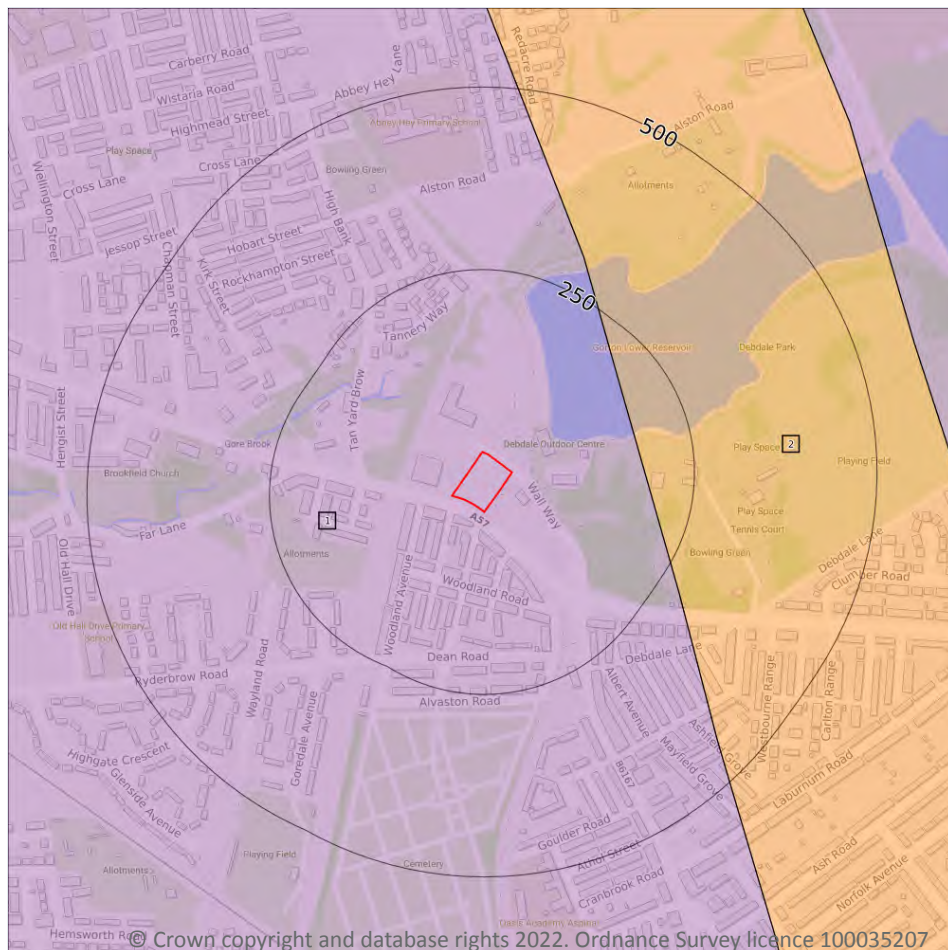
| ID | Location | Designation                | Description                                                                                                                                                                                                                                             |
|----|----------|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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  | 266m NW  | 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                  |



*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

### 5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

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

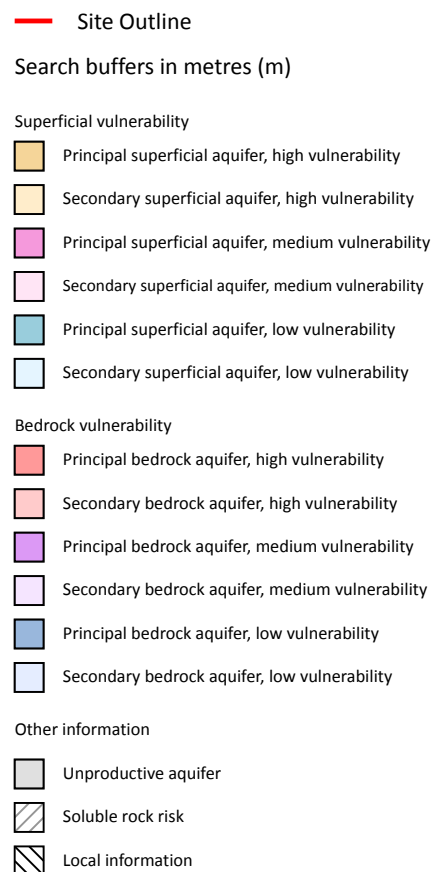
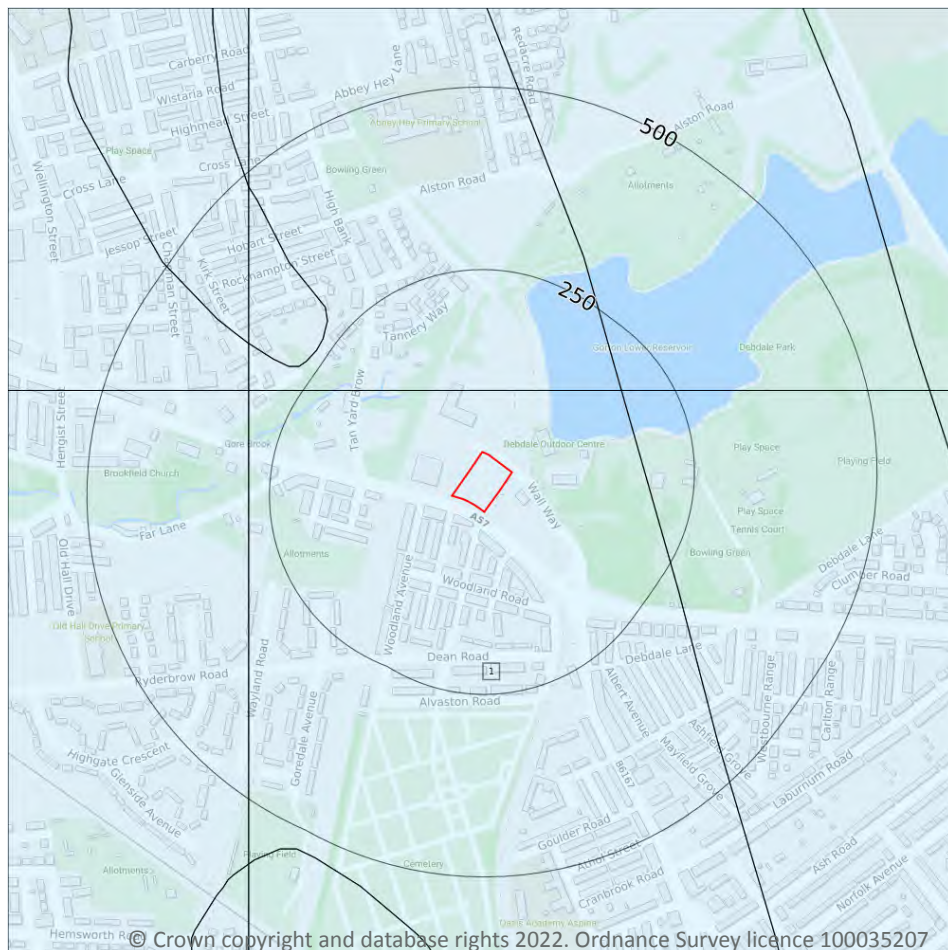
| ID | Location | Designation | Description                                                                                                                                                                                                                                             |
|----|----------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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              |
| 2  | 175m E   | Secondary B | Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-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 42**

| ID | Location | Summary                                                                                                                                                                                       | Soil / surface                                                                                                | Superficial geology                                                                                                                                      | Bedrock geology                                                                                                   |
|----|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| 1  | On site  | <b>Summary Classification:</b><br>Secondary superficial aquifer<br>- Low Vulnerability<br><b>Combined classification:</b><br>Productive Bedrock Aquifer,<br>Productive Superficial<br>Aquifer | <b>Leaching class:</b> Low<br><b>Infiltration value:</b><br><40%<br><b>Dilution value:</b> 300-<br>550mm/year | <b>Vulnerability:</b> Low<br><b>Aquifer type:</b> Secondary<br><b>Thickness:</b> >10m<br><b>Patchiness value:</b> >90%<br><b>Recharge potential:</b> Low | <b>Vulnerability:</b> Low<br><b>Aquifer type:</b> Principal<br><b>Flow mechanism:</b> Well<br>connected fractures |

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

## 5.4 Groundwater vulnerability- soluble rock risk

|                        |          |
|------------------------|----------|
| <b>Records on site</b> | <b>0</b> |
|------------------------|----------|

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

|                        |          |
|------------------------|----------|
| <b>Records on site</b> | <b>0</b> |
|------------------------|----------|

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](mailto: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

11

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 44**

| ID | Location | Details                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                     |
|----|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -  | 1350m W  | Status: Historical<br>Licence No: 2569006043<br>Details: Dust Suppression<br>Direct Source: Ground Water - North West Region<br>Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE, MANCHESTER<br>Data Type: Point<br>Name: G R A LIMITED<br>Easting: 387950<br>Northing: 396100                                                  | Annual Volume (m <sup>3</sup> ): 4000<br>Max Daily Volume (m <sup>3</sup> ): 22<br>Original Application No: -<br>Original Start Date: 20/06/2003<br>Expiry Date: 31/03/2014<br>Issue No: 2<br>Version Start Date: 01/04/2008<br>Version End Date: - |
| -  | 1393m SW | Status: Historical<br>Licence No: 2569013018<br>Details: General use relating to Secondary Category (Medium Loss)<br>Direct Source: Ground Water - North West Region<br>Point: "BOREHOLE AT SANDFOLD LANE, LEVENSHULME, MANCHESTER"<br>Data Type: Point<br>Name: CBA ENTERPRISES LTD<br>Easting: 388500<br>Northing: 394700 | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 18/06/1992<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 29/03/1996<br>Version End Date: -            |
| -  | 1393m SW | Status: Historical<br>Licence No: 2569013018<br>Details: General use relating to Secondary Category (Medium Loss)<br>Direct Source: Ground Water - North West Region<br>Point: BOREHOLE AT SANDFOLD LANE, LEVENSHULME, MANCHESTER<br>Data Type: Point<br>Name: CBA ENTERPRISES LTD<br>Easting: 388500<br>Northing: 394700   | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 18/06/1992<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 29/03/1996<br>Version End Date: -            |
| -  | 1393m SW | Status: Historical<br>Licence No: 2569013018<br>Details: General use relating to Secondary Category (Medium Loss)<br>Direct Source: Ground Water - North West Region<br>Point: BOREHOLE AT SANDFOLD LANE LEVENSHULME MANCHESTER<br>Data Type: Point<br>Name: CBA ENTERPRISES LTD<br>Easting: 388500<br>Northing: 394700     | Annual Volume (m <sup>3</sup> ): 117835<br>Max Daily Volume (m <sup>3</sup> ): 409<br>Original Application No: -<br>Original Start Date: 18/06/1992<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 29/03/1996<br>Version End Date: -     |

| ID | Location | Details                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                          |
|----|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -  | 1471m NE | Status: Historical<br>Licence No: NW/069/0013/001<br>Details: Spray Irrigation - Direct<br>Direct Source: Ground Water - North West Region<br>Point: DENTON GOLF CLUB BOREHOLE<br>Data Type: Point<br>Name: The Denton Golf Club Limited<br>Easting: 390716<br>Northing: 396461     | Annual Volume (m <sup>3</sup> ): 8000<br>Max Daily Volume (m <sup>3</sup> ): 127.4<br>Original Application No: -<br>Original Start Date: 27/08/2009<br>Expiry Date: 31/03/2018<br>Issue No: 1<br>Version Start Date: 27/08/2009<br>Version End Date: -   |
| -  | 1471m NE | Status: Active<br>Licence No: NW/069/0013/001/R01<br>Details: Spray Irrigation - Direct<br>Direct Source: Ground Water - North West Region<br>Point: DENTON GOLF CLUB BOREHOLE<br>Data Type: Point<br>Name: The Denton Golf Club Limited<br>Easting: 390716<br>Northing: 396461     | Annual Volume (m <sup>3</sup> ): 8,000<br>Max Daily Volume (m <sup>3</sup> ): 127.40<br>Original Application No: -<br>Original Start Date: 01/04/2018<br>Expiry Date: 31/03/2030<br>Issue No: 1<br>Version Start Date: 01/04/2018<br>Version End Date: - |
| -  | 1610m NW | Status: Historical<br>Licence No: 2569006044<br>Details: Process Water<br>Direct Source: Ground Water - North West Region<br>Point: BOREHOLE AT PRESTON STREET, GORTON, MANCHESTER<br>Data Type: Point<br>Name: CEMEX UK MATERIALS LTD<br>Easting: 388030<br>Northing: 396880       | Annual Volume (m <sup>3</sup> ): 15000<br>Max Daily Volume (m <sup>3</sup> ): 115<br>Original Application No: -<br>Original Start Date: 23/10/2003<br>Expiry Date: 31/03/2014<br>Issue No: 3<br>Version Start Date: 15/10/2007<br>Version End Date: -    |
| -  | 1610m NW | Status: Active<br>Licence No: NW/069/0004/012<br>Details: Process Water<br>Direct Source: Ground Water - North West Region<br>Point: BOREHOLE AT PRESTON STREET, MANCHESTER<br>Data Type: Point<br>Name: Cemex UK Materials Limited<br>Easting: 388030<br>Northing: 396880          | Annual Volume (m <sup>3</sup> ): 7,500<br>Max Daily Volume (m <sup>3</sup> ): 72<br>Original Application No: -<br>Original Start Date: 19/06/2014<br>Expiry Date: 31/03/2027<br>Issue No: 2<br>Version Start Date: 21/12/2018<br>Version End Date: -     |
| -  | 1687m W  | Status: Historical<br>Licence No: 2569006042<br>Details: Spray Irrigation - Direct<br>Direct Source: Ground Water - North West Region<br>Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE<br>Data Type: Point<br>Name: CLIVE BACK<br>Easting: 387591<br>Northing: 395891 | Annual Volume (m <sup>3</sup> ): 10000<br>Max Daily Volume (m <sup>3</sup> ): 276<br>Original Application No: -<br>Original Start Date: 11/07/2002<br>Expiry Date: 31/03/2014<br>Issue No: 4<br>Version Start Date: 29/02/2012<br>Version End Date: -    |



| ID | Location | Details                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                       |
|----|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -  | 1687m W  | Status: Historical<br>Licence No: NW/069/0006/006<br>Details: Spray Irrigation - Direct<br>Direct Source: Ground Water - North West Region<br>Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE<br>Data Type: Point<br>Name: The Chief Operating Officer of the Eastlands Trust<br>Easting: 387591<br>Northing: 395891 | Annual Volume (m <sup>3</sup> ): 8000<br>Max Daily Volume (m <sup>3</sup> ): 276<br>Original Application No: -<br>Original Start Date: 16/05/2014<br>Expiry Date: 31/03/2016<br>Issue No: 1<br>Version Start Date: 16/05/2014<br>Version End Date: -  |
| -  | 1688m W  | Status: Historical<br>Licence No: 2569006042<br>Details: Spray Irrigation - Direct<br>Direct Source: Ground Water - North West Region<br>Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE<br>Data Type: Point<br>Name: CLIVE BACK<br>Easting: 387590<br>Northing: 395890                                              | Annual Volume (m <sup>3</sup> ): 15000<br>Max Daily Volume (m <sup>3</sup> ): 276<br>Original Application No: -<br>Original Start Date: 11/07/2002<br>Expiry Date: 31/03/2014<br>Issue No: 3<br>Version Start Date: 04/02/2009<br>Version End Date: - |

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

## 5.7 Surface water abstractions

### Records within 2000m

2

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 44**

| ID | Location | Details                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                          |
|----|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -  | 1556m NE | Status: Historical<br>Licence No: 2569006039<br>Details: Spray Irrigation - Direct<br>Direct Source: "Surface, Non-Tidal - North West Region"<br>Point: "UPPER GORTON RESERVOIR, AUDENSHAW, MANCHESTER"<br>Data Type: Point<br>Name: FAIRFIELD GOLF AND SAILING CLUB<br>Easting: 390450<br>Northing: 397000 | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 20/11/1996<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 20/11/1996<br>Version End Date: - |

| ID | Location | Details                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                          |
|----|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -  | 1556m NE | Status: Historical<br>Licence No: 2569006039<br>Details: Spray Irrigation - Direct<br>Direct Source: Surface, Non-Tidal - North West Region<br>Point: UPPER GORTON RESERVOIR, AUDENSHAW,<br>MANCHESTER<br>Data Type: Point<br>Name: FAIRFIELD GOLF AND SAILING CLUB<br>Easting: 390450<br>Northing: 397000 | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 20/11/1996<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 20/11/1996<br>Version End Date: - |

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

## 5.8 Potable abstractions

|                             |          |
|-----------------------------|----------|
| <b>Records within 2000m</b> | <b>0</b> |
|-----------------------------|----------|

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

|                            |          |
|----------------------------|----------|
| <b>Records within 500m</b> | <b>0</b> |
|----------------------------|----------|

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)

|                            |          |
|----------------------------|----------|
| <b>Records within 500m</b> | <b>0</b> |
|----------------------------|----------|

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

9

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

Features are displayed on the Hydrology map on **page 49**

| ID | Location | Type of water feature                               | Ground level      | Permanence                                                      | Name |
|----|----------|-----------------------------------------------------|-------------------|-----------------------------------------------------------------|------|
| B  | 133m NW  | Inland river not influenced by normal tidal action. | On ground surface | Watercourse contains water year round (in normal circumstances) | -    |



| ID | Location | Type of water feature                                         | Ground level      | Permanence                                                      | Name                   |
|----|----------|---------------------------------------------------------------|-------------------|-----------------------------------------------------------------|------------------------|
| 3  | 136m N   | Inland river not influenced by normal tidal action.           | On ground surface | Watercourse contains water year round (in normal circumstances) | Gore Brook             |
| 4  | 137m N   | Manmade watercourse for water transfer.                       | On ground surface | Watercourse may not contain water all year round                | Gore Brook             |
| B  | 161m NW  | Inland river not influenced by normal tidal action.           | On ground surface | Watercourse contains water year round (in normal circumstances) | Gore Brook             |
| C  | 162m NW  | Inland river not influenced by normal tidal action.           | On ground surface | Watercourse contains water year round (in normal circumstances) | Gore Brook             |
| A  | 189m NE  | Reservoir. An area of non-tidal water used for storing water. | On ground surface | Watercourse contains water year round (in normal circumstances) | Gorton Lower Reservoir |
| 6  | 202m SW  | Inland river not influenced by normal tidal action.           | On ground surface | Watercourse contains water year round (in normal circumstances) | -                      |
| D  | 242m NW  | Inland river not influenced by normal tidal action.           | Underground       | Watercourse contains water year round (in normal circumstances) | Gore Brook             |
| D  | 249m NW  | Inland river not influenced by normal tidal action.           | On ground surface | Watercourse contains water year round (in normal circumstances) | Gore Brook             |

*This data is sourced from the Ordnance Survey.*

## 6.2 Surface water features

### Records within 250m

4

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.

Features are displayed on the Hydrology map on **page 49**

*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 49**

| ID | Location | Type  | Water body catchment                   | Water body ID  | Operational catchment | Management catchment |
|----|----------|-------|----------------------------------------|----------------|-----------------------|----------------------|
| 2  | On site  | River | Platt Brook (Source to Fallowfield Bk) | GB112069061060 | Bollin Dean Mersey    | 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 49**

| ID | Location | Type  | Name                                   | Water body ID                  | Overall rating | Chemical rating | Ecological rating | Year |
|----|----------|-------|----------------------------------------|--------------------------------|----------------|-----------------|-------------------|------|
| 5  | 160m NW  | River | Platt Brook (Source to Fallowfield Bk) | <a href="#">GB112069061060</a> | 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 49**



| 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



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

### 8.1 Surface water flooding

**Highest risk on site**

**Negligible**

**Highest risk within 50m**

**1 in 30 year, 0.1m - 0.3m**

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 56**

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.

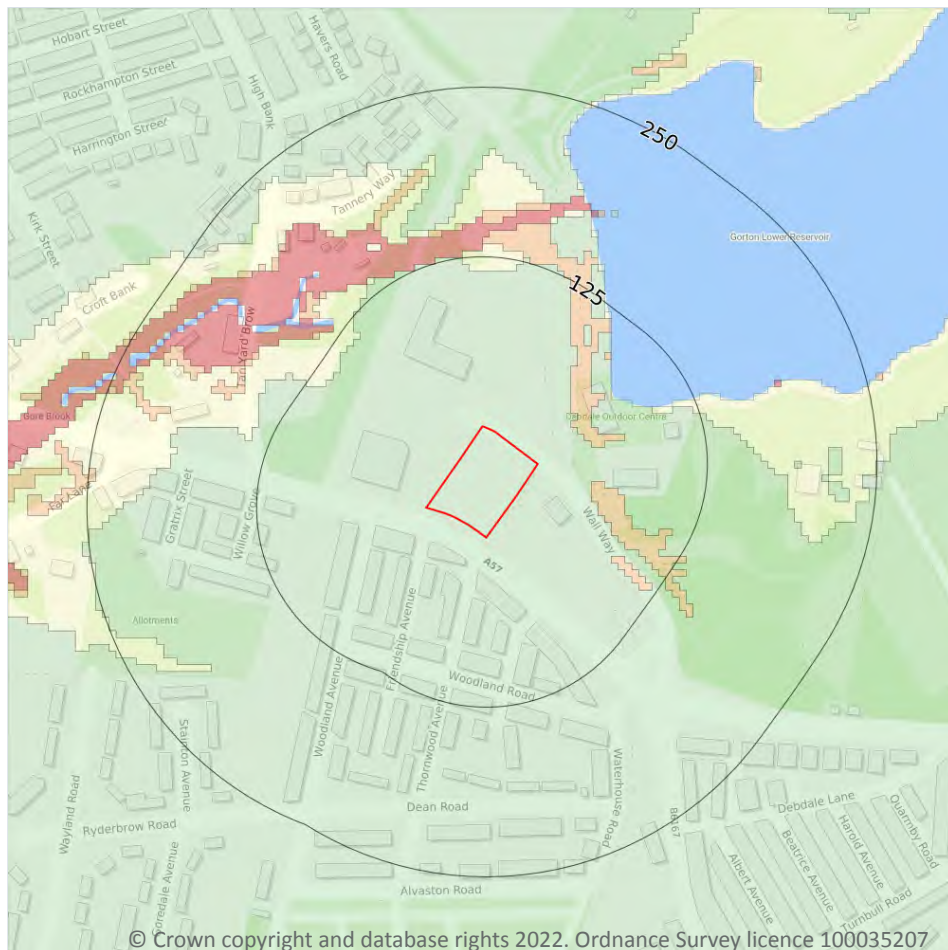
The table below shows the maximum flood depths for a range of return periods for the site.

| Return period  | Maximum modelled depth |
|----------------|------------------------|
| 1 in 1000 year | Negligible             |
| 1 in 250 year  | Negligible             |
| 1 in 100 year  | Negligible             |
| 1 in 30 year   | Negligible             |

*This data is sourced from Ambiantal Risk Analytics.*



## 9 Groundwater flooding



— Site Outline  
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

### 9.1 Groundwater flooding

**Highest risk on site**

**Low**

**Highest risk within 50m**

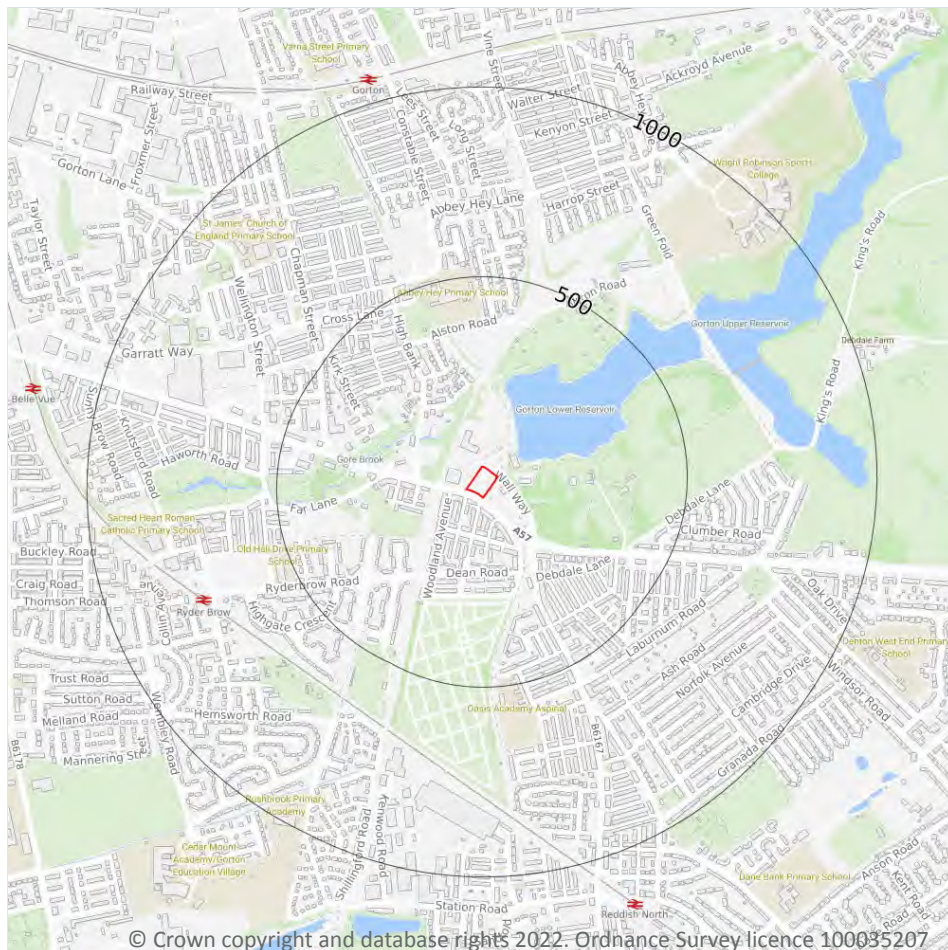
**Moderate-High**

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 58**

*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

1

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 59**

| ID | Location | Name                   | Data source     |
|----|----------|------------------------|-----------------|
| -  | 1918m SW | Highfield Country 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 59**

| ID | Location | Name                              | Local Authority name |
|----|----------|-----------------------------------|----------------------|
| -  | 1899m SE | Merseyside and Greater Manchester | Tameside             |
| -  | 1980m SE | Merseyside and Greater Manchester | Stockport            |

*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

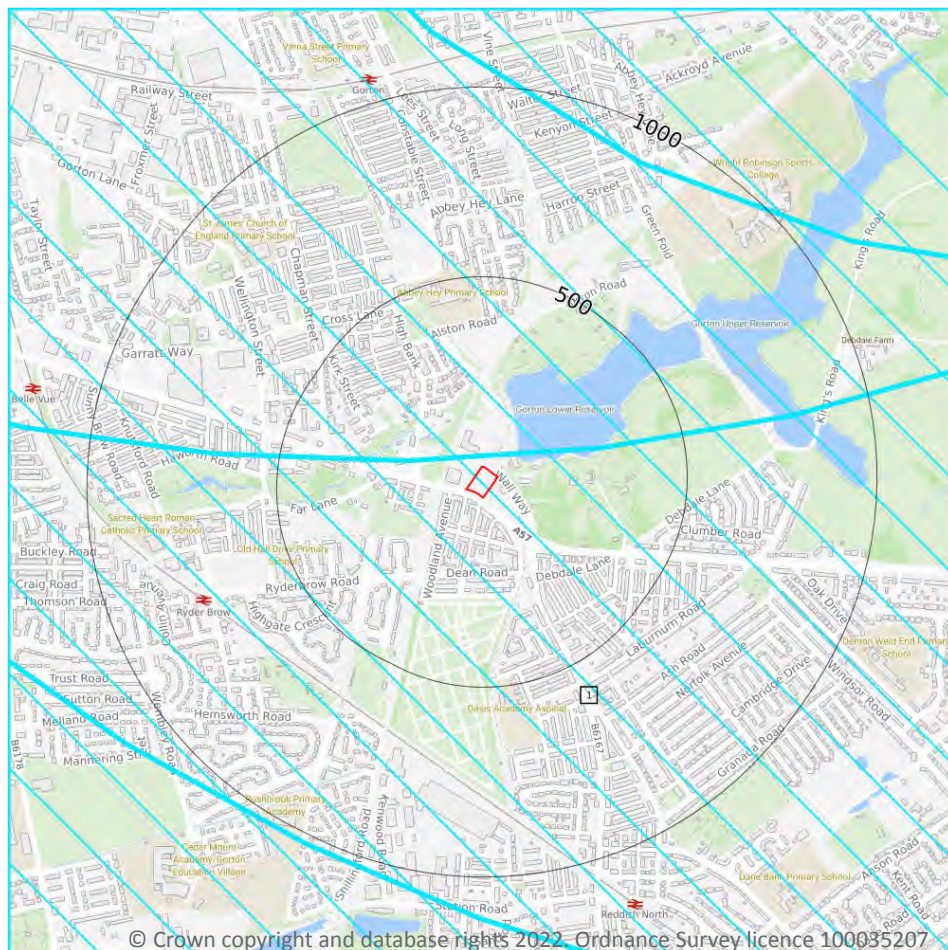
Records within 2000m

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



- Site Outline
- Search buffers in metres (m)
- ▨ SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

### 10.17 SSSI Impact Risk Zones

#### Records on site

1

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.

Features are displayed on the SSSI Impact Zones and Units map on **page 64**

| ID | Location | Type of developments requiring consultation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | On site  | <p>Infrastructure - Airports, helipads and other aviation proposals.</p> <p>Air pollution - Livestock &amp; poultry units with floorspace &gt; 500m<sup>2</sup>, slurry lagoons &amp; digestate stores &gt; 750m<sup>2</sup>, manure stores &gt; 3500t.</p> <p>Combustion - General combustion processes &gt;50mw energy input. incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p> |

*This data is sourced from Natural England.*

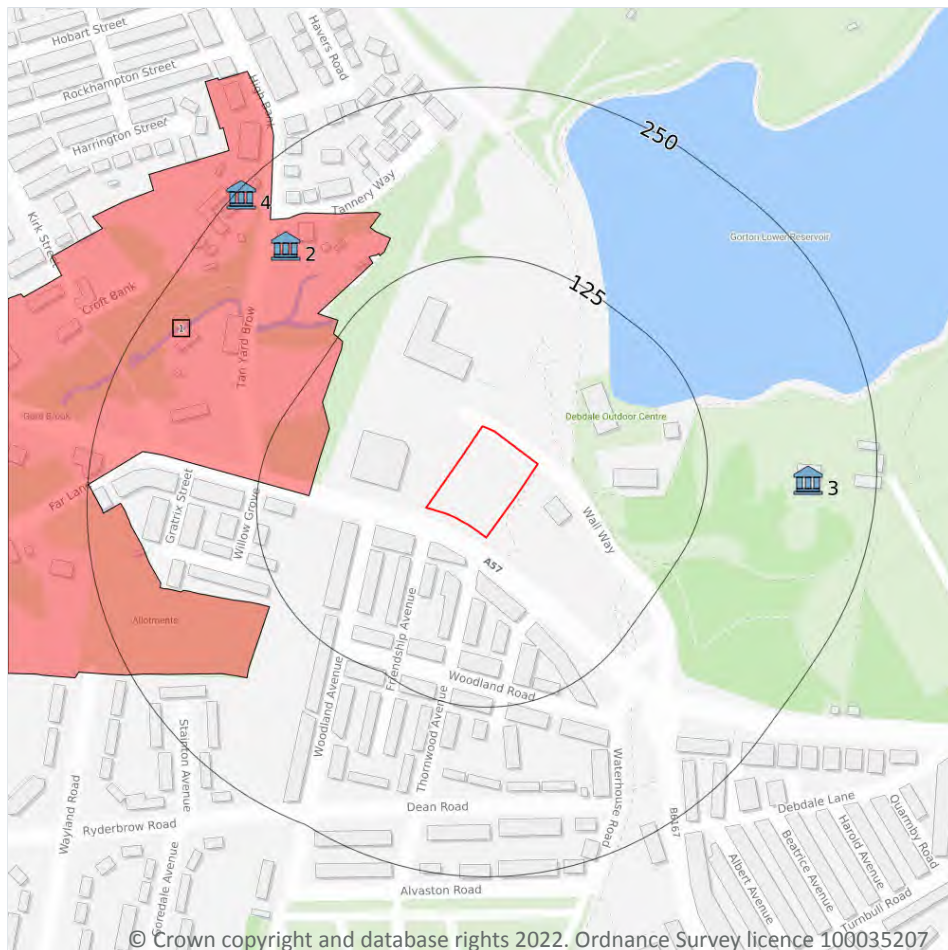
## 10.18 SSSI Units

|                      |   |
|----------------------|---|
| 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****3**

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 66**

| ID | Location | Name                                                                                     | Grade | Reference Number | Listed date |
|----|----------|------------------------------------------------------------------------------------------|-------|------------------|-------------|
| 2  | 197m NW  | 56-60, Tan Yard Brow, Gorton And Abbey Hey, Manchester, M18                              | II    | 1254688          | 16/11/1971  |
| 3  | 200m E   | Gorton House, Gorton And Abbey Hey, Manchester, M18                                      | II    | 1393535          | 26/11/2009  |
| 4  | 247m NW  | Spring Bank Farmhouse And Adjoining Farm Building, Gorton And Abbey Hey, Manchester, M18 | II    | 1270654          | 03/10/1974  |

*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 66**

| ID | Location | Name                      | District   | Date of designation |
|----|----------|---------------------------|------------|---------------------|
| 1  | 85m W    | Gore Brook Valley, Gorton | Manchester | 22/12/1993          |

*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

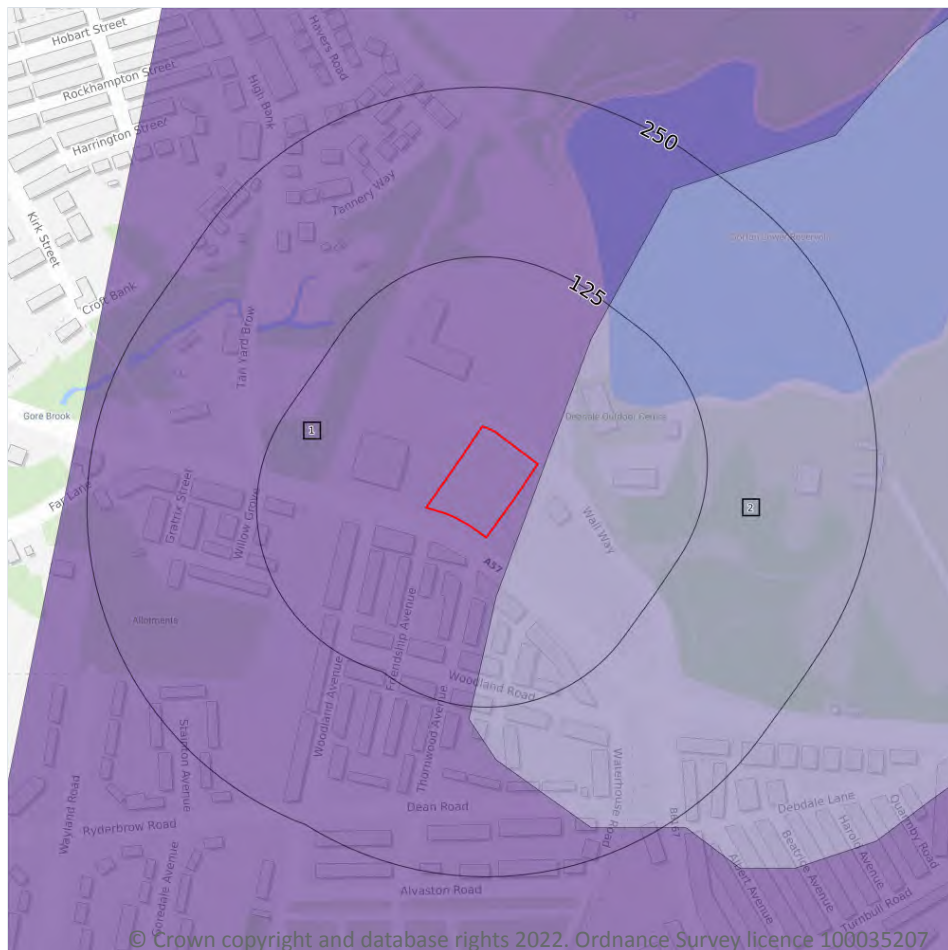
### Records within 250m

**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

### 12.1 Agricultural Land Classification

Records within 250m

2

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 69**

| ID | Location | Classification      | Description |
|----|----------|---------------------|-------------|
| 1  | On site  | Urban               | -           |
| 2  | 5m E     | Non<br>Agricultural | -           |

*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

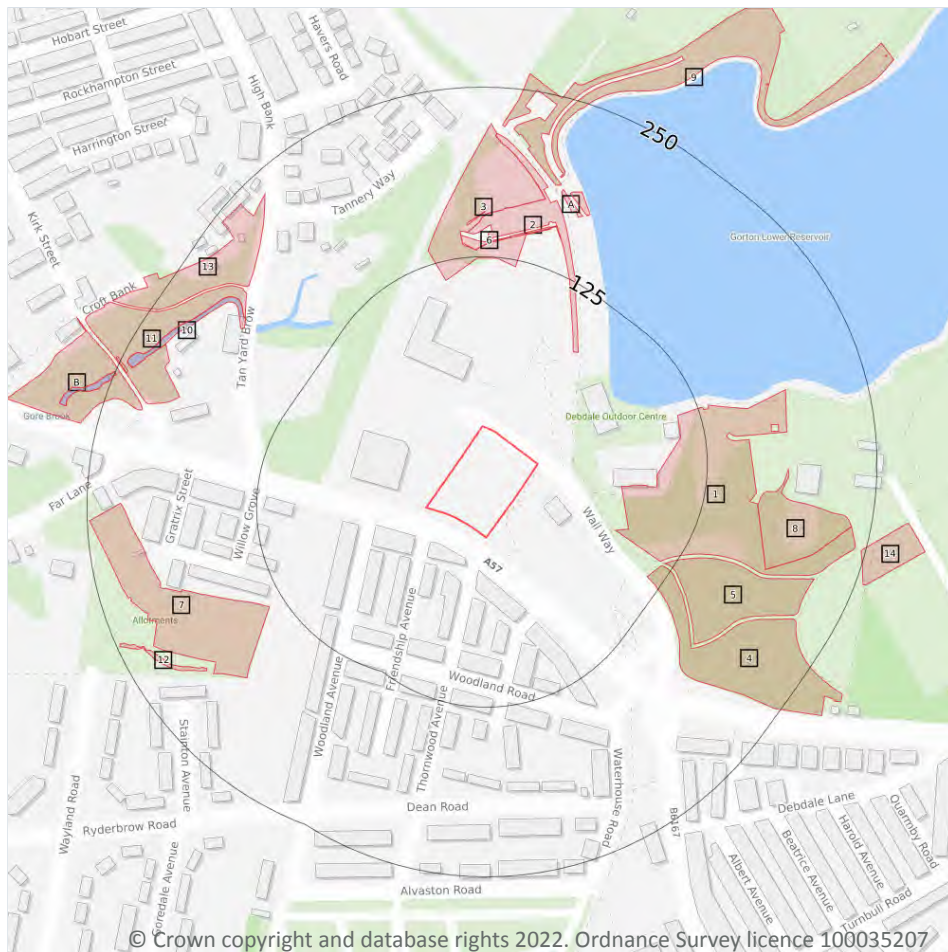
Records within 250m

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

18

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 71**

| ID | Location | Main Habitat                                    | Other habitats                  |
|----|----------|-------------------------------------------------|---------------------------------|
| 1  | 64m E    | Deciduous woodland                              | Main habitat: DWOOD (INV > 50%) |
| 2  | 82m NE   | Deciduous woodland                              | Main habitat: DWOOD (INV > 50%) |
| 3  | 111m N   | Deciduous woodland                              | Main habitat: DWOOD (INV > 50%) |
| 4  | 113m SE  | No main habitat but additional habitats present | Additional: DWOOD (INV 50%)     |



| ID | Location | Main Habitat       | Other habitats                  |
|----|----------|--------------------|---------------------------------|
| 5  | 119m SE  | Deciduous woodland | Main habitat: DWOOD (INV > 50%) |
| 6  | 130m N   | Deciduous woodland | Main habitat: DWOOD (INV > 50%) |
| 7  | 137m SW  | Deciduous woodland | Main habitat: DWOOD (INV > 50%) |
| 8  | 165m E   | Deciduous woodland | Main habitat: DWOOD (INV > 50%) |
| A  | 169m NE  | Deciduous woodland | Main habitat: DWOOD (INV > 50%) |
| A  | 173m NE  | Deciduous woodland | Main habitat: DWOOD (INV > 50%) |
| 9  | 186m N   | Deciduous woodland | Main habitat: DWOOD (INV > 50%) |
| 10 | 186m NW  | Deciduous woodland | Main habitat: DWOOD (INV > 50%) |
| 11 | 189m NW  | Deciduous woodland | Main habitat: DWOOD (INV > 50%) |
| 12 | 200m SW  | Deciduous woodland | Main habitat: DWOOD (INV > 50%) |
| 13 | 201m NW  | Deciduous woodland | Main habitat: DWOOD (INV > 50%) |
| B  | 221m W   | Deciduous woodland | Main habitat: DWOOD (INV > 50%) |
| 14 | 247m E   | Deciduous woodland | Main habitat: DWOOD (INV > 50%) |
| B  | 249m NW  | Deciduous woodland | 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

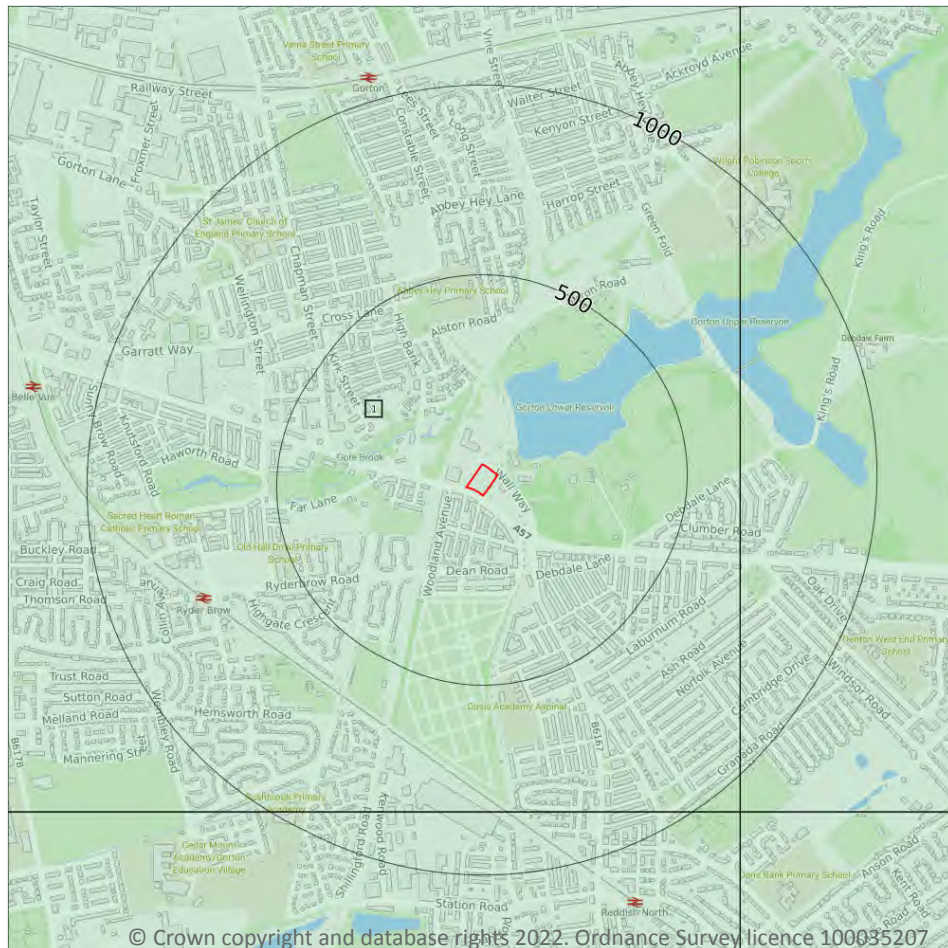
0

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.

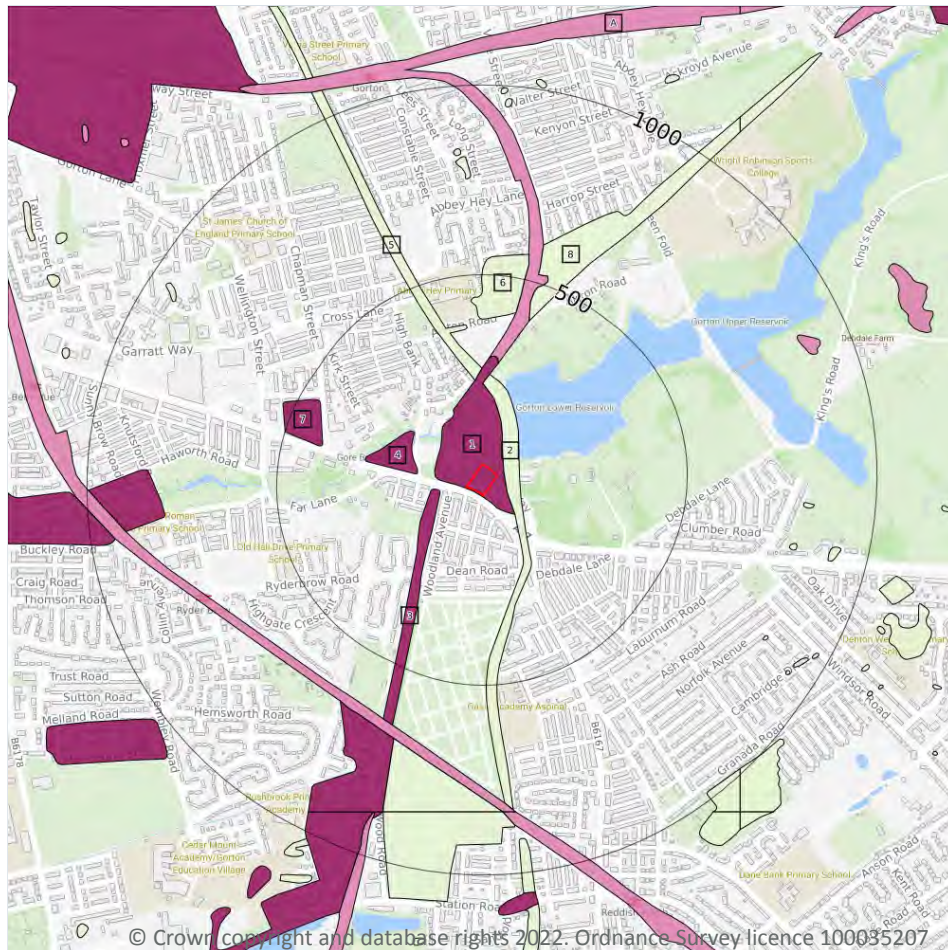
Features are displayed on the Geology 1:10,000 scale - Availability map on **page 74**

| ID | Location | Artificial | Superficial | Bedrock | Mass movement | Sheet No. |
|----|----------|------------|-------------|---------|---------------|-----------|
| 1  | On site  | Full       | Full        | Full    | Full          | SJ89NE    |

*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

9

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 75**

| ID | Location | LEX Code   | Description             | Rock description   |
|----|----------|------------|-------------------------|--------------------|
| 1  | On site  | MGR-ARTDP  | Made Ground (Undivided) | Artificial Deposit |
| 2  | 18m E    | WMGR-ARTDP | Infilled Ground         | Artificial Deposit |
| 3  | 71m W    | MGR-ARTDP  | Made Ground (Undivided) | Artificial Deposit |
| 4  | 134m W   | MGR-ARTDP  | Made Ground (Undivided) | Artificial Deposit |

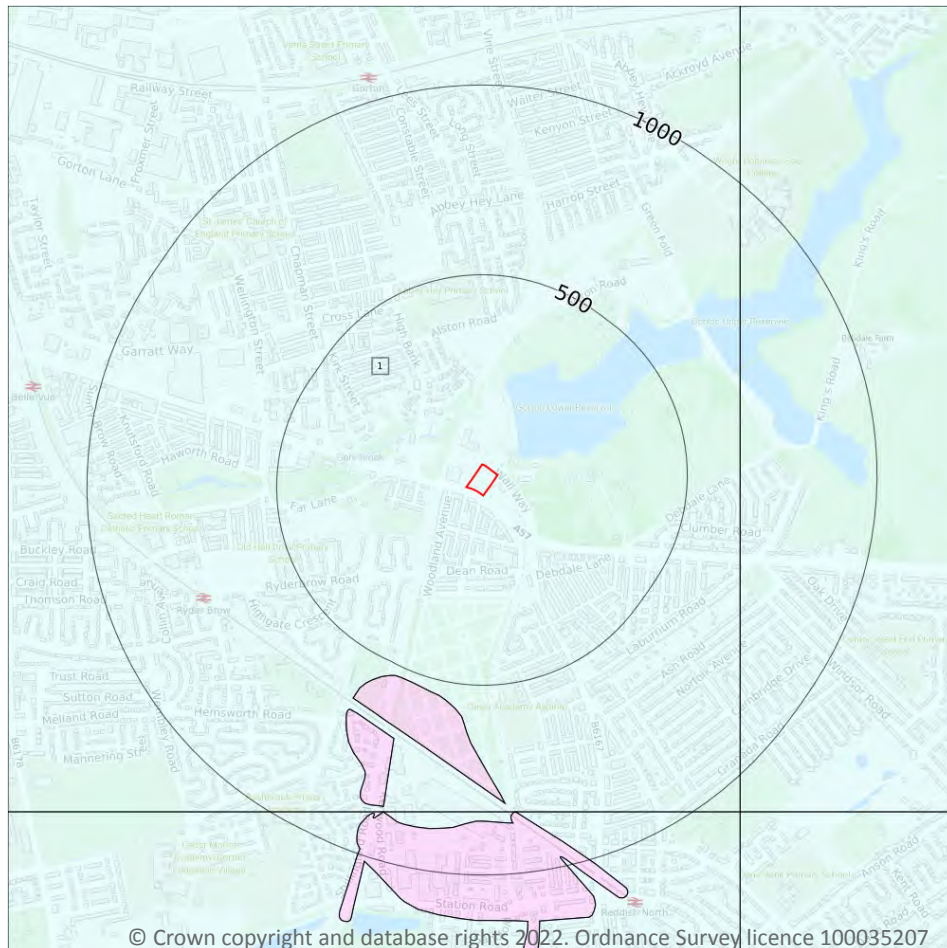


| ID | Location | LEX Code   | Description               | Rock description   |
|----|----------|------------|---------------------------|--------------------|
| 5  | 222m N   | WMGR-ARTDP | Infilled Ground           | Artificial Deposit |
| A  | 269m N   | WGR-VOID   | Worked Ground (Undivided) | Void               |
| 6  | 383m N   | WMGR-ARTDP | Infilled Ground           | Artificial Deposit |
| 7  | 395m W   | MGR-ARTDP  | Made Ground (Undivided)   | Artificial Deposit |
| 8  | 398m N   | WMGR-ARTDP | Infilled Ground           | 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

1

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 77**

| ID | Location | LEX Code   | Description                 | Rock description |
|----|----------|------------|-----------------------------|------------------|
| 1  | On site  | TILLD-DMTN | Till, Devensian - Diamicton | Diamicton        |

*This data is sourced from the British Geological Survey.*



## 14.4 Landslip (10k)

Records within 500m

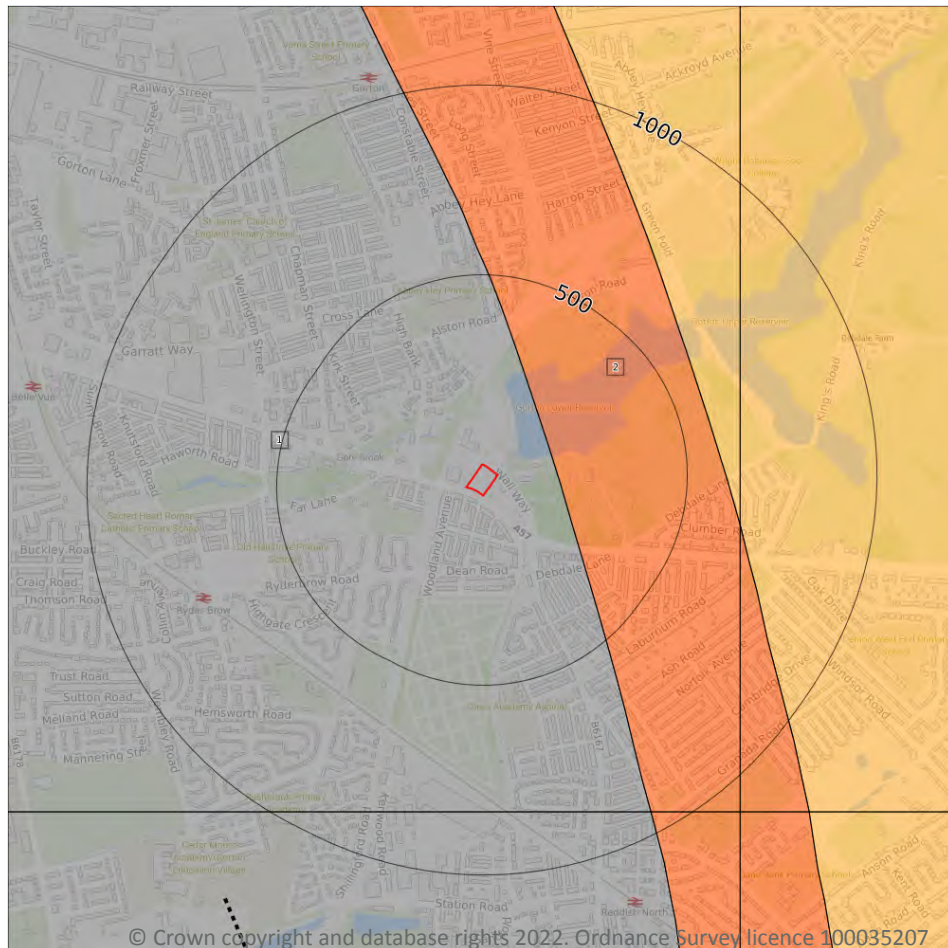
0

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

2

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 79**

| ID | Location | LEX Code | Description                               | Rock age                           |
|----|----------|----------|-------------------------------------------|------------------------------------|
| 1  | On site  | CPB-SDST | Chester Pebble Beds Formation - Sandstone | Early Triassic Epoch               |
| 2  | 151m E   | MM-MDST  | Manchester Marls Formation - Mudstone     | Late Permian Epoch [Obsolete name] |

*This data is sourced from the British Geological Survey.*



## 14.6 Bedrock faults and other linear features (10k)

Records within 500m

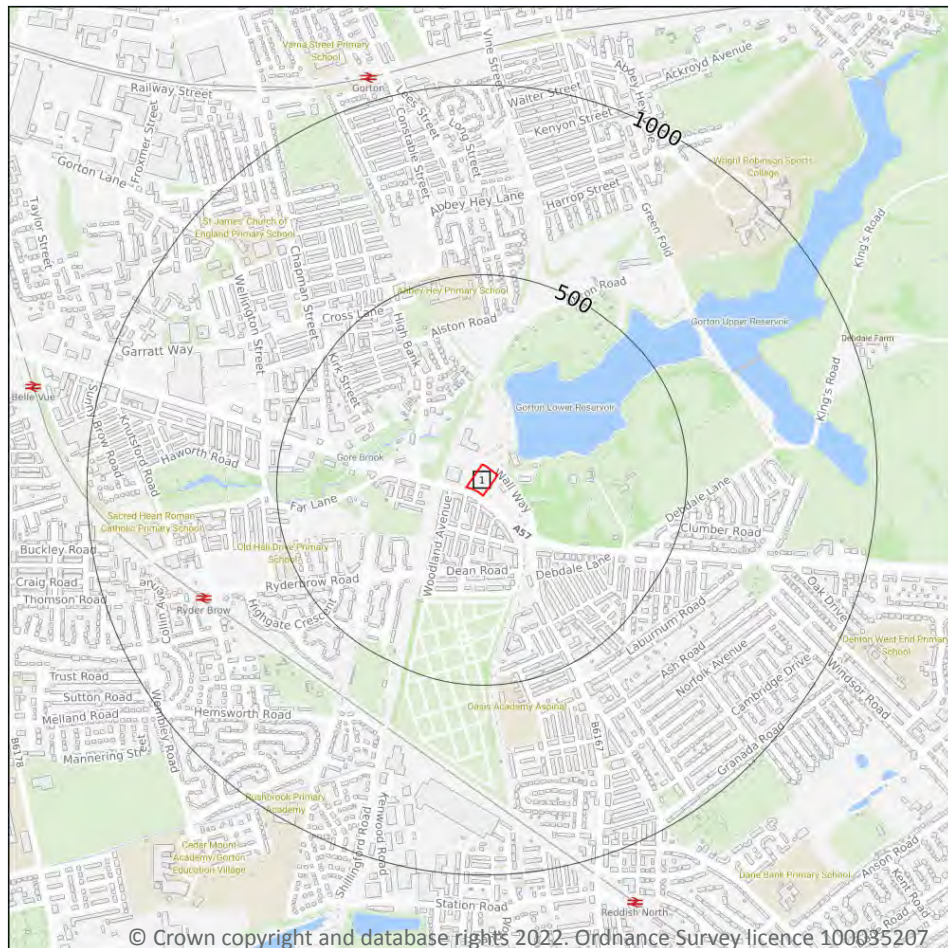
0

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

1

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

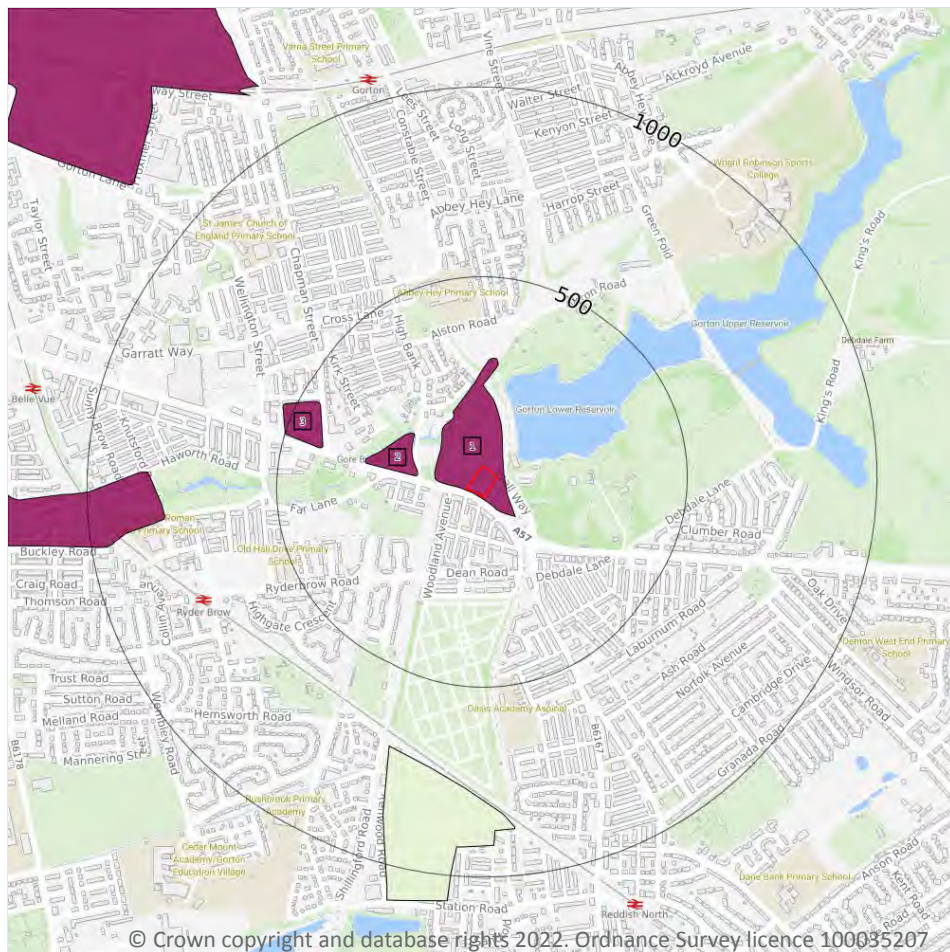
Features are displayed on the Geology 1:50,000 scale - Availability map on **page 81**

| ID | Location | Artificial  | Superficial | Bedrock | Mass movement | Sheet No.           |
|----|----------|-------------|-------------|---------|---------------|---------------------|
| 1  | On site  | No coverage | Full        | Full    | No coverage   | EW085_manchester_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

### 15.2 Artificial and made ground (50k)

Records within 500m

3

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 82**

| ID | Location | LEX Code  | Description             | Rock description   |
|----|----------|-----------|-------------------------|--------------------|
| 1  | On site  | MGR-ARTDP | MADE GROUND (UNDIVIDED) | ARTIFICIAL DEPOSIT |
| 2  | 134m W   | MGR-ARTDP | MADE GROUND (UNDIVIDED) | ARTIFICIAL DEPOSIT |
| 3  | 395m W   | MGR-ARTDP | MADE GROUND (UNDIVIDED) | ARTIFICIAL DEPOSIT |

This data is sourced from the British Geological Survey.



### 15.3 Artificial ground permeability (50k)

**Records within 50m****1**

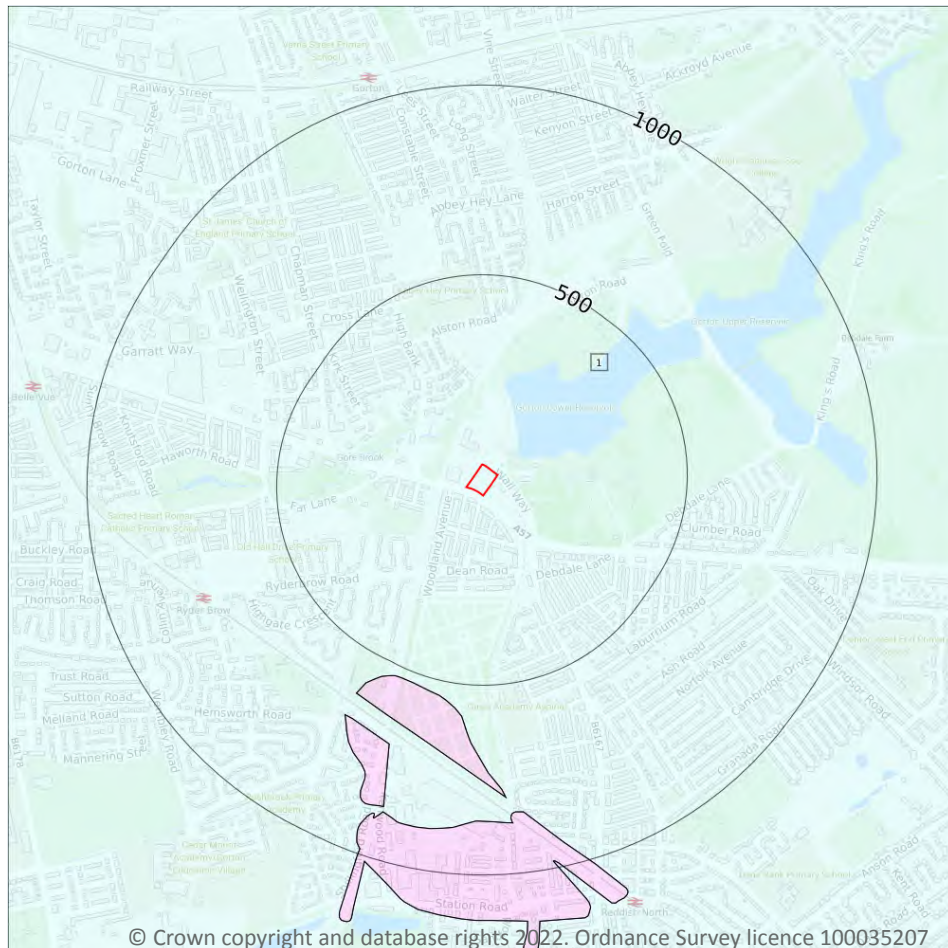
A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

| Location | Flow type | Maximum permeability | Minimum permeability |
|----------|-----------|----------------------|----------------------|
| On site  | Mixed     | Very High            | Low                  |

*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

1

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 84**

| ID | Location | LEX Code   | Description     | Rock description |
|----|----------|------------|-----------------|------------------|
| 1  | On site  | TILLD-DMTN | TILL, DEVANSIAN | DIAMICTON        |

*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)

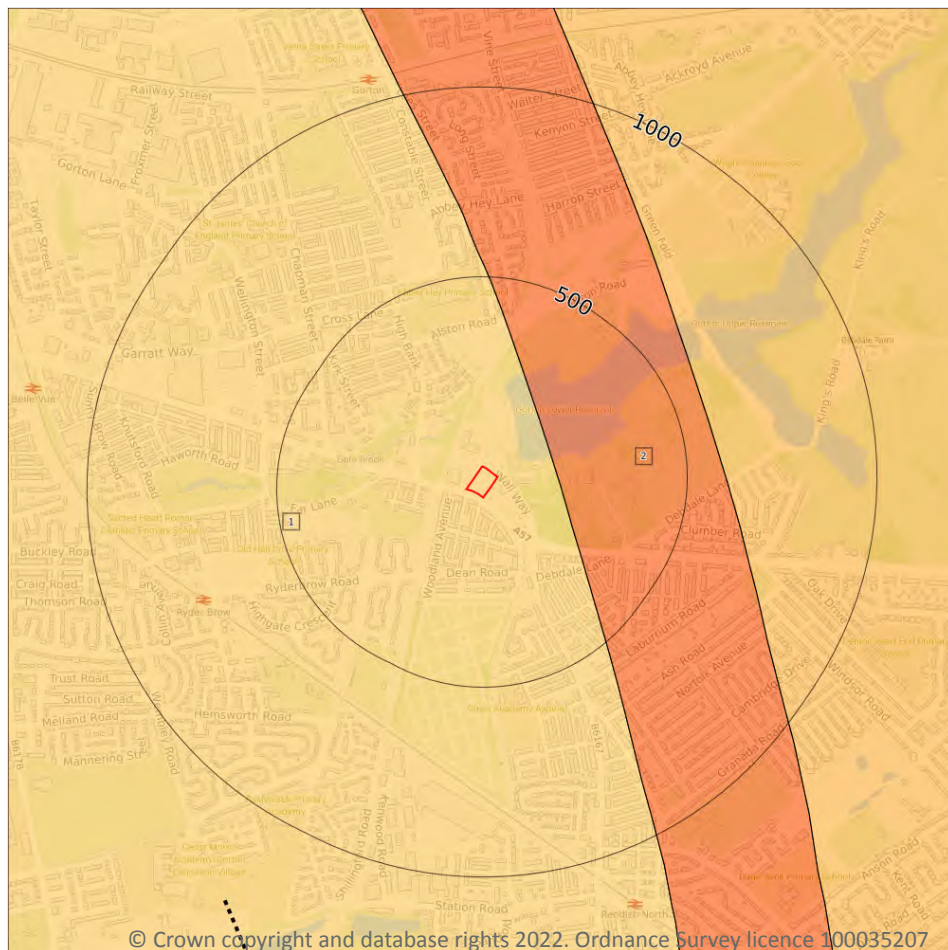
**Records within 50m****0**

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 86**

| ID | Location | LEX Code  | Description                           | Rock age  |
|----|----------|-----------|---------------------------------------|-----------|
| 1  | On site  | CHES-SDST | CHESTER FORMATION - SANDSTONE         | OLENEKIAN |
| 2  | 152m E   | MM-MDST   | MANCHESTER MARLS FORMATION - MUDSTONE | -         |

*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  | Mixed     | High                 | Moderate             |

*This data is sourced from the British Geological Survey.*

## 15.10 Bedrock faults and other linear features (50k)

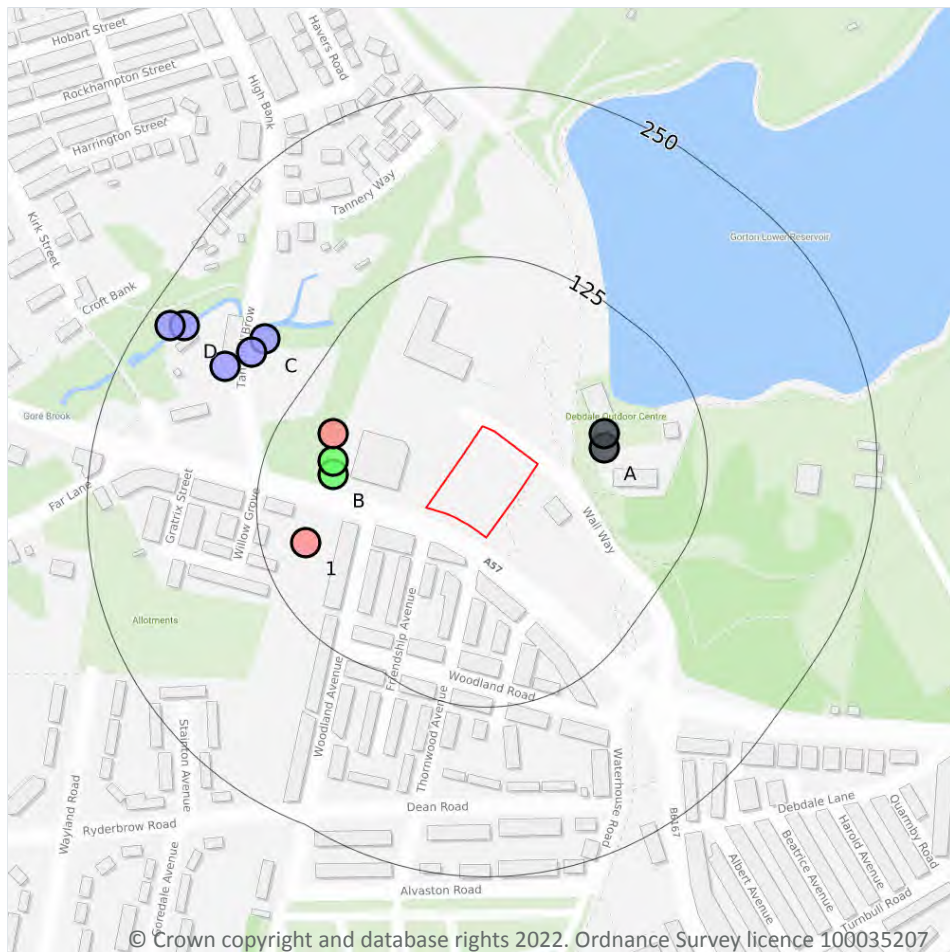
**Records within 500m****0**

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

11

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 88**

| ID | Location | Grid reference | Name                                         | Length | Confidential | Web link |
|----|----------|----------------|----------------------------------------------|--------|--------------|----------|
| A  | 51m E    | 389410 395900  | PROPOSED SAILING CENTRE DEBDAL PARK GORTON 2 | -      | Y            | N/A      |
| A  | 54m NE   | 389410 395910  | PROPOSED SAILING CENTRE DEBDAL PARK GORTON 1 | -      | Y            | N/A      |

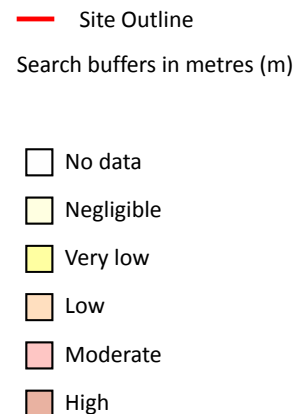
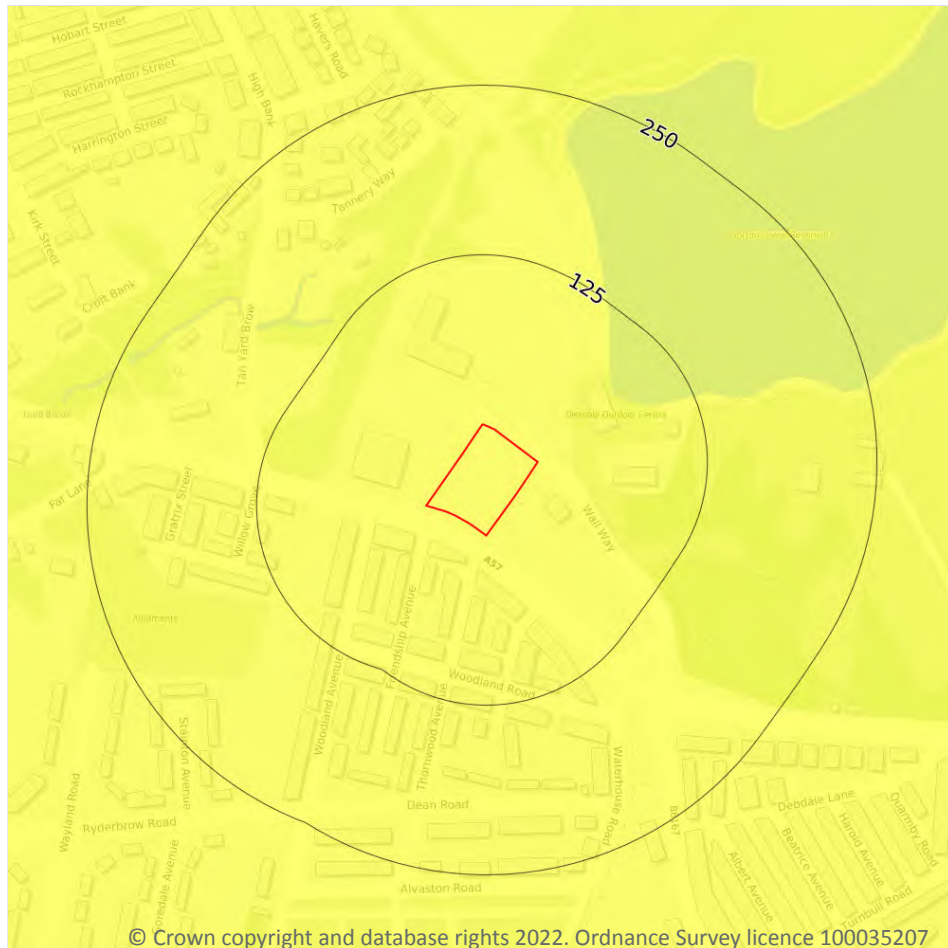


| ID | Location | Grid reference | Name                    | Length | Confidential | Web link               |
|----|----------|----------------|-------------------------|--------|--------------|------------------------|
| B  | 73m W    | 389210 395880  | HYDE ROAD IMPROVEMENT 2 | 30.0   | N            | <a href="#">937084</a> |
| B  | 77m NW   | 389210 395890  | HYDE ROAD IMPROVEMENT 3 | 30.0   | N            | <a href="#">937085</a> |
| B  | 87m NW   | 389210 395910  | HYDE ROAD IMPROVEMENT 4 | 40.0   | N            | <a href="#">937086</a> |
| 1  | 92m W    | 389190 395830  | HYDE ROAD IMPROVEMENT 1 | 30.5   | N            | <a href="#">937083</a> |
| C  | 168m NW  | 389160 395980  | CHORLTON BROOK 27       | 2.8    | N            | <a href="#">936890</a> |
| C  | 171m NW  | 389150 395970  | CHORLTON BROOK 26       | 3.4    | N            | <a href="#">936889</a> |
| C  | 182m NW  | 389130 395960  | TAN YARD BROW A         | 7.0    | N            | <a href="#">937189</a> |
| D  | 223m NW  | 389100 395990  | TAN YARD BROW HA2       | 2.0    | N            | <a href="#">937188</a> |
| D  | 231m NW  | 389090 395990  | TAN YARD BROW HA1       | 3.0    | N            | <a href="#">937187</a> |

*This data is sourced from the British Geological Survey.*



## 17 Natural ground subsidence - Shrink swell clays



### 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).

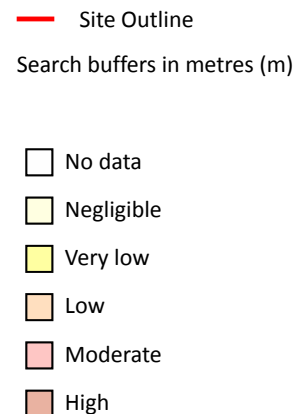
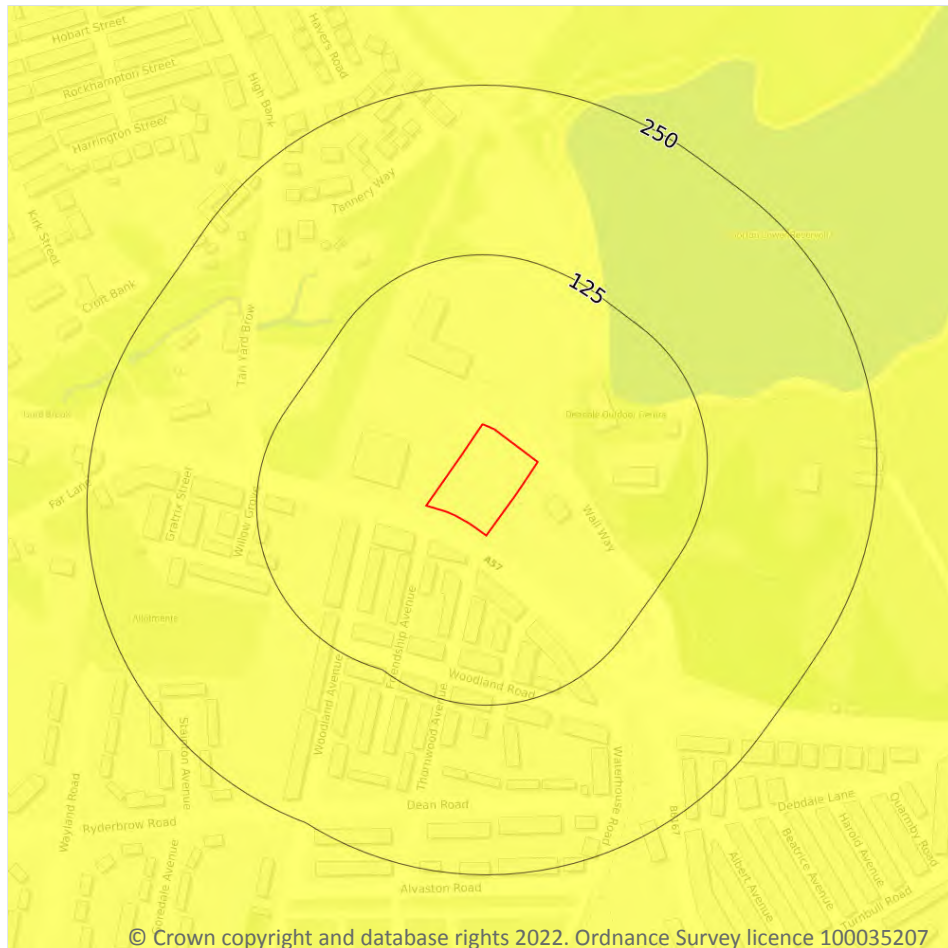
Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 90**

| 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



### 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 91**

| 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.*



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☐ No data  
☐ Negligible  
☐ Very low  
☐ Low  
☐ Moderate  
☐ High

|                    |   |
|--------------------|---|
| Records within 50m | 2 |
|--------------------|---|

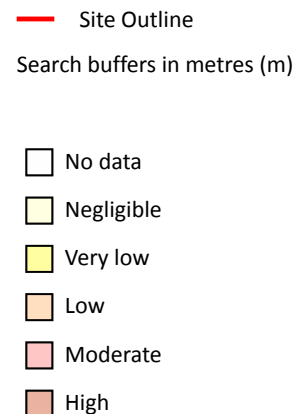
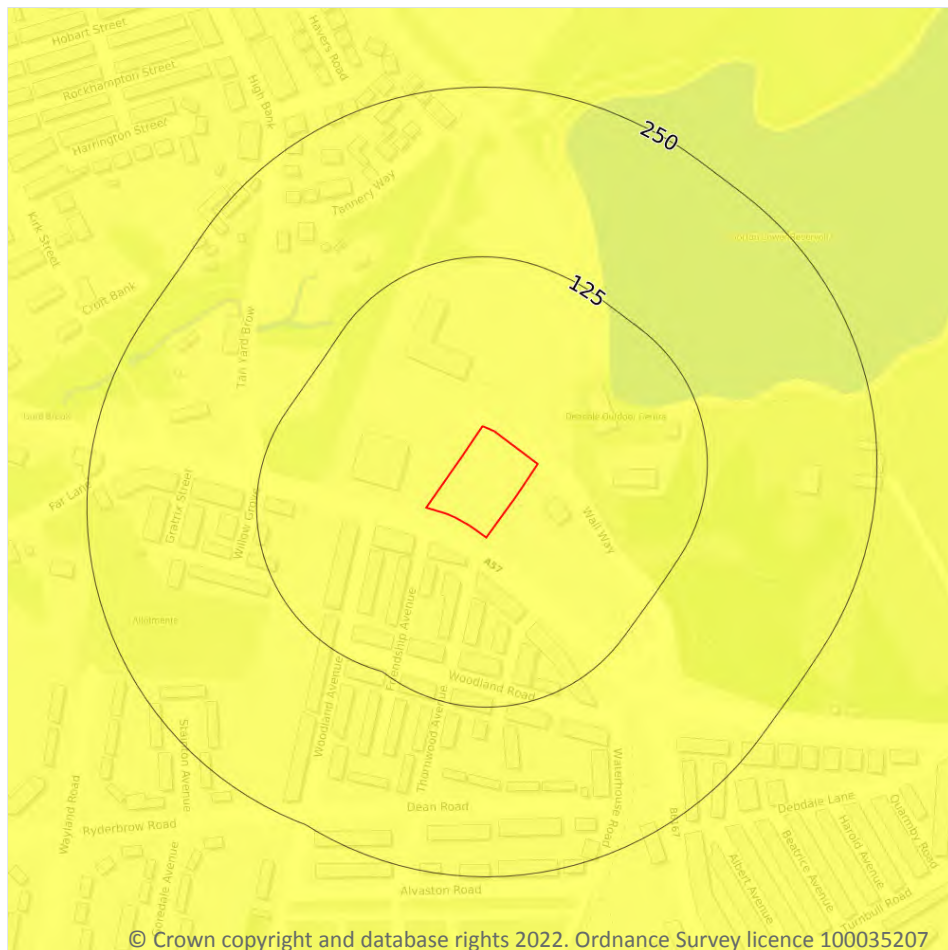
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 92**

| Location | Hazard rating | Details                                                                                                         |
|----------|---------------|-----------------------------------------------------------------------------------------------------------------|
| On site  | Very low      | Compressibility and uneven settlement problems are not likely to be significant on the site for most land uses. |
| 3m S     | Negligible    | Compressible strata are not thought to occur.                                                                   |

*This data is sourced from the British Geological Survey.*



## Natural ground subsidence - Collapsible deposits



### 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.

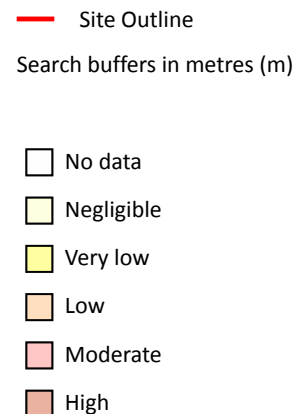
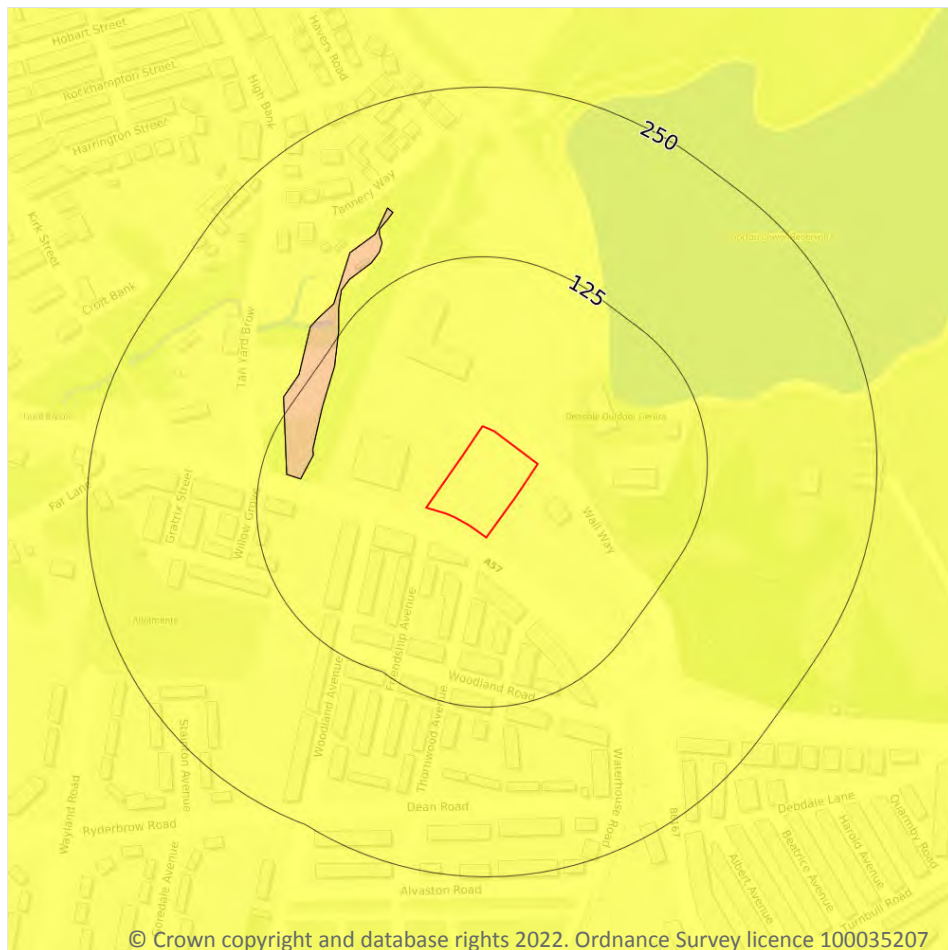
Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 94**

| 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



### 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.

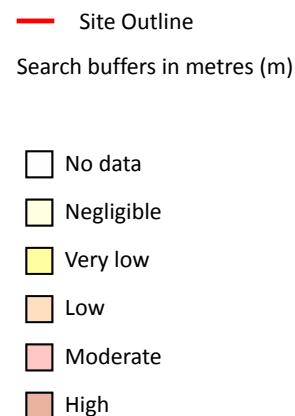
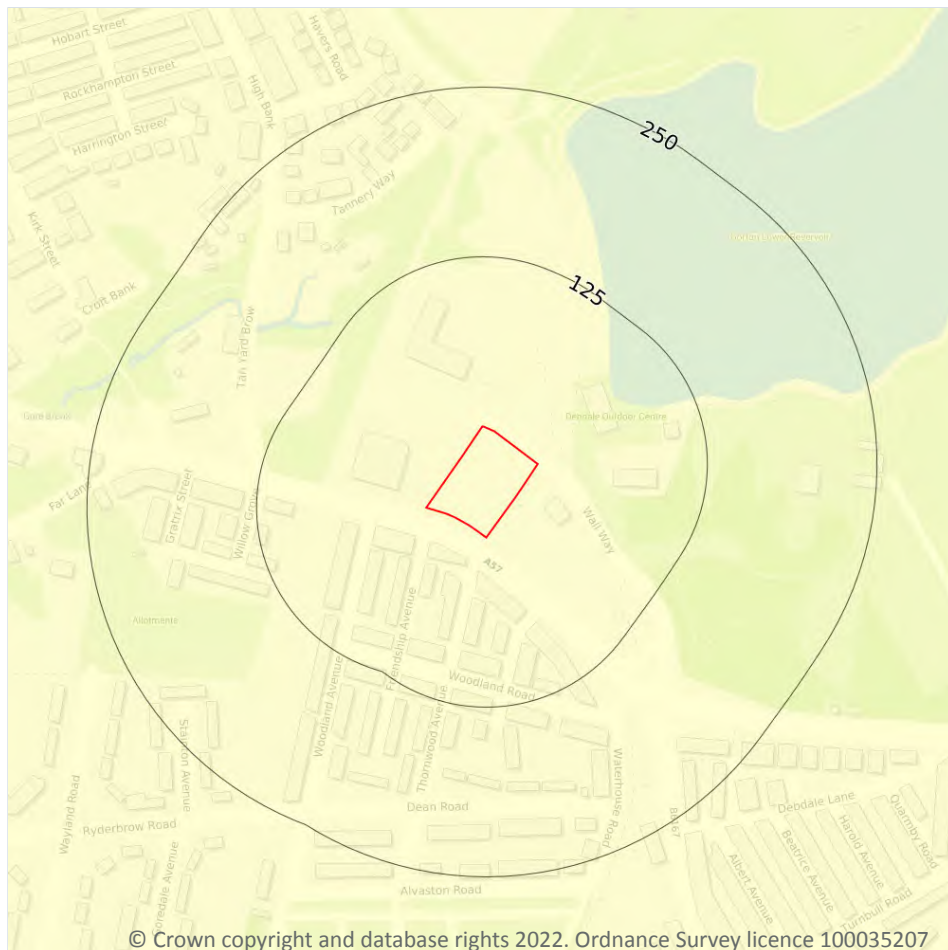
Features are displayed on the Natural ground subsidence - Landslides map on **page 95**

| 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



### 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.

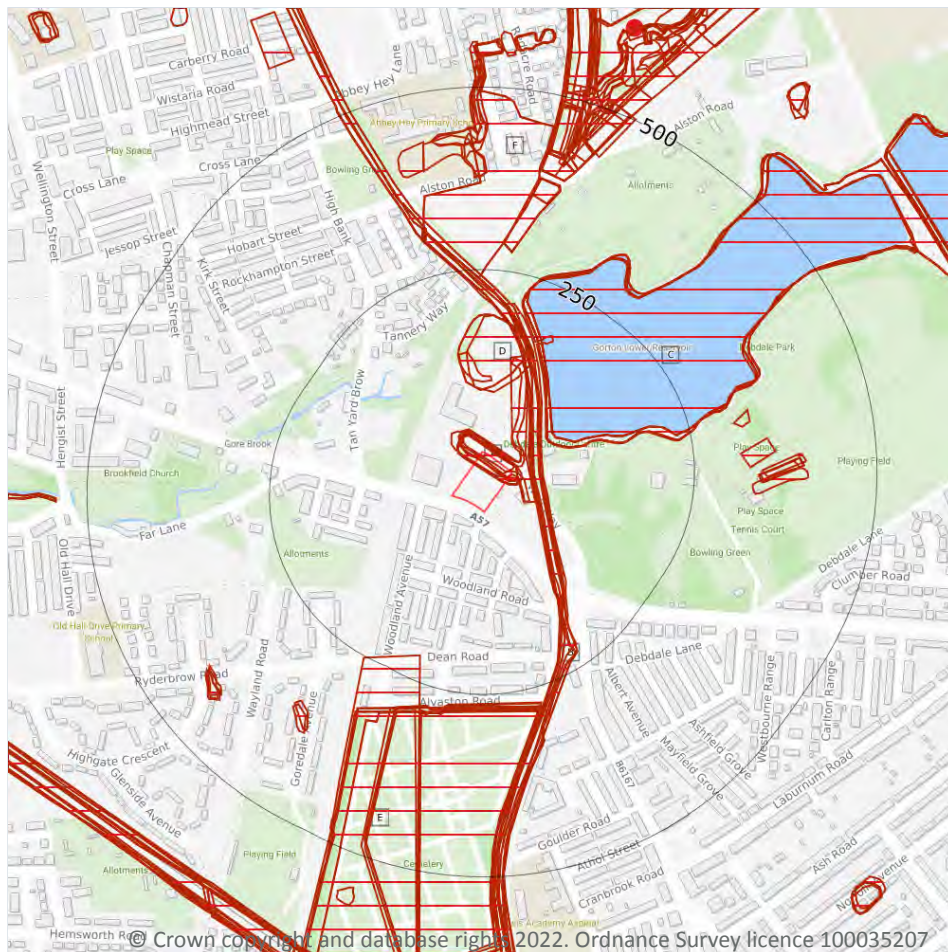
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 96**

| 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

0

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.

*This data is sourced from the British Geological Survey.*

## 18.3 Surface ground workings

Records within 250m

42

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 97**

| ID | Location | Land Use                    | Year of mapping | Mapping scale |
|----|----------|-----------------------------|-----------------|---------------|
| A  | On site  | Unspecified Heap            | 1918            | 1:10560       |
| A  | On site  | Unspecified Pit             | 1907            | 1:10560       |
| A  | On site  | Unspecified Pit             | 1968            | 1:10560       |
| A  | On site  | Unspecified Pit             | 1892            | 1:10560       |
| A  | On site  | Unspecified Heap            | 1938            | 1:10560       |
| A  | On site  | Unspecified Heap            | 1934            | 1:10560       |
| A  | On site  | Unspecified Heap            | 1906            | 1:10560       |
| A  | On site  | Unspecified Heap            | 1923            | 1:10560       |
| A  | On site  | Unspecified Pit             | 1956            | 1:10560       |
| A  | On site  | Unspecified Pit             | 1985            | 1:10000       |
| A  | On site  | Unspecified Pit             | 1978            | 1:10000       |
| A  | On site  | Unspecified Ground Workings | 1938            | 1:10560       |
| A  | On site  | Unspecified Pit             | 1934            | 1:10560       |
| B  | 26m E    | Canal                       | 1934            | 1:10560       |
| B  | 29m E    | Canal                       | 1923            | 1:10560       |
| B  | 29m E    | Canal                       | 1938            | 1:10560       |
| B  | 29m E    | Canal                       | 1934            | 1:10560       |



| ID | Location | Land Use                    | Year of mapping | Mapping scale |
|----|----------|-----------------------------|-----------------|---------------|
| B  | 29m E    | Canal                       | 1906            | 1:10560       |
| B  | 29m E    | Canal                       | 1892            | 1:10560       |
| B  | 29m E    | Canal                       | 1918            | 1:10560       |
| B  | 30m E    | Canal                       | 1907            | 1:10560       |
| A  | 30m E    | Canal                       | 1968            | 1:10560       |
| A  | 30m E    | Canal                       | 1956            | 1:10560       |
| C  | 65m NE   | Reservoir                   | 1934            | 1:10560       |
| C  | 66m NE   | Reservoir                   | 1923            | 1:10560       |
| C  | 66m NE   | Reservoir                   | 1938            | 1:10560       |
| C  | 66m NE   | Reservoir                   | 1934            | 1:10560       |
| C  | 66m NE   | Reservoir                   | 1906            | 1:10560       |
| C  | 66m NE   | Reservoir                   | 1892            | 1:10560       |
| C  | 66m NE   | Reservoir                   | 1918            | 1:10560       |
| C  | 77m NE   | Pond                        | 1968            | 1:10560       |
| C  | 77m NE   | Reservoir                   | 1956            | 1:10560       |
| C  | 77m NE   | Reservoir                   | 1985            | 1:10000       |
| C  | 77m NE   | Reservoir                   | 1978            | 1:10000       |
| C  | 77m NE   | Reservoir                   | 1991            | 1:10000       |
| D  | 84m N    | Unspecified Heap            | 1991            | 1:10000       |
| D  | 85m N    | Unspecified Ground Workings | 1968            | 1:10560       |
| D  | 85m N    | Unspecified Ground Workings | 1956            | 1:10560       |
| D  | 97m N    | Unspecified Ground Workings | 1907            | 1:10560       |
| E  | 215m SW  | Cemetery                    | 1905            | 1:10560       |
| F  | 239m N   | Refuse Heap                 | 1938            | 1:10560       |
| F  | 239m N   | Refuse Heap                 | 1934            | 1:10560       |

*This is 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  | In addition to being located inside an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) have information such as mining plans and maps held within their archive of mining activities that have occurred within 1km of this property which may supplement this information. 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 <a href="mailto:enquiries.gs@jpb.co.uk">enquiries.gs@jpb.co.uk</a> . |

*This data is sourced from Johnson Poole and Bloomer.*

## 18.9 Coal mining

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

Areas which could be affected by past, current or future coal mining.

| Location | Details                                                                                                                                                                                                                                                              |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| On site  | The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider. |

*This data is sourced from the Coal Authority.*

## 18.10 Brine areas

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

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 |
|-----------------|---|

Generalised areas that may be affected by gypsum extraction.

*This data is sourced from British Gypsum.*

## 18.12 Tin mining

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

Generalised areas that may be affected by historical tin mining.

*This data is sourced from Groundsure.*

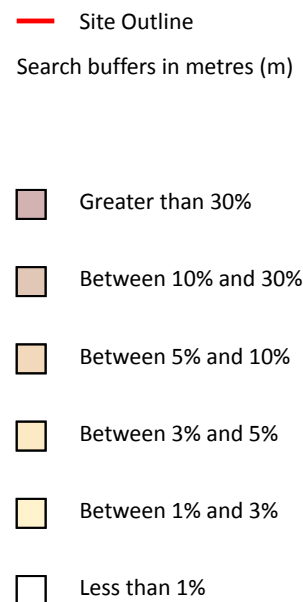
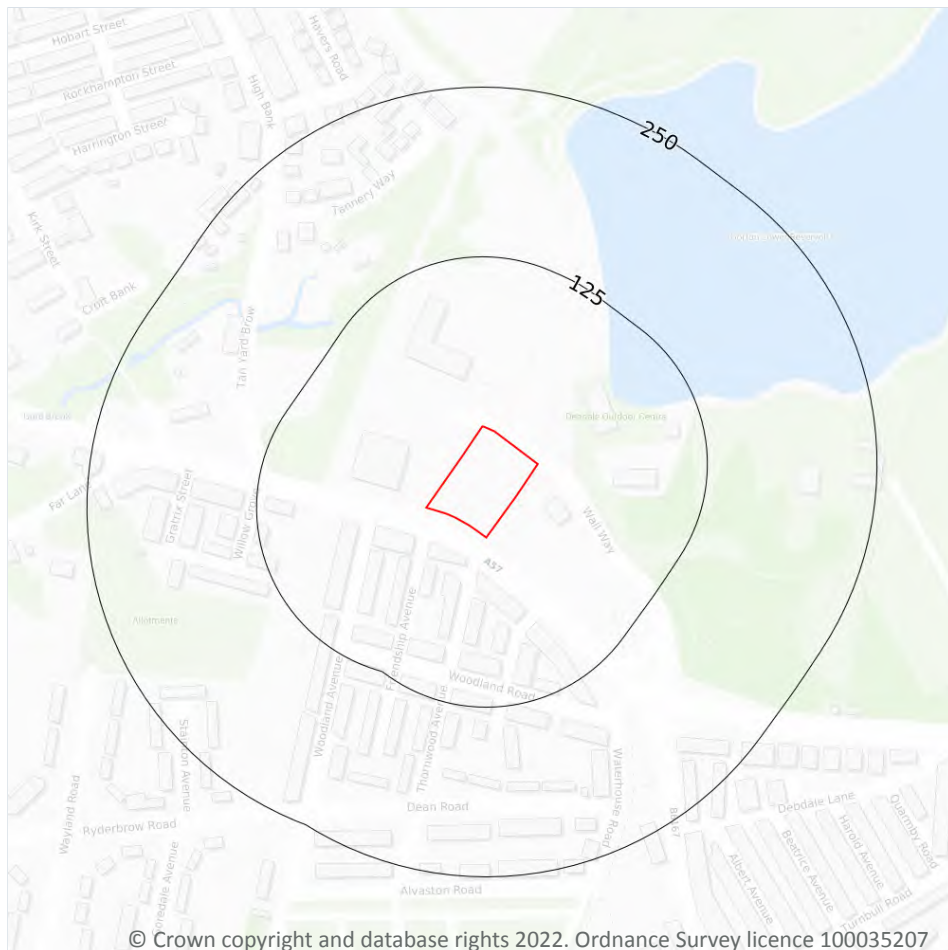
## 18.13 Clay mining

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

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 103**

| 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 km<sup>2</sup>. 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 km<sup>2</sup>; 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 | 15 - 30 mg/kg |

*This data is sourced from the British Geological Survey.*

### 20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

8

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 km<sup>2</sup>).

| Location | Arsenic (mg/kg) | Bioaccessible Arsenic (mg/kg) | Lead (mg/kg) | Bioaccessible Lead (mg/kg) | Cadmium (mg/kg) | Chromium (mg/kg) | Copper (mg/kg) | Nickel (mg/kg) | Tin (mg/kg) |
|----------|-----------------|-------------------------------|--------------|----------------------------|-----------------|------------------|----------------|----------------|-------------|
| On site  | 23              | 4                             | 69           | 47                         | 0.3             | 75               | 29             | 34             | 6           |
| On site  | 23              | 4                             | 53           | 36                         | 0.3             | 78               | 19             | 35             | 4           |
| On site  | 25              | 4.4                           | 71           | 49                         | 0.3             | 84               | 29             | 39             | 7           |
| 8m NW    | 23              | 4                             | 56           | 38                         | 0.3             | 80               | 22             | 35             | 5           |
| 34m S    | 22              | 3.8                           | 74           | 51                         | 0.3             | 73               | 33             | 33             | 7           |
| 39m E    | 23              | 4                             | 42           | 29                         | 0.3             | 75               | 19             | 35             | 2           |
| 41m SW   | 23              | 4                             | 49           | 34                         | 0.3             | 74               | 16             | 33             | 4           |



| Location | Arsenic<br>(mg/kg) | Bioaccessible<br>Arsenic<br>(mg/kg) | Lead<br>(mg/kg) | Bioaccessible<br>Lead (mg/kg) | Cadmium<br>(mg/kg) | Chromium<br>(mg/kg) | Copper<br>(mg/kg) | Nickel<br>(mg/kg) | Tin<br>(mg/kg) |
|----------|--------------------|-------------------------------------|-----------------|-------------------------------|--------------------|---------------------|-------------------|-------------------|----------------|
| 41m NE   | 26                 | 4.6                                 | 43              | 30                            | 0.3                | 84                  | 20                | 39                | 2              |

*This data is sourced from the British Geological Survey.*

## 20.3 BGS Measured Urban Soil Chemistry

Records within 50m

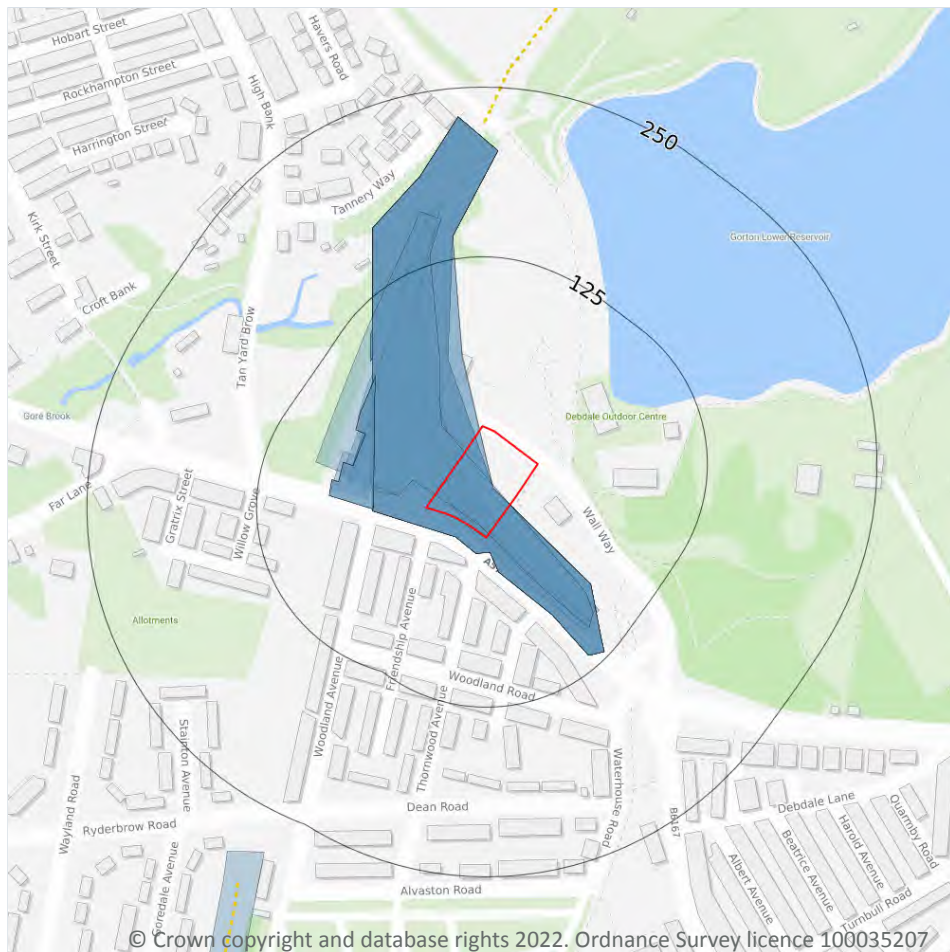
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The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km<sup>2</sup>.

*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**

**23**

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.

Features are displayed on the Railway infrastructure and projects map on **page 106**

| Location | Land Use        | Year of mapping | Mapping scale |
|----------|-----------------|-----------------|---------------|
| On site  | Railway Sidings | 1892            | 2500          |
| On site  | Railway Sidings | 1908            | 2500          |
| On site  | Railway Sidings | 1922            | 2500          |
| On site  | Railway Sidings | 1934            | 2500          |
| On site  | Railway Sidings | 1960            | 1250          |
| On site  | Railway Sidings | 1952            | 1250          |
| On site  | Railway Sidings | 1952            | 2500          |
| On site  | Railway Sidings | 1907            | 10560         |
| On site  | Railway Sidings | 1938            | 10560         |
| On site  | Railway Sidings | 1934            | 10560         |
| On site  | Railway Sidings | 1906            | 10560         |
| On site  | Railway Sidings | 1892            | 10560         |
| On site  | Railway Sidings | 1923            | 10560         |
| On site  | Railway Sidings | 1918            | 10560         |
| On site  | Railway Sidings | 1968            | 10560         |
| 39m W    | Railway Sidings | 1938            | 10560         |
| 39m W    | Railway Sidings | 1934            | 10560         |



| Location | Land Use        | Year of mapping | Mapping scale |
|----------|-----------------|-----------------|---------------|
| 39m W    | Railway Sidings | 1915            | 10560         |
| 46m NW   | Railway Sidings | 1893            | 2500          |
| 57m W    | Railway Sidings | 1893            | 2500          |
| 57m W    | Railway Sidings | 1908            | 2500          |
| 57m W    | Railway Sidings | 1922            | 2500          |
| 57m W    | Railway Sidings | 1933            | 2500          |

*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**

**2**

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

Features are displayed on the Railway infrastructure and projects map on **page 106**

| Location | Description |
|----------|-------------|
| 222m N   | Dismantled  |
| 234m N   | Dismantled  |

*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**

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**

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**

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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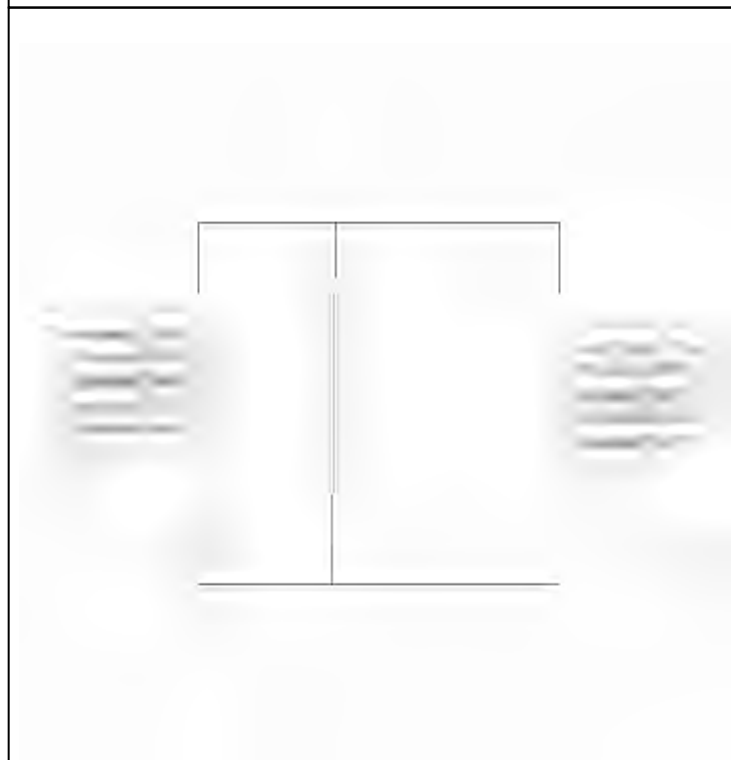
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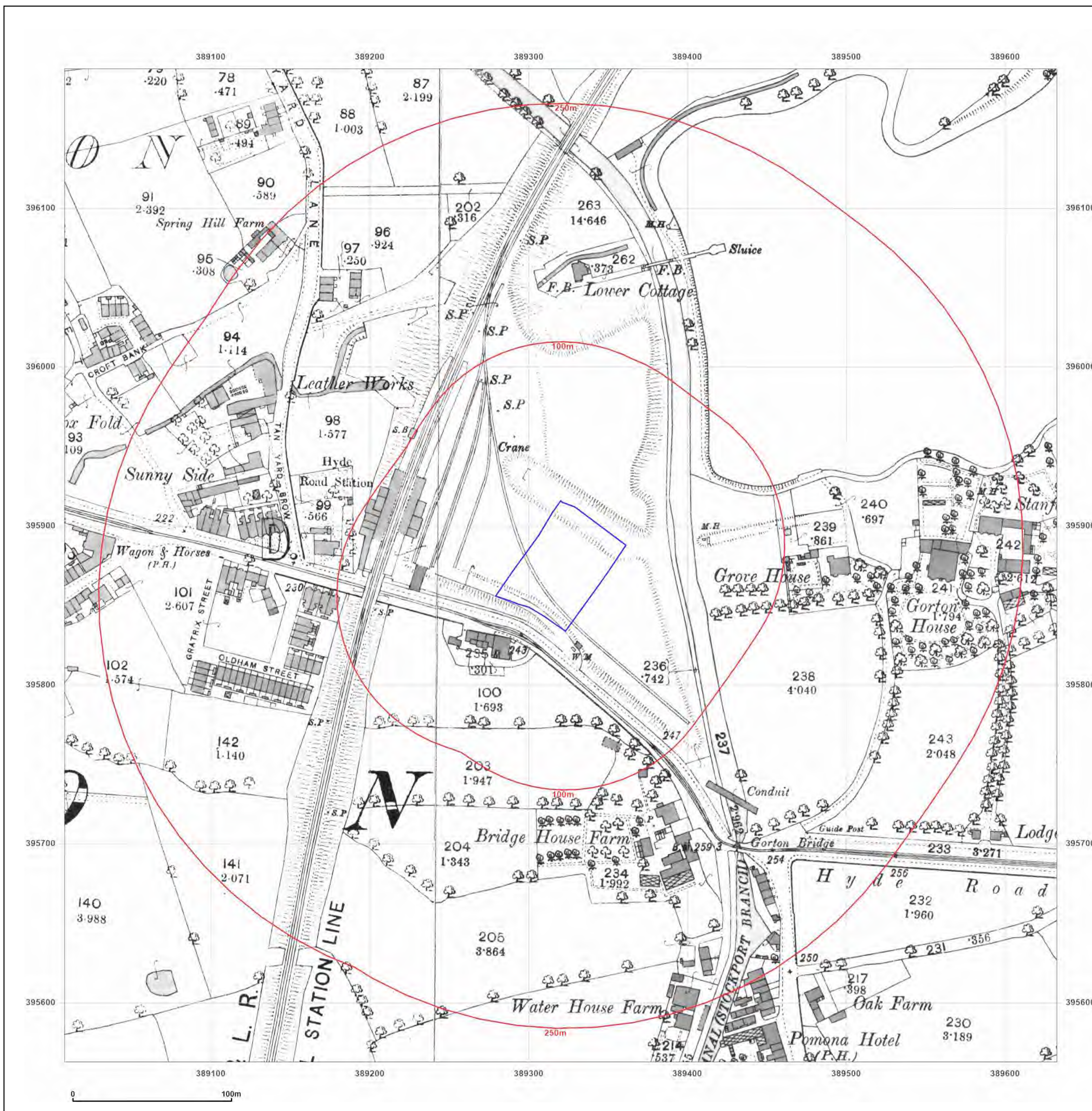


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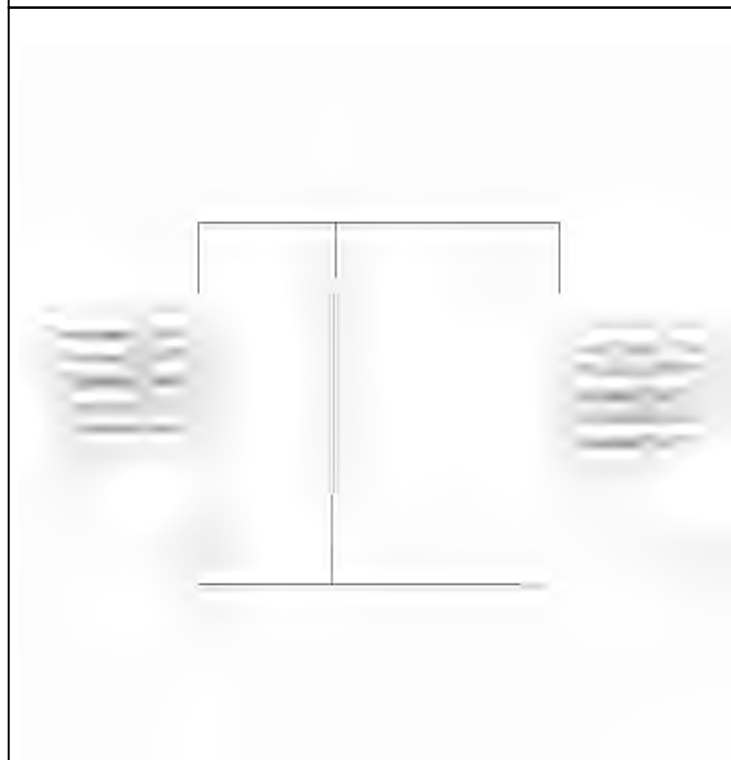
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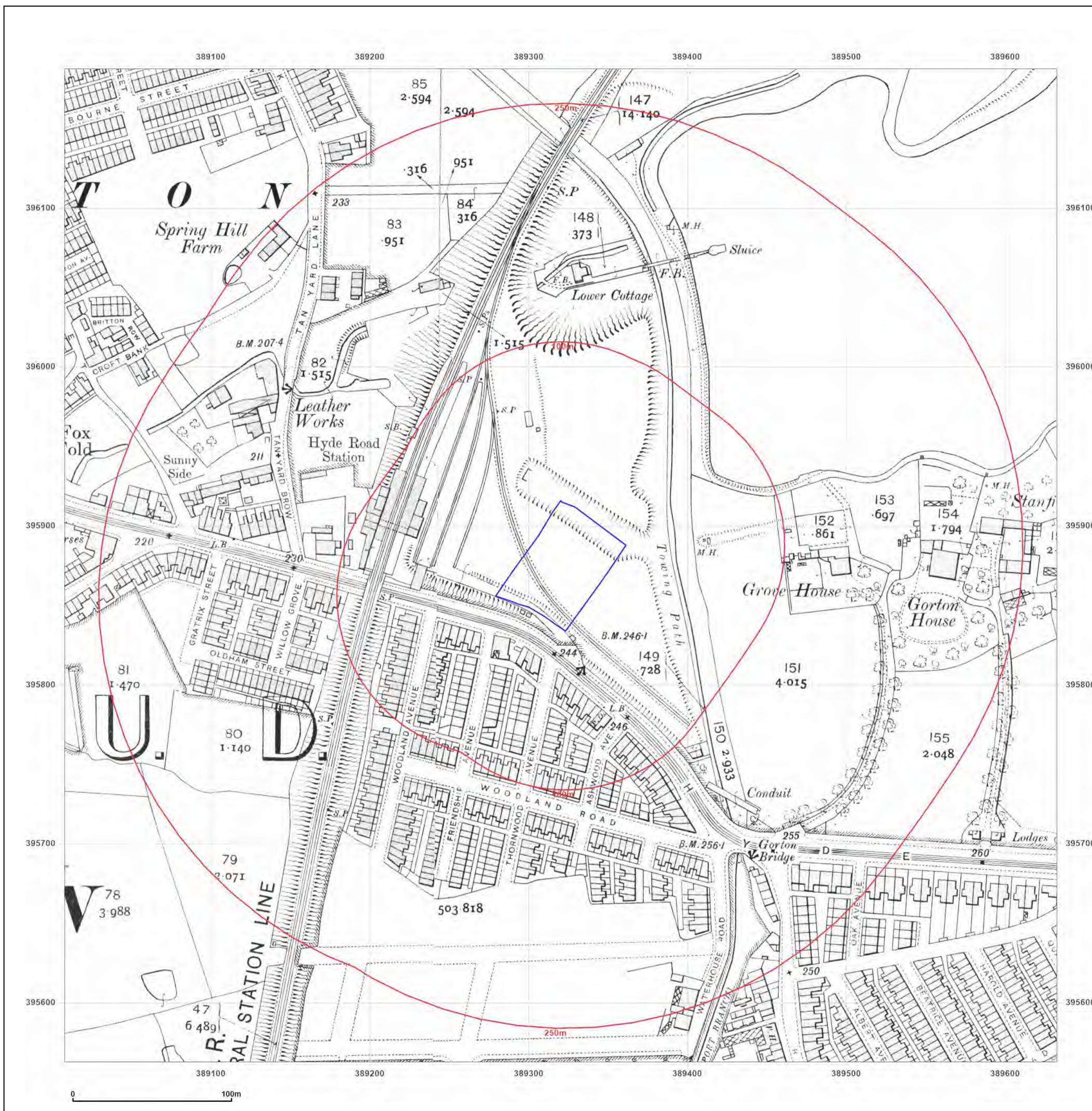


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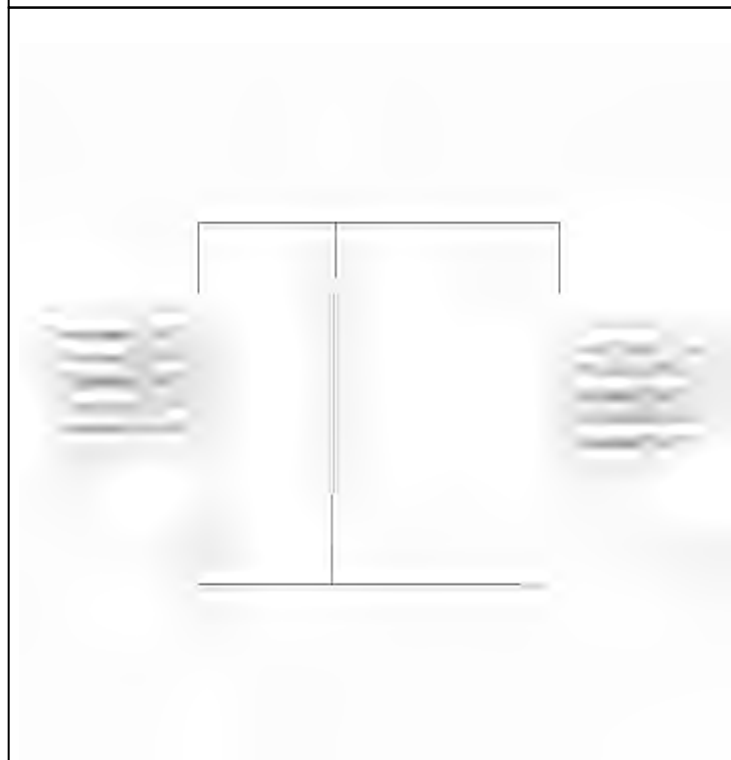
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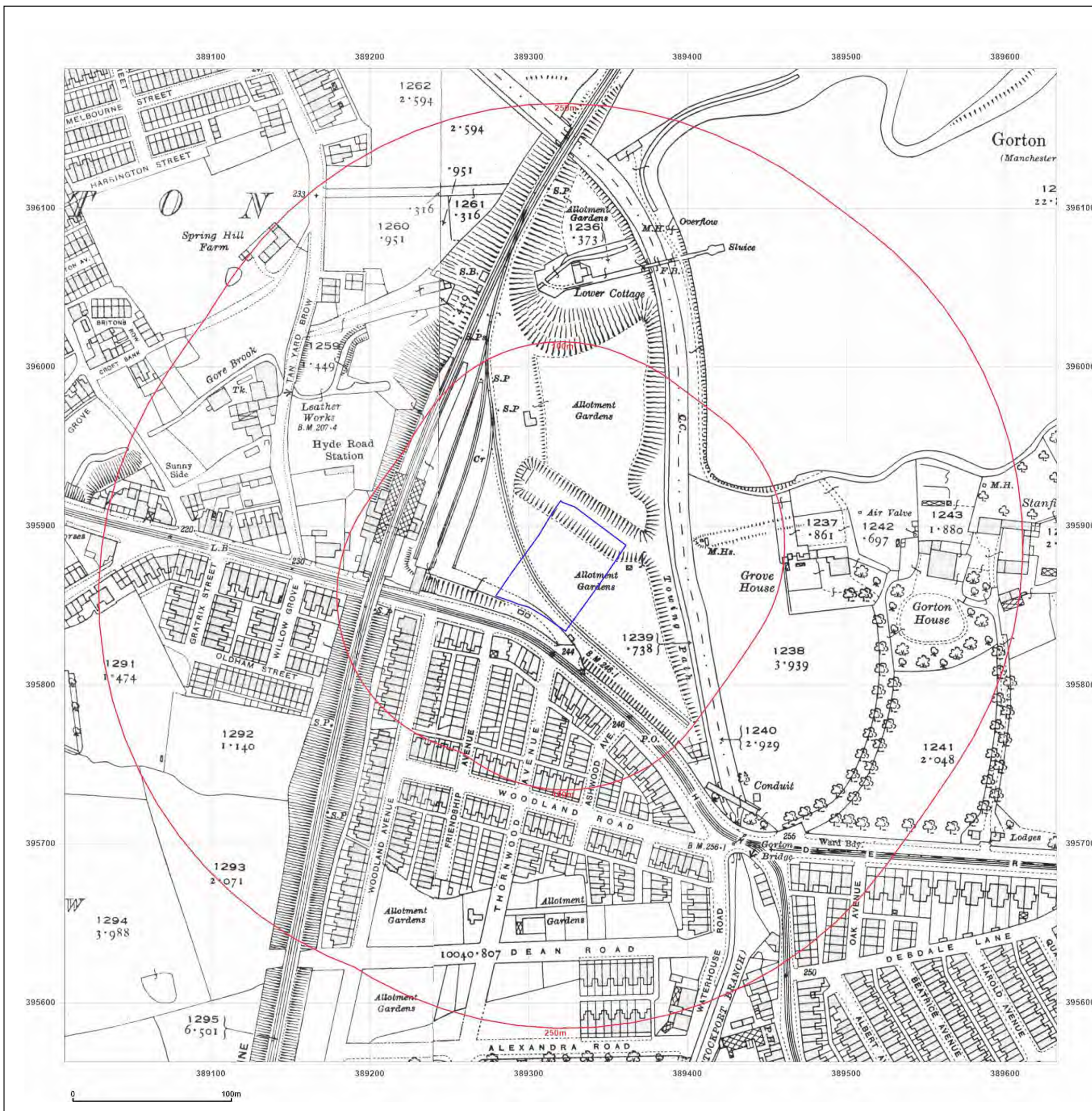


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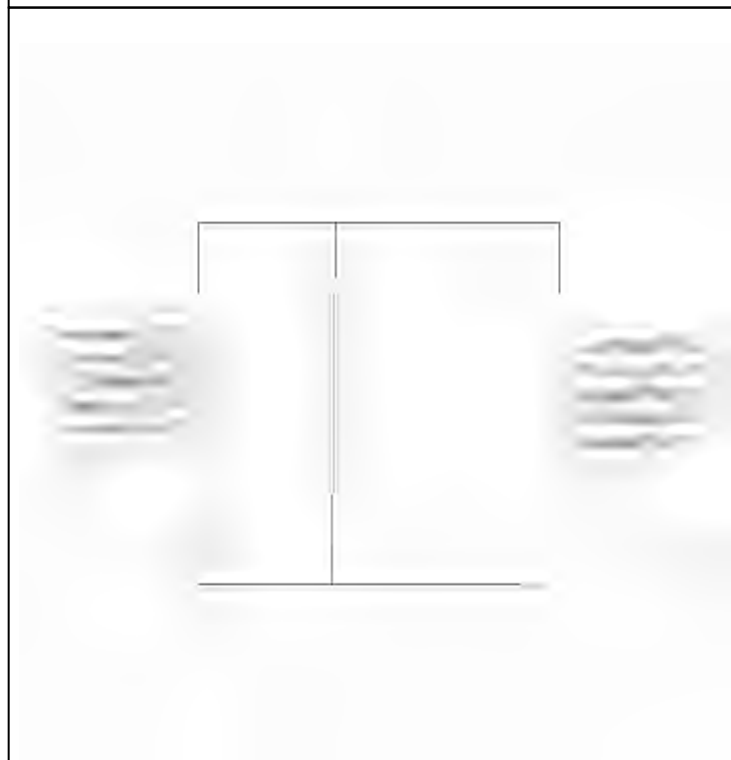
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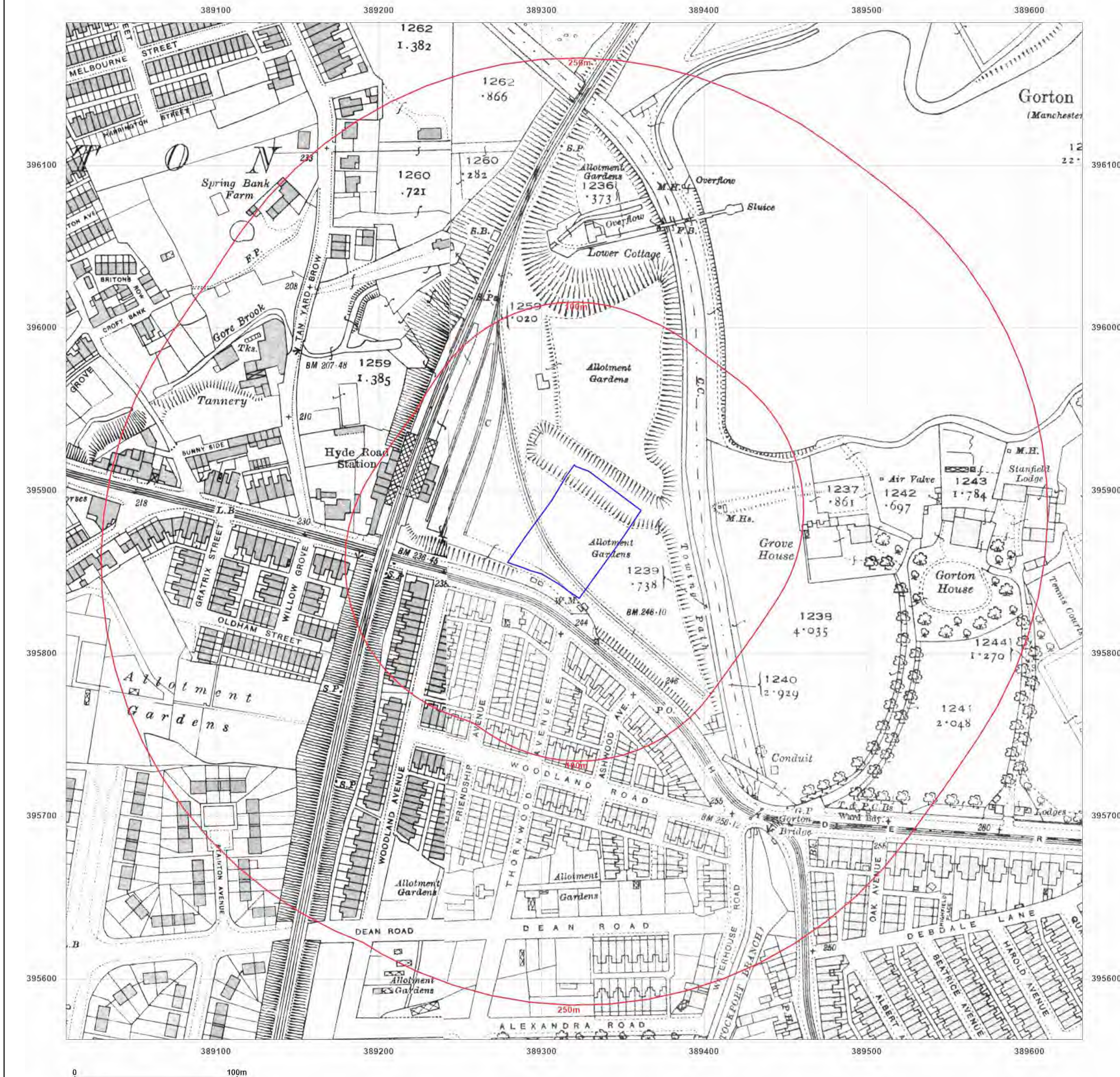


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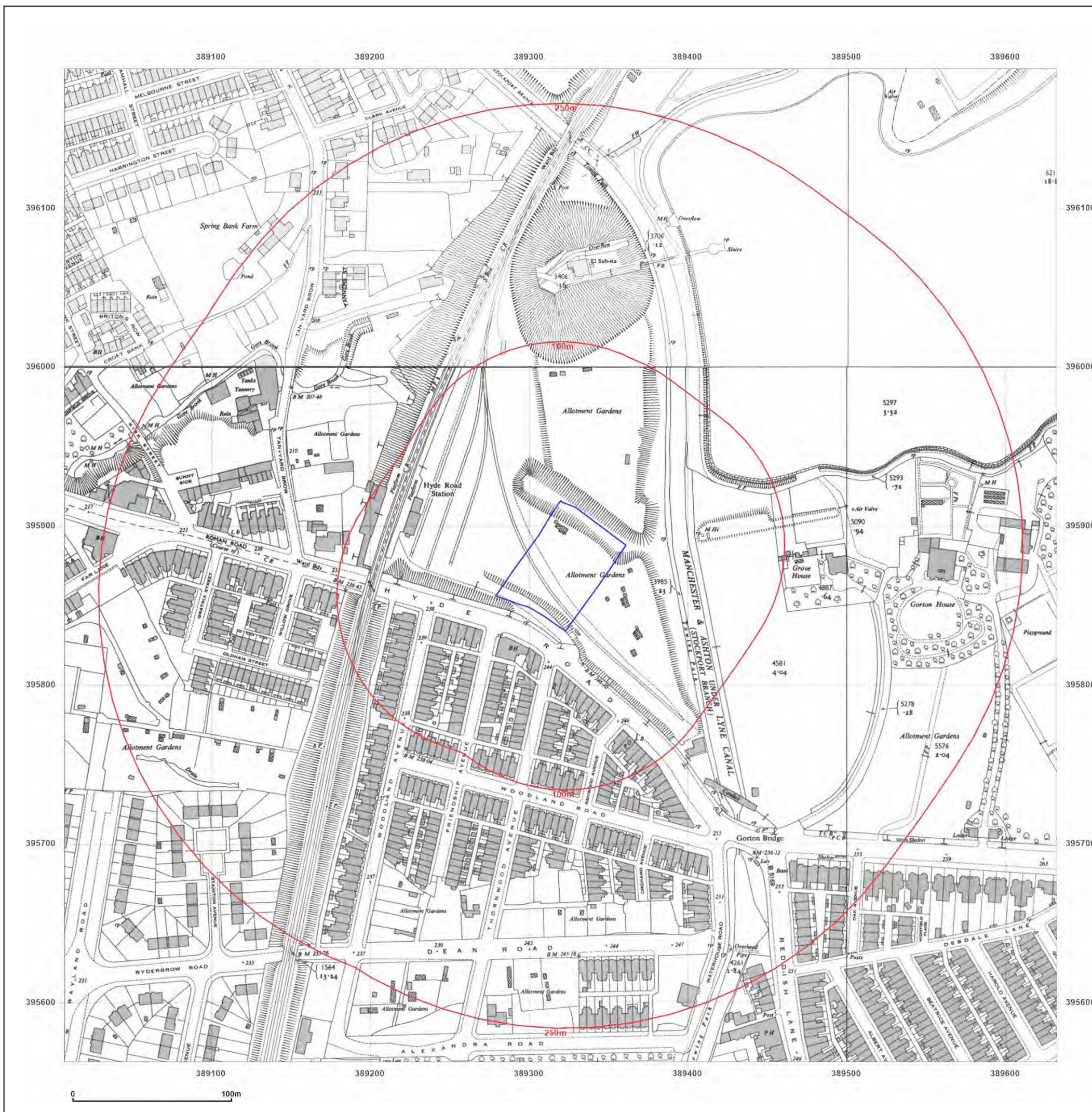


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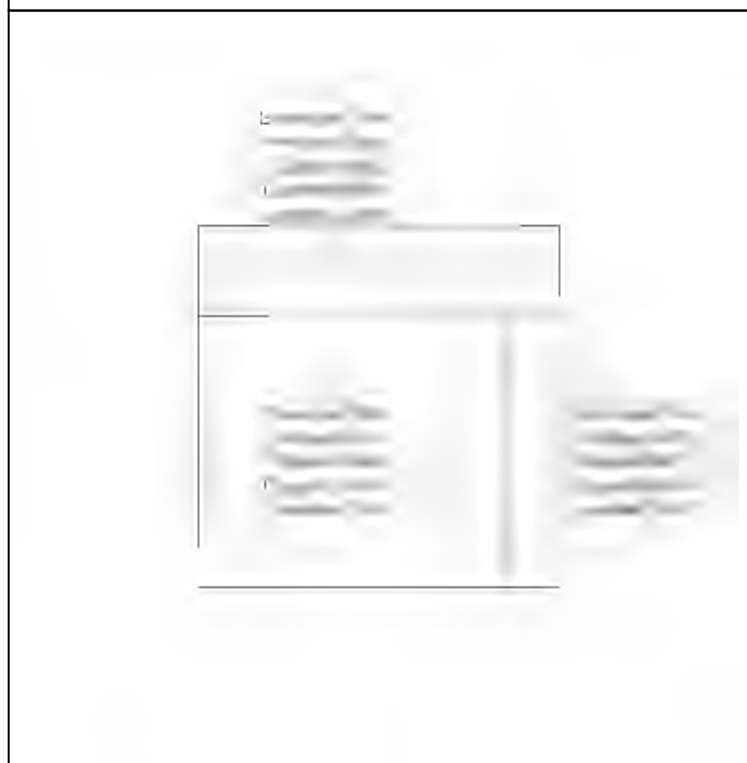
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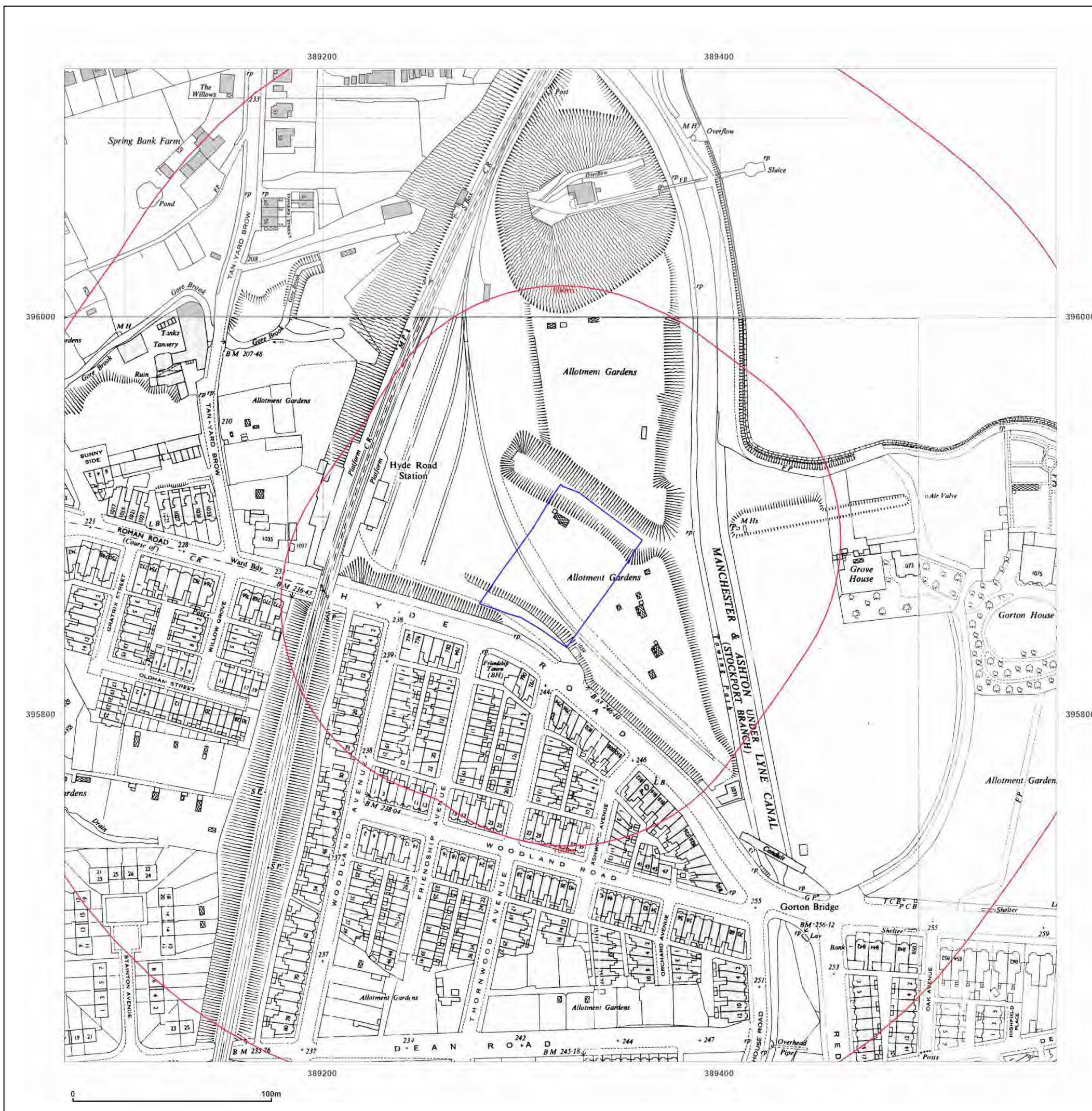


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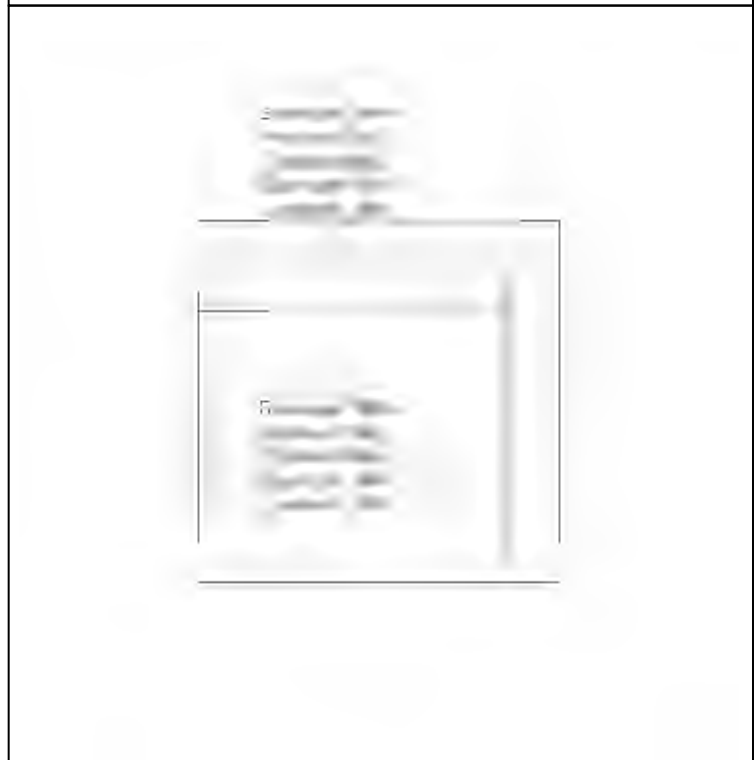
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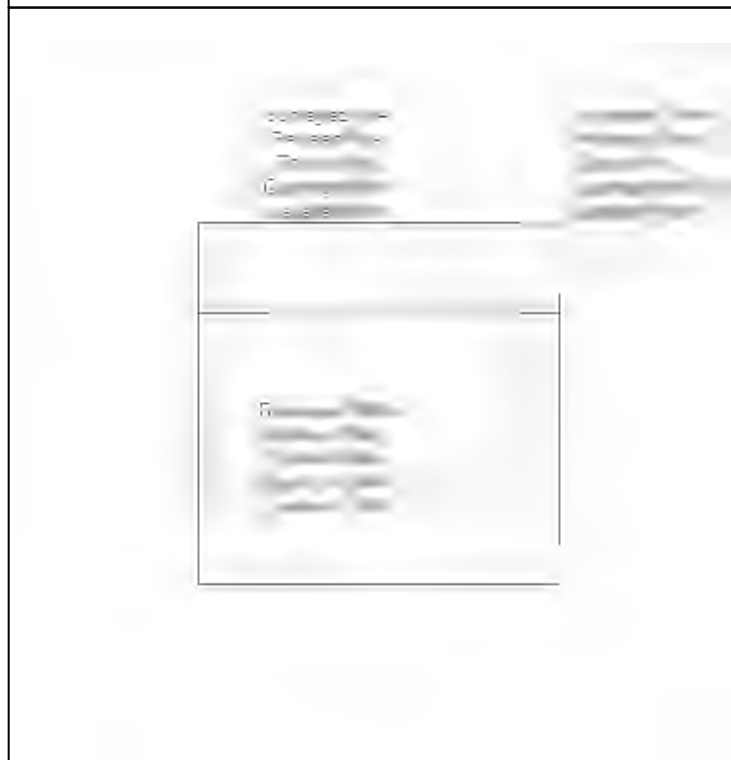
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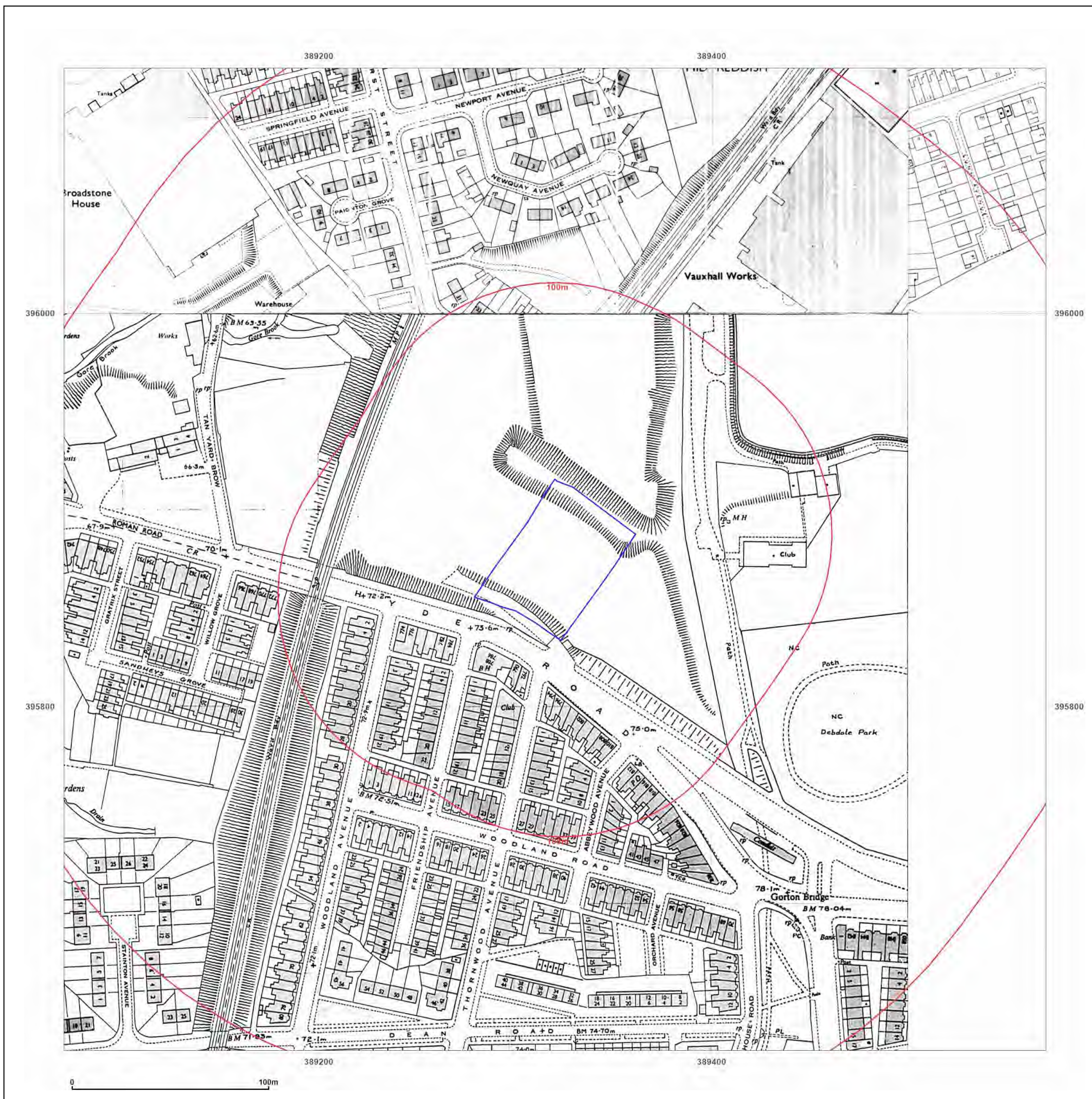


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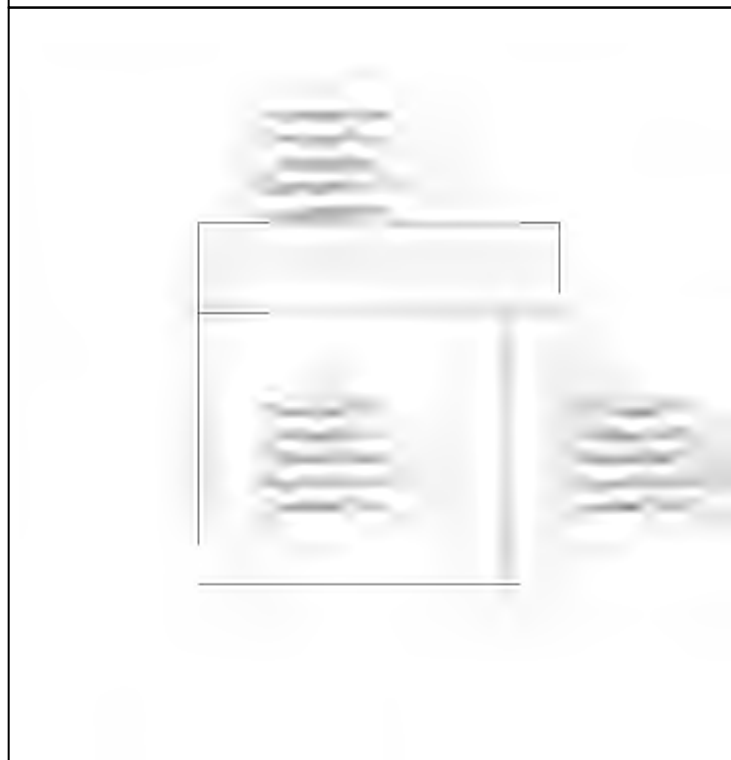
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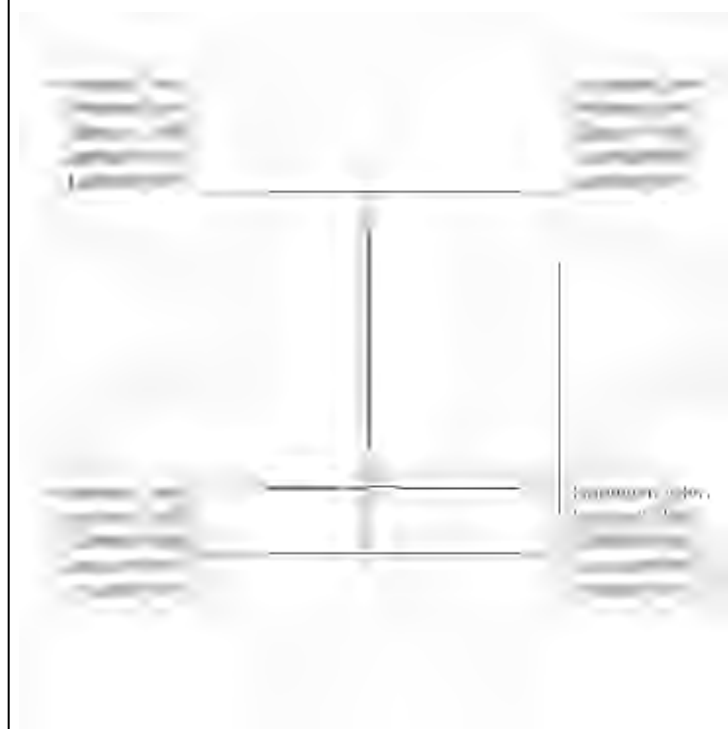
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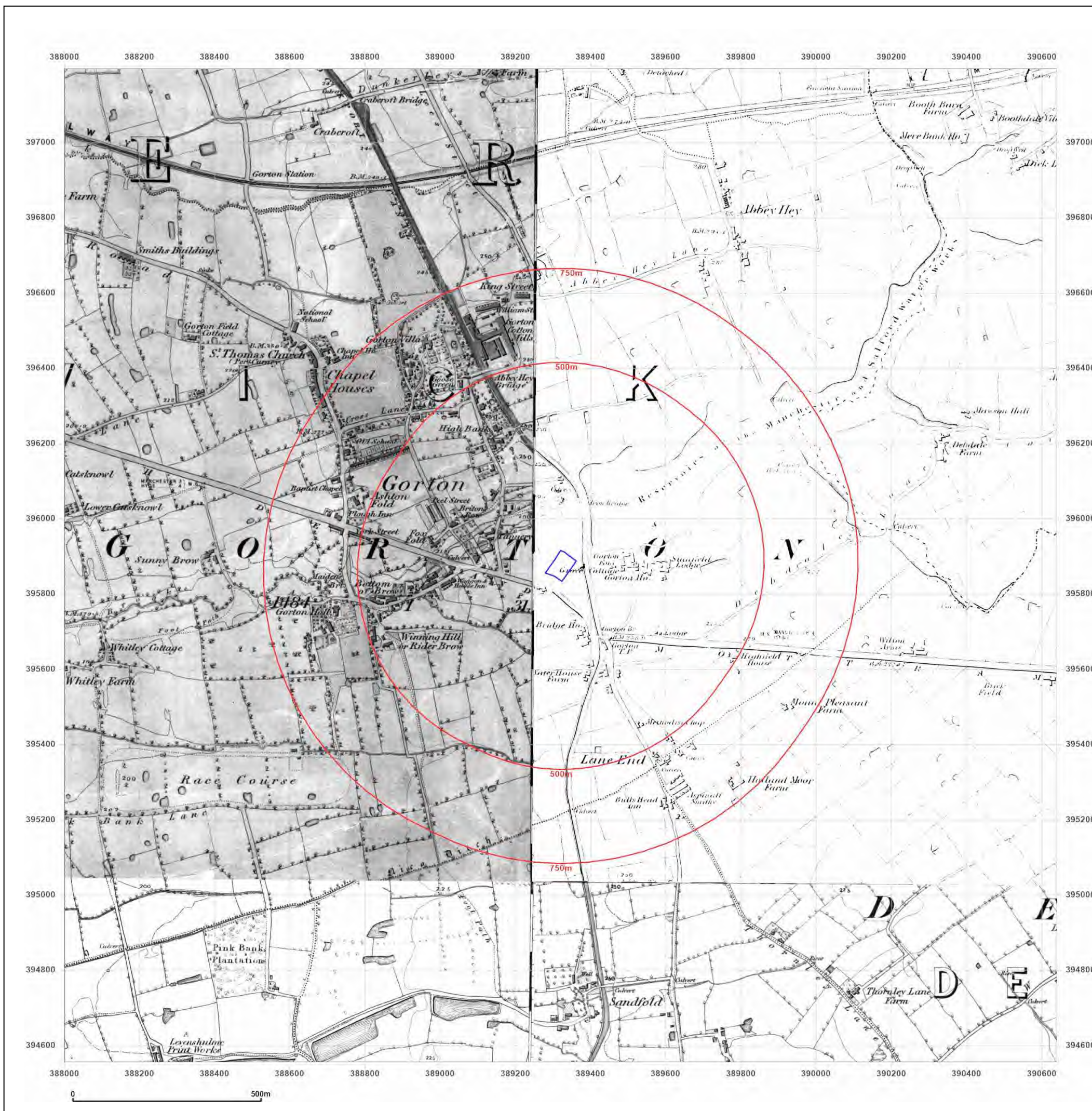


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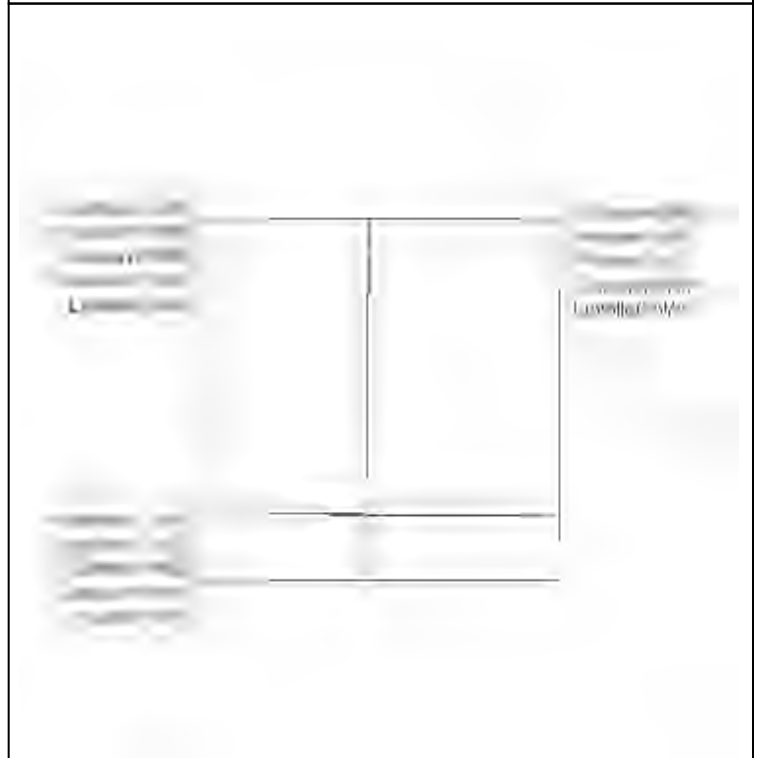
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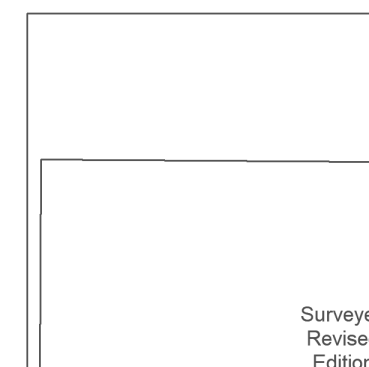
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Surveyed 1872  
Revised 1899  
Edition 1899  
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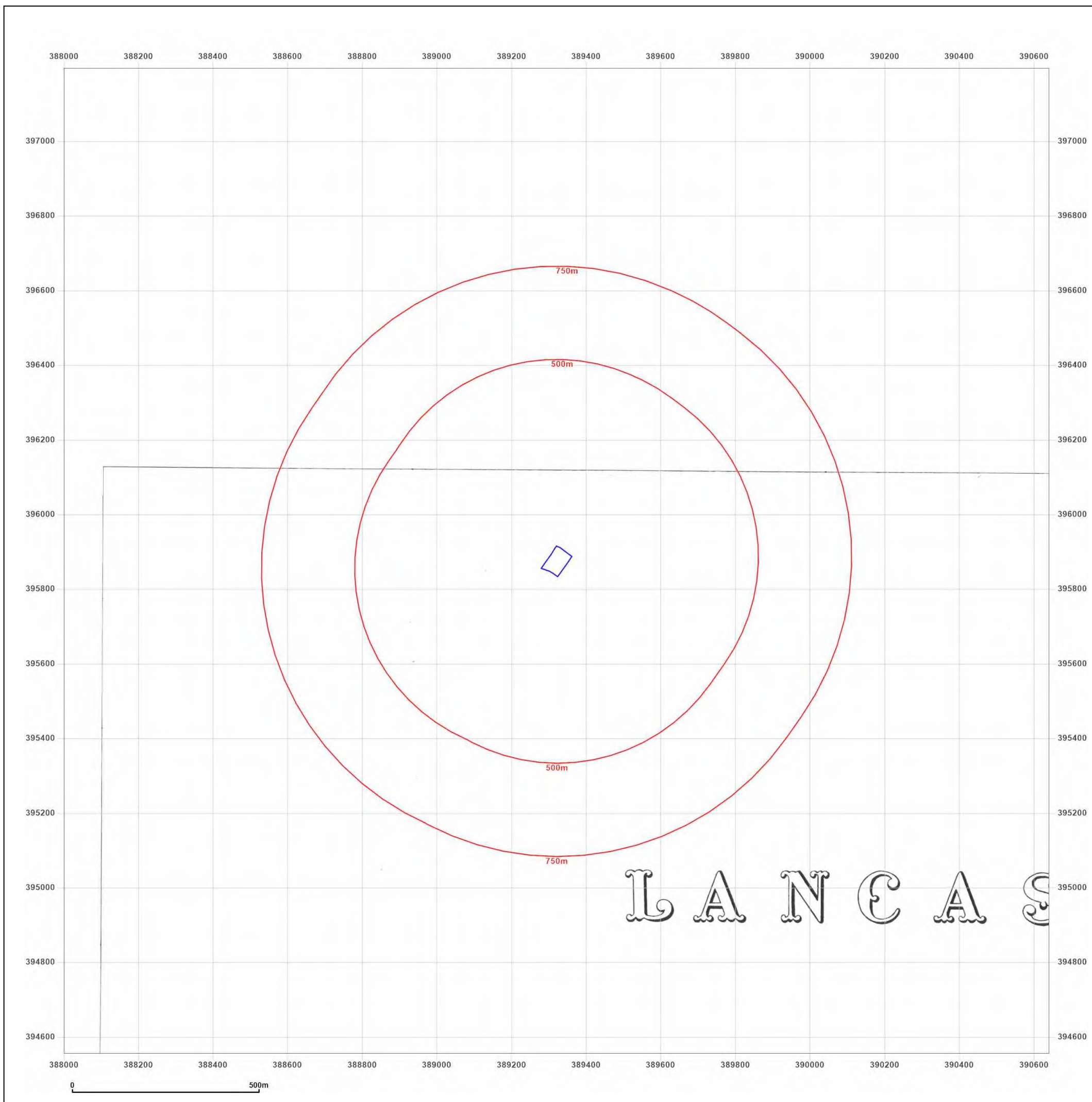


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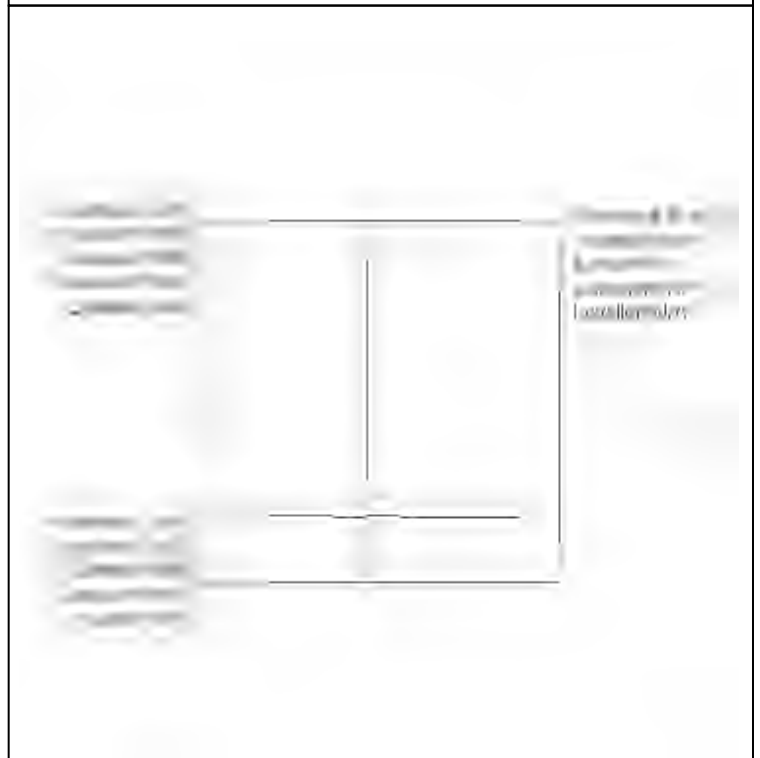
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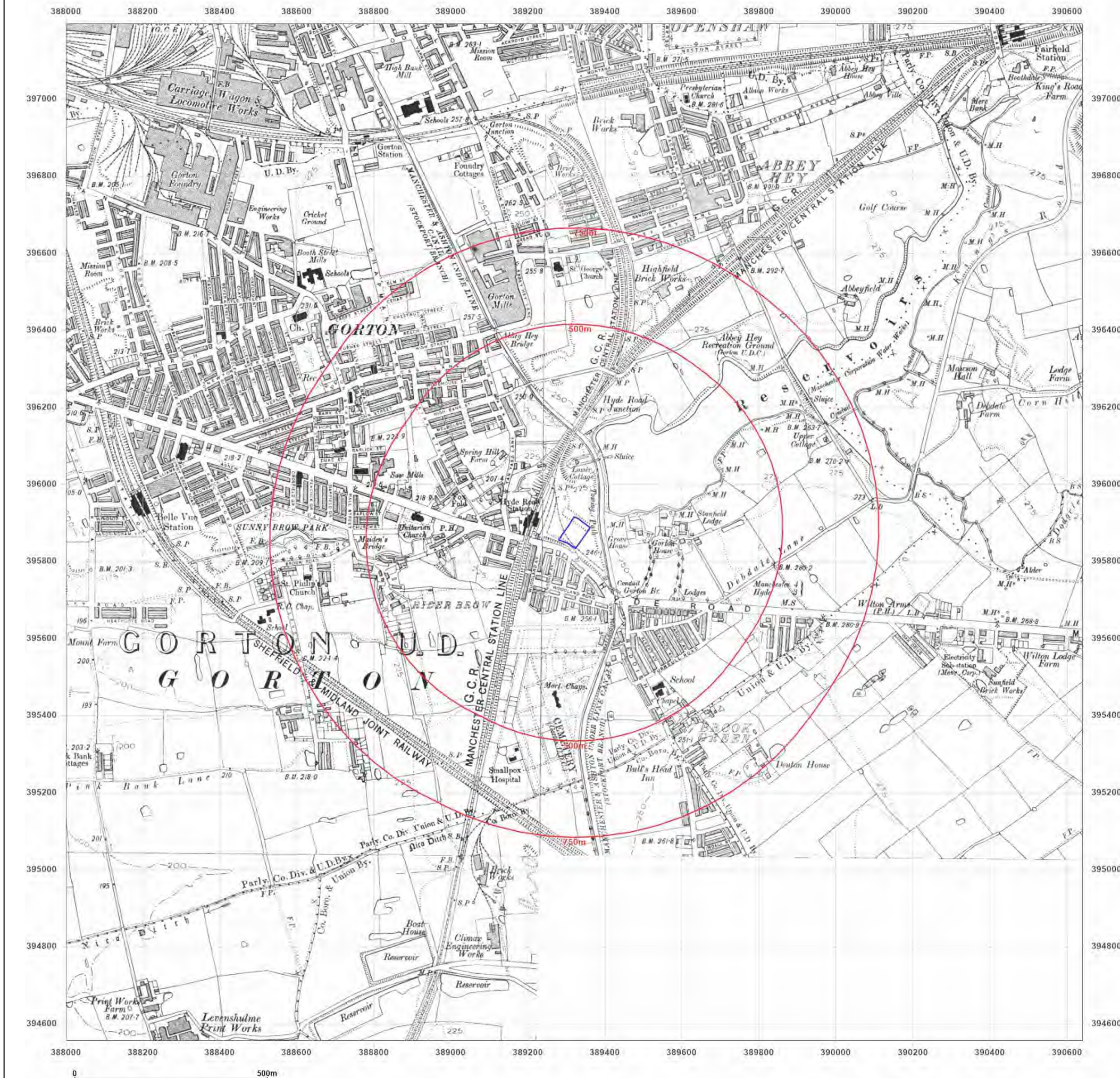


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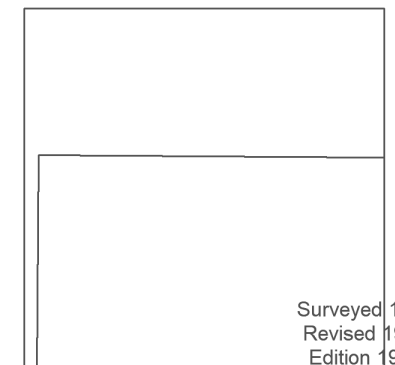
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**Grid Ref:** 389320, 395875

**Map Name:** County Series

**Map date:** 1907

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**Printed at:** 1:10,560



Surveyed 1871  
Revised 1907  
Edition 1907  
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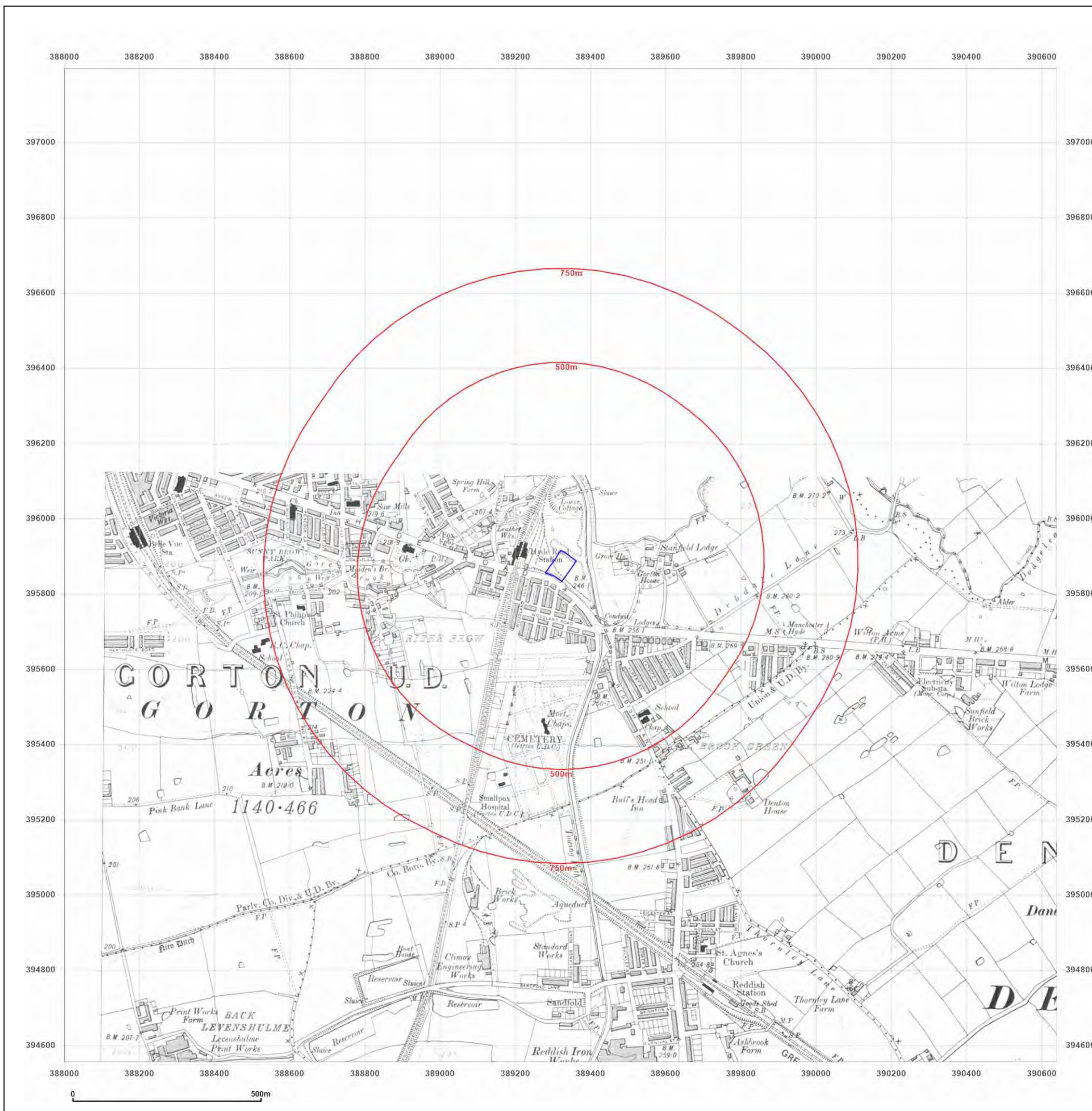


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**Client Ref:** Debdale\_Park  
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**Map Name:** County Series

**Map date:** 1917-1918

**Scale:** 1:10,560

**Printed at:** 1:10,560

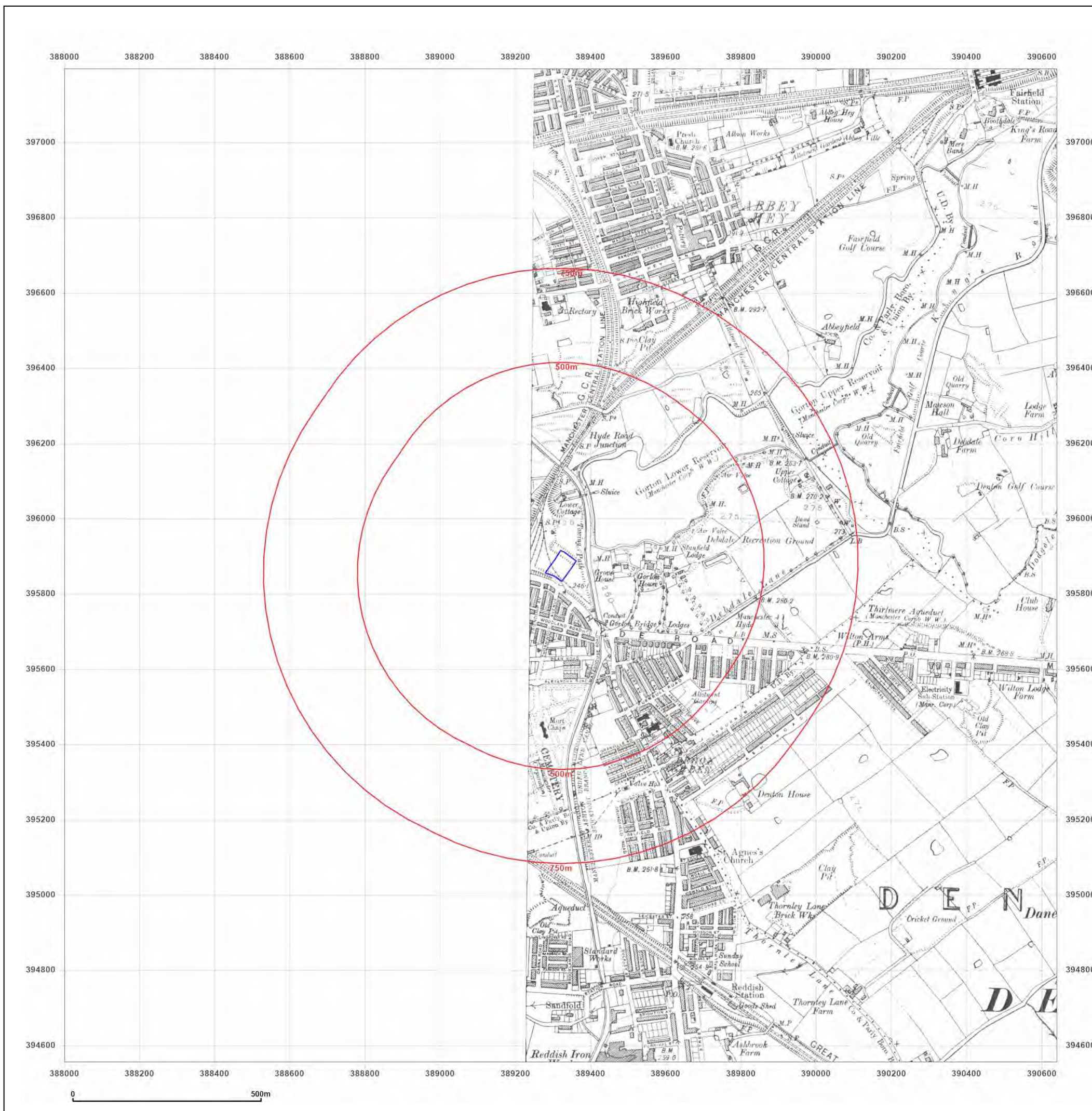


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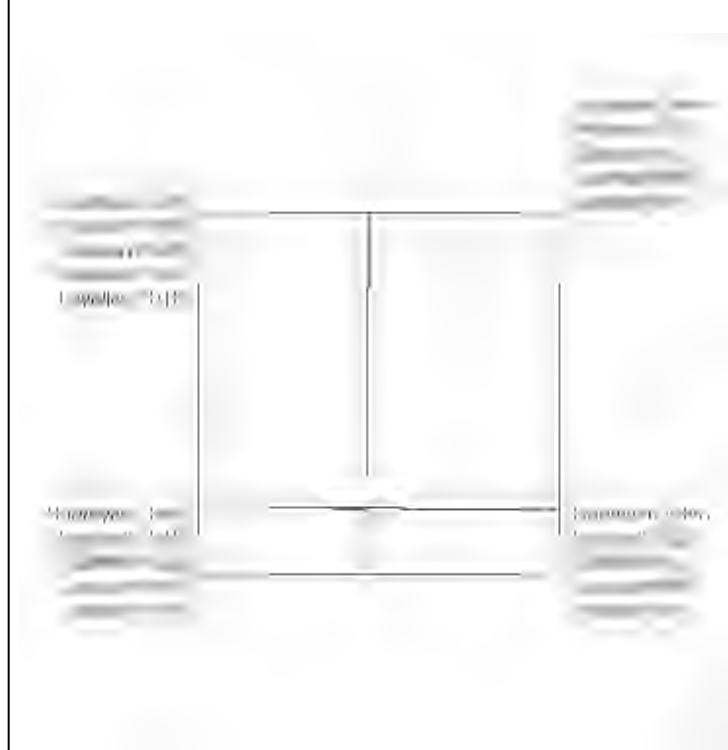
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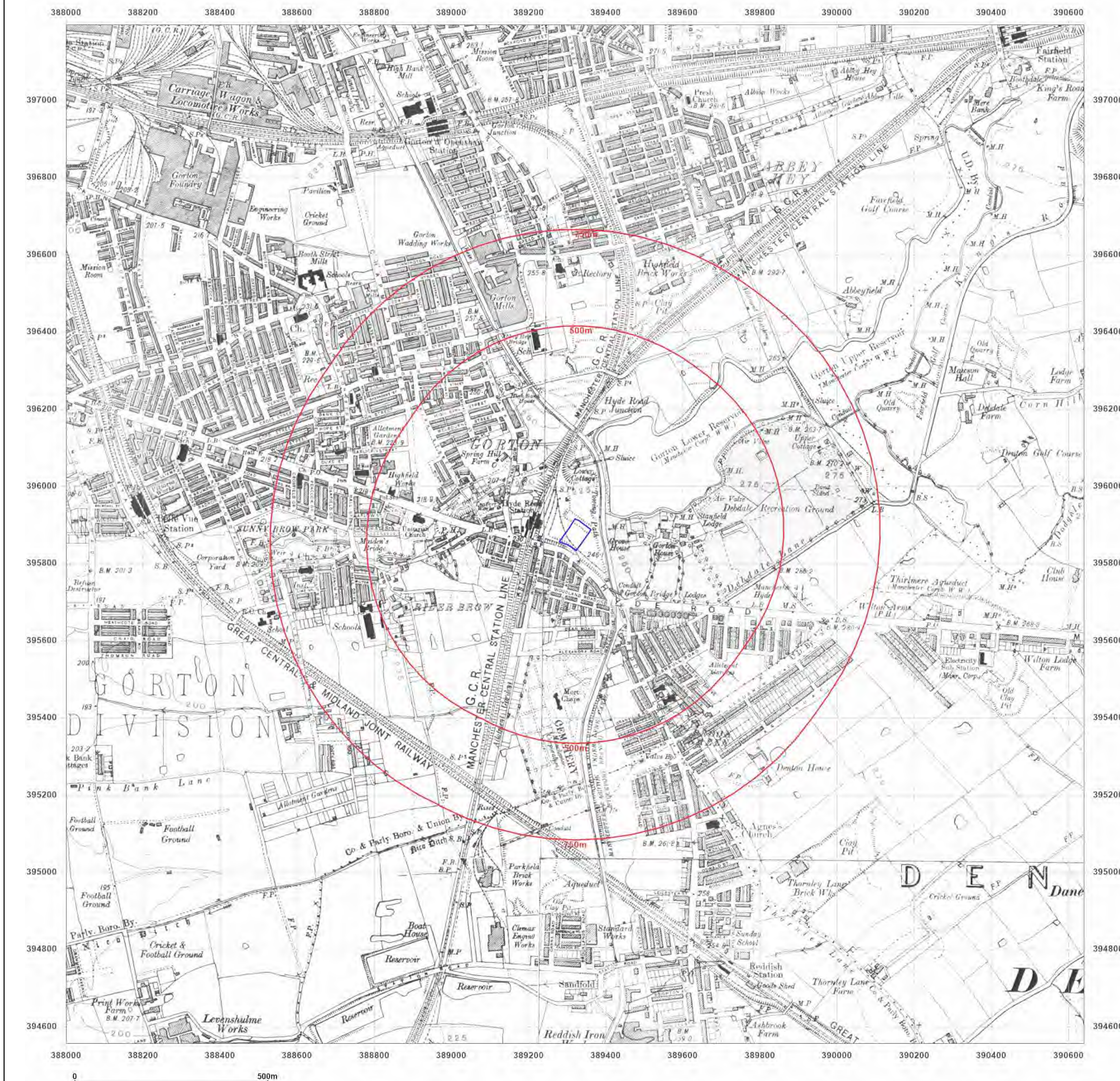


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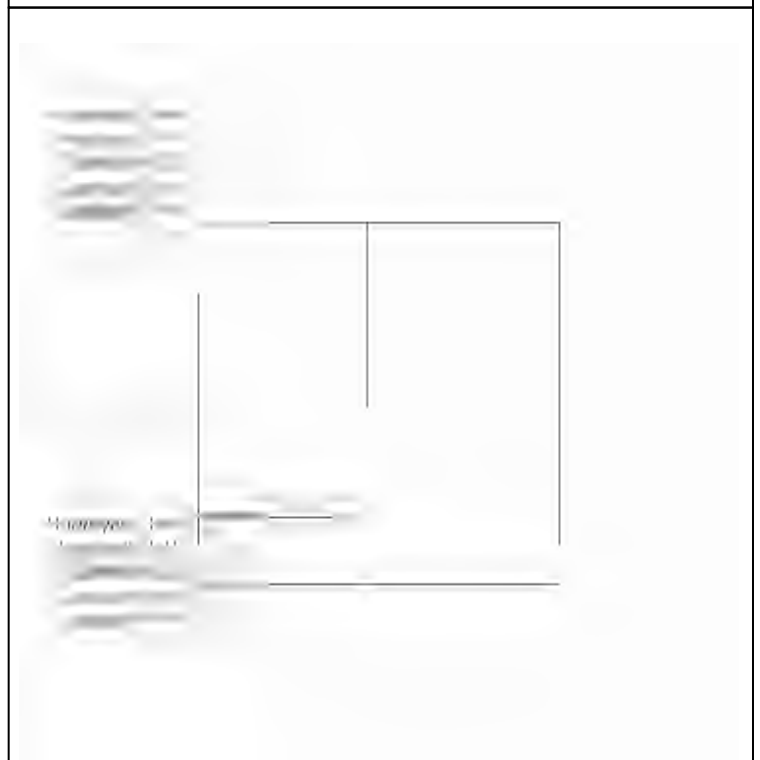
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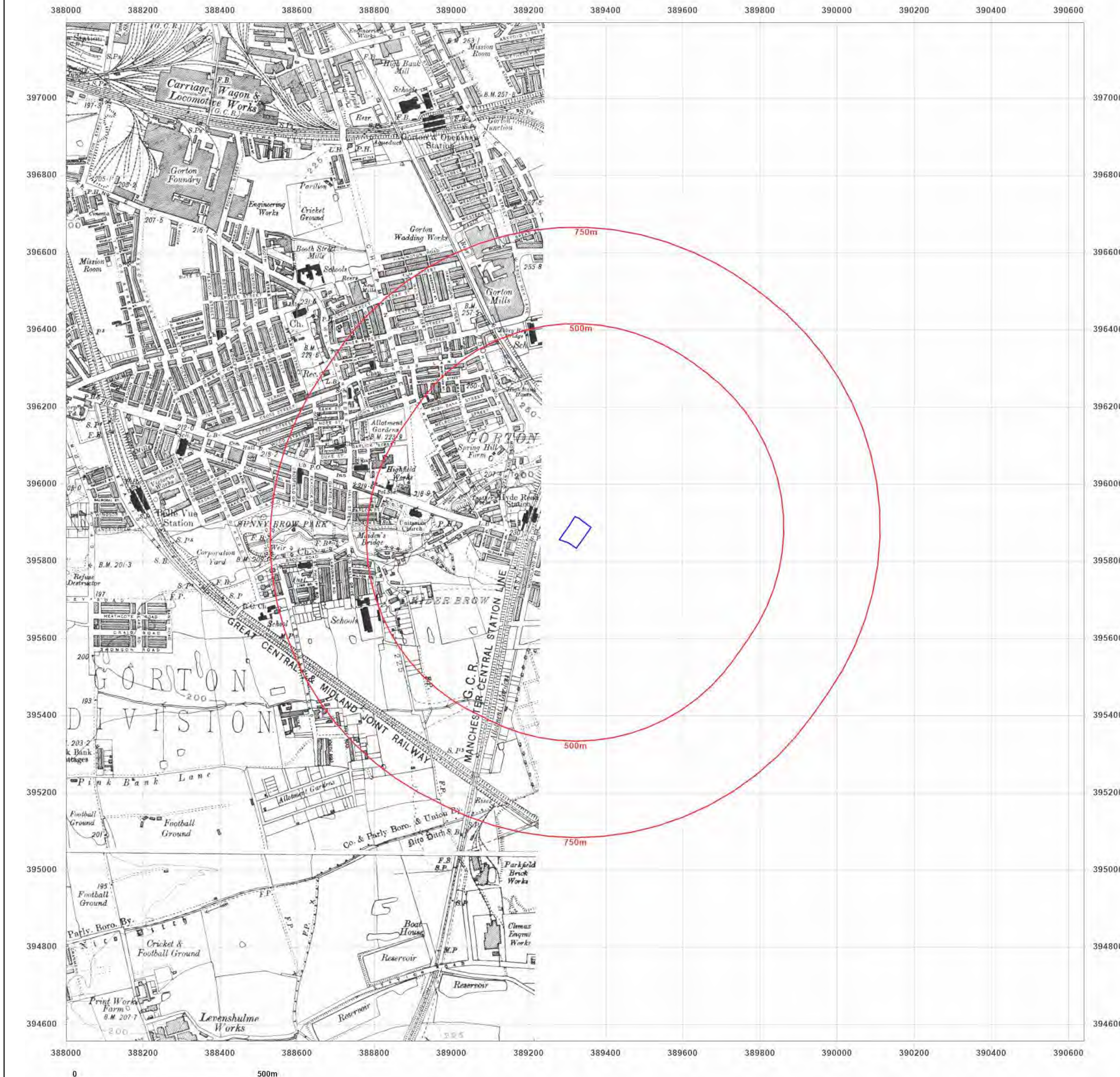


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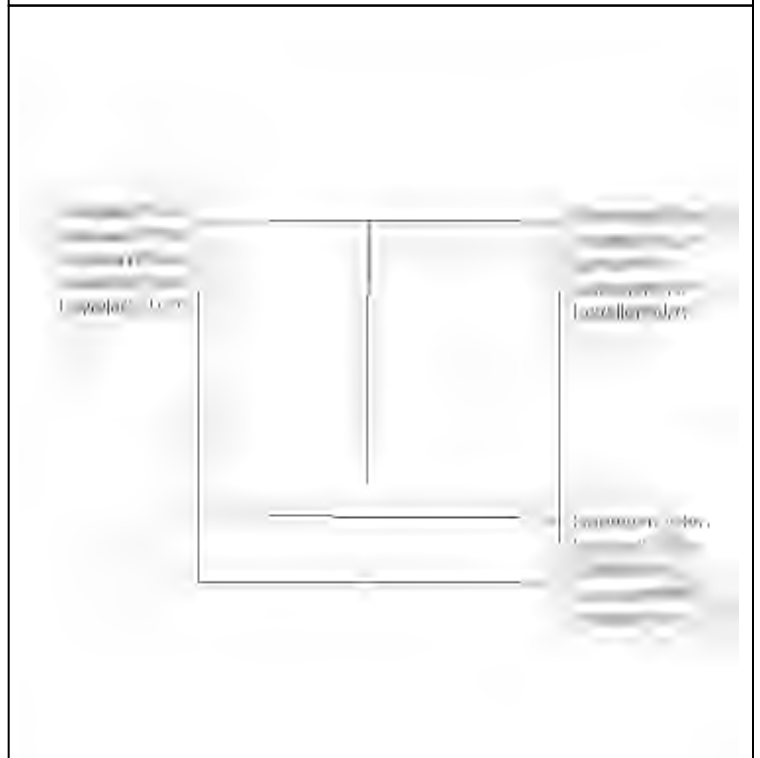
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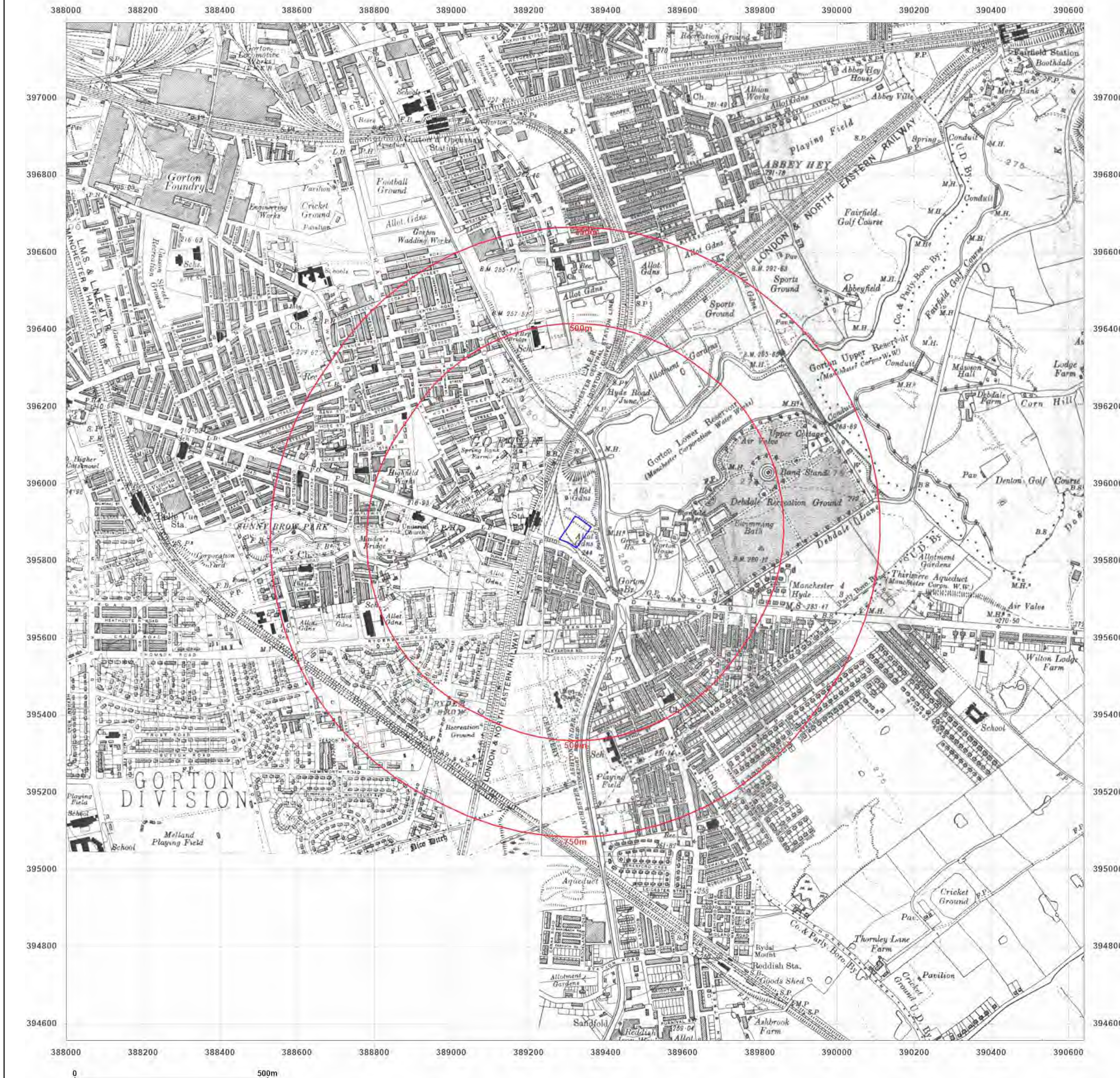


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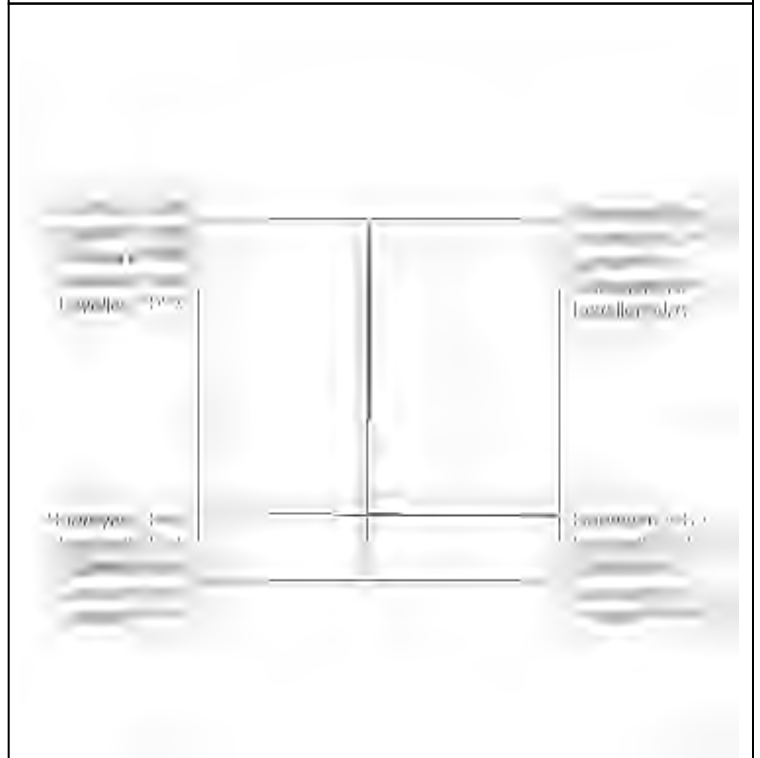
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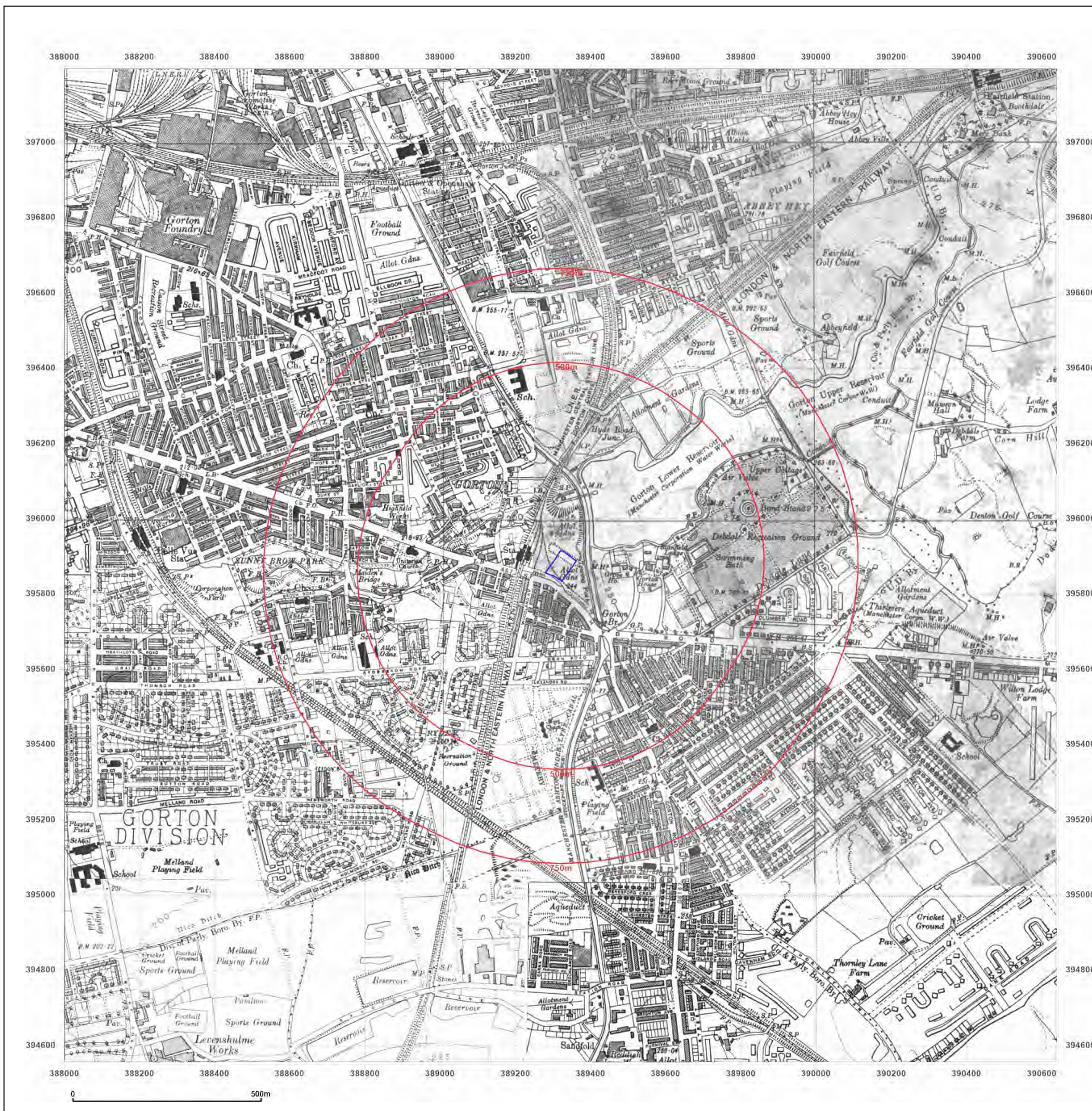


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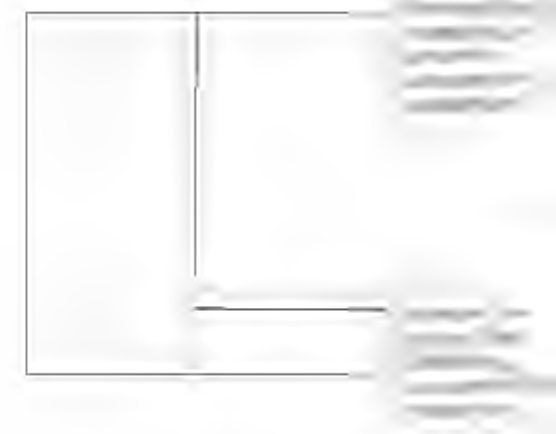
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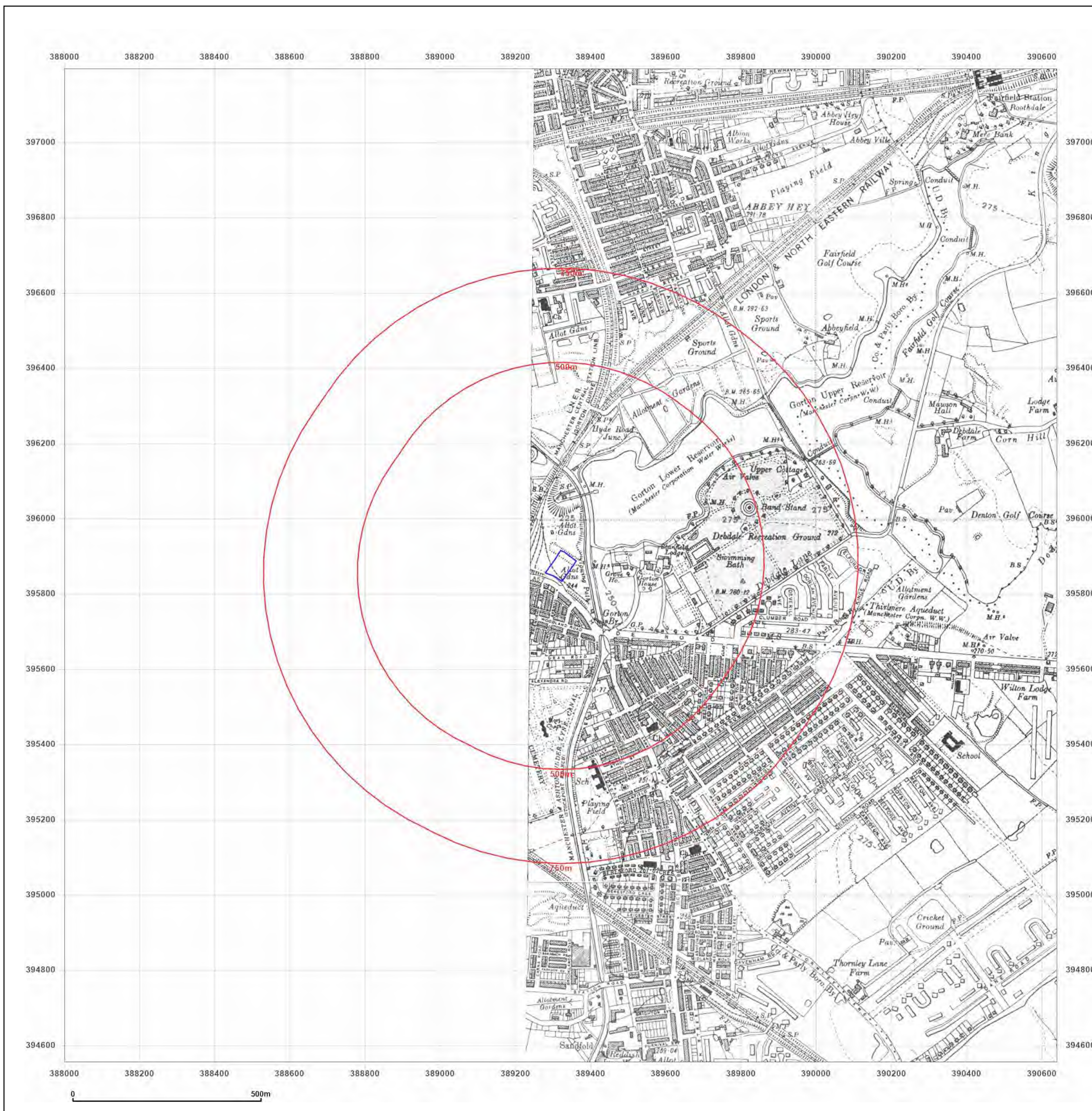


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**Map Name:** County Series

**Map date:** 1938

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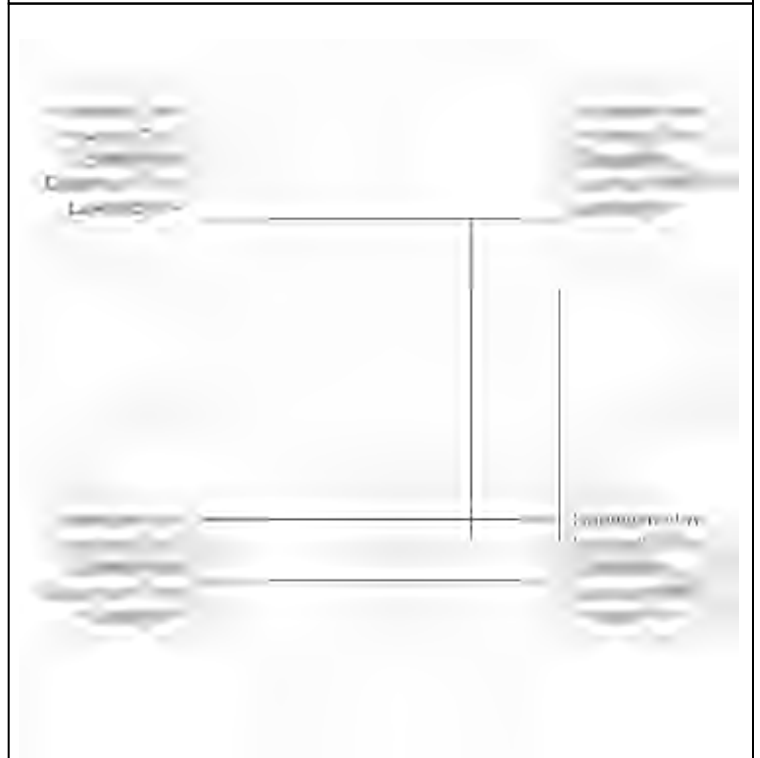
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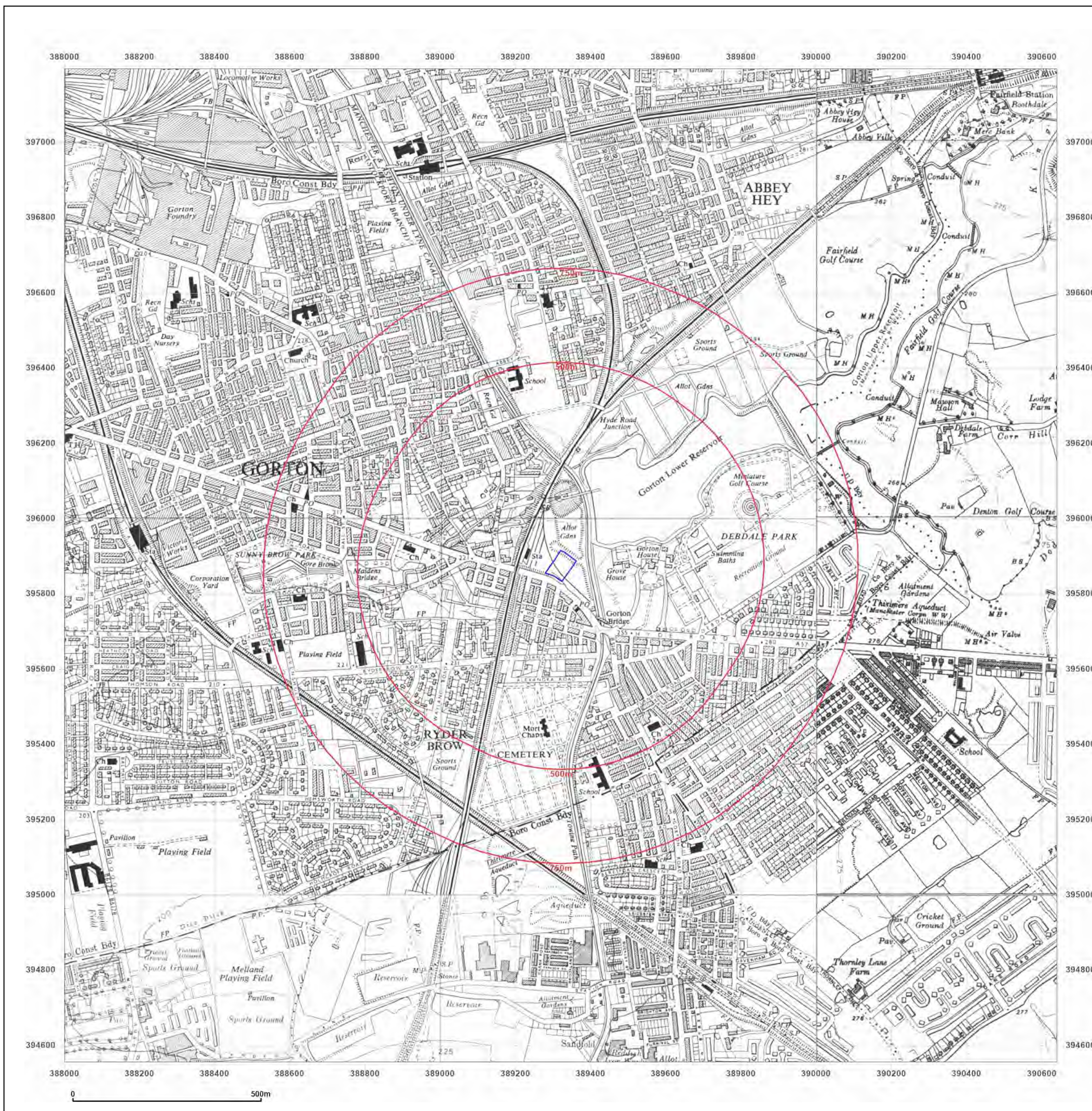


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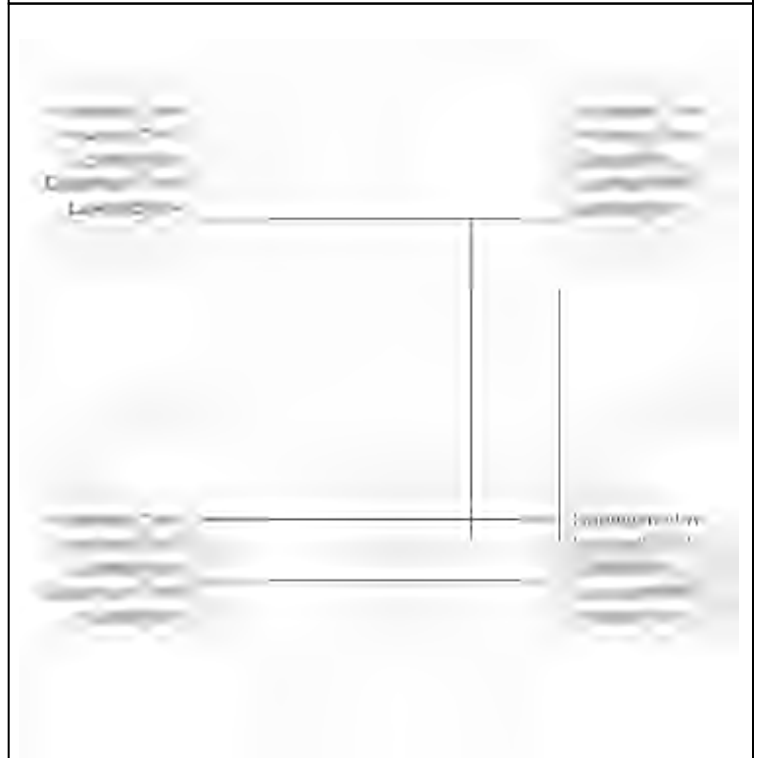
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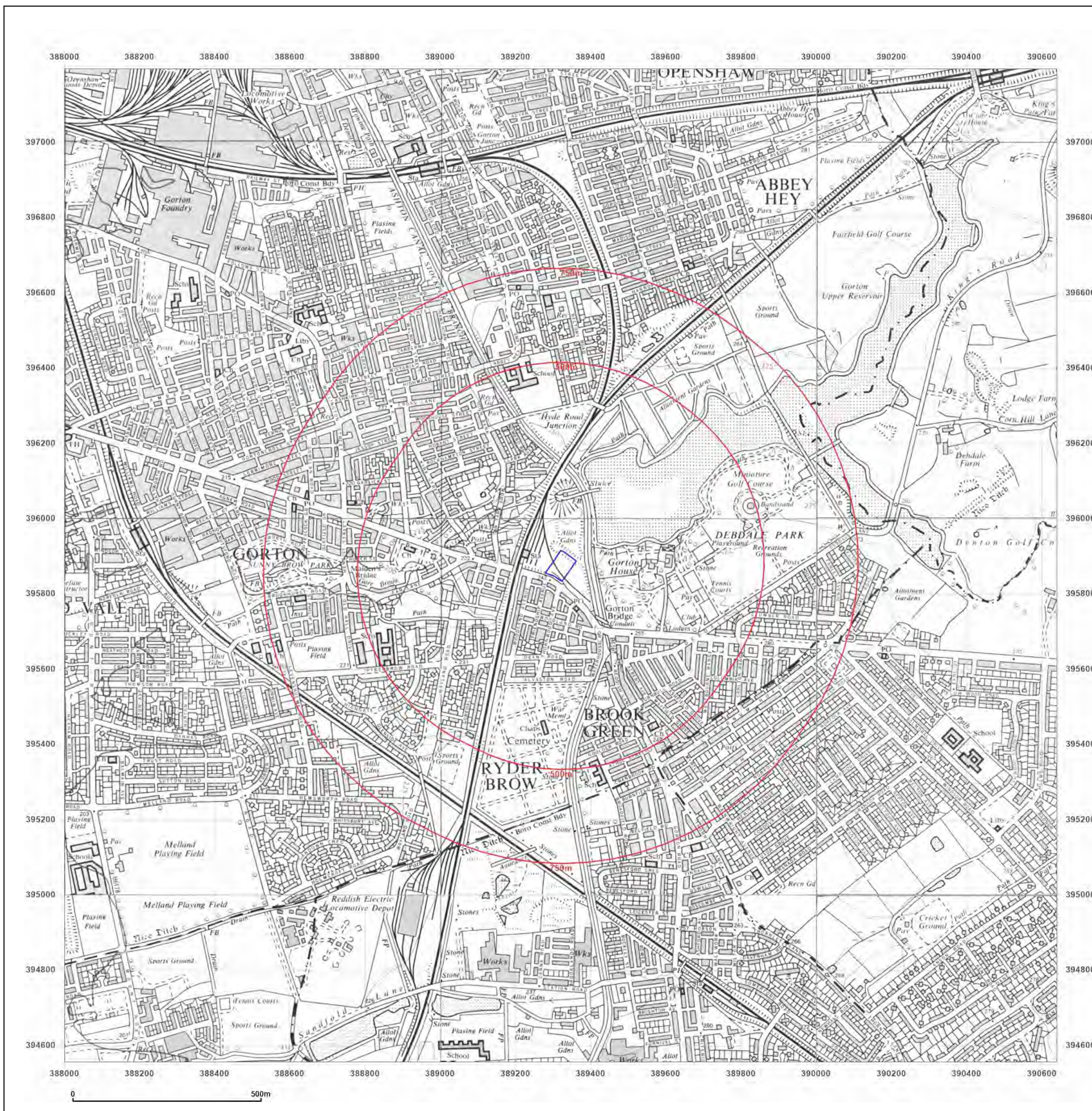


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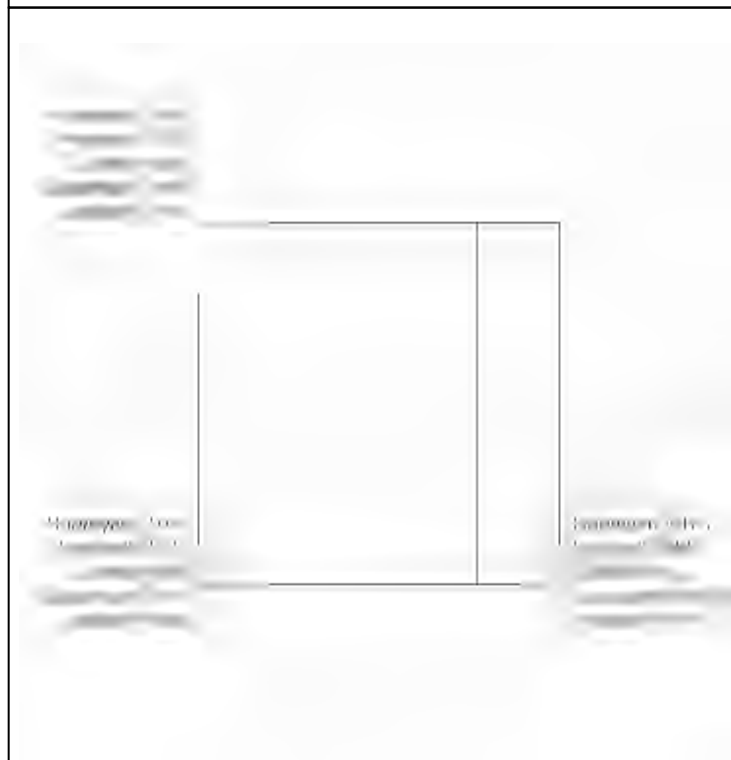
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**Grid Ref:** 389320, 395875

**Map Name:** National Grid

**Map date:** 1976-1981

**Scale:** 1:10,000

**Printed at:** 1:10,000



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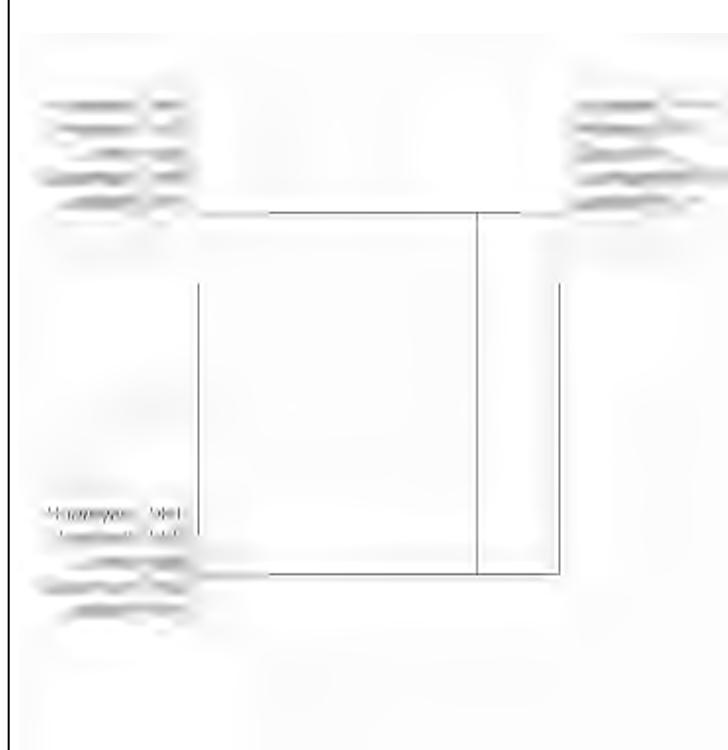
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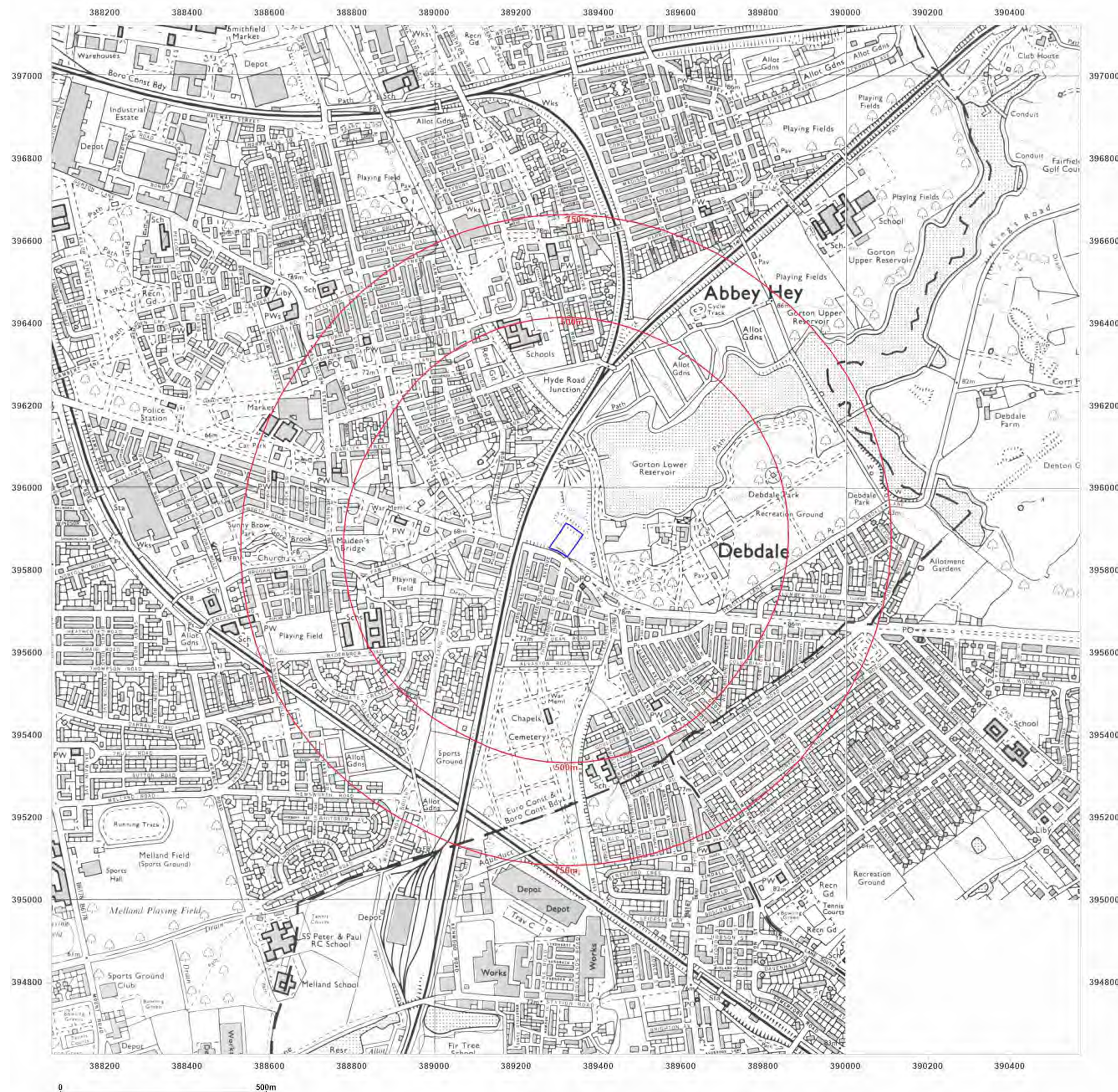


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Client Ref: Debdale\_Park  
Report Ref: GS-8490074  
Grid Ref: 389320, 395875

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



2001



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**Map Name:** National Grid

**Map date:** 2010

**Scale:** 1:10,000

**Printed at:** 1:10,000



2010



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**Client Ref:** Debdale\_Park  
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2022

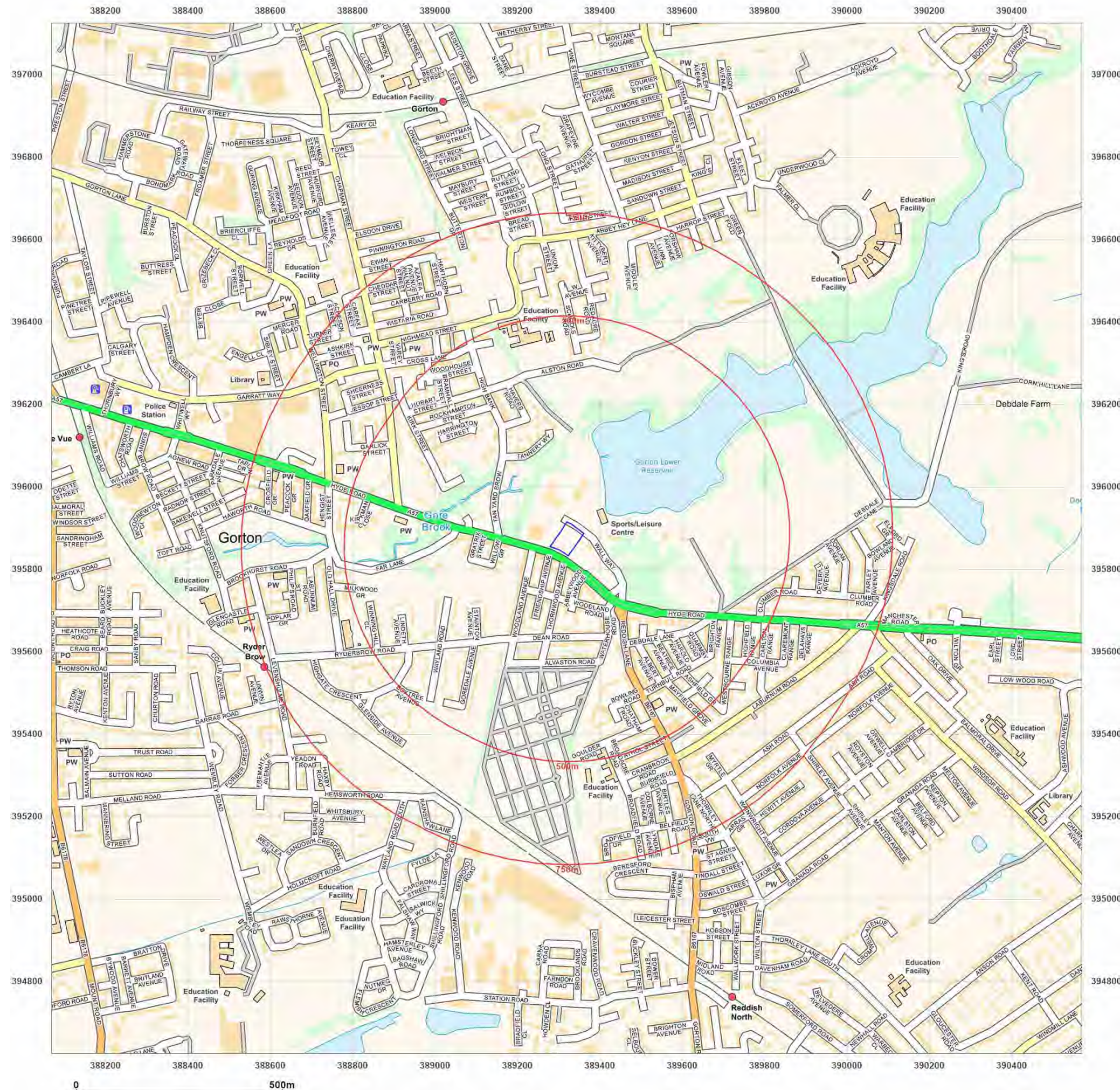


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## APPENDIX E - LIMITATIONS

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We have prepared this report in our professional capacity using reasonable skill, care and diligence. The assessments, conclusions and recommendations within this report pertain to the study site (the extents of which are in Figure 1, below) and the immediate area in continuity with the Site. They are based on the established historical uses, information available at the time of writing and the proposed use of the Site. Where any information supplied by the client or other sources have been utilised, it has been assumed that the information is correct. No responsibility can be accepted by Adeptus for inaccuracies in data supplied by any other party.

Any plans, diagrams, cross sections or images are for illustrative purposes only and should be checked for accuracy on-site. In the event of changes to the proposed end use of the Site, the report may require updating to reflect such changes. Although reference may be made to archaeological, ecological or geotechnical issues, invasive species, flood risk and the presence of asbestos containing materials (ACMs), this report does not constitute an archaeological assessment, ecological assessment, geotechnical assessment, invasive species survey, flood risk assessment or asbestos survey and liability for any claim caused by arising out of or in any way involving asbestos is excluded.

New information relating to environmental matters can come to light after the report has been prepared and changes in conditions and regulatory requirements may occur in future. Either of those factors may change the conclusions presented in our report. If development does not take place within the expected timescales, consideration should be given to reviewing this assessment to confirm that no changes to the site or relevant legislation have taken place. No part of this report is intended to provide legal advice or opinion of any nature.